



# ZONING BOARD OF APPEALS AGENDA

April 15, 2026 at 4:00 PM

City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,  
Sheboygan, WI

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It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 by 12:00 p.m. on meeting day so that the person may be provided a remote link for that purpose. All Board members may attend the meeting remotely.

## OPENING OF MEETING

1. Call to Order
2. Pledge of Allegiance
3. Identify potential conflicts of interest

## OPENING OF MEETING

4. Approval of the Zoning Board of Appeals minutes from March 18, 2026.

## ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Housing appeal application by David and Salena Russell requesting approval for the 6' 2" ceiling height in a basement recreation room. The required ceiling height is 7' located at 3410 S 11th Street.

## TENTATIVE DATE OF NEXT REGULAR MEETING

6. Next tentative meeting scheduled: May 20, 2026

## ADJOURN

7. Motion to Adjourn

**In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:**

City Hall • Mead Public Library  
Sheboygan County Administration Building • City's website

## CITY OF SHEBOYGAN

## ZONING BOARD OF APPEALS MINUTES

Wednesday, March 18, 2026

**Members Present:** Kevin Sampson, Keeli Johnson, Tad Tjapkes, and Drew Phillips

**Members Excused:** Markus Savaglio

**Staff/Officials Present:** Director of Planning and Development Taylor Zeinert, Building Inspector Pat Eirich, Zoning Administrator Ellise Rose and Administrative Coordinator Linnae Wierus

**OPENING OF MEETING**

## 1. Call to Order

Kevin Sampson called the meeting order.

## 2. Pledge of Allegiance

The Pledge of Allegiance is recited.

## 3. Identify potential conflicts of interest

No conflicts identified.

**OPENING OF MEETING**

## 4. Approval of the Zoning Board of Appeals minutes from February 18, 2026

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON FEBRUARY 18, 2026.

Motion made by Tad Tjapkes, seconded by Drew Philips

Voting yea: Kevin Sampson, Keeli Johnson, Tad Tjapkes, and Drew Phillips

Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

## 5. Variance application by David Repinski requesting to build an addition to his house encroaching on the rear and side yard setbacks located at 1314 Jefferson Avenue.

MOTION TO DENY THE VARIANCE REQUEST BASED ON NOT MEETING THE UNQIUE PROPERTY HARDSHIP.

Motion made by Tad Tjapkes, seconded by Drew Philips

Voting yea: Tad Tjapkes and Drew Philips

Voting nay: Keeli Johnson

Motion carried.

**TENTATIVE DATE OF NEXT REGULAR MEETING**

## 6. Next scheduled meeting: April 15, 2026 at 4:00 PM

The next meeting is scheduled for April 15, 2026.

**ADJOURN**

7. Motion to Adjourn

MOTION TO ADJOURN THE MEETING

Motion made by Keeli Johnson, seconded by Tad Tjapkes

Voting yea: Kevin Sampson, Keeli Johnson, Tad Tjapkes, and Drew Phillips

Motion carried.

Meeting is adjourned at 4:50 pm.



**CITY OF SHEBOYGAN**

**VARIANCE APPLICATION**

Fee: \_\_\_\_\_

Review Date: \_\_\_\_\_

Item 5.

Read all instructions before completing. If additional space is needed, attach additional pages.

**SECTION 1: Applicant/ Permittee Information**

Name (Ind., Org. or Entity)  
David and Salena Russell

Mailing Address 3410 S.11th Street	City Sheboygan	State WI	ZIP Code 53081
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Email Address salenarussell20@gmail.com	Phone Number (incl. area code) 920-918-6506
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Applicants' interest in property:  
Our home

**SECTION 2: Property Information**

Property Address 3410 S11th St	City Sheboygan	State WI	Zip 53081
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Type of Building:  Commercial  Residential

Request for:  New Construction  Repairs  Alterations  Addition  Nonconforming Use  
 Other:

**SECTION 3: If the Request is for a Nonconforming Use**

Your intended use:

Date last occupied as a nonconforming use:

By Whom:	Previous Use:
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**SECTION 4: Requested Variance**

On a separate letter to the Board, describe the requested variance and include what unnecessary hardship or difficulty is caused by following the regulations or requirements of the ordinance. See the attached "The Three Tests for a Variance" and be prepared to argue how you pass the THREE TESTS FOR A VARIANCE.

**SECTION 5: Certification and Permission**

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Variance Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

**Permission:** I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Owner Name/Authorized Representative (please print) <b>Salena Russell</b>	Title <b>Co-owner</b>	Phone Number <b>920-918-6506</b>
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Signature of Applicant <i>Salena Russell</i>	Date Signed <i>4/10/2025</i>
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Complete application is to be filed with the Building Inspection Department, 828 Center Avenue, Suite 208. Variances to zoning ordinances are considered by the City of Sheboygan Zoning Board of Appeals monthly on the third Wednesday at 3 p.m. at a public hearing. To be placed on the agenda of Zoning Board of Appeals, application must be received no later than 4:30 p.m. on the third Wednesday of the month prior to the scheduled public hearing. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

**All applications must include:**

- 1) Application forms, signed and dated, which are available at the Building Inspection Department Office and online.
- 2) The non-refundable filing fee - \$250.00.
- 3) Photographs of the property.
- 4) Samples of materials being used – roofing, siding, decking, etc.
- 5) A site sketch (see example), drawn to scale indicating location of all existing structures and proposed construction. Also indicate lot lines, size of lot, streets and other public ways, driveways, off-street parking, loading areas, and existing and proposed front, side and rear yards. *Please consult with Building Inspection staff for more information.*

**Notes:**

- a) The applicant can present any additional information to inform the Board of the facts.
- b) Applicants should be aware staff may require a survey as part of the application information in order to clarify specific variance(s) requested.
- c) Applicants should be aware the Board of Appeals may require a survey as part of the application review and/or as a condition of approval prior to issuance of a building permit if a variance is granted.
- d) Building permits must be acquired within 6 months of the granted approval or the approval will be voided.
- e) Any information submitted on the application will become public record and is not subject to confidentiality.

**FAILURE TO SUPPLY ADEQUATE AND / OR ACCURATE INFORMATION AS REQUESTED ABOVE CAN BE GROUNDS FOR DISMISSAL OF THE APPEAL REQUEST.**

Applicants should be prepared to answer the following questions:

- *What **hardship** is created by the application of the Zoning Ordinance to this property? Is **reasonable use** of the property denied by the zoning regulations? In other words, is there an alternative plan that would **comply** with the ordinance?*
- *Is there a **unique physical characteristic** of the property which prevents development of the property in compliance with the Zoning Ordinance?*
- *Would granting the variance harm the **public interest** in any way? For example, would public safety be compromised? (Note: Lack of neighborhood opposition does not necessarily mean a variance would not harm the public interest.)*

A notice of the date and time of the hearing will be mailed to all property owners within 100 feet and municipal property within 1,000 feet of your property. Notice of hearing will also be sent to the City of Sheboygan Planning Department. It is important you discuss your proposal with the Building Inspection and Planning Departments.

The property owner or a representative shall be present at the public hearing to present his or her request to the Board and answer any questions the Board members may have. Should an appearance not be made, or insufficient information presented, the appeal will not be considered and may be either placed on the agenda for the next meeting or denied. The appellant will be required to pay the additional expense incurred because of postponement of the hearing. Appellants are reminded the filing fee for a variance request is non-refundable.

### **THE THREE "TESTS" FOR A VARIANCE**

The CITY OF SHEBOYGAN adheres to a set of Zoning Ordinances to make certain your proposed construction is consistent with neighboring developments, a development does not infringe on the enjoyment of property belonging to neighboring owners, it does not detract from surrounding buildings or lots and is not out of character with the neighborhood, and a project meets necessary public health and safety standards. If your proposed construction cannot meet the requirements of the zoning or sign code, a **VARIANCE** is needed.

To obtain a variance, you must establish, due to some peculiarity of the property's size, shape, topography, etc., it would be a hardship or practical difficulty to meet zoning code requirements. ***These circumstances must not be self-imposed or self-created.*** In short, your proposed construction must meet and pass the three "tests" for a variance listed below.

IT IS RECOMMENDED YOU MEET WITH THE STAFF IN THE CITY'S PLANNING DEPARTMENT AND BUILDING INSPECTION DEPARTMENT BEFORE SUBMITTING YOUR APPLICATION FOR A VARIANCE. BUILDING INSPECTION STAFF WILL REVIEW THE STANDARDS FOR A VARIANCE (BELOW) PRIOR TO YOUR FILLING OUT THE APPLICATION AND PAYING THE NON-REFUNDABLE FILING FEE.

#### **TEST #1: UNNECESSARY HARDSHIP**

The Wisconsin Supreme Court has ruled that unnecessary hardship only exists when the zoning ordinance denies ***all reasonable use*** of the property. ***If there is an alternative plan that is within the bounds of the zoning ordinance, a variance is not warranted.***

The hardship experienced ***must not be self-imposed***; losses of profit, expense already incurred and additional expense incurred to comply with zoning ordinances ***are not*** unnecessary hardships.

