

**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**

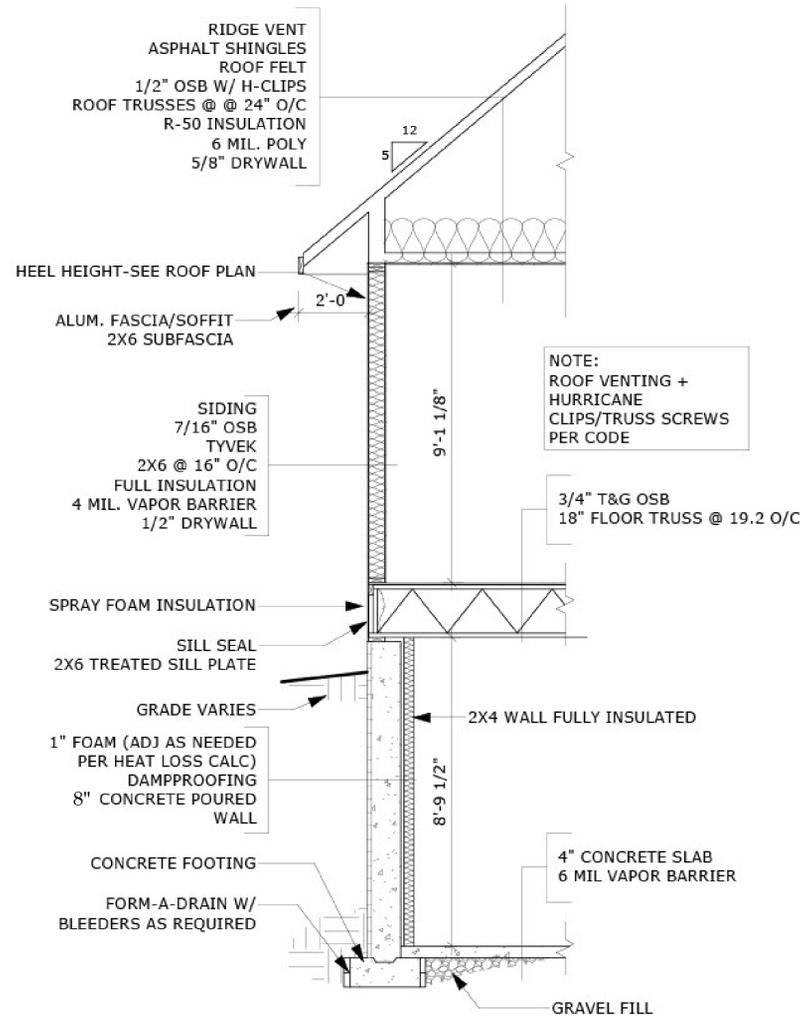
- **ENGINEERED WOOD TRUSSES @ 24" O.C.**  
DESIGNED FOR: ZONE 2
- **STD. LOADING (PER SQ. FT.)**  
30# TGLL, 10# TCDL, 10# BCDL
  - DEFLECTION: LL=L/240, TL=L/180
  - DURATION OF LOAD: 1.15%

