

# QUINN-GRIFFIN RESIDENCE

# ADDITION & INTERIOR ALTERATION

14800 Watertown Plank Rd. | Elm Grove, WI 53122

**THRIVE ARCHITECTS**  
 Architect  
 259 South Street, Suite A  
 WAUKESHA, WI 53186  
 p: 833-380-6180

**JDJ REMODEL**  
 Contractor  
 PO Box 212  
 Mukwonago, WI 53149  
 p: 414-406-2418  
 e: dklappa@jdjremodel.com  
 License #2478  
 Qualifier #1066105

Project Info. — 22130  
**GRIFFIN-QUINN RESIDENCE**  
 INTERIOR ALTERATION & NEW ADDITION  
 14800 Watertown Plank Rd.,  
 Elm Grove, Wisconsin

Sheet Title  
**TITLE SHEET,  
 DRAWING INDEX,  
 SITE PLAN**

Drawn by	Checked by
ACG	JDB

Revisions		
No.	Date	Description
07.17.2023		Board Review Set
08.10.2023		Revised Plans w/ Board Comments
08.15.2023		Revised Plans For Arch Mtg
09.08.2023		Revised Plans For Plan Commission.

Sheet No.  
**T1.0**

## PROJECT INFORMATION

**OWNER:**  
 Jim Quinn & Kitty Griffin  
 14800 Watertown Plank Rd.  
 Elm Grove, WI 53122

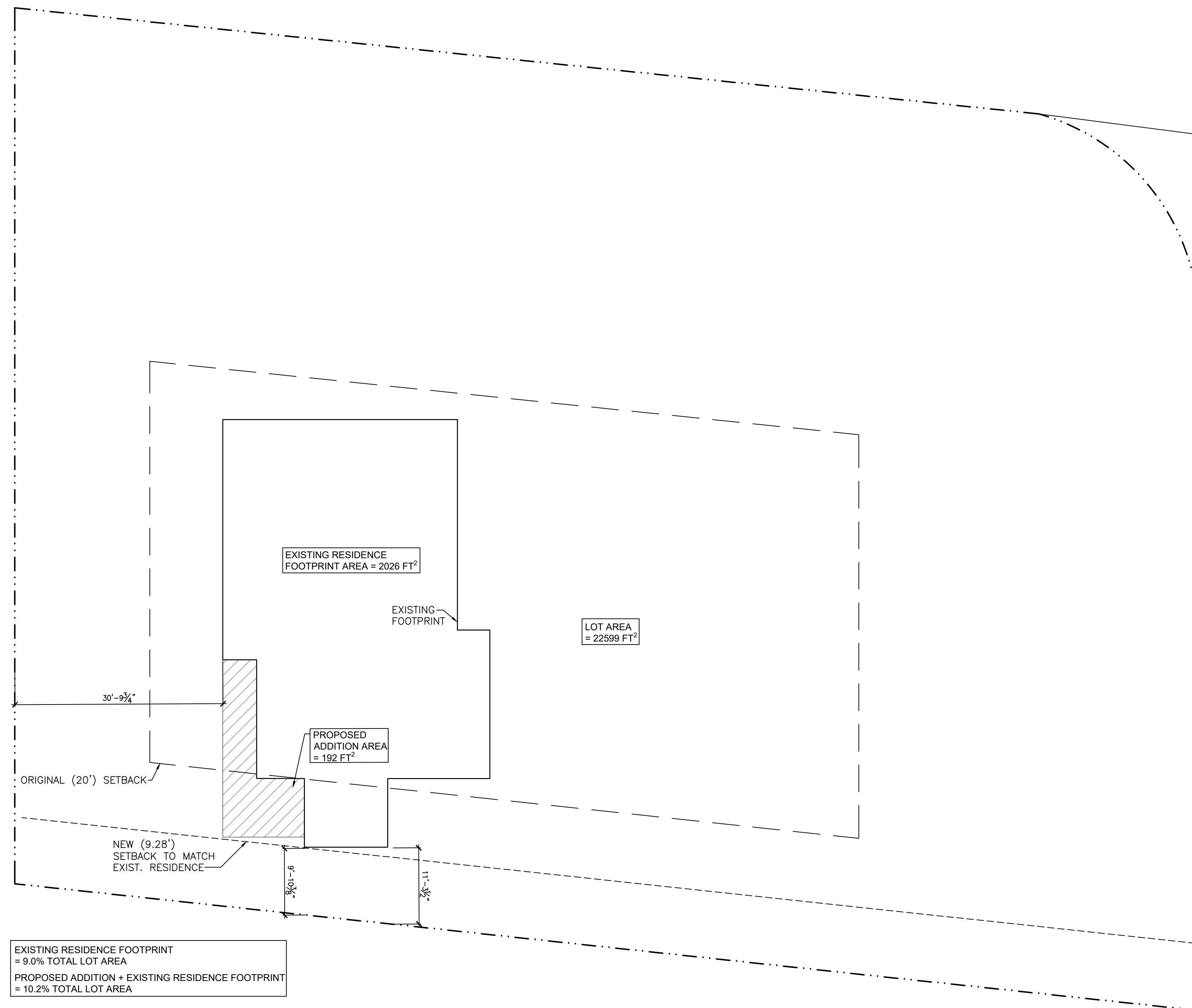
**ARCHITECT:**  
 Thrive Architects  
 259 South Street, Suite A  
 Waukesha, WI 53186  
 P: 833-380-6180  
 Project Manager: JDB

