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 12, 2022
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

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

1) Call to Order, Roll Call

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

a. Meeting Minutes from November 14, 2022

3) Architectural Board Applications

1. **Veridian Homes LLC** — **New Single-Family Residence**
10539 N. Coneflower Drive
Subdivision: The Enclave — Contractor: Veridian Homes LLC
District 3 – 6:00 pm — Architect: Veridian Homes LLC

2. **Bryon Baker** — **Addition: Sunroom**
9815 N. Melrose Court
Subdivision: Huntington Park #2 — Contractor: Great Day Improvements
District 4 – 6:05 pm — Architect: Great Day Improvements

3. **Kevin Eggert** — **Addition: Attached Garage**
11006 N. Sherwood Drive
Subdivision: Assessor's Plat — Contractor: Owner
District 4 – 6:15 pm — Architect: KMG

4. **Stephen & Karly Sheperd** — **New Single-Family Residence**
Lot #6 on Pine Tree Circle
Subdivision: Eschrich Park — Contractor: TBD
District 6 – 6:25 pm — Architect: New Horizon Ventures LLC

5. **Jessica Roberts** — **New Single-Family Residence**
10538 N. Gazebo Hill Parkway
Subdivision: Gazebo Hill — Contractor: Victory Homes of WI
District 7 – 6:30 pm — Architect: David Pluim

6. **Brian Immel** — **Re-Submittal for Addition: Sunroom**
3404 W. Burgundy Court — (Tabled at 8/8/22 Meeting)
Subdivision: Lac du Cours — Contractor: Homeowner
District 7 – 6:35 pm — Architect: Drexel Building Supply

7. **Joseph Miller**
   230 W. Highview Drive
   Subdivision: Sunset Ridge Estates
   District 8 – 6:45 pm

Re-Submittal for Addition: Sunroom and Attached Garage (Tabled at 11/14/22 Meeting)
Contractor: George Homes LLC
Architect: Christopher Max

4) Adjourn

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

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **December 12, 2022**
SUBJECT: **Meeting Minutes from November 14, 2022**

Attachments:
11.14 (PDF)

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

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, November 14, 2022
6:00 PM
Lower-Level Conference Room

Minutes

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

Present:	Chairman Scott Reed
Members at Large:	Paul Apfelbach, John Mikkelson, Michael Wade, Curtis Helm, Janet Ehn, Anthony LaGalbo
Building Inspector:	Greg Golden

2. **Meeting Minutes**

Minutes from the October 10, 2022, meeting were approved by District Representative Janet Ehn and seconded by District Representative Michael Wade.
Minutes were approved unanimously.

Attachment: 11.14 (7984 : Meeting Minutes from November 14, 2022)

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 1 6:00 pm	**New Single-Family Residence**	Jessica Roberts 10538 N. Gazebo Hill Parkway Subd: Gazebo Hill	Cont: Victory Homes of WI Arch: David Pluim

Moved to Approve: _____
Seconded by: _____
Approved: _____
Vote: _____

Conditions: **CANCELED**

2)	Dist. 8 6:05 pm	**Addition: Attached Garage and 4-Season Room**	Joseph Miller 230 W. Highview Drive Subd: Sunset Ridge Estates	Cont: George Homes LLC Arch: Christopher Max

Moved to Tabled: Mikkelson
Seconded by: Wade
Approved: No - Tabled
Vote: Unanimous

Conditions: Tabled – Revise roof lines and resubmit. Foundation approved with a rear one-foot offset.

3)	Dist. 8 6:15 pm	**Gazebo**	Tom & Wendy Gebhardt 10200 N. Aster Lane Subd: Park Place	Cont: TBD Arch: Matthew Tollefson

Moved to Table: Reed
Seconded by: Helm
Approved: No - Tabled
Vote: Unanimous

Conditions: Tabled for complete redraw to show consistency with the house. Also, it is the recommendation of the Board that the plans are approved by the Park Place Homeowner's Association before presenting before the Board again.

Note: President of the Park Place Homeowner's Association was at the meeting and stated that the Association has not approved this structure and most likely would not approve it, as they have never allowed additional structures.

Attachment: 11.14 (7984 : Meeting Minutes from November 14, 2022)

4)	Dist. 1 6:25 pm	**Addition:** **Sunroom**	Jeff & Sue Knudsen 12246 N. Farmdale Road Subd: N/A	Cont: Jude Tindall Constr. Arch: Jude Tindall Constr.

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

Conditions: Plans approved as submitted with the condition that foundation and all new material match existing.

5)	Dist. 2 6:35 pm	**Addition:** **3-Season Room**	Robert & Sandra Woycke 12214 N. River Road Subd: N/A	Cont: Entech Builders, Inc. Arch: Highland Custom Homes

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

Conditions: Plans approved as submitted with the condition that new windows in sunroom are changed to casement windows to be consistent with house.

6)	Dist. 3 6:45 pm	**Addition:** **Second Floor**	Adam & Katie Ott 11623 N. Solar Avenue Subd: Solar Heights	Cont: Gabor Design Build Arch: Bryan Wick

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

Conditions: Plans approved as submitted.

7)	Dist. 4 6:55 pm	**Addition:** **Second Floor**	Gail Sommerfeld 5115 W. Willow Road Subd: Little Farms	Cont: WMC-Roy Wetzel Arch: Zurn Building Products

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

Conditions: Plans approved as submitted with the condition that all new material match existing on the house.

Attachment: 11.14 (7984 : Meeting Minutes from November 14, 2022)

8)	Dist. 5 7:05 pm	**Shed**	Mark Gierl 1051 W. Pioneer Road Subd: Lake Shore Estates	Cont: MW Sheds Arch: MW Sheds

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

Conditions: Plans approved as submitted with the addition of a 2x2 rear gable vent. Also, before issuing building permit, Inspections Department to confirm whether this is subject to an Association (possible land division for new subdivision, per Paul Apfelbach).

Note: Letter from Christopher Brunette read at meeting (letter filed with application).

9)	Dist. 6 7:15 pm	**Resubmittal:** **New Single-Family Residence**	George Freidman 10998 N. Oriole Lane Subd: N/A	Cont: Kingfogl Construction Arch: Kingfogl Construction

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

Conditions: Plans approved as submitted.

4. **Action:**

Chairman Scott Reed made a motion to adjourn the meeting.
Vice-Chairman Paul Apfelbach seconded the motion.

A vote was taken; vote passed unanimously.

Meeting adjourned at 6:56 p.m.

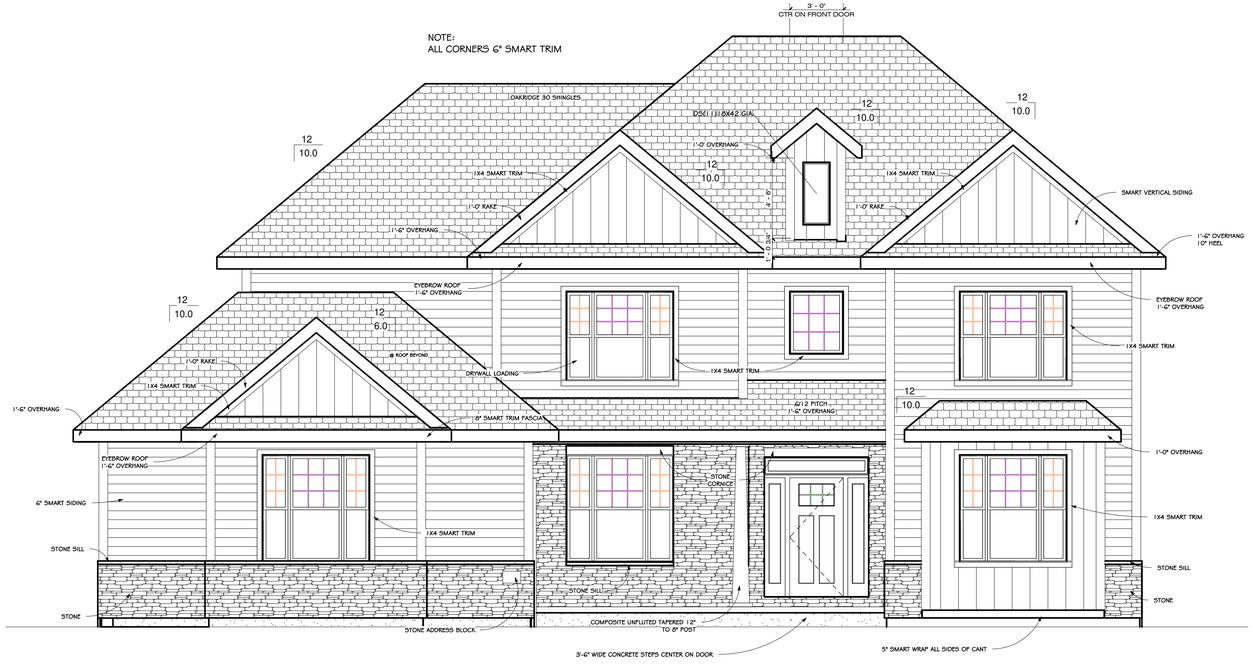
Attachment: 11.14 (7984 : Meeting Minutes from November 14, 2022)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **December 12, 2022**
SUBJECT: **Veridian Homes LLC - New Single-Family Residence at 10539 N. Coneflower Drive**

Attachments:
Plans (PDF)



Front Elevation - ARB

1/4" = 1'-0"



Rear Elevation - ARB

1/4" = 1'-0"

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

Custom Designed For: MARVIN & ANNIE PHAM
Homesite / Neighborhood: 710 ENCLAVE AT MEQUON SOUTH
Address: 10539 N. Coneflower Drive
Mequon, WI 53097
Customer Approval:
SPF Nov 17 2022

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

Do Not Scale

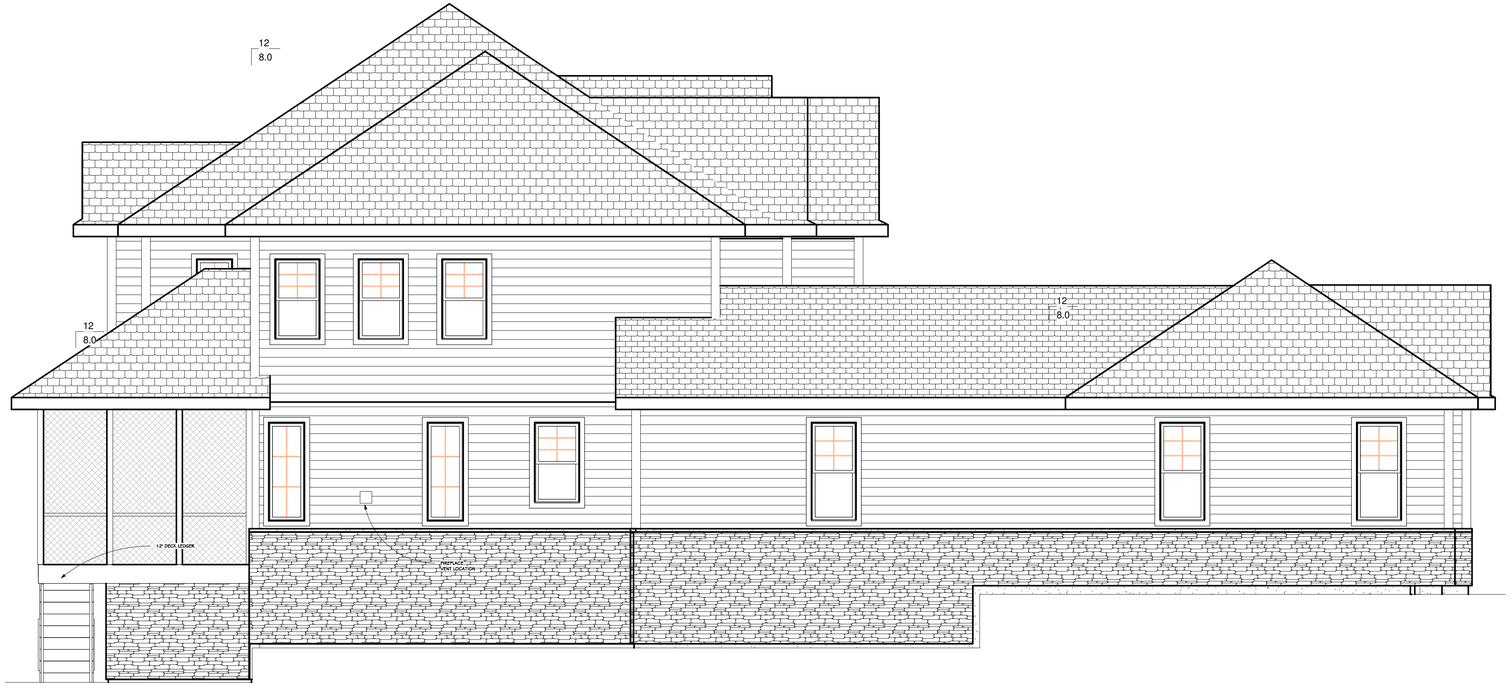
Note: All dimensions are stud to stud

Model: BECKET
Elevation: ARB
Revised Base Plan:
Drawn By: Date: 10/26/2022

Print Date:
11/17/2022
12:48:03 PM
Revisions:

Drawing No.:
ARB 1

Attachment: Plans (7985 : Veridian Homes LLC)



Left Elevation - ARB

1/4" = 1'-0"



Right Elevation - ARB

1/4" = 1'-0"

Custom Designed For: MARVIN & ANNIE PHAM
Homesite / Neighborhood: 710 ENCLAVE AT MEQUON SOUTH
Address: 10539 N. Coneflower Drive
Mequon, WI 53097
Customer Approval:
SPF Nov 17 2022

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

Attachment: Plans (7985 : Veridian Homes LLC)

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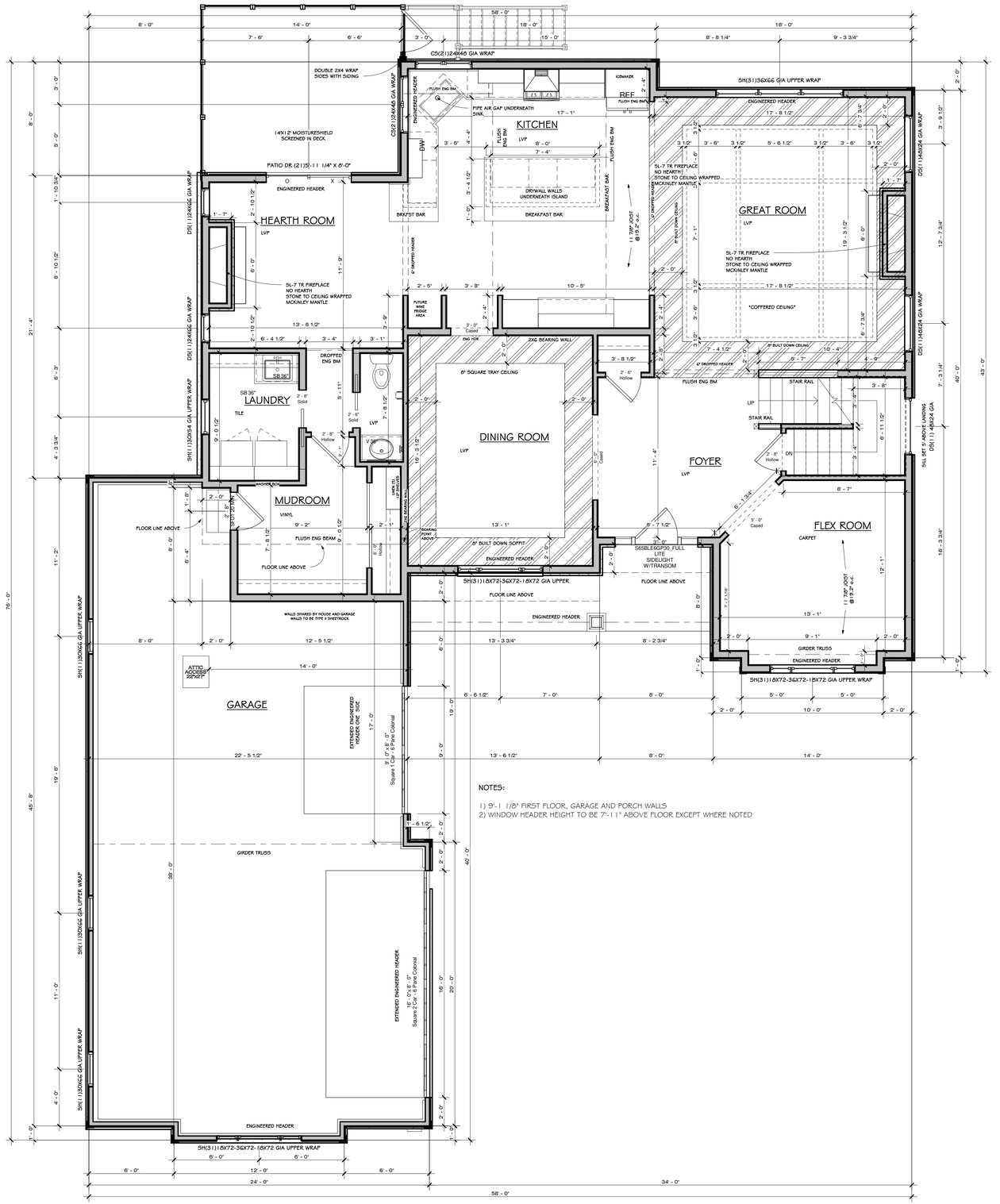
Do Not Scale

Note: All dimensions are stud to stud

Model: BECKET
Elevation: ARB
Revised Base Plan: Date: 10/26/2022
Drawn By:

Print Date: 11/17/2022 12:46:05 PM
Revisions:

Drawing No.: ARB2



Area Schedule (Cottage)	
Level	Area
First Floor	1743 SF
Second Floor	1716 SF
Lower Level	993 SF
	4452 SF

First Floor - ARB

1/4" = 1'-0"

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

Custom Designed For: MARVIN & ANNIE PHAM
Homesite / Neighborhood: 710 ENCLAVE AT MEQUON SOUTH
Address: 12539 N. Coneflower Drive
Mequon, WI 53097
Customer Approval:
SPF Nov 17 2022

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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: BECKET
Elevation: ARB
Revised Base Plan:
Drawn By: Date: 10/26/2022

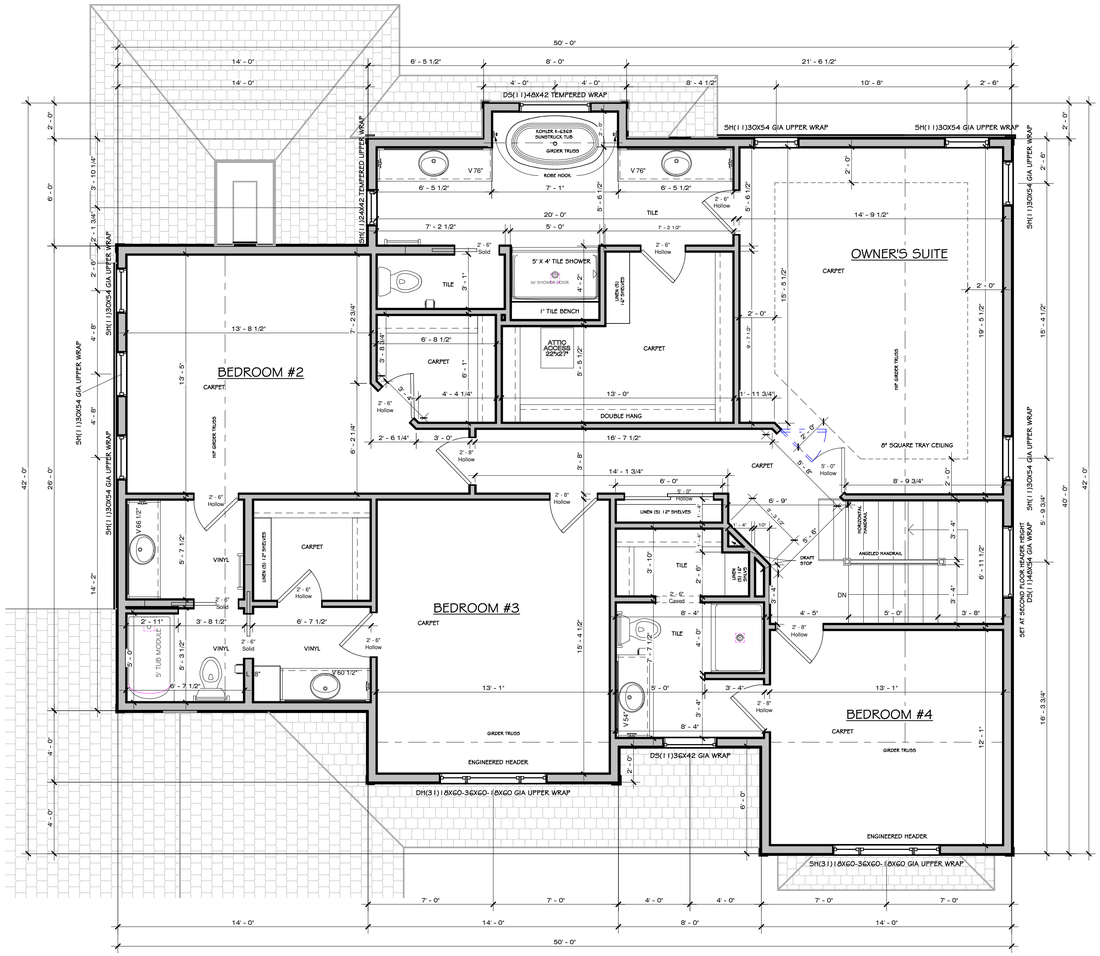
Print Date:
11/7/2022
12:46:06 PM
Revisions:

Drawing No.:
ARB3

Do Not Scale

Note: All dimensions are stud to stud

Attachment: Plans (7985 : Veridian Homes LLC)



Second Floor - ARB

1/4" = 1'-0"

Area Schedule (Cottage)	
Level	Area
First Floor	1743 SF
Second Floor	1716 SF
Lower Level	993 SF
	4452 SF

Custom Designed For: MARVIN & ANNIE PHAM
Homesite / Neighborhood: 710 ENCLAVE AT MEQUON SOUTH
Address: 10539 N. Coneflower Drive
Madison, WI 53097
Customer Approval: **SPF Nov 17 2022**

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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: BECKET
Elevation: ARB
Revised Base Plan:
Drawn By: Date: 10/26/2022

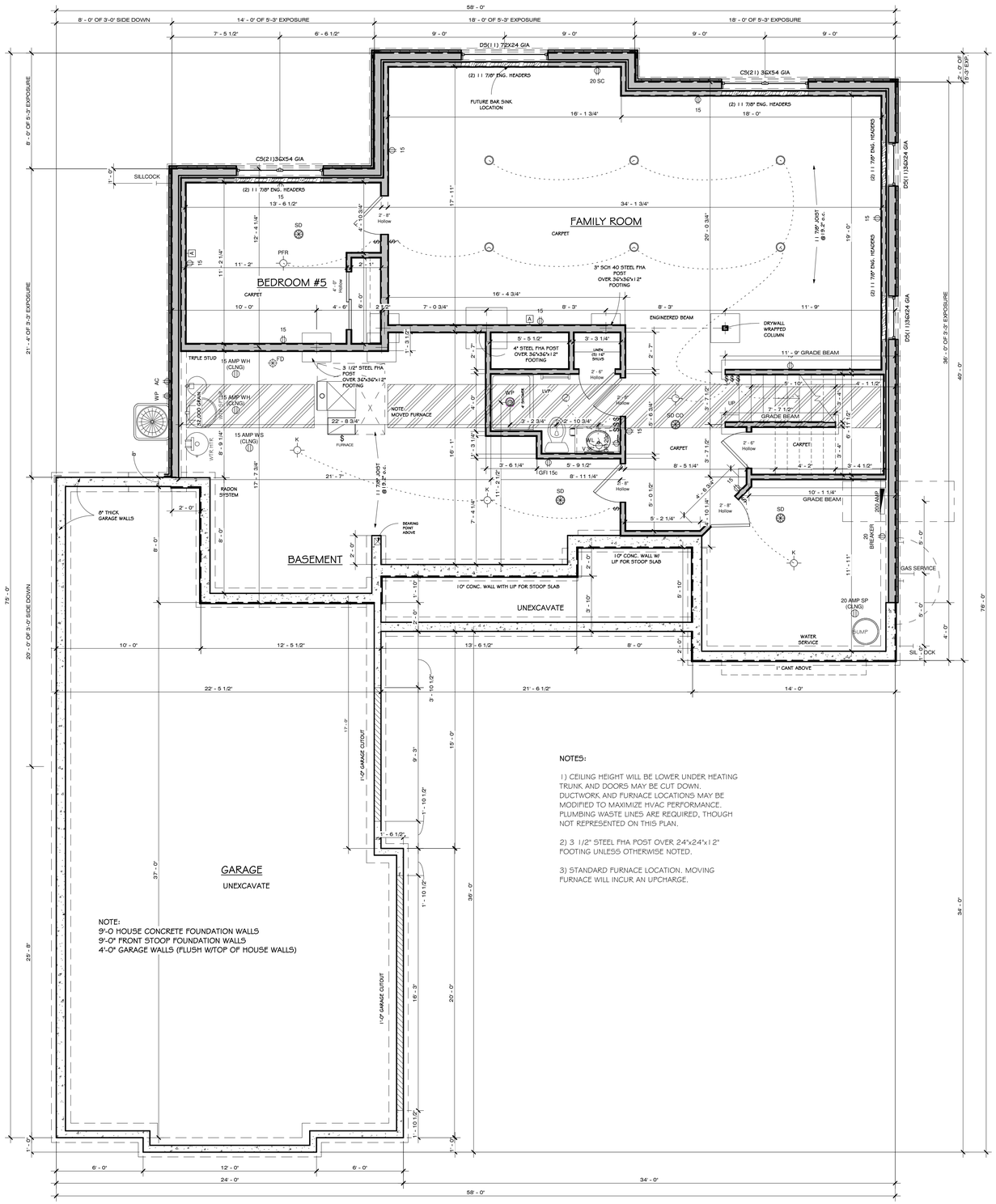
Do Not Scale

Note: All dimensions are stud to stud

Print Date:
11/17/2022
12:46:08 PM
Revisions:

Drawing No.:
ARB4

Attachment: Plans (7985 : Veridian Homes LLC)



NOTES:

1) CEILING HEIGHT WILL BE LOWER UNDER HEATING TRUNK AND DOORS MAY BE CUT DOWN. DUCTWORK AND FURNACE LOCATIONS MAY BE MODIFIED TO MAXIMIZE HVAC PERFORMANCE. PLUMBING WASTE LINES ARE REQUIRED, THOUGH NOT REPRESENTED ON THIS PLAN.

2) 3 1/2" STEEL FHA POST OVER 24"x24"x12" FOOTING UNLESS OTHERWISE NOTED.

3) STANDARD FURNACE LOCATION. MOVING FURNACE WILL INCUR AN UPCHARGE.

NOTE:
9'-0 HOUSE CONCRETE FOUNDATION WALLS
9'-0" FRONT STOOP FOUNDATION WALLS
4'-0" GARAGE WALLS (FLUSH W/TOP OF HOUSE WALLS)

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

Custom Designed For: MARVIN & ANNIE PHAM
Homesite / Neighborhood: 710 ENCLAVE AT MEQUON SOUTH
Address: 12539 N. Cornflower Drive
Madison, WI 53097
Customer Approval:
SPF Nov 17 2022

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

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Model: BECKET
Elevation: ARB
Revised Base Plan:
Drawn By: Date: 10/24/2022

Do Not Scale
Note: All dimensions are stud to stud

Print Date: 11/17/2022 12:48:06 PM
Revisions:

Drawing No.: ARB5

Attachment: Plans (7985 : 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:
SUBJECT: **Bryon Baker, Addition at 9815 N. Melrose Court**

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

PATIO ENCLOSURES®
BY GREAT DAY IMPROVEMENTS, LLC

City of Mequon

Inspection Division

11333 N. Cedarburg Rd 60W

Mequon, WI 53092-1930

Monday, November 21, 2022

RE: Statement of Intent for Proposed Sunroom at 9815 N Melrose Ct, Mequon, WI 53097

To whom it may concern,

Please accept this statement of intent regarding the proposed work at 9815 N Melrose Ct, Mequon, WI 53097.

The work will consist of constructing a 1 story sunroom, 16'W X 14'D addition on a new deck, as non-conditioned space to the rear of the home. The new sunroom and deck will replace the existing open concrete walk-out patio.

Please let us know if you have any questions.

Thank you,

Michael Moore, Great Day Improvements, LLC.
W141N9296 Fountain Blvd
Menomonee Falls, WI 53051
Main: (262) 798-05 | Milwaukee@greatdayimprovements.com

Bryon Baker, Homeowner

Clint Sheufelt, MACH 1, INC.
602 Academy Drive
Northbrook, Illinois 60062
M: 224/326-0570 | clint@mach1pd.com

Attachment: Statement of Intent (7986 : Bryon Baker)

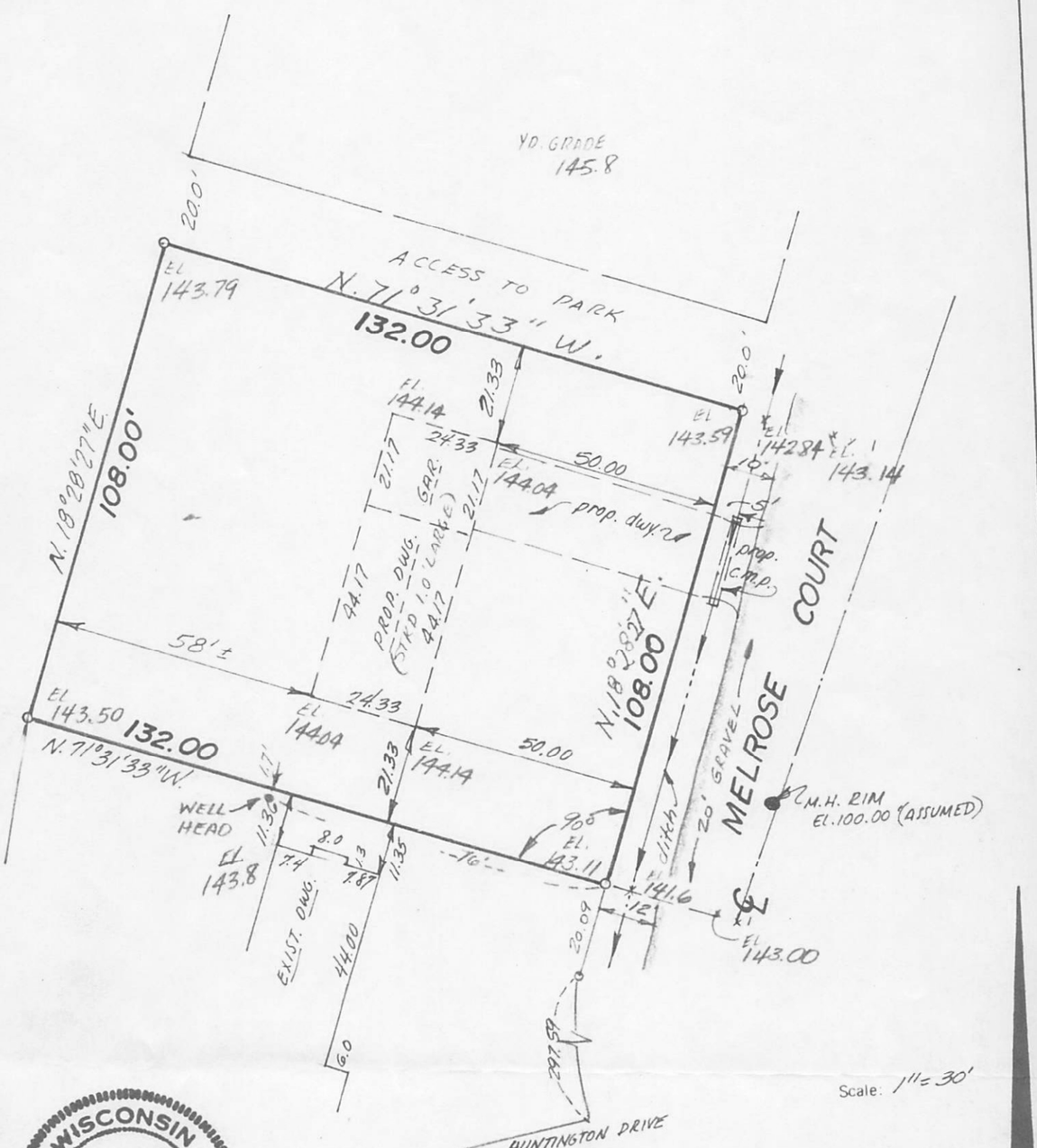
32

Plat of Survey

Roesler

Survey For: Nichols and Been
Location: Melrose Court

Description: LOT 26 in HUNTINGTON PARK NO. 2, being a subdivision of part of the S. E. 1/4 and S. W. 1/4 of Section 32, T. 9 N., R. 21E., in the City of Mequon, Ozaukee County, Wisconsin.



WISCONSIN
THOMAS INMAN
S-959
MILWAUKEE, WIS.
LAND SURVEYOR

INMAN ENGINEERING OF MILWAUKEE, INC.
ENGINEERS – SURVEYORS

SURVEY CERTIFICATE

State of Wisconsin) ss
Milwaukee County

I certify that I have surveyed the above described (property) and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and 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 the title thereto within one (1) year from date hereof.

