

SWEET DESIGNS  
JOAN M. SWEET  
ARCHITECT

136 NAGAWICKA ST  
DELAFIELD, WISCONSIN  
53108  
(262) 221-1228

PROJECT:

NEW  
HOME  
ALTERATIONS  
FOR:

Paul & Jane  
VAN ERT  
FAMILY

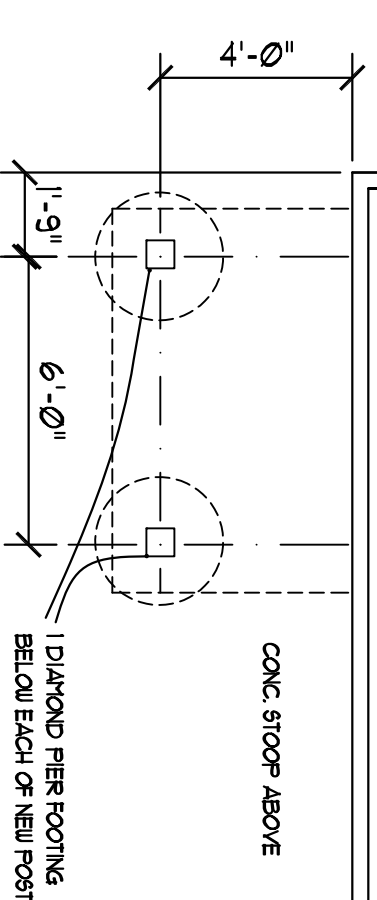
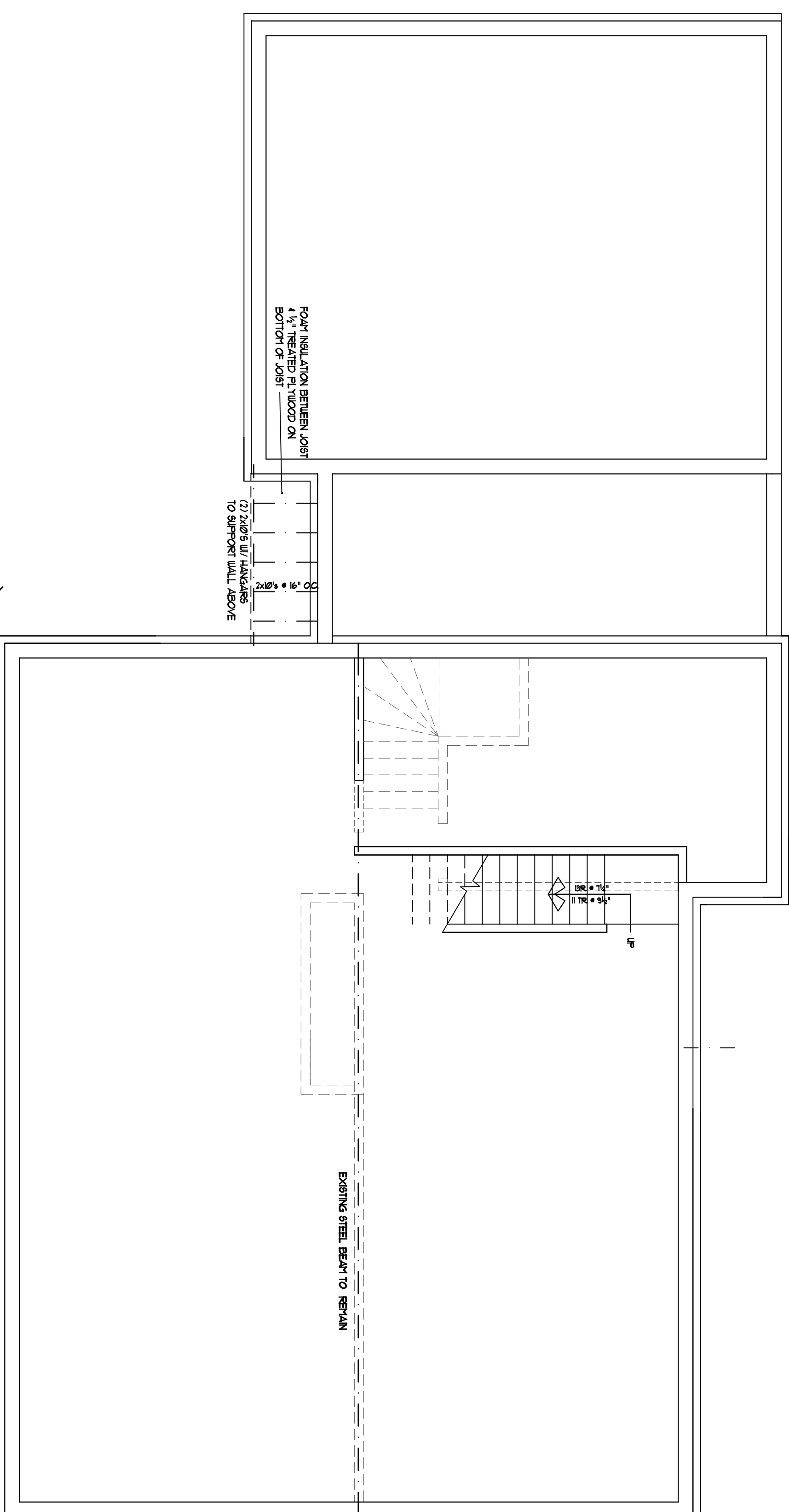
1435  
FAIRHAVEN  
BLVD.  
Village of  
ELM GROVE  
WISCONSIN  
53126