## DRAWING INDEX

- T1.0 TITLE SHEET, DRAWING INDEX, SITE PLAN
- D1.0 DEMOLITION PLAN
- A1.0 FLOOR PLAN
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS

## CONSTRUCTION NOTES

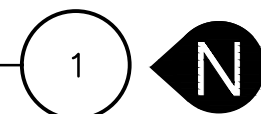
1. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE FINAL MATERIALS, METHODS OF CONSTRUCTION AND WARRANTY OF THEIR PRODUCTS AND WORK FOR THIS DWELLING.
2. COORDINATE ALL FLOOR AND WALL FINISH REQUIREMENTS WITH OWNER.
3. COORDINATE THE LOCATION OF ALL EXTERIOR LIGHTING, AND OTHER PENETRATIONS WITH OWNER.
4. PROVIDE ALUMINUM GUTTERS AND DOWNSPOUTS ON ALL OVERHANGS. COORDINATE LOCATION OF DOWNSPOUTS WITH OWNER.
5. COORDINATE ALL MECHANICAL ROOF PENETRATIONS.
6. COORDINATE ALL ROOM FINISH REQUIREMENTS WITH OWNER.
7. WINDOW MANUFACTURER AND STYLE TO BE CHOSEN BY OWNER. WINDOW SIZES INDICATED ARE THE FRAME SIZE. EACH MANUFACTURER'S DIMENSIONS VARY. SELECTED WINDOWS SHOULD BE AS CLOSE AS POSSIBLE TO NOTED DIMENSIONS.
8. FINAL STRUCTURAL SIZING OF FRAMING MEMBERS TO BE THE RESPONSIBILITY OF THE LUMBER SUPPLIER.



EXISTING RESIDENCE FOOTPRINT  
 = 9.0% TOTAL LOT AREA  
 PROPOSED ADDITION + EXISTING RESIDENCE FOOTPRINT  
 = 10.2% TOTAL LOT AREA

SITE PLAN

SCALE: 3/32"=1'-0" (22x34)



