City of Mequon

11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2924
Fax: 262-242-9655

www.ci.mequon.wi.us
Inspection Department

ARCHITECTURAL BOARD
Monday, January 10, 2022
6:00 PM
City Hall – Lower Conference Room

Agenda

After Architectural Board approval, please call the Building Inspection's Office at (262-236-2924) to schedule issuance of the building permit.

It is advisable that someone is present to represent your building permit application.

ALL TIMES LISTED ARE APPROXIMATE AND IT IS STRONGLY RECOMMENDED THAT APPLICANT(S) ARRIVE AT 6:00 PM AT THE START OF THE MEETING TO ENSURE THAT YOU ARE AVAILABLE WHEN YOUR ITEM IS DISCUSSED.

Enter at the East or West (Elevator) Entrance - Reasonable accommodations will be made for those citizens who are unable to attend the meeting in the methods identified above upon at least two hours' notice. Notice can be given to the City Clerk's Office at 262-236-2914.

1) Call to Order, Roll Call

2) Approval of Meeting Minutes
Action requested: review and approve

   a. Meeting Minutes from December 13, 2021

3) Architectural Board Applications

1. Peter & Ariel Budnik
   11701 W. Freistadt Road
   Subdivision: N/A
   District 3 – 6:00 pm

   New Single-Family Residence

   Contractor: Owner
   Architect: Wade Weissmann Architects

2. Larry & Rachel Sprung
   11666/11668 N. Aster Wood Circle
   Subdivision: Aster Woods
   District 5 – 6:05 pm

   New Single-Family Side x Side Condo.

   Contractor: Lakeside Development
   Architect: Lakeside Development

3. Charlie Streich
   12535 N. Lake Shore Drive
   Subdivision: N/A
   District 5 – 6:10 pm

   New Single-Family Residence
   (Vote not taken at 12/13/21 Meeting)
   Contractor: Mikkelson Builders
   Architect: Fred Dahms

4. Tim & Jessica Rautmann
   12938 N. Highgate Court
   Subdivision: Highgate
   District 1 – 6:15 pm

   New Single-Family Residence

   Contractor: Anderson Homes LLC
   Architect: Anderson Homes LLC

5. 8020 LLC (Gene Gokhman)
   12654 N. Rotary Park Court
   Subdivision: N/A
   District 1 – 6:20 pm

   New Single-Family Residence

   Contractor: Adamant Homes
   Architect: Adamant Homes

4) Adjourn

Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting.

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **January 10, 2022**
SUBJECT: **December 13, 2021 Meeting Minutes**

Attachments:
12.13 (PDF)

City of Mequon

11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236-2924
Fax (262) 242-9655

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, December 13, 2021
6:00 PM
Lower-Level Conference Room

Minutes

1. **Call to Order, Roll Call**

Present:	John Mikkelson, Architect-At Large
Members at Large:	Jenna Daniele
Aldermanic District Members:	Curtis Helm, Dawn Sederholm, Janet Ehn, Jason Dozark, Jim Youngquist
Building Inspector:	Mike Hadley

2. **Meeting Minutes**

Minutes from the November 8, 2021, meeting were approved with the following correction:

Let the notes reflect that the meeting was adjourned at 6:45 pm.

A motion to approve was presented by Architect At-Large, John Mikkelson and seconded unanimously. Minutes were approved.

Attachment: 12.13 (6938 : December 13, 2021 Meeting Minutes)

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 1 6:00 pm	**New Single-Family Residence**	Main & Asma Masri 12900 N. Highgate Court Subd: Highgate	Cont: Kings Way Homes, LLC Arch: Kings Way Homes, LLC

Moved to Approve: Youngquist
Seconded by: Daniele
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted with the condition that stone on left elevation (Office) dies on inside corner.

2)	Dist. 3 6:05 pm	**New Single-Family Residence**	Jeff & Sue Knudsen 12246 N. Farmdale Road Subd: N/A	Cont: Owner Arch: UBuildIt

Moved to Approve: Dozark
Seconded by: Sederholm
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted with the condition that grids are added to patio doors on rear elevation.

3)	Dist. 4 6:10 pm	**New Single-Family Residence**	Veridian Homes LLC 7851 W. Preserve Parkway Subd: The Enclave	Cont: Veridian Homes LLC Arch: Veridian Homes, LLC

Moved to Approve: Sederholm
Seconded by: Dozark
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted with the following conditions:
1. Add window to right elevation (Mudroom) to match existing window (Master Bathroom).
2. Add grids to patio door on rear elevation.

Attachment: 12.13 (6938 : December 13, 2021 Meeting Minutes)

4)	Dist. 4 6:15 pm	**New Single-Family Residence**	Veridian Homes LLC 10525 N. Coneflower Drive Subd: The Enclave	Cont: Veridian Homes LLC Arch: Veridian Homes LLC

Moved to Approve: Sederholm
Seconded by: Dozark
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted with the following conditions:
1. Add board and batten siding along with returns on left elevation gable to match garage gable on front elevation.
2. Add grids to patio door on rear elevation.

5)	Dist. 4 6:20 pm	**New Single-Family Residence**	Scott & Andrea Nelson 8640 W. Highlander Drive Subd: Highlander Estates	Cont: Victory Homes of WI Arch: David Pluim

Moved to Approve: Sederholm
Seconded by: Daniele
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted.

6)	Dist. 5 6:25 pm	**New Single-Family Residence**	Charlie Streich 12535 N. Lake Shore Drive Subd: N/A	Cont: Mikkelson Builders Arch: John Mikkelson

Moved to Approve:
Recused: Mikkelson
Tabled: Yes
Vote: Unanimously

Conditions: Tabled – Since John Mikkelson recused himself, there were not enough At-Large Members to facilitate a vote; no quorum. This submittal will be added to the January 10, 2022, meeting.

Attachment: 12.13 (6938 : December 13, 2021 Meeting Minutes)

7)	Dist. 6 6:30 pm	**New Single-Family Residence**	Patrick & Barbara Peterka 3900 W. Scenic Avenue Subd: Scenic Heights	Cont: Allan Builders Arch: David Pluim

Moved to Approve: Sederholm
Seconded by: Ehn
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted with the condition that a single-double hung window, with grids must be added to the garage on the left elevation to match the window (#2450) on front elevation.

4. **Action:**

District Four Representative, Dawn Sederholm made a motion to adjourn the meeting.
District Three Representative, Jason Dozark seconded the motion.
A vote was taken; vote passed unanimously.

Meeting adjourned at 6:47 p.m.

Attachment: 12.13 (6938 : December 13, 2021 Meeting Minutes)

City of Mequon

11333 N. Cedarburg Road
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Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **January 10, 2022**
SUBJECT: **Peter & Ariel Budnik - New Single-Family Residence at 11701 W. Freistadt Road**

Attachments:
Statement of Intent (PDF)
Plans (PDF)

I am submitting for the January Architectural Review Board meeting. Please find the application and drawings attached.

Statement of intent:
We are designing our house with the intent of creating a project that is able to be handed down through the generations. We are looking at traditional building methods, site placement and layout to maximize energy efficiency, and creating landscaping around to nourish our family. We are truly looking to build a house for the ages.

Thanks so much,

Peter

Attachment: Statement of Intent (6939 : Peter & Ariel Budnik)

PROJECT DATA

OWNER INFORMATION

OWNER:

PETER AND ARIEL BUDNIK
5680 N Sunny Point Rd
Glendale, WI 53209

PROJECT CONTACTS

ARCHITECT:

Peter Budnik, AIA
5680 N Sunny Point Rd
Glendale, WI 53209

Tele: 845.797.6855

Contact: Peter Budnik
email: peterbudnik@gmail.com

INTERIOR DESIGNER:

Company Name
Stree Address
City, State, ZIP code

Tele:
Fax:

Contact:
email:

GEN. CONTRACTOR:

Company Name
Stree Address
City, State, ZIP code

Tele:
Fax:

Contact:
email:

STRUCTURAL ENGINEER:

Company Name
Stree Address
City, State, ZIP code

Tele:
Fax:

Contact:
email:

LANDSCAPE ARCHITECT:

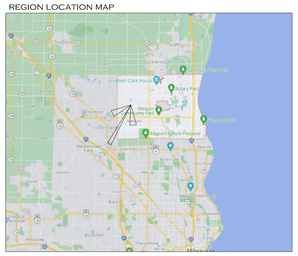
Company Name
Stree Address
City, State, ZIP code

Tele:
Fax:

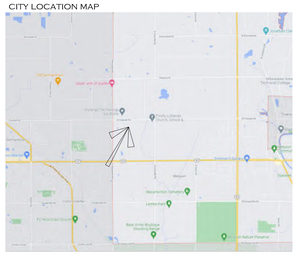
Contact:
email:

SITE LOCATION MAPS

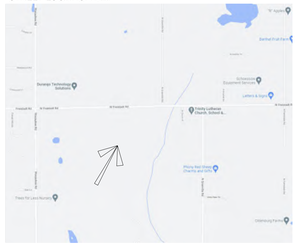
REGION LOCATION MAP



CITY LOCATION MAP



STREET LOCATION MAP



ABBREVIATIONS LIST

ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
BLDG	BUILDING
BSMT	BASEMENT
B.O.F.	BOTTOM OF FOOTING
B.O.O.	BOTTOM OF OPENING
BD	BOARD
CAB	CABINET
CB	CONSTRUCTION BULLETIN
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CLO	CLOSET
CMU	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
COL.	COLUMN
CONC	CONCRETE
CONT.	CONTINUOUS
CPT	CARPET
CSMT	CASEMENT
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DH	DOUBLE HUNG
DIA.	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DISP	DISPOSAL
DN	DOWN
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
DS	DOWNSPOUT
E.	EAST
EA.	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC OR ELECTRICAL
ELEV.	ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M - CLASS
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FIN	FINISHED
FIXT	FIXTURE
FLR	FLOOR
FND	FOUNDATION
F.O.	FACE OF
FP	FIREPLACE
FRZ	FREEZER
FTG	FOOTING
GA.	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HD.	HEAD
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTILATING, AND COOLING
ICE	ICE MAKER
I.D.	INTERIOR DESIGNER
INSUL	INSULATION
INT.	INTERIOR OR INTERNAL
LIN	LINEN
MAX.	MAXIMUM
M.O.	MASONRY OPENING
MECH	MECHANICAL
MEMB	MEMBRANE
MIN.	MINIMUM
MW	MICROWAVE
MTL	METAL
N.	NORTH
NOM	NOMINAL
O.A.	OVERALL
O.C.	ON CENTER
OH	OVERHANG
OPP.	OPPOSITE
PCC	PRE-CAST CONCRETE
PNLD	PANELED
PLYWD	PLYWOOD
PWDR	POWDER
P.T.	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
REF	REFRIGERATOR
REBAR	REINFORCEMENT BAR
REQD.	REQUIRED
REV.	REVISION
R.	RISER
RM	ROOM
R.O.	ROUGH OPENING
S.	SOUTH
SIM.	SIMILAR
SHWR	SHOWER
SK	SKETCH
SPEC.	SPECIFIED OR SPECIFICATION
SQ.FT.	SQUARE FEET
SS	STAINLESS STEEL
STL	STEEL
STN	STAIN OR STAINED
T&G	TOUNGE AND GROOVE
T.B.D.	TO BE DETERMINED
T.B.S.	TO BE SELECTED
TCC	TERNE COATED COPPER
T.D.	TRENCH DRAIN
THRU	THROUGH
TELE	TELEPHONE
T.M.E.	TO MATCH EXISTING
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.B.	TOP OF BEAM
T.O.D.	TO OF DRAIN
T.O.F.	TOP OF FOOTING
T.O.L.	TOP OF LEDGE
T.O.O.	TOP OF OPENING
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
UC	UNDER COUNTER
UNEXC	UNEXCAVATED
U.N.O.	UNLESS NOTED OTHERWISE
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W.	WEST
W/	WITH
WIN.	WINDOW
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF
WRB	WEATHER RESISTANT BARRIER

INDEX OF DRAWINGS / DOCUMENTS

GENERAL

-- PROJECT DATA

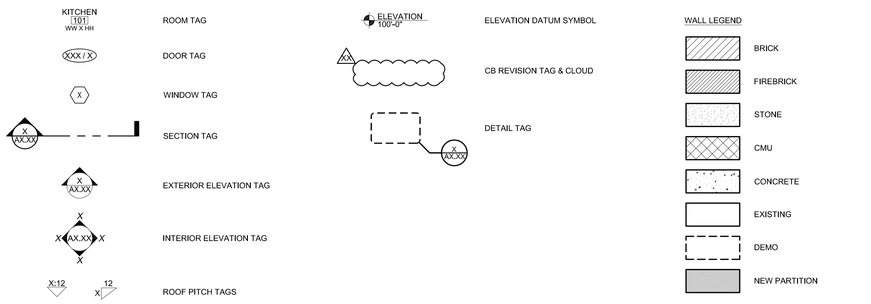
ARCHITECTURAL

C1.00 SURVEY
C1.01 SITE PLAN - GENERAL
C1.02 SITE PLAN - LOCALIZED

A1.00 LOWER LEVEL FLOOR PLAN
A1.01 MAIN LEVEL FRAMING PLAN
A1.02 UPPER LEVEL FRAMING PLAN
A1.03 ROOF PLAN
A2.00 EXTERIOR ELEVATIONS
A2.01 EXTERIOR ELEVATIONS
A2.02 EXTERIOR ELEVATIONS
A3.00 BUILDING SECTIONS
A3.01 BUILDING SECTIONS
A3.02 BUILDING SECTIONS

AS1.00 SHED

ARCHITECTURAL SYMBOLS



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) MECH., ELEC., PLUMB & 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 MECH., ELEC., PLUMB & FIRE PROTECTION SYSTEMS/ EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. 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 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.

STEEPLEVIEW
BUDNIK RESIDENCE
Freistadt Rd, Mequon, WI

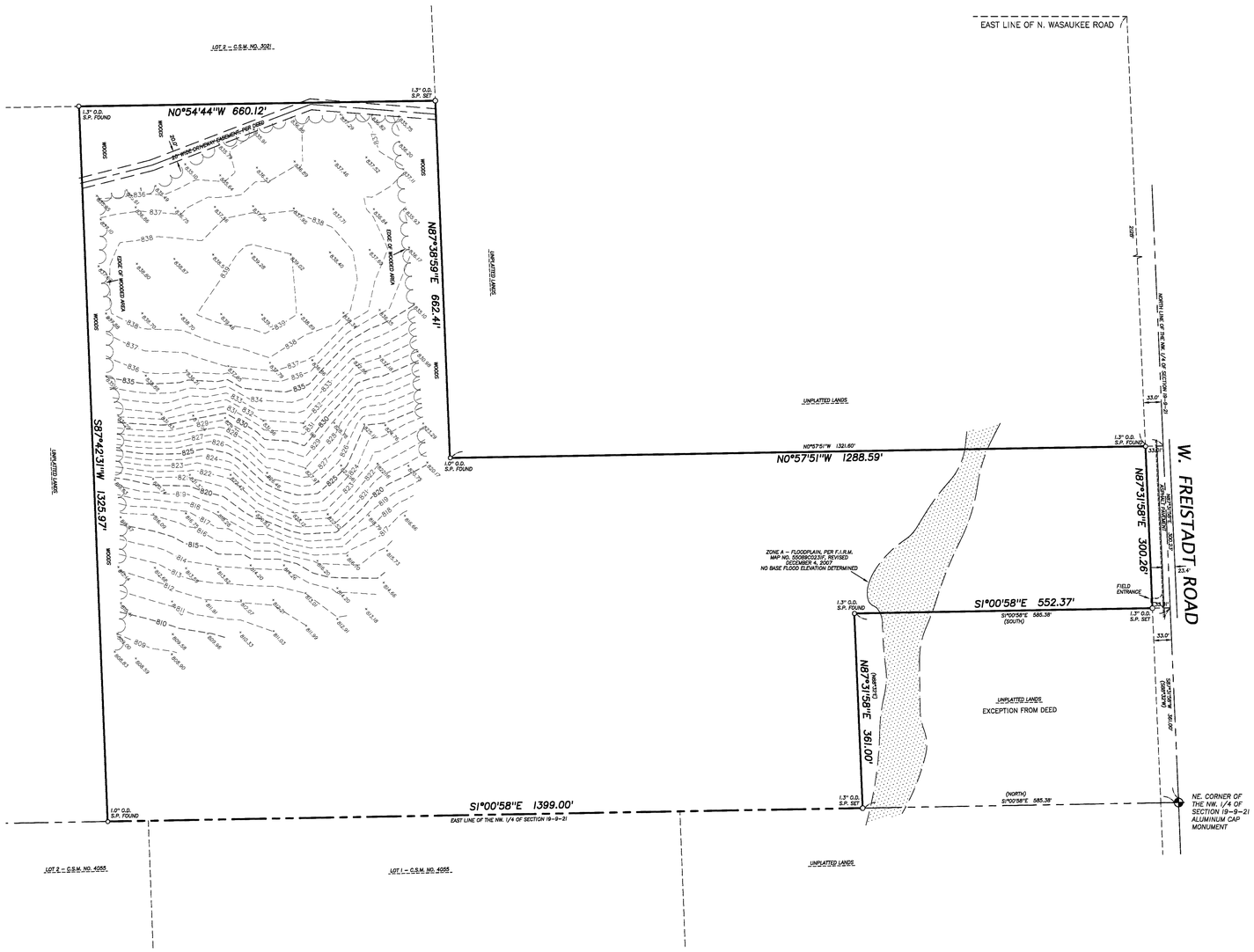
WADE WEISSMANN ARCHITECTURE INC © 2021 / P: 414-351-1200 F: 414-352-8385

ISSUE:
Planning Set 2021.12.20
Plan Review Board Set 2021.12.20

PROJECT DATA SHEET

G1.00

Attachment: Plans (6939 : Peter & Ariel Budnik)



LEGAL DESCRIPTION :

The East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 19, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, excepting therefrom the following: Commencing at the North quarter corner of said Section 19; thence S88°32'W, 361.00 feet along the North line of Section 19; thence South, 585.38 feet; thence N88°32'E, 361.00 feet to the north–south quarter line of Section 19; thence North, 585.38 feet to the point of beginning.
And also, the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 19, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, subject to an easement for driveway purposes over, across and upon a strip of land in a private road, 20.00 feet in total width throughout its length, being a part of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 19, Town 9 North, Range 21 East, the centerline of said road being described as follows: Commencing at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 19; thence Due East, 25.00 feet along the South line of the Northeast 1/4 of said 1/4 Section to the point of beginning of the centerline of said private road; thence S6°52'W, 232.60 feet to an angle point; thence S18°38'E, 315.35 feet to an angle point; thence S11°53'E, 136.25 feet along said centerline to a point in the South line of the North 1/2 of the Southeast 1/4 of said 1/4 Section, said point being the end of said centerline of said private road.

Said Parcel containing 1,539,121 sq. ft/35.333 (Gross) acres of land, more or less, 1,529,213 sq. ft/35.106 (Net to 33' R.O.W.) acres of land, more or less.

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadway, and visible encroachments, if any.

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 (1) year form date hereof.

Dated at City of Mequon, State of Wisconsin this 25th day of February, 2021

James G. Schneider
Surveyor – S–2127

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

NOTES :

1. ( ) DENOTES BEARING OR DISTANCE PER DEED.

BEARING REFERENCE :

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NORTH LINE OF THE NW. 1/4 OF SECTION 19–9–21, WHICH BEARS S87°31'58"W)

BENCHMARK NOTE :

1. MAIN BENCHMARK IS REFERENCE BENCHMARK FOR SECTION CORNER MONUMENT, 1.3Ø' SW. OF THE NE. CORNER OF THE NW. 1/4 OF SECTION 19–9–21, A RAILROAD SPIKE IN THE NORTH FACE OF P.P. #E65713134, ELEVATION = 829.10 (NGVD29).

N

0 100 150 200 300

SCALE 1" = 100'

MARK	DATE	REVISION	BY	APVD

"PROPERTY SURVEY"

for
Peter Budnik

W. Freistadt Rd. - Tax No. 14-019-05-001.00
Mequon, WI

FIELD CREW:	E.A.J. & S.W.S.	APPROVED:	
DWN. BY:	J.G.S.	DATE:	FEBRUARY 25, 2021
CHKD. BY:	J.W.H.	Plat No.	LS-4926-21

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.NorthShoreEngineering.net

STEEPLEVIEW
BUDNIK RESIDENCE
Freistadt Rd. Mequon, WI

WADF:WEISSMANN ARCHITECTURE INC. © 2021 / P: 414-351-1200 F: 414-352-8385

Attachment: Plans (6939 : Peter & Ariel Budnik)

ISSUE:
Prelim. Set 2021.10.20
Architectural Board Set 2021.12.20

SITE PLAN

C1.00

Attachment: Plans (6339 : Peter & Ariel Budnik)

WADE WEISSMANN ARCHITECTURE, INC. @2021 / P: 414-351-1200 F: 414-352-8385

STEEPLEVIEW BUDNIK RESIDENCE

Fraistadt Rd. Mequon, WI

ISSUE:
2021.12.02 Planning Set
Arch Review Board Set 2021.12.20

SITE PLAN

C1.01

NE. CORNER OF THE NW. 1/4 OF SECTION 19-9-21 ALUMINUM CAP MONUMENT

N87°31'58"E 300.23'

N87°31'58"E 300.26'

1.5" O.D. S.P. FOUND

EXISTING FIELD ENTRANCE AND DRIVE TO REMAIN

S1°00'58"E 552.37'

N87°31'58"E 361.00'

1.5" O.D. S.P. FOUND

N0°57'51"W 1288.59'

S1°00'58"E 1399.00'

N87°38'59"E 662.41'

1.0" O.D. S.P. FOUND

2.5" O.D. CAP FOUND

N0°54'44"W 660.12'

S87°42'31"W 1325.97'

1.0" O.D. S.P. FOUND

R100.0'

R250.0'

R60.0'

278'-8" SETBACK

336'-6" SETBACK

340'-6" SETBACK

228'-10" SETBACK

PERMACULTURE ORCHARD

PERMACULTURE ORCHARD

Garage Elev: 840

Elev: 840

Garage Elev: 830

Elev: 840

WELL LOCATION

773'-4" SETBACK

814'-9" SETBACK

522'-5" SETBACK

389'-7" SETBACK

LAWN WITH ALLEE OF NUT TREES

Elev: 842

Elev: 841.33

HARDSCAPE AT WALKOUT

Walkout Elev: 830

GREENHOUSE

KITCHEN GARDEN

CHICKEN COOP

OUTDOOR FIREPLACE

LAWN

GARDEN

13'-4"

37'-6"

48'-10"

80'-6"

17'-4"

14'-4"

302'-8" TO DRIVEWAY EASEMENT

SEPTIC LOCATION

POND

1 SITE PLAN
SCALE: 1" = 750'

0 75 150 300 450 750

TRUE NORTH

N87°38'59"E 662.41'

1.0" O.D. S.P. FOUND

N0°54'44"W 660.12'

S87°42'31"W 1325.97'

1/3" O.D. S.P. FOUND

LAWN WITH ALLEE OF NUT TREES

522'-5½" SETBACK

389'-7½" SETBACK

302'-8" TO DRIVEWAY EASEMENT

336'-9" SETBACK

278'-9" SETBACK

773'-8" SETBACK

814'-9½" SETBACK

340'-9" SETBACK

228'-10" SETBACK

R100'-0"

R200'-0"

R300'-0"

Garage Elev: 837

Garage Elev: 840

Elev: 840

WELL LOCATION

Elev: 841.33

HARDSCAPE AT WALKOUT

Walkout Elev: 830

OUTDOOR FIREPLACE

LAWN

GREENHOUSE

KITCHEN GARDEN

GARDEN

CHICKEN COOP

SEPTIC LOCATION

PERMACULTURE ORCHARD

PERMACULTURE ORCHARD

POND

1 LOCALIZED SITE PLAN
SCALE: 1/32" = 1'-0"

0 40 80 120 200

TRUE NORTH

STEEPLEVIEW
BUDNIK RESIDENCE

Freistadt Rd, Mequon, WI

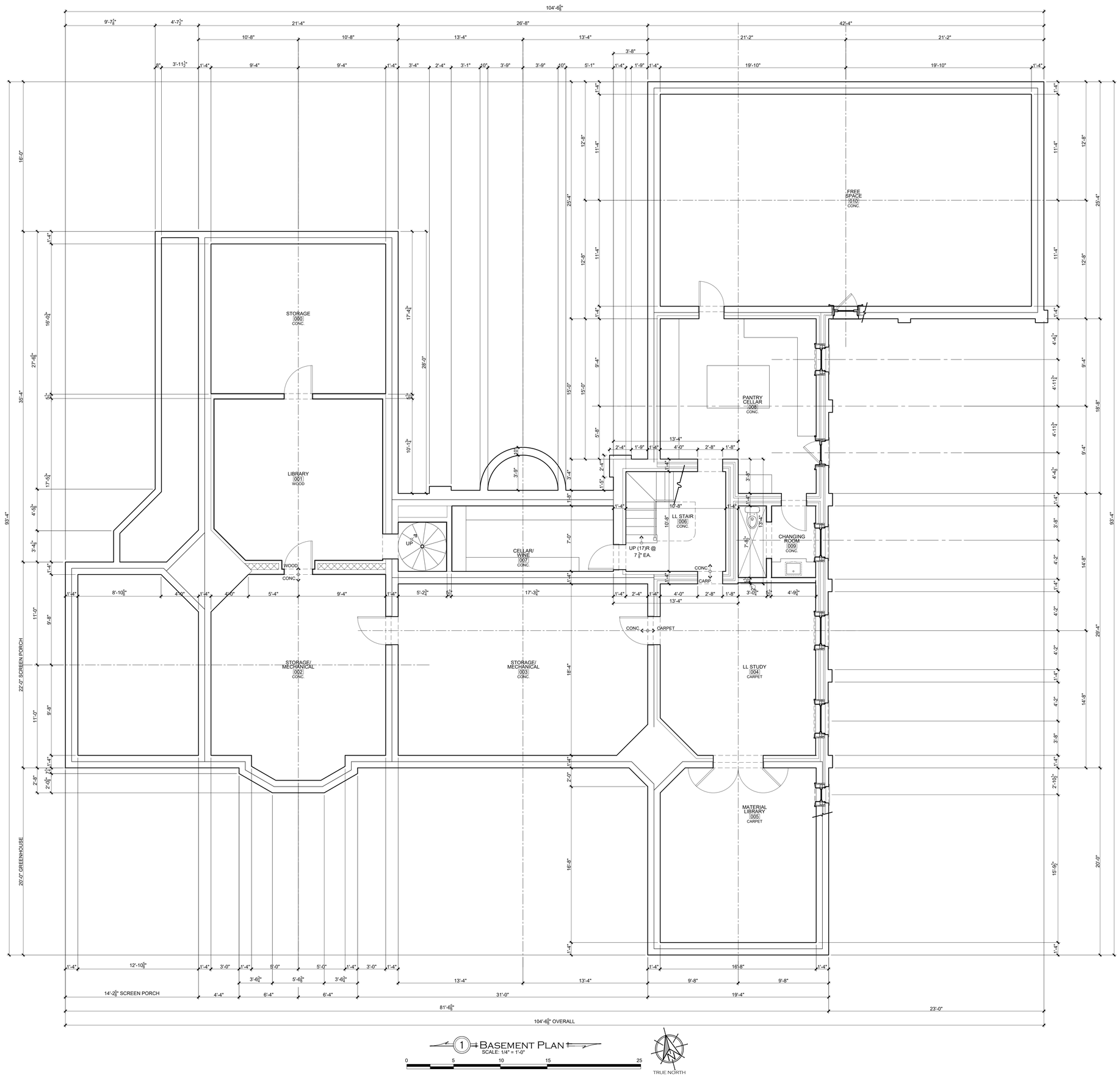
WADE WEISSMANN ARCHITECTURE INC © 2021 / P: 414-351-1200 F: 414-352-8385

