City of Mequon

11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2924
Fax: 262-242-9655
www.ci.mequon.wi.us

ARCHITECTURAL BOARD
Monday, February 8, 2021
6:30 PM
Via Teleconference – GoToMeeting
Agenda

ELECTRONIC MEETING NOTICE: Pursuant to the current recommendation of the CDC limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting will be held virtually through the GoToMeeting platform with each member accessing the meeting remotely. Citizens may also join the meeting online or by phone. Please go to: https://global.gotomeeting.com/join/790663229 to join the meeting online or call into the meeting by dialing 1-866-899-4679 or access code: **790-663-229**

WRITTEN PUBLIC COMMENTS may be made in writing in advance of the meeting. Written comments should be directed to the Inspection Department at least 2 hours prior to the meeting by email at kheil@ci.mequon.wi.us addressed to the intended committee. Written public comment may also be deposited in the drop box at City Hall on 11333 N. Cedarburg Road, Mequon at least 2 hours prior to the meeting. Comments received timely will be forwarded to all members of the body for their consideration.

VERBAL PUBLIC COMMENTS will be accepted only from members of the public who register in advance. Registration shall be made by sending an email to Architectural Board Liaison, Karen Heil at kheil@ci.mequon.wi.us or by leaving a message at 262-236-2924 no later than 2 hours prior to the meeting.

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.

AFTER ARCHITECTURAL BOARD APPROVAL, PLEASE CALL THE BUILDING INSPECTION OFFICE (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) LOG IN AT 6:30 PM AT THE START OF THE MEETING TO ENSURE THAT YOU ARE AVAILABLE WHEN YOUR ITEM IS DISCUSSED.

Approval of Meeting Minutes

Action requested: review and approve

a. December 14, 2020 Architectural Board Meeting Minutes

2) Architectural Board Applications

1. Patricia Chrobak - **Addition**
   12952 N. West Shoreland Drive
   Subdivision: N/A — Contractor: Goliathtech of WI
   District 1 – 6:30 pm — Architect: Dan Thompson

2. Kevin & Brittany White - **Addition**
   4900 W. Bonniwell Road
   Subdivision: N/A — Contractor: Fein Design
   District 1 – 6:40 pm — Architect: Rory Palubiski

3. Scott & Tracy Ernst - **Addition**
   13101 N. Wauwatosa Road
   Subdivision: N/A — Contractor: Gierach Builders
   District 1 – 6:50 pm — Architect: Erik Gierach

4. Kathleen McKenzie - **Sunroom Renovation**
   4914 W. Parkview Drive
   Subdivision: Mequon City Estates — Contractor: Mitchell Constr. of Greenfield
   District 2 – 7:00 pm — Architect: Paul Giesen

5. Tim O'Brien Homes - **New Single-Family Residence**
   8231 W. Highlander Drive
   Subdivision: Highlander Estates — Contractor: Tim O'Brien Homes
   District 4 – 7:10 pm — Architect: Andrew Elder

6. Veridian Homes - **New Single-Family Residence**
   Lot 59 - Coneflower Court
   Subdivision: The Enclave — Contractor: Veridian Homes
   District 4 – 7:15 pm — Architect: Veridian Homes

7. Veridian Homes - **New Single-Family Residence**
   Lot 60 - Coneflower Court
   Subdivision: The Enclave — Contractor: Veridian Homes
   District 4 – 7:20 pm — Architect: Veridian Homes

8. Veridian Homes - **New Single-Family Residence**
   Lot 61 - Coneflower Court
   Subdivision: The Enclave — Contractor: Veridian Homes
   District 4 – 7:25 pm — Architect: Veridian Homes

9. Jonathan & Marnie Omer -**New Single-Family Residence**
   2049 W. Martin Way
   Subdivision: Martinge Estates — Contractor: Kingfogl Constr.
   District 5 – 7:30 pm — Architect: Kingfogl Const.

10. Tim & Jill Ridley - **New Single-Family Residence**
    12360 N. Lake Shore Drive
    Subdivision: N/A — Contractor: Lakeside Development Co
    District 8 – 7:35 pm — Architect: Lakeside Development Co.

11. Carrie Alme - **Addition**
    11034 N. Wyngate Trace
    Subdivision: Wyngate — Contractor: Design Group Three
    District 8 – 7:40 pm — Architect: Matthew Krier

12. Michael Trotnow - Re-Submittal for Carport Addition (Tabled at 3/9/20 Meeting)
    9637 N. Port Washington Lane
    Subdivision: N/A — Contractor: Owner
    District 7 – 7:50 pm — Architect: Owner

3) 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: **February 8, 2021**
SUBJECT: **December 14, 2020 Meeting Minutes**

Attachments:
12.14 (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 14, 2020
6:30 PM
Via Teleconference GoToMeeting

Minutes

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

Present:	Vice-Chairman Scott Reed
Members at Large:	Paul Apfelbach, John Mikkelson, Dawn Sederholm
Aldermanic District Members:	Jason Dozark, Tom Irvin, Paul Mattingly
Building Inspector:	Mike Hadley

2. **Meeting Minutes**

Minutes from the November 9, 2020 meeting were approved by At-Large Member, Paul Apfelbach and seconded by Vice-Chairman, Scott Reed.

Attachment: 12.14 (5896 : December 14, 2020 Meeting Minutes)

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 4 6:30 pm	**New Single-Family Residence**	Tim O'Brien Homes 10860 N. Tartan Court Subd: Highlander Estates	Cont: Tim O'Brien Homes Arch: Andrew Elder

Moved to Approve: Apfelbach
Seconded by: Irvin
Approved: Yes
Vote: Unanimous

Conditions: Plans approved as submitted.

2)	Dist. 4 6:35 pm	**New Single-Family Residence**	Veridian Homes LLC Lot 58 – Coneflower Court Subd: The Enclave	Cont: Veridian Homes LLC Arch: Veridian Homes LLC

Moved to Approve: Irvin
Seconded by: Apfelbach
Approved: Yes
Vote: Unanimous

Conditions: Plans approved with the following conditions:
1. Addition of a second (single-hung) window on left elevation to match existing window.
2. Addition of grids to slider/patio doors on rear elevation.

3)	Dist. 3 6:40 pm	**New Single-Family Residence**	Stephen & Wendy Radtke 10240 W. Farmdale Estates Ct. Subd: Farmdale Estates	Cont: Victory Homes of WI Arch: Victory Homes of WI

Moved to Approve: Apfelbach
Seconded by: Irvin
Approved: Yes
Vote: Unanimous

Conditions: Plans approved as submitted.

Attachment: 12.14 (5896 : December 14, 2020 Meeting Minutes)

4)	Dist. 3 6:45 pm	**New Single-Family Residence**	Damilola Gbolahan & Comfort Lyabo Oyinloye 10245 W. Farmdale Estates Ct. Subd: Farmdale Estates	Cont: Victory Homes of WI Arch: Victory Homes of WI

Moved to Approve: Irvin
Seconded by: Mikkelson
Approved: Yes
Vote: Unanimous

Conditions: Plans approved as submitted.

5)	Dist. 3 6:50 pm	**Shed**	John Allenson 4344 W. Madero Drive Subd: N/A	Cont: Owner Arch: Sheds delivered/Owner

Moved to Table: Irvin
Seconded by: Apfelbach
Tabled: Yes
Vote: Unanimous

Conditions: Tabled for re-draw since submitted plans did not meet Architectural Board Guidelines. Provide more detail such as siding, doors, windows, etc.. Shed should also match the aesthetics of the home. Roof pitch was ok.

6)	Dist. 4 7:00 pm	**Re-Submittal:** New Single-Family Residence Tabled at 11/9//20 Meeting	Samuel & Laura Mugurdumov 10874 N. Tartan Court Subd: Highlander Estates	Cont: Angel's Dram Renov. Arch: David Koscielniak

Moved to Approve: Reed
Seconded by: Irvin
Approved: Yes
Vote: Unanimous

Conditions: Re-submitted plans were approved with the condition that grids on garage door windows be removed to match all other windows on house.

4. **Action:**

Vice-Chairperson, Scott Reed made a motion to adjourn
At-Large Member, Paul Apfelbach seconded the motion
A vote was taken; vote passed unanimously

Meeting adjourned at 7:04 p.m.

Attachment: 12.14 (5896 : December 14, 2020 Meeting Minutes)

City of Mequon

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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: **February 8, 2021**
SUBJECT: **Patricia Chrobak - Addition at 12952 N. West Shoreland Drive**

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

I Patricia Chrobak would like a mud room built between my house and the garage for safety of not going outside to get in garage in bad, slippery weather. Also for security from house to garage and extra space for boots (seasonal wear). I have 2 dog and this will also be safer and securer for them.

Thank you
Patricia Chrobak

Attachment: Statement of Intent (5895 : Patricia Chrobak)



Attachment: Pictures (5895 : Patricia Chrobak)



Attachment: Pictures (5895 : Patricia Chrobak)



Attachment: Pictures (5895 : Patricia Chrobak)



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Attachment: Pictures (5895 : Patricia Chrobak)

Attachment: Survey (5895 : Patricia Chrobak)

PLAT NO. LS-4699-20
FIELD CREW: E.A.J.
DRAWN BY: A.R.H.

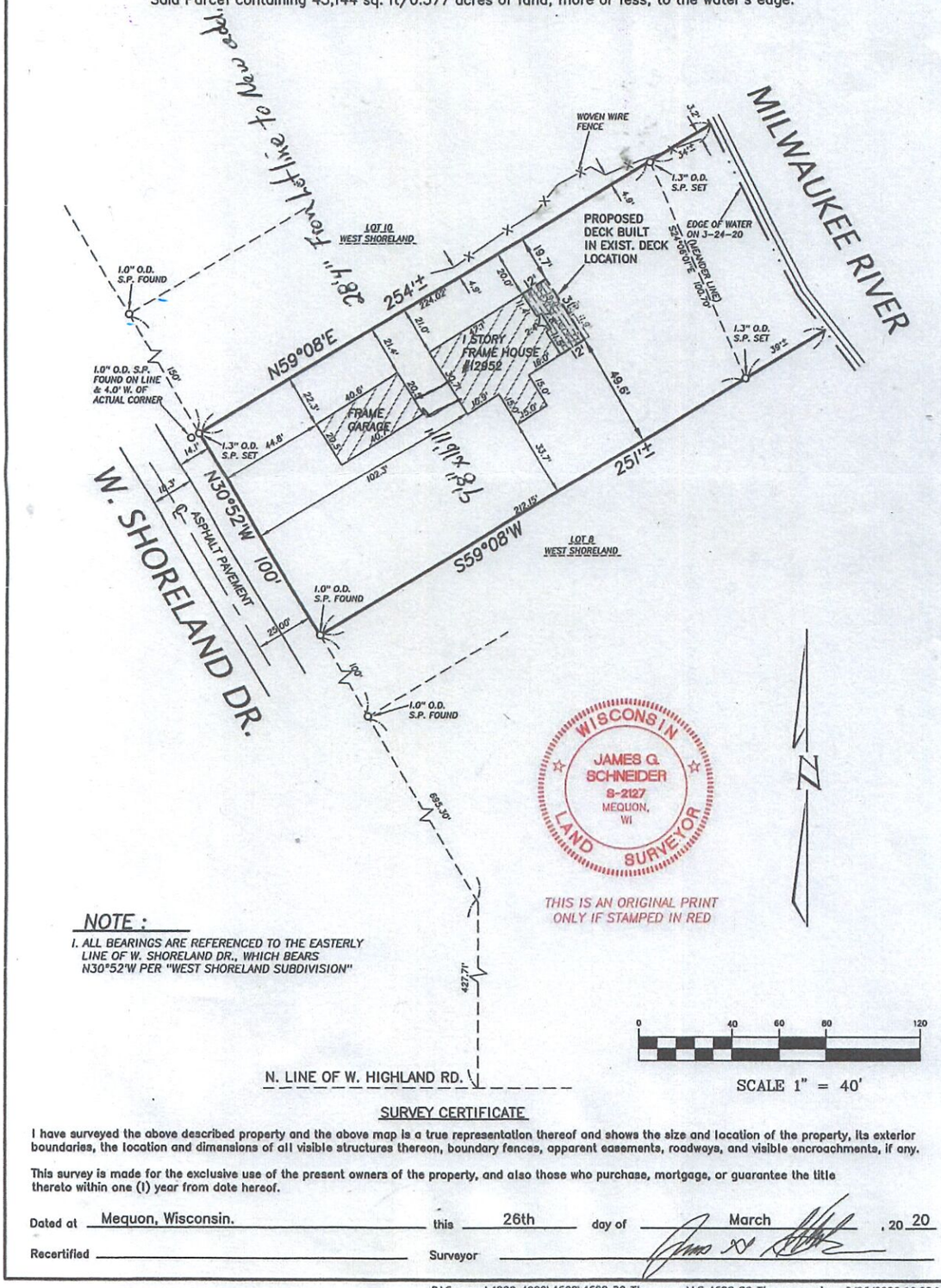
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

PLAT OF SURVEY

Prepared For: Robert Thompson/Chrobak Res./12952 N. West Shoreland Dr.

Property Description: Lot Nine (9), Block One (1), "WEST SHORELAND", being a subdivision of a part of the Southeast 1/4 of Section 12, Town 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 45,144 sq. ft/0.577 acres of land, more or less, to the water's edge.



THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

NOTE :

1. ALL BEARINGS ARE REFERENCED TO THE EASTERLY LINE OF W. SHORELAND DR., WHICH BEARS N30°52'W PER "WEST SHORELAND SUBDIVISION"

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, roadways, 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 from date hereof.

Dated at Mequon, Wisconsin. this 26th day of March , 20 20

Recertified _____ Surveyor _____

P:\Surveys\4000-4999\4600\4699-20-Thompson\LS-4699-20-Thompson.dwg, 3/26/2020 10:02:11 AM

SHEET INDEX

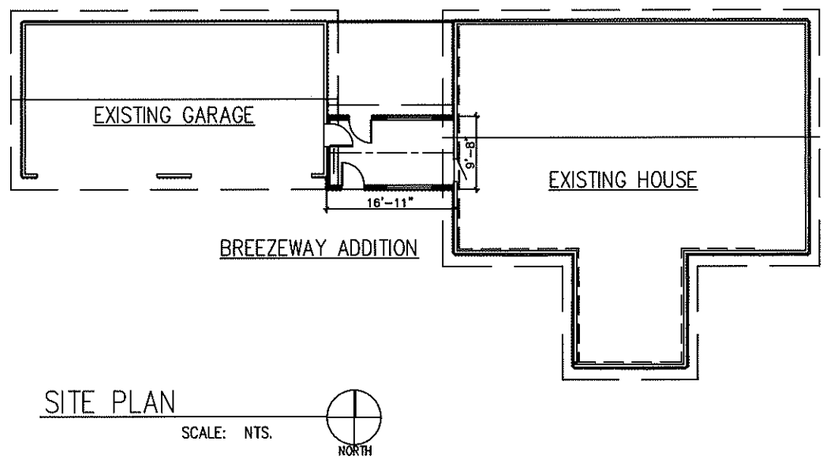
A100 SITE PLAN
A200 FLOOR PLAN
A300 EXTERIOR ELEVATIONS
A400 SECTION &
ROOF FRAMING PLAN

WISCONSIN
THOMAS D. THOMPSON
A-3978
MEQUON, WI

254'

W. SHORELAND DR.

100'



SITE PLAN
SCALE: NTS.
NORTH

WATER EDGE

251'

THOMAS D. THOMPSON
ARCHITECT

1710 E. PRYOR AVE. #
MILWAUKEE, WI 5

(262) 825-855(

thomasdt1_53092@yaho

CONSULTANT

PROJECT NAME
BREEZEWAY ADDITION

OWNER

PROJECT ADDRESS
12952 NW SHORELAND I

REVISIONS

ARCHITECTS PROJECT NUMBER

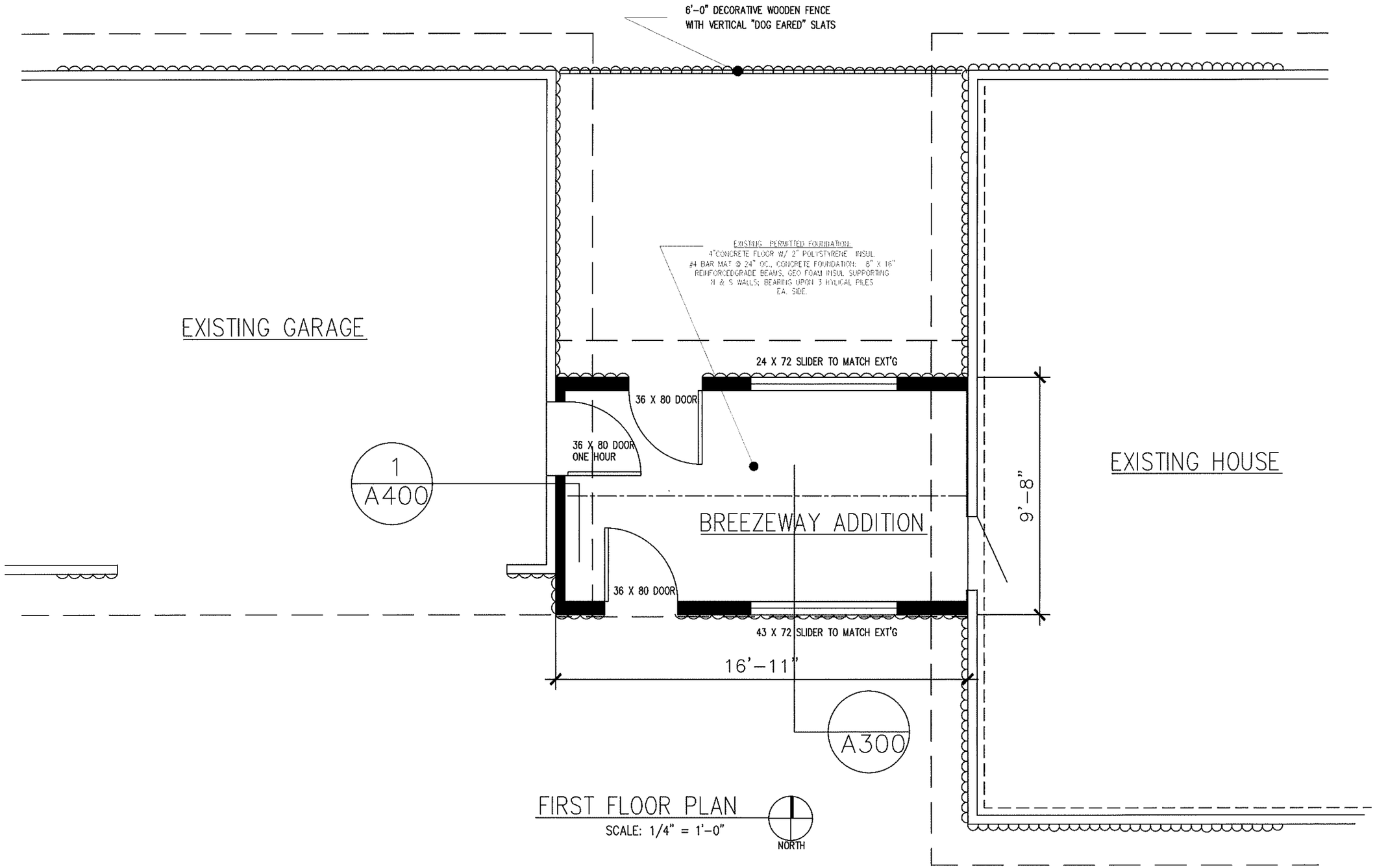
DATE
NOV. 18, 2020

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2020 THOMAS D. THOMPSON, ARCHITE

SHEET TITLE
FLOOR PLAN

SHEET NUMBER
A100

Attachment: Plans (5895 : Patricia Chrobak)



THOMAS D. THOMPSON ARCHITECT

1710 E. PRYOR AVE. #
MILWAUKEE, WI 5

(262) 825-855(

thomasdt1_53092@yaho

CONSULTANT

PROJECT NAME

BREEZEWAY ADDITION

OWNER

PROJECT ADDRESS

12952 NW
SHORELAND D

REVISIONS

ARCHITECTS PROJECT NUMBER

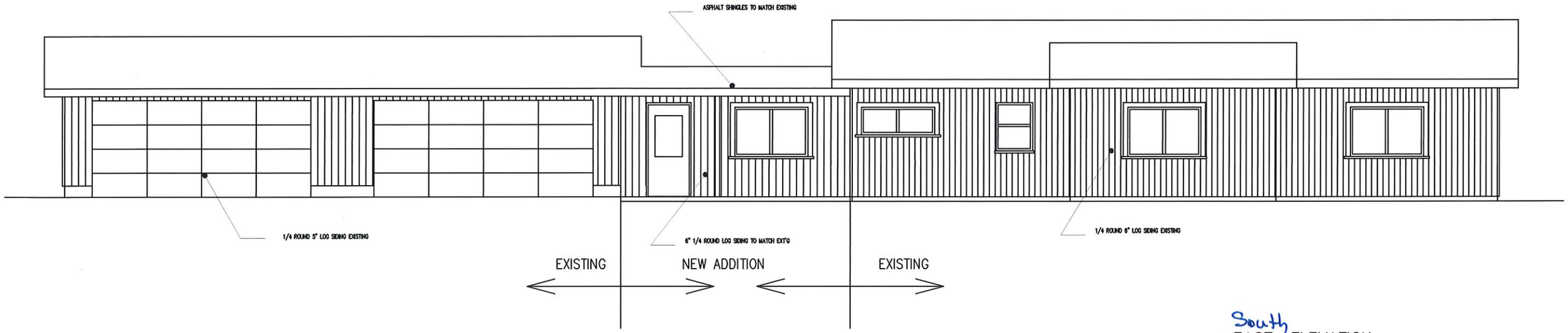
DATE
NOV. 18, 2020

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SHEET TITLE
FLOOR PLAN

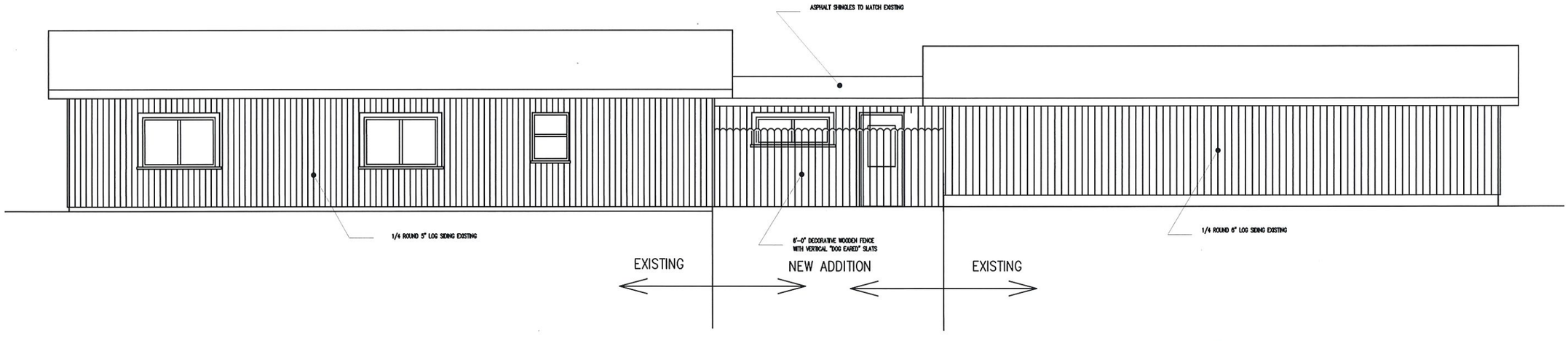
SHEET NUMBER
A200

Attachment: Plans (5895 : Patricia Chrobak)



~~EAST~~ South ELEVATION

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



~~EAST~~ North ELEVATION

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

THOMAS D.
THOMPSON
ARCHITECT

1710 E. PRYOR AVE. #
MILWAUKEE, WI 5

(262) 825-855(

thomasdt1_53092@yaho

CONSULTANT

PROJECT NAME

BREEZEWAY
ADDITION

OWNER

PROJECT ADDRESS

12952 NW
SHORELAND D

REVISIONS

ARCHITECTS
PROJECT NUMBER

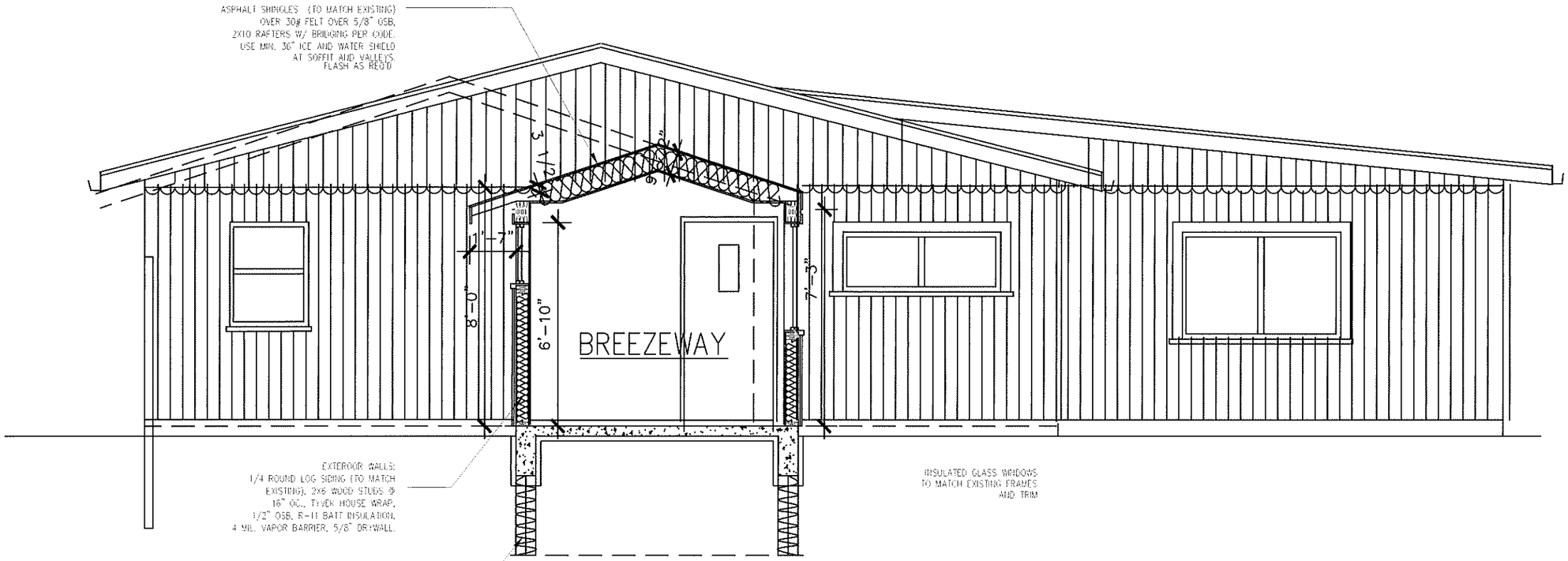
DATE
NOV. 18, 2020

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SHEET TITLE
EXTERIOR
ELEVATIO

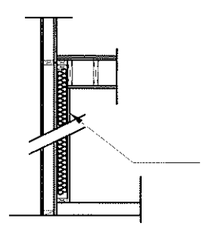
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A300

Attachment: Plans (5895 : Patricia Chrobak)



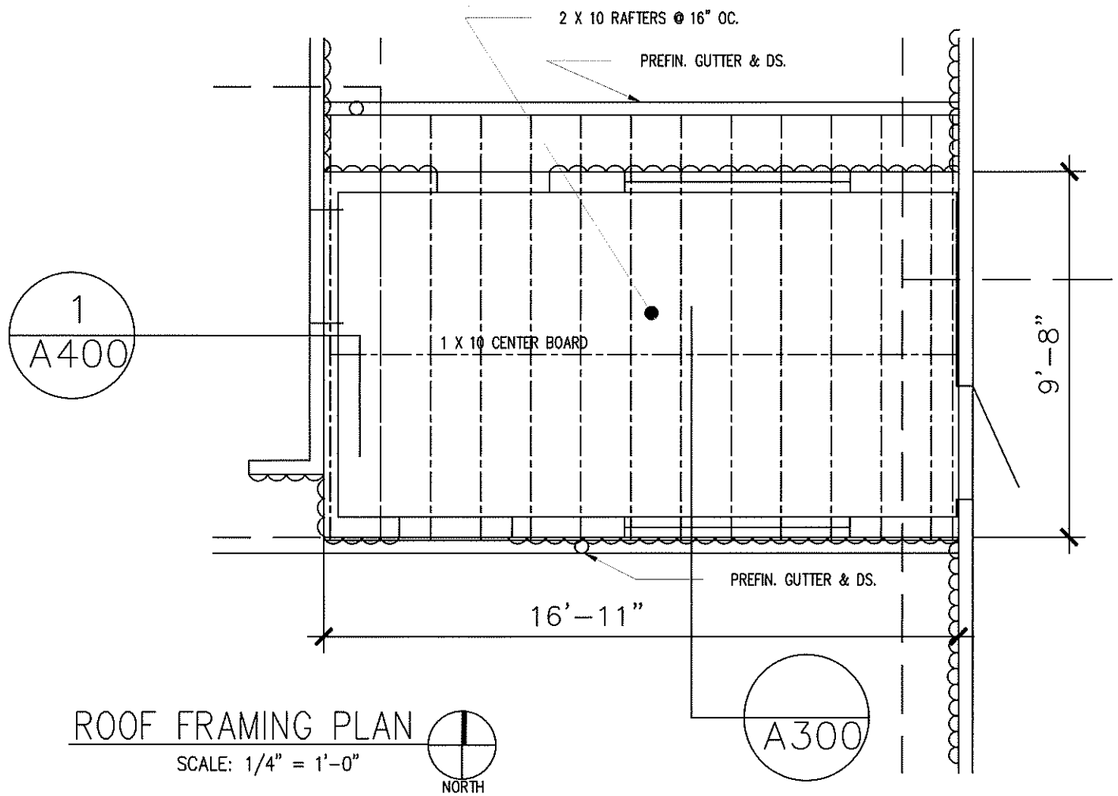
1 / A300 SECTION

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



1 / A400 ONE HOUR WALL SECTION

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



ROOF FRAMING PLAN

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

THOMAS D. THOMPSON ARCHITECT

1710 E. PRYOR AVE. #
MILWAUKEE, WI 5

(262) 825-855(

thomasdt1_53092@yaho

CONSULTANT

PROJECT NAME

BREEZEWAY ADDITION

OWNER

PROJECT ADDRESS

12952 NW SHORELAND D
MEQUON, W

REVISIONS

ARCHITECTS PROJECT NUMBER

DATE

NOV. 18, 2020

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SHEET TITLE

FLOOR PLAN

SHEET NUMBER

A400

Attachment: Plans (5895 : Patricia Chrobak)

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: **February 8, 2021**
SUBJECT: **Kevin & Brittany White, Addition at 4900 W. Bonniwell Road**

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

feindesign

White Residence – Statement of Intent

4900 W. Bonniwell Road, Mequon

The scope of the Project at 4900 W. Bonniwell Road includes:

- Adding a 3 Season Room Addition to the side of the home with a Covered Deck on the front and a Screened Covered Deck on the rear of the home per code requirements and green space requirements.
- New materials & colors to match the existing home as close as possible, wherever appropriate.

The intent of these additions will be to compliment the architecture of the existing exterior of the home and meet the homeowner's goals for its intended use.

Attachment: Statement of Intent (5897 : Kevin & Brittany White)









Attachment: Pictures (5897 : Kevin & Brittany White)

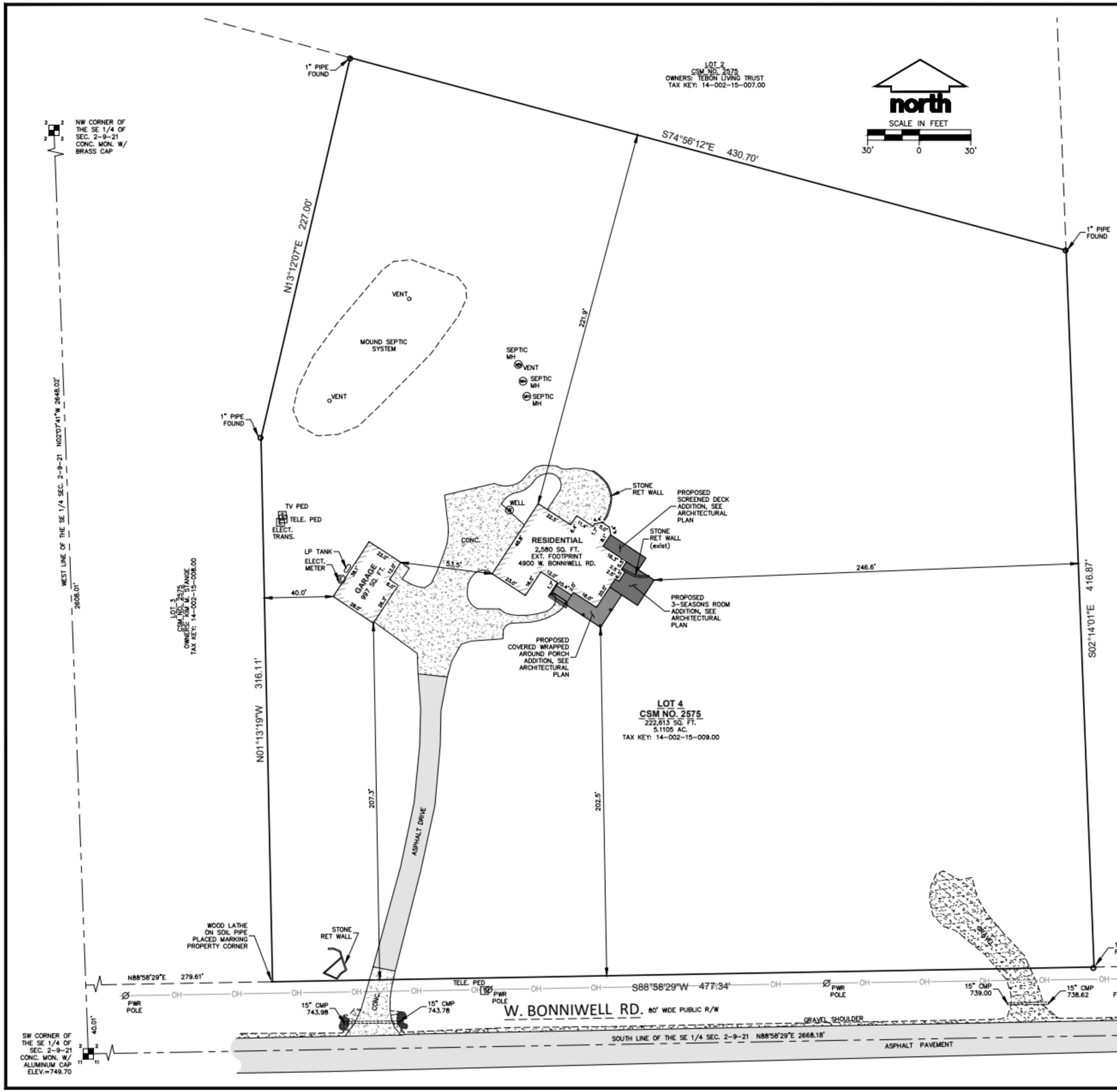








Attachment: Pictures (5897 : Kevin & Brittany White)



GENERAL NOTES

1. Bearings are referenced to the west line of the Southeast 1/4 of Section 2, Township 9 North, Range 21 East and was used as North 02°07'41" West.
2. Original on the Ground Survey performed by JSD Professional Services, Inc., December 29, 2020.
3. This Plat of Survey was prepared and based on Certified Survey Map No. 2575. No Title Commitment or Letter Report was supplied for this survey.
4. Right-of-way width and location for Bonniwell Road is based on Certified Survey Map No. 2575.
5. "Digger's Hotline" was not contacted as part of this survey.
6. Subject property addresses: 4900 W. Bonniwell Road, Mequon, WI 53097
7. Property owner(s): Kevin & Brittany White.
8. Proposed residential addition layout based on drawings provided by Fein Design.

LEGAL DESCRIPTION

Lot 4 of Certified Survey Map 2575, Volume 18, Page 364, Part of the Southwest 1/4 of the Southeast 1/4 of Section 2, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

Tax Key No.: 14-002-15-009.00

Address: 4900 W. Bonniwell Road

SURVEYOR'S CERTIFICATE:

I, Rizal W. Iskandarsjach, Professional Land Surveyor, hereby certify, that in full compliance with the provisions of Chapter A-E7 of the Wisconsin Statutes for Minimum Standards for property survey, that this survey map is correct to the best of my knowledge and belief with the information provided.

