GENERAL NOTES:

1. GENERAL CONTRACTOR MUST COMPLY WITH CONTRACT DOCUMENTS REQUIREMENTS AND MEET ALL CODES, STANDARDS, SPECIFICATIONS, AND PERFORMANCE STANDARDS. ALL WORK SHALL BE PERFORMED IN CONFORMITY WITH THE REQUIREMENTS OF THE ARCHITECTURAL DESIGNS, INC. SPECIFICATIONS AND OTHER REQUIREMENTS AS SPECIFIED IN THE ARCHITECT’S DRAWINGS, SPECIFICATIONS, AND OTHER PROVISIONS REQUIRED IN ACCORDANCE WITH AIA GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION AND AS REQUIRED UNDER THE CONTRACT.

2. ARCHITECTURAL DESIGNS, INC. AND/OR OWNER SHALL HAVE THE RIGHT TO MAKE CHANGES IN THE CONTRACT DRAWINGS AND SPECIFICATIONS WHICH WOULD CHANGE OR ALTER WORK OF THE CONTRACTOR IN ANY WAY OR WHICH WOULD REQUIRE ADDITIONAL WORK. THESE CONTRACTORS SHALL PROVIDE ALL DESIGN DRAWINGS, CALCULATIONS, FEES, TECHNICAL DATA, FINISH SAMPLES, CATALOG CUTS, ETC. FOR ARCHITECT’S REVIEW AND APPRONTMENT.

3. CONTRACTOR SHALL MAINTAIN THE SAME TO BE IN GOOD WORKING ORDER. OWNER SHALL FURNISH TEMPORARY SANITARY FACILITIES, WATER, AND ELECTRICITY. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE, NECESSARY AND REQUIRED BARRICADES, FENCES AND SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC’S SAFETY NEAR THE SITE.

4. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK WITH THE OWNER/CONSTRUCTION MANAGER AND OTHER CONTRACTORS. WORK BY ANOTHER CONTRACTOR OR MATERIALS SHOULD BE NOTIFIED TO ARCHITECTURAL DESIGNS, INC. IMMEDIATELY. ALL DISCREPANCIES WILL BE CLARIFIED AND DISCREPANCIES FOUND IN THE DRAWINGS OR EXISTING CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL DISCREPANCIES WILL BE CLARIFIED PRIOR TO CONSTRUCTION.

5. ARCHITECTURAL DESIGNS, INC. WILL NOT BE RESPONSIBLE FOR ANY VERBAL INFORMATION. ALL REQUESTS FOR INFORMATION, INTERPRETATION, INTENT, ETC. MUST BE MADE AT LEAST 10 DAYS PRIOR TO BID DUE DATE. RESPONSES WILL BE CONFIRMED IN WRITING. ALL CONDITIONS RELATIVE TO THE REQUIREMENTS OF THE OWNER AND/OR OPERATOR. ALL WORK IS TO BE COMPLETED USING GOOD AND ACCEPTABLE CONSTRUCTION PRACTICES. CONTRACTOR COMPLETING WORK WITHIN THE BUILDING AND TIME FRAME MUST BE ADHERED TO.

6. REJECT WORK OR MATERIALS THAT DO NOT CONFORM TO THE INTENT OF THE PROJECT OR THE CONTRACTOR MAY SUGGEST MATERIALS TO THE OWNER AND THE ARCHITECT FOR THEIR CONSIDERATION. CONTRACTORS SHALL FURNISH AND INSTALL ALL MATERIALS INCLUDED WITHIN THE LIMITS NOTED ON ARCHITECTURAL DRAWINGS, SPECIFICATIONS, AND OTHER PROVISIONS REQUIRED IN ACCORDANCE WITH AIA GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION AND AS REQUIRED UNDER THE CONTRACT. CONSTRUCTION MANAGER AND OTHER CONTRACTORS. INCLUDE ALL LABOR TAXES, PERMIT FEES, MATERIALS, BLOCKING, AND OTHER PROVISIONS REQUIRED IN ACCORDANCE WITH AIA GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION AND AS REQUIRED UNDER THE CONTRACT.

7. CONTRACTORS SHALL CAREFULLY EXAMINE DRAWINGS AND SITE PRIOR TO BIDDING TO DIMENSIONS ARE REQUIRED, NOTIFY THE ARCHITECT IMMEDIATELY, FOR WRITTEN CLARIFICATION.

8. CONTRACTORS SHALL FORM ABOARD AND NOTIFY ALL MATERIALS INCLUDED WITHIN THE LIMITS NOTED ON ARCHITECTURAL DRAWINGS, SPECIFICATIONS, AND OTHER PROVISIONS REQUIRED IN ACCORDANCE WITH AIA GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION AND AS REQUIRED UNDER THE CONTRACT.

9. CONTRACTORS SHALL PROVIDE DESIGN DRAWINGS, MATERIALS, SPECIFICATIONS, CATALOGS, RESEARCH, TECHNICAL INFORMATION AND POLITICAL SUPPORT TO THE ARCHITECT IMMEDIATELY. ALL DISCREPANCIES WILL BE CLARIFIED PRIOR TO CONSTRUCTION.

10. CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING WORK COMPLIES WITH THE CONTRACTOR’S DRAWINGS BEFORE PERMITTING ANY WORK TO PROCEED. CONTRACTOR MUST CONFIRM IN WRITING CONSTRUCTION REQUIREMENTS AND MATERIALS. CONTRACTORS MIGHT SUGGEST MATERIALS TO THE OWNER AND THE ARCHITECT FOR THEIR CONSIDERATION. CONTRACTOR MAY SUGGEST MATERIALS TO THE OWNER AND THE ARCHITECT FOR THEIR CONSIDERATION. CONTRACTORS WILL BE RESPONSIBLE FOR ANY VERBAL INFORMATION. ALL REQUESTS FOR INFORMATION, INTERPRETATION, INTENT, ETC. MUST BE MADE AT LEAST 10 DAYS PRIOR TO BID DUE DATE. RESPONSES WILL BE CONFIRMED IN WRITING. CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING WORK WITH THE OWNER/CONSTRUCTION MANAGER AND OTHER CONTRACTORS. WORK BY ANOTHER CONTRACTOR OR MATERIALS SHOULD BE NOTIFIED TO ARCHITECTURAL DESIGNS, INC. IMMEDIATELY. ALL DISCREPANCIES WILL BE CLARIFIED PRIOR TO CONSTRUCTION.

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PLAT OF SURVEY

Known as 15110 Watertown Plank Road, in the Village of Elm Grove, Waukesha County, Wisconsin.

WARRANTY DEED DOC NO. 4676140

That part of the Lots One (1) and Two (2), Block Seven (7), Loftus Assessment Map No.1, being a subdivision of a part of the West One-half (1/2) of the East One-half (1/2) of the Northwest One-quarter (1/4) of Section Twenty-six (26) and a part of the West One-half (1/2) of the East One-half (1/2) of the Southwest One-quarter (1/4) of Section Twenty-six (26), Township Seven (7) North, Range Twenty (20) East, Village of Elm Grove, Waukesha County, Wisconsin, bounded and described as follows, to wit:

Commencing at a point in the center line of the Watertown Plank Road where it intersects the South line of the Northwest 1/4 of Section 26, 384.52 feet East of the Southwest corner of the East 1/2 of the Northwest 1/4 of Section 26, thence South 65° 33’ West and along the center line of the Watertown Plank Road, 3.51 feet to the point of beginning of the land herein to be described; thence North 18° 46’ West, 253.16 feet to a point; thence South 65° 33’ East and parallel to the center line of the Watertown Plank Road, 105.44 feet to a point; thence South 0° 13’ 30” West parallel to and 450 feet West of the East line of said west 1/2 of the East 1/2 of the Northwest 1/4 of Section 26, 98.60 feet to a point; thence East 16.59 feet to a point; thence South 18° 46’ East, 105.31 feet to a point in the center line of the Watertown Plank Road; thence North 65° 33’ East and along the center line of the said Watertown Plank Road, 122.24 feet to the point of beginning.

Prepared For: Patricia Garza
Survey No. 169072-4NAM

NOTE:
Recorded easements, if any, are not shown.

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AB-7 of the Wisconsin Administrative Code.

Date: May 24, 2023

Michael J. Ratzburg
Wisconsin Professional Land Surveyor 5-2236

raSmith
CREDENDA ENGINEERING SOLUTIONS
15464 W. Meadow Road Brookfield, WI 53005-2039
pH: 262-719-1000
email: mratzburg@rasmith.com

ARCHITECTURAL DESIGNS, INC.   7429 Roosevelt Rd. Town of Erin, WI 53027  p. 414-315-4156   email:gene@architecturaldesignsinc.com website: architecturaldesginsinc.com

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ALL CONTRACTORS SHALL BE RESPONSIBLE FOR MEETING STATE AND LOCAL CODES.  IF ANY VARIATIONS OCCUR FROM THE DRAWINGS THE CONTRACTOR SHALL NOTIFY ARCHITECTURAL DESIGNS, INC.
EXISTING BUILDING SECTION-DEMOLITION

EXISTING SOUTH EXTERIOR ELEVATION

EXISTING NORTH EXTERIOR ELEVATION-DEMOLITION

EXISTING EAST EXTERIOR ELEVATION-DEMOLITION

EXISTING WEST EXTERIOR ELEVATION
EXISTING/PROPOSED FOUNDATION PLAN

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

EXISTING

UNEXCAVATED ELEC MTR BASEMENT 7'-6" CLG HGT
CONC SLAB 10"

CRAWLSPACE 2X10 FLR JST ABV @ 16" O.C. (TYP)

NEW 4X4 TREATED WD POST ANCHORED W/ "SIMPSON" POST ANCHOR TO 36" X 36" X 12" CONC PIER W/ (4) #5 STL REBAR EA WAY (TYP)

NEW 8" POURED CONC FOUNDATION WALL (TYP)
NEW 32"X48" OPENING (TYP) 12" #5 STL REBAR GROUTED SOLID @ 24" O.C. (TYP)

PROPOSED

NEW BEAM POCKET (TYP)
(2) 2X10 #2 WD BEAM (TYP)

NEW 8" POURED CONC FOUNDATION WALL (TYP)

NOTE

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EXISTING/PROPOSED EAST EXTERIOR ELEVATION

EXISTING/PROPOSED BUILDING SECTION

EXISTING/PROPOSED NORTH EXTERIOR ELEVATION

EXISTING/PROPOSED WEST EXTERIOR

NOTE

EXISTING/ PROPOSED EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING/ PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"

EXISTING/ PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING/ PROPOSED WEST EXTERIOR
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