Village of
Elm Grove

BUILDING BOARD AGENDA

Tuesday, January 6, 2025 * 5:30 PM * Park View Room

13600 Juneau Boulevard, Elm Grove, WI 53122

1. **Roll call**

   Documents:

   20260106_Building Board Memo.pdf

2. **Review and act on meeting minutes dated November 18, 2025**

   Documents:

   BB111825dm.pdf

3. **Review and act on a request by Max and Susan Meinerz, Green Meadow – Lot 9 (13155 Green Meadow Ct), for an alteration**

   Documents:

   Old Roof Color.pdf
   New Roof Color.png

4. **Review and act on a request by Bill and Joanne Drobyski, 13305 Oakhurst Dr, for an addition**

   Documents:

   Drobyski Screened Porch Plans.pdf
   Drobyski PoS_20251126.pdf

5. **Review and act on a request by Tom and Holly Shepherd, 1040 Katherine Dr, for an addition**

   Documents:

1040 Katherine Drive_Building Board Set_Final_REDUCED.pdf

6. **Review and act on a request by George and Colleen Alex, 1055 Highland Dr, for an addition**

   Documents:

   Alex Revised Plans 1-2-26.pdf
   1055 Highland_PoS.pdf
   1055 Highland Dr_Existing Front Elevation.jpg
   1055 Highland Dr_Existing Rear Elevation.jpg
   1055 Highland Dr_Existing Side Elevation.jpg

7. **Review and act on a request by CC Aesthetic Boutique, 13386 Watertown Plank Rd, for a business sign**

   Documents:

   CC Aesthetic Sign Plan.pdf
   Building w measurements.jpg

8. **Review and act on a request by Jeff and Elizabeth Lyvers, 865 Morningside Ln, for an alteration**

   Documents:

   2521 A4.0 Exterior Elevations 2026.01.06_Revised.pdf
   2521 A1.0 Floorplans 2026.01.06_REVISED.pdf
   2521_Photo of Existing Materials to Match 2026.01.06.pdf
   20251112_110108.jpg
   20251112_110109.jpg
   20251112_110113.jpg
   20251112_110140.jpg
   20251112_110143.jpg
   20251112_110147.jpg
   20251112_110225.jpg
   20251112_112412.jpg
   20251112_141623.jpg

9. **Other Business**

10. **Adjournment**

Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires that the meeting or materials for the meeting has to be in an accessible location or format must contact the Village Clerk at 262-782-6700 or 13600 Juneau Boulevard by 3:00 PM Friday prior to the meeting so that any necessary arrangements can be made to accommodate your request.

NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to in the above notice

Memo

Village of Elm Grove

To: Building Board

From: Ethan Sowl, Assistant Village Manager/Zoning & Planning Administrator

Date: January 5, 2026

Re: Review of Agenda Items for January 6, 2026

Item 3. Review and act on a request by Max and Susan Meinerz, Green Meadow – Lot 9 (13155 Green Meadow Ct), for an alteration

The owners previously received approval for the design of their new home in June 2025. At this time, the owners are requesting approval to change the approved roof color from Owens Corning sandcastle to peppercorn.

Item 4. Review and act on a request by Bill and Joanne Drobyski, 13305 Oakhurst Dr, for an addition

The owners are requesting approval to construct a 340 square foot screened porch addition on the rear of the home. The proposed addition meets setback (34.6' side, 59.1 rear) and coverage requirements (~12% building footprint, ~25% impervious surface).

Item 5. Review and act on a request by Tom and Holly Shepherd, 1040 Katherine Dr, for an addition

The owners are requesting approval to construct a 750 square foot addition off the rear of the home. The proposed addition meets setback requirements and coverage requirements (6% building footprint, 15.6% impervious surface).

Item 6. Review and act on a request by George and Colleen Alex, 1055 Highland Dr, for an addition

The owners are requesting to construct a 434 square foot garage addition. The proposed addition will meet setback (20' side, 48.5' rear) and coverage (12% building footprint, 21% impervious surface) requirements.

Item 7. Review and act on a request by CC Aesthetic Boutique, 13386 Watertown Plank Rd, for a business sign

CC Aesthetic Boutique is requesting to install a 24" x 72" (12 square feet) sign on its façade facing Watertown Plank Road. The proposed sign meets the size requirement 33 square feet including the Wine Down sign area.

[Village sign ordinance allows one square foot of sign area per one linear foot of building frontage. The building's frontage is approximately 33 feet. Wine Down's sign facing Watertown Plank is 19.25 square feet. In total, the building's sign area facing Watertown Plank is 31.25 square feet.]

Item 8. Review and act on a request by Jeff and Elizabeth Lyvers, 865 Morningside Ln, for an alteration

The owners are requesting to make alterations to the rear of the home where there is currently a deck.

Village of
Elm Grove

BUILDING BOARD MINUTES
Tuesday, November 18, 2025 * 5:30 PM * Park View Room

13600 Juneau Boulevard, Elm Grove, WI 53122

11/18/2025 - Minutes

1. **Roll call**

Chairman Olson called the meeting to order at 5:30 p.m.

Present:

- Chairman Olson
- Mr. Matola
- Ms. Jackson
- Mr. Roge
- Mr. Thedford

Absent:

- Mr. Janusz
- Ms. Stuckert
- Mr. Flanner

Also Present:

- Ethan Sowl, Assistant Village Manager / Zoning & Planning Administrator

2. **Review and act on meeting minutes dated November 4, 2025**

Chairman Olson stated that additional language should be added to item three clarifying that the conversation about gutters also referenced the downspouts. Under item four, Olson clarified in the motion that onsite subcommittee approval was allowed. Under item five, Olson stated that there was discussion about the screened in porch but that it was not reflected in the minutes. Under item six, Olson noted that both John and Mary Riemer were in attendance. Under item ten, Olson stated that he recalled there being

more discussion about the design of the house and asked staff to review the recording and add additional detail.

Mr. Matola made a motion to approve the minutes. Mr. Thedford seconded. Motion passed 5-0.

3. **Review and act on a request by GMD Homes LLC, 1635 Highland Dr, for an alteration**

Chairman Olson stated that the owner is requesting approval to add an egress window and remove an old window. The Board previously approved a window/door project at the November 4th meeting.

Dwayne Setzer, owner, was in attendance to represent the request.

Mr. Matola asked if Building Board review is required for egress windows. Assistant Village Manager Sowl stated that he was unsure but would verify in the future.

Mr. Matola made a motion to approve the alteration. Mr. Roge seconded. Motion passed 5-0.

4. **Review and act on a request by Tim and Erin Bludau, 1280 Blue Ridge Blvd, for an alteration**

Chairman Olson stated that the owner is requesting approval to replace an existing balcony on the rear elevation.

Tim Bludau, owner, was in attendance to represent the request.

Mr. Matola asked if the sub-structure is being redone. Bludau stated that the deck is currently being supported by cross beams. Two 6x6 piers will replace the cross beams on the new deck.

Chairman Olson asked if the only thing that will be in the slate gray color is the floor decking, with the remainder of the deck being white. The owner stated that is correct and that the house is remaining white.

Mr. Thedford made a motion approve the alteration. Ms. Jackson seconded. Motion passed 5-0.

5. **Review and act on a request by by Scott and Susan Meinerz, 1095 Red Barn Ln, for a new home design**

Chairman Olson stated that the applicants received approval of the site (plat of survey, grading) and landscape plans to construct a new home on Lot 8 of the Red Barn subdivision on September 16th. The architectural design was also approved contingent upon approval of the following items at a subsequent meeting:

- *Details on the thickness/height of the portico will come back for evaluation.*
- *The vertical aluminum panel system will not line up with the corner of the reveals.*
- *Review the height of the two windows on the rear elevation at the bathroom so that they align with other windows on that elevation.*

On October 15th, the Building Board approved the vertical aluminum panel system alignment updates except for at the kitchen, where the vertical joints should align and continue above the eyebrow. The motion also moved to approve the update to the height of the windows at the rear (bathroom) elevation. The thickness/height of the portico was not approved at this meeting.

Since the last meeting, a subcommittee was held whereby Olson worked through the portico element with the development team. A revised construction set has since been provided for review.

Additionally, Olson stated that a copy of a letter dated November 16, 2025, written by six of the surrounding property owners has been provided to the Building Board, expressing concerns over the overall home design, specifically the portico element.

Matt Spude, architect for Miller Marriott, was in attendance. Spude stated that the whole portico band element has been reduced down by a factor of 12 inches (overall height is now 24 inches).

Mr. Matola stated that the cover rendering makes the portico appear much larger than it actually is; the angle makes it look like the height of the portico mirrors the band above the house across from it. Mr. Thedford clarified that the band scales downward when looking from the house, across the garage, and to the portico. Chairman Olson stated that the Board has been asking to reduce the size of the portico since August, adding that this has now been accomplished. The portico now feels less empowering when compared to the rest of the elevation; the pieces are working much better together. Thedford added that seeing more stone above the thinner portico adds softness to the elevation.

Julia Romeser, 1090 Red Barn Ln, stated that the portico element does not function as one. Porticos provide shelter, whereas this one does not have a function. Chairman Olson stated that there are two other homes in Elm Grove where you drive under something similar to this design; however, they are more traditionally designed homes. Olson stated that this home represents a modern contemporary look that is very different from the neighborhood, but not in a negative way. Mr. Matola stated that one of the beauties of Elm Grove is that there is no singular architectural style each home must comply to and that, in this case, the owners did not want a garage prominent home, hence the introduction of the portico element.

Mr. Thedford made a motion to approve the updated construction set as submitted. Mr. Matola seconded. Motion passed 5-0.

6. **Review and act on a request by Brian and Lucelina Badura, 12805 Stephen Pl (Red Barn Lot 3), for a new home.**

Chairman Olson stated that the owners are requesting approval to construct a new home on Lot 3 of the Red Barn subdivision.

Andrew Poeppel, architect for Miller Marriott, was in attendance. Poeppel stated that this home has a mid-century California ranch feel to it.

Mr. Matola asked if there are six-inch corner boards on the horizontals. Poeppel stated there will not be corner boards and that the corners will all be mitered.

Chairman Olson clarified if the painted wood brackets will be in the iron ore color. Poeppel stated that the brackets would be stained cedar.

Chairman Olson asked how far the wood comes out at the recess for the front door. Poeppel stated that it ends at the inside step and aligns with the overhang above. Olson asked if the eave is changing planes as depicted on the front elevation. Poeppel clarified that the plane is not changing.

Mr. Thedford asked how the retaining wall is being finished. Poeppel stated that the wall will have a brushed finish to match the pavers.

Mr. Matola, referring to the rear elevation, asked why the siding is vertical to the left of the vertical stained cedar siding. Poeppel stated that it plays off the front elevation with the vertical siding above the front door.

Mr. Thedford stated that the lighting plan shows lights above the garage doors. Poeppel stated that the lights are meant to go on the sides. Thedford then asked about lighting of the deck. Poeppel stated that there would be some lights on the columns and the stairs. The lights would be inward facing.

Transitioning conversation to the landscape plan, Chairman Olson asked what the material at the front door area would be. Poeppel stated that it would be brushed concrete as opposed to the dark material identified on the plan. The patio in the back will be permeable pavers.

Mr. Thedford asked if there will be any remaining existing trees on the lot. Poeppel stated that there would not be. Brian Badura, owner, stated that the existing trees on the lot are not in good health. Mr. Matola asked if staff could verify with the Village Forester the species and state of the tree to be removed in the front of the lot. Badura stated that the tree would not be able to be pruned back far enough for it to survive with the proposed footprint of the home.

Chairman Olson pointed out that there is minimal landscaping being proposed along the north side of the home. Badura stated that a revised landscape plan will be developed with a more detailed north side of the lot.

Transitioning conversation to the grading plan, Chairman Olson asked how the proposed sump pump location will ultimately discharge towards the street. Sowl stated that he would clarify this with the Village Engineer. *Following the meeting, Sowl confirmed the following with the Village Engineer: Village ordinance specifies that, whenever a property has a road ditch, it is preferable for the sump pump to discharge towards the ditch (212-23). This is why you see the sump pumps always discharging towards the front in Green Meadow Court and Red Barn Ln. However, the properties along Stephen Pl that have been reviewed thus far do not have a road ditch, including Red Barn Lot 3. In this case, the Engineer has asked the developer to modify the grading plan and survey so that the sump pump discharges to the side and into the shared swale with Lot 4.*

Mr. Thedford made a motion to approve the site plans as submitted, confirming the proper location for the sump pump as determined by the Village Engineer. Ms. Jackson seconded. Motion passed 5-0.

Mr. Thedford made a motion to approve the landscape plan upon the condition that a revised plan come back to the Board identifying all species, sizes, removal of the black posts, and a more detailed north side of the property. Ms. Jackson seconded. Motion passed 5-0.

Mr. Thedford made a motion to approve the architectural drawings contingent upon the following:

- **The two brackets on the southeast corner are to be stained and not painted.**
- **The retaining wall will be concrete in a brushed finish.**
- **The sconces at the garage will be vertically oriented and will occur at all three sides and not overhead. Spacing will be equal between the two doors.**
- **Lighting at the deck will face inward.**
- **The construction set (A2.0) does not depict the roofline as rendered.**
- **The front door color will be merlot.**

Mr. Matola seconded. Motion passed 5-0.

7. **Adjournment**

Mr. Thedford made a motion to adjourn. Ms. Jackson seconded. Meeting adjourned at 6:43 p.m.

Meinerz M&S

miller marriott
CONSTRUCTION CO.

Window Color-
Sierra Pacific Beige

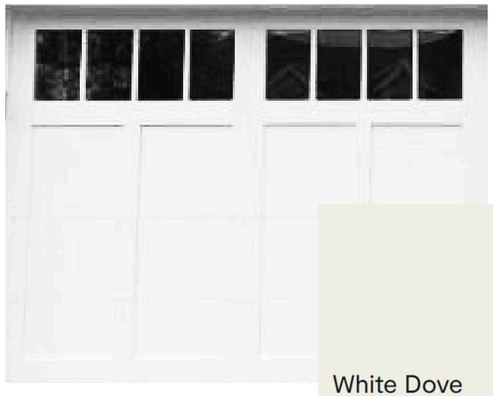
White Dove
OC-17

Exterior Colors

Tumbled Woodstock

Roof: Owens Corning Duration - Sandcatle

Front Door:
Simpson Nantucket – 77504



Garage Door Style - Chi, 5330

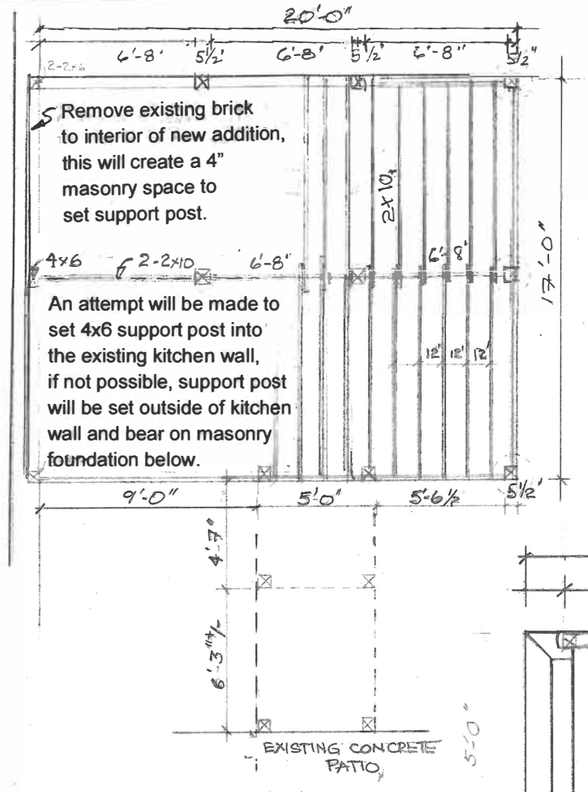
White Dove
OC-17

Garage Color

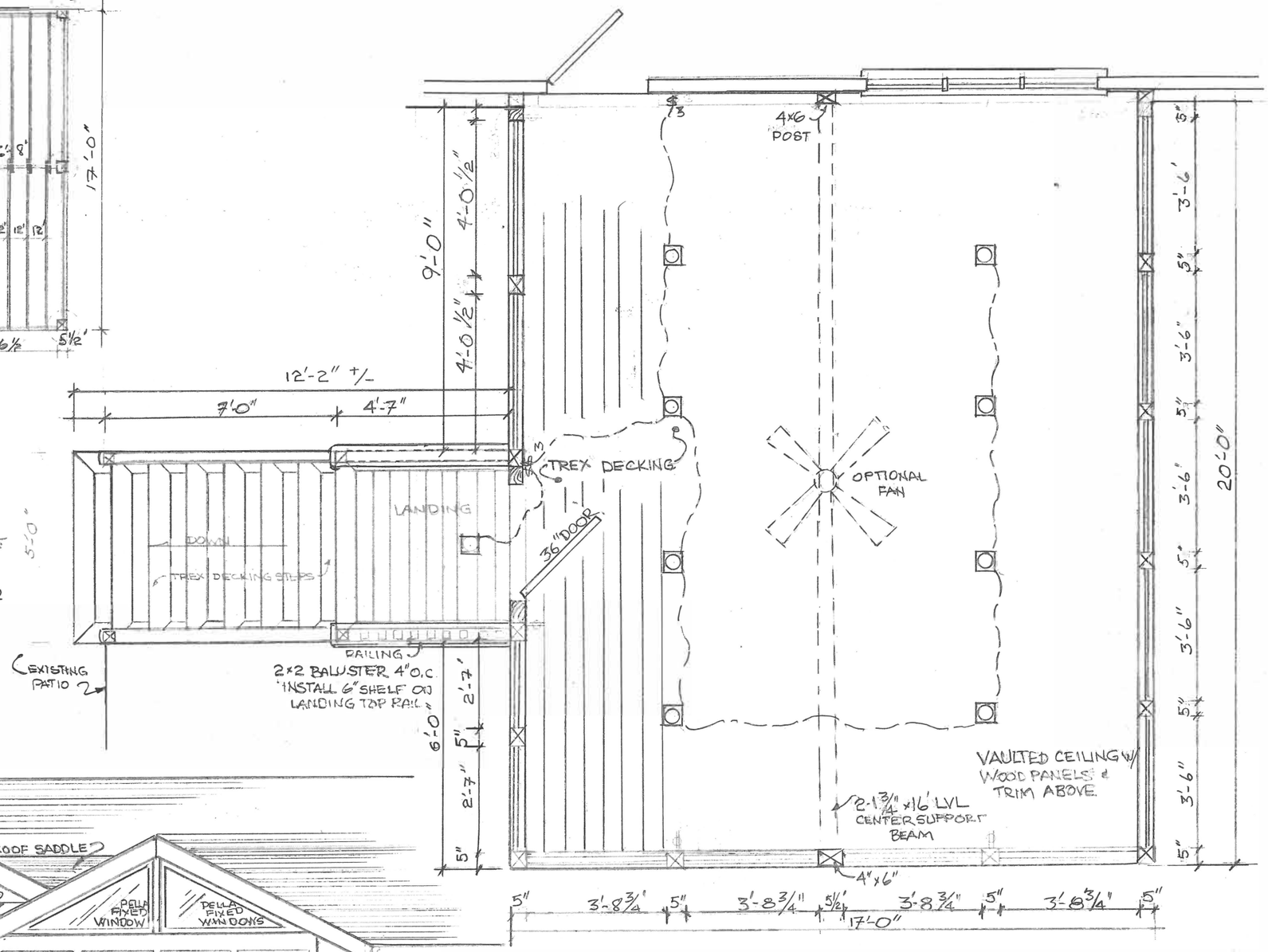
EXTERIOR	PAINT/STAIN COLOR	MANUFACTURER
FASCIA	BM WHITE DOVE OC-17 or color match	BENJAMIN MOORE
SOFFIT	BM WHITE DOVE OC-17 or color match	BENJAMIN MOORE
SIDING - LAP SIDING	BM WHITE DOVE OC-17 or color match	BENJAMIN MOORE
SIDING - SHINGLES	BM WHITE DOVE OC-17 or color match	BENJAMIN MOORE
SIDING - PANEL (LP)	BM WHITE DOVE OC-17 or color match	BENJAMIN MOORE
SIDING - PANEL (MDO)	BM WHITE DOVE OC-17 or color match	BENJAMIN MOORE
TRIM - LP SMARTSIDE	BM WHITE DOVE OC-17 or color match	BENJAMIN MOORE
EXTERIOR MILLWORK - WINDOW TRIM	MATCH SIERRA PACIFIC BEIGE	
EXTERIOR MILLWORK - DOOR TRIM	BM WHITE DOVE OC-17 or color match	BENJAMIN MOORE
EXTERIOR DOOR - FRONT DOOR	STAINED TO MATCH DARK PECAN	
EXTERIOR DOOR - SERVICE DOOR	BM WHITE DOVE OC-17 or color match	BENJAMIN MOORE

Emtek - Franklin Entry Set

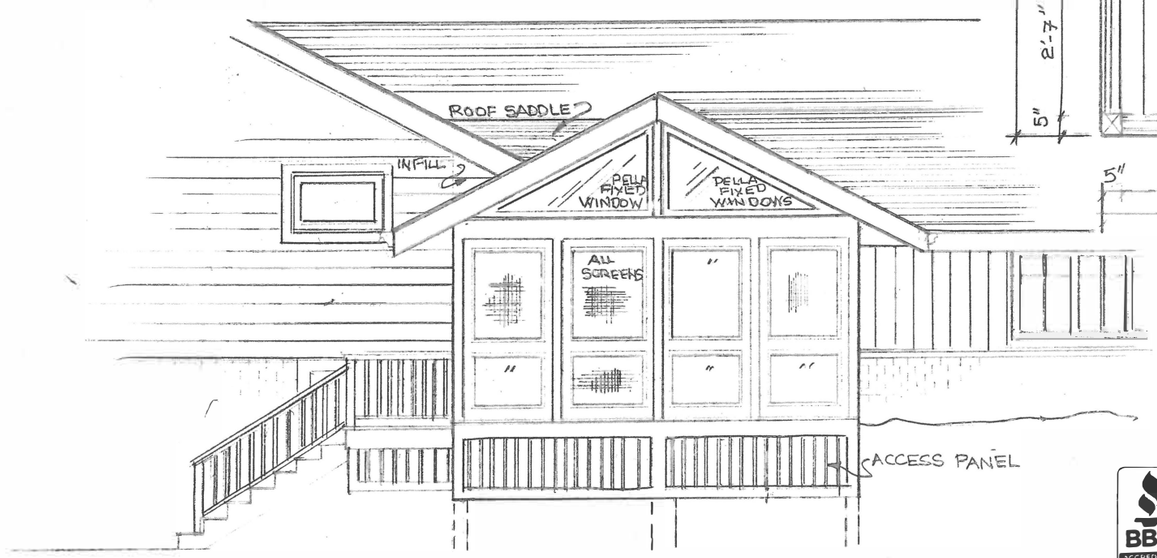
Front Door Stain - Dark Pecan



FOUNDATION 1/4" = 1'-0



FLOOR PLAN 1/2" = 1'-0"