#### **TEST #2: UNIQUE PROPERTY LIMITATIONS**

Unique physical characteristics of your property must prevent you from completing your proposed construction in compliance with the ordinance. The **property** must qualify for the variance, **not your particular situation.**

Additionally, existing violations on other properties or improper variances previously granted are not grounds for a variance.

#### **TEST #3: NO HARM TO PUBLIC INTEREST**

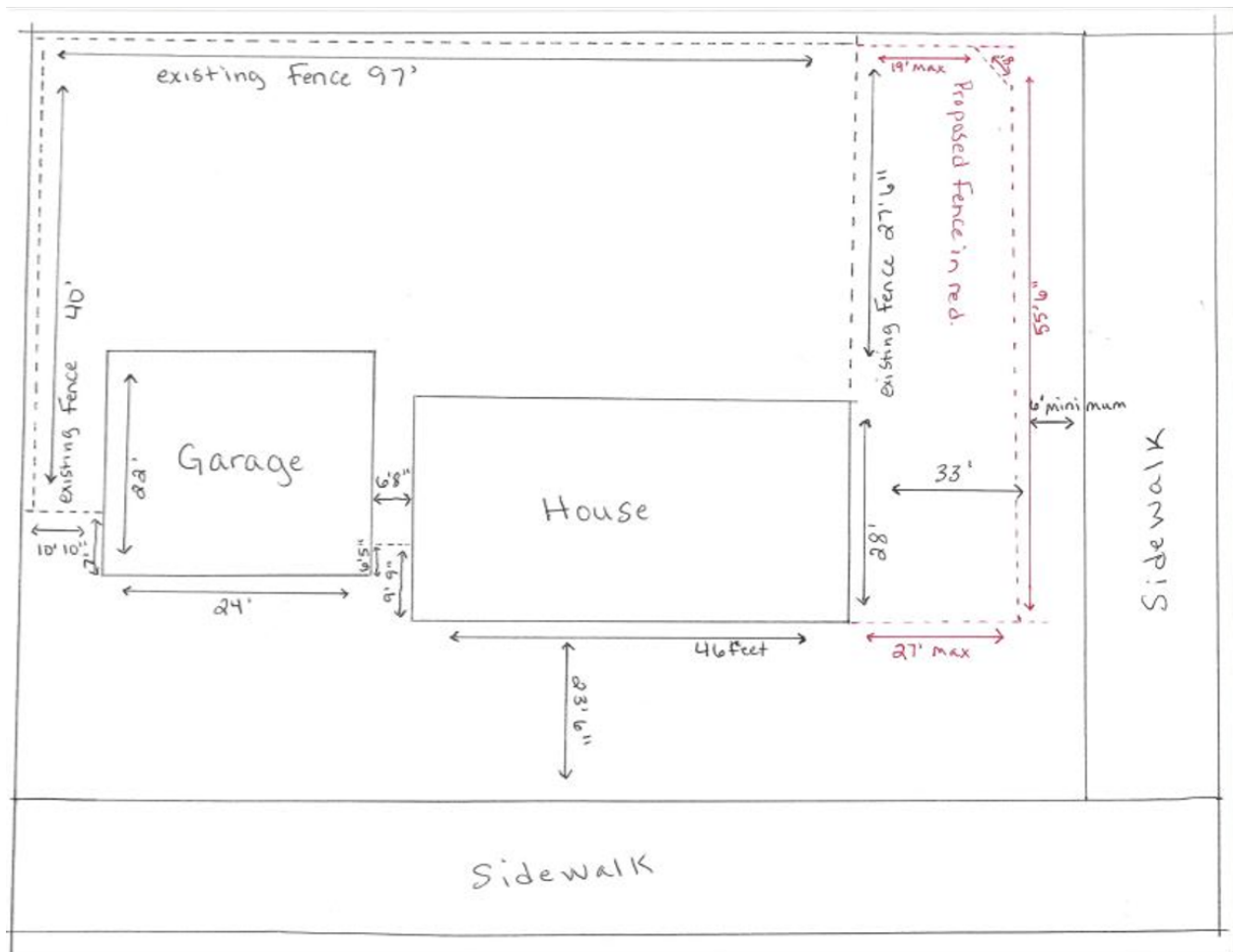
The Board members will be taking into account the reason for the existence of the zoning ordinance in applying this test. Lack of opposition ***does not*** necessarily mean the proposed construction would not harm the public interest.

The Board, in granting a variance, may impose conditions on the proposed construction to assure the public's interests are protected. Board members may only grant the **minimum relief** necessary for the reasonable use of the property.

Your proposed construction must meet all three "tests" to qualify for a variance. Variances are meant to be an **infrequent remedy** where an ordinance imposes a unique and substantial burden. **They are not intended as an accommodation for a property owner's convenience.** A variance decision may be appealed within 30 days of the filing of the decision in the office of the board.

**Please contact the staff at the City's Planning Department and/or Building Inspection Department if you have any further questions.**

**SITE MAP EXAMPLE**



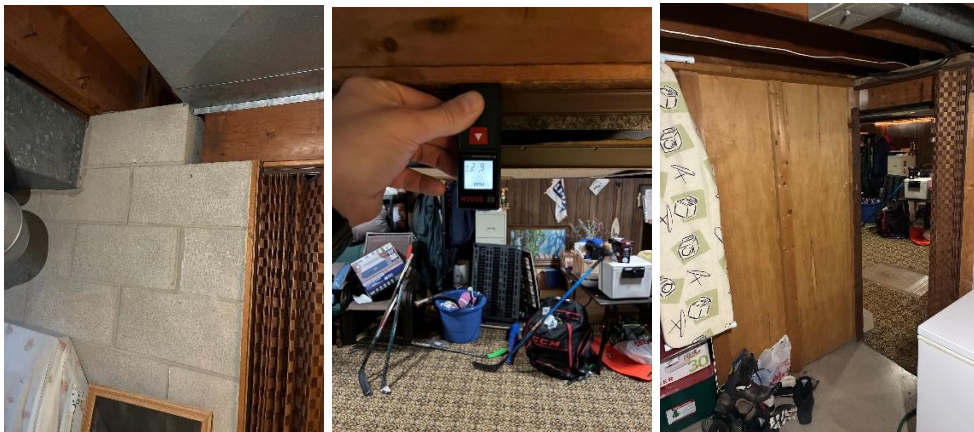
To the Building Inspection Committee:

We are the owner David and Salena Russell of the house located at 3410 S. 11<sup>th</sup> Street in Sheboygan. We are seeking approval of a variance to the plans for a recreation room in our basement. The house was constructed in 1965 and has a low ceiling height to today's building codes.

The contractor Matrix Basement Finishing has informed us that the building plans have two doorways on each side of the stairway that are at a non-compliant height to code. In the pictures you will see there is a structural wood beam header that is located on top of the gaps in the cement blocks above both doorway and the entrance to the basement at the stairs. A maximum height of 74" from floor to header which is below code clearance for a doors.

Sincerely,

David and Salena Russell



# matrix

## BASEMENT FINISHING

N57W14502 Shawn Circle Unit D | Menomonee Falls, WI 53051  
 www.matrixhomesolutions.com  
 info@matrixhomesolutions.com  
 855.665.2733

**APPLICABLE BUILDING CODES:**  
 RESIDENTIAL BUILDING CODE: CURRENT WISCONSIN UNIFORM DWELLING CODE w/  
 APPLICABLE LOCAL AMENDMENTS  
 ELECTRICAL: 2017 NATIONAL ELECTRIC CODE w/  
 APPLICABLE LOCAL AMENDMENTS  
 PLUMBING: CURRENT STATE OF WISCONSIN PLUMBING CODE  
 MECHANICAL: CURRENT WISCONSIN RESIDENTIAL MECHANICAL  
 CODE w/ APPLICABLE LOCAL AMENDMENTS  
 ENERGY: CURRENT WISCONSIN RESIDENTIAL ENERGY CONSERVATION  
 CODE w/ APPLICABLE LOCAL AMENDMENTS  
 \*LOCAL MUNICIPAL CODE INCLUDING ALL LOCAL AMENDMENTS

- SHEET NUMBER 1 Title Sheet & Index, Ceiling Height
- SHEET NUMBER 2 Basement Floor Plan
- SHEET NUMBER 3 Basement Ceiling Plan
- SHEET NUMBER 4 Scope of Work and Selections
- SHEET NUMBER 5 Homeowner Provided Items and Information
- SHEET NUMBER 6 Wall Details, Framing and Fireblocking
- SHEET NUMBER 7 3D Renderings

**FINISHED SQUARE FOOTAGE:**  
 400 SQFT  
 JOIST HEIGHT: 6'-11"  
 BEAM HEIGHT: #-#"  
 H.V.A.C. HEIGHT: 6'-2"

**CHANGES TO THE PLANS:**

- REVISIONS TO THE PLANS AFTER PLAN REVIEW CAN TAKE FROM TWO TO FOUR WEEKS. ANY CUSTOMER REQUESTED PLAN CHANGES AFTER TECHNICAL REVIEW REVISIONS WILL INCUR A \$250 PLAN REVISION FEE IN ADDITION TO THE COST FOR THE CHANGE IN SCOPE OF WORK.