**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 Date  
 Professional Engineer No. E-46552

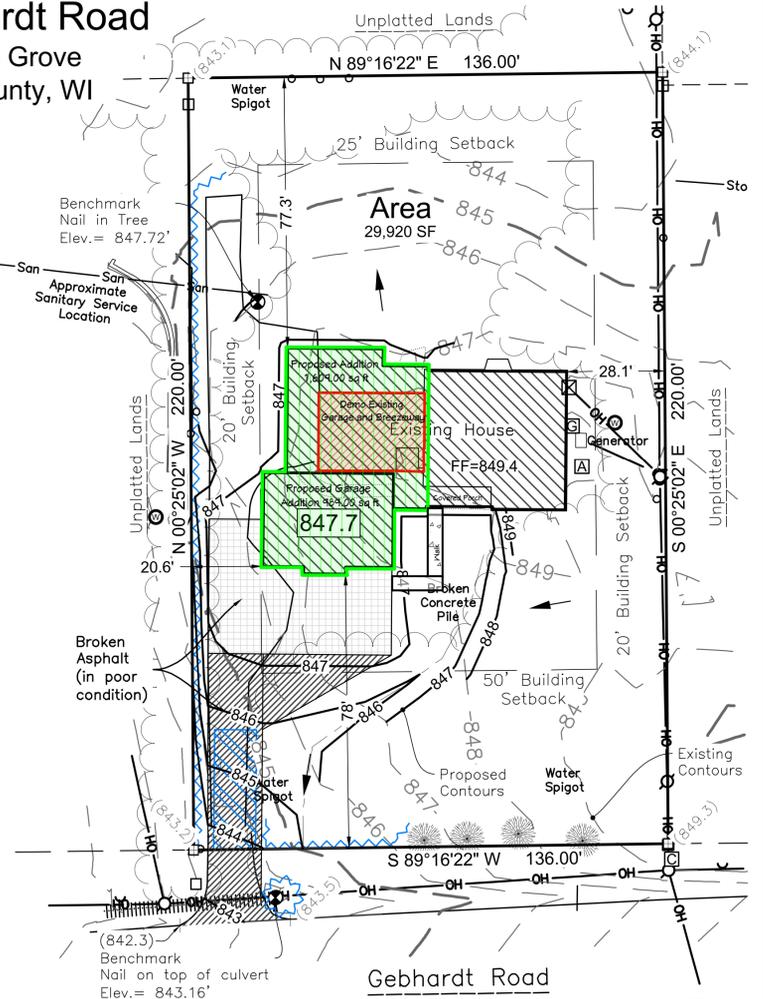


Scale 1" = 40'

Bearings are referenced to the Waukesha County Coordinates



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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**

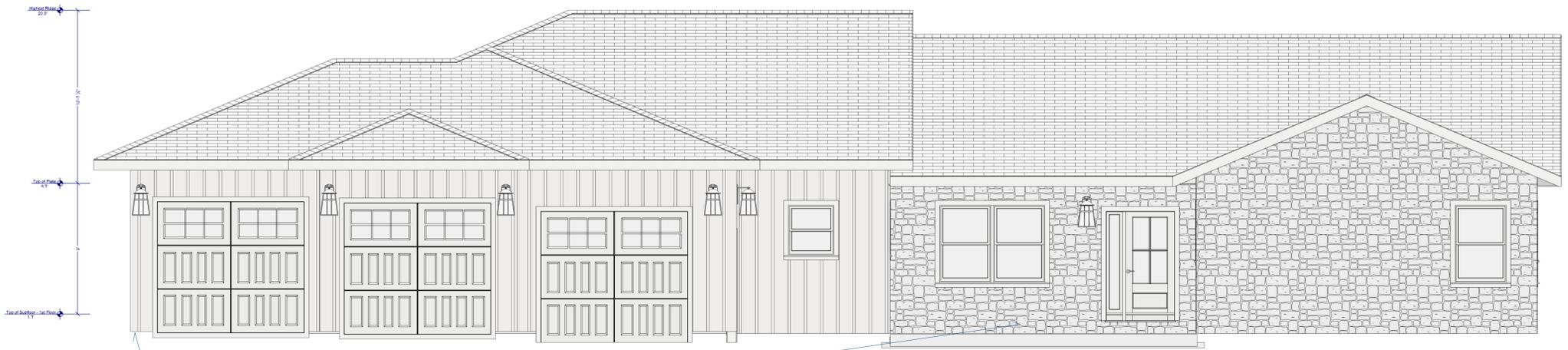
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**DATE:**