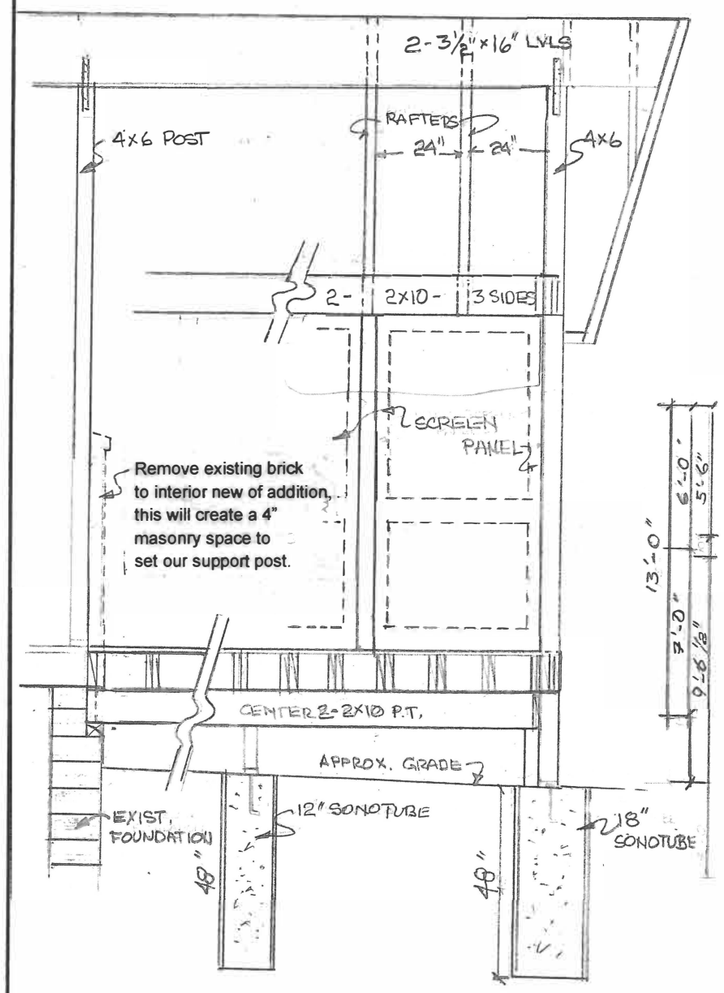
SOUTH ELEVATION 1/4" = 1'-0

C.J. Holmes LLC
Quality Building & Remodeling
(262) 782-5600

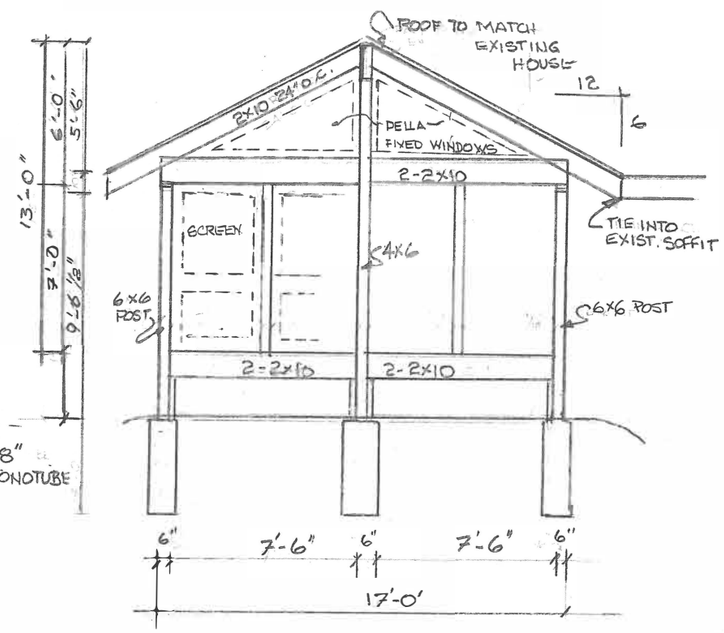
BBB ACCREDITED BUSINESS

DROBYSKI, Bill & Joanne 262-387-8149
13305 Oakhurst Dr., Elm Grove, WI 53122

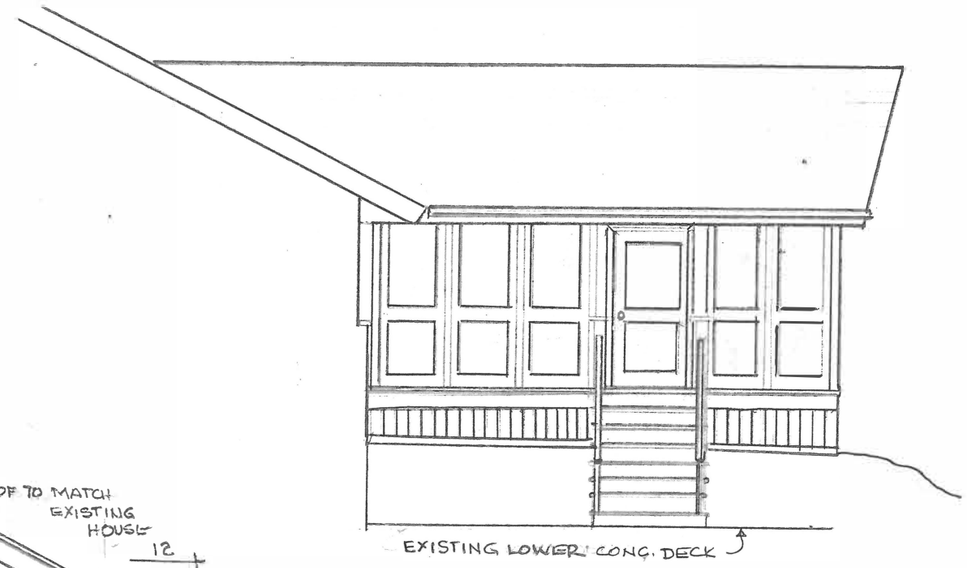
SCALE: 1/4 & 1/2	APPROVED BY:	DRAWN BY: CJH
DATE: 11/15/2025		REVISED:
		DRAWING NUMBER: 1



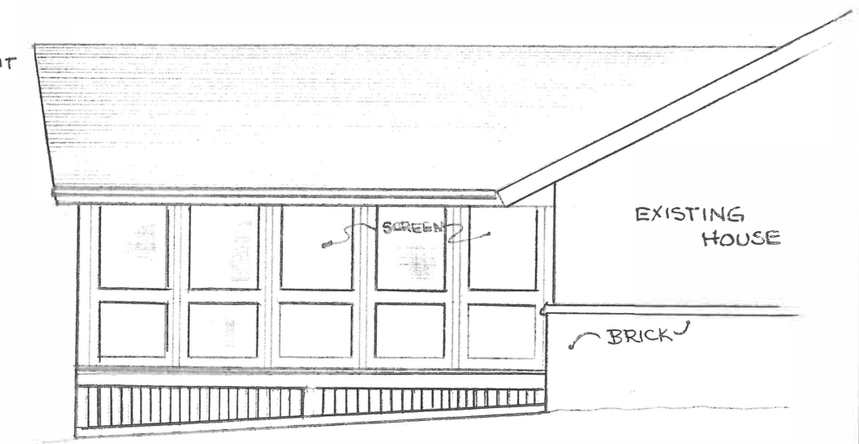
SIDE SECTION 1/2" = 1'-0



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



WEST ELEVATION 1/4" = 1'-0



EAST ELEVATION 1/4" = 1'-0

* ALL COLORS TO MATCH EXISTING HOUSE

BBB ACCREDITED BUSINESS

C.J. Holmes, LLC
Quality Building & Remodeling
(262) 782-5600

DROBYSKI, Bill & Joanne 262-387-8149
13305 Oakhurst Dr., Elm Grove, WI 53122

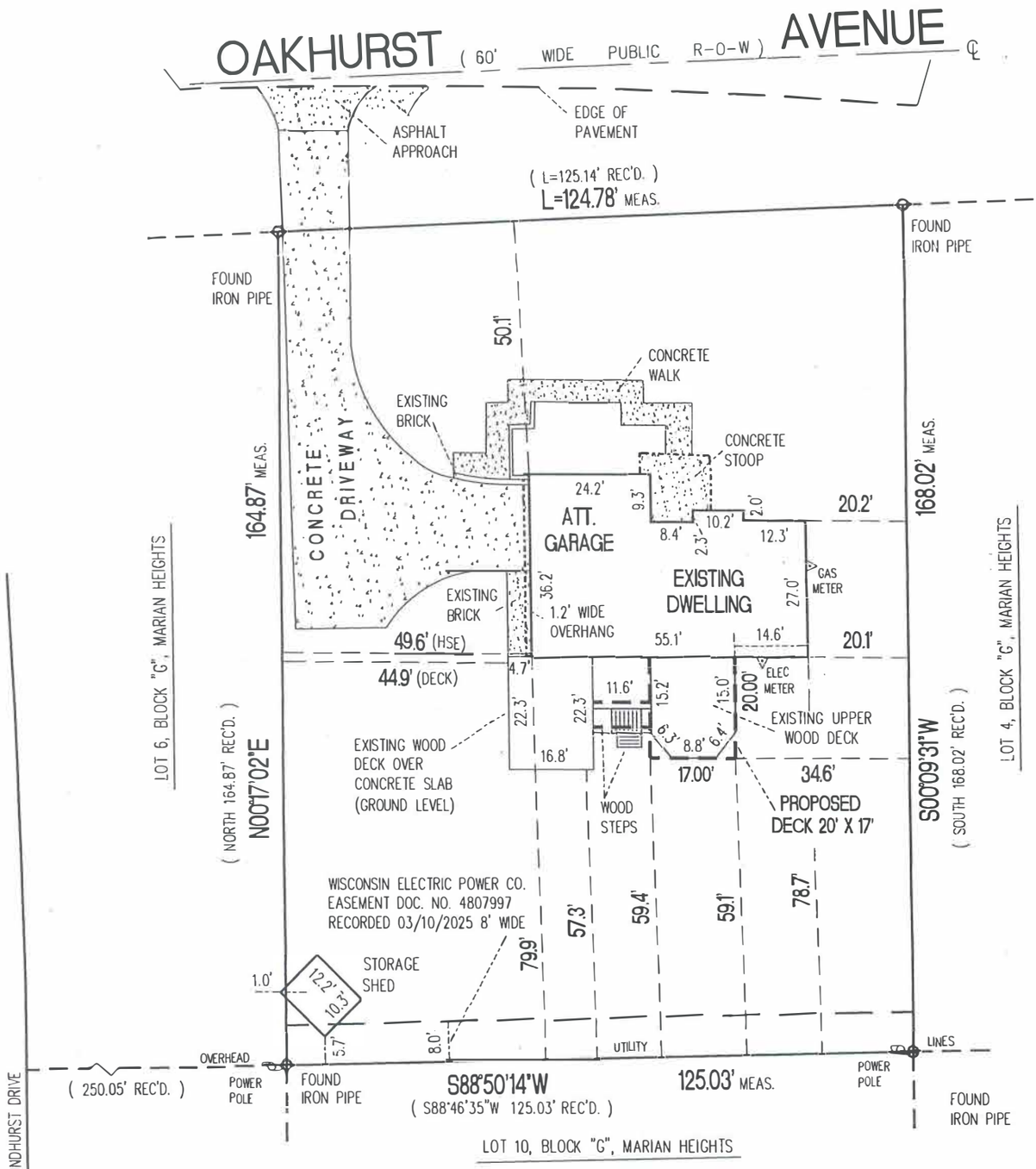
SCALE: 1/2" & 1/4"	APPROVED BY	DRAWN BY CJH
DATE: 11-15-2025		REVISED:
		DRAWING NUMBER 2

PLAT OF SURVEY

LEGAL DESCRIPTION FROM A WARRANTY DEED DOCUMENT NO. 1760046 RECORDED 08/20/1992

LOT 5, BLOCK "G", IN MARIAN HEIGHTS SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, IN TOWN 7 NORTH, RANGE 20 EAST, IN THE VILLAGE OF ELM GROVE, WAUKESHA COUNTY, STATE OF WISCONSIN.

PROPERTY ADDRESS: 13305 OAKHURST AVENUE, ELM GROVE, WISCONSIN



RECORDED CURVE DATA

RADIUS	CHORD	BEARING	DELTA
16575.63'	125.14'	N87°20'16"E	00°25'57"

FIELD MEASURED CURVE DATA

RADIUS	CHORD	BEARING	DELTA
16575.63'	124.78'	N87°23'13.5"E	00°25'53"

AREA OF PROPERTY = 20,784 SQ. FT.
0.477 ACRE

SCALE : 1" = 30'

25' 20' 15' 10' 5' 0' 12.5' 25' 50'

NOTE:
BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24-7-20 WHICH BEARS N89°54'47"E WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD27), AND ALL BEARINGS ARE REFERENCED TO GRID NORTH DATED JAN., 2016

WILLIAM J. KARPEN R P L S
S63 W13007 JANESVILLE ROAD
MUSKEGO, WI 53150
(414) 469-2149 (CELL)
EMAIL : bk1survey@gmail.com

SURVEYED FOR : C J HOLMES CO. LLC

PROPERTY OWNERS : WILLIAM and JOANNE DROBYSKI

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED (PROPERTY), AND THE ABOVE MAP IS A TRUE REPRESENTATIION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY TO THE BEST OF MY KNOWLEDGE AND BELIEF.
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 (1) YEAR FROM THE DATE HEREOF.

William Karpen
WISCONSIN REGISTERED LAND SURVEYOR

NOVEMBER 26, 2025
DATE

WISCONSIN
WILLIAM J. KARPEN
S-1927
MUSKEGO, WI
LAND SURVEYOR

TO BE AN ORIGINAL COPY THIS STAMP MUST BE RED

SHEPHERD RESIDENCE

1040 KATHERINE DRIVE, ELM GROVE, 53122

ADDITION & RENOVATION

ISSUE DATE: DECEMBER 11, 2025

SHEET INDEX

ARCHITECT

SVA+D LLC
5260 N SANTA MONICA BLVD
WHITEFISH BAY, WI 53217
(630) 388-9374

GENERAL PROJECT NOTES:

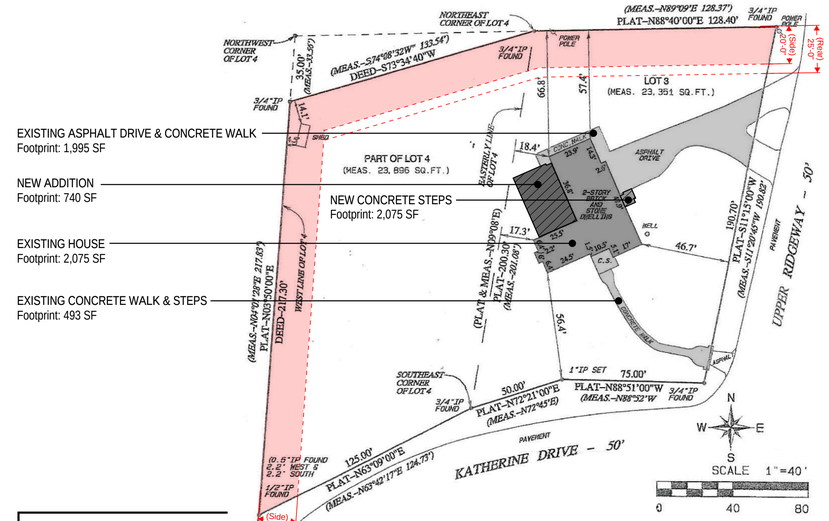
A. THESE DOCUMENTS ARE FOR DESIGN INTENT ONLY

B. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, CONSTRUCTION METHODS & ASSEMBLIES INTEGRAL TO THE PROJECT SCOPE PRIOR TO STARTING THE WORK. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTS TO THE GENERAL CONTRACTOR AND/OR ARCHITECT.

C. ALL WORK SHALL BE DONE IN COMPLIANCE WITH LOCAL CODES, ORDINANCES, RULES AND REGULATIONS.

D. NO WORK SHALL BE STARTED UNTIL PLANS HAVE BEEN APPROVED BY THE BUILDING INSPECTOR AND ALL OTHER AGENCIES HAVING JURISDICTION.

E. MECHANICAL, ELECTRICAL, PLUMBING ARE DESIGN-BUILD BY OTHERS - COORDINATE ALL FINAL LAYOUTS, FIXTURE SELECTIONS, AND SCOPES WITH OWNER.



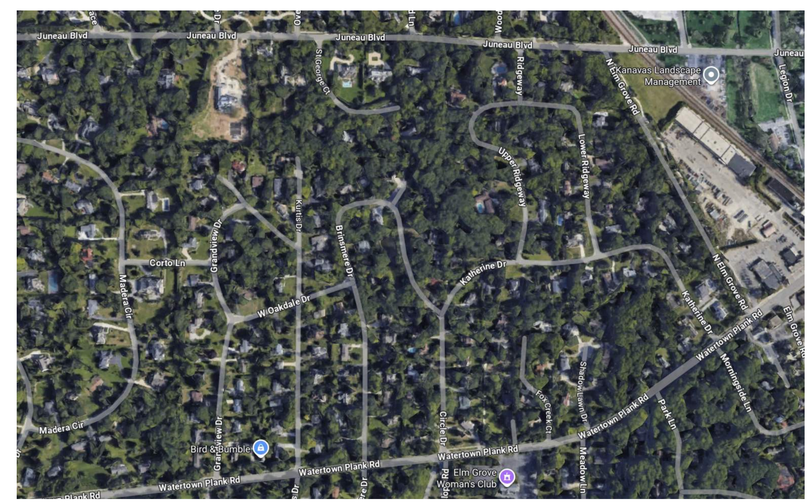
ZONING SUMMARY:

ZONING: RS-1

LOT AREA: 47,323 SF

BUILDING FOOTPRINT AREA (20% MAX): 2,815 SF (9,465 SF MAX)
IMPERVIOUS SURFACE AREA (30% MAX): 7,378 SF (14,197 SF MAX)

SITE PLAN / SURVEY 2



TRUE NORTH

PROJECT NORTH

LOCATION MAP 1

NOT TO SCALE

Stephen Vatcher Architecture & Design
630.388.9374 | 5260 N Santa Monica Blvd
Whitefish Bay, WI 53217

SVA+D

ISSUANCES:
12/11/25 - BUILDING BOARD SET

SCHEMATIC DESIGN

PROJECT NUMBER: 250117
NOT FOR CONSTRUCTION

SHEPHERD RESIDENCE
ADDITION & RENOVATION

HOLLY & TOM SHEPHERD

1040 KATHERINE DRIVE
ELM GROVE, WI 53122

A000 TITLE SHEET & INDEX

GENERAL NOTES

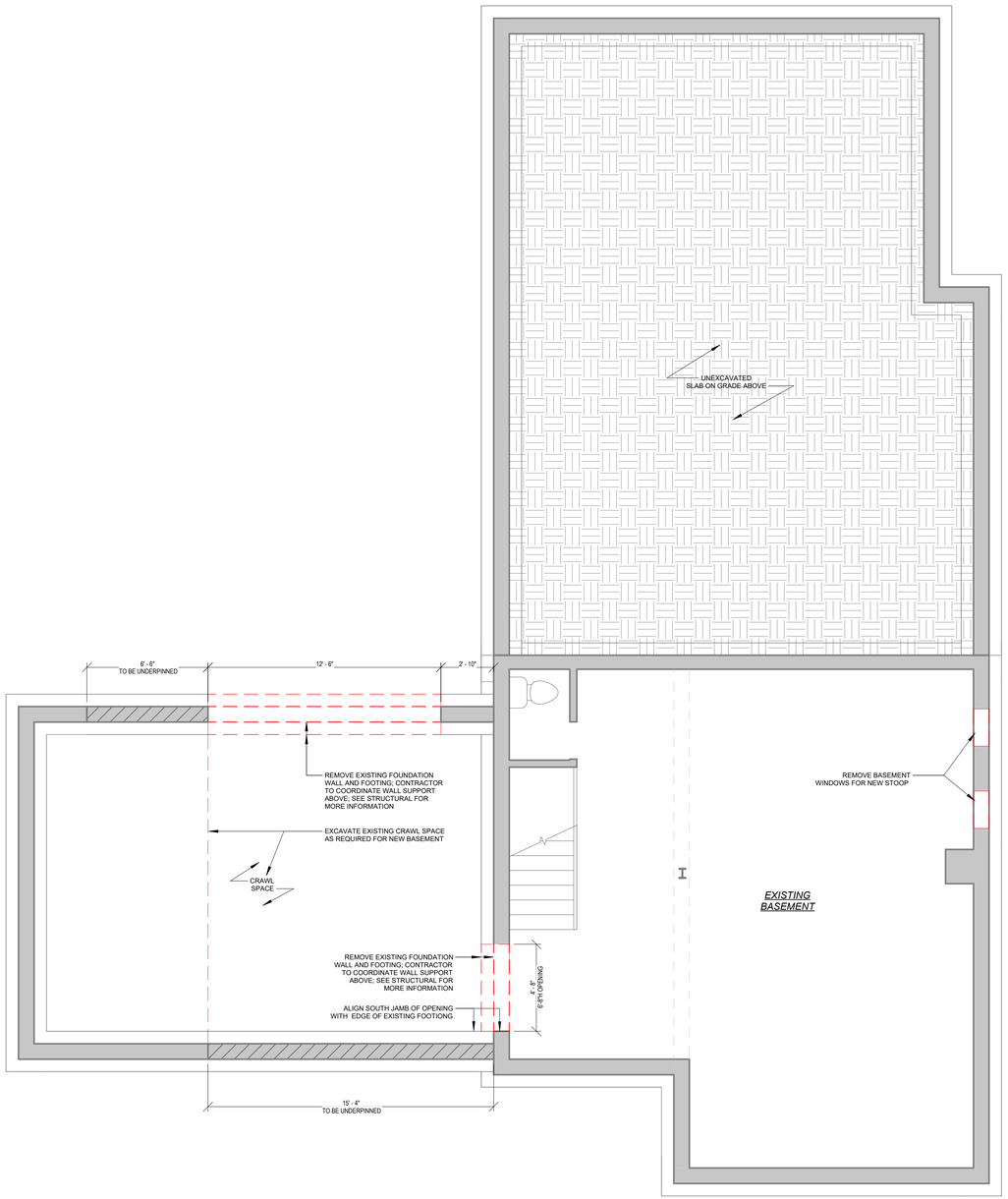
1. CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS, LEVELS AND DATUMS PRIOR TO STARTING WORK. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE GENERAL CONTRACTOR AND/OR ARCHITECT
2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH LOCAL CODES, ORDINANCES, RULES AND REGULATIONS.
3. NO WORK SHALL BE STARTED UNTIL PLANS HAVE BEEN APPROVED BY THE BUILDING INSPECTOR AND ALL OTHER AGENCIES HAVING JURISDICTION

PROJECT NOTES

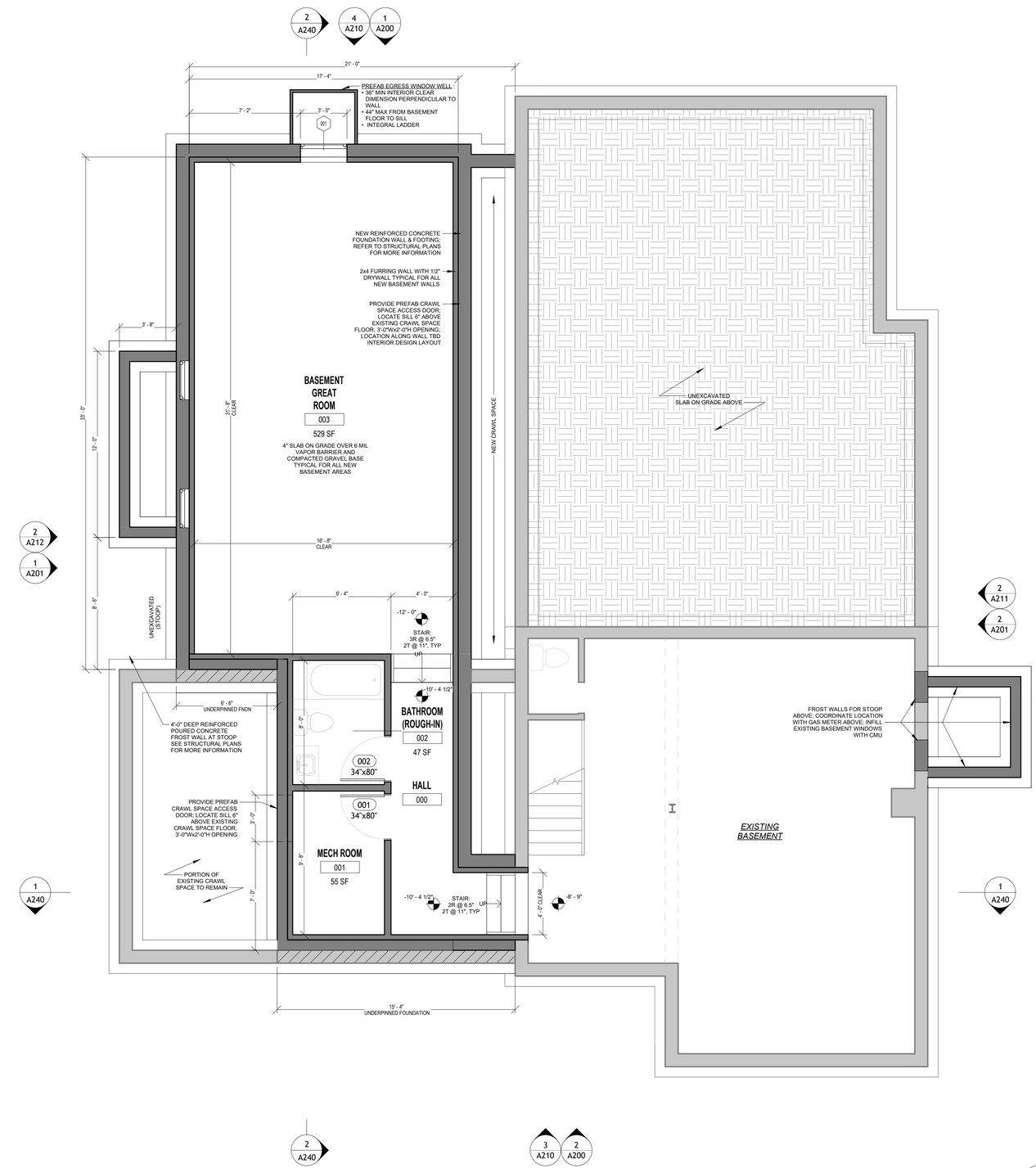
1. ELEVATION 0'-0" CORRESPONDS WITH EXISTING HOUSE 1ST FLOOR
2. REFER TO STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION
3. REFER TO INTERIOR DESIGN PLANS FOR ALL INTERIOR FINISHES, FURNITURE, CASEWORK, CABINETRY AND PLUMBING FIXTURES; ELEMENTS SHOWN IN ARCHITECTURAL DWGS FOR REFERENCE ONLY
4. ALL INTERIOR WALLS 2X4 STUDS WITH 1/2" DRYWALL BOTH SIDES, TYP
5. ALL JAMBS OF DOOR OPENINGS SHOWN ADJACENT INTERSECTING WALLS SHALL BE LOCATED 3" FROM ADJACENT WALL, U.N.O.
6. FLOOR PLAN DIMENSIONS SHOWN ARE TO FACE OF DRYWALL, U.N.O.