PROPOSED  
BASEMENT PLAN

DATE :  
07/10/19

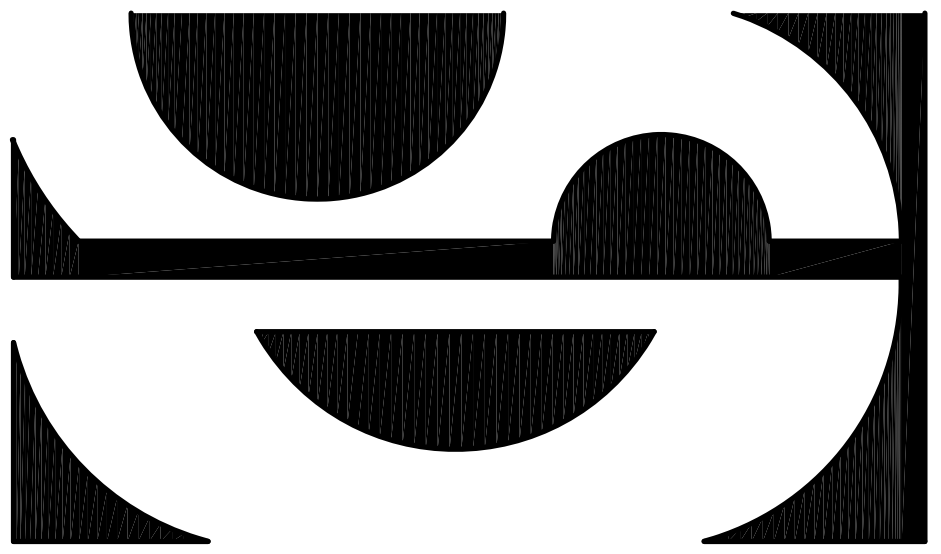
SHEET NO.

A = 1



PROPOSED BASEMENT PLAN  
SCALE 1/4" = 1'-0"

ALL IDEAS, DESIGN ARRANGEMENTS, AND PLANS REPRESENTED  
BY THIS DRAWING AND PERTAINING HERETO ARE THE PROPERTY  
OF SWEET DESIGNS. NO REPRODUCTIONS ALLOWED WITHOUT ARCHITECTS CONSENT.



**SWEET DESIGNS**  
**JOAN M. SWEET**  
 ARCHITECT

1316 NAGAWIUCKA ST  
 DELAWARE, WISCONSIN  
 53180  
 (262) 227-1228

**PROJECT:**  
 NEW HOME ALTERATIONS FOR:

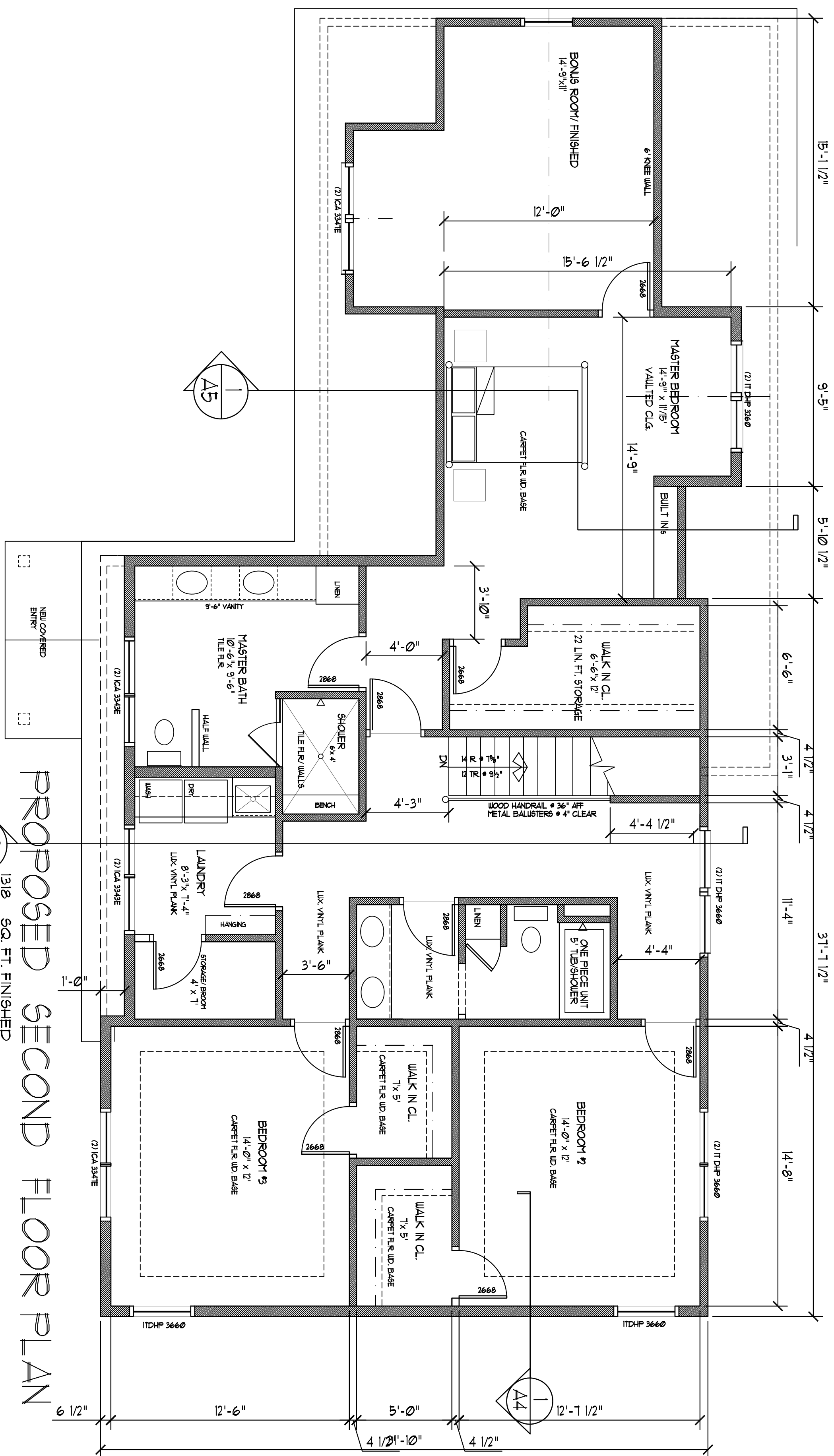
Paul & Jane  
 VAN ERT  
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 WISCONSIN  
 53126