**PLAN DIMENSIONS:**

- DIMENSIONS ON PLANS ARE SUBJECT TO CHANGE BASED ON FIELD CONDITIONS. BATHROOMS, CABINETS AREAS, OR OTHER CRITICAL AREAS OFTEN HAVE TO BE HELD TO SPECIFIC DIMENSIONS AND ADJUSTMENTS WILL BE AVOIDED IN THOSE AREAS WHENEVER POSSIBLE. IF A HOMEOWNER DESIRES SPECIFIC DIMENSIONS IN ANY AREA, PLEASE NOTIFY MATRIX DURING YOUR TECHNICAL REVIEW SO NOTES CAN BE ADDED TO THE PLANS AT THAT TIME.

**CHANGES TO THE SIGNED PLANS:**

- ANY REQUESTS FOR CHANGES TO THE PLANS AFTER THE PLANS HAVE BEEN SIGNED MAY BE SUBJECT TO RESTOCKING FEES, ENGINEERING FEES, AS WELL AS THE COST OF THE INDIVIDUAL ITEMS BEING CHANGED. IF ANY CHANGES OCCUR IN THE DOOR SCHEDULE AFTER THE PLAN REVIEW THERE WILL BE A \$150.00 RESTOCKING FEE. ONCE THE PLANS HAVE BEEN SIGNED BY THE HOMEOWNER, ONLY WORK ON THE CONTRACT AND ON THE PLANS WILL BE PERFORMED BY MATRIX CARPENTERS, ELECTRICIANS, AND PLUMBERS DURING INSTALLATION. ANY ADDITIONAL ITEMS ADDED TO THE SCOPE OF WORK ABOVE AND BEYOND THE CONTRACT AND THE SIGNED PLANS CAN RESULT IN A CHARGE BACK TO THE HOMEOWNER DURING THE INSTALLATION PROCESS.

**PLUMBING & ELECTRICAL:**

- EXISTING PLUMBING AND ELECTRICAL IS ASSUMED TO BE CORRECT, BUT IS SUBJECT TO REINSPECTION BY A LICENSED PLUMBER. OR ELECTRICIAN. ANY ADDITIONAL WORK THAT MAY BE REQUIRED TO CORRECT DEFICIENCIES IN THE EXISTING PLUMBING OR ELECTRICAL SYSTEMS WILL BE BILLED TO THE CUSTOMER SEPARATELY.

**VILLAGE REQUIREMENTS:**

- ANY ADDITIONAL WORK REQUIRED TO SATISFY LOCAL BUILDING CODES OR UPDATE ANY EXISTING CONDITIONS, WILL BE BILLED TO THE CUSTOMER SEPARATELY. ALL CONSTRUCTION TO FOLLOW LOCAL REQUIREMENTS.

**HOMEOWNER SUPPLIED ITEMS:**

- HOMEOWNER SUPPLIED ITEMS SHOULD BE PRESENT AT THE START OF PROJECT/ DELIVERY. TRIP CHARGES MAY APPLY IF NOT ON SITE DURING THE INSTALLATION PROCESS. A \$200 TRIP CHARGE WILL BE APPLIED FOR MISSING PLUMBING ITEMS.

**STAGING FOR DELIVERY:**

- ALL HOMEOWNER BELONGINGS MUST BE CLEARED FROM THE BASEMENT AREA THAT IS TO BE FINISHED. FUTURE STORAGE AREA(S) MAY BE USED FOR STORING HOMEOWNER BELONGINGS, HOWEVER, MATRIX IS NOT RESPONSIBLE FOR THE DAMAGING OF ITEMS LEFT IN THE BASEMENT UNLESS STATED OTHERWISE ON PLANS. IT IS RECOMMENDED THAT HOMEOWNER BELONGINGS THAT COULD BE DAMAGED BY CONSTRUCTION DUST AND DEBRIS ARE TO BE REMOVED FROM THE BASEMENT ENTIRELY PRIOR TO THE START OF CONSTRUCTION. PLEASE BE AWARE THAT TEMPORARY STORAGE SPACE MAY BE REQUIRED IN YOUR GARAGE AT THE TIME OF DELIVERY. IF THERE IS INCLEMENT WEATHER OR SPECIAL DELIVERY SITUATIONS MATERIALS MAY BE STAGED IN THE GARAGE AND WILL BE MOVED TO THE BASEMENT AS SOON AS FEASIBLE.

**FINISHED PAINTING:**

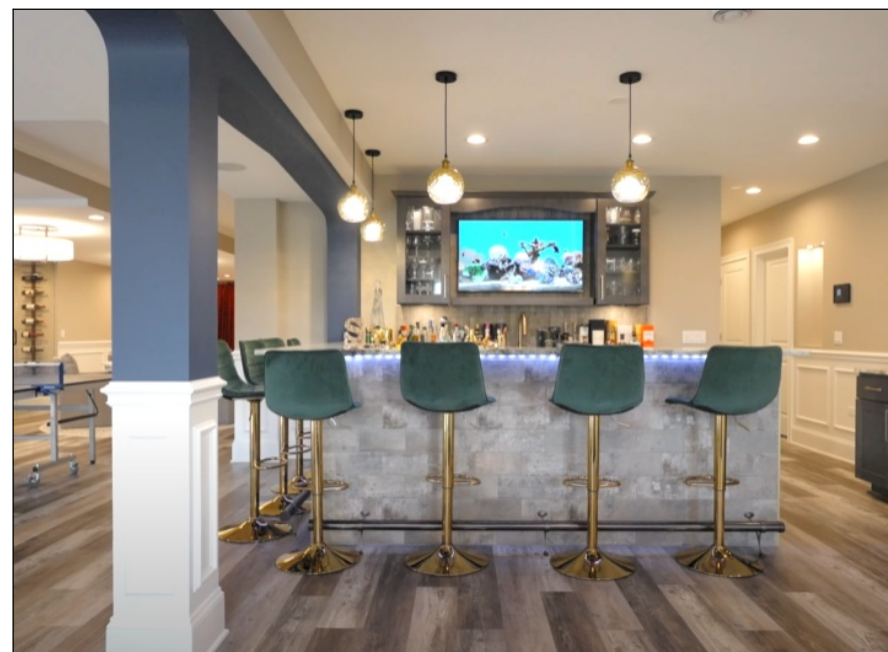
-IF FINISHED PAINTING IS INCLUDED IN THE SCOPE OF WORK, THAT INCLUDES: FILLING NAIL HOLES IN PAINTED TRIM, CAULKING TRIM TO WALLS, TOUCHING UP OF DRYWALL SURFACES, AND APPLYING 2 COATS OF PAINT TO WALLS, DRYWALLED CEILINGS, DOORS, AND TRIM. DRYWALLED CEILINGS, TRIM, AND DOORS WILL BE WHITE AND THE CUSTOMER CAN CHOOSE UP TO 2 COLORS FOR THE WALLS. IF FINISHED PAINTING IS NOT INCLUDED IN THE SCOPE OF WORK NONE OF THAT WORK WILL BE PERFORMED. DOORS AND TRIM ARE TYPICALLY DELIVERED WITH PRIMER ONLY AND ANY ADDITIONAL PREP WORK REQUIRED WILL NOT BE PERFORMED BY MATRIX. DRYWALLED SURFACES WILL BE SANDED AND PRIMED. PRIMER IS NOT A FINISH COATING AND DOES NOT NECESSARILY PROVIDE COMPLETE COVERAGE AND IS MEANT AS A PREPARATION FOR FINISH PAINTING. MINOR TOUCH UP MAY BE REQUIRED AS PART OF THE FINISH PAINTING PROCESS.

**START OF PROJECT:**

- CONSTRUCTION TYPICALLY BEGINS 14 -28 WORKING DAYS AFTER DELIVERY OF MATERIALS, PENDING ISSUANCE OF A BUILDING PERMIT IF APPLICABLE. YOUR PROJECT MANAGER SHOULD CONTACT YOU WITHIN THAT WINDOW TO NOTIFY YOU OF THE EXACT DAY TO EXPECT WORK TO START. ONCE WORK BEGINS YOUR SCHEDULE WILL BE UPDATED IN BUILDER TREND.

THESE PLANS HAVE BEEN PREPARED TO REFLECT THE WORK SPECIFIED IN YOUR CONTRACT AS WELL AS NOTES AND INSTRUCTIONS. SOME ALTERATIONS MAY HAVE BEEN MADE TO MEET LOCAL BUILDING CODES. PLEASE NOTE THE ROOM DIMENSIONS, DOOR LOCATIONS AND SPECIFICATIONS. SHEET 4 WILL DESCRIBE IN DETAIL THE ITEMS TO BE COMPLETED AND SUPPLIED BY MATRIX AS WELL AS THE ITEMS TO BE COMPLETED AND SUPPLIED BY THE HOMEOWNER.