GRAPHICS LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- DEMOLISH
- 000 NEW WINDOW & OPENING
- E000 EXISTING WINDOW OPENING TO REMAIN - REPLACE WINDOW
- 000 NEW DOOR & OPENING
- E000 EXISTING DOOR OPENING TO REMAIN - REPLACE DOOR



1 BASEMENT - DEMOLITION
A100 1/4" = 1'-0"



2 BASEMENT - NEW CONSTRUCTION
A100 1/4" = 1'-0"

Stephen Vatcher Architecture & Design
630.308.9314 | 330214 Sports Invitational Blvd
Whitefish Bay, WI 53217

S\A+D

ISSUANCES:
05/14/25 BUILDING BOARD SET

SCHEMATIC DESIGN

PROJECT NUMBER: 250117
NOT FOR CONSTRUCTION

SHEPHERD RESIDENCE ADDITION & RENOVATION

HOLLY & TOM SHEPHERD

1040 KATHERINE DRIVE
ELM GROVE, WI 53122

A100 BASEMENT FLOOR PLANS

GENERAL NOTES

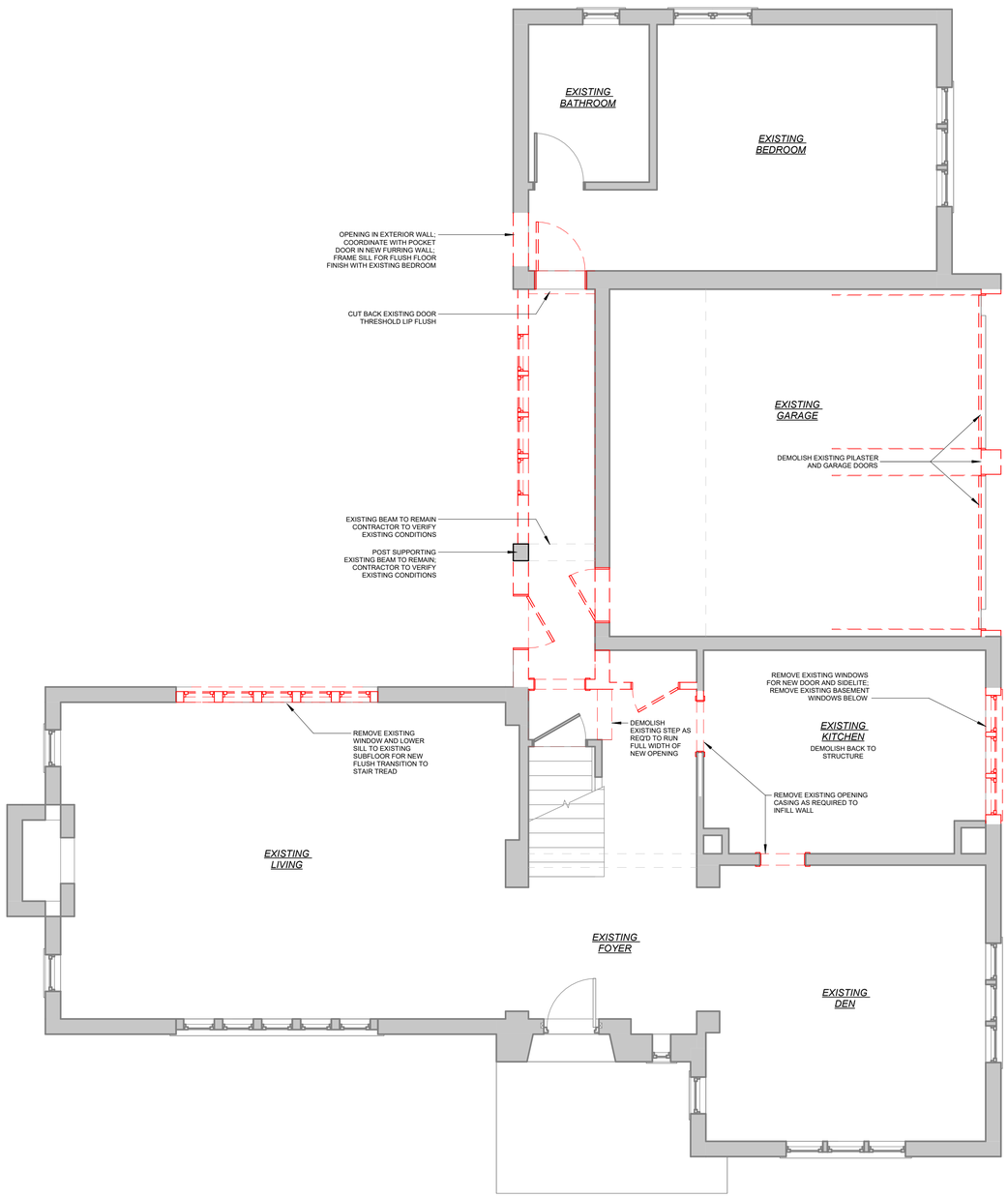
1. CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS, LEVELS AND DATUMS PRIOR TO STARTING WORK. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE GENERAL CONTRACTOR AND/OR ARCHITECT
2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH LOCAL CODES, ORDINANCES, RULES AND REGULATIONS.
3. NO WORK SHALL BE STARTED UNTIL PLANS HAVE BEEN APPROVED BY THE BUILDING INSPECTOR AND ALL OTHER AGENCIES HAVING JURISDICTION

PROJECT NOTES

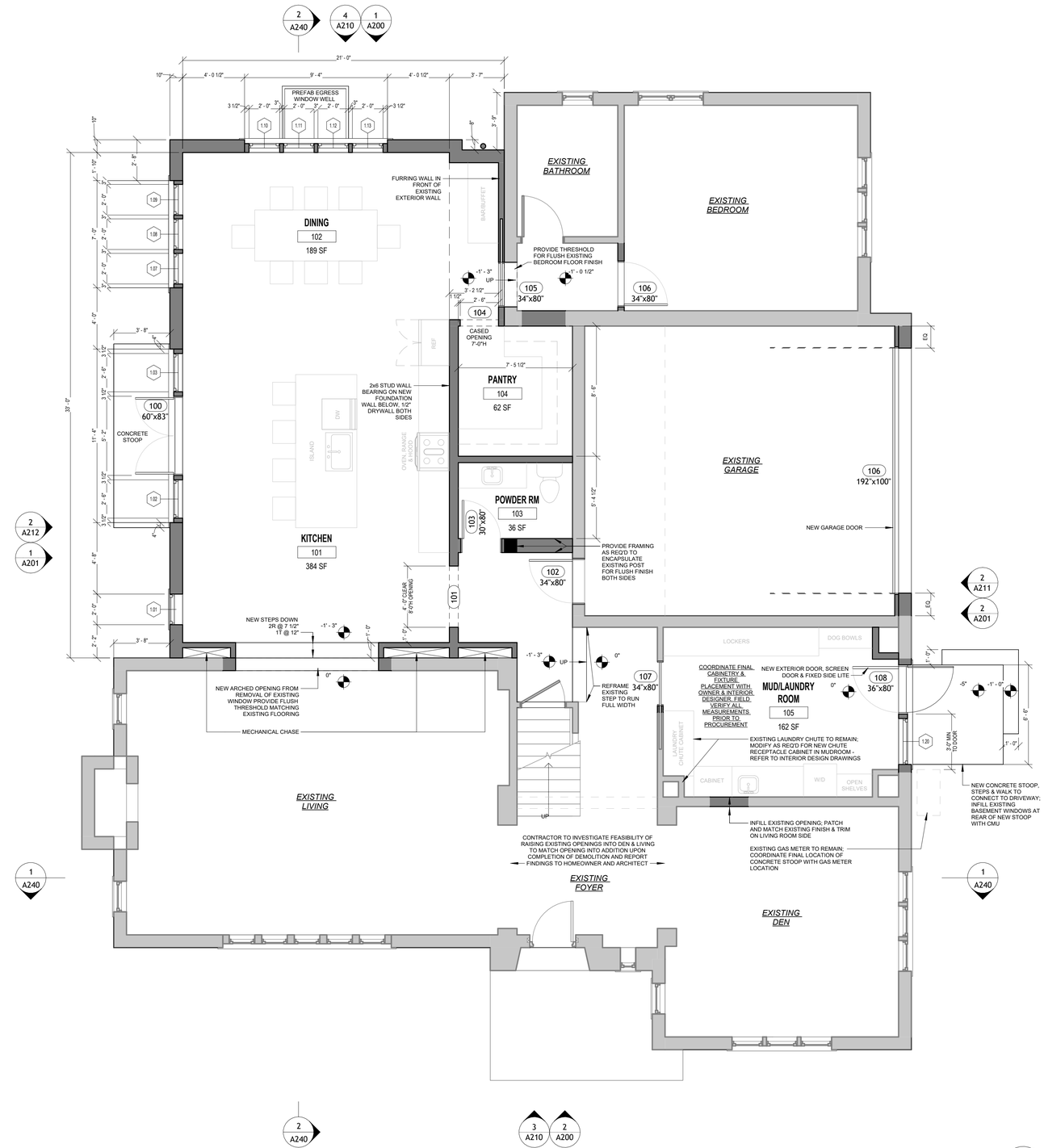
1. ELEVATION 0'-0" CORRESPONDS WITH EXISTING HOUSE 1ST FLOOR
2. REFER TO STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION
3. REFER TO INTERIOR DESIGN PLANS FOR ALL INTERIOR FINISHES, FURNITURE, CASEWORK, CABINETRY AND PLUMBING FIXTURES; ELEMENTS SHOWN IN ARCHITECTURAL DWGS FOR REFERENCE ONLY
4. ALL INTERIOR WALLS 2X4 STUDS WITH 1/2" DRYWALL BOTH SIDES, TYP
5. ALL JAMBS OF DOOR OPENINGS SHOWN ADJACENT INTERSECTING WALLS SHALL BE LOCATED 3" FROM ADJACENT WALL, U.N.O.
6. FLOOR PLAN DIMENSIONS SHOWN ARE TO FACE OF DRYWALL, U.N.O.

GRAPHICS LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- DEMOLISH
- 000 — NEW WINDOW & OPENING
- E000 — EXISTING WINDOW OPENING TO REMAIN - REPLACE WINDOW
- 000 — NEW DOOR & OPENING
- E000 — EXISTING DOOR OPENING TO REMAIN - REPLACE DOOR



1 FIRST FLOOR - DEMOLITION
A101 1/4" = 1'-0"



2 FIRST FLOOR - NEW CONSTRUCTION
A101 1/4" = 1'-0"

Stephen Vatcher Architecture & Design
630.308.9314 | 330214 Spring Hollow Lane
Wheaton, Illinois 60187-7317

SVA+D

ISSUANCES:
02/02/25 BUILDING BOARD SET

SCHEMATIC DESIGN

PROJECT NUMBER: 250117
NOT FOR CONSTRUCTION

SHEPHERD RESIDENCE ADDITION & RENOVATION

HOLLY & TOM SHEPHERD

1040 KATHERINE DRIVE
ELM GROVE, WI 53122

A101 FIRST FLOOR PLANS

GENERAL NOTES

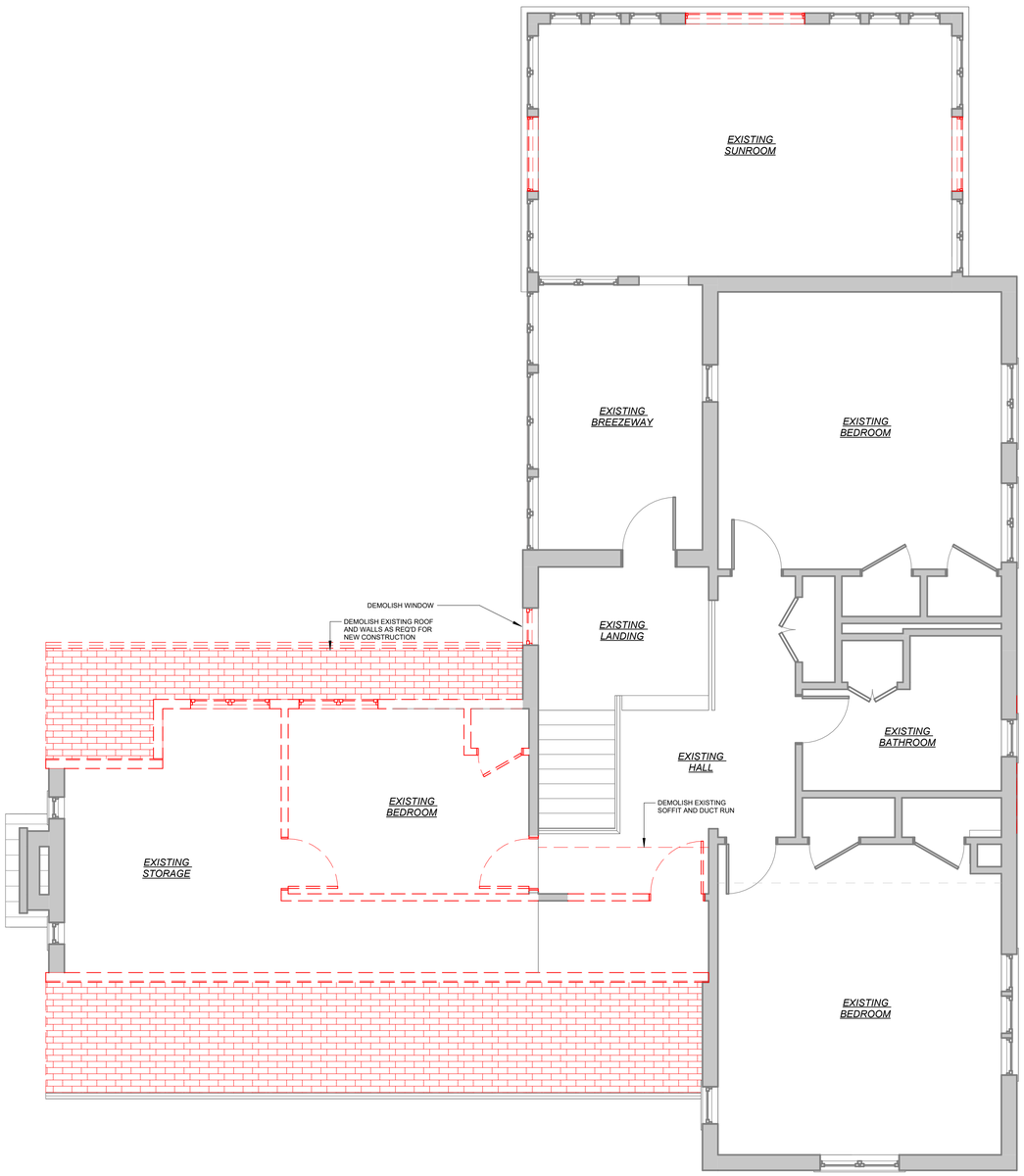
1. CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS, LEVELS AND DATUMS PRIOR TO STARTING WORK. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE GENERAL CONTRACTOR AND/OR ARCHITECT
2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH LOCAL CODES, ORDINANCES, RULES AND REGULATIONS.
3. NO WORK SHALL BE STARTED UNTIL PLANS HAVE BEEN APPROVED BY THE BUILDING INSPECTOR AND ALL OTHER AGENCIES HAVING JURISDICTION

PROJECT NOTES

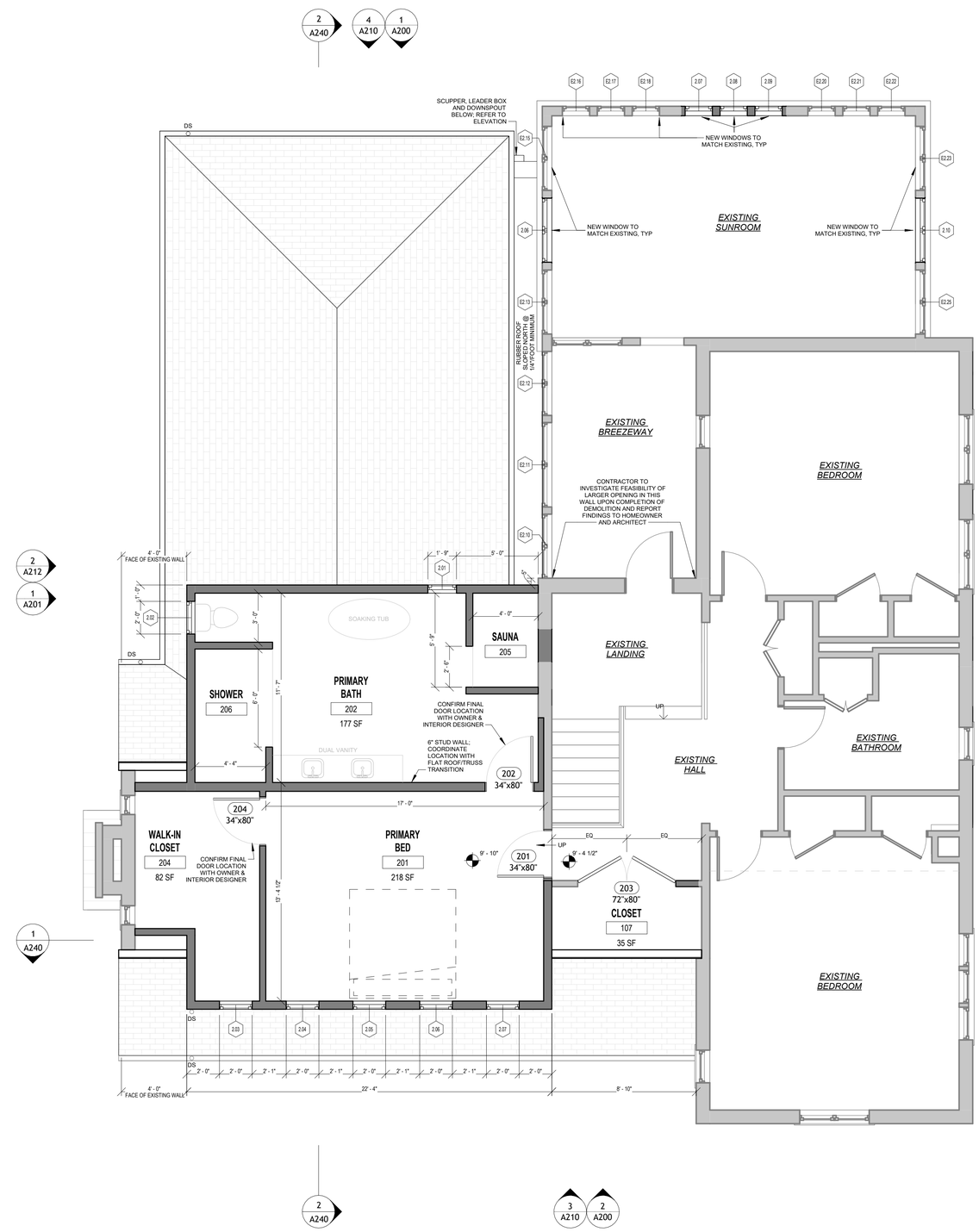
1. ELEVATION 0'-0" CORRESPONDS WITH EXISTING HOUSE 1ST FLOOR
2. REFER TO STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION
3. REFER TO INTERIOR DESIGN PLANS FOR ALL INTERIOR FINISHES, FURNITURE, CASEWORK, CABINETRY AND PLUMBING FIXTURES; ELEMENTS SHOWN IN ARCHITECTURAL DWGS FOR REFERENCE ONLY
4. ALL INTERIOR WALLS 2X4 STUDS WITH 1/2" DRYWALL BOTH SIDES, TYP
5. ALL JAMBS OF DOOR OPENINGS SHOWN ADJACENT INTERSECTING WALLS SHALL BE LOCATED 3" FROM ADJACENT WALL, U.N.O.
6. FLOOR PLAN DIMENSIONS SHOWN ARE TO FACE OF DRYWALL, U.N.O.

