

FOUNDATION INFORMATION

- **HOUSE FOUNDATION**
8" x 8'-0" poured concrete
- **GARAGE FOUNDATION**
8" x 4'-0" poured concrete
- **PORCH/PATIO FOUNDATION (UNEXCAVATED)**
6" x 4'-0" POURED CONCRETE WALL (MIN. 4'-0" TALL)
 - WALL THICKNESS FOR REPRESENTATION ONLY MASON/CONTRACTOR TO VERIFY
 - FINAL WALL/POST FOOTING SIZE AND DEPTH DETERMINED BY CONTRACTOR
 - MASON TO LOCATE PILASTERS AND SIZE FOOTINGS PER CODE AND SOIL CONDITIONS
 - WINDOWS/DOORS TO BE SET IN CONCRETE WALL-MAKE R.O. 3" BIGGER IN WIDTH AND HEIGHT
 - BEARING WALLS TO SIT ON MIN. 16" X 8" CONT. CONCRETE FOOTINGS, STUDS @ 16" O.C.

WALL INFORMATION

- **HOUSE EXTERIOR**
FIRST FLOOR WALL HEIGHT: 2 x 6 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
- **HOUSE INTERIOR**
FIRST FLOOR WALL HEIGHT: 2 x 4 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
- **GARAGE**
WALL HEIGHT: 2 x 6 x 10'-9 3/8" (UNLESS NOTED/SHOWN OTHERWISE)
- **STUDS @ 16" O.C.** (UNLESS NOTED/SHOWN OTHERWISE)

FLOOR SYSTEMS

- **BASEMENT**
4" CONCRETE SLAB
- **FIRST FLOOR**
12" I-JOIST @ 19.2" O.C.
- **STANDARD LOADING (PER SQ. FT.)**
40# LL, 15# DL
- **ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE)**
10# DL FOR TILE FLOOR
13# DL FOR GYPCRETE (1.5" THICK)
20# DL FOR FIREPLACE FACE/HEARTH
25# DL FOR GRANITE/QUARTZ
 - DEFLECTION: LL=L/480, TL=L/360
 - DURATION OF LOAD: 1.00% ROOF SYSTEMS

ROOF SYSTEMS

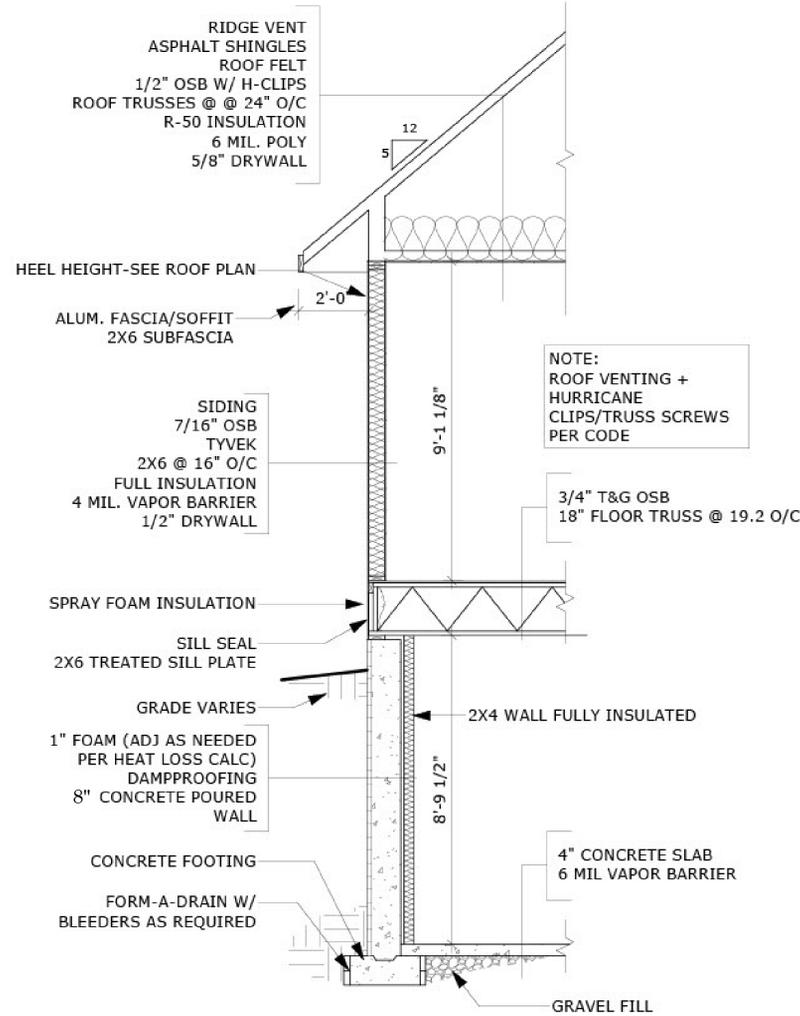
- **ENGINEERED WOOD TRUSSES @ 24" O.C.**
DESIGNED FOR: ZONE 2
- **STD. LOADING (PER SQ. FT.)**
30# TGLL, 10# TCDL, 10# BCDL
 - DEFLECTION: LL=L/240, TL=L/180
 - DURATION OF LOAD: 1.15%

