

AGENDA

PLAN COMMISSION MEETING

Thursday – August 28, 2014 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – July 31, 2014, Plan Commission Meeting.
3. Planned Unit Development - Construction of Oversized Garage, English Oaks Drive.
4. Citizens to address the Plan Commission.
5. Adjourn.

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – July 31, 2014 – 7:00 p.m.
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037

1. Call to Order & Roll Call.

Chairperson Wendy Kannenberg called the meeting to order at 7:00 p.m.

Members present: Peter Habel, Doug Alfke, Steve Schoen, Jeff Dalton, and Tr. Lippold.

Members Excused: Tr. Kruepke.

Staff present: John Walther.

The gallery was full.

Motion by Chairperson Kannenberg, second by Peter Habel to take items out of order and move item 5, Citizens to Address the Plan Commission, up on the agenda to follow item number 2. This was done to allow Citizens to Address the Plan Commission prior to discussion of the Concept Plans.

Vote 6 ayes, 0 nays. Motion carried unanimously.

2. Minutes – June 26, 2014, Plan Commission Meeting.

Motion by Peter Habel, second by Doug Alfke to approve the minutes of the June 26, 2014, Plan Commission meeting.

Vote: 6 ayes, 0 nays. Motion carried unanimously.

5. Citizens to address the Plan Commission.

Salvador Milella commented on item number 3. He commented that there are elements that work in the short-term such as the completion of the road. He commented on the unknown such as the impact on the property value. He has lived in Blackberry Circle for seven years and is the President of the Home Owners Association.

Gary Jenovai commented on item number 3. He commented that Premier would be a good neighbor. He commented on concern of the impact on property value.

Gloria Tiefke commented on number 3. She commented that there have been a lot of issues with Cranberry Creek in the past. She noted this is a workable plan. Buildings look very nice and they have a good track record. She continued that renters are not owners and questioned if Jackson can handle 60 units of renters. She commented that someone could rezone for other purposes. Gloria is the Secretary of the Home Owners Association.

Peter Habel commented on number 3. He noted that Cranberry Creek did have rental property in the original plans. As a previous police officer he is aware of possible issues. He commented that the commission does the best for the community we live in.

Eric Ulmer commented on number 3. He does not want to see the apartment complex built and is opposed to the item.

Joshua Krick commented on item number 3. He commented that he is opposed to the apartment complex. He is in law enforcement and has seen apartment complex issues and how they affect the surrounding areas.

David Fleishman commented on item number 3. He is on the Cranberry Creek Board. He noted that working with Premier has been flawless in the past and there are worse options.

Katherine Metzger commented on item number 3. She commented that the builder does not have ill intentions. She would like to know from the board what may be the other options.

3. Concept Plan – Premier Cranberry Creek LLC – Concept Plan for 60 Unit Multi-Family Residential Development.

Chris Slater of Premier Real Estate Management gave history to the company. He commented on developments in Marshfield, Kiel, Ripon, and Menasha. The proposed will be two bedroom units. The interiors will be similar to condos with an attached garage. The rentals will run about \$1,000. He noted similarities to the developments in Port Washington. He continued that they have met with the Cranberry Creek Board and look forward to working with them on a collaborative nature. Chris commented that they do have regular insurance inspections.

Peter Habel questioned Chris if Premier takes steps that the renters meet a certain criteria and a vetting process. Chris did comment on the vetting process that includes income standards, credit checks, and verification of references and employment.

Tr. Lippold questioned John Walther on what the 60 unit percentages would be when Sherman Parc and Twin Creeks come into the Village. It was discussed that the percentage will not change a significant number.

Joe Goldberger commented that the distinction is multifamily versus single family and there is no distinction between condos and rental units. They count exactly the same. The project was originally for 84 units, and then 72 units. Now it is coming in for 60 units.

John reported from the 2013 Building Inspectors Report that shows there were 144 units in 12 family apartments, 4.99% of the 2,887 residential units in the Village.

The development would increase the number of units to 204 units which would raise the percentage to 6.9%.

Peter Habel commented that the development was originally for 84 rental units. It was partially built and then there were developer problems. Now someone wants to finish the subdivision and put in five, twelve unit apartments. Peter Habel continued that this falls within the original concept.

Tr. Lippold noted concern, if not approved what will be done with the property in the future.

Peter Habel commented on the process from the Plan Commission to the Village Board.

Jeff Dalton questioned what the percentage of the units are sold and for what reason. Chris reported that less than 1/3 are in fee management. Sales come as they arrive, and this is a development for the owner of the company.

Tom Wood with Harris and Associates came before the Plan Commission. He commented that the change is from 72 units to 60 units. The building style stays the same. The site plan is eliminating one of the buildings closest to the condominiums to allow for more green space which could allow for trees and a gazebo.

Joe Goldberger addressed a couple of issues. He continued that multifamily is multifamily and will not have a drastic effect on the mix in the Village. He continued that the preference is for the development to be condominiums, but the reality is, the market will not allow it.

Bob Murray from Bank Mutual addressed the commission. Bank Mutual owns the property. He commented that he is a person with a steady job and respects his neighbors and has been a renter until about a month ago. He continued that the bank does care who they sell to. He commented that these are high quality renters that will be home owners one day. He noted that the condo value has dropped because the demand has dropped.

Marcia Oppman commented that she had an email that she was on the list to speak. She was allowed to make public comments. She owns a condo in Blackberry Circle and is opposed to the development.

Motion by Peter Habel, second by Doug Alfke to recommend the Village Board Approve the Concept Plan for Premier Cranberry Creek LLC Subject to Staff Comments.

Vote: 6 ayes, 0 nays. Motion carried unanimously.

John Walther reminded everyone that this is a concept plan.

4. Concept Plan – Jackson Pet Hospital – Concept Plan for a Variety of Dog Related Businesses at One Site.

Sam Bauman addressed the board. He manages the office of the Jackson Pet Hospital. He gave history to the dog training business. He continued that there are a lot of clients that use the training. They are looking to attract other dog related businesses in the building such as a doggy daycare and bakery. There are several areas for businesses that could operate as a separate unit with their own entrance.

Motion by Doug Alfke, second by Tr. Lippold to Recommend the Village Board approve the Concept Plan for Jackson Pet Hospital Subject to the Staff Comments. Vote: 6 ayes, 0 nays. Motion carried unanimously.

5. Citizens to address the Plan Commission.

See Page 1 and Page 2.

Chairperson Kannenberg commented that she will be late to the August meeting and questioned if the Plan Commission wanted to move the time of the next meeting or keep it at 7 p.m. The consensus of the commission was to keep the time at 7 p.m. as long as it is a normal meeting.

6. Adjourn.

Motion by Peter Habel, second by Tr. Lippold to adjourn.

Vote: 6 ayes, 0 nays. Motion carried unanimously.

The meeting adjourned at 8:16 p.m.

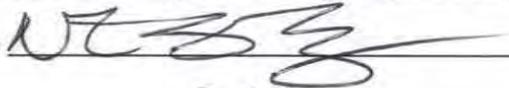
Respectfully submitted by Deanna L. Boldrey – Clerk - Treasurer

VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM
(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Nick Stortz
 Contact Nick Stortz Address/ZIP W195 N17353 English oaks Dr. Phone # 262-424-0555
 E-mail Address Nick@stortzcustomhomes.com Fax # where Agenda/Staff comments are to be faxed 866-628-2767
 Name of Owner Nick Stortz Address/ZIP W195 N17353 English oaks Dr. 53037 Phone# 262-424-0555
 Owner Representative/Developer Nick Stortz
 Proposed Use of Site SFR Present Zoning PUD

| ACTION REQUESTED | FEE | SUBMITTAL REQUIREMENTS | TYPE OF INFORMATION DESCRIBED (See page 5) | PAPER COPIES | CD |
|---|-------|--|---|--------------|-----|
| CONCEPT PLAN | \$50 | 1,2,6,13 | 1) Complete Application (all pages) | | XXX |
| | | | 2) Describe what you intend to do (paragraph) | | XXX |
| CONDITIONAL USE | \$150 | 1,2,3,4,5,6,7,14,15,16,18,19,20 | 3) Address Labels of adjacent owners to be notified (500' / 200') | labels | |
| | | | 4) Owner acknowledgement of the request | 1 | |
| PLANNED UNIT DEVELOPMENT | \$150 | 1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20 | 5) Impact Statement | | XXX |
| | | | 6) Location Map | | XXX |
| REZONING | \$200 | 1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan) | 7) Development Plan / Site Plan | | XXX |
| | | | 8) Preliminary Plat | | XXX |
| CERTIFIED SURVEY MAP (CSM) | \$150 | 1,2,6,10,20 | 9) Final Plat | | XXX |
| | | | 10) Certified survey Map | | XXX |
| MINOR SUBDIVISION | \$150 | 1,2,3,5,6,10,15,16,17,18,20 | 11) Annexation Petition | | XXX |
| | | | 12) Annexation Map | 1 | XXX |
| Extra-territorial Plat or CSM | \$150 | 1,2,6,9 / 10 | 13) Sketch Plan | | XXX |
| | | | 14) Landscape Plan | 4 (24x36) | XXX |
| Extra-territorial Plat outside Sanitary Service Area | \$50 | 1,2,6,9 / 10 | Engineering Review - Infrastructure | | XXX |
| | | | 15) Grading/Drainage Plan | 4 (24x36) | XXX |
| PRELIMINARY PLAT | \$300 | 1,2,3,5,6,9,15,16,17,18 | 16) Water / Sewer / Storm Sewer Plans | 4 (24x36) | XXX |
| | | | 17) Street / Right of Way cross sections | 4 (24x36) | XXX |
| FINAL PLAT / Final Plat Reappl.. | \$100 | 1,2,3,5,6,9,15,16,17,18,20 | 18) Erosion Control Plan | 4 (24x36) | XXX |
| | | | 19) Proposed colors / materials | | XXX |
| ANNEXATION / ATTACHMENT | \$200 | 1,2,3,4,5,6,11,12,21 | 20) Developers Agreement | | XXX |
| | | | 21) Annexation Agreement (includes pre-annex agreements) | | XXX |
| STREET EASEMENT/ VACATION | \$150 | 1,2,3,4,6,9 | 22) other - | | XXX |
| VARIANCE | \$150 | 1,2,3,4,6,7 | | | |

I certify the information and exhibits submitted are true and correct to the best of my knowledge, and that in filing this application I am acting with knowledge and consent of those persons listed above and owner(s) without whose consent the requested action cannot be lawfully acted upon.

Name Nick Stortz Signature  Date 7/28/14

Office Use: Date Received _____ Date Paid _____ Receipt # _____ Amount Paid \$ _____

VILLAGE OF JACKSON

Special Use Conditional Use Planned Unit Development Permit # _____

The Village of Jackson, hereby grants a Special Use Conditional Use Planned Unit Development
Permit to:

Name of Business/Applicant: NICK STORTZ

For a property located at (address): W195 N17353 ENGLISH OAKS DRIVE

Phone number of Business/Applicant: 262-424-0555

For (land use, activity, sign, site plan, other): CONSTRUCTION OF A OVERSIZED GARAGE
978 SQFT TO PARK MY WORK TRUCK AND TOOLS INSIDE THE GARAGE

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): NONE

Hours of Operation: 24/7

Comprehensive/Master Plan Compatibility: YES

Building Materials (type, color): L.P. SMART SIDING, ALUMINUM SIDING & PANELS, DIMENSIONAL
ROOF SHINGLES

Setbacks from rights-of-way and property lines: 26.0' FRONT YARD, 13.07' SIDE YARD

Screening/Buffering: NONE

Landscape Plan (sizes, species, location): N/A

Signing (dimensions, colors, lighting, location): NONE

Lighting (wattage, style, pole location and height, coverage): N/A

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s)), (sidewalk/pedestrian way width and material): N/A

Storm-water Management: N/A

Erosion Control: N/A

Fire Hydrant Location(s): EXISTING

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: 262-424-0555

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints:

Parking (no. of spaces, handicapped parking, and dimensions): N/A

Tree and shrub preservation: EXISTING STREET TREE

Setbacks/height limitations: 26' FRONT, 13.07 SIDE YARD

Wastewater Usage Projected: - gal/year Water Usage Projected: - gal/year

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):
CONTINUOUS AND REVIEWED UPON COMPLAINT

TERMS OF THIS PERMIT

1. This permit shall become effective upon the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. The permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of the use permit shall be in strict conformity to the approval site, building, and operation plans which were filed in connection with the application for this permit (as attached and /or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

Granted by: Village Board _____ Date _____ Over the Counter _____ Date _____

_____, Owner

Please print name

John M. Walther, Administrator

Applications shall be submitted by 4:00 PM of the first Friday of the month to be considered by the Planning Commission that month. In some cases, more than the number of copies on the face of this form will be required. Only complete applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay by being incomplete.

The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month, and will conduct a public hearing. A decision on the request could be made at that meeting.

EXPLANATION OF TYPES OF INFORMATION (from face of application form):

1. **Application Form: Must be submitted on CD.**
2. Letter of Intent: What you are requesting in your own words. (Be brief)
3. Mailing Labels: It is your responsibility to provide the Village with current owner addresses. If mailed notification is required for your application, an incorrect address may cause you a delay.
4. Proof of Property Ownership: a copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. Impact Statement: In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. Annual water consumption estimate (100% occupancy and build-out)
 - B. Annual sewage generation estimate (100% occupancy and build-out)
 - C. Vehicle trip generation (trips per day per unit x number of units)
 - D. Estimated numbers of vehicles and recreational vehicles to be stored and/or parked on site.
 - E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - F. General hours of operation
 - G. Anticipated User profiles (for residential developments)
 - H. Proposed dates of construction and completion
 - I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.)
6. Location Map: Show where the site is relative to a Village map.
7. Development Plan: Shows entire proposal on the site. Includes edge of pavement and/or back of curb line, sidewalks (existing and proposed), footprints of the structure, drives, parking spaces and fencing, locations of accessory uses, dimensions, etc. Landscape plans and Water/Sewer/Storm plans may be shown combined on this plan if the composition is easily read and understood.
- 8/9. Plat Map: Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. Certified Survey Map: A recordable instrument showing the legal and mapped description of the land division.
11. Annexation Petition/Attachment Request: Shows owner is supporting the annexation.
12. Annexation Map: A recordable map having the legal and mapped description of the parcel to be annexed.
13. Sketch Plan: An informal drawing depicting the proposal for discussion purposes.
14. Landscape Plan: Shows location, size, type, botanical name, and common name of proposed trees and shrubs. Also calls out surface treatments. Shows walls, fences, and details.
15. Grading/Drainage Plan: Shows original and proposed grades and runoff calculations based on a 10-year storm. Is usually combined with a Storm Sewer Plan (storm sewer system, ditches, culverts, etc.)
16. Water/Sewer/Storm Sewer Plans: Shows size and location of proposed water mains and fire hydrants; size and location of the proposed sanitary sewer collection system with gradient profiles and invert elevations; shows the proposed storm drainage system as in 15.
17. Street Cross-Sections: Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. Erosion Control Plan: A map of existing site conditions on a scale of at least 1 inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. Proposed Colors and Materials: Submit samples of exterior colors and materials.
20. Improvement Agreement: An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. Annexation Agreement.

**MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED
BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO
QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS.**

Impact Statement

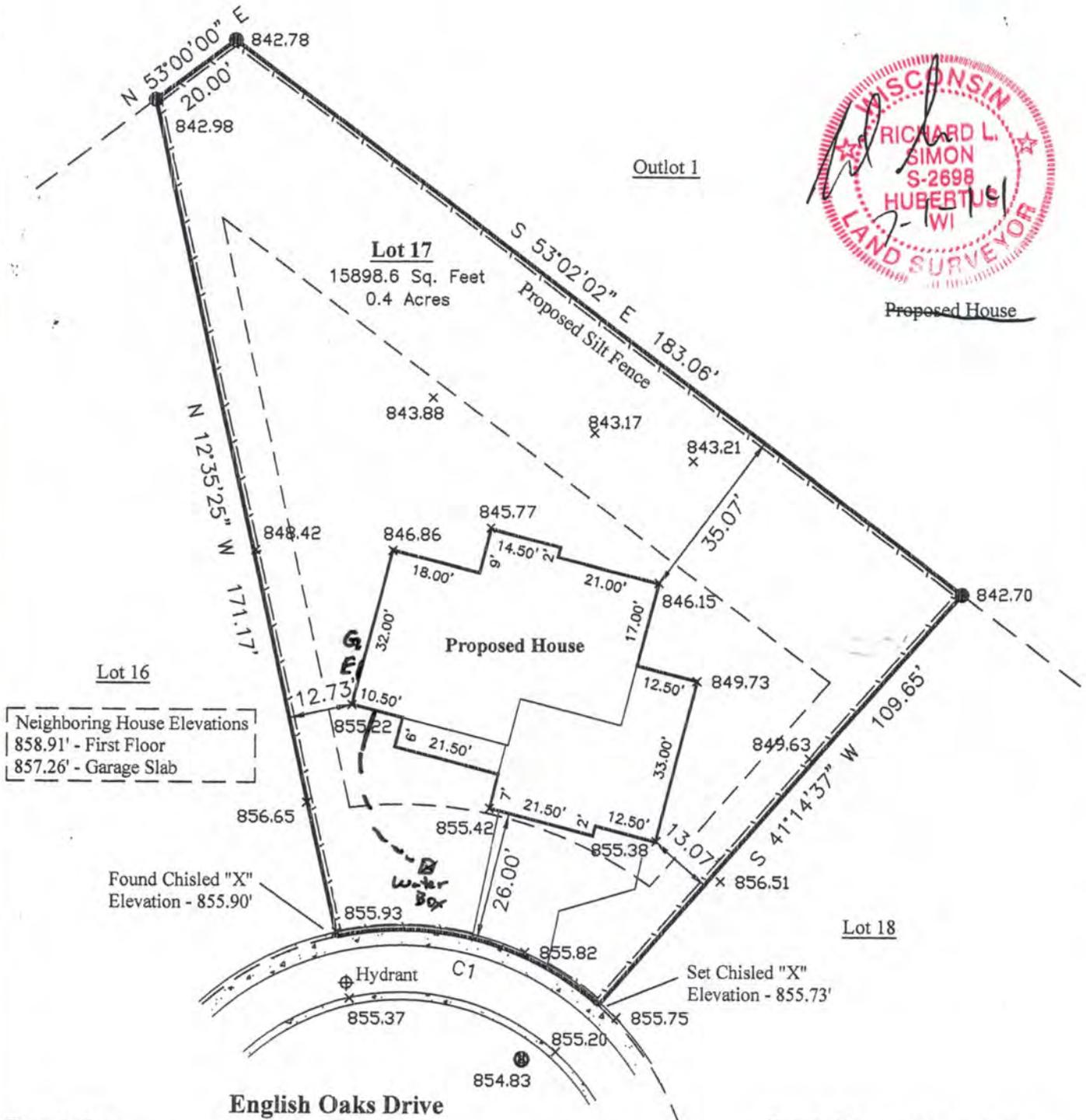
- A. **Annual water consumption:** Standard residential home consumption
- B. **Annual sewage generation:** Standard residential home generation
- C. **Vehicle trip generation:** 2-4 trips a day 3 vehicles total
- D. **Estimated number of vehicles stored/parked on site:** 3 vehicles
- E. **Proposed Sign:** Not applicable
- F. **General hours of operation:** 24/7
- G. **Anticipated user profile:** Single family residential
- H. **Proposed dates of construction:** Project has started
- I. **Unusual conditions:** None

Letter of Intent

W195 N17353 English Oaks Dr. Jackson, WI 53037

I would like to increase the size of my garage to park my work vehicle and work related items in. Our subdivision does not allow lettered/work vehicles to be park outside except for temporary deliveries and or merchandise delivers.

concerning the existence of any utility on the site, whether private, municipal, or public owned.
 3) No Title Policy furnished therefore completeness of easements is not warranted.



Neighboring House Elevations
 858.91' - First Floor
 857.26' - Garage Slab

Description:

All of Lot 17 in English Oaks Subdivision being part of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Survey For: Stortz Custom Homes

Dated this 7th day of November, 2012.

Revised House this 21st day of March, 2013.

Revised House this 25th day of June, 2014.

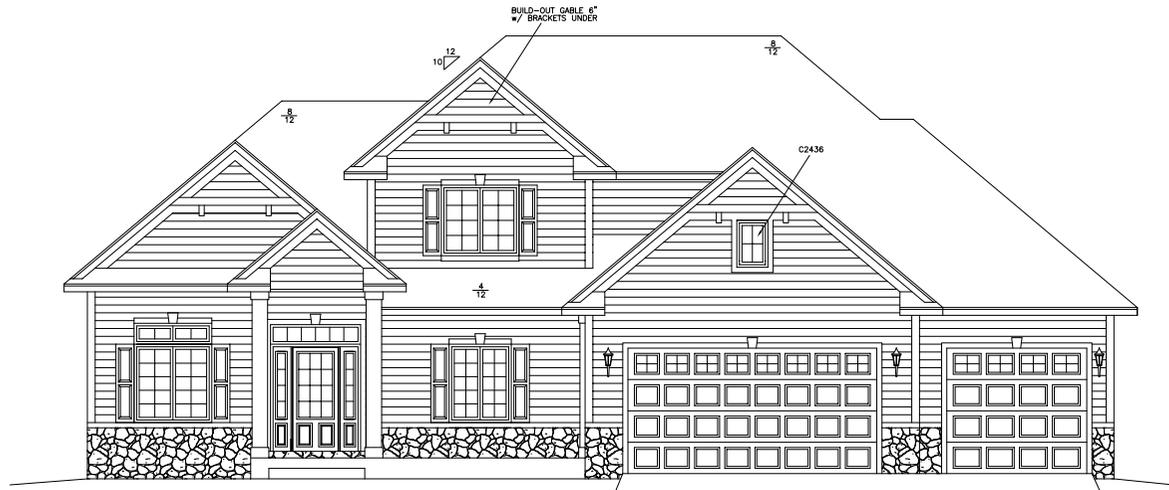
Curve Data

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 60.00' | 56.37' | 54.32' | N 75°40'24" W | 53°49'47" |

x 855.54

STATE OF WISCONSIN) SS.
 COUNTY OF WASHINGTON)

"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEROF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HERETO.



FRONT ELEVATION



REAR ELEVATION

RAILING @ STAIRS NEEDED BUT NOT SHOWN

CALCULATED DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE. CONTACT BUILDING DESIGNER FOR ANY CLARIFICATIONS. DUE TO OCCASIONAL PLOTTER MALFUNCTION PLANS MAY NOT BE TO SCALE.

REV. 6/25/13 MASE/HRB
REV. 3/21/13 MASE/HRB
REV. 1/22/12 MASE/HRB

10717 West 84th Ave. G,
Denver, CO 80231
303-846-4600
storitzcustomhomes.com

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L.L.C.

STORITZ RESIDENCE

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STORITZ
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L.L.C.

SPECIAL NOTICE
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN DESIGNING AND DRAWING THESE PLANS, THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR ANY CORRECTIONS REQUIRED DURING ACTUAL CONSTRUCTION. NO REPRESENTATION IS MADE OR IMPLIED FOR ACCURACY.

Drawn by: J.E.B.S.
Scale: 1/4" = 1'-0"
Date: 10/27/12
Project No: 112-425

BID PLAN

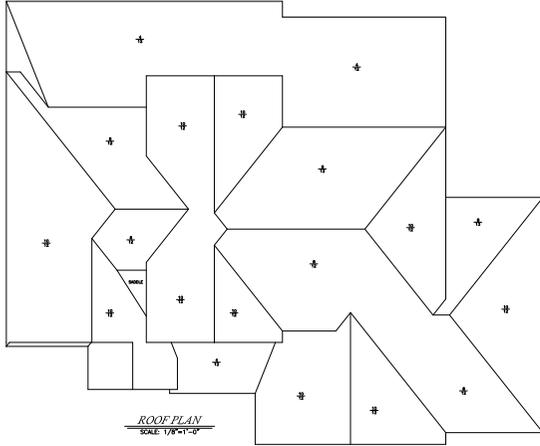
NOT FOR CONSTRUCTION

ROUGH OPENING SCHEDULE
 O.V.H.D. DR.=DOOR + 3" CLADDED/2" IF NOT
 EX'T. DOORS=DOOR + 2 1/8"
 INT. DOORS (INCLUDING BIFOLD)=DOOR + 2 1/2"
 DBL. DOOR (STANDARD)=DOOR + 2 1/2"
 DBL. DOOR (ASTRAGAL)=DOOR + 3 1/2"
 PKT. DOOR=DOOR WIDTH + 2 1/8" + 64 1/4"
 BI-PASS DOOR=DOOR WIDTH X2 + 1"

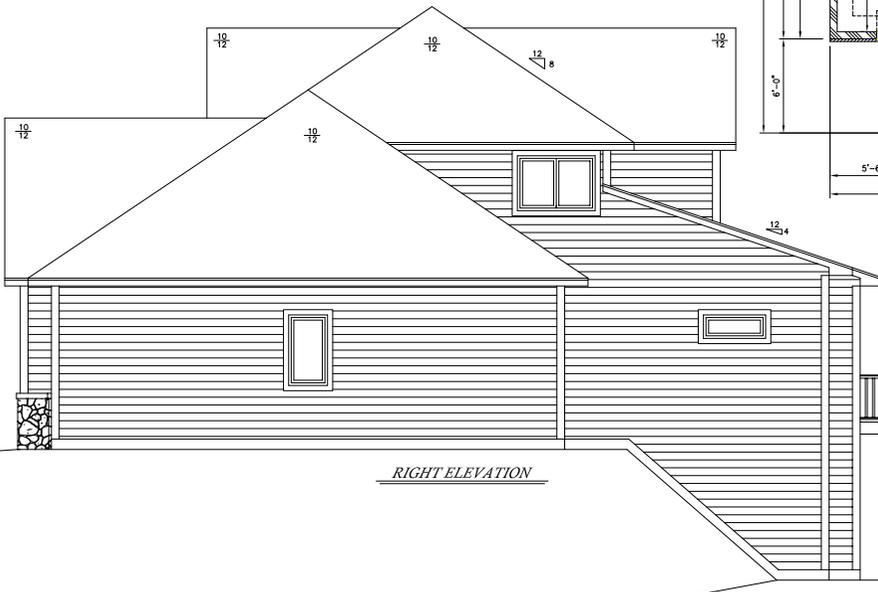
ALL HEADERS NOT LABELED AS LVL
 TO BE MIN. 2 PLY 2X10

ALL DIMENSIONS ARE TO THE ROUGH STUD
 (UNLESS NOTED OTHERWISE)
 2x6 WALLS= 5 1/2"
 2x4 WALLS= 3 1/2"

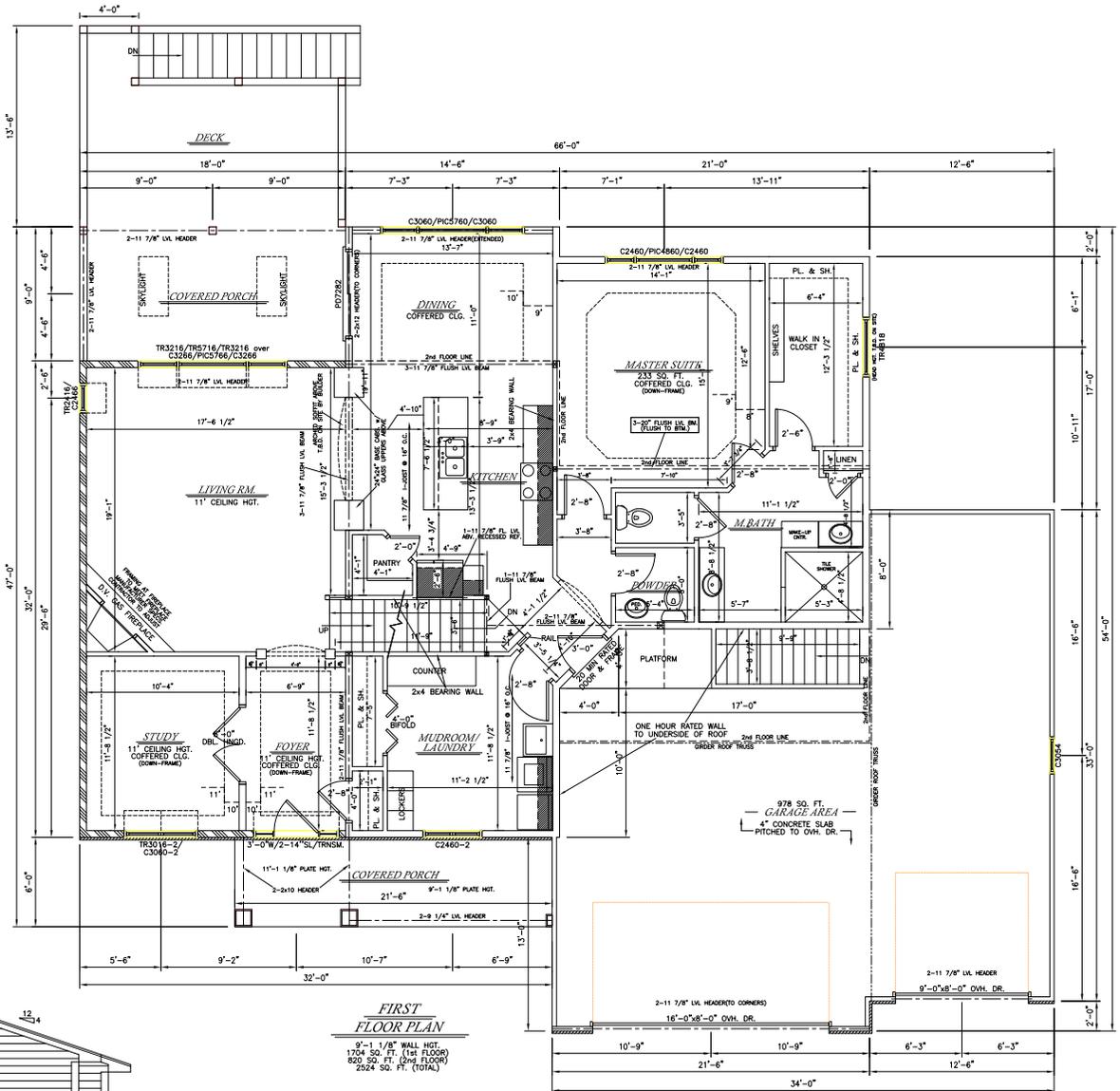
NOTE: ALL "TYPICAL" ROUGH OPENINGS TO "COMMON" DOORS
 CAMPBELL/PORTER/PAVONI BUILDING SUPPLY FURNISHED. CHECK ALL ONLY DIMENSIONS
 AND IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY ROUGH OPENINGS.



ROOF PLAN
SCALE 1/8"=1'-0"



RIGHT ELEVATION



FIRST FLOOR PLAN

CALCULATED DIMENSIONS TAKE PRECEDENCE OVER
 MEASUREMENTS BY SCALE. CONTACT BUILDING
 DESIGNER FOR ANY CLARIFICATIONS.
 DUE TO OCCASIONAL PLOTTER MALFUNCTION PLANS MAY NOT BE TO SCALE

PLANS COPYRIGHTED BY:
STORITZ CUSTOM HOMES LLC

SPECIAL NOTICE
 ALTHOUGH EVERY EFFORT HAS BEEN MADE IN DESIGNING
 AND CONSTRUCTION FOR
 AND INSTALLER AND CONTRACTOR
 MUST CHECK ALL DETAILS AND DIMENSIONS AND BE
 REQUIRED DURING ACTUAL CONSTRUCTION. NO REPRE-
 SENTATION IS MADE OR IMPLIED FOR ACCURACY.

1017 West 8th Ave. Unit G,
 Denver, CO 80202
 (303) 733-8922
 (303) 733-8922
 storitzcustomhomes.com

STORITZ CUSTOM HOMES LLC
 STORITZ RESIDENCE

DATE: 11/17/19
 DWT: 10/21/19
 PROJECT NO: 1712-425

BID PLAN

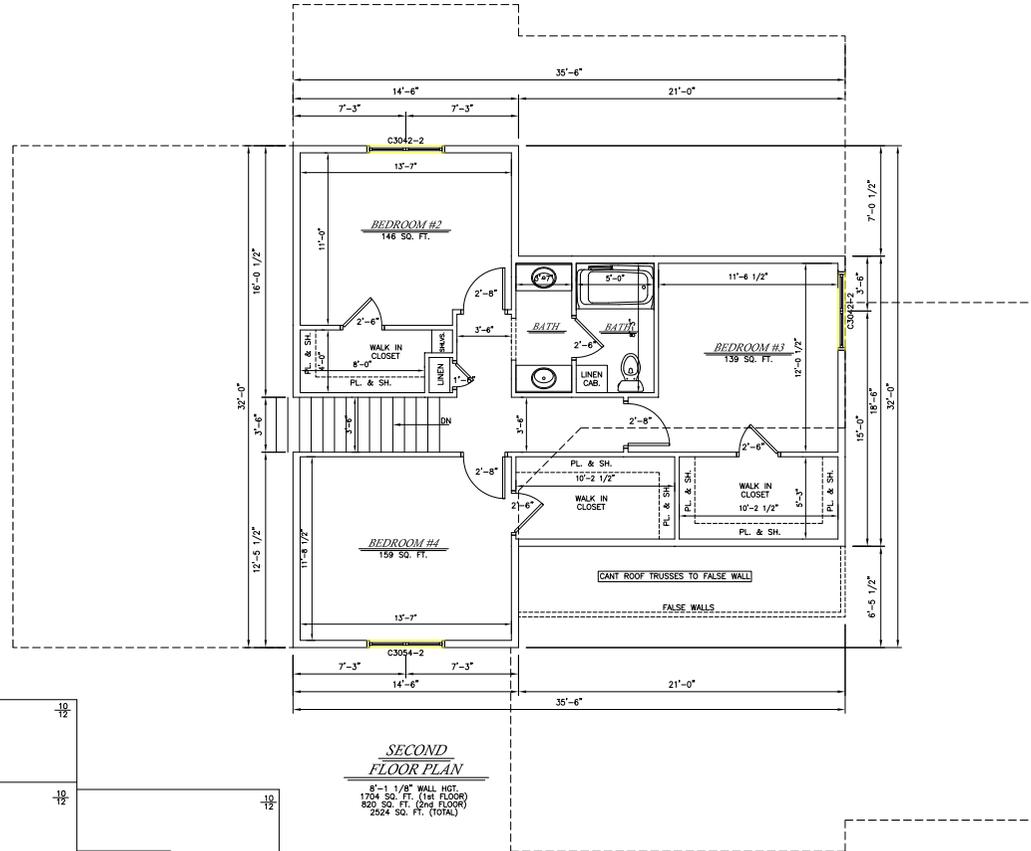
NOT FOR CONSTRUCTION

ROUGH OPENING SCHEDULE
 OVDH DR=DOOR + 3" CLADDED/2" IF NOT
 EXT. DOORS=DOOR + 2 1/8"
 INT. DOORS (INCLUDING BEVELS)=DOOR + 2 1/2"
 DR. DOOR (STANDARD)=DOOR + 2 1/2"
 DR. DOOR (W/ ASTRAGAL)=DOOR + 3 1/2"
 PWT. DOOR=DOOR WIDTH X2 + 2 1/2" (1" - 84 1/4")
 BI-PASS DOOR=DOOR WIDTH X2 + 2 1/2"

ALL HEADERS NOT LABELED AS LVL
 TO BE MIN. 2 PLY 2X10

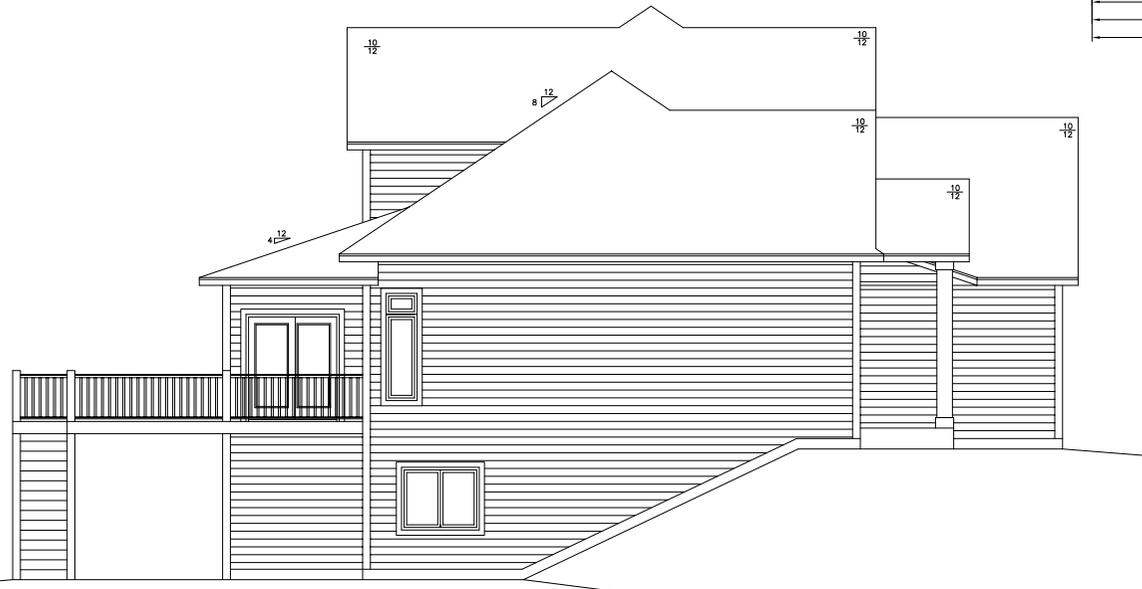
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 CAMPBELL/POPE/REIN/VEL BUILDING SUPPLY FURNISHED. CHECK ALL ONLY DIMENSIONS
 AND IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY ROUGH OPENINGS.

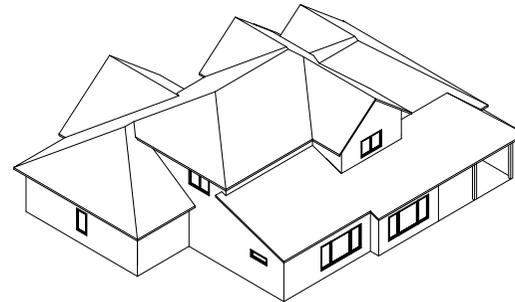


SECOND FLOOR PLAN

8'-1 1/8" WALL HGT
 1704 SQ. FT. (1st FLOOR)
 820 SQ. FT. (2nd FLOOR)
 2524 SQ. FT. (TOTAL)



LEFT ELEVATION



CALCULATED DIMENSIONS TAKE PRECEDENCE OVER
 MEASUREMENTS BY SCALE CONTACT BUILDING
 DESIGNER FOR ANY CLARIFICATIONS.
 DUE TO OCCASIONAL PLOTTER MALFUNCTION PLANS MAY NOT BE TO SCALE

PLANS COPYRIGHTED BY:
STORITZ CUSTOM HOMES LLC

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 AND PREPARING THESE PLANS, THE ARCHITECT MAKES NO
 WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY
 OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR
 MUST CHECK ALL DETAILS AND DIMENSIONS AND BE
 RESPONSIBLE FOR ANY OMISSIONS, ERRORS, OR
 CONFLICTS. NO REPRESENTATION IS MADE OR IMPLIED FOR ACCURACY.

10117 West 86th Ave. G,
 Denver, CO 80231
 (303) 440-9900
 storitzcustomhomes.com

STORITZ CUSTOM HOMES LLC
STORITZ RESIDENCE

Drawn by: JELES
 Scale: 1/8"=1'-0"
 Date: 10/21/21
 Project No: T12-425