GRAPHICS LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- DEMOLISH
- 000 NEW WINDOW & OPENING
- E000 EXISTING WINDOW OPENING TO REMAIN - REPLACE WINDOW
- 000 NEW DOOR & OPENING
- E000 EXISTING DOOR OPENING TO REMAIN - REPLACE DOOR



1 SECOND FLOOR - DEMOLITION
A102 1/4" = 1'-0"



2 SECOND FLOOR - NEW CONSTRUCTION
A102 1/4" = 1'-0"

Stephen Vatcher Architecture & Design
630.308.9314 | 330214 Spring Hollow Lane
Wheaton, Illinois 60187-7317

SV A+D

ISSUANCES:
11/14/24 BUILDING BOARD SET

SCHEMATIC DESIGN

PROJECT NUMBER: 250117
NOT FOR CONSTRUCTION

SHEPHERD RESIDENCE
ADDITION & RENOVATION

HOLLY & TOM SHEPHERD

1040 KATHERINE DRIVE
ELM GROVE, WI 53122

A102 SECOND FLOOR PLANS

GENERAL NOTES

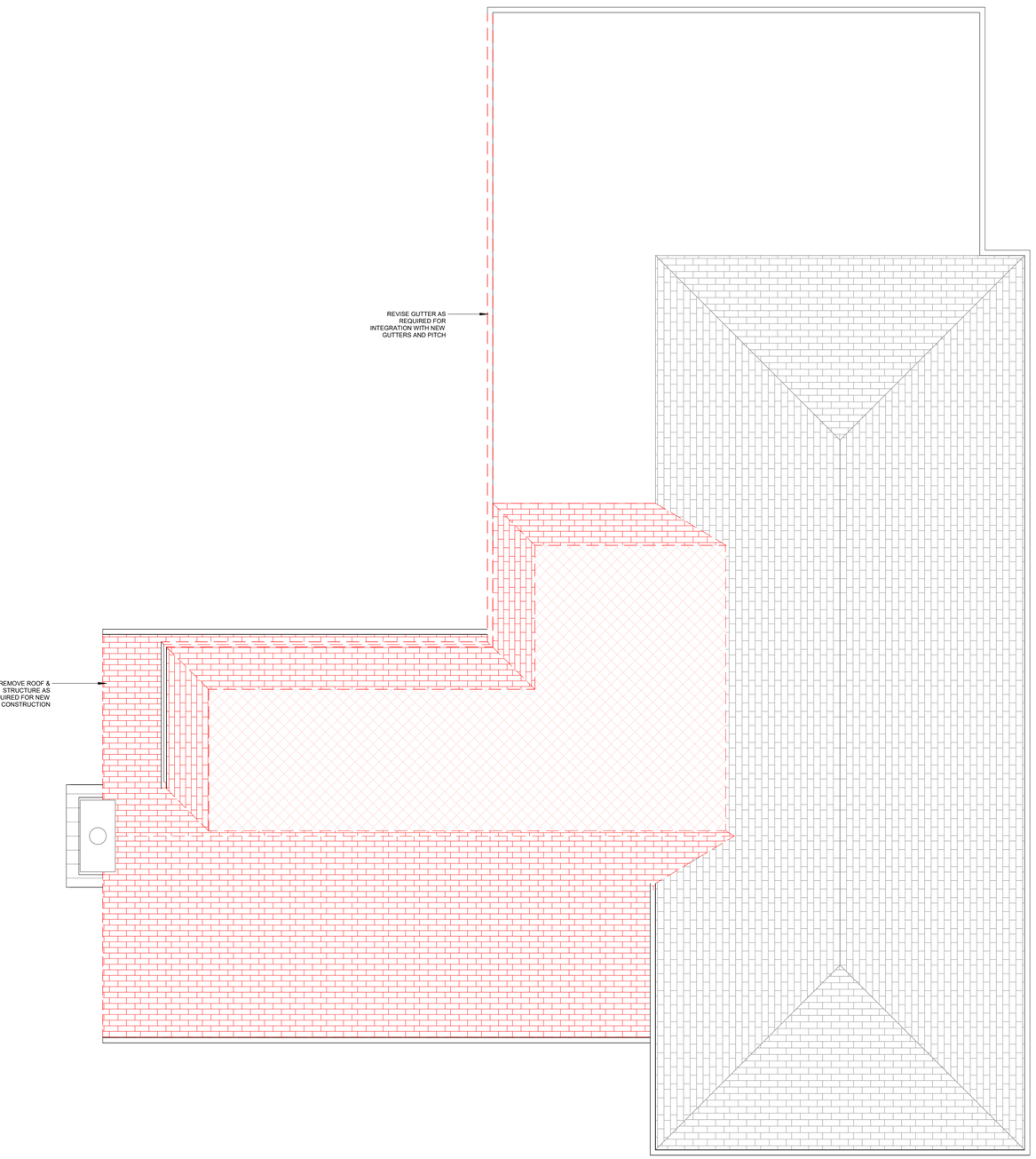
1. CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS, LEVELS AND DATUMS PRIOR TO STARTING WORK. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE GENERAL CONTRACTOR AND/OR ARCHITECT
2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH LOCAL CODES, ORDINANCES, RULES AND REGULATIONS.
3. NO WORK SHALL BE STARTED UNTIL PLANS HAVE BEEN APPROVED BY THE BUILDING INSPECTOR AND ALL OTHER AGENCIES HAVING JURISDICTION

PROJECT NOTES

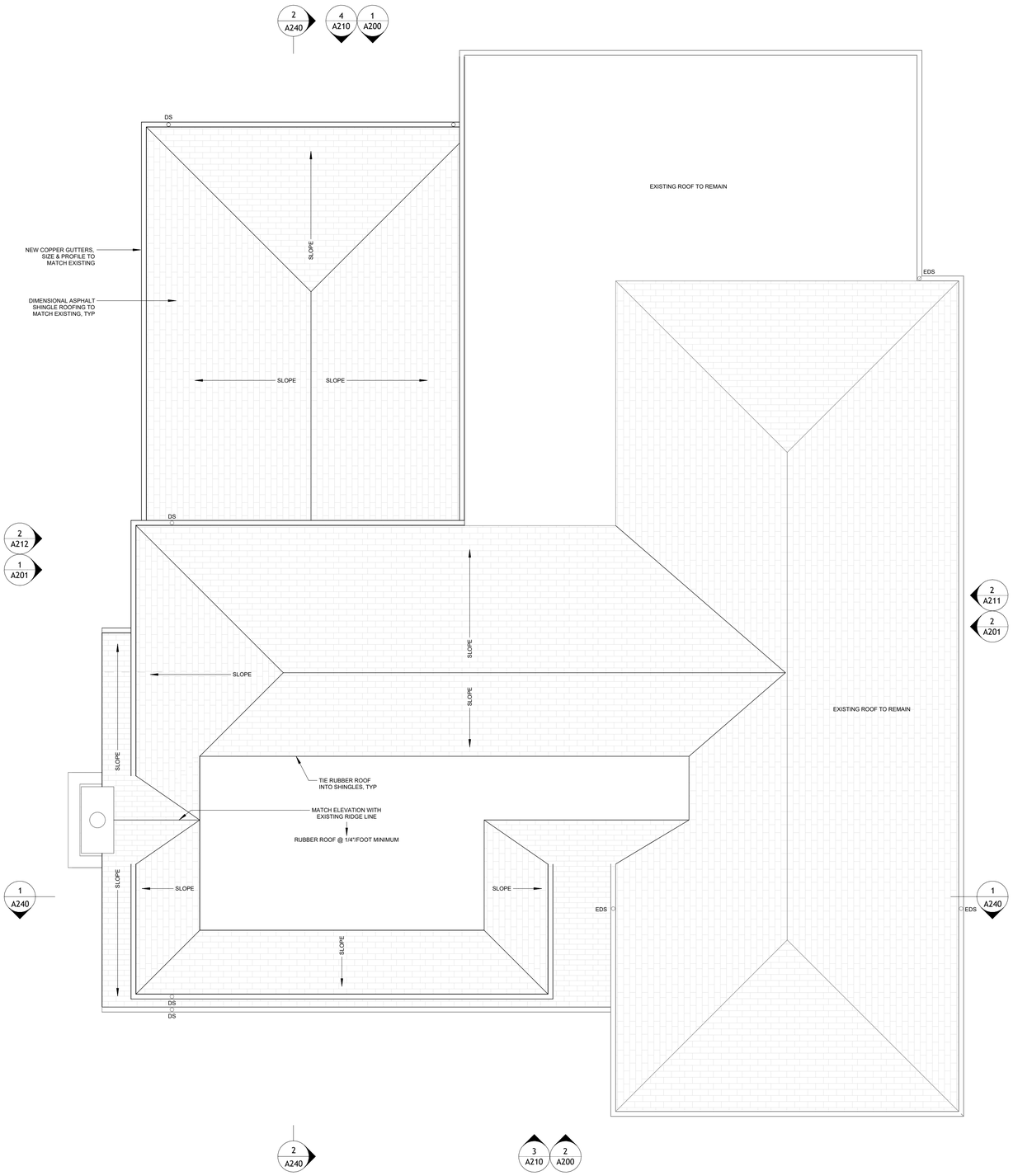
1. ELEVATION 0'-0" CORRESPONDS WITH EXISTING HOUSE 1ST FLOOR
2. REFER TO STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION
3. REFER TO INTERIOR DESIGN PLANS FOR ALL INTERIOR FINISHES, FURNITURE, CASEWORK, CABINETRY AND PLUMBING FIXTURES; ELEMENTS SHOWN IN ARCHITECTURAL DWGS FOR REFERENCE ONLY
4. ALL INTERIOR WALLS 2X4 STUDS WITH 1/2" DRYWALL BOTH SIDES, TYP
5. ALL JAMBS OF DOOR OPENINGS SHOWN ADJACENT INTERSECTING WALLS SHALL BE LOCATED 3" FROM ADJACENT WALL, U.N.O.
6. FLOOR PLAN DIMENSIONS SHOWN ARE TO FACE OF DRYWALL, U.N.O.

GRAPHICS LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- DEMOLISH
- 000 — NEW WINDOW & OPENING
- E000 — EXISTING WINDOW OPENING TO REMAIN - REPLACE WINDOW
- 000 — NEW DOOR & OPENING
- E000 — EXISTING DOOR OPENING TO REMAIN - REPLACE DOOR



1 ROOF - DEMOLITION
A103 1/4" = 1'-0"



2 ROOF - NEW CONSTRUCTION
A103 1/4" = 1'-0"

Stephen Vatcher Architecture & Design
630.308.9374 | 330214 Spring Hollow Lane
Wheaton, Illinois 60187-7317

S\A+D

ISSUANCES:
02/04/25 BUILDING BOARD SET

SCHEMATIC DESIGN

PROJECT NUMBER: 250117
| NOT FOR CONSTRUCTION

SHEPHERD RESIDENCE
ADDITION & RENOVATION

HOLLY & TOM SHEPHERD

1040 KATHERINE DRIVE
ELM GROVE, WI 53122

A103 ROOF PLANS

1 EXTERIOR ELEVATION - NORTH
A200 1/4" = 1'-0"

2 EXTERIOR ELEVATION - SOUTH
A200 1/4" = 1'-0"

NEW WINDOW SCHEDULE

TAG	WIDTH	HEIGHT	SILL HEIGHT	TYPE	NOTES
ADDITION BASEMENT-LOW					
.001	3' - 0"	4' - 0"	3' - 8"		
FIRST FLOOR - ADDITION					
1.02	2' - 6"	7' - 0"	0"	SINGLE CASEMENT	
1.03	2' - 6"	7' - 0"	0"	SINGLE CASEMENT	
1.07	2' - 0"	5' - 4"	1' - 8"	SINGLE CASEMENT	
1.08	2' - 0"	5' - 4"	1' - 8"	SINGLE CASEMENT	
1.09	2' - 0"	5' - 4"	1' - 8"	SINGLE CASEMENT	
1.10	2' - 0"	5' - 4"	1' - 8"	SINGLE CASEMENT	
1.11	2' - 0"	5' - 4"	1' - 8"	SINGLE CASEMENT	
1.12	2' - 0"	5' - 4"	1' - 8"	SINGLE CASEMENT	
1.13	2' - 0"	5' - 4"	1' - 8"	SINGLE CASEMENT	
EXISTING FIRST FLOOR					
1.01	2' - 0"	3' - 7"	2' - 2"	PICTURE WINDOW	
1.20	3' - 0"	6' - 9"	0"	PICTURE WINDOW	
SECOND FLOOR - WEST WING					
2.01	1' - 9"	2' - 10"	3' - 0"		
2.02	2' - 0"	3' - 6"	2' - 4"	SINGLE CASEMENT	
2.03	2' - 0"	3' - 6"	2' - 4"	SINGLE CASEMENT	
2.04	2' - 0"	3' - 6"	2' - 4"	SINGLE CASEMENT	
2.05	2' - 0"	3' - 6"	2' - 4"	SINGLE CASEMENT	
2.06	3' - 11"	4' - 5"	1' - 1"	DOUBLE CASEMENT	MATCH EXISTING
2.06	2' - 0"	3' - 6"	2' - 4"	SINGLE CASEMENT	
2.07	1' - 8"	4' - 5"	1' - 1"	SINGLE CASEMENT	MATCH EXISTING
2.07	2' - 0"	3' - 6"	2' - 4"	SINGLE CASEMENT	
2.08	1' - 8"	4' - 5"	1' - 1"	SINGLE CASEMENT	MATCH EXISTING
2.09	1' - 8"	4' - 5"	1' - 1"	SINGLE CASEMENT	MATCH EXISTING
2.10	3' - 11"	4' - 5"	1' - 1"	DOUBLE CASEMENT	MATCH EXISTING

EXISTING WINDOW SCHEDULE

TAG	WIDTH	HEIGHT	SILL HEIGHT	TYPE	NOTES
SECOND FLOOR - NORTH WING					
E2.10	3' - 11"	4' - 5"	2' - 9 1/2"	DOUBLE CASEMENT	PROVIDE ACCESS TO ROOF FOR MAINTENANCE, VIF
E2.11	5' - 2"	4' - 5"	2' - 9 1/2"	DOUBLE CASEMENT	VIF
E2.12	3' - 11"	4' - 5"	2' - 9 1/2"	DOUBLE CASEMENT	VIF
E2.13	3' - 11"	4' - 5"	2' - 9 1/2"	DOUBLE CASEMENT	VIF
E2.15	3' - 11"	4' - 5"	2' - 9 1/2"	DOUBLE CASEMENT	VIF
E2.16	1' - 8"	4' - 5"	2' - 9 1/2"	SINGLE CASEMENT	VIF
E2.17	1' - 8"	4' - 5"	2' - 9 1/2"	SINGLE CASEMENT	VIF
E2.18	1' - 8"	4' - 5"	2' - 9 1/2"	SINGLE CASEMENT	VIF
E2.20	1' - 8"	4' - 5"	2' - 9 1/2"	SINGLE CASEMENT	VIF
E2.21	1' - 8"	4' - 5"	2' - 9 1/2"	SINGLE CASEMENT	VIF
E2.22	1' - 8"	4' - 5"	2' - 9 1/2"	SINGLE CASEMENT	VIF
E2.23	3' - 11"	4' - 5"	2' - 9 1/2"	DOUBLE CASEMENT	VIF
E2.25	3' - 11"	4' - 5"	2' - 9 1/2"	DOUBLE CASEMENT	VIF

Stephen Veldner Architecture & Design
630.308.9304 | 330214 Sports Immersion Blvd
Whitewater, WI 53190

S\A+D

ISSUANCES:
1/17/225 BUILDING BOARD SET

SCHEMATIC DESIGN

PROJECT NUMBER: 250117
| NOT FOR CONSTRUCTION

SHEPHERD RESIDENCE
ADDITION & RENOVATION

HOLLY & TOM SHEPHERD

1040 KATHERINE DRIVE
ELM GROVE, WI 53122

A200 EXTERIOR ELEVATIONS - CONSTRUCTION

1 EXTERIOR ELEVATION - WEST
A201 1/4" = 1'-0"

2 EXTERIOR ELEVATION - EAST
A201 1/4" = 1'-0"

NEW WINDOW SCHEDULE

TAG	WIDTH	HEIGHT	SILL HEIGHT	TYPE	NOTES
ADDITION BASEMENT-LOW					
.001	3' - 0"	4' - 0"	3' - 8"		
FIRST FLOOR - ADDITION					
1.02	2' - 6"	7' - 0"	0"	SINGLE CASEMENT	
1.03	2' - 6"	7' - 0"	0"	SINGLE CASEMENT	
1.07	2' - 0"	5' - 4"	1' - 8"	SINGLE CASEMENT	
1.08	2' - 0"	5' - 4"	1' - 8"	SINGLE CASEMENT	
1.09	2' - 0"	5' - 4"	1' - 8"	SINGLE CASEMENT	
1.10	2' - 0"	5' - 4"	1' - 8"	SINGLE CASEMENT	
1.11	2' - 0"	5' - 4"	1' - 8"	SINGLE CASEMENT	
1.12	2' - 0"	5' - 4"	1' - 8"	SINGLE CASEMENT	
1.13	2' - 0"	5' - 4"	1' - 8"	SINGLE CASEMENT	
EXISTING FIRST FLOOR					
1.01	2' - 0"	3' - 7"	2' - 2"	PICTURE WINDOW	
1.20	3' - 0"	6' - 9"	0"	PICTURE WINDOW	
SECOND FLOOR - WEST WING					
2.01	1' - 9"	2' - 10"	3' - 0"		
2.02	2' - 0"	3' - 6"	2' - 4"	SINGLE CASEMENT	
2.03	2' - 0"	3' - 6"	2' - 4"	SINGLE CASEMENT	
2.04	2' - 0"	3' - 6"	2' - 4"	SINGLE CASEMENT	
2.05	2' - 0"	3' - 6"	2' - 4"	SINGLE CASEMENT	
2.06	3' - 11"	4' - 5"	1' - 1"	DOUBLE CASEMENT	MATCH EXISTING
2.06	2' - 0"	3' - 6"	2' - 4"	SINGLE CASEMENT	
2.07	1' - 8"	4' - 5"	1' - 1"	SINGLE CASEMENT	MATCH EXISTING
2.07	2' - 0"	3' - 6"	2' - 4"	SINGLE CASEMENT	
2.08	1' - 8"	4' - 5"	1' - 1"	SINGLE CASEMENT	MATCH EXISTING
2.09	1' - 8"	4' - 5"	1' - 1"	SINGLE CASEMENT	MATCH EXISTING
2.10	3' - 11"	4' - 5"	1' - 1"	DOUBLE CASEMENT	MATCH EXISTING

EXISTING WINDOW SCHEDULE

TAG	WIDTH	HEIGHT	SILL HEIGHT	TYPE	NOTES
SECOND FLOOR - NORTH WING					
E2.10	3' - 11"	4' - 5"	2' - 9 1/2"	DOUBLE CASEMENT	PROVIDE ACCESS TO ROOF FOR MAINTENANCE, VIF
E2.11	5' - 2"	4' - 5"	2' - 9 1/2"	DOUBLE CASEMENT	VIF
E2.12	3' - 11"	4' - 5"	2' - 9 1/2"	DOUBLE CASEMENT	VIF
E2.13	3' - 11"	4' - 5"	2' - 9 1/2"	DOUBLE CASEMENT	VIF
E2.15	3' - 11"	4' - 5"	2' - 9 1/2"	DOUBLE CASEMENT	VIF
E2.16	1' - 8"	4' - 5"	2' - 9 1/2"	SINGLE CASEMENT	VIF
E2.17	1' - 8"	4' - 5"	2' - 9 1/2"	SINGLE CASEMENT	VIF
E2.18	1' - 8"	4' - 5"	2' - 9 1/2"	SINGLE CASEMENT	VIF
E2.20	1' - 8"	4' - 5"	2' - 9 1/2"	SINGLE CASEMENT	VIF
E2.21	1' - 8"	4' - 5"	2' - 9 1/2"	SINGLE CASEMENT	VIF
E2.22	1' - 8"	4' - 5"	2' - 9 1/2"	SINGLE CASEMENT	VIF
E2.23	3' - 11"	4' - 5"	2' - 9 1/2"	DOUBLE CASEMENT	VIF
E2.25	3' - 11"	4' - 5"	2' - 9 1/2"	DOUBLE CASEMENT	VIF

Stephen Vatcher Architecture & Design
630.306.9314 | 3260 N Sports Arena Drive
Wheaton, Illinois 60187

S\A+D

ISSUANCES:
07/02/25 BUILDING BOARD SET

SCHEMATIC DESIGN

PROJECT NUMBER: 250117
NOT FOR CONSTRUCTION

SHEPHERD RESIDENCE
ADDITION & RENOVATION

HOLLY & TOM SHEPHERD

1040 KATHERINE DRIVE
ELM GROVE, WI 53122

A201 EXTERIOR ELEVATIONS - CONSTRUCTION

1 PRESENTATION EXTERIOR ELEVATION - SOUTH EXISTING
A210 1/4" = 1'-0"

2 PRESENTATION EXTERIOR ELEVATION - NORTH - EXISTING
A210 1/4" = 1'-0"

3 PRESENTATION EXTERIOR ELEVATION - SOUTH NEW CONSTRUCTION
A210 1/4" = 1'-0"

4 PRESENTATION EXTERIOR ELEVATION - NORTH - NEW CONSTRUCTION
A210 1/4" = 1'-0"

Stephen Vatcher Architecture & Design
630.308.9394 | 3260 N Sports Arena Blvd
Waukesha, WI 53188

S\A+D

ISSUANCES:
02/04/25 BUILDING BOARD SET

SCHEMATIC DESIGN

PROJECT NUMBER: 250117
NOT FOR CONSTRUCTION

SHEPHERD RESIDENCE
ADDITION & RENOVATION

HOLLY & TOM SHEPHERD

1040 KATHERINE DRIVE
ELM GROVE, WI 53122

A210 EXTERIOR ELEVATIONS - PRESENTATION

1 PRESENTATION EXTERIOR ELEVATION - EAST EXISTING
A211 1/4" = 1'-0"

2 PRESENTATION EXTERIOR ELEVATION - EAST NEW CONSTRUCTION
A211 1/4" = 1'-0"

Stephen Veldner Architecture & Design
630.308.9314 | 3500 N Sports Arena Blvd
Waterford, WI 53185

S\A+D

ISSUANCES:
02/04/25 BUILDING BOARD SET

SCHEMATIC DESIGN

PROJECT NUMBER: 250117
NOT FOR CONSTRUCTION

SHEPHERD RESIDENCE
ADDITION & RENOVATION

HOLLY & TOM SHEPHERD

1040 KATHERINE DRIVE
ELM GROVE, WI 53122

A211 EXTERIOR ELEVATIONS - PRESENTATION

1 PRESENTATION EXTERIOR ELEVATION - WEST EXISTING
A212 1/4" = 1'-0"

2 PRESENTATION EXTERIOR ELEVATION - WEST NEW CONSTRUCTION
A212 1/4" = 1'-0"

Stephen Veldner Architecture & Design
630.308.9304 | 2500 N Farnsworth Ave
Aurora, IL 60505

S\A+D

ISSUANCES:
02/04/25 BUILDING BOARD SET

SCHEMATIC DESIGN

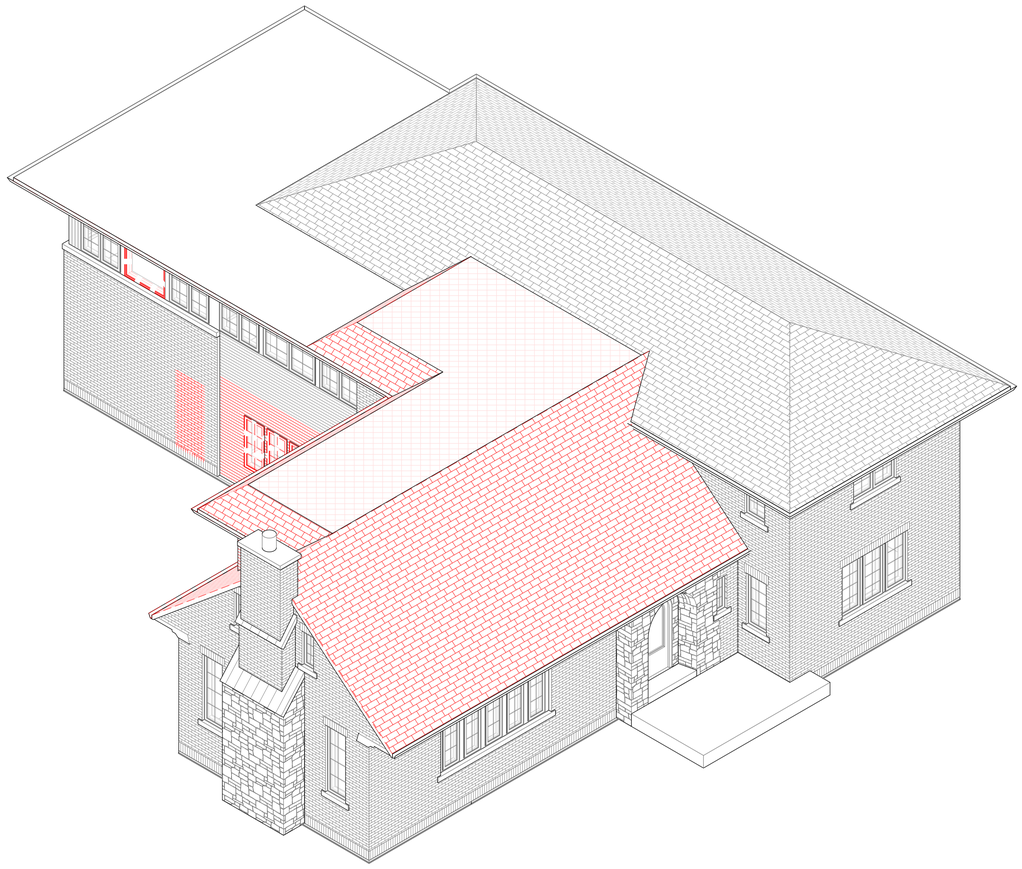
PROJECT NUMBER: 250117
NOT FOR CONSTRUCTION