HEADERS

- **STANDARD HEADER**
ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2X10 HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)
- **TOP OF WINDOW R.O.S.**
FIRST FLOOR @ 8'-0" ABOVE SUBFLOOR (UNLESS NOTED/SHOWN OTHERWISE)
- **MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER**

GENERAL INFORMATION

- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
2X6 WALLS = 5 1/2", 2X4 WALLS = 3 1/2"
- ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION WALLS/BRICK LEDGES
- GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE) FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PIT + PUMP, FURNACE, GAS/LP LINE, BASEMENT, WINDOWS, ETC.
- ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON-SITE BY GENERAL CONTRACTOR
- DECK FRAMING SPECIFICATION TO MEET OR EXCEED REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE WI UNIFORM DWELLING
- ALL CABINET LAYOUTS ARE CONCEPTUAL-CONSULT CABINET DESIGNER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS
- ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE



TYPICAL WALL SECTION

1/4" = 1'-0"

IMPERVIOUS SURFACE CALCULATION

FIRST FLOOR AREA:	2,902.00 SQ FT	9.70%
GARAGE FLOOR AREA:	940.49 SQ FT	3.14%
WALK AND PORCH AREA:	213.46 SQ FT	0.71%
DRIVEWAY AREA:	2,419.66 SQ FT	8.09%

TOTAL COVERAGE AREA: 6,475.61 SQ FT
 TOTAL LOT AREA: 29,920.00 SQ FT
 TOTAL LOT COVERAGE %: 21.64%

Parcel 1098987

15170 Gebhardt Road
 Village of Elm Grove
 Waukesha County, WI

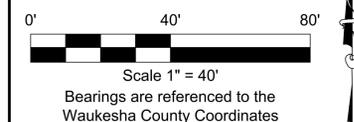
LEGEND

- 000.0 Garage Floor Grade at Door
- x 000.00 Proposed Grade
- + (000.0) Existing/Match Grade
- Direction of Drainage
- ~ BMP's for Erosion Control
- Lot Corner
- ▨ Proposed Tracking Pad
- FF Finished Floor Grade
- ⊙ Proposed Inlet Protection
- ▨ Demo Existing
- ▨ New Addition and New 3 Car Garage