**FLOOR PLANS**

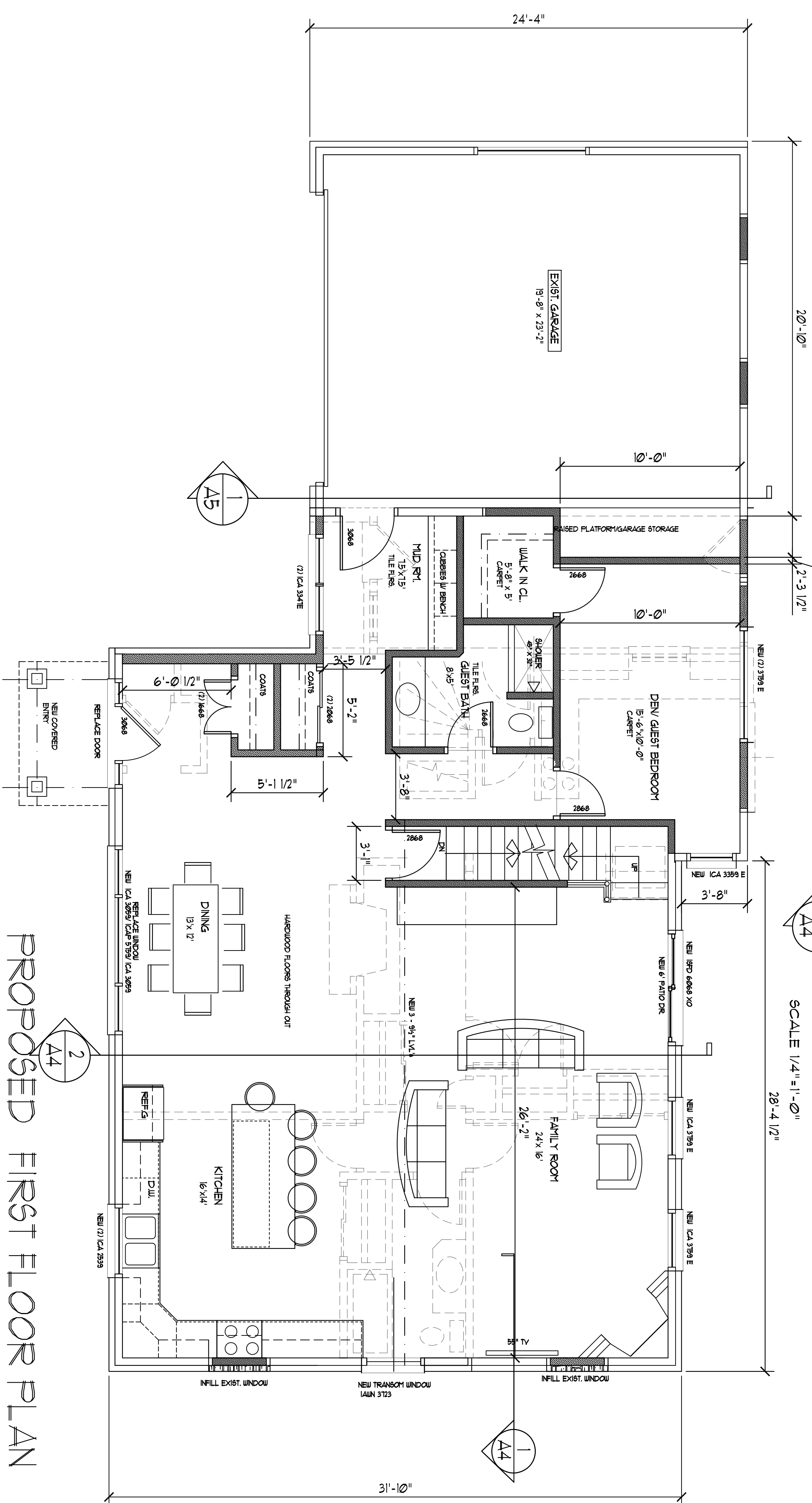
**DATE:**  
 07/10/19

**SHEET NO.**

A-2



**PROPOSED SECOND FLOOR PLAN**  
 1316 SQ. FT. FINISHED  
 SCALE 1/4" = 1'-0"  
 28'-4 1/2"



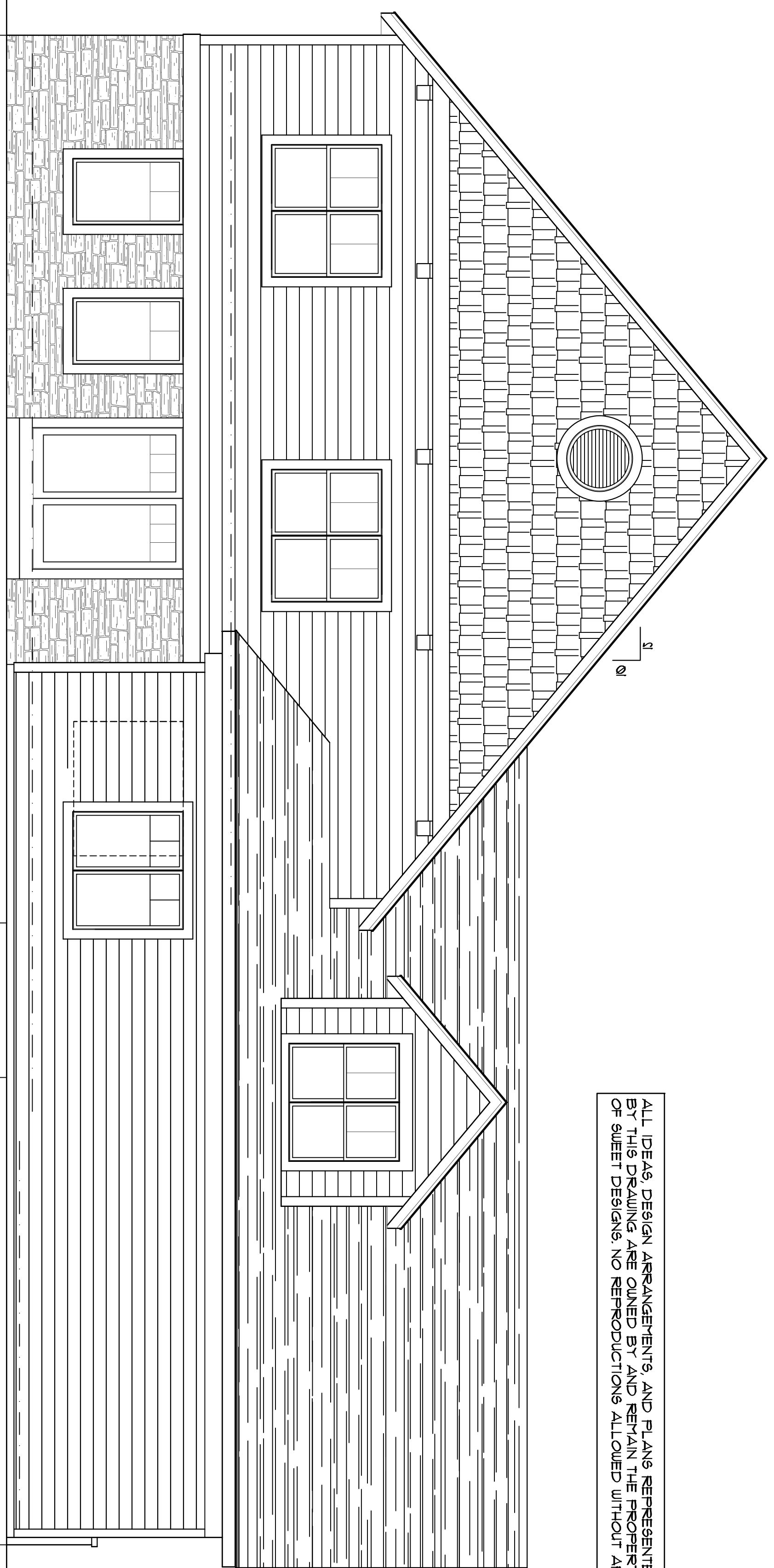
**PROPOSED FIRST FLOOR PLAN**  
 OPTION #4  
 1383 SQ. FT. FINISHED  
 SCALE 1/4" = 1'-0"