SHEPHERD RESIDENCE
ADDITION & RENOVATION

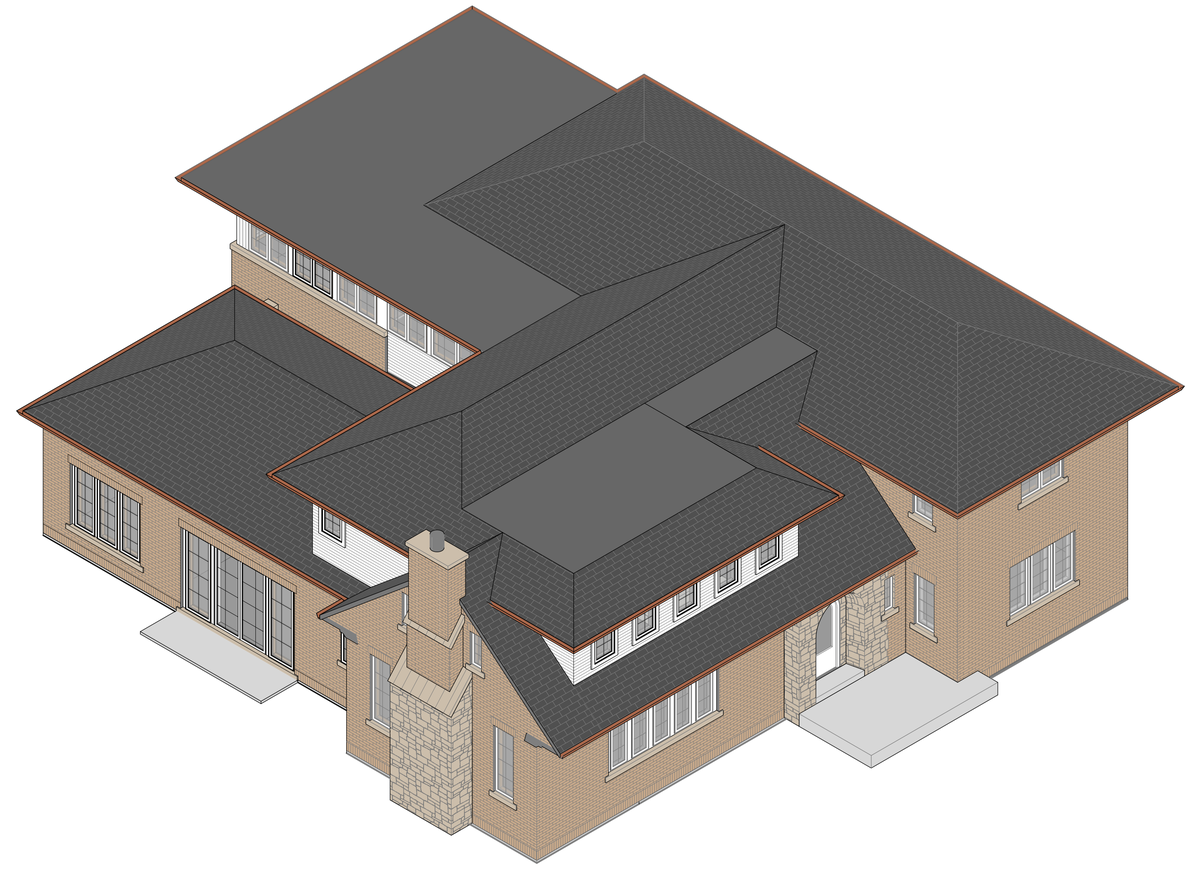
HOLLY & TOM SHEPHERD

1040 KATHERINE DRIVE
ELM GROVE, WI 53122

A212 EXTERIOR ELEVATIONS - PRESENTATION



1 AXONOMETRIC - SOUTHWEST - DEMOLITION
A220



2 AXONOMETRIC - SOUTHWEST - NEW CONSTRUCTION
A220

Stephen Vatcher Architecture & Design
630.308.9314 | 250 N Spring Inverness Blvd
Palatine, IL 60067

S\A+D

ISSUANCES:
02/06/25 BUILDING BOARD SET

SCHEMATIC DESIGN

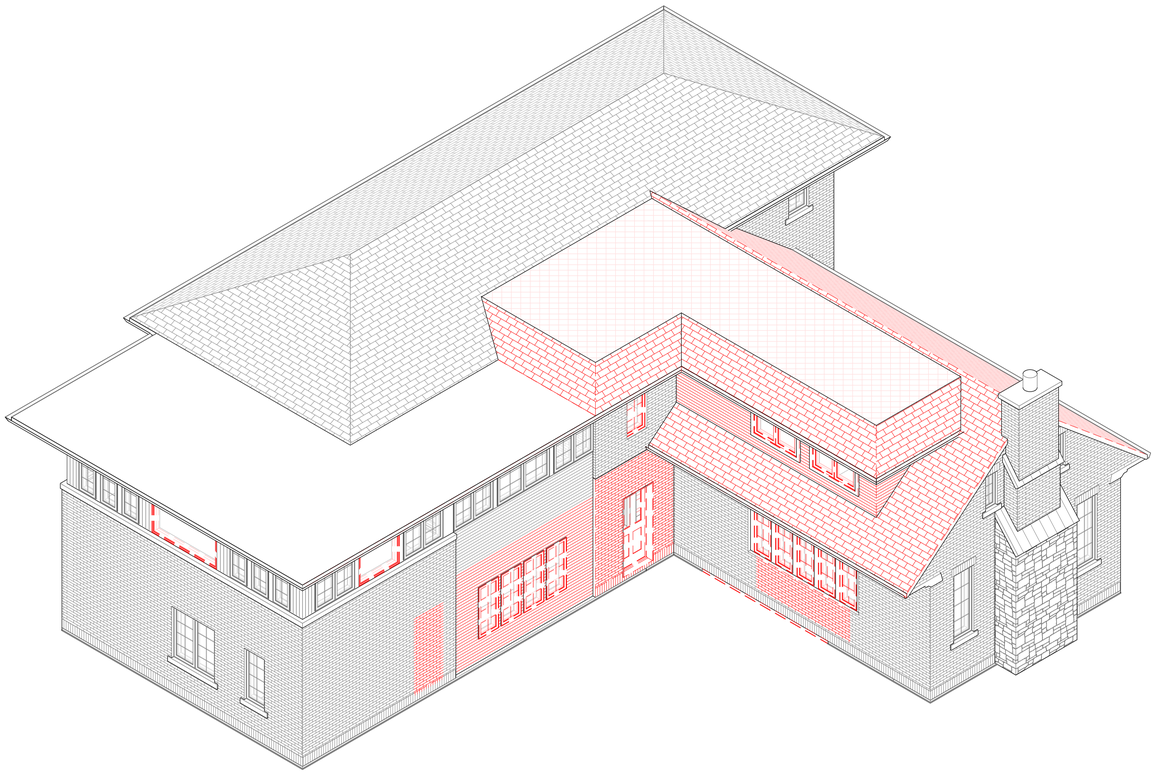
PROJECT NUMBER: 250117
NOT FOR CONSTRUCTION

SHEPHERD RESIDENCE
ADDITION & RENOVATION

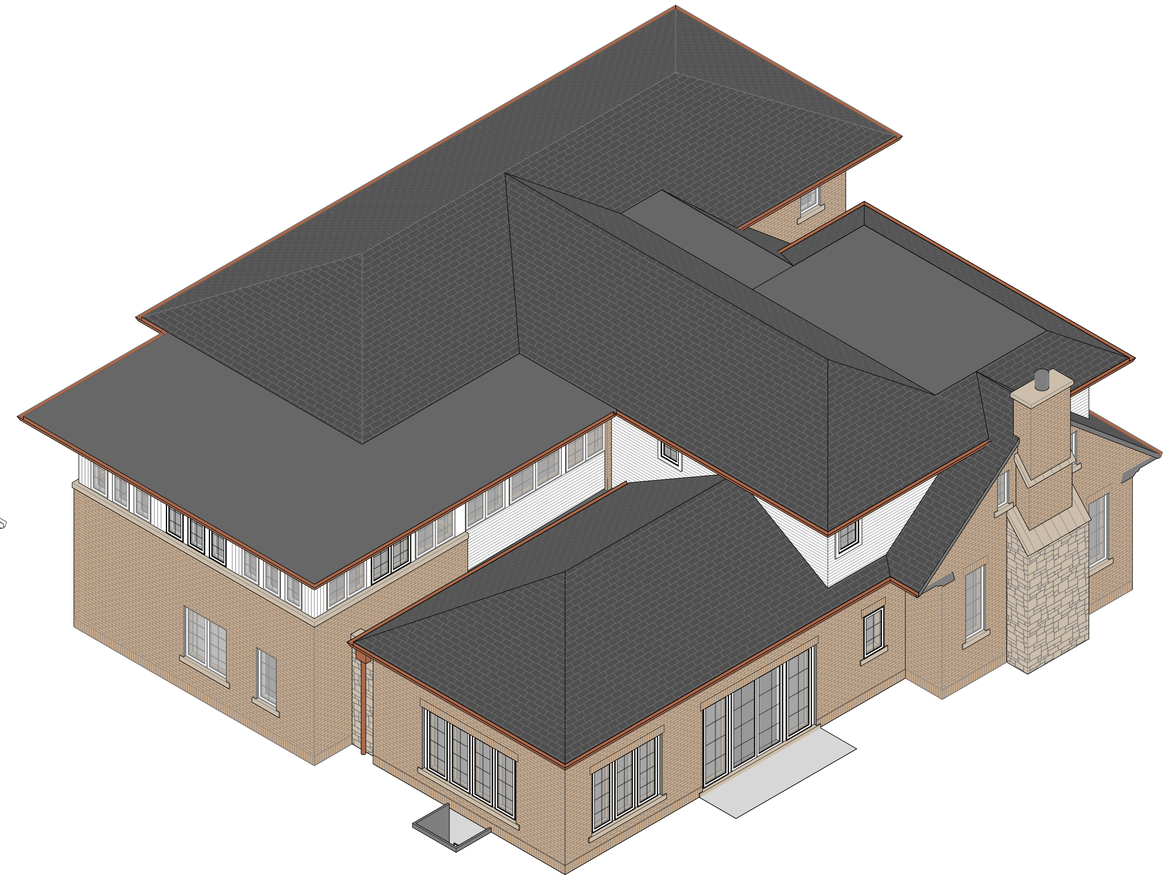
HOLLY & TOM SHEPHERD

1040 KATHERINE DRIVE
ELM GROVE, WI 53122

A220 AXONOMETRICS



1 AXONOMETRIC - NORTHWEST - DEMOLITION
A221



2 AXONOMETRIC - NORTHWEST - NEW CONSTRUCTION
A221

Stephen Vatcher Architecture & Design
630.308.9394 | 250 N Spring Avenue, Unit 3
Westmont, Illinois, IL 60559

S\A+D

ISSUANCES:
02/06/25 BUILDING BOARD SET

SCHEMATIC DESIGN

PROJECT NUMBER: 250117
NOT FOR CONSTRUCTION

SHEPHERD RESIDENCE
ADDITION & RENOVATION

HOLLY & TOM SHEPHERD

1040 KATHERINE DRIVE
ELM GROVE, WI 53122

A221 AXONOMETRICS

SOUTHWEST 1

SOUTHWEST 2

SOUTH

NORTHWEST

EAST

NORTHEAST

Stephen Veldner Architecture & Design
630.308.9394 | 3260 N Sports Arena Blvd
Waukesha, WI 53188

S\A+D

ISSUANCES:
12/09/25 BUILDING BOARD SET

SCHEMATIC DESIGN

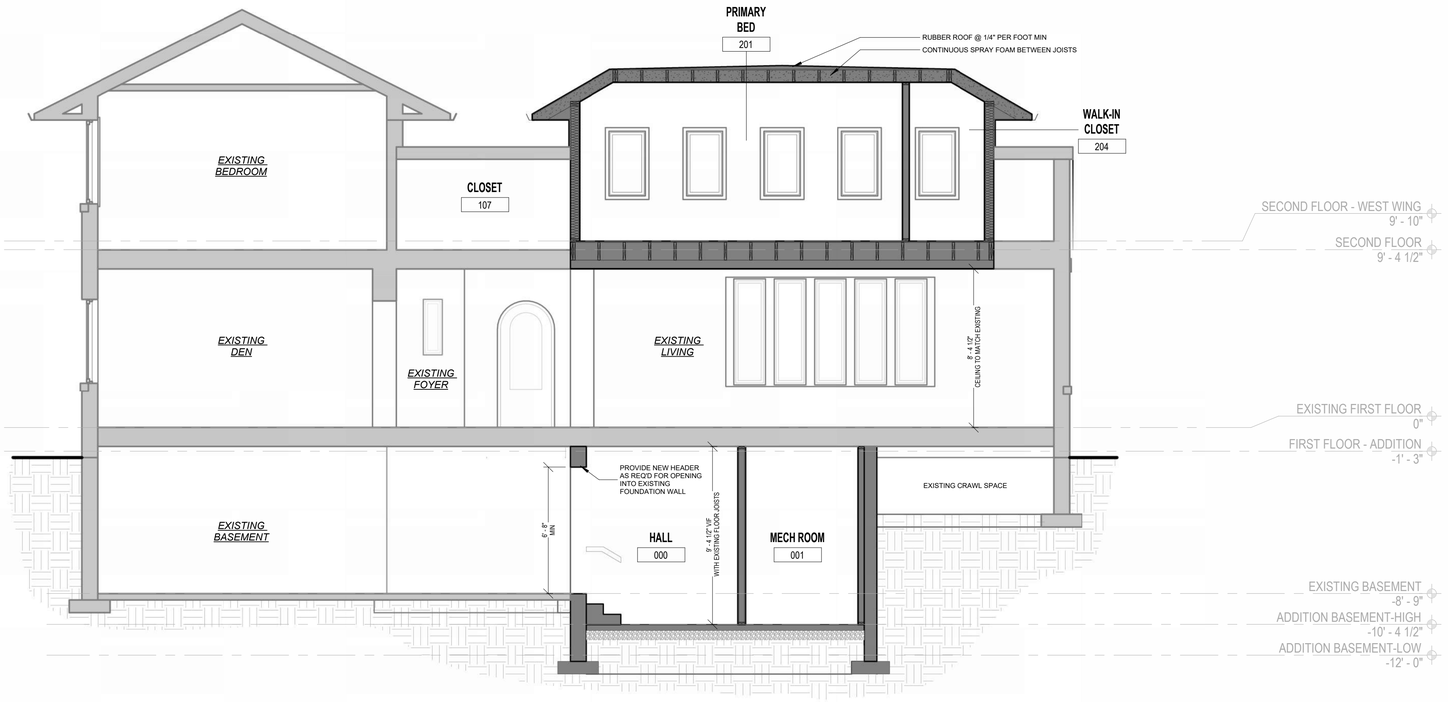
PROJECT NUMBER: 250117
NOT FOR CONSTRUCTION

SHEPHERD RESIDENCE
ADDITION & RENOVATION

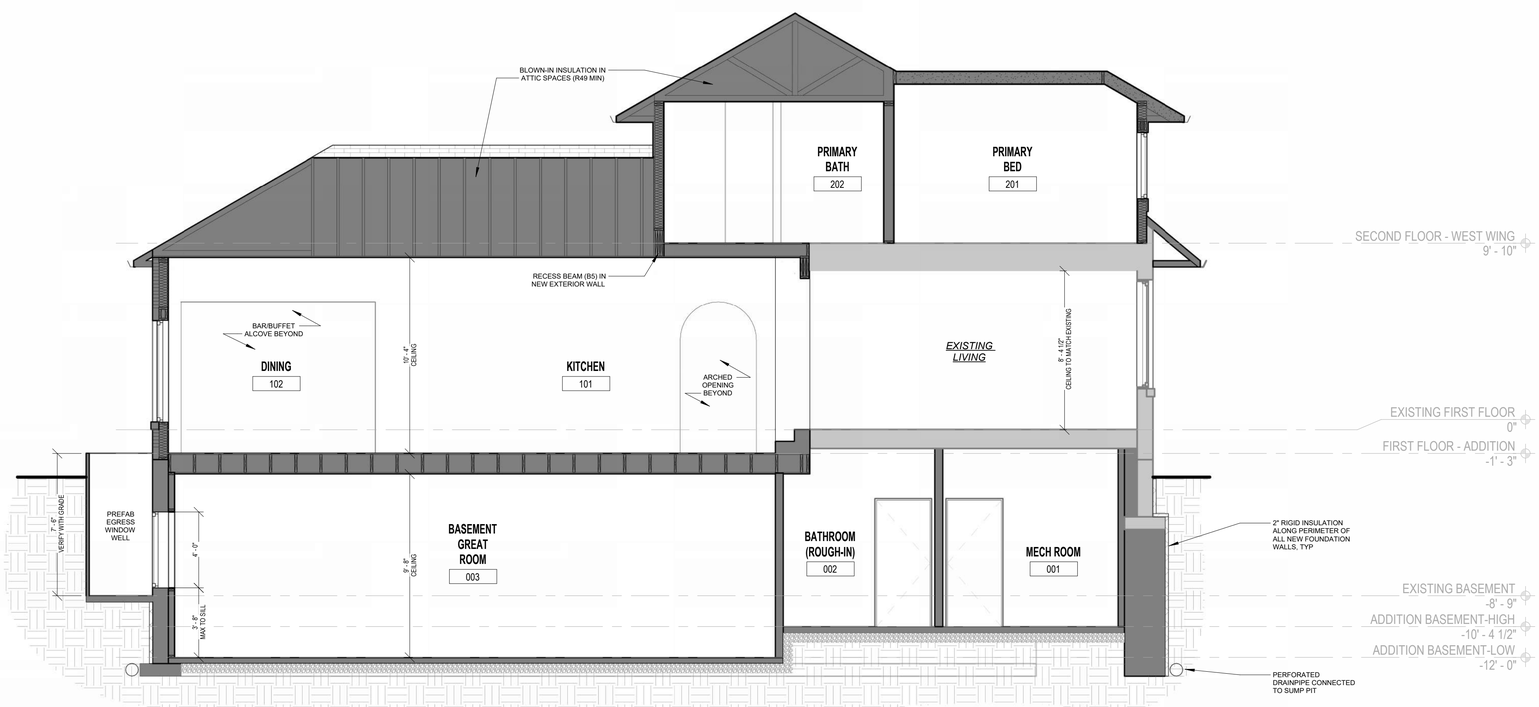
HOLLY & TOM SHEPHERD

1040 KATHERINE DRIVE
ELM GROVE, WI 53122

A230 RENDERINGS



1 EAST-WEST SECTION
A240 1/4" = 1'-0"



2 NORTH-SOUTH SECTION
A240 1/4" = 1'-0"

Stephen Vollmer Architecture & Design
630.308.9314 | 250115 Sports Invenice Blvd
Wheaton, Illinois 60187

S\A+D

ISSUANCES:
02/10/25 BUILDING BOARD SET

SCHEMATIC DESIGN

PROJECT NUMBER: 250117
NOT FOR CONSTRUCTION

SHEPHERD RESIDENCE
ADDITION & RENOVATION

HOLLY & TOM SHEPHERD

1040 KATHERINE DRIVE
ELM GROVE, WI 53122

A240 SECTIONS

GENERAL FLOOR PLAN NOTES

-ALL APPLIANCES, ELECTRONICS, FURNITURE, EQUIPMENT, AND TABLES SHOWN ONLY FOR SPACE PLANING PURPOSES AND DO NOT NECESSARILY REPRESENT ACTUAL PRODUCT DIMENSIONS

-INSTALL BLOCKING IN WALLS, CEILING, AND FLOORS AS REQUIRED FOR ATTACHMENT OF ANY ITEMS OR EQUIPMENT SHOWN

-REFER TO SECTION DETAILS FOR FRAMING SIZES AND ORIENTATION

-VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK

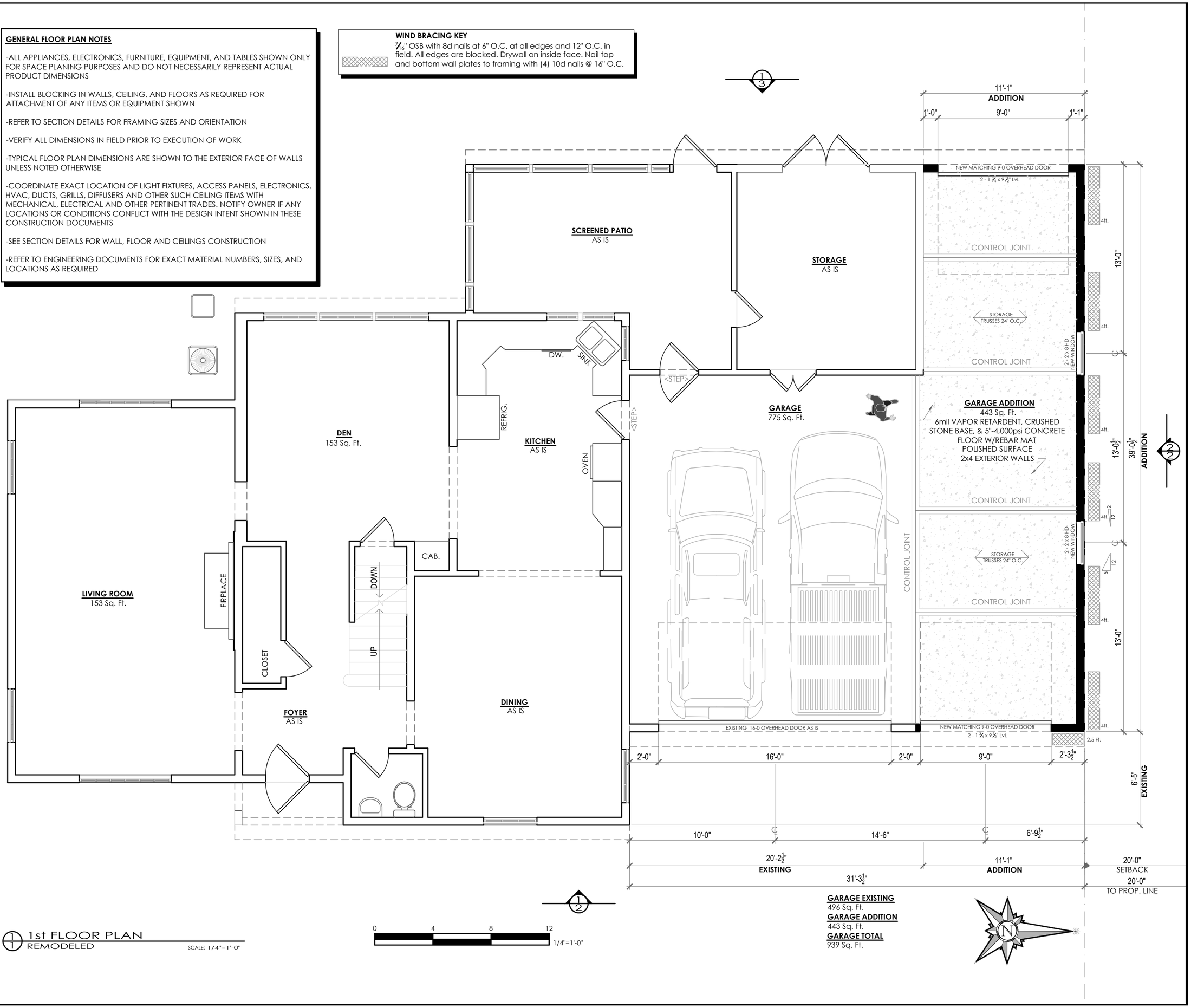
-TYPICAL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE EXTERIOR FACE OF WALLS UNLESS NOTED OTHERWISE

-COORDINATE EXACT LOCATION OF LIGHT FIXTURES, ACCESS PANELS, ELECTRONICS, HVAC, DUCTS, GRILLS, DIFFUSERS AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL AND OTHER PERTINENT TRADES. NOTIFY OWNER IF ANY LOCATIONS OR CONDITIONS CONFLICT WITH THE DESIGN INTENT SHOWN IN THESE CONSTRUCTION DOCUMENTS

-SEE SECTION DETAILS FOR WALL, FLOOR AND CEILINGS CONSTRUCTION

-REFER TO ENGINEERING DOCUMENTS FOR EXACT MATERIAL NUMBERS, SIZES, AND LOCATIONS AS REQUIRED

WIND BRACING KEY
7/16" OSB with 8d nails at 6" O.C. at all edges and 12" O.C. in field. All edges are blocked. Drywall on inside face. Nail top and bottom wall plates to framing with (4) 10d nails @ 16" O.C.