Site Plan For:
 CWE Renovations
 1510 Constitution Dr.
 Brookfield, WI 54045

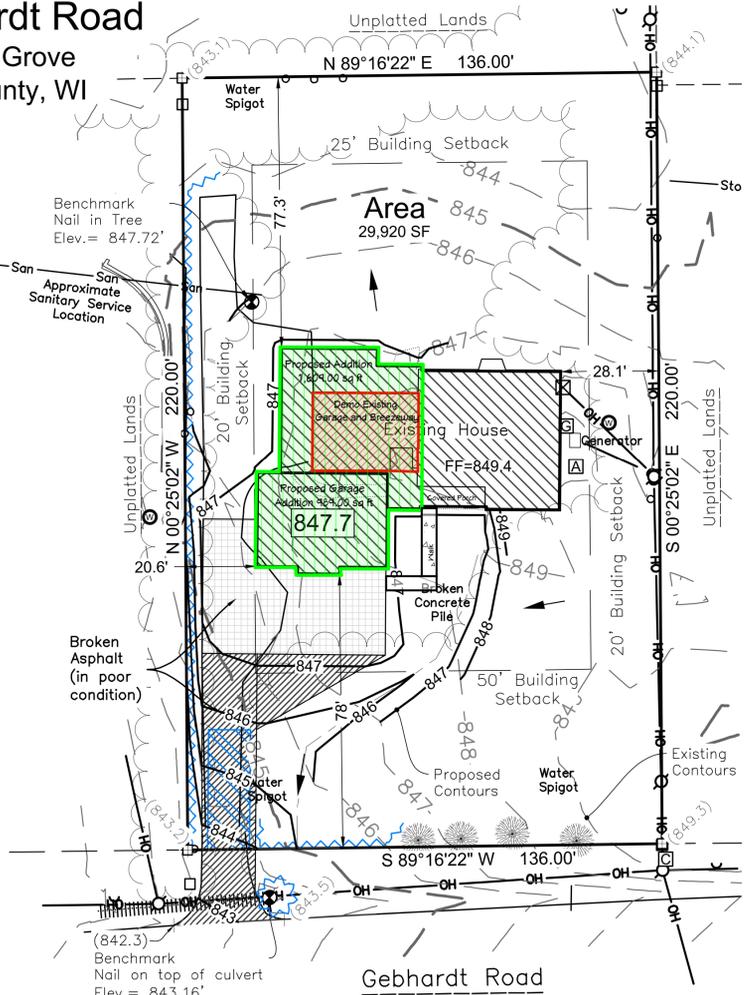


Mitchell D. Bauer
 Professional Engineer No. E-46552
 Date 2025.12.22 13:41:22-08:00



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Province Terrace, Menasha, WI 54952
 Ph: 920-991-1866
 www.davel.pro

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Tax Key # 1098987
 Notes:

The shown location of Best Management Practice (BMP) for erosion control based upon final drainage pattern. Additional BMPs shall be placed where necessary during construction, dependent on existing site conditions.

Dimensions are to the exterior foundation wall, not including the brick ledge.

Setback Requirements
 Front: 50'
 Rear: 25'
 Sides: 20'

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 Date: 12/22/2025
 Drafted By: mitch
 Sheet: 1

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION
	1	12/17/2025	DN	GARAGE SIZE