Rizal W. Iskandarsjach, P.L.S.
Professional Land Surveyor, S-2738
JSD Professional Services, Inc.
W238 N1610 Busse Road, Suite 100
Waukesha, WI 53188
262-513-0666

1/8/2021
Date

WISCONSIN RIZAL W. ISKANDARSJACH S-2738 MILWAUKEE, WIS. LAND SURVEYOR

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

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- LANDSCAPE ARCHITECTURE

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MADISON | MILWAUKEE | CHICAGO
KENOSHA | APPLETON | WAUSAU
www.jsdinc.com

SERVICES PROVIDED TO:
KEVIN WHITE
4900 W. BONNIWELL RD.
MEQUON, WI 53097

PROJECT:
LOT 4
CSM NO. 2575
SE 1/4 SEC. 2-9-21

PROJECT LOCATION:
CITY OF MEQUON
OZAUKEE COUNTY, WI

JSD PROJECT NO.: 20-10239

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

SURVEYED BY:	JFA	2020-12-29
DRAWN BY:	RWI	2020-01-05
CHECKED BY:	RKW	2020-01-05

PLAN MODIFICATIONS:	DATE:

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

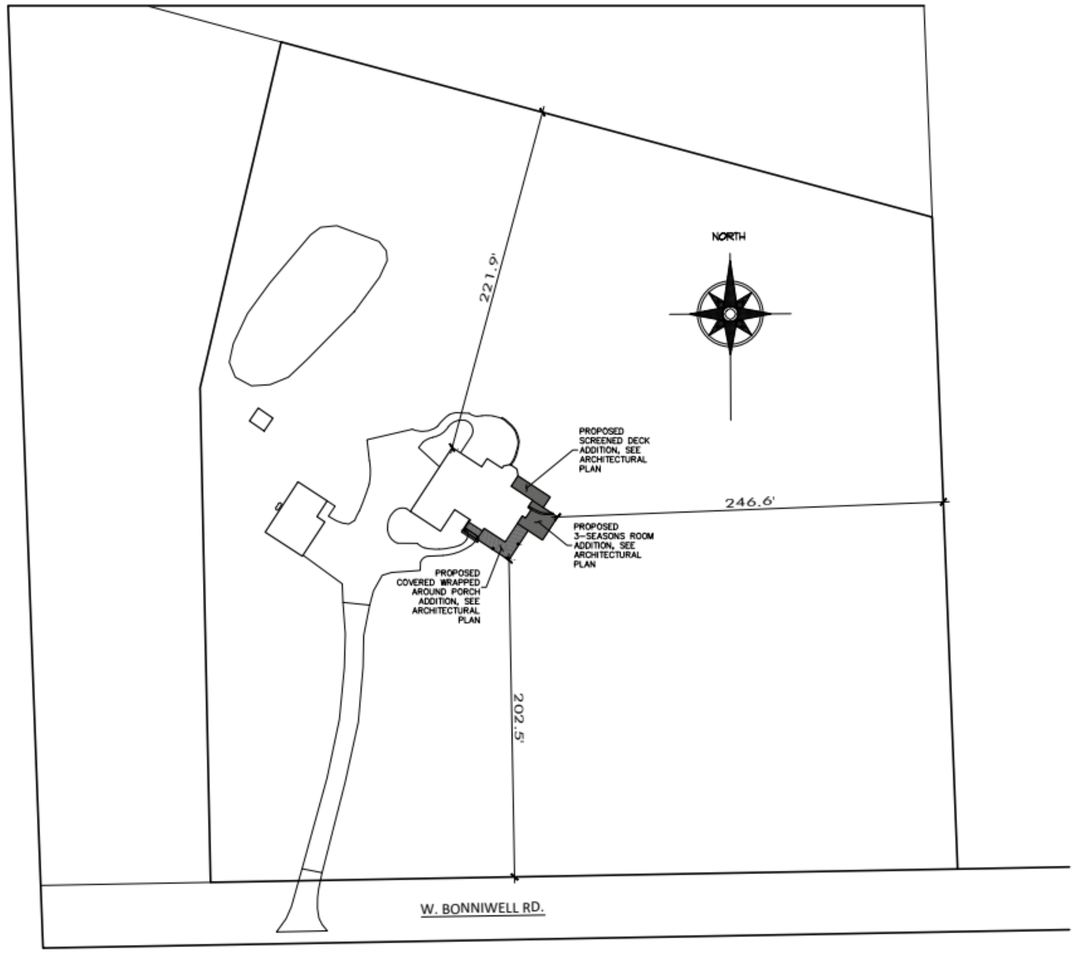
SHEET TITLE:
PLAT OF SURVEY

SHEET NUMBER:
CS-1

Attachment: Survey (5897 : Kevin & Brittany White)

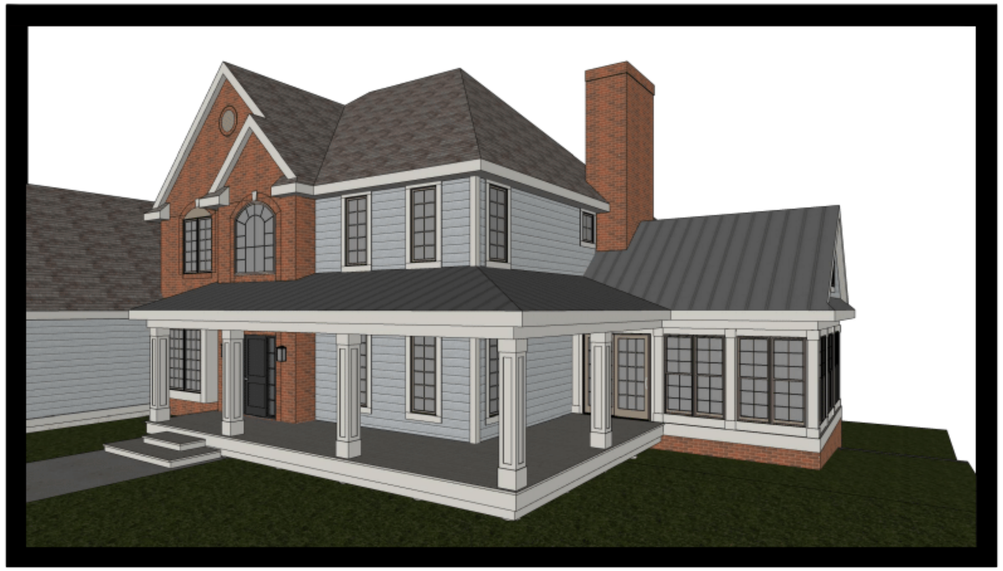
SHEET INDEX:

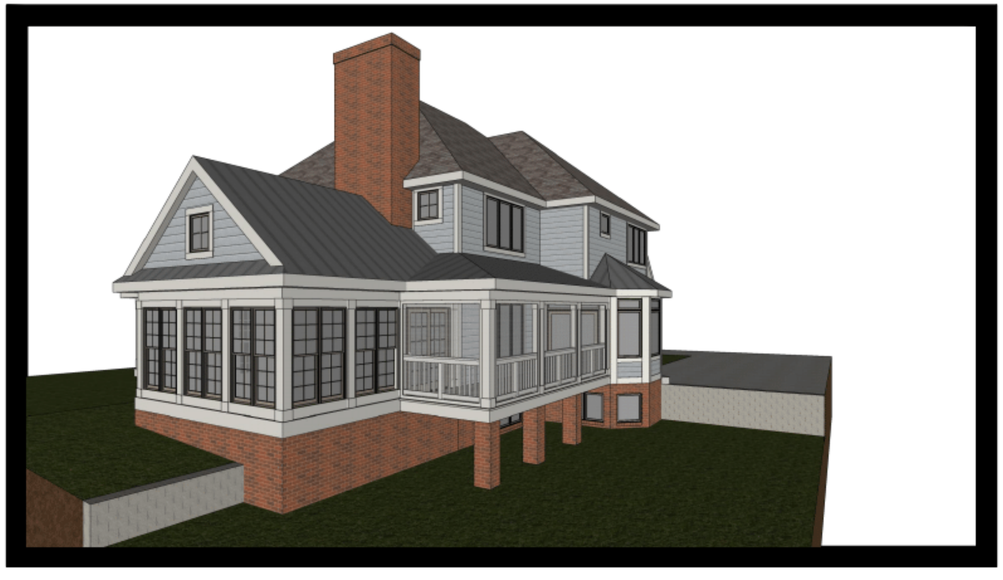
SHEET 1	SITE PLAN, SHEET INDEX, PROPOSED EXTERIOR PERSPECTIVES
SHEET 2	EXISTING & PROPOSED LOWER LEVEL & UPPER LEVEL FLOOR PLAN, NOTES
SHEET 3	EXISTING & PROPOSED MAIN LEVEL FLOOR PLAN, NOTES
SHEET 4	EXISTING & PROPOSED FRONT ELEVATIONS, NOTES
SHEET 5	EXISTING & PROPOSED REAR ELEVATIONS, NOTES
SHEET 6	EXISTING & PROPOSED SIDE ELEVATIONS, NOTES
SHEET 7	PROPOSED BUILDING SECTIONS, NOTES
SHEET 8	PROPOSED BUILDING SECTIONS, NOTES



SITE PLAN

NOT TO SCALE





EXTERIOR PERSPECTIVES

NOT TO SCALE - FOR CONCEPTUAL DESIGN PURPOSES ONLY

© DRAWINGS COPYRIGHT TO FEIN DESIGN LLC

fein design
residential design-build
11124 north cedarburg road
suite #350
mequon, wisconsin 53092
(262) 238-0774
www.feindesigns.com

contact
KEVIN
cell : (414) 406 - 3379

proposed construction drawings for :
THE WHITE RESIDENCE
4900 W. BONNIWELL ROAD
MEQUON, WISCONSIN

sheet contents
SITE PLAN
SHEET INDEX
EXTERIOR PERSPECTIVES

date :
01. 18. 2021
revisions :

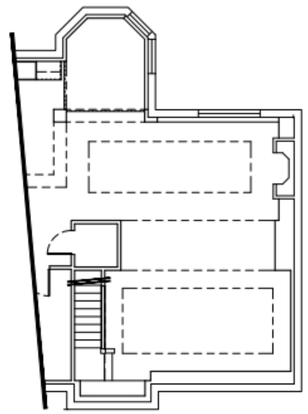
project number
2103

sheet number
1 of 8

Attachment: Plans (5897 : Kevin & Brittany White)

EXISTING LOWER LEVEL PLAN

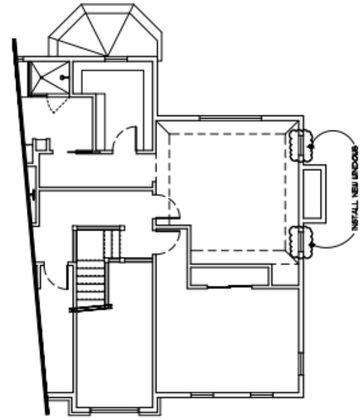
SCALE - 1/8" = 1'-Ø"

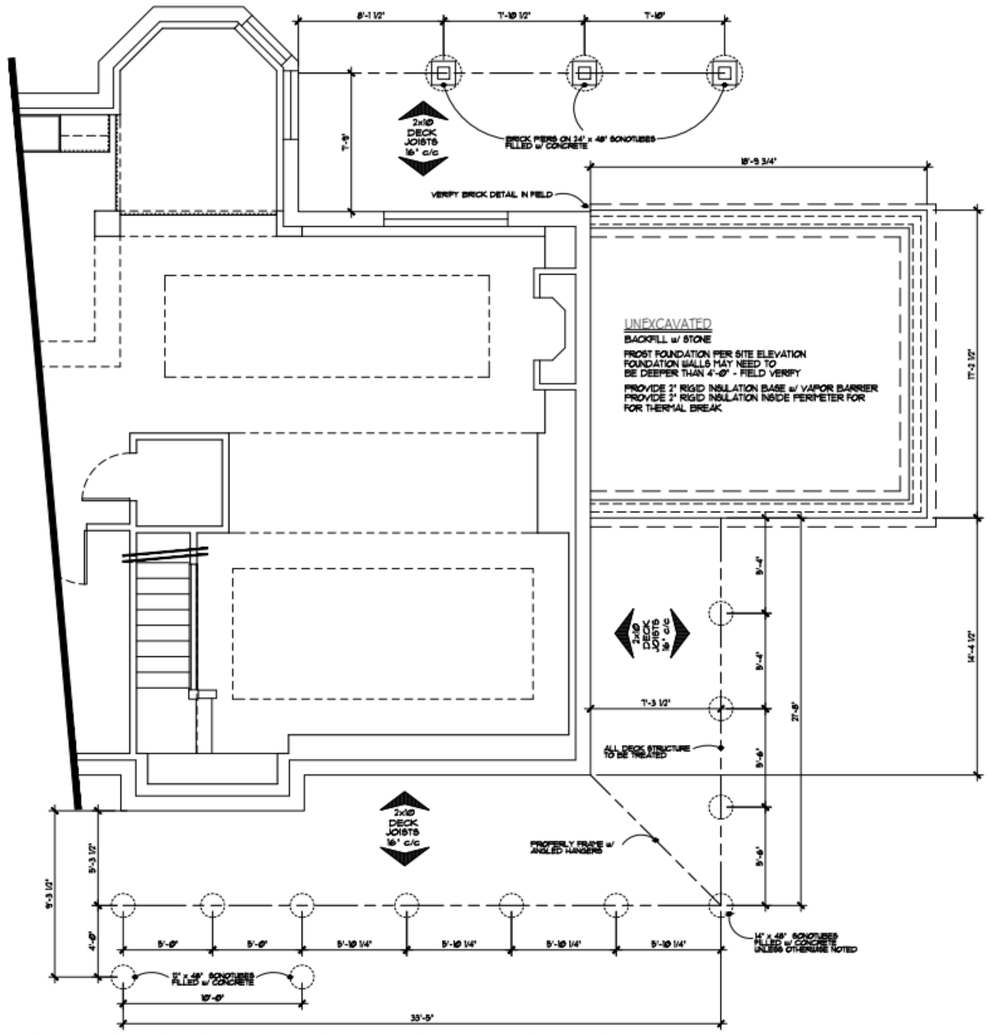


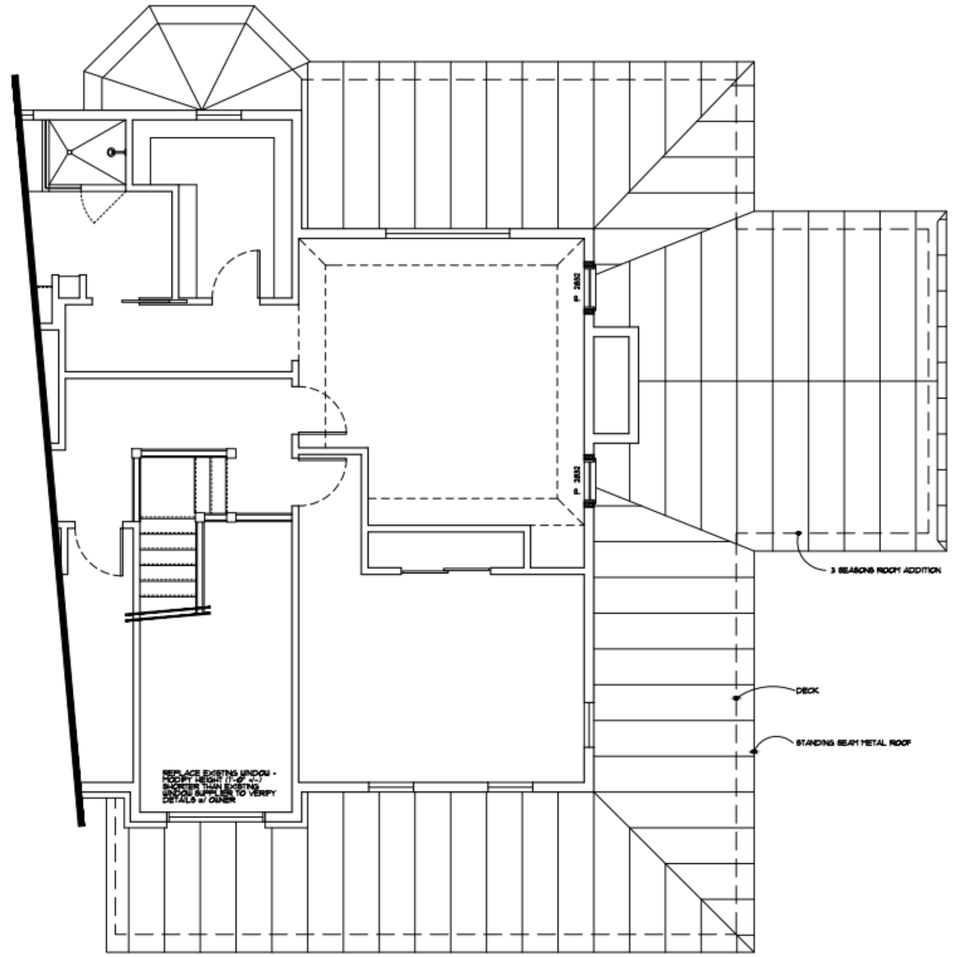


EXISTING UPPER LEVEL PLAN

SCALE - 1/8" = 1'-Ø"







PROPOSED LOWER LEVEL PLAN

SCALE - 1/4" = 1'-Ø"

PROPOSED UPPER LEVEL & ROOF PLAN

SCALE - 1/4" = 1'-Ø"

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mequon, wisconsin 53092
(262) 238-0774
www.feindesigns.com

contact
KEVIN
cell : (414) 406 - 3379

proposed construction drawings for :

THE WHITE RESIDENCE

4900 w. BONNIWELL ROAD
MEQUON, WISCONSIN

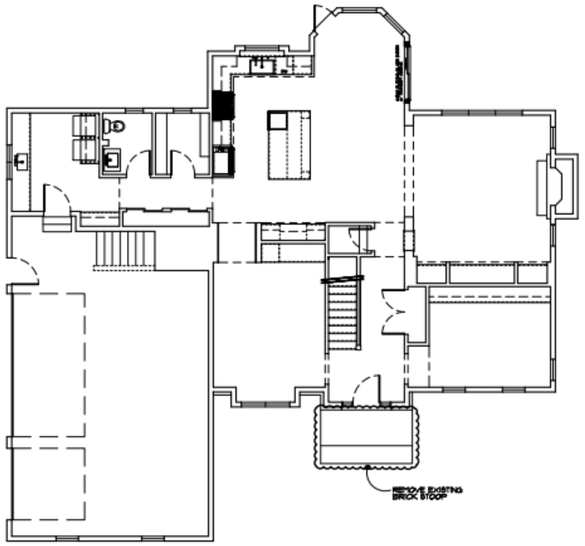
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EXISTING & PROPOSED LOWER LEVEL & UPPER LEVEL PLANS

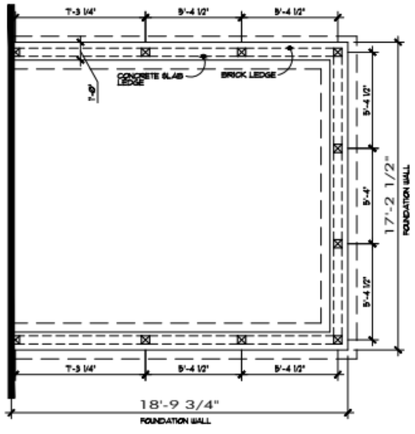
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revisions :

project number
2103

sheet number
2 of 8

Attachment: Plans (5897 : Kevin & Brittany White)



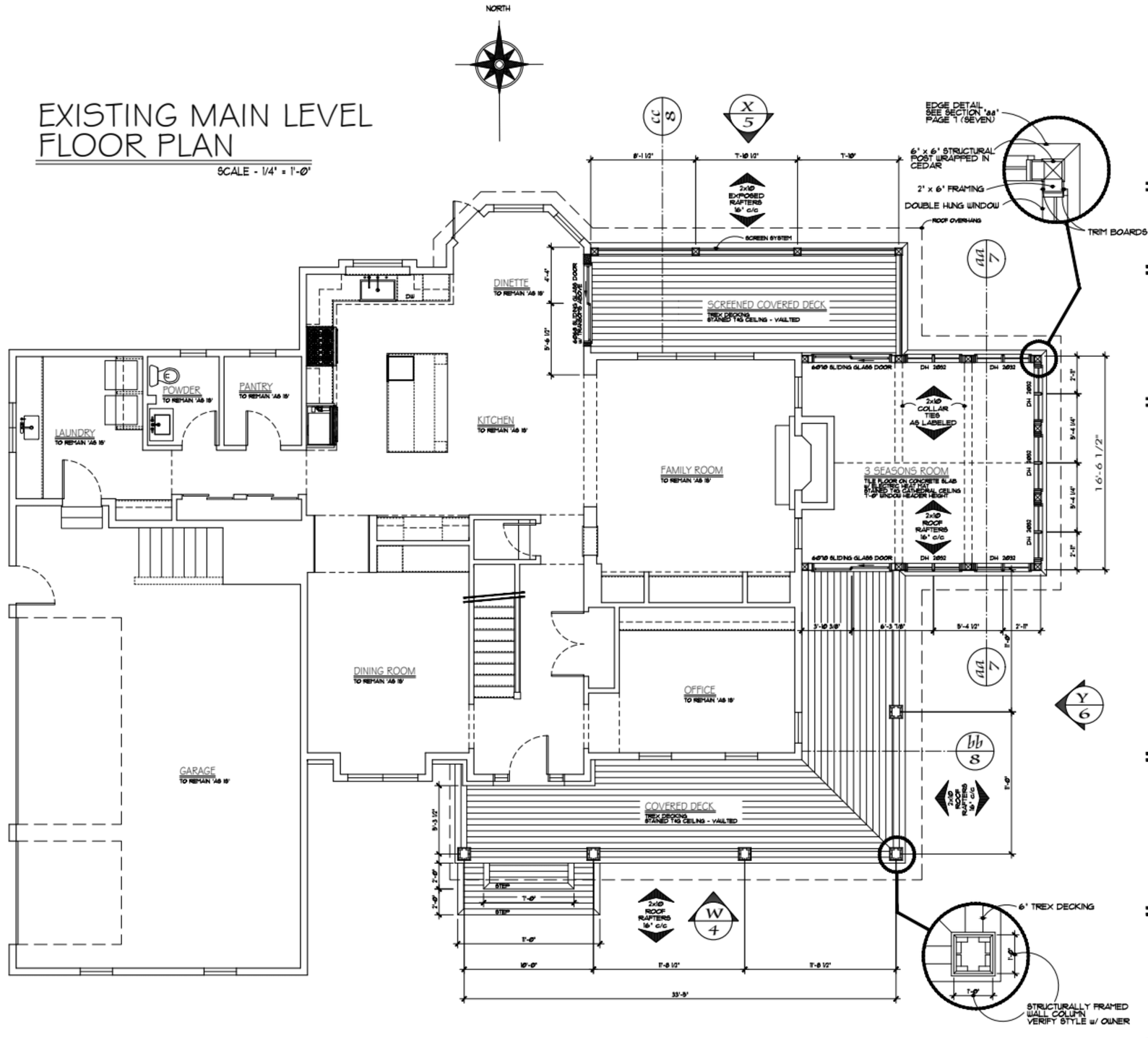


POST FRAMING PLAN

SCALE - 1/4" = 1'-Ø"

EXISTING MAIN LEVEL FLOOR PLAN

SCALE - 1/4" = 1'-Ø"



PROPOSED MAIN LEVEL FLOOR PLAN

915 SQFT. COVERED & SCREENED DECKS & 3 SEASONS ROOM ADDITION

SCALE - 1/4" = 1'-Ø"

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sheet contents
EXISTING & PROPOSED MAIN LEVEL FLOOR PLAN

date :
Ø1. 18. 2Ø21
revisions :

project number
2103

sheet number
3 of 8

Attachment: Plans (5897 : Kevin & Brittany White)



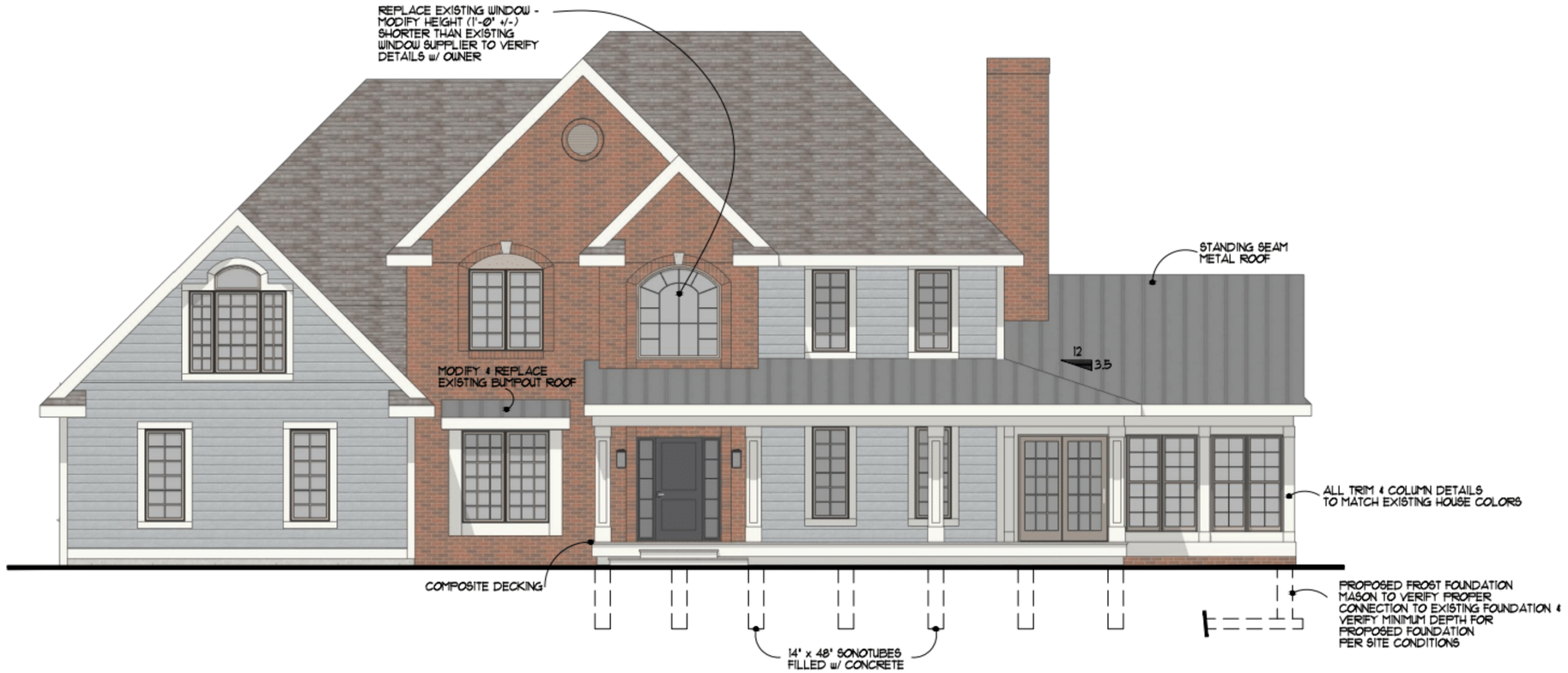
EXTERIOR NOTES:

* STANDING SEAM METAL ROOF SYSTEM
* SOFFIT DETAILS - TO MATCH EXISTING
* FASCIA & TRIM DETAILS - TO MATCH EXISTING
* VAULTED / CATHEDRAL STAINED TONGUE & GROOVE CEILING
* 6" EXPOSED SIDING - TO MATCH EXISTING
* BRICK VENEER - TO MATCH EXISTING
* 8" WATER LEDGE BOARD

EXISTING FRONT ELEVATION

SOUTH-WESTERN FACING

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



PROPOSED FRONT ELEVATION

SOUTH-WESTERN FACING

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

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sheet contents
EXISTING & PROPOSED FRONT ELEVATION

date :
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revisions :

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sheet number
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Attachment: Plans (5897 : Kevin & Brittany White)



EXISTING REAR ELEVATION

NORTH-EASTERN FACING

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

EXTERIOR NOTES:

* STANDING SEAM METAL ROOF SYSTEM
* SOFFIT DETAILS - TO MATCH EXISTING
* FASCIA & TRIM DETAILS - TO MATCH EXISTING
* VAULTED / CATHEDRAL STAINED TONGUE & GROOVE CEILING
* 6" EXPOSED SIDING - TO MATCH EXISTING
* BRICK VENEER - TO MATCH EXISTING
* 8" WATER LEDGE BOARD



PROPOSED REAR ELEVATION

NORTH-EASTERN FACING

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

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EXISTING & PROPOSED REAR ELEVATION

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revisions :

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sheet number
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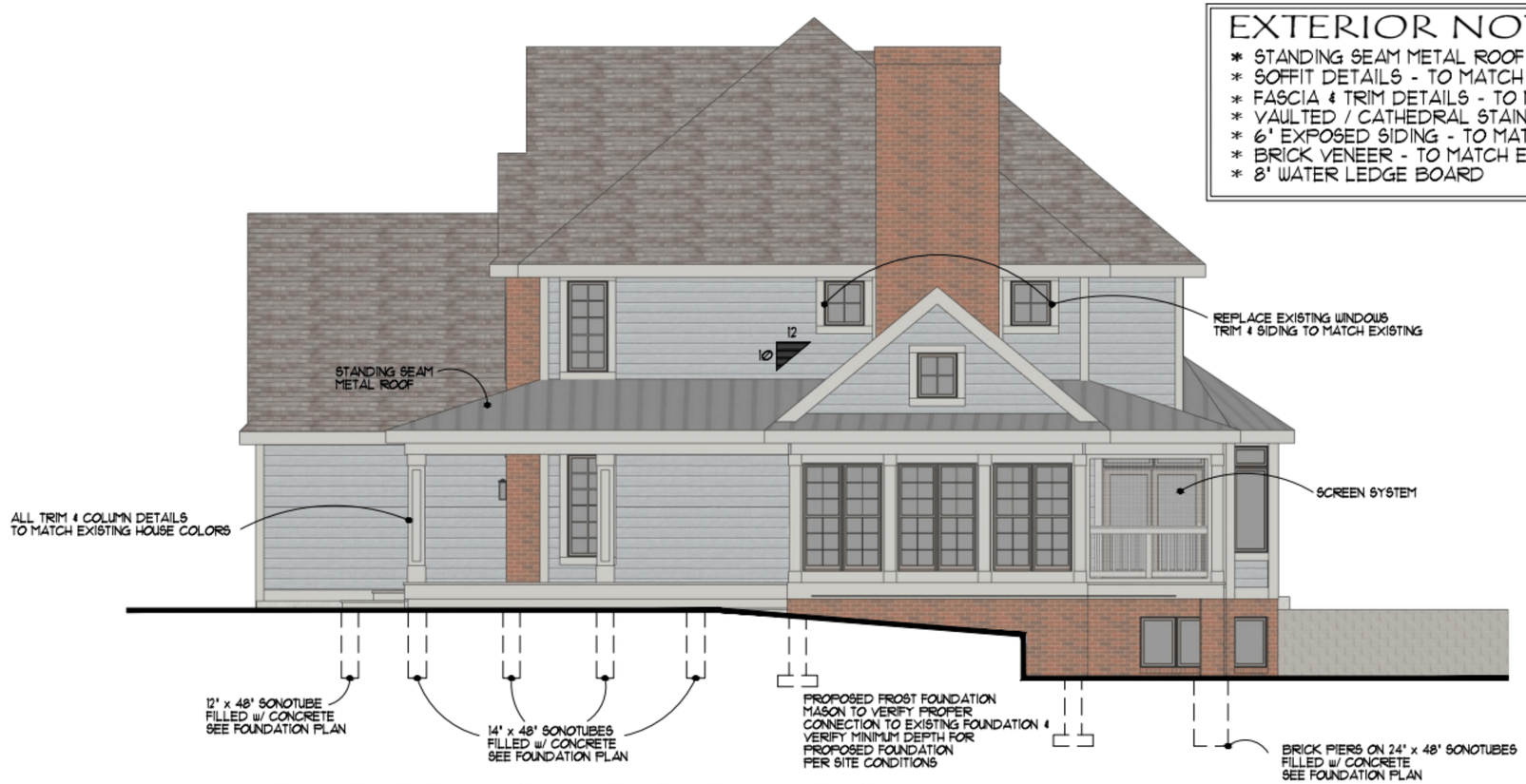
Y EXISTING SIDE ELEVATION

SOUTH-EASTERN FACING — SCALE - 1/8" = 1'-0"



Z EXISTING SIDE ELEVATION

NORTH-WESTERN FACING — SCALE - 1/8" = 1'-0"



Y PROPOSED SIDE ELEVATION

SOUTH-EASTERN FACING — SCALE - 1/4" = 1'-0"

EXTERIOR NOTES:

* STANDING SEAM METAL ROOF SYSTEM
* SOFFIT DETAILS - TO MATCH EXISTING
* FASCIA & TRIM DETAILS - TO MATCH EXISTING
* VAULTED / CATHEDRAL STAINED TONGUE & GROOVE CEILING
* 6" EXPOSED SIDING - TO MATCH EXISTING
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sheet contents
EXISTING & PROPOSED SIDE ELEVATIONS

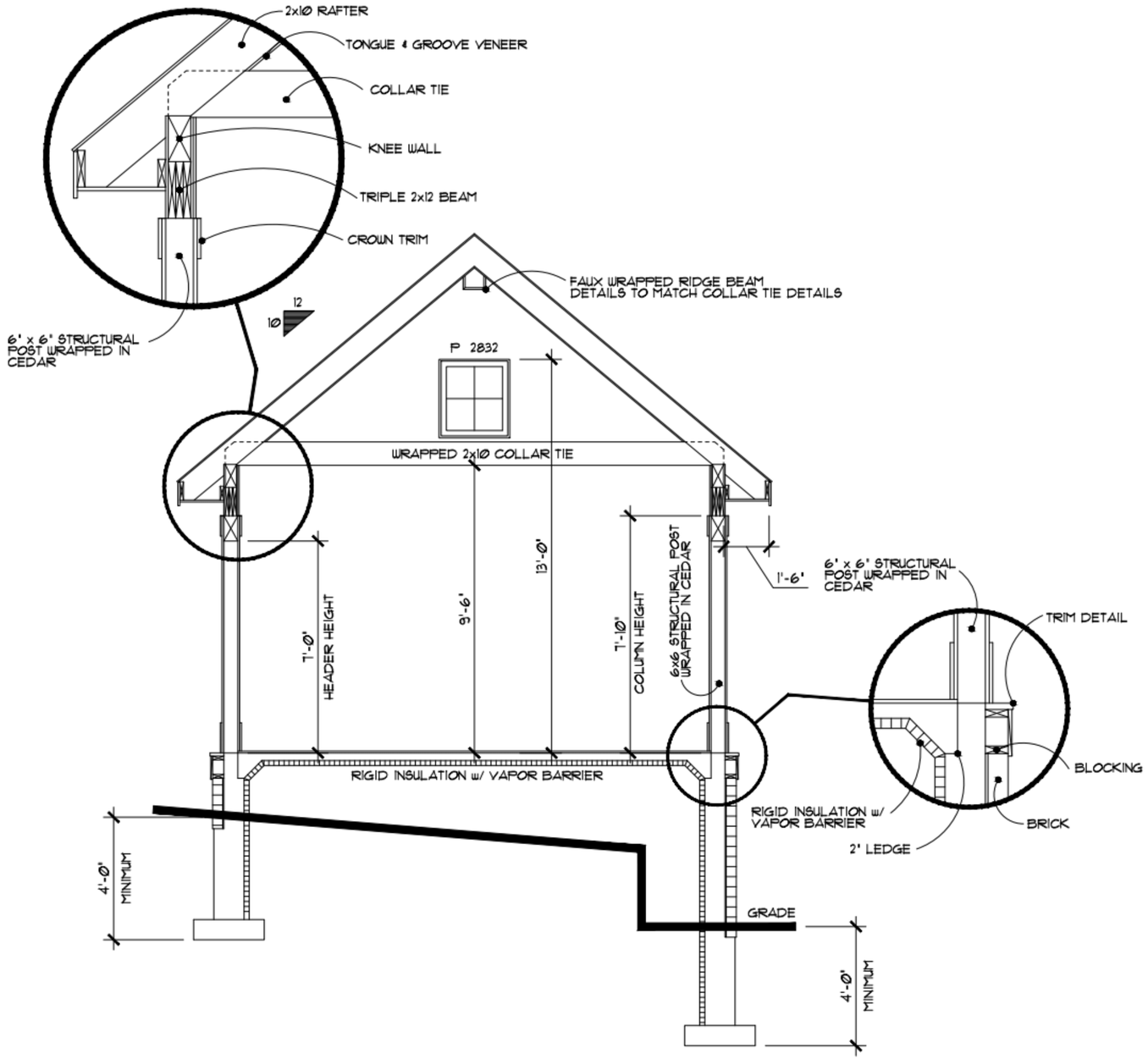
date :
01. 18. 2021
revisions :

project number
2103

sheet number
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Attachment: Plans (5897 : Kevin & Brittany White)



SECTION

3 SEASONS ROOM

SCALE - 1/2" = 1'-0"

PROVIDE ROOF VENTILATION PER CODE REQUIREMENTS
STANDING SEAM METAL ROOF SYSTEM
1/2" APA-RATED ROOF SHEATHING WITH CLIPS
ON SYNTHETIC FELT UNDERLAYMENT

CONVENTIONAL FRAMING ROOF SYSTEM
SEE PLANS FOR PROPOSED SPECIFICATIONS & LAYOUTS
FINAL LAYOUTS TO BE PROVIDED BY TRUSS MANUFACTURER/LUMBERYARD

PROVIDE 'ICE-N-WATER SHIELD' SYSTEM BY GRACE
OVER ENTIRE PERIMETER OF ROOF DECKING (SIX FEET FROM EDGE)

1x10 CEDAR WOOD FASCIA BOARD - TO MATCH EXISTING
PLYWOOD CEDAR SOFFIT SYSTEM WITH VENTILATION PER CODE - TO MATCH EXISTING

5" SEAMLESS ALUMINUM GUTTERS AND 4" ALUMINUM DOWNSPOUTS
(FIELD VERIFY WHERE NEEDED - ONLY INSTALL WHERE NEEDED)
EXCAVATOR TO BURY DOWNSPOUTS UNDERGROUND AND DRAIN TO DAYLIGHT

SIDING VENEER PER ELEVATIONS -
6" EXPOSED SIDING - TO MATCH EXISTING
with 5/4" x 6" TRIM BOARDS - TO MATCH EXISTING
on 'HYDRO-GAP' DRAIN-ABLE HOUSE-WRAP (or equal)
and 1/2" APA-RATED 'OSB' EXTERIOR WALL SHEATHING
2x6 WALL STUDS (@ 16" c/c)
WITH POLY VAPOR BARRIER and 1/2" TRIM BOARDS - NO DRYWALL
SPRAY FOAM INSULATION PER CODE
(LUMBERYARD TO VERIFY ALL MATERIALS W/ OWNER)
(SEE EXTERIOR ELEVATIONS)

NEW BRICK VENEER - TO MATCH EXISTING - OWNER TO VERIFY
MASON TO VERIFY STONE SILL &
ALL FLASHING DETAILS WITH DESIGNER

2x6 TREATED MUD SILL
WITH METAL FASTENING STRAPS OR ANCHORS PER CODE (4'-0" c/c)
AND SILL SEALER APPLIED (TYPICAL)
TILE FLOORING ON 3" CONCRETE SLAB w/ ELECTRICAL HEAT MAT

4'-0" POURED FROST FOUNDATION (UNEXCAVATED) - SEE SECTION

12" x 4'-0" POURED CONCRETE WALL - (VARIES - SEE SECTIONS)
2 - #4 REBAR AT THE TOP AND BOTTOM
2 - #4 REBAR VERTICALLY INSTALLED

MASON TO VERIFY ALL REINFORCING DETAILS WITH DESIGNER
3" CONCRETE SLAB - OVER VAPOR BARRIER
R-5 RIGID INSULATION UNDER SLAB
R-5 RIGID INSULATION ON EXTERIOR WALL PERIMETER (PER CODE)
TAR BACKPLASTER WEATHER-PROOF PRIOR
TO RIGID INSULATION BEING APPLIED

EXCAVATOR TO DIG FOUNDATION TO FULL FOOTING DEPTH &
BACKFILL WITH NO. 1 STONE AROUND DRAIN-TILE FOOTINGS
BACKFILL WITH EXISTING GRADE SOILS FULL WALL HEIGHT

24" x 8" CONTINUOUS CONCRETE FOOTINGS
FOOTING TO BE BELOW LOCAL FROST LINE
VERIFY WITH FOUNDATION PLAN AND PER SITE CONDITIONS
AS FOUNDATION HEIGHT MAY BE INCREASED

SECTION NOTES

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sheet contents
SECTION
NOTES