GARAGE EXISTING
496 Sq. Ft.
GARAGE ADDITION
443 Sq. Ft.
GARAGE TOTAL
939 Sq. Ft.

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

SKIRROW DESIGN BUILD
"WHERE THE DIFFERENCE IS QUALITY"

245 N.
COLUMBIA BLVD.
BROOKFIELD, WI.
53005

OWNER
Aaron Skirrow
OFFICE 414.750.4026
EMAIL aaron@skirrowbuild.com

ARCHITECTUAL DRAFTSMAN & DESIGNER
Andrew J. Makarewicz
OFFICE 414.412.2990
EMAIL amakarewicz@wi.rr.com

CUSTOMER INFORMATION
George and Colleen Alex
1055
Highland Gove
Elm Grove, WI.
53122
-
Final Plans
For Construction

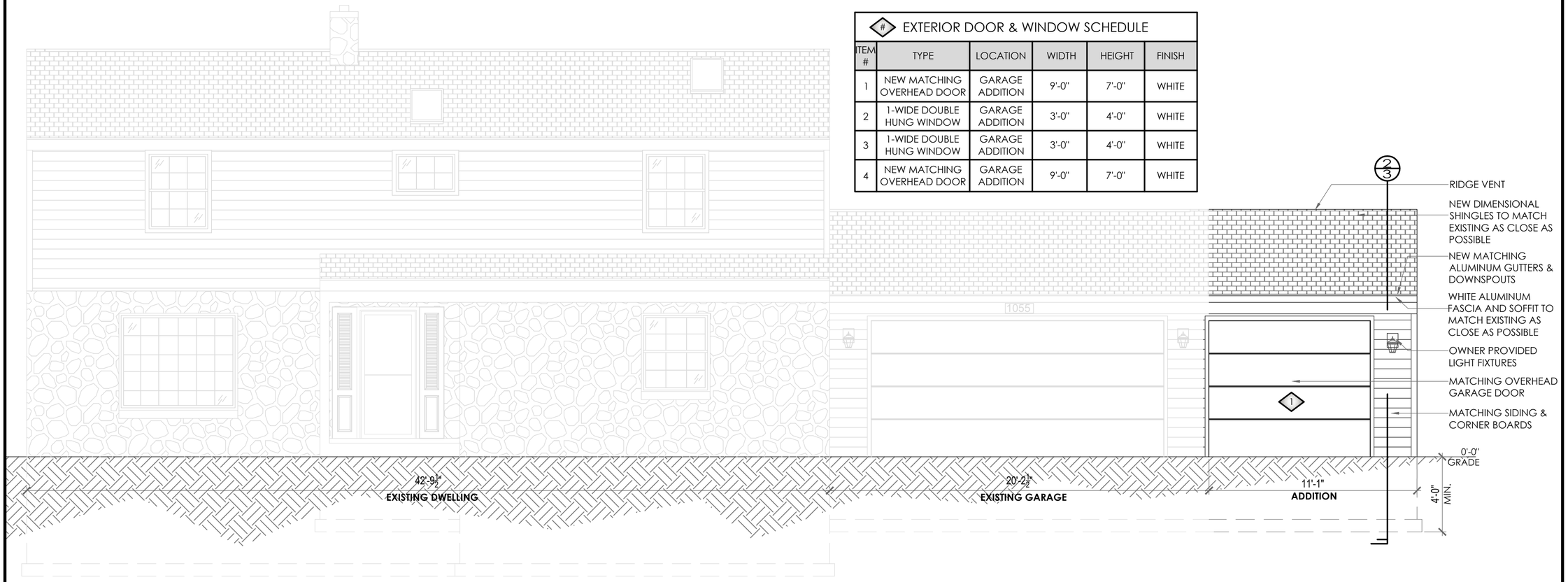
PAGE NAME
Garage Addition

DATE ISSUED
January 2nd, 2026

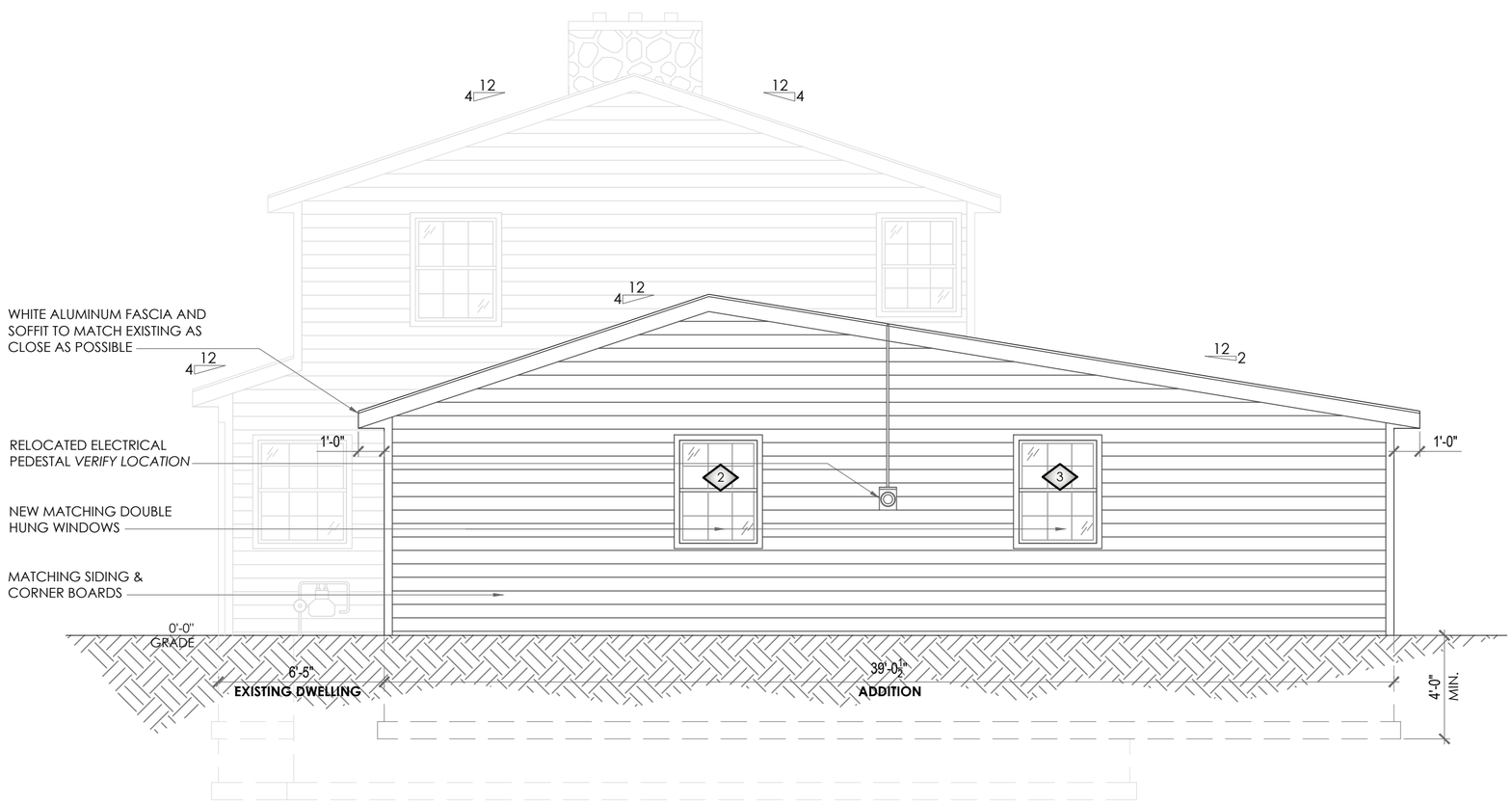
REVISION DATES
October 30th, 2024
November 7th, 2024
November 13th, 2025
November 28th, 2025
-

SCALE	SHEET
1/4"= 1'-0"	1 OF 6

# EXTERIOR DOOR & WINDOW SCHEDULE					
ITEM #	TYPE	LOCATION	WIDTH	HEIGHT	FINISH
1	NEW MATCHING OVERHEAD DOOR	GARAGE ADDITION	9'-0"	7'-0"	WHITE
2	1-WIDE DOUBLE HUNG WINDOW	GARAGE ADDITION	3'-0"	4'-0"	WHITE
3	1-WIDE DOUBLE HUNG WINDOW	GARAGE ADDITION	3'-0"	4'-0"	WHITE
4	NEW MATCHING OVERHEAD DOOR	GARAGE ADDITION	9'-0"	7'-0"	WHITE



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



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

SKIRROW DESIGN BUILD

"WHERE THE DIFFERENCE IS QUALITY"

245 N.
COLUMBIA BLVD.
BROOKFIELD, WI.
53005

OWNER

Aaron Skirrow

OFFICE 414.750.4026
EMAIL aaron@skirrowbuild.com

ARCHITECTUAL DRAFTSMAN & DESIGNER

Andrew J. Makarewicz

OFFICE 414.412.2990
EMAIL amakarewicz@wi.rr.com

CUSTOMER INFORMATION

George and Colleen Alex
1055
Highland Gove
Elm Grove, WI.
53122
-

Final Plans
For Construction

PAGE NAME
Garage Addition

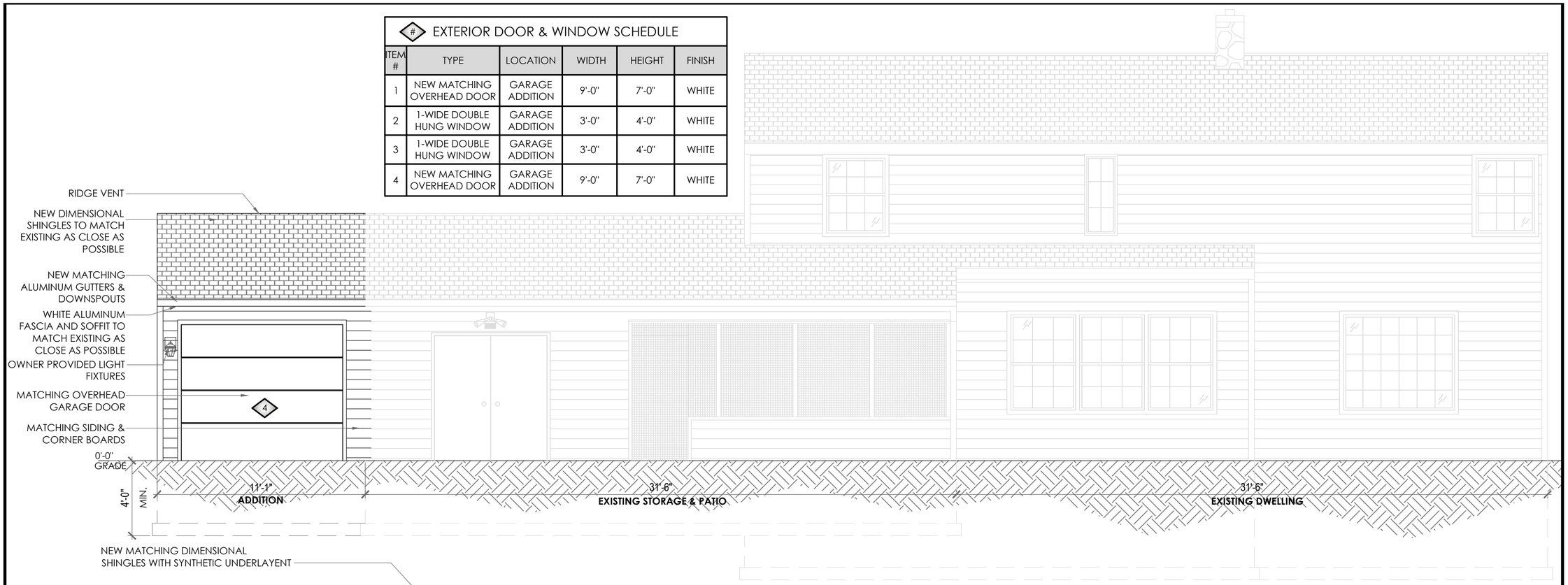
DATE ISSUED
January 2nd, 2026

REVISION DATES
October 30th, 2024
November 7th, 2024
November 13th, 2025
November 28th, 2025
-

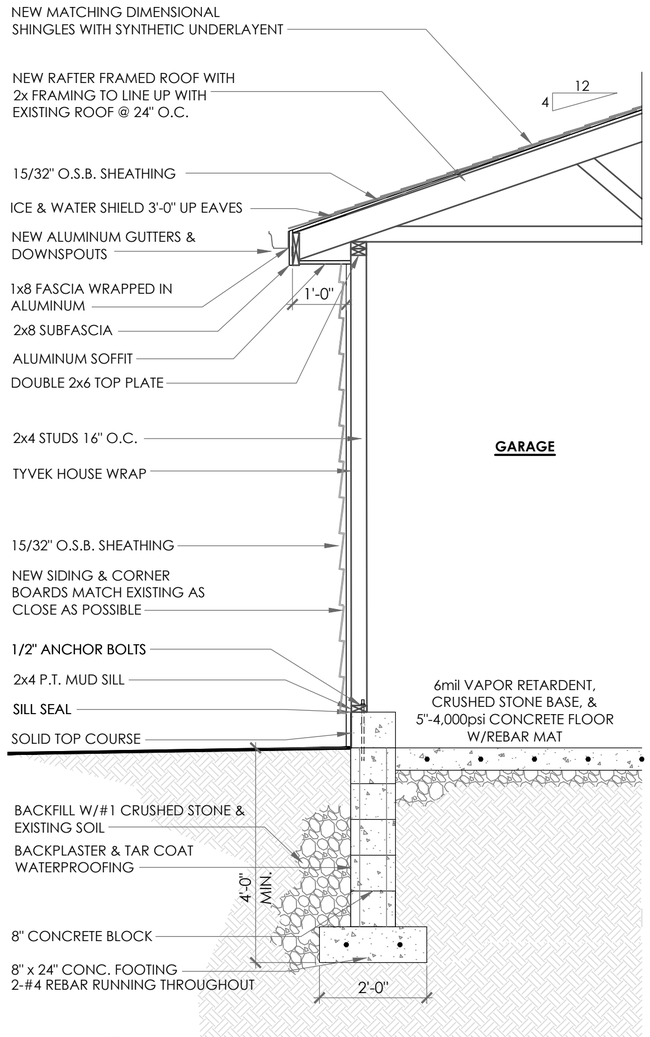
SCALE	SHEET
1/4"= 1'-0"	2 OF 6

EXTERIOR DOOR & WINDOW SCHEDULE

ITEM #	TYPE	LOCATION	WIDTH	HEIGHT	FINISH
1	NEW MATCHING OVERHEAD DOOR	GARAGE ADDITION	9'-0"	7'-0"	WHITE
2	1-WIDE DOUBLE HUNG WINDOW	GARAGE ADDITION	3'-0"	4'-0"	WHITE
3	1-WIDE DOUBLE HUNG WINDOW	GARAGE ADDITION	3'-0"	4'-0"	WHITE
4	NEW MATCHING OVERHEAD DOOR	GARAGE ADDITION	9'-0"	7'-0"	WHITE



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



2/3 VERTICAL SECTION
GARAGE ADDITION TYP.
SCALE: 1/2"=1'-0"

STRUCTURAL NOTES:

-FOR ALL WOOD MEMBERS THAT FRAME INTO OTHER MEMBERS, USE AN APPROPRIATE SIMPSON STRONG TIE HANGER OR CONNECTOR

-OVERHEAD GARAGE DOOR HEADERS TO BE DOUBLE 9½" LVLs WITH TWO 2x4 SHOULDERS EACH SIDE

-ALL DOOR AND WINDOW JAMBS ARE TO BE (1)2x6 SPF SHOULDER STUD WITH (2) 2x6 SPF FULL HEIGHT

-PROVIDED SOLID BLOCKING UNDER ALL POSTS

-ROOF SHEATHING: ½"" APA RATED WOOD SHEATHING CDX ATTACHED TO ROOF FRAMING MEMBERS WITH 8d (2½") COMMON OR BOX NAILS @ 6" O.C. ALONG PANEL EDGES AND ALONG 12" O.C. ALONG INTERMEDIATE MEMBERS

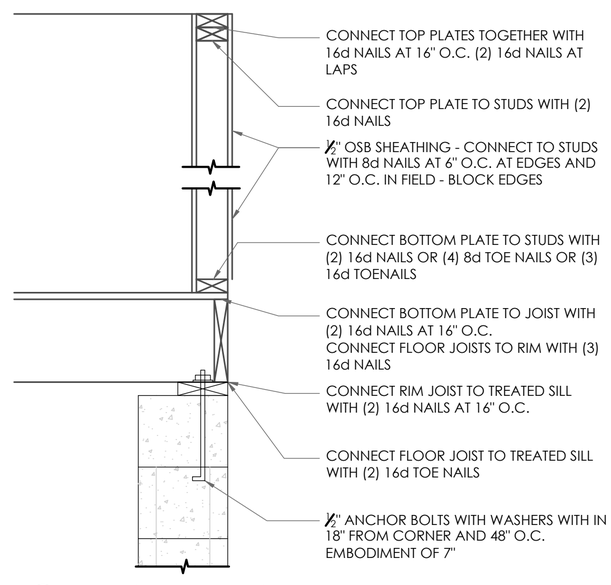
-PROVIDE CROSS BRIDGING BETWEEN JOISTS AS REQUIRED

ASSEMBLY NOTES

-EXTEND ALL WALLS TO STRUCTURE ABOVE

-REFER TO ENGINEERING DRAWINGS FOR ALL BEARING WALL AND SHEAR WALL LOCATIONS AND REQUIREMENTS

-PROVIDE APPROPRIATE BLOCKING IN WALLS FOR ATTACHMENT OF WALL HUNG EQUIPMENT, CASEWORK, ETC..



3/3 SECTION DETAIL
EXTERIOR BRACING WALL
SCALE: 1"=1'-0"

SKIRROW DESIGN BUILD

"WHERE THE DIFFERENCE IS QUALITY"

245 N.
COLUMBIA BLVD.
BROOKFIELD, WI.
53005

OWNER

Aaron Skirrow

OFFICE 414.750.4026
EMAIL aaron@skirrowbuild.com

ARCHITECTUAL DRAFTSMAN & DESIGNER

Andrew J. Makarewicz

OFFICE 414.412.2990
EMAIL amakarewicz@wi.rr.com

CUSTOMER INFORMATION

George and Colleen Alex
1055
Highland Gove
Elm Grove, WI.
53122
-

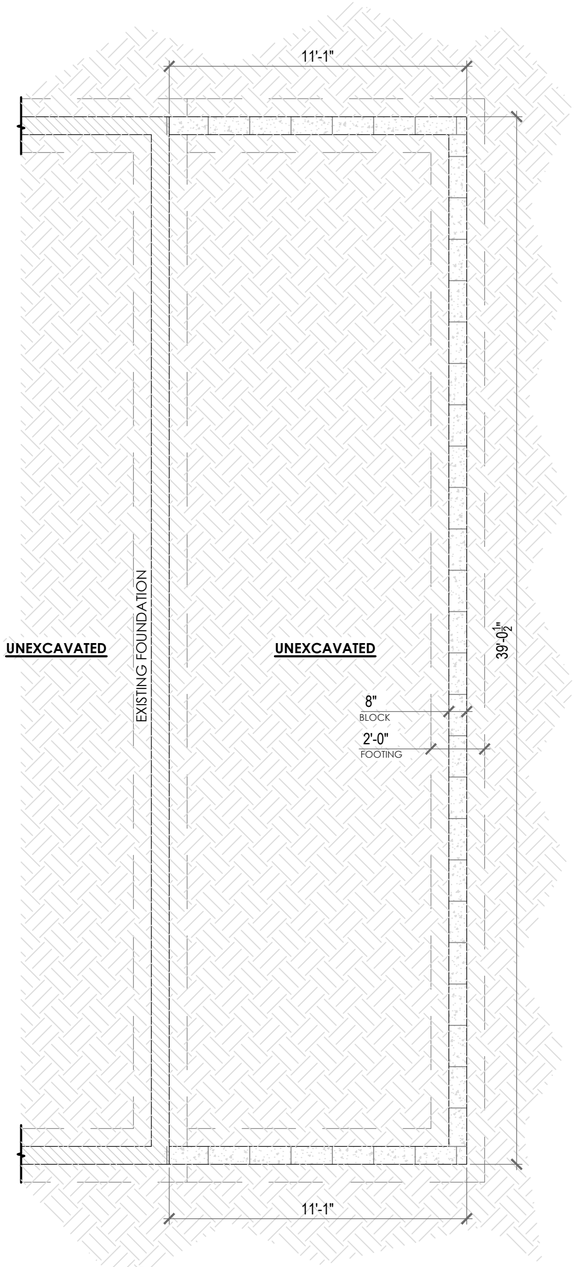
Final Plans
For Construction

PAGE NAME
Garage Addition

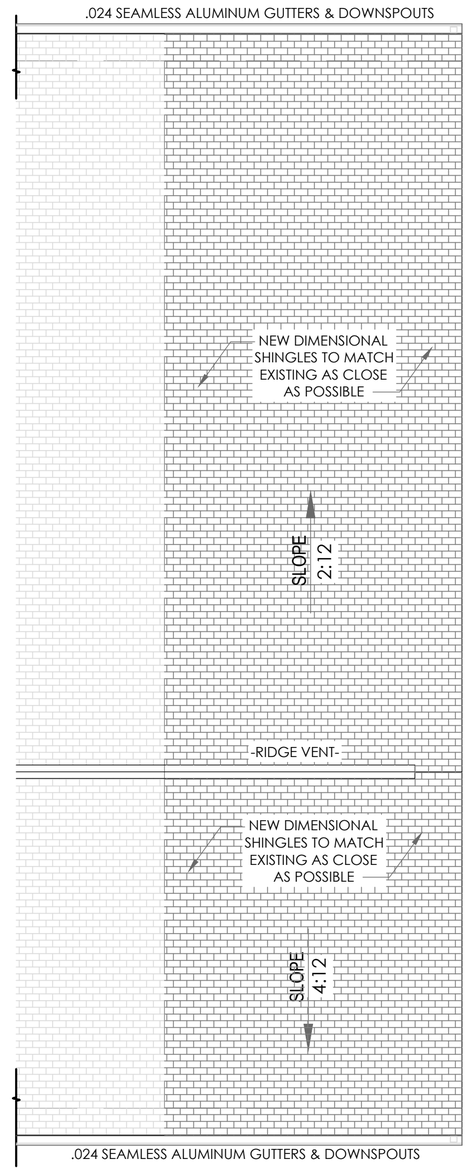
DATE ISSUED
January 2nd, 2026

REVISION DATES
October 30th, 2024
November 7th, 2024
November 13th, 2025
November 28th, 2025
-

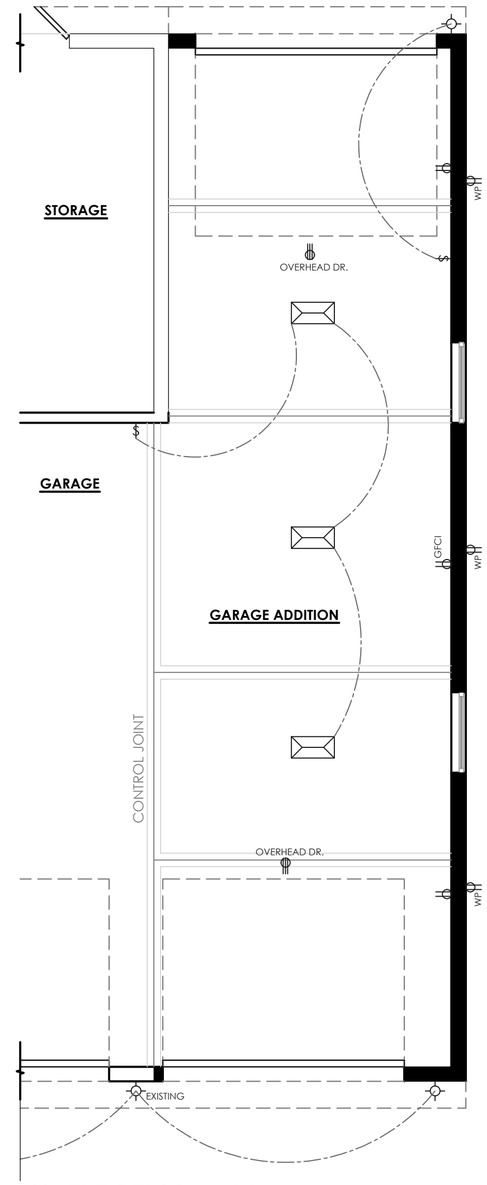
SCALE	SHEET
As Noted	3 OF 6



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



2/4 ROOF PLAN
GARAGE ADDITION
SCALE: 1/4"=1'-0"



3/4 ELECTRICAL PLAN
GARAGE ADDITION
SCALE: 1/4"=1'-0"

EXCAVATION & MASONRY NOTES:

ALL FOOTINGS ARE TO BE LOCATED AT A MINIMUM DEPTH OF 4'-0" BLOW GRADE

PROVIDE FROST AND MOISTURE PROTECTION FOR FOOTINGS AND WALLS EXPOSED DURING CONSTRUCTION

PLYWOOD PATH FROM DRIVEWAY TO DIG SITE T.B.D. ON SITE (IF REQUIRED DUE TO EXCESS MOISTURE)

ALL EXCESS SOIL TO BE REMOVED FROM SITE

THE SITE WILL BE CLEARED, RUTS FILLED & TOPSOIL INSTALLED TO AREAS OF REPAIR

FINAL GRADING, LAWN REPAIR, & LANDSCAPING **BY OWNER**

UPON START OF EXCAVATION THAT IT IS FOUND TO BE THAT THE SITE IS IN A HIGH WATER TABLE OR THAT DURING EXCESSIVE RAIN OCCURRENCES DURING SAID EXCAVATION SHALL INCUR ADDITION CHARGES FOR PUMPING AND WATER REMOVAL DURING THOSE PERIODS. OWNER SHALL BE RESPONSIBLE FOR ALL ADDITIONAL COSTS INCURRED AND SHALL BE NOTIFIED AT THE TIME OF THE OCCURRENCE. WATER PUMPING IS FIGURED ON A TIME AND MATERIAL BASIS.