SITE PLAN

ADDITION
 15170 Gebhardt Rd
 Elm Grove WI 53122

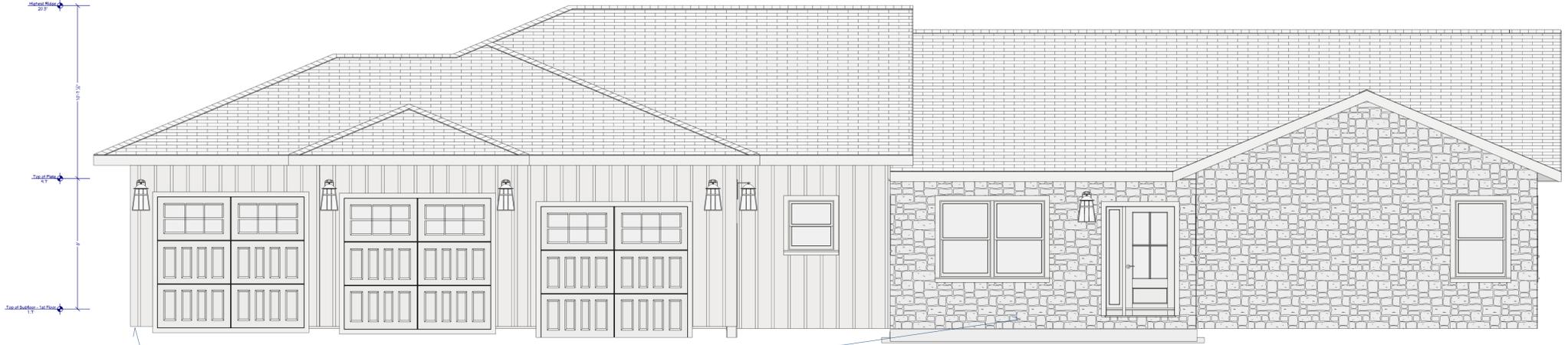
CN BUILDERS LLC

DATE:

1/13/2026

SCALE:

SHEET:



PROPOSED:
SMART LP SIDING-BOARD AND BATTEN

E1 FRONT ELEVATION
1/4 IN = 1 FT



EXISTING LENON STONE TO REMAIN

E2 REAR ELEVATION
1/4 IN = 1 FT

PROPOSED:
SMART LP SIDING-BOARD AND BATTEN



PROPOSED:
SMART LP SIDING-BOARD AND BATTEN

E3 WEST ELEVATION
1/4 IN = 1 FT



PROPOSED:
SMART LP SIDING-BOARD AND BATTEN

E4 EAST ELEVATION
1/4 IN = 1 FT

EXISTING LENON STONE TO REMAIN

NOTE:

- All existing limestone to remain in place-nude natural color
- Addition siding to be LP Smart siding - Shenwin Williams Charcoal color
- Garage doors to be natural wood color
- All lighting sconces to be - 3 - light matte black aluminum LED outdoor wall lantern sconce