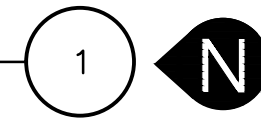
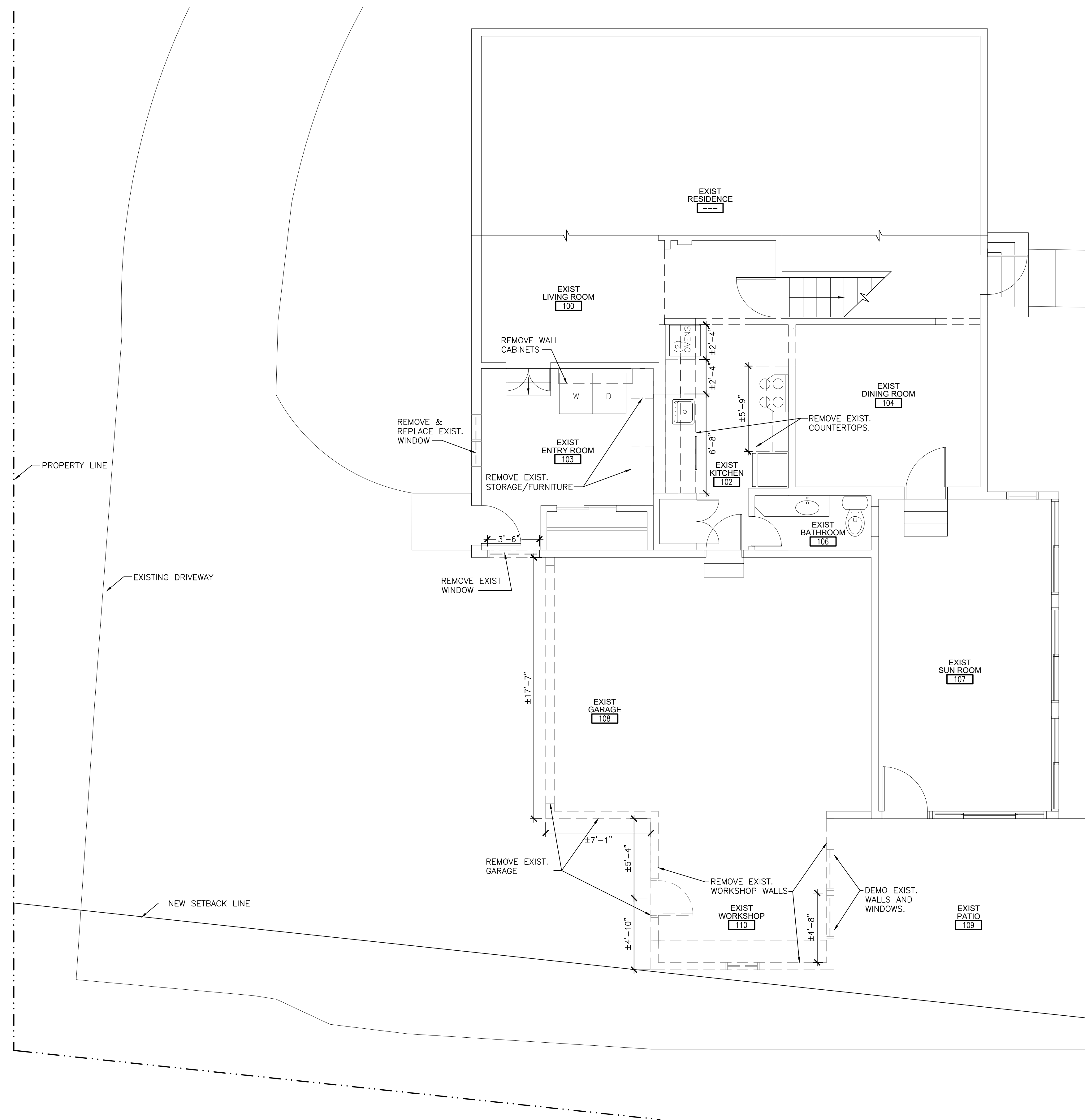
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**DEMOLITION PLAN**