\*ALL DIMENSIONS ARE APPROXIMATE AND COULD CHANGE DURING CONSTRUCTION BASED ON THE AS-BUILT CONDITION.



Item 5.

**DISCLAIMER:**  
 PHOTOS ON THIS PAGE ARE SAMPLE PICTURES FOR REFERENCE ONLY

**\*NOTE TO HOMEOWNERS:**

- WE WILL NEED ACCESS TO STORE YOUR MATERIAL IN THE GARAGE THROUGHOUT THE PROJECT (UP TO 2 DAYS). OUR VENDORS DELIVERING MATERIAL WILL NOT BRING ANY MATERIAL TO THE BASEMENT. MATRIX WILL SEND CREW MEMBERS UPON FIRST AVAILABLE TO MOVE MATERIAL WHEN NEEDED.

- VENDORS WILL ALSO NOT BE ALLOWED TO MOVE ANY OF YOUR PERSONAL BELONGINGS.

**DELIVERY:**  
**MAIN POC:**  
**PHONE:**  
**ACCESS:**  
**DEBRIS:**

**ACCEPTANCE OF PLANS:**  
 I accept these plans and agree to release the project for installation.

HOMEOWNER SIGNATURE DATE OF ACCEPTANCE



N57W14502 Shawn Circle Unit D  
 Menomonee Falls, WI 53051  
 www.matrixhomesolutions.com

SHEET NUMBER	REVISION #:
1	-

TITLE PAGE AND INDEX

05.29.2025  
 JOB#: BS5093  
**RUSSELL**  
 SALENA & DAVID  
 3410 S 11TH ST  
 SHEBOYGAN, WI 53081  
 321-794-5328  
 RUSTY30@CHARTER.NET

**TR NOTES:**  
 1. VIF IF ANY NEW WALLS ARE TO HAVE TEXTURED FINISH  
 2. VIF IF EXISTING DRYWALL IN STAIRWELL IS TEXTURED FINISH

**\*\*\*DRYWALL NOTE:**  
**SMOOTH FINISH IS STANDARD/**  
**FOR TEXTURED WALLS**  
**PLEASE SEE THE SYMBOL**  
**ON THE PLANS**

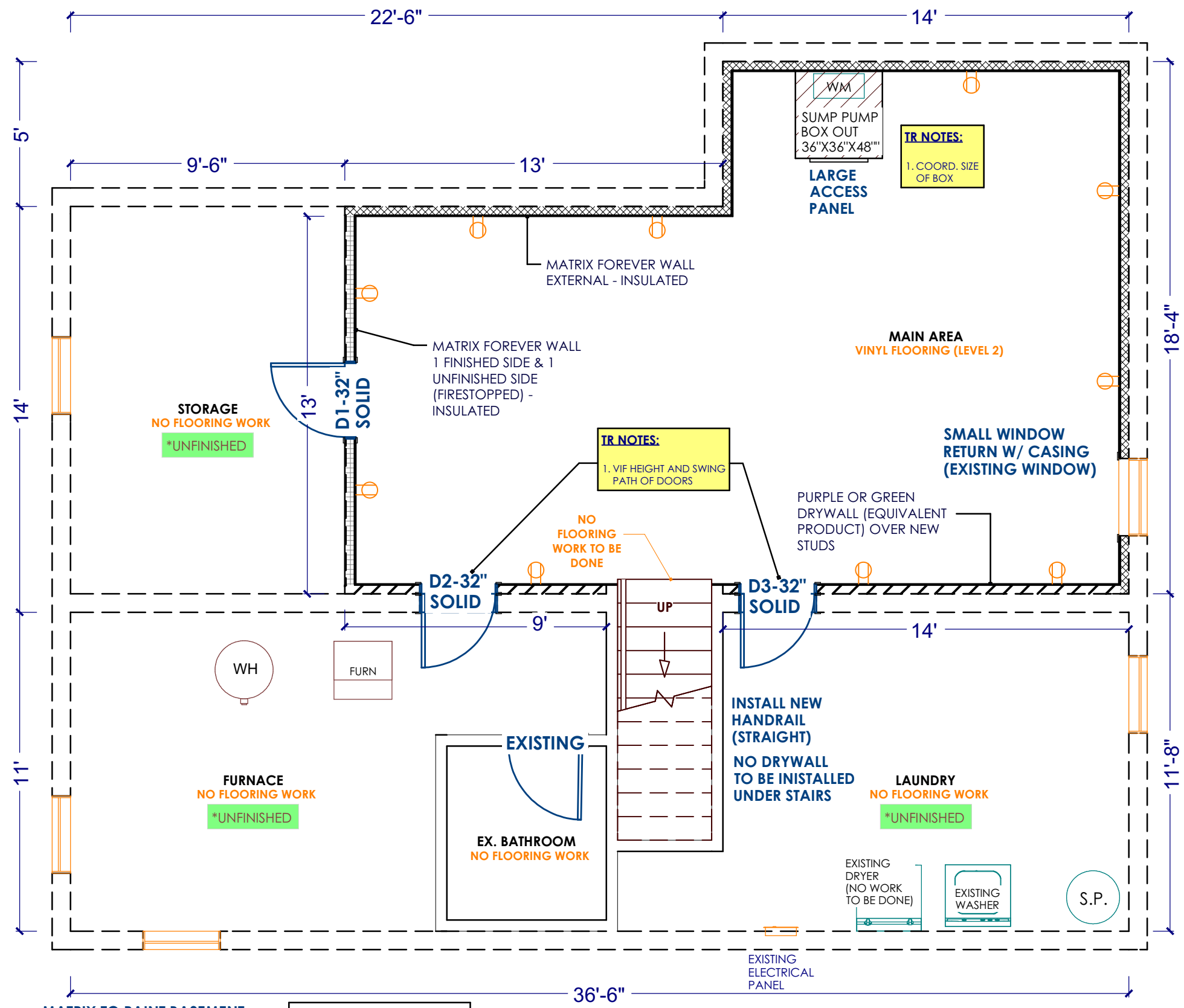
**GENERAL NOTES:**

1. ALL ELECTRICAL WORK IS TO COMPLY WITH 2017 NEC
2. ALL PLUMBING WORK IS TO COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CURRENT STATE OF WISCONSIN PLUMBING CODE.
3. SMOKE ALARMS ARE REQUIRED WITHIN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA (IN THE IMMEDIATE VICINITY OF THE BEDROOMS) AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS. SMOKE ALARMS ARE REQUIRED TO BE 110V HARDWIRED WITH A BATTERY BACKUP, AND MUST BE INTERCONNECTED SO THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS. CURRENT WISCONSIN UNIFORM DWELLING CODE
4. CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. THE DETECTORS MUST BE INSTALLED PER MANUFACTURER SPECS. CURRENT WISCONSIN UNIFORM DWELLING CODE
5. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE OF SIDE OF EACH CONTINUOUS RUN OF STAIRS WITH FOUR OR MORE RISERS. HANDRAILS MUST BE PLACED NO LESS THAN 34" AND NO MORE THAN 38" ABOVE THE NOSING AND THE TREADS. HANDRAILS MUST BE CONTINUOUS FOR THE ENTIRE FLIGHT OF STAIRS, FROM A POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HAND RAIL ENDS SHALL TERMINATE INTO THE WALL. CURRENT WISCONSIN UNIFORM DWELLING CODE
6. ALL RECEPTACLES IN UNFINISHED AREA TO BE GFCI 2017 NEC 210.70 (A)(5)

**GENERAL NOTES:**

- 1 LOCATIONS OF HVAC VENTS MAY HAVE TO CHANGE BASED ON FIELD CONDITIONS.
2. NEW LIGHTING LOCATIONS MAY VARY BASED UPON EXISTING CONDITIONS IN CEILING. FINAL LOCATION TO BE DETERMINED BY A LICENSED ELECTRICIAN

**FM NOTE:**  
 1. EVALUATE IF RIM JOIST INSULATION IS NECESSARY



**MATRIX TO PAINT BASEMENT,**  
**WITH SHERWIN WILLIAMS**  
**CASHMERE PAINT, SHEEN: FLAT**  
**\*2 COLORS, 2 COATS, UNLESS**  
**STATED OTHERWISE ON PLANS**

NEW WALLS IN UNFINISHED AREAS (STORAGE AND UTILITIES) ARE TO REMAIN UNFINISHED (NO TAPE/ NO MUD/ NO PRIME/ NO PAINT/ NO BASEBOARD)