- NOTES:**
- ALL WORK TO CONFORM TO WISCONSIN UNIFORM DWELLING CODE AND ALL PREVAILING LOCAL CODES.
  - TYPICAL EXTERIOR WALL TO BE 2 X 6 @ 16" OC W/ R-19 BATT INSULATION, 1/2" GYPM BOARD INTERIOR SIDE 1/2" UR @ ALL LET AREAS, 5/8" OSB SHEATHING, TYRER HOUSEWRAP AND 5" EXPR. HORIZ. SMART SIDING - SEE ELEVATIONS FOR LOCATIONS
  - TYPICAL INTERIOR WALL TO BE 2 X 4 @ 16" OC WITH 1/2" GYP BOARD 1/2" UR GYP BRD AT ALL LET AREAS)
  - ALL WINDOWS NOTED ARE INTEGRITY ALL ULTRIX WINDOWS WITH HIGH PERFORMANCE GLASS AS SHOWN
  - ALL INTERIOR DOORS TO BE COMPOSITE 3-PANEL DOORS PAINTED BLACK LEVER DOOR HARDWARE ALL DOORS
  - ALL BASEBOARDS AND CASINGS THROUGH OUT TO BE PAINT GRADE TRIM, PAINTED 4 1/8" COLONIAL BASE AND 3 1/2" COLONIAL CASING TYPICAL
  - PROVIDE WOOD FLOOR OR CARPET AS INDICATED ON FLOOR PLAN WHERE TILE IS NOTED ON FLOOR PROVIDE 1/2" TILE BACKBOARD
  - DOOR KEY--
  - 3070 CD = 3'-0" WIDE X 1'-0" HIGH CASSED OPENING
  - 2810 = 2'-8" WIDE X 1'-0" HIGH DOOR

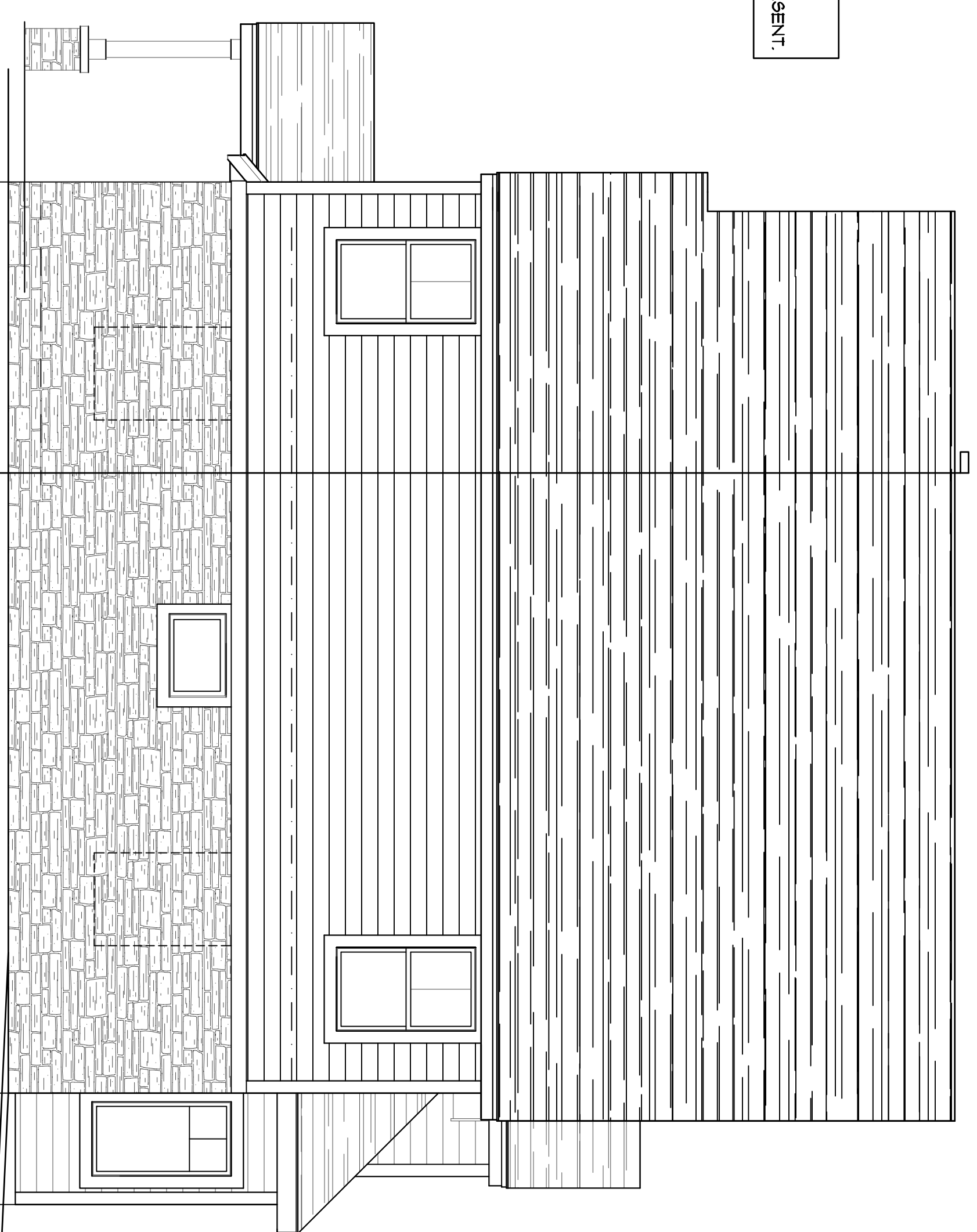
- ALL NEW DRYWALL SURFACE TO HAVE SAND FINISH
- ALL FLOOR FRAMING ON SECOND FLOOR IS 10" TJI @ 16" OC.
- WINDOW HEADS ON FIRST FLOOR TO BE 6'-8" AFF
- USE 1/2x2 @ ALL WINDOW HEADERS UNLESS NOTED DIFFERENT
- ALL CLOSETS SYSTEMS TO BE FINISHED AND INSTALLED BY CONTRACTOR
- PROVIDE FINISH CONTRACTOR TO PROVIDE ADEQUATE BLOCKING FOR CLOSET'S SYSTEMS
- ANY DIMENSIONAL DISCREPANCIES TO BE BROUGHT TO ARCHITECT'S ATTENTION IMMEDIATELY BEFORE PROCEEDING WITH FRAMING.
- GLAZEPANEL AT STAIR TO BE HANDRAIL 6310 BY COGAIN SYSTEMS WITH 6450 TILLET AND 6455 SHOWERAIL METAL BALUSTERS TO BE 102 PALERVO COLLECTION