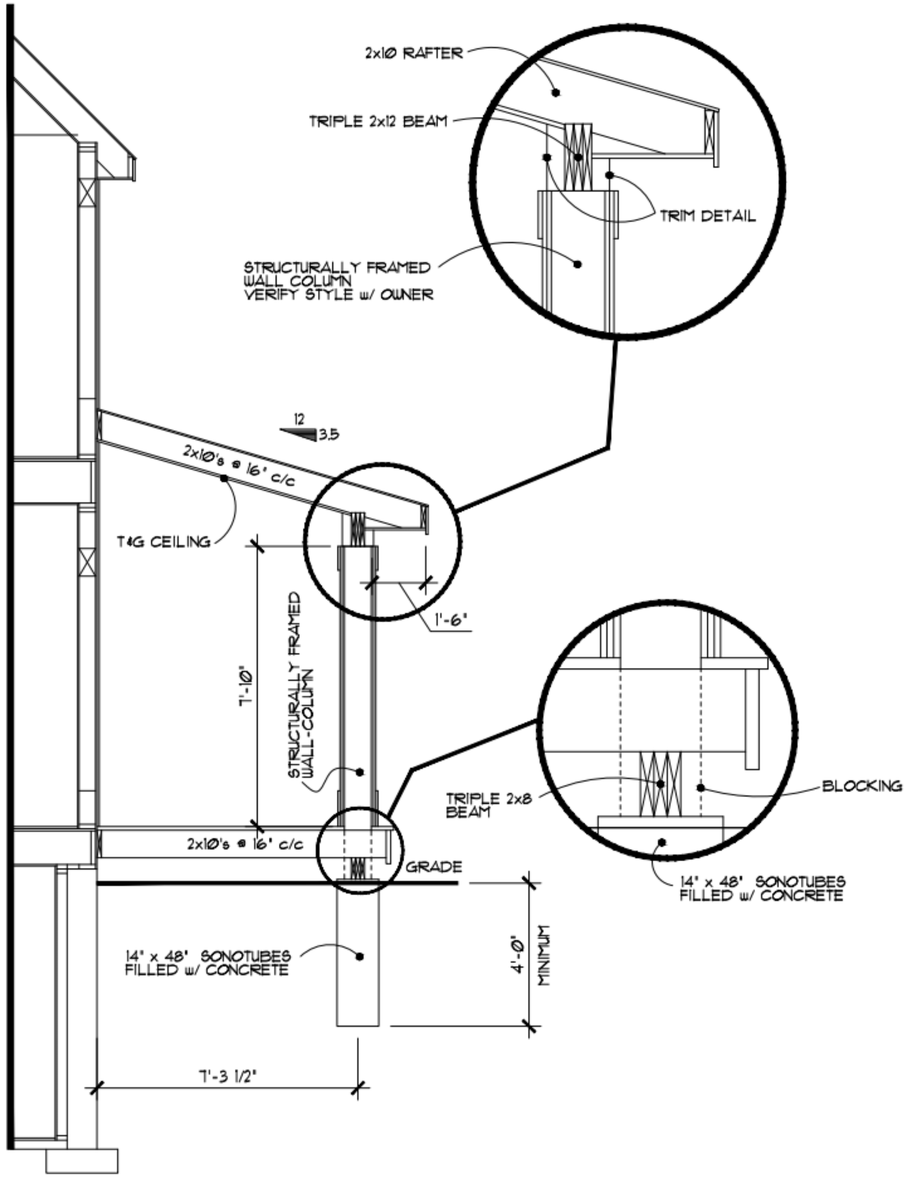
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revisions :

project number
2103

sheet number
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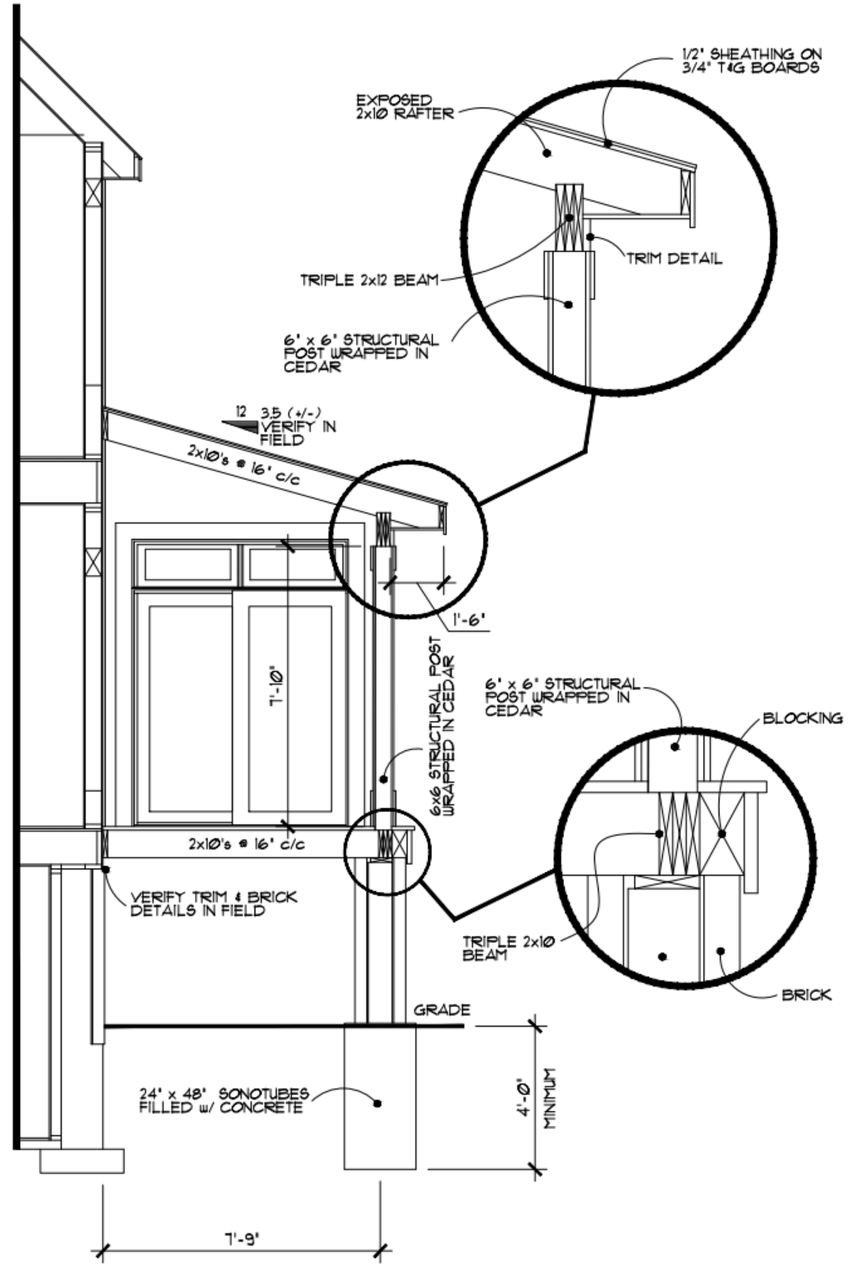
Attachment: Plans (5897 : Kevin & Brittany White)



bb SECTION

COVERED DECK

SCALE - 1/2" = 1'-0"



cc SECTION

SCREENED COVERED DECK

SCALE - 1/2" = 1'-0"

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sheet contents
SECTIONS

date :
01. 18. 2021
revisions :

project number
2103

sheet number
8 of 8

Attachment: Plans (5897 : Kevin & Brittany White)

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: **February 8, 2021**
SUBJECT: **Scott & Tracy Ernst, Addition at 13101 N. Wauwatosa Road**

Attachments:
Statement of Intent (PDF)
Pictures 1 (PDF)
Survey (PDF)
Plans (PDF)

1/14/2021

Attention: City of Mequon Architectural Board & Planning Commission

RE: Scott and Tracy Ernst Addition Statement of Intent

Location of Project: 13101 N. Wauwatosa Road, Mequon, WI 53097

The addition proposed would consist of approximately 672 sq. feet that would connect existing dwelling to existing three-car garage. It would consist of two specific areas that would be used as a mudroom and a great room/new front entryway. Proposed project would have a full depth basement and a wood burning fireplace. Basement would be used strictly for storage space. The exterior entry way would consist of a fully covered front porch on frost footings. Current garage has also been constructed with frost footings. The primary purpose of this addition is to connect the existing house to the existing garage and create a more functional mudroom for apparel and boots.

Questions or concerns, please contact Scott Ernst at 414-303-0534

Thank you in advance for your consideration.

Attachment: Statement of Intent (5898 : Scott & Tracy Ernst)



Attachment: Picture 1 (5869 : Scott & Tracy Ernst)





Attachment: Pictures 1 (2958 : Scott & Tracy Ernst)



Attachment Pictures 1-1998, Scott's Tree Front

Attachment: Pictures 1 (2609 : Grant & Tony Home)



Attachment: Pictures 1 (8898 : Scott & Tracy Ernst)


W
E

Gierach Builders
Tracy & Scott Ernst

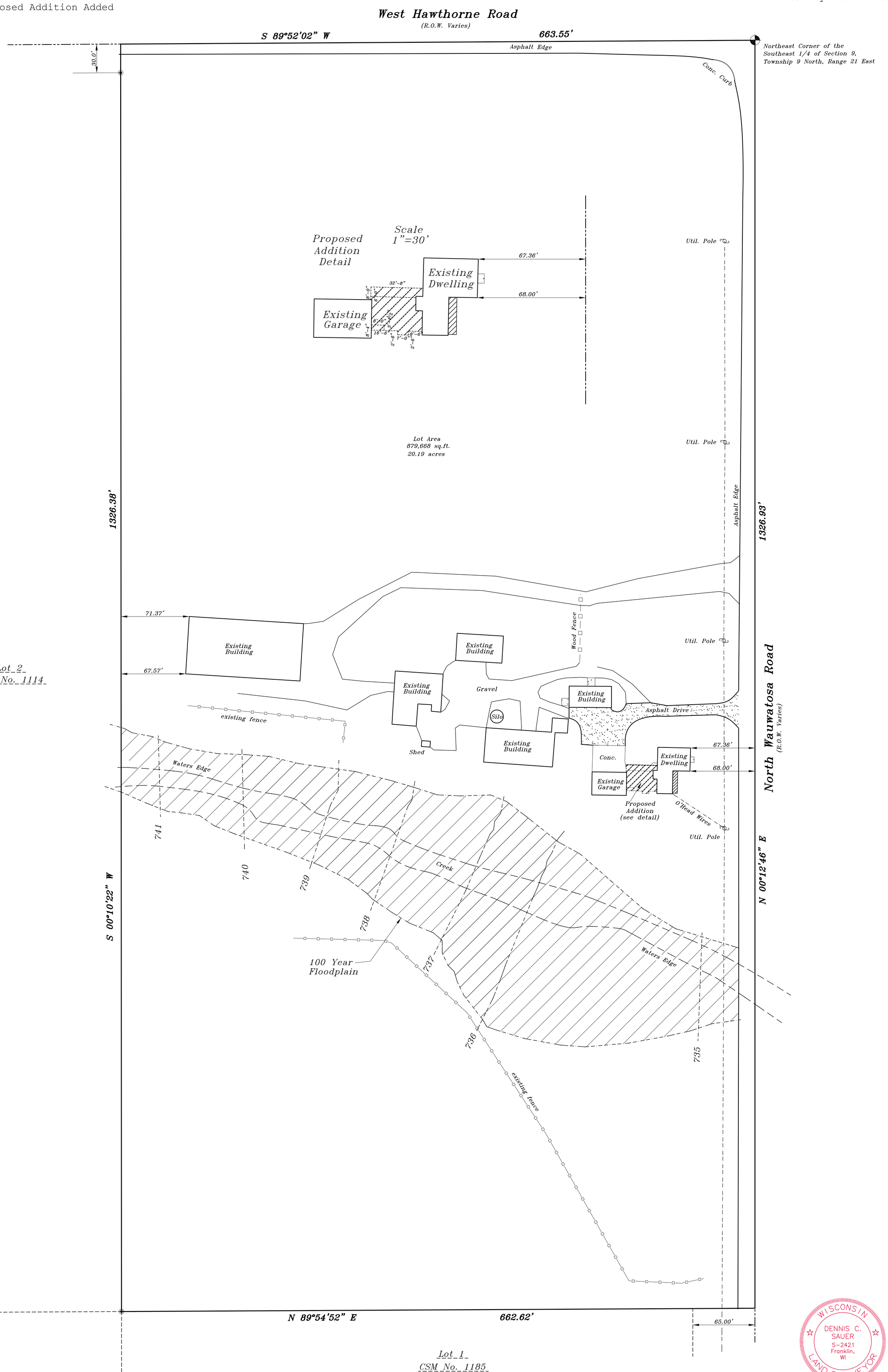
PLAT OF SURVEY

LOCATION: 13101 North Wauwatosa Road, Mequon, Wisconsin

LEGAL DESCRIPTION: The East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 9, Township 9 North, Range 21 East; and the East 9.00 feet of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 9, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin. Less lands conveyed in Trustee's Deed dated October 8, 2002, and recorded October 10, 2002 in Volume 1541, Page 883, as Document No. 724216. (Is East of subject property and not plotted heron).

December 19, 2020
January 11, 2020 Proposed Addition Added

Survey No. 112138



Lot 2
CSM No. 1114

Lot 1
CSM No. 1185

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — Denotes Iron Pipe Found
◎ — Denotes Iron Pipe Set

FLOOD DATA This property is in Zone AE & X of the Flood Insurance Rate Map, Community Panel No. 55089C0169F which has an effective date of 12/04/2007 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N W E S

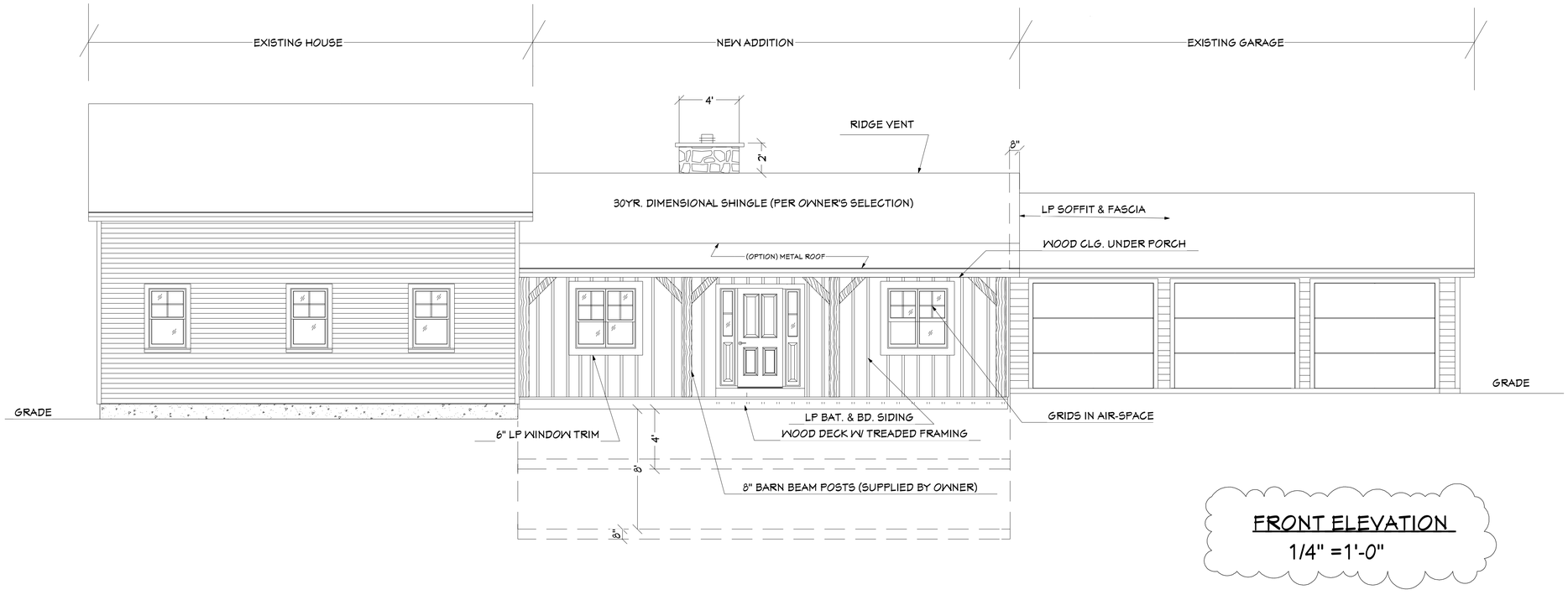
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, 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 FROM THE DATE HEREOF.

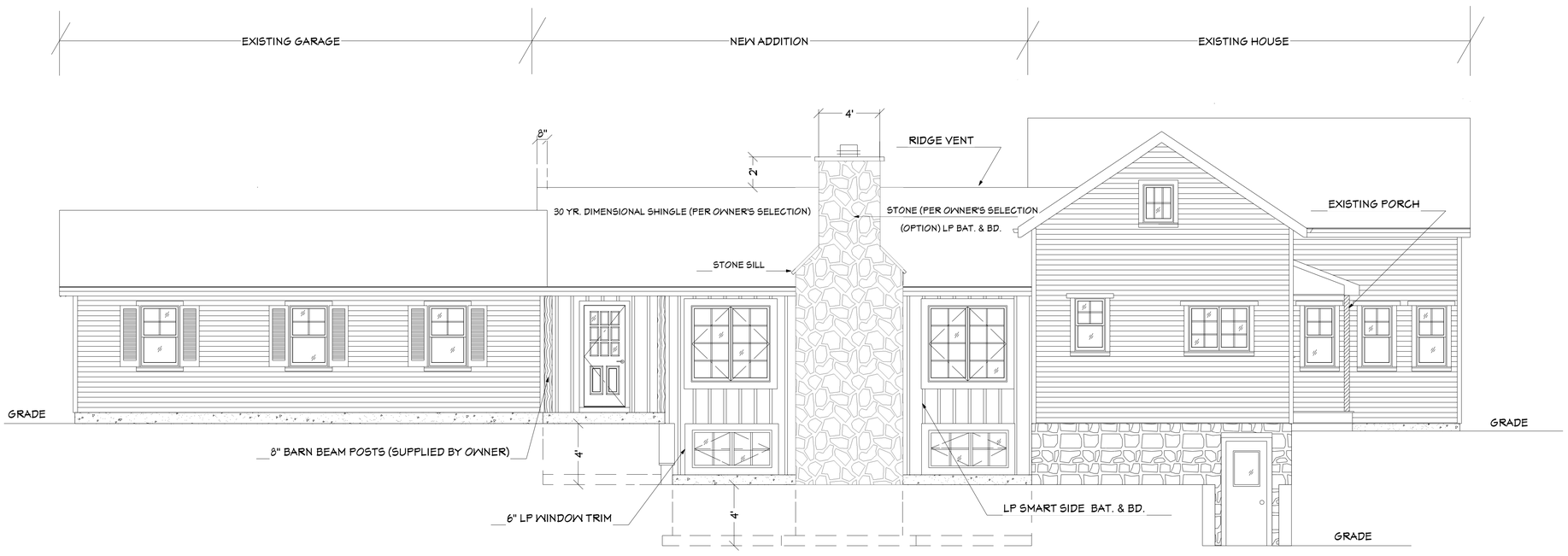
SIGNED _____
Dennis C. Sauer
Professional Land Surveyor S-2421

WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR

Attachment: Survey (5898 : Scott & Tracy Ernst)



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



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

Plans for:

Layout Page Table			
Label	Title	Description	Comments

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Gierach Builders Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of these plans to avoid mistakes, we cannot warrant against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Plans for: Scott & Tracy Ernst
Great Room Addition
(PLAN # 660)

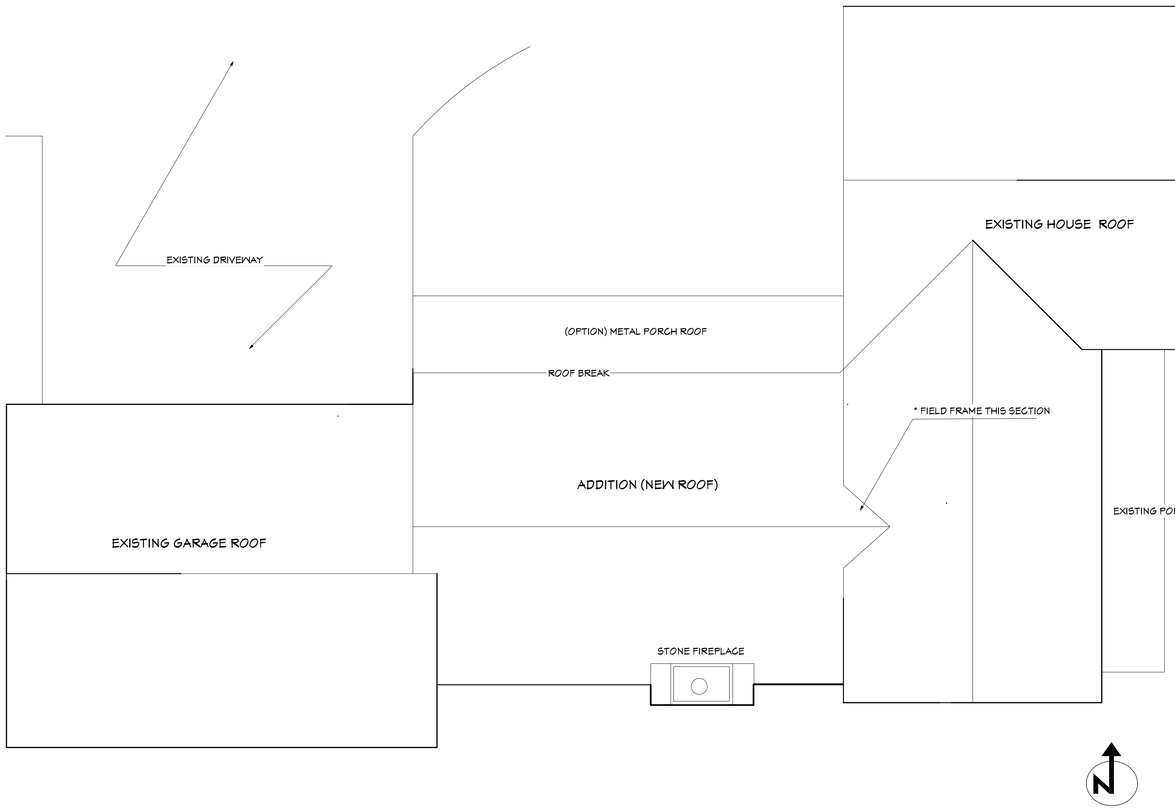
DRAWINGS PROVIDED BY:
GIERACH BUILDERS INC.
"QUALITY CUSTOM HOMES"
1602 CRESTVIEW DRIVE GRAFTON WI. 53024
OFFICE: 1-262-377-6884

DATE:
12/10/2020

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

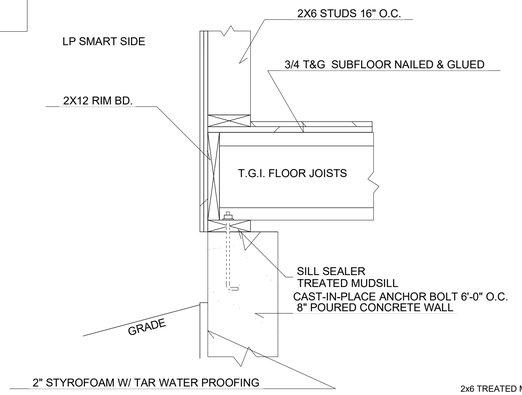
SHEET:
1 OF 4

Attachment: Plans (5898 : Scott & Tracy Ernst)

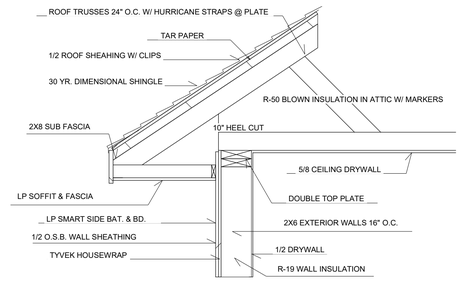


ROOF DETAIL

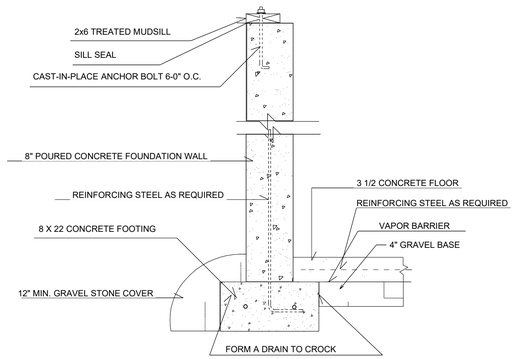
* NOT TO SCALE
* 6/12 PITCH ON ADDITION
* 10" HEEL CUT
* 30 YR. DIMENSIONAL SHINGLES
* FIELD FRAME TO OTHER EXISTING ROOFS



FLOOR SYSTEM



WALL / EAVE SECTION



FOUNDATION

CROSS SECTIONS

NOT TO SCALE

Plans for:

Layout Page Table			
Label	Title	Description	Comments

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Plans for: Scott & Tracy Ernst
Great Room Addition
(PLAN # 660)

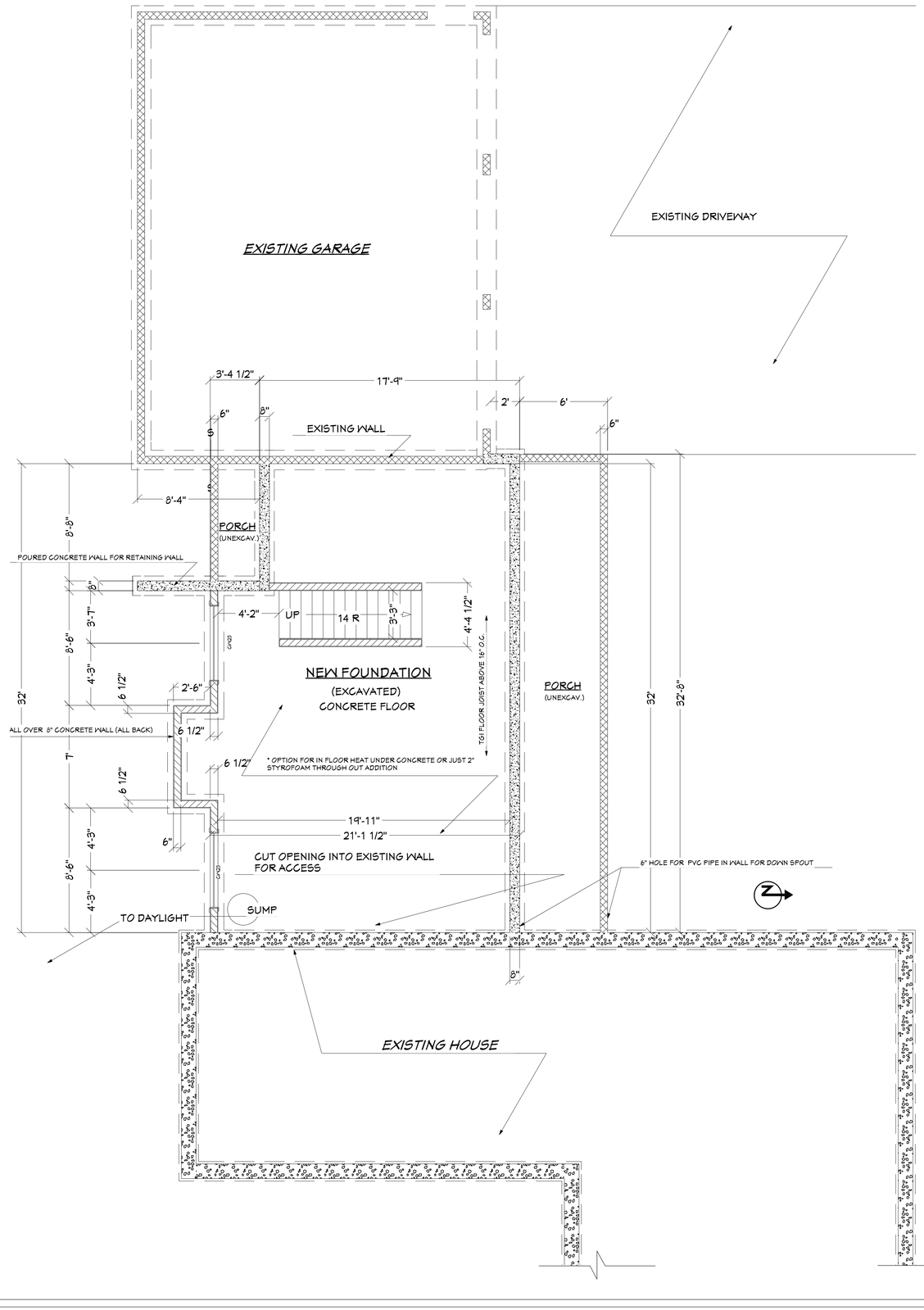
DRAWINGS PROVIDED BY:
GIERACH BUILDERS INC.
"QUALITY CUSTOM HOMES"
1602 CRESTVIEW DRIVE GRAFTON WI. 53024
OFFICE: 1-262-377-6884

DATE:
12/10/2020

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

SHEET:
2 OF 4

Attachment: Plans (5898 : Scott & Tracy Ernst)



FOUNDATION PLAN

1/4" =1'-0"

FLOOR NOTES:

* 672 SQUARE FEET (ADDITION)
* SMOKE DETECTORS THIS LEVEL PER. (COM.21.09(1))
* 8'-0" WALL HEIGHT THIS LEVEL
* (OPTION) BRICK FORMS
* 6'-11" WINDOW HT. (UNLESS NOTED)
* (OPTION) IN FLOOR HEAT THROUGH OUT ADDITION) 2" STYROFOAM UNDER CONCRETE FL.
* ALL INTERIOR TRIM TO BE 2 1/4" COLONIAL MDF CASING WITH 3 1/4" COLONIAL MDF. BASE.
* ALL WINDOWS AND DOORS TO BE FULL BOUND CASED
* STAIRS TO BE FIGURED AS CARPET. (PINE STAIR PARTS)
* PIN NEW CONCRETE WALLS TO EXISTING (PER CONTRACTOR)
* PROVIDE ACCESS THROUGH OLD FOUNDATION WALL
* CROCK FOR GRAY WATER PER DISCUSSION

WALL KEY:

= 8" CONCRETE WALL

= 2X4 WALL

= 6" CONCRETE WALL

= 12" EXISTING WALL

Plans for:

Layout Page Table		
Label	Title	Description	Comments

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and or builder's expense after prints are made. The contractor shall verify all dimensions and enclosed drawing. Gierach Builders Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of these plans to avoid errors, we cannot offer a guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Plans for: Scott & Tracy Ernst

Great Room Addition

(PLAN # 660)

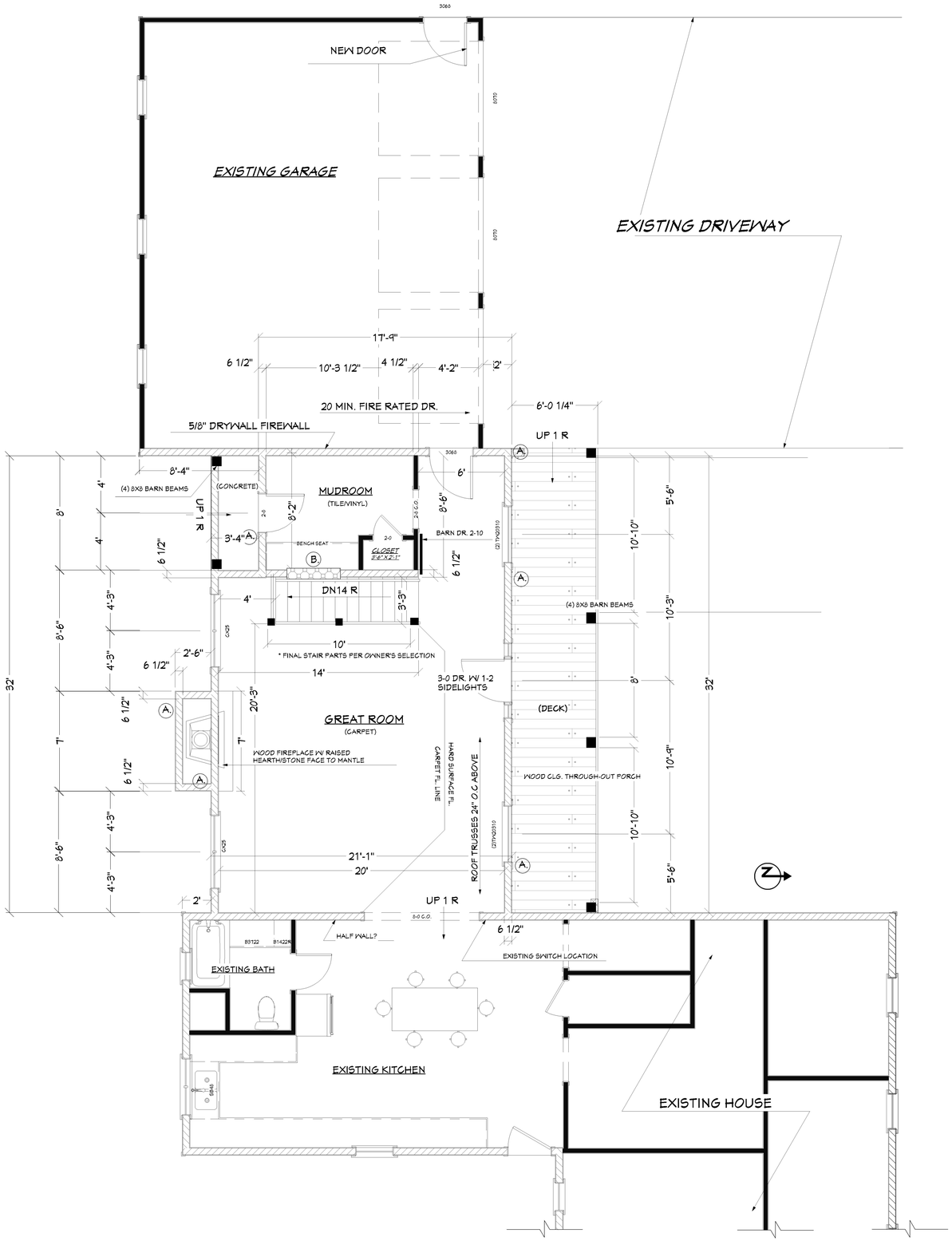
DRAWINGS PROVIDED BY:
GIERACH BUILDERS INC.
"QUALITY CUSTOM HOMES"
1602 CRESTVIEW DRIVE GRAFTON WI. 53024
OFFICE: 1-262-377-6884

DATE:
12/10/2020

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

SHEET:
3 OF 4

Attachment: Plans (5898 : Scott & Tracy Ernst)



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

FLOOR NOTES:

* 672 SQUARE FEET (ADDITION)
* SMOKE DETECTORS THIS LEVEL PER. (COM.21.09(1))
* 9'-0" WALL HEIGHT THIS LEVEL
* 6'-11" WINDOW HT. (UNLESS NOTED)
* ALL INTERIOR DOORS TO BE 6 PANEL OAK
* ALL EXTERIOR DOORS TO BE FIBERGLASS WITH THERMO TRU FRONT DOOR
* ALL INTERIOR TRIM TO BE 3 1/4" COLONIAL OAK CASING WITH 4 1/2" COLONIAL OAK BASE.
* ALL WINDOWS AND DOORS TO BE FULL BOUND CASED
* WINDOWS TO BE FIGURED AS ANDERSON OR MARVIN (RAW PINE JAMBS) (AIR SPACE GRILLS)
* CUSTOM CABINETS (PER OWNER'S SELECTION)
* ROLL BARN DOOR INTO MUDROOM
* TONGUE AND GROOVE CEDAR IN PORCH CLGS.
* DRYWALL TO HAVE SAND TEXTURE
* STAIRS TO BE FIGURED AS CARPET. (PINE STAIR PARTS)
* FIREPLACE TO BE WOOD BURNING (STONE TO MANTLE) RAISED FLOOR HEARTH
* C.O. FROM EXISTING KITCHEN (PROVIDE LVL HEADER TO OPEN)
* BEAMS AND DECK BOARDS (PROVIDE BY OTHER)
* FLOORING TO BE CARPET WITH WOOD WALKWAY

WALL BRACING:

* WALL BRACING SPEC./ PER. DEPARTMENT OF COMM. (COMM21.25)
*CONTINUOUS WOOD STRUCTURE PANEL SHEATHING 1/2" O.S.B. ON ALL EXTERIOR WALLS (SEC. R602.10.5)
* WALL BRACING PANEL @ WALL BRACING LINE/ NO MORE THAN 12'-6" FROM CORNER
* ALL O.S.B. FIELD NAILED W/8D COMMON 12" O.C.
* PANEL LENGTH DESIGNATED PER WALL HT. / 48" ON 8'-0" WALL HT. & 54" ON 9'-0" WALL HT.
* BRACED WALL PANEL (HEIGHT TO WIDTH / (RATIO 2:1)

WALL BRACING KEY:

(A.) = CONTINUOUS 1/2 WALL SHEATHING

(B.) = ANGLE WALL BRACING

WALL KEY:

= 2X6 WALL (INTERIOR WALL)

= 2X4 WALL (EXTERIOR AND OR FIRE WALL)

Plans for:

Label	Title	Description	Comments

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made. The owner at the owner's or builder's expense shall employ a registered architect to review all of our plans and enclosed drawing. Gierach Builders Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of these plans to avoid errors or omissions, we cannot guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Plans for: Scott & Tracy Ernst
Great Room Addition
(PLAN # 660)

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DATE:
12/10/2020

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

SHEET:
4 OF 4

Attachment: Plans (5898 : Scott & Tracy Ernst)

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: **February 8, 2021**
SUBJECT: **Kathleen McKenzie, Sunroom Renovation at 4914 W. Parkview Drive**

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

STATEMENT OF INTENT
FOR 4914 W Parkview Drive

December 27, 2020

The intent of this project is to demolish an existing deteriorating and functionally-obsolete glass-and-metal-frame Sunroom superstructure and replace it with a new Sunroom superstructure which has exterior detailing that better matches the original house. The new Sunroom will be built on the existing Sunroom foundation walls and floor slab.

Attachment: Statement of Intent (5899 : Kathleen McKenzie)

4914 West Parkview Drive

SOUTH VIEW OF HOUSE FRONT/SOUTH ELEVATION



Attachment: Pictures (5899 : Kathleen McKenzie)

4914 West Parkview Drive

SOUTHEAST VIEW OF GARAGE FRONT/SOUTH ELEVATION



Attachment: Pictures (5899 : Kathleen McKenzie)

4914 West Parkview Drive

SOUTHEAST VIEW OF MUDROOM AND FRONT DOOR



Attachment: Pictures (5899 : Kathleen McKenzie)

4914 West Parkview Drive

NORTHEAST VIEW OF HOUSE SIDE/EAST ELEVATION



Attachment: Pictures (5899 : Kathleen McKenzie)

4914 West Parkview Drive

NORTHEAST VIEW OF REAR/NORTH ELEVATION



Attachment: Pictures (5899 : Kathleen McKenzie)

4914 West Parkview Drive

EAST VIEW OF SUNROOM SIDE/EAST ELEVATION



Attachment: Pictures (5899 : Kathleen McKenzie)

4914 West Parkview Drive

NORTHWEST VIEW OF SUNROOM NORTH AND WEST ELEVATIONS



Attachment: Pictures (5899 : Kathleen McKenzie)

4914 West Parkview Drive

NORTHWEST VIEW OF HOUSE SIDE/WEST ELEVATION



Attachment: Pictures (5899 : Kathleen McKenzie)

Cornerstone Land Surveying, Inc.

Plat of Survey

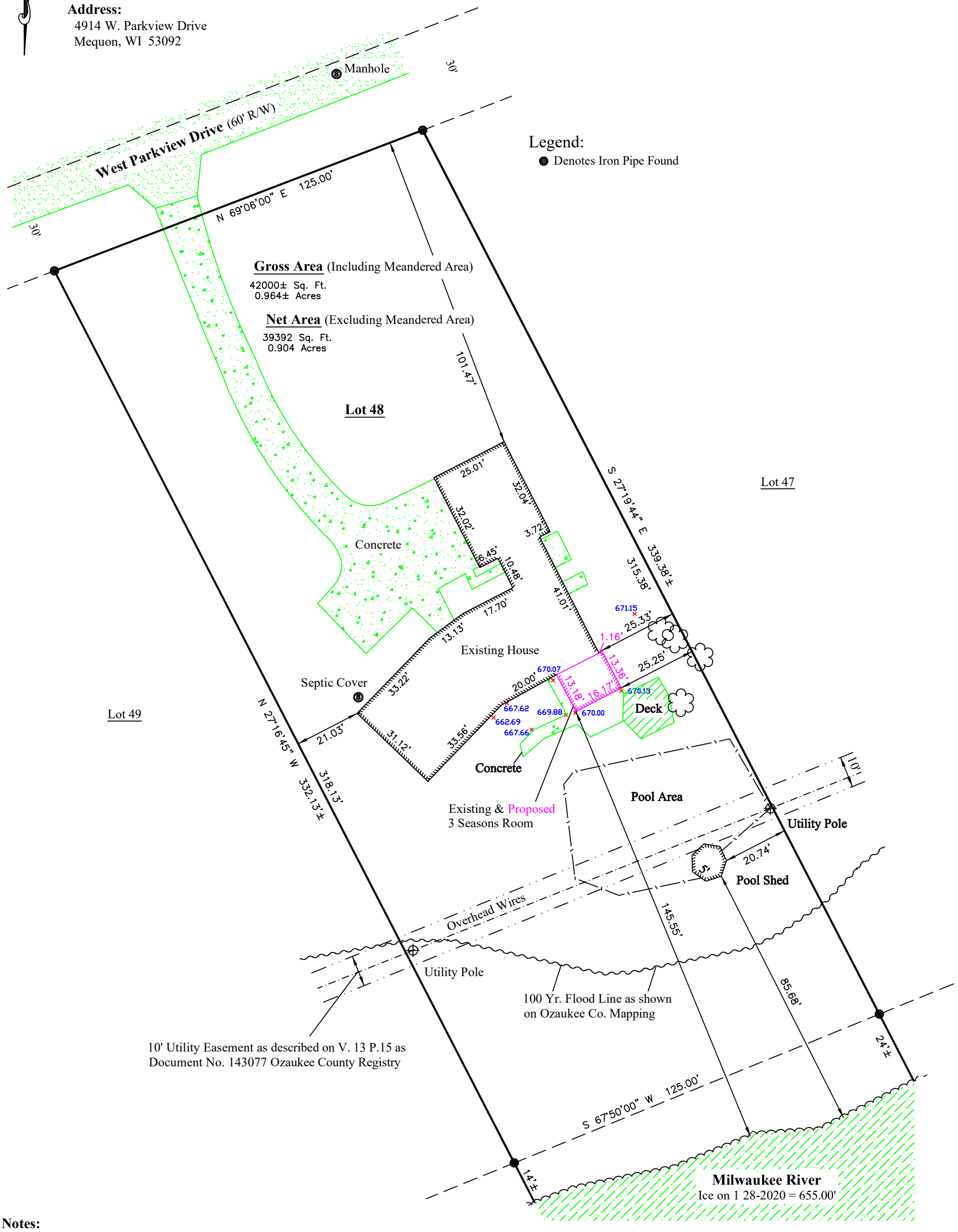
Scale 1"= 30'

0' 30' 60'

Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
(262) 424-5630

Address:
4914 W. Parkview Drive
Mequon, WI 53092

Description:
All of Lot 48 Mequon Country Estates, being a subdivision of part of Section 23, Township 9 North, Range 21 East, Town of Mequon, Ozaukee County, Wisconsin.