ELECTRICAL NOTES:

- Electrical permit
- All required electrical demolition
- Wire all switches, receptacles & light openings per code
- Placement of recessed cans are approximate due to location of ceiling joists
- All electrical devices to be white - *verify color*
- Receptacles - Standard
- Switches - Decora
- Dimmer switches - Decora

- Owner supplied light fixtures
- 2 x 4 ceiling LED light fixture
- 11ov duplex receptacle
- WP - Water proof 11ov duplex receptacle
- Appliance receptacle
- GFCI - receptacle with ground fault circuit interrupter
- $ - Single pole

SKIRROW DESIGN BUILD

"WHERE THE DIFFERENCE IS QUALITY"

245 N.
COLUMBIA BLVD.
BROOKFIELD, WI.
53005

OWNER

Aaron Skirrow

OFFICE 414.750.4026
EMAIL aaron@skirrowbuild.com

ARCHITECTUAL DRAFTSMAN & DESIGNER

Andrew J. Makarewicz

OFFICE 414.412.2990
EMAIL amakarewicz@wi.rr.com

CUSTOMER INFORMATION

George and Colleen Alex
1055
Highland Gove
Elm Grove, WI.
53122
-

Final Plans
For Construction

PAGE NAME
Garage Addition

DATE ISSUED
January 2nd, 2026

REVISION DATES
October 30th, 2024
November 7th, 2024
November 13th, 2025
November 28th, 2025
-

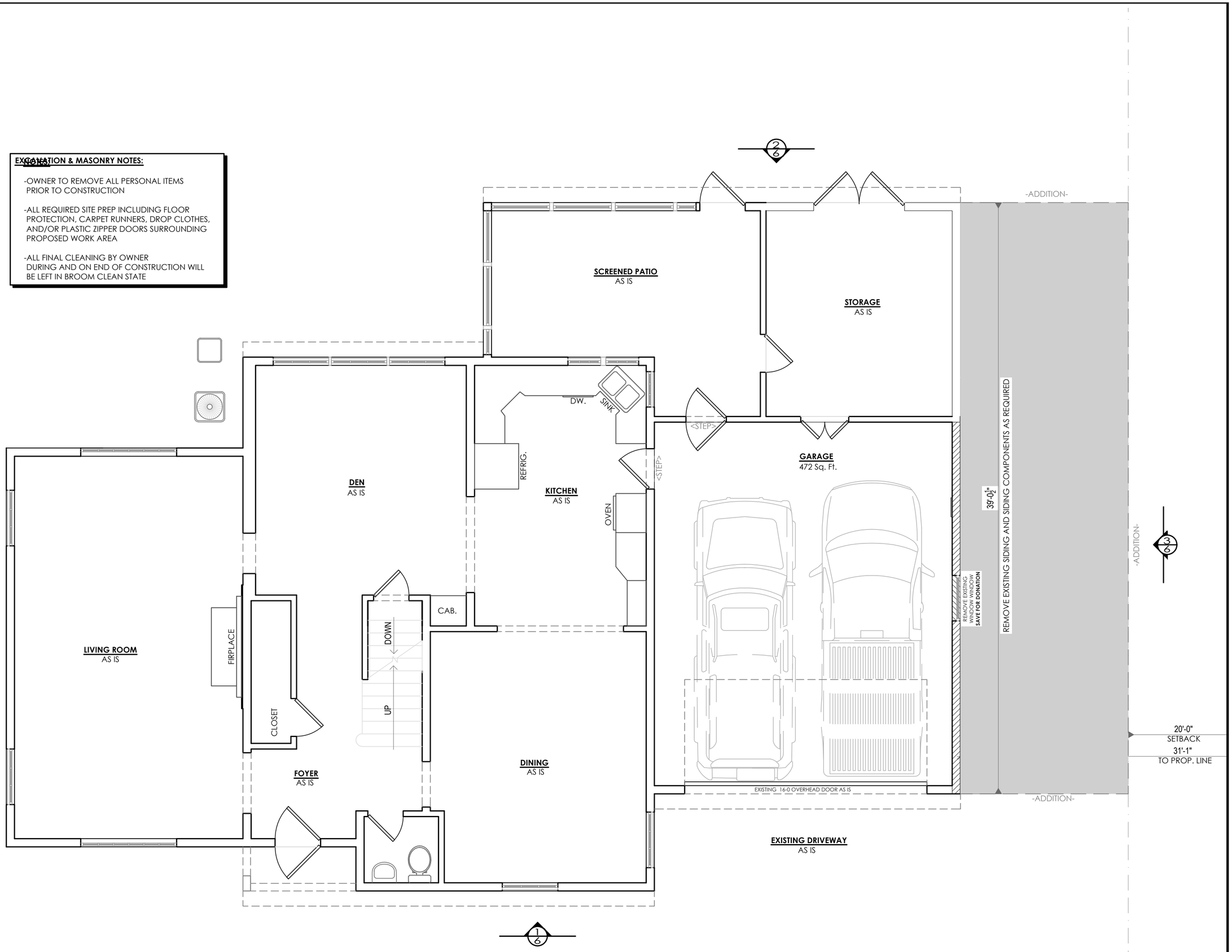
SCALE	SHEET
1/4"= 1'-0"	4 OF 6

EXCAVATION & MASONRY NOTES:

-OWNER TO REMOVE ALL PERSONAL ITEMS PRIOR TO CONSTRUCTION

-ALL REQUIRED SITE PREP INCLUDING FLOOR PROTECTION, CARPET RUNNERS, DROP CLOTHES, AND/OR PLASTIC ZIPPER DOORS SURROUNDING PROPOSED WORK AREA

-ALL FINAL CLEANING BY OWNER DURING AND ON END OF CONSTRUCTION WILL BE LEFT IN BROOM CLEAN STATE



1/5 1st FLOOR PLAN
EXISTING

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

0 4 8 12
1/4"=1'-0"

SKIRROW
DESIGN BUILD
"WHERE THE DIFFERENCE IS QUALITY"

245 N.
COLUMBIA BLVD.
BROOKFIELD, WI.
53005

OWNER

Aaron Skirrow

OFFICE 414.750.4026
EMAIL aaron@skirrowbuild.com

ARCHITECTUAL DRAFTSMAN & DESIGNER

Andrew J. Makarewicz

OFFICE 414.412.2990
EMAIL amakarewicz@wi.rr.com

CUSTOMER INFORMATION

George and Colleen Alex
1055
Highland Gove
Elm Grove, WI.
53122
-

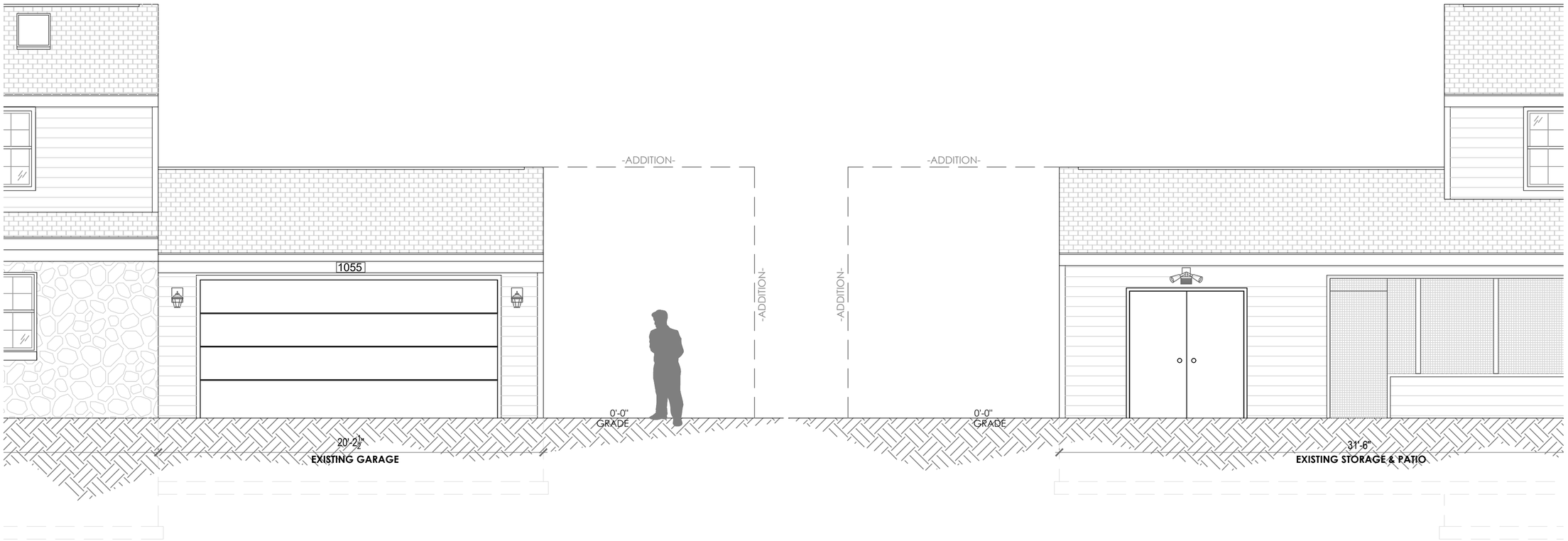
Final Plans
For Construction

PAGE NAME
Garage Addition

DATE ISSUED
January 2nd, 2026

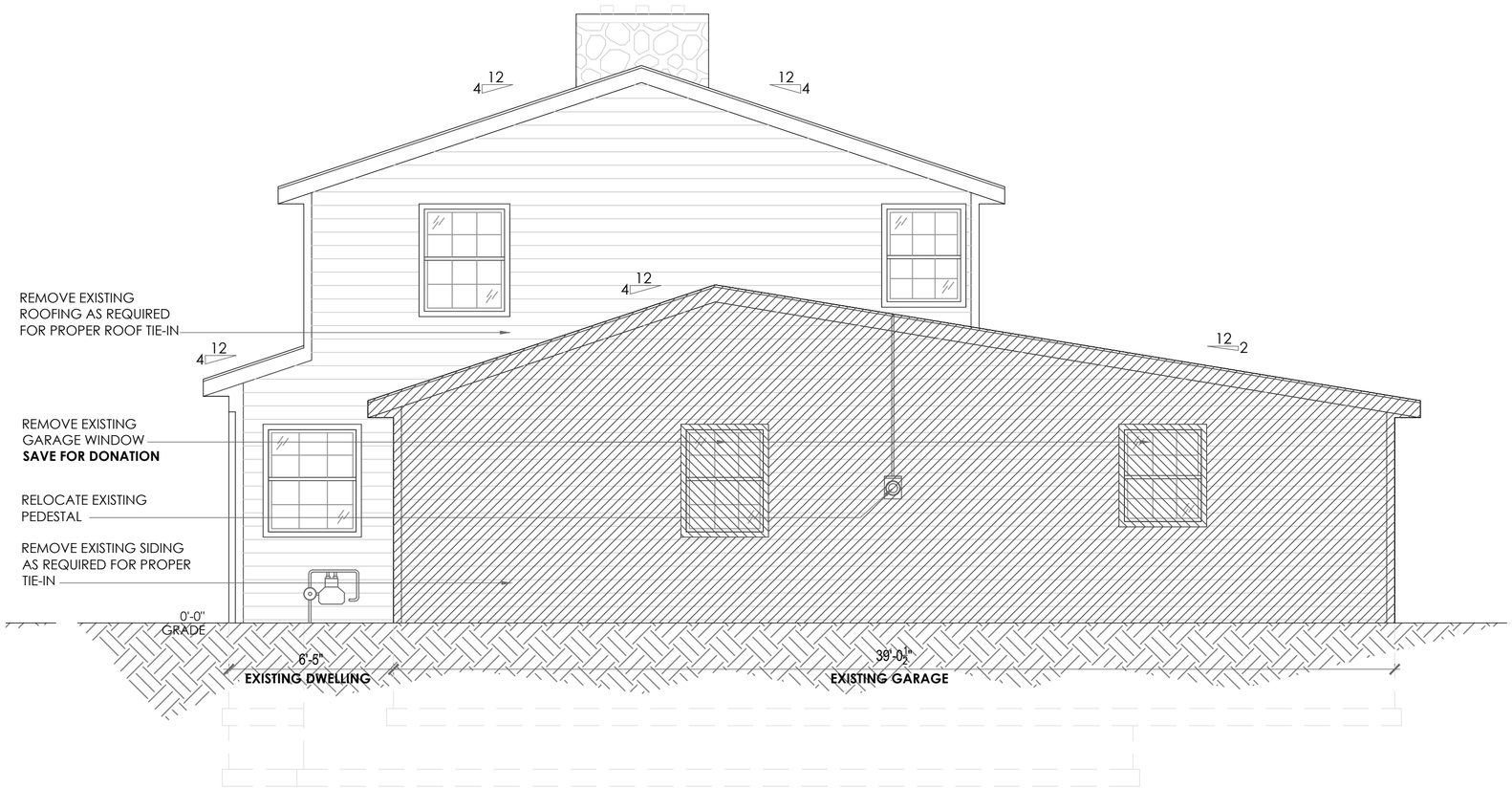
REVISION DATES
October 30th, 2024
November 7th, 2024
November 13th, 2025
November 28th, 2025
-

SCALE	SHEET
1/4"= 1'-0"	5 OF 6



1/6 DEMO ELEVATION
FRONT
SCALE: 1/4"=1'-0"

2/6 DEMO ELEVATION
REAR
SCALE: 1/4"=1'-0"



3/6 DEMO ELEVATION
SIDE
SCALE: 1/4"=1'-0"

SKIRROW
DESIGN BUILD
"WHERE THE DIFFERENCE IS QUALITY"

245 N.
COLUMBIA BLVD.
BROOKFIELD, WI.
53005

OWNER
Aaron Skirrow
OFFICE 414.750.4026
EMAIL aaron@skirrowbuild.com

ARCHITECTUAL DRAFTSMAN & DESIGNER
Andrew J. Makarewicz
OFFICE 414.412.2990
EMAIL amakarewicz@wi.rr.com

CUSTOMER INFORMATION
George and Colleen Alex
1055
Highland Gove
Elm Grove, WI.
53122
-

Final Plans
For Construction

PAGE NAME
Garage Addition

DATE ISSUED
January 2nd, 2026

REVISION DATES
October 30th, 2024
November 7th, 2024
November 13th, 2025
November 28th, 2025
-

SCALE	SHEET
1/4"= 1'-0"	6 OF 6

Plat of Survey

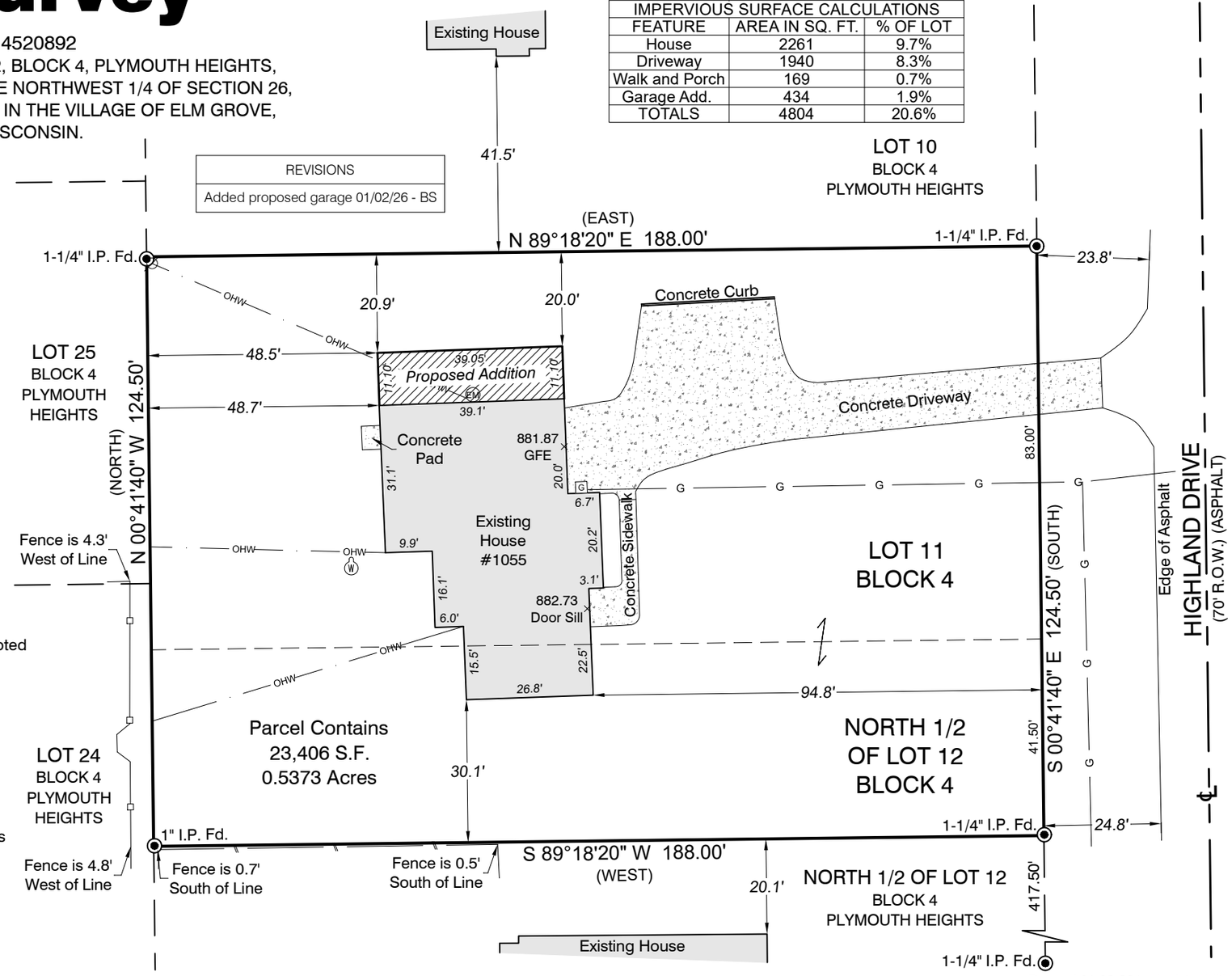
Property Description: Document No. 4520892
LOT 11 AND THE NORTH 1/2 OF LOT 12, BLOCK 4, PLYMOUTH HEIGHTS, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE VILLAGE OF ELM GROVE, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

Notes:

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
3. ( ) Indicates recorded as bearings and dimensions.
4. Field work completed on 12-09-25.
5. Due to snow cover present at the time of survey, certain hard surface features may be obscured and therefore may not have been located or may not be located accurately.

IMPERVIOUS SURFACE CALCULATIONS		
FEATURE	AREA IN SQ. FT.	% OF LOT
House	2261	9.7%
Driveway	1940	8.3%
Walk and Porch	169	0.7%
Garage Add.	434	1.9%
TOTALS	4804	20.6%

REVISIONS
Added proposed garage 01/02/26 - BS



Revised 01-02-26 to depict addition

LEGEND

- Monument Found as Noted
- 3/4"X18" Iron Rod Set
- Utility Pole
- Well
- Gas Meter
- Electric Meter
- Aluminum Fence
- Board Fence
- Existing Gas Line
- Existing Overhead Wires

Graphic Scale 1" = 30'

0' 30' 60'

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

SURVEYOR'S CERTIFICATE

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

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

Dated this 24th Day of December, 2025: Phillip J. Landry S-3176

PREPARED FOR:
Skirrow Design Build
245 North Columbia Boulevard

JOB SITE:
Alex Living Trust
1055 Highland Drive
Elm Grove, WI 53122

BEARINGS ARE REFERENCED TO WI STATE PLANE COORD. SYS. SOUTH ZONE NAD 83 (2011) WEST LINE OF HIGHLAND DRIVE BEARS S 00°41'40" E (NORTH)

Drawn By: BS	Job# 25685

Sheet 1 of 1

CC AESTHETIC
BOUTIQUE

13386 WATERTOWN PLANK RD, ELM GROVE, WI 53122

INNOVATIVE SIGNS
21700 DORAL ROAD
WAUKESHA WI 53186
262.432.1330
www.innovative-signs.com

3 YEAR WORKMANSHIP WARRANTY

5 YEAR MFG. POWER SUPPLY WARRANTY

10 YEAR MFG. LED LIGHTING WARRANTY

MADE IN WISCO

Qty: 1

Before:

After:

INNOVATIVE SIGNS
www.Innovative-Signs.com

Customer

CC Aesthetic Boutique

Date	Project Manager
11/3/2025	Dylan B.
Order #	**Designer**
ISI - 16068	Ashlee K.