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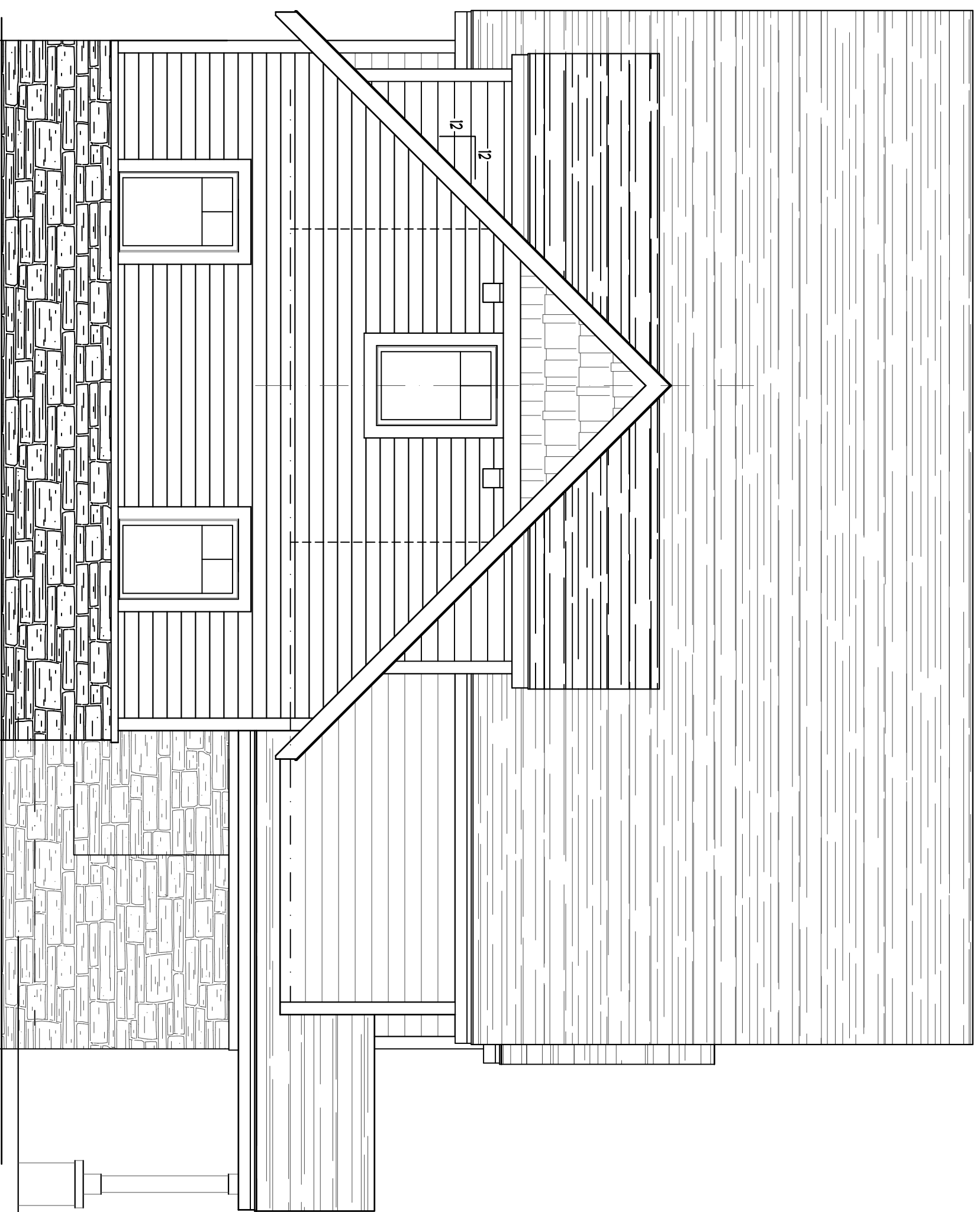
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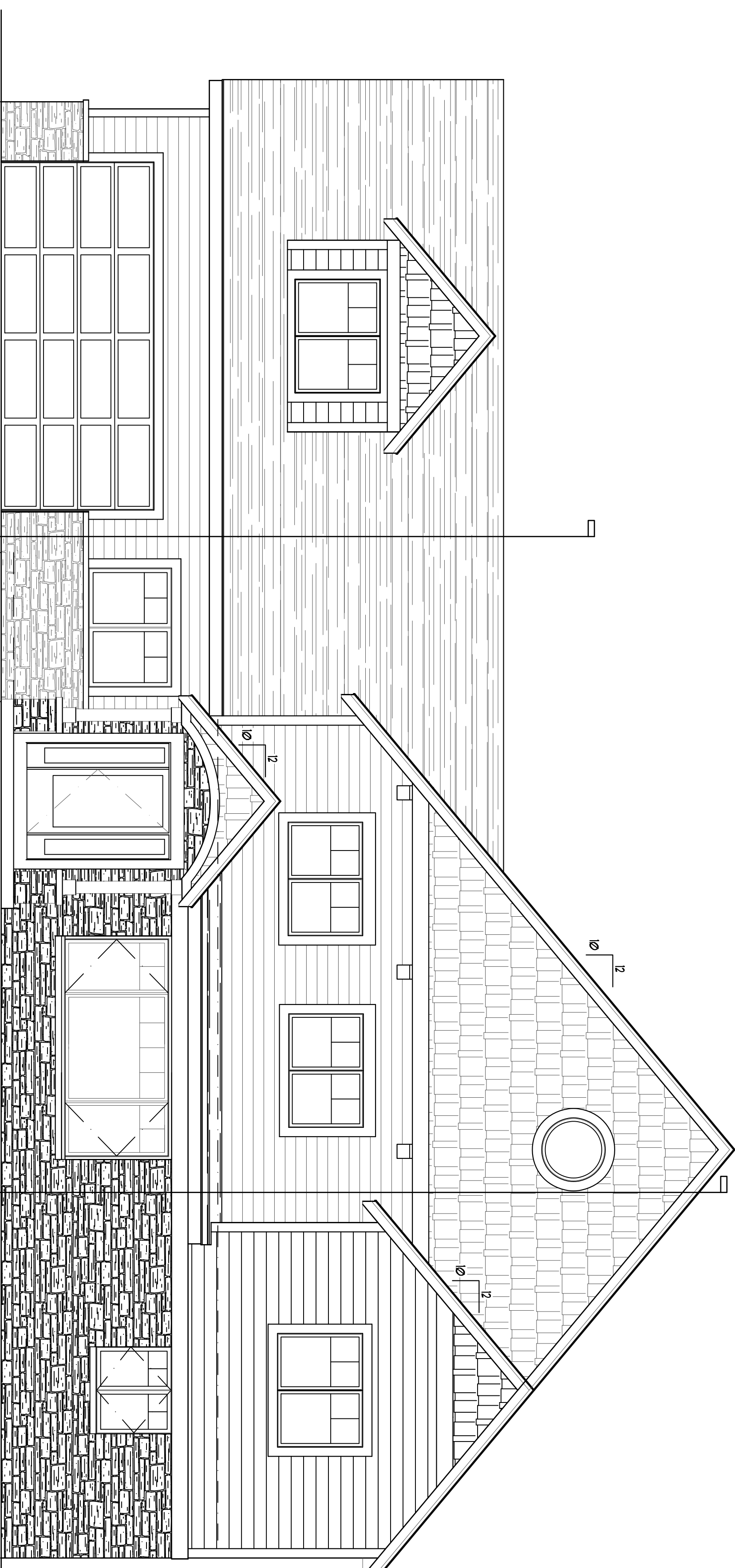
PROPOSED WEST ELEVATION