Legend:
- Denotes Iron Pipe Found

Notes:
1) 100 Yr. Flood Elevation = 661.60' per FEMA Map No. 55089C0251F, effective on12-04-2007
2) Elevations are referenced to NGS Benchmark DE7710 - Elevation - 674.14' NAVD 88
3) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.

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

Survey For: Kathleen Mckenzie
Dated this 29th day of January, 2020.

Attachment: Survey (5899 : Kathleen McKenzie)

DESIGN REVIEW/PERMIT DOCUMENTS for a SUNROOM RECONSTRUCTION PROJECT at 4914 WEST PARKVIEW DRIVE in MEQUON, WISCONSIN

SHEET INDEX

T1 PROJECT TITLE, SHEET INDEX, AND DIVISION 1 GENERAL NOTES

D1 EXISTING/DEMOLITION EXTERIOR ELEVATIONS
D2 EXISTING/DEMOLITION FIRST FLOOR PLAN, EXISTING/DEMOLITION ROOF PLAN, WALL FILL KEY, AND ABBREVIATIONS LIST

A1 PROPOSED EXTERIOR ELEVATIONS
A2 PROPOSED FIRST FLOOR PLAN, PROPOSED ROOF PLAN, KEYS, PROPOSED ADDITION CONSTRUCTION SECTION, AND MISCELLANEOUS NOTES

DIVISION 1-GENERAL NOTES

1 The Contractor is responsible for performing all the work contained in these plans, and is required to thoroughly inspect the site before submitting a bid and/or commencing work; failure to consider any of this work in preparing a bid does not constitute valid grounds for a change order

2 The Contractor is responsible for all aspects of a complete and code-compliant project; to that end all work shall comply with all applicable codes and ordinances

3 The Contractor shall verify all dimensions, conditions, and construction in the field, and report any deviations from those assumed in the plans to the Owner prior to submitting a bid and/or commencing with the affected work

4 The Contractor shall submit a written list of any and all subcontractors and materials suppliers to the Owner prior to commencing with the work

5 The Contractor shall submit a written project timeline to the Owner prior to commencing with the work; deviations from the timeline shall be approved only through a written change order

6 The Contractor is responsible for determining and implementing the means and methods necessary to satisfy the intent of the plans and specifications

7 The Contractor is responsible for obtaining all necessary permits and approvals prior to the commencement of the work, and for scheduling all needed inspections during the course of the work, unless alternate arrangements are made between the Contractor and Owners

8 The Contractor shall have any required licenses and insurance in place prior to commencement of the work, and shall furnish a certificate of insurance as proof of insurance

9 The Contractor is required to have a work force of sufficient size and with the necessary skills and required certifications needed to perform the work in a workmanlike, safe, and timely manner

10 The Contractor is responsible for maintaining a safe and clean job site; conditions which pose a hazard or nuisance for other Contractors, Owners, or any others will be corrected immediately upon notification of the existence of such conditions, either by the responsible party or parties or by others at the expense of the responsible party or parties

11 The Contractor is responsible for protecting all adjacent property during the course of the work, and for returning any damaged property to its original condition; if it is not possible to assign responsibility for any damage, the cost of repair will be divided proportionally between all contractors and/or subcontractors active on the site

12 The Contractor is responsible for maintaining an adequate level of job-site security to deter unwarranted intrusion into the home during the course of work

13 The Contractor shall take all reasonable steps to ensure that the building remains weather-tight during the course of the work

14 The Contractor is responsible for containment, hauling and disposing of all waste, refuse and debris generated in the course of the work; any such material becomes the property of the Contractor unless agreed upon in writing by the Contractor and Owner

15 At the end of each work day, the Contractor shall leave the job site clean and in such a condition as to eliminate interference and hazard

16 All workmanship shall meet or exceed industry standards in terms of fit and finish as determined by the appropriate agency and/or governing body; work which is determined to be substandard shall be corrected by the Contractor at his or her own expense

17 All materials and fixtures shall be new and in undamaged condition at the time of installation, shall be approved by their Manufacturers for the intended application, and shall be stored, handled and installed in accordance with their Manufacturers' specifications and instructions; materials and/or fixtures not meeting these requirements shall be replaced by the Contractor at their own expense

18 Deviations from the plans and specifications must be approved in writing by the Owner prior to execution of the affected work

19 If there is a conflict between the plans and specifications and the Building Codes and Ordinances, the Codes and Ordinances shall apply

20 The Contractor shall provide the Owners with required information regarding lead-safe remodeling work in houses constructed before 1978, and shall perform all work in a lead-safe manner

21 The Contractor shall identify and remove any asbestos in accordance with all Federal, State and Local regulations

22 The Contractor shall provide the Owner with all necessary warranty and product information for installed materials and/or fixtures

23 The Contractor shall perform a final cleaning of the work area at the completion of construction; cleaning to include mopping floors; cleaning windows and washing cabinets and countertops

24 The Owners shall make the job site available to the Contractor for work during normal business hours from 7:00 AM to 5:00 PM weekdays; work times outside normal business hours or weekend work shall be agreed to in advance

DESIGN REVIEW/PERMIT DOCUMENT
ISSUE DATE: DECEMBER 17, 2020

REVISIONS

#	DATE	DESCRIPTION

The Garret Studio, Inc.
Design and Consulting
2572 N 62nd Street
Wauwatosa, Wisconsin 53213
p. 414.364.6368
e. thegarretstudio@mac.com

FIELD VERIFY DIMENSIONS AND CONDITIONS

drawings are not to scale
if line does not measure 10'-0" in 1/4" scale

DOCUMENT RELEASED FOR DESIGN REVIEW, PERMITTING, AND CONSTRUCTION

document type:
DESIGN REVIEW/PERMIT DOCUMENTS for a SUNROOM RECONSTRUCTION PROJECT at 4914 W PARKVIEW DRIVE in MEQUON, WISCONSIN

sheet contents:
PROJECT TITLE

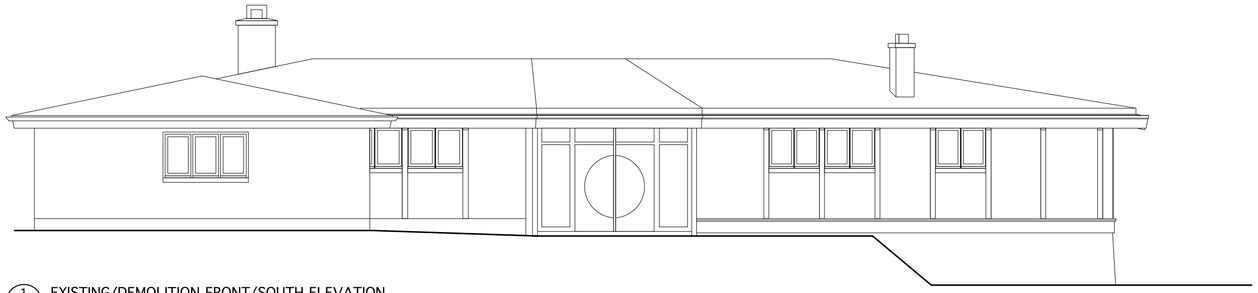
SHEET INDEX

DIVISION 1 GENERAL NOTES

SHEET T1 OF 1

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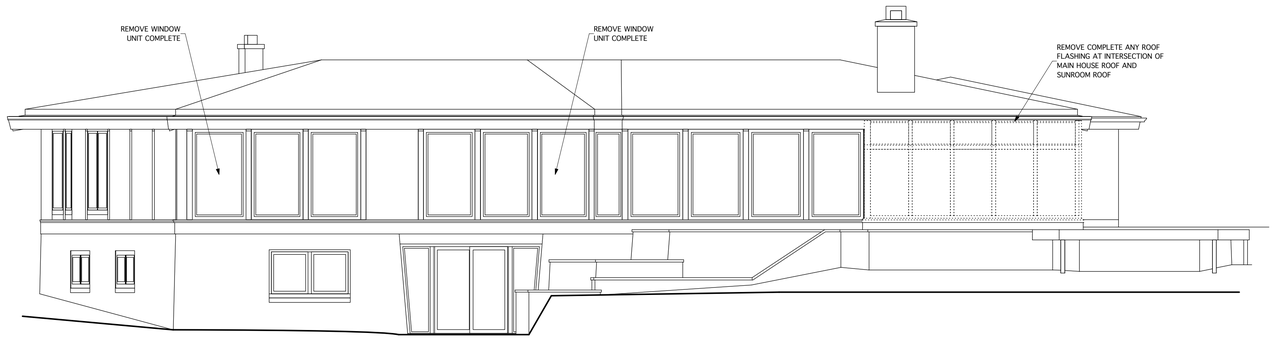
Attachment: Plans (5899 : Kathleen McKenzie)



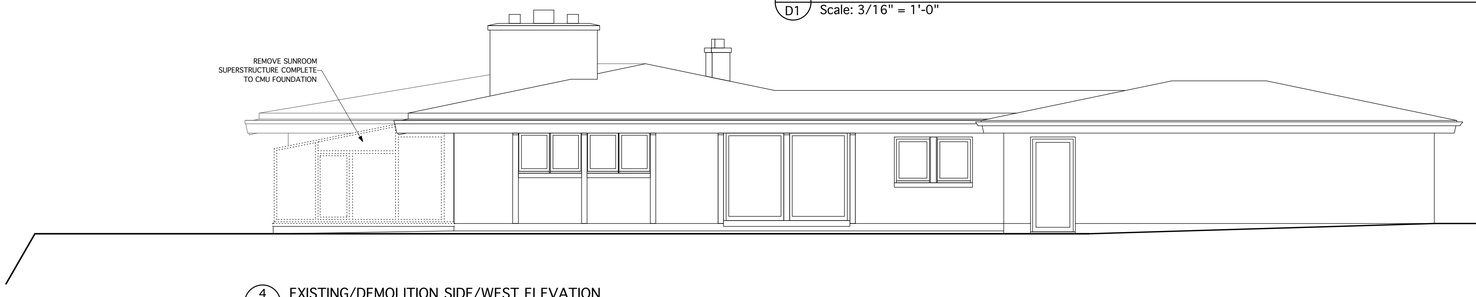
1/D1 EXISTING/DEMOLITION FRONT/SOUTH ELEVATION
Scale: 3/16" = 1'-0"



2/D1 EXISTING/DEMOLITION SIDE/EAST ELEVATION
Scale: 3/16" = 1'-0"



3/D1 EXISTING/DEMOLITION REAR/NORTH ELEVATION
Scale: 3/16" = 1'-0"



4/D1 EXISTING/DEMOLITION SIDE/WEST ELEVATION
Scale: 3/16" = 1'-0"

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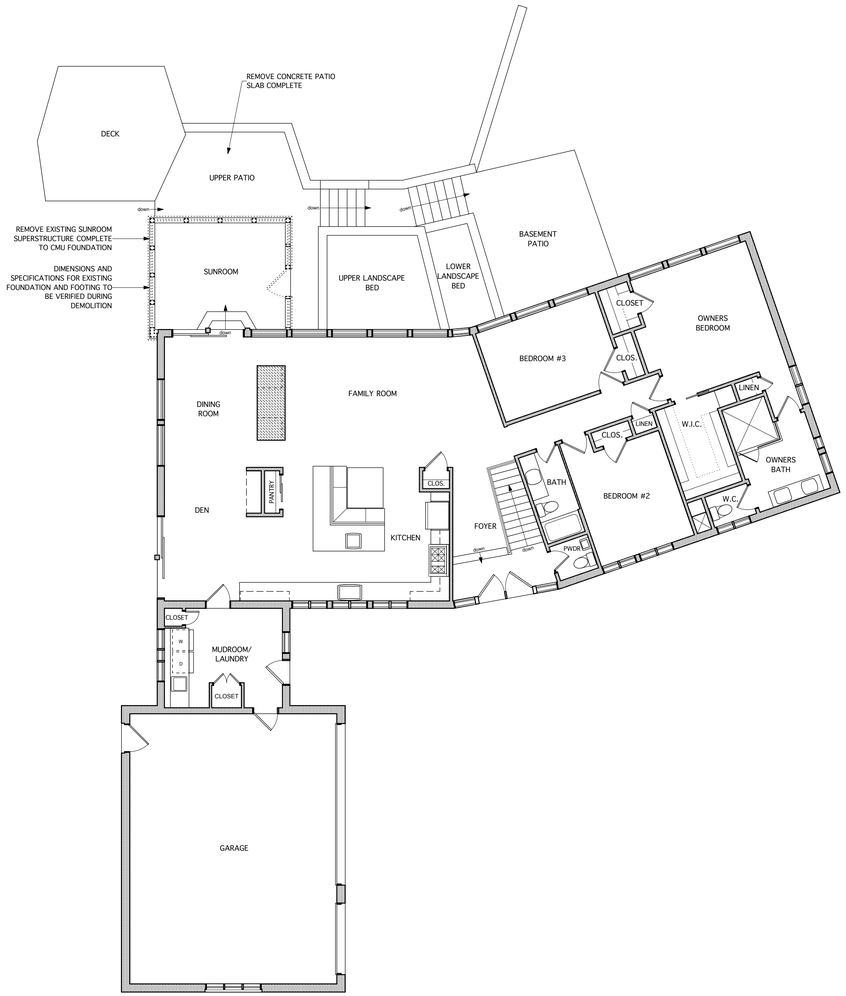
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sheet contents:
EXISTING/DEMOLITION EXTERIOR ELEVATIONS

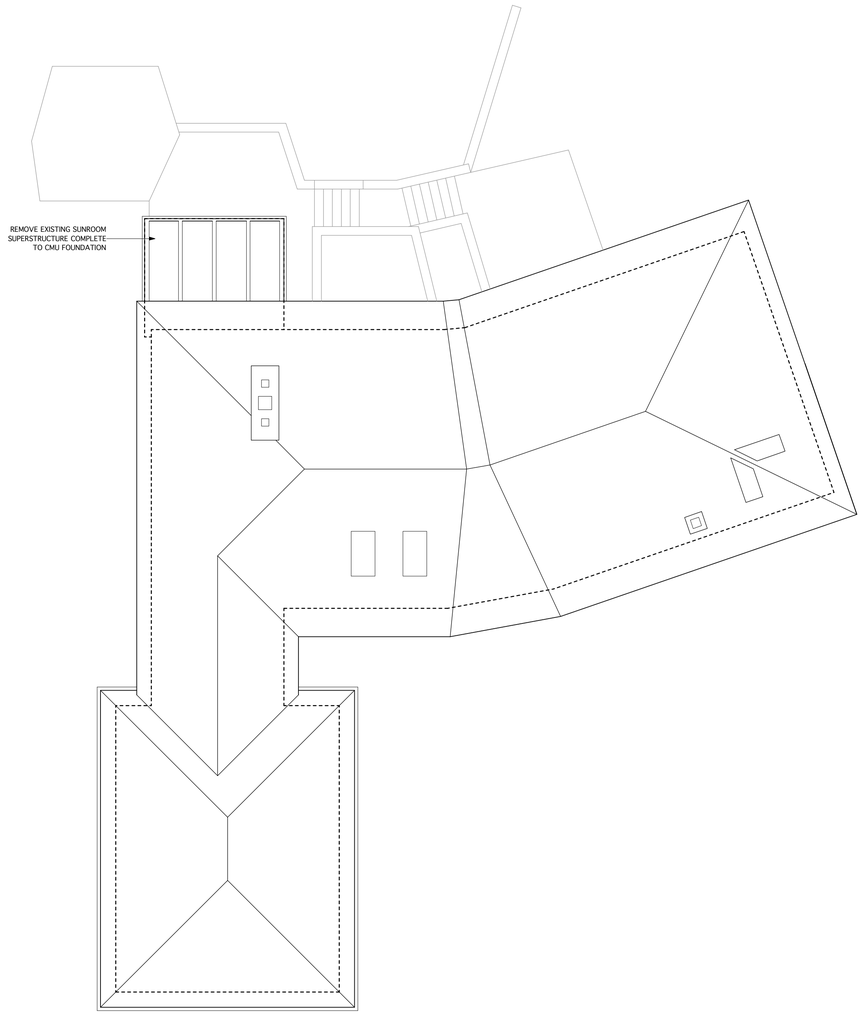
SHEET D1 OF 2

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Attachment: Plans (5899 : Kathleen McKenzie)



1 / D2 EXISTING/DEMOLITION FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



2 / D2 EXISTING/DEMOLITION ROOF PLAN
Scale: 1/8" = 1'-0"

WALL FILL KEY

- EXISTING MASONRY WALLS TO REMAIN
- EXISTING MASONRY VENEER TO REMAIN
- EXISTING FRAME WALLS TO REMAIN
- EXISTING WALLS/FEATURES TO BE REMOVED

ABBREVIATIONS

AFF:	Above Finished Floor
Alum.:	Aluminum
ALT:	Alternate/Alternative
Carp.:	Carpenter
CE:	Civil Engineer
CIP:	Cast In Place (Concrete)
Conc.:	Concrete
Config.:	Configuration
Cont.:	Continuous
DW:	Dishwasher
Dbl.:	Double
DWO:	Double Wall Ovens
D:	Clothes Dryer
Extg:	Existing
Ext.:	Exterior
GWB:	Gypsum Wall Board
HVAC:	Heating Ventilation and Air Conditioning
IBC:	International Building Code
IEBC:	International Existing Building Code
Int.:	Interior
KSI/ksi:	Kips per Square Inch
Kips:	1,000 pounds
LVL:	Laminated Veneer Lumber
MEP:	Mechanical, Electrical, Plumbing
M.O.:	Masonry Opening
NEC:	National Electrical Code
O.C.:	On Center
O.D.:	Outside Diameter
PE:	Structural Engineer
P.T.:	Pressure Treated
R.O.:	Rough Opening
Subfr:	Subfloor
T&G:	Tongue and Groove
TBD:	To Be Determined
TBV:	To Be Verified
Typ.:	Typical
UBC:	Uniform Building Code
UDC:	Uniform Dwelling Code
UNO:	Unless Noted Otherwise
VB:	Vapor Barrier
W:	Washing Machine
WIC:	Walk-In Closet

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e. thegarretstudio@mac.com

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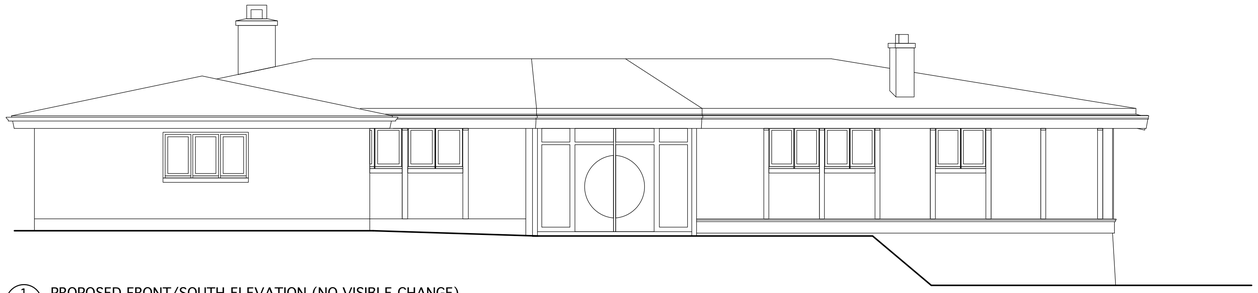
EXISTING/DEMOLITION ROOF PLAN

ABBREVIATIONS LIST

SHEET D2 OF 2

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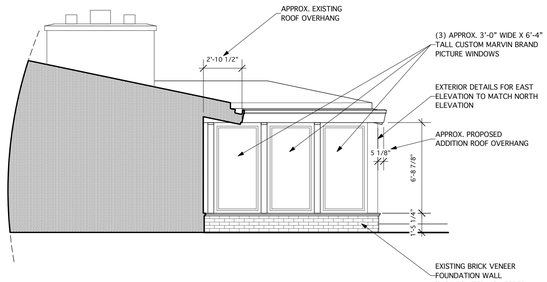
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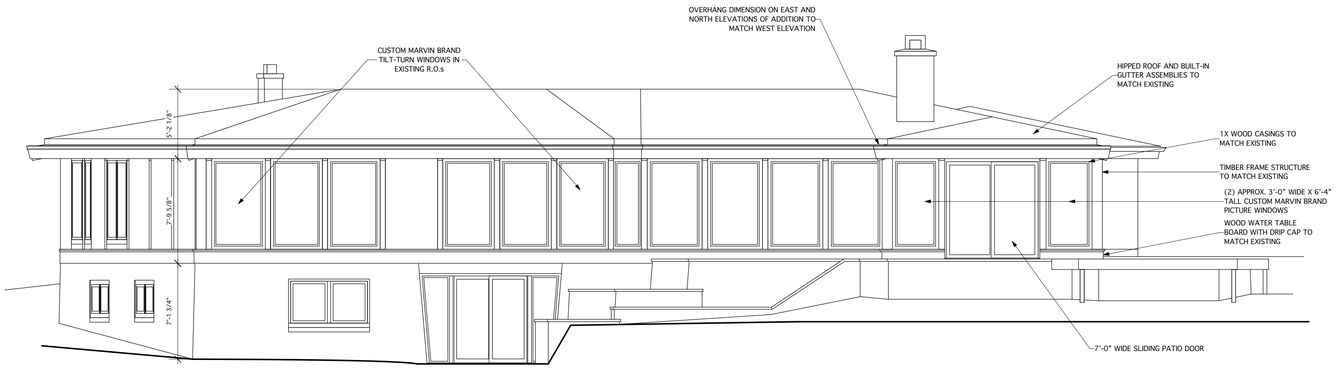
1 A1 PROPOSED FRONT/SOUTH ELEVATION (NO VISIBLE CHANGE)
Scale: 3/16" = 1'-0"



2 A1 PROPOSED SIDE/EAST ELEVATION
Scale: 3/16" = 1'-0"



3 A1 PROPOSED ADDITION SIDE/EAST ELEVATION
Scale: 3/16" = 1'-0"



4 A1 PROPOSED REAR/NORTH ELEVATION
Scale: 3/16" = 1'-0"



5 A1 PROPOSED SIDE/WEST ELEVATION
Scale: 3/16" = 1'-0"

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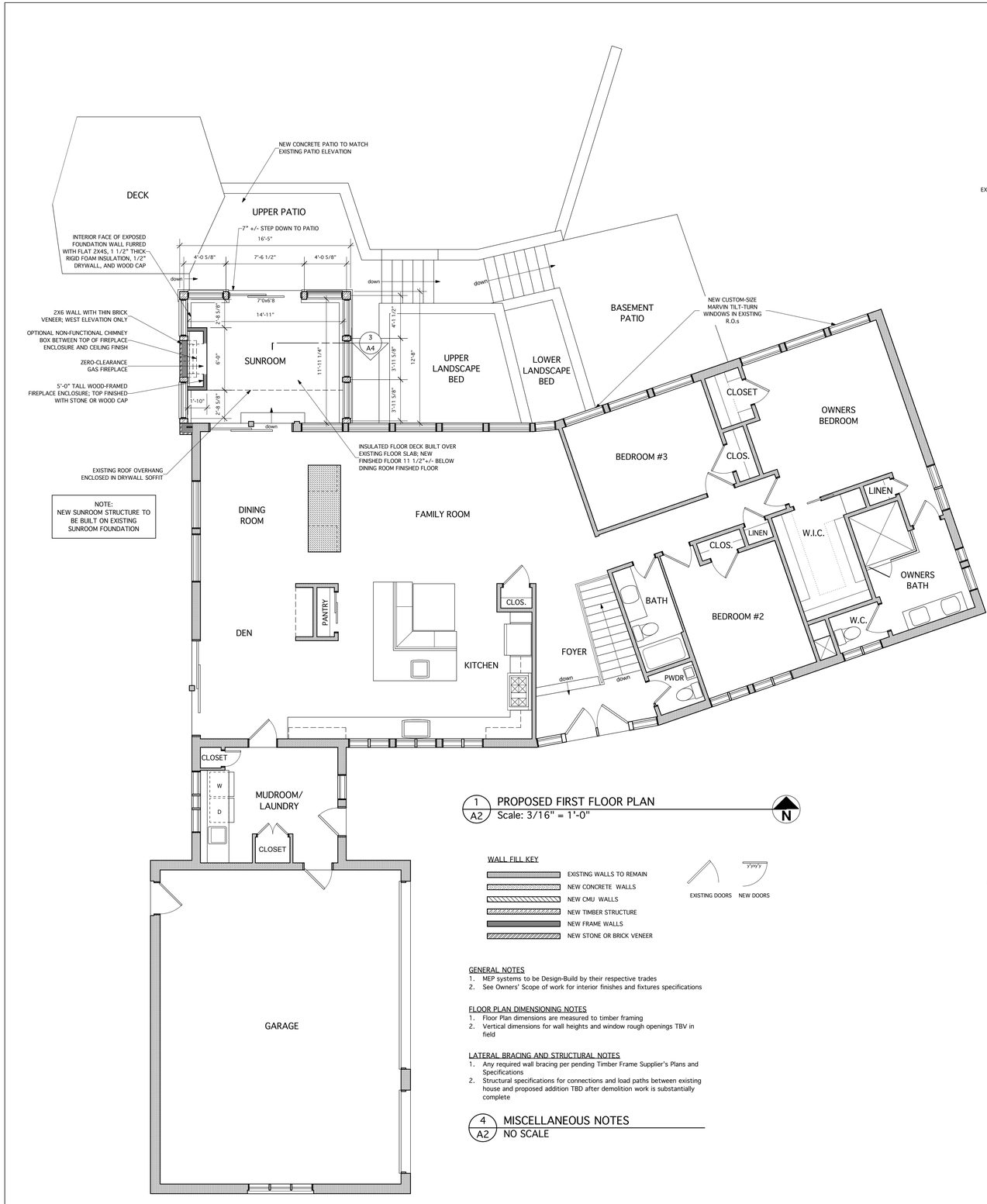
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DESIGN REVIEW/PERMIT DOCUMENTS for a SUNROOM RECONSTRUCTION PROJECT at
4914 W PARKVIEW DRIVE in MEQUON, WISCONSIN

sheet contents:
PROPOSED EXTERIOR ELEVATIONS

SHEET A1 OF 2

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Attachment: Plans (5899 : Kathleen McKenzie)



1 A2 PROPOSED FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

WALL FILL KEY

- EXISTING WALLS TO REMAIN
- NEW CONCRETE WALLS
- NEW CMU WALLS
- NEW TIMBER STRUCTURE
- NEW FRAME WALLS
- NEW STONE OR BRICK VENEER

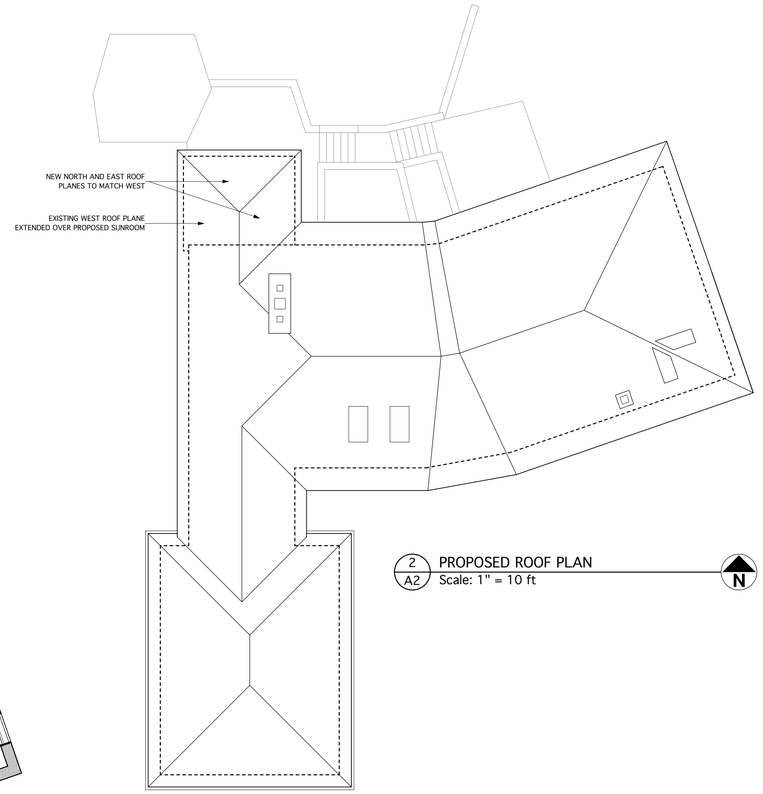
EXISTING DOORS NEW DOORS

GENERAL NOTES
1. MEP systems to be Design-Build by their respective trades
2. See Owners' Scope of work for interior finishes and fixtures specifications

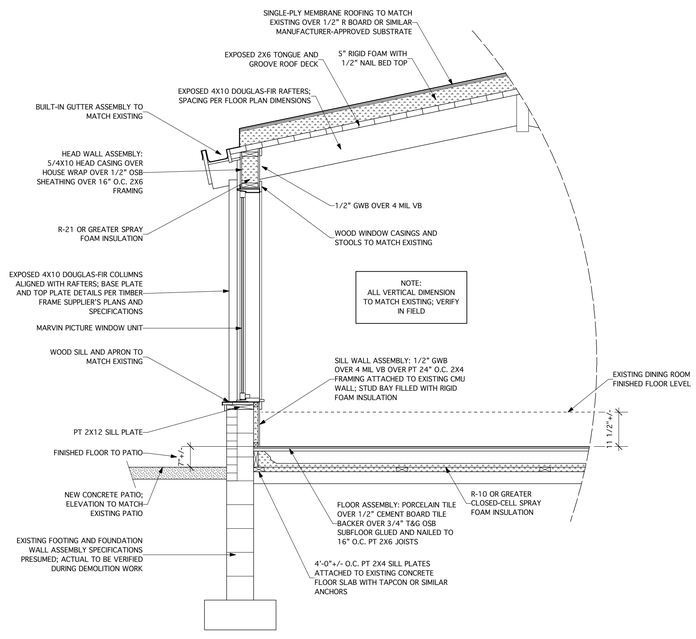
FLOOR PLAN DIMENSIONING NOTES
1. Floor Plan dimensions are measured to timber framing
2. Vertical dimensions for wall heights and window rough openings TBV in field

LATERAL BRACING AND STRUCTURAL NOTES
1. Any required wall bracing per pending Timber Frame Supplier's Plans and Specifications
2. Structural specifications for connections and load paths between existing house and proposed addition TBD after demolition work is substantially complete

4 A2 MISCELLANEOUS NOTES
NO SCALE



2 A2 PROPOSED ROOF PLAN
Scale: 1" = 10 ft



3 A2 PROPOSED ADDITION CONSTRUCTION SECTION
Scale: 1/2" = 1'-0"

DESIGN REVIEW/PERMIT DOCUMENT
ISSUE DATE: DECEMBER 17, 2020

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sheet contents:
PROPOSED FIRST FLOOR PLAN

PROPOSED ROOF PLAN

KEYS

PROPOSED ADDITION CONSTRUCTION SECTION

MISCELLANEOUS NOTES

SHEET A2 OF 2

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Attachment: Plans (5899 : Kathleen McKenzie)

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: **February 8, 2021**
SUBJECT: **Tim O'Brien Homes, New Single-Family Residence at 8231 W. Highlander Drive**

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

Lot 6 5Highlander Estates

Letter of Intent:

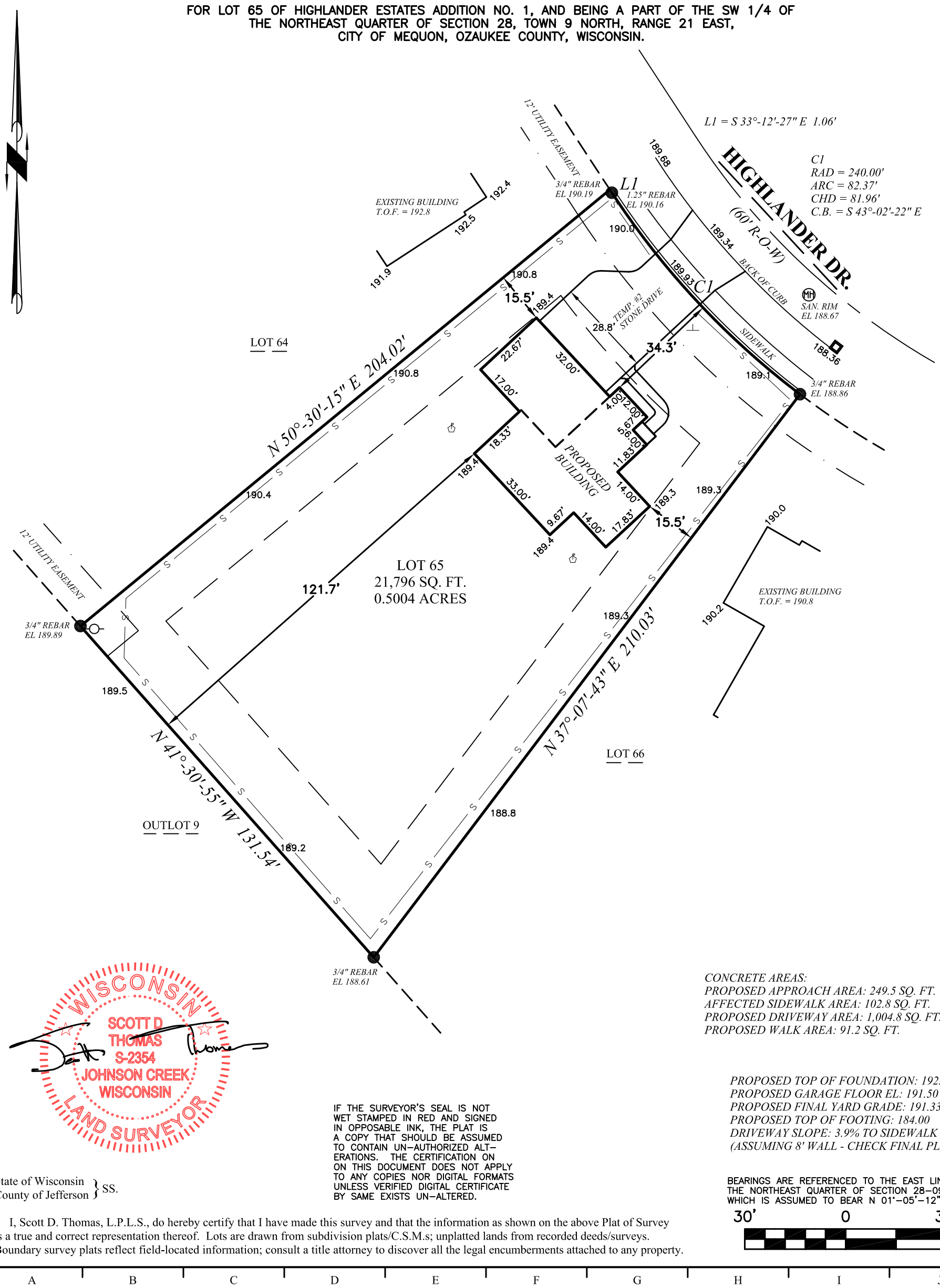
The house on this site will be a two-story home with large great room open to a dinette and the kitchen. There will be four bedrooms on the second floor. The exterior will be cohesive on all sides and will fit in well with the exterior look of the other homes in the neighborhood.

Attachment: Statement of Intent (5900 : Tim O'Brien Homes)

HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS
202 West Street Johnson Creek, WI 53038 (920) 699-3305

PLAT OF SURVEY

FOR LOT 65 OF HIGHLANDER ESTATES ADDITION NO. 1, AND BEING A PART OF THE SW 1/4 OF THE NORTHEAST QUARTER OF SECTION 28, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



CONCRETE AREAS:
PROPOSED APPROACH AREA: 249.5 SQ. FT.
AFFECTED SIDEWALK AREA: 102.8 SQ. FT.
PROPOSED DRIVEWAY AREA: 1,004.8 SQ. FT.
PROPOSED WALK AREA: 91.2 SQ. FT.

PROPOSED TOP OF FOUNDATION: 192.00
PROPOSED GARAGE FLOOR EL: 191.50
PROPOSED FINAL YARD GRADE: 191.33
PROPOSED TOP OF FOOTING: 184.00
DRIVEWAY SLOPE: 3.9% TO SIDEWALK
(ASSUMING 8' WALL - CHECK FINAL PLAN)

WISCONSIN
SCOTT D THOMAS
S-2354
JOHNSON CREEK
WISCONSIN
LAND SURVEYOR

IF THE SURVEYOR'S SEAL IS NOT WET STAMPED IN RED AND SIGNED IN OPPOSABLE INK, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UN-AUTHORIZED ALT-ERATIONS. THE CERTIFICATION ON ON THIS DOCUMENT DOES NOT APPLY TO ANY COPIES NOR DIGITAL FORMATS UNLESS VERIFIED DIGITAL CERTIFICATE BY SAME EXISTS UN-ALTERED.

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28-09-21 WHICH IS ASSUMED TO BEAR N 01°-05'-12" W.

30' 0 30'

State of Wisconsin } SS.
County of Jefferson }

I, Scott D. Thomas, L.P.L.S., do hereby certify that I have made this survey and that the information as shown on the above Plat of Survey is a true and correct representation thereof. Lots are drawn from subdivision plats/C.S.M.s; unplatted lands from recorded deeds/surveys. Boundary survey plats reflect field-located information; consult a title attorney to discover all the legal encumberments attached to any property.

NOTE: EXCAVATOR AND MASON MUST VERIFY AT LEAST TWO BENCH MARKS SHOWN ABOVE.

LEGEND: These standard symbols may be found in the drawing.

- Lot Corner (Found) w/desc.
- Elec. Trans. Box
- Man Hole
- Utility Pedestal
- Fire Hydrant
- Water Valve
- Catch Basin
- Light Post
- Lateral End
- Offset Stake
- Platted Utility Easement
- Building Setback Line
- Proposed Silt Fence

PROJECT: 60-065

BUILDER: Tim O'Brien Homes
N27 W24075 Paul Ct.
Suite 100
Pewaukee, WI 53072
Ph: (262) 542-5750
Fax: (262) 542-9780

C:\Holland&Thomas\201229.dwg;Drawn By:NLH;Checked By:SDT;F.W.F:01-04-21;S:01-06-21.

Digitally signed by Scott D. Thomas
Date: 2021.01.06 13:41:20 -06'00'

Attachment: Survey (5900 : Tim O'Brien Homes)



FRONT ELEVATION - TRADITIONAL

AREA SCHEDULE

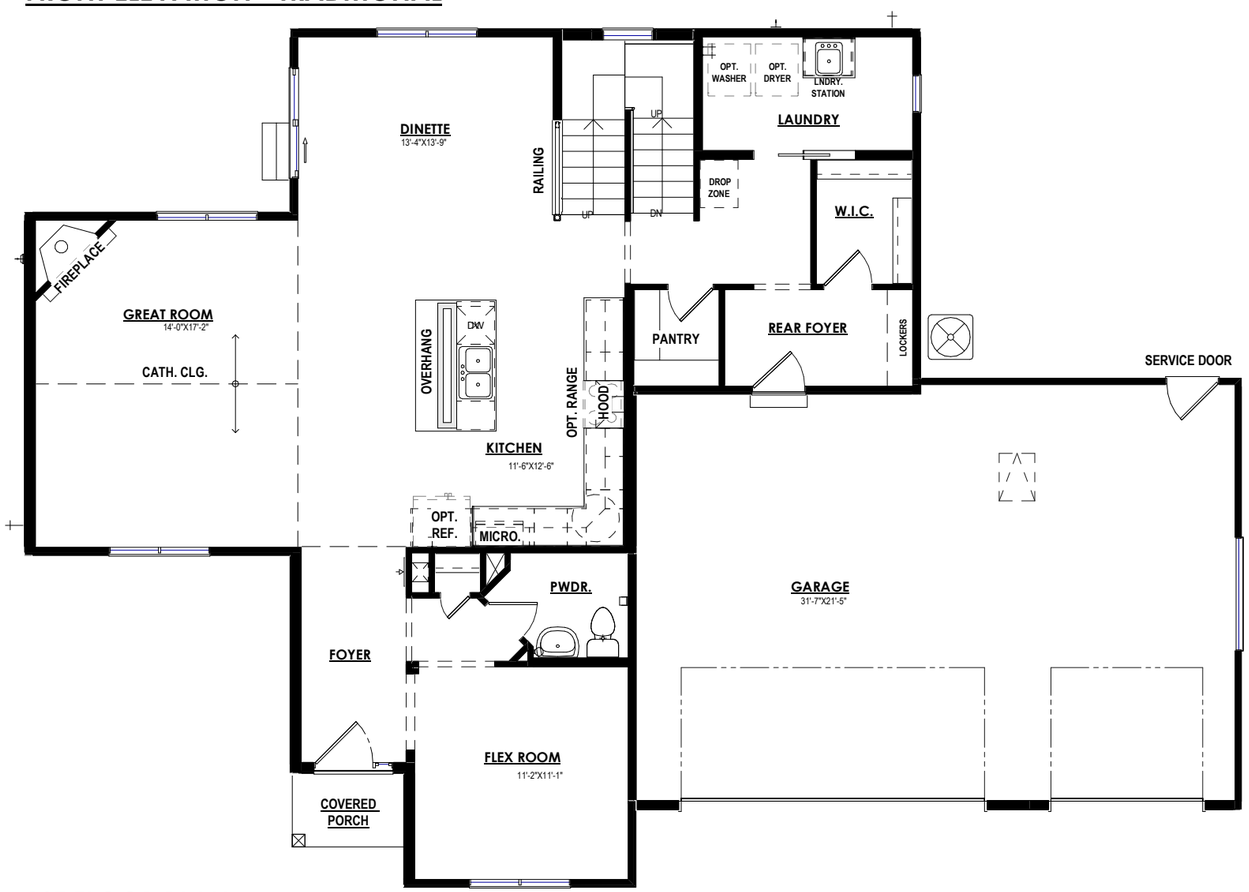
Livable Area	
1st Floor Livable	1309 SF
2nd Floor Livable	1170 SF
	2479 SF
Non-Livable Area	
Front Porch	24 SF
Garage	715 SF
Unfinished Basement	1189 SF
	1928 SF

PLAN SET INDEX

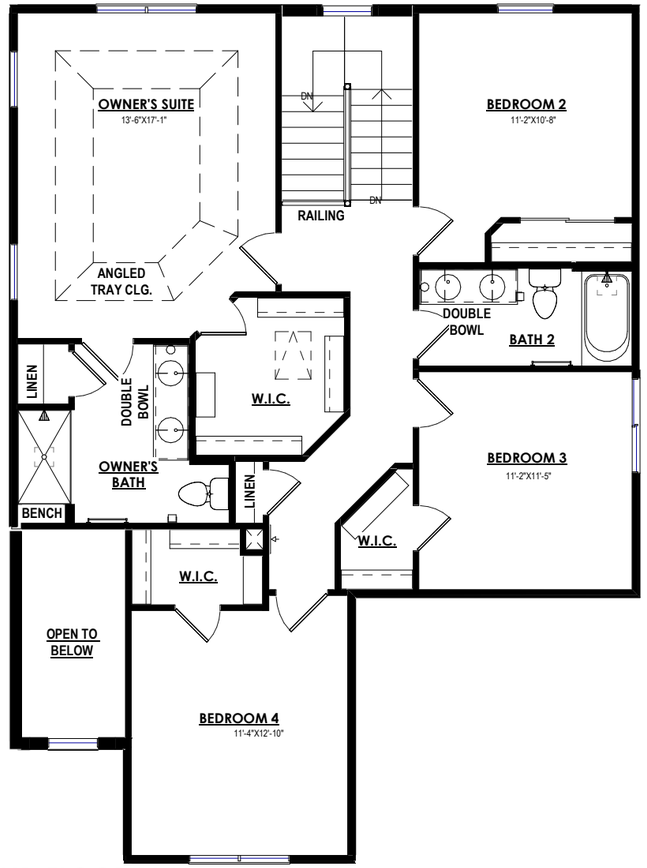
SHEET NO.	SHEET NAME
A-0.0	COVER
A-1.0	FOUNDATION PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	ROOF PLAN
A-2.0	ELEVATIONS
D-1.0	SCHEDULES & LEGENDS
D-1.1	TOH DETAILS
D-1.2	TOH DETAILS
D-1.3	WALL SECTIONS
E-1.0	ELECTRICAL PLAN - FOUNDATION
E-1.1	ELECTRICAL PLAN - FIRST & SECOND FLOOR

REVISION LOG

	DATE	DESCRIPTION	BY
1	12/03/2020	INTERNAL REVIEW	MCC
2	12/10/2020	SELECTIONS SET	MCC
3	12/22/2020	CONSTRUCTION SET	MCC



1ST FLOOR PLAN



2ND FLOOR PLAN

TIM O'BRIEN homes
Building for the way you live
N27 W24075 PAUL COURT
PEWAUKEE, WI 53072

PLAN SET

CONSTRUCTION DOCUMENTS

MONTEREY

SPEC HOME

LOT#065 HIGHLANDER ESTATES
MEQUON, WI

SHEET NAME

COVER

DATE	DRAWN E
12/22/2020	MCC

JOB NUMBER
060-065

SHEET NUMBER
A-0.0

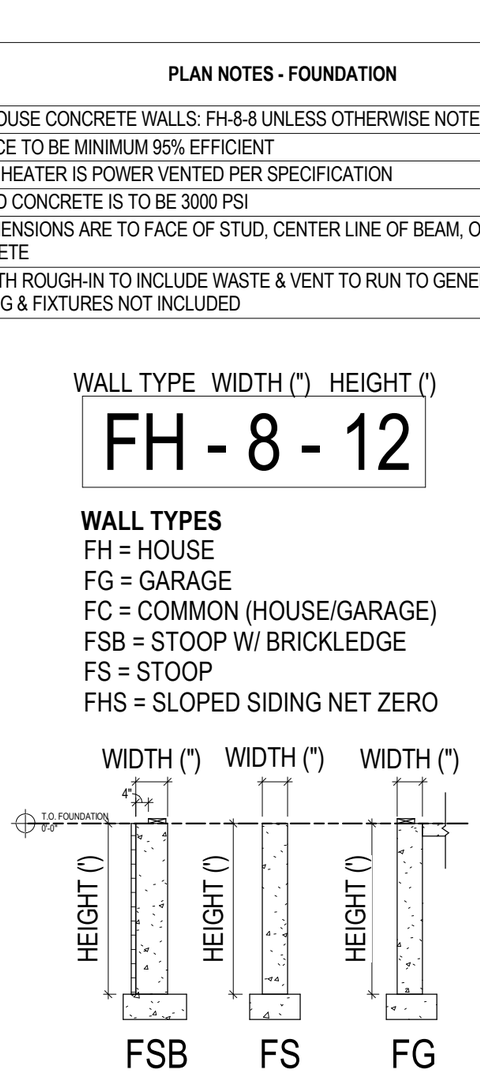
Attachment: Plans (5900 : Tim O'Brien Homes)

PLAN NOTES - FOUNDATION
MAIN HOUSE CONCRETE WALLS: FH-8-8 UNLESS OTHERWISE NOTED
FURNACE TO BE MINIMUM 95% EFFICIENT
WATER HEATER IS POWER VENTED PER SPECIFICATION
POURED CONCRETE IS TO BE 3000 PSI
ALL DIMENSIONS ARE TO FACE OF STUD, CENTER LINE OF BEAM, OR FACE OF CONCRETE
3PC BATH ROUGH-IN TO INCLUDE WASTE & VENT TO RUN TO GENERAL VICINITY - FRAMING & FIXTURES NOT INCLUDED

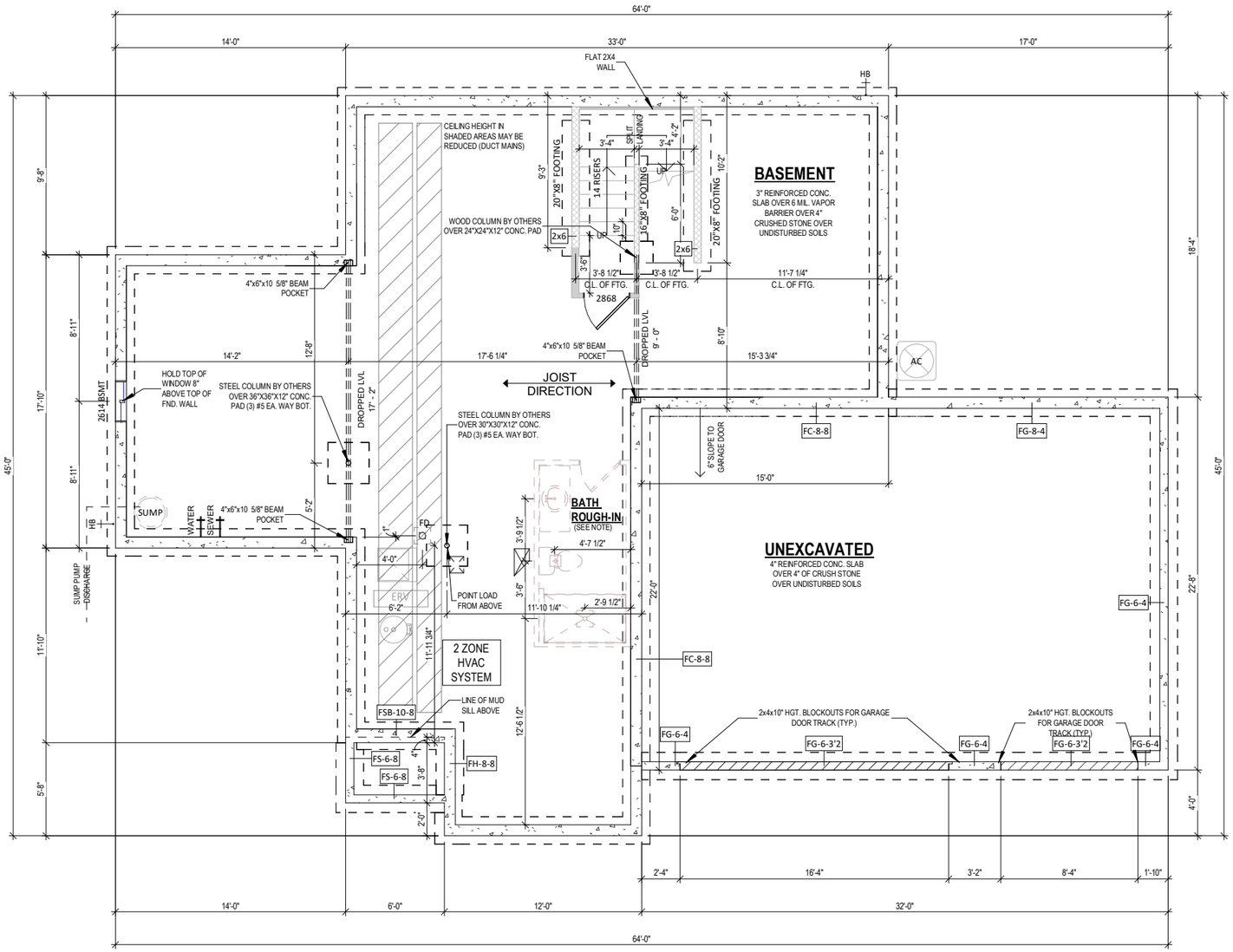
WALL TYPE WIDTH (") HEIGHT (')

FH - 8 - 12

WALL TYPES
FH = HOUSE
FG = GARAGE
FC = COMMON (HOUSE/GARAGE)
FSB = STOOP W/ BRICKLEDGE
FS = STOOP
FHS = SLOPED SIDING NET ZERO



FOUNDATION WALL TYPES



1 FOUNDATION PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

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PEWAUKEE, WI 53072

PLAN SET

CONSTRUCTION DOCUMENTS

MONTEREY

SPEC HOME

LOT#065 HIGHLANDER ESTATES
MEQUON, WI

SHEET NAME

FOUNDATION PLAN

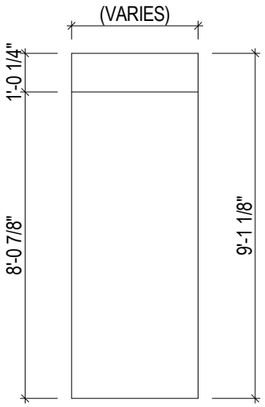
DATE 12/22/2020
DRAWN E MCC

JOB NUMBER 060-065

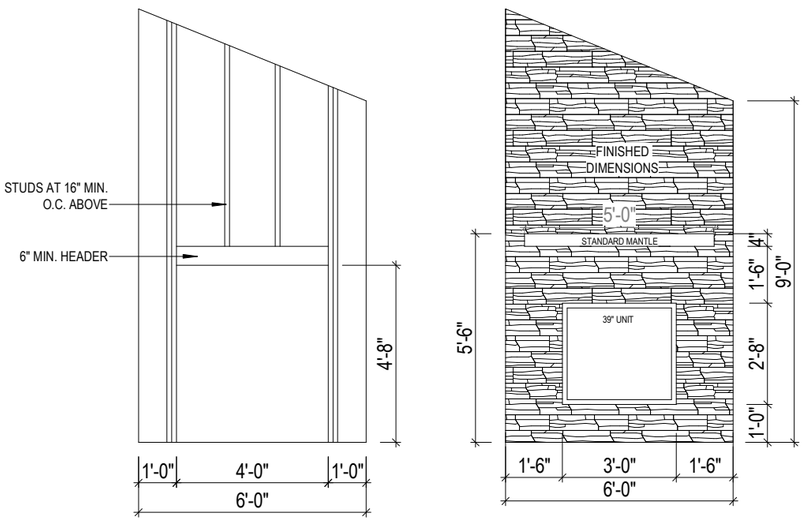
SHEET NUMBER A-1.0

Attachment: Plans (5900 : Tim O'Brien Homes)

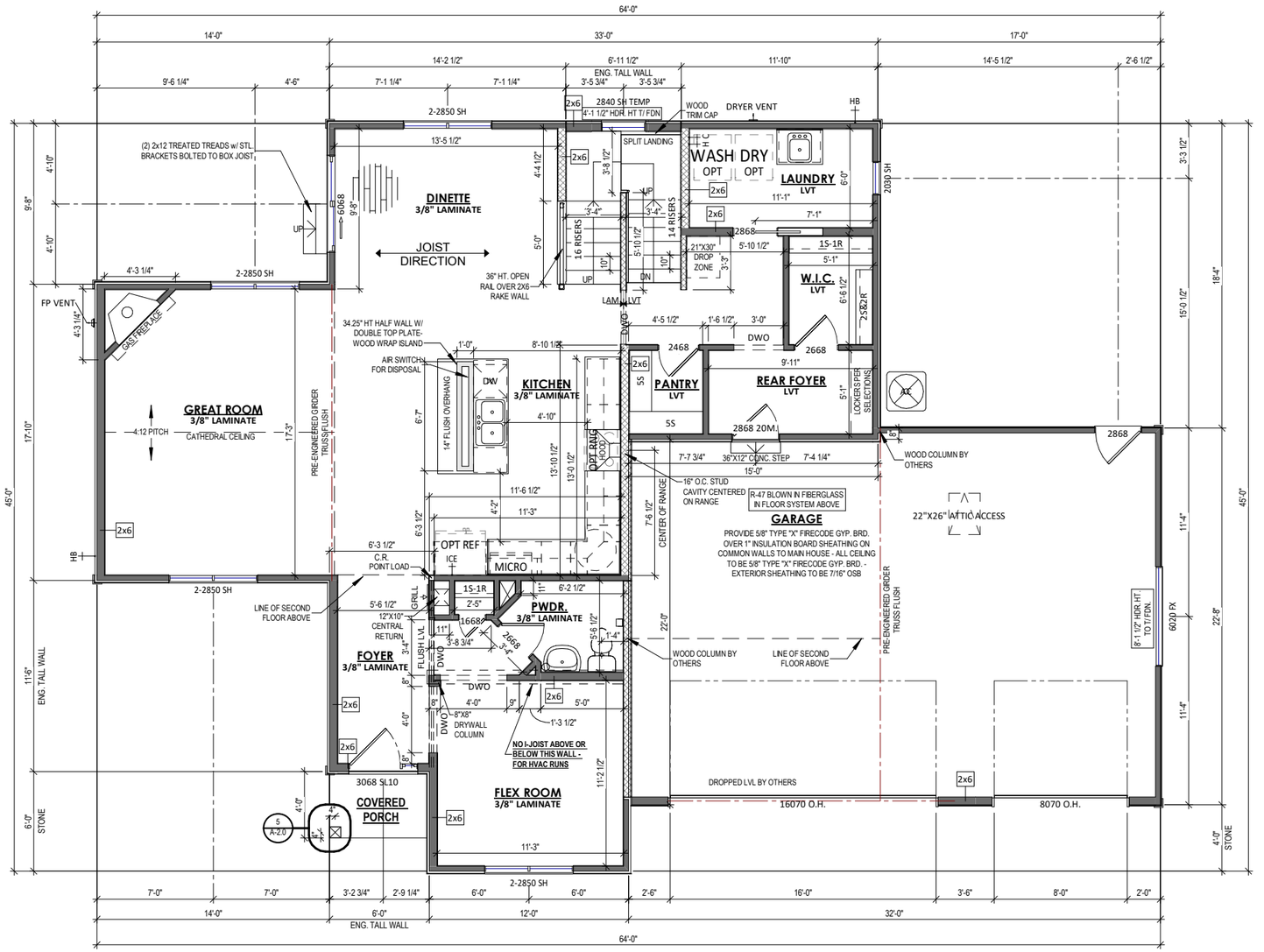
PLAN NOTES
ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
GARAGE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C.
CEILING HEIGHT AT FIRST FLOOR IS 9'-0" UNLESS OTHERWISE NOTED
WINDOW HEADER HEIGHT AT FIRST FLOOR IS 6'-11 3/8" FROM TOP OF FLOOR UNLESS OTHERWISE NOTED
CABINET BLOCKING PER CABINET LAYOUT AS NECESSARY
DRYWALL CORNERS TO BE SQUARE UNLESS OTHERWISE NOTED
WINDOW WRAPS TO BE DRYWALL W/ WOOD SILL UNLESS OTHERWISE NOTED
ROUGH DOOR OPENINGS WILL HAVE A MIN. OF 4" IN A CORNER UNLESS OTHERWISE NOTED



3 DRYWALL OPENING DETAIL (TYP).
1/4" = 1'-0"



2 FIREPLACE R.O. DETAIL
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

TIM O'BRIEN homes
Building for the way you live
N27 W24075 PAUL COURT
PEWAUKEE, WI 53072

PLAN SET

CONSTRUCTION DOCUMENTS

MONTEREY

SPEC HOME

LOT#065 HIGHLANDER ESTATES
MEQUON, WI

Attachment: Plans (5900 : Tim O'Brien Homes)

SHEET NAME

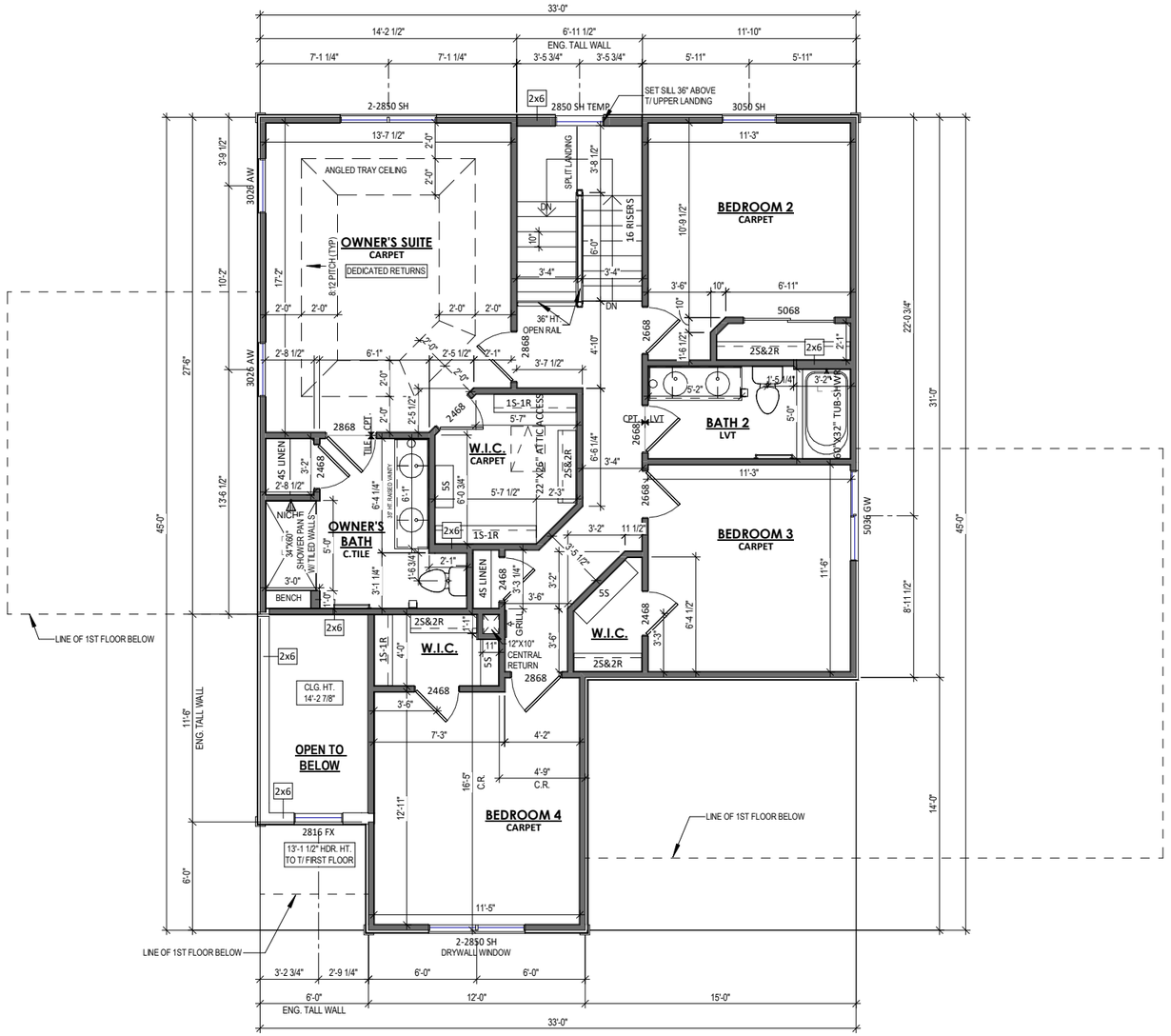
FIRST FLOOR PLAN

DATE	DRAWN E
12/22/2020	MCC

JOB NUMBER
060-065

SHEET NUMBER
A-1.1

PLAN NOTES - SECOND FLOOR
ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
CEILING HEIGHT AT SECOND FLOOR IS 8'-0" UNLESS OTHERWISE NOTED
WINDOW HEADER HEIGHT AT SECOND FLOOR IS 6'-11 3/8" FROM TOP OF FLOOR UNLESS OTHERWISE NOTED
DRYWALL CORNERS TO BE SQUARE UNLESS OTHERWISE NOTED
WINDOW WRAPS TO BE DRYWALL W/ WOOD SILL UNLESS OTHERWISE NOTED
ROUGH DOOR OPENINGS WILL HAVE A MIN. OF 4" IN A CORNER UNLESS OTHERWISE NOTED



1 SECOND FLOOR PLAN

1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

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PEWAUKEE, WI 53072

PLAN SET

CONSTRUCTION DOCUMENTS

MONTEREY

SPEC HOME

LOT#065 HIGHLANDER ESTATES
MEQUON, WI

SHEET NAME

SECOND FLOOR PLAN

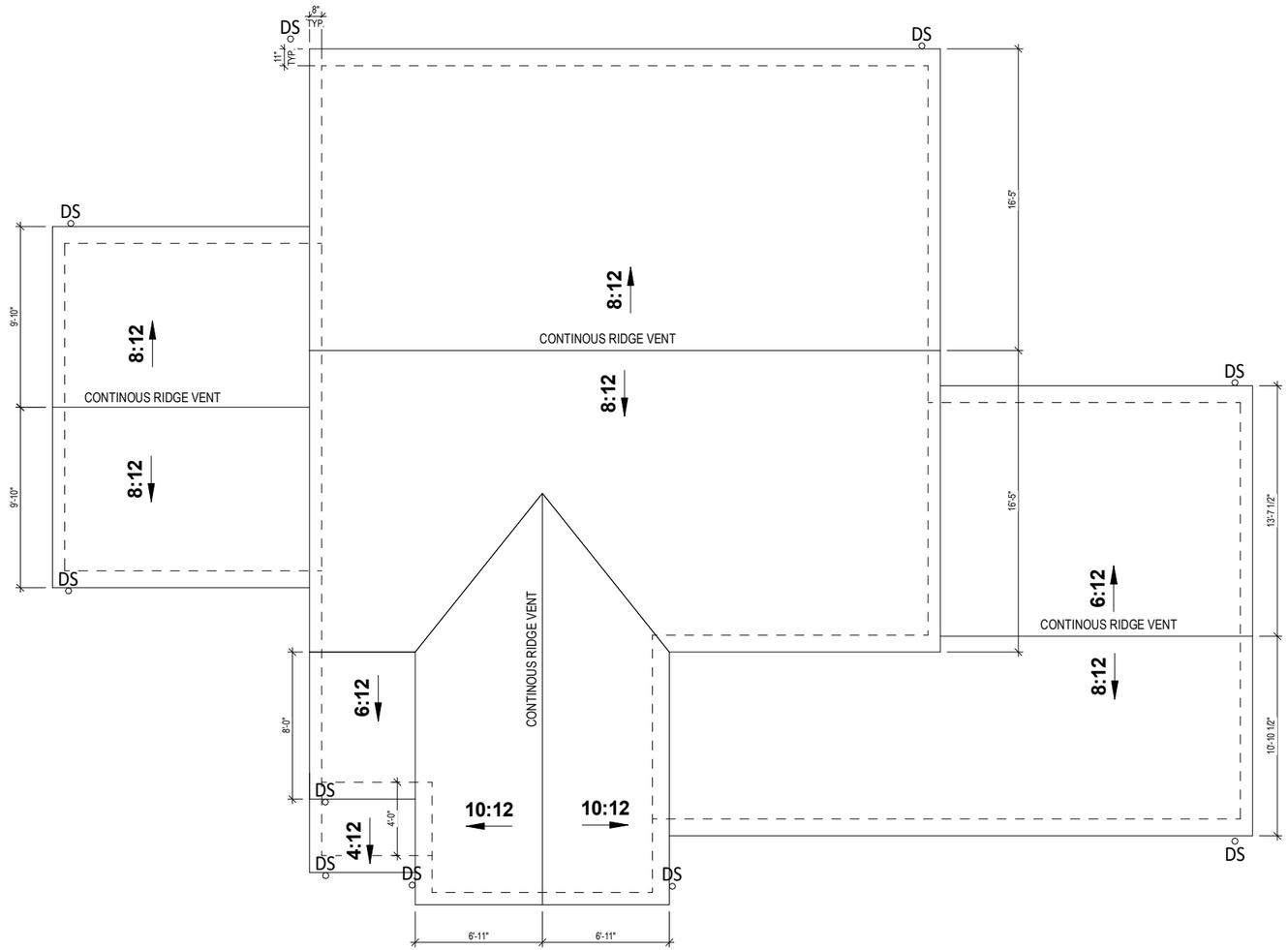
DATE	DRAWN B
12/22/2020	MCC

JOB NUMBER
060-065

SHEET NUMBER
A-1.2

Attachment: Plans (5900 : Tim O'Brien Homes)

ROOF PLAN NOTES
ROOF TO BE ENGINEERED TRUSSES @ 24" O.C.
RAKE & EAVE DIMENSIONS ARE FROM THE EXTERIOR EDGE OF HOUSE SHEATHING TO THE EXTERIOR EDGE OF APPLIED FASCIA



1 ROOF PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

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PEWAUKEE, WI 53072

PLAN SET

CONSTRUCTION DOCUMENTS

MONTEREY

SPEC HOME

LOT#065 HIGHLANDER ESTATES
MEQUON, WI

SHEET NAME

ROOF PLAN

DATE	DRAWN
12/22/2020	MCC

JOB NUMBER
060-065

SHEET NUMBER
A-1.3

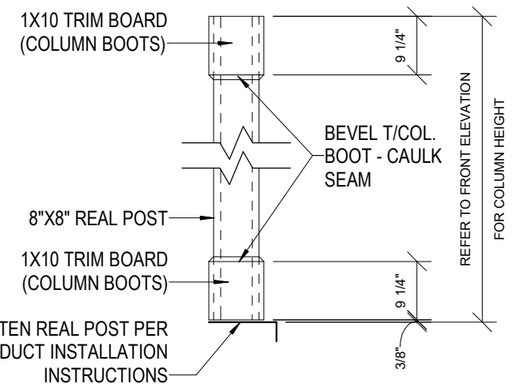
Attachment: Plans (5900 : Tim O'Brien Homes)

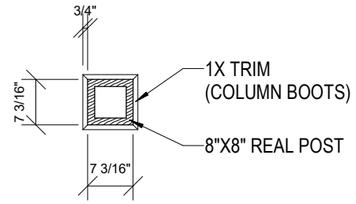
SCHEDULE S1

- SIDING TYPE: HARDBOARD SIDING
- SOFFIT TYPE: ALUMN. SOFFIT
- FASCIA TYPE: ALUMN. FASCIA
- EXTERIOR CORNERS: 5/4" HARDBOARD
- WINDOW WRAPS THICKNESS: 5/4"X SEE ELEVATIONS
- ATTIC INSULATION: R50 W/ ATTIC AIR SEALANT PACKAGE
- SHINGLES: DIMENSIONAL
- EXTERIOR WALL INSULATION: BLOWN-IN FIBERGLASS R-15
- EXTERIOR WALL SHEATHING - SEE PLAN & DETAIL FOR MORE INFORMATION: 7/16" OSB W/ 1" FOAM



1 FRONT VIEW - TRADITIONAL
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)





EXTERIOR COLUMN REAL POST DETAIL (STANDARD)
5 1/2" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

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PEWAUKEE, WI 53072

PLAN SET

CONSTRUCTION DOCUMENTS

MONTEREY

SPEC HOME

LOT#065 HIGHLANDER ESTATES
MEQUON, WI

SHEET NAME

ELEVATIONS

DATE 12/22/2020
DRAWN BY MCC

JOB NUMBER 060-065

SHEET NUMBER A-2.0

Attachment: Plans (5900 : Tim O'Brien Homes)

FLOORING SCHEDULE

ROOM	Floor Finish	Area
FLEX ROOM	3/8" LAMINATE	126 SF
POWDER	3/8" LAMINATE	35 SF
FOYER	3/8" LAMINATE	63 SF
GREAT ROOM	3/8" LAMINATE	228 SF
KITCHEN	3/8" LAMINATE	271 SF
FOYER	3/8" LAMINATE	16 SF
FOYER CLOSET	3/8" LAMINATE	5 SF
DINETTE	3/8" LAMINATE	129 SF
3/8" LAMINATE		873 SF
OWNER'S BATH	C.TILE	56 SF
OWNER'S BATH CLOSET	C.TILE	9 SF
C.TILE		64 SF
BEDROOM 4	CARPET	150 SF
BEDROOM 3	CARPET	129 SF
BEDROOM 3 CLOSET	CARPET	20 SF
BEDROOM 2	CARPET	130 SF
HALL 1	CARPET	96 SF
OWNER'S SUITE	CARPET	226 SF
BEDROOM 2 CLOSET	CARPET	26 SF
BEDROOM 4 CLOSET	CARPET	15 SF
OWNER'S BEDROOM CLOSET	CARPET	61 SF
HALL 1 CLOSET	CARPET	5 SF
CARPET		858 SF
LAUNDRY	LVT	67 SF
REAR HALL CLOSET	LVT	33 SF
REAR FOYER	LVT	50 SF
PANTRY	LVT	23 SF
HALL 3	LVT	52 SF
BATH 2	LVT	33 SF
LVT		258 SF

WINDOW SCHEDULE

Qty	Type
2	Window_Awning 3026
1	Window_Basement 2614
1	Window_Fixed 2816
1	Window_Fixed 6020
1	Window_Glider 5036
1	Window_Single Hung 2030
1	Window_Single Hung 2840
1	Window_Single Hung 2850
1	Window_Single Hung 3050
6	Window_Twin Single Hung 2850

DOOR SCHEDULE

Qty	Type
1	Door_Assembly 3068 Single Swing w/12in Sidelite
1	Door_Exterior Single Swing 2868
1	Door_Exterior Single Swing Fire Rated 2868
1	Door_Exterior Sliding Glass 6068
1	Door_Interior Single Pocket 2868
1	Door_Interior Single Swing 1668
6	Door_Interior Single Swing 2468
5	Door_Interior Single Swing 2668
4	Door_Interior Single Swing 2868
1	Door_Interior Sliding 2 Panel 5068

EXTERIOR & FIREDOOR R.O.

TYPE	TAG ON PLAN	R.O. WIDTH	R.O. HEIGHT
Door_Exterior Single Swing 2868	2868	2' - 10 3/8"	6' - 11 1/2"
Door_Exterior Single Swing 3068	3068	3' - 2 3/8"	6' - 11 1/2"
Door_Assembly 3068 Single Swing& 12in Sidelight	3068 SL10	4' - 3 7/8"	6' - 11 1/2"
Door_Assembly 3068 Single Swing & 2 12in Sidelights	3068 2SL10	5' - 5 3/8"	6' - 11 1/2"
Door_Assembly 3068 Single Swing w/12in Transom	3068 T10	3' - 2 3/8"	8' - 1"
Door_Assembly 3068 Single Swing w/12in Transom & 12in Sidelite	3068 SL10 T10	4' - 3 7/8"	8' - 1"
Door_Assembly 3068 Single Swing w/12in Transom & 2 12in Sidelites	3068 2SL10 T10	5' - 5 3/8"	8' - 1"
Door_Exterior Single Swing Fire Rated 2868	2868 20M	2' - 10 3/8"	6' - 11 1/2"
Door_Exterior Single Swing Fire Rated 3068	3068 20M	3' - 2 3/8"	6' - 11 1/2"
Door_Exterior Sliding Glass 6068	6068	6' - 0"	6' - 8"
Door_Exterior Sliding Glass 6080	6080	6' - 0"	8' - 0"
Door_Exterior Sliding Glass 8068	8068	8' - 0"	6' - 8"

INTERIOR DOOR R.O.