Materials & Specifics

Storefront Sign
- 1/8" White Dibond
- Cut vinyl graphics w/ lam

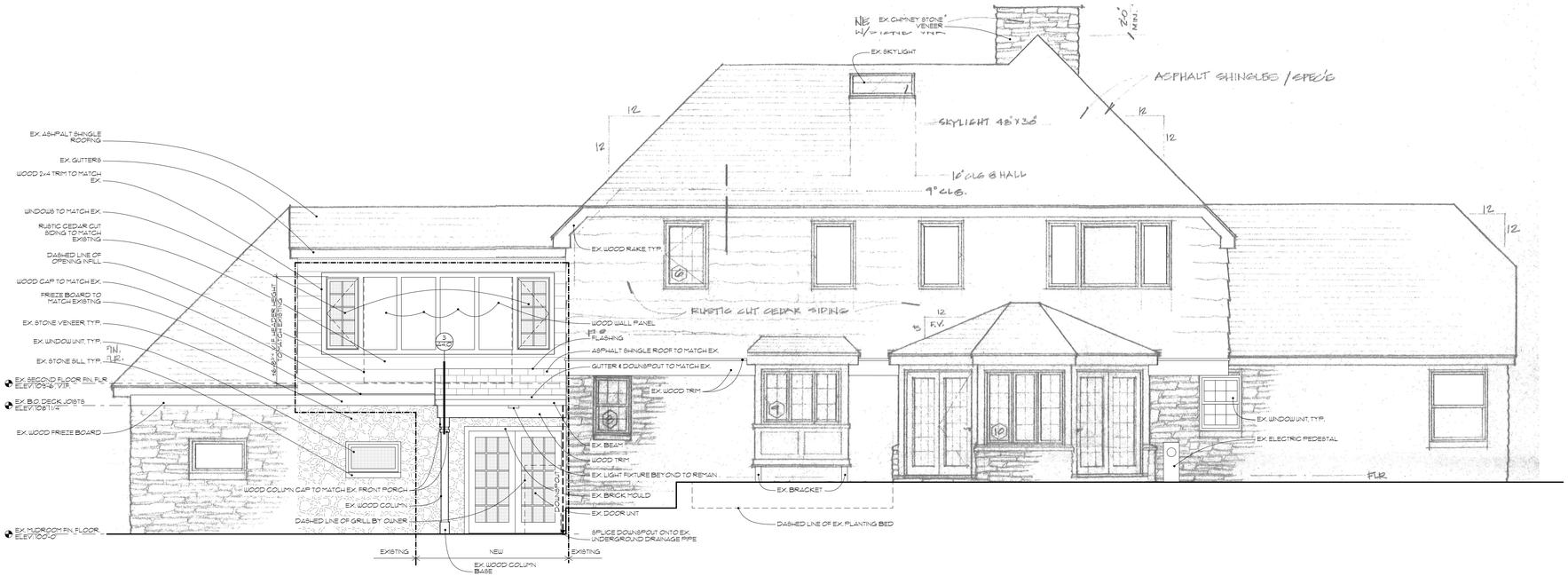
Colors

- Oracal 751-070 Black
- Oracal 751-081 Light Brown

Revisions

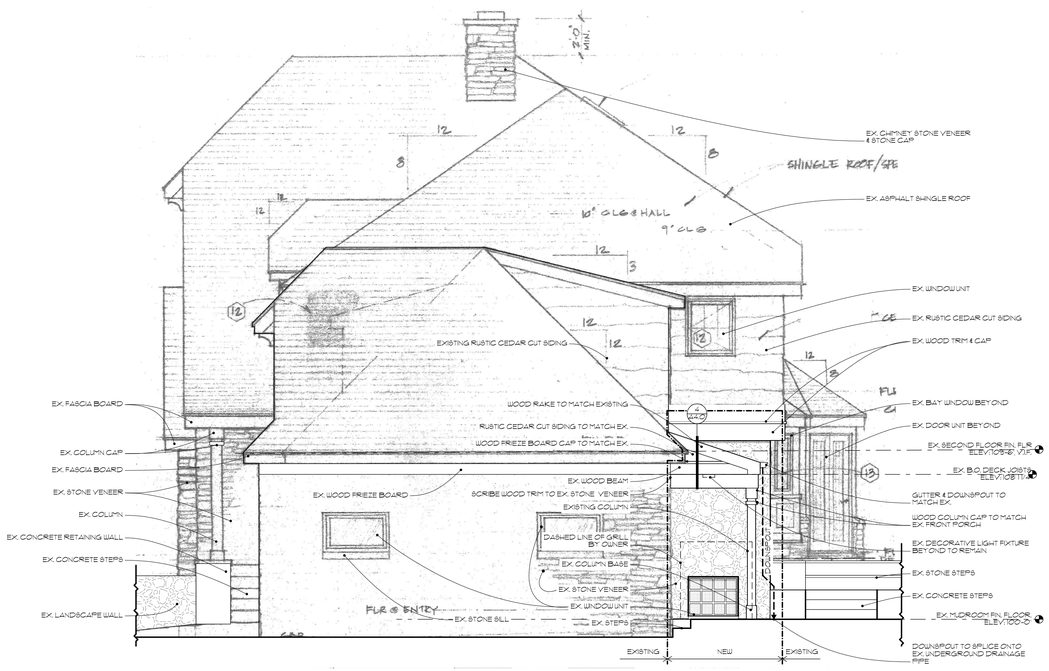
- ☐ Revision 1:
- ☐ Revision 2:
- ☐ Revision 3:
- ☐ Revision 4:


Sign
53" x 123"W
14" H
Wine • Down
13386



1 WEST ELEVATION

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



2 NORTH ELEVATION

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

EXTERIOR MATERIALS

1. EXTERIOR AND INTERIOR PARTITIONS AND MISC. BLOCKING, SLEEPERS & DROPS TO BE SPF KLN DRIED STANDARD AND BETTER.

2. EXTERIOR WALL SHEATHING TO BE 1/2 5-PLY EXTERIOR GRADE DOUGLAS FIR PLYWOOD U.N.O.

3. AIR AND WATER INFILTRATION BARRIER SYSTEM TO BE COMPLETE WARRANTIED TYVEK COMMERCIAL WRAP SYSTEM U.N.O.

4. FASTENERS TO BE SIZE AND TYPE AS INDICATED AND / OR AS REQUIRED FOR THE INTENDED USE.

5. COORDINATE LOCATION OF FURRING, BLOCKING AND SIMILAR SUPPORTS TO ALLOW ATTACHMENT OF OTHER CONSTRUCTION SUCH AS HANGING FIXTURES, MISC. HARDWARE, WALL MOUNT TVS, AND BATH ACCESSORIES.

6. PROVIDE A COMPLETE INSULATION SYSTEM AS REQUIRED TO MEET LOCAL & STATE CODE INCLUDING BUT NOT LIMITED TO:
   A. R-21 FIBERGLASS BATT INSULATION IN 2x6 EXTERIOR WALLS.

7. VAPOR BARRIER: POLYETHYLENE 6 MIL THICK @ WARM SIDE OF EXTERIOR WALLS & CEILINGS.

EXTERIOR ENVELOPE/ CLADDING:

1. RUSTIC CUT CEDAR SIDING: TO MATCH EXISTING. PROVIDE INNER CORNER BOARD TO MATCH EXISTING.

2. WALL PANEL: 3/4" EXTERIOR GRADE PLYWOOD TO MATCH EXISTING.

3. RAKE FRIEZE BOARD & CAP: FASCIA BOARD, COLUMN CAP, & TRIM: TO MATCH EXISTING.

4. CEILING PANEL: 3/4" EXTERIOR GRADE PLYWOOD TO MATCH EXISTING.

ROOF SYSTEM:

1. ROOF SHEATHING: APA-RATED STRUCTURAL 5/8" OSB.

2. ASPHALT SHINGLES: ROOF: TO MATCH EXISTING & WATERPROOF UNDERLAYMENT PER MFR RECOMMENDATIONS.

3. GUTTER: TO MATCH EXISTING. DOWNSPOUT: TO MATCH EXISTING.

4. FLASHING: PREFINISHED STEEL FLASHING TO MATCH FINISH OF EXISTING AT NEW FRIEZE BOARD CAP, INTERSECTION OF WALL AND ROOF, AND MISC FLASHING AS SHOWN.

LANDSCAPE PAVERS: TO MATCH EXISTING

EXTERIOR PAINT:

1. PAINT ALL NEW SIDING, TRIM, RAKE FRIEZE BOARD & CAP, CEILING PANEL & COLUMN CAP TO MATCH EXISTING SIDING & TRIM.

2. PAINT EXISTING COLUMN, COLUMN BASE, AND BEAMS TO MATCH EXISTING SIDING & TRIM.

3. NOTE: PROVIDE SAMPLE OF PAINT ON EXT. TRIM TO DEEP RIVER PARTNERS FOR VERIFICATION BEFORE PAINTING

DEEP RIVER PARTNERS

240 N. Milwaukee Street
Suite #400
Milwaukee, WI 53202

(414) 276.8550
deep-river.com

NOTE:

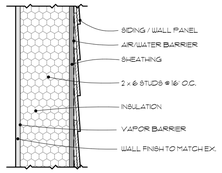
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE CONTRACT DOCUMENTS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. THE CONTRACTORS SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL WORK IS DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. THE CONTRACT DOCUMENTS UTILIZE A PROCESS CALLED FREE DESIGN OR DESIGN/BUILD FOR ROOF, WINDOW, PLUMBING, ELECTRICAL, HVAC DETAILS, AND AS DESIGNATED IN THE SPECIFICATION AS "TO BE COMPLETED ON A DESIGN/BUILD BASIS." THIS MEANS THAT THE CONTRACT DOCUMENTS DO NOT INCLUDE ALL REQUIRED DETAILS, AND THAT THE CONTRACTORS SHALL, USING THEIR OWN STAFF OR QUALIFIED SUBCONTRACTORS, DESIGN AND BUILD THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE WORK. THE CLIENT IS DIRECTLY CONTRACTING WITH THE CONTRACTORS AND THEREFORE THE CLIENT AND THE CONTRACTORS ARE ASSUMING THE DESIGN AND BUILD RESPONSIBILITY FOR THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE PROJECT. DEEP RIVER PARTNERS, LTD. IS NOT RESPONSIBLE FOR INSPECTING ANY ASPECT OF THE CONTRACTORS' WORK, OR FOR OBSERVATION OF THE CONTRACTORS' WORK FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS.

Project 2521
MORNINGSIDE REMODEL
865 MORNINGSIDE LANE
ELM GROVE, WI 53211

ISSUE DESCRIPTION	DATE
BID ISSUE	12/15/2025
BUILDING BOARD	01/06/2026

EXTERIOR ELEVATIONS & DETAILS

A4.0



WALL TYPE 'A'
SCALE 11/2"=1'-0"

1 WALL TYPES

SCALE 11/2" = 1'-0"

Notes Contractor shall verify unit size shown with model numbers and installation method
See Exterior Elevations for operable window swing direction
See Interior/Exterior Elevations for divided lite pattern

General Information

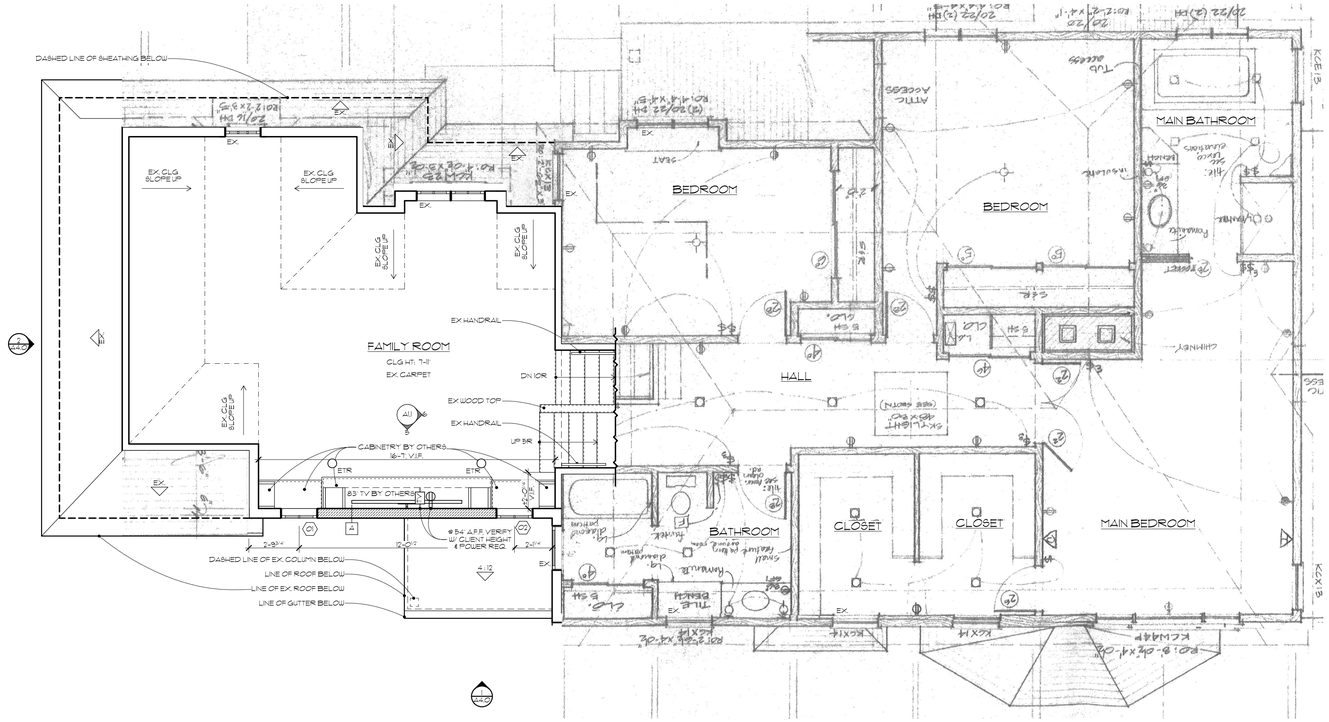
Manufacturer	Kolbe Ultra to match existing
Glass Type	Standard insulated clear, Low E2-272, argon filled with Stainless Steel Perimeter to match existing
Sticking	Match Existing
Divided Lites	7/8" Beveled simulated divided lite on interior to match existing
Interior Finish	Bare wood Pine
Exterior Finish	Clad to match existing

Window Information

Hardware Type	Crank-Out Nesting Handles, Traditional Locking Lever to match existing
Hardware Finish	Clay to match existing
Screen Type	Aluminum Screen Frame with Mesh to match existing
Screen Frame Color	Match existing

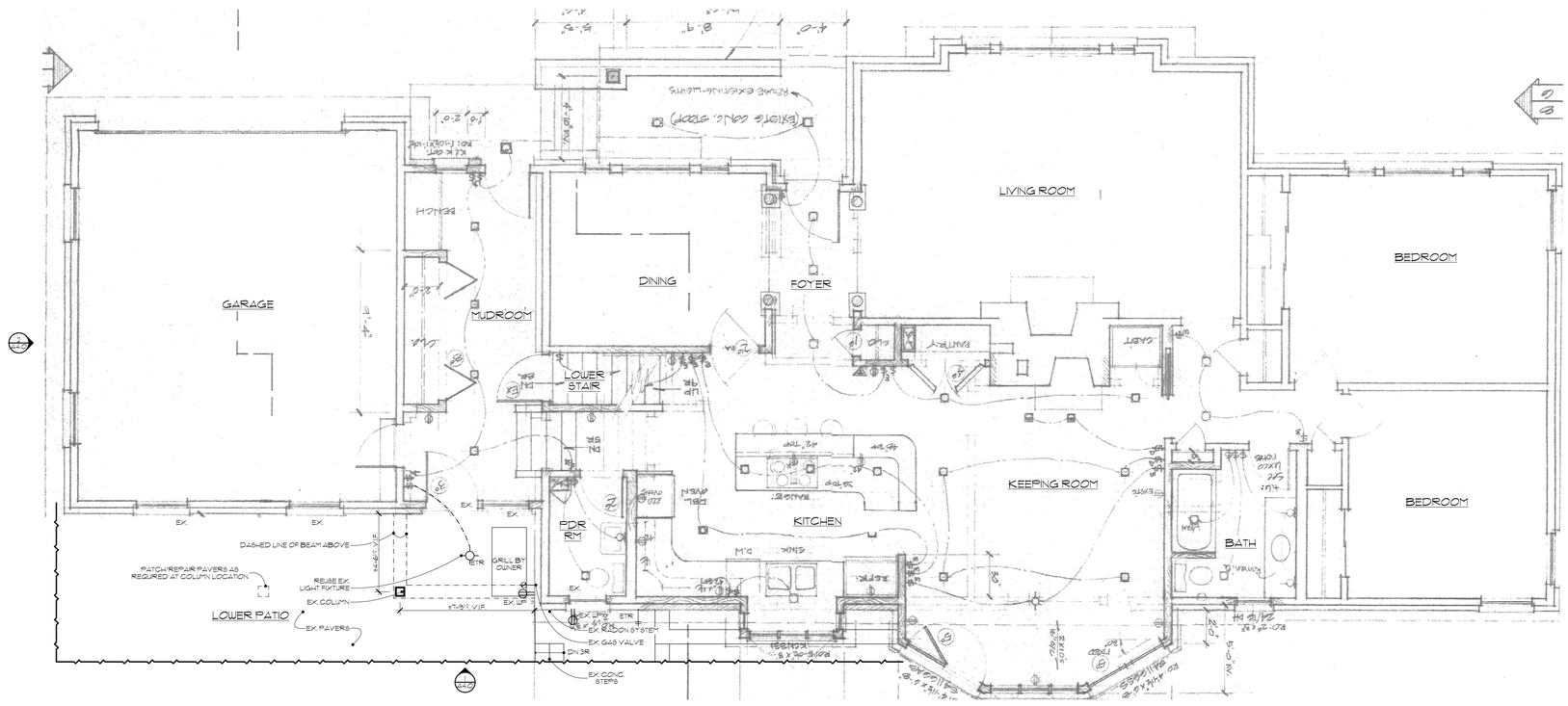
No.	Callout	Jamb Depth	Unit Width	Unit Height	Note
01	KUW146	6-9/16"	2'-0 1/2"	4'-6 1/2"	
02	KUW 146	6-9/16"	2'-0 1/2"	4'-6 1/2"	

2 WINDOW SCHEDULE



3 SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



4 PARTIAL FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

INTERIOR MATERIALS

FINISH CARPENTRY: ALL CABINETRY AND INTERIOR FINISH MILLWORK TO BE PROVIDED BY OTHERS.

GYPSUM BOARD:

GYPSUM WALLBOARD: (ASTM C36) 1/2" THICKNESS EXCEPT AS REQUIRED BY FIRE CODE W/ MANUFACTURER'S STANDARD EDGES. TEXTURE TO MATCH EXISTING.

INTERIOR PAINT: WALLS - BENJAMIN MOORE PALE OAK
FAMILY ROOM CASING AND BASE - BENJAMIN MOORE WHITE DOVE
CABINETRY - STAIN COLOR TBD

CABINET HARDWARE: TO BE PROVIDED AND INSTALLED BY OTHERS.

ELECTRICAL KEY

FIXTURES:
- CEILING-MOUNTED LIGHT
- WALL-MOUNTED LIGHT
- RECESSED DOWNLIGHT

CIRCUITRY:
- SINGLE POLE SWITCH
- CIRCUITRY

POWER:
- DUPLEX RECEPTACLE
- UP WEATHER-RATED DUPLEX RECEPTACLE / WEATHERPROOF BOX/BEZEL
- ETR EXISTING TO REMAIN

LOW VOLTAGE:
- TV TELEVISION JACK (BY MECHANICAL CONTRACTOR)
- TELEPHONE JACK (BY LOW VOLTAGE CONTRACTOR)

NOTES:

1. ELECTRICAL KEY SYMBOLS ARE GENERAL LOCATIONS TO LOCATE POWER SUPPLIES & REMOTE TRANSFORMERS FOR LIGHT FIXTURES THAT REQUIRE THEM.
2. THE FOLLOWING WORK TO BE COMPLETED ON A DESIGN-BUILD BASIS PER CODE & FINANCIAL REQUIREMENTS.
3. NOT ALL SYMBOLS MAY APPLY.
3. ALL LIGHT LOAD HOME RUNS TO BE APPROPRIATE GAUGE WIRE FOR FIXTURE AND 20-AMP CIRCUITS.
4. DESIGN CIRCUITS AND LOAD DISTRIBUTION TO PROPERLY HANDLE ELECTRICAL REQUIREMENTS.
5. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION AS REQUIRED BY APPLICABLE CODES.
7. WIRING AT OUTLETS: INSTALL WITH AT LEAST 12 INCHES OF SLACK CONDUCTOR AT EACH OUTLET.
8. LOW VOLTAGE WIRES TO BE BY LOW VOLTAGE CONTRACTOR.
9. NOT ALL SYMBOLS MAY APPLY.
10. COORDINATE LIGHT FIXTURES WITH CEILING & WALL CONSTRUCTION, MECHANICAL WORK & SECURITY & FIRE-PREVENTION FEATURES. CONTRACTOR TO VERIFY EXISTING CONDITIONS & DETERMINE APPLICATION & FIT OF SPECIFIED FIXTURES WITH EXISTING BUILDING COMPONENTS & NOTIFY DEEP RIVER PARTNERS OF ANY CONFLICTS THAT NEED RESOLUTION.
11. ALL NEW SWITCHES AND RECEPTACLES TO MATCH EXISTING & EXISTING COLOR.

DEEP RIVER PARTNERS

240 N. Milwaukee Street
Suite #400
Milwaukee, WI 53202

(414) 276.8550
deep-river.com

NOTE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE CONTRACT DOCUMENTS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. THE CONTRACTORS SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL WORK IS DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. THE CONTRACT DOCUMENTS UTILIZE A PROCESS CALLED FREE DESIGN OR DESIGN/BUILD FOR ROOF, WINDOW, PLUMBING, ELECTRICAL, HVAC DETAILS, AND AS DESIGNATED IN THE SPECIFICATION AS "TO BE COMPLETED ON A DESIGN/BUILD BASIS." THIS MEANS THAT THE CONTRACT DOCUMENTS DO NOT INCLUDE ALL REQUIRED DETAILS, AND THAT THE CONTRACTORS SHALL, USING THEIR OWN STAFF OR QUALIFIED SUBCONTRACTORS, DESIGN AND BUILD THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE WORK. THE CLIENT IS DIRECTLY CONTRACTING WITH THE CONTRACTORS AND THEREFORE THE CLIENT AND THE CONTRACTORS ARE ASSUMING THE DESIGN AND BUILD RESPONSIBILITY FOR THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE PROJECT. DEEP RIVER PARTNERS, LTD. IS NOT RESPONSIBLE FOR INSPECTING ANY ASPECT OF THE CONTRACTORS' WORK, OR FOR OBSERVATION OF THE CONTRACTORS' WORK FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS.

Project 2521
MORNINGSIDE REMODEL
865 MORNINGSIDE LANE
ELM GROVE, WI 53211

ISSUE DESCRIPTION	DATE
BID ISSUE	12/15/2025
BUILDING BOARD	01/06/2026

BUILDING BOARD FLOORPLANS

NORTH

A1.0


MATCHING EXISTING GUTTER
MATCHING EXISTING WINDOWS
MATCHING EXISTING SIDING & COLOR
EXISTING GUTTERS TO REMAIN
MATCHING EXISTING TRIM & COLOR
MATCHING EXISTING SHINGLE ROOF
EXISTING STONE TO REMAIN
EXISTING BEAM PAINTED TO MATCH SIDING COLOR
EXISTING LIGHT TO REMAIN
EXISTING COLUMN PAINTED TO MATCH SIDING COLOR
EXISTING DOOR TO REMAIN
EXISTING PATIO TO REMAIN