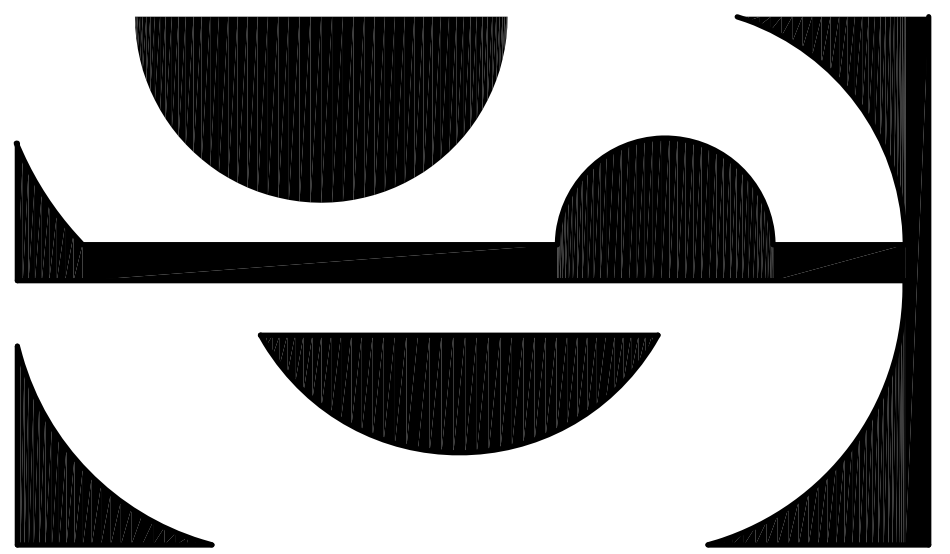
PROPOSED NORTH ELEVATION



PROPOSED SIDE ELEVATION  
( SOUTH )



PROPOSED FRONT ELEVATION  
( EAST )



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PROJECT:

NEW  
HOME  
ALTERATIONS  
FOR:

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VAN ERT  
FAMILY

1435  
FAIRHAVEN  
BLVD.  
Village of  
ELM GROVE  
WISCONSIN  
53126

EXTERIOR  
ELEVATIONS

DATE :  
07/10/19

SHEET NO.

A-3

ALL IDEAS, DESIGN ARRANGEMENTS, AND PLANS REPRESENTED BY THIS DRAWING ARE OWNED BY AND REMAIN THE PROPERTY OF SHEET DESIGNS. NO REPRODUCTIONS ALLOWED WITHOUT ARCHITECT'S CONSENT.