ISSUE:
Plan Set 2021.12.02
Plan Review Board Set 2021.12.20

LOCALIZED SITE PLAN

C1.02

Attachment: Plans (6939 : Peter & Ariel Budnik)



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

0 5 10 15 25

TRUE NORTH

STEEPLEVIEW BUDNIK RESIDENCE

Freistadt Rd. Mequon, WI

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Attachment: Plans (6939 : Peter & Ariel Budnik)

ISSUE:
Pricing Set 2021.10.02
Arch Review Board Set 2021.12.20

BASEMENT PLAN

A1.00

104'-6⅝"
9'-7⅛" 4'-7½" 21'-4" GUEST WING 26'-8" 42'-4" GARAGE
10'-8" 10'-8" 13'-4" 13'-4" 21'-2" 21'-2"
1'-4" 9'-4" 9'-4" 1'-4" 3'-4" 2'-4" 7'-8" 9'-3" 2'-4" 1'-9" 4'-1" 1'-4" 7'-4" 19'-10" 12'-6" 12'-6" 19'-10" 7'-4" 1'-4"

GARAGE 115 CONC.
UP (4)R @ 6¾" EA.
CUBBIES
MUDROOM/ LAUNDRY 114 TILE
BENCH
CUBBIES
DN (17)R @ 7" EA.
UP (16)R @ 7¾" EA.
ML STAIR 112 WOOD
PANTRY 113 WOOD
TILE WOOD
GUEST BEDROOM 100 WOOD
WOOD TILE
GUEST BATH 101 TILE
SHWR 101A TILE
WC 101B TILE
CLOS. 100A WOOD
CLOS. 100B WOOD
GUEST ENTRY 102 WOOD
LIBRARY 103 WOOD
COUNTER
COAT CLOS. 107A WOOD
ENTRY 107 WOOD
PDR 108 WOOD
UP DN
HALL 106 WOOD
FP
SCREEN PORCH 105 FLAGSTONE
LIVING ROOM 104 WOOD
UP (2)R @ 4" EA. 28'-0"
UP (2)R @ 4" EA.
DINING ROOM 109 TERRACOTTA
UP (2)R @ 4" EA.
WOOD CORK
FRZ
REF
KITCHEN 110 CORK
FP
PIZZA OVEN
GREENHOUSE 111 CONC.

93'-4"
35'-4"
27'-6"
16'-0"
25'-4"
12'-8" 11'-4" 12'-8" 11'-4" 12'-8" 11'-4" 12'-8"
1'-11½" 4'-3" 4'-3" 2'-0" 2'-1½" 3" 3'-11" 9'-8" 18'-8¼" 4'-5⅝" 3¼" 1'-6" 4'-1⅛" 1'-4" 5'-8" 11'-0" 9'-8" 2'-10" 2'-10" 9'-8" 5'-8" 11'-0" 9'-8" 1'-4" 2'-8" 2'-0" 7½"
14'-11¾"
10'-10¾" 5'-1½" 28'-0" 15'-0" 7'-5½" 3'-4" 3'-0" 3'-5½" 3'-6" 4'-0" 15'-4" 9'-8" 6'-8" 3'-1¼"
1'-11" 7'-5" 2'-0" 3½" 5'-1½" 1'-11"
9'-4" 9'-4" 9'-4" 9'-4" 18'-8" 3'-8" 5'-0½" 14'-8" 3'-8" 3'-8" 9'-8" 14'-8" 3'-8" 1'-4" 18'-8"
25'-4" GARAGE
18'-8" CONNECTOR
29'-4" MAIN HOUSE
22'-0" SCREEN PORCH
20'-0" GREENHOUSE
20'-0" GREENHOUSE

1'-4" 12'-10⅝" 1'-4" 3'-0" 1'-4" 5'-0" 5'-0" 1'-4" 3'-0" 7½" 1'-4" 16'-8" 1'-4"
3'-6½" 5'-6½" 3'-6½" 14'-0" 13'-4" 9'-8" 9'-8"
14'-2⅝" SCREEN PORCH 4'-4" 6'-4" 6'-4" 31'-0" 19'-4" GREENHOUSE
81'-6⅝"
23'-0" GARAGE
104'-6⅝" OVERALL

1 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"
0 5 10 15 25
TRUE NORTH

STEEPLEVIEW BUDNIK RESIDENCE

Freistadt Rd. Mequon, WI

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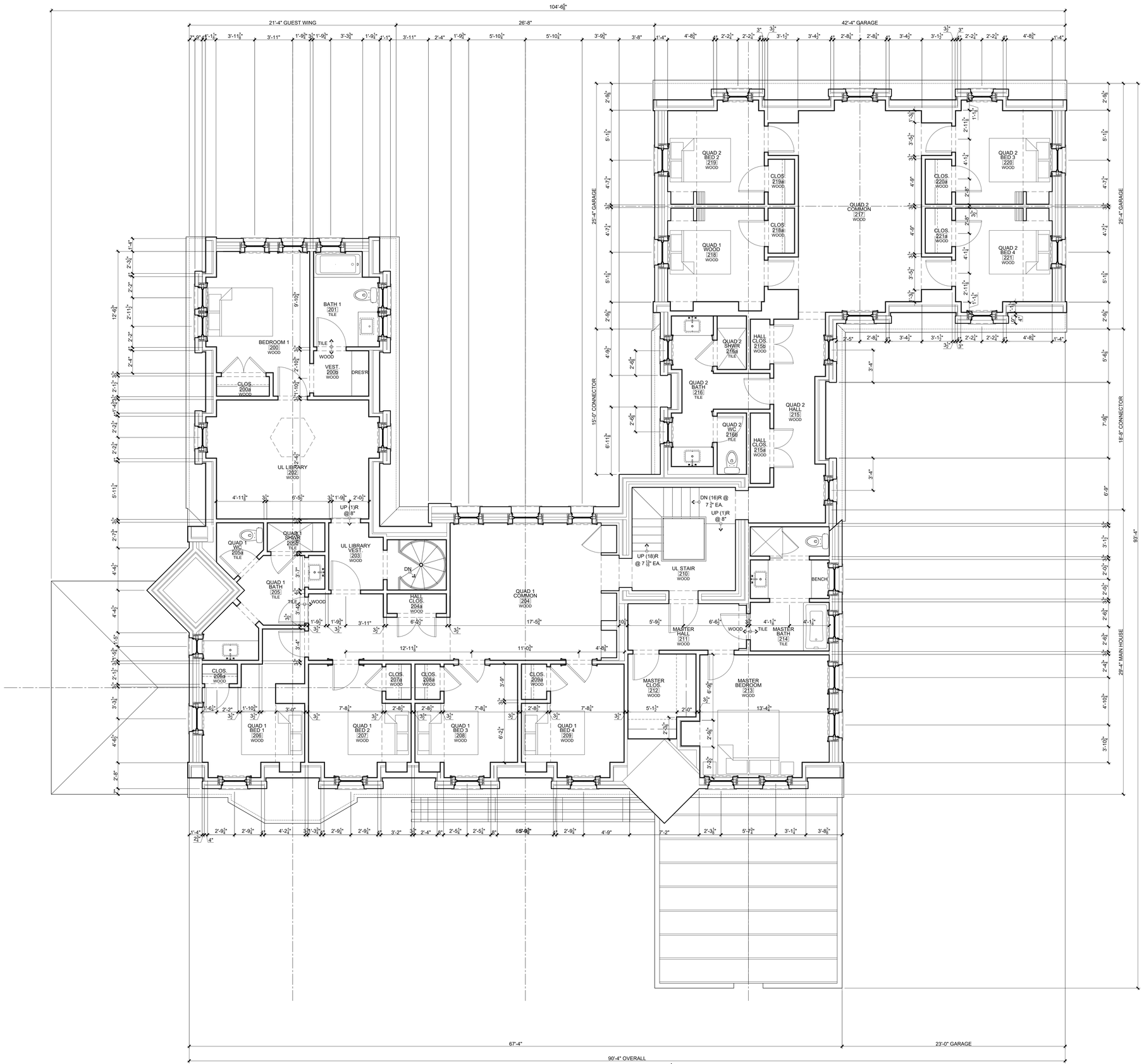
Attachment: Plans (6939 : Peter & Ariel Budnik)

ISSUE:
Pricing Set 2021.12.02
Arch Review Board Set 2021.12.20

MAIN LEVEL PLAN

A1.01



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

0 5 10 15 25

TRUE NORTH

STEEPLEVIEW BUDNIK RESIDENCE

Freistadt Rd. Mequon, WI

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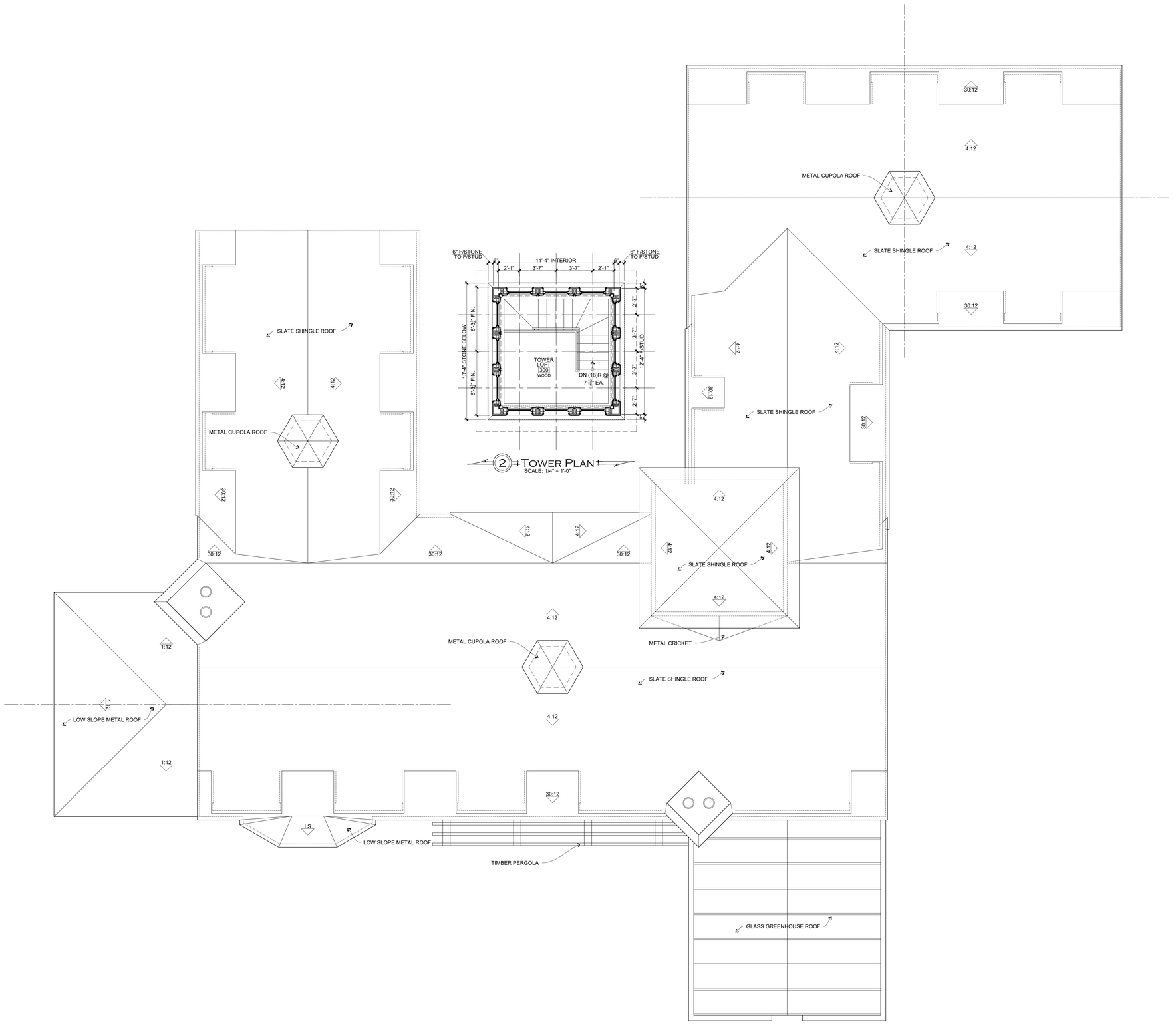
Attachment: Plans (6939 - Peter & Ariel Budnik)

ISSUE:
Pricing Set 2021.12.02
Arch Review Board Set 2021.12.20

UPPER LEVEL PLAN

A1.02



2 TOWER PLAN
SCALE: 1/4" = 1'-0"

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

0 5 10 15 25

TRUE NORTH

STEEPLEVIEW BUDNIK RESIDENCE

Freistadt Rd. Mequon, WI

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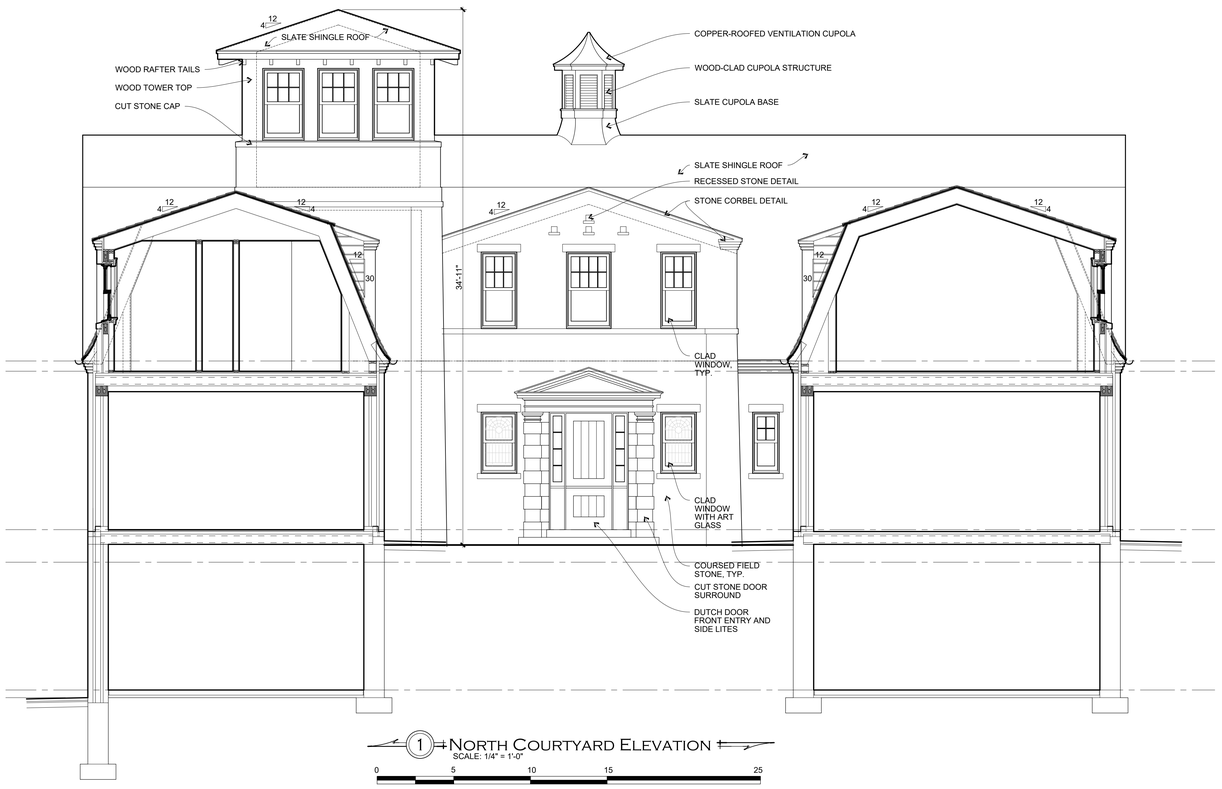
Attachment: Plans (6939 : Peter & Ariel Budnik)

ISSUE:
Pricing Set 2021.12.02
Arch Review Board Set 2021.12.20

ROOF PLAN

A1.03



1 NORTH COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"
0 5 10 15 25

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

STEEPLEVIEW BUDNIK RESIDENCE

Freistadt Rd. Mequon, WI

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Attachment: Plans (6939 : Peter & Ariel Budnik)

ISSUE:
Pricing Set 2021.12.02
Arch Review Board Set 2021.12.20

EXTERIOR ELEVATIONS

A2.00

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

0 5 10 15 25

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

STEEPLEVIEW BUDNIK RESIDENCE

Freistadt Rd. Mequon, WI

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Attachment: Plans (6939 : Peter & Ariel Budnik)

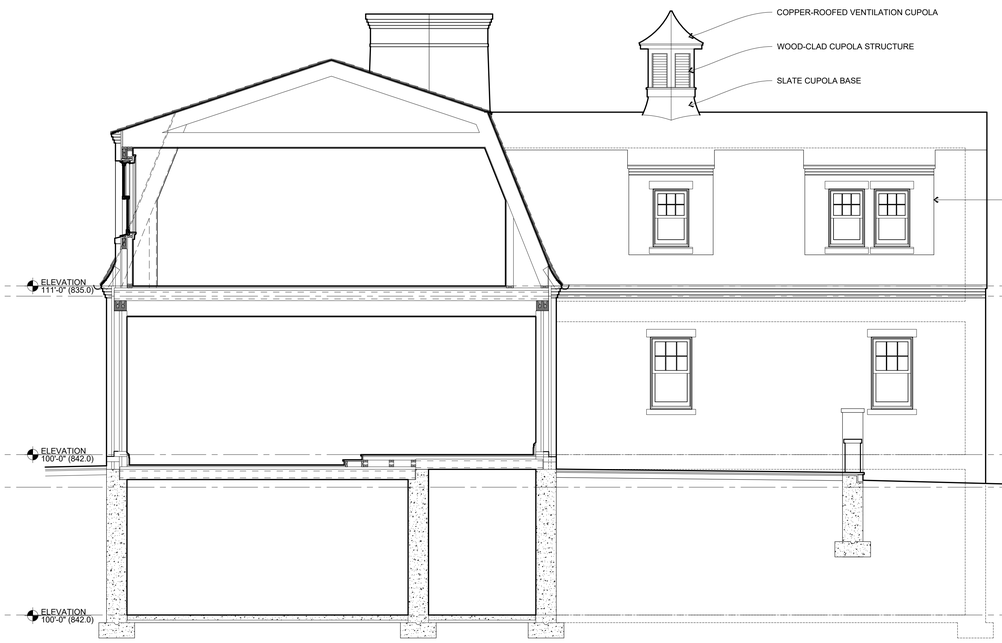
ISSUE:
Pricing Set 2021.12.02
Arch Review Board Set 2021.12.20

EXTERIOR ELEVATIONS

A2.01

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

0 5 10 15 25



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

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

STEEPLEVIEW BUDNIK RESIDENCE

Freistadt Rd. Mequon, WI

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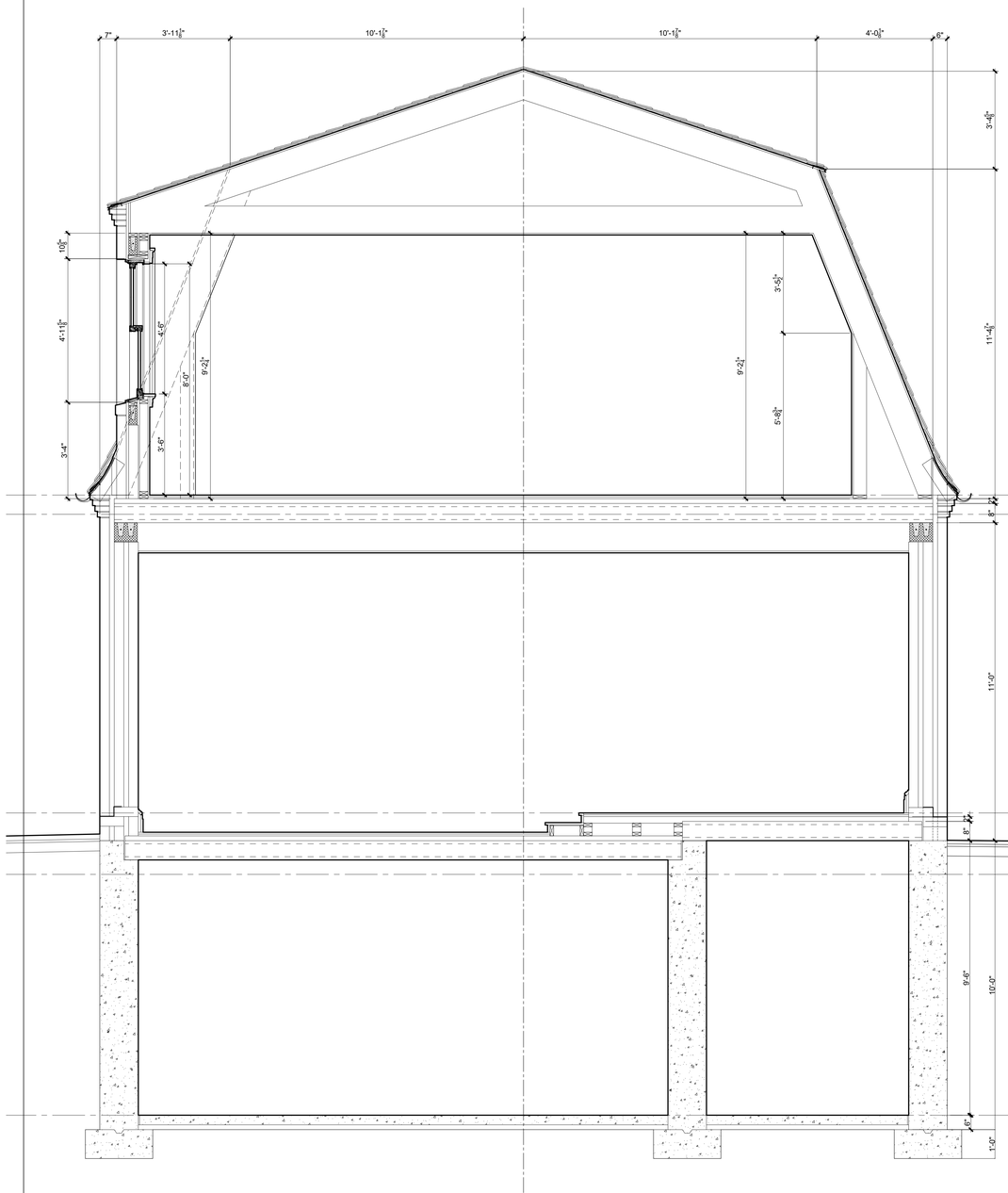
Attachment: Plans (6939 : Peter & Ariel Budnik)