Thomas Inman
THOMAS INMAN, Registered Land Surveyor

DATE: 9/16/75
JOB NO.: 10884

EXISTING SITE PLAN

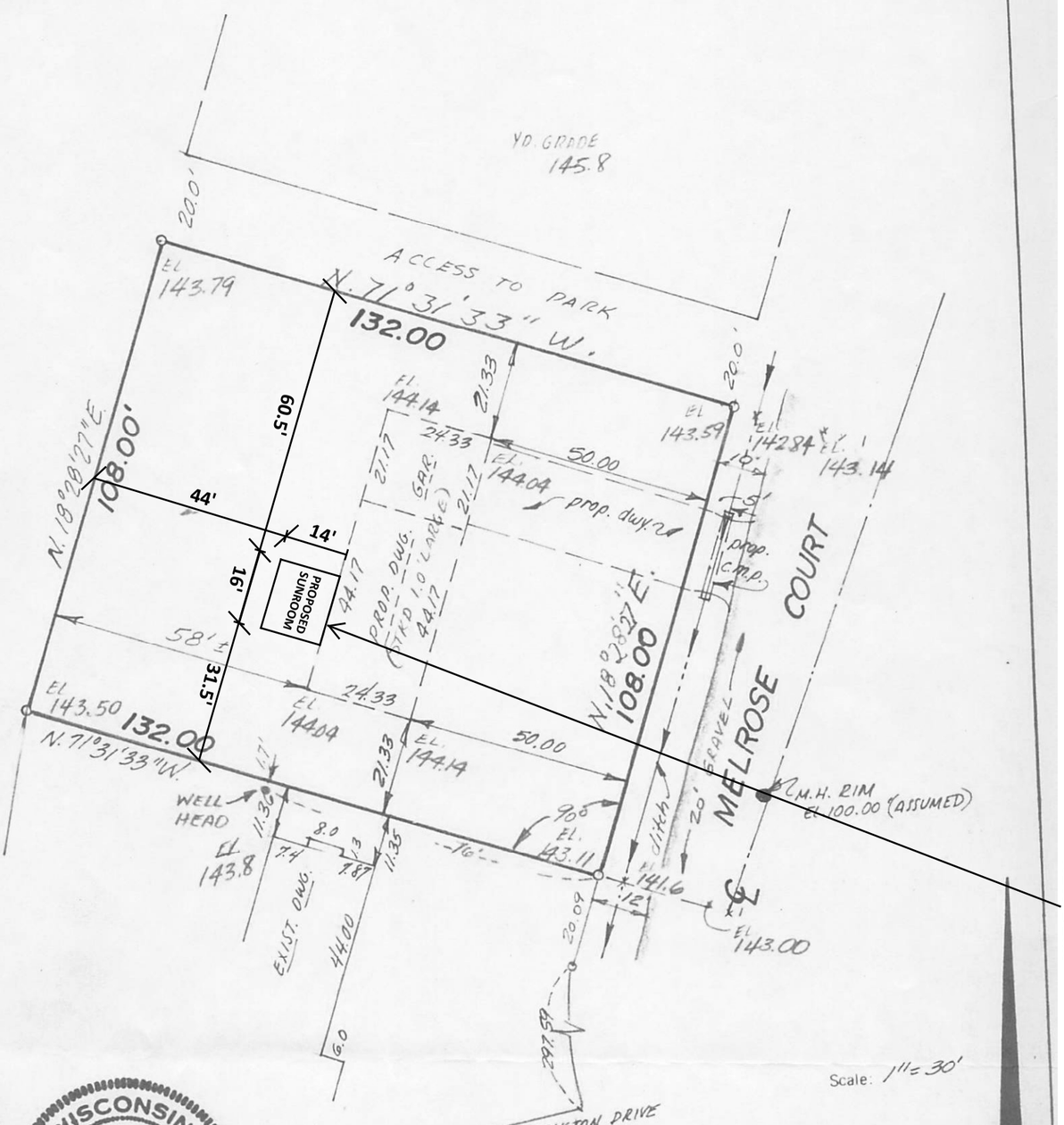
32

Plat of Survey

Roesler

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Location: Melrose Court

Description: LOT 26 in HUNTINGTON PARK NO. 2, being a subdivision of part of the S. E. 1/4 and S. W. 1/4 of Section 32, T. 9 N., R. 21E., in the City of Mequon, Ozaukee County, Wisconsin.



1 STORY SUNROOM
16'W X 14'D
ADDITION ON
NEW DECK

PROPOSED SITE PLAN

WISCONSIN
THOMAS INMAN
S-959
MILWAUKEE, WIS.
LAND SURVEYOR

INMAN ENGINEERING OF MILWAUKEE, INC.
ENGINEERS – SURVEYORS

SURVEY CERTIFICATE

State of Wisconsin) ss
Milwaukee County

I certify that I have surveyed the above described (property) and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and 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 the title thereto within one (1) year from date hereof.

Thomas Inman

THOMAS INMAN, Registered Land Surveyor

DATE: 9/16/75
JOB NO.: 10884

Attachment: Site Plan (7986 : Bryon Baker)

Photos of existing site conditions for Proposed Sunroom

Site Address: 9815 N Melrose Ct, Mequon, WI 53097





Attachment: Pictures (7986 : Bryon Baker)





Attachment: Pictures (7986 : Bryon Baker)

GREAT DAY IMPROVEMENTS, MILWAUKEE
BAKER RESIDENCE

DRAWING #	DESCRIPTION
1	COVER
2	ELEVATION "B" WALL
3	ELEVATION "A" & "C" WALL
4	DECK PLAN
5	ELECTRICAL PLAN
6	FLOOR PLAN
7	ROOF PLAN
8	STANDARD DECK DETAILS
9	STANDARD DECK DETAILS
10	SYSTEM DETAILS
11	SYSTEM DETAILS
12	SYSTEM DETAILS

MINIMUM DESIGN LOADS: PER WISCONSIN SPS320-325 / 2018 UDC / ASCE7-05

SNOW LOADS: GROUND SNOW LOAD 30 PSF

WIND PRESSURE: 20 PSF

LIVE LOADS:
1. ROOF: 20 PSF
2. FLOOR: 40 PSF

THIS SUNROOM IS NOT TO BE CONDITIONED OR USED AS A PERMANENT LIVING AREA.

NOTES:
1. ALLVIEW (CA5) SUNROOM; SANDSTONE IN COLOR
2. CONSTRUCT SUNROOM ON NEW DECK
3. NO HEAT BY GDI; ELECTRICAL BY GDI
4. ALL CONCRETE TO BE 3000 PSI MINIMUM
5. ALL DECK LUMBER IS PRESSURE TREATED SYP #2 OR BETTER
6. THIS SUNROOM IS CONSIDERED AS NON-CONDITIONED SPACE, EXEMPT FROM ENERGY REQUIREMENTS

THIS SUNROOM AND FOUNDATION HAVE BEEN EVALUATED FOR DESIGN LOADS REQUIRED BY CODES REFERENCED. THIS INCLUDES ALL MATERIALS, COMPONENTS, CONNECTIONS, AND ATTACHMENTS WHEN CALCULATING THE LOAD REQUIREMENTS.

James A. Clancy

Digitally signed by James A. Clancy
Date: 2022.11.16 07:27:44 -05'00'

WISCONSIN JAMES A. CLANCY E-38262 NATIONAL PARK NJ PROFESSIONAL ENGINEER

JAMES A. CLANCY, P.E., L.S.
WI. PROFESSIONAL ENGINEER (WI. LIC. #38262)
601 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7306

PATIO ENCLOSURES® BY GREAT DAY IMPROVEMENTS, LLC

LOCATION
GDI - MILWAUKEE
W141N9294 FOUNTAIN BLVD
MENOMONEE FALLS, WI 53051
262-798-0500

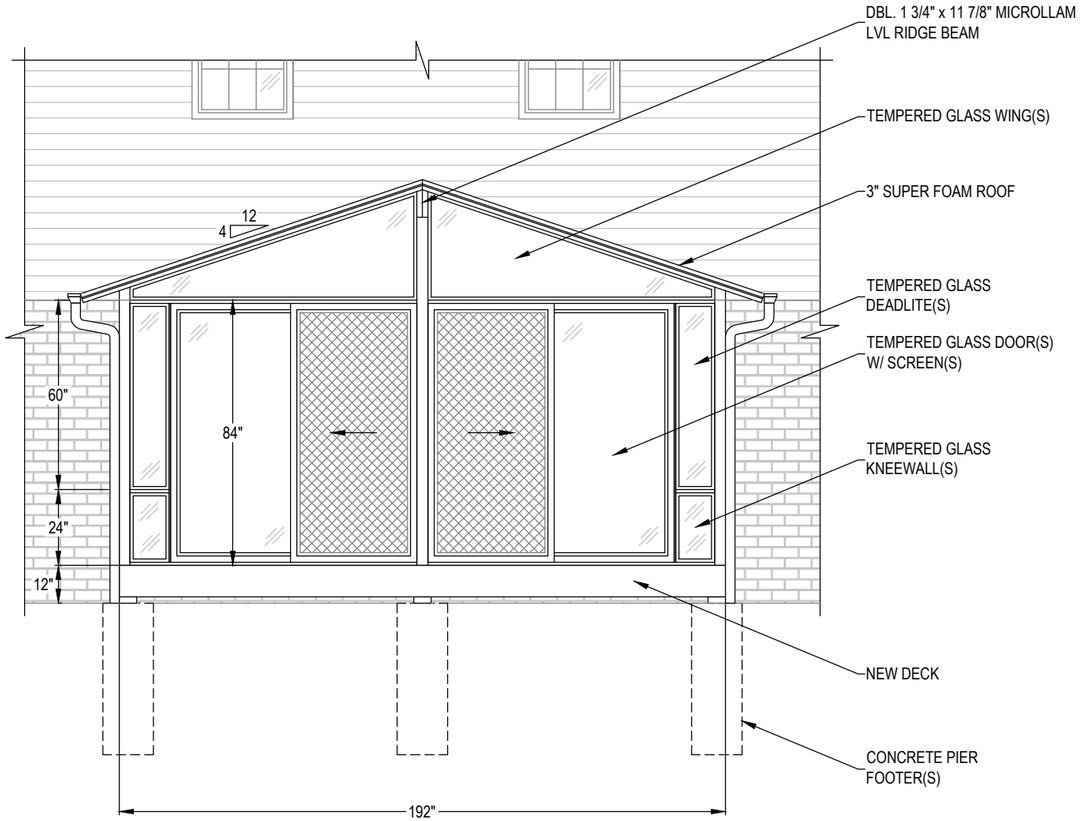
BRYON BAKER
9815 NORTH MELROSE COURT
MEQUON, WI 53097
JOB #39482

REV. A 11/8/22 | - | - | -

DATE 10/22/22
DRAWN AMK
SCALE NTS
SHEET 1 OF 12

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.

Attachment: Plans (7986 : Bryon Baker)



ELEVATION - "B" WALL

PATIO ENCLOSURES®
BY GREAT DAY IMPROVEMENTS, LLC

LOCATION
GDI - MILWAUKEE
W141N9294 FOUNTAIN BLVD
MENOMONEE FALLS, WI 53051
262-798-0500

BRYON BAKER
9815 NORTH MELROSE COURT
MEQUON, WI 53097
JOB #39482

REV. A 11/8/22 | - | - | -

DATE 10/22/22

DRAWN AMK

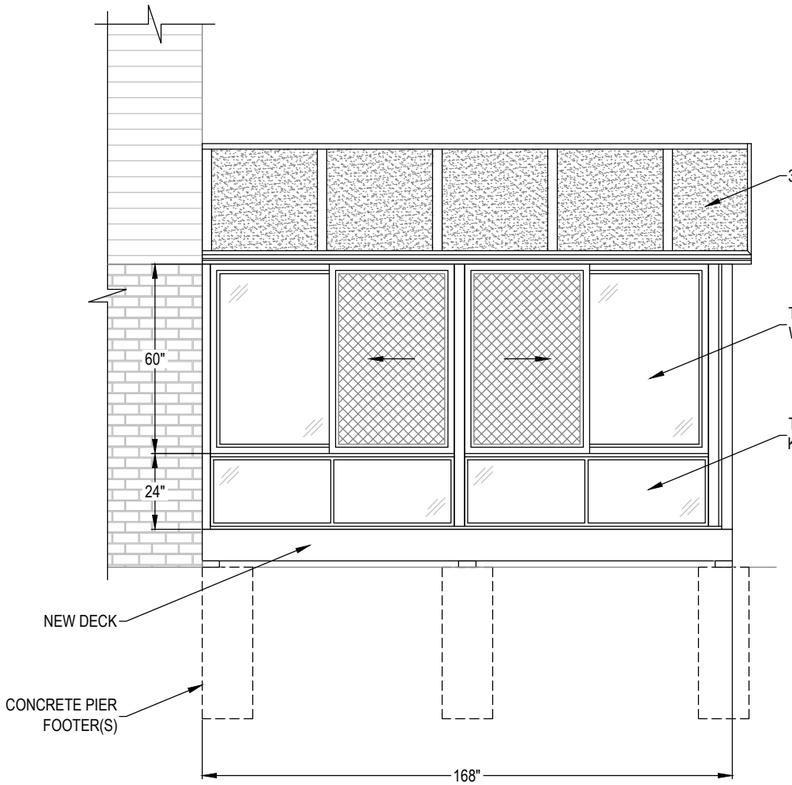
SCALE 1/4" = 1'-0"

SHEET 2 OF 12

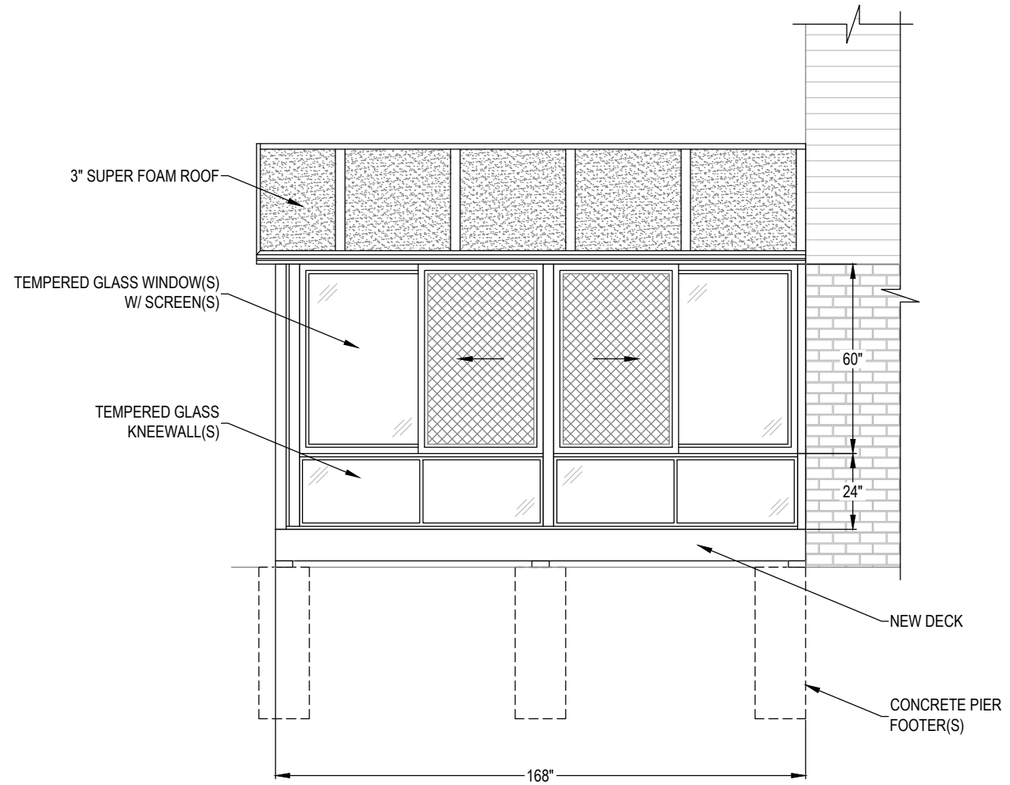
JAMES A. CLANCY, P.E., L.S.
WI. PROFESSIONAL ENGINEER (WI. LIC. #38262)
601 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7306

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Attachment: Plans (7986 : Bryon Baker)



ELEVATION - "A" WALL



ELEVATION - "C" WALL



JAMES A. CLANCY, P.E., L.S.
WI. PROFESSIONAL ENGINEER (WI. LIC. #38262)
601 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7306

PATIO ENCLOSURES®
BY GREAT DAY IMPROVEMENTS, LLC

LOCATION
GDI - MILWAUKEE
W141N9294 FOUNTAIN BLVD
MENOMONEE FALLS, WI 53051
262-798-0500

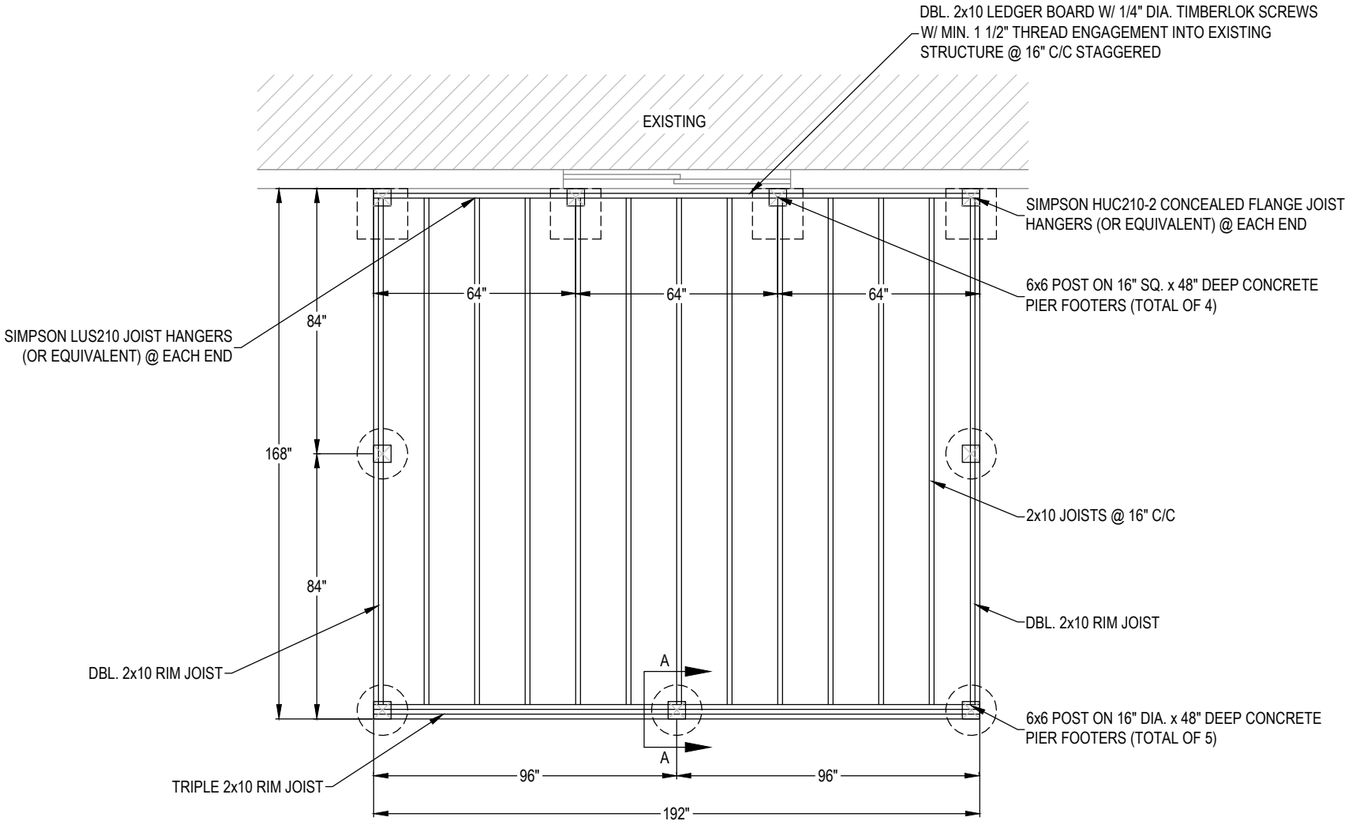
BRYON BAKER
9815 NORTH MELROSE COURT
MEQUON, WI 53097
JOB #39482

REV.	A	-	-	-
	11/8/22			

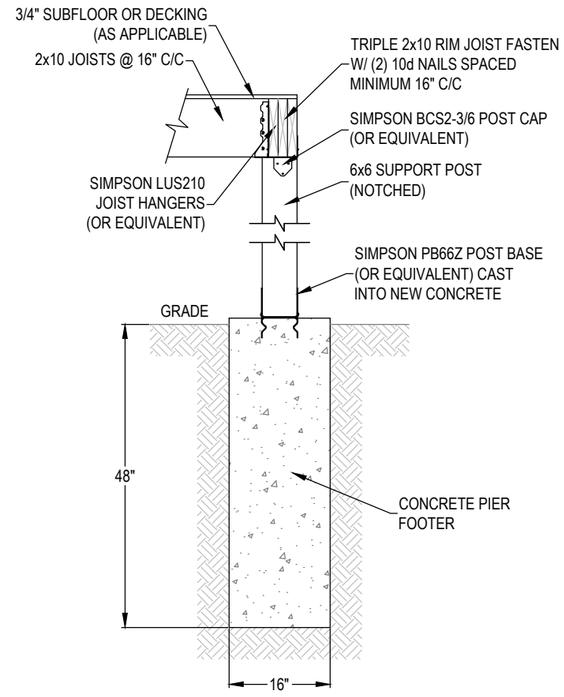
DATE 10/22/22
DRAWN AMK
SCALE 1/4" = 1'-0"
SHEET 3 OF 12

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Attachment: Plans (7986 : Bryon Baker)



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



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



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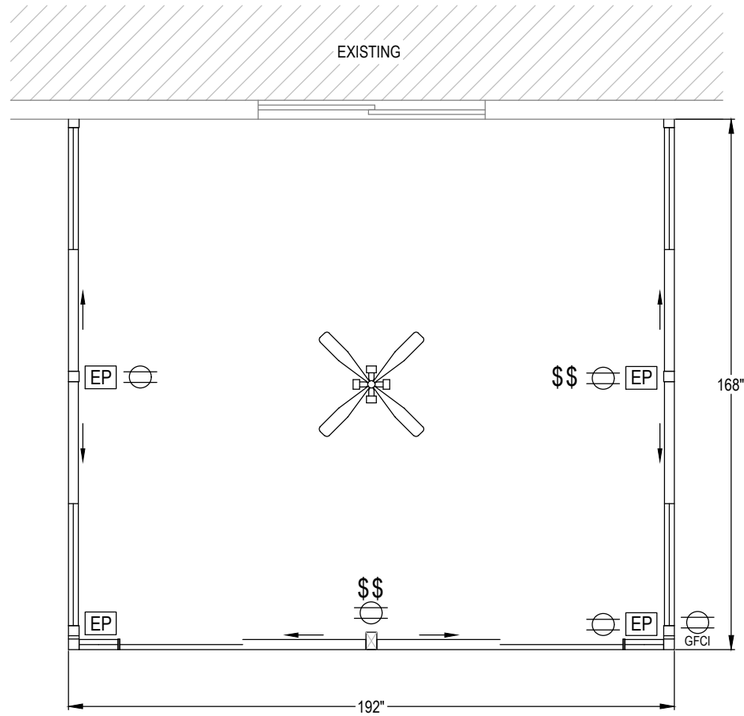
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JOB #39482

REV.	A	-	-	-
	11/8/22			

DATE 10/22/22
DRAWN AMK
SCALE AS NOTED
SHEET 4 OF 12

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Attachment: Plans (7986 : Bryon Baker)



ELECTRICAL PLAN

GDI ELECTRICAL SYMBOL LEGEND

EP	ELECTRICAL RACEWAY POST
	DUPLEX RECEPTACLE
GFCI	GFCI DUPLEX RECEPTACLE
$	SWITCH
	CEILING FAN W/ LIGHT

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WISCONSIN JAMES A. CLANCY E-38262 NATIONAL PARK NJ PROFESSIONAL ENGINEER

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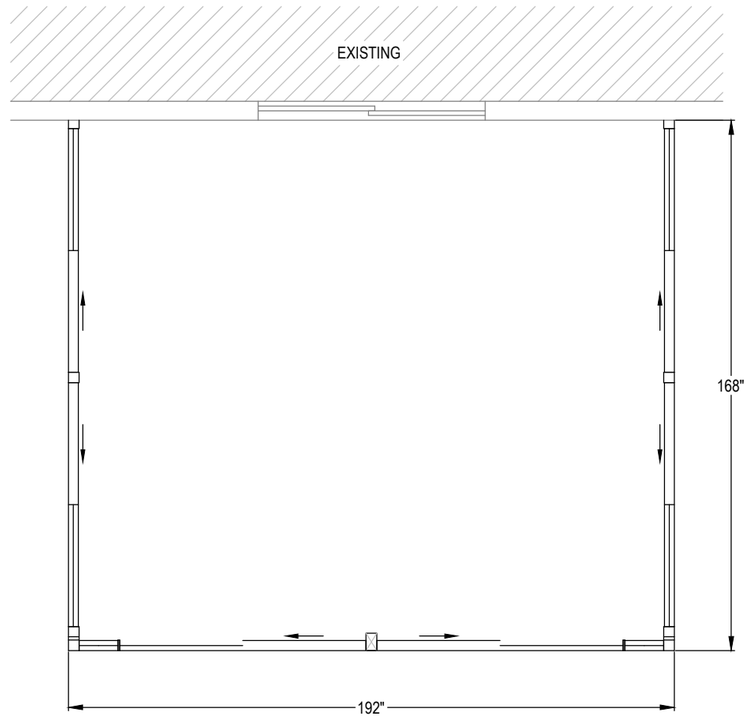
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	11/8/22	-	-	-

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SHEET 5 OF 12

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Attachment: Plans (7986 : Bryon Baker)



FLOOR PLAN

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DATE 10/22/22

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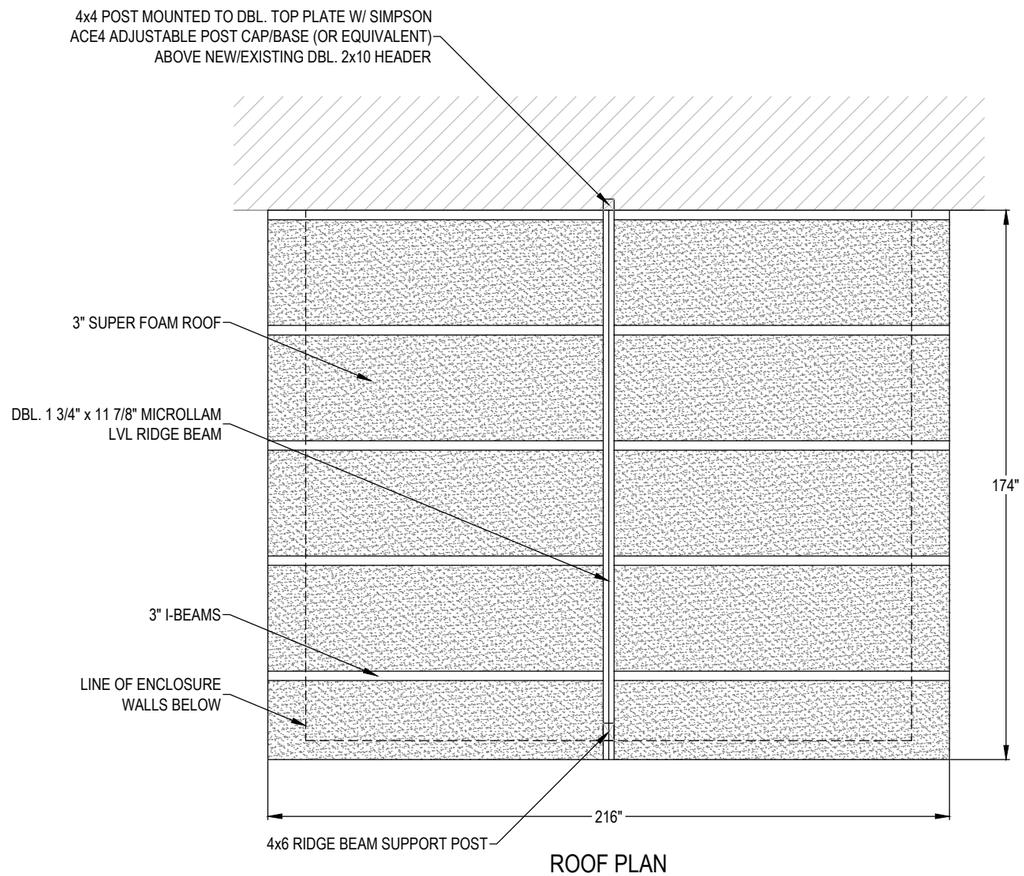
SCALE 1/4" = 1'-0"

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601 ASBURY AVENUE
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Attachment: Plans (7986 : Bryon Baker)



ROOF PLAN

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MEQUON, WI 53097
JOB #39482

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DATE 10/22/22

DRAWN AMK

SCALE 1/4" = 1'-0"

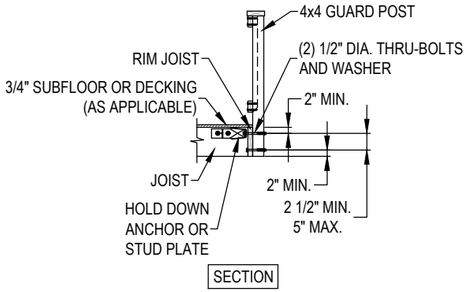
SHEET 7 OF 12

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WI. PROFESSIONAL ENGINEER (WI. LIC. #38262)
601 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
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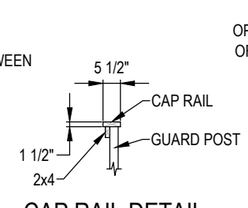
WISCONSIN
JAMES A. CLANCY
E-38262
NATIONAL PARK
NJ
PROFESSIONAL ENGINEER

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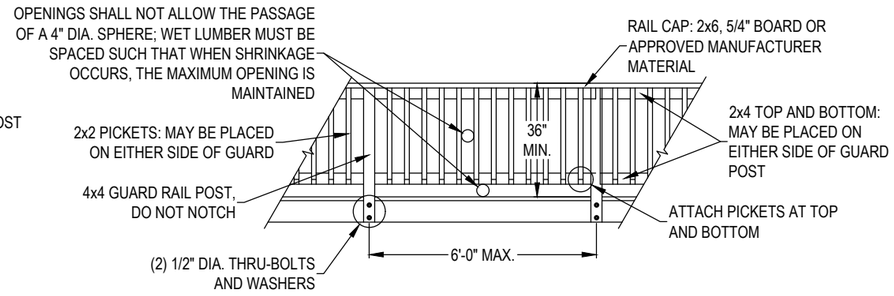
Attachment: Plans (7986 : Bryon Baker)



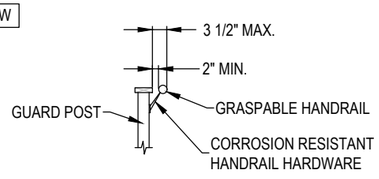
GUARD POST TO RIM JOIST DETAIL



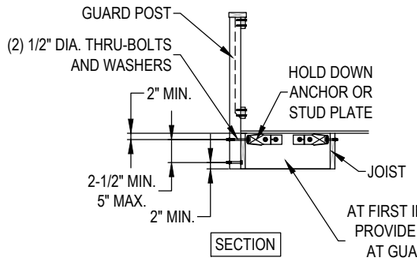
CAP RAIL DETAIL



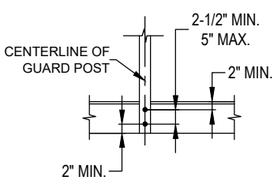
GUARD DETAIL



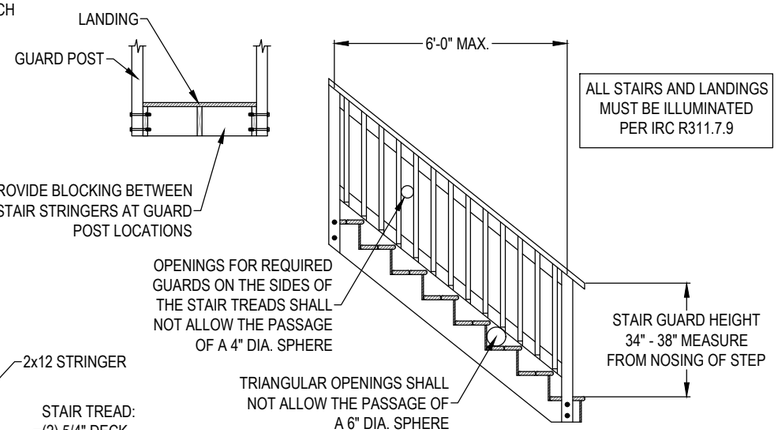
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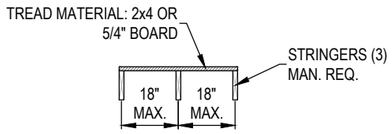
GUARD POST TO OUTSIDE JOIST DETAIL



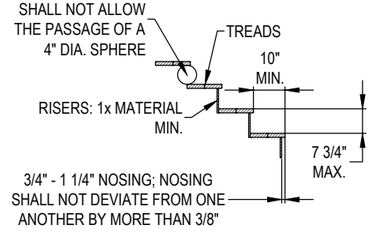
GUARD POST ATTACHMENT DETAIL



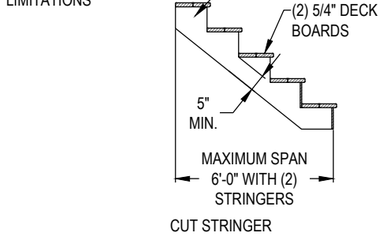
STAIR GUARD REQUIREMENTS



TREAD CONNECTION REQUIREMENTS



TREAD AND RISER DETAIL

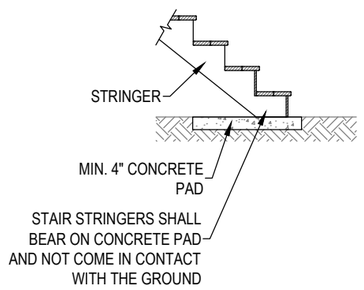


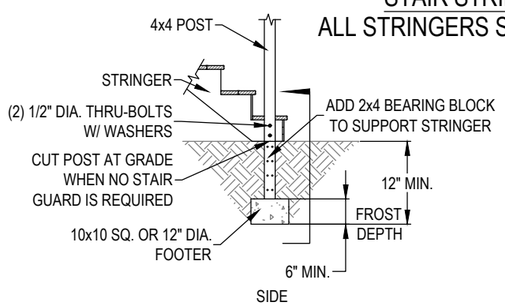
STAIR STRINGER REQUIREMENTS
ALL STRINGERS SHALL BE A MINIMUM OF 2x12

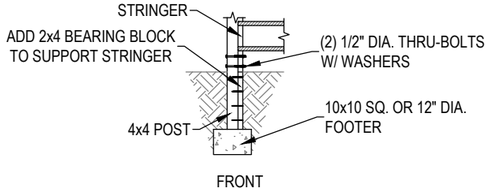
THESE DETAILS WERE TAKEN FROM THE PRESCRIPTIVE RESIDENTIAL WOOD DECK GUIDE BY THE AMERICAN WOOD COUNCIL