NEW ROOF TRUSSES @ 24" O.C.  
 W/9/16" EXT. GRADE OSB  
 SHEATHING, 30# ROOFING  
 PAPER AND NEW LIFE-TIME DIMENSIONAL  
 ASPHALT SHINGLES

CONT.  
 RIDGE VENT

NEW ROOF TRUSSES @ 24" O.C.

R-50 BATT INSUL.

NEW INSUL. VAPOR BARRIER AND 5/8" NO S4G DRYWALL THROUGH OUT.

NEW EXTERIOR WALL TO BE 2x6 @ 16" O.C. WITH EXTERIOR AND INT. DRYWALL ON INTERIOR SIDE 5/8" EXT. GRADE OSB SHEATHING TYVEK AND 6" EXT. HORIZ. SHIRT SIDING

NEW INT. WALL TO BE 2x4 @ 16" O.C. W/ 5/8" DRYWALL EA. SIDE

NEW 3/4" T&G OSB SUB FLOOR

NEW 3/2" TJI'S @ 12" O.C.

REMOVE EXIST. CEILING OVER FIRST FLOOR

NEW 1/2" NO S4G DRYWALL

EXIST. SUB FLOOR TO REMAIN

EXIST. 2x 11's @ 16" O.C.

EXIST. FULL HEIGHT BASEMENT

EXIST. FOUNDATION WALL

EXIST. CONC. SLAB

1 SECTION @ EXIST. HOUSE

SCALE 1/2" = 1'-0"

A4

1'-0"

NEW ROOF TRUSSES @ 24" O.C.  
 W/9/16" EXT. GRADE OSB  
 SHEATHING, 30# ROOFING  
 PAPER AND NEW LIFE-TIME DIMENSIONAL  
 ASPHALT SHINGLES

ALUM. FASCIA

CONT. VENT. ALUM. SOFFIT

FLUR OUT FRONT AND BACK GABLE WITH 2x6's  
 1/2" EXT. OSB SHEATHING TYVEK AND START SHAKE SIDING

ALUM. DRIP FLASHING

5/4x 3 1/4" HORIZ START TRIM

START CORBEL TRIM- SEE ELEV.

NEW ROOF TRUSSES @ 24" O.C.

R-50 BATT INSUL.

NEW INSUL. VAPOR BARRIER AND 5/8" NO S4G DRYWALL THROUGH OUT.

NEW INT. WALL TO BE 2x4 @ 16" O.C. W/ 5/8" DRYWALL EA. SIDE

NEW 3/4" T&G OSB SUB FLOOR

NEW 3/2" TJI'S @ 12" O.C.

REMOVE EXIST. CEILING OVER FIRST FLOOR

NEW 1/2" NO S4G DRYWALL

EXIST. SUB FLOOR TO REMAIN

EXIST. 2x 11's @ 16" O.C.

EXIST. FULL HEIGHT BASEMENT

EXIST. FOUNDATION WALL

EXIST. CONC. SLAB

2 SECTION @ EXIST. HOUSE

SCALE 1/2" = 1'-0"

A4

REMOVE EXIST. ROOF FRAMING

WOOD HANDRAIL @ 36" AFF METAL BALUSTERS @ 4" CLEAR

DRYWALL WALL BEYOND

NEW EXTERIOR WALL TO BE 2x6 @ 16" O.C. WITH EXTERIOR AND INT. DRYWALL ON INTERIOR SIDE 5/8" EXT. GRADE OSB SHEATHING TYVEK AND 6" EXT. HORIZ. SHIRT SIDING

NEW (3) 1 3/4" x 3 1/2" L.V.S. w/ 1/2" STL. PLATE PROVIDE NEW JOIST HANGARS TO NEW TJI'S

REMOVE EXIST. BEARING WALL BRACE WALL UNTIL NEW BEAM IS INSTALLED

NEW STAIR RAILING BEYOND

EXIST. EXTERIOR WALL W/ STONE VENEER TO REMAIN

EXIST. FOUNDATION WALL

EXIST. SUB FLOOR TO REMAIN

EXIST. 2x 11's @ 16" O.C.

EXIST. FULL HEIGHT BASEMENT

EXIST. FOUNDATION WALL

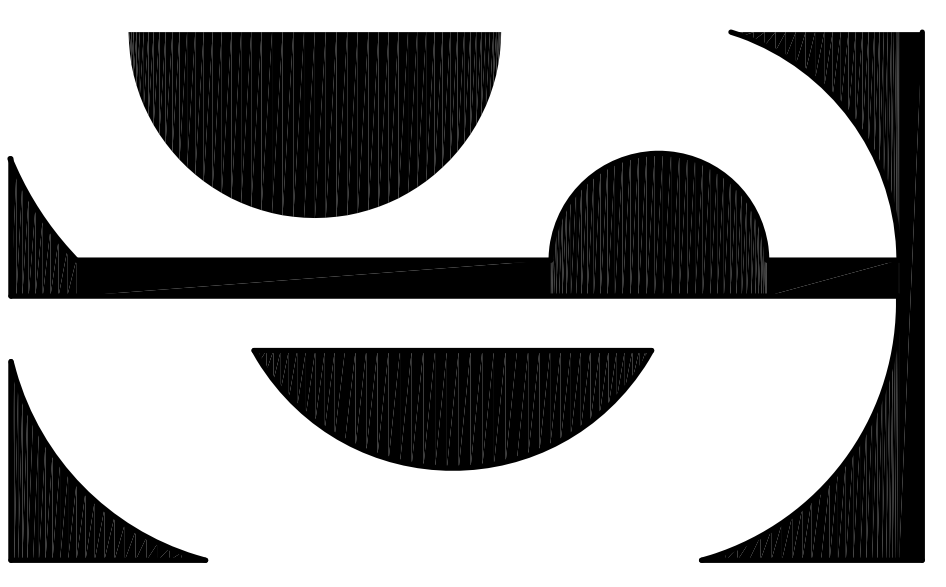
EXIST. CONC. SLAB

WALL SECTIONS

DATE : 07/10/19

SHEET NO.