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**GRIFFIN-QUINN RESIDENCE**

INTERIOR ALTERATION & NEW ADDITION  
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**FLOOR PLAN**

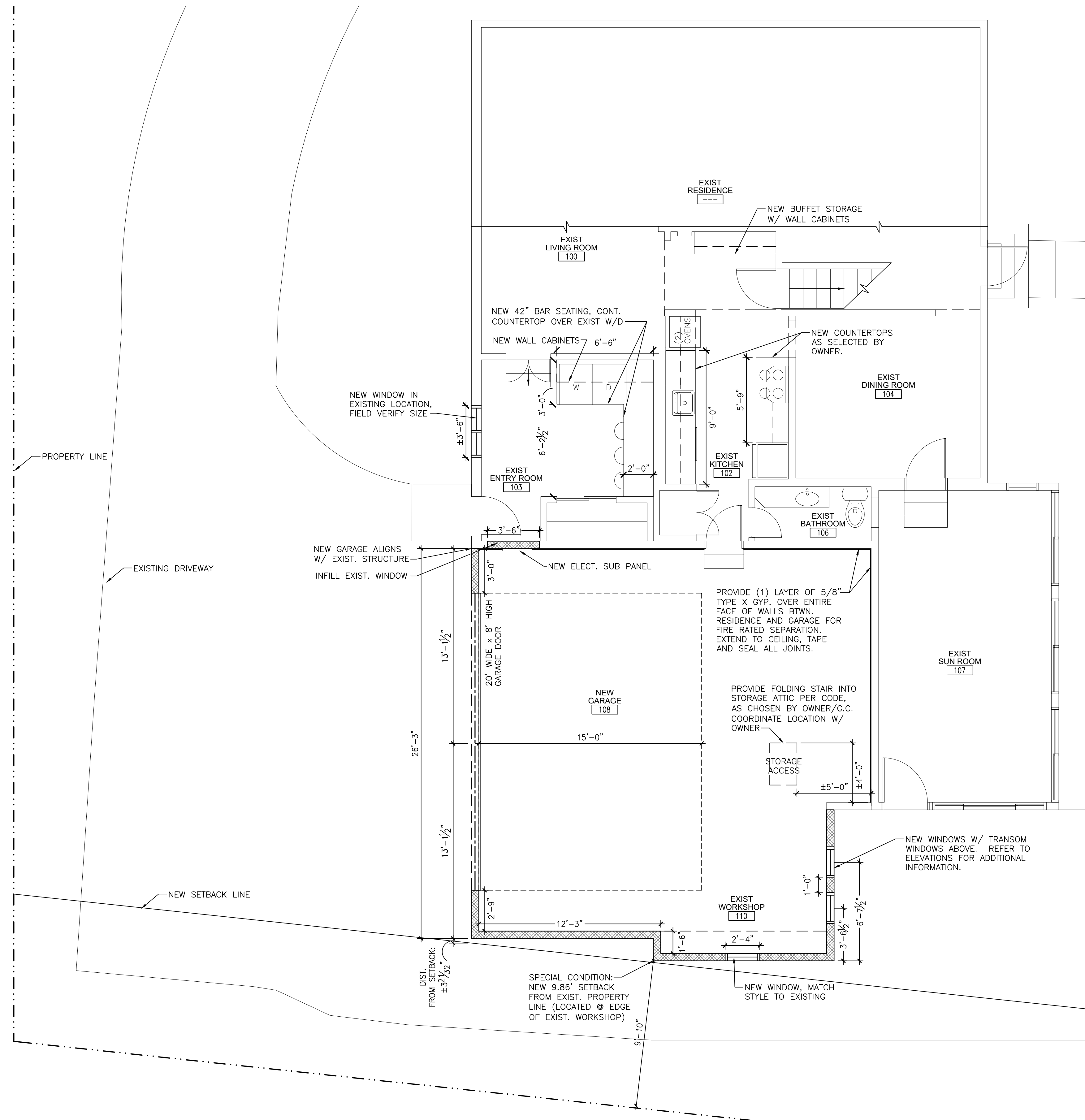
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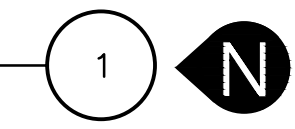
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**A1.0**