ALL SCREWS, BOLTS AND NAILS FOR USE WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL

NOTE:
THESE PLANS WERE DESIGNED WITH, AND REQUIRED THAT, ALL LUMBER MUST BE MINIMUM RATED SYP #2 OR BETTER PRESSURE TREATED PER AWPA (AMERICAN WOOD PROTECTION ASSOCIATION) STANDARDS







STAIR STRINGER BEARING AT GRADE DETAIL

JAMES A. CLANCY, P.E., L.S.
WI. PROFESSIONAL ENGINEER (WI. LIC. #38262)
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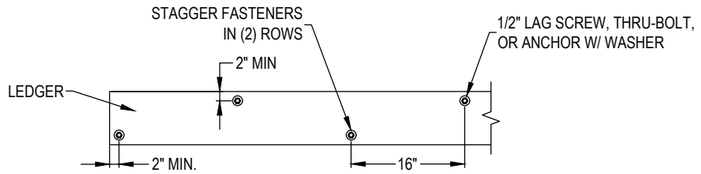
BRYON BAKER
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MEQUON, WI 53097
JOB #39482

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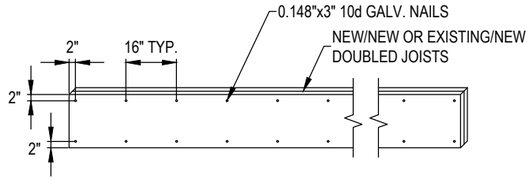
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SHEET 8 OF 12

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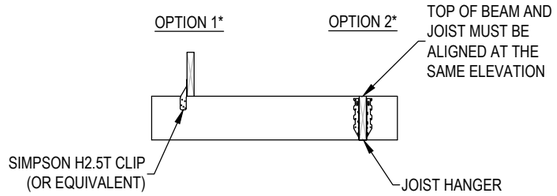
Attachment: Plans (7986 : Bryon Baker)



LEDGER BOARD FASTENER SPACING AND CLEARANCE

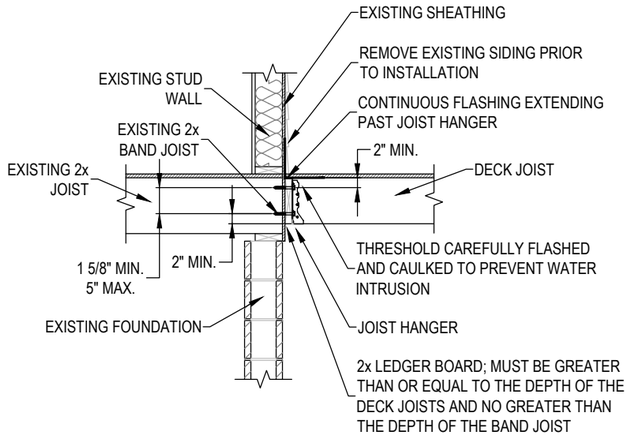


NAIL PATTERN FOR DOUBLED JOISTS

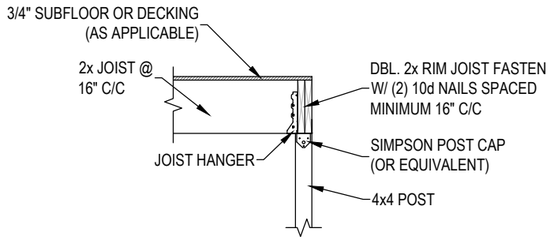


JOIST TO BEAM CONNECTION DETAIL

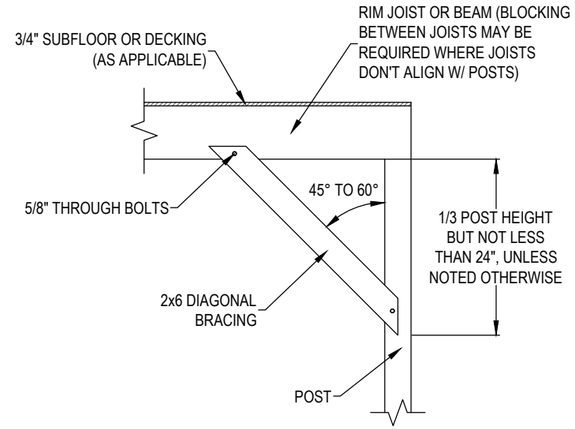
* SEE MANUFACTURERS RECOMMENDATIONS
FOR ADDITIONAL REQUIREMENTS



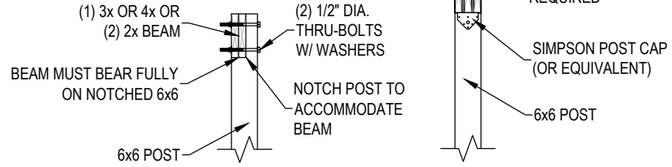
LEDGER BOARD ATTACHMENT DETAIL - BAND JOIST



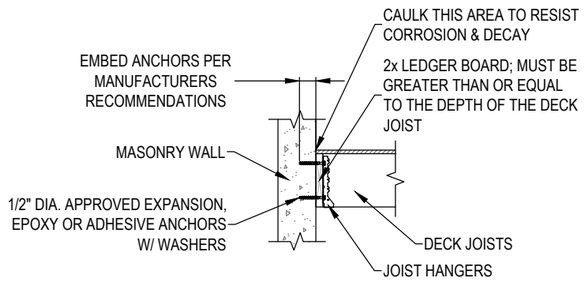
RIM JOIST DETAIL



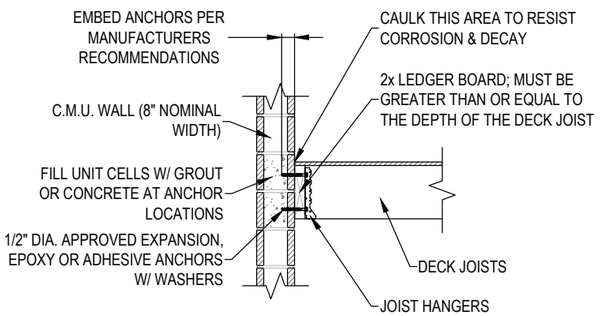
DIAGONAL BRACE DETAIL



POST TO BEAM DETAIL



LEDGER BOARD ATTACHMENT DETAIL - CONCRETE OR SOLID MASONRY WALL



LEDGER BOARD ATTACHMENT DETAIL - HOLLOW MASONRY WALL

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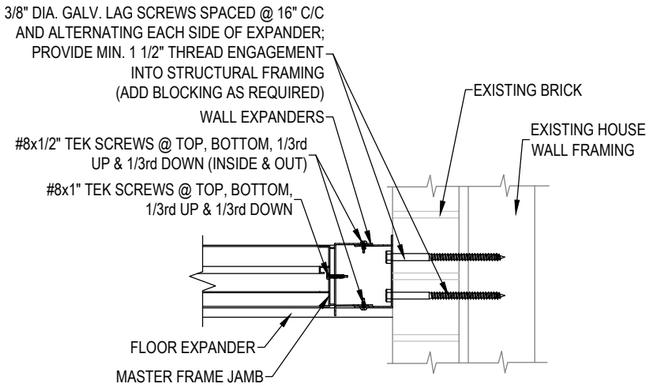
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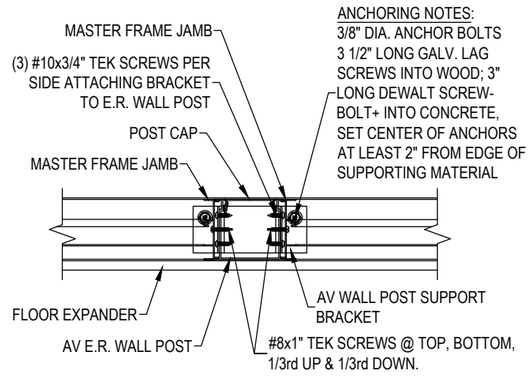
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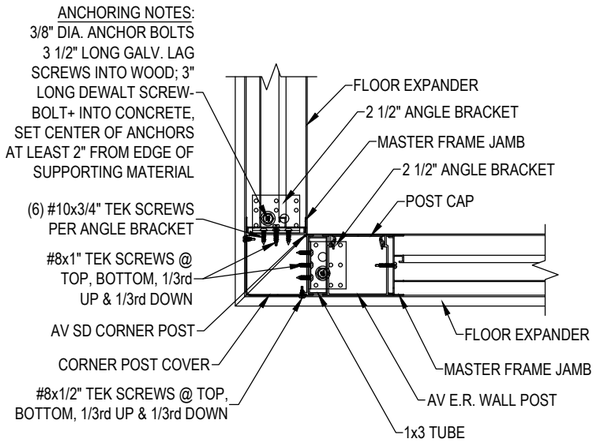
Attachment: Plans (7986 : Bryon Baker)



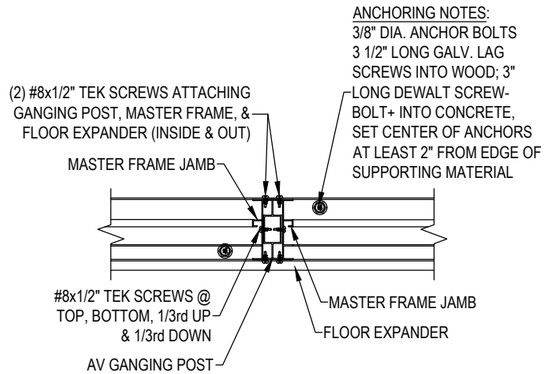
PLAN VIEW OF MASTER FRAME JAMB & DBL. EXPANDER
CONNECTION @ EXISTING BRICK WALL



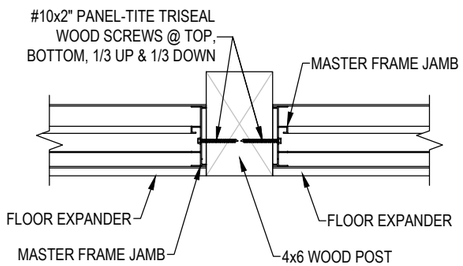
PLAN VIEW OF MASTER FRAME JAMBS
CONNECTION @ AV E.R. WALL POST



PLAN VIEW OF MASTER FRAME JAMBS & AV E.R.
WALL POST CONNECTION @ CORNER POST



PLAN VIEW OF MASTER FRAME JAMBS
CONNECTION @ GANGING POST



PLAN VIEW OF MASTER FRAME JAMBS
CONNECTION @ 4x6 WOOD POST

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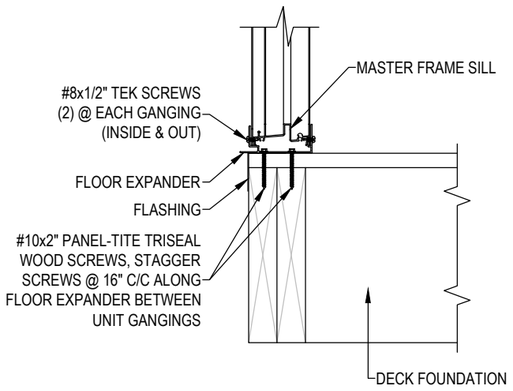
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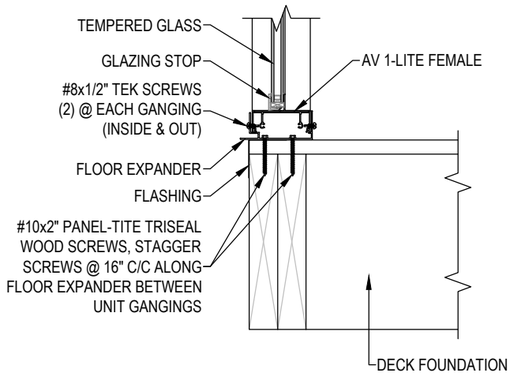
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SHEET 10 OF 12

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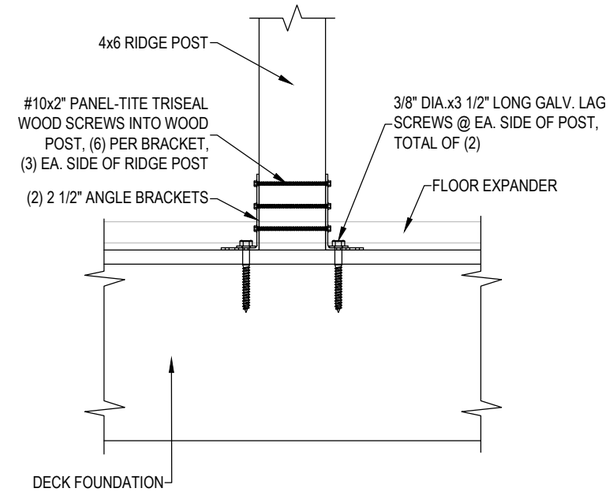
Attachment: Plans (7986 : Bryon Baker)



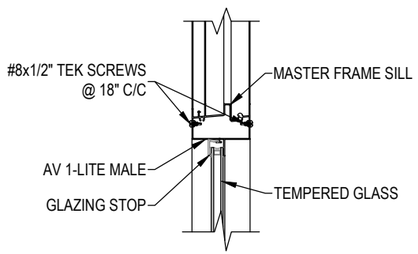
SECTION THROUGH MASTER FRAME SILL
CONNECTION @ DECK FOUNDATION



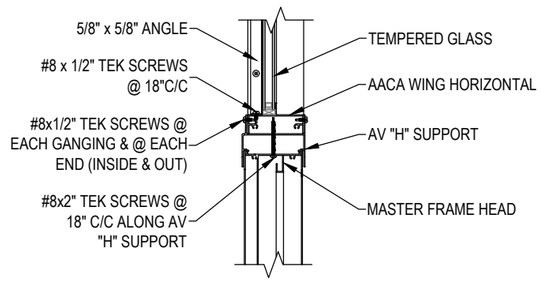
SECTION THROUGH GLASS KNEEWALL
CONNECTION @ DECK FOUNDATION



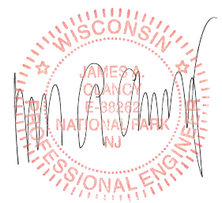
FRONT VIEW THROUGH 4x6 RIDGE POST
CONNECTION @ DECK FOUNDATION



SECTION THROUGH MASTER FRAME SILL
CONNECTION @ GLASS KNEEWALL



SECTION THROUGH "H" & MASTER FRAME
HEAD CONNECTION @ GLASS WING



JAMES A. CLANCY, P.E., L.S.
WI. PROFESSIONAL ENGINEER (WI. LIC. #38262)
601 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7306

PATIO ENCLOSURES®
BY GREAT DAY IMPROVEMENTS, LLC

LOCATION
GDI - MILWAUKEE
W141N9294 FOUNTAIN BLVD
MENOMONEE FALLS, WI 53051
262-798-0500

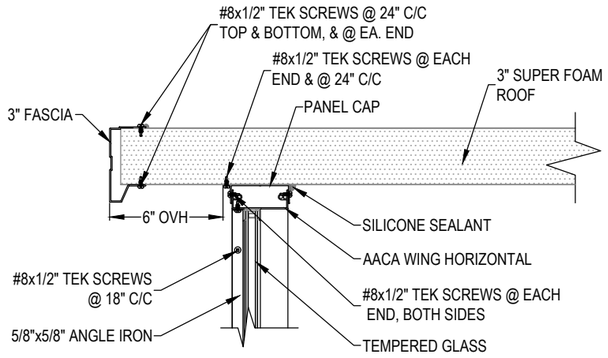
BRYON BAKER
9815 NORTH MELROSE COURT
MEQUON, WI 53097
JOB #39482

REV.	A		
	11/8/22		

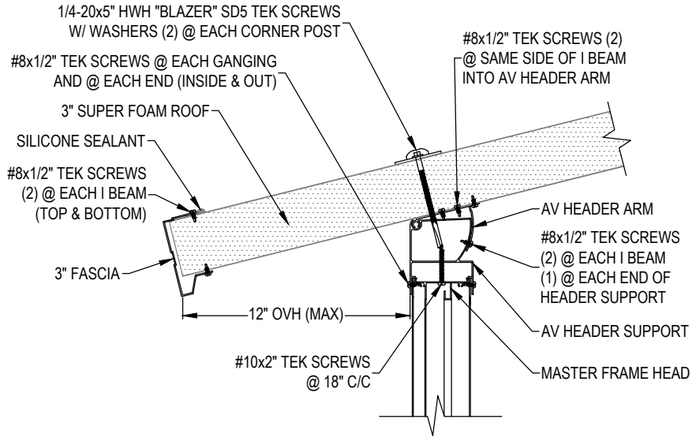
DATE 10/22/22
DRAWN AMK
SCALE 1 1/2" = 1'-0"
SHEET 11 OF 12

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.

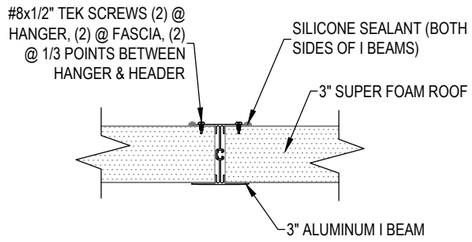
Attachment: Plans (7986 : Bryon Baker)



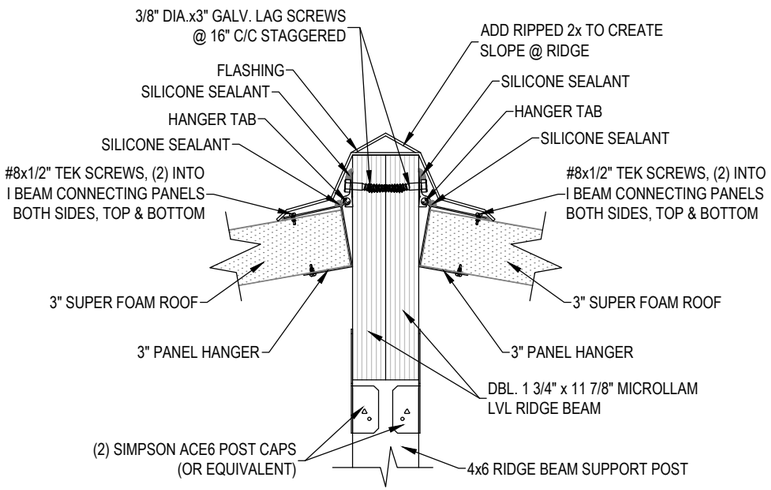
SECTION THROUGH 3" SUPER FOAM ROOF
PANEL CONNECTION @ GLASS WING



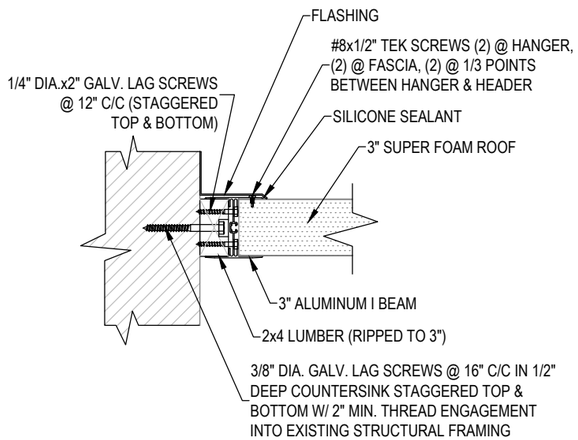
SECTION THROUGH MASTER FRAME & HEADER
CONNECTION @ 3" SUPER FOAM ROOF



SECTION THROUGH 3" ROOF
CONNECTION @ I BEAM



SECTION THROUGH 3" SUPER FOAM ROOF & PANEL
HANGER ASSEMBLY CONNECTION @ RIDGE BEAM



3" ROOF PANEL & I BEAM
CONNECTION @ EXISTING WALL

JAMES A. CLANCY, P.E., L.S.
WI. PROFESSIONAL ENGINEER (WI. LIC. #38262)
601 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7306

PATIO ENCLOSURES®
BY GREAT DAY IMPROVEMENTS, LLC

LOCATION
GDI - MILWAUKEE
W141N9294 FOUNTAIN BLVD
MENOMONEE FALLS, WI 53051
262-798-0500

BRYON BAKER
9815 NORTH MELROSE COURT
MEQUON, WI 53097
JOB #39482

REV. A	11/8/22	,	,	,

DATE 10/22/22
DRAWN AMK
SCALE 1 1/2" = 1'-0"
SHEET 12 OF 12

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Attachment: Plans (7986 : Bryon Baker)

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 12, 2022**
SUBJECT: **Kevin Eggert, Addition at 11006 N. Sherwood Drive**

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

To whom it may concern,

The proposed garage addition is to extend to the west, on the gable end, 24 additional feet down the driveway. The addition is to have matching exterior materials and windows as the rest of the home. The area of the garage addition is currently asphalt driveway. The design of the addition is to further add upon the dormer/roofline of the garage addition to compliment the rest of the home with the matching dormer/roofline, which faces south. The home with the addition will not necessarily appear to have a 4-car garage as it will not be obvious that it is 2 cars deep. The garage addition is needed to house woodworking shop and a summer car in the two bays.

Kevin Eggert

Attachment: Statement of Intent (7988 : Kevin Eggert)

Kevin Eggert

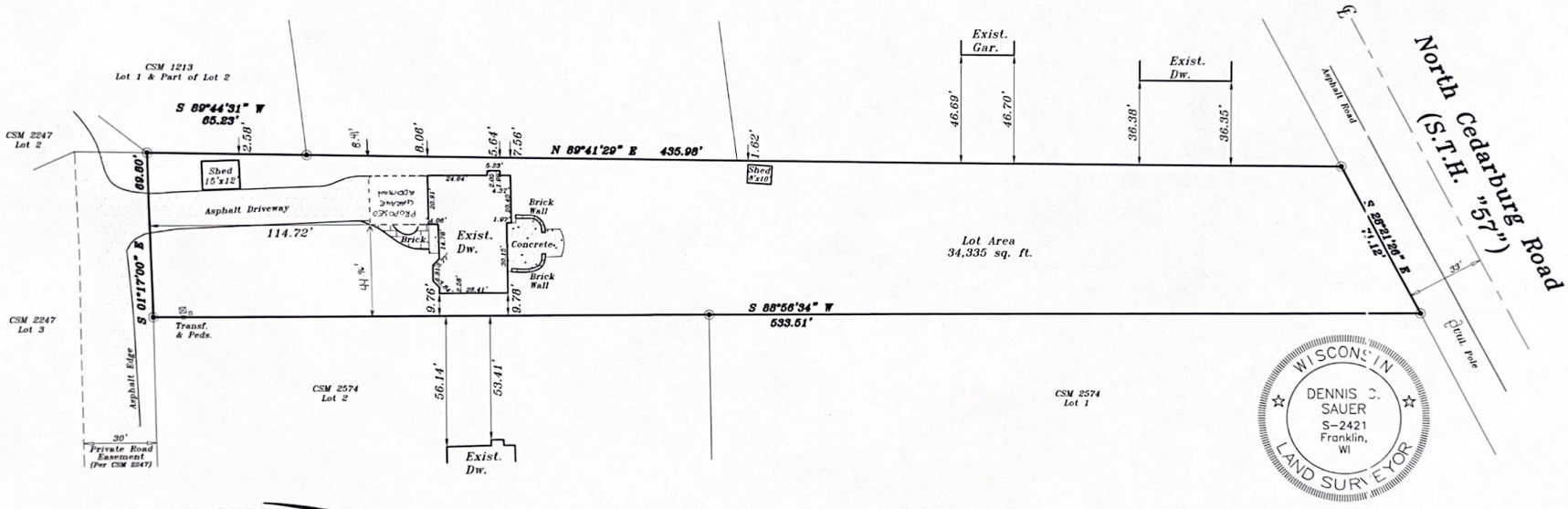
PLAT OF SURVEY

LOCATION: 11006 North Sherwood Drive, Mequon, Wisconsin

LEGAL DESCRIPTION:
Lot 17 in Block 4 in **ASSESSOR'S PLAT**, being a part of the Northwest 1/4 of Section 26, Town 9 North, Range 21 East, in the City of Mequon, County of Ozaukee, State of Wisconsin.

November 8, 2022

Survey No. 113908



METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — *Denotes Iron Pipe Found*
○ — *Denotes Iron Pipe Set*

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

N
W E
S

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: Pictures (7988 : Kevin Eggert)





Attachment: Pictures (7988 : Kevin Eggert)





Attachment: Garage Pics (7988 : Kevin Eggert)





Attachment: Garage Pics (7988 : Kevin Eggert)

GENERAL NOTES:

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

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

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

ALL EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY OR STUD.

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

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

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

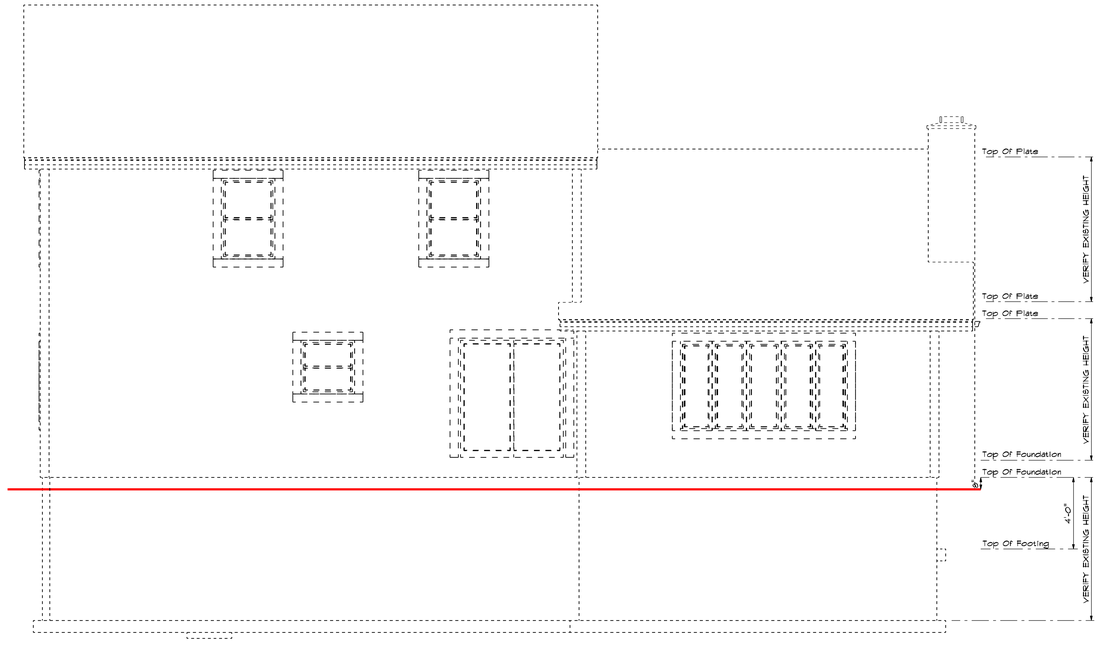
I FULLY UNDERSTAND AND ACCEPT THESE FINAL HOME PLANS AND SPECIFICATIONS.

HOMEOWNER/BUILDER _____ ***DATE*** _____

BUILDER/CONTRACTOR _____ ***DATE*** _____

KEY

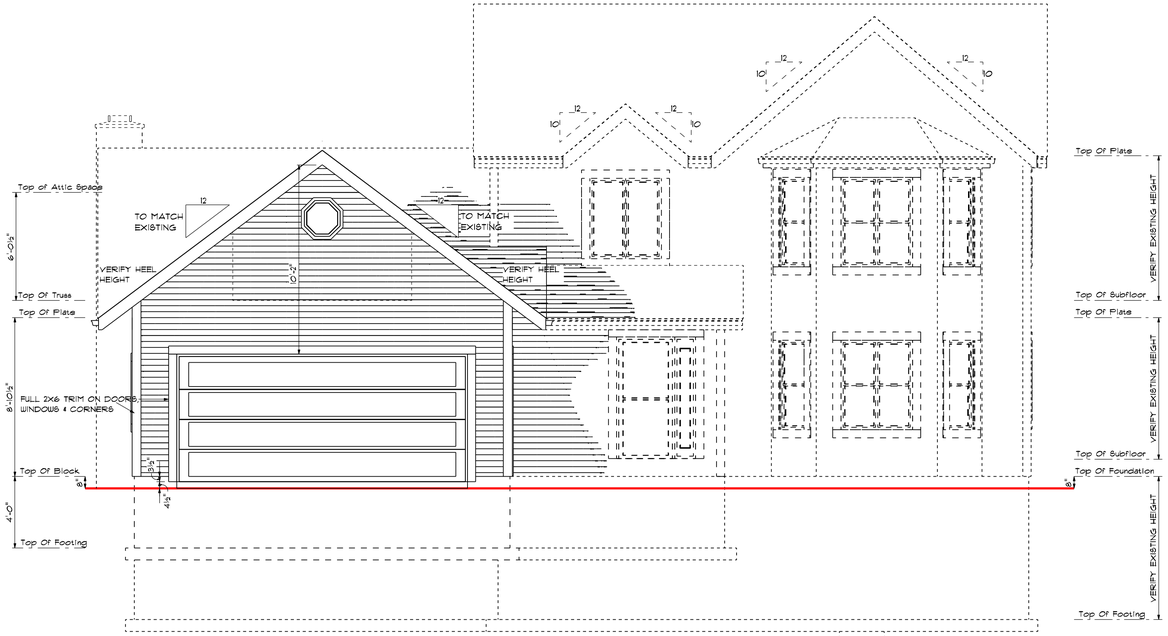
EXISTING WALL	.....
NEW WALL	_____
FOUNDATION	- - - - - -



REAR ELEVATION

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





FRONT ELEVATION

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



DW'G BY: KMG
DATE 11/11/22
REVISED 11/15/22

- PRELIMINARY PLAN - NOT FOR CONSTRUCTION

OWNER:

EGGERT - PROPOSED GARAGE ADDITION

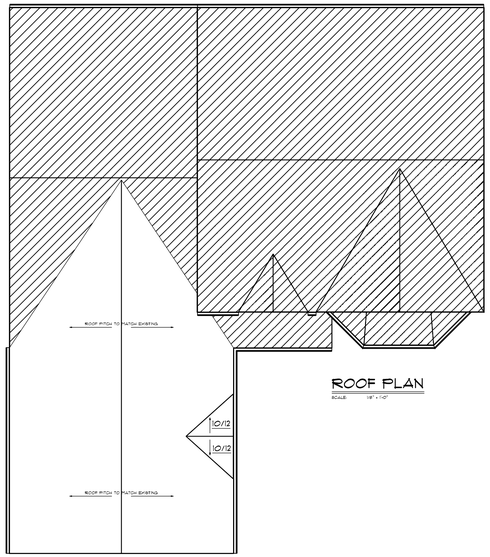
ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER 1 OF 4

JOB # 4577

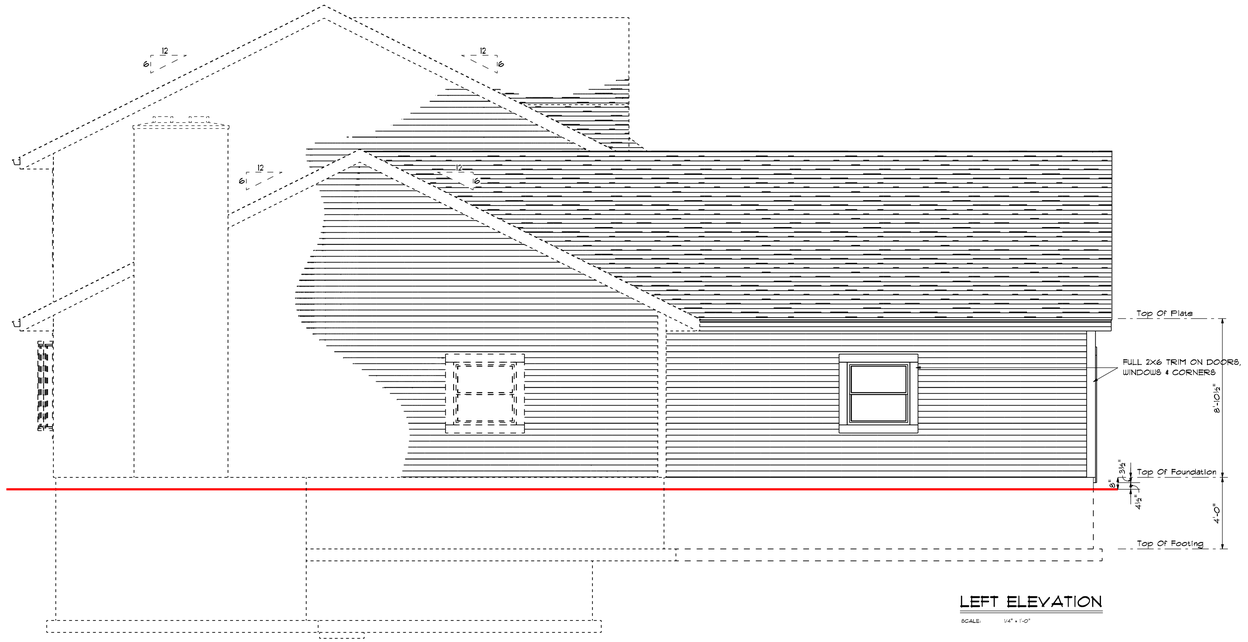
Tuesday, November 15, 2022 01:21 PM

Attachment: Plans (7988 : Kevin Eggert)



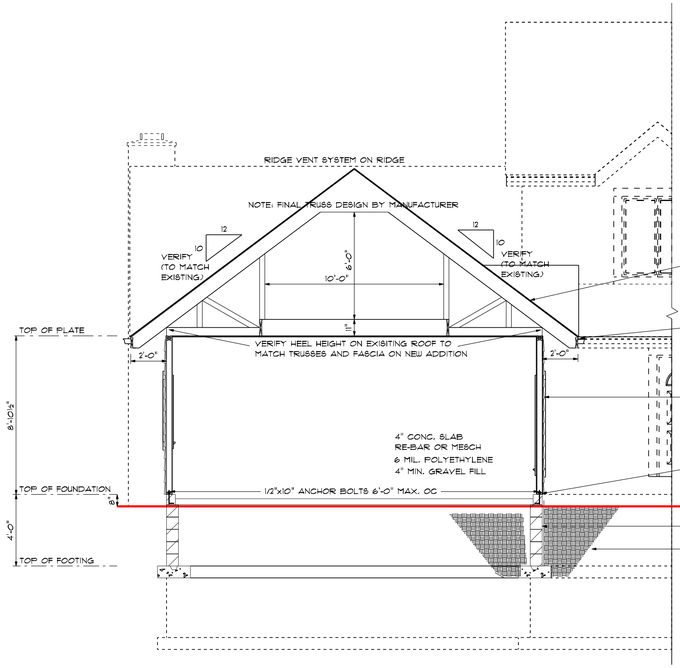
ROOF PLAN

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



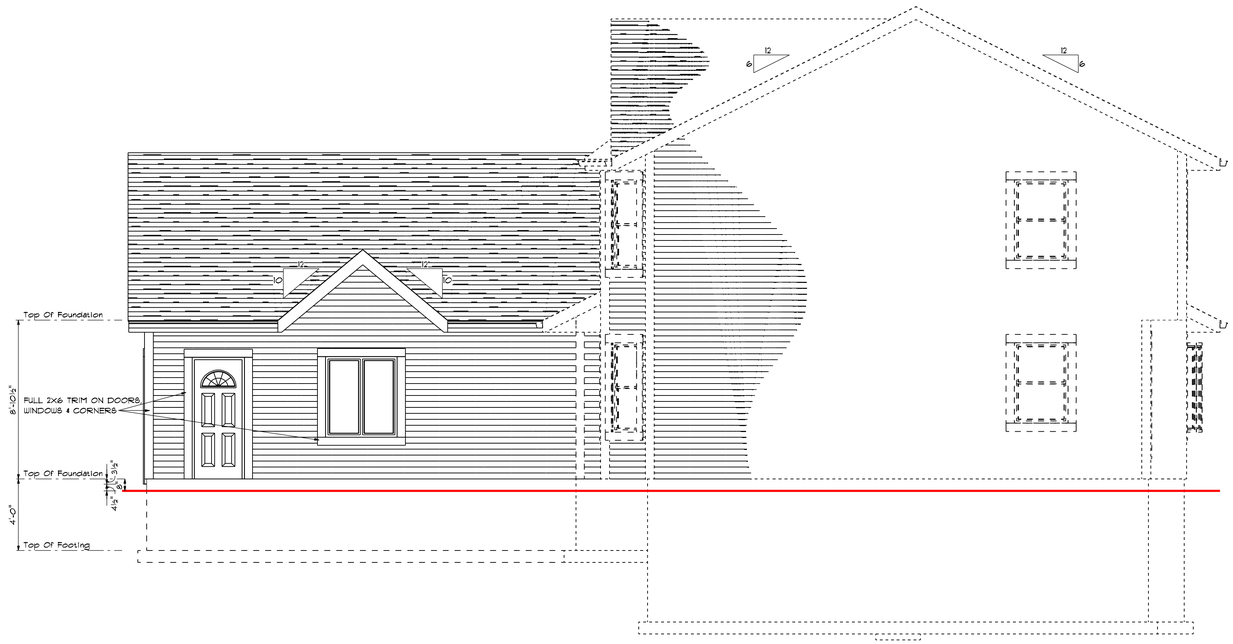
LEFT ELEVATION

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



SECTION A

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

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

DW'G BY:
KMG
DATE 11/11/22
REVISED
11/15/22

- PRELIMINARY PLAN -
NOT FOR CONSTRUCTION

OWNER:

EGGERT - PROPOSED GARAGE ADDITION

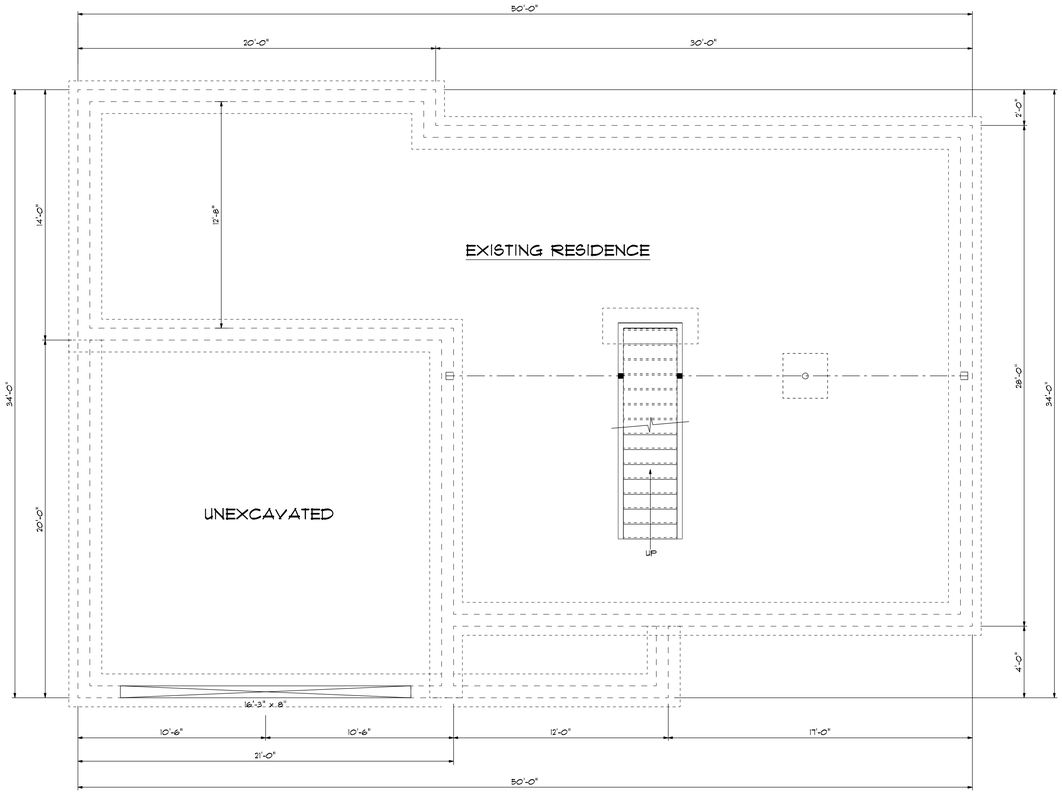
ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER
2 OF 4

JOB #4577

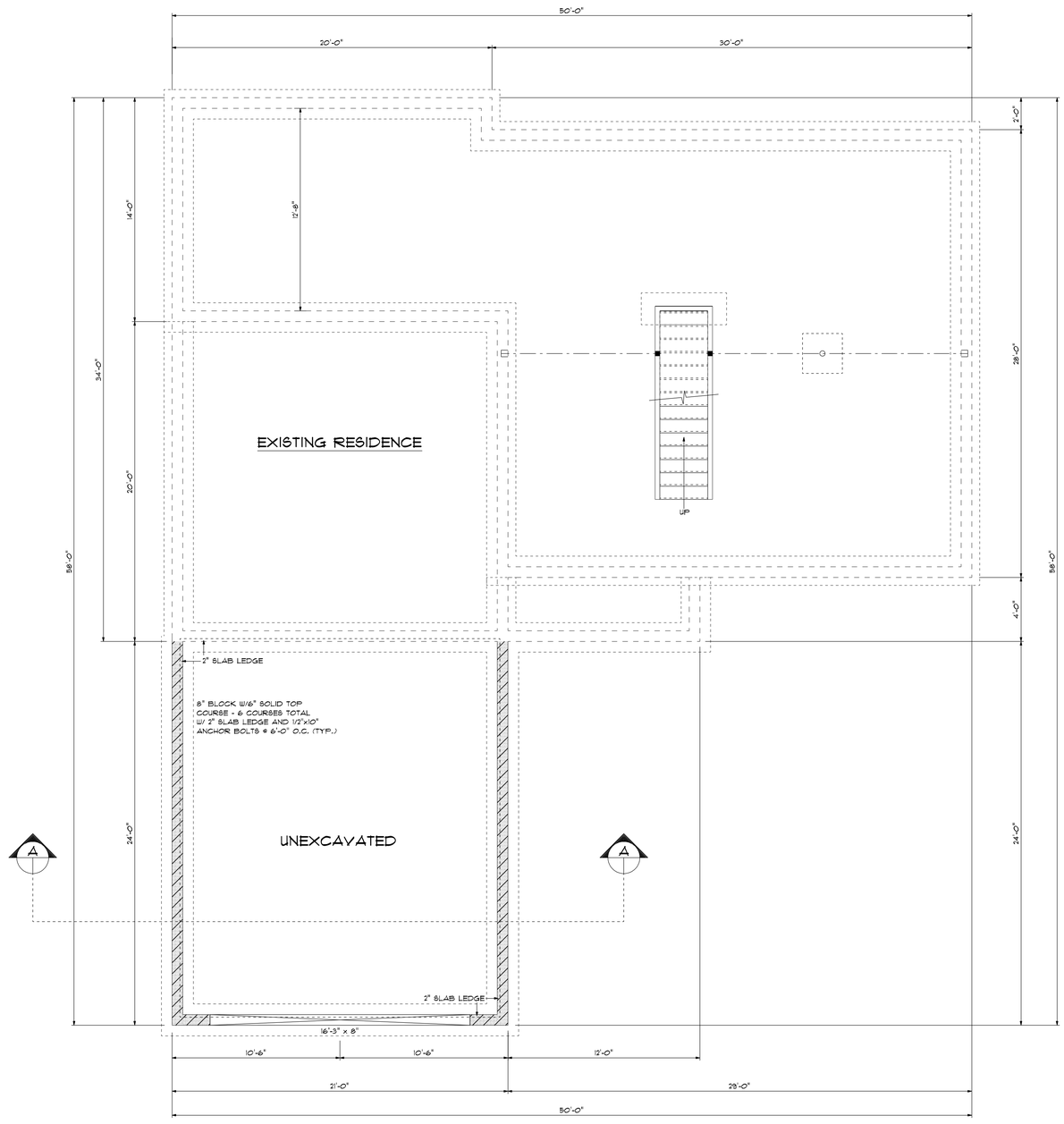
Tuesday, November 15, 2022 01:22 PM

Attachment: Plans (7988 : Kevin Eggert)



FOUNDATION PLAN

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



FOUNDATION PLAN

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

DW'G BY:
KMG
DATE 11/11/22
REVISED
11/15/22

- PRELIMINARY PLAN -
NOT FOR CONSTRUCTION

OWNER:

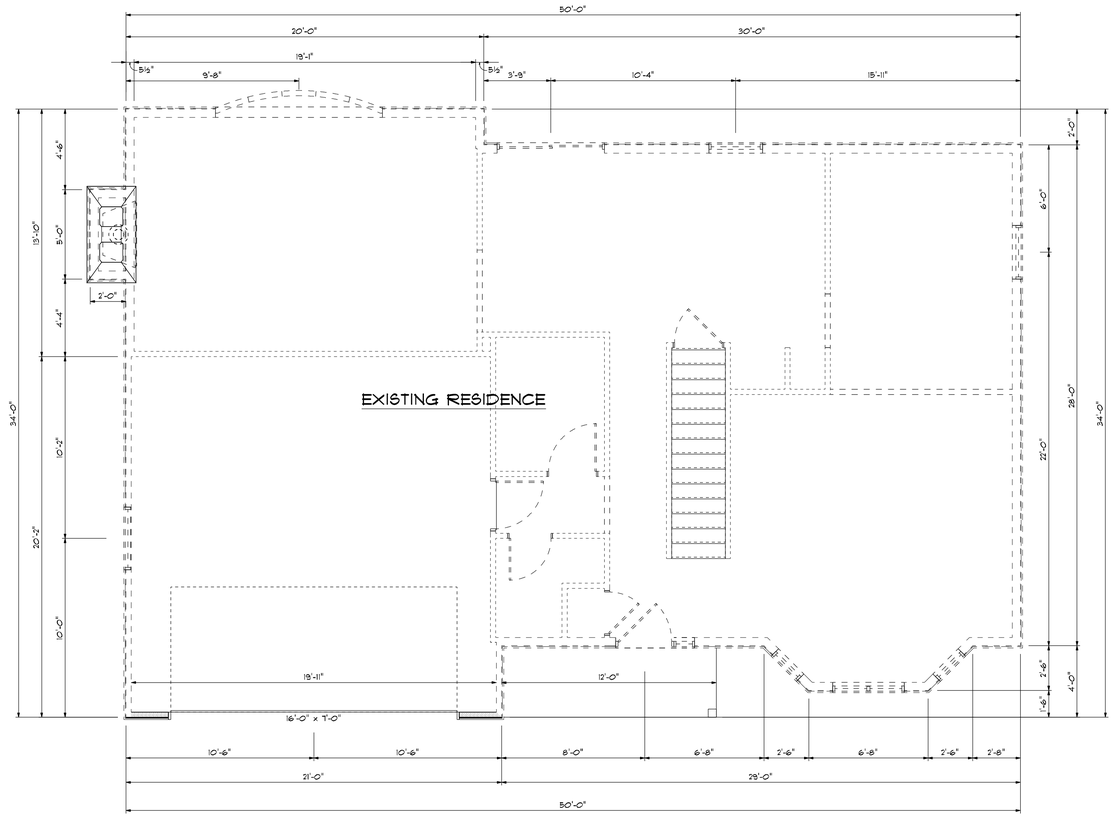
EGGERT - PROPOSED GARAGE ADDITION

ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER
3 OF 4
JOB# 4577

Tuesday, November 15, 2022 01:23 PM

Attachment: Plans (7988 : Kevin Eggert)



EXISTING MAIN FLOOR PLAN

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

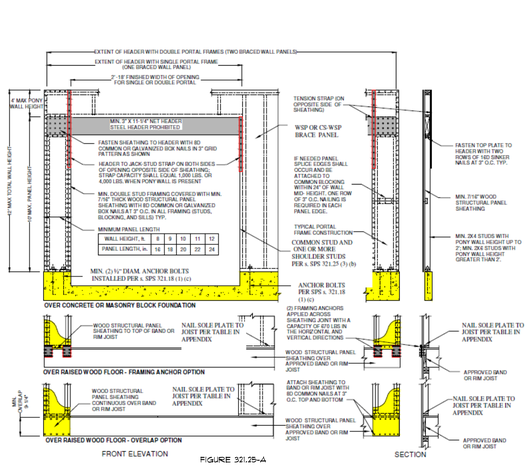


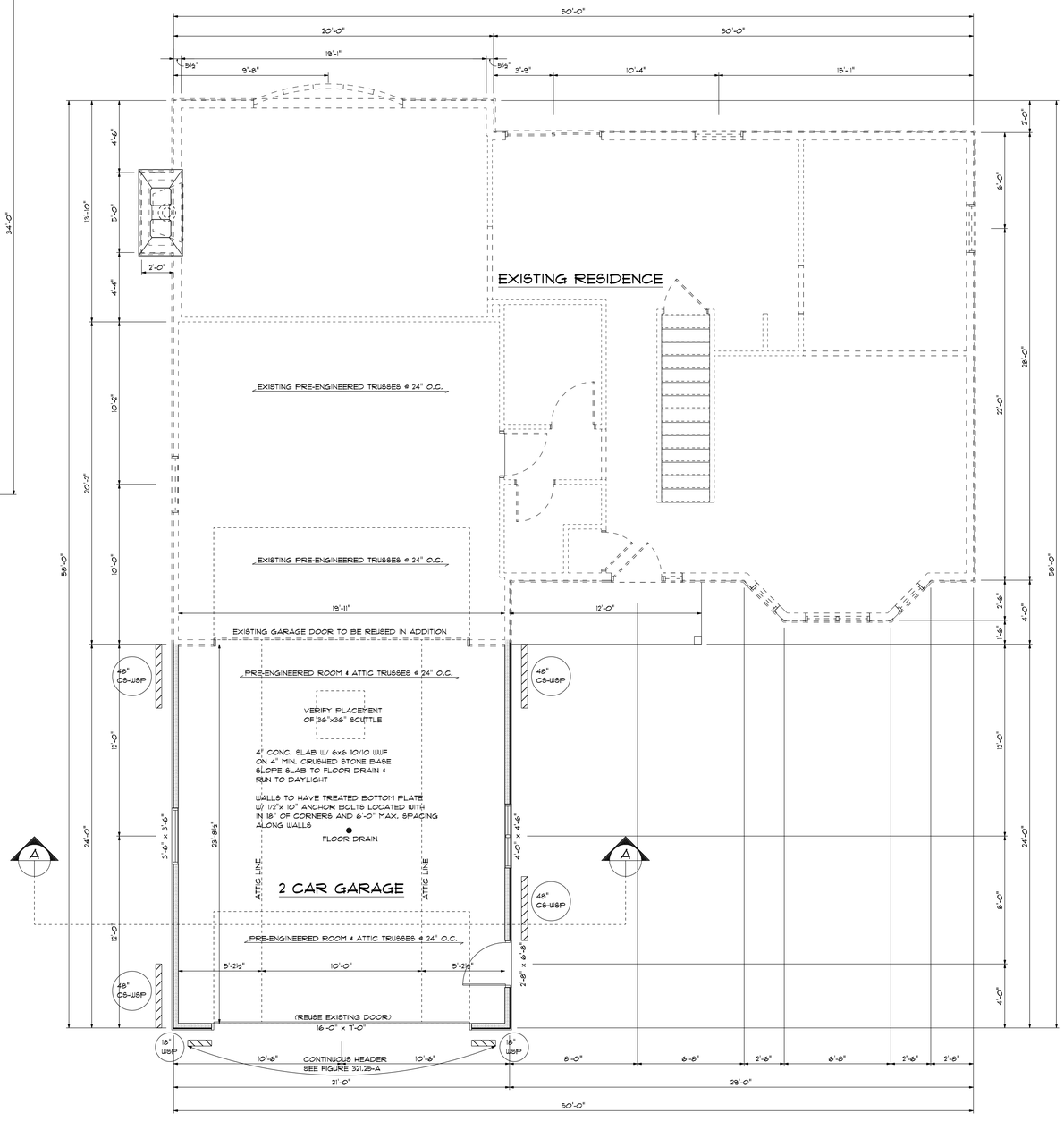
FIGURE 321.25-A

WALL BRACING COMPLIANCE WORKSHEET

INDICATE APPLICABLE WALL BRACING METHOD FOR EACH LEVEL (SEE TABLE 321.25-G), EACH LABELED RECTANGLE IF MORE THAN ONE (SEE 321.25(8)(C)1) AND AMOUNT OF BRACING (* OF BRACED PANELS OR LENGTH OF BRACED WALL REQUIRED) PER THE RESPECTIVE TABLE (PROVIDE ADDITIONAL WORKSHEETS FOR ADDITIONAL RECTANGLES AS NEED):

RECTANGLE: A WALL HEIGHT= 9'-0" EAVE TO RIDGE HEIGHT= 10'-0" MAX. OPENING HEIGHT= 8'-0" WIND EXP.= B

WALLS SUPPORTING:	INTERMITTENT METHOD (LIB, DWB, WSP, SFB, GB, PCP) AND * OF PANELS PER TABLE 321.25-I MIN. PANEL WIDTH (TABLE 321.25-G) = ____		CONTINUOUS METHOD (CS-WSP, CS-SFB) AND TOTAL LENGTH PER TABLE 321.25-J L - 3.5 8 - 3.5 MIN. PANEL WIDTH (TABLE 321.25-H) = 41"		PF METHOD (SEE FIG. 321.25-A) INDICATE * OF PF PANELS 16-24" WIDE PROVIDED 2) 18" PANELS MIN. PF WIDTH (TABLE 321.25-A) = 18"	
	LONG SIDE	SHORT SIDE	LONG SIDE	SHORT SIDE	LONG SIDE	SHORT SIDE
ROOF & CEILING ONLY *			24'-0"	21'-0"	24'-0"	21'-0"
~~ONE FLOOR, ROOF & CEILING~~						
~~TWO FLOORS, ROOF & CEILING~~						



MAIN FLOOR PLAN

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

DW'G BY: KMG
DATE 11/11/22
REVISED 11/15/22

- PRELIMINARY PLAN - NOT FOR CONSTRUCTION

OWNER:

EGGERT - PROPOSED GARAGE ADDITION

ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER 4 OF 4

JOB# 4577

Tuesday, November 15, 2022 01:24 PM

Attachment: Plans (7988 : Kevin Eggert)

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 12, 2022**
SUBJECT: **Stephen & Karly Sheperd, New Single-Family Residence for Lot #6 on Pine Tree Circle**

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

City of Mequon

Statement of Intent

It is our intent to construct a new single family home on Pine Tree Circle which will blend well with the current neighborhood that surrounds our lot. The site is approximately 2.5 acres, with a significant amount of the lot surrounded by wetlands. To us, the wetlands provides us a great opportunity to build a home that will allow us to enjoy the wetland environment. The home is a blend of traditional style with Southern “lowland” architecture, designed with a combination of clap board and board and batten siding, tall windows and sharp shed roofs, and a large screen porch with fireplace overlooking the wetlands.

Thank you,

Stephen and Karly Sheperd

Attachment: Statement of Intent (7989 : Stephen & Karly Sheperd)

SITE PLAN

SCALE: 1" = 20'-0"

PROJECT
NEW RESIDENCE FOR:
STEPHEN SHEPERD

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/PLANNERS

P.O. BOX 292, GRAFTON, WI. 53024
http://www.nhv-arch.com/
262-377-4730 or 262-375-2397

JOB NUMBER: SHE-3455-022
DATE: 11/1/2022
REVISIONS:

SHEET — OF —

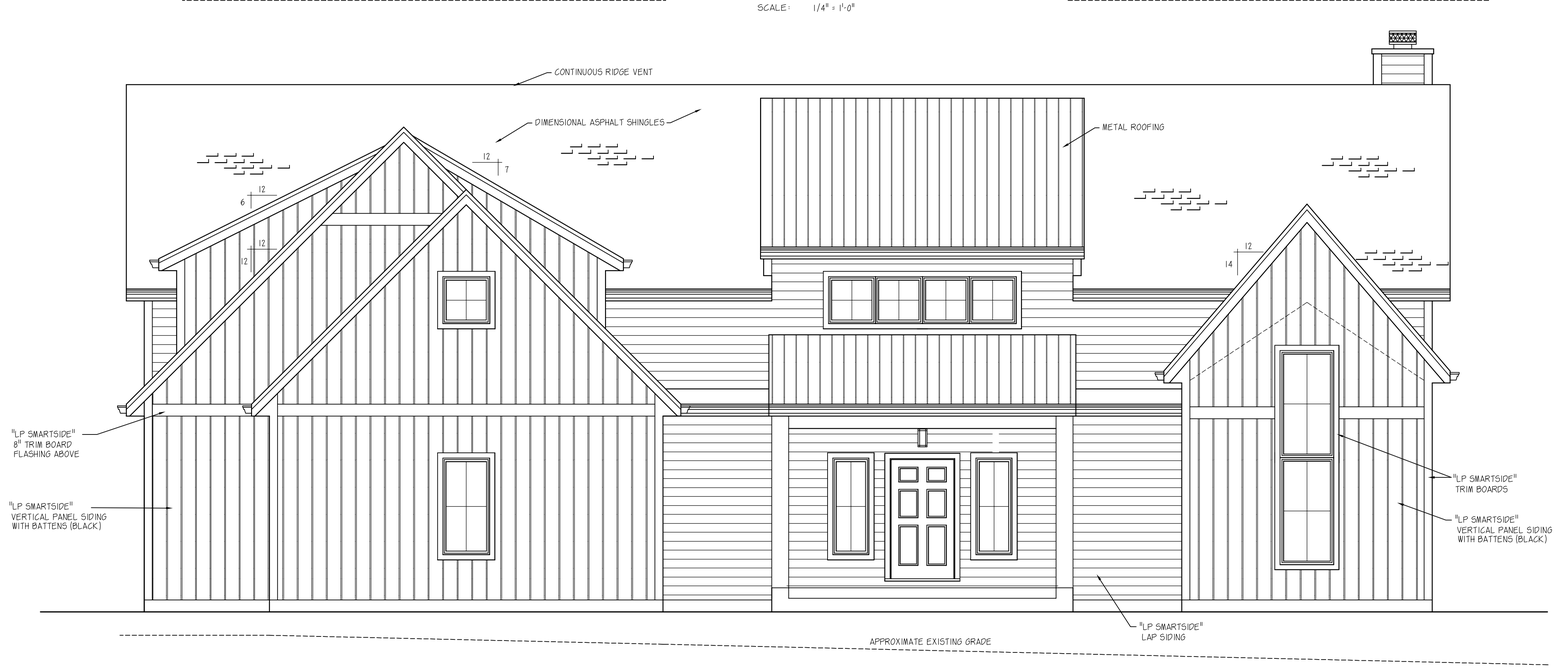
CHECKED BY: D.B
DRAWN BY: D.B

Attachment: Site Plan (7988 : Stephen & Karly Sheperd)



REAR ELEVATION

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



FRONT ELEVATION

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

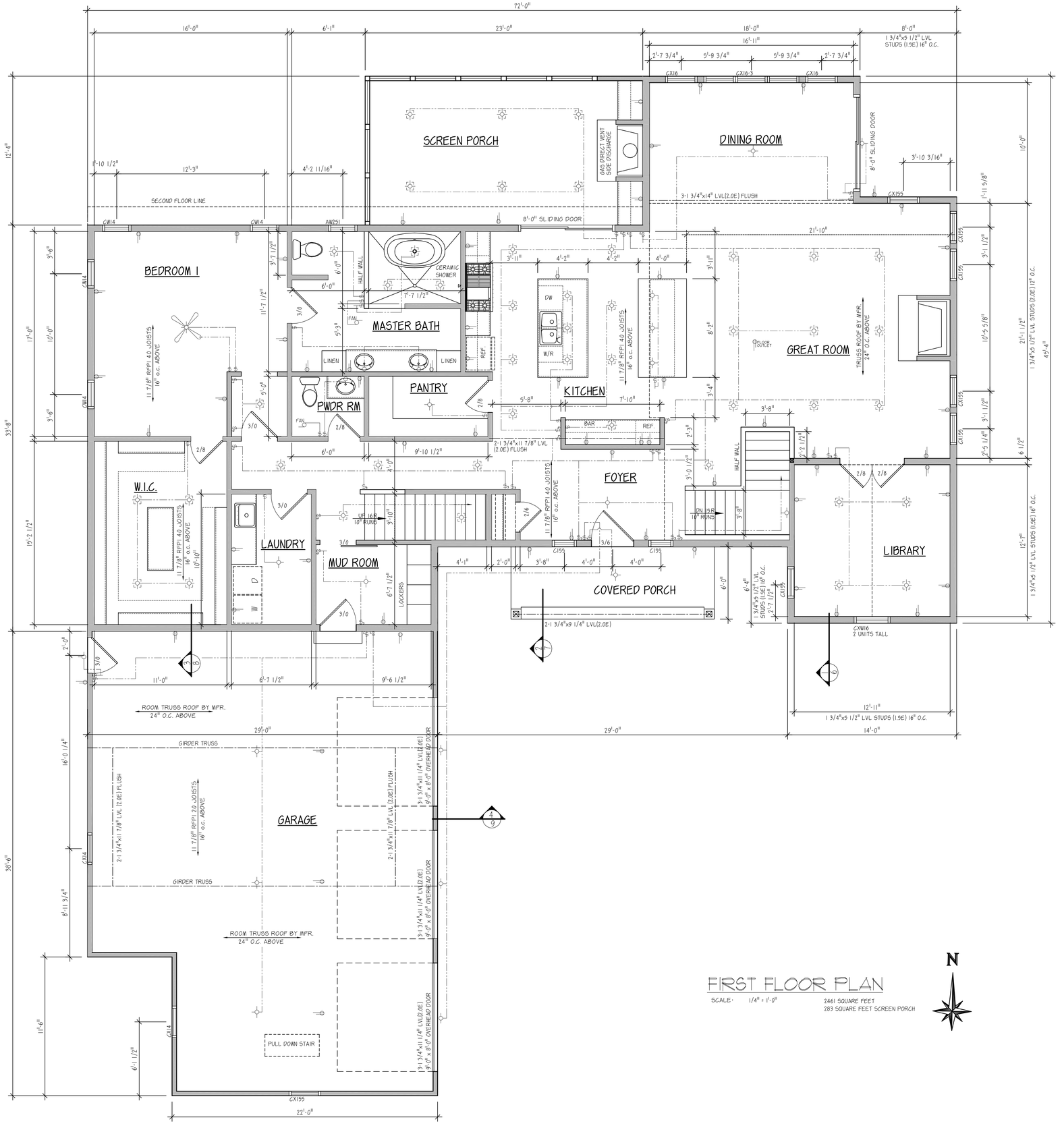
PROJECT
NEW RESIDENCE FOR:
STEPHEN SHEPERD

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.nhv-arch.com/

JOB NUMBER SHE-3455-822
DATE 11/16/2022
REVISIONS:

SHEET 10 OF
CHECKED BY: DJS
DRAWN BY:

Attachment: Plans (7989 : Stephen & Karly Sheperd)



FIRST FLOOR PLAN

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

2461 SQUARE FEET
283 SQUARE FEET SCREEN PORCH

N

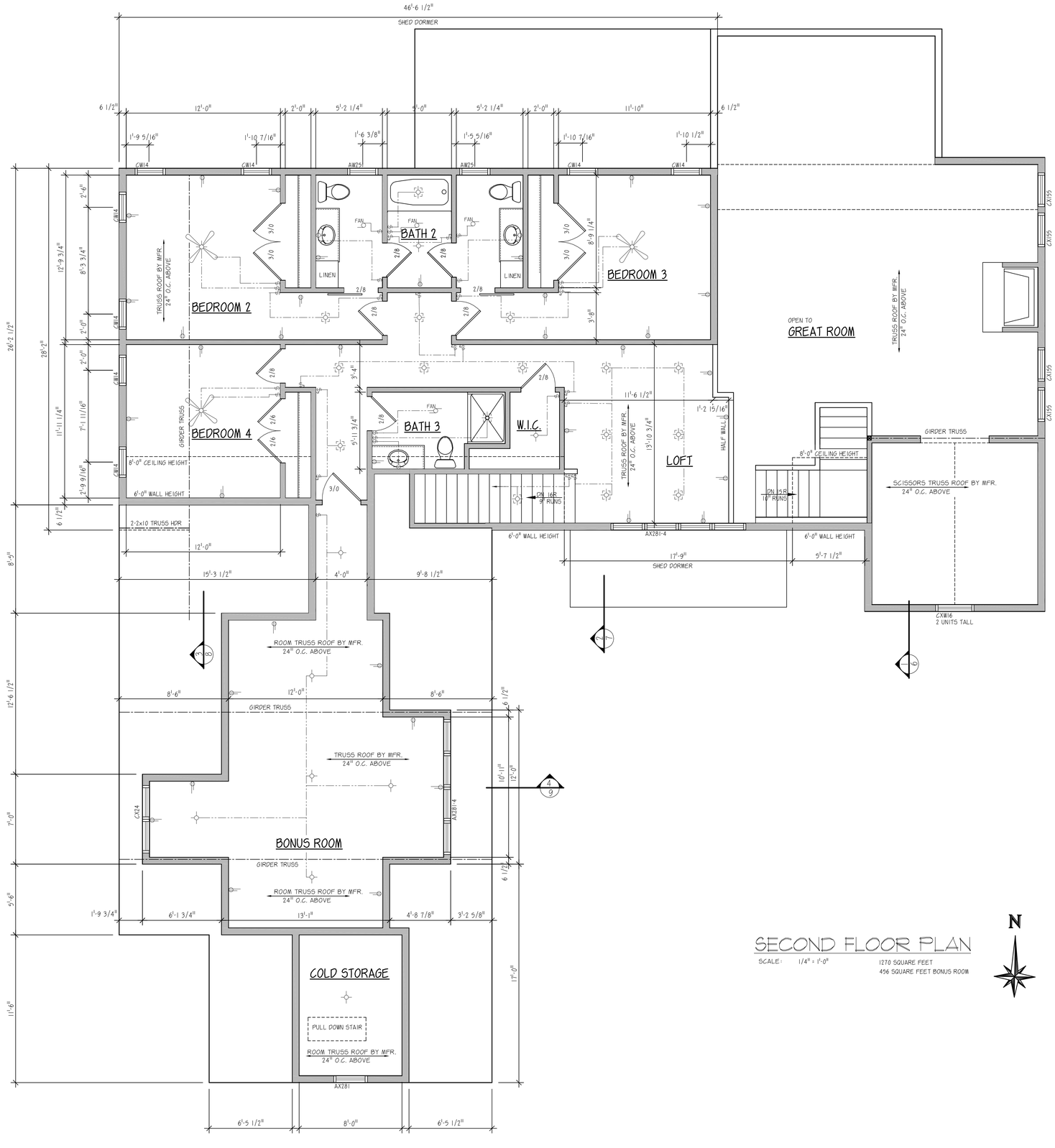
PROJECT
NEW RESIDENCE FOR:
STEPHEN SHEPERD

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.nhv-arch.com/

JOB NUMBER: SHE-3455-822
DATE: 11/16/2022
REVISIONS:

SHEET 2 OF 10
CHECKED BY: DJS
DRAWN BY:

Attachment: Plans (7989 : Stephen & Karly Sheperd)



SECOND FLOOR PLAN

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

1270 SQUARE FEET
456 SQUARE FEET BONUS ROOM

N

PROJECT
NEW RESIDENCE FOR:
STEPHEN SHEPERD

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.nhb-arch.com/

JOB NUMBER 9HE-3455-822
DATE 11/16/2022
REVISIONS:

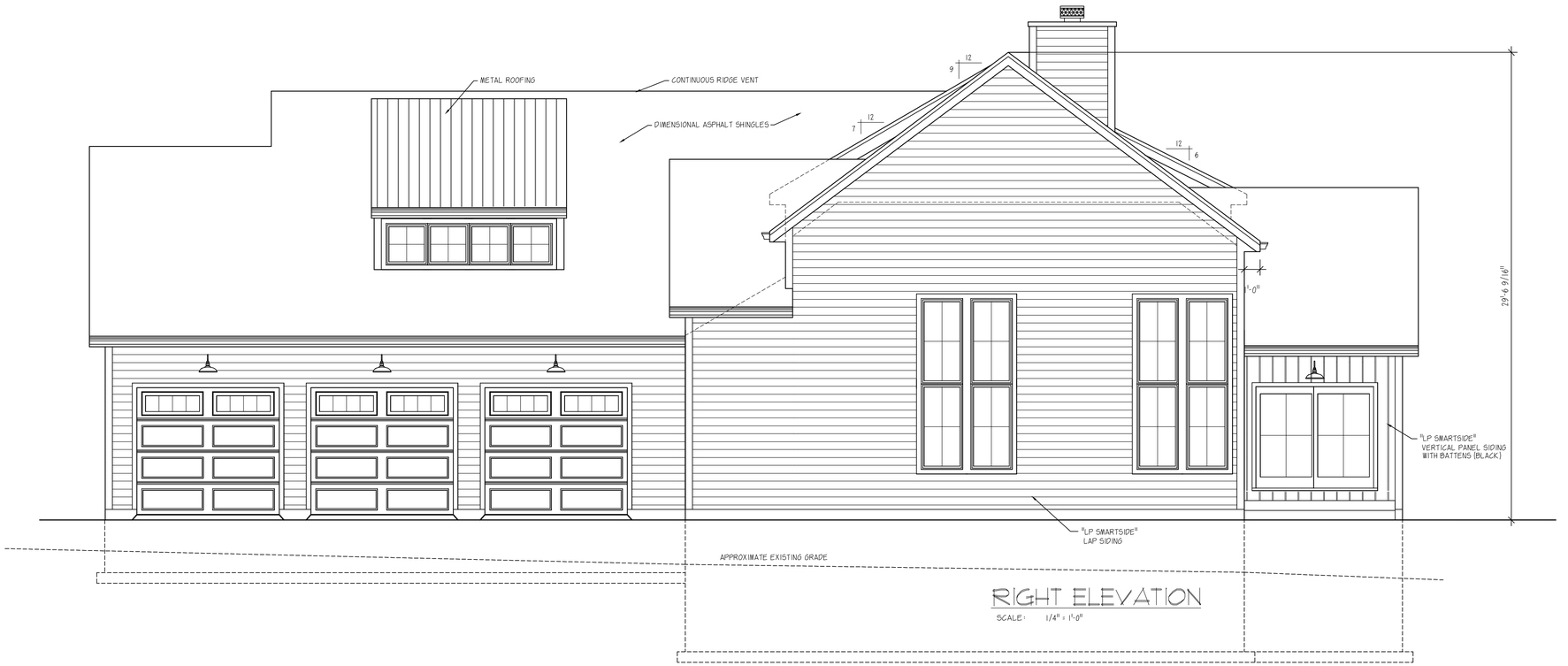
SHEET 10 OF 13
CHECKED BY: DJS
DRAWN BY:

Attachment: Plans (7989 : Stephen & Karly Sheperd)



LEFT ELEVATION

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



RIGHT ELEVATION

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

PROJECT
NEW RESIDENCE FOR:
STEPHEN SHEPERD

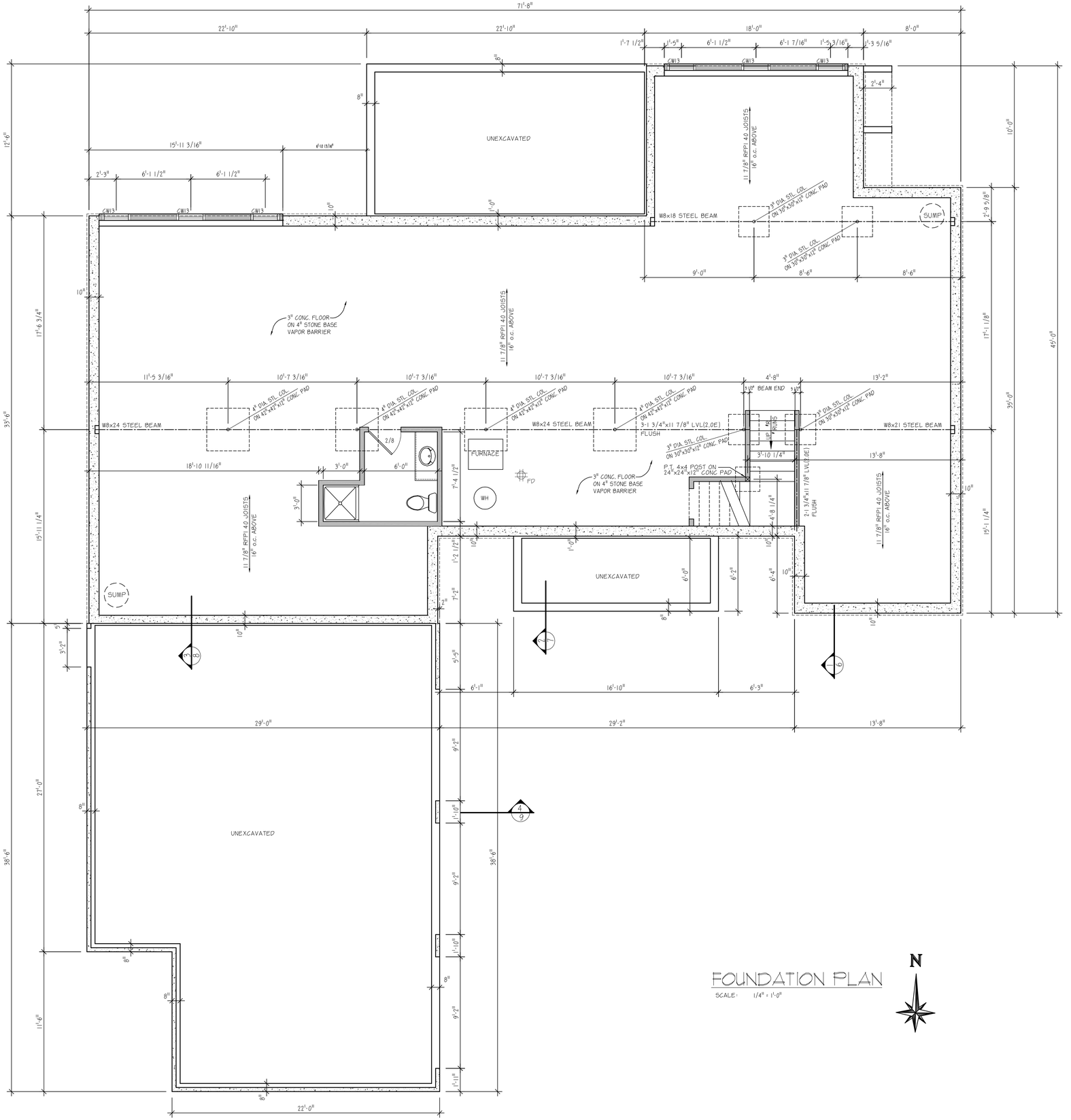
NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.nhv-arch.com/

JOB NUMBER: SHE-3455-822
DATE: 11/16/2022
REVISIONS:

SHEET 4 OF 10

CHECKED BY: DJS
DRAWN BY:

Attachment: Plans (7989 : Stephen & Karly Sheperd)



FOUNDATION PLAN

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

N

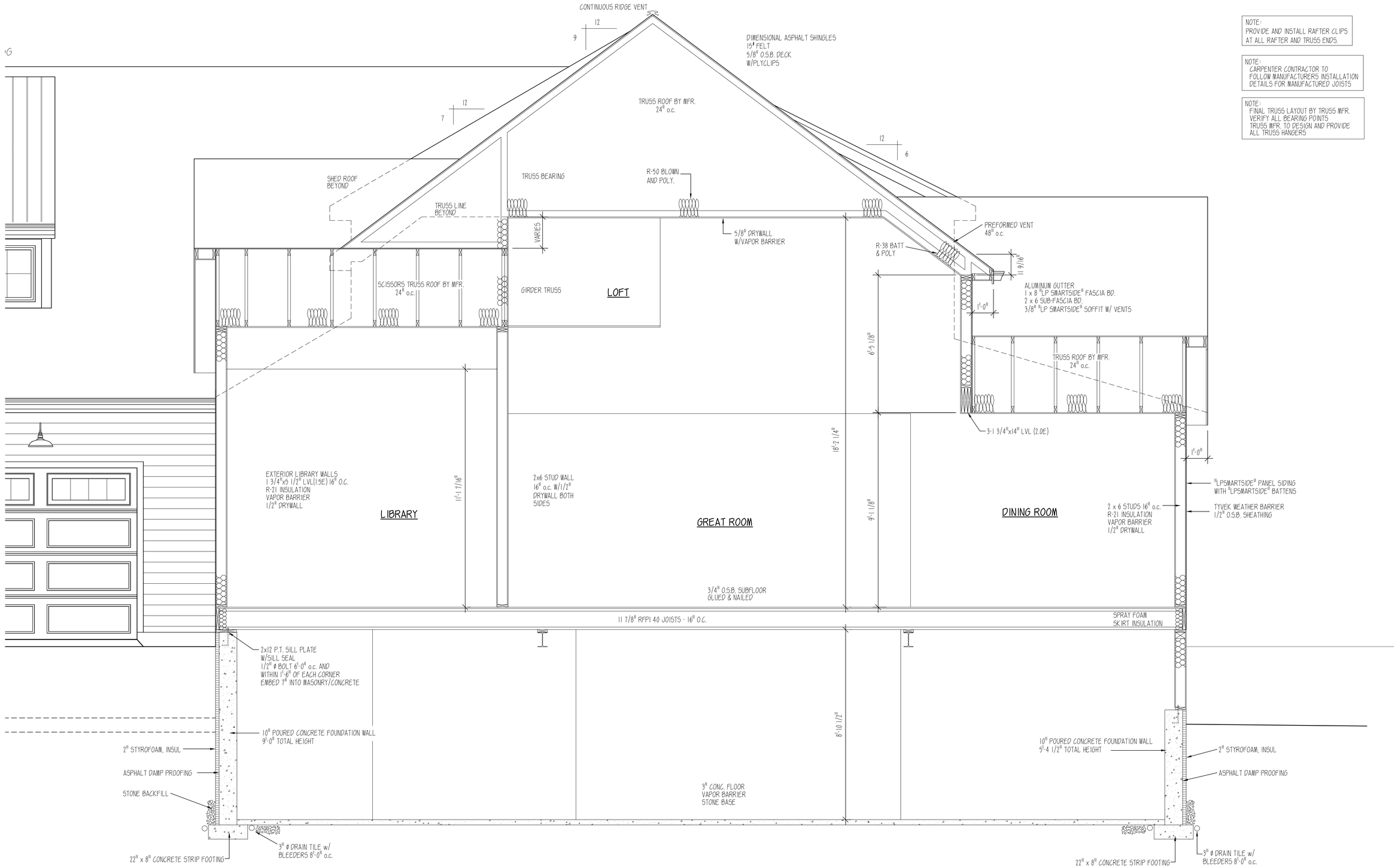
PROJECT
NEW RESIDENCE FOR:
STEPHEN SHEPERD

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.nhv-arch.com/

JOB NUMBER SHE-3455-822
DATE 11/16/2022
REVISIONS:

SHEET 10 OF 11
CHECKED BY: D.B.
DRAWN BY:

Attachment: Plans (7989 : Stephen & Karly Sheperd)



SECTION 1

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

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

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

NOTE:
FINAL TRUSS LAYOUT BY TRUSS MFR. VERIFY ALL BEARING POINTS TRUSS MFR. TO DESIGN AND PROVIDE ALL TRUSS HANGERS

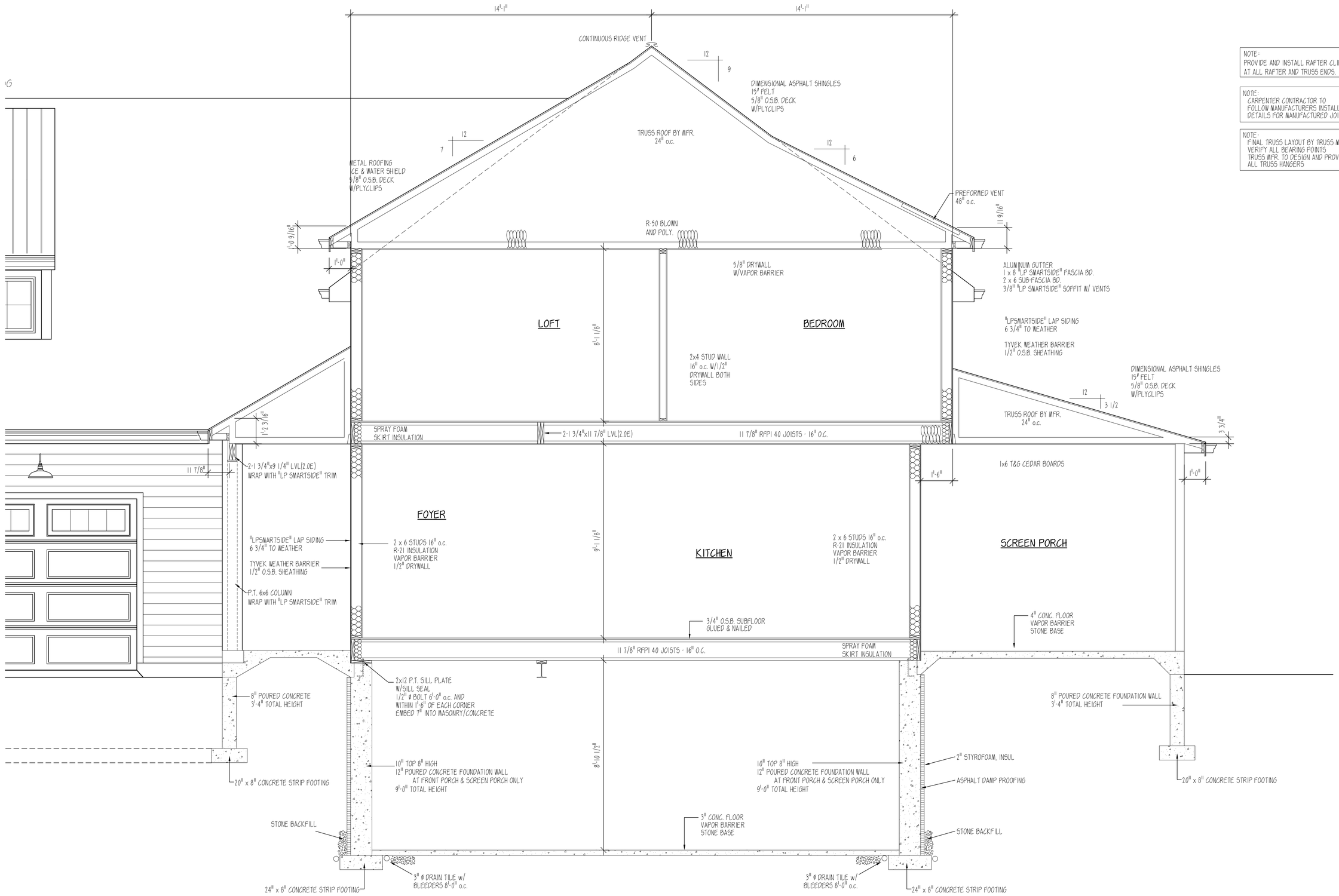
PROJECT
NEW RESIDENCE FOR:
STEPHEN SHEPERD

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 292, GRAFTON, WI. 53024
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JOB NUMBER: SHE-3455-822
DATE: 11/16/2022
REVISIONS:

SHEET 6 OF 10
CHECKED BY: DJS
DRAWN BY:

Attachment: Plans (7989 : Stephen & Karly Sheperd)



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

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

NOTE:
FINAL TRUSS LAYOUT BY TRUSS MFR. VERIFY ALL BEARING POINTS TRUSS MFR. TO DESIGN AND PROVIDE ALL TRUSS HANGERS

SECTION 2

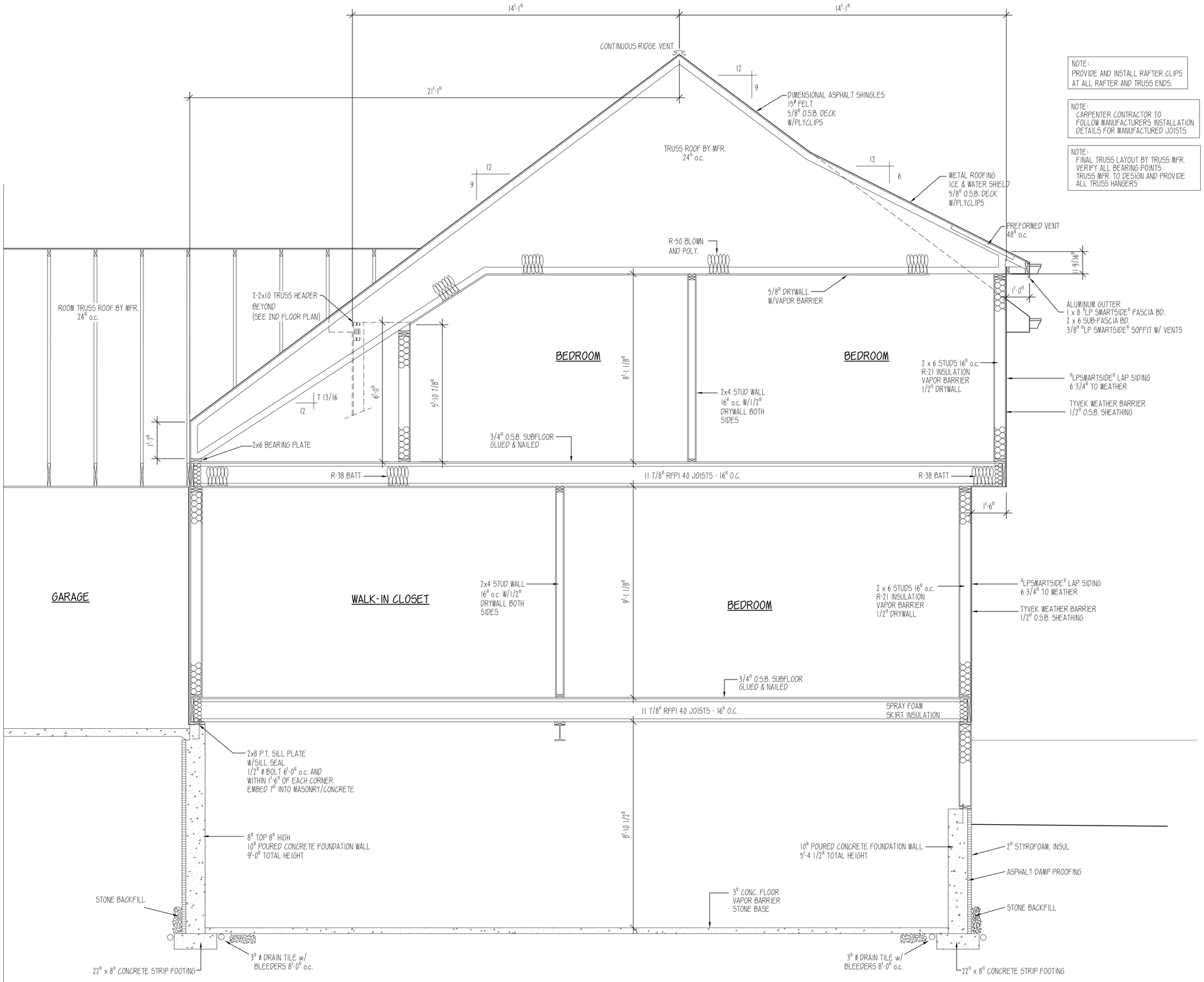
SCALE: 1/2" = 1'-0"

PROJECT
NEW RESIDENCE FOR:
STEPHEN SHEPERD

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.nhvarch.com/

JOB NUMBER: S-HE-3455-22
DATE: 11/16/2022
REVISIONS:
SHEET: 7 OF 10
CHECKED BY: DJS
DRAWN BY:

Attachment: Plans (7989 : Stephen & Karly Sheperd)



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

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

NOTE:
FINAL TRUSS LAYOUT BY TRUSS MFR. VERIFY ALL BEARING POINTS TRUSS MFR. TO DESIGN AND PROVIDE ALL TRUSS HANGERS

SECTION 3

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

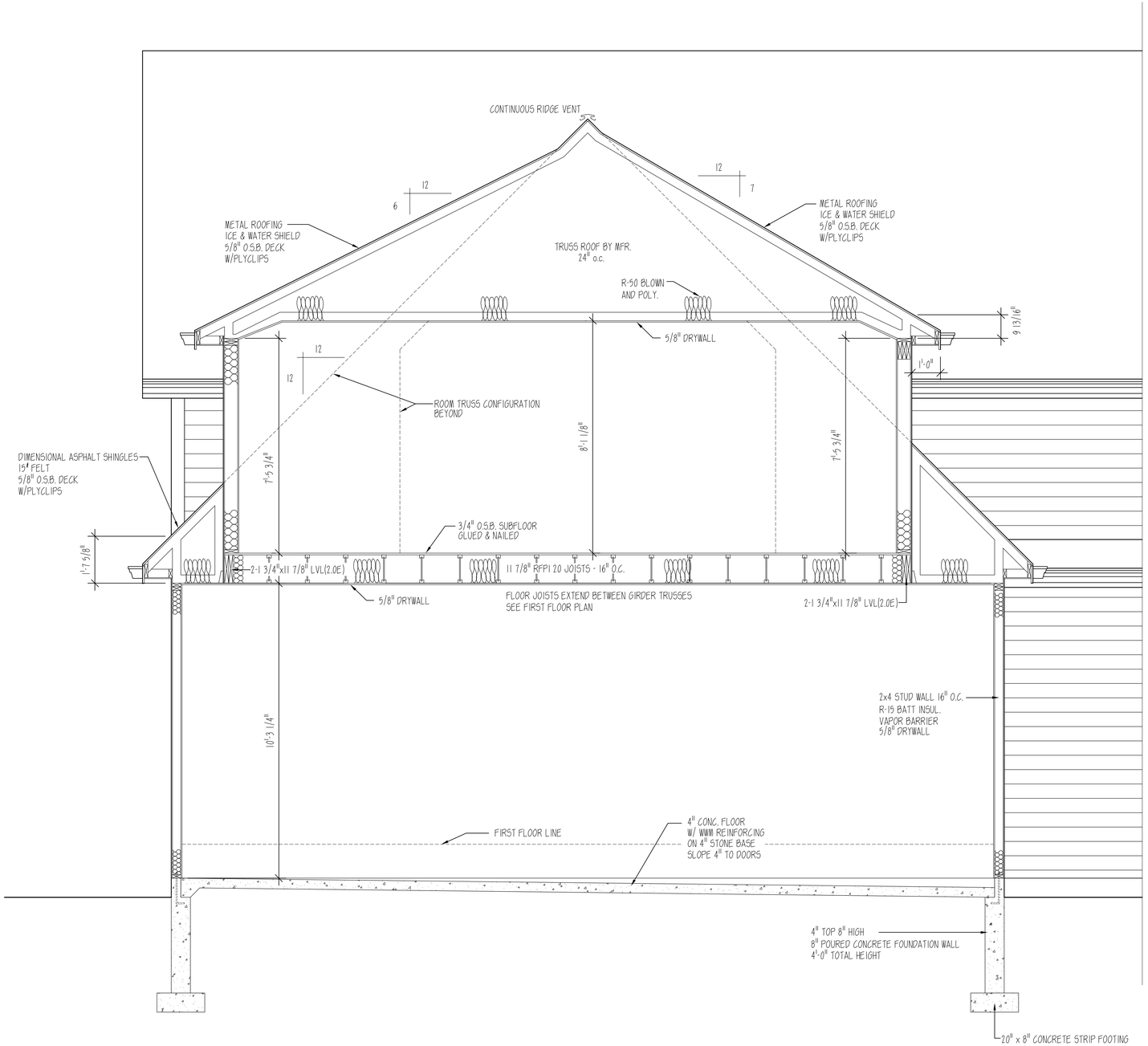
PROJECT
NEW RESIDENCE FOR:
STEPHEN SHEPERD

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ARCHITECTS/PLANNERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.nhv-arch.com/

JOB NUMBER SHE-3455-822
DATE 11/16/2022
REVISIONS:

SHEET 10 OF 10
CHECKED BY: DJS
DRAWN BY:

Attachment: Plans (7989 : Stephen & Karly Sheperd)



SECTION 4

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

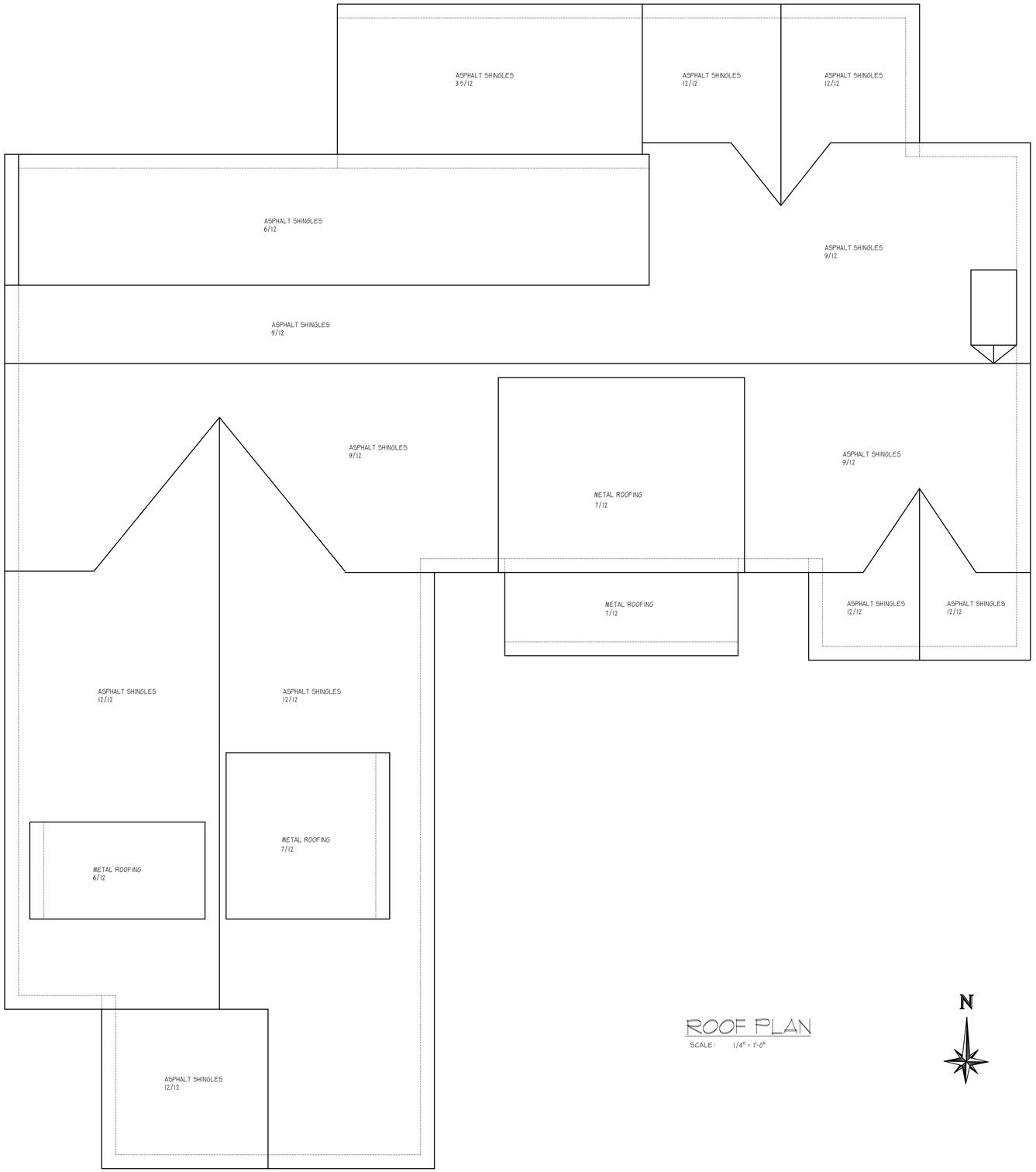
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ARCHITECTS/PLANNERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.nhvarch.com/

PROJECT
NEW RESIDENCE FOR:
STEPHEN SHEPERD

JOB NUMBER SHE-3455-822
DATE 11/16/2022
REVISIONS:

SHEET 10 OF 10
CHECKED BY: DJS
DRAWN BY:

Attachment: Plans (7989 : Stephen & Karly Sheperd)



ROOF PLAN

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

N

PROJECT
NEW RESIDENCE FOR:
STEPHEN SHEPERD

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.nhvarch.com/

JOB NUMBER
SHE-3455-822

DATE
11/16/2022

REVISIONS:

SHEET
10 OF 10

CHECKED BY:
DJS

DRAWN BY:

Attachment: Plans (7989 : Stephen & Karly Sheperd)

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 12, 2022**
SUBJECT: **Jessica Roberts, New Single-Family Residence at 10538 N. Gazebo Hill Parkway**

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

The Victory Companies, Inc.

November 18, 2022

To whom it may concern:

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

Thank you,

Rebecca Kirst

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

Attachment: Statement of Intent (7990 : Jessica Roberts)

Plat of Survey

0' 30' 60'

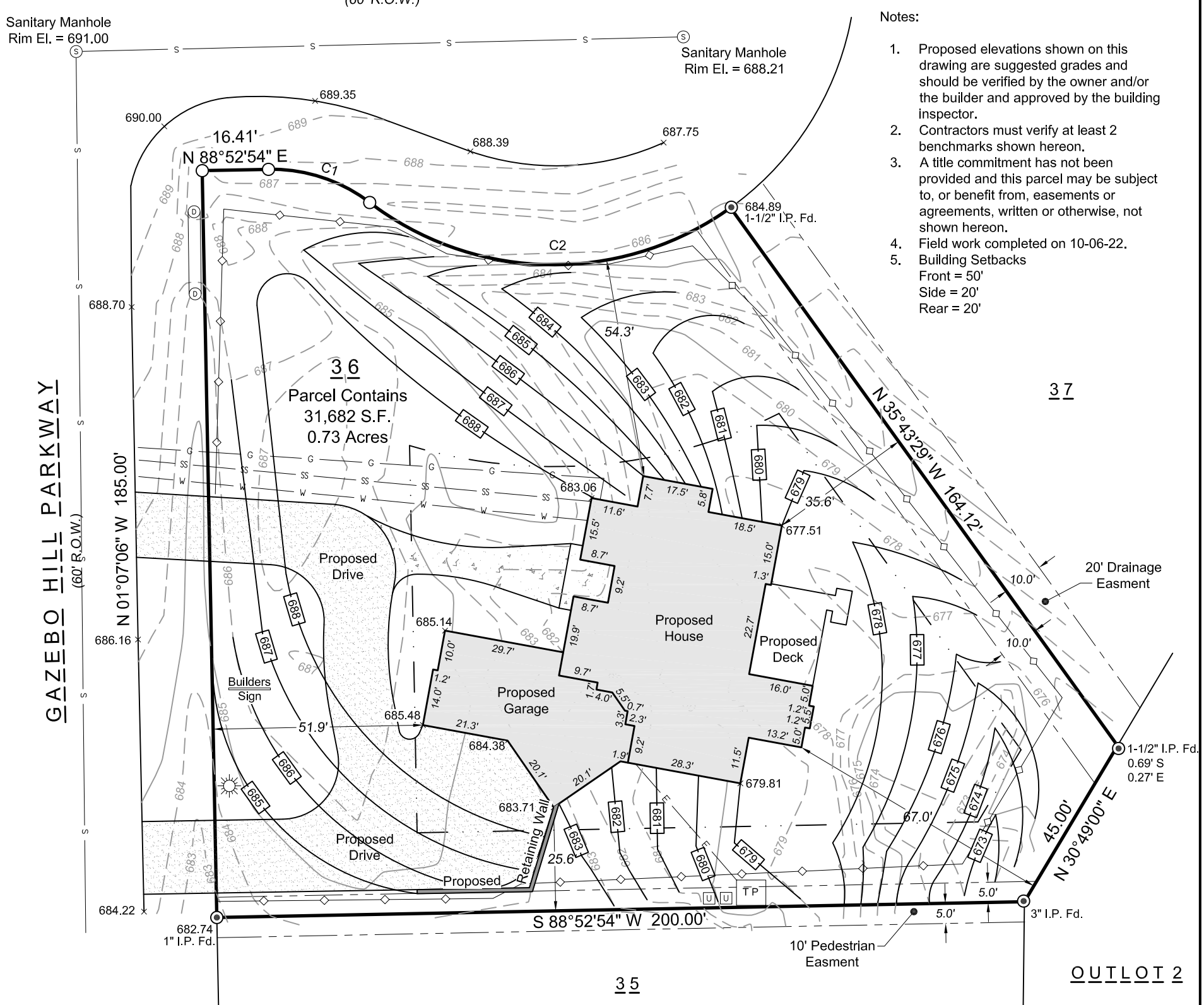
Property Description:
LOT 36 IN GAZEBO HILL, BEING A PART OF THE NORTHWEST 1/4, AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

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

ROBERTS RESIDENCE

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

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



Notes:

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

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

LEGEND

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

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

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

SURVEYOR'S CERTIFICATE

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

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

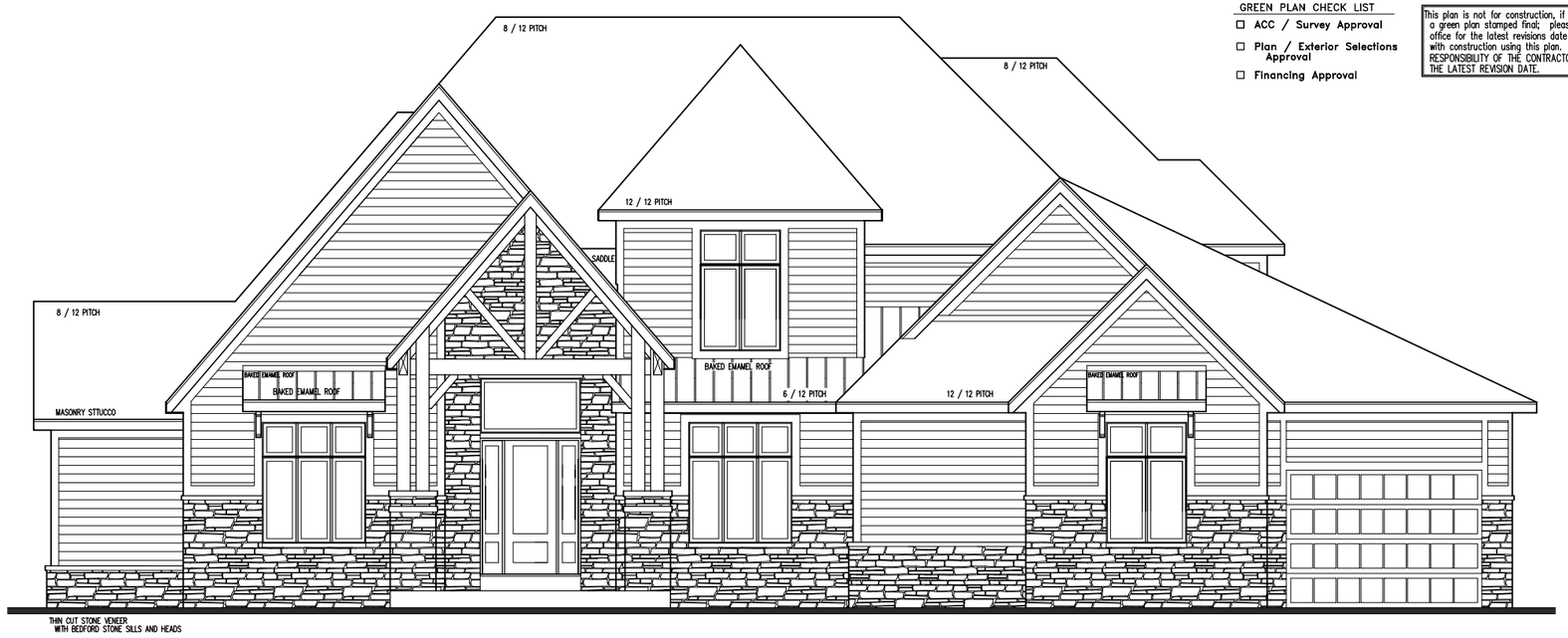
C3E GEOMATICS
260 Regency Court • Suite L100
Brookfield, WI 53045 • (262) 312-1034
c3egeomatics.com

Job# 22351

Attachment: Survey (7990 : Jessica Roberts)

ROOF TRUSS HEEL HEIGHTS

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



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



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

GREEN PLAN CHECK LIST

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

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

JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

Jessica Roberts Residence
10538 N. Gazebo Hill Parkway
Gazebo Hills Subdivision, Mequon WI

REVISIONS

DATE:	BY:	DESCRIPTION
9/5/22	DP	REQUESTED REVISIONS
9/11/22	DP	REQUESTED REVISIONS
9/19/22	DP	REQUESTED REVISIONS
9/22/22	DP	REQUESTED REVISIONS
9/27/22	DP	REQUESTED REVISIONS
10/31/22	DP	BID PLAN
11/14/22	DP	REQUESTED REVISIONS

CLIENT: ROBERTS RES.
GENEVA MODEL

TITLE: ELEVATIONS

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

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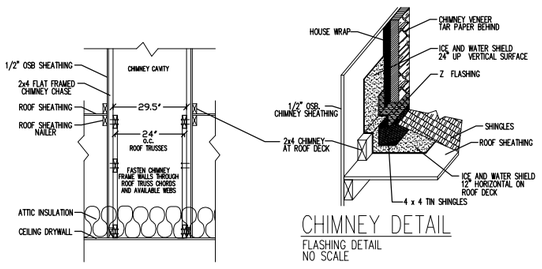
VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N118 W18531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

Attachment: Plans (7990 : Jessica Roberts)

Wisconsin Focus on Energy Home

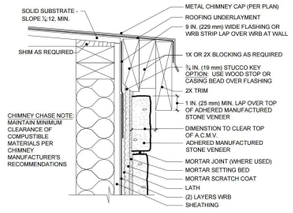


RIGHT SIDE ELEVATION
1/4"=1'-0"



CHIMNEY DETAIL
FRAMING DETAIL AT ROOF TRUSSES
NO SCALE

CHIMNEY DETAIL
FLASHING DETAIL
NO SCALE



CHIMNEY DETAIL
FLASHING DETAIL AT CAP
NO SCALE



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

Jessica Roberts Residence
10538 N. Gazebo Hill Parkway
Gazebo Hills Subdivision, Mequon WI.