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

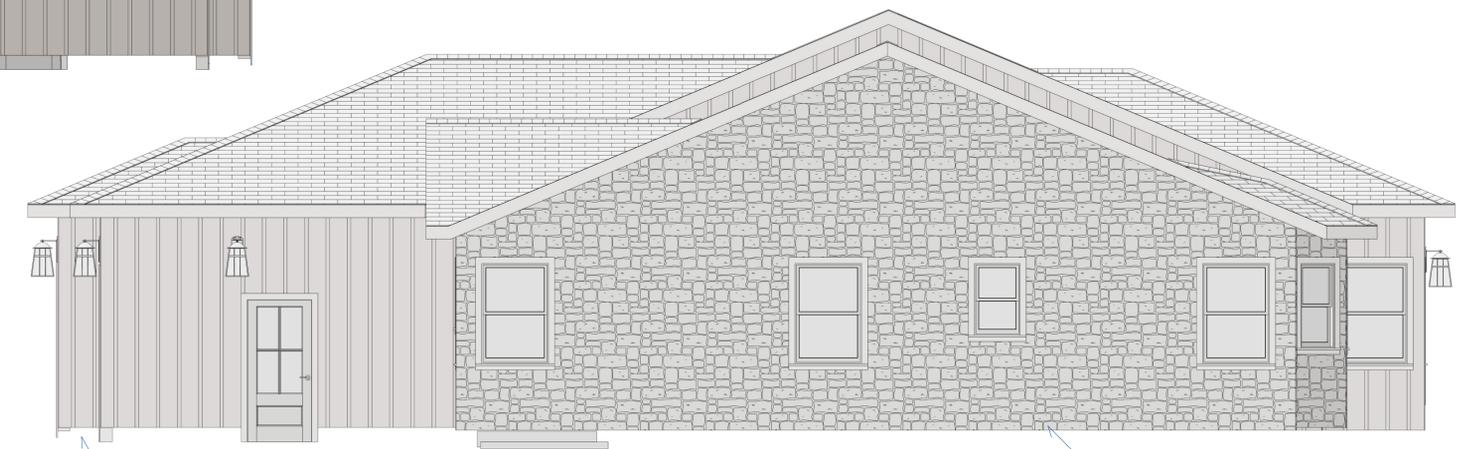
**E2 REAR ELEVATION**  
1/4 IN = 1 FT

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 - Sherwin 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

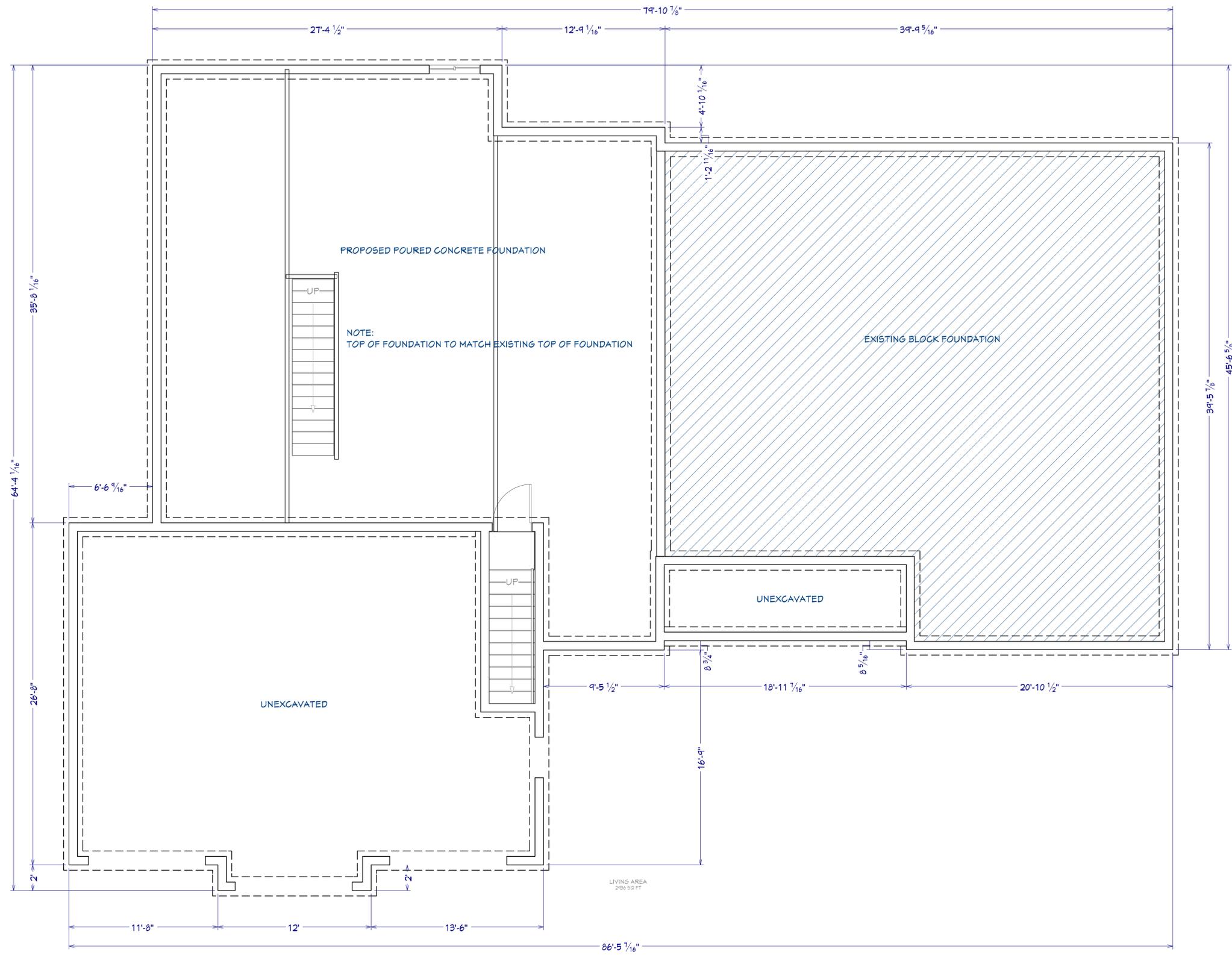
ADDITION  
15170 Gebhardt Rd  
Elm Grove WI 53122

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CN BUILDERS LLC

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1/13/2026

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PROPOSED Poured CONCRETE FOUNDATION

NOTE:  
TOP OF FOUNDATION TO MATCH EXISTING TOP OF FOUNDATION

EXISTING BLOCK FOUNDATION

UNEXCAVATED

UNEXCAVATED

LIVING AREA  
2156 SQ FT

FOUNDATION  
1/4 IN = 1 FT

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FOUNDATION

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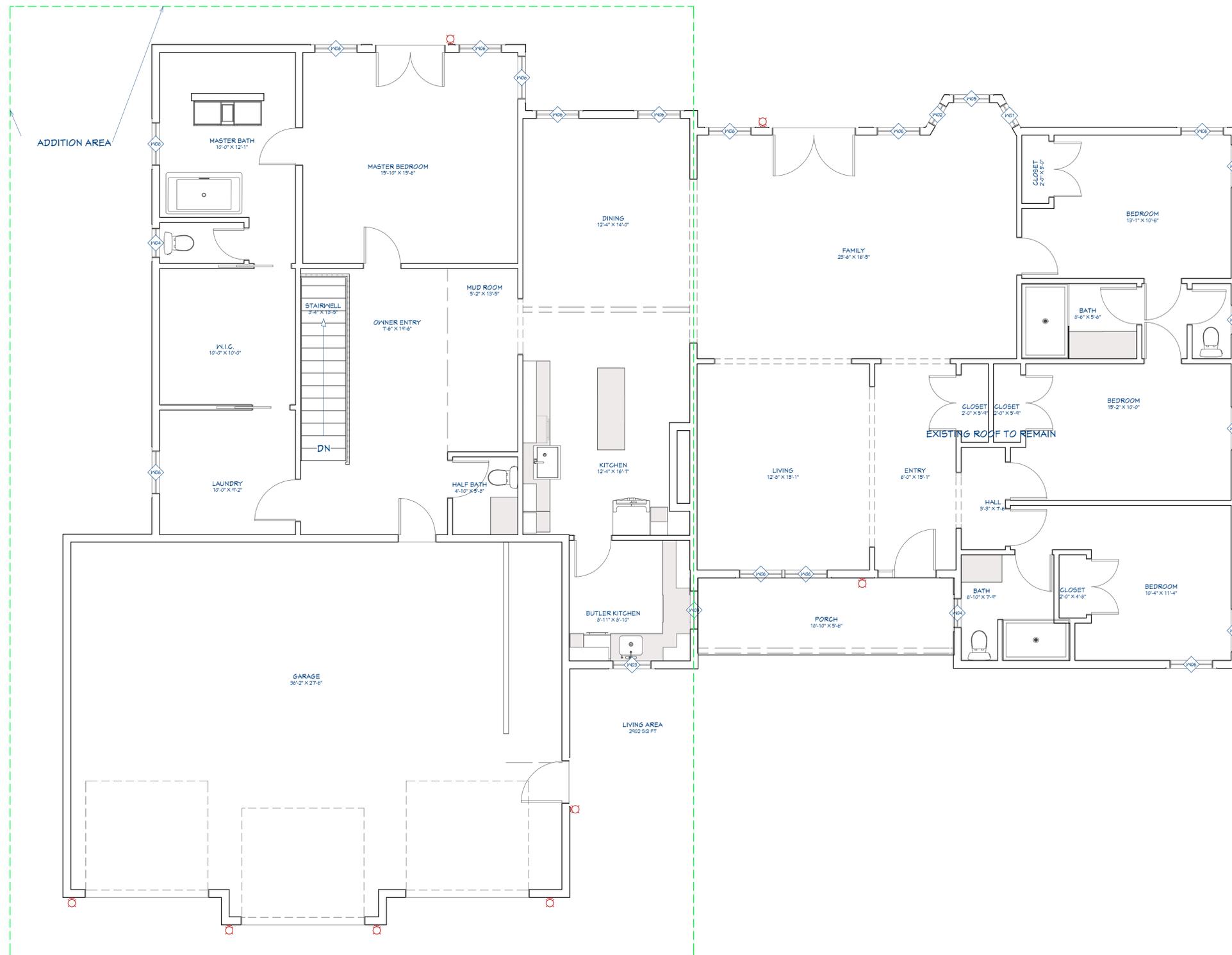
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3D EXTERIOR ELEVATION	WINDOW SCHEDULE							EGRESS	DESCRIPTION	HEADER
	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O				
	W01	11040DH	1	1	11040DH	23"X49"			DOUBLE HUNG	2'X6"X26" (2)
	W02	1840DH	1	1	1840DH	20.15/16"X49"			DOUBLE HUNG	2'X6"X23.15/16" (2)
	W03	21031DH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

REVISION TABLE	
NUMBER	DATE

**MAIN FLOOR**

**ADDITION**  
 15170 Gebhardt Rd  
 Elm Grove WI 53122

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DATE:

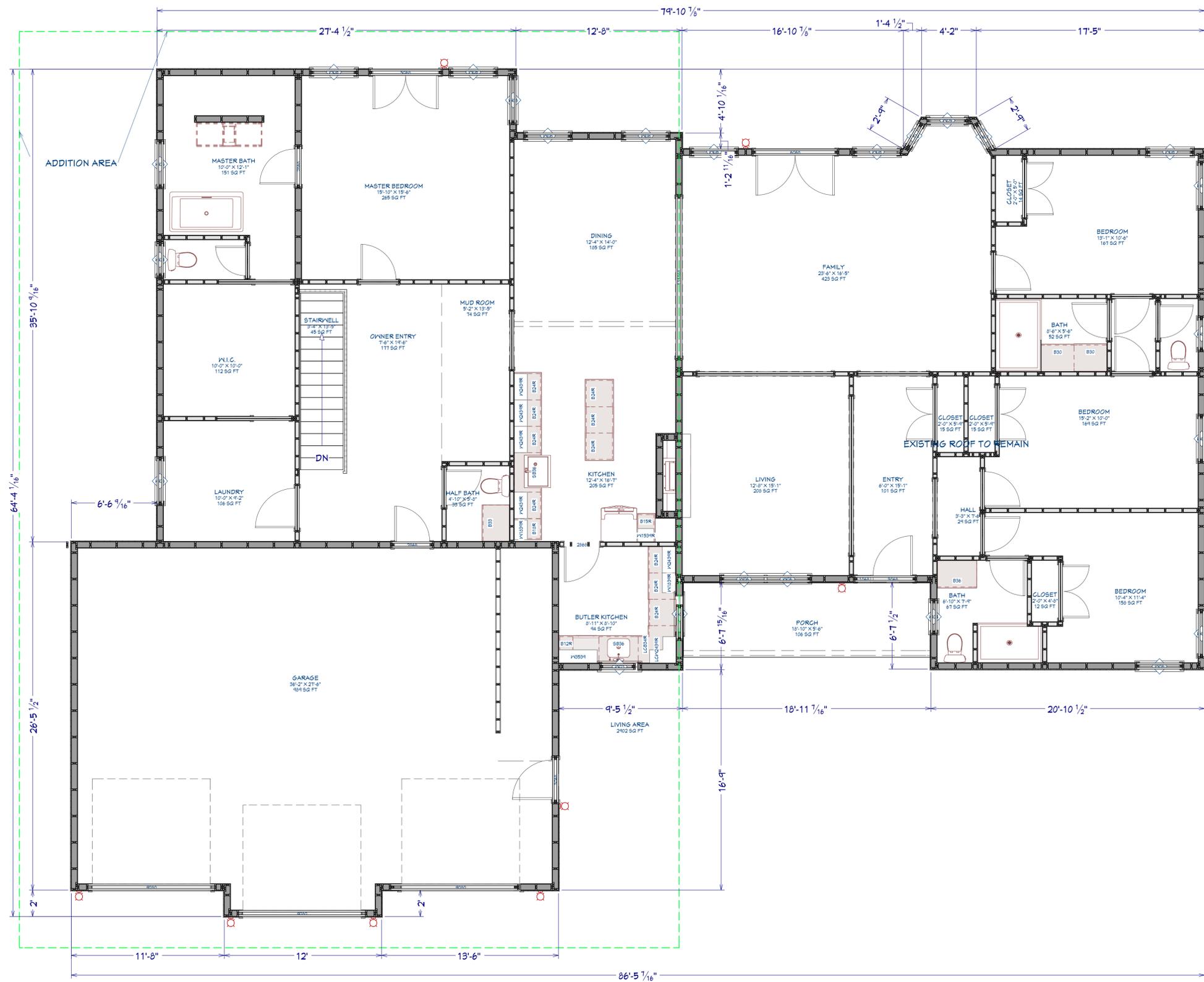
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○ **1ST FLOOR**  
 1/4 IN = 1 FT



1ST FLOOR  
1/4 IN = 1 FT

NUMBER	DATE	REVISION BY	DESCRIPTION

ADDITION  
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Elm Grove WI 53122

FRAMING PLAN

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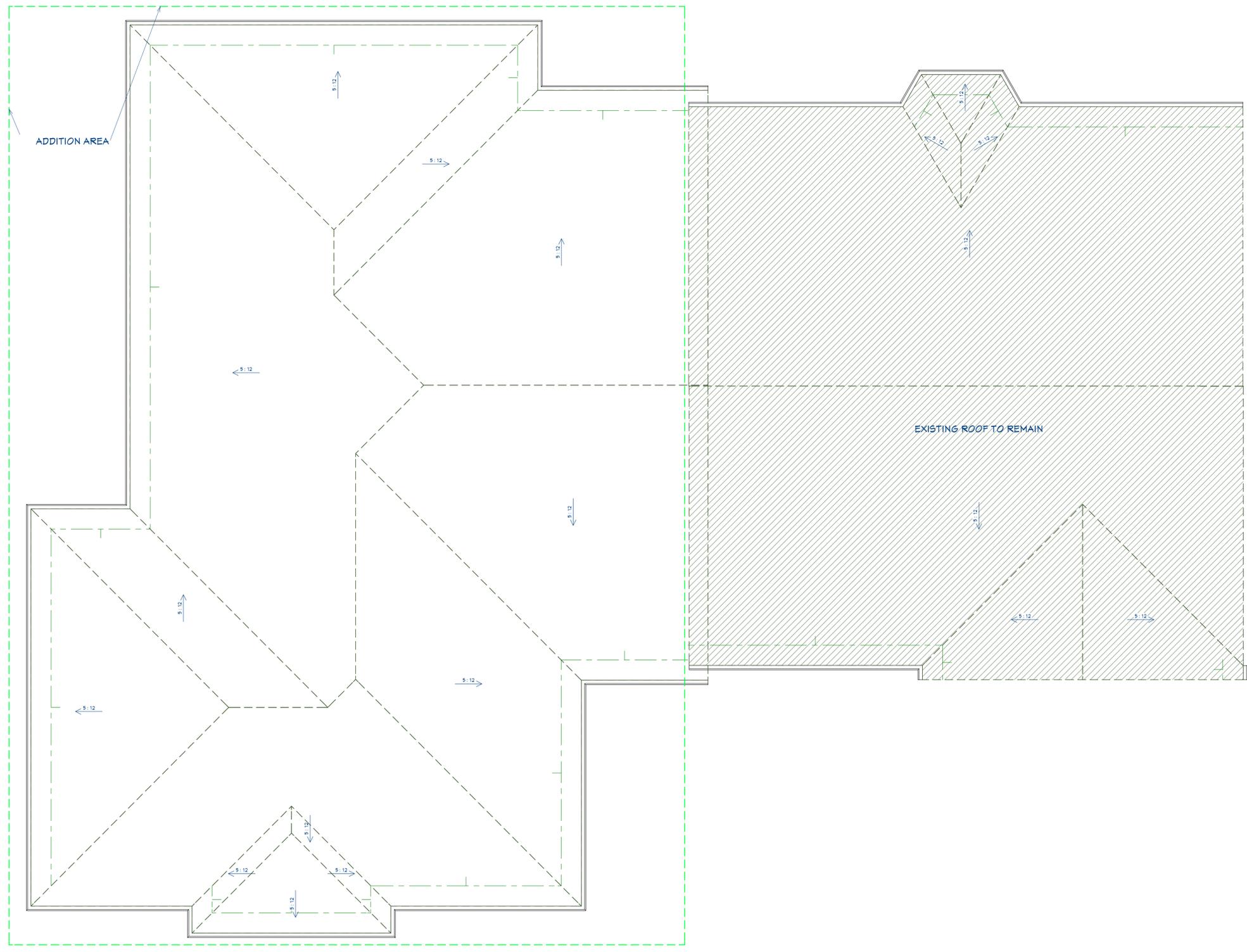
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ROOF PLANS

REVISION TABLE	
NUMBER	DATE

ROOF PLANS

ADDITION  
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 Elm Grove WI 53122

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SHEET:

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