- COORDINATE ALL FURNISHINGS AND FIXTURES WITH OWNER.
- WINDOW MANUFACTURER TO BE CHOSEN BY OWNER. WINDOWS TO BE COMBINATION OF AWNING, CASEMENT, SINGLE HUNG OR FIXED AS SHOWN ON ELEVATIONS. SEE ELEVATIONS FOR SIZES. WINDOW SIZES INDICATED ARE THE FRAME SIZE. EACH MANUFACTURERS DIMENSIONS VARY. SELECTED WINDOWS SHOULD BE AS CLOSE AS POSSIBLE TO NOTED DIMENSIONS.
- FINAL STRUCTURAL SIZING OF FRAMING MEMBERS TO BE THE RESPONSIBILITY OF LUMBER SUPPLIER.
- ANY TILE FLOOR TO BE FLUSH WITH WOOD FLOOR.
- PROVIDE 22x34 ATTIC ACCESS HATCHES TO ALL ATTIC SPACES. COORDINATE LOCATIONS W/ OWNER.
- ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED.
- ALL HEADERS IN BEARING WALLS TO BE H1 UNLESS NOTED OTHERWISE.



FLOOR PLAN  
SCALE: 1/4"=1'-0" (22x34)



NOT FOR CONSTRUCTION

GENERAL NOTES:

1. MANUFACTURER, STYLE, AND COLOR OF ALL EXTERIOR WINDOWS AND DOORS TO BE CHOSEN BY OWNER.
2. PROVIDE ALUMINUM GUTTERS AND DOWNSPOUTS ON ALL PROPOSED OVERHANGS. GUTTER AND DOWNSPOUTS SHOULD MATCH EXISTING. COORDINATE THE LOCATION OF ALL DOWNSPOUTS WITH OWNER.
3. COORDINATE THE LOCATION OF ANY PROPOSED EXTERIOR LIGHTING, HOSE BIBS AND PENETRATIONS WITH OWNER.
4. COORDINATE ALL MECHANICAL ROOF PENETRATIONS.