ISSUE:
Pricing Set 2021.12.02
Arch Review Board Set 2021.12.20

EXTERIOR ELEVATIONS

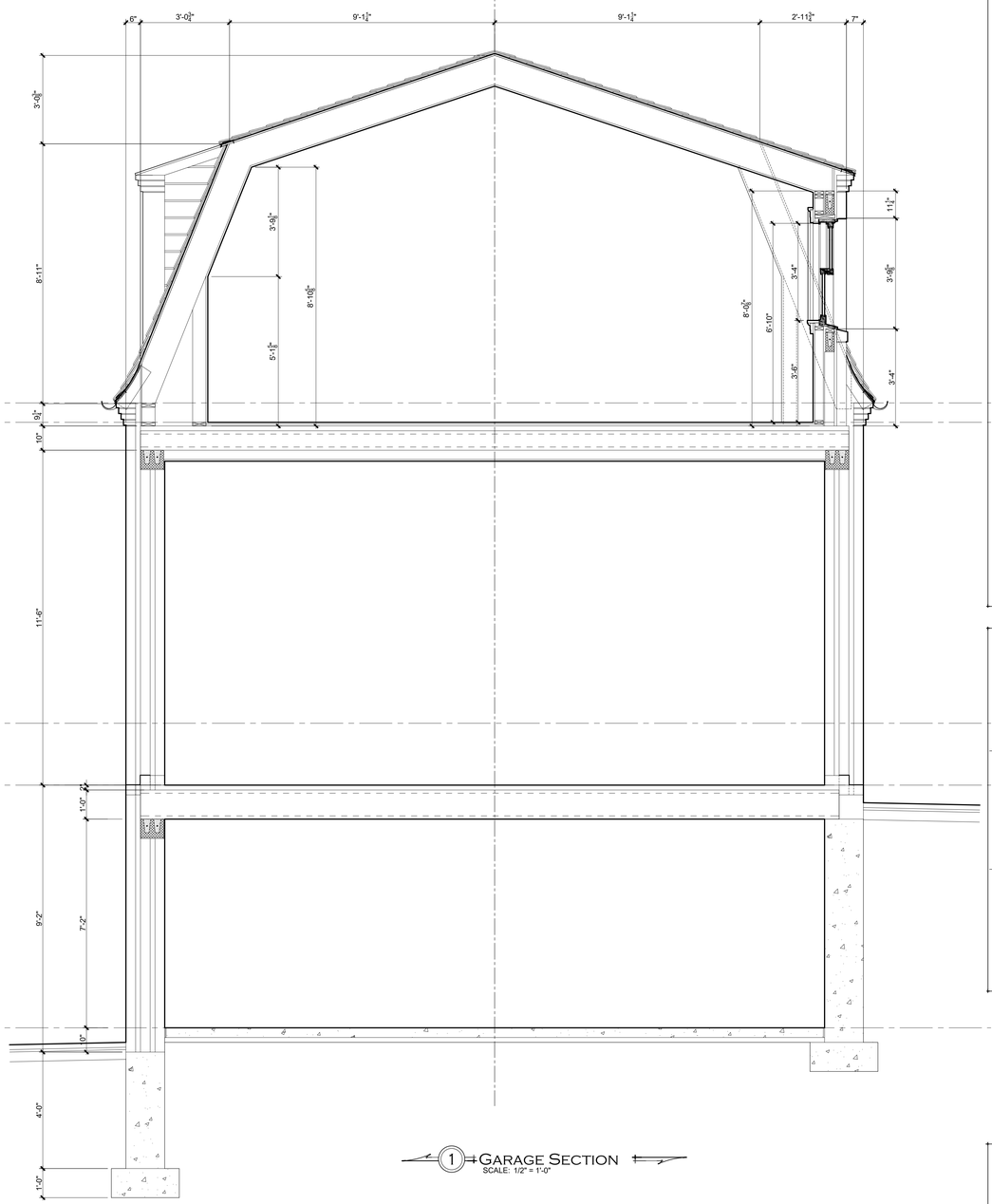
A2.02



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

0 5 10

ELEVATION
100'-0"



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

STEEPLEVIEW
BUDNIK RESIDENCE
Freistadt Rd. Mequon, WI

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Attachment: Plans (6939 : Peter & Ariel Budnik)

ISSUE:
Pricing Set 2021.12.02
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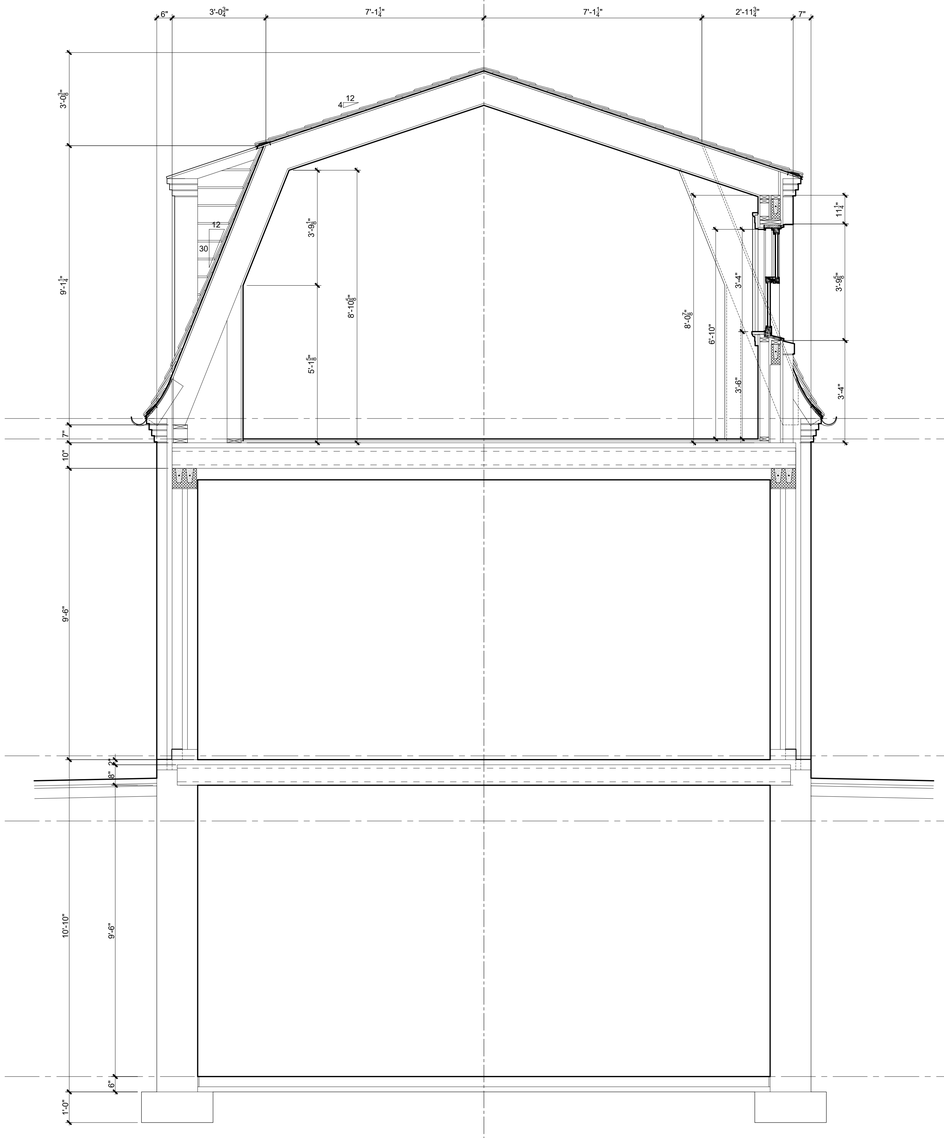
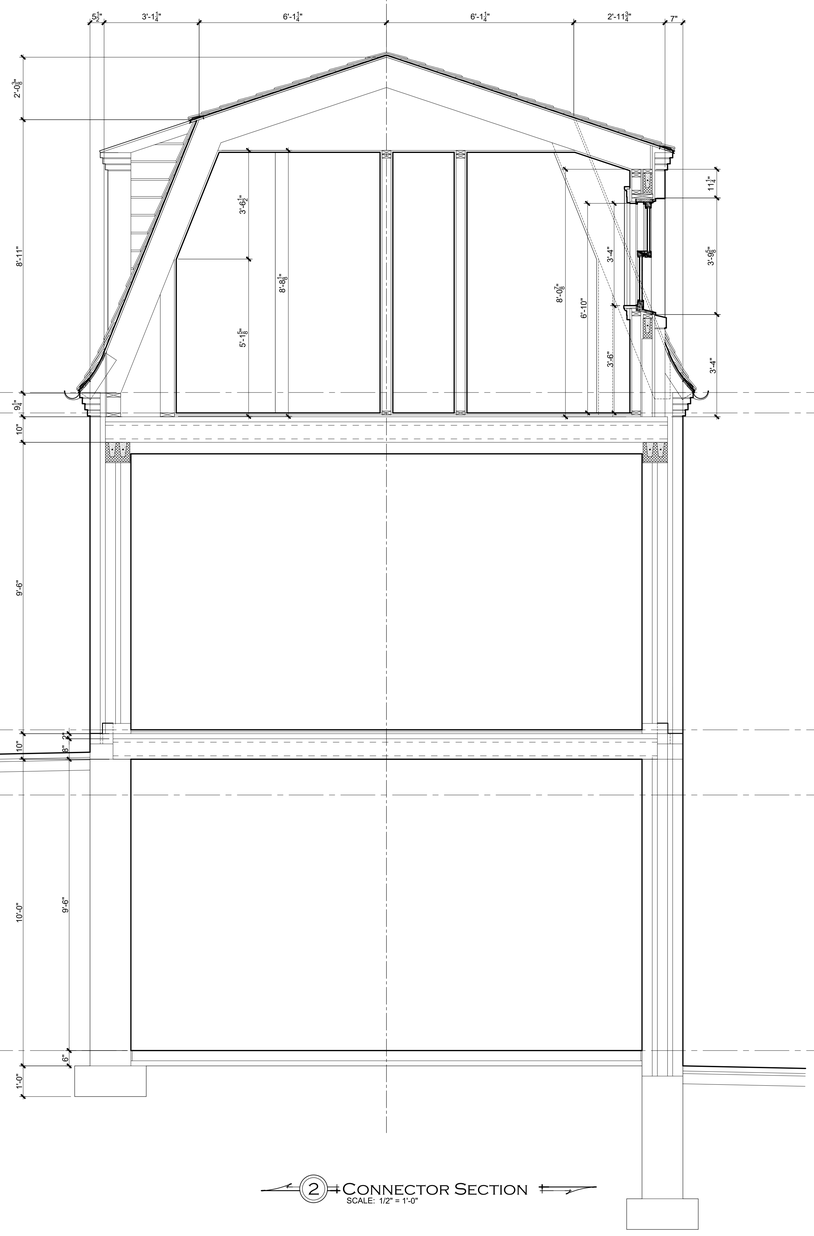
SECTIONS

A3.00



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



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

0 5 10

STEEPLEVIEW BUDNIK RESIDENCE

Freistadt Rd. Mequon, WI

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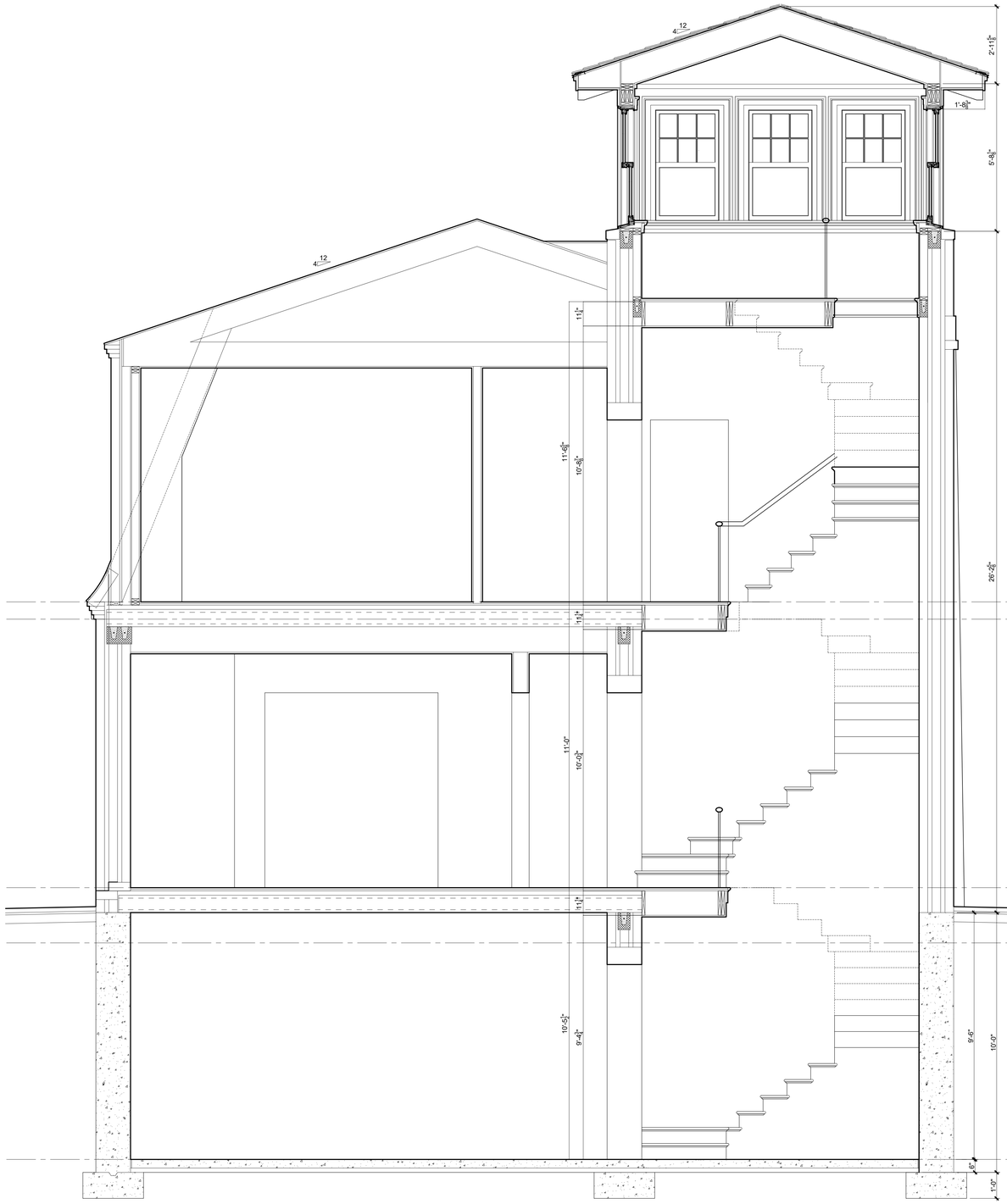
Attachment: Plans (6939 : Peter & Ariel Budnik)

ISSUE:
Pricing Set 2021.12.02
Arch Review Board Set 2021.12.20

SECTIONS

A3.01



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

0 5 10

STEEPLEVIEW
BUDNIK RESIDENCE
Freistadt Rd. Mequon, WI

WADE WEISSMANN ARCHITECTURE, INC. © 2021 / P: 414 - 351-1200 F: 414 - 3524385

Attachment: Plans (6939 : Peter & Ariel Budnik)

ISSUE:
Pricing Set 2021.12.02
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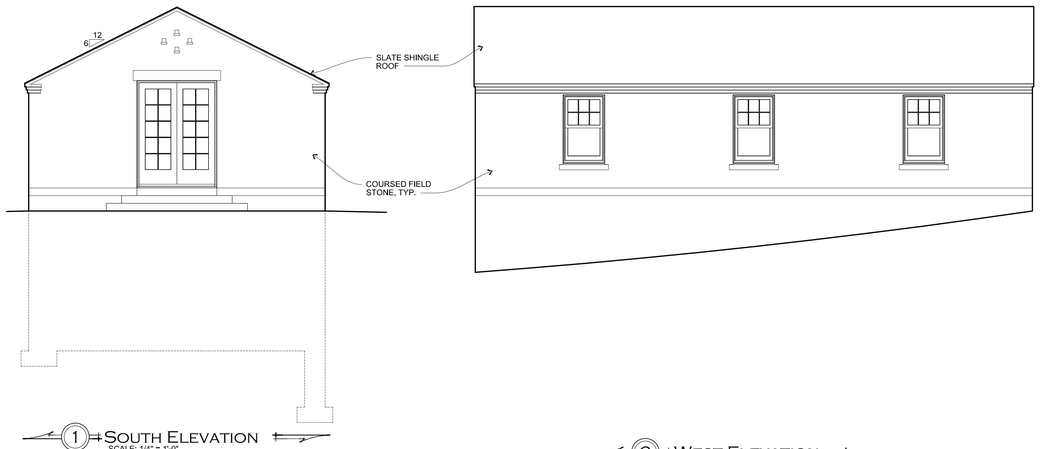
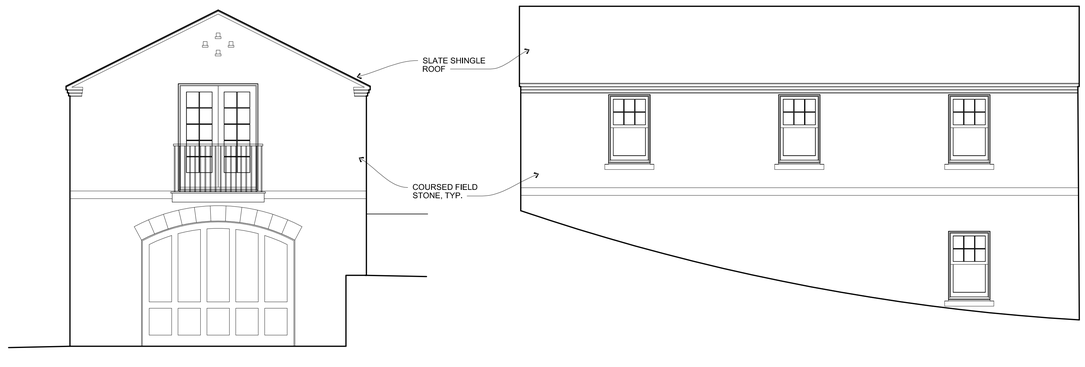
SECTIONS

A3.02



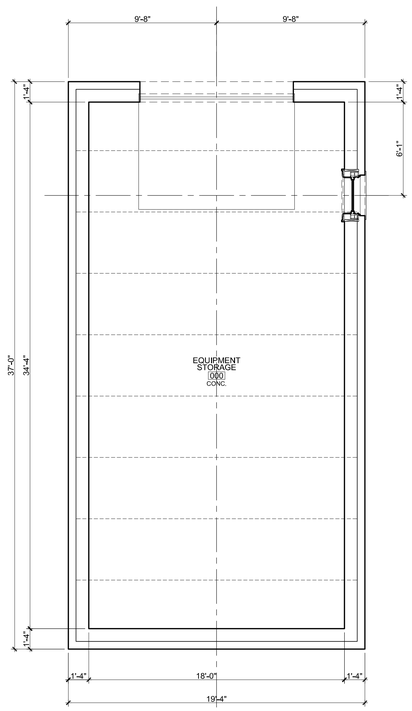
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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

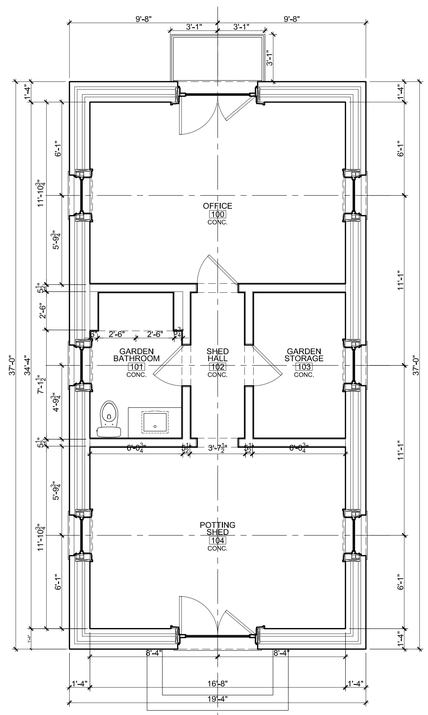


3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

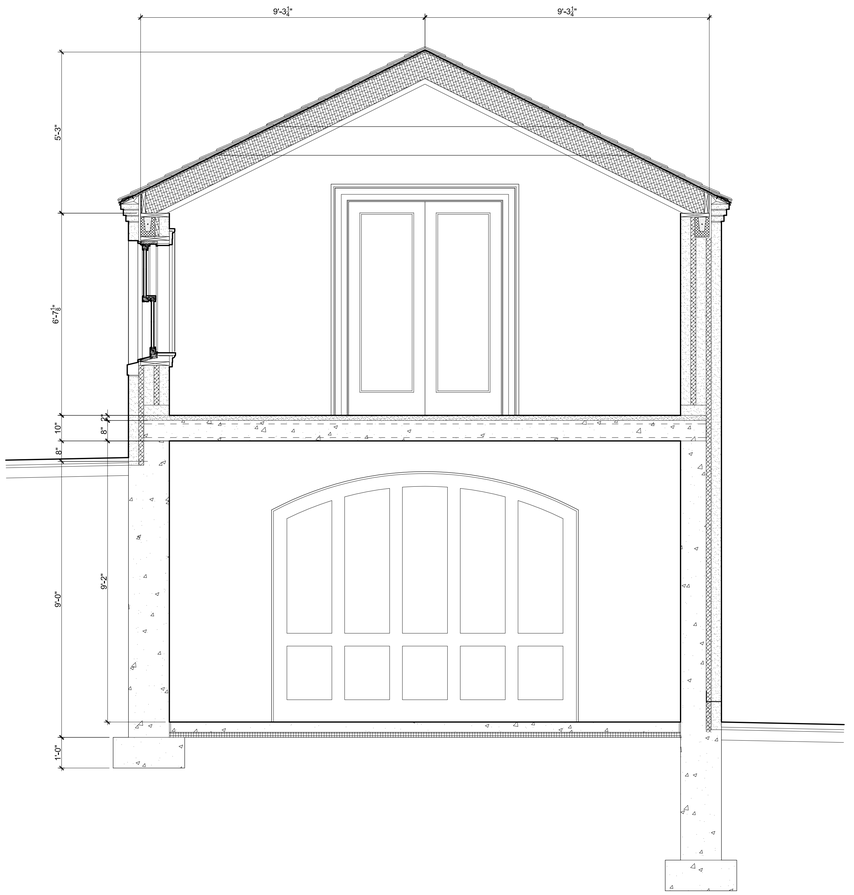
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

STEEPLEVIEW BUDNIK RESIDENCE

Freistadt Rd, Mequon, WI

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Attachment: Plans (6939 : Peter & Ariel Budnik)

ISSUE:
Preliminary Set
Architectural Board Set 2021.12.20
2021.12.20

SHED

AS1.00

City of Mequon

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **January 10, 2022**
SUBJECT: **Larry & Rachel Sprung - New Single-Family Side x Side Condominium at 11666/11668 N. Aster Wood Circle**

Attachments:
Statement of Intent (PDF)
Plat Map (PDF)
Plans (PDF)

Statement of Intent

DATE: December20, 2021

RE: Architectural Review Commission (ARC)
Roger and Lisa Jubas
Property at 11668 North Aster Woods Court 15W Mequon, WI 53092
Larry and Rachel Sprung
Property at 11666 North Aster Woods Court 15W Mequon, WI 53092

It is the wish of Roger and Lisa Jubas as well as Larry and Rachel Sprung to build their new 2 Family Condo (4 Bedrooms per home) and attached garages at 11668 North Aster Woods Court 15W Mequon, WI 53092 and 11666 North Aster Woods Court 15W Mequon, WI 53092.

Scott Humber

Lakeside Building South
10033 N Port Washington Road
Mequon, WI 53092

414-588-4409 *mobile*
262-241-2300 *main*
262-241-2310 *fax*

Attachment: Statement of Intent (6940 : Larry & Rachel Sprung)

1st Addendum to Aster Woods Condominium Plat

DECLARANT
ASTER WOODS LLC.
10500 N .PORT WASHINGTON RD.
MEQUON, WISCONSIN 53092

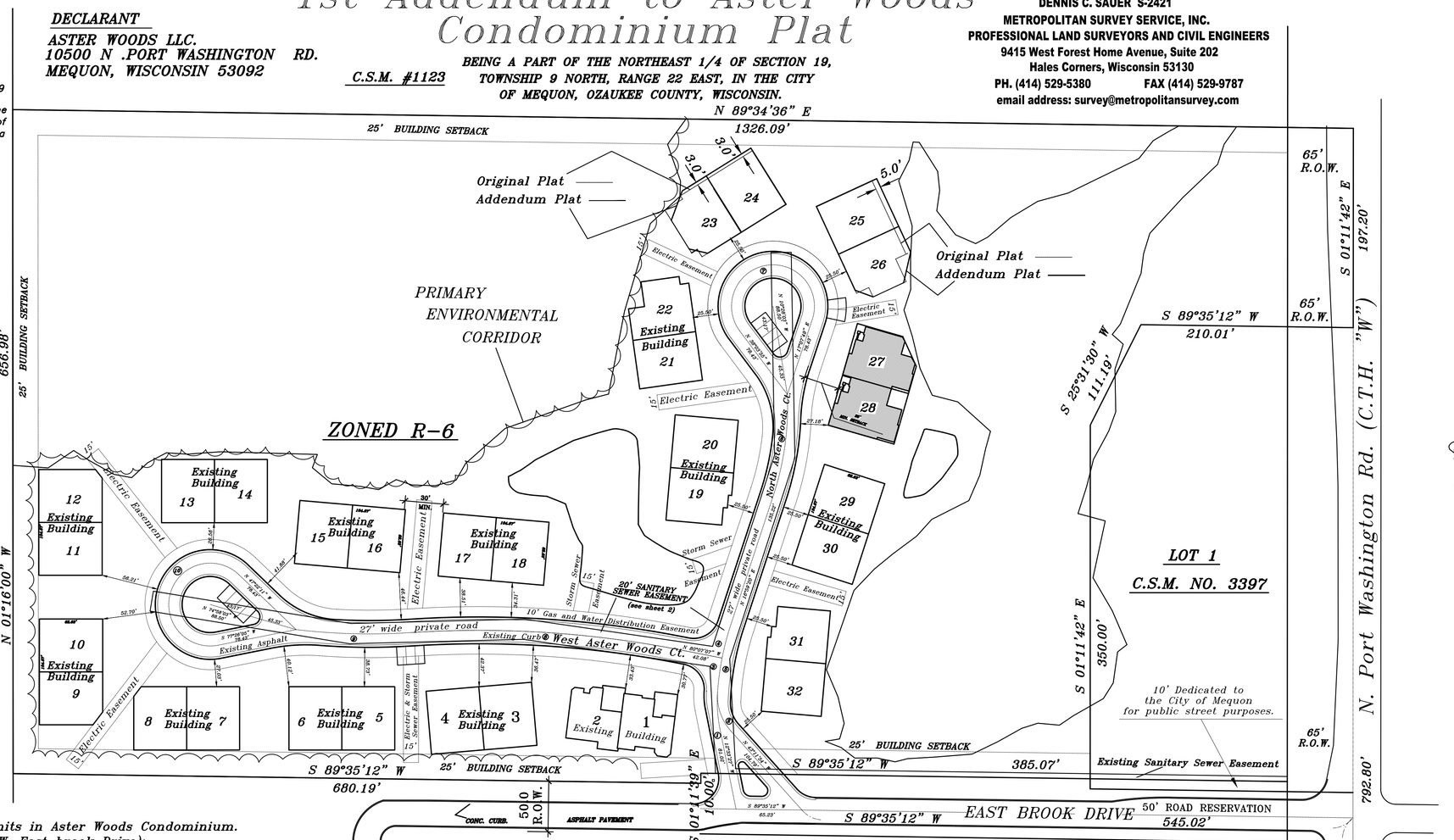
C.S.M. #1123

BEING A PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

PREPARED BY:
DENNIS C. SAUER S-2421
METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380 FAX (414) 529-9787
email address: survey@metropolitansurvey.com

LEGAL DESCRIPTION
FOR
ASTER WOODS CONDOMINIUM PLAT

Being a part of the Southeast ¼ of the Northeast ¼ of Section 19, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin bounded and described as follows: Commencing at the Southeast corner of the Northeast ¼ of said section; thence N 01°11'42" W, 792.80 feet to the point of beginning of the lands to be described; thence S 89°35'12" W, 210.01 feet to a point; thence S 25°31'30" W, 111.19 feet to a point; thence S 01°11'42" E, 350.00 feet to a point; thence S 89°35'12" W, 385.07 feet to a point; thence S 01°11'39" E, 10.00 feet to a point; thence S 89°35'12" W, 680.19 feet to a point; thence N 01°16'00" W, 656.98 feet to a point; thence N 89°34'36" E, 1326.09 feet to a point; thence S 01°11'42" E, 197.20 feet to the point of beginning EXCEPTING THEREFROM the Easterly 65 feet for road purposes. Said lands containing 750,060 square feet (17.22 acres) gross and 737,242 square feet (16.92 acres) net.