**STAIRS:**  
 - WIDTH: #-#"  
 - TREAD: #-#"  
 - RISER: #-#"  
 - HEADER HEIGHT: #-#"  
 - LANDING: #-#"  
 X #-#"

FLOOR PLAN LEGEND	
2D SYMBOL	DESCRIPTION
[Symbol]	FOUNDATION
[Symbol]	EXISTING FINISHED WALL
[Symbol]	FOREVER EXTERIOR, SPRAY FOAM INSULATION
[Symbol]	Z - PURPLE OR GREEN DRYWALL (EQUIVALENT PRODUCT) OVER NEW STEEL
[Symbol]	FOREVER INTERIOR (STORAGE), 1 FIN SIDE, 1 UNFIN. MINERAL WOOL IN,
[Symbol]	TAMPER RESISTANT ELECTRICAL RECEPTACLE

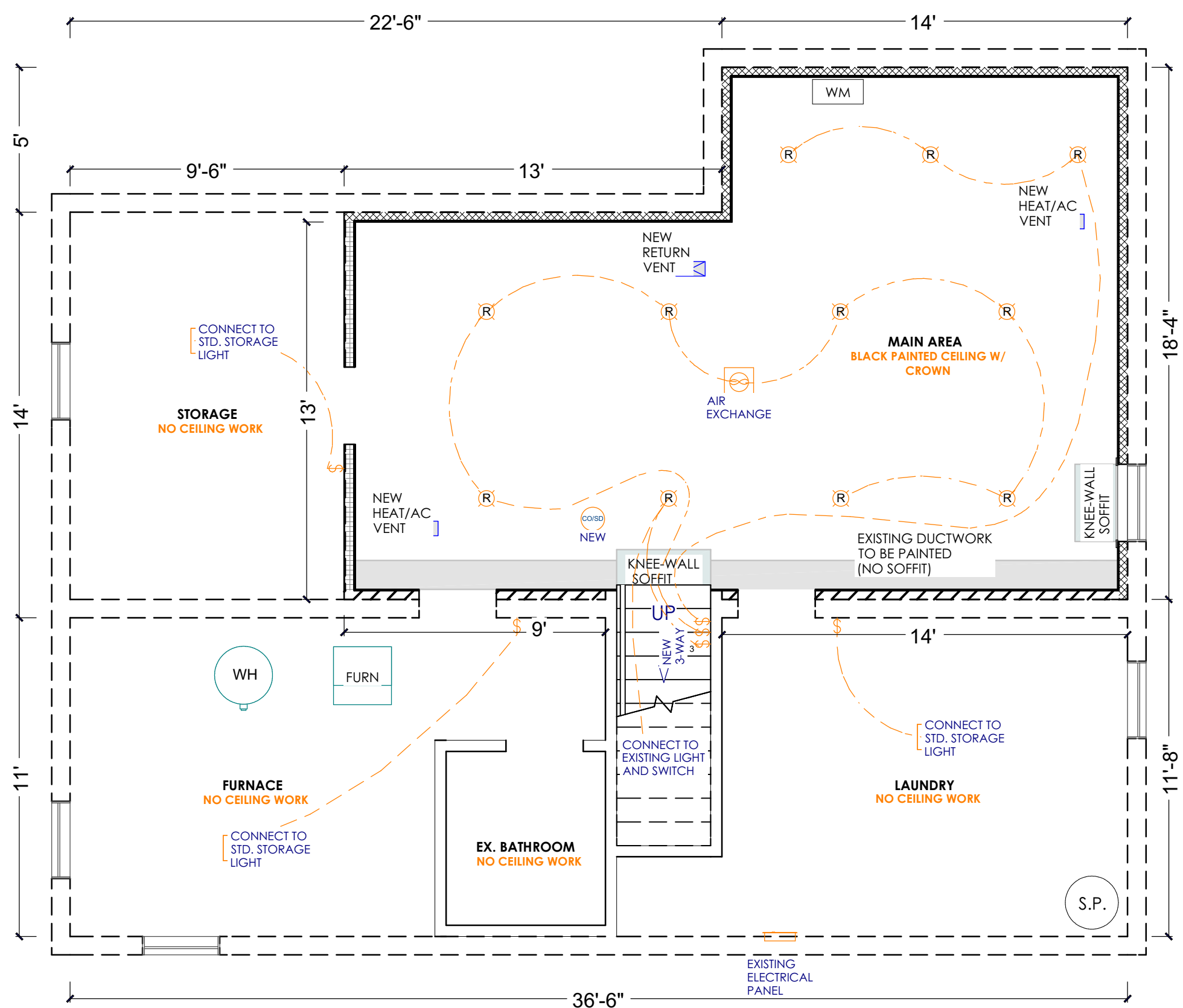
**matrix**  
**BASEMENT FINISHING**

N57W14502 Shawn Circle Unit D  
 Menomonee Falls, WI 53051  
 www.matrixhomesolutions.com

SHEET NUMBER	REVISION #:
<b>2</b>	-

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

05.29.2025  
**JOB#: BS5093**  
**RUSSELL**  
 SALENA & DAVID  
 3410 S 11TH ST  
 SHEBOYGAN, WI 53081  
 321-794-5328  
 RUSTY30@CHARTER.NET



JOIST HEIGHT: 6'-11"  
 BEAM HEIGHT: #-#"  
 H.V.A.C. HEIGHT: 6'-2"

CEILING PLAN LEGEND	
2D SYMBOL	DESCRIPTION
	HEAT SUPPLY VENT
	COLD AIR RETURN VENT
	SINGLE POLE SWITCH
	CARBON MONOXIDE/ SMOKE DETECTOR
	3-WAY SWITCH (NEW)
	6" RECESSED CAN LIGHT

**GENERAL NOTES:**

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**FM NOTE:**

1. EVALUATE IF RIM JOIST INSULATION IS NECESSARY

**matrix**  
 BASEMENT FINISHING  
 N57W14502 Shawn Circle Unit D  
 Menomonee Falls, WI 53051  
 www.matrixhomesolutions.com

SHEET NUMBER	REVISION #:
<b>3</b>	-

BASEMENT CEILING PLAN  
 SCALE: 1/4" = 1'-0"

05.29.2025  
 JOB#: BS5093  
**RUSSELL**  
 SALENA & DAVID  
 3410 S 11TH ST  
 SHEBOYGAN, WI 53081  
 321-794-5328  
 RUSTY30@CHARTER.NET

**MATRIX IS RESPONSIBLE FOR THE FOLLOWING SCOPE OF WORK:**

\*NOTE: NO VERBAL AGREEMENT WILL BE RECOGNIZED

**PERMIT:** MATRIX IS RESPONSIBLE FOR BUILDING PERMIT (ADDS 4-8 WEEKS TO LENGTH OF PROJECT)

\*BUILDING PERMIT FEES ARE THE RESPONSIBILITY OF HOMEOWNER

**DEMO:**

\*NO DEMO WORK TO BE DONE

**\*MATRIX IS NOT RESPONSIBLE FOR DEMO OF ANY LOW VOLTAGE WIRING IN BASEMENT.**

**\*MATRIX IS NOT RESPONSIBLE FOR ASBESTOS, MOLD, OR MILDEW ABATEMENT. IF THESE HAZARDS ARE IDENTIFIED PRIOR TO OR DURING DEMOLITION, A SEPARATE, LICENSED CONTRACTOR WILL BE REQUIRED TO PERFORM THE ADDITIONAL WORK.**

**MATRIX WALLS - FRAMING AND INSULATION:**

1. INSTALL MATRIX FOREVER WALLS, STUDS, AND PURPLE BOARD PER PLANS

**\*8' STUDS, 8' DRYWALL**

2. FRAMERS ARE TO PERFORM WORK PER PLANS, AND FRAMING SCHEDULE BELOW

3. INSTALL SPRAY FOAM INSULATION IN WALLS AS SPECIFIED ON PLANS

4. INSTALL ROCK WOOL INSULATION IN WALLS AS SPECIFIED ON PLANS

FRAMING SCHEDULE	
FRAMING	QTY
FRAME FOR SUMP PUMP BOX WITH LARGE ACCESS PANEL	1
KNEE WALL SOFFIT AT HIGH WINDOW OR STAIRS	2

**MATRIX WALLS - DRYWALL AND MILLWORK:**

1. INSTALL MATRIX FOREVER WALLS, STUDS, AND PURPLE BOARD PER PLANS

**\*8' STUDS, 8' DRYWALL**

2. FRAMERS ARE TO PERFORM WORK PER PLANS AND FRAMING SCHEDULE ABOVE

3. DRYWALL INSTALLERS ARE TO PERFORM WORK PER PLANS AND DRYWALL SCHEDULE BELOW

4. TRIM CARPENTERS ARE TO INSTALL BASEBOARD ON WALLS ALONG FINISHED SIDES, IN FINISHED AREAS (DOES NOT INCLUDE UNFINISHED PURPLE OR GREEN DRYWALL WALLS IN STORAGE/ UTILITY AREAS)

5. TRIM CARPENTERS ARE TO INSTALL CROWN MOLDING AS SPECIFIED ON BASEMENT CEILING PLAN ON SHEET 3

6. TRIM CARPENTERS ARE TO PERFORM WORK AS SPECIFIED ON PLANS AND PER SCHEDULES BELOW (MILLWORK/ CARPENTRY SCHEDULE, DOOR SCHEDULE, AND WINDOW TRIM SCHEDULE)