A-4



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1316 NAGAWICKA ST  
 BELLAIRFIELD, WISCONSIN  
 53108  
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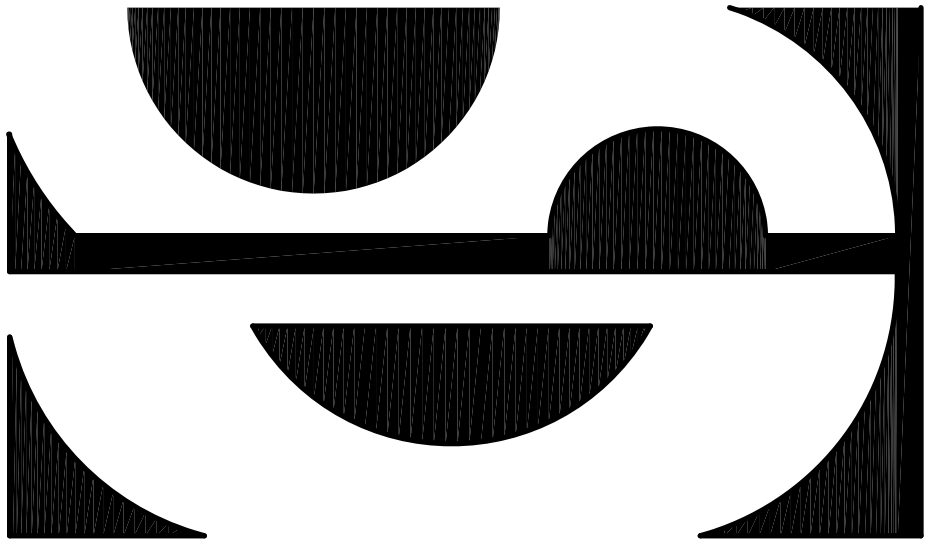
PROJECT:

NEW HOME ALTERATIONS FOR:

Paul & Jane  
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 FAMILY

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 FAIRHAVEN  
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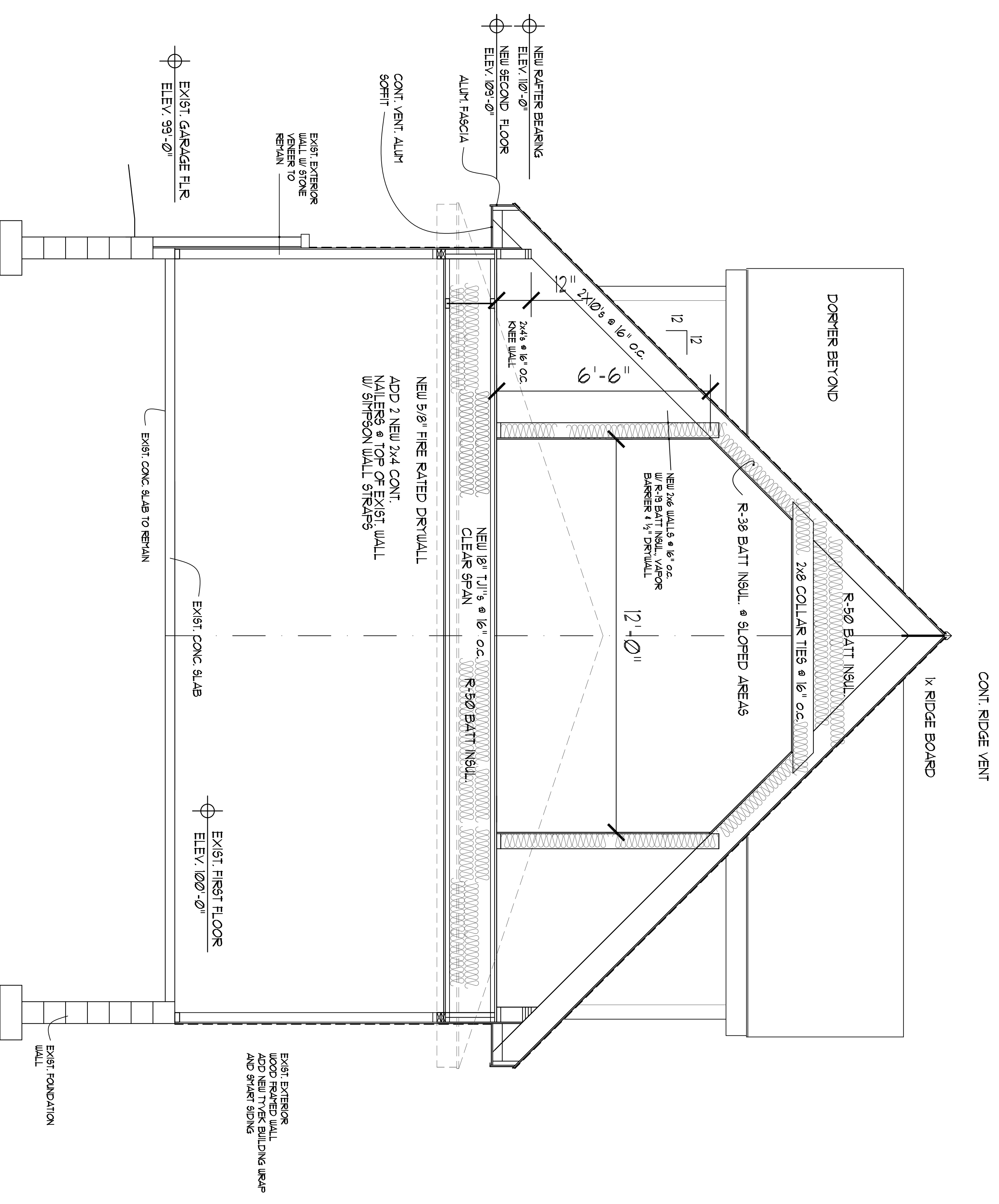
1316 NAGAWICKA ST  
BELLEVILLE, WISCONSIN  
63106  
(262) 227-1228

PROJECT:

NEW HOME ALTERATIONS FOR:

Paul & Jane VAN ERT FAMILY

1435 FAIRHAVEN BLVD.  
Village of ELM GROVE WISCONSIN 53126



1  
A5

SECTION @ EXIST. GARAGE

WALL SECTIONS

DATE : 07/10/19

SHEET NO.

A-5