REVISIONS

DATE:	BY:	DESCRIPTION
.	.	
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CLIENT: ROBERTS RES.
GENEVA MODEL

TITLE: ELEVATIONS

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

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GERMANTOWN, WISCONSIN 53022
PH (262) 252-7100 / FAX (262) 252-7109

Attachment: Plans (7990 : Jessica Roberts)

VICTORY HOMES OF WISCONSIN, INC.

" Building For The Way You Live "

N118 W18831 RUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH: (262) 252-7100 / FAX: (262) 252-7100

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CLIENT: ROBERTS RES. GENEVA MODEL		
TITLE: FDN/BSMT.	DATE: 8/16/22	SHT: 1 of
PRINT #: 22208-2	SQ. FEET: 1,691	
DRAWN BY: PLUM	SCALE: NOTED	
	PAGE #: 3/5	

REVISIONS		
DESCRIPTION	BY:	DATE:

Jessica Roberts Residence

10538 N. Gazebo Hill Parkway
Gazebo Hills Subdivision, Mequon WI.

Wisconsin Focus on Energy Home

Attachment: Plans (7990 : Jessica Roberts)

Attachment: Plans (7990 : Jessica Roberts)

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

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

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

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

FIREPLACE SELECTION (As Checked)
- ☐ Heatilator NNXT4236 R.O. 42"x24 7/8"x19 5/9"
- ☒ Heatilator NNXT4836 R.O. 48"x24 1/8"x22"
- ☐ Flush Hearth
- ☐ Flush Hearth unit 1.5"
- ☐ Flush Hearth
- ☐ Raise fireplace unit 9.75"
- ☐ Raise Hearth
- ☐ Raise fireplace unit 10"
- ☐ Crown Mantle
- ☐ Other See detail

FIREPLACE SELECTION (As Checked)
- ☐ Heatilator NNXT4236 R.O. 42"x24 7/8"x19 5/9"
- ☒ Heatilator NNXT4836 R.O. 48"x24 1/8"x22"
- ☐ Flush Hearth
- ☐ Flush Hearth unit 3"
- ☐ No Hearth
- ☐ Raise fireplace unit 12"
- ☐ Raise fireplace unit 10"
- ☐ Crown Mantle
- ☒ Other See detail

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

NOTE: EXHAUST FAN KEY
#74= CAN LIGHT/FAN—70CFM...4" DIA.
#71= BATHROOM FAN—70CFM...3" DIA.
#76= BATHROOM FAN—110CFM...4" DIA.

FRAMING ROUGH OPENINGS: INTERIOR DOORS
HINGED DOORS—2' over the door x 6'-11"
DOUBLE DOORS—1" over the door x 6'-11"
SLIDING DOORS—1" over the door x 6'-11"
POCKET DOOR—2x door + 1" x 7'-0 1/2"
FRAMING ROUGH OPENINGS WINDOWS
1" OVER THE WINDOW HEIGHT AND WIDTH
DOORS ARE WIDER THAN 48"

VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N118 W18851 RUNSEIN DRIVE
GERMANTOWN, WISCONSIN 53022
PH: (262) 252-7100 / FAX: (262) 252-7109

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CLIENT:	ROBERTS RES. GENEVA MODEL		
TITLE:	1st. Fl. Plan	DATE:	8/16/22
PRINT #: 22208-2	DRAWN BY: PLUM	SCALE:	NOTED
		SQ. FEET:	2,693
		PAGE #:	4/5

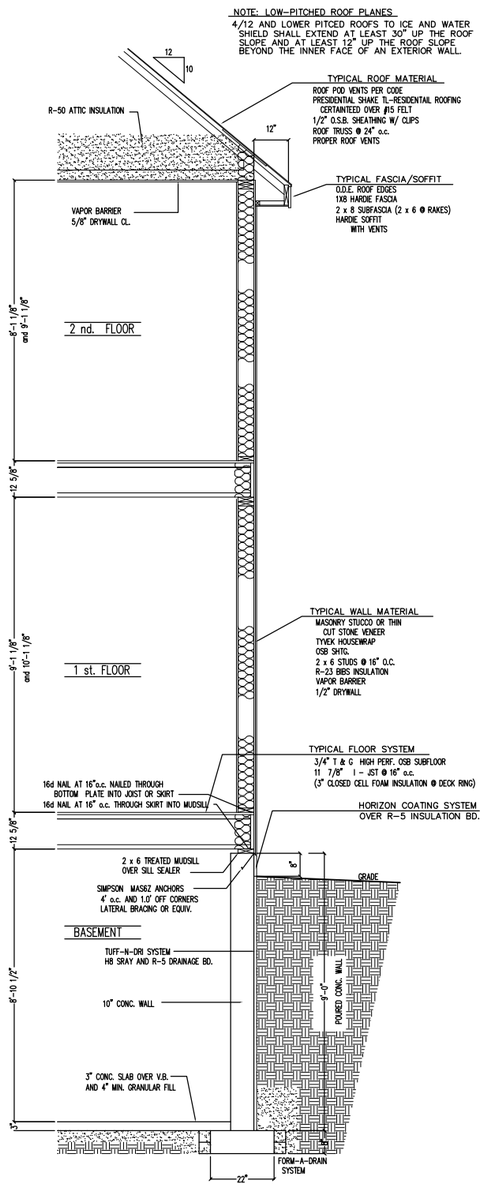
REVISIONS

BY:	DATE:	DISCRIPTION

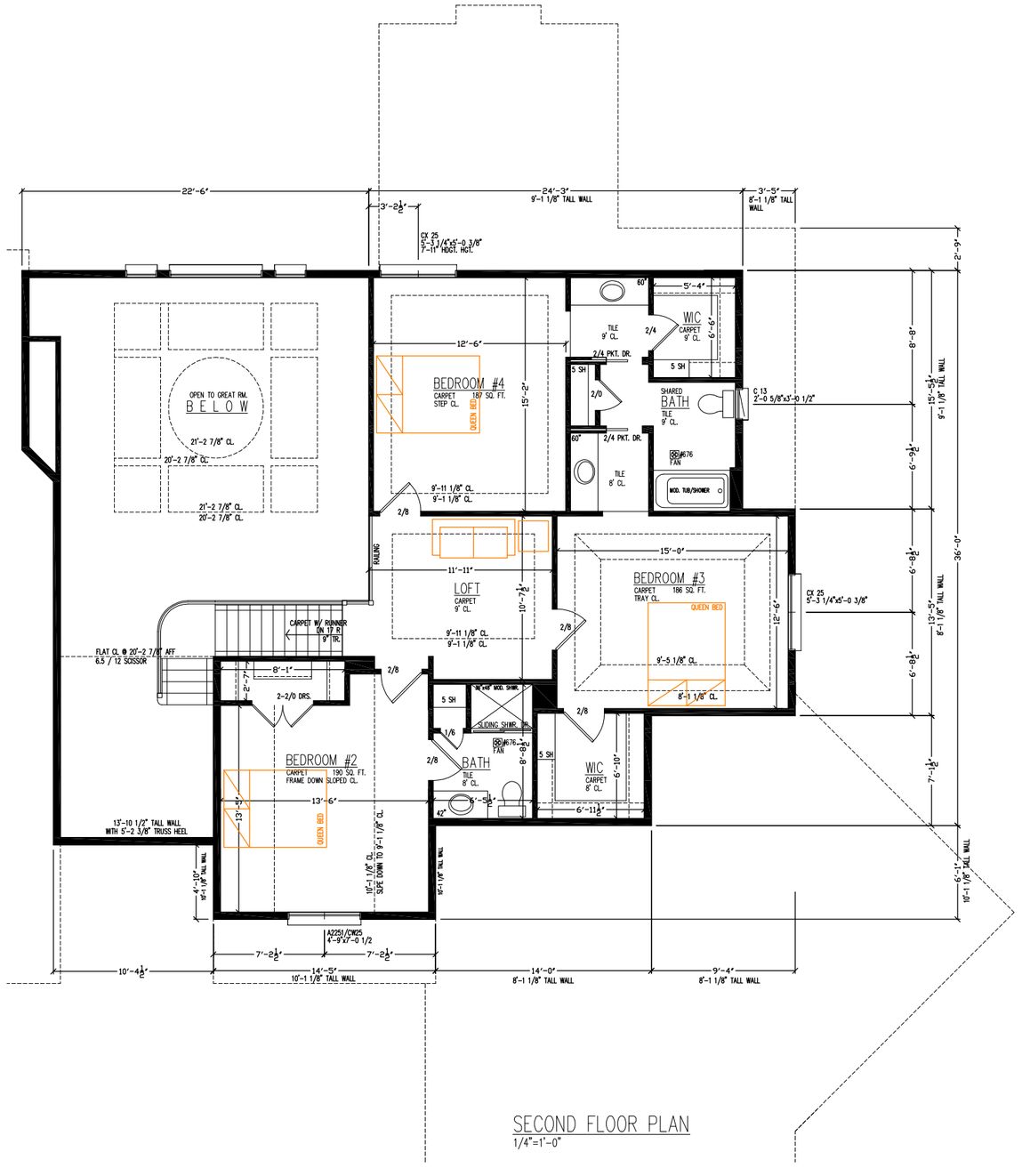
Jessica Roberts Residence
10538 N Gazebo Hill Parkway
Gazebo Hills Subdivision, Mequon WI.

Wisconsin Focus on Energy Home

Wisconsin Focus on Energy Home



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



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

REVISIONS

DATE:	BY:	DESCRIPTION
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.	.	.

SQ. FEET:	1,081
PAGE #:	5/5

CLIENT: ROBERTS RES. GENEVA MODEL

TITLE: 2nd. Fl. Plan	DATE: 8/18/22
PRINT #: 22208-2	DRAWN BY: PLUIM
	SCALE: NOTED

Jessica Roberts Residence
10538 N. Gazebo Hill Parkway
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" Building For The Way You Live "
N18 W16531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

Attachment: Plans (7990 : Jessica Roberts)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **December 12, 2022**
SUBJECT: **Brian Immel, Re-Submittal for Addition at 3404 W. Burgundy Court**

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

Statement of Intent – 3404 W Burgundy Ct. Mequon, WI 53092

The intent of the project is to build a 4-season sunroom addition over the existing rubber roof porch that is directly off the master bedroom on the second floor. The addition would be contained within the current footprint of the home.

Attachment: Statement of Intent (7991 : Brian Immel)

Internal Communication: For internal & partner use only.

PLAT OF SURVEY

BADGER
Planning & Development Services, Inc.

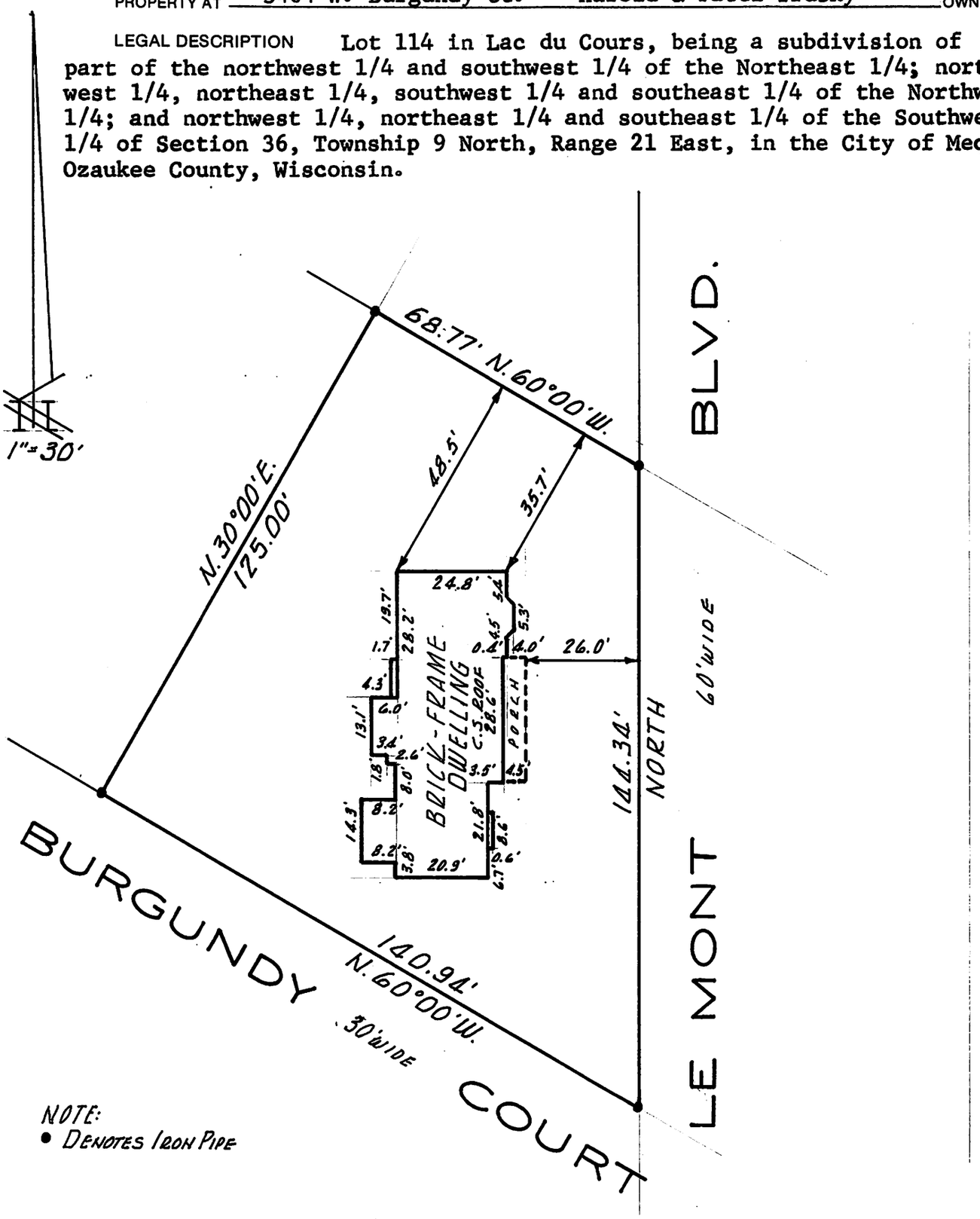
7970 N. 47th Street
Brown Deer, WI 53223
(414) 354-9080

James N. Dollhausen, AICP
President

Clarence H. Piepenburg, RLS
Chief Surveyor

PROPERTY AT 3404 W. Burgundy Ct. Harold & Patti Trusky OWNER

LEGAL DESCRIPTION Lot 114 in Lac du Cours, being a subdivision of part of the northwest 1/4 and southwest 1/4 of the Northeast 1/4; northwest 1/4, northeast 1/4, southwest 1/4 and southeast 1/4 of the Northwest 1/4; and northwest 1/4, northeast 1/4 and southeast 1/4 of the Southwest 1/4 of Section 36, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.



NOTE:
• DENOTES IRON PIPE

"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, roadways and visible encroachments.

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

Prepared For Harold Trusky
at Brown Deer, Wisconsin this 11th. Day of September 19 85

Plat No. A85-0014 Signed Clarence H. Piepenburg
Registered Land Surveyor

Attachment: Survey (7991 : Brian Immel)



Attachment: Pictures (7991 : Brian Immel)



Attachment: Pictures (7991 : Brian Immel)



Attachment: Pictures (7991 : Brian Immel)

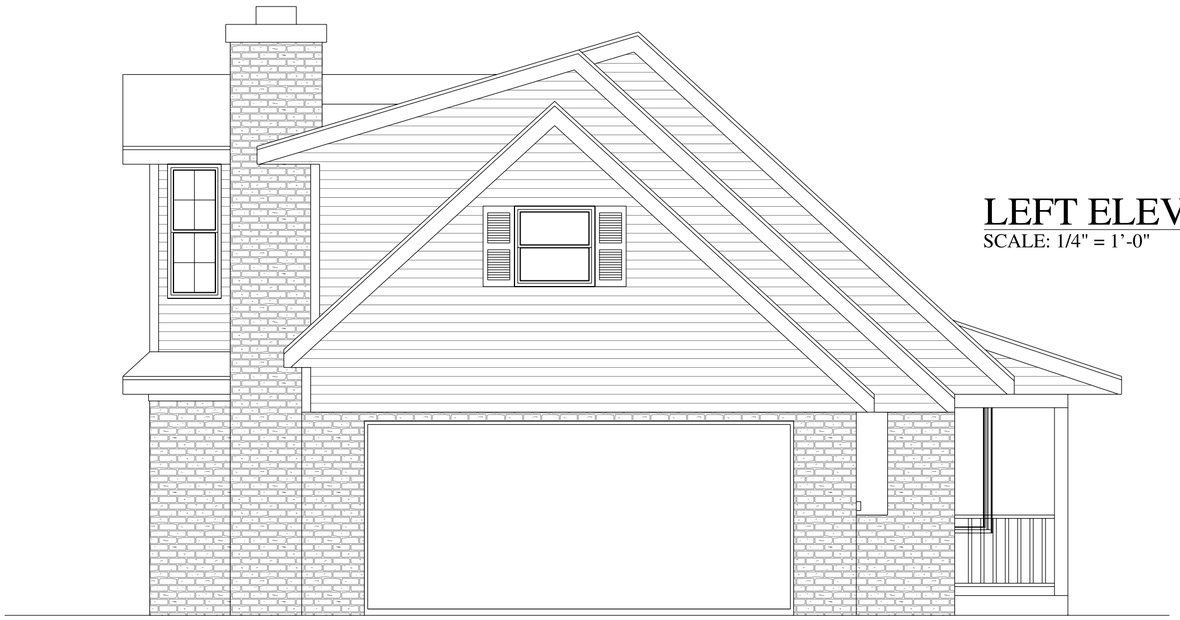


Attachment: Pictures (7991 : Brian Immel)



Attachment: Pictures (7991 : Brian Immel)

BID PLAN



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



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



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

PRELIMINARY PLAN -
BID PLAN -
FINAL PLAN -
REVISIONS: 10-25-22(JM)
REVISIONS: -
REVISIONS: -
REVISIONS: -
REVISIONS: -

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DREXEL BUILDING SUPPLY INC RESERVES THE RIGHT TO SUE ALL INFRINGERS TO THE FULLEST EXTENT

CALCULATED DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE. CONTACT BUILDING DESIGNER WITH ANY QUESTIONS. DUE TO OCCASIONAL PLOTTER MALFUNCTION PLANS MAY NOT BE TO SCALE.

ALL HEADERS NOT LABELED AS LVL ARE (2) 2X10 DF #2
ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
2x4 WALLS= 3 1/2".
2x4 WALLS= 5 1/2".
ROUGH OPENING SCHEDULE*
OVHD DOORS-WIDTH + 1 1/2" / HEIGHT + 1"
EXT. DOORS-DOOR + 2 1/2"
INT. DOORS (NO CEILING BPDL)-DOOR + 2 1/2"
INT. DOORS (W/CEILING BPDL)-DOOR + 3 1/4"
DBL. DOOR (WASTEGATE)-DOOR + 3 1/2"
POCKET DOORS-DOOR + 4" / HEIGHT + 6 1/4"
BI-PASS DOOR-DOOR WIDTH + 4"
*THESE ARE ROUGH OPENING SIZES FOR DREXEL BUILDING SUPPLY PACKAGES. THESE ARE NOT CONSTRUCTION DRAWINGS. ROUGH OPENINGS MAY VARY DEPENDING ON MANUFACTURER. ALWAYS REFER TO MANUFACTURER'S SPECIFICATIONS TO VERIFY ANY ROUGH OPENINGS.

PROPOSED NEW PROJECT FOR:
IMMEL
BRIAN
3404 W. BURGUNDY CT.
MEQUON, WI 53092-5203
HAU & SIPPEL BUILDERS

Drexel™ BUILDING SUPPLY
DrexelTeam.com

DRAWN BY: J.WASHATKO
SCALE: 1/4" = 1'-0"
SHEET NO: A1
DRAWING NO: A22-321-K

Attachment: Plans (7991 : Brian Immel)

BID PLAN



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

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

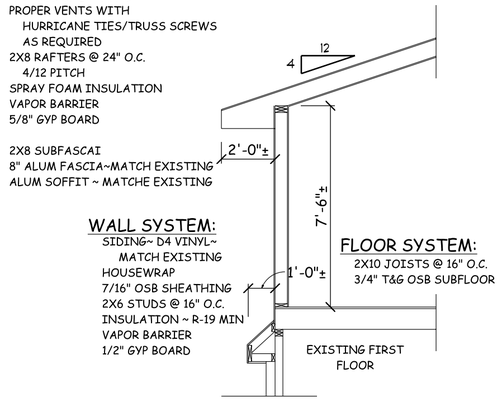
NOTE
REMOVE EXISTING DECK AND ADD A NEW FLOOR SYSTEM~ 2X10 JOISTS WITH 3/4" OSB SUBFLOOR

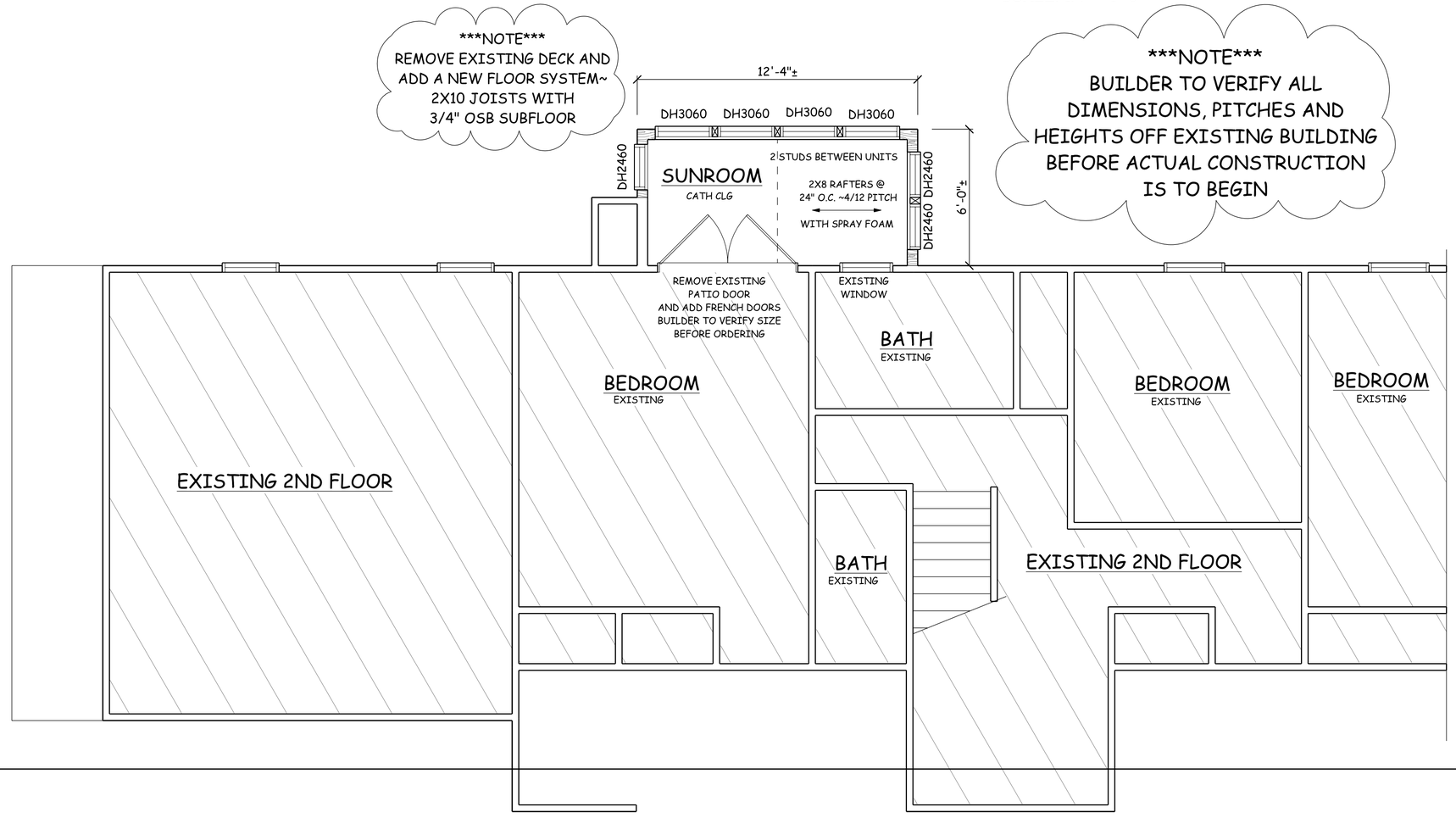
NOTE
BUILDER TO VERIFY ALL DIMENSIONS, PITCHES AND HEIGHTS OFF EXISTING BUILDING BEFORE ACTUAL CONSTRUCTION IS TO BEGIN

ROOF SYSTEM:
- RIDGE VENT
- SHINGLES ~ ASPALT DIMENSIONAL~ MATCH EXISTING
- ROOF FELT
- 1/2" OSB SHEATHING
- PROPER VENTS WITH HURRICANE TIES/TRUSS SCREWS AS REQUIRED
- 2X8 RAFTERS @ 24" O.C. 4/12 PITCH
- SPRAY FOAM INSULATION
- VAPOR BARRIER
- 5/8" GYP BOARD
- 2X8 SUBFASCAI
- 8" ALUM FASCIA~MATCH EXISTING
- ALUM SOFFIT ~ MATCHE EXISTING

WALL SYSTEM:
- SIDING~ D4 VINYL~ MATCH EXISTING
- HOUSEWRAP
- 7/16" OSB SHEATHING
- 2X6 STUDS @ 16" O.C.
- INSULATION ~ R-19 MIN
- VAPOR BARRIER
- 1/2" GYP BOARD

FLOOR SYSTEM:
- 2X10 JOISTS @ 16" O.C.
- 3/4" T&G OSB SUBFLOOR





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CALCULATED DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE. CONTACT BUILDING DESIGNER FOR ANY CLARIFICATIONS DUE TO OCCASIONAL PLOTTER MALFUNCTION PLANS MAY NOT BE TO SCALE.

ALL HEADERS NOT LABELED AS LVL ARE (2) 2X10 #2 SPF

ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
2x4 WALLS= 3 1/2"
2x6 WALLS= 5 1/2"

ROUGH OPENING SCHEDULE*
OVHD DOOR CLEARING OPNG=DOOR + 1"
EXT. DOORS=DOOR + 2 1/2"
INT. DOORS (SIDE CLEARING OPNG)=DOOR + 2 1/2"
POCKET DOOR=DOOR WIDTH + 4 1/4"
DBL. DOOR (WASTEGOAL)=DOOR + 3 1/2"
POCKET DOOR=DOOR WIDTH + 4 1/4"
BI-PASS DOOR=DOOR WIDTH + 2 "
*THESE ARE ROUGH OPENING SIZES ONLY. ALWAYS REFER TO MANUFACTURERS SPECIFICATIONS FOR EXACT ROUGH OPENING SIZES

PRELIMINARY PLAN -
REVISIONS: 10-25-22(JM)
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
BID PLAN -
FINAL PLAN -

PROPOSED NEW PROJECT FOR:
IMMEL
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3404 W. BURGUNDY CT.
MEQUON, WI 53092-5203
HAU & SIPPEL BUILDERS

Drexel™ BUILDING SUPPLY
DrexelTeam.com

DRAWN BY: J.WASHATKO
SCALE: 1/4" = 1'-0"
SHEET NO: A2
DRAWING NO: A22-321-K

Attachment: Plans (7991 : Brian Immel)

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: **Joseph Miller, Re-Submittal for Addition & Attached Garage at 230 W. Highview Drive**

Attachments:
Statement of Intent (PDF)
11x17 color renderings 120122 (PDF)
Pictures, Site Plan, Plans (PDF)

STATEMENT OF INTENT

230 W. Highview Dr, Mequon Wisconsin

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

Attachment: Statement of Intent (7992 : Joseph Miller)



FRONT ELEVATION



GARAGE ELEVATION



SIDE ELEVATION



REAR ELEVATION

230 West Highview Proposed Elevations
SUBMISSION REVISION 12/01/22

Christopher Max
DESIGN & DEVE

Attachment: 11x17 color renderings 120122 (7992 : Joseph Miller)



FRONT ELEVATION



GARAGE ELEVATION



SIDE ELEVATION



REAR ELEVATION

230 West Highview Existing Elevations

Christopher Max
DESIGN & DEVE

Attachment: 11x17 color renderings 120122 (7992 : Joseph Miller)









230 West Highview

Home Addition
230 West Highview
Mequon, Wisconsin



1 T001 STATE LOCATION
NTS



2 T001 CITY LOCATION
NTS

PROJECT TEAM

OWNER

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

ARCHITECT

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

SURVEYOR

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

DIRECTORY

T001 TITLE SHEET
SURVEY EXISTING SURVEY
SP01 CONCEPT SITE PLAN

ARCHITECTURAL

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

CODE REVIEW

APPLICABLE CODES

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

BUILDING DESCRIPTION

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

STORIES: TWO (EXISTING BUILDING W ADDITION)

	EXISTING OCCUPIED	UNOCCUPIED	CHANGES OCCUPIED	UNOCCUPIED
BASEMENT LEVEL		1,042 SF		N/A
BASEMENT CRAWLSPACE		616 SF		+486 SF
1st LEVEL	1,658 SF		+512 SF	
GARAGE		484 SF	+514 SF	

1

MECHANICAL SYSTEM NOTES

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

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

Estimated TOTAL BTU Requirement = 42,000 BTU

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

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

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

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

ZONE 4 (EXPANDED GARAGE , REGISTER, WALL MOUNT UNIT

PROJECT SUMMARY

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

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

NOTE:

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

STAMP / SEAL

SIGNATURE:
DATE:
LICENSE NO:

NO	DATE	REV DESCRIPTION
	10/24/2022	PERMIT SET
1	12/1/2022	REVISED PERMIT SET

230 West Highview
Mequon Home Addition

TITLE PAGE

T001

PROJECT CMDD-2022-1015
DATE 10/24/2022
DRAWN BY CMN
CHECKED BY CMN

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Christopher Max Design and Development LLC

Attachment: Pictures, Site Plan, Plans (7992 : Joseph Miller)

PLAT OF SURVEY

LEGEND

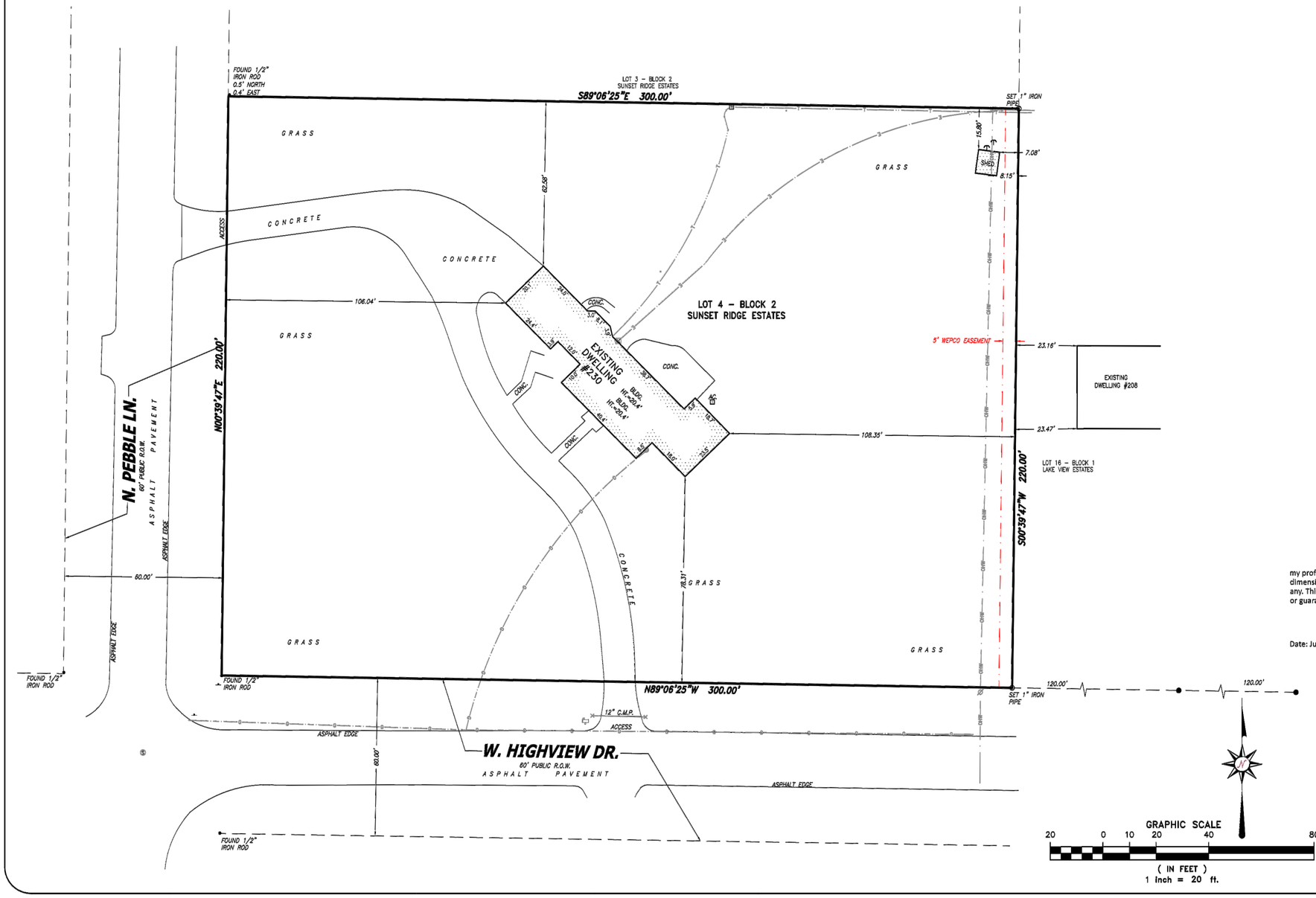
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE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

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

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

- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE

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



CLIENT
George Homes, LLC

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

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

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

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

NOTES
1. The Land Area of the subject property is 66,000 square feet or 1.5151 acres.
2. Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20222103953. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
   (No Sewer & Water plans were provided at the time of survey).

VICINITY MAP



I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: June 13, 2022

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

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

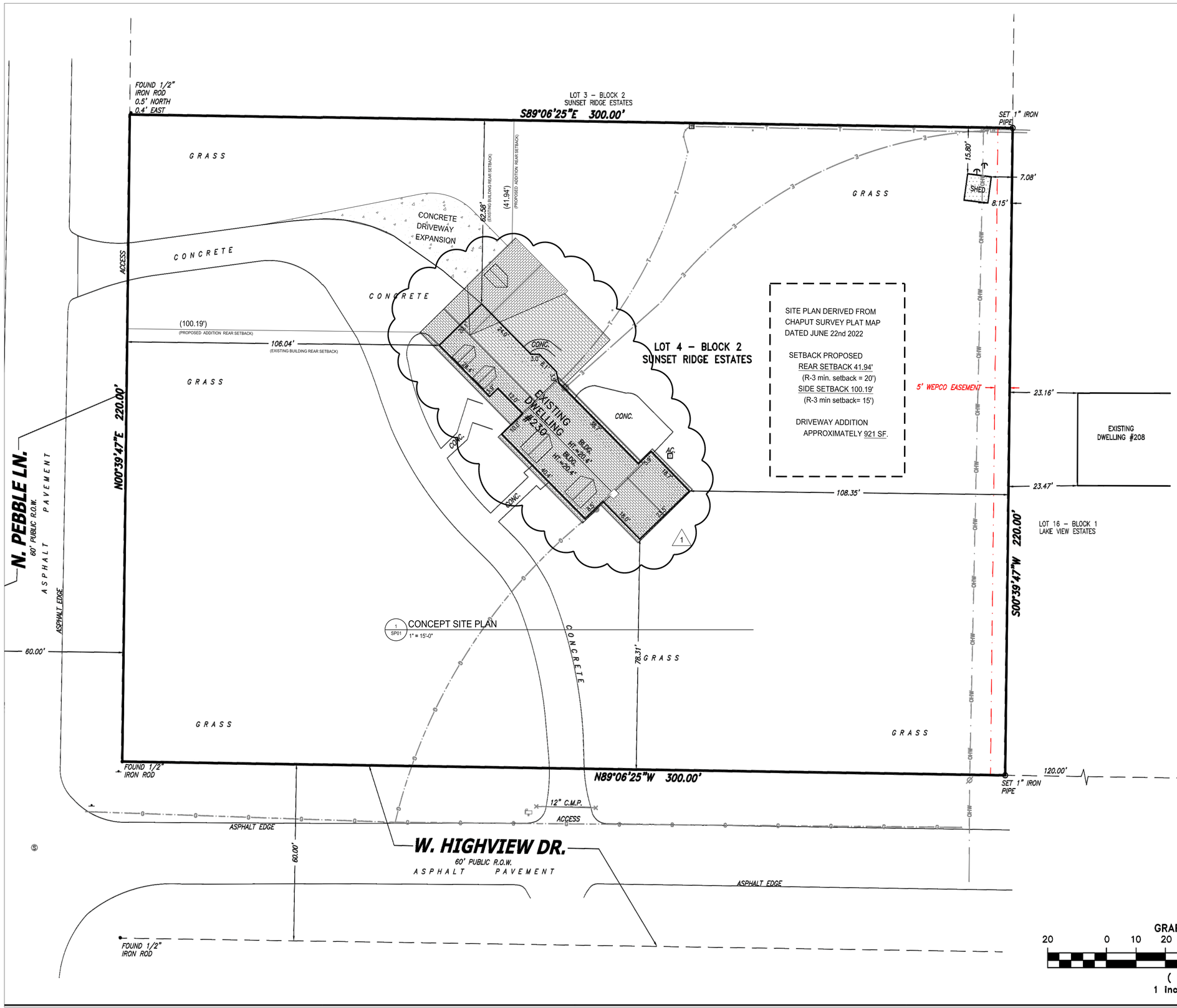
Date	Revision description

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

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Drawing No. 4166-far

Attachment: Pictures, Site Plan, Plans (7992 : Joseph Miller)



Christopher Max
DESIGN & DEVELOPMENT LLC
CMDD LLC
2533 Lopez Lane
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NOTE:

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STAMP / SEAL

SIGNATURE:
DATE:
LICENSE NO:

my profess
dimension
any. This su
or guarante

Date: June

NO	DATE	REV DESCRIPTION
	10/24/2022	PERMIT SET
1	12/1/2022	REVISED PERMIT SET

230 West Highview
Mequon Home Addition

TITLE PAGE

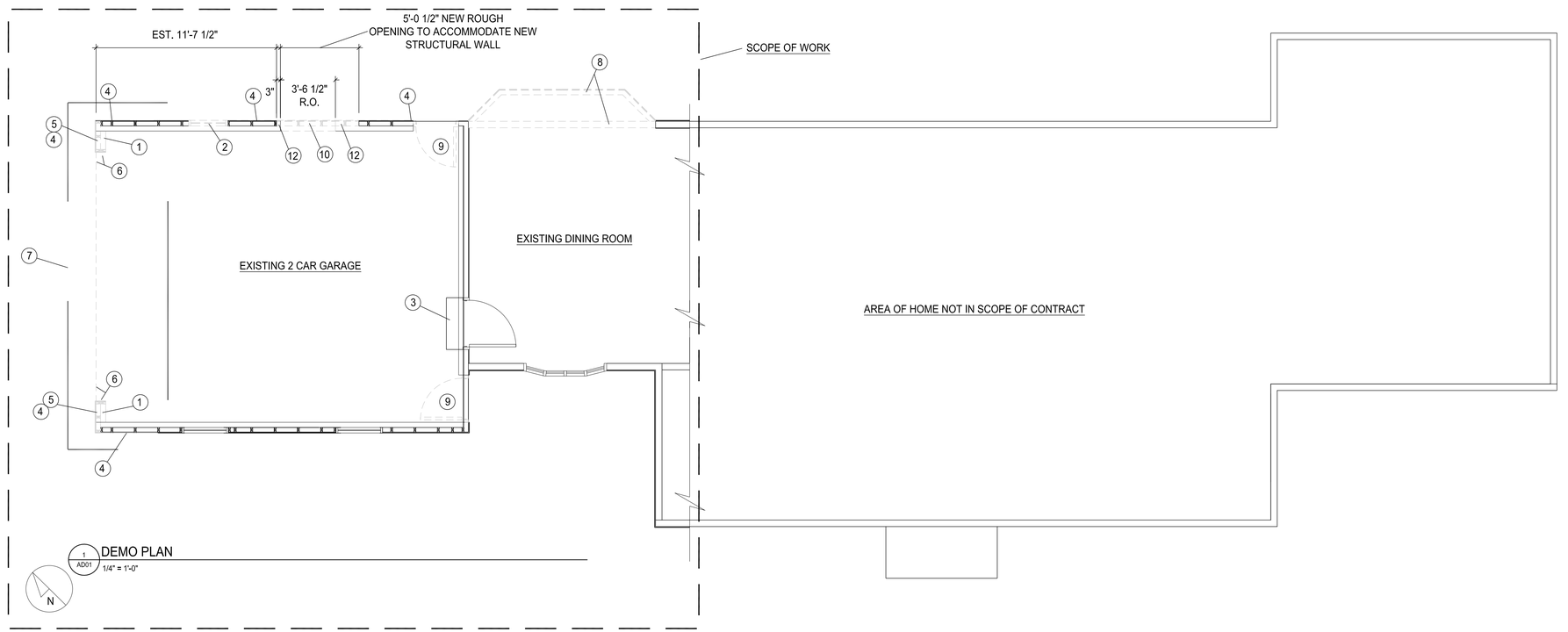
SP01

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

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Attachment: Pictures, Site Plan, Plans (7992 : Joseph Miller)

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



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

DEMOLITION GENERAL NOTES

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

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

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

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

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

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

RENOVATION GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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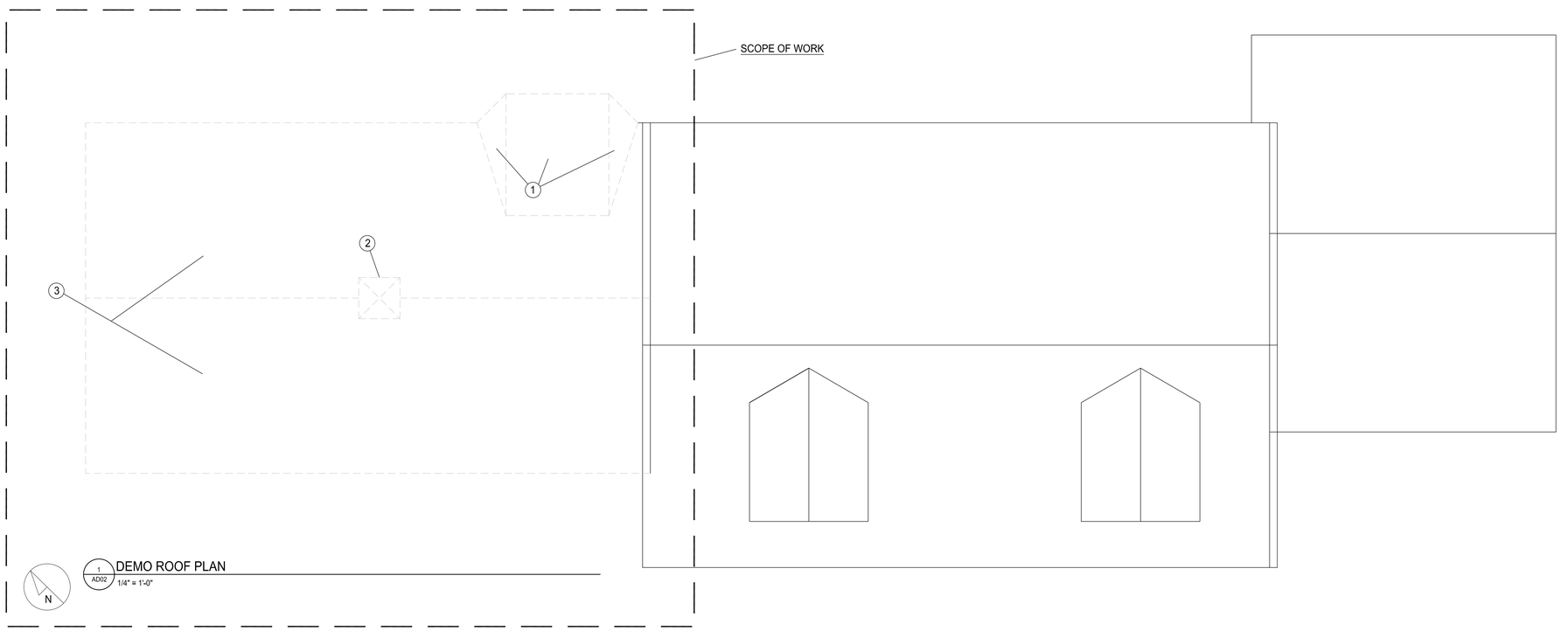
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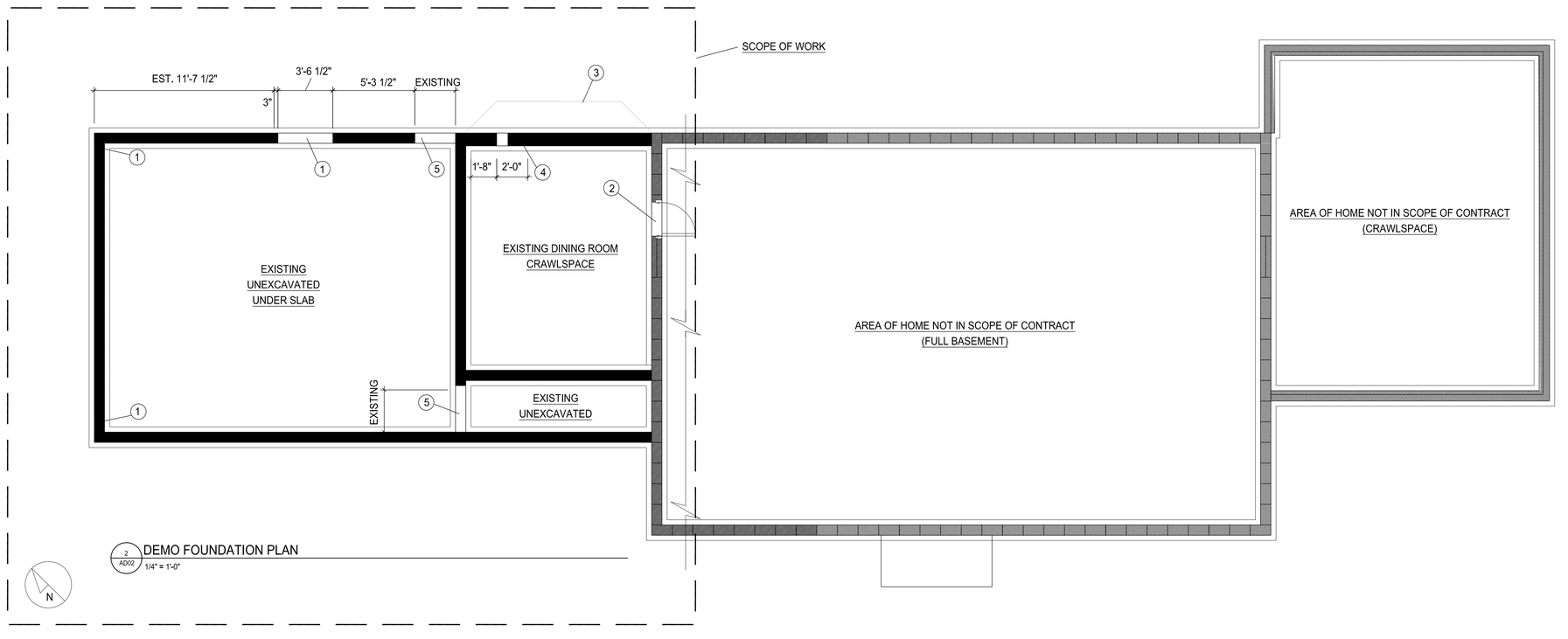
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1. EXISTING BUILD OVER BAY STYLE WINDOW, AND STRUCTURE INCLUDING SHED ROOF SECTION TO BE REMOVED. FLOOR TRUSSES TO BE CUT AT FOUNDATION WALL SILL PLATE AND NEW RIM JOIST TO BE INSTALLED TO MATCH FLUSH INTO EXISTING WALL CONSTRUCTION.
2. EXISTING CUPOLA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



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

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



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

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

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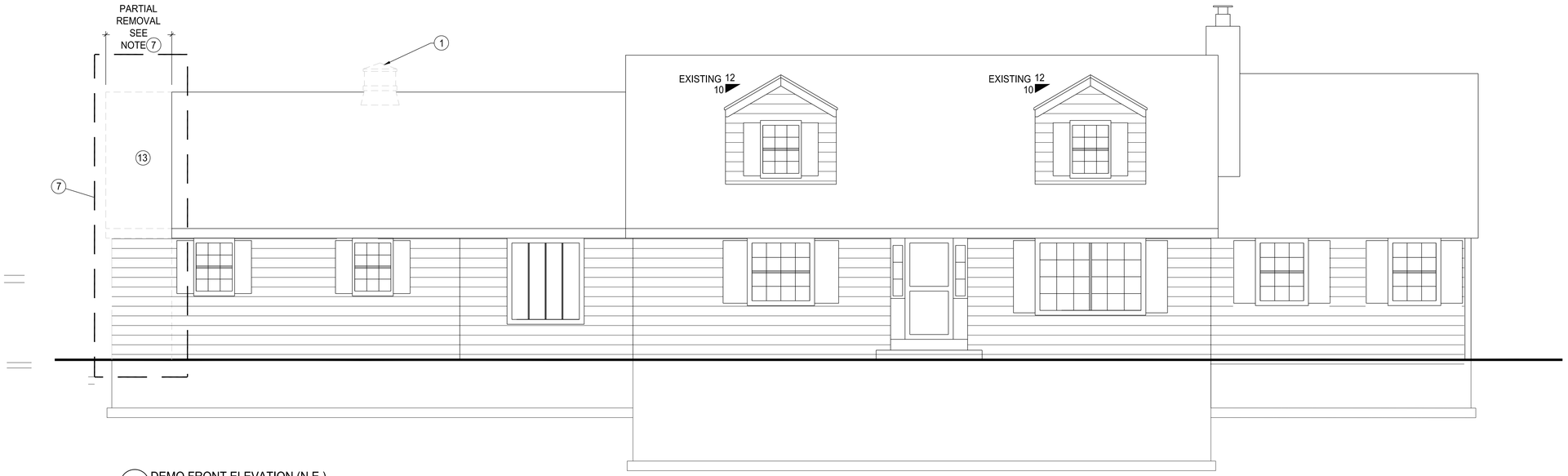
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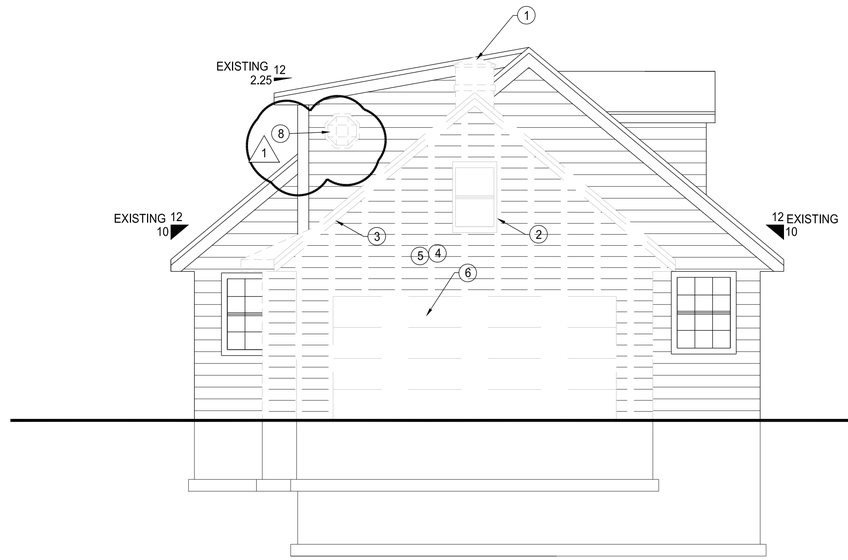
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1 AD03 DEMO FRONT ELEVATION (N.E.)
1/4" = 1'-0"



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



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

EXISTING/DEMO KEYNOTES

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

Christopher Max
DESIGN & DEVELOPMENT LLC
CMDD LLC
2533 Lopez Lane
Green Bay, WI. 54311
www.cmddllc.com
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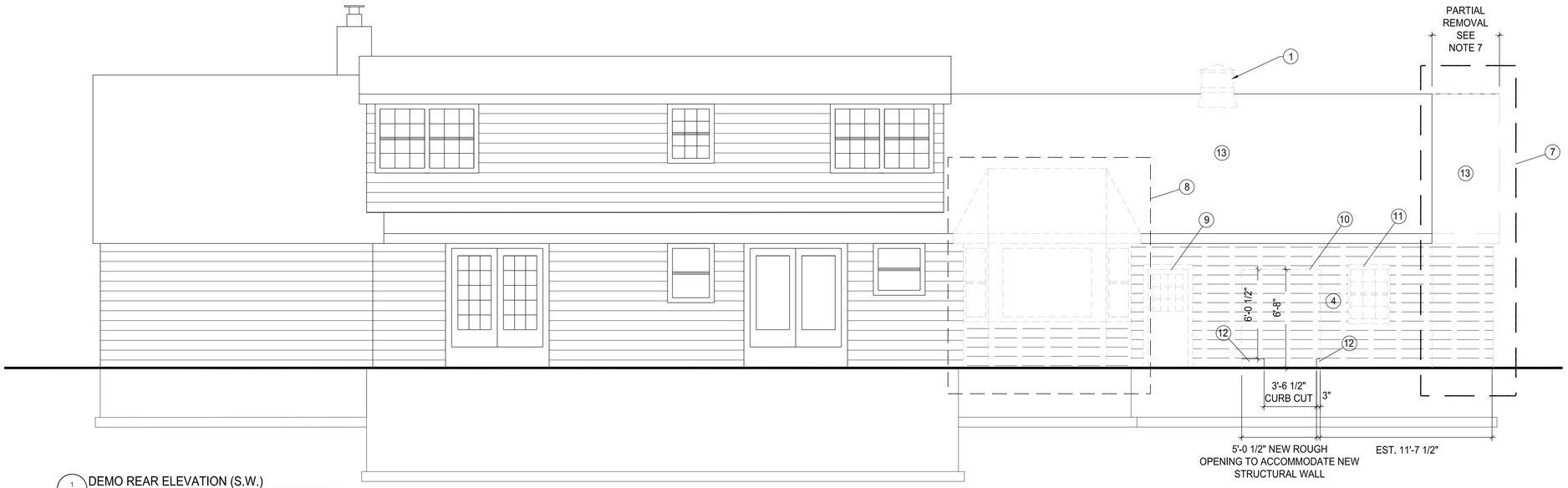
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1 AD04 DEMO REAR ELEVATION (S.W.)
1/4" = 1'-0"

EXISTING/DEMO KEYNOTES

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

Christopher Max
DESIGN & DEVELOPMENT LLC
CMDD LLC
2533 Lopez Lane
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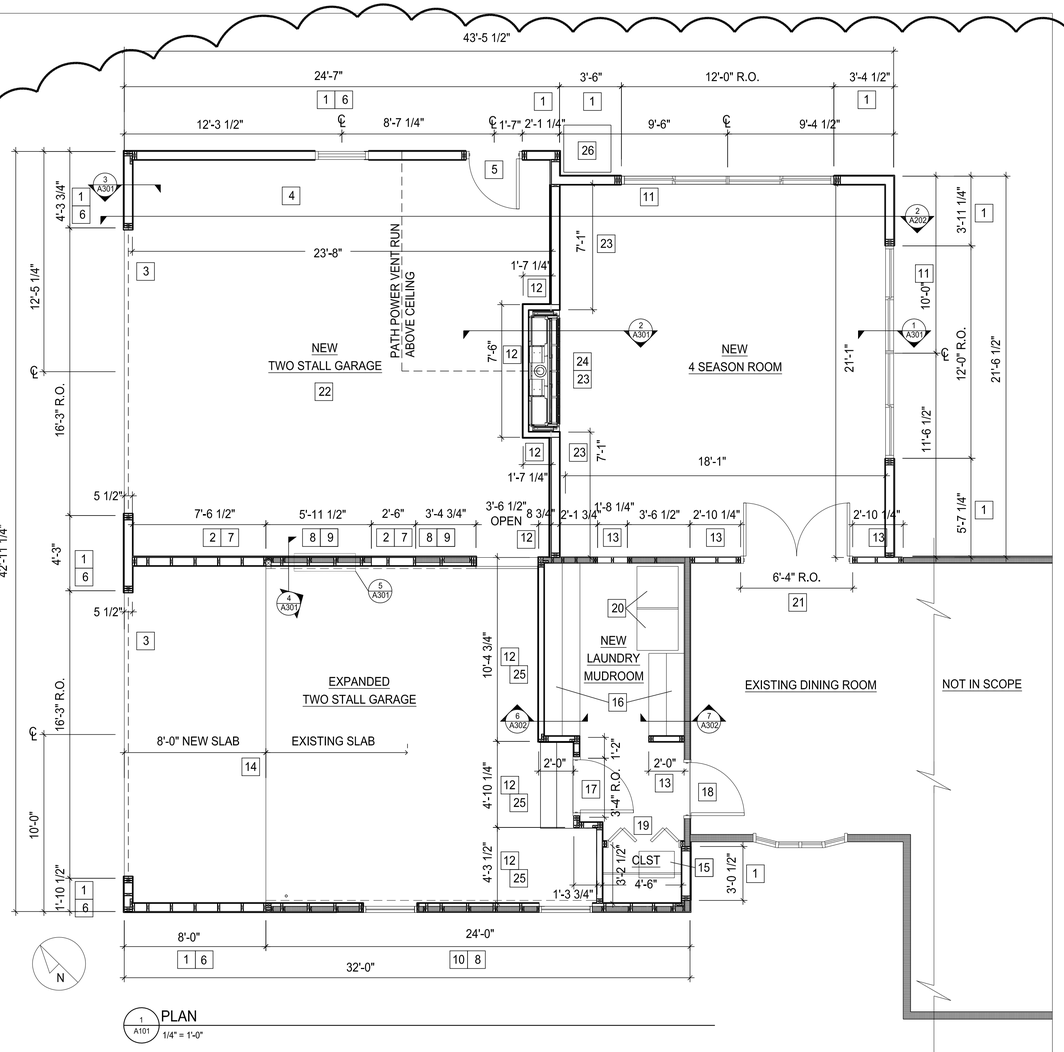
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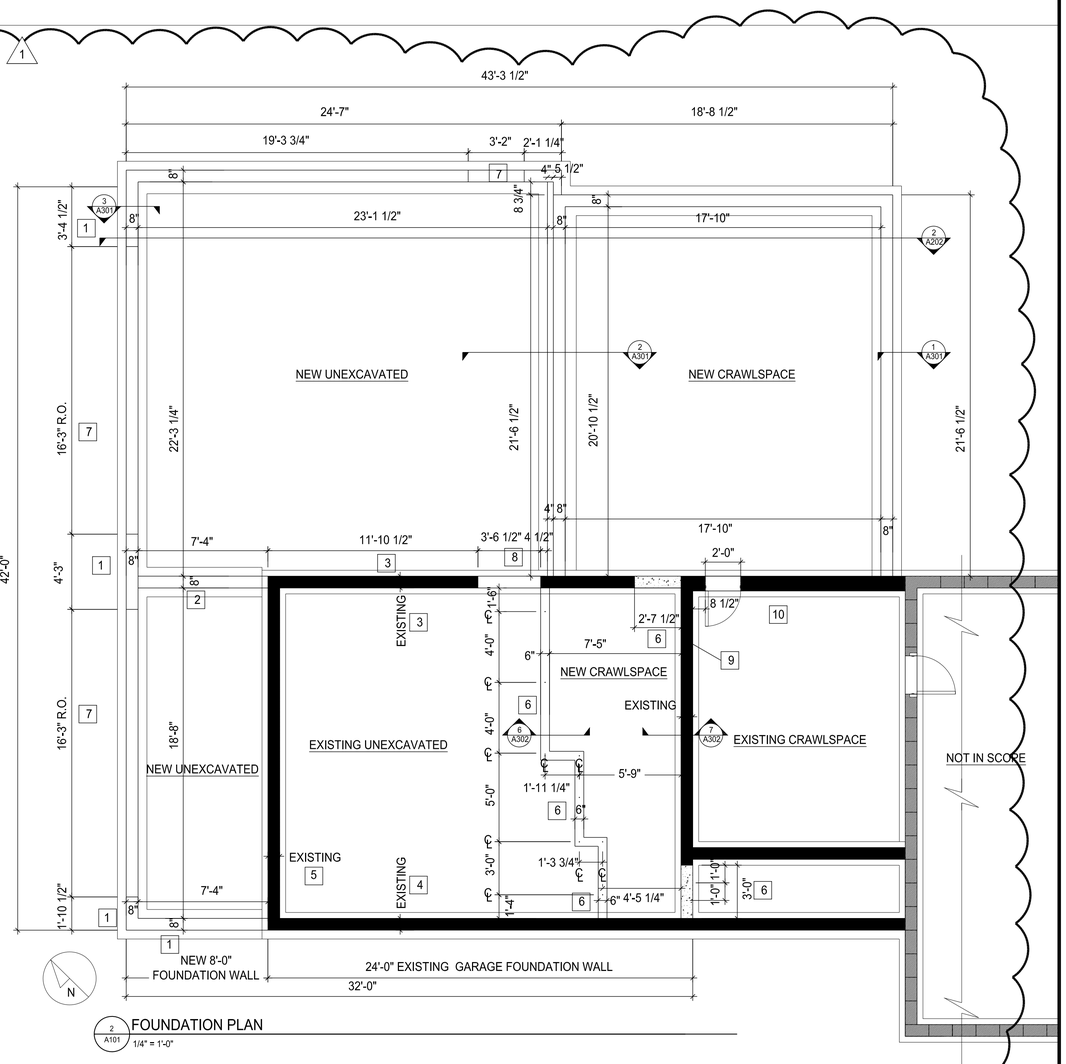
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1 A101 PLAN
1/4" = 1'-0"



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

PLAN KEY NOTES:

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

FOUNDATION PLAN KEY NOTES:

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

Christopher Max
DESIGN & DEVELOPMENT LLC
CMDD LLC
2533 Lopez Lane
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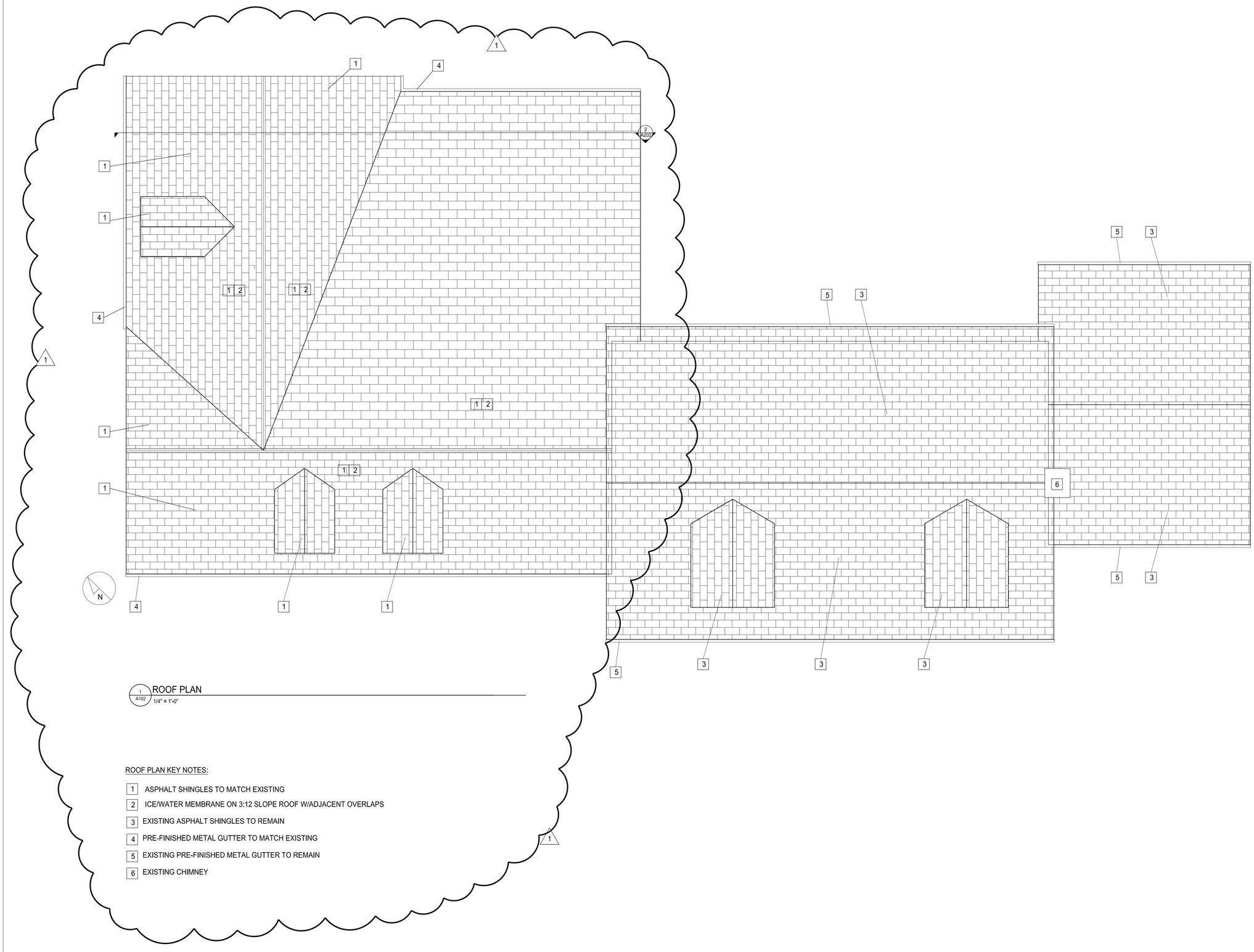
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1 A102 ROOF PLAN
1/4" = 1'-0"

ROOF PLAN KEY NOTES:

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

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DESIGN & DEVELOPMENT LLC
CMDD LLC
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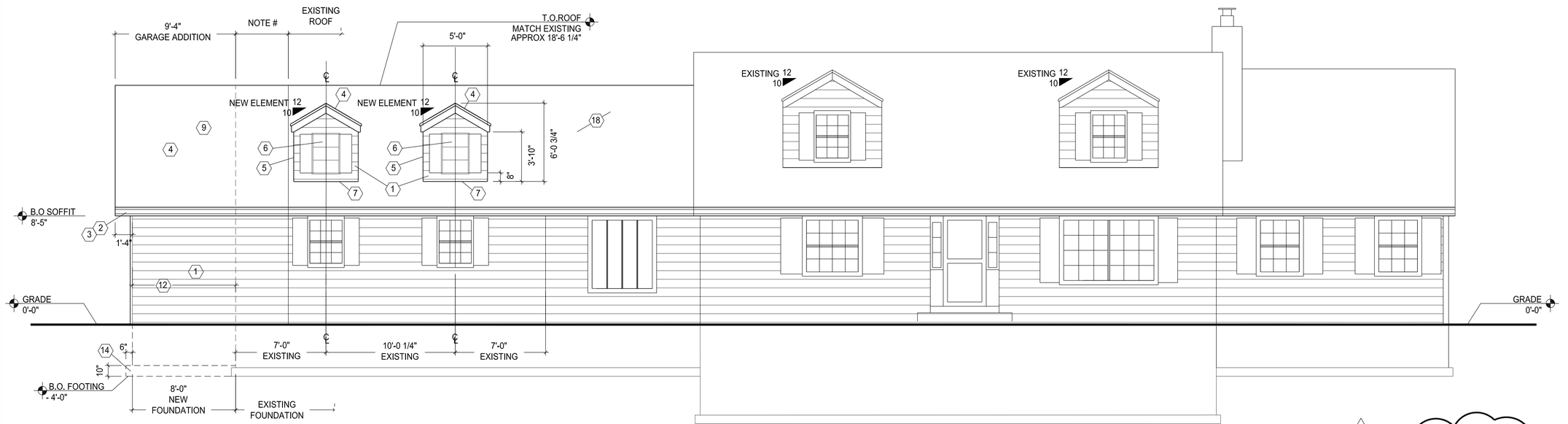
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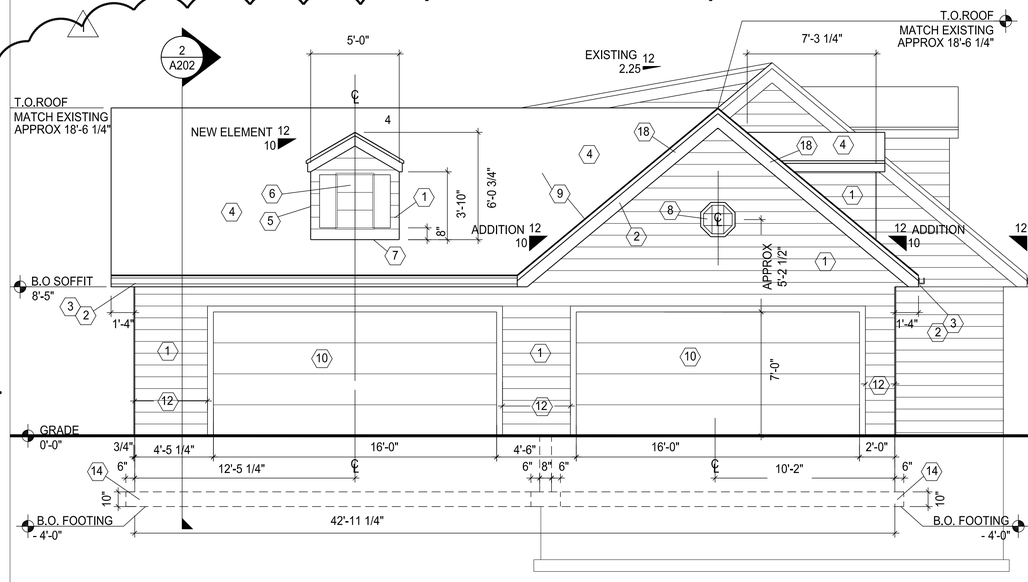
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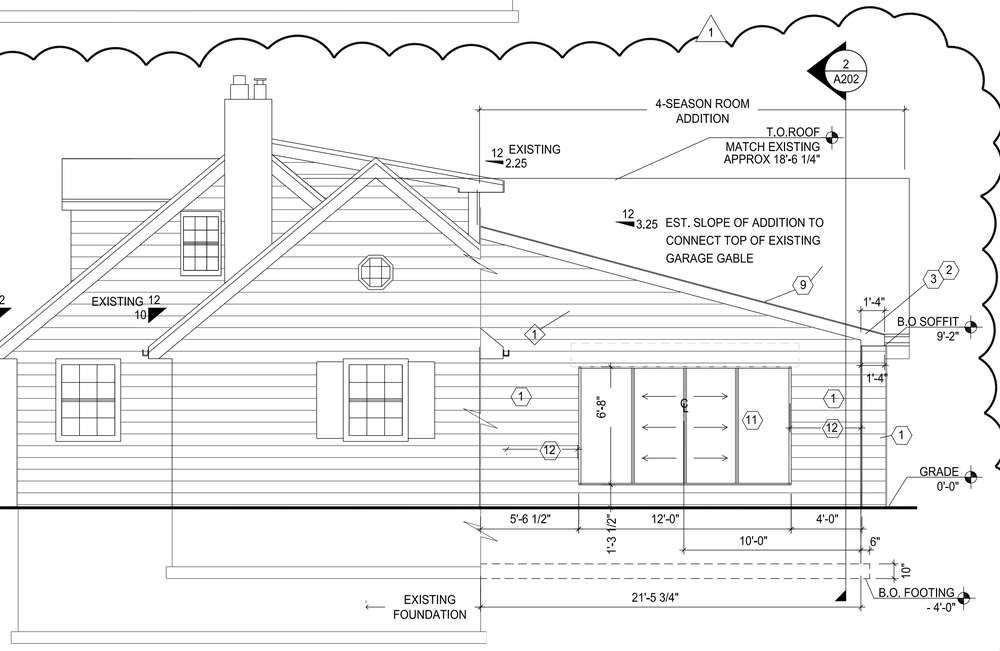
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1 A201 — FRONT ELEVATION (N.E.)
1/4" = 1'-0"



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



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

ELEVATION KEY NOTES:

1. PAINTED CLAPBOARD STYLE FIBERBOARD 8" HORIZONTAL SIDING W/WHITE TRIM TO MATCH EXISTING HOUSE
2. 8" FASCIA, SOFFIT, AND TRIM TO MATCH EXISTING BUILDING STYLE AND COLOR
3. PRE-FINISHED METAL GUTTER FASCIA & VENTED SOFFIT
4. ASPHALT SHINGLES TO MATCH EXISTING BUILDING
5. NEW FALSE GABLE DORMERS TO BE ADDED TO EXISTING AND NEW ROOFS ON CENTER WITH OPENINGS BELOW
6. NEW 24x36 SINGLE HUNG WINDOWS W/SQUARE GRILLS (NO INSULATION REQUIRED) @ FALSE DORMERS W SHUTTERS
7. DORMER EDGE FLASHING
8. REUSE EXISTING HEXAGON WINDOW FROM DEMO SHEET AD03 NOTE 8
9. ROOF SLOPE ROOF REQUIRES AN OVERLAPPING WATER/ICE PROTECTION MEMBRANE UNDER ASPHALT SHINGLES. (SHINGLES TO MATCH EXISTING)
10. NEW 16'x7' INSULATED OVERHEAD TRACK GARAGE DOORS
11. NEW 4 PANEL SLIDING GLASS PATIO DOORS (12'-0" x 6'-8")
12. 1/2" OSB WALL BRACING UP TO 4' OF EITHER SIDE EVERY WIDE SPAN OPENING & CORNERS OF ADDITION.
13. NEW GAS FIREPLACE POWER VENT FLUSH MOUNT W/TERMINATION CAP
14. NEW SPREAD FOOTING FOR GARAGE @ 48" FROST DEPTH (4" SLAB ON GRADE) TO MATCH EXISTING GARAGE FOUNDATION WALLS
15. NEW SPREAD FOOTING W/EXCAVATED CRAWLSPACE @ 48" FROST DEPTH (4" SLAB ON GRADE) TO MATCH EXISTING GARAGE FOUNDATION WALLS
16. NEW 2'-10" x 6'-8" GARAGE ACCESS DOOR
17. NEW 2'-4" x 3'-0" SINGLE HUNG 2-PANE INSULATED WINDOW W/SQUARE GRILLS
18. REINFORCE EXISTING GARAGE RAFTERS WITH SISTER MEMBERS BOTH SIDES OF GABLE TO HANDLE NEW LOAD OF ADDITION

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

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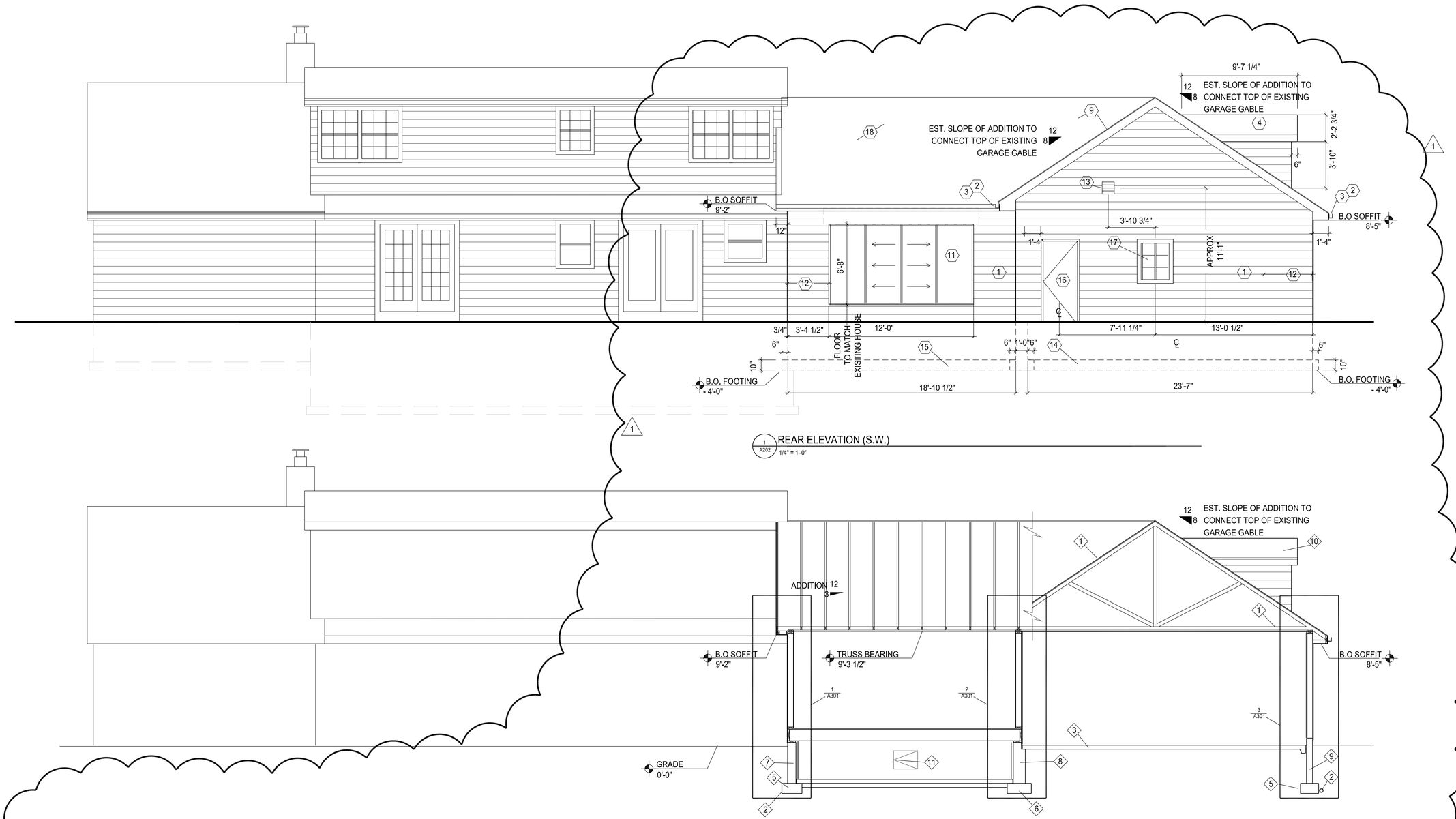
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Mequon Home Addition

A201

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Attachment: Pictures, Site Plan, Plans (7992 : Joseph Miller)



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

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

ELEVATION KEY NOTES:

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

SECTION KEY NOTES:

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

Christopher Max
DESIGN & DEVELOPMENT LLC
CMDD LLC
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Green Bay, WI. 54311
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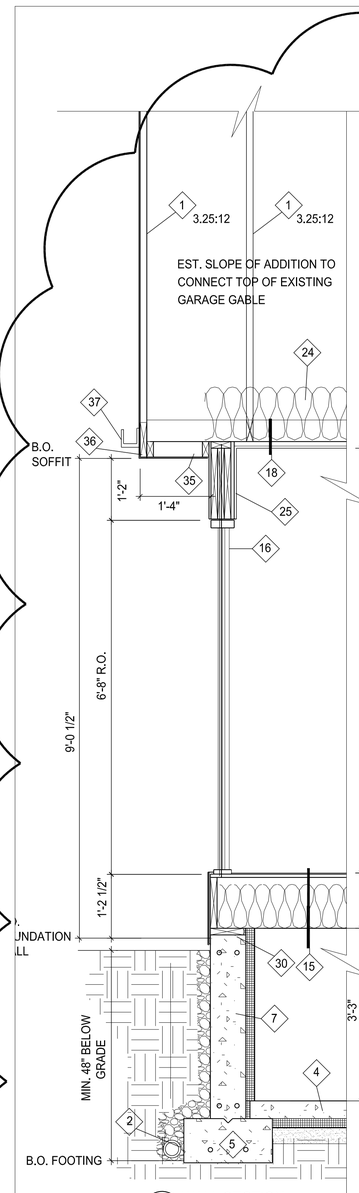
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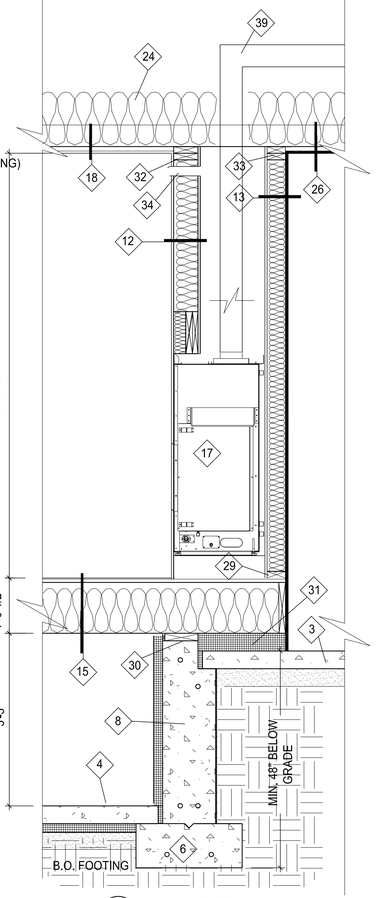
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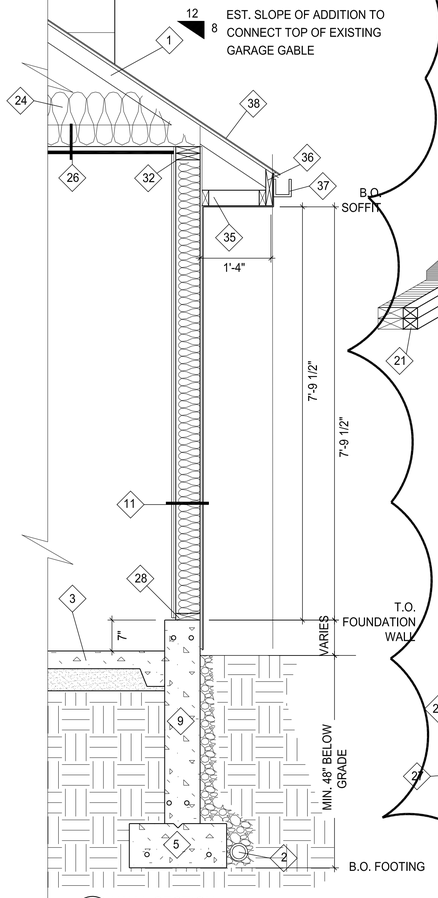
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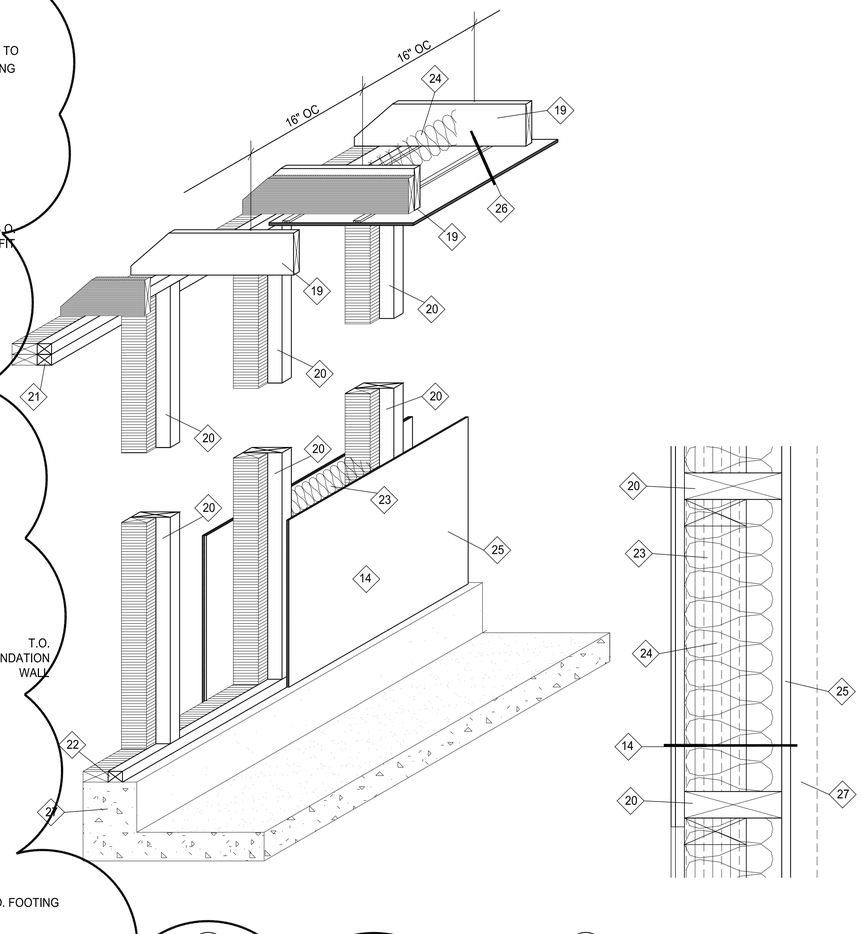
1 A301 WALL SECTION
3/4" = 1'-0"



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



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



4 A301 EXPLODED ISOMETRIC SECTION
NTS

4 A301 DETAIL PLAN WALL SECTION
NTS

SECTION KEY NOTES:

1. TRUSSES OF 3.25:12 & 8:12 (SPECIFICATIONS AND FINAL DESIGN BY TRUSS MANUFACTURER)
2. 4" DRAIN TILE W/2" WEEPERS 10" O.C. SET IN CLEAN STONE BEDS
3. 4" CONCRETE GARAGE SLAB W/ 6x6 #10/10 WWM, REBAR REINFORCEMENT THROUGH THICKENED EDGES AT EXISTING BUILDING ADJACENCIES UNLESS OTHERWISE SHOWN PLACED ON COMPACTED GRANULAR FILL
4. 4" CONCRETE SLAB W/6x6 #10/10 WWM OVER 4" XPS INSULATION ON COMPACTED GRANULAR FILL.
5. 20" x 10" CONCRETE FOOTING W/ (2) #4 CONTINUOUS FOOTING TO BE PLACED ON VIRGIN SOIL
6. 24" x 10" CONCRETE FOOTING W/ (2) #4 CONTINUOUS FOOTING TO BE PLACED ON VIRGIN SOIL
7. 8" CONCRETE FOUNDATION WALL @ CRAWLSAPCE W/ 2" INTERIOR EPS INSULATION & #4 CONTINUOUS TOP AND BOTTOM
8. 12" STEPPED CONCRETE FOUNDATION WALL BETWEEN CRAWLSPACE AND GARAGE W/2" EXTERIOR EPS (AWAY FROM CRAWLSPACE) W/ (2) #4 CONTINUOUS TOP (STAGGERED) AND BOTTOM & 2" EPS INSULATION INTERIOR SIDE
9. 8" CONCRETE FOUNDATION WALL AT GARAGE, CURB TO MATCH EXISTING GARAGE WALL HEIGHTS W (2) #4 CONTINUOUS TOP AND BOTTOM
10. FALSE DORMER, FACISA, TRIM TO MATCH EXISTING
11. NEW EXTERIOR WALL, GARAGE ADDITION 1/2" GYP BOARD , 2"x 6" WOOD STUD @ 16" OC, 6" BATT INSULATION (R-21 MIN), 7/16" OSB SHEATHING (BRACING), HOUSE WRAP, 8" CLAPBOARD/FIBERBOARD SIDING (MATCH EXISTING)
12. NEW INTERIOR WALL, 4 SEASON ROOM / GARAGE 1/2" GYP BOARD 4-SEASON ROOM SIDE, 2"x 6" WOOD STUD @ 16 O.C., 6" BATT INSULATION (R-21 MIN) , 7/16" OSB SHEATHING (BRACING), 1/2" GYP BOARD IN CHASE OR 5/8 GYP BOARD ON GARAGE SIDE.
13. NEW INTERIOR WALL, (CHASE) 4 SEASON ROOM / LAUNDRY 1/2" GYP BOARD CHASE SIDE ROOM SIDE, 2"x 4" WOOD STUD @ 16 O.C., 4" BATT INSULATION, 5/8 GYP BOARD ON GARAGE SIDE.
14. EXISTING/BOLSTERED EXTERIOR WALL, GARAGE ADDITION 1/2" GYP BOARD , 2"x 6" WOOD STUD SISTER TO EXISTING 2"x4" WOOD STUDS, 6" BATT INSULATION (R-21 MIN), EXISTING SHEATHING, EXISTING HOUSE WRAP, EXISTING 8" CLAPBOARD/FIBERBOARD SIDING
15. 2x12 FLOOR JOIST, 3/4" PLYWOOD SUBFLOOR DECKING, FINISH FLOOR, END RIM JOISTS
16. NEW 12'-0 x 6'-8" 4-PANEL INSULATED SLIDING PATIO DOOR (BY OWNER/CONTRACTOR) HEADER ABOVE TO BE (3) 1.5 x 16" LVLs BEAM W/STRAPPING ON 2"x 6" JACK STUDS, MIN FULL WIDTH BEARING @ 5.5" EACH SIDE
17. NEW REGENCY 72" HORIZONTAL "NEW YORK VIEW" GAS FIREPLACE. ROUGH FRAMING OPENING = 51" HIGH FROM FLOOR, 82" WIDE, 20 5/8" DEEP
18. 1/2" GYP CEILING, 2"x1" TRUSS STRAPPING UNDER AND PERPENDICULAR TO TRUSSES/JOISTS @ 16" OC
19. NEW 2"x10" BOLSTERING CEILING JOISTS ON EXISTING BOLSTERED WALL @ 16" OC, SISTER TO EXISTING RAFTER TIES WHERE ADJACENT
20. NEW 2"x6" WOOD WALLS STUDS SINTERED TO EXISTING 2"x4" WOOD WALL STUDS TO BOLSTER WALL
21. NEW (2) 2"x2" WOOD EXTENSIONS TO TOP PLATE, SISTER TO EXISTING TOP PLATE TO RECEIVE TOP ENDS NEW 2"x6" WALL STUDS TO BOLSTER WALL
22. NEW PRESSURE TREATED 2"x2" WOOD EXTENSION TO BOTTOM PLATE, SISTER TO EXISTING BOTTOM PLATE TO RECEIVE BOTTOM ENDS NEW 2"x6" WALL STUDS TO BOLSTER WALL
23. 6" BATT INSULATION ON EXTERIOR WALLS (MIN R-21
24. 12" BATT INSULATION ABOVE CEILING (R-38 OR BETTER)
25. (INTERIOR) 1/2" GYP
26. 5/8" GYP CEILING (GARAGE), 2"x1" TRUSS STRAPPING @ 16" OC UNDER AND PERPENDICULAR TO TRUSSES/JOISTS
27. EXISTING CONCRETE CURB
28. 2"x6" BOTTOM PLATE
29. 2"x4" BOTTOM PLATE
30. 2"x8" PRESSURE TREATED SILL PLATE
31. GAP UNDER CANTILEVERED DECK TO BE FILLED WITH MOISTURE RESISTANT RIDGED INSULATION
32. (2) 2"x6" TOP PLATES
33. (2) 2"x4" TOP PLATES
34. FIREPLACE HEAT VENT, BY MANUFACTURER AND INSTALLER
35. 2"x4" SOFFIT LEDGER AND NAILERS/ W SOFFIT VENTS
36. 8" FASCIA TO MATCH EXISTING HOME
37. PRE FINSIHED METAL GUTTER TO MATCH EXISTING
38. ASPHALT SHINGLES TO MATCH EXISTING, ICE/WATER MEMBRANE ON 3:12 SLOPE ROOF, 5/8" OSB ROOF DECKING
39. FIREPLACE EXHAUST POWER VENT, BY MANUFACTURER AND INSTALLER

Christopher Max
DESIGN & DEVELOPMENT LLC
CMDD LLC
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Green Bay, WI. 54311
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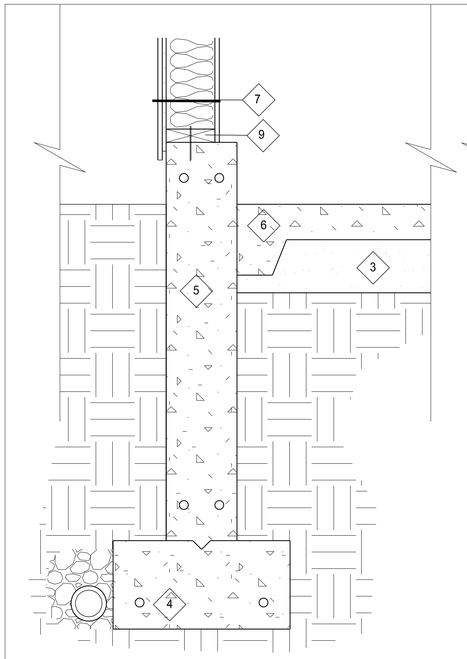
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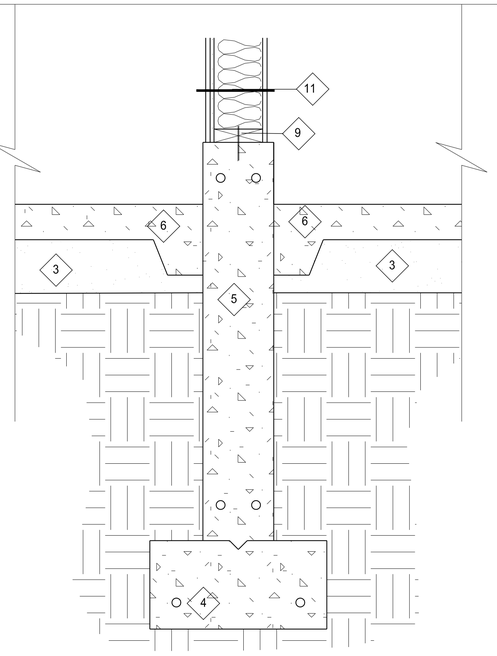
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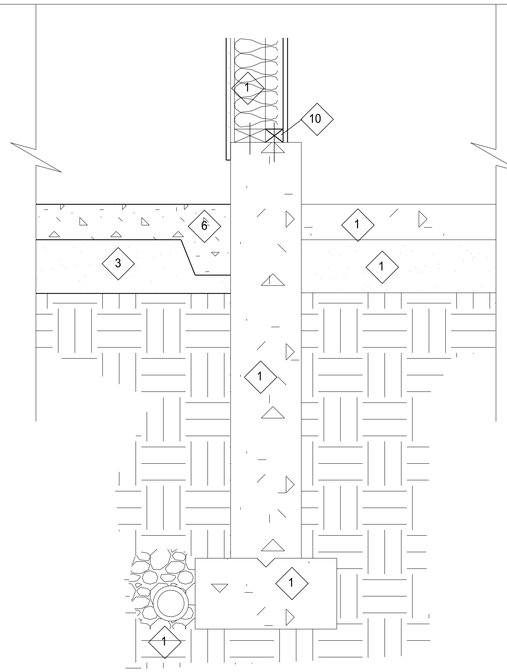
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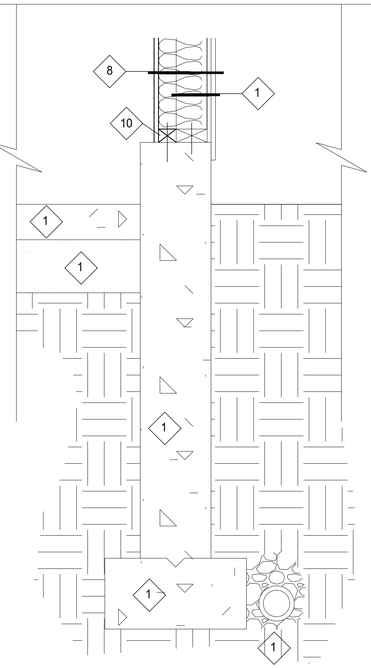
1 A302 FOUNDATION SECTION DETAIL
1 1/2" = 1'-0"



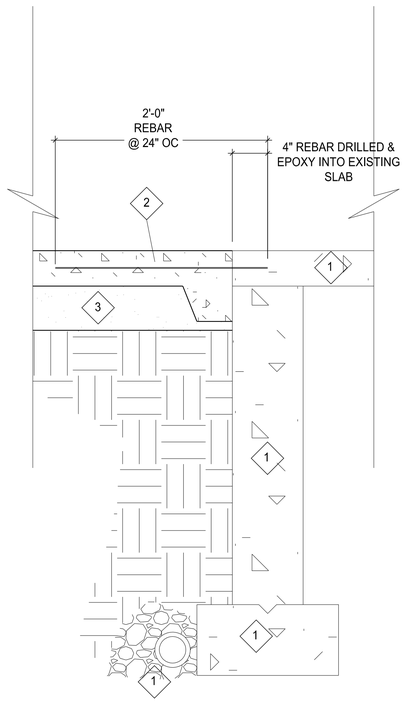
2 A302 FOUNDATION SECTION DETAIL
1 1/2" = 1'-0"



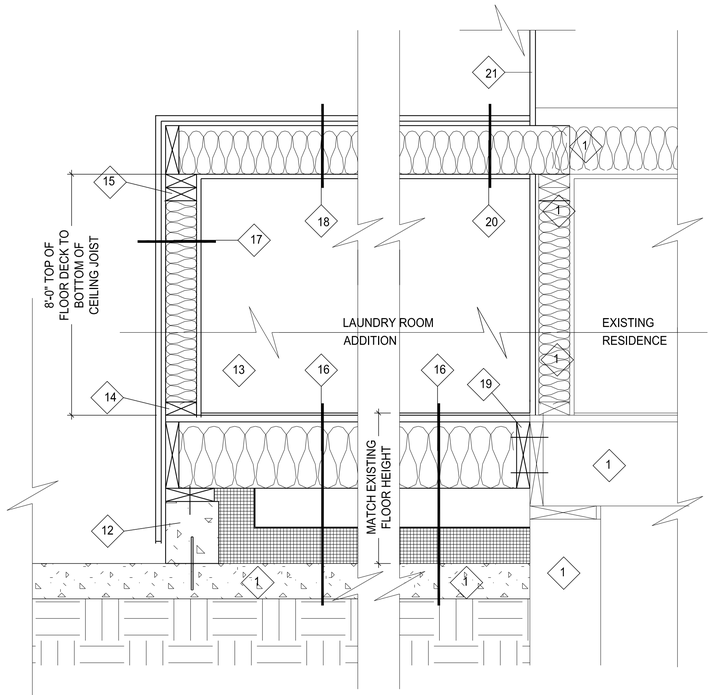
3 A302 FOUNDATION SECTION DETAIL
1 1/2" = 1'-0"



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



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



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

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

FOUNDATION SECTION KEY NOTES:

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

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CMDD LLC
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