TYPE	TAG ON PLAN	R.O. WIDTH	R.O. HEIGHT
Door_Interior Single Swing 1668	1668	1' - 8"	6' - 11"
Door_Interior Single Swing 1868	1868	1' - 10"	6' - 11"
Door_Interior Single Swing 2068	2068	2' - 2"	6' - 11"
Door_Interior Single Swing 2468	2468	2' - 6"	6' - 11"
Door_Interior Single Swing 2668	2668	2' - 8"	6' - 11"
Door_Interior Single Swing 2868	2868	2' - 10"	6' - 11"
Door_Interior Single Swing 3068	3068	3' - 2"	6' - 11"
Door_Interior Double Swing 2068	4068	4' - 2"	6' - 11"
Door_Interior Double Swing 2468	4868	4' - 8"	6' - 11"
Door_Interior Double Swing 2668	5068	5' - 2"	6' - 11"
Door_Interior Double Swing 3068	6038	6' - 2"	6' - 11"
Door_Interior Sliding 2 Panel 5068	5068	5' - 1"	6' - 11"
Door_Interior Sliding 2 Panel 6068	6068	6' - 1"	6' - 11"
Door_Interior Single Pocket 2668	2668	5' - 1"	6' - 11"
Door_Interior Single Pocket 2868	2868	5' - 5"	6' - 11"
Door_Interior Single Pocket 3068	3068	6' - 1"	6' - 11"

TIM O'BRIEN homes
Building for the way you live
N27 W24075 PAUL COURT
PEWAUKEE, WI 53072

PLAN SET

CONSTRUCTION DOCUMENTS

MONTEREY

SPEC HOME

LOT#065 HIGHLANDER ESTATES
MEQUON, WI

SHEET NAME

SCHEDULES & LEGENDS

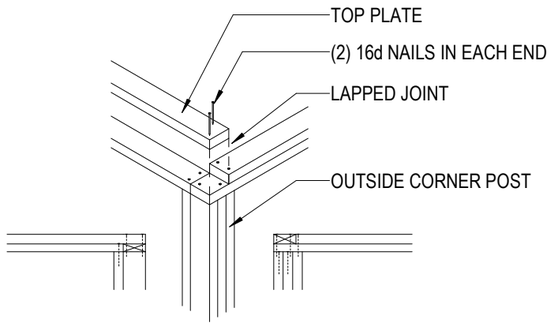
DATE 12/22/2020

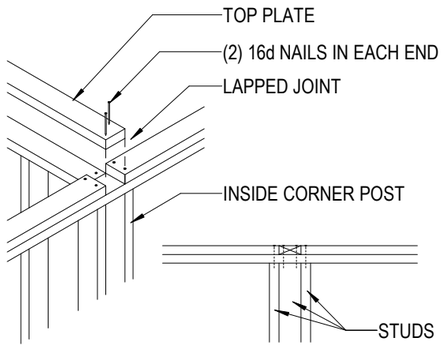
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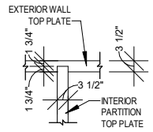
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Attachment: Plans (5900 : Tim O'Brien Homes)

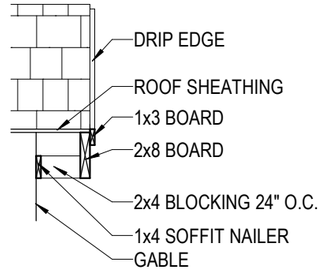




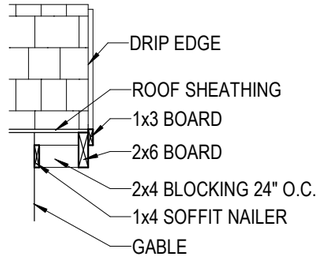
TOP PLATE CORNER CONNECTIONS



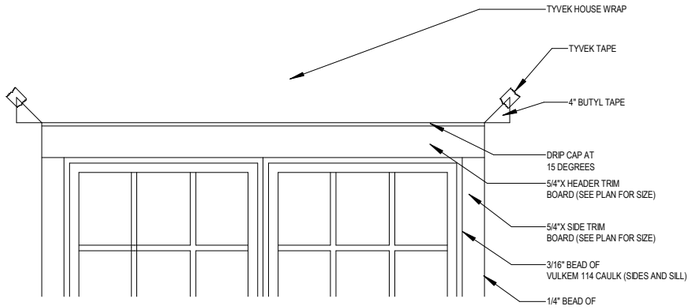
TOP WALL PLATE DETAIL



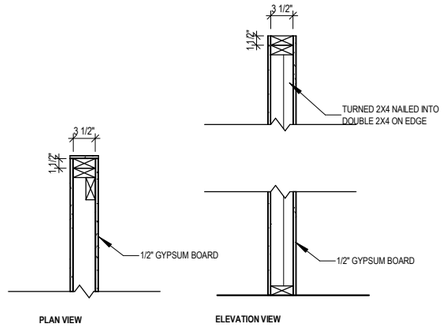
FRONT ELEV. RAKE DETAIL



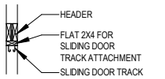
SIDE & REAR ELEV. RAKE DETAIL

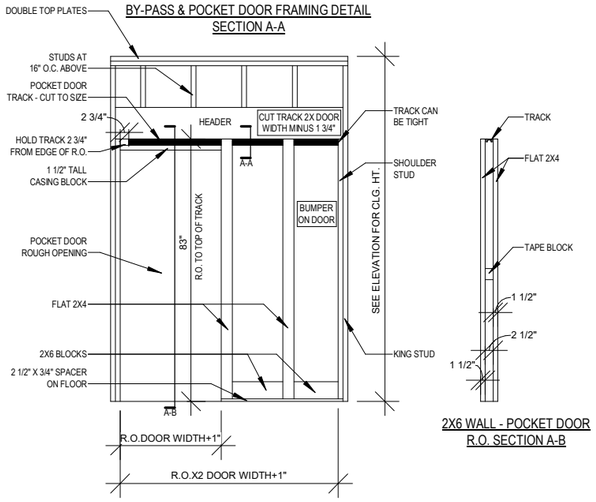


WINDOW FLASHING DETAIL



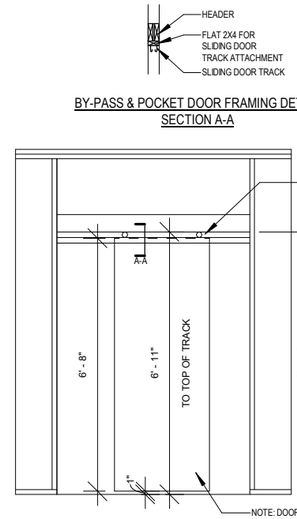
REINFORCED FRAMING DETAIL FOR SQUARE AND PLUMB END WALL



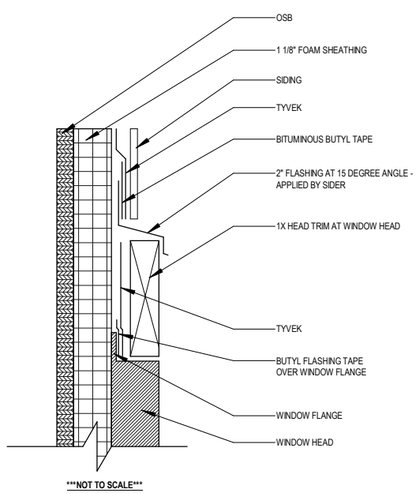


2X6 WALL - POCKET DOOR R.O. DETAIL

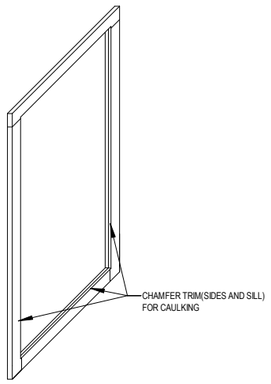
2X6 WALL - POCKET DOOR
R.O. SECTION A-B



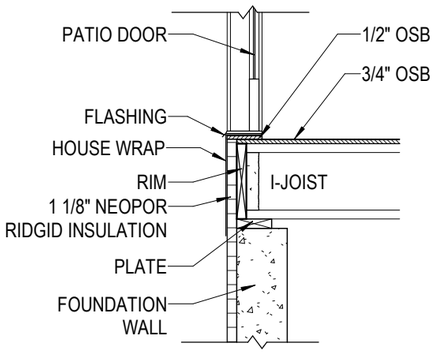
BY-PASS FRAMING DETAIL



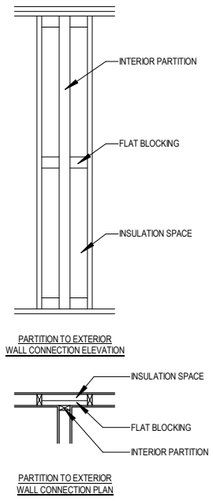
TYPICAL WINDOW TRIM INSTALLATION

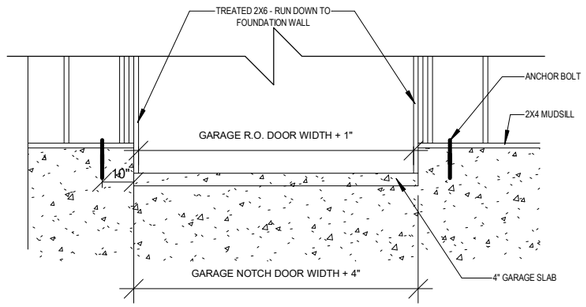


INTERIOR WINDOW CHAMFER DETAIL



SUBFLOOR AT EXTERIOR DOOR SECTION





GARAGE CUTOUT DETAIL

PARTITION TO EXTERIOR WALL CONNECTION

TIM O'BRIEN homes
Building for the way you live
N27 W24075 PAUL COURT
PEWAUKEE, WI 53072

PLAN SET

CONSTRUCTION DOCUMENTS

MONTEREY

SPEC HOME

LOT#065 HIGHLANDER ESTATES
MEQUON, WI

SHEET NAME

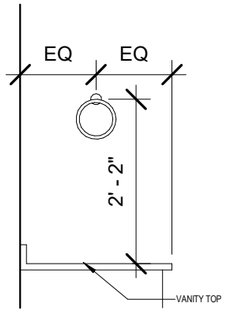
TOH DETAILS

DATE	DRAWN E
12/22/2020	MCC

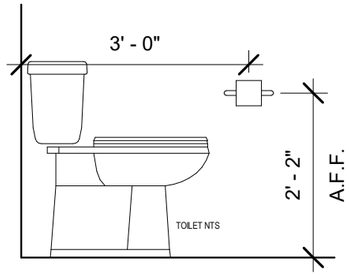
JOB NUMBER
060-065

SHEET NUMBER
D.11

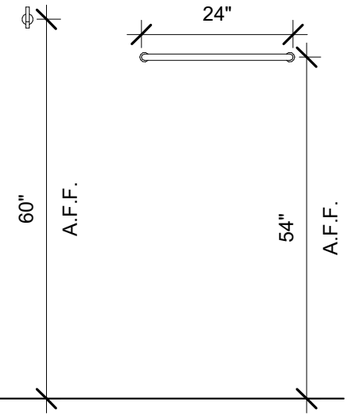
Attachment: Plans (5900 : Tim O'Brien Homes)



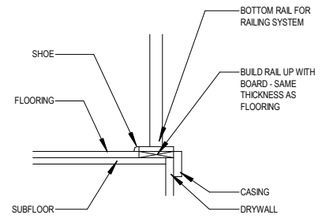
HAND TOWEL RING PER PLAN



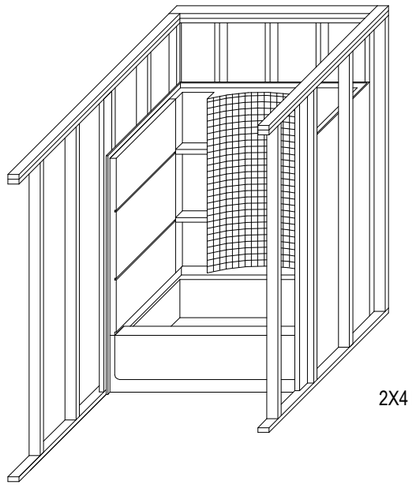
TOILET PAPER DISPENSER PER PLAN



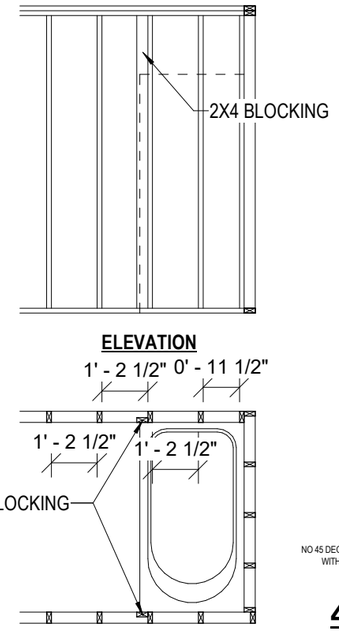
ROBE HOOK & TOWEL BAR PER PLAN



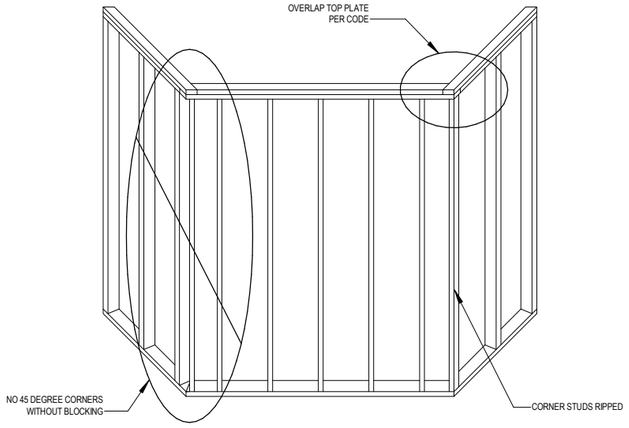
BOTTOM RAIL DETAIL FOR RAILING SYSTEM (OPEN TO BELOW)



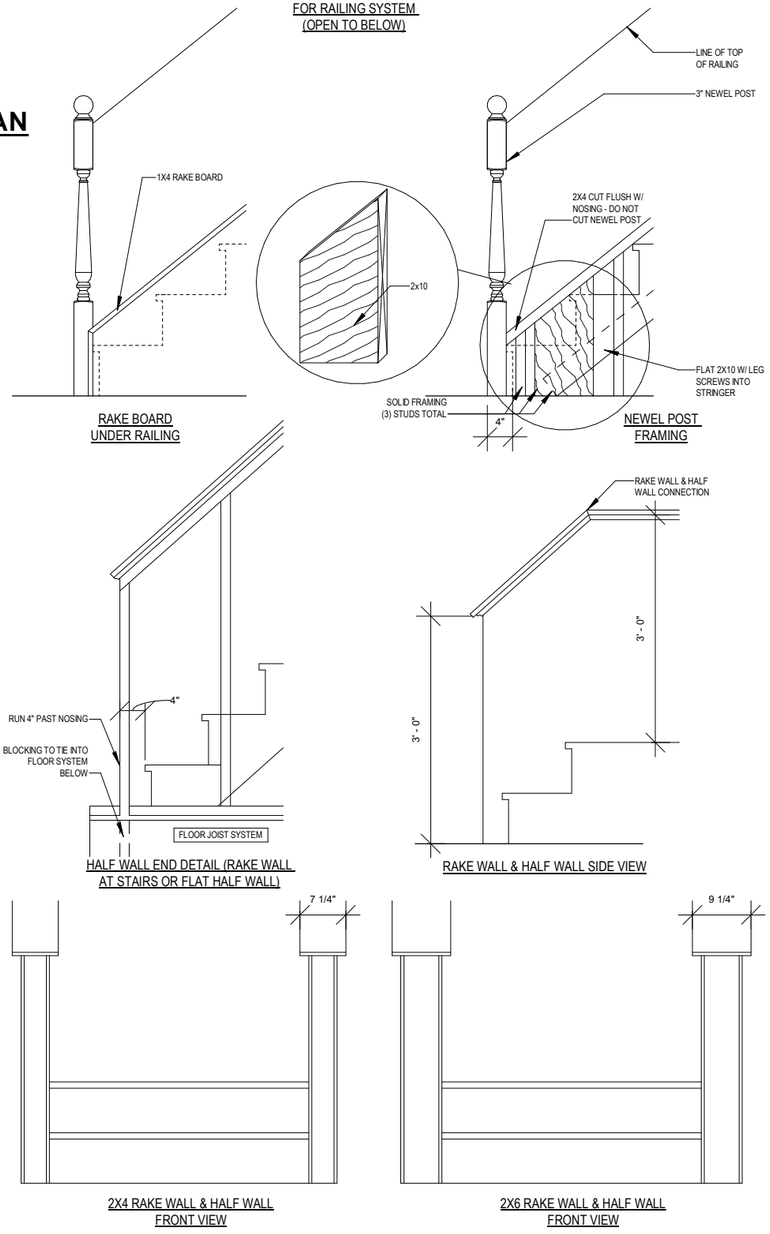
BATHTUB BLOCKING



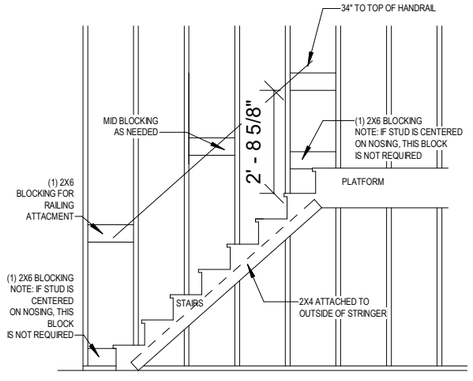
PLAN



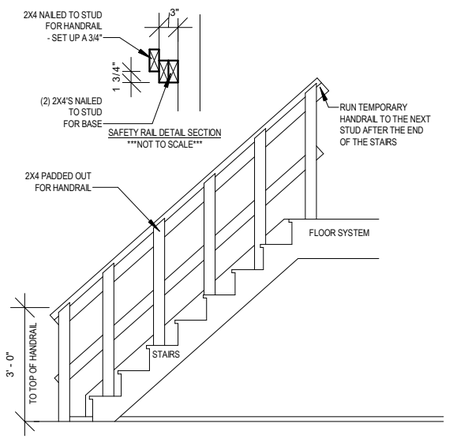
45 DEGREE ANGLE - CORNER FRAMING DETAIL



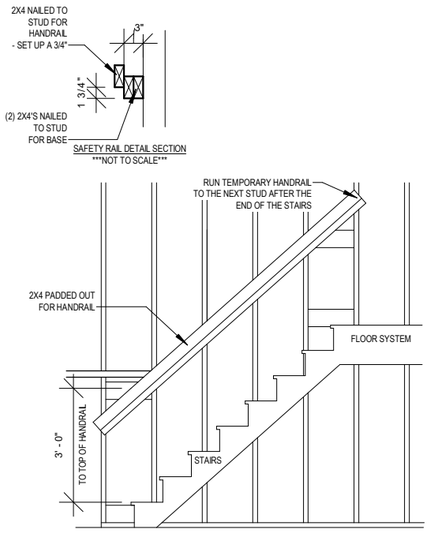
NEWEL POST/RAKE WALL DETAILS (1/2" SCALE)



STAIRWAY BLOCKING



TEMPORARY SAFETY RAIL - WITHOUT WALL



TEMPORARY SAFETY RAIL - WITH WALL

TIM O'BRIEN homes
Building for the way you live
N27 W24075 PAUL COURT
PEWAUKEE, WI 53072

PLAN SET

CONSTRUCTION DOCUMENTS

MONTEREY

SPEC HOME

LOT#065 HIGHLANDER ESTATES
MEQUON, WI

SHEET NAME

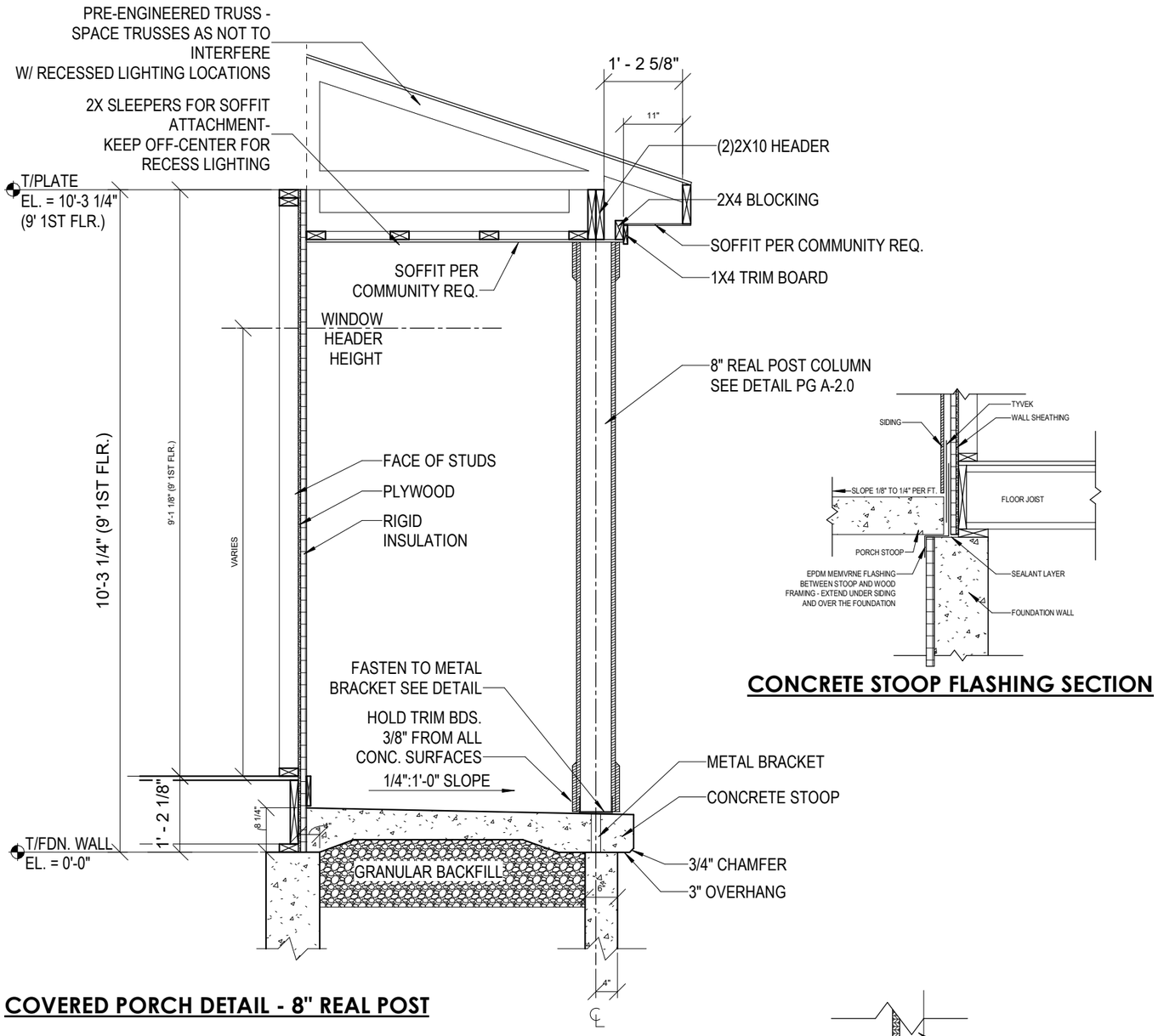
TOH DETAILS

DATE	DRAWN E
12/22/2020	MCC

JOB NUMBER
060-065

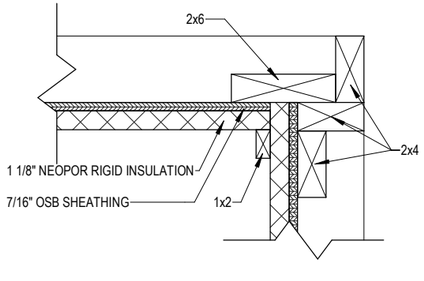
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D 1.2

Attachment: Plans (5900 : Tim O'Brien Homes)

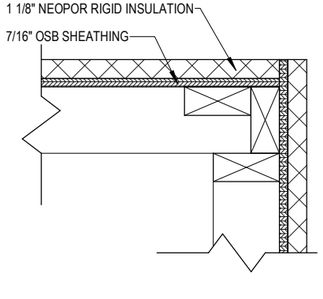


COVERED PORCH DETAIL - 8" REAL POST

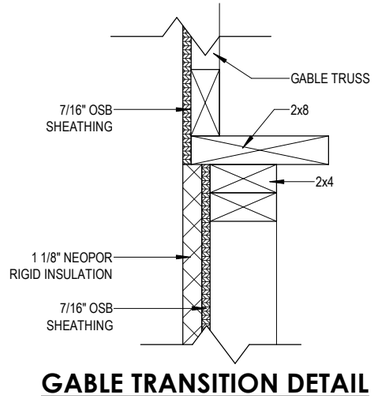
CONCRETE STOOP FLASHING SECTION



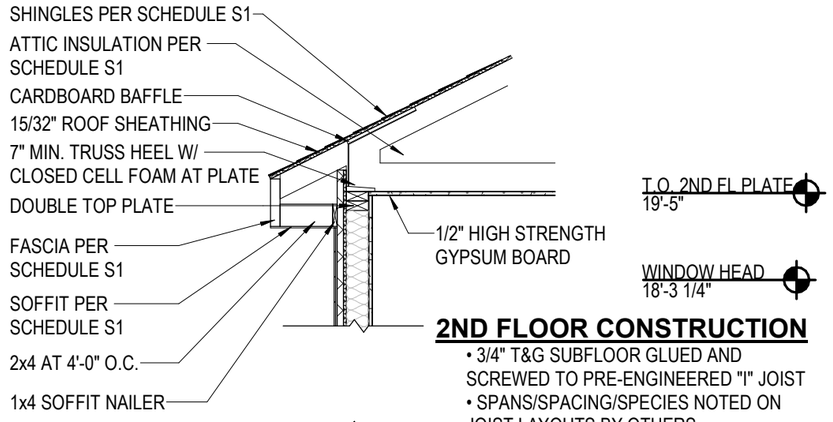
INSIDE CORNER DETAIL



OUTSIDE CORNER DETAIL

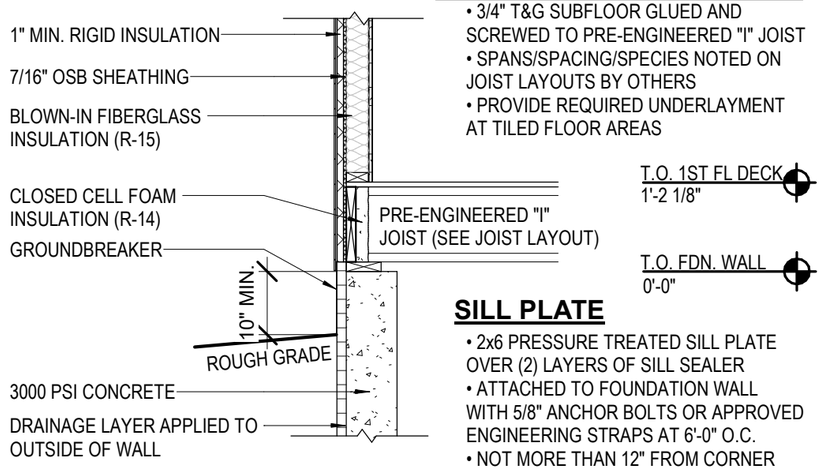


GABLE TRANSITION DETAIL



2ND FLOOR CONSTRUCTION

- 3/4" T&G SUBFLOOR GLUED AND SCREWED TO PRE-ENGINEERED "I" JOIST
- SPANS/SPACING/SPECIES NOTED ON JOIST LAYOUTS BY OTHERS
- PROVIDE REQUIRED UNDERLAYMENT AT TILED FLOOR AREAS

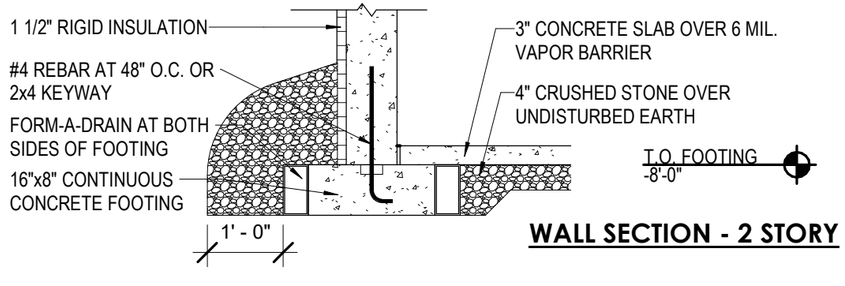


1ST FLOOR CONSTRUCTION

- 3/4" T&G SUBFLOOR GLUED AND SCREWED TO PRE-ENGINEERED "I" JOIST
- SPANS/SPACING/SPECIES NOTED ON JOIST LAYOUTS BY OTHERS
- PROVIDE REQUIRED UNDERLAYMENT AT TILED FLOOR AREAS

SILL PLATE

- 2x6 PRESSURE TREATED SILL PLATE OVER (2) LAYERS OF SILL SEALER
- ATTACHED TO FOUNDATION WALL WITH 5/8" ANCHOR BOLTS OR APPROVED ENGINEERING STRAPS AT 6'-0" O.C.
- NOT MORE THAN 12" FROM CORNER



WALL SECTION - 2 STORY

TIM O'BRIEN homes
Building for the way you live
N27 W24075 PAUL COURT
PEWAUKEE, WI 53072

PLAN SET

CONSTRUCTION DOCUMENTS

MONTEREY

SPEC HOME

LOT#065 HIGHLANDER ESTATES
MEQUON, WI

SHEET NAME

WALL SECTIONS

DATE	DRAWN E
12/22/2020	MCC

JOB NUMBER 060-065

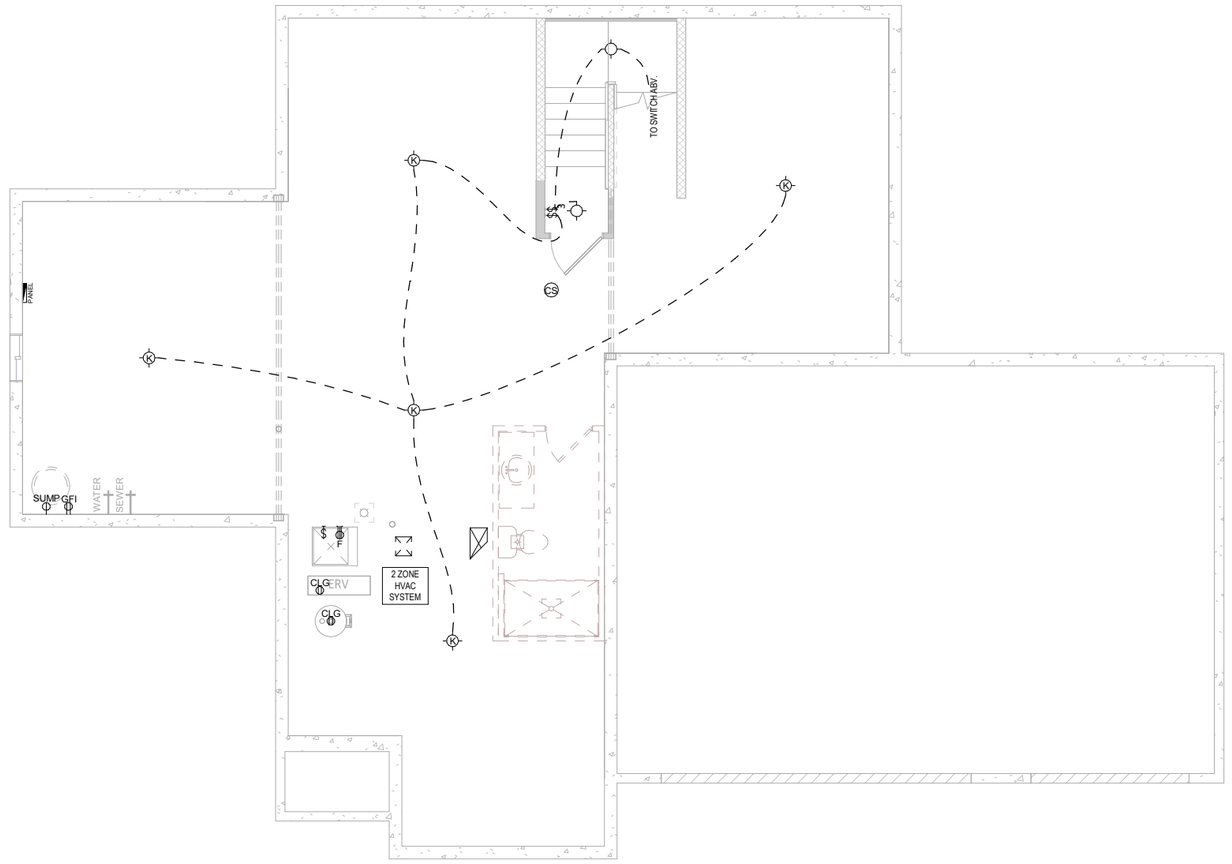
SHEET NUMBER D.1.3

Attachment: Plans (5900 : Tim O'Brien Homes)

ELECTRICAL LEGEND

S	SINGLE POLE SWITCH		DUPLEX OUTLET
3 S	3-WAY SWITCH		SWITCHED DUPLEX OUTLET
4 S	4-WAY SWITCH	GFI	GROUND FAULT OUTLET
D S	DIMMER SWITCH	220V	220 VOLT OUTLET
F S	FAN SWITCH	USB	USB OUTLET
UC S	UNDERCABINET SWITCH	WP	WEATHERPROOF OUTLET
S	SMART SWITCH		QUAD OUTLET
	SINGLE OUTLET	SUMP	SINGLE SUMP OUTLET
CLG	CEILING OUTLET	SOFFIT	SOFFIT OUTLET
DW	DISHWASHER OUTLET	MIC	MICROWAVE OUTLET
FLR	FLOOR OUTLET	FLR	SWITCHED FLOOR OUTLET
GDO	GARAGE DOOR OPENER	F	15 AMP / 110V 4 WIRE OUTLET
G	GARAGE DOOR BUTTON	CHIME	DOOR BELL CHIME
K	GARAGE DOOR KEYPAD	DB	DOOR BELL BUTTON
S	SMOKE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR COMBO
C	CARBON MONOXIDE	TP	TOUCH PANEL
TV	TELEVISION OUTLET	TV	TV/DATA COMBO OUTLET
	NETWORK OUTLET		DOUBLE NETWORK OUTLET
110	BATH FAN-80/110	110	BATH FAN & LIGHT COMBO-80/110
110 H	BATH FAN, LIGHT & HEAT COMBO	PANEL	ELECTRICAL SERVICE PANEL
T	THERMOSTAT	D	DEHUMIDISTAT
	FLOOD LIGHT	GD	GARBAGE DISPOSAL
	CLOSET CASTER LIGHT	3B	VANITY LIGHT-2B/3B/4B
	FLUSH MOUNT LIGHT		FLUSH MOUNT LIGHT W/ FAN RATED BOX
K	KEYLESS LIGHT	3B	HANGING LIGHT
P	HANGING PENDANT LIGHT	STR	STAIR ACCENT LIGHT
	COACH LIGHT		RECESSED EYEBALL LIGHT
UC	UNDER CABINET LIGHT		PUCK LIGHT
	RECESSED CAN LIGHT	S	SLOPED RECESSED CAN LIGHT
W	WEATHERPROOF RECESSED CAN LIGHT	M	MINI RECESSED CAN LIGHT
R	CEILING FAN ROUGH	CF	CEILING FAN
LCF	LIGHTED CEILING FAN		
ELECTRICAL WIRE			
WIFI CONNECTION			

****THE LOCATION OF THE OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO COMPLY WITH THE ELECTRICAL CODE****



1 BASEMENT ELECTRICAL PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

TIM O'BRIEN homes
Building for the way you live
N27 W24075 PAUL COURT
PEWAUKEE, WI 53072

PLAN SET

CONSTRUCTION DOCUMENTS

MONTEREY

SPEC HOME

LOT#065 HIGHLANDER ESTATES
MEQUON, WI

SHEET NAME

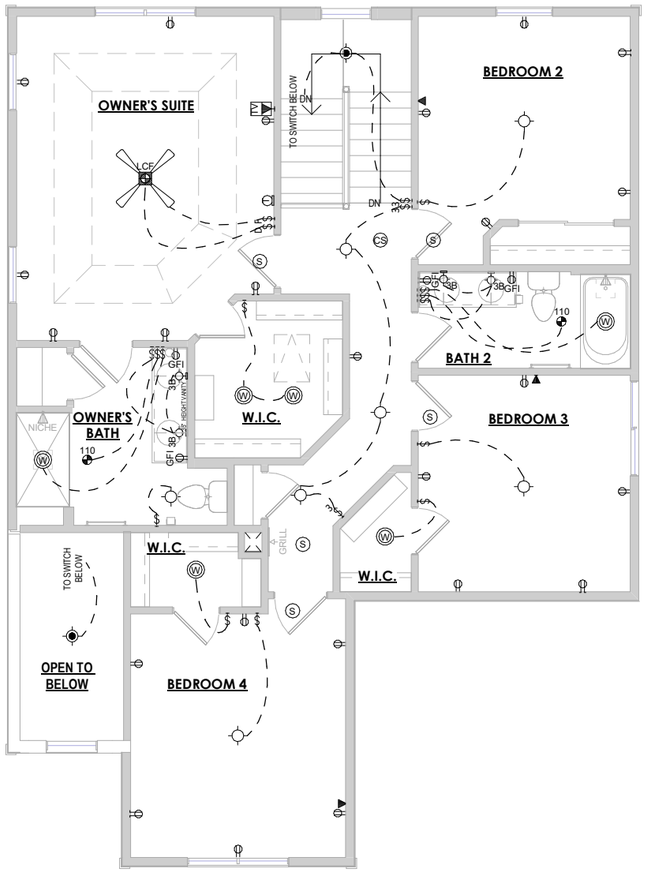
ELECTRICAL PLAN - FOUNDATION

DATE	DRAWN E
12/22/2020	MCC

JOB NUMBER
060-065

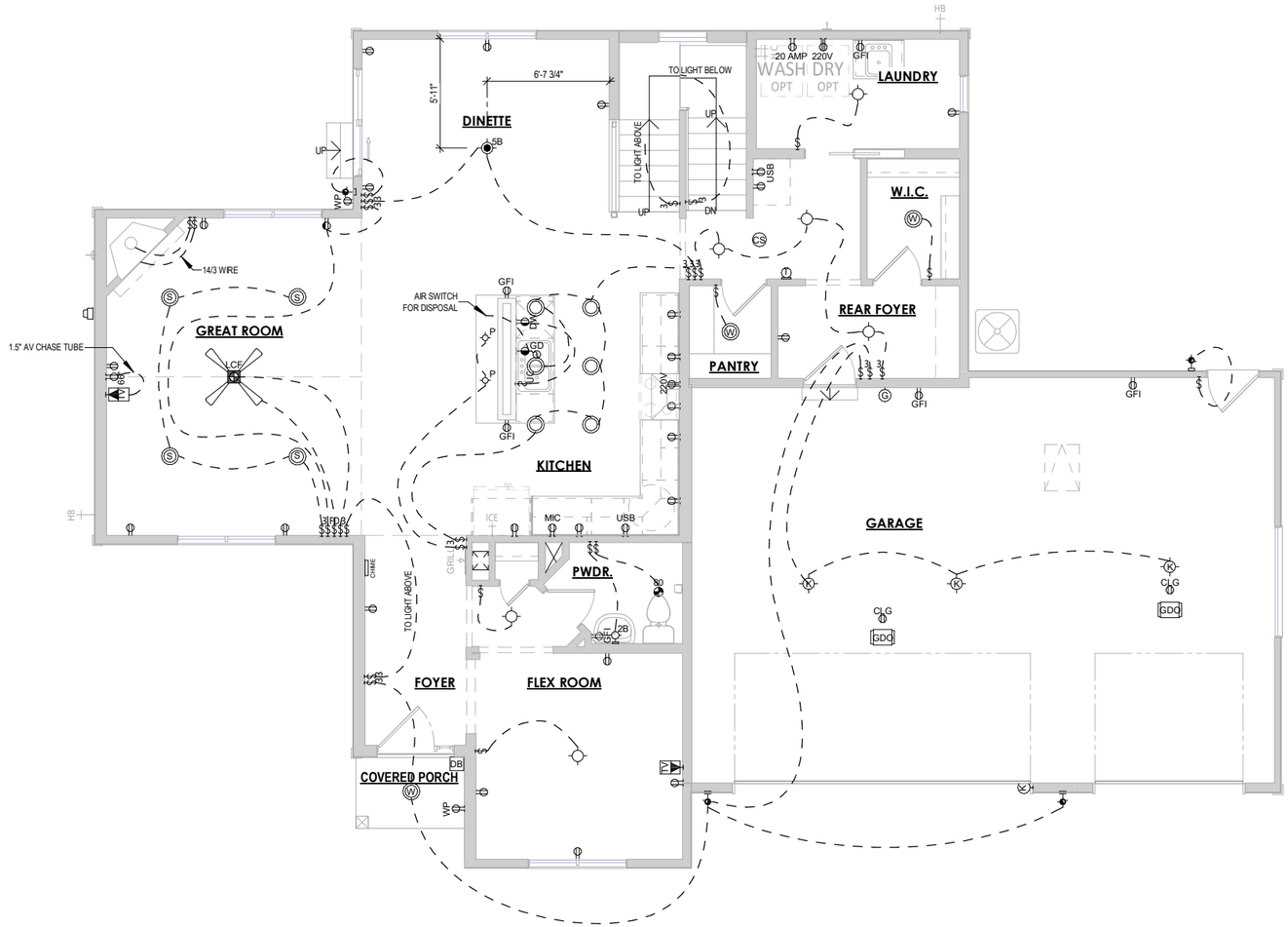
SHEET NUMBER
E 1.0

Attachment: Plans (5900 : Tim O'Brien Homes)



2 SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)



1 FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

2.5.c

TIM O'BRIEN homes

Building for the way you live

N27 W24075 PAUL COURT
PEWAUKEE, WI 53072

PLAN SET

CONSTRUCTION DOCUMENTS

MONTEREY

SPEC HOME

LOT#065 HIGHLANDER ESTATES
MEQUON, WI

Attachment: Plans (5900 : Tim O'Brien Homes)

SHEET NAME

ELECTRICAL PLAN - FIRST & SECOND FLOOR

DATE	DRAWN E
12/22/2020	MCC

JOB NUMBER
060-065

SHEET NUMBER
E 1.1

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: **February 8, 2021**
SUBJECT: **Veridian Homes, New Single-Family Residence on Lot 59 - Coneflower Court**

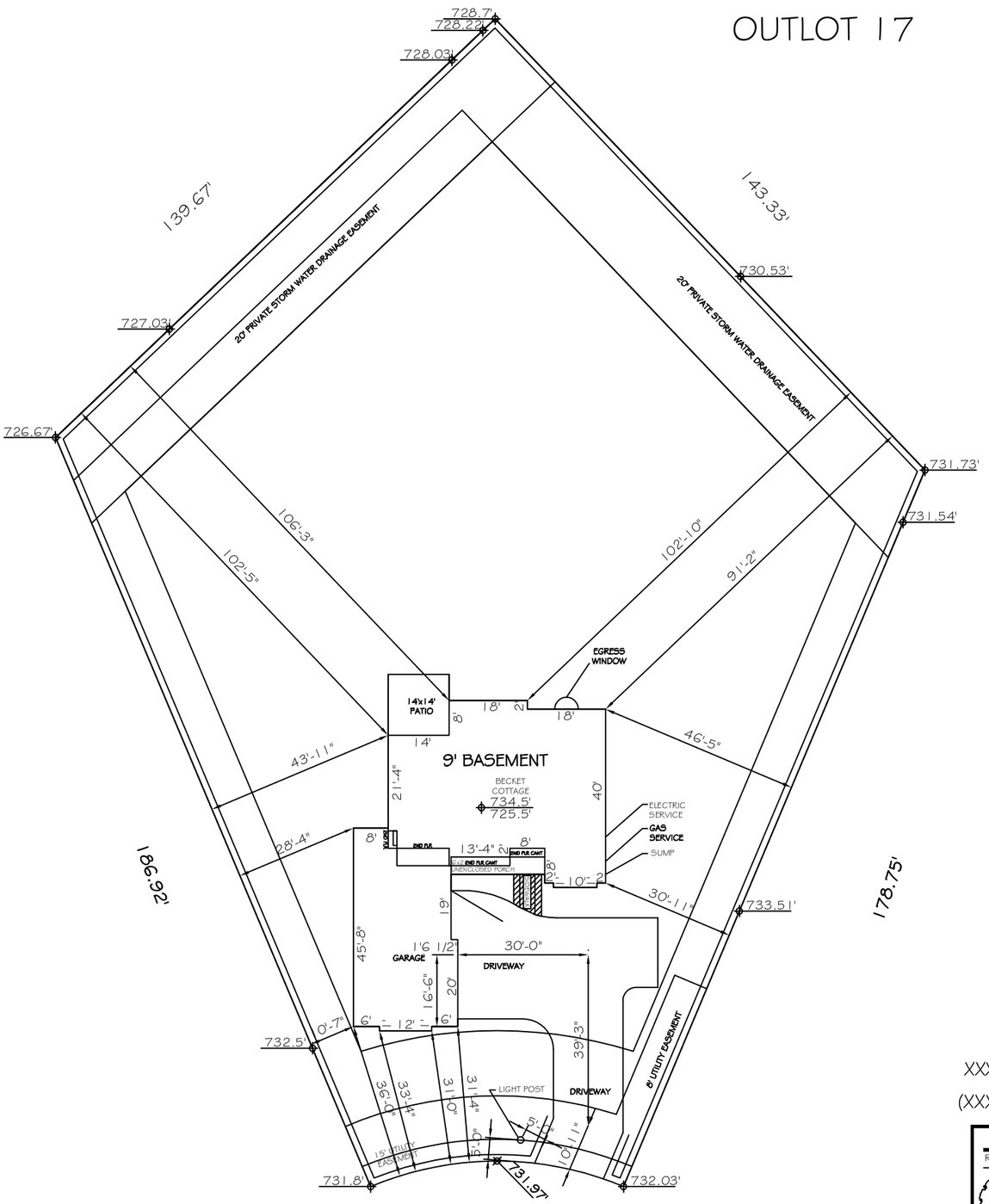
Attachments:
Plans and Site Plan (PDF)

Attachment: Plans and Site Plan (5901 : Veridian Homes)

PHASE 1
LOT 59
31,531 S.F.

NO PORCH ENCROACHMENTS

PERMIT PLANS



N

GR
1'-0"
CUT

XXXX.X' =FINAL GRADE

(XXXX.X') =EXISTING GRADE

(FOR 9' FOUNDATION)
TOP OF FOUNDATION= 734.5'
TOP OF FOOTING= 725.5'
GARAGE FLOOR ELEV.= 734.00'
DRIVEWAY SLOPE= (2.5%)
YARD GRADE= (6.5%)

NOTE:
*EROSION MATTING TO BE APPLIED AND INSTALLED BY LANDSCAPING CONTRACTOR AT TIME OF FINE GRADE AND SEED
*RETAINING WALL SYMBOLS ARE ONLY TO REPRESENT WHERE THEY ARE NEEDED-IT IS UP TO THE LANDSCAPER TO DETERMINE THE LENGTH NEEDED AND IN WHAT DIRECTION THEY SHOULD BE PLACED.

LANDSCAPE KEY
REFER TO SUBDIVISION ADDENDUM
- SHADE TREE
- ORNAMENTAL TREE
- CONIFER
- ROCK RETAINING WALL
- STRAW EROSION MATT.

KEY
- STD. SETBACK LINE
- VARIANCE SETBACK
- EASEMENT SETBACK
- DRAINAGE ARROW
- RETAINING WALL ARROW
- EROSION CONTROL
- MAIN TRANSFORMER
- SM. TRANSFORMER

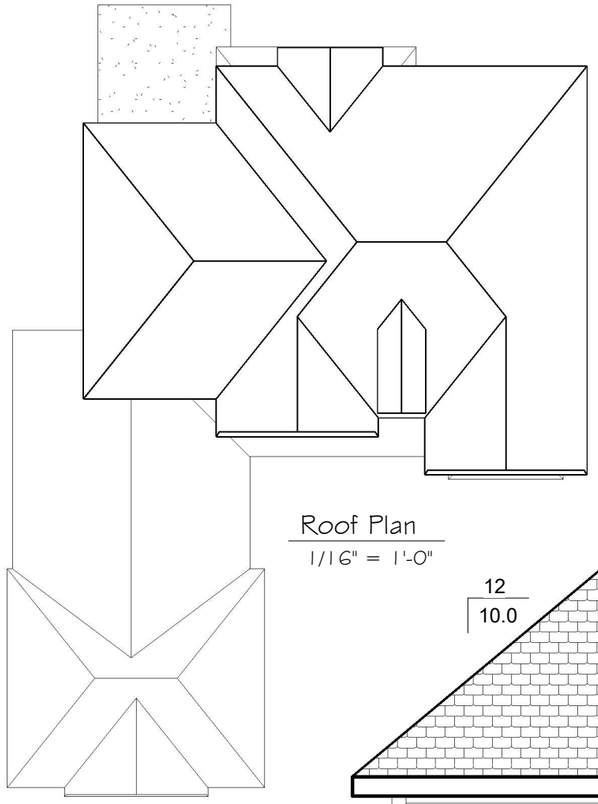
HOMESITE: 59
CUSTOMER: ZHENDONG ZHANG AND XINLI LIN
NEIGHBORHOOD: ENCLAVE AT MEQUON PRESERVE SOUTH
ADDRESS: CONEFLOWER COURT
MODEL: BECKET COTTAGE
MEQUON, WI 53097
SITE AREA: 31,531 SQ. FT.
IMPERVIOUS AREA: 4,691 SQ. FT.

SCALE: 1"=30'-0"
DRAWN BY: MVL
DATE: 12/14/2020

CUSTOMER APPROVAL:
DATE: / /20
DATE: / /20
VH APPROVAL:
DATE: / /20

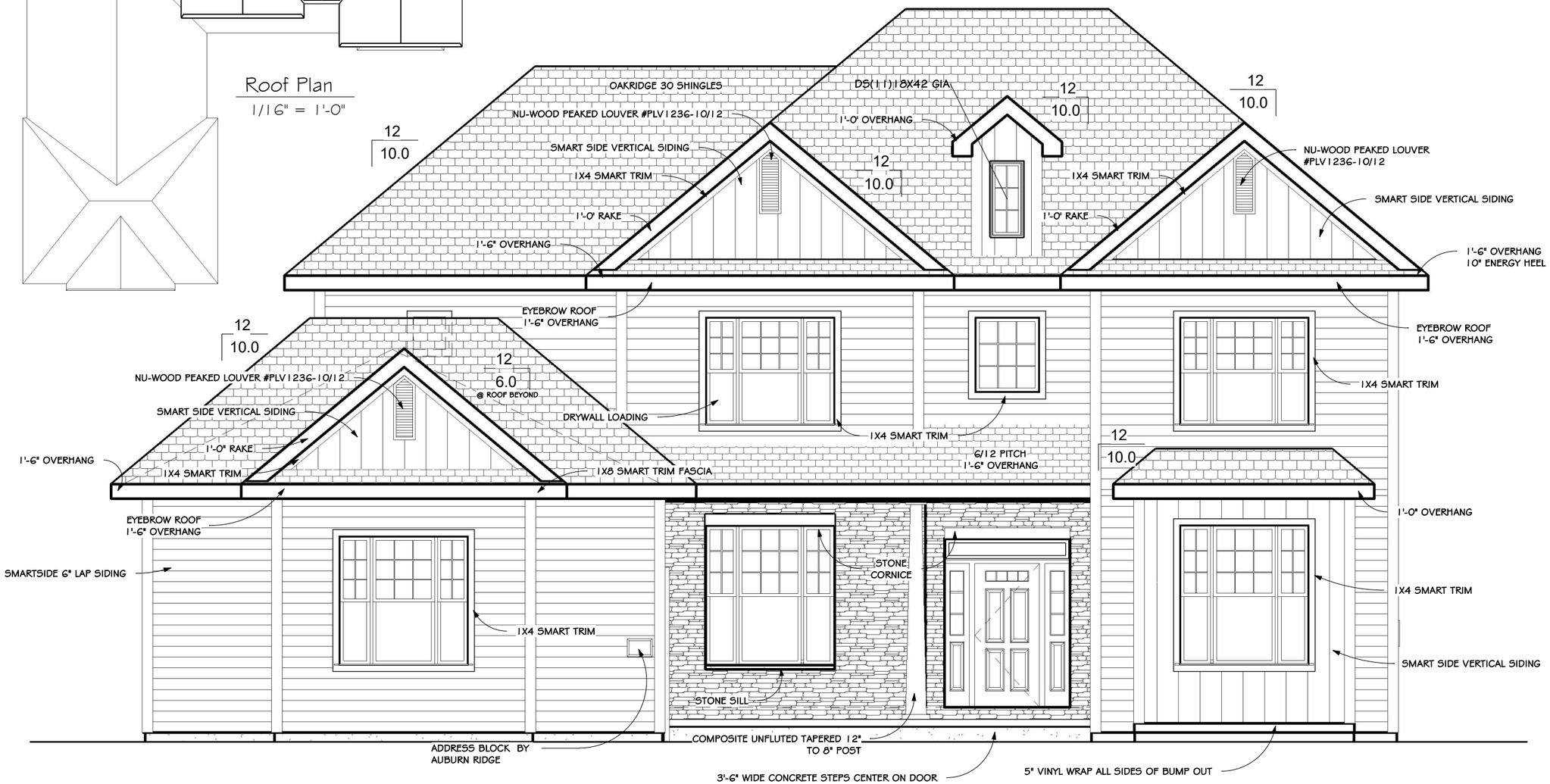
ZONED: -
MINIMUM SETBACKS
FRONT: 30'
REAR: 20'
SIDE: 10'
TOTAL SIDE: -
CORNER SIDE: -

VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
(608)226-3100 Fax: (608)226-0600



Roof Plan
1/16" = 1'-0"

NOTE:
ALL CORNERS 6" SMART TRIM ALL ELEVATIONS
ALL WINDOWS NOT IN MASONRY TO HAVE 1X4 SMART TRIM WRAP ALL ELEVATIONS
ALL PATIO AND GARAGE DOORS TO HAVE 1X4 SMART TRIM WRAP



Front Elevation - Cottage
3/16" = 1'-0"

Custom Designed For: ZHENDONG ZHANG AND XINLI LIN
Homesite / Neighborhood: 59 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: CONEFLOWER COURT MEQUON, WI 53097
Customer Approval:

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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.3200

Model: BECKET
Elevation: Cottage
Drawn By: MVL Date: 12/14/2020

Print Date:
1/14/2021
3:35:15 PM

Drawing No.:
C2

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options

Attachment: Plans and Site Plan (5901 : Veridian Homes)



Right Elevation - Cottage

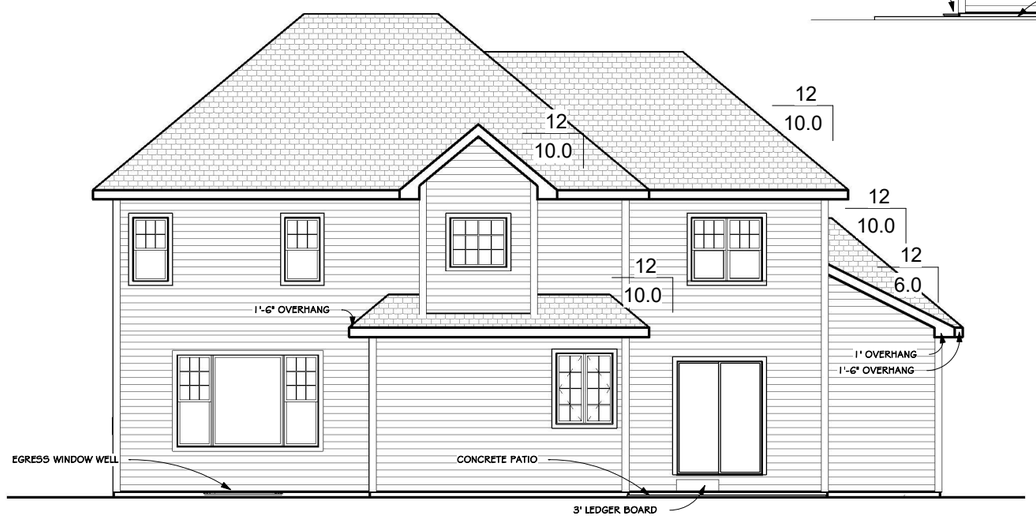
3/32" = 1'-0"

NOTE:
ALL WINDOWS TO HAVE 1X4 SMART TRIM WRAP ALL ELEVATIONS
ALL PATIO AND GARAGE DOORS TO HAVE 1X4 SMART TRIM WRAP



Left Elevation - Cottage

3/32" = 1'-0"



Rear Elevation - Cottage

3/32" = 1'-0"

Custom Designed For: ZHENDONG ZHANG AND XINLI LIN
Homesite / Neighborhood: 59 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: CONEFLOWER COURT
MEQUON, WI 53097
Customer Approval:

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Madison, WI 53713
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Fax 608.226.3600

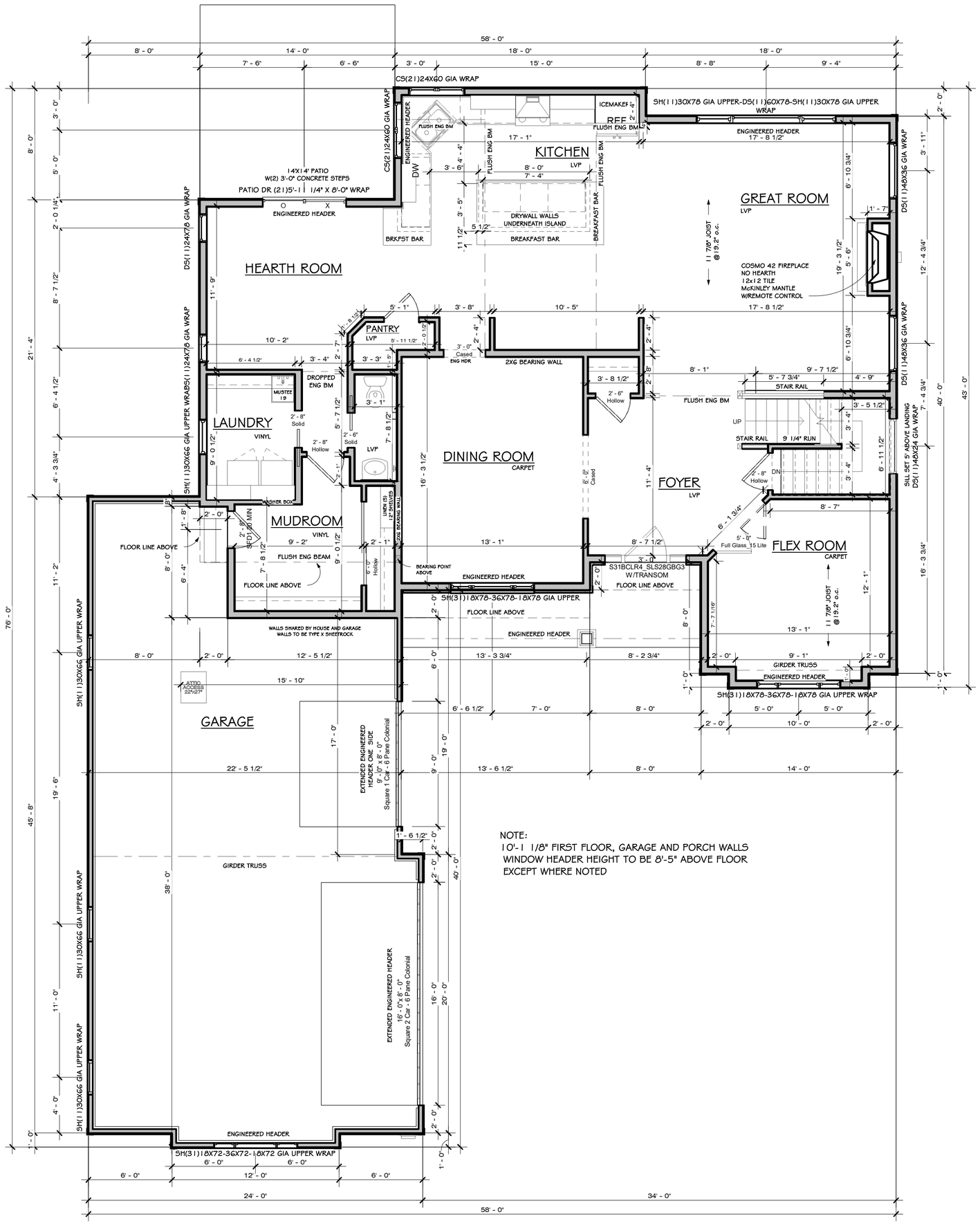
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Elevation: Cottage
Drawn By: MVL Date: 12/14/2020

Print Date:
1/14/2021
3:35:17 PM

Drawing No.:
C2.1

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options

Attachment: Plans and Site Plan (5901 : Veridian Homes)



First Floor - Cottage

3/16" = 1'-0"

Area Schedule (Cottage)	
Level	Area
First Floor	1743 SF
Second Floor	1716 SF
	3459 SF

Custom Design For: ZHENDONG ZHANG AND XINLI LIN
Homesite / Neighborhood: 59 ENCLAVE AT MEQUON PRESERVE SOUTH
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Fax 608.226.0600

Model: BECKET
Elevation: Cottage
Revised Base Plan: Date: 12/14/2020
Drawn By: MVL

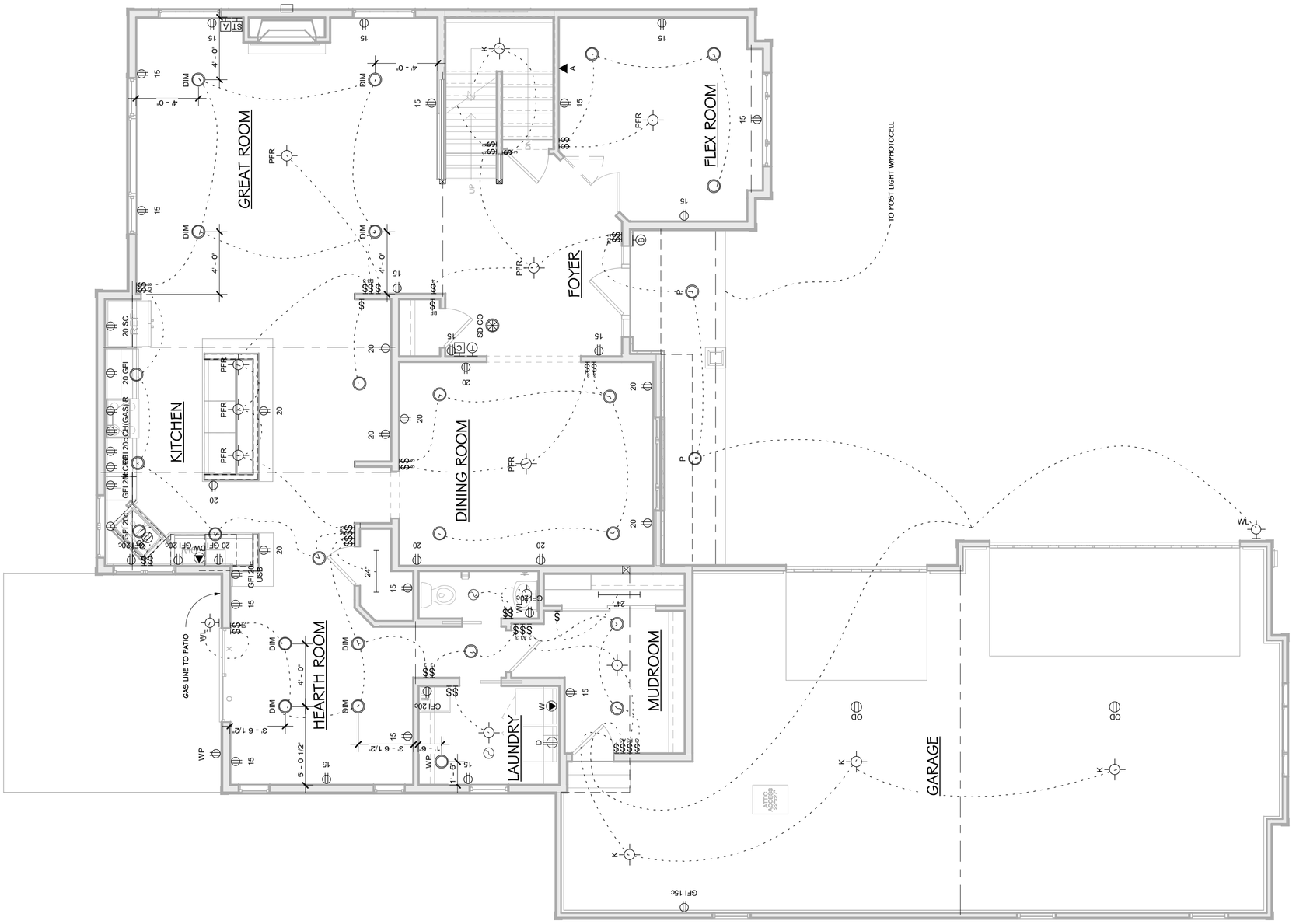
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Print Date: 1/14/2021 3:32:27 PM
Revisions:

Drawing No.: C3

Attachment: Plans and Site Plan (5901 : Veridian Homes)

Attachment: Plans and Site Plan (5902 : Veridian Homes)



First Floor Electrical
3/16" = 1'-0"

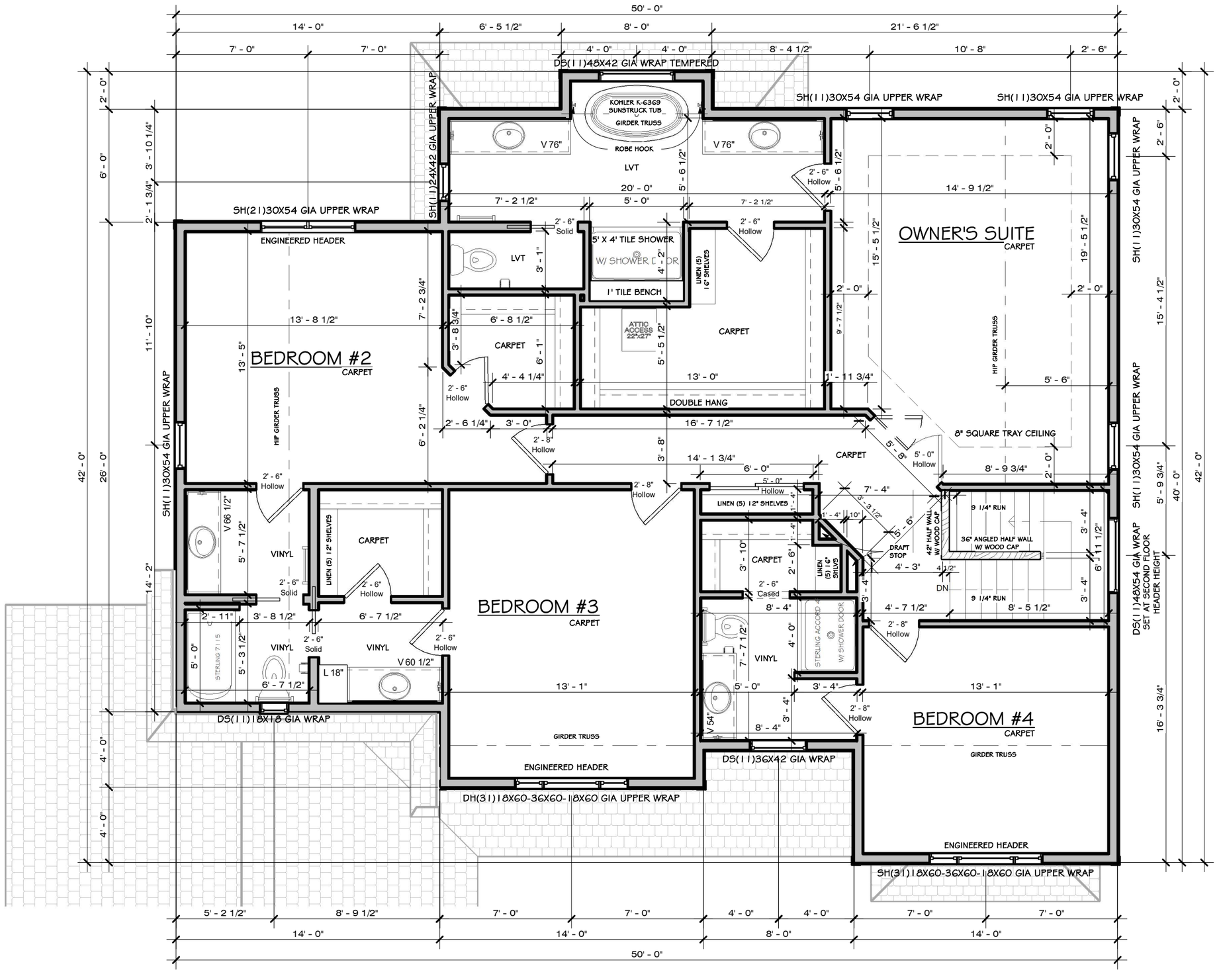
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Model:	DECKET
Elevation:	Cottage
Revised Base Plan:	
Drawn By:	MVL Date: 12/14/2020
Print Date:	1/14/2021 3:32:27 PM
Revisions:	
Drawing No.:	C4

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Madison, WI 53713
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Custom Designed For: ZHENDONG ZHANG AND XINLI LIN
Homesite / Neighborhood: 59 ENCLAVE AT MEQUON PRESERVE SOUTH
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Customer Approval:

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Second Floor - Cottage

3/16" = 1'-0"

Area Schedule (Cottage)	
Level	Area
First Floor	1743 SF
Second Floor	1716 SF
	3459 SF

Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Custom Designed For: ZHENDONG ZHANG AND XINLI LIN
Homesite / Neighborhood: 59 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: CONEFLOWER COURT MEQUON, WI 53097
Customer Approval:

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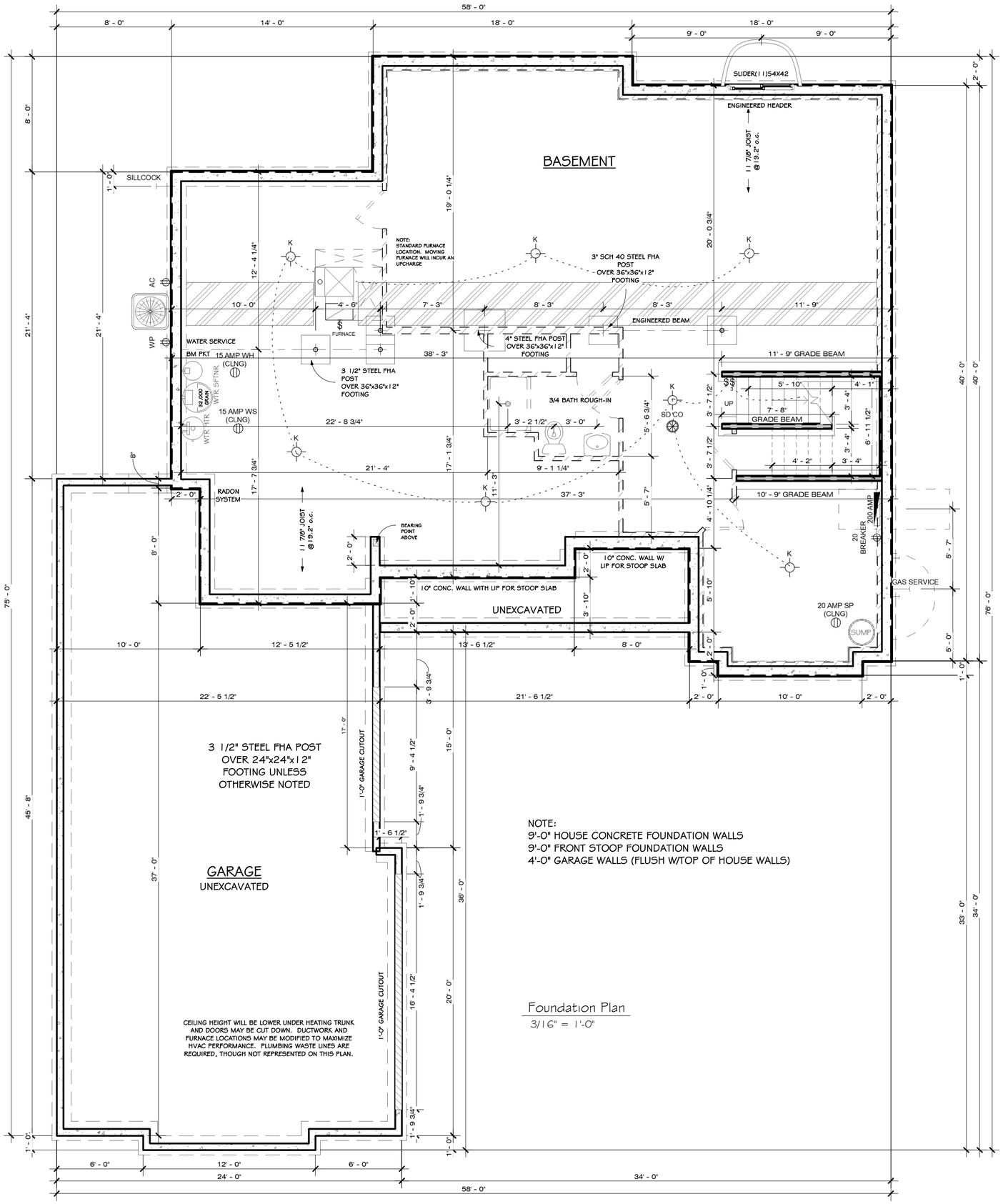
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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.3200

Model: BECKET
Elevation: Cottage
Drawn By: MVL Date: 12/14/2020

Print Date: 1/14/2021 3:35:19 PM

Drawing No.: C5

Attachment: Plans and Site Plan (5901 : Veridian Homes)



Foundation Plan
3/16" = 1'-0"

Custom Designed For: ZHENDONG ZHANG AND XINLI LIN
Homesite / Neighborhood: 59 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: CONEFLOWER COURT
MEQUON, WI 53097
Customer Approval:

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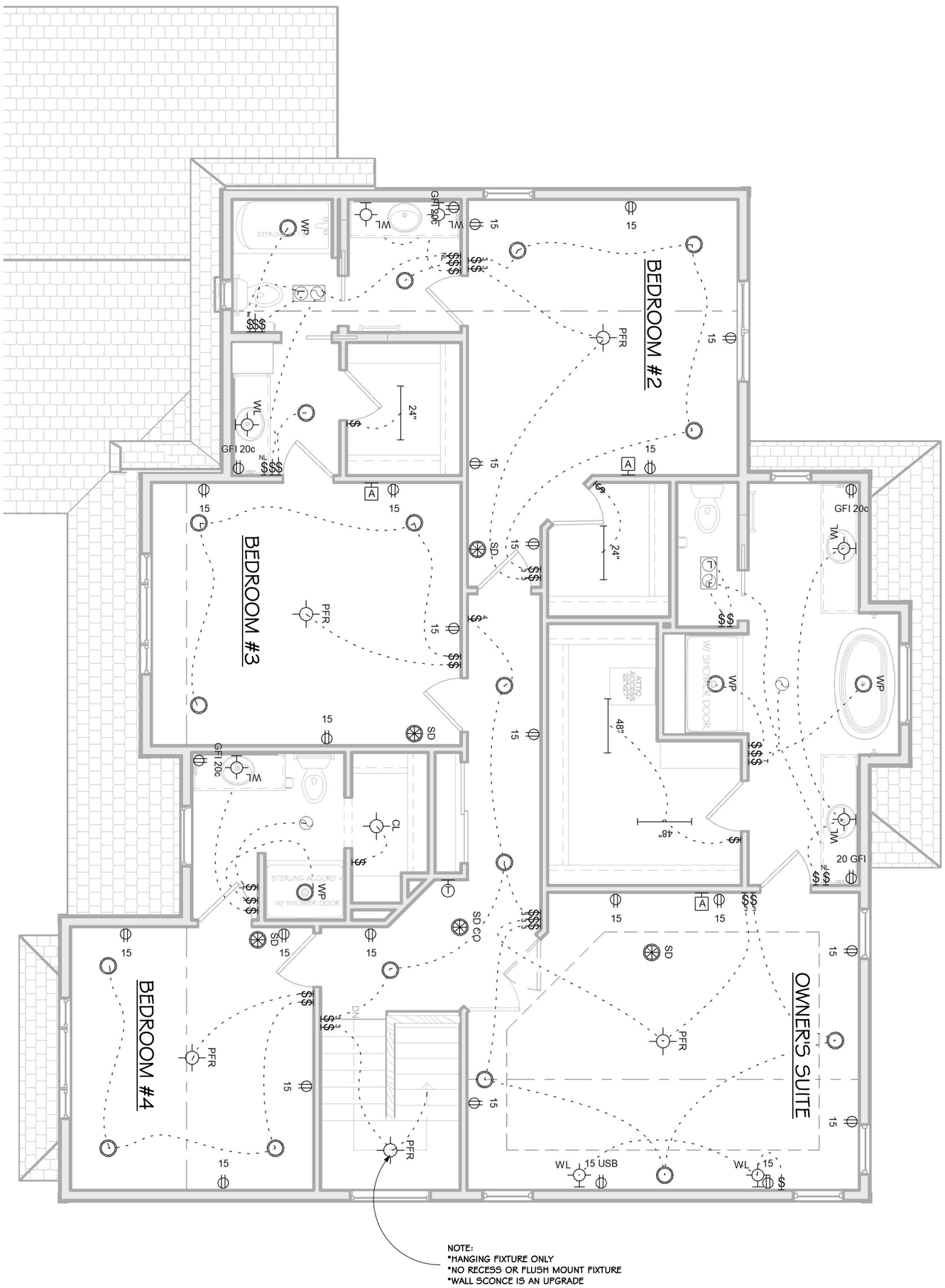
VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: BECKET
Elevation: Cottage
Revised Base Plan:
Drawn By: MVL Date: 12/14/2020

Print Date: 1/14/2021 3:32:28 PM
Revisions:

Drawing No.: C7



Second Floor Electrical

3/16" = 1'-0"

Do Not Scale

Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.: C6

Print Date: 1/14/2021 3:35:20 PM

Model: BECKET

Elevation: Cottage

Drawn By: MVL Date: 12/14/2020

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Custom Designed For: ZHENDONG ZHANG AND XINLI LIN

Homesite / Neighborhood: 59 ENCLAVE AT MEQUON PRESERVE SOUTH

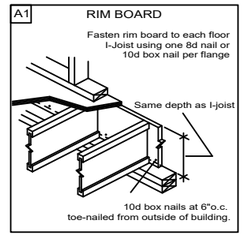
Address: CONEFLOWER COURT
MEQUON, WI 53097

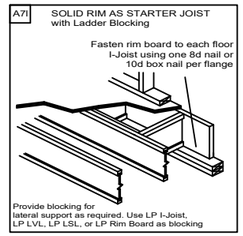
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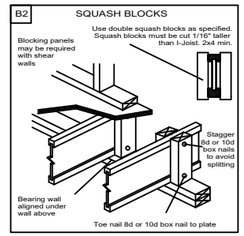
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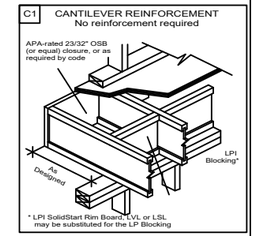
Attachment: Plans and Site Plan (5901 : Veridian Homes)











LPI I-Joist			
Label	Qty	Description	Length
BLK		11-7/8" LPI 20Plus	68'-0"
J1	1	11-7/8" LPI 20Plus	42'-0"
J2	1	11-7/8" LPI 32Plus	40'-0"
J3	8	11-7/8" LPI 20Plus	36'-0"
J4	3	11-7/8" LPI 20Plus	34'-0"
J5	3	11-7/8" LPI 20Plus	32'-0"
J6	7	11-7/8" LPI 20Plus	30'-0"
J7	1	11-7/8" LPI 32Plus	24'-0"
J8	1	11-7/8" LPI 20Plus	22'-0"
J9	6	11-7/8" LPI 42Plus	22'-0"
J10	7	11-7/8" LPI 20Plus	14'-0"

LP OSB Rim			
Label	Qty	Description	Length
	18	1-1/8x11-7/8 LP-OSB Rim	12'-0"

LP LSL			
Label	Qty	Description	Length
MD1	3	1-3/4x11-7/8 LP-LSL 1.55E	26'-0"
MD2	3	1-3/4x11-7/8 LP-LSL 1.55E	16'-0"
MF1	2	1-3/4x11-7/8 LP-LSL 1.55E	6'-0"

LP BUILDING PRODUCTS — BUILT WITH US

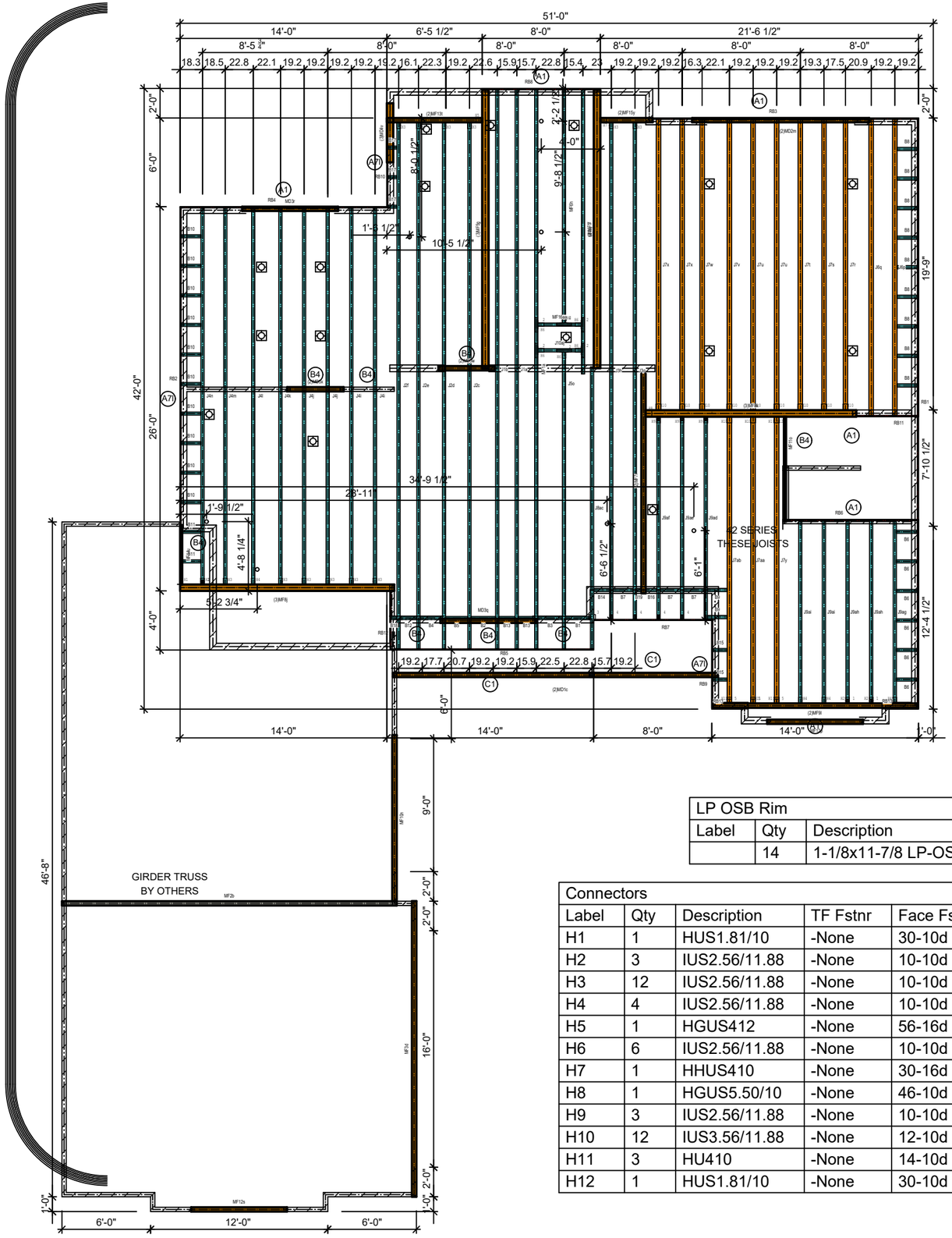
BECKET - COTTAGE
1ST FLOOR JOIST PLAN

VERIDIAN HOMES

MARSHALL TOWNE BUILDING SUPPLY

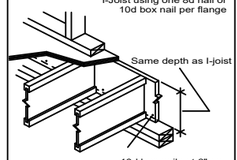
Project # 59 ENCLAVE AT MEQUON PRESERVE
Date 10-26-2015
Scale 3/16"=1'-0"
Drawn By: JASON KRATZ
Revised

Attachment: Plans and Site Plan (5901 : Veridian Homes)



A1 RIM BOARD

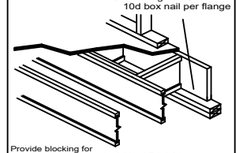
Fasten rim board to each floor I-Joist using one 8d nail or 10d box nail per flange



10d box nails at 6"o.c. toe-nailed from outside of building.

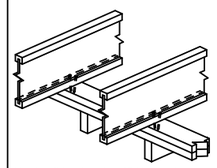
A7l SOLID RIM AS STARTER JOIST with Ladder Blocking

Fasten rim board to each floor I-Joist using one 8d nail or 10d box nail per flange



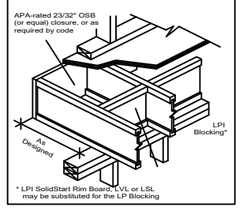
Provide blocking for lateral support as required. Use LP I-Joist, LP LVL, LP LSL, or LP Rim Board as blocking

B4 JOIST NAILING AT INTERIOR SUPPORT



Use two 8d nails or two 10d box nails (one on each side)

C1 CANTILEVER REINFORCEMENT No reinforcement required



* LPI SolidStart Rim Board, LVL or LSL may be substituted for the LP Blocking

Beam-By-Others			
Label	Qty	Description	Length
MF2	1	BBO	22'-8"

LPI I-Joist			
Label	Qty	Description	Length
BLK		11-7/8" LPI 20Plus	62'-0"
J1	2	11-7/8" LPI 20Plus	38'-0"
J2	4	11-7/8" LPI 20Plus	36'-0"
J3	2	11-7/8" LPI 20Plus	34'-0"
J4	8	11-7/8" LPI 20Plus	26'-0"
J5	1	11-7/8" LPI 20Plus	22'-0"
J6	2	11-7/8" LPI 42Plus	22'-0"
J7	12	11-7/8" LPI 42Plus	20'-0"
J8	1	11-7/8" LPI 20Plus	20'-0"
J9	8	11-7/8" LPI 20Plus	14'-0"
J10	1	11-7/8" LPI 20Plus	4'-0"
MF1	1	11-7/8" LPI 20Plus	38'-0"
MF4	1	11-7/8" LPI 20Plus	20'-0"
MF6	1	11-7/8" LPI 20Plus	16'-0"
MF16	1	11-7/8" LPI 20Plus	4'-0"

LP OSB Rim			
Label	Qty	Description	Length
	14	1-1/8x11-7/8 LP-OSB Rim	12'-0"

LP LSL			
Label	Qty	Description	Length
MD1	2	1-3/4x7-1/4 LP-LSL 1.55E	22'-0"
MD3	2	3-1/2x9-1/2 LP-LSL 1.55E	8'-0"
MD4	3	1-3/4x11-7/8 LP-LSL 1.55E	4'-0"
MF3	1	3-1/2x11-7/8 LP-LSL 1.55E	22'-0"
MF7	2	1-3/4x11-7/8 LP-LSL 1.55E	16'-0"
MF9	2	1-3/4x11-7/8 LP-LSL 1.55E	14'-0"
MF10	1	3-1/2x11-7/8 LP-LSL 1.55E	12'-0"
MF11	1	1-3/4x11-7/8 LP-LSL 1.55E	8'-0"
MF12	2	3-1/2x9-1/2 LP-LSL 1.55E	8'-0"
MF14	1	1-3/4x11-7/8 LP-LSL 1.55E	6'-0"

Connectors					
Label	Qty	Description	TF Fstnr	Face Fstnr	Joist Fstnr
H1	1	HUS1.81/10	-None	30-10d	10-10d
H2	3	IUS2.56/11.88	-None	10-10d	2-10d x 1.5"
H3	12	IUS2.56/11.88	-None	10-10d	2-teardrop
H4	4	IUS2.56/11.88	-None	10-10d	2-teardrop
H5	1	HGUS412	-None	56-16d	20-16d
H6	6	IUS2.56/11.88	-None	10-10d	2-teardrop
H7	1	HHUS410	-None	30-16d	10-16d
H8	1	HGUS5.50/10	-None	46-10d	16-10d
H9	3	IUS2.56/11.88	-None	10-10d	2-10d x 1.5"
H10	12	IUS3.56/11.88	-None	12-10d	2-teardrop
H11	3	HU410	-None	14-10d	6-10d
H12	1	HUS1.81/10	-None	30-10d	10-10d

LP LVL			
Label	Qty	Description	Length
MD2	2	1-3/4x11-7/8 LP-LVL 2900Fb-2.0E	12'-0"
MD5	4	1-3/4x11-7/8 LP-LVL 2900Fb-2.0E	4'-0"
MF5	6	1-3/4x11-7/8 LP-LVL 2900Fb-2.0E	20'-0"
MF8	6	1-3/4x11-7/8 LP-LVL 2900Fb-2.0E	16'-0"
MF13	2	1-3/4x11-7/8 LP-LVL 2900Fb-2.0E	8'-0"
MF15	2	1-3/4x11-7/8 LP-LVL 2900Fb-2.0E	4'-0"

LP BUILDING PRODUCTS — BUILD WITH US

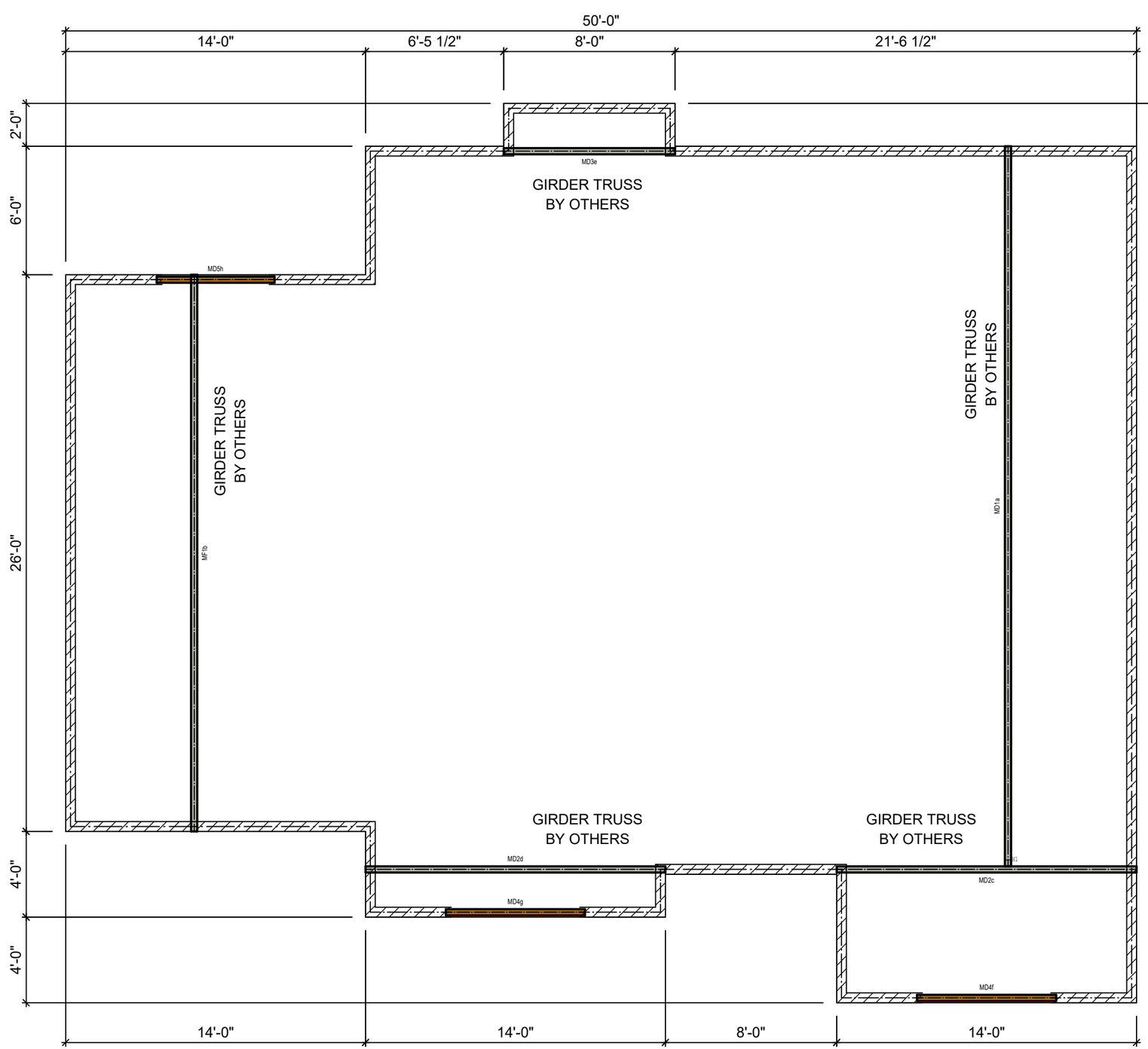
BECKET - COTTAGE
2ND FLOOR IJOIST PLAN

VERIDIAN HOMES

MARSHALL TOWNE BUILDING SUPPLY

Project # 59 ENCLAVE AT MEQUON PRESERVE
Date 10-26-2015
Scale 3/16"=1'-0"
Drawn By: JASON KRATZ
Revised

Attachment: Plans and Site Plan (5901 : Veridian Homes)



LP LSL			
Label	Qty	Description	Length
MD4	2	3-1/2x9-1/2 LP-LSL 1.55E	8'-0"
MD5	1	3-1/2x9-1/2 LP-LSL 1.55E	6'-0"

Beam-By-Others			
Label	Qty	Description	Length
MD1	1	BBO	33'-7 1/2"
MD2	2	BBO	14'-0"
MD3	1	BBO	8'-0"
MF1	1	BBO	26'-0"

Connectors					
Label	Qty	Description	TF Fstnr	Face Fstnr	Joist Fstnr
H1	1	HANGER	-	-	-

LP BUILDING PRODUCTS — BUILD WITH US®

BECKET - COTTAGE
2ND FLOOR WALL PLAN

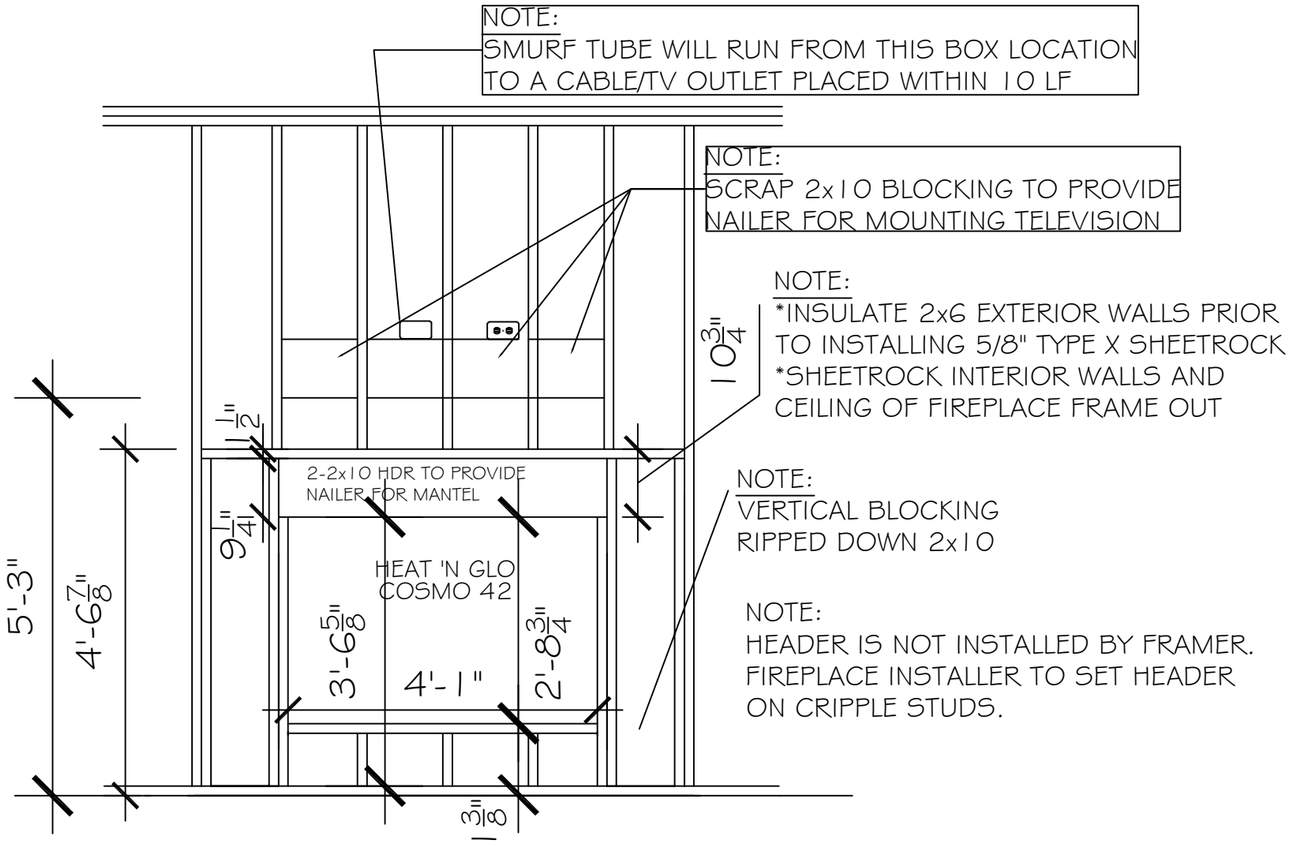
VERIDIAN HOMES

MARSHALL TOWNE BUILDING SUPPLY

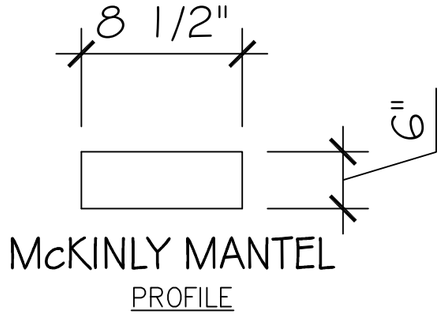
Project #
59 ENCLAVE AT MEQUON PRESERVE
Date
10-26-2015
Scale
3/16"=1'-0"
Drawn By:
JASON KRATZ
Revised

Attachment: Plans and Site Plan (5901 : Veridian Homes)

FRAMING ELEVATION DETAIL

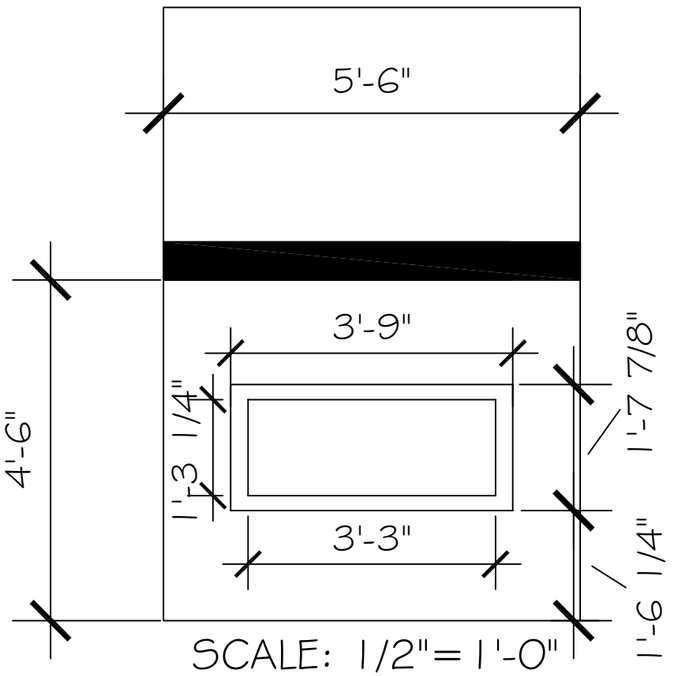


SCALE: 1/2"= 1'-0"



McKINLY MANTEL
PROFILE

FIREPLACE PLACEMENT



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

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6801 South Towne Drive - Madison, WI 53713
(608)226-3100 Fax: (608)226-0600

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Custom Designed For: ZHENDONG ZHANG AND XINLI LIN
Homesite / Neighborhood: 59 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: CONEFLOWER COURT MEQUON, WI 53097

Drawn By: MVL
Date: 12/14/2020

Customer Approval: _____ /2020
VH Approval: _____ /2020

Note: Please review carefully. What is shown in this plan represents what will be constructed.
We will not be held responsible for errors if work is built according to the customer's approved plan.

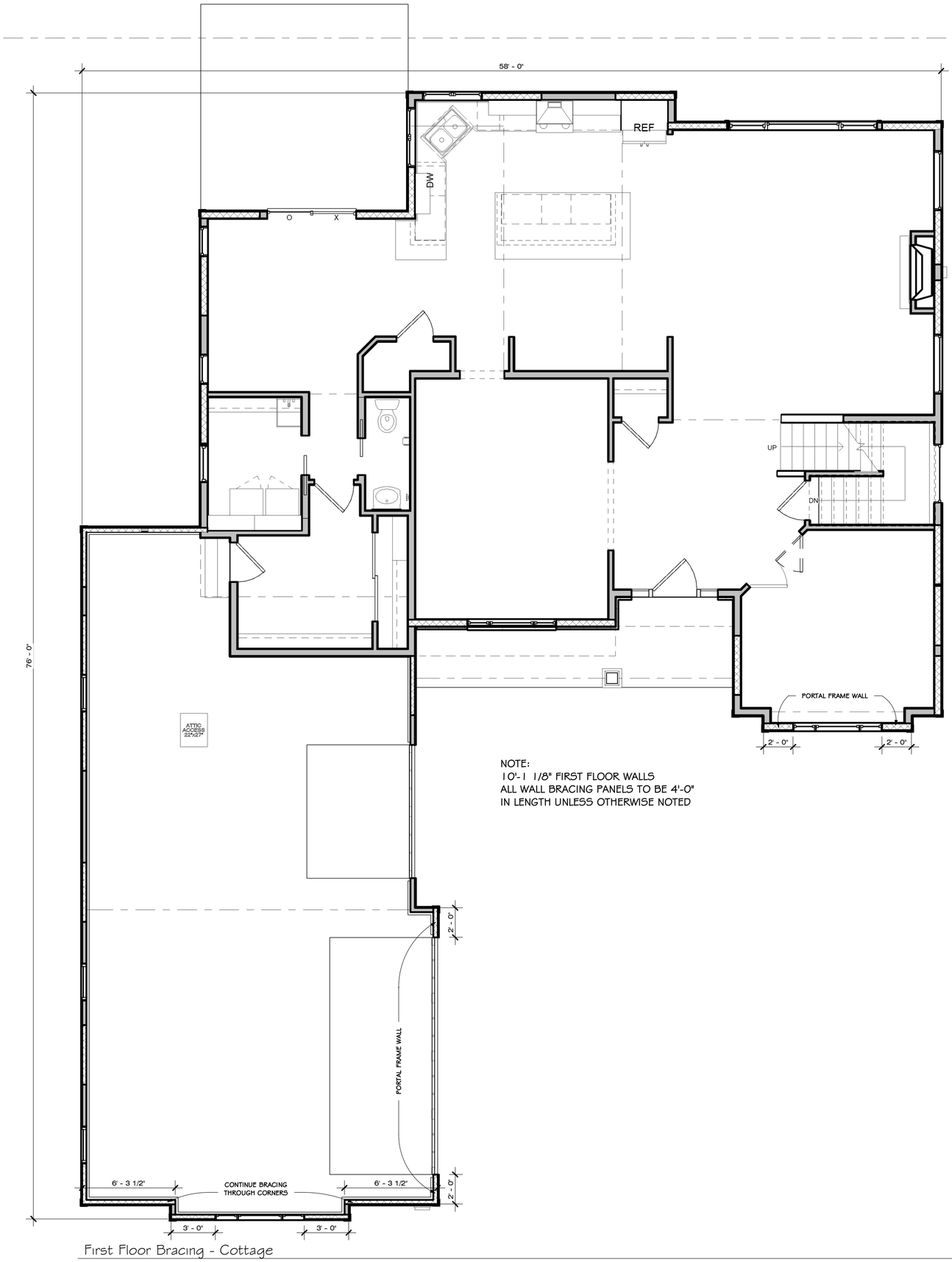
Revised: - | - | - | - | - | -

Model: TR-SLR42 COSMO 42
GRAPHITE FRONT
Base Plan: 12-05-01 Base Plan Revised: 5-3-16

C12

Do Not Scale
Note: All dimensions are stud to stud

Attachment: Plans and Site Plan (5901 : Veridian Homes)



First Floor Bracing - Cottage

3/16" = 1'-0"

Custom Design For: ZHENDONG ZHANG AND XINLI LIN
Homesite / Neighborhood: 59 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: CONFLOWER COURT
MEQUON, WI 53097
Customer Approval:

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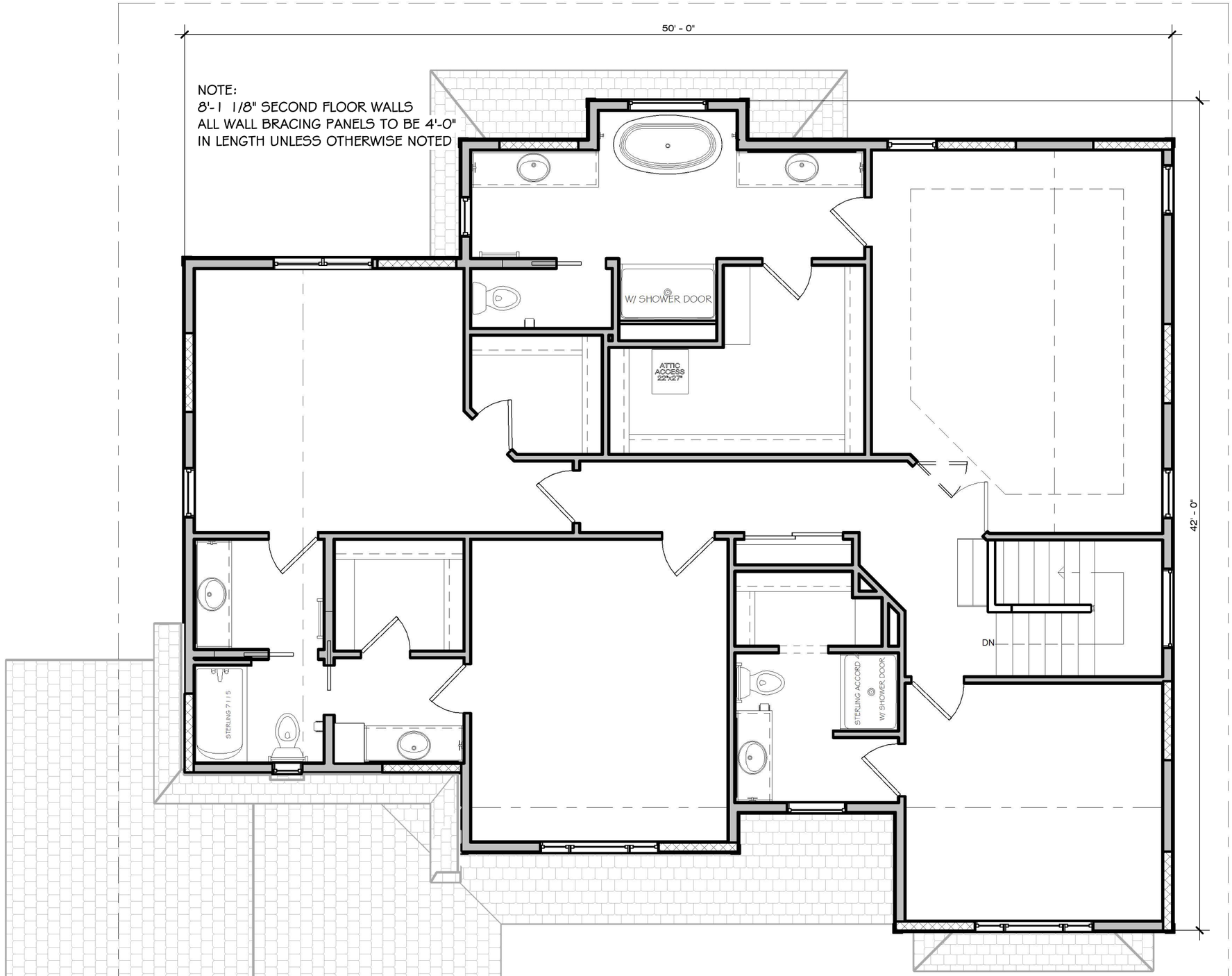
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder
Room dimensions, features & actual square footage vary by exterior style and options.

Model: BECKET
Elevation: Cottage
Revised Base Plan:
Drawn By: MVL
Date: 12/14/2020

Print Date:
1/14/2021
3:32:29 PM
Revisions:

Drawing No.:
C13



Attachment: Plans and Site Plan (5901 : Veridian Homes)

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**

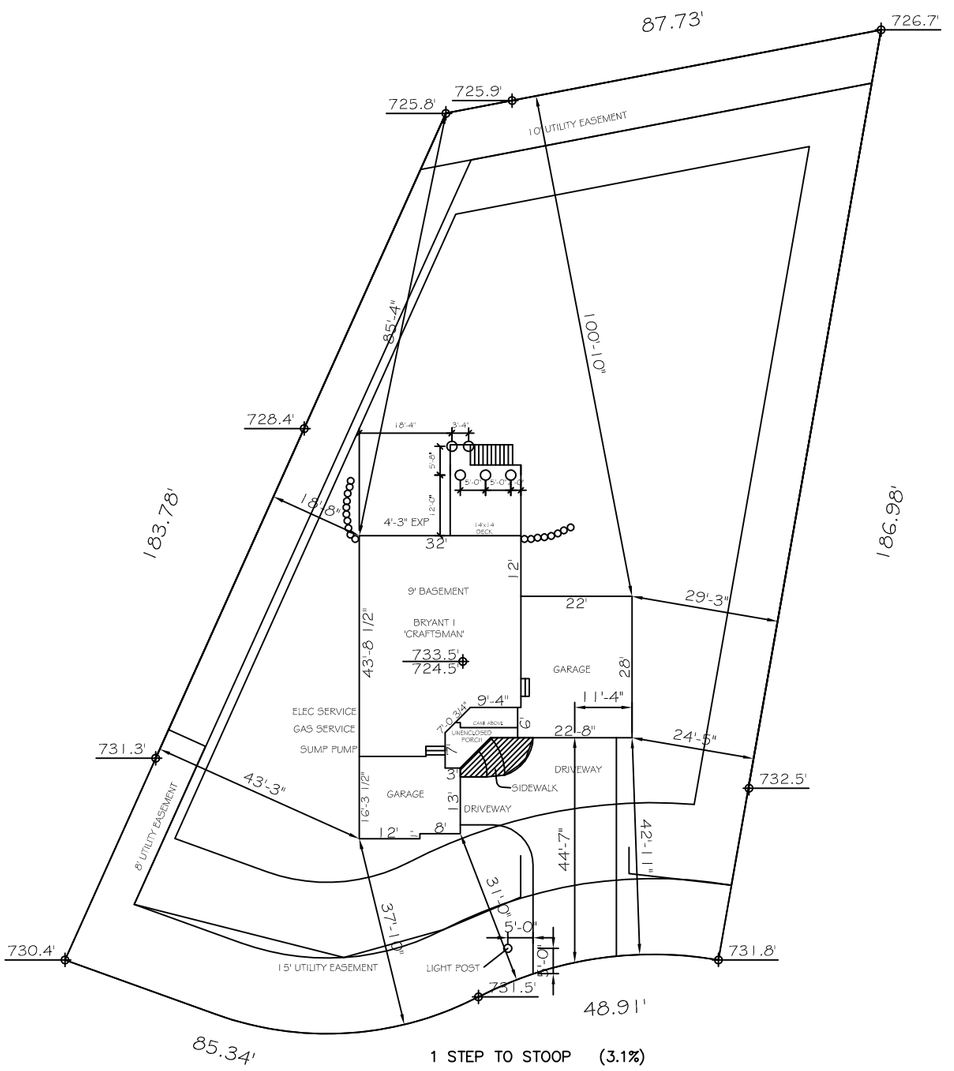
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **February 8, 2021**
SUBJECT: **Veridian Homes, New Single-Family Residence on Lot 60 - Coneflower Court**

Attachments:
Plans and Site Plan (PDF)

Attachment: Plans and Site Plan (5902 : Veridian Homes)

PHASE 1
LOT 60
19,371 S.F.

NO PORCH ENCROACHMENTS PERMIT PLANS



GR
1'-0"
CUT

XXXX.X' =FINAL GRADE

(XXXX.X') =EXISTING GRADE

9' FOUNDATION
TOP OF FOUNDATION=733.5'
TOP OF FOOTING=724.5'
GARAGE FLOOR ELEV.=733.0
DRIVEWAY SLOPE=2.95%
4'-3" EXPOSURE = 728.75'
3'-3" EXPOSURE = 729.75'
YARD GRADE=4.5%

CONEFLOWER COURT

LANDSCAPE KEY
REFER TO SUBDIVISION ADDENDUM
SHADE TREE
ORNAMENTAL TREE
CONIFER
ROCK RETAINING WALL
STRAW EROSION MATT.

KEY
STD. SETBACK LINE
VARIANCE SETBACK
EASEMENT SETBACK
DRAINAGE ARROW
RETAINING WALL ARROW
EROSION CONTROL
MAIN TRANSFORMER
SM. TRANSFORMER

NOTE:
*EROSION MATTING TO BE APPLIED AND INSTALLED BY LANDSCAPING CONTRACTOR AT TIME OF FINE GRADE AND SEED
*RETAINING WALL SYMBOLS ARE ONLY TO REPRESENT WHERE THEY ARE NEEDED-IT IS UP TO THE LANDSCAPER TO DETERMINE THE LENGTH NEEDED AND IN WHAT DIRECTION THEY SHOULD BE PLACED.

HOMESITE: 60
NEIGHBORHOOD: ENCLAVE AT MEQUON PRESERVE S
MODEL: BRYANT I COTTAGE 3 CAR SPLIT
SITE AREA: 19,371 SQ. FT.
IMPERVIOUS AREA: 3,298 SQ. FT.

SCALE: 1"=30'-0"
DRAWN BY: RJB
DATE: 12/18/2020

CUSTOMER: PATRICK & SALLY-ANNE SCHMICK
ADDRESS: CONEFLOWER DRIVE
MEQUON, WI 53097

CUSTOMER APPROVAL:
SPF Dec 23 2020 DATE: / /20

DATE: / /20

VH APPROVAL:

DATE: / /20

ZONED: -
MINIMUM SETBACKS

FRONT: 30'
REAR: 20'
SIDE: 10'
TOTAL SIDE: -
CORNER SIDE: -

VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
(608)226-3100 Fax: (608)226-0600

Front Elevation - Cottage

3/16" = 1'-0"

Roof Plan

1/16" = 1'-0"

Custom Designed For: Patrick & Sally-Anne Schmick

Homesite / Neighborhood: 60 Enclave at Mequon Preserve

Address: Coneflower Court
Mequon, WI 53097

Customer Approval:

SPF Dec 23 2020

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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.3200

Model: BRYANT 1 - 3 Car Split Garage

Elevation: Cottage

Drawn By: RJB Date: 12/17/20

Print Date:
12/18/2020
3:10:46 PM

Drawing No.:
C2

Do Not Scale Note: All dimensions are stud to stud

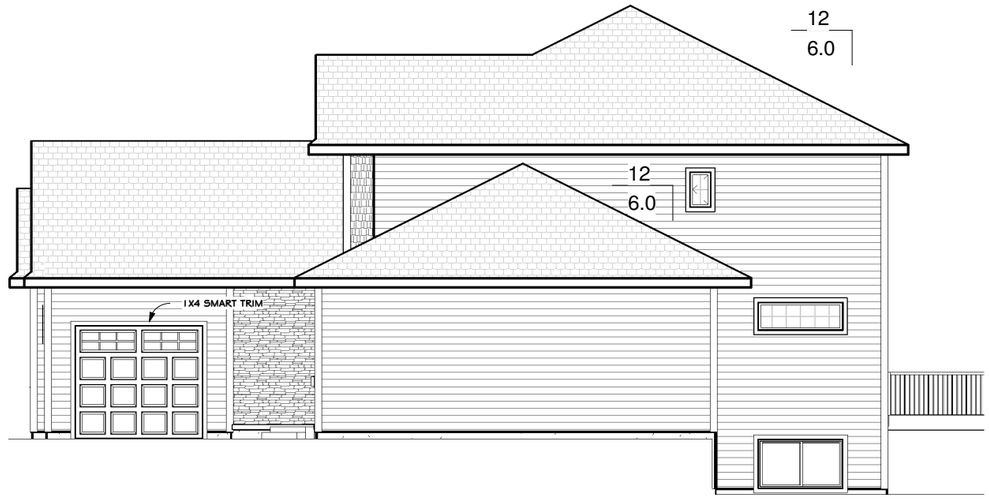
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.

Room dimensions, features & actual square footage vary by exterior style and options

Attachment: Plans and Site Plan (5902 : Veridian Homes)



Left Elevation - Cottage
3/32" = 1'-0"



Right Elevation - Cottage
3/32" = 1'-0"

NOTE: 1X4 SMART TRIM ALL WINDOWS ALL ELEVATIONS



Rear Elevation - Cottage
3/32" = 1'-0"

Custom Designed For: Patrick & Sally-Anne Schmick
Homesite / Neighborhood: 60 Enclave at Mequon Preserve
Address: Coneflower Court, Mequon, WI 53097
Customer Approval:
SPF Dec 23 2020

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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.3200

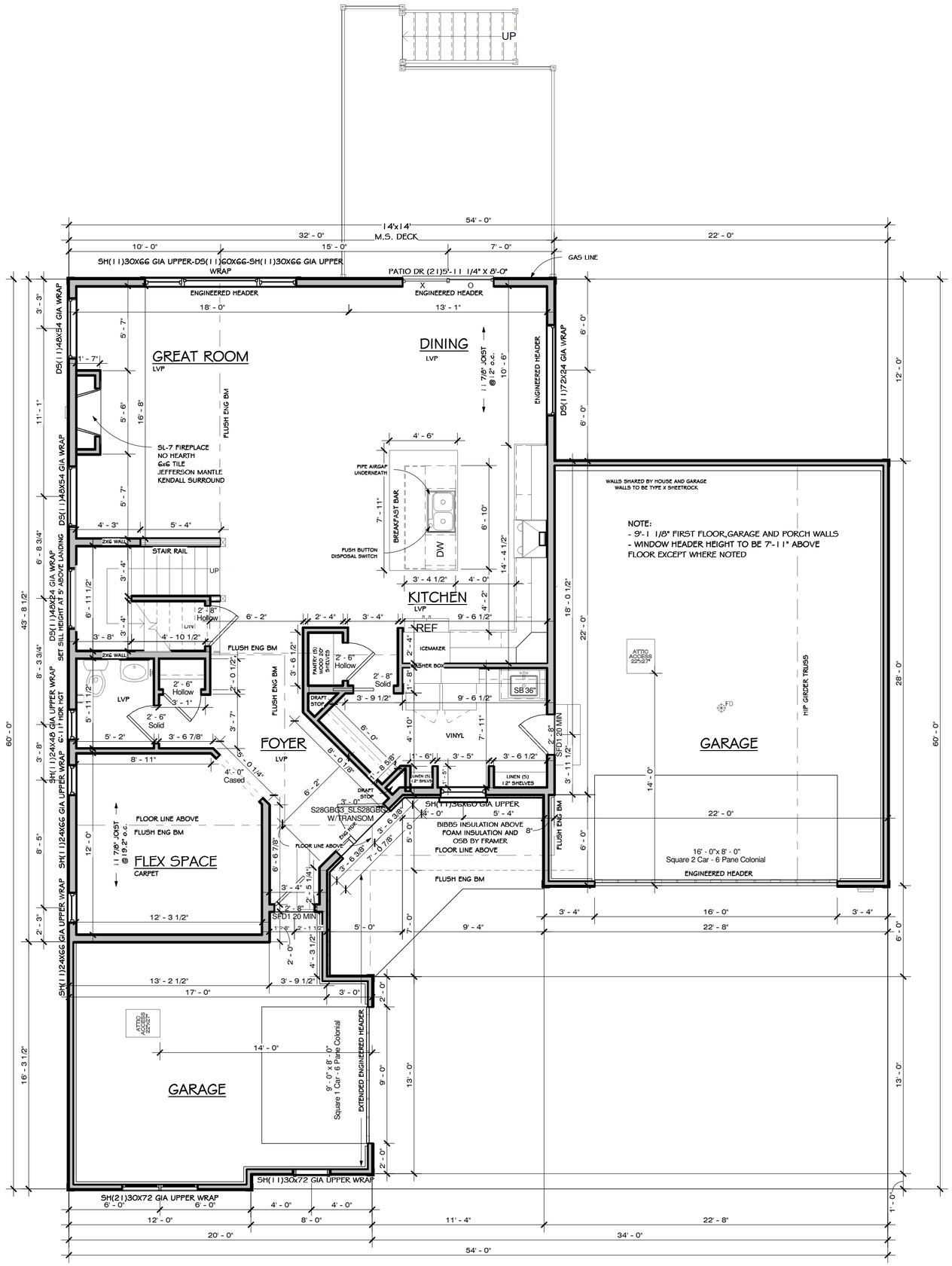
Model: BRