



BLD2

PERMIT SET  
*for the*  
LAKE DRIVE ADDITION

LAKE DRIVE ADDITION  
3400 N. LAKE DR, MILWAUKEE, WI 53211  
WADE WEISSMANN ARCHITECTURE, INC. © 2018 / P. 414-351-1200 F. 414-3528385

ISSUE:  
HPC REVIEW  
2018.10.10

# PROJECT DATA

## OWNER INFORMATION

### OWNER:

c/o Wade Weissmann Architecture Inc.  
8655 N. Deerwood Drive  
Brown Deer, WI 53209

## PROJECT CONTACTS

### ARCHITECT:

Wade Weissmann Architecture Inc.  
8655 N. Deerwood Drive  
Brown Deer, WI 53209

Tele: 414.351.1200  
Fax: 414.352.8385

Contact: Leif Backus  
email: lbackus@wwa-design.com

### GENERAL CONTRACTOR:

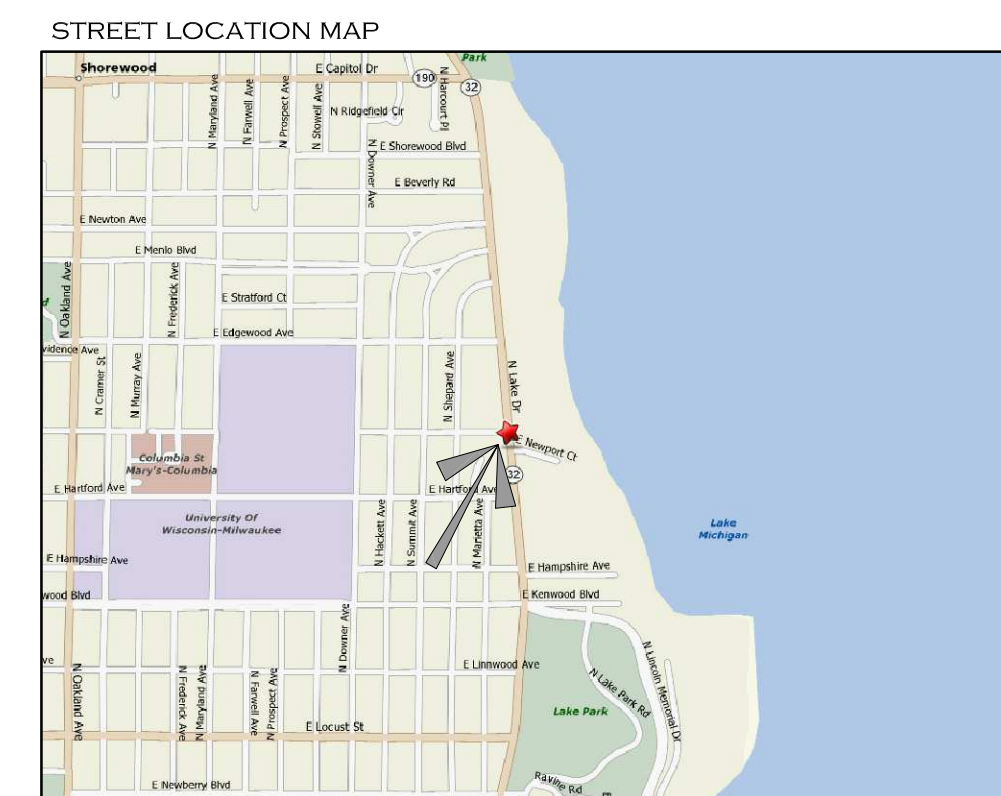
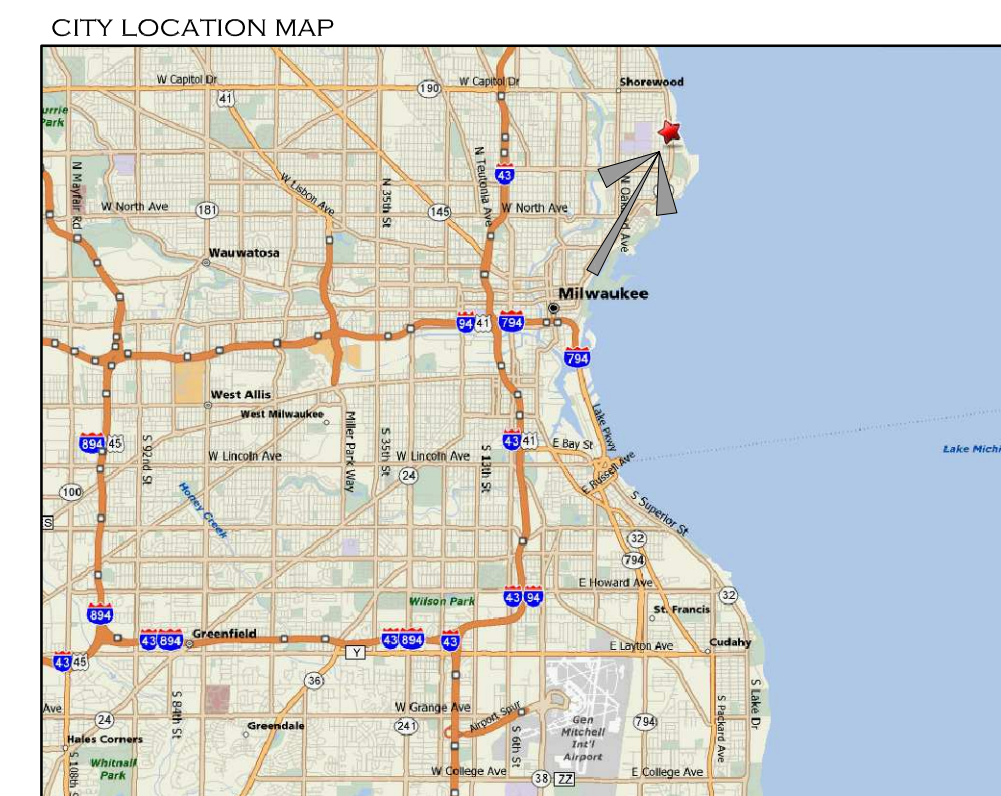
### STRUCTURAL ENGINEER:

### CIVIL ENGINEER:

## ARCHITECTURAL SYMBOLS

	PLAN NOTE		CONSTRUCTION BULLETIN REFERENCE NUMBER & REVISION CLOUD
	ROOF PITCH TAG		DETAIL REFERENCE DRAWING NUMBER
	DOOR NUMBER		INTERIOR ELEVATION REFERENCE DRAWING NUMBER
	WINDOW NUMBER		BUILDING & WALL SECTION REFERENCE DRAWING NUMBER
	WALL TYPE		EXTERIOR ELEVATION REFERENCE DRAWING NUMBER
	INDICATES DIMENSIONS THAT ARE TO BE VERIFIED IN FIELD		ELEVATION HEIGHT
	INDICATES DIMENSIONS THAT ARE TO BE EQUAL		ROOM TAG

## SITE LOCATION MAPS



## AREA CALCULATIONS

GROSS LIVING AREA:	20,845 sq. ft.
EXISTING RESIDENCE:	
LOWER LEVEL LIVABLE:	3,332 sq. ft.
MAIN LEVEL LIVABLE:	4,009 sq. ft.
UPPER LEVEL LIVABLE:	4,801 sq. ft.
<b>Existing Residence Subtotal:</b>	<b>12,142 sq. ft.</b>
PROPOSED ADDITION:	
MAIN LEVEL LIVABLE:	3,332 sq. ft.
<b>Proposed Addition Subtotal:</b>	<b>12,142 sq. ft.</b>

## GENERAL NOTES

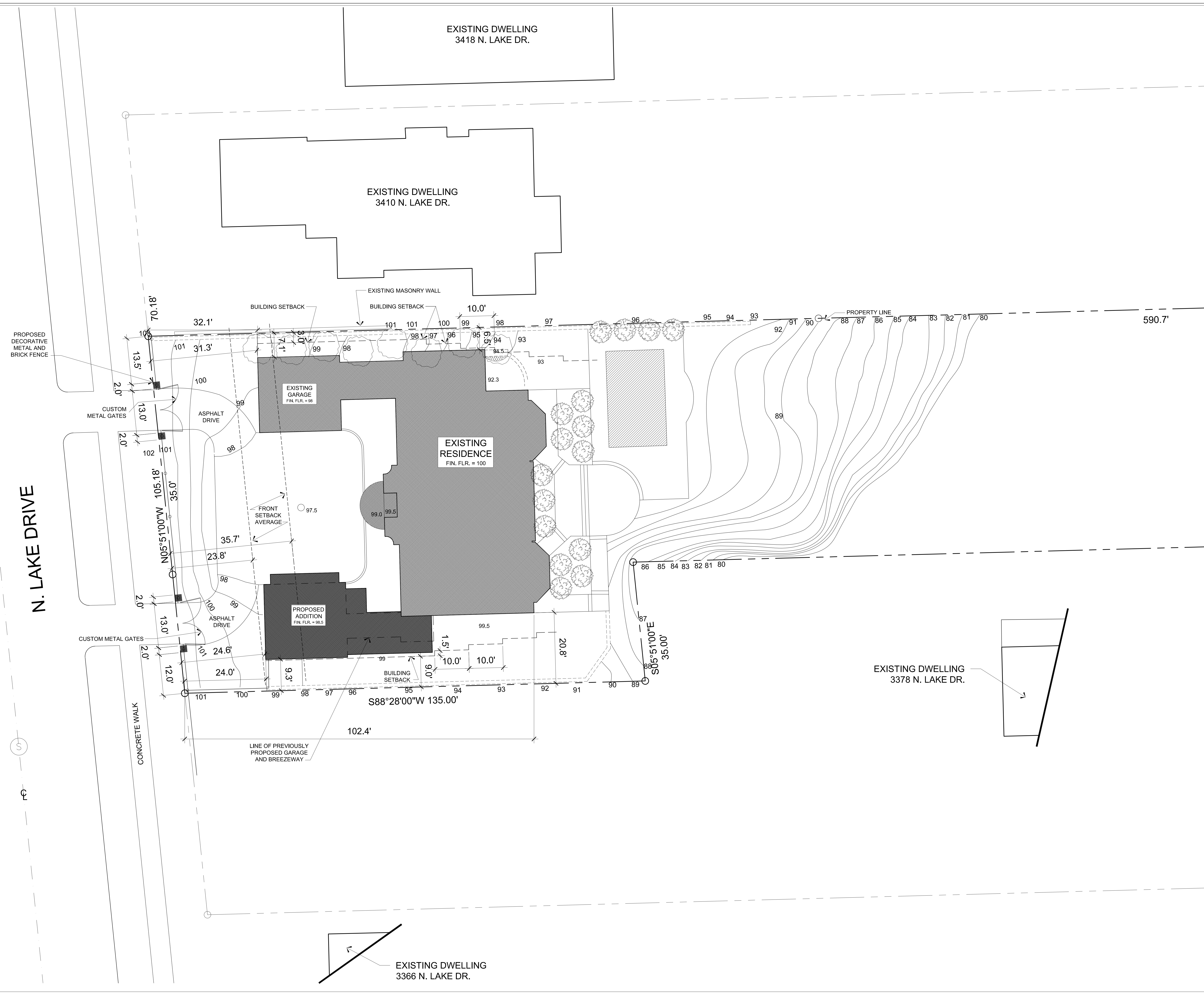
- 1) CONSTRUCTION IS TO BE IN COMPLIANCE W/ ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE PERFORMANCE OF THIS CONTRACT.
- 2) ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE, OR CONSTRUCTION ISSUES ARISING DUE TO GENERAL CONTRACTORS/ OWNERS FAILURE TO DISTRIBUTE ALL DOCUMENTS TO EACH SUBCONTRACTOR OR MATERIAL SUPPLIER. SUBCONTRACTORS & MATERIAL SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCUMENTS BEFORE BIDDING, FABRICATING, OR INSTALLING WORK.
- 3) GENERAL CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING, OR INSTALLING WORK.
- 4) ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 5) MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION ARE TO BE DESIGNED IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE MEP/FP DESIGN BUILD CONTRACTOR, THE ARCHITECT ASSUMES NO LIABILITY.
- 6) ALL MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION SYSTEMS/ EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BUILDING OWNER ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE/ OPERATION UPON OCCUPANCY.
- 7) THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.
- 8) ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM PREMISES DAILY.
- 9) DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.
- 10) REMOVE AND LEGALLY DISPOSE OF ANY HAZARDOUS MATERIALS THAT MAY BE PART OF THE CONSTRUCTION PROJECT AREA.
- 11) SEE SYSTEM & MATERIAL OUTLINE (SMO) AND/OR ARCHITECTURAL SPECIFICATIONS FOR COMPLETE PROJECT REQUIREMENTS.
- 12) ALL ORIGINAL CONTRACT DOCUMENTS AND COPIES THEREOF ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT EXPRESSLY RESERVES HIS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS WITH REGARD TO THESE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS AND THE DESIGNS THEREIN ARE PROVIDED FOR THE CONSTRUCTION OF THIS PROJECT, AND SHALL NOT BE REPRODUCED, MODIFIED, OR RECREATED FOR ANY OTHER PURPOSE OR PROJECT.
- 13) THE LARGEST-SCALED DETAIL SHALL SUPERSEDE SMALLER-SCALED DRAWINGS. DETAILS SHALL NOT BE SURMISED FROM THE ARCHITECTURAL FLOOR PLANS OR ARCHITECTURAL ELEVATIONS. IF A CONDITION IS NOT SPECIFICALLY DETAILED, ASSUME THAT THE LEVEL OF DETAIL AND QUALITY WILL BE CONSISTENT WITH WHAT IS SHOWN FOR SIMILAR CONDITIONS.
- 14) UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SCALE THE DRAWINGS. THE CONTRACTOR SHALL PERFORM ALL LAYOUTS USING THE SPECIFIED CALCULATED DIMENSIONS. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. DIMENSIONS ARE TYPICALLY TO FACE OF MASONRY FOUNDATION, FACE OF EXTERIOR SHEATHING, FACE OF INTERIOR STUD, OR CENTERLINE.
- 15) CONTRACTOR TO PROVIDE OWN TEMPORARY SANITARY FACILITIES ON SITE. MAINTAIN IN CLEAN AND SANITARY CONDITION.

## SCOPE OF WORK & SUBMITTALS

Project Description:  
Applicable Code: Wisconsin Uniform Building Code  
Zoning Department:

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<b>GENERAL</b>	
G1.0	PROJECT DATA
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C1.1	ARCHITECTURAL SITE PLAN
<b>ARCHITECTURAL</b>	
NORTH HOUSE	
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A1.1	MAIN LEVEL PLAN
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A4.0	WALL SECTIONS
A5.0	CONSTRUCTION DETAILS
A5.1	CONSTRUCTION DETAILS
A5.2	CONSTRUCTION DETAILS
A5.3	EXTERIOR PROFILES
A7.0	DOOR & WINDOW SCHEDULE



N. LAKE DRIVE

EXISTING DWELLING  
3418 N. LAKE DR.

EXISTING DWELLING  
3410 N. LAKE DR.

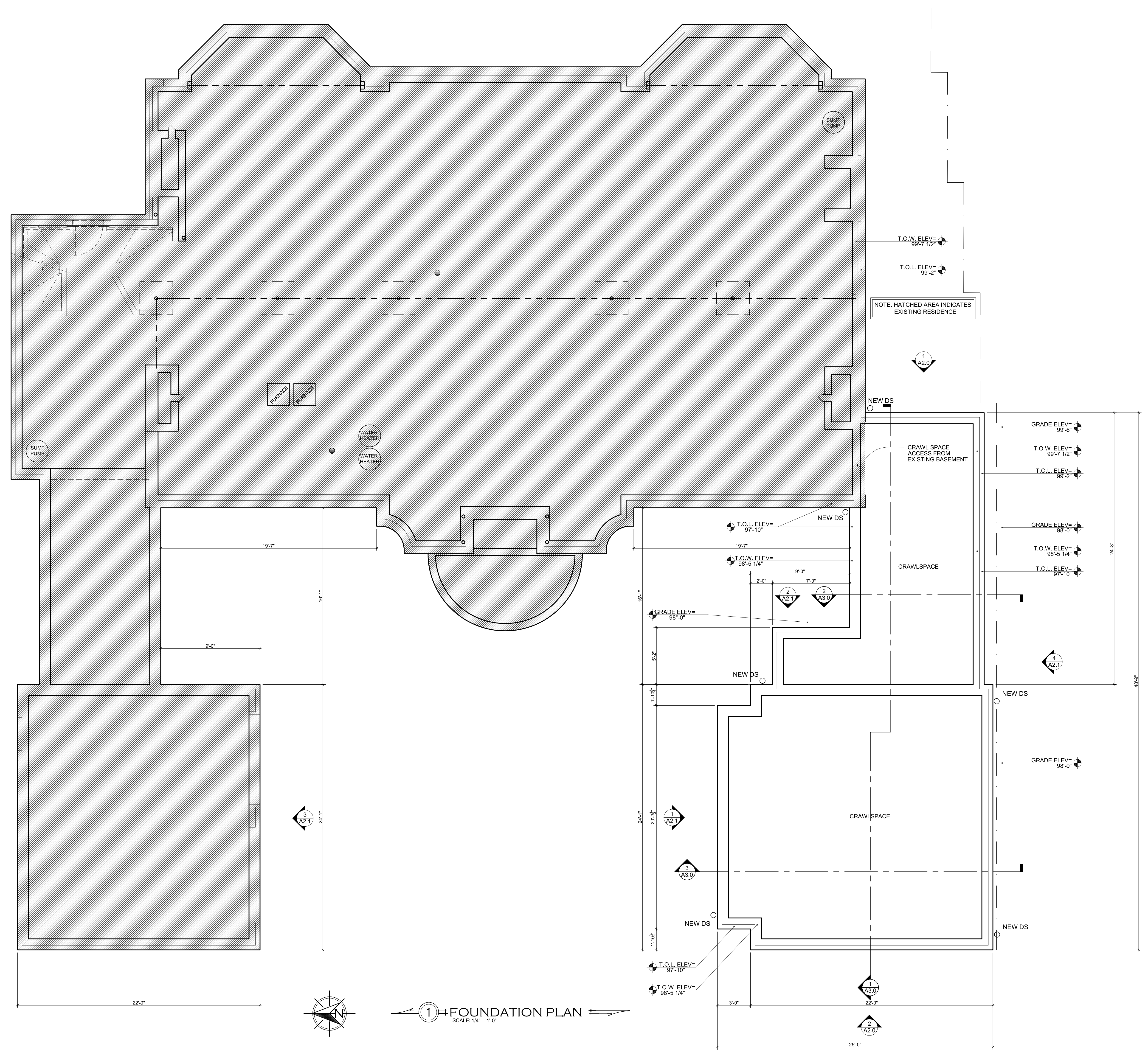
EXISTING GARAGE  
FIN. FLR. = 98

EXISTING RESIDENCE  
FIN. FLR. = 100

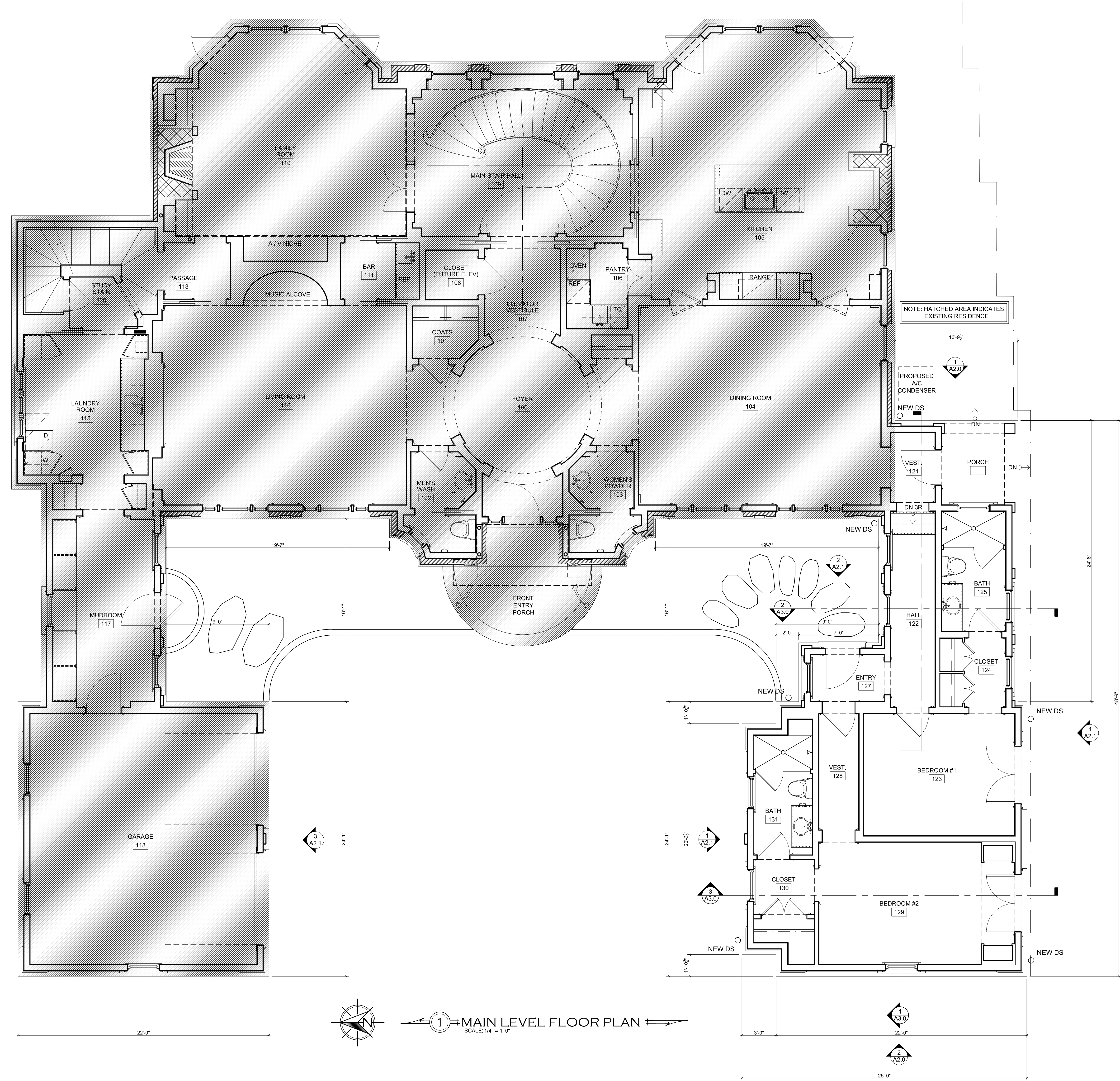
PROPOSED ADDITION  
FIN. FLR. = 98.5

EXISTING DWELLING  
3378 N. LAKE DR.

EXISTING DWELLING  
3366 N. LAKE DR.

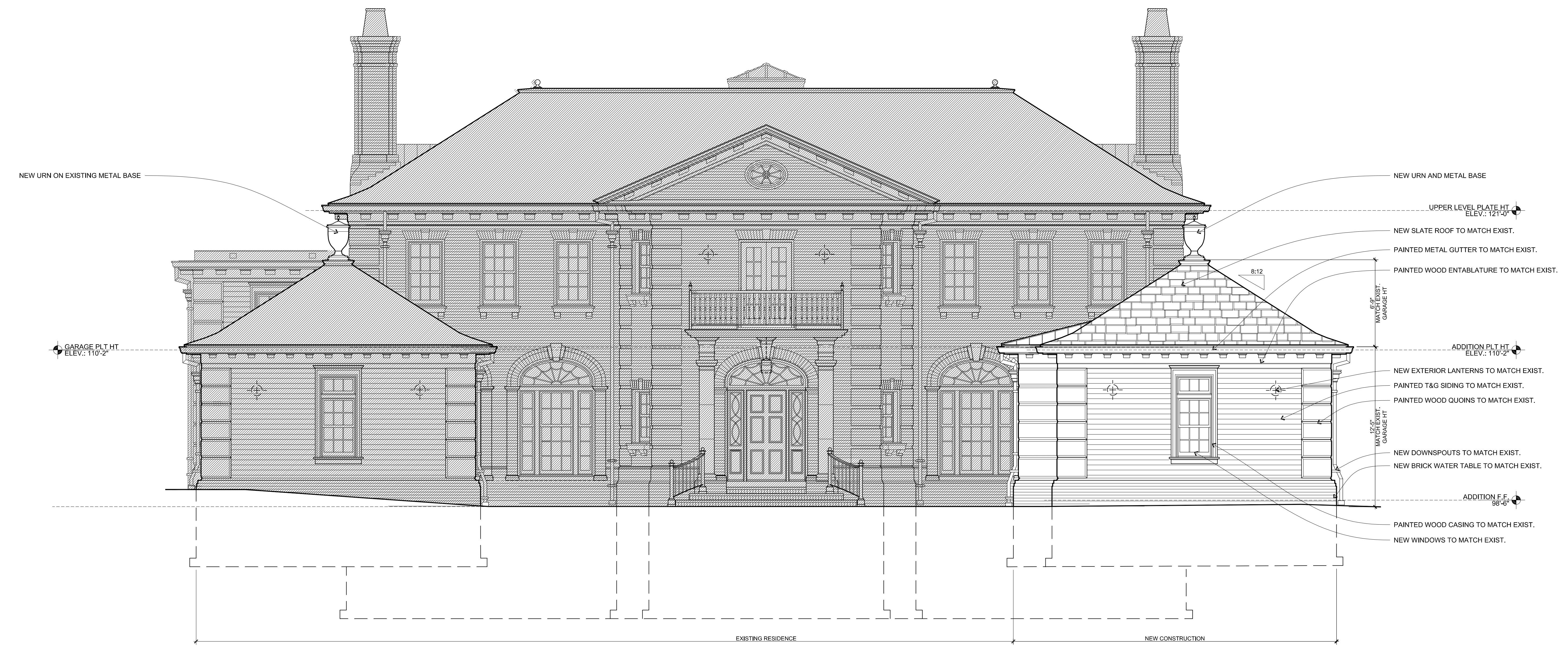


1 FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



1 MAIN LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"





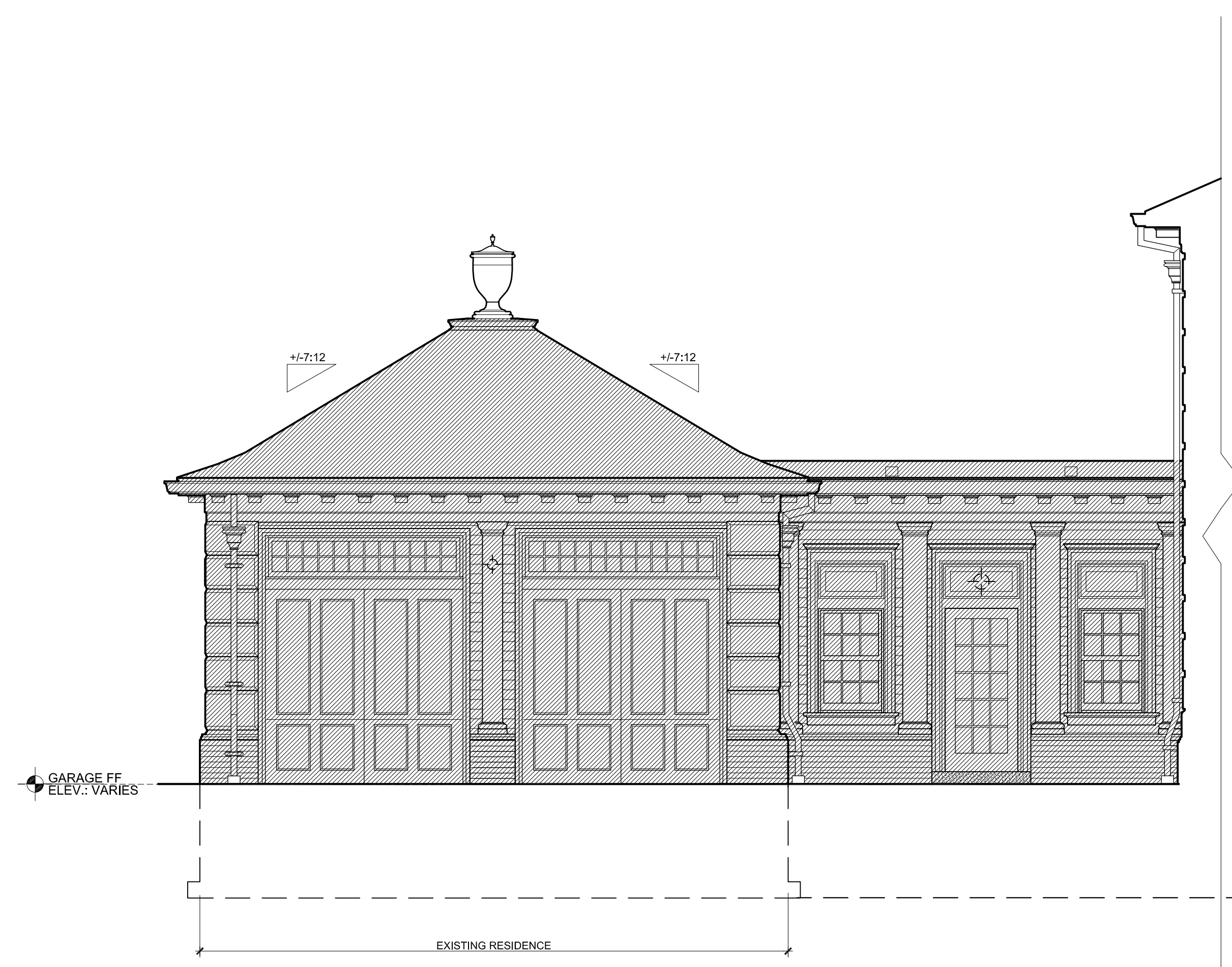
2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



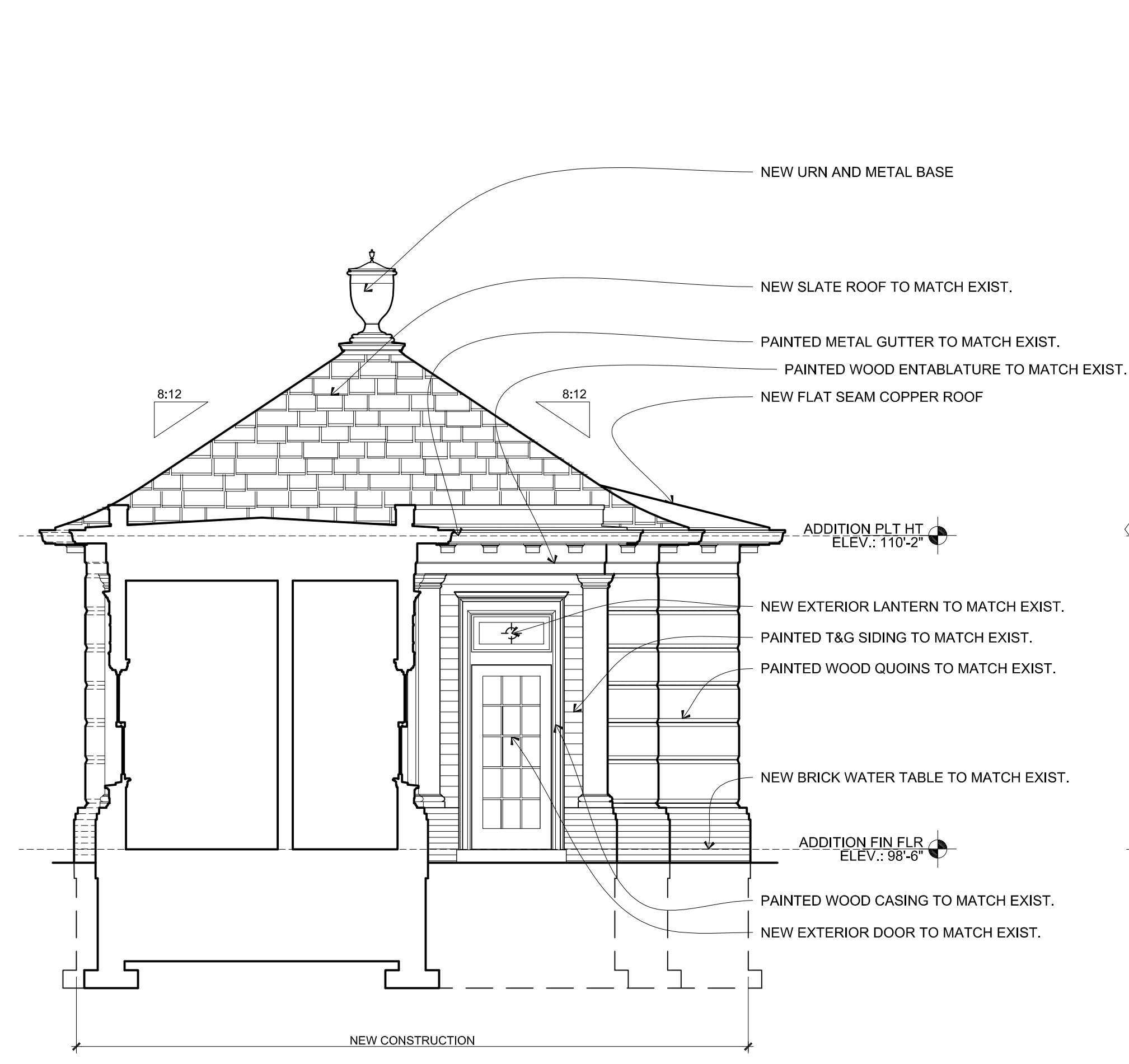
1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



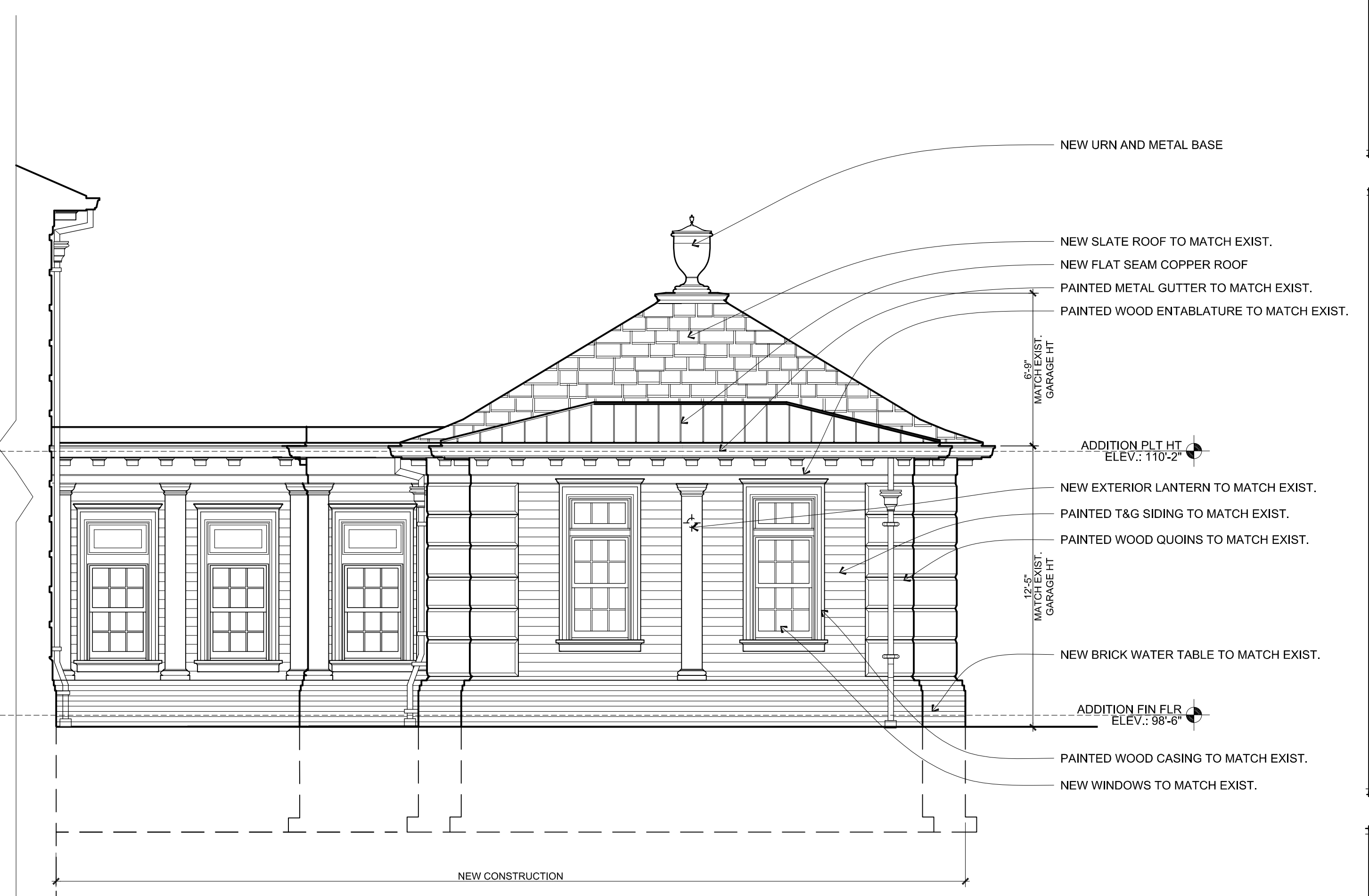
4 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

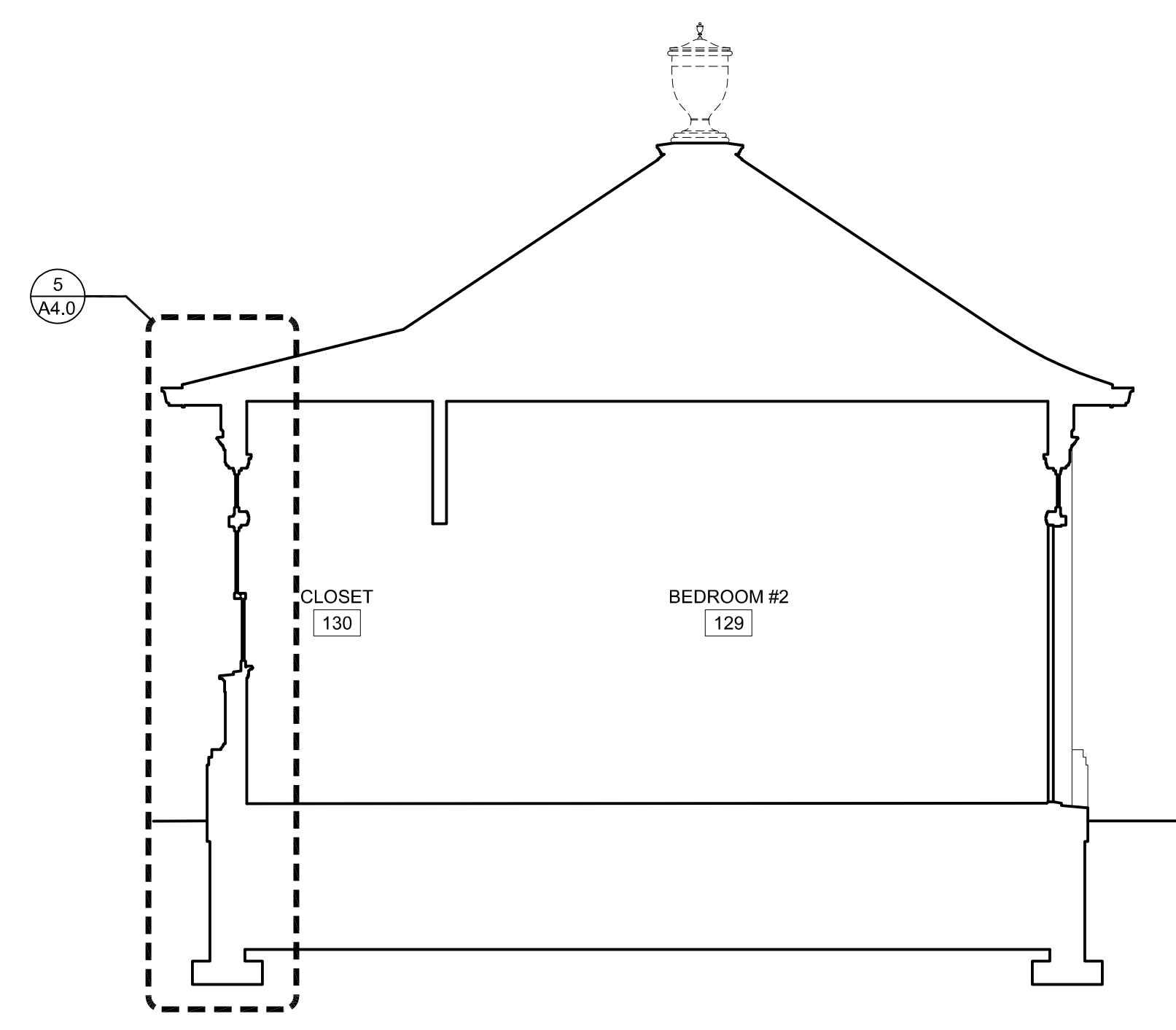


2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

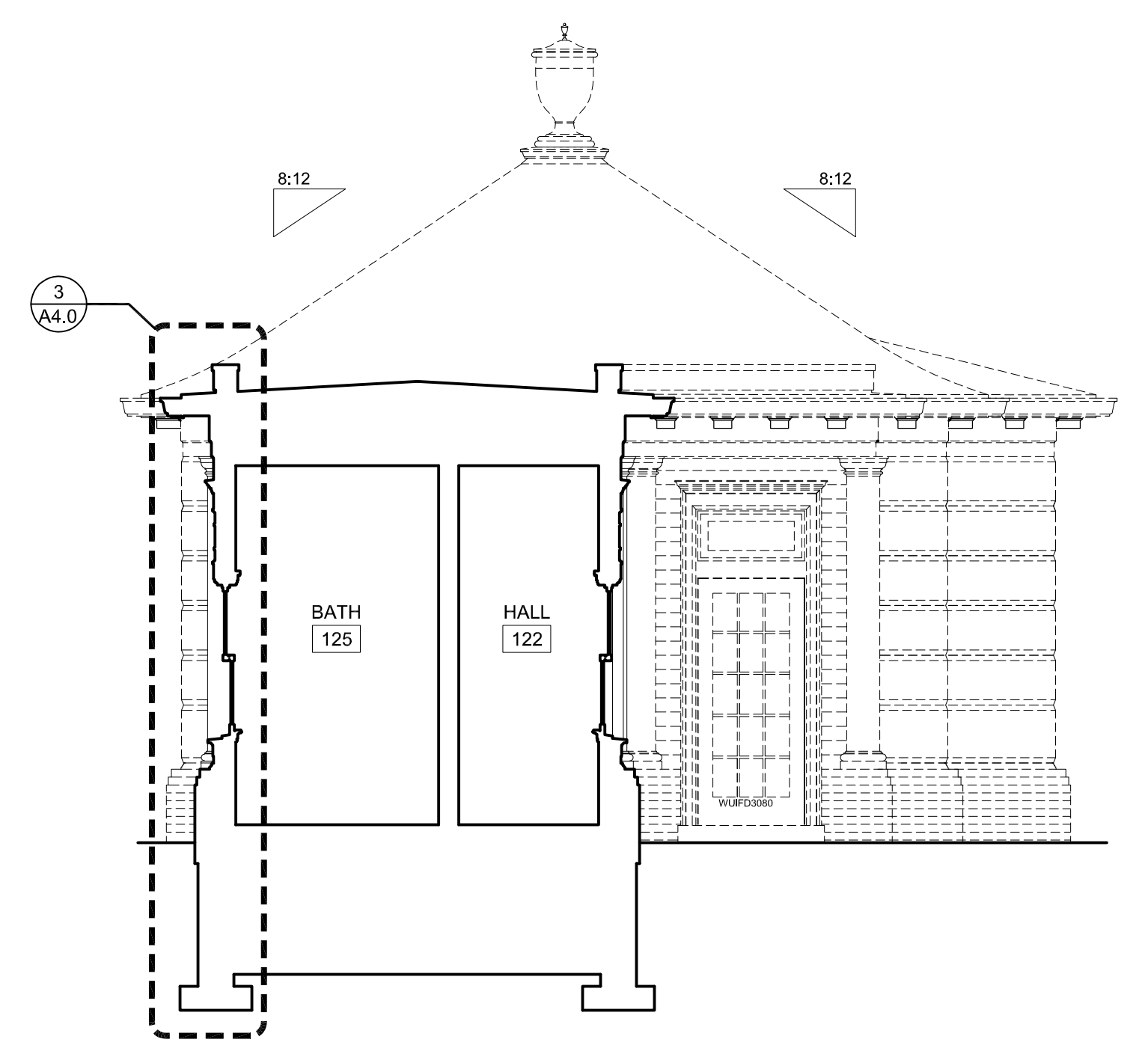


1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

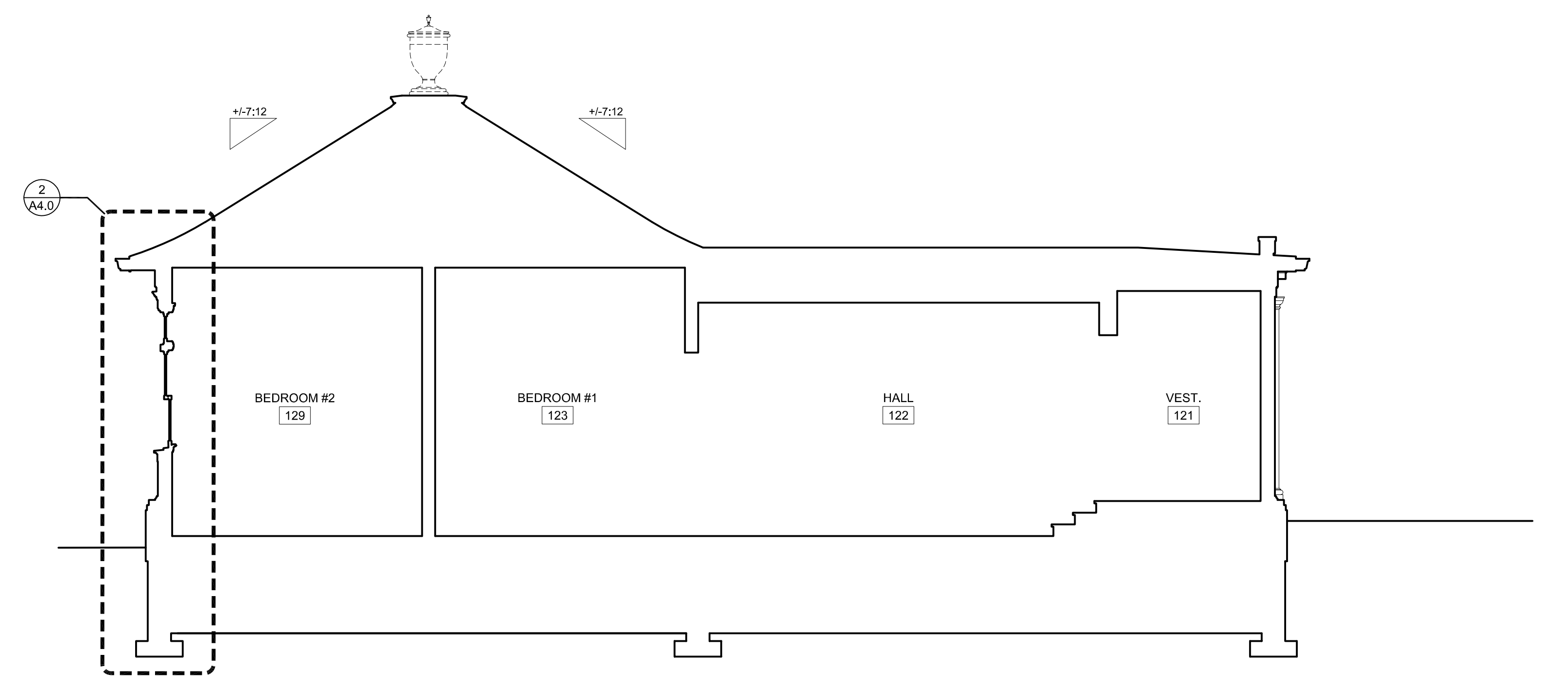




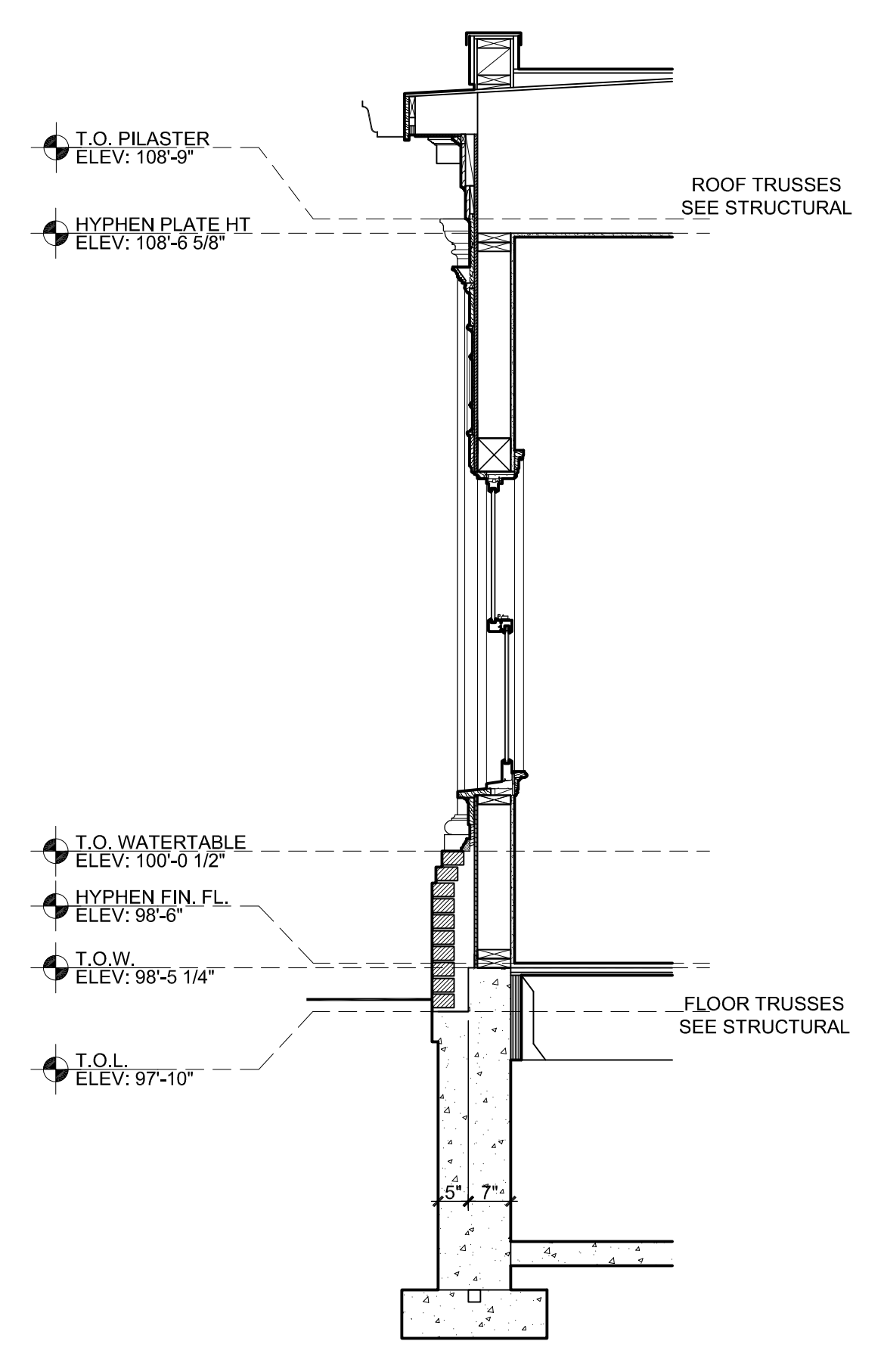
3 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



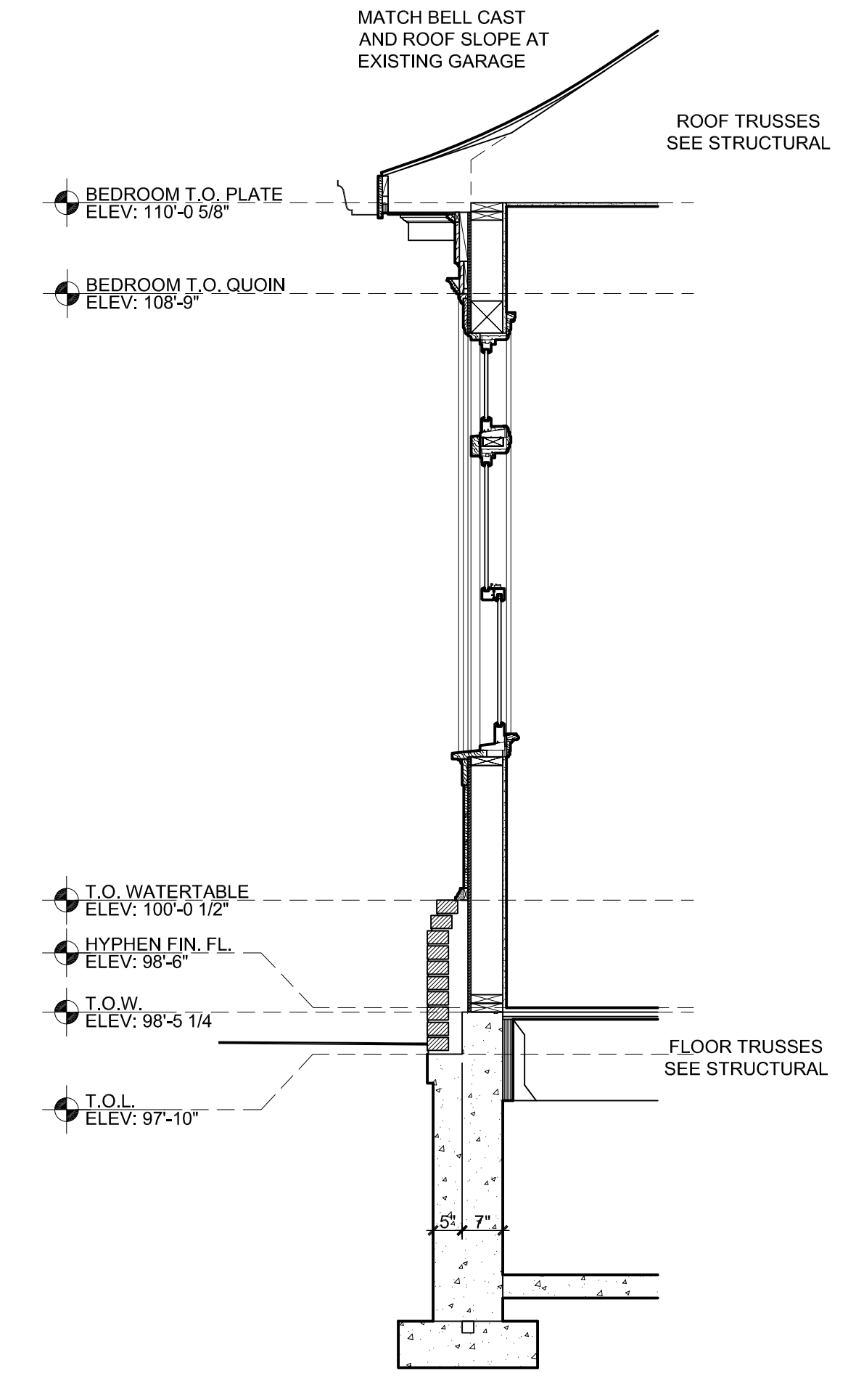
2 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



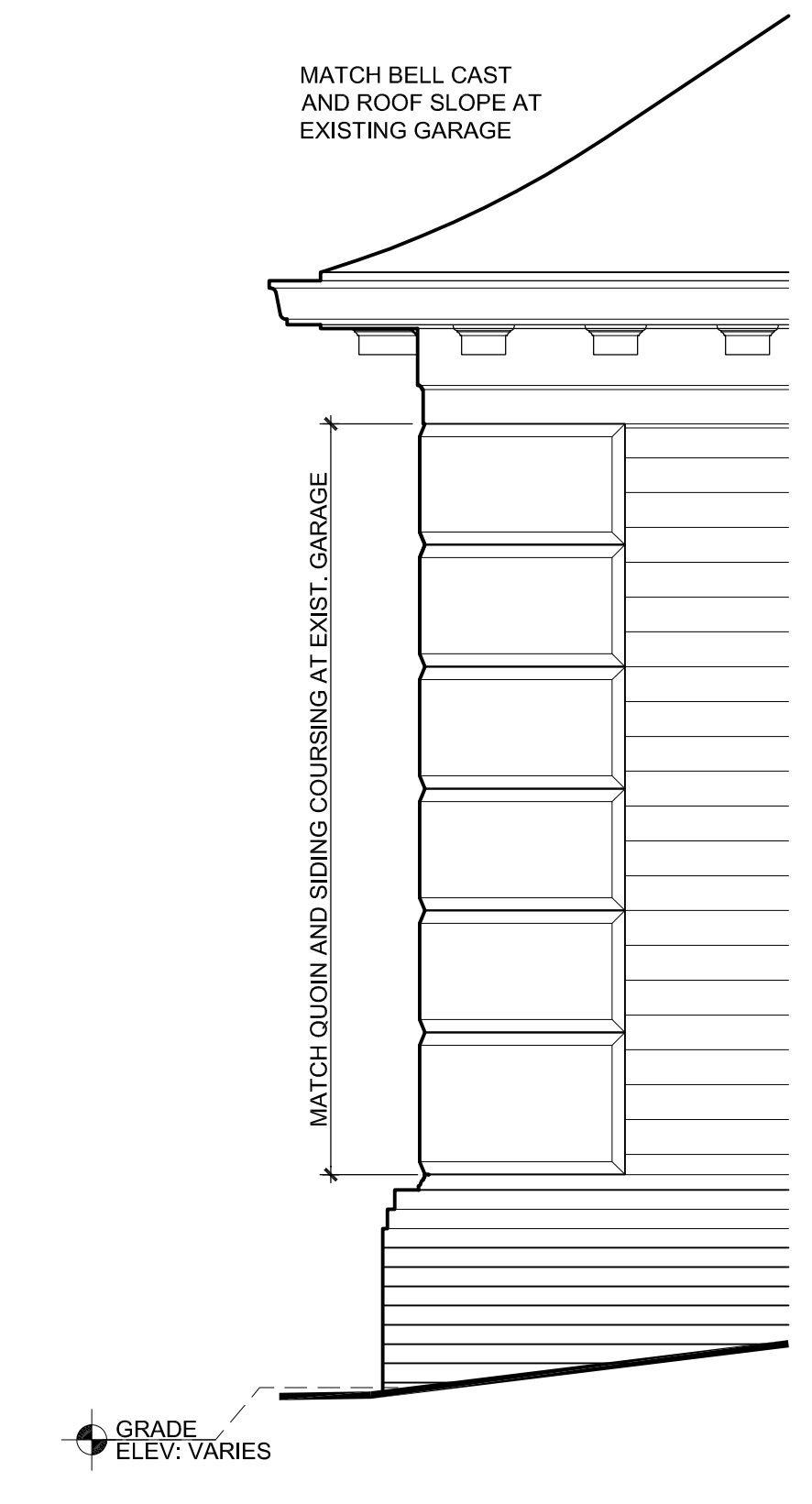
1 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



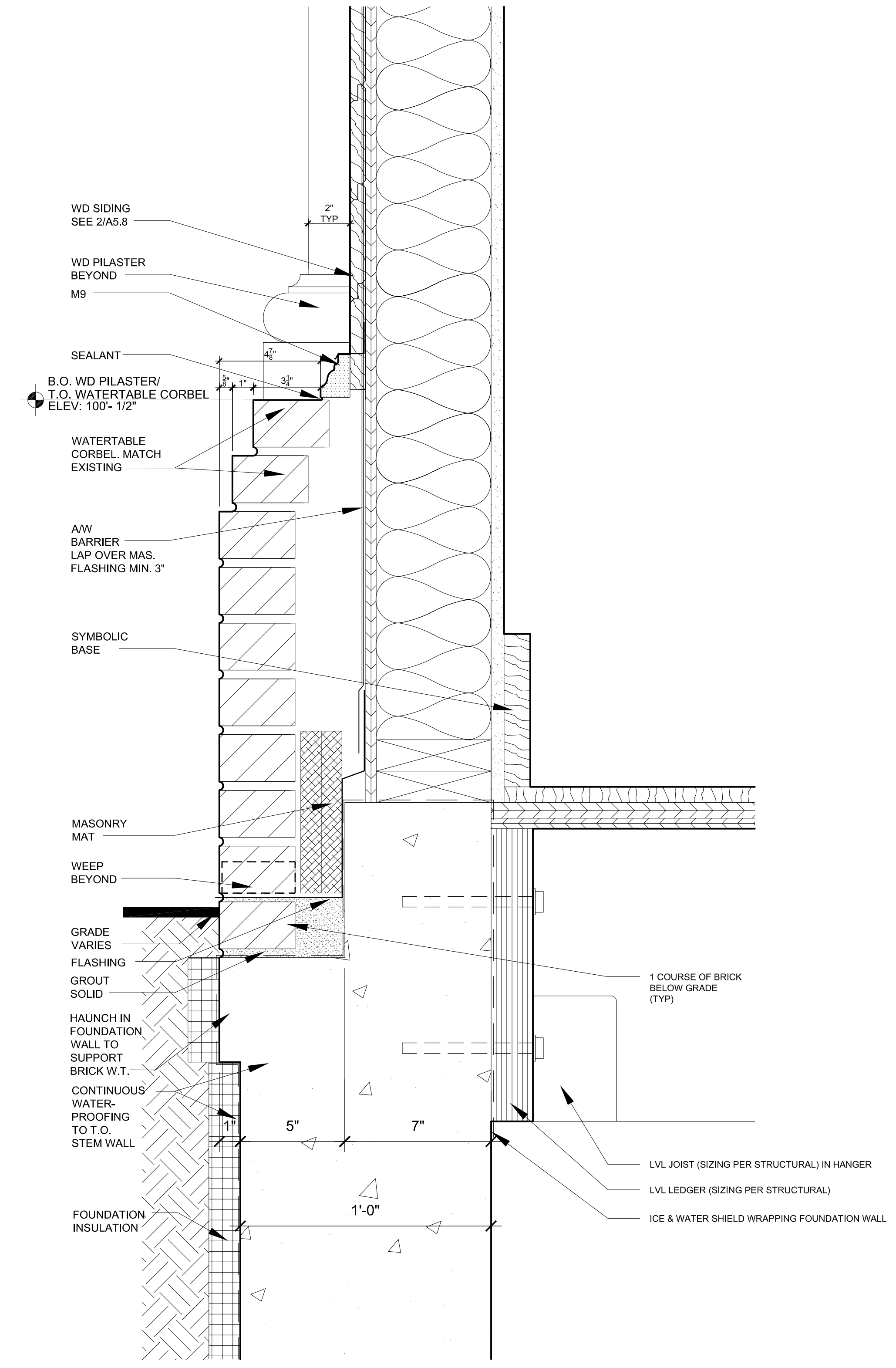
3 WALL SECTION  
SCALE: 1/2" = 1'-0"



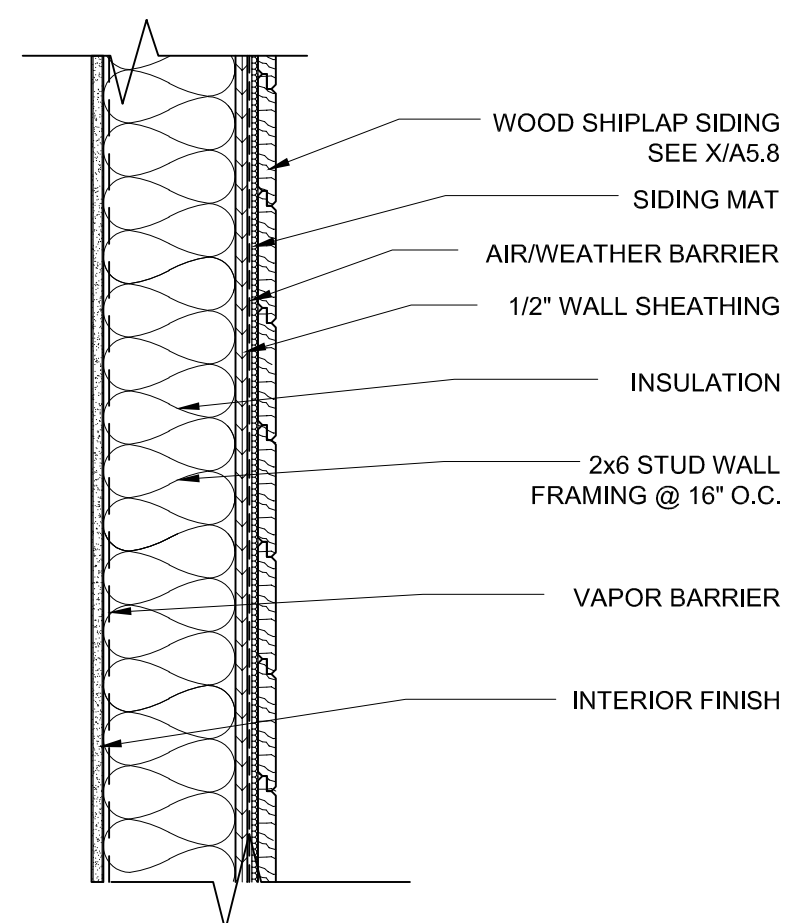
2 WALL SECTION  
SCALE: 1/2" = 1'-0"



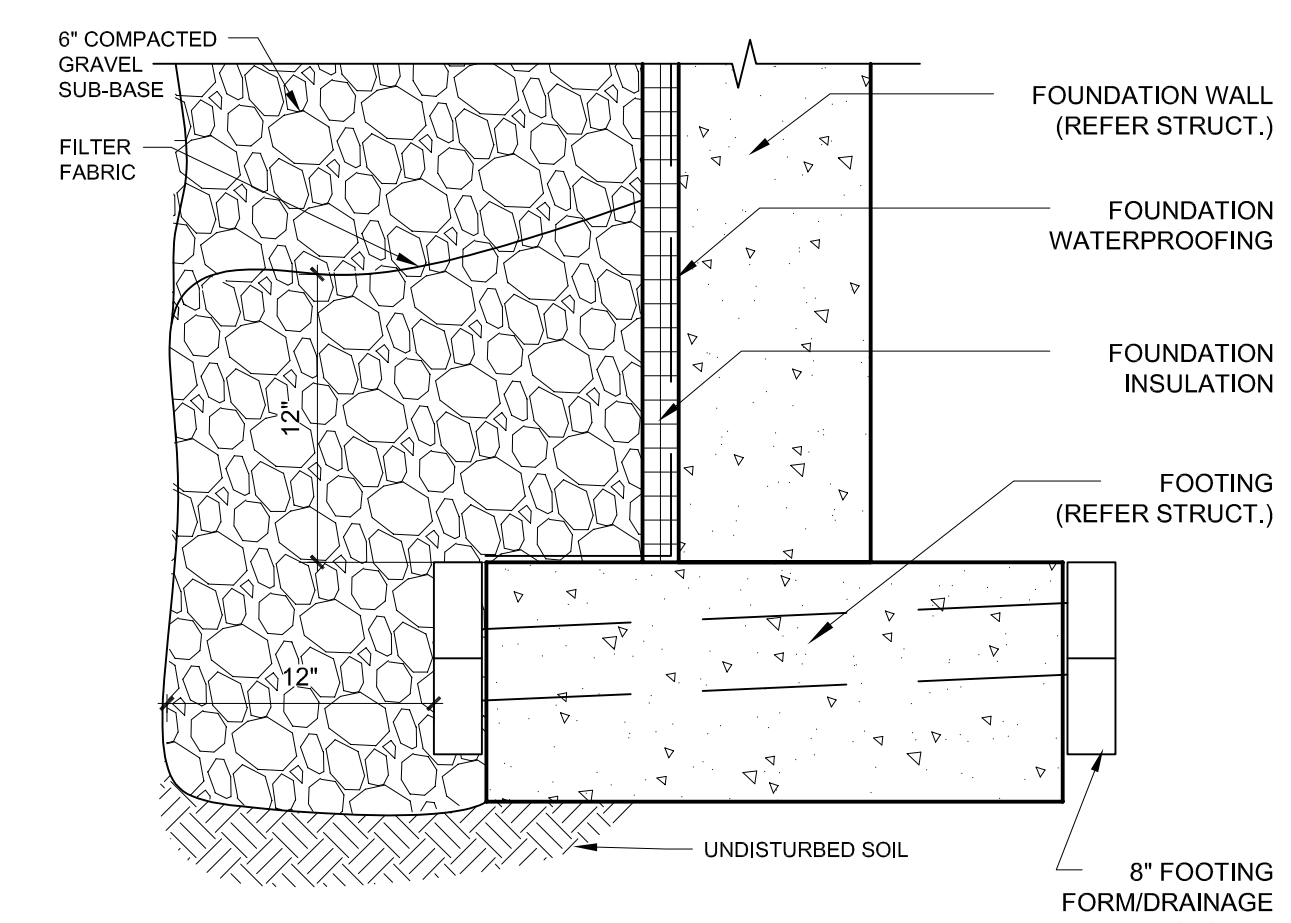
1 TYP. QUOIN LAYOUT  
SCALE: 1/2" = 1'-0"



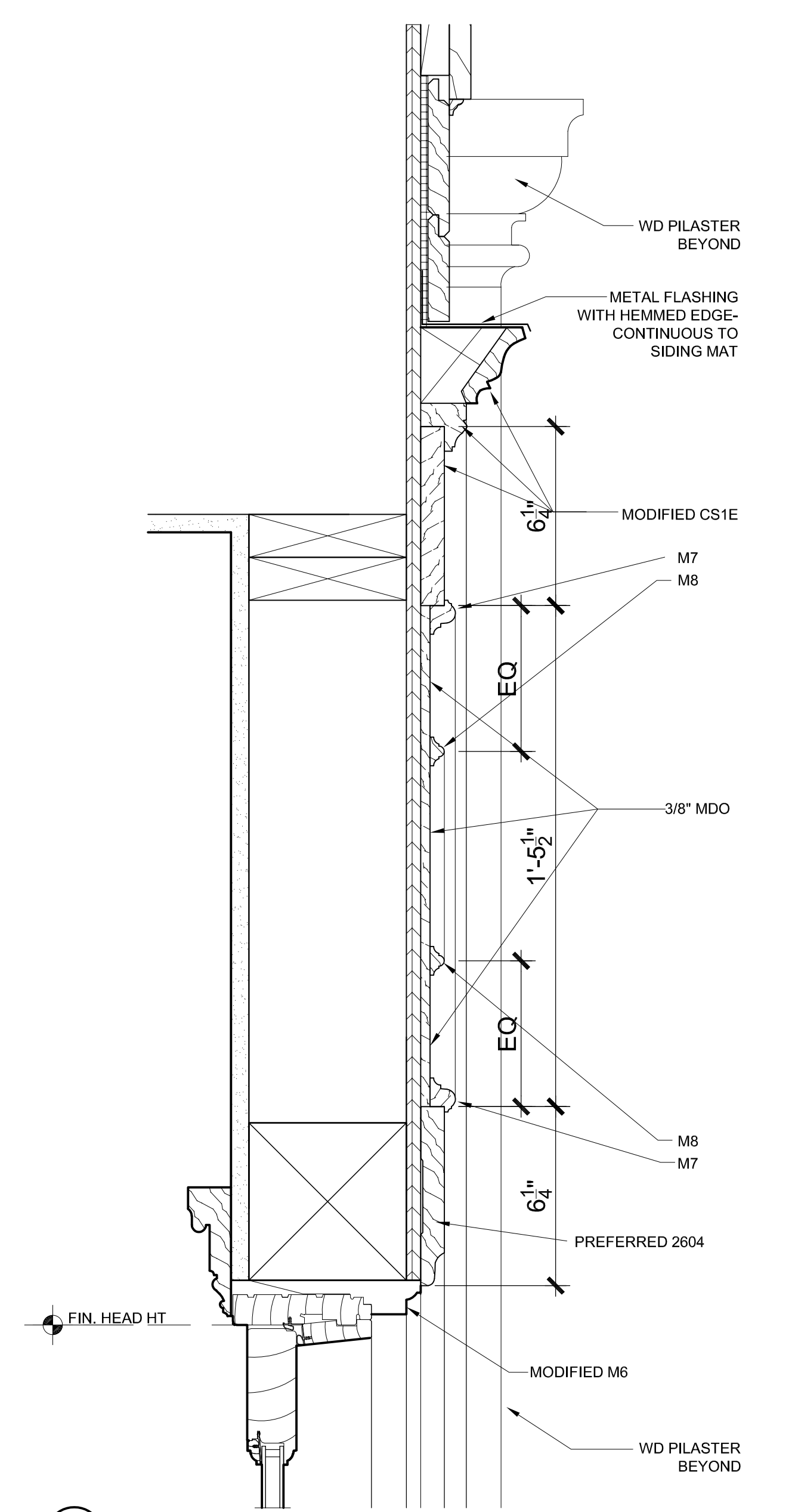
3 WATERTABLE AT ADDITION  
3/8" = 1'-0"



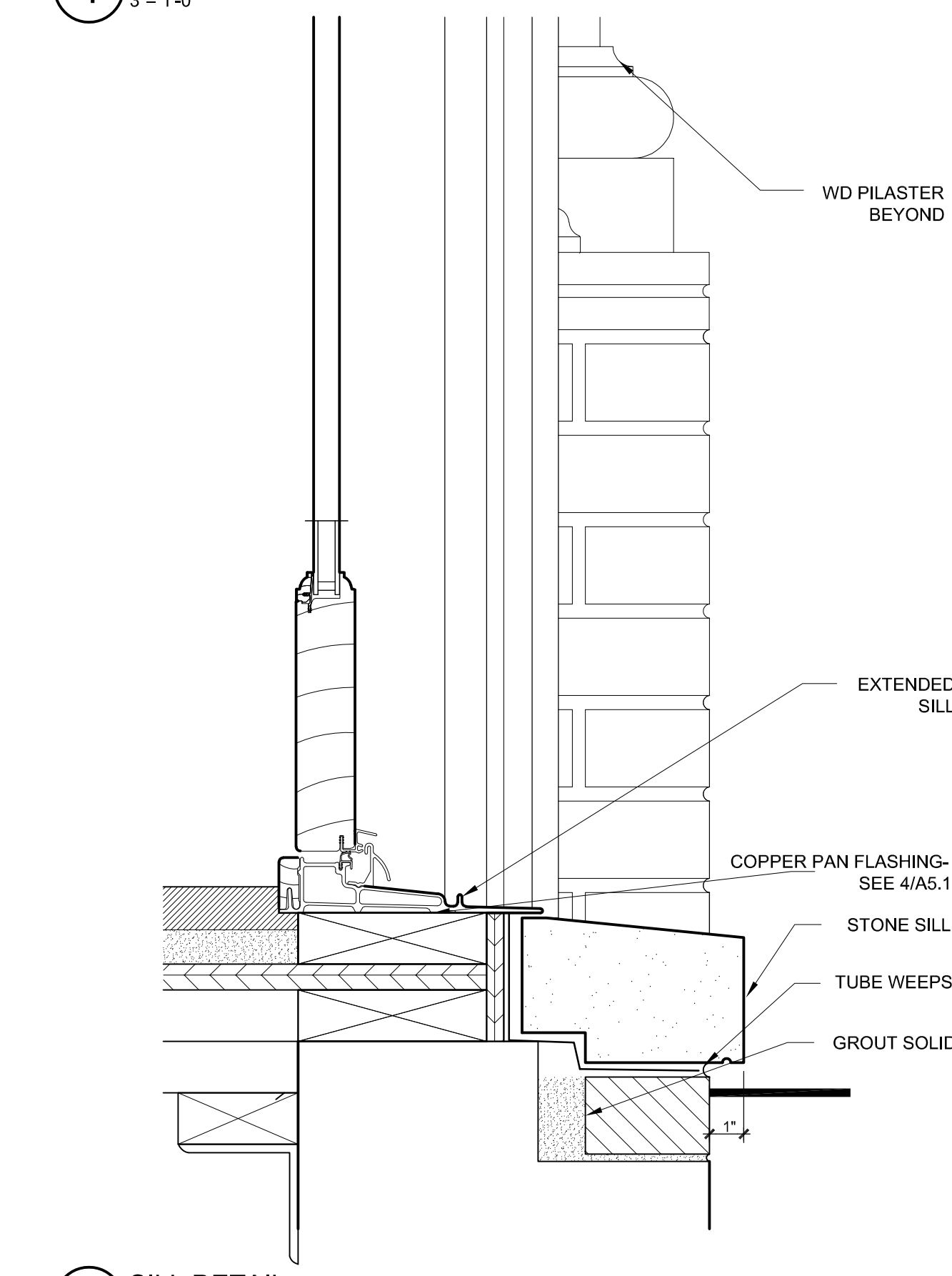
2 TYP. EXTERIOR WALL @ WOOD SIDING  
1 1/2" = 1'-0"



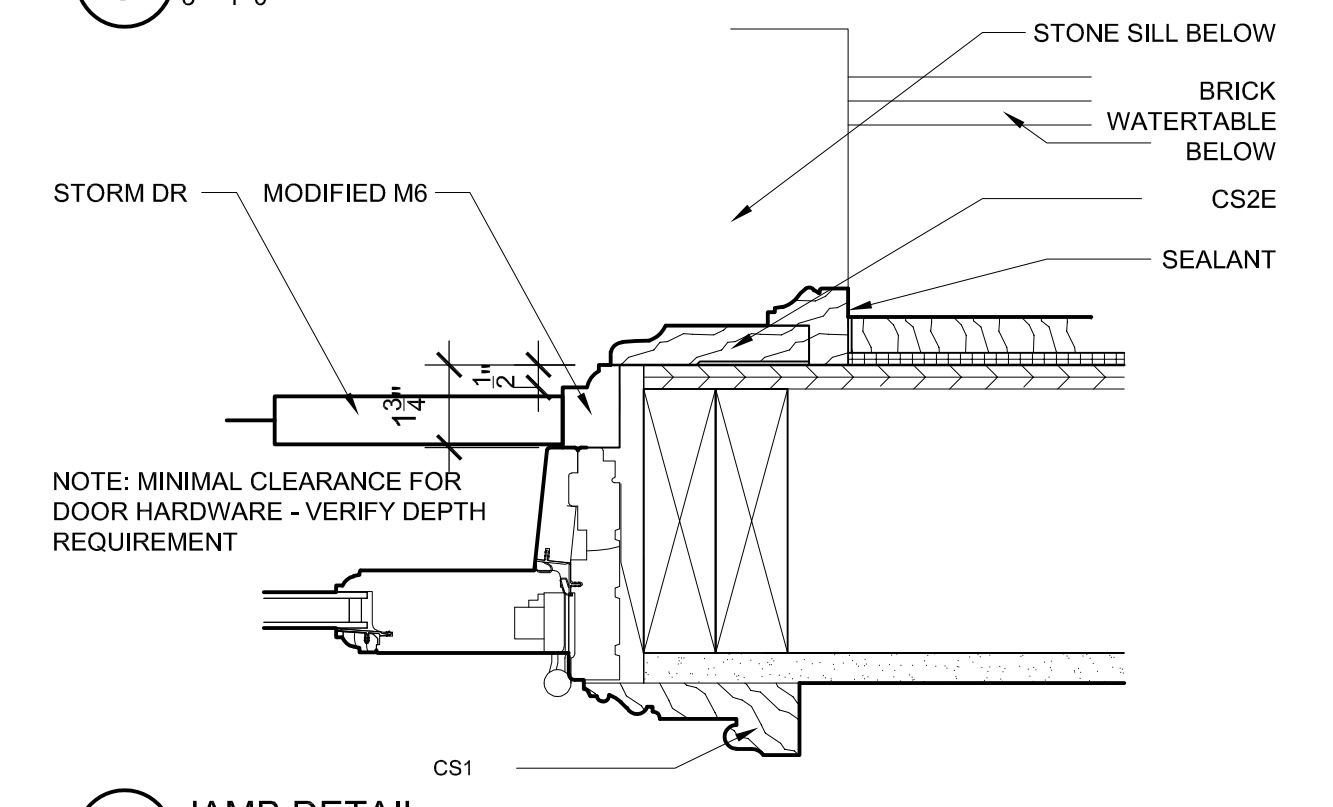
1 TYP. FOOTING DETAIL  
1 1/2" = 1'-0"



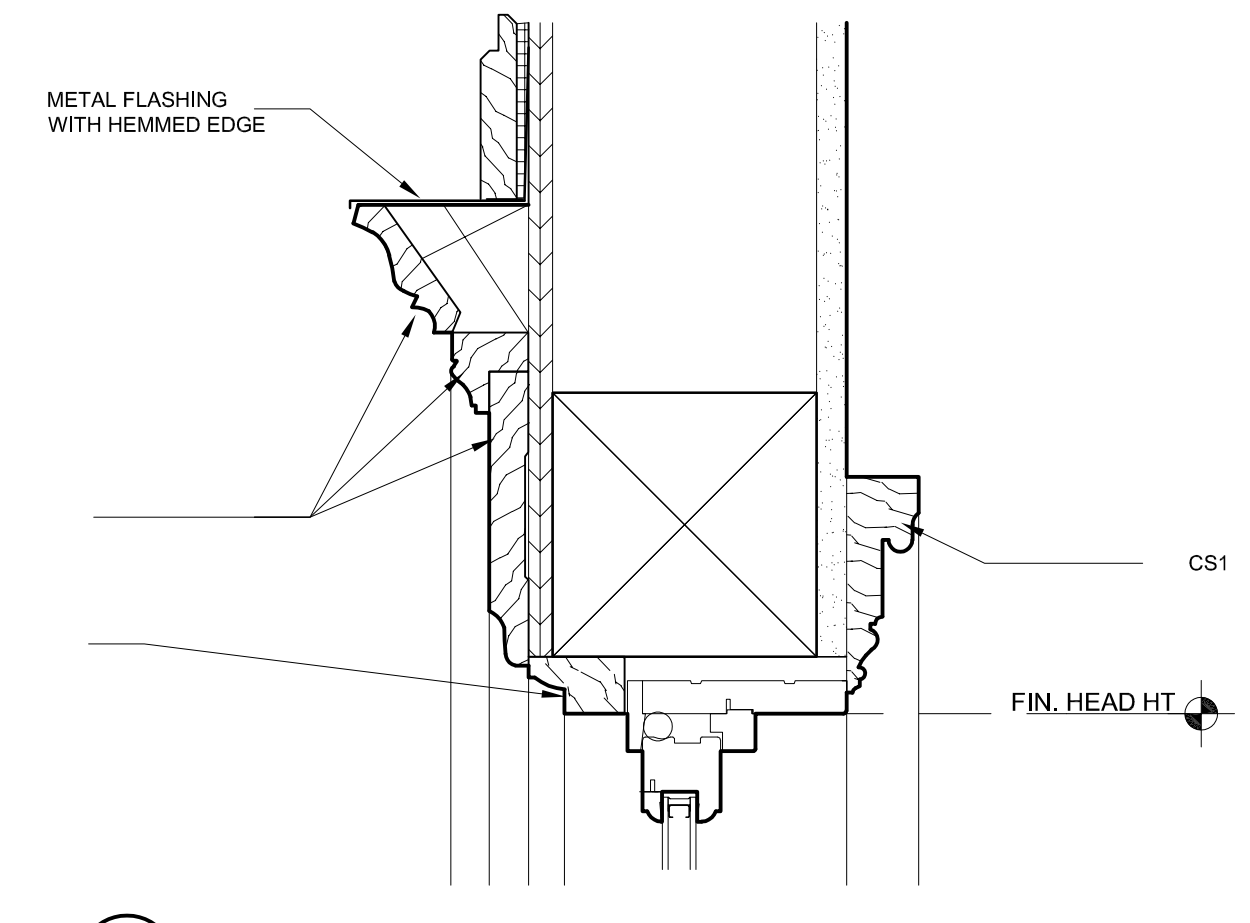
4 HEAD DETAIL  
3" = 1'-0"



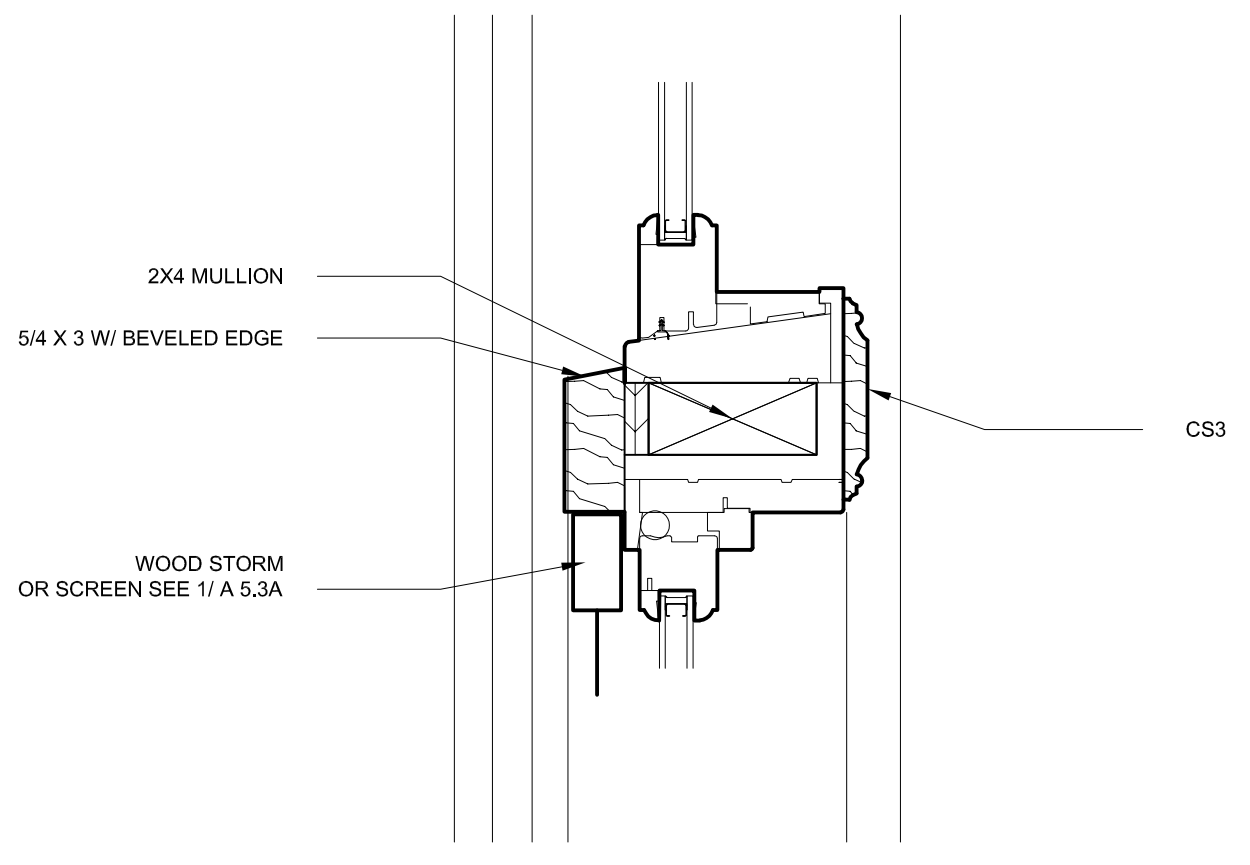
9 SILL DETAIL  
3" = 1'-0"



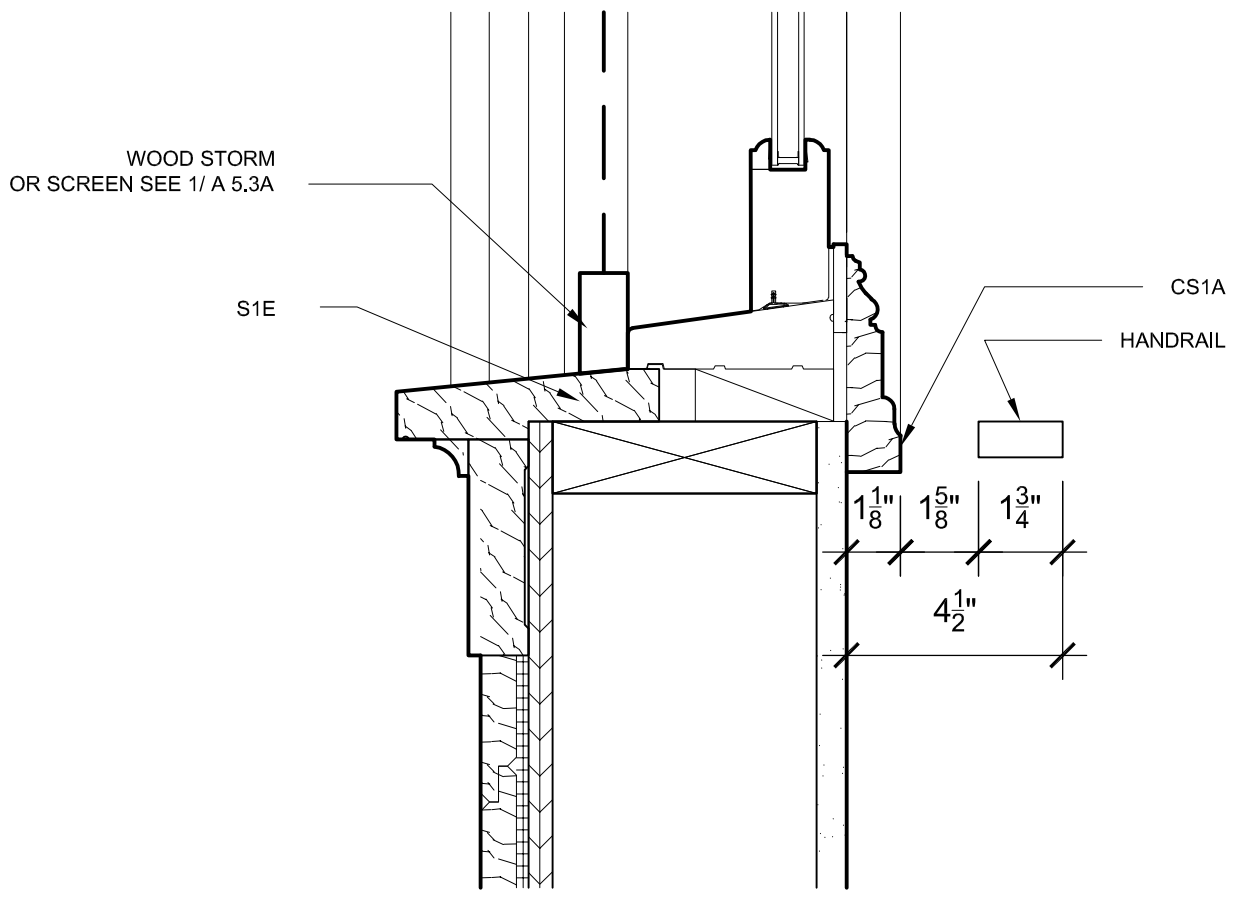
14 JAMB DETAIL  
3" = 1'-0"



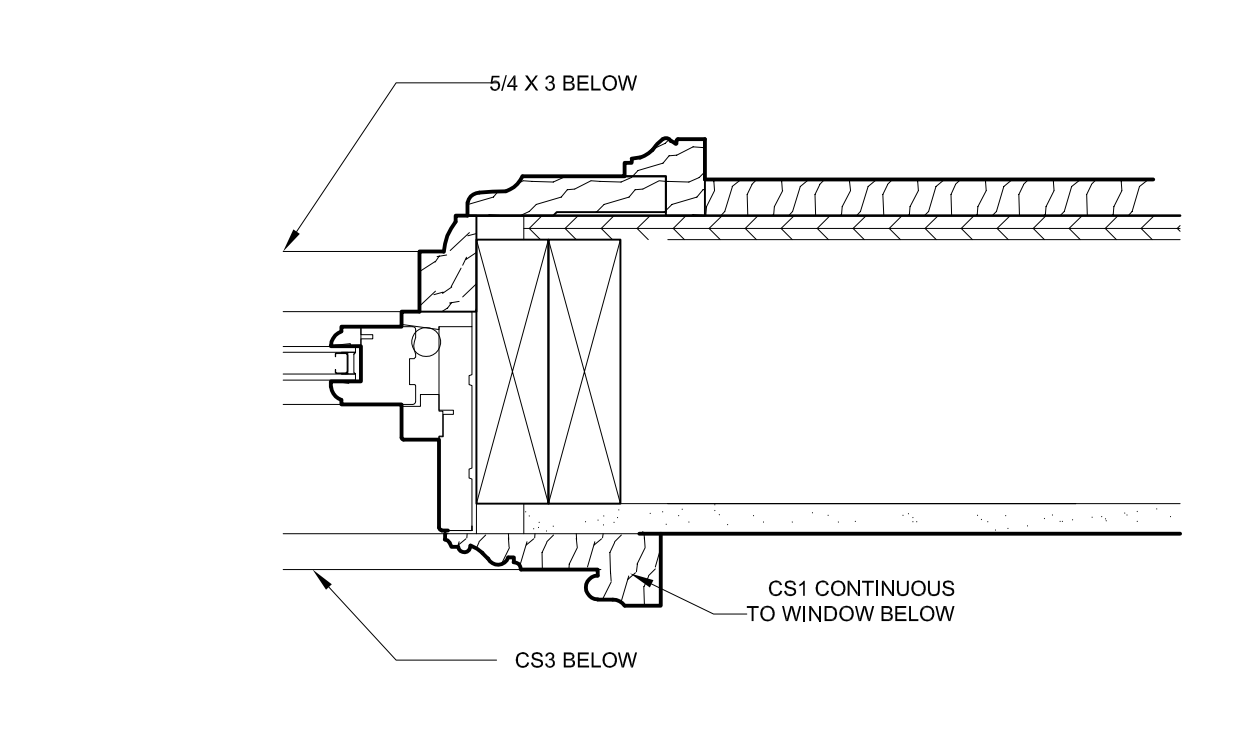
2 HEAD DETAIL  
3" = 1'-0"



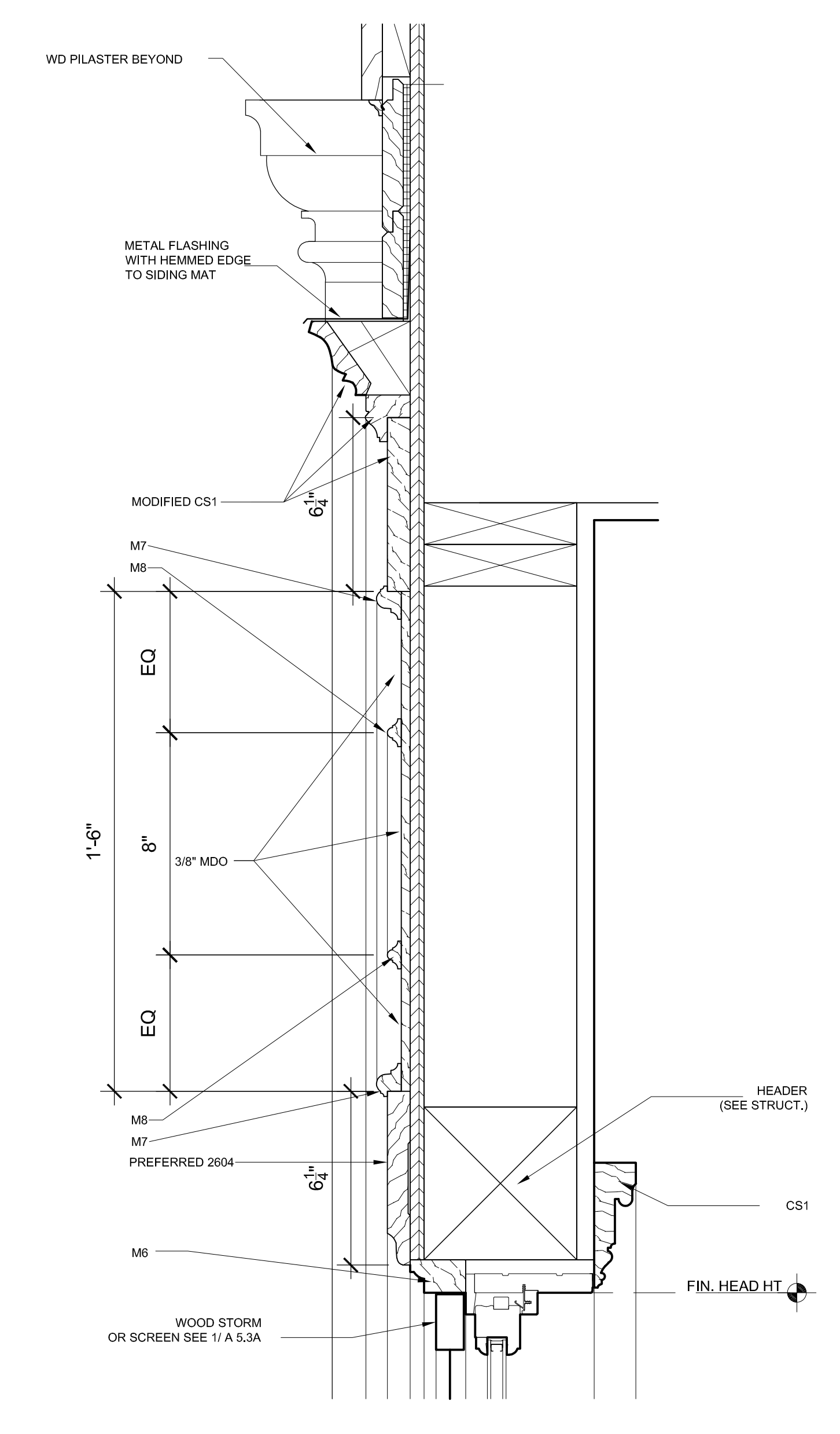
6 MULLION DETAIL  
3" = 1'-0"



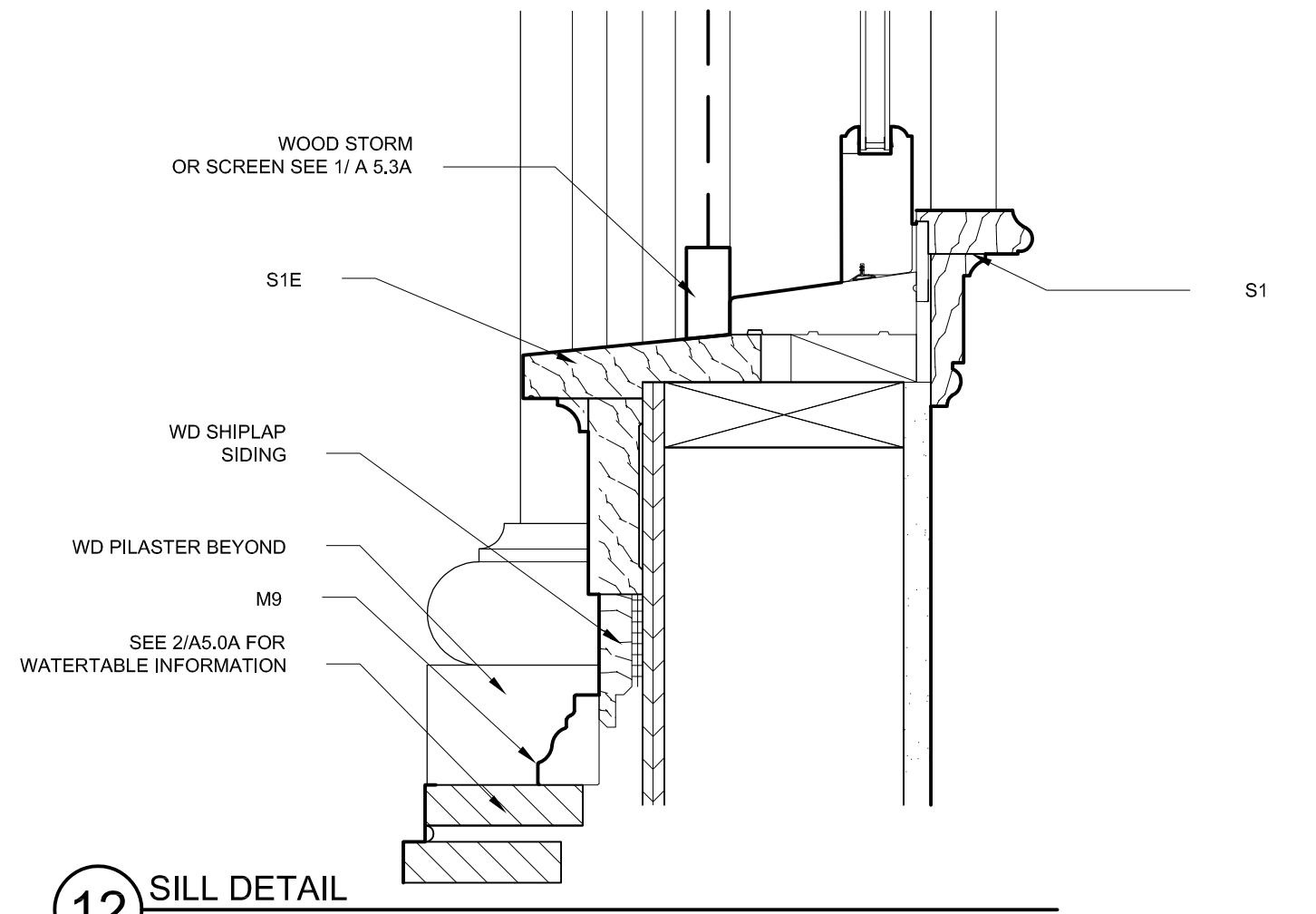
11 SILL DETAIL  
3" = 1'-0"



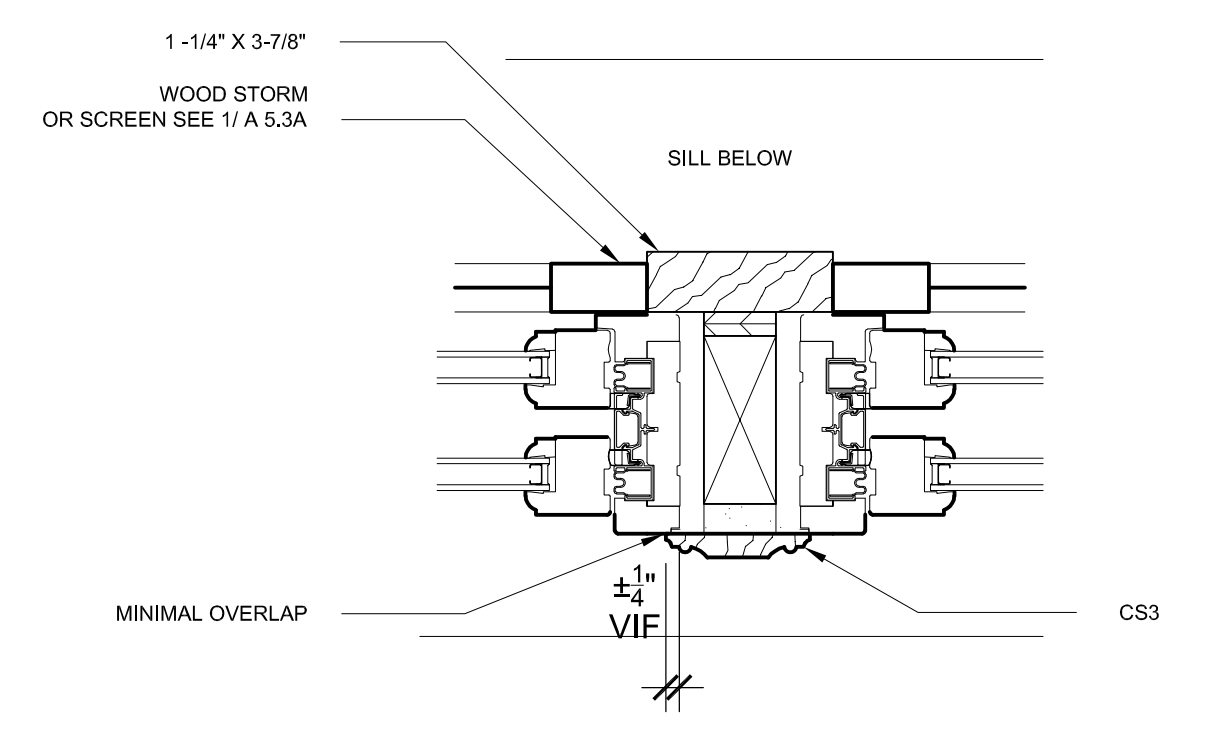
16 JAMB DETAIL  
3" = 1'-0"



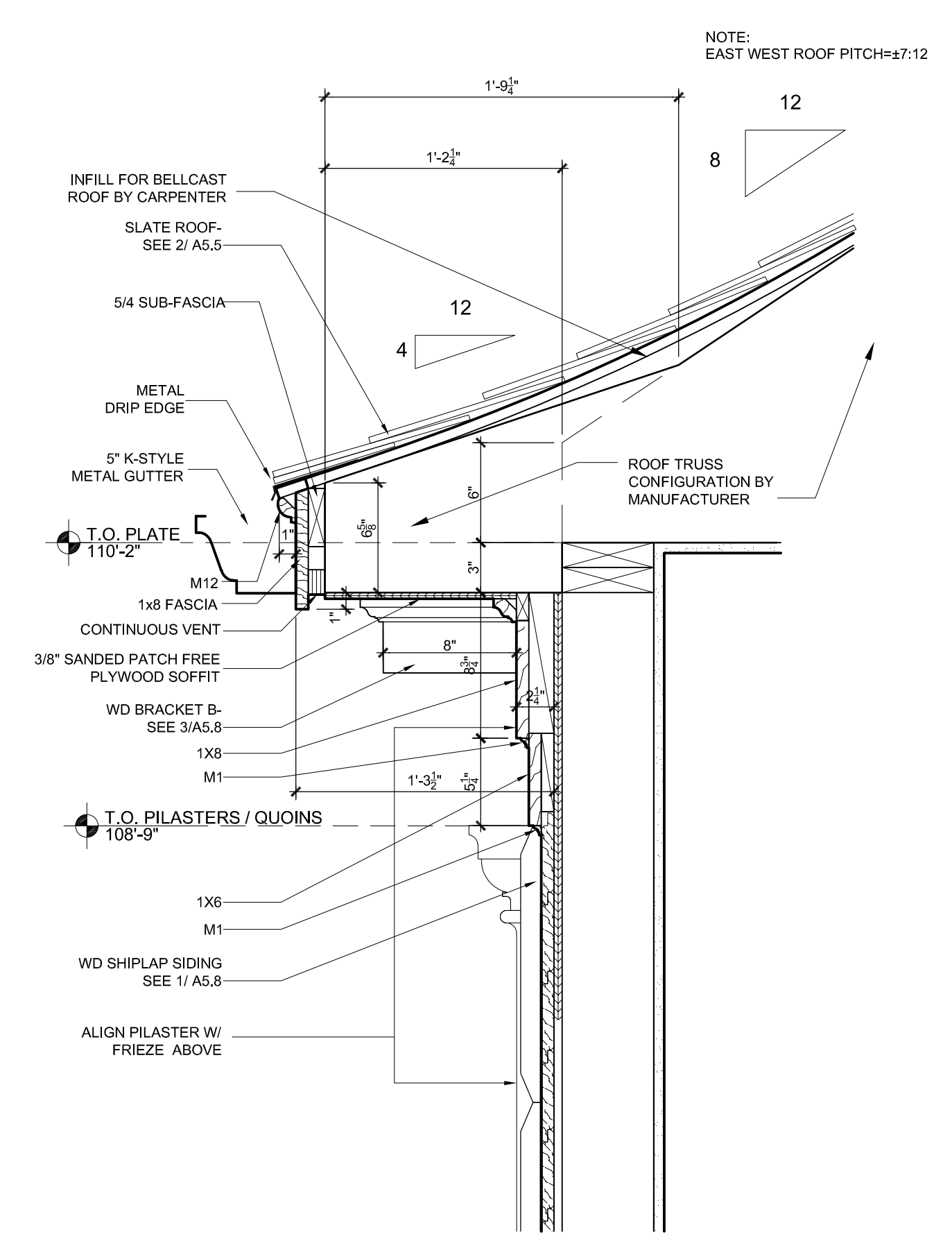
7 HEAD DETAIL  
3" = 1'-0"



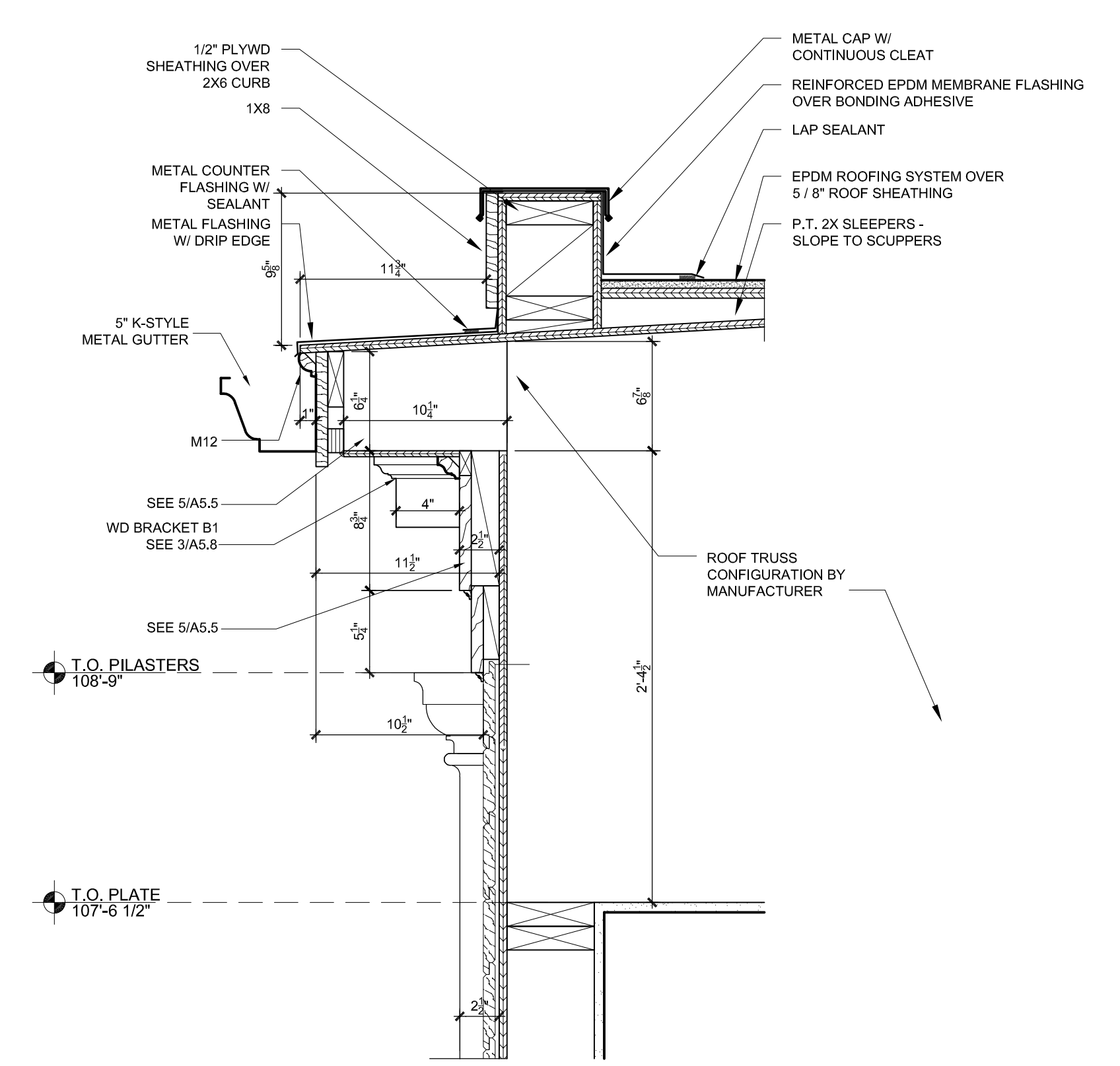
12 SILL DETAIL  
3" = 1'-0"



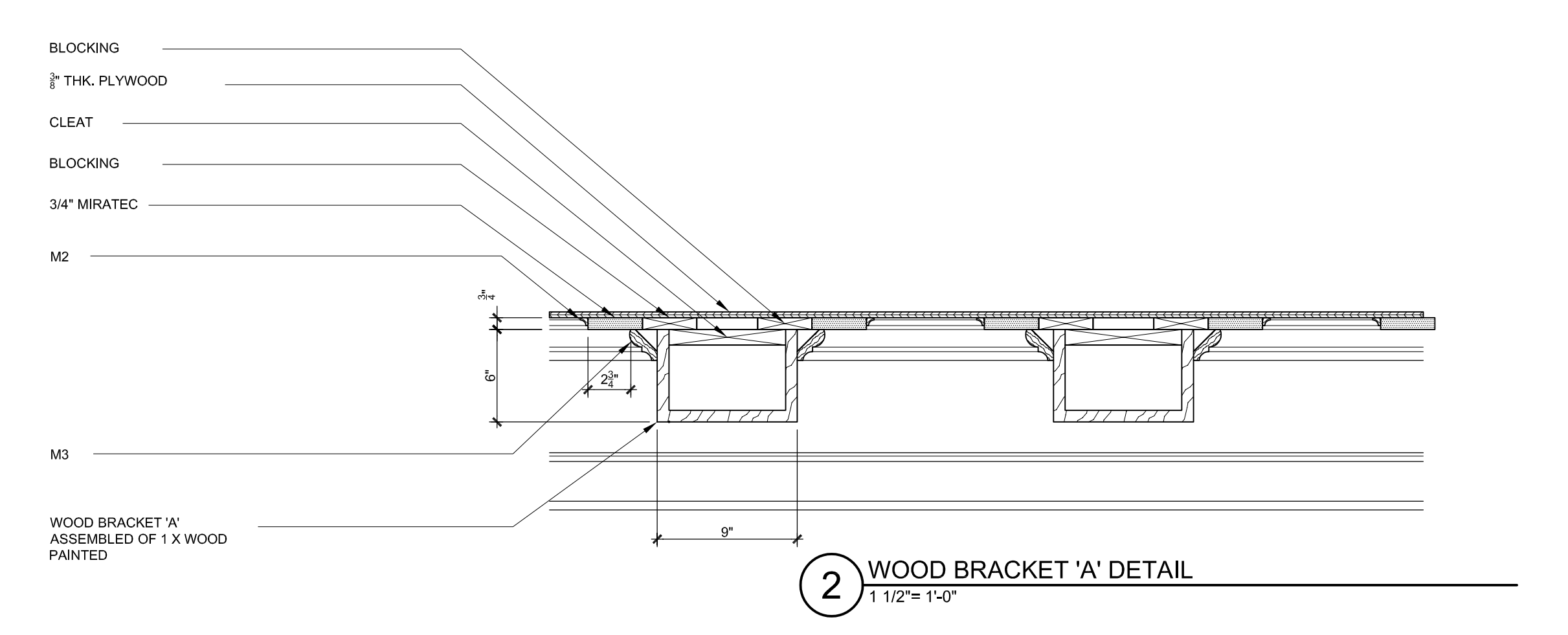
17 MULLED JAMB DETAIL @ SIDING  
3" = 1'-0"



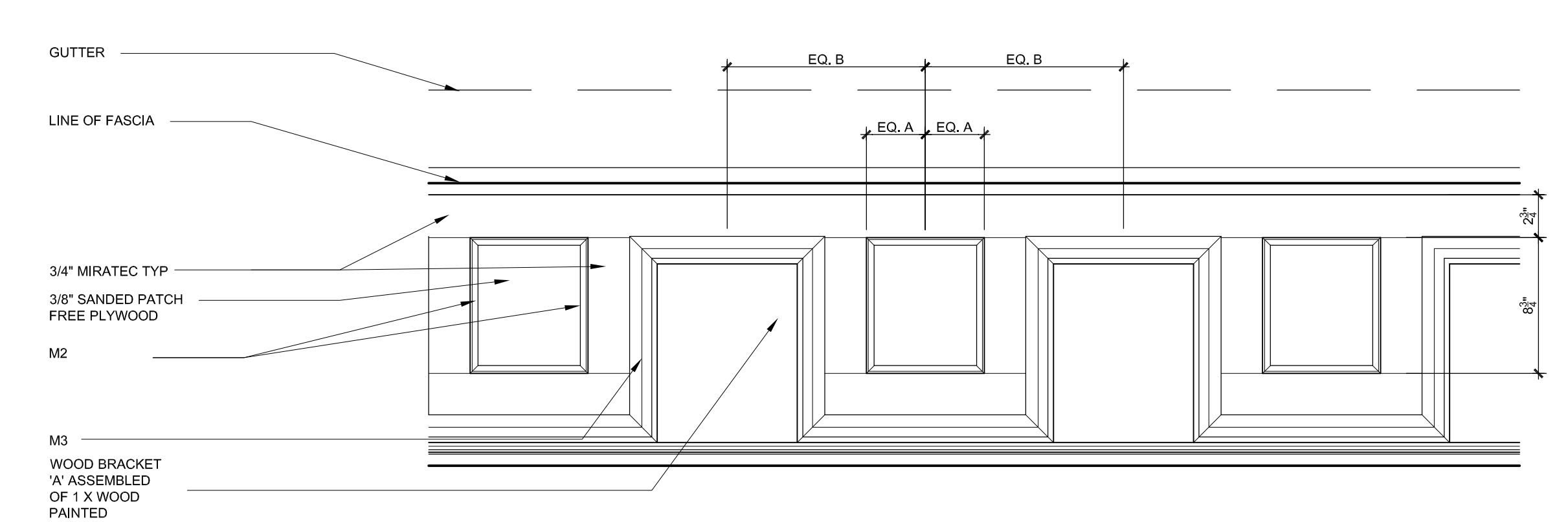
4 GARAGE EAVE DETAIL  
1 1/2" = 1'-0"



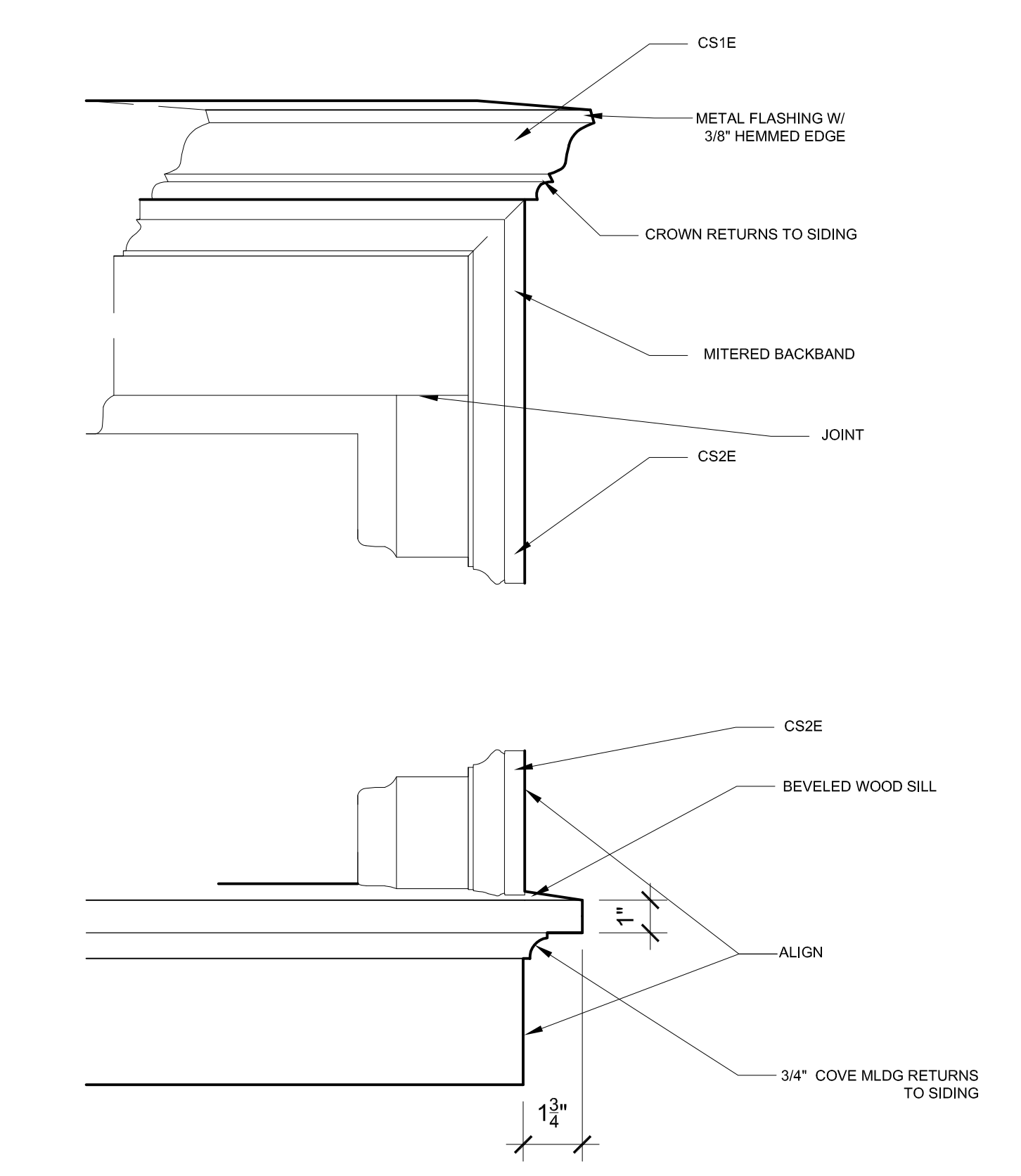
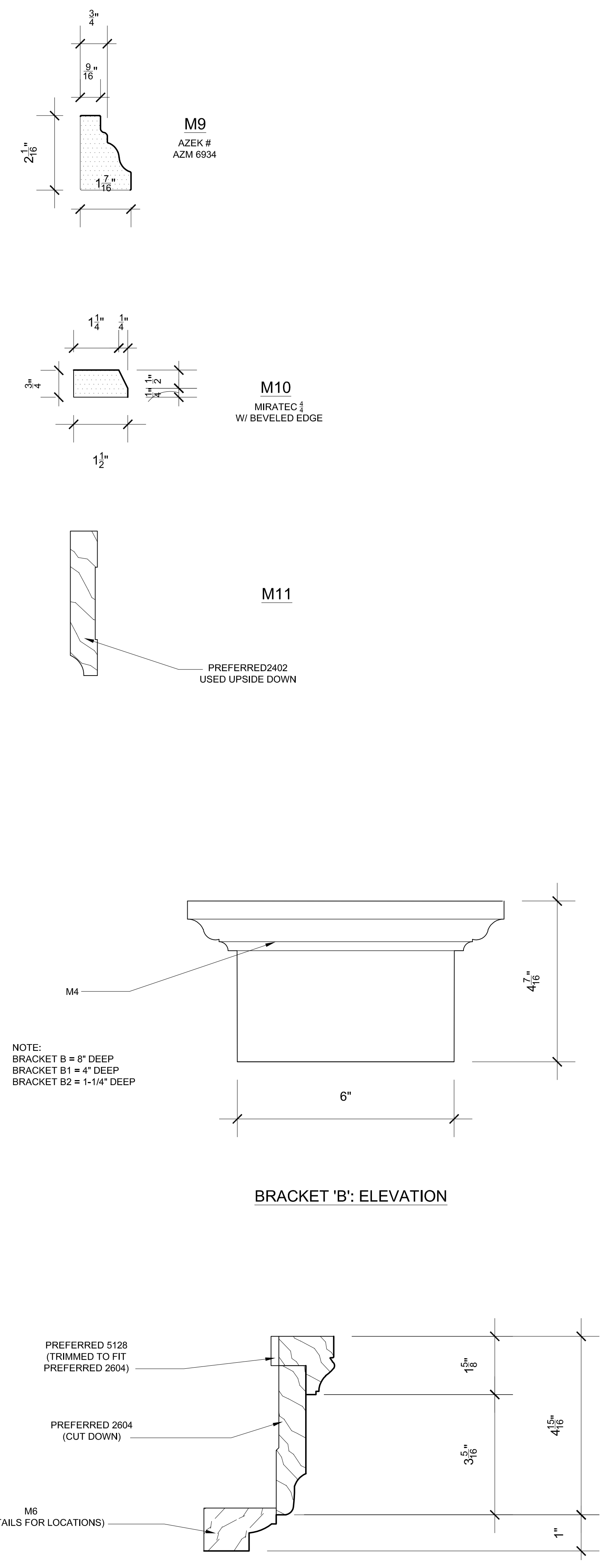
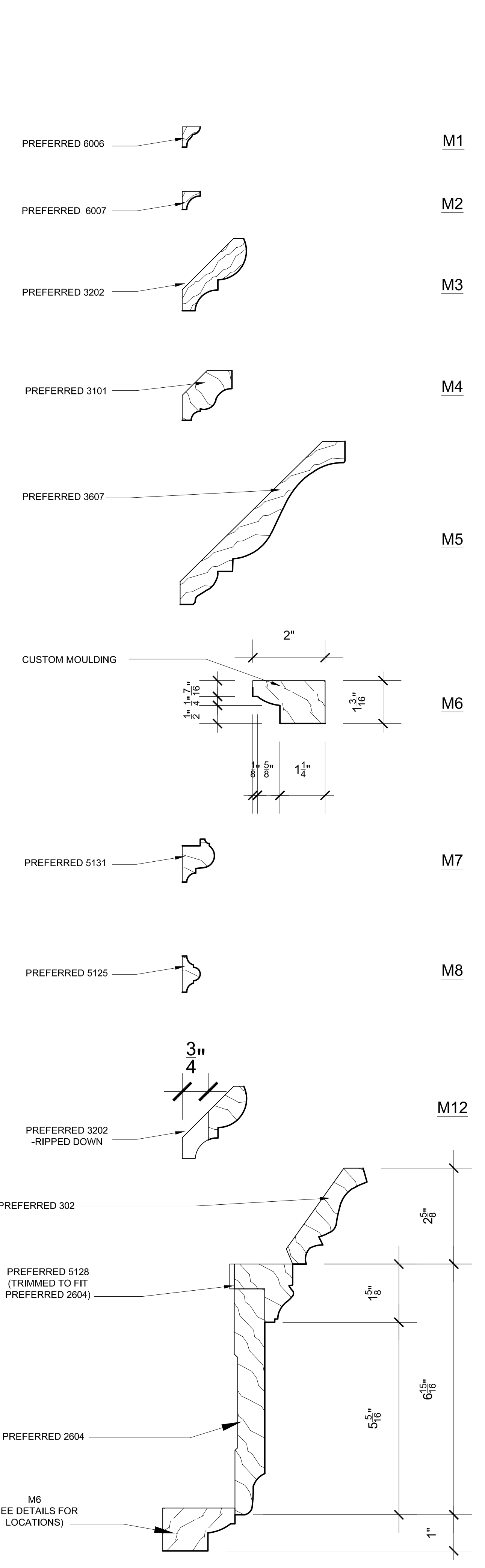
3 MUDROOM EAVE DETAIL  
1 1/2" = 1'-0"



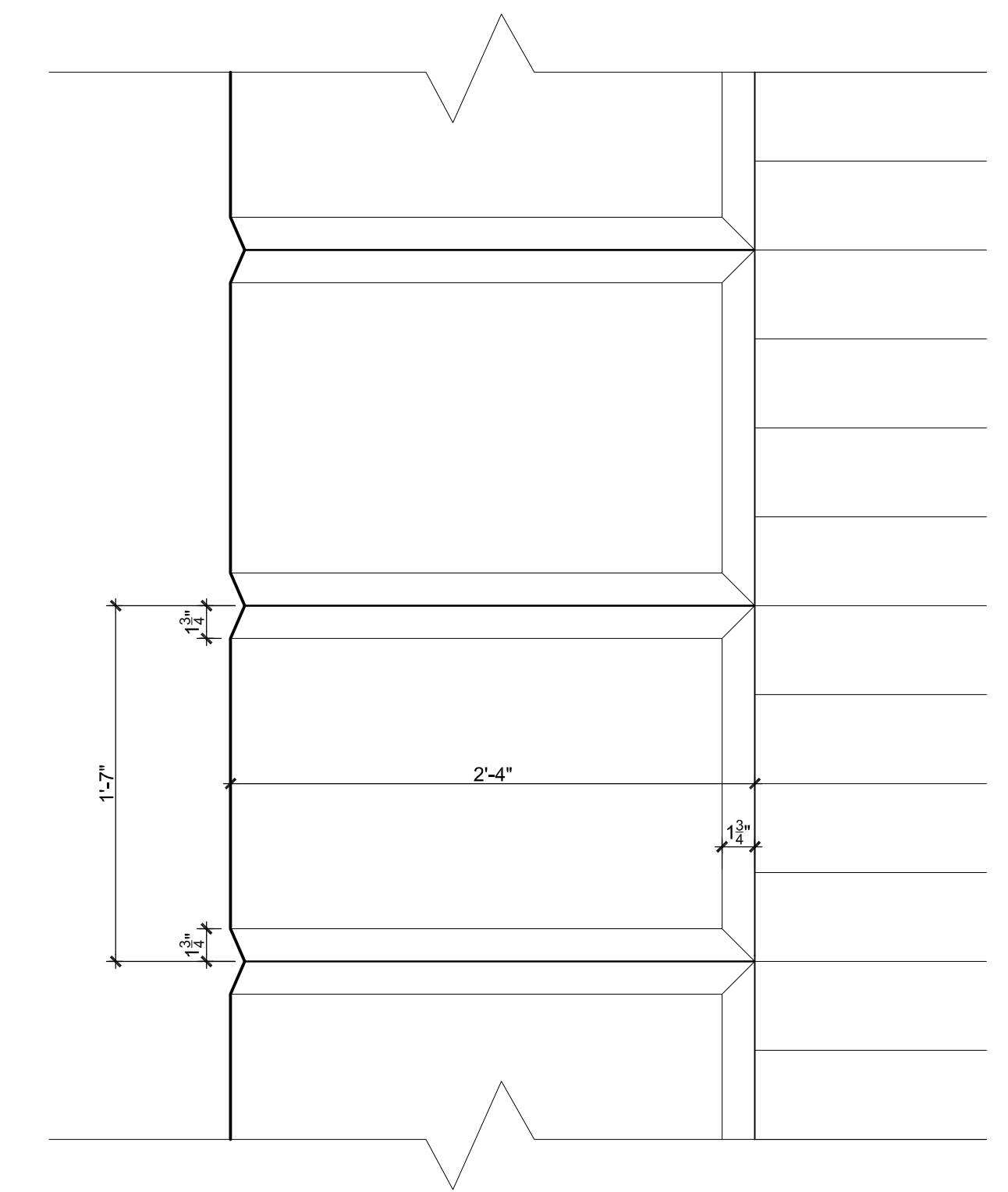
2 WOOD BRACKET 'A' DETAIL  
1 1/2" = 1'-0"



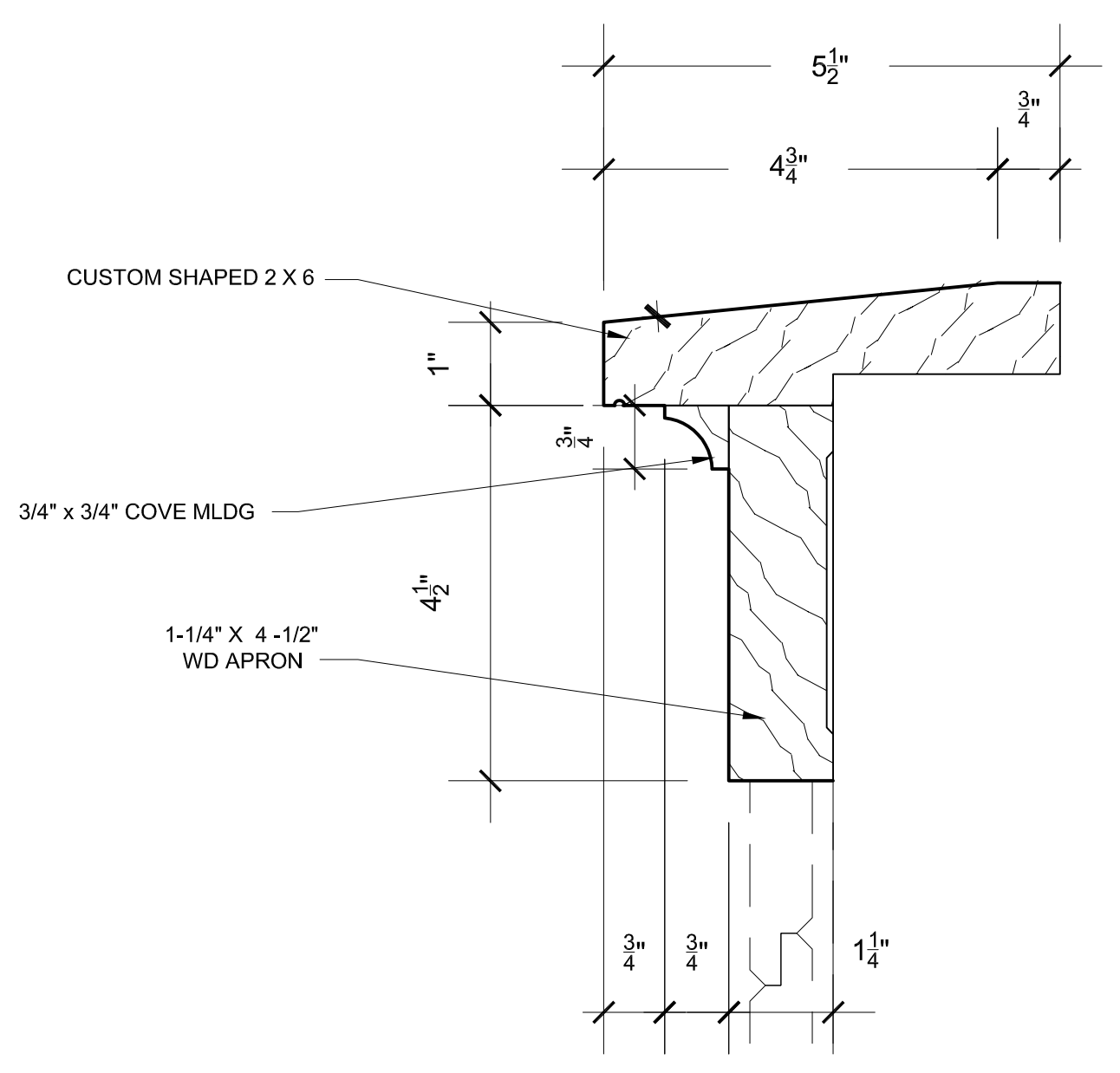
1 COFFER DETAIL  
1 1/2" = 1'-0"



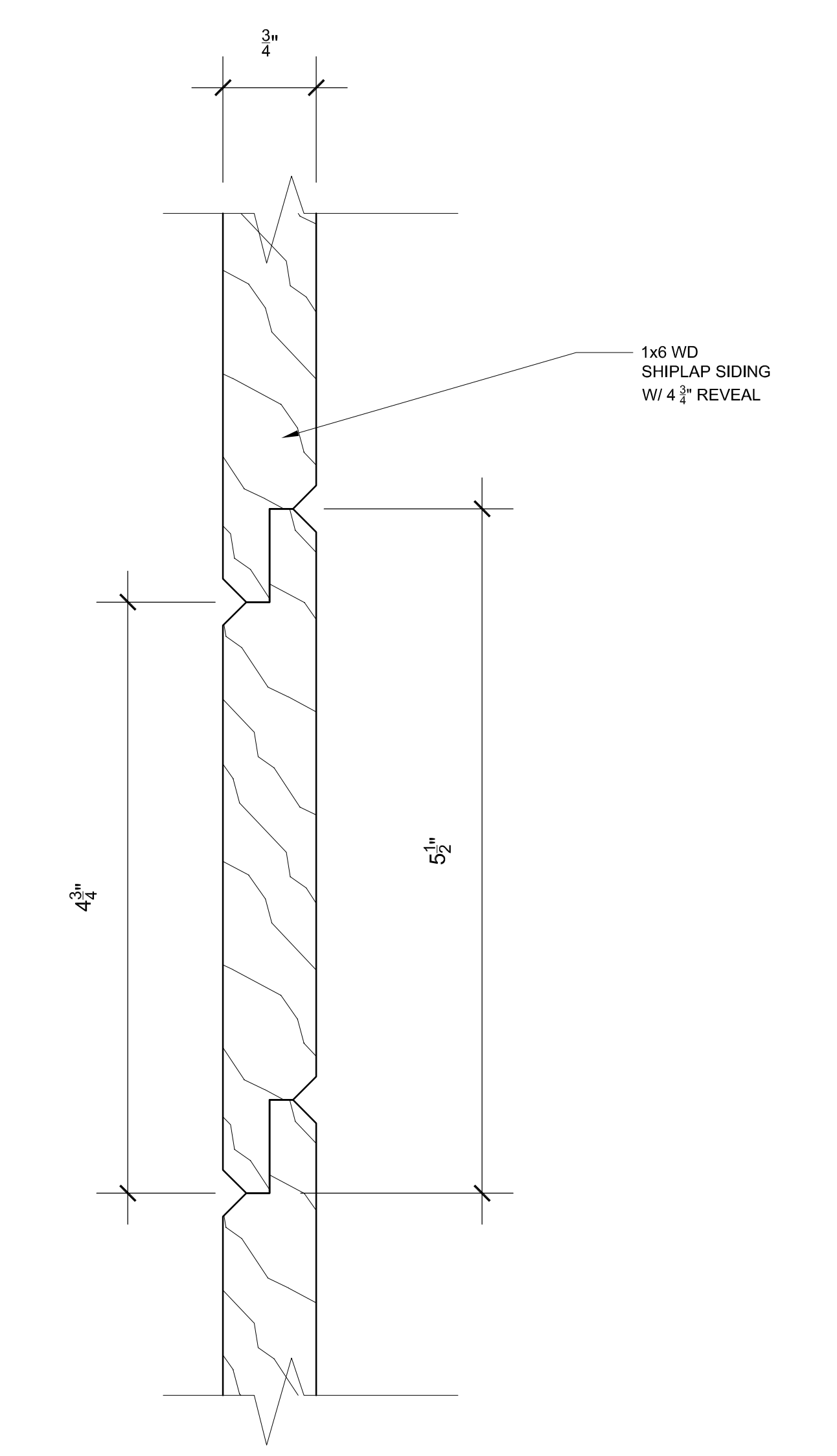
1 TYP WINDOW CASING & SILL ELEVATION  
3/8" = 1'-0"



6 STUDY WD QUOIN ELEVATION DETAIL  
1 1/2" = 1'-0"



S1E: SILL AND APRON



2 WOOD SIDING  
1'-0" = 1'-0"

3 EXTERIOR CASING AND SILL PROFILES  
6" = 1'-0"