**\*ACCESS PANEL NOTE: FOLLOW 2017 NEC 314.29**

DRYWALL SCHEDULE	
DRYWALL	QTY
KNEE WALL SOFFIT AT HIGH WINDOW OR STAIRS	2

MILLWORK/ CARPENTRY SCHEDULE	
FINISH TRIM	QTY
INSTALL LARGE ACCESS PANEL	1
INSTALL NEW HANDRAIL FOR STRAIGHT STAIRS	1

**TRIM PACKAGE:**

1. BASEBOARD: **TBD**

2. CASING: **TBD**

3. HARDWARE: **TBD**

4. DOOR STOPS: **TBD**

5. BASE SHOE: **TBD**

6. CROWN: **TBD**

**\*NOTE: (3 1/4") 51LM CROWN IS A STANDARD IN ALL BASEMENTS WITH 7'-8" HEIGHT AND BELOW**

**\*DOOR STYLE IS SPECIFIED ON DOOR SCHEDULE**

**\*NOTE TO HOMEOWNERS: IF CHANGES TO DOORS ARE REQUESTED AFTER PLANS ARE APPROVED, THERE WILL BE \$250 RESTOCKING FEE CHARGE APPLIED**

DOOR SCHEDULE						
#	W	DESCRIPTION	CORE	STYLE	SM./TEXT.	KNOB
D1	32"	SINGLE SWING	SOLID	6 PNL	SMOOTH	H/P
D2	32"	SINGLE SWING	SOLID	6 PNL	SMOOTH	H/P
D3	32"	SINGLE SWING	SOLID	6 PNL	SMOOTH	H/P

WINDOW FINISH TRIM SCHEDULE		
QTY	SIZE	FINISH TRIM
1	SMALL	INSTALL PLYWOOD RETURN AND CASING

**STAIR PARTS:**

1. HANDRAIL, STYLE: **6010 \*POPLAR OR \*OAK (\*\*PLEASE CIRCLE)**

HANDRAIL, LENGTH: **? (\*\*PLEASE INDICATE)**

HANDRAIL BRACKETS: QUANTITY = **TBD/ COLOR = TBD**

**KITCHENETTE AND BAR CABINETS:**

\*NO CABINETS TO BE INSTALLED

**TILE/ STONE WORK:**

\*NO TILE/ STONE TO BE INSTALLED

**ELECTRICAL:**

1. INSTALL ELECTRICAL PER PLAN AND SCHEDULE

**\*NOTE: ALL NEW CIRCUITS TO BE ARC FAULT PROTECTED PER THE 2017 NEC**

**\*NOTE: OUTLET SPACING TO FOLLOW 2017 NEC 210 (WITH FOLLOWING SUBSECTIONS)**

**\*NOTE: NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN HIGH-EFFICACY LAMP**

**\*NOTE: ELECTRICIAN TO SUPPLY AT LEAST 1 TEMPORARY OUTLET PER ROOM AT ELECTRICAL ROUGH.**

**\*STYLE OF SWITCHES = DECORA**

**\*\*\*NOTE: BATHROOM EXHAUST FANS (WHEN APPLICABLE) ARE TO BE MINIMUM OF 50 CFM**

ELECTRICAL SCHEDULE		
ELECTRICAL	QTY	COMMENTS
BASIC 15 AMP CIRCUIT (STANDARD)	3	
TAMPER RESISTANT ELECTRICAL RECEPTACLE	10	
SINGLE POLE SWITCH	3	STORAGE
STANDARD LIGHT	3	STORAGE
SMOKE/CARBON MONOXIDE DETECTOR	1	NEW CO/ SMOKE DETECTOR - HARDWIRED AND/ OR INTERCONNECTED (SMOKE DETECTORS OUTSIDE OF THE BASEMENT ARE THE RESPONSIBILITY OF HOMEOWNER TO BE CODE COMPLIANT)
3-WAY SWITCH (NEW)	1	NEW 3-WAY SWITCH SET-UP
SINGLE POLE SWITCH	2	
6" RECESSED CAN LIGHT	11	LED BULB

**PLUMBING:**

\*NO PLUMBING WORK TO BE DONE

**CEILING:**

1. CEILING TO BE PAINTED BLACK

**\*MATRIX IS NOT RESPONSIBLE FOR DEMO OF ANY LOW VOLTAGE WIRING IN BASEMENT.**

2. INSTALL CROWN MOLDING AS SPECIFIED ON CEILING PLAN ON SHEET 3

\*NO CEILING WORK TO BE DONE IN STORAGE AREAS UNLESS SPECIFIED OTHERWISE ON PLANS

**H.V.A.C.:**

1. INSTALL H.V.A.C. PER PLAN AND SCHEDULE

**\*NOTE: HVAC TO BE SEALED WITH UL181 TAPE OR MASTICS 2018 IECC, R404.2.2 / C403.2.7**

HVAC SCHEDULE		
QTY	DESCRIPTION	COMMENTS
1	AIR EXCHANGE	
1	NEW RETURN VENT	
2	NEW HEAT/ AC VENT	

**FINAL COLOR PAINT:**

1. WALLS: **TBD**

2. TRIM AND DOORS: **STD. WHITE**

FINAL COLOR PAINT SCHEDULE	
FINAL COLOR PAINT	
MATRIX TO PAINT BASEMENT WITH SHERWIN WILLIAMS CASHMERE PAINT, SHEEN: FLAT *2 COLORS, 2 COATS, UNLESS STATED OTHERWISE ON THE PLANS	

**FLOORING:**

1. INSTALL VINYL FLOORING = **LEVEL TWO - STYLE - COLOR = TBD**

\*NO FLOORING UNDER STAIRS OR IN UNFINISHED AREAS UNLESS NOTED OTHERWISE ON PLANS

**\*NOTE: UPON INSTALLATION FLOORING APPEARANCE MAY HAVE VARIATIONS NOT VISIBLE ON SAMPLE BOARDS. FLOORING SHOWN ON REVISED PLANS AND 3D RENDERINGS REFLECTS FINAL SELECTIONS BUT MAY NOT APPEAR AS AN EXACT MATCH DUE TO VARIATIONS ON ACTUAL FLOORING BOARDS.**

FINISH SELECTIONS ON PLANS MAY NOT APPEAR AS AN EXACT MATCH TO THE FINAL PRODUCT.



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SCOPE OF WORK AND SELECTIONS

05.29.2025  
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HOMEOWNER TO-DO LIST & WORK TO BE DONE BY HOMEOWNERS/ OTHERS	
WORK BY OTHERS	
PROVIDE MATRIX WITH ACCESS TO HOUSE VIA LOCK BOX OR GARAGE CODE PRIOR TO START OF PROJECT	
CLEAN PURPOSED BASEMENT SPACE. REMOVE ALL ITEMS FROM WORK CONSTRUCTION AREA. LEAVE ACCESS TO UTILITIES (ELECTRICAL PANEL, SUMP PUMP, EJECTOR PIT, FURNACE, HOT WATER HEATER, ETC) COVER ITEMS IN STORAGE, WITH SHEETS, PLASTIC, ETC.	
ONCE SPACE IS CLEAN, IDENTIFY IF ANY MOISTURE OR FOUNDATION ISSUES ARE PRESENT. CALL A LOCAL FOUNDATION/WATER REMEDIATION COMPANY FOR ANY REPAIRS. LEAD TIMES CAN VARY, COMMONLY 2-5 WEEKS *TAKE PICTURES OF CRACK LOCATIONS FOR FUTURE REFERENCE AS A PRECAUTION *PICTURES OF SHUT OFF VALVES *ELECTRICAL PANEL LABEL *DAMPER LABELS IF APPLICABLE	
RUN ANY LOW VOLTAGE WIRES (SPEAKER, SECURITY, ETHERNET, ETC) DOWNSTAIRS AND FOR UPSTAIRS AS WELL WRAP WATER PIPES IN FOAM PIPE WRAP FOR EXTRA ENERGY EFFICIENCY	
ADJUST, LABEL, AND SECURE DAMPER POSITIONS - DIAGRAM FOR FUTURE REFERENCE	
CONTACT HOME SECURITY SERVICE PROVIDER TO REMOVE AND OR ADD FOR CONSTRUCTION	
GREAT STUFF (FOUND AT LOWES & HOME DEPOT) – FILL IN ANY HOLES OR GAPS ALONG THE PERIMETER OF YOUR HOUSE (CHECK LOCATIONS: SUMP PUMP DISCHARGE, ELECTRICAL SERVICE, CABLE LINES, GAS AND WATER SERVICE LINES, ETC)	

**MATRIX IS NOT RESPONSIBLE FOR:**

- \*MATRIX IS NOT RESPONSIBLE FOR HANGING T.V.(S), CLOSET SHELVING, OR ANY OTHER WALL MOUNTED ITEMS UNLESS SPECIFIED OTHERWISE ON PLANS
- \*MATRIX IS NOT RESPONSIBLE FOR PROTECTING EXISTING FLOORING IN BASEMENT DURING CONSTRUCTION
- \*MATRIX IS NOT RESPONSIBLE FOR DEMO OF ANY LOW VOLTAGE WIRING IN BASEMENT.
- \*MATRIX IS NOT RESPONSIBLE FOR ASBESTOS, MOLD, OR MILDEW ABATEMENT. IF THESE HAZARDS ARE IDENTIFIED PRIOR TO OR DURING DEMOLITION, A SEPARATE, LICENSED CONTRACTOR WILL BE REQUIRED TO PERFORM THE ADDITIONAL WORK.
- \*MATRIX IS NOT RESPONSIBLE FOR ANY EXTERIOR WORK (WHEN INSTALLING EGRESS) SUCH AS LANDSCAPING, POWER/ IRRIGATION LINES, PAVERS
- \*MATRIX IS NOT RESPONSIBLE FOR DISCONNECTING OR RECONNECTING SECURITY OR VIDEO EQUIPMENT

**HOMEOWNER PROVIDED ITEMS:**

THE FOLLOWING MATERIALS ARE REQUIRED ON SITE AT START OF PROJECT \*PREFERABLY PLACED IN BASEMENT \*A \$200 TRIP CHARGE WILL BE APPLIED FOR MISSING ITEMS

HOMEOWNER PROVIDED ITEMS	
QTY	HOP ITEMS

**WORK TO BE DONE BY OTHERS:**

1. DEMO AND MODIFICATION OF ANY LOW VOLTAGE WIRING
2. FULL TEAR DOWN OF EXISTING SPACE

\*HOMEOWNER IS RESPONSIBLE FOR DISCONNECTING AND RECONNECTING SECURITY AND VIDEO EQUIPMENT. MATRIX WILL NOT BE RESPONSIBLE FOR THESE ITEMS.

**\*\*\*CHANGE ORDER ITEMS CANNOT BE ADDED TO THE PLANS UNTIL A CHANGE ORDER IS APPROVED AND FUNDED\*\*\***

**HOME PROVIDED ITEMS (PLEASE HAVE ALL MATERIALS ON SITE AT START OF PROJECT)**

\*\*\* PREFERABLY PLACED IN BASEMENT

- 1) EXTRA FURNACE FILTERS / PLEASE LEAVE VISIBLE AND NEAR FURNACE

**GENERAL NOTES:**

**UNFINISHED FLOORS:** BARE CONCRETE BASEMENT FLOORS ARE CONSIDERED TO BE AN UNFINISHED SURFACE AND ARE SUSCEPTIBLE TO OVERSPRAY OR OTHER AESTHETIC MARKINGS. THIS IS A NORMAL PART OF CONSTRUCTION AND IT IS ASSUMED THAT A FINISHED SURFACE IS PLANNED FOR FINISHED AREAS EVEN IF MATRIX IS NOT INSTALLING THE FINISHED FLOOR. OVERSPRAY, CHALK LINES, MARKER, OR ANY OTHER MARKS ON THE CONCRETE FLOOR WILL NOT BE THE RESPONSIBILITY OF MATRIX TO COVER OR REMOVE UNLESS WE ARE PROVIDING THE FINISHED FLOOR.

**HOMEOWNER SUPPLIED ITEMS:** ALL HOMEOWNER SUPPLIED ITEMS SHOULD BE ON SITE AT THE TIME OF INITIAL MATERIAL DELIVERY. A \$200 TRIP CHARGE WILL APPLY IF ITEMS ARE NOT AVAILABLE WHEN REQUIRED. IF APPLICABLE TO YOUR PROJECT, THE FOLLOWING SPECIFICATIONS FOR HOMEOWNER SUPPLIED MATERIALS MUST BE FOLLOWED:

SHOWERS: ACRYLIC, STUD MOUNT BASE AND 3 PIECE SURROUND. PLUMBING FIXTURE: MIXING VALVE AND TRIM KIT. SHOWER DOOR: TO FIT SHOWER SURROUND. TOILET: MUST FIT ROUGH-IN ON FLOOR. OTHER OPTIONS SUCH AS BOWL SHAPE OR HEIGHT NORMALLY DO NOT AFFECT INSTALLATION. VANITY: NORMALLY INCLUDES CABINET, COUNTER TOP WITH MOUNTED BOWL, FAUCET, MIRROR, AND LIGHT FIXTURE. ACCESSORIES: PURCHASE ACCESSORIES SUCH AS TOILET PAPER HOLDERS, TOWEL BARS, ETC. AND MATRIX WILL INSTALL. BAR/KITCHEN SINK: MATRIX NORMALLY PROVIDES FROM ONE OF THE AVAILABLE SINKS IN OUR SELECTIONS BROCHURE. BAR/KITCHEN FAUCET: MATRIX WILL PROVIDE A \$175 ALLOWANCE, BUT HOMEOWNER WILL PURCHASE FAUCET DIRECTLY. CABINET HARDWARE: \$5 PER PIECE ALLOWANCE. PURCHASE AND MATRIX WILL INSTALL. PENDANT LIGHTS: NORMALLY 3 PENDANT LIGHTS ARE SPECIFIED UNLESS PLANS SAY OTHERWISE. BATHROOM EXHAUST FAN: MATRIX WILL PROVIDE A COMBINATION VENT/LIGHT EXHAUST FAN UNIT SIZED APPROPRIATELY TO THE SIZE OF THE BATHROOM. SHELVING: MATRIX DOES NOT TYPICALLY PROVIDE ANY SHELVING. IF SPECIFIED ON PLANS WE CAN INSTALL HOMEOWNER PROVIDED SHELVING FOR AN ADDITIONAL COST.

**CUT DOWN DOORS:** DOORS THAT NEED TO BE CUT DOWN IN THE FIELD WILL VARY IN HEIGHT ACCORDING TO FIELD CONDITIONS. PLEASE NOTE THAT WHEN THE BOTTOMS OF DOORS ARE CUT, THE DOOR KNOB ENDS UP LOWER, AND DOORS THAT NEED TO BE CUT DOWN MORE THAN AN INCH OR 2 HAVE NOTICEABLY LOWER KNOBS. ALSO, DOORS ARE TYPICALLY KEPT AS TALL AS POSSIBLE BASE ON THE EXISTING FIELD CONDITIONS, SO IF MULTIPLE DOORS NEED TO BE CUT DOWN THEY WILL NOT NECESSARILY END UP THE SAME HEIGHT.

**DROPPED (ROCKFON) CEILINGS:** STANDARD CEILING CONFIGURATION IS A SQUARE 2X2 GRID WITH ARCTIC WHITE PANELS WITH REVEALED EDGE. EXAMPLES CAN BE SEEN AT [HTTPS://WWW.MYMATRIXBASEMENT.COM/PAST-PROJECTS/?STATE=IL](https://www.mymatrixbasement.com/past-projects/?STATE=IL)

**FINISHES:** SOME ITEMS WILL BE RAW UNLESS PAINT PACKAGE IS SELECTED. RAILS, NEWELS, AND SPINDLES WILL BE UNFINISHED WOOD STANDARD AND HINGED ACCESS PANELS ARE RAW MDF

**STAGING MATERIALS:** GARAGE SPACE MAY BE REQUIRED ON OCCASION TO STORE MATERIALS UNTIL WE CAN MOVE THEM TO THE BASEMENT

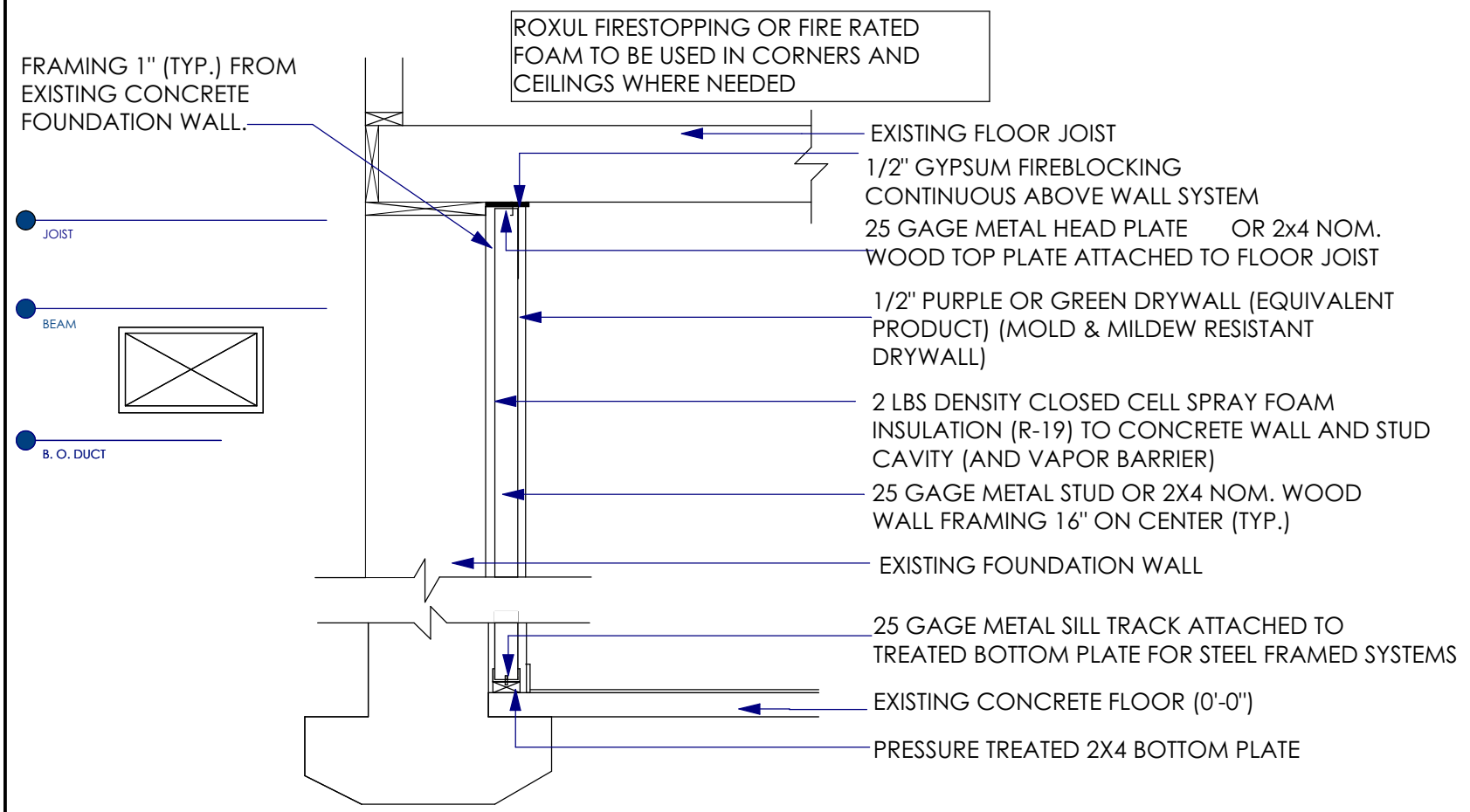
**HOMEOWNER SUPPLIED ITEMS:** HOMEOWNER SUPPLIED ITEMS MUST BE PRE-ASSEMBLED UNLESS ASSEMBLING IS SPECIFICALLY INCLUDED IN THE SCOPE OF WORK. EXAMPLES INCLUDE BARN DOORS AND SHELVES IN PARTICULAR.



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HOMEOWNER PROVIDED ITEMS AND TO-DO LIST

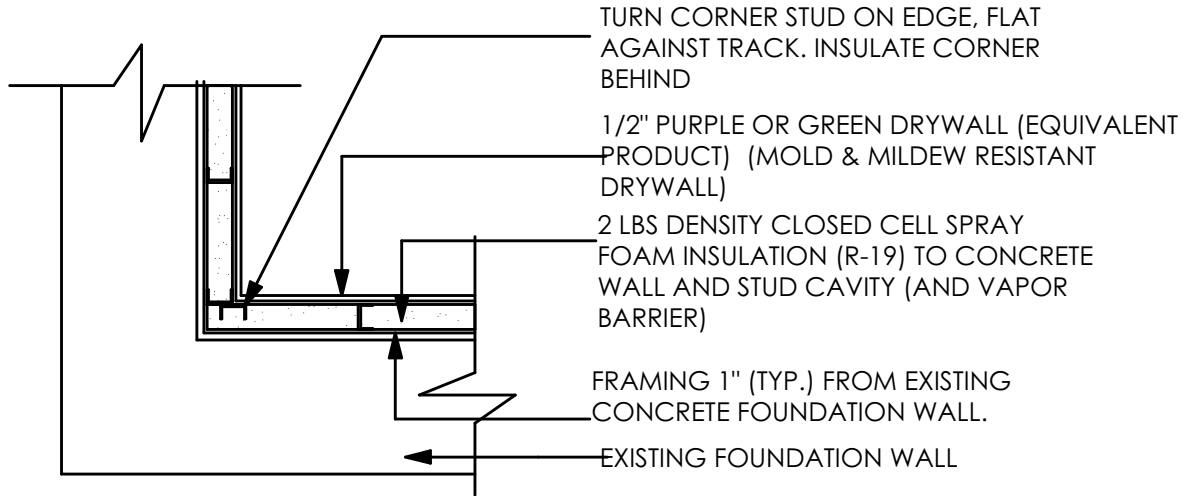
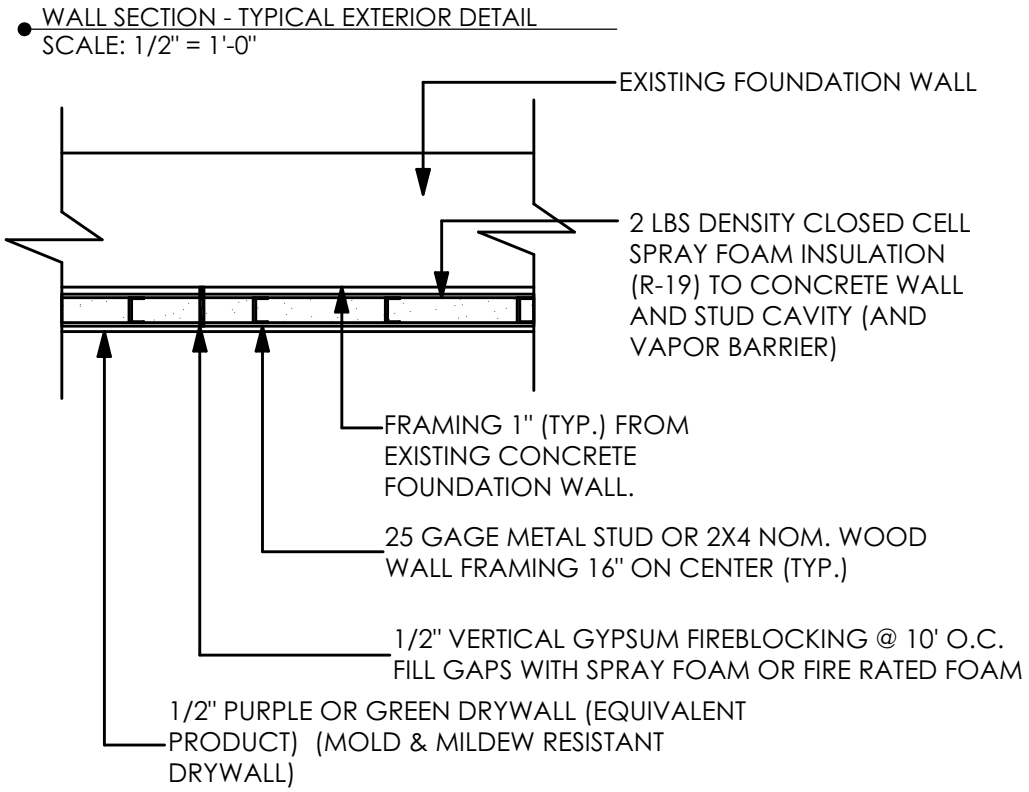
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**EXTERIOR WALL FIREBLOCKING**



**EXTERIOR WALL CORNER FRAMING**



EXTERIOR WALL PLAN DETAIL - FIREBLOCKING  
SCALE: 1/2" = 1'-0"

EXTERIOR WALL PLAN DETAIL - CORNER FRAMING  
SCALE: 1/2" = 1'-0"

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WALL DETAILS, FRAMING AND FIREBLOCKING

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**NOTES:**

-FINISH MATERIALS SHOWN ON REVISED PLANS REFLECT FINAL SELECTIONS BUT MAY NOT APPEAR AS AN EXACT MATCH IN THE 3D RENDERINGS.

-3D RENDERINGS SHOW PAINTED TRIM, DOORS, AND WALLS WHICH IS ONLY INCLUDED WITH FINAL COLOR PAINT. IF FINAL COLOR PAINT IS NOT INCLUDED IN THE SCOPE OF WORK, DOORS AND TRIM ARE TO REMAIN PRE-PRIMED AND IT IS THE HOMEOWNER'S RESPONSIBILITY TO CAULK TRIM AND NAIL HOLES IN TRIM, AND TO PAINT TRIM, DOORS, WALLS, ETC.

-3D RENDERINGS ARE A REPRESENTATION OF THE FINAL PRODUCT. THE 3D MODELS ARE DRAWN TO SCALE BASED ON THE FLOOR PLAN DIMENSIONS. EXISTING CONDITIONS IN THE FIELD MAY CAUSE THERE TO BE MINOR VARIATIONS IN THE FINAL DESIGN.

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3D RENDERINGS

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