**JDJ REMODEL**

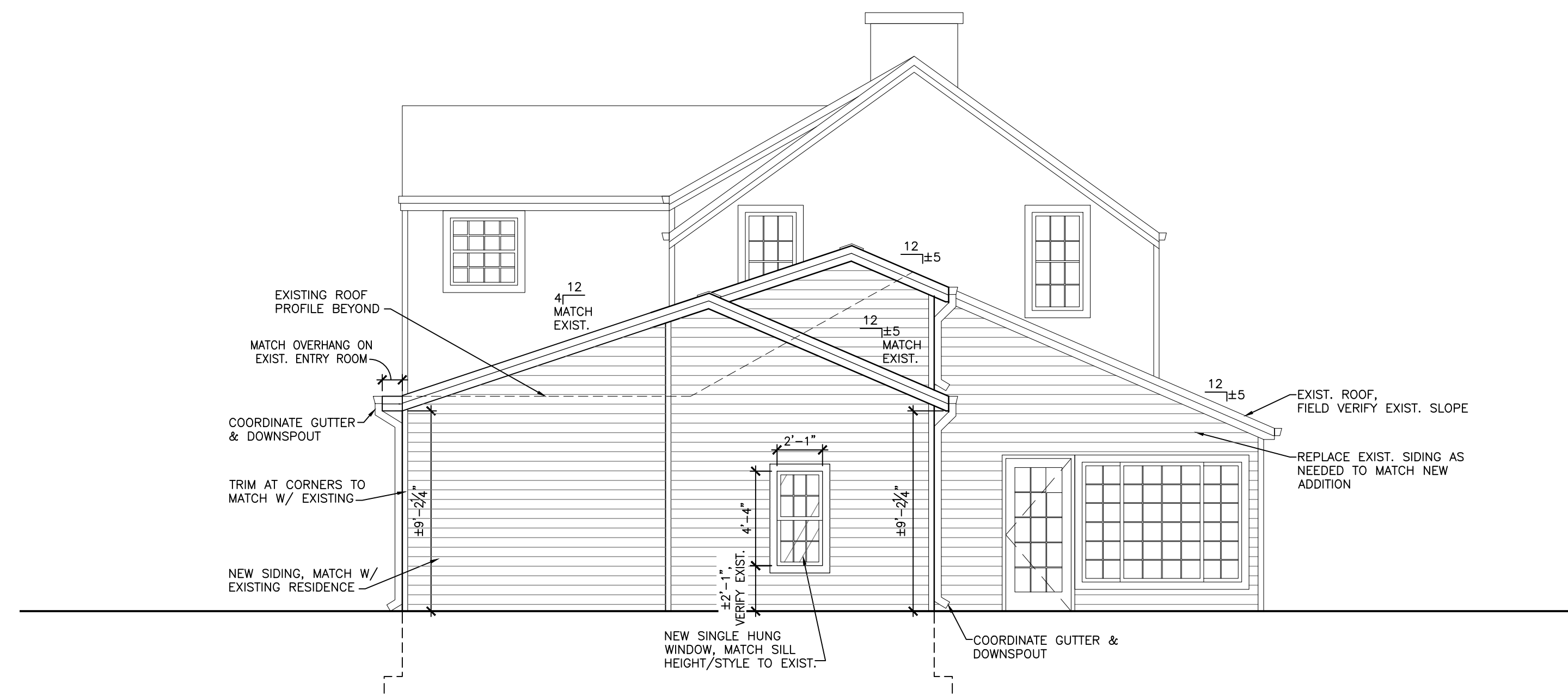
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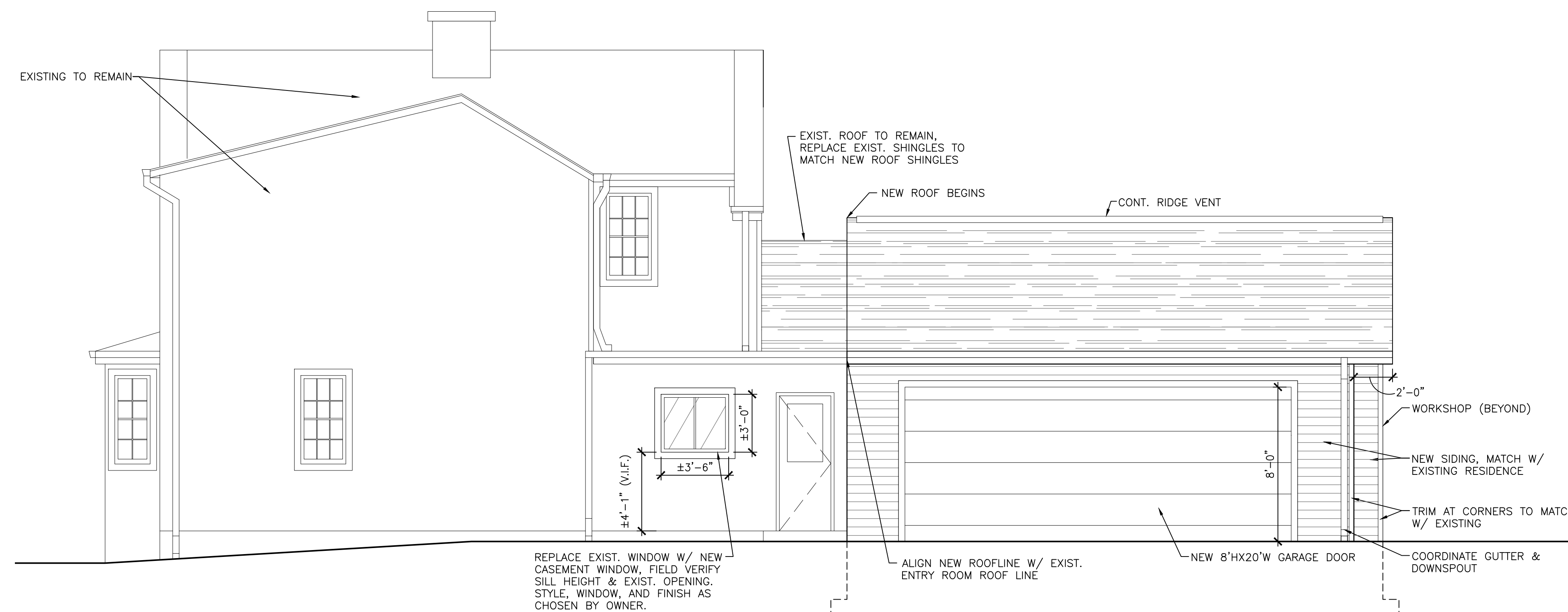
INTERIOR ALTERATION & NEW ADDITION  
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**EXTERIOR ELEVATIONS**