NUMBER	DATE	REVISION BY	DESCRIPTION

ELEVATIONS

ADDITION
15170 Gebhardt Rd
Elm Grove WI 53122

DRAWINGS PROVIDED BY:
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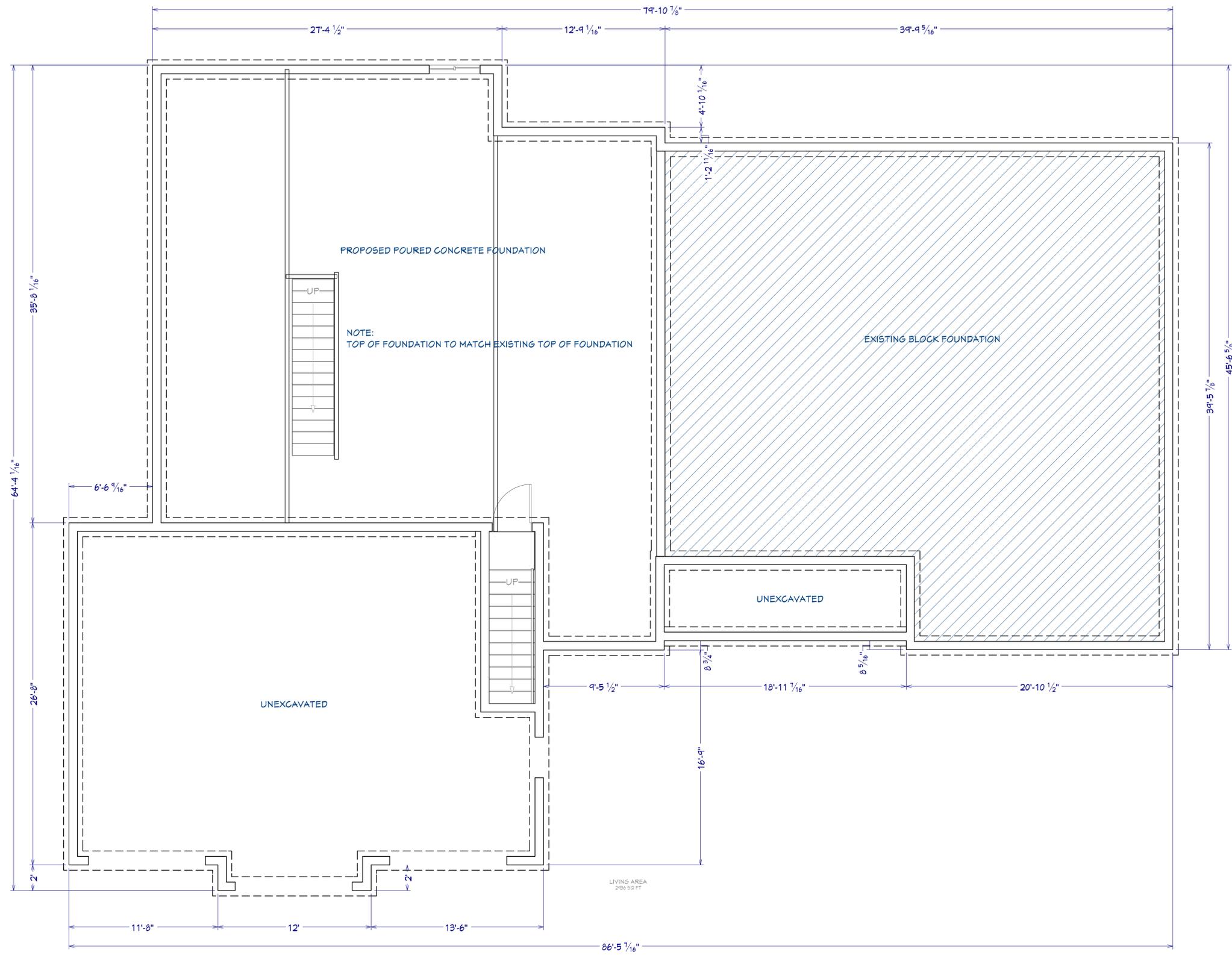
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FOUNDATION
 1/4 IN = 1 FT