The following addresses have been assigned for Units in Aster Woods Condominium. parcel number 150190400200 (Old address –1400 W. East brook Drive):

Building	Units	Address
1	1&2	1511 & 1513 West Aster Woods Court 116N
2	3&4	1535 & 1537 West Aster Woods Court 116N
3	5&6	1567 & 1569 West Aster Woods Court 116N
4	7&8	1583 & 1585 West Aster Woods Court 116N
5	9&10	1591 & 1593 West Aster Woods Court 116N
6	11&12	1596 & 1594 West Aster Woods Court 116N
7	13&14	1574 & 1572 West Aster Woods Court 116N
8	15&16	1558 & 1556 West Aster Woods Court 116N
9	17&18	1542 & 1540 West Aster Woods Court 116N
10	19&20	11655 &11657 North Aster Woods Court 15W
11	21&22	11673 &11675 North Aster Woods Court 15W
12	23&24	11691 &11693 North Aster Woods Court 15W
13	25&26	11684 &11682 North Aster Woods Court 15W
14	27&28	11668 &11666 North Aster Woods Court 15W
15	29&30	11644 &11642 North Aster Woods Court 15W
16	31&32	11622 &11620 North Aster Woods Court 15W

CENTERLINE CURVE DATA

CURVE NO.	RADIUS	ARC	CHORD	I	I/2	CHORD BEARING
1	137.01'	36.66'	36.55'	15°19'54"	7°39'57.2"	S 04°53'30.1" E
2	52.72'	42.30'	41.17'	45°58'21"	22°59'10.5"	S 20°12'43.4" E
3	272.67'	33.82'	33.80'	7°06'26"	3°33'13.2"	S 06°19'40.2" W
4	272.67'	33.82'	33.80'	7°06'26"	3°33'13.2"	S 13°26'06.5" W
5	272.67'	67.64'	67.47'	14°12'53"	7°06'26.3"	S 09°52'53.4" W
6	280.00'	101.12'	100.57'	20°41'33"	10°20'46.5"	N 06°38'33.2" E
7	41.00'	168.30'	72.67'	235°11'44"	117°35'52.2"	S 79°31'57.2" W
8	1032.61'	267.86'	267.11'	14°51'46"	7°25'53.2"	N 87°32'59.8" W
9	620.00'	113.62'	113.46'	10°30'00"	5°15'00.0"	S 89°43'53.0" E
10	41.00'	168.30'	72.67'	235°11'44"	117°35'52.2"	S 15°01'57.2" W

MINIMUM SETBACKS:
25' FRONT
25' REAR
25' SIDES
30' BETWEEN BUILDINGS

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 60 ft.

Limited Common Elements (L.C.E.) Parcel 1 C.S.M. No. 1989

Limited Common Elements could not be shown in a feasible manner on this document and include the following:

A) The sidewalk leading to the entryway of the unit's) and the entryway itself is reserved for the exclusive use of that unit's).

B) The patio and/or deck, if any, adjacent to each unit is reserved for the exclusive use of that unit.

C) The driveway adjacent to and adjoining each garage is reserved for the exclusive use of that unit.

General Common Elements (G.C.E.)

General Common Elements are owned by all Units and available equally to all.

I, Dennis C. Sauer, a registered Land Surveyor, do hereby certify that I have surveyed the above described property of this condominium plat, and that this survey is an accurate representation of the exterior boundary lines and the location of the existing and proposed buildings on said property. This plat is a correct representation of ASTER WOODS CONDOMINIUM, and the identification and location of each unit and the common elements can be determined from this plat.

March 22, 2017

Dennis C. Sauer, R.L.S. 2421

M:\CONDO DOCS\Mequon\Asterwoods1stAddendum.dwg 8/25/2021 3:03:41 PM CDT

Attachment: Plat Map (6940 : Larry & Rachel Sprung)

ELEVATION NOTE

PROPOSED TOP OF FOUNDATION WALL	000.00'
TYPICAL GRADE AT FOUNDATION WALL	000.00
GRADE AT EXPOSURE	000.00'
FIRST FLOOR SUBFLOOR	000.00'

TOP OF FIRST FLOOR SUBFLOOR ('A.S.F.-1') REFERENCED AS 0'-0" HEREAFTER

HEIGHT ELEVATIONS ARE REFERENCED FROM THE FOLLOWING:
---ABOVE FIRST FLOOR SUBFLOOR IF NOTED A.S.F.-1
---ABOVE SECOND FLOOR SUBFLOOR IF NOTED A.S.F.-2
---BELOW FIRST FLOOR SUBFLOOR IF NOTED B.S.F.-1

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ST	SITE PLAN
1	EXTERIOR ELEVATIONS
1.1	EXTERIOR ELEVATIONS
2	FOUNDATION PLAN
2.1	FOUNDATION DETAILS
2.2	LOWER LEVEL PLAN
3	1ST FLOOR PLAN
4	ROOF PLAN
4.1	ROOF DETAILS
5	SECTIONS / DETAILS
5.1	SECTIONS / DETAILS
5.2	SECTIONS / DETAILS
5.3	SECTIONS / DETAILS
5.4	SECTIONS / DETAILS
6	INTERIOR ELEVATIONS - CONDO "A"
6.1	INTERIOR ELEVATIONS - CONDO "A"
6.2	INTERIOR ELEVATIONS - CONDO "B"
6.3	INTERIOR ELEVATIONS - CONDO "B"
7	ELECTRICAL PLANS - CONDO "A"
7.1	ELECTRICAL PLANS - CONDO "A"
7.2	ELECTRICAL PLANS - CONDO "B"
7.3	ELECTRICAL PLANS - CONDO "B"
8	SCHEDULES - CONDO "A"
8.1	SCHEDULES - CONDO "A"
8.2	SCHEDULES - CONDO "B"
8.3	SCHEDULES - CONDO "B"
9	SPECIFICATIONS
9.1	SPECIFICATIONS

SQUARE FEET - CONDO "A"

TOTAL FINISHED SF	4120
LOWER LEVEL FINISHED SF	1640
FIRST FLOOR SF	2480

SQUARE FEET - CONDO "B"

TOTAL FINISHED SF	4268
LOWER LEVEL FINISHED SF	1852
FIRST FLOOR SF	2416

LEGEND

- PLAN DETAILS SEE SHEETS 2 THRU 4.1
- ELEVATION DETAIL SEE SHEETS 1 AND 1.1
- INTERIOR ELEVATION DETAILS SEE SHEET 6 AND 6.1
- 100-1 DOOR NUMBER
- ELEVATION DATUM
- 2X4 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES
- 2X4 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES - INSULATED
- 2X4 FLAT STUD WALL FLAT FRAMING W/ 1/2" GYP. BD. BOTH SIDES
- 2X6 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES
- 2X6 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES - INSULATED
- CONCRETE FOUNDATION WALL THICKNESS AND HEIGHT PER PLAN

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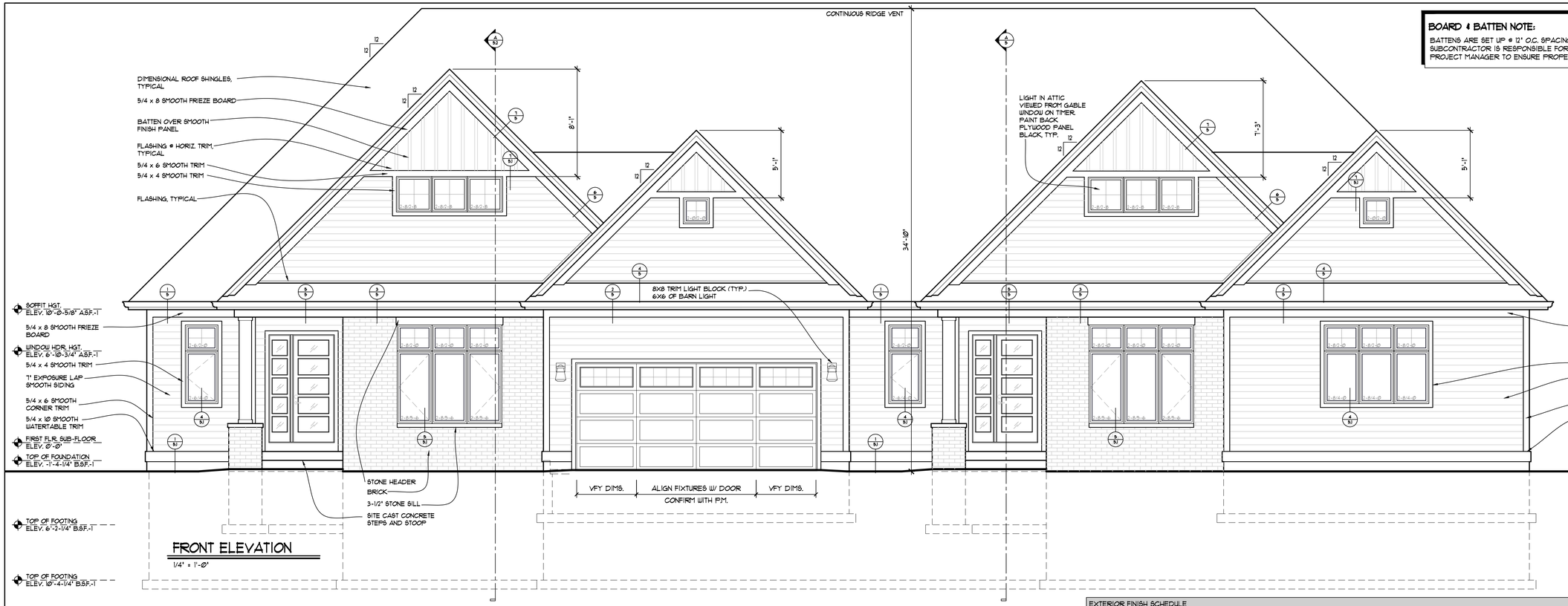
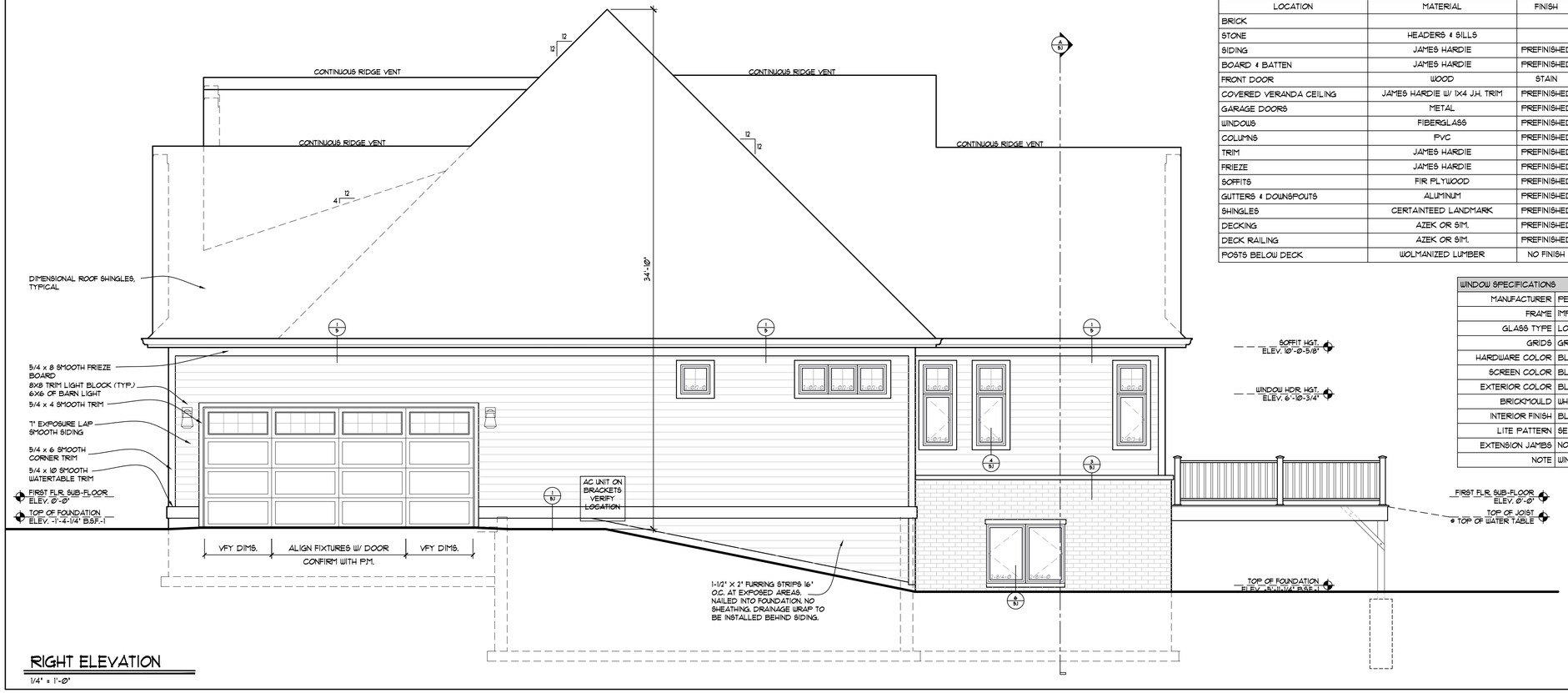
ST
SITE PLAN

Attachment: Plat Map (6940 : Larry & Rachel Sprung)



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

BOARD & BATTEN NOTE:

BATTENS ARE SET UP @ 12" O.C. SPACING. FRAMING SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH PROJECT MANAGER TO ENSURE PROPER STUD/BLOCKING LAYOUT.

EXTERIOR FINISH SCHEDULE				
LOCATION	MATERIAL	FINISH	COLOR	SHEEN
BRICK			GLACIER GRAY	
STONE	HEADERS & SILLS		BEDFORD STONE	
SIDING	JAMES HARDIE	PREFINISHED	LIGHT MIST	
BOARD & BATTEN	JAMES HARDIE	PREFINISHED	LIGHT MIST	
FRONT DOOR	WOOD	STAIN	BLACK	
COVERED VERANDA CEILING	JAMES HARDIE W/ 1X4 J.H. TRIM	PREFINISHED	MATCH TRIM	
GARAGE DOORS	METAL	PREFINISHED	CHI STAMPED CARRIAGE DOOR, DRIFTWOOD GRAY	
WINDOWS	FIBERGLASS	PREFINISHED	BLACK	
COLUMNS	PVC	PREFINISHED	MATCH TRIM	
TRIM	JAMES HARDIE	PREFINISHED	ARCTIC WHITE	
FRIEZE	JAMES HARDIE	PREFINISHED	MATCH TRIM	
SOFFITS	FIR PLYWOOD	PREFINISHED	MATCH TRIM	
GUTTERS & DOWNSPOUTS	ALUMINUM	PREFINISHED	MATCH TRIM	
SHINGLES	CERTAINTEED LANDMARK	PREFINISHED		
DECKING	AZEK OR SIM.	PREFINISHED	ISLAND OAK	
DECK RAILING	AZEK OR SIM.	PREFINISHED	WHITE	
POSTS BELOW DECK	WOLMANIZED LUMBER	NO FINISH		

WINDOW SPECIFICATIONS	
MANUFACTURER	PELLA
FRAME	IMPERVIA (FIBERGLASS), INCLUDE EASY GLIDE OPERATION
GLASS TYPE	LOW E2 W/ ARGON
GRIDS	GRIDS IN TRANSOMS
HARDWARE COLOR	BLACK
SCREEN COLOR	BLACK
EXTERIOR COLOR	BLACK
BRICKMOULD	WHERE APPLICABLE
INTERIOR FINISH	BLACK
LITE PATTERN	SEE DRAWINGS
EXTENSION JAMBS	NONE-DRYWALL RETURN TOP AND (2) SIDES, WOOD STOOL @ BOTTOM
NOTE	WINDOW SUPPLIER TO PRICE AND SUPPLY TEMPERED GLASS WHERE REQUIRED

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EXTERIOR ELEVATIONS

Attachment: Plans (6940 : Larry & Rachel Sprung)

CONTINUOUS RIDGE VENT

BOARD & BATTEN NOTE:
BATTENS ARE SET UP @ 12" O.C. SPACING. FRAMING SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH PROJECT MANAGER TO ENSURE PROPER STUD/BLOCKING LAYOUT.

5/4 x 8 SMOOTH FRIEZE BOARD
BATTEN OVER SMOOTH FINISH PANEL
FLASHING @ HORIZ. TRIM, TYPICAL
5/4 x 6 SMOOTH TRIM
5/4 x 4 SMOOTH TRIM
FLASHING, TYPICAL
7'-4"

LIGHT IN ATTIC VIEWED FROM GABLE WINDOW ON TIMER. PAINT BACK PLYWOOD PANEL BLACK, TYP.
8X8 TRIM LIGHT BLOCK (TYP.) 6X6 OF BARN LIGHT

SOFFIT HGT. ELEV. 10'-0-5/8"
5/4 x 8 SMOOTH FRIEZE BOARD
WINDOW HDR. HGT. ELEV. 6'-10-3/4"
5/4 x 4 SMOOTH TRIM
1" EXPOSURE LAP SMOOTH SIDING
5/4 x 6 SMOOTH CORNER TRIM
5/4 x 10 SMOOTH WATERTABLE TRIM
FIRST FLR. SUB-FLOOR ELEV. 0'-0"
TOP OF FOUNDATION ELEV. -1'-4-1/4" B.S.F.-1
3-1/2" STONE SILL
BRICK
TOP OF FOUNDATION ELEV. -5'-11-1/4" B.S.F.-1

SOFFIT HGT. ELEV. 10'-0-5/8"
WINDOW HDR. HGT. ELEV. 6'-10-3/4"
FIRST FLR. SUB-FLOOR ELEV. 0'-0"
TOP OF FOUNDATION ELEV. -1'-4-1/4" B.S.F.-1
TOP OF FOUNDATION ELEV. -5'-11-1/4" B.S.F.-1
TOP OF FOOTING ELEV. -10'-4-1/4" B.S.F.-1

REAR ELEVATION
1/4" = 1'-0"

CONTINUOUS RIDGE VENT
CONTINUOUS RIDGE VENT
DIMENSIONAL ROOF SHINGLES, TYPICAL
12 / 4

SOFFIT HGT. ELEV. 10'-0-5/8"
WINDOW HDR. HGT. ELEV. 6'-10-3/4"
FIRST FLR. SUB-FLOOR ELEV. 0'-0"
TOP OF JOIST @ TOP OF WATER TABLE
TOP OF FOUNDATION ELEV. -5'-11-1/4" B.S.F.-1
TOP OF FOOTING ELEV. -10'-4-1/4" B.S.F.-1

6X6 WOLMANIZED POST WRAP W/ 1X12 SMOOTH TRIM, W/ 1X4 SMOOTH TRIM @ TOP AND BOTTOM
STONE
BRICK
CONCRETE STOOP
FIRST FLR. SUB-FLOOR ELEV. 0'-0"
TOP OF FOUNDATION ELEV. -1'-4-1/4" B.S.F.-1
TOP OF FOUNDATION ELEV. -2'-2-1/4" B.S.F.-1
TOP OF FOOTING ELEV. -6'-2-1/4" B.S.F.-1

AC UNIT ON BRACKETS VERIFY LOCATION
1-1/2" X 2" FURRING STRIPS 16" O.C. AT EXPOSED AREAS, NAILED INTO FOUNDATION. NO SHEATHING. DRAINAGE WRAP TO BE INSTALLED BEHIND SIDING.

LEFT ELEVATION
1/4" = 1'-0"

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1.1

EXTERIOR ELEVATIONS

Attachment: Plans (6940 : Larry & Rachel Sprung)

(3) 2X12 HDRS W/LVL

2X12 W/LVL JOISTS ABOVE @ 12" O.C.

FROSTPROOF HOSE BIBB, VFY LOCATION

2-8/4-Ø - 2W (1) 1-3/4"X14" LVL IN PLACE OF SKIRT COORDINATE W/ RICHCO TRUSSES

14" FLOOR TRUSSES ABOVE @ 16" O.C.

2-8/4-Ø - 4W (2) 1-3/4"X14" LVL IN PLACE OF SKIRT COORDINATE W/ RICHCO TRUSSES

(2) 2X8 HDRS

(2) 2X10 HDR (DROPPED)

BASEMENT
CONCRETE FLOOR
3-1/2" CONCRETE SLAB
6 MIL. POLY VAPOR BARRIER
4" MIN. STONE

12" FLR TRUSSES @ 16" O.C.

LVL HDR IN FLOOR TRUSS, BY RICHCO

NOTE: CONFIRM DROPPED SHOULER FRAMING LAYOUT W/ FLOOR TRUSS MANUFACTURER

FLOOR TRUSS GIRDER

36"X36"X12" FOUR. CONC. PAD W/(3) #5 REBAR EACH WAY W/ 3 1/2" DIA. STL. COLUMN TYP.

(2) 2X8 HDRS

(2) 1-3/4"X11-1/4" HDRS (DROPPED)

(2) 1-3/4"X11-1/4" LVL (DROPPED)

BEAM POCKET, 11-1/4" DEEP

A/C ON BRACKETS VFY. LOCATION

(3) 1-3/4"X14" LVL (DROPPED)

BEAM POCKET, 14" DEEP

UNEXCAVATED
W/ STONE FILL

FROSTPROOF HOSE BIBB, VFY LOCATION

DROP TOP OF FOUNDATION WALL 12" AT ALL GARAGE DOOR OPENINGS. CHECK SHEET B FOR ANCHOR BOLTS & STRAPS NEEDED FOR WALL BRACING

FOUNDATION PLAN

1/4" = 1'-Ø"

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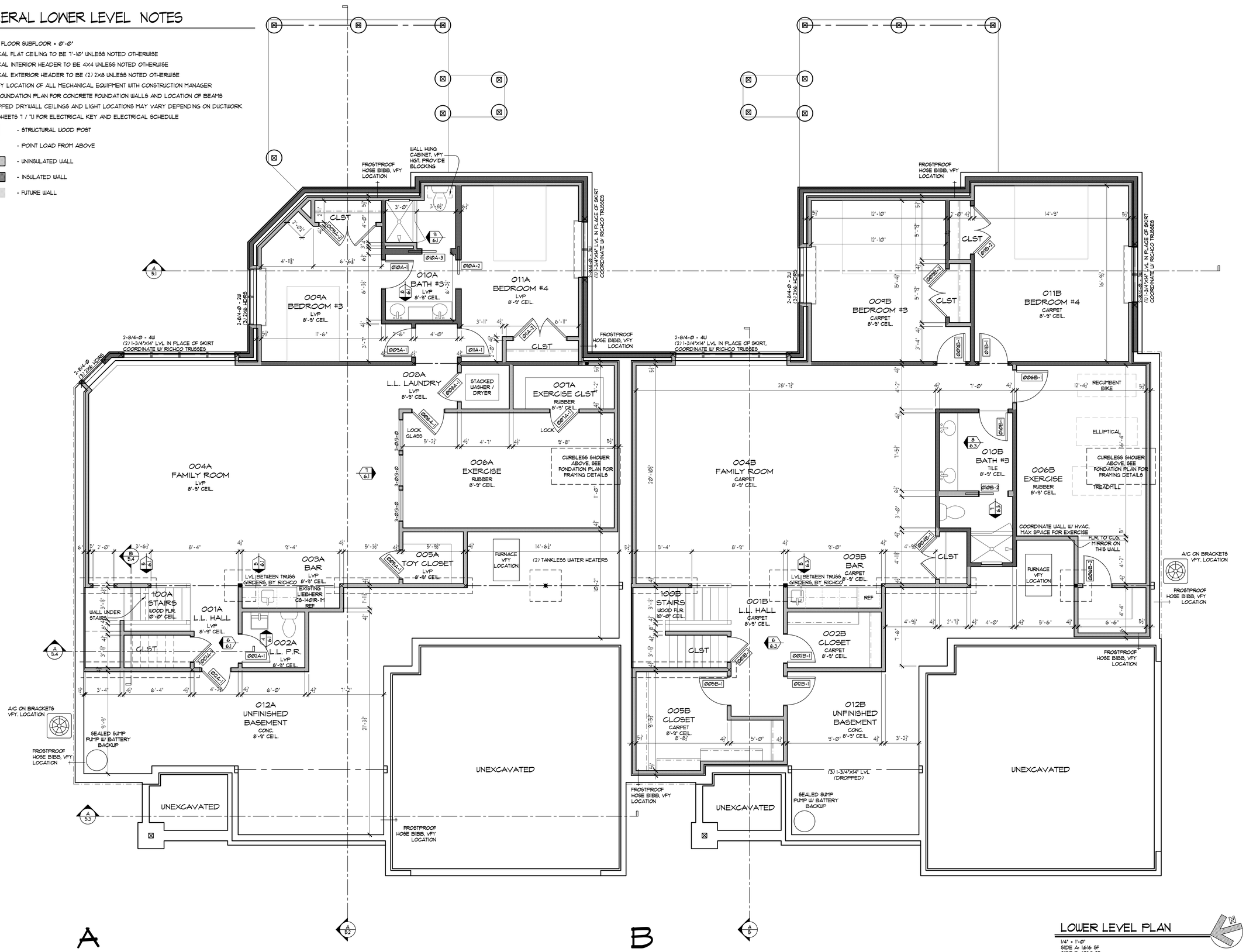
FOUNDATION PLAN

Attachment: Plans (6940 : Larry & Rachel Sprung)

GENERAL LOWER LEVEL NOTES

-- FIRST FLOOR SUBFLOOR = Ø'-Ø"
-- TYPICAL FLAT CEILING TO BE 7'-10" UNLESS NOTED OTHERWISE
-- TYPICAL INTERIOR HEADER TO BE 4X4 UNLESS NOTED OTHERWISE
-- TYPICAL EXTERIOR HEADER TO BE (2) 2X8 UNLESS NOTED OTHERWISE
-- VERIFY LOCATION OF ALL MECHANICAL EQUIPMENT WITH CONSTRUCTION MANAGER
-- SEE FOUNDATION PLAN FOR CONCRETE FOUNDATION WALLS AND LOCATION OF BEAMS
-- DROPPED DRYWALL CEILINGS AND LIGHT LOCATIONS MAY VARY DEPENDING ON DUCTWORK
-- SEE SHEETS 7 / 7.1 FOR ELECTRICAL KEY AND ELECTRICAL SCHEDULE

- STRUCTURAL WOOD POST
- POINT LOAD FROM ABOVE
- UNINSULATED WALL
- INSULATED WALL
- FUTURE WALL



LOWER LEVEL PLAN

1/4" = 1'-Ø"
SIDE A: 1,616 SF
SIDE B: 1,790 SF

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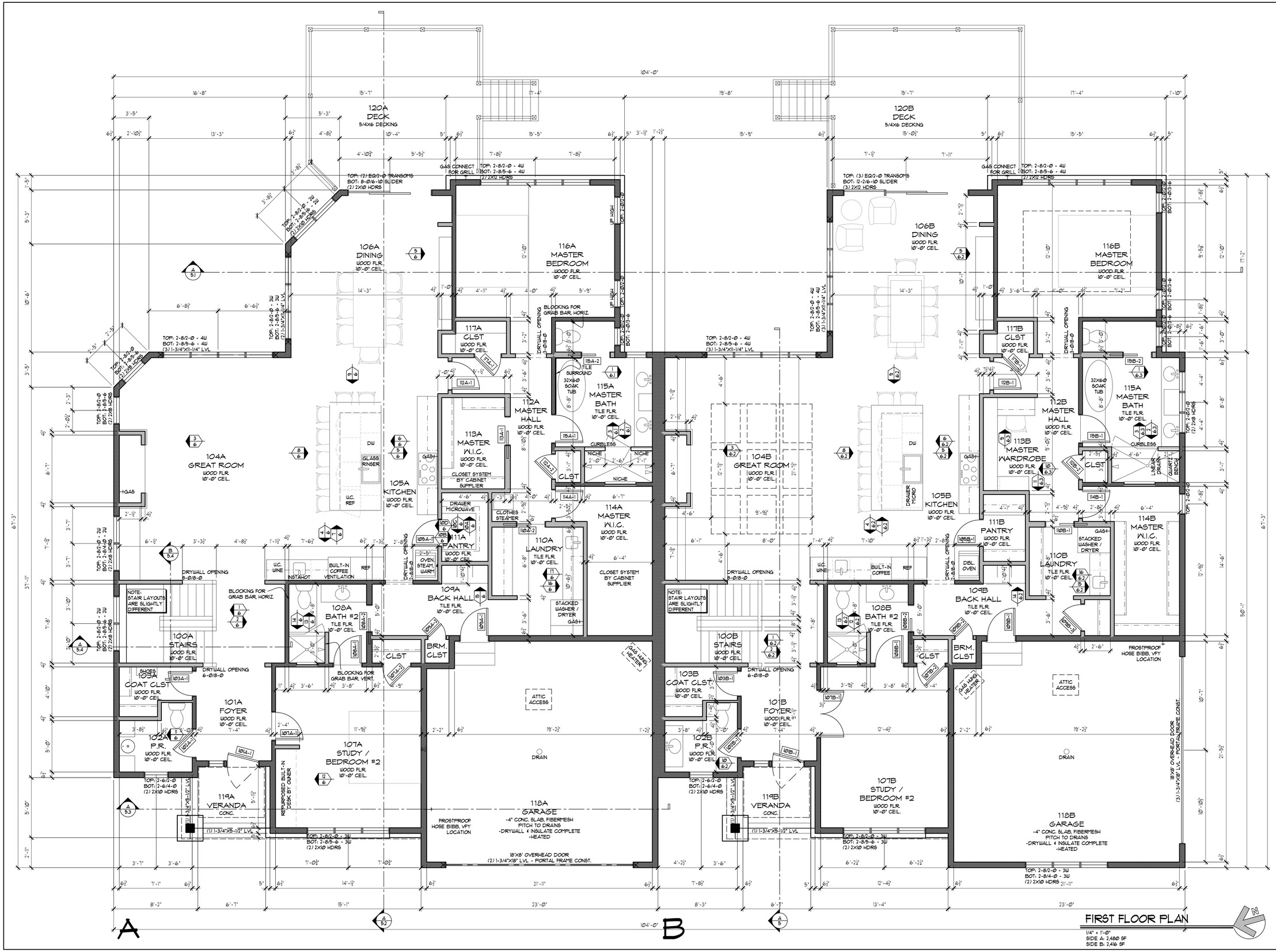
LOWER LEVEL PLAN

Attachment: Plans (6940 : Larry & Rachel Sprung)



FIRST FLOOR PLAN

1/4" = 1'-0"
SIDE A: 2,480 SF
SIDE B: 2,416 SF

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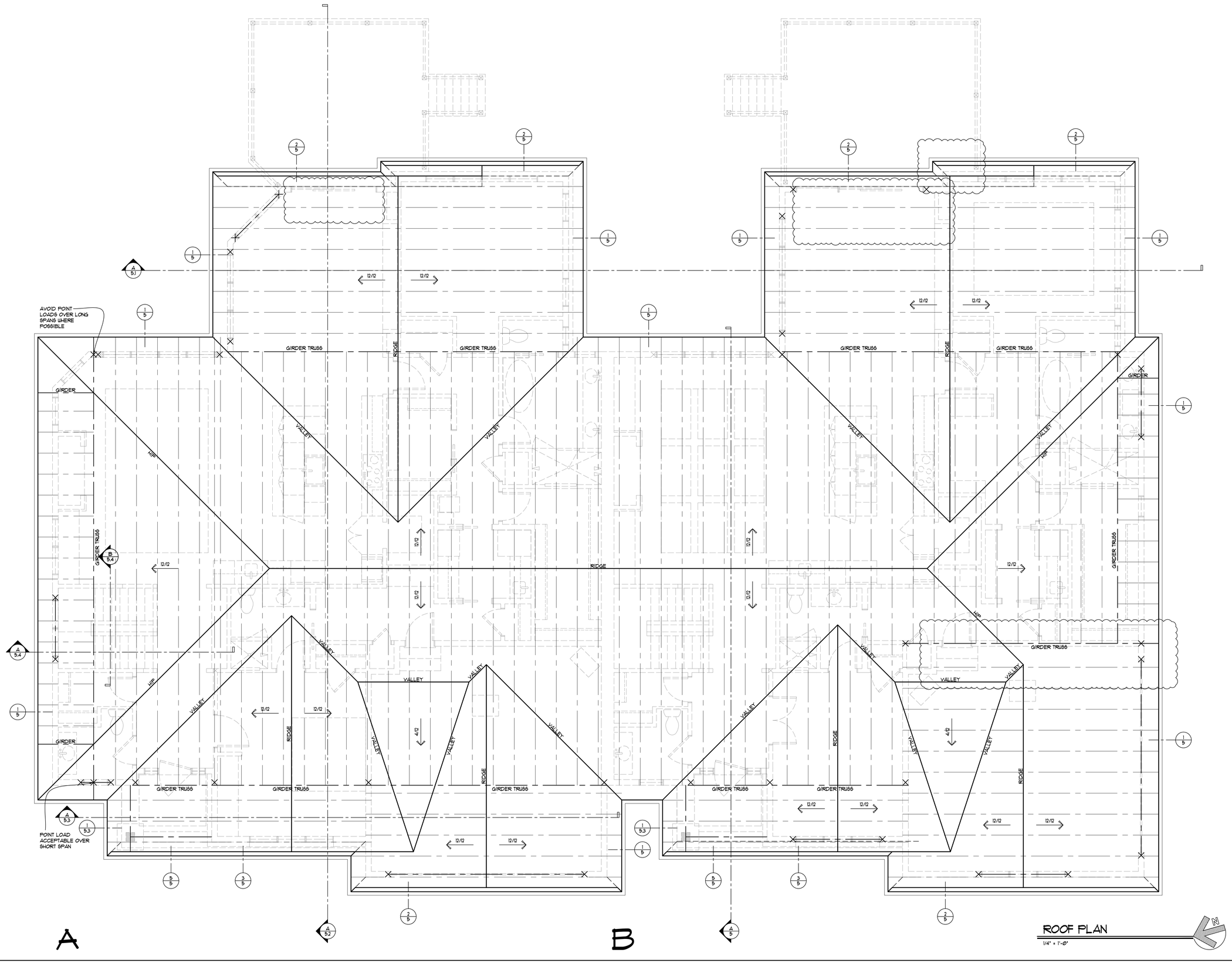
FIRST FLOOR PLAN

Attachment: Plans (6940 : Larry & Rachel Sprung)



ROOF PLAN
1/4" = 1'-0"

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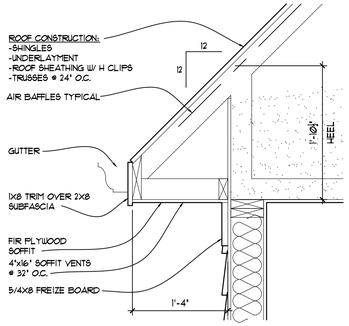
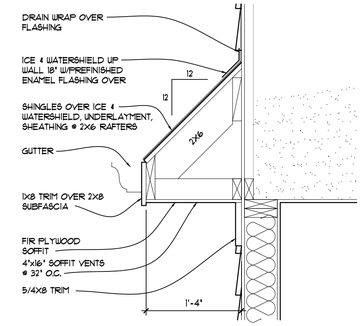
ROOF PLAN

Attachment: Plans (6940 : Larry & Rachel Sprung)



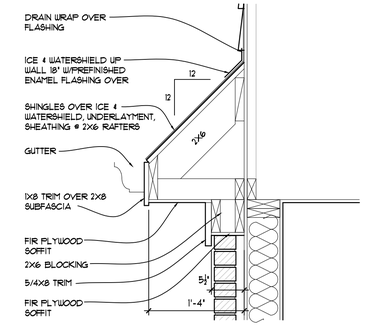
1/5 TYPICAL ROOF DETAIL

SCALE 1" = 1'-0"



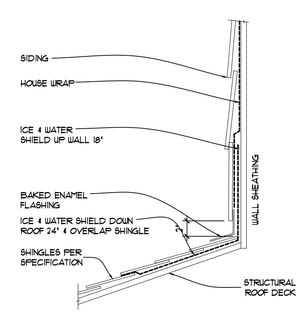
2/5 ROOF RETURN DETAIL @ SIDING

SCALE 1" = 1'-0"



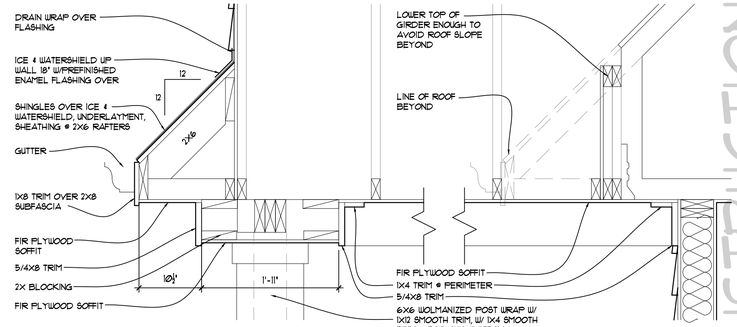
3/5 ROOF RETURN DETAIL @ BRICK

SCALE 1" = 1'-0"



4/5 ROOF TO WALL DETAIL

NOT TO SCALE



5/5 VERANDA ROOF DETAIL

SCALE 1" = 1'-0"

6/5 GABLE DETAIL - SIDING

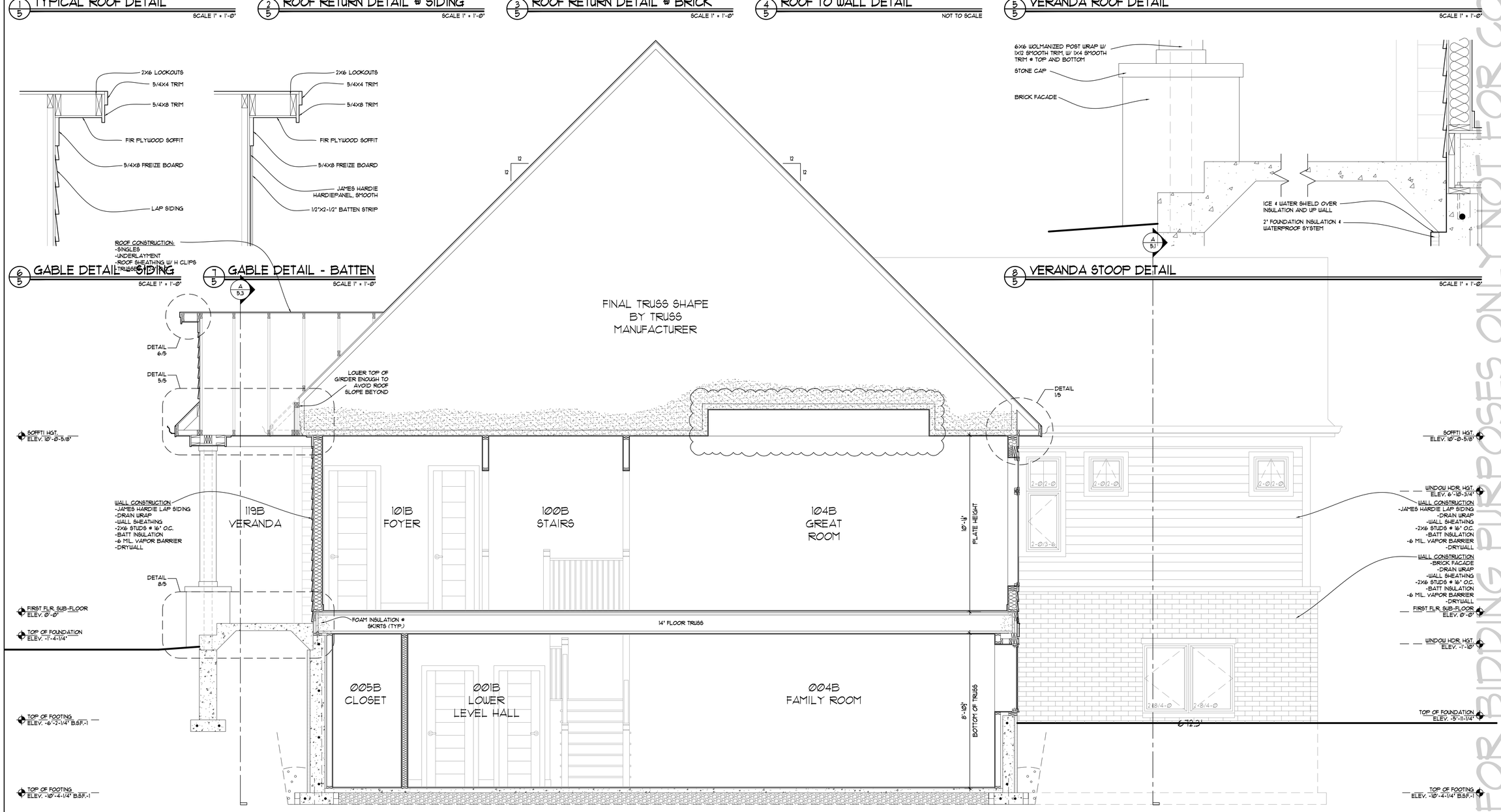
SCALE 1" = 1'-0"

7/5 GABLE DETAIL - BATTEN

SCALE 1" = 1'-0"

8/5 VERANDA STOOP DETAIL

SCALE 1" = 1'-0"



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SECTIONS & DETAILS

Attachment: Plans (6940 : Larry & Rachel Sprung)

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Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

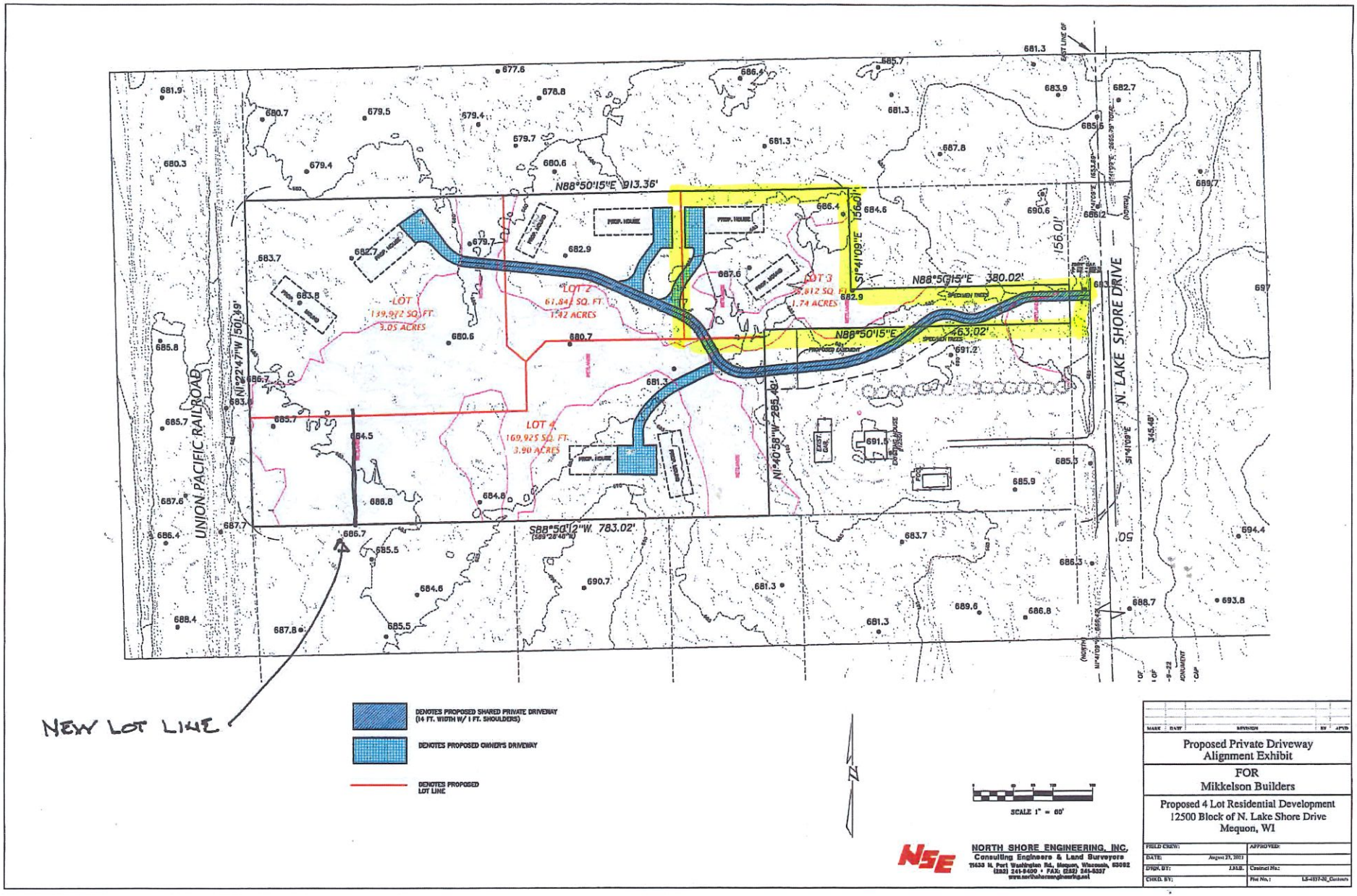
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **January 10, 2022**
SUBJECT: **Charlie Streich - New Single-Family Residence at 12535 N. Lake Shore Drive**

Attachments:
Statement of Intent (PDF)
Site Plan (PDF)
Plans (PDF)

Statement of intent

To build a single family home with a minimized low impact facade and a environmental landscape approach utilizing native plants

Attachment: Statement of Intent (6941 : Charlie Streich)



Attachment: Site Plan (6941 : Charlie Streich)

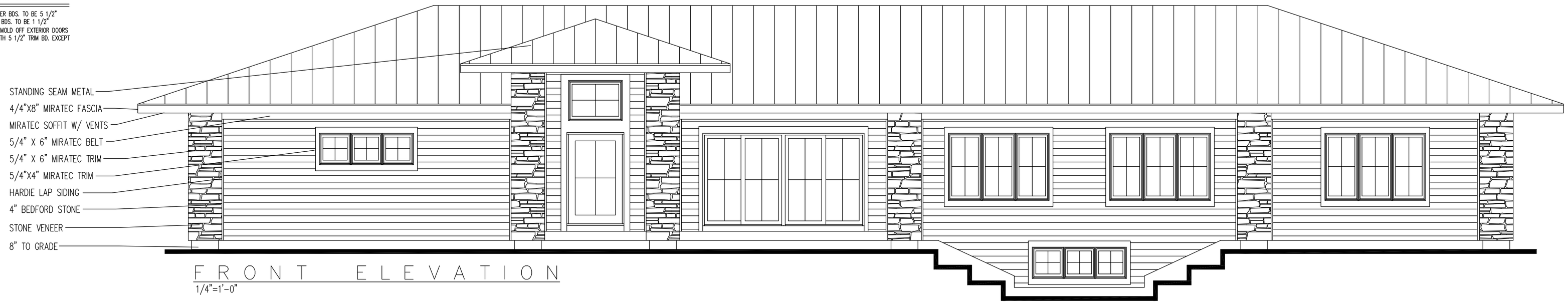
Attachment: Plans (6941 : Charlie Streich)

ROOF TRUSS HEEL HEIGHTS

4 / 12 PITCH - 15" HEEL - 48" OVHG

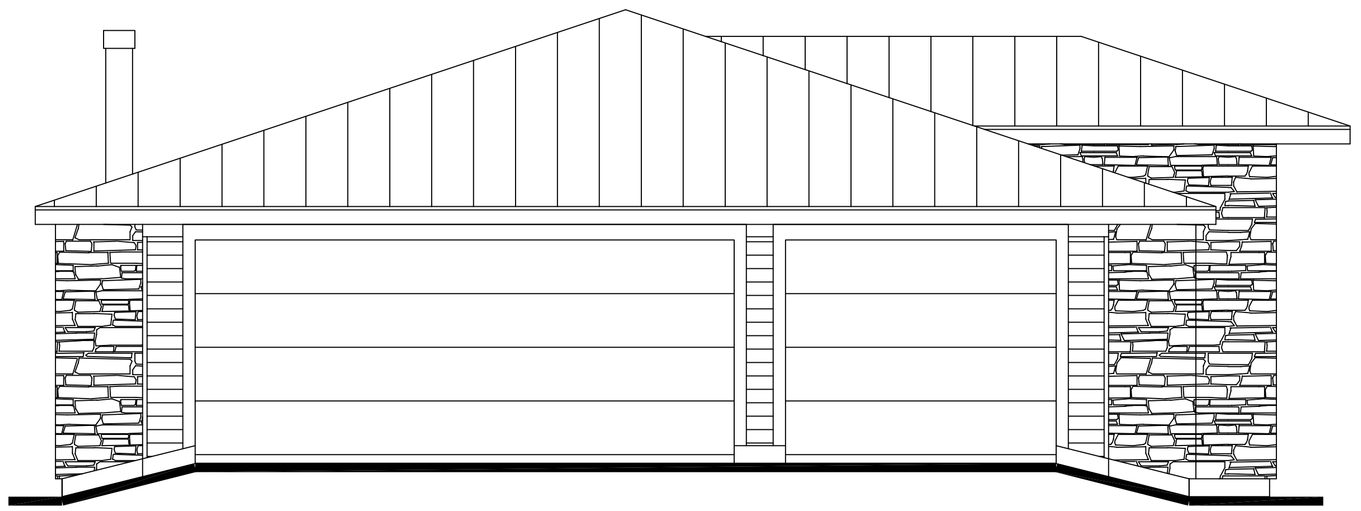
EXTERIOR SIDING NOTES:

ALL EXTERIOR CORNER BDS. TO BE 5 1/2"
ALL INSIDE CORNER BDS. TO BE 1 1/2"
REMOVE ALL BRICK MOLD OFF EXTERIOR DOORS AND REPLACE WITH 5 1/2" TRIM BD. EXCEPT FRONT DOOR.



FRONT ELEVATION
1/4"=1'-0"

REAR ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"

RIGHT ELEVATION
1/4"=1'-0"

JOHN F. MIKKELSON ARCHITECT

MIKKELSON BUILDERS
1029 W. GLEN OAKS LANE #202
MEQUON, WI. 53092
262-241-8140

STREICH RESIDENCE

ELEVATIONS

1"=4'-0"

7-28-21

2021-06

DRAWN BY: F.M.D.
E-MAIL: fmikkelson@wi.rr.com
TELEPHONE: 414-miller

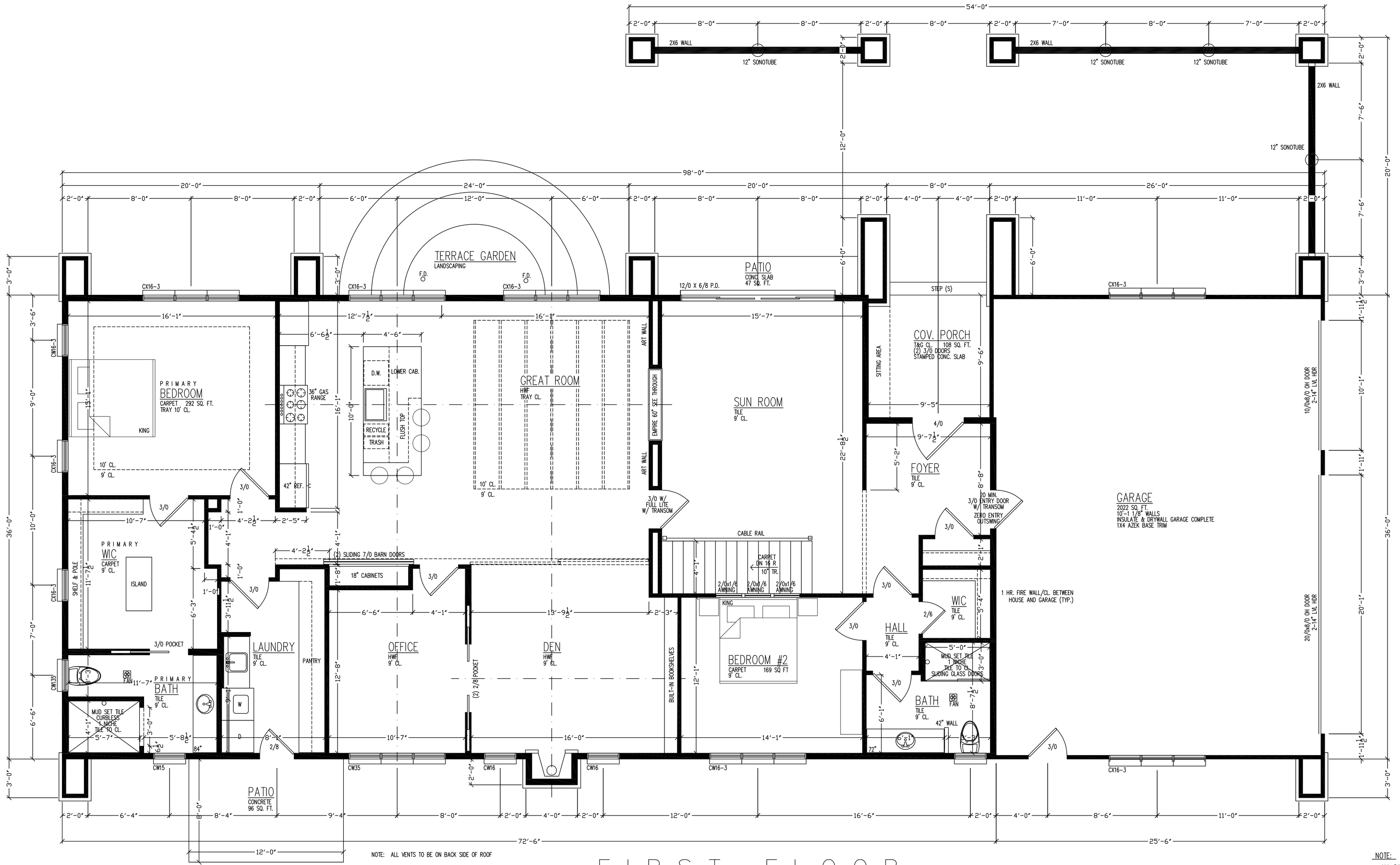
NOTICE:
THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT PERMISSION FROM THE DESIGNER.

A1

3.3.c

Attachment: Plans (6941 : Charlie Streich)

Packet Pg. 40



NOTE: ALL VENTS TO BE ON BACK SIDE OF ROOF

FIRST FLOOR

2528 SQ. FT. 1/4"=1'-0"

NOTE:

ALL DIMENSIONS ARE FROM STUD TO STUD UNLESS OTHERWISE NOTED:
- ALL EXTERIOR FRAME WALL DIM. 5 1/2"
- ALL INTERIOR FRAME WALL DIM. 3 1/2"
- ALL HEADERS: (2) 2 x 12's
- HEADER HEIGHT @ 6'-11"

FIRST FLOOR WALL ARE 9'-1 1/8" TALL.

FRAMING ROUGH OPENINGS: INTERIOR DOORS

HINGED DOORS--2" over the door x 8'-0"
DOUBLE DOORS--2 1/2" over the door x 8'-0"
SLIDING DOORS--1" over the door x 8'-0"
POCKET DOOR--2x door + 1" x 8'-0 1/2"

FRAMING ROUGH OPENINGS: WINDOWS

DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

JOHN F. MIKKELSON ARCHITECT

MIKKELSON BUILDERS
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MESA, AZ. 85210
262-248-8140

STREICH RESIDENCE

FLOOR PLAN

1/4"=1'-0"

7-12-21

2021-06

DRAWN BY: F.M.M.

E-MAIL:	fmikkelson@cox.net
PHONE:	414-248-8140

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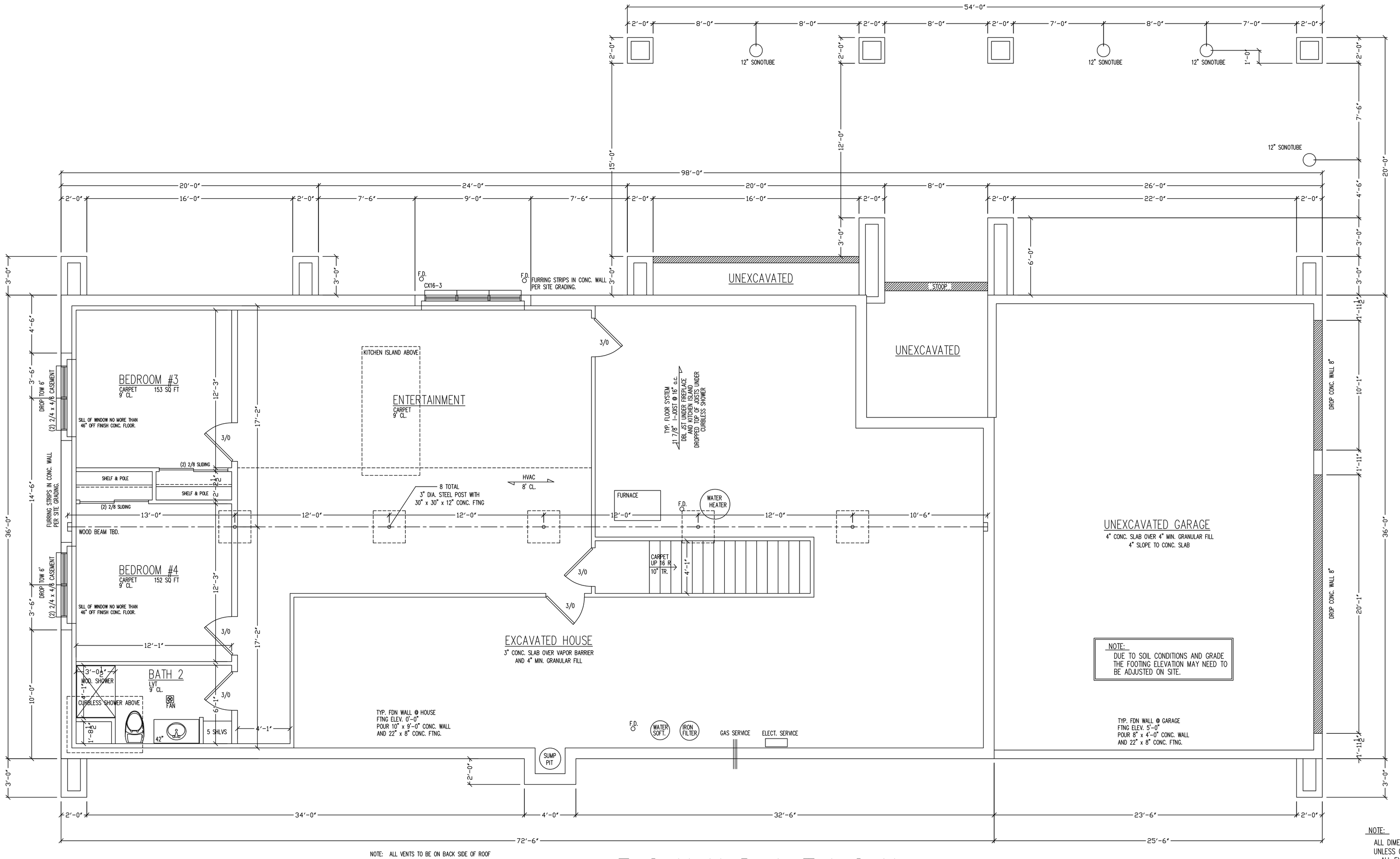
A2

Attachment: Plans (6941 : Charlie Streich)

NOTE:

** PLAN SCALE 3/8" = 1'-0" **



NOTE: ALL VENTS TO BE ON BACK SIDE OF ROOF

FOUNDATION

1133 SQ. FT. 1/4"=1'-0"

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL.

FRAMING ROUGH OPENINGS: INTERIOR DOORS
HINGED DOORS--2" over the door x 8'-0"
DOUBLE DOORS--2 1/2" over the door x 8'-0"
SLIDING DOORS--1" over the door x 8'-0"
POCKET DOOR--2x door + 1" x 8'-0 1/2"
FRAMING ROUGH OPENINGS: WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

JOHN F. MIKKELSON ARCHITECT

MIKKELSON BUILDERS
1029 W. QUEEN CREEK LANE #202
MESA, AZ. 85210
262-248-8140

STREICH RESIDENCE

FOUNDATION

1/4" = 1'-0"

7-12-21

2021-06

DRAWN BY: F.M.D.
E-MAIL: fred@mikkelsonbuilders.com
PHONE: 480-248-8140

NOTE:
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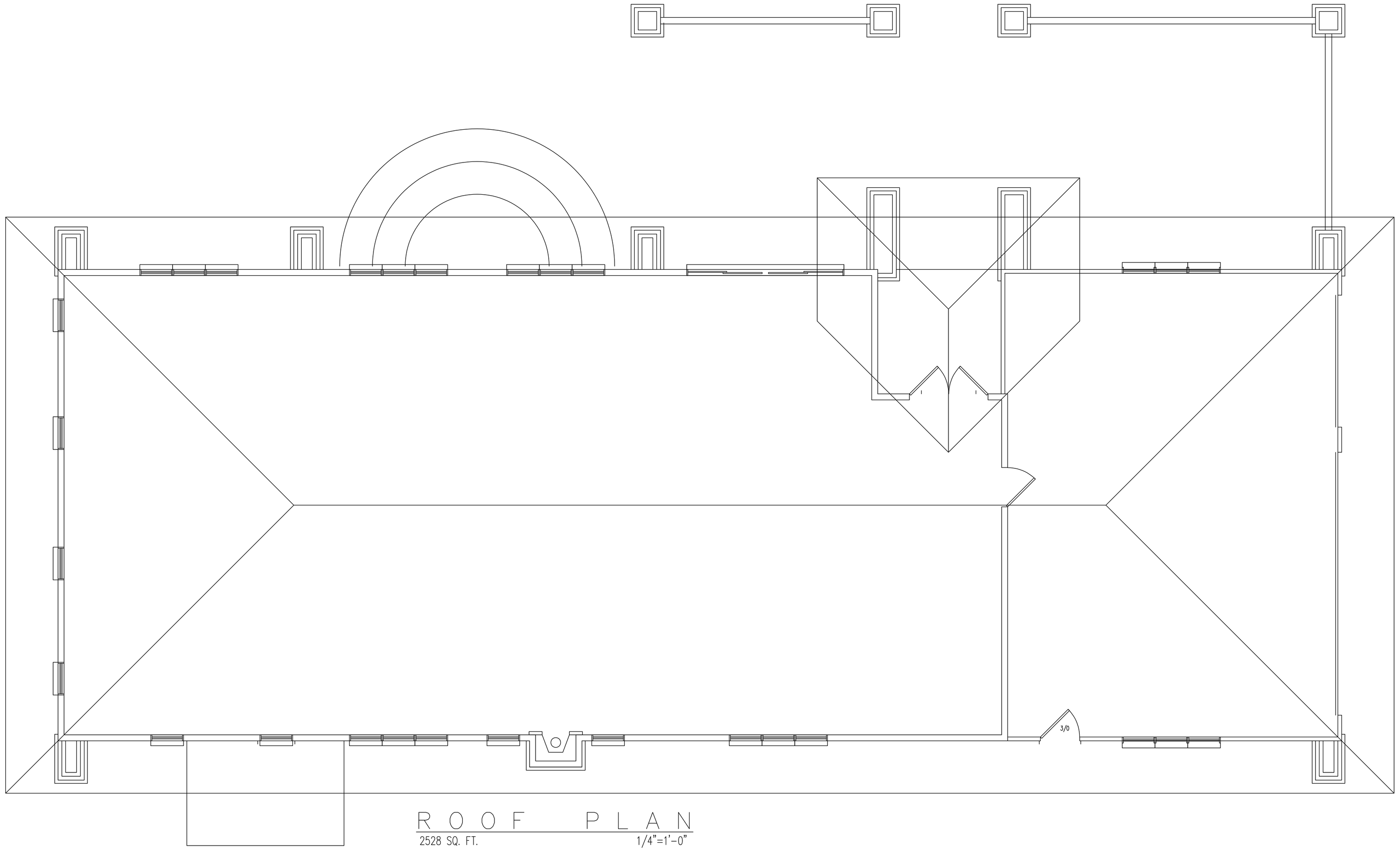
A3

Attachment: Plans (6941 : Charlie Streich)



ROOF PLAN

2528 SQ. FT. 1/4"=1'-0"

JOHN F. MIKKELSON
ARCHITECT

MIKKELSON BUILDERS
1029 W. GLEN OAKS LANE #202
MEQUON, WI. 53092
262-241-8140

STREICH RESIDENCE

ROOF PLAN

1/4" = 1'-0"

7-12-21

2021-06

DRAWN BY: F.M.D.
E-MAIL: fmd@mikkelsonbuilders.com
PHONE: 414-218-0140

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A4

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **January 10, 2022**
SUBJECT: **Tim & Jessica Rautmann - New Single-Family Residence at 12938 N. Highgate Court**

Attachments:
Statement of Intent (PDF)
Site Plan (PDF)
Plans (PDF)

ANDERSON HOMES

585 Ryan St. Pewaukee, WI 53072 262.746.9999 www.AndersonHomesWI.com

To whom it may concern,

This letter is to express our intent to build a new construction 1 story single family custom home with an unfinished basement at 12938 Highgate Ct. Mequon (Lot 8) For Tim & Jessica Rautmann.

Respectfully,

ANDERSON HOMES

Kevin Emmer

Anderson Homes

585 Ryan Street

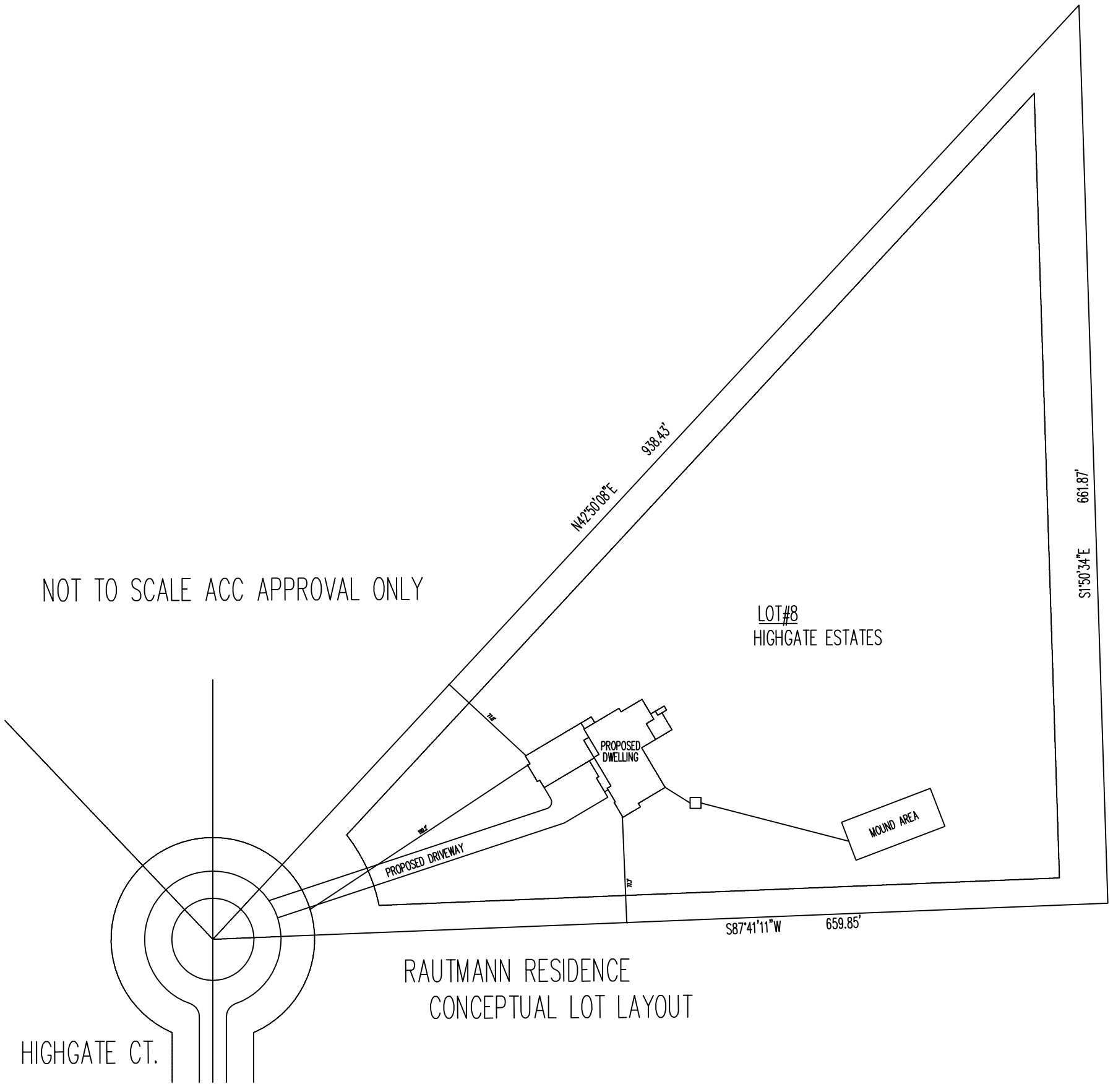
Pewaukee, WI 53072

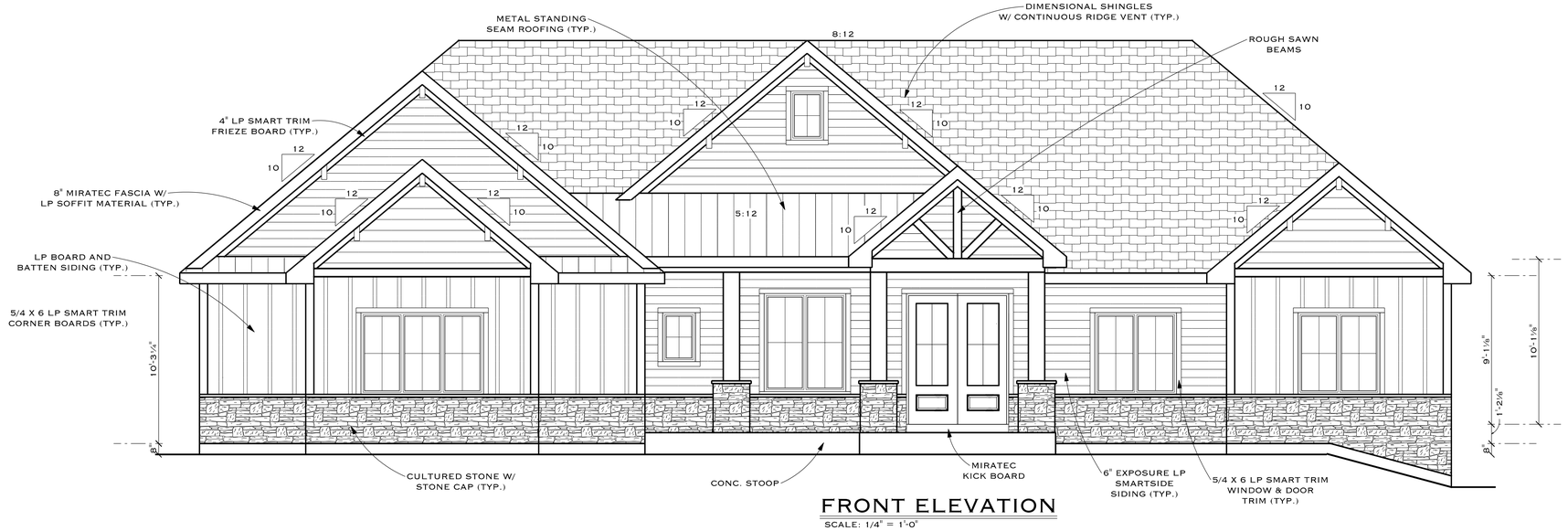
Direct: 262.746.9955

Mobile: 262.305.6474

Email: kevin.emmer@andersonhomeswi.com

Attachment: Statement of Intent (6942 : Tim & Jessica Rautmann)


N42°50'08"E
938.43'
NOT TO SCALE ACC APPROVAL ONLY
LOT#8
HIGHGATE ESTATES
661.87'
S1°50'34"E
PROPOSED DWELLING
MOUND AREA
PROPOSED DRIVEWAY
S87°41'11"W
659.85'
RAUTMANN RESIDENCE
CONCEPTUAL LOT LAYOUT
HIGHGATE CT.



FRONT ELEVATION

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

RIGHT ELEVATION

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

ANDERSON HOMES
585 RYAN STREET, PEWAUKEE WI 53072
ANDERSONHOMESWI.COM 262-746-9999

THE RAUTMANN RESIDENCE

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PROJECT DATE:
12. 15. 2021

REVISIONS:
12. 15. 2021

SHEET NUMBER:
A-1

Attachment: Plans (6942 : Tim & Jessica Rautmann)

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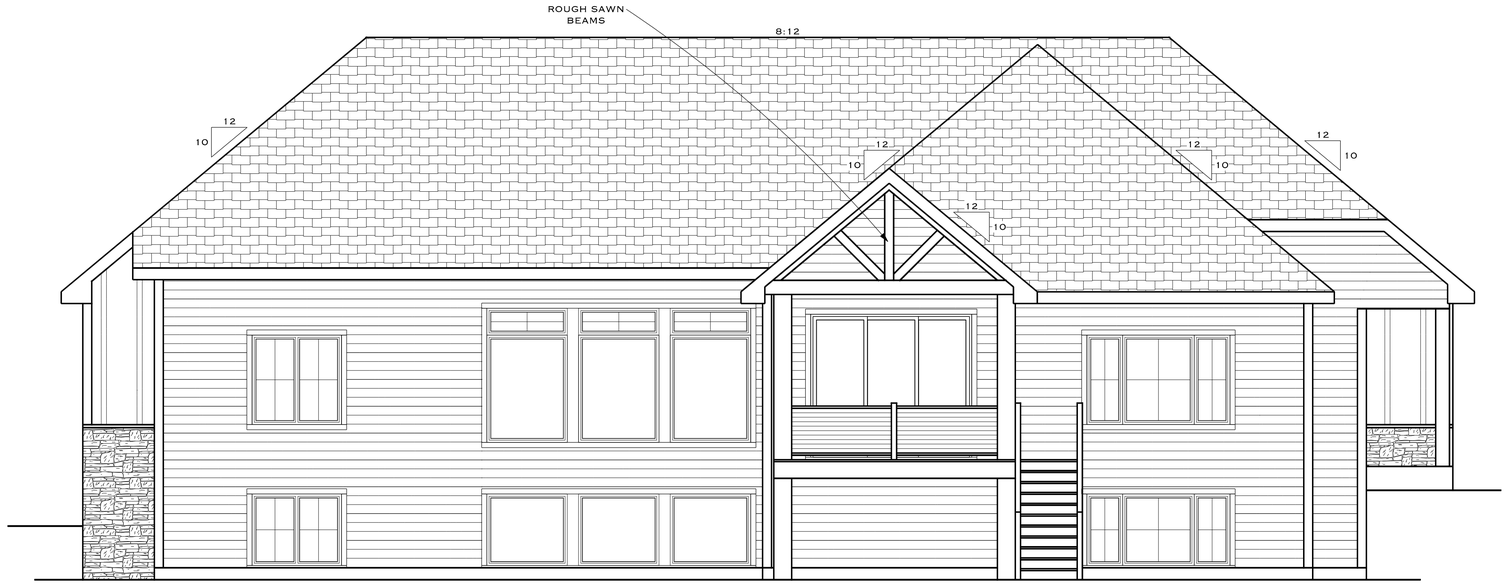
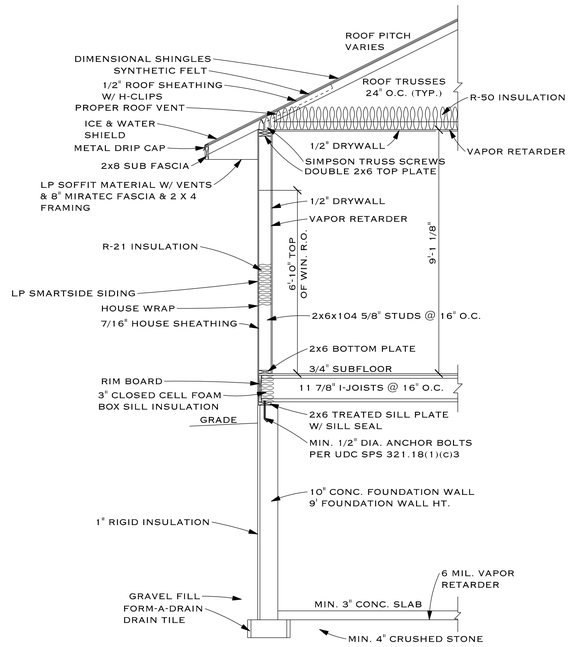


REAR ELEVATION

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



ALL ITEMS TO BE VERIFIED BY CONTRACTOR. FINAL R-VALUES MAY DIFFER TO REFLECT HEAT LOSS CALCULATION.

TYPICAL SECTION

SCALE: 3/8" = 1'-0"

LEFT ELEVATION

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

ANDERSON HOMES

THE RAUTMANN RESIDENCE

ANDERSON HOMES

585 RYAN STREET, PEWAUKEE WI 53072

ANDERSONHOMESWI.COM 262-746-9999

Attachment: Plans (6942 : Tim & Jessica Rautmann)

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ANY CONSTRUCTION PERFORMED FROM THESE PLANS MUST COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AS WELL AS ANY PRIVATE RESTRICTIONS AND COVENANTS THAT MAY BE IMPOSED ON THE PROPERTY. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO BECOME FAMILIAR WITH AND ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AUTHORITIES.

PROJECT DATE:
12. 15. 2021

REVISIONS:
12. 15. 2021

SHEET NUMBER:
A-2

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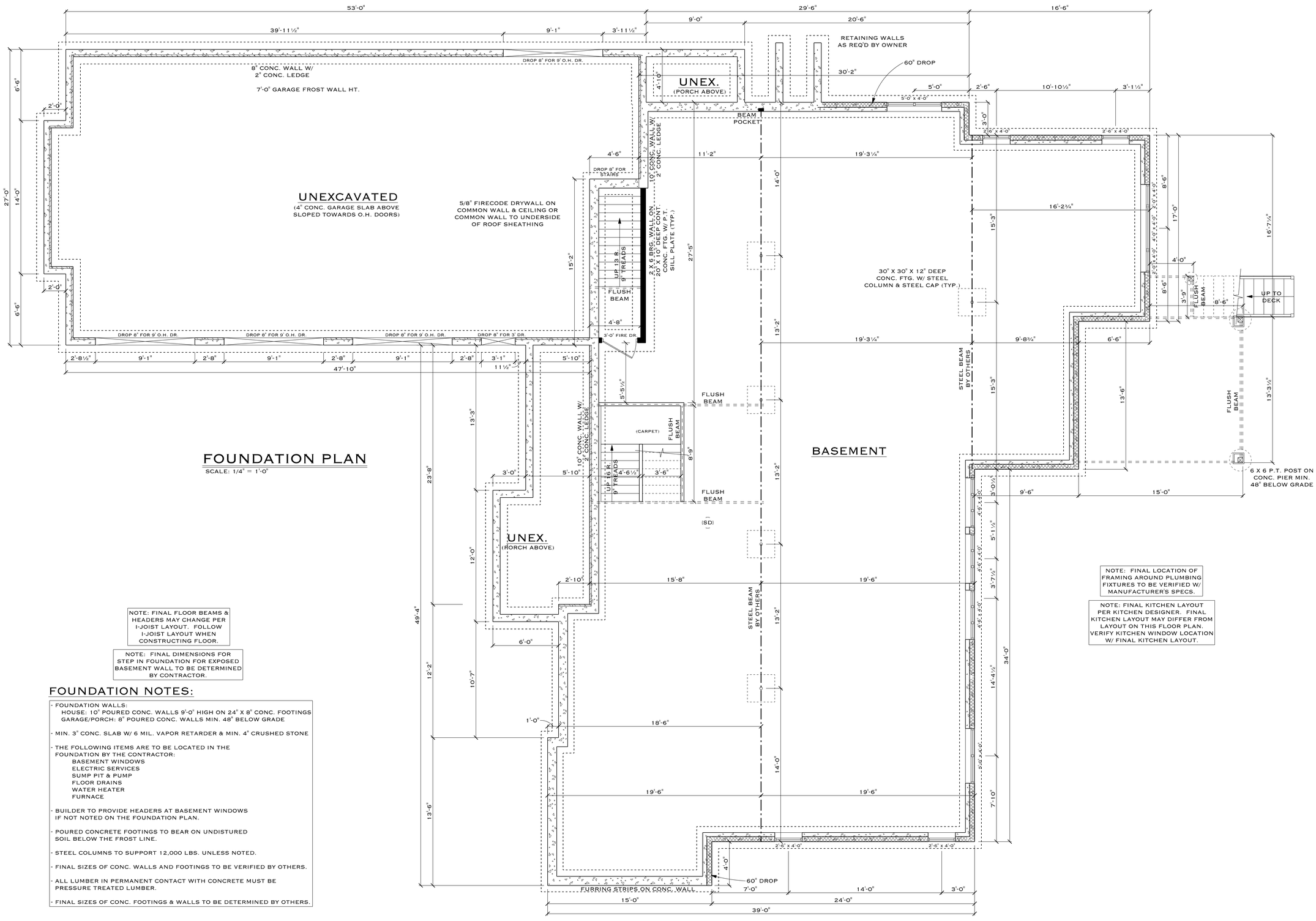

FOUNDATION PLAN

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

BASEMENT

NOTE: FINAL FLOOR BEAMS & HEADERS MAY CHANGE PER I-JOIST LAYOUT. FOLLOW I-JOIST LAYOUT WHEN CONSTRUCTING FLOOR.

NOTE: FINAL DIMENSIONS FOR STEP IN FOUNDATION FOR EXPOSED BASEMENT WALL TO BE DETERMINED BY CONTRACTOR.

NOTE: FINAL LOCATION OF FRAMING AROUND PLUMBING FIXTURES TO BE VERIFIED W/ MANUFACTURER'S SPECS.

NOTE: FINAL KITCHEN LAYOUT PER KITCHEN DESIGNER. FINAL KITCHEN LAYOUT MAY DIFFER FROM LAYOUT ON THIS FLOOR PLAN. VERIFY KITCHEN WINDOW LOCATION W/ FINAL KITCHEN LAYOUT.

FOUNDATION NOTES:

- FOUNDATION WALLS:
  HOUSE: 10" POURED CONC. WALLS 9'-0" HIGH ON 24" X 8" CONC. FOOTINGS
  GARAGE/PORCH: 8" POURED CONC. WALLS MIN. 48" BELOW GRADE
- MIN. 3" CONC. SLAB W/ 6 MIL. VAPOR RETARDER & MIN. 4" CRUSHED STONE
- THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE CONTRACTOR:
  - BASEMENT WINDOWS
  - ELECTRIC SERVICES
  - SUMP PIT & PUMP
  - FLOOR DRAINS
  - WATER HEATER
  - FURNACE
- BUILDER TO PROVIDE HEADERS AT BASEMENT WINDOWS IF NOT NOTED ON THE FOUNDATION PLAN.
- POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURED SOIL BELOW THE FROST LINE.
- STEEL COLUMNS TO SUPPORT 12,000 LBS. UNLESS NOTED.
- FINAL SIZES OF CONC. WALLS AND FOOTINGS TO BE VERIFIED BY OTHERS.
- ALL LUMBER IN PERMANENT CONTACT WITH CONCRETE MUST BE PRESSURE TREATED LUMBER.
- FINAL SIZES OF CONC. FOOTINGS & WALLS TO BE DETERMINED BY OTHERS.

ANDERSON HOMES

THE RAUTMANN RESIDENCE

585 RYAN STREET, PEWAUKEE WI 53072

ANDERSONHOMESWI.COM 262-746-9999

Attachment: Plans (6942 : Tim & Jessica Rautmann)

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PROJECT DATE:
12. 15. 2021

REVISIONS:
12. 15. 2021

SHEET NUMBER:
A-3

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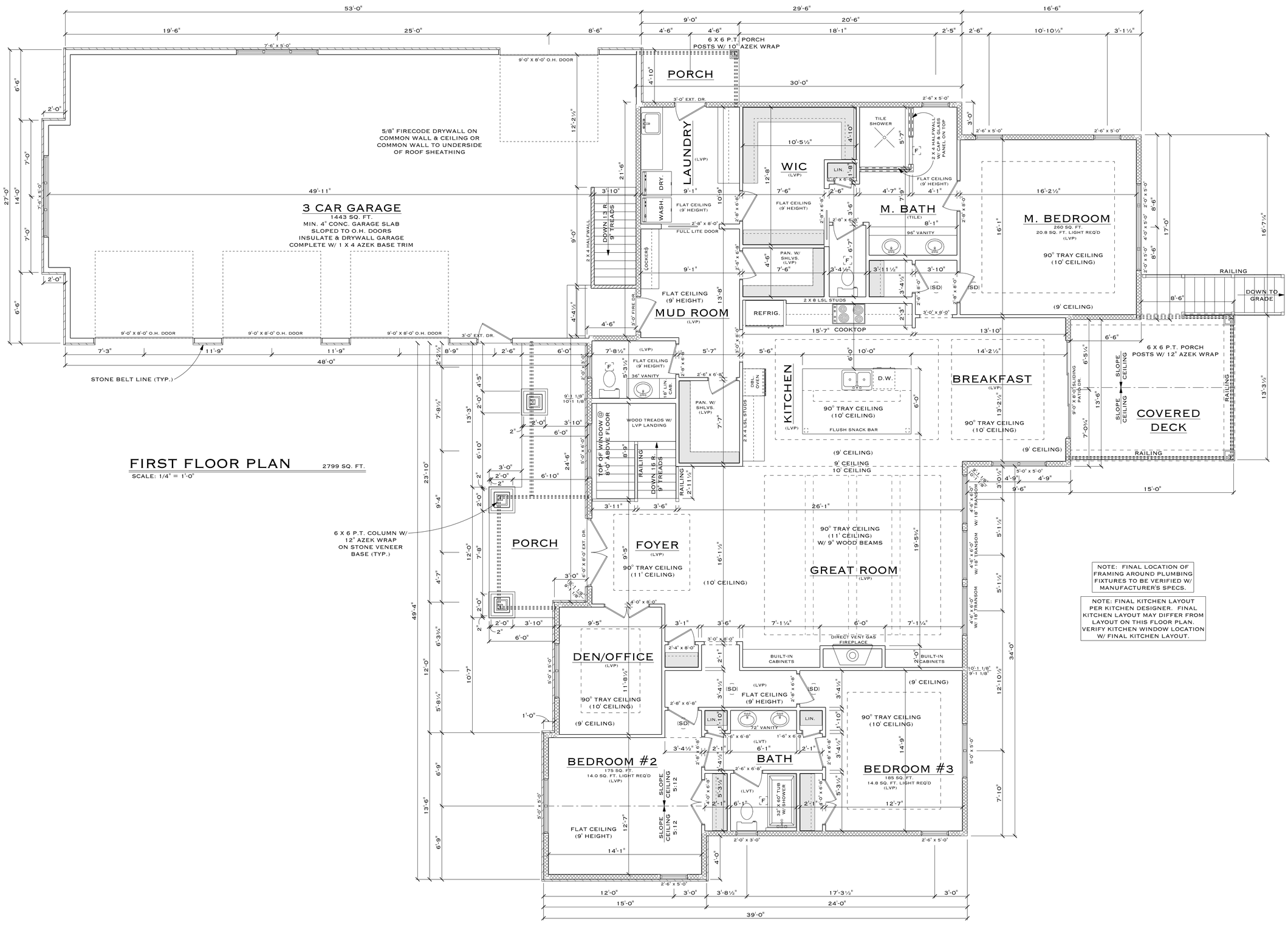
FIRST FLOOR PLAN

2799 SQ. FT.

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



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ANDERSON HOMES
583 RYAN STREET, PEWAUKEE WI 53072
ANDERSONHOMESWI.COM 262-746-9999

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Attachment: Plans (6942 : Tim & Jessica Rautmann)

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PROJECT DATE:
12. 15. 2021

REVISIONS:
12. 15. 2021

SHEET NUMBER:
A-4

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

ANDERSON HOMES

THE RAUTMANN RESIDENCE

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ANDERSONHOMESWI.COM 262-746-9999

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PROJECT DATE:
12. 15. 2021

REVISIONS:
12. 15. 2021

SHEET NUMBER:
A-5

Attachment: Plans (6942 : Tim & Jessica Rautmann)

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City of Mequon

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **January 10, 2022**
SUBJECT: **8020 LLC - New Single-Family Residence at 12654 N. Rotary Park Court**

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Plans (PDF)

STATEMENT OF INTENT

The proposed project is to build a single family home at 12654 N. Rotary Park Ct., Mequon, WI 53092.

The lot contains two (2) wetland areas and a water stream. In order to not disturb the wetland, the home will be located beyond the wetland. Access to the home will be via the driveway (which will cross the water stream) and an elevated wood plank walkway. The walkway will connect the home with the cul-de-sac.

The proposal is a ranch, with a walkout basement and side entry cd3 car garage. The house square footage and overall design is consistent with 2 newly built homes next to it. The materials to be used is in compliance with City of Mequon requirements.

12/20/21

Gene Gokhman

Adamant Homes

Attachment: Statement of Intent (6943 : 8020 LLC)

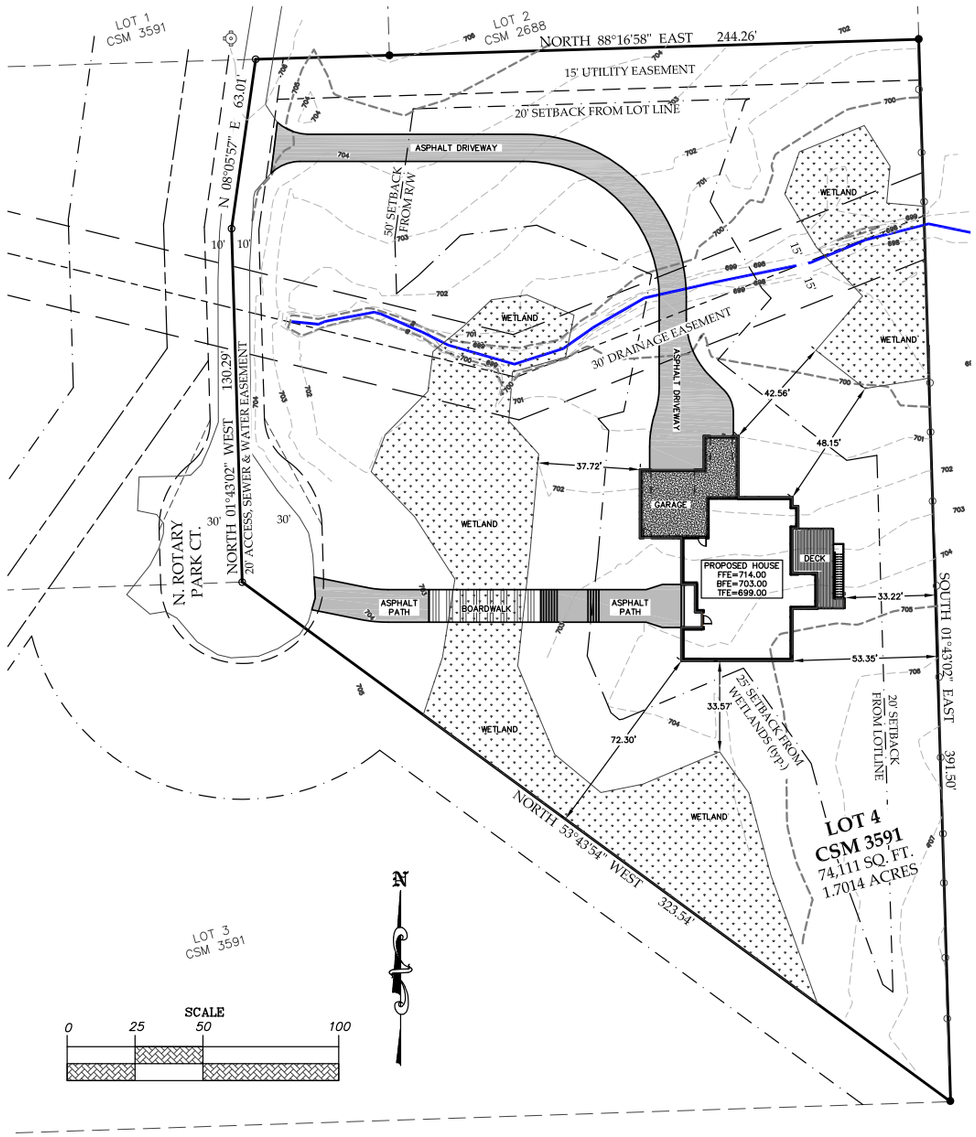
PLAT OF SURVEY

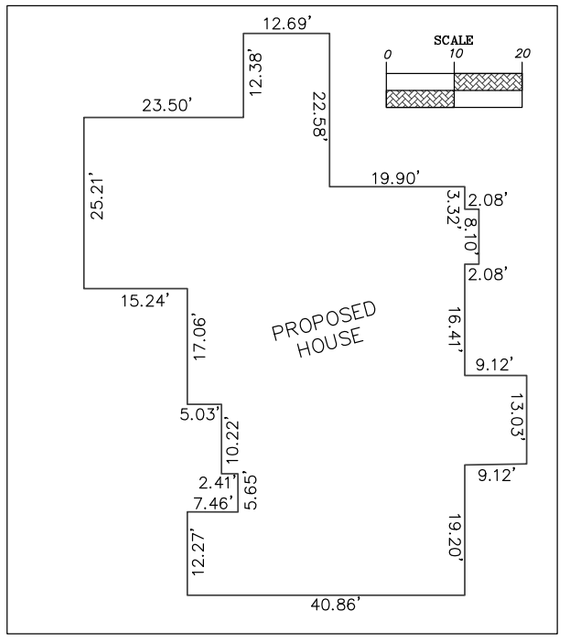
LEGAL DESCRIPTION

LOT FOUR (4) OF CERTIFIED SURVEY MAP NO. 3591 RECORDED ON JANUARY 24, 2006 IN THE OFFICE OF THE REGISTER OF DEEDS FOR OZAUKEE COUNTY, WISCONSIN, AS DOCUMENT NO. 835083, BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 2688, RECORDED IN VOLUME 19, PAGE 216, BEING A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 13, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNER:
GOLD HAWK DEVELOPMENT LLC
2360 W. SADDLEBROOK LANE
MEQUON, WI 53097

SITE ADDRESS:
12654 N. ROTARY PARK CT.
MEQUON, WI 53092





LEGEND

- ● 1" IRON PIPE FOUND
- ○ MAG NAIL SET.
- (RECORDED AS)

WETLANDS MAPPING PER HEARTLAND ECOLOGICAL GROUP. DELINEATED AND SURVEYED ON MAY 13, 2021.

LEGEND:

- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
- OHEL – OVERHEAD ELECTRIC LINE.
- BuEl – BURIED ELECTRIC LINE.
- BuTel – BURIED TELEPHONE LINE.
- FO – FIBER OPTIC LINE.
- GAS – GAS LINE.
- SAN – SANITARY SEWER MAIN OR LATERAL.
- WAT – WATER MAIN OR SERVICE.
- – STORM SEWER LINE.
- ELEC – ELECTRIC METER.
- GAS – GAS METER.
- – GAS VALVE.
- – FIRE HYDRANT.
- – POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- – STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- W – WATER VALVE.

DECEMBER 20, 2021

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN 1 YEAR FROM THE DATE HEREON.

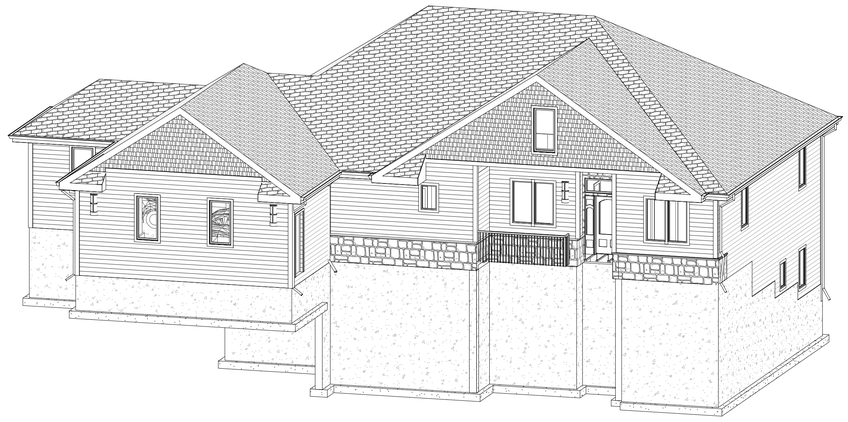
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSION OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY, AND THAT I HAVE COMPLIED WITH WISCONSIN CHAPTER A-E 7.

12645 N ROTARY PARK CT.

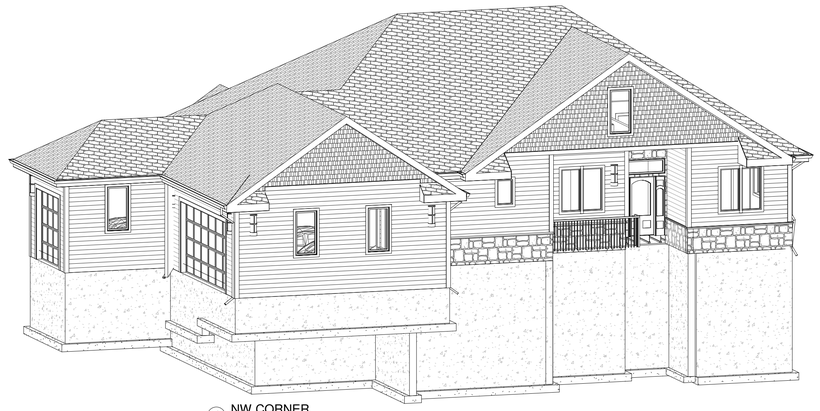
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

AM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 346-7800 \GG-05-21\GG05BASE.DWG

Attachment: Survey (6943 : 8020 LLC)

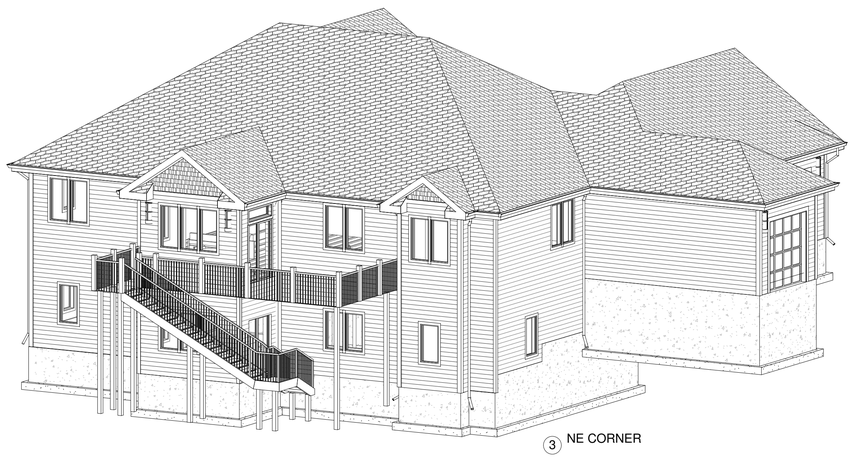


1 SW CORNER



4 NW CORNER

2 SE CORNER



3 NE CORNER

SHEET INDEX

1.00 - COVER SHEET/INDEX/BUILDING SUMMARY
1.01 - SITE PLAN
1.02 - FRONT (WEST) ELEVATION
1.03 - BACK (EAST) ELEVATION
1.04 - NORTH ELEVATION
1.05 - SOUTH ELEVATION
1.06 - MAIN FLOOR
1.07 - FINISHED BASEMENT
1.08 - MAIN FLOOR FRAMING
1.09 - WALL BRACING DIAGRAM
1.10 - BUILDING SECTIONS
1.11 - ROOF PLAN
1.12 - FOUNDATION PLAN

BUILDING SUMMARY

BASEMENT FINISHED (OPTIONAL) 2024 SF
MECHANICAL ROOMS - UNFINISHED 199 SF
MAIN FLOOR 2270 SF

HOUSE TOTAL: 4493 SF

GARAGE: 836 SF

DECK: 325 SF

ADAMANT HOMES
AdamantHomesWI.com
414-412-4400

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2. Details noted as typical shall apply in all cases unless specifically shown or noted otherwise.

3. All existing structural elements to remain unless specifically noted.

4. All contractors and subcontractors are to verify conditions and dimensions on the jobsite prior to commencement of construction. Any and all discrepancies or unusual conditions are to be brought to the Architect's attention. No allowances will be made because of contractor's unfamiliarity with job conditions.

5. The contractor shall obtain a copy of any City, State or Federal codes, regulations, or ordinances which have jurisdiction over this work and include any work specified therein as though called for this documents. No allowances will be made because of contractor's unfamiliarity or disregard for this regulations and/or codes.

6. In all cases where a conflict may occur such as between items covered by specifications and notices on the drawing, or between general notes and specific details, the Architect shall be notified and will interpret the intent of the contract documents.

7. All rooms with a water heater shall have a floor drain

Architect/Developer
ADAMANT HOMES LLC
11505 N. River Rd.
Mequon, WI 53092
Phone: 414-412-4400
E-mail:
Adamanthomes@gmail.com

Project Location: 12654 N Rotary Park Ct, Mequon, WI 53092

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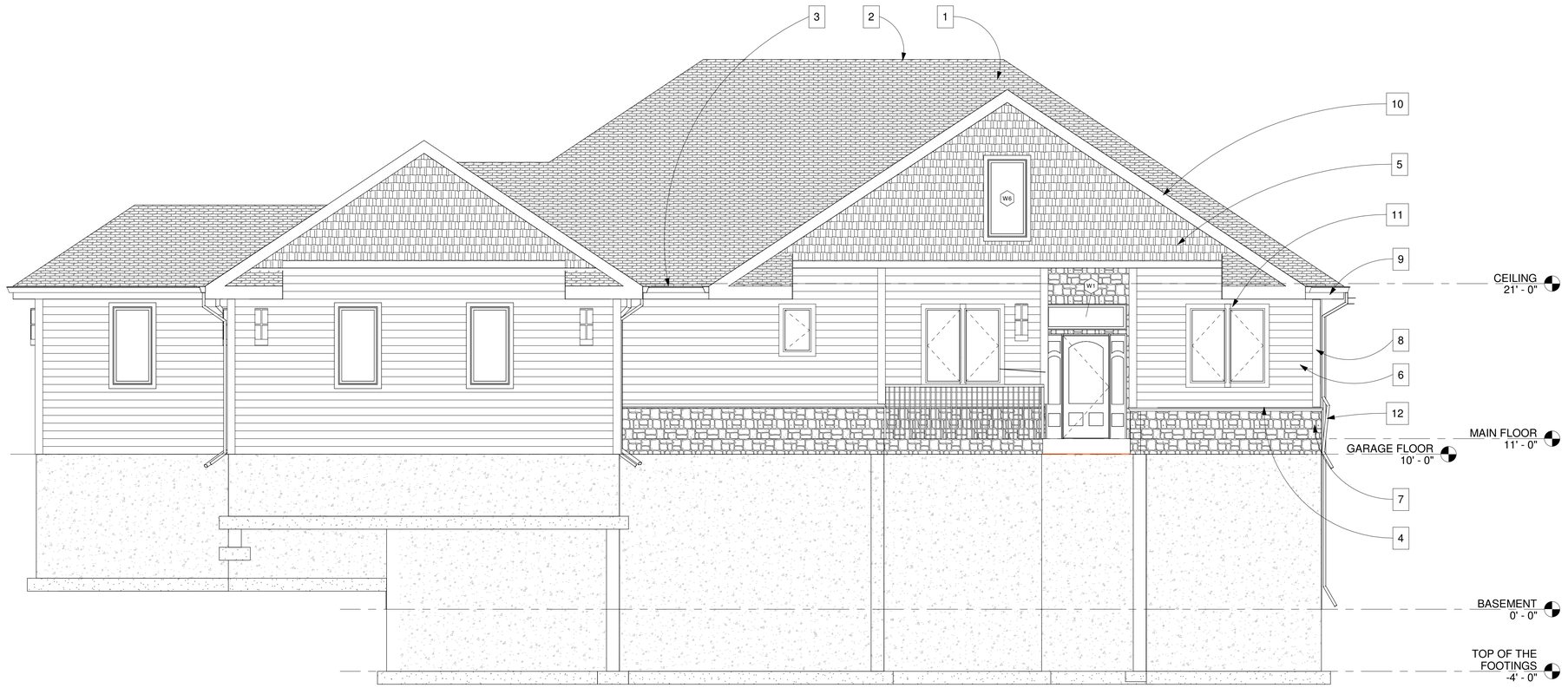
Date	12/19/21
Revision	
	A1.00
Scale	

DO NOT SCALE DRAWINGS

Attachment: Plans (6943 : 8020 LLC)

EXTERIOR MATERIALS

1. DIMENSIONAL SHINGLES
2. CONTINUOUS RIDGE VENT
3. ALUMINUM GUTTERS - WHITE
4. VENEER STONE CAP- STONE SILL
5 LP BOARD SHAKE SIDING
6. LP LAP BOARD SIDING
7. VENEER STONE
8. 1"x6" MiraTEC COMPOSITE BOARDS-CORNERS
9. 1"x10" MiraTEC COMPOSITE BOARDS - FASCIA TRIM
10.1X10" MiraTEC COMPOSITE BOARDS - RAKE TRIM
11.1"x4" MiraTEC COMPOSITE BOARDS - WINDOWS TRIM
12.DOWNSPOUT ALUMINUM



FRONT (WEST)
ELEVATION

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7. All rooms with a water heater shall have a floor drain

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BACK (EAST) ELEVATION

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NORTH
ELEVATION

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SOUTH ELEVATION

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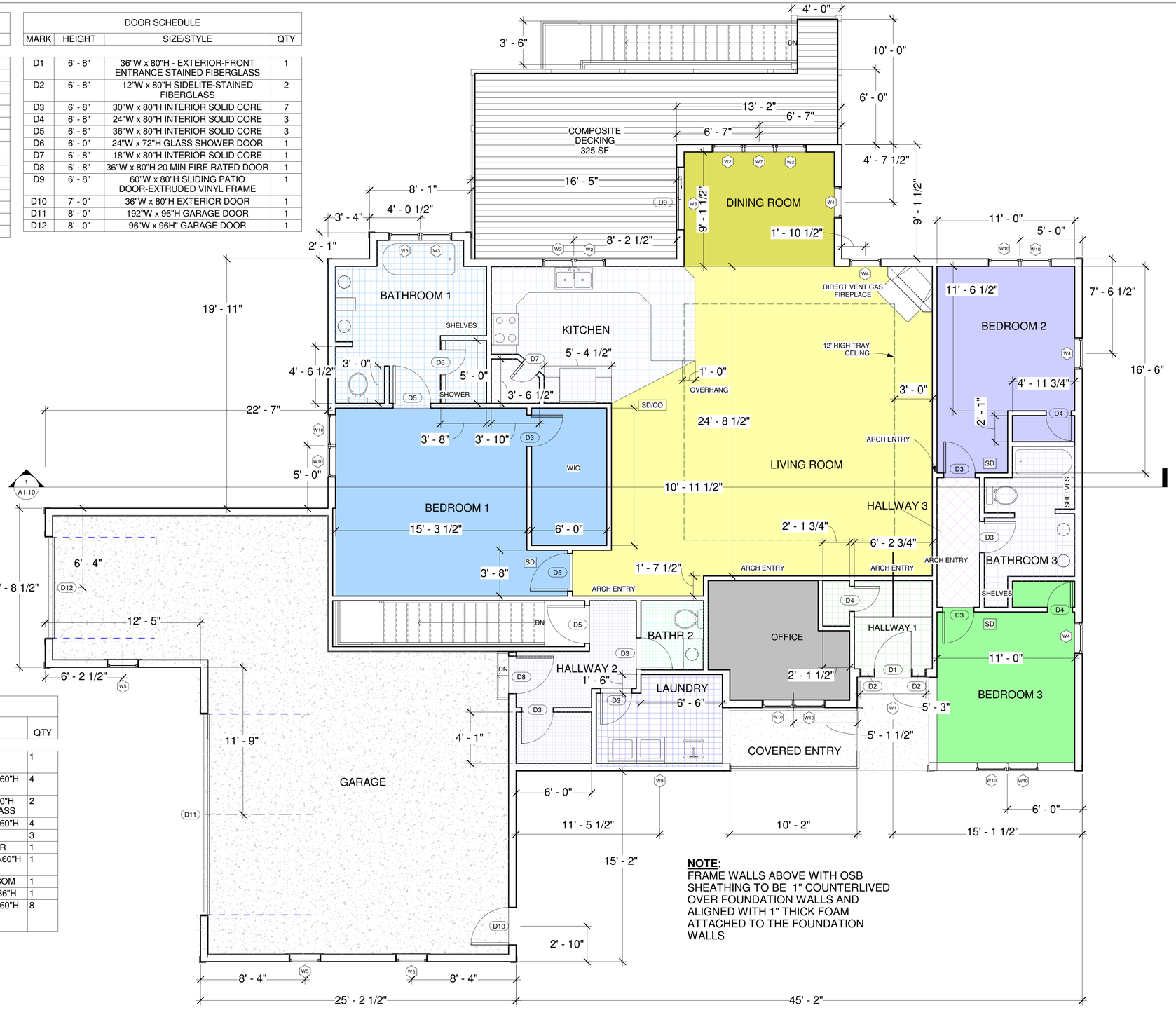
MAIN FLOOR		
ROOM	AREA	FLOOR FINISH
BATHR 2	30 SF	PORCELAIN TILES
BATHROOM 1	151 SF	PORCELAIN TILES
BATHROOM 3	82 SF	PORCELAIN TILES
BEDROOM 1	314 SF	CARPET
BEDROOM 2	172 SF	CARPET
BEDROOM 3	148 SF	CARPET
DINING ROOM	109 SF	HARDWOOD
GARAGE	836 SF	UNFINISHED
HALLWAY 1	53 SF	PORCELAIN TILES
HALLWAY 2	81 SF	PORCELAIN TILES
HALLWAY 3	35 SF	HARDWOOD
KITCHEN	166 SF	PORCELAIN TILES
LAUNDRY	66 SF	PORCELAIN TILES
LIVING ROOM	604 SF	HARDWOOD
OFFICE	94 SF	HARDWOOD

DOOR SCHEDULE			
MARK	HEIGHT	SIZE/STYLE	QTY
D1	6' - 8"	36"W x 80"H - EXTERIOR-FRONT ENTRANCE STAINED FIBERGLASS	1
D2	6' - 8"	12"W x 80"H SIDELITE-STAINED FIBERGLASS	2
D3	6' - 8"	30"W x 80"H INTERIOR SOLID CORE	7
D4	6' - 8"	24"W x 80"H INTERIOR SOLID CORE	3
D5	6' - 8"	36"W x 80"H INTERIOR SOLID CORE	3
D6	6' - 0"	24"W x 72"H GLASS SHOWER DOOR	1
D7	6' - 8"	18"W x 80"H INTERIOR SOLID CORE	1
D8	6' - 8"	36"W x 80"H 20 MIN FIRE RATED DOOR	1
D9	6' - 8"	60"W x 80"H SLIDING PATIO DOOR-EXTRUDED VINYL FRAME	1
D10	7' - 0"	36"W x 80"H EXTERIOR DOOR	1
D11	8' - 0"	192"W x 96"H GARAGE DOOR	1
D12	8' - 0"	96"W x 96H" GARAGE DOOR	1

WINDOW SCHEDULE			
MARK	SILL HEIGHT	TYPE	QTY
W1	7' - 0 1/4"	Fixed-no trim: 63"Wx20"H Transom	1
W2	3' - 6"	Casement window: 30"W x 60"H MULLION PANEL	4
W3	3' - 6"	Casement window: 30"Wx60"H MULLION-TEMPERED GLASS	2
W4	3' - 6"	Casement window: 30"W x 60"H	4
W5	3' - 6"	Fixed: 30"Wx60"H	3
W6	13' - 0"	Fixed: 30"Wx60"H-DORMER	1
W7	3' - 6"	Fixed panel- mullion: 30"Wx60"H MULLION PANEL	1
W8	7' - 0"	Fixed: 60W" x 16"H TRANSOM	1
W9	5' - 6"	Casement window: 24"W x36"H	1
W10	3' - 6"	Casement window: 30"W x 60"H MULLION E-GRASS IRC COMPLIANT	8



NOTE:
FRAME WALLS ABOVE WITH OSB SHEATHING TO BE 1" COUNTERLIVED OVER FOUNDATION WALLS AND ALIGNED WITH 1" THICK FOAM ATTACHED TO THE FOUNDATION WALLS

6 MAIN FLOOR
1/4" = 1'-0"

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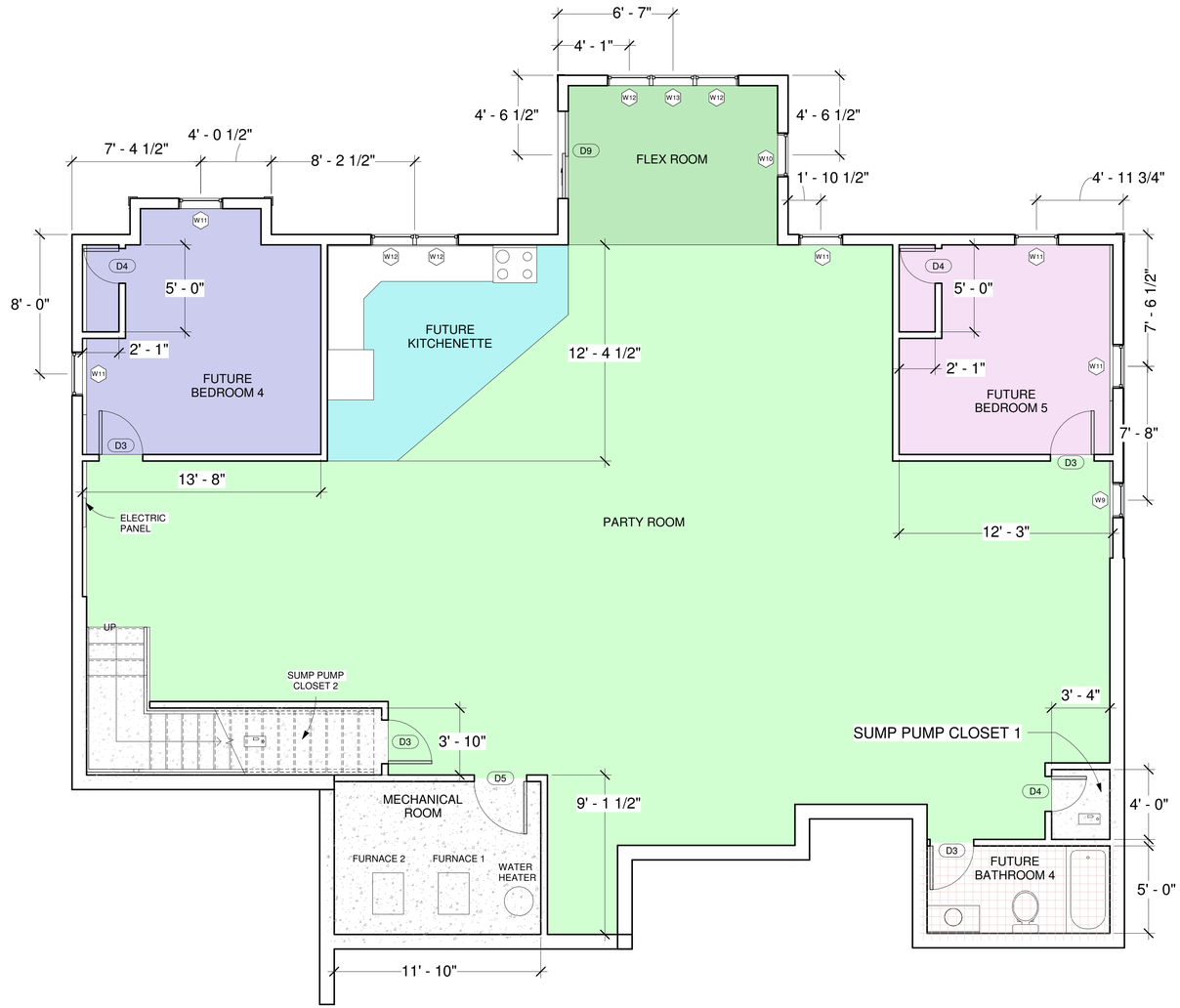

1 BASEMENT FLOOR
1/4" = 1'-0"

ROOM SCHEDULE - BASEMENT		
ROOM	AREA	FLOOR FINISH
FLEX ROOM	109 SF	LVP
FUTURE BATHROOM 4	52 SF	PORCELAIN TILES
FUTURE BEDROOM 4	175 SF	LVP
FUTURE BEDROOM 5	146 SF	LVP
FUTURE KITCHENETTE	130 SF	LVP
MECHANICAL ROOM	106 SF	UNFINISHED
PARTY ROOM	1360 SF	LVP
SUMP PUMP CLOSET 1	13 SF	UNFINISHED
SUMP PUMP CLOSET 2	85 SF	UNFINISHED

DOOR SCHEDULE BASEMENT			
MARK	HEIGHT	SIZE/STYLE	QTY
D3	6' - 8"	30"W x 80"H INTERIOR SOLID CORE	4
D4	6' - 8"	24"W x 80"H INTERIOR SOLID CORE	3
D5	6' - 8"	36"W x 80"H INTERIOR SOLID CORE	1
D9	6' - 8"	60"W x 80"H SLIDING PATIO DOOR-EXTRUDED VINYL FRAME	1

WINDOW SCHEDULE BASEMENT			
MARK	SILL HEIGHT	TYPE	QTY
W9	4' - 6"	Casement window: 24"W x36"H	1
W10	3' - 0"	Casement window: 30"W x 54"H	1
W11	3' - 0"	Casement window: 30"W x 54"H IRC COMPLIANT	5
W12	3' - 0"	Casement window: 30"W x 54"H MULLION PANEL	4
W13	3' - 0"	Fixed panel- mullion: 30"Wx54"H MULLION PANEL	1

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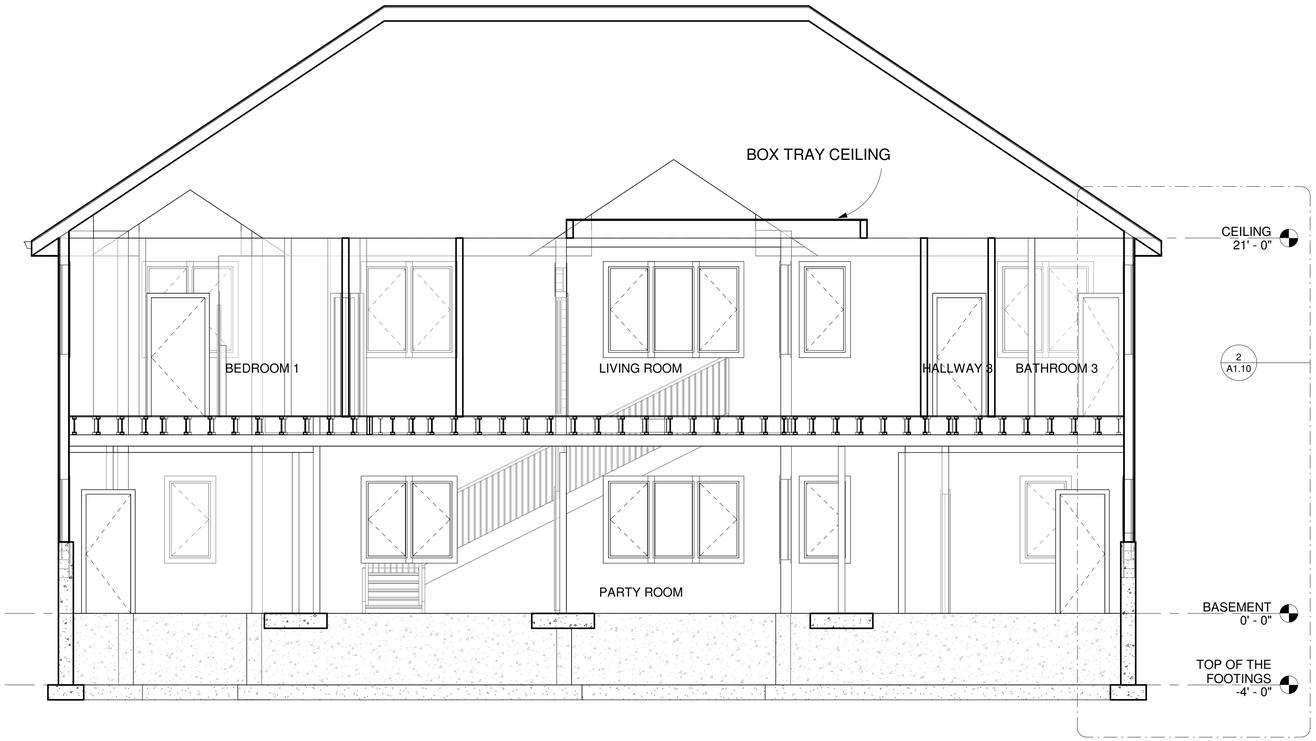
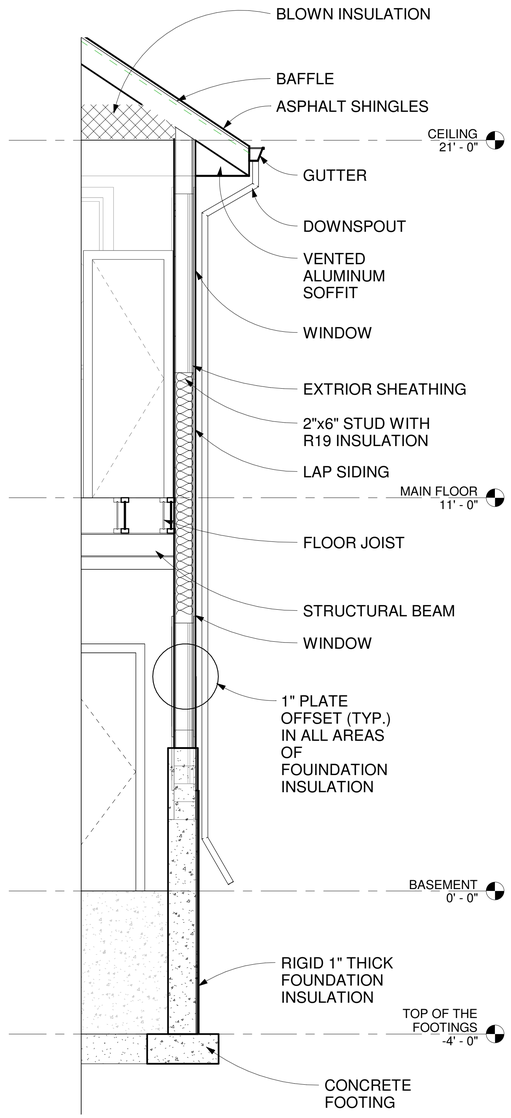


1 Section 1
1/4" = 1'-0"



2 Section 1 - Callout 1
1/2" = 1'-0"

BUILDING SECTIONS

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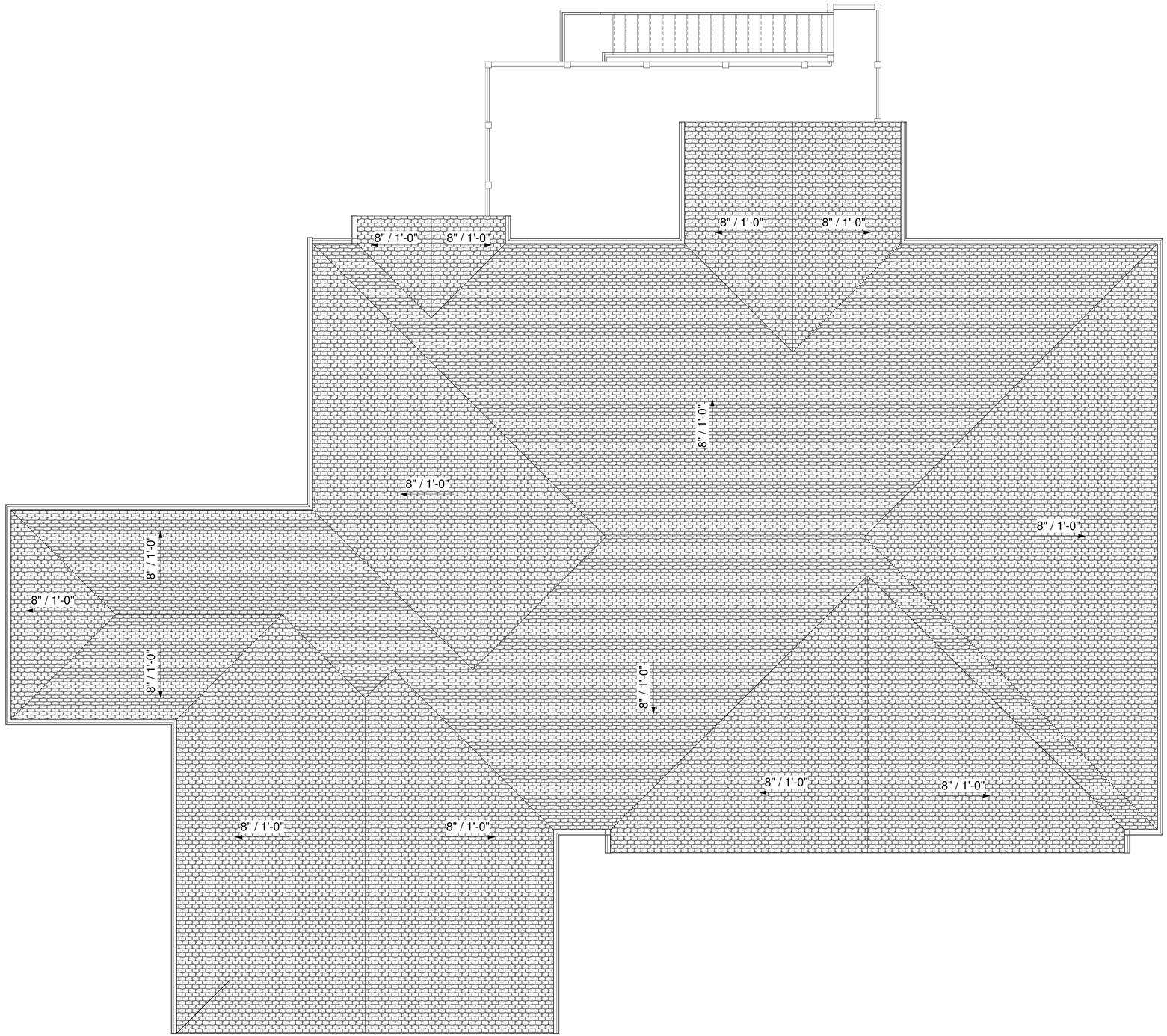

ROOF OVERHANG IS 1'-6"
ARCHITECTURAL SHINGLES

(11) ROOF PLAN
1/4" = 1'-0"

4658 SF

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