WEST ELEVATION  
SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17) 2



NORTH ELEVATION  
SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17) 1

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**A2.0**

GENERAL NOTES:

1. MANUFACTURER, STYLE, AND COLOR OF ALL EXTERIOR WINDOWS AND DOORS TO BE CHOSEN BY OWNER.
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4. COORDINATE ALL MECHANICAL ROOF PENETRATIONS.

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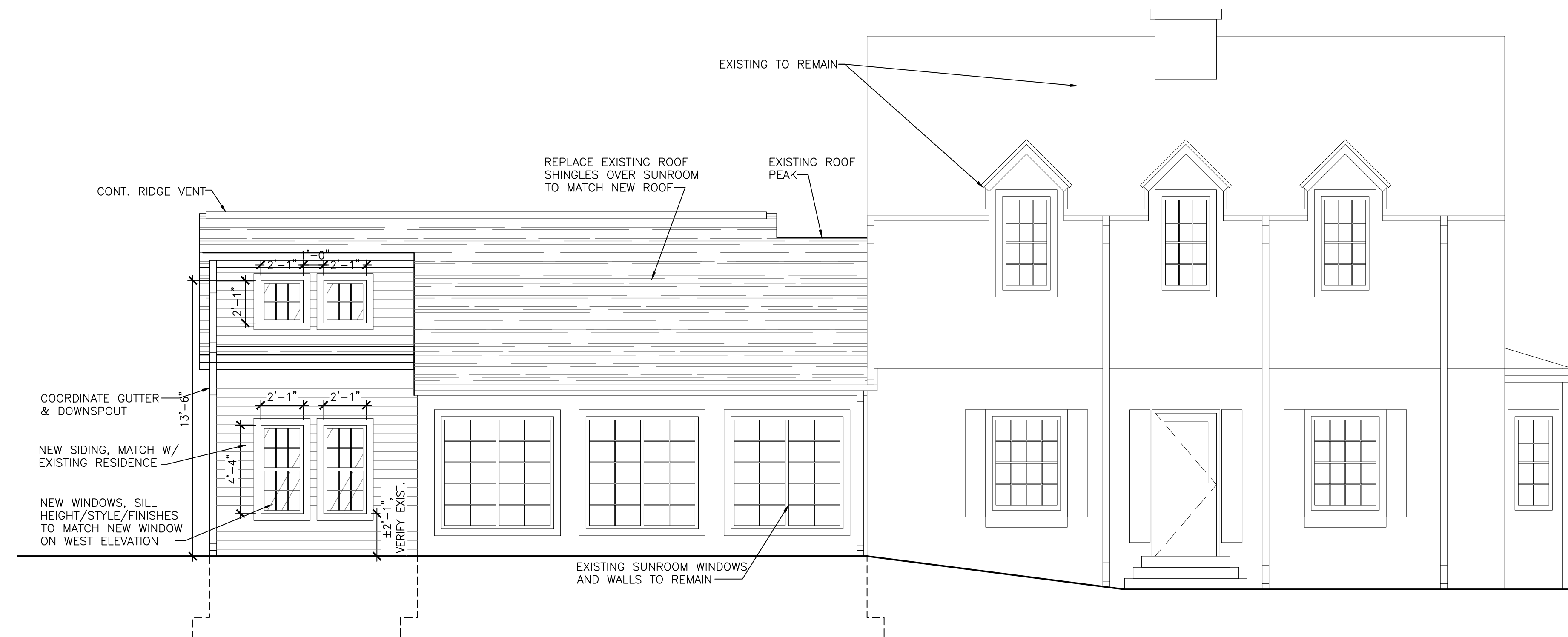
Sheet Title

**EXTERIOR ELEVATIONS**



EAST ELEVATION (NO CHANGES)  
SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

2



SOUTH ELEVATION  
SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

1

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**A2.1**