NUMBER	DATE	REVISION BY	DESCRIPTION

FOUNDATION

ADDITION
 15170 Gebhardt Rd
 Elm Grove WI 53122

DRAWINGS PROVIDED BY:
 CN BUILDERS LLC

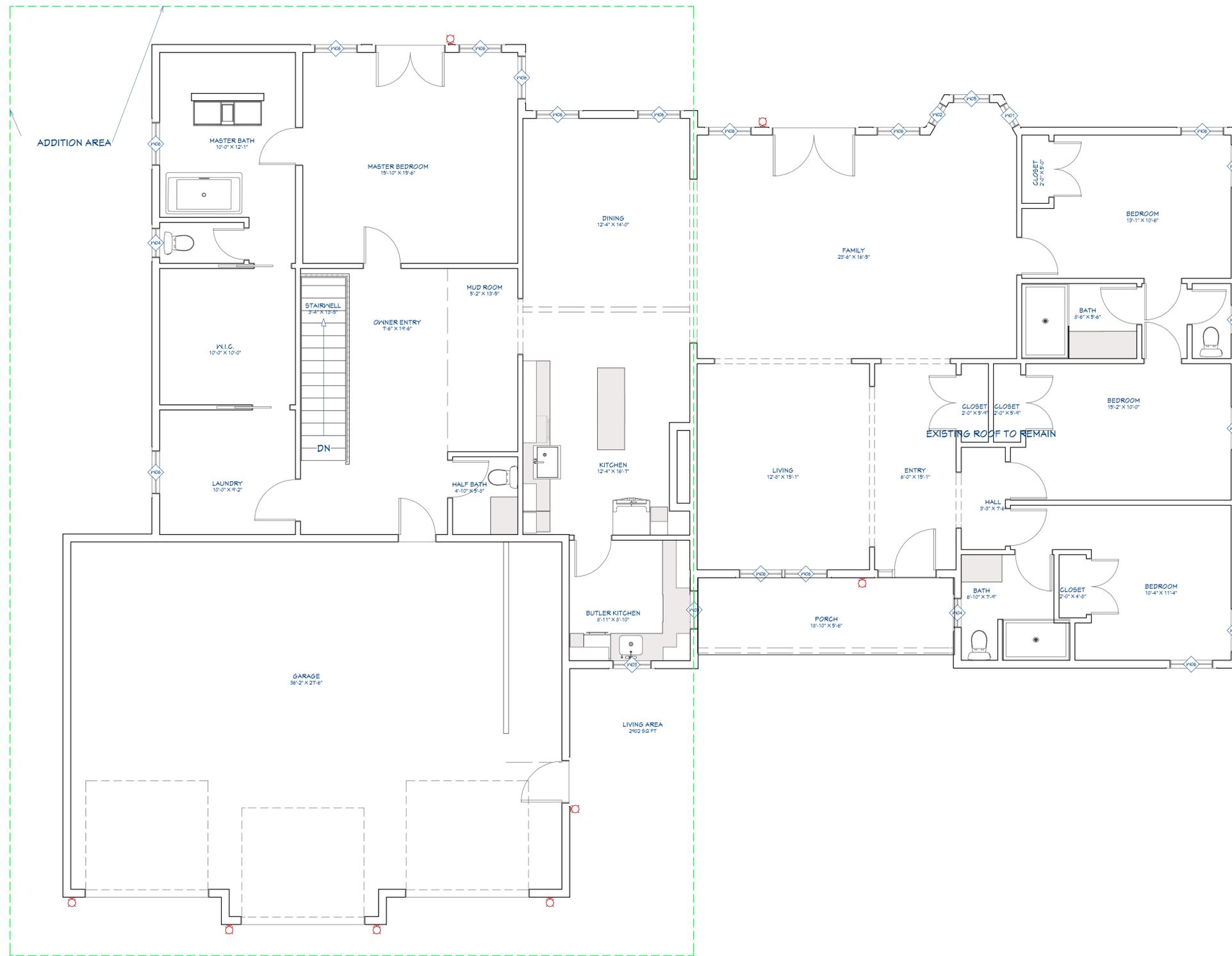
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3D EXTERIOR ELEVATION	WINDOW SCHEDULE								
	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	HEADER
	W01	11040DH	1	1	11040DH	23"X49"		DOUBLE HUNG	2'X6"X26" (2)
	W02	1840DH	1	1	1840DH	20.15/16"X49"		DOUBLE HUNG	2'X6"X23.15/16" (2)
	W03	21031DH	2	1	21031DH	34.3/4"X37.3/4"		DOUBLE HUNG	2'X6"X37.3/4" (2)
	W04	2235DH	3	1	2235DH	26.3/4"X41.3/4"		DOUBLE HUNG	2'X6"X23.3/4" (2)
	W05	2840DH	1	1	2840DH	33"X49"		DOUBLE HUNG	2'X6"X36" (2)
	W06	3249DH	1	1	3249DH	38.3/4"X57.3/4"		DOUBLE HUNG	2'X6"X41.3/4" (2)
	W07	4040RS	1	0	4040RS	44"X49"	YES	RIGHT SLIDING	2'X9"X52" (2)

○ 1ST FLOOR
1/4 IN = 1 FT

REVISION TABLE	
NUMBER	DATE

MAIN FLOOR

ADDITION
15170 Gebhardt Rd
Elm Grove WI 53122

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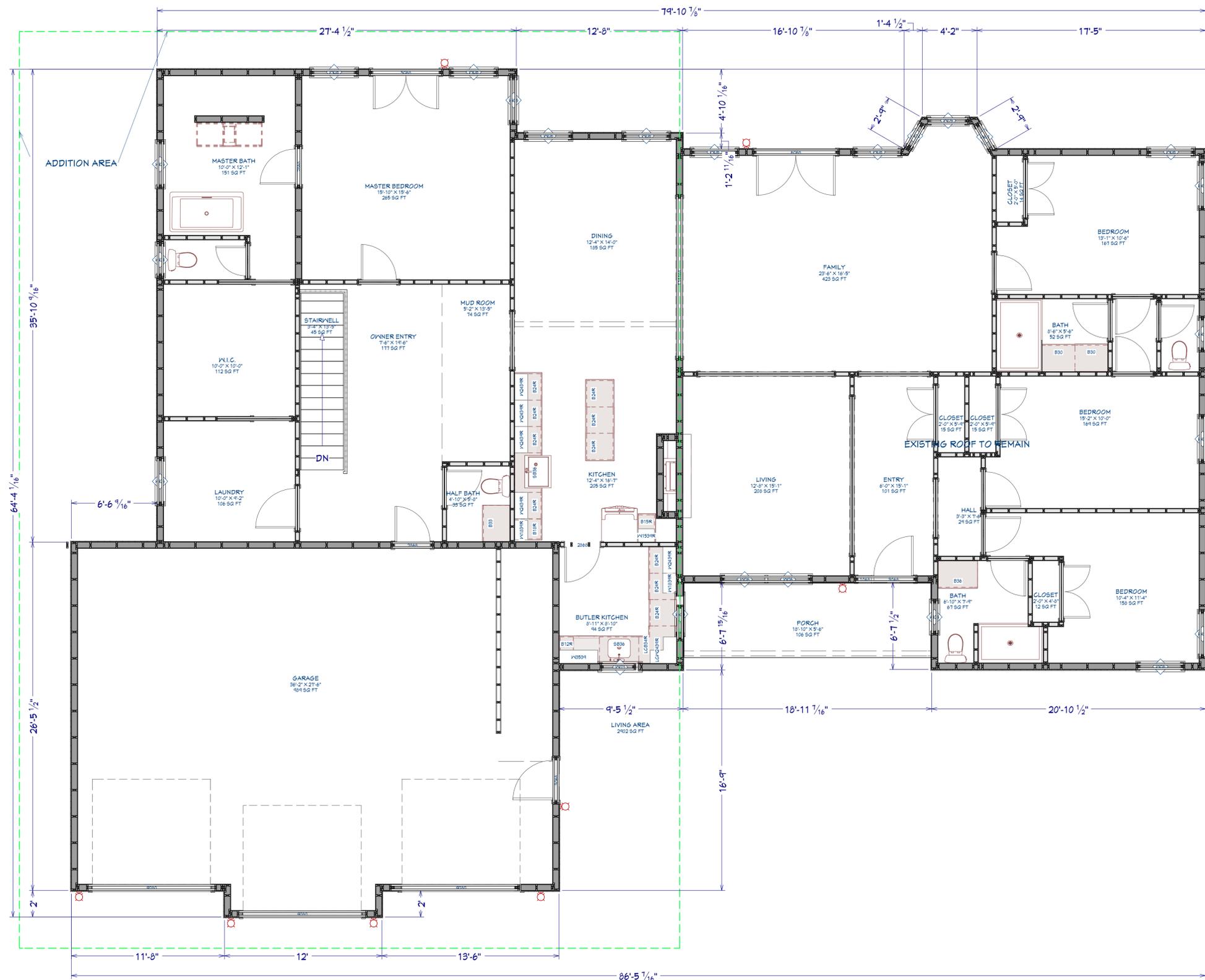
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1ST FLOOR
1/4 IN = 1 FT

NUMBER	DATE	REVISION BY	DESCRIPTION

ADDITION
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Elm Grove WI 53122

FRAMING PLAN

DRAWINGS PROVIDED BY:
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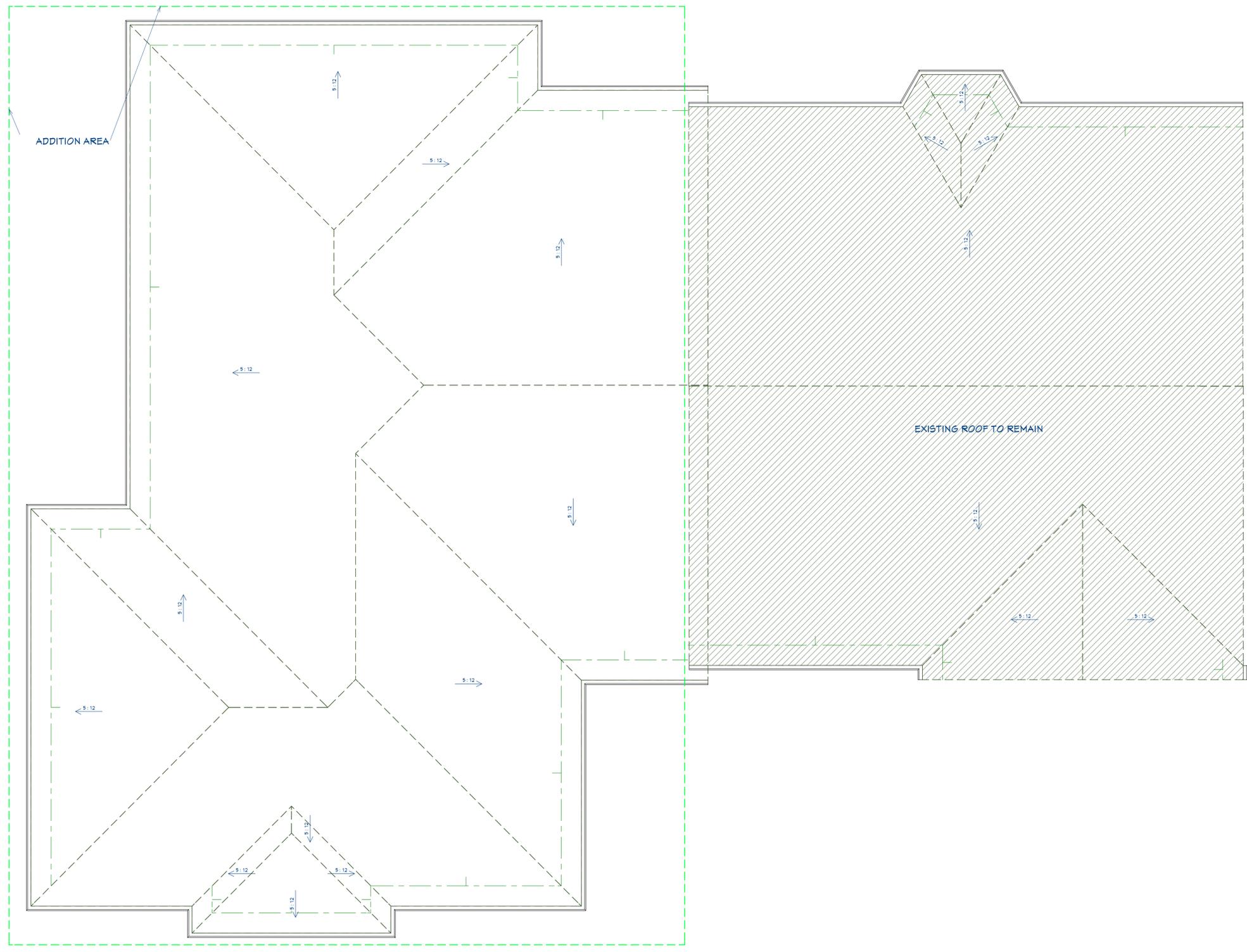
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ROOF PLANS

REVISION TABLE	
NUMBER	DATE

ROOF PLANS

ADDITION
 15170 Gebhardt Rd
 Elm Grove WI 53122

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 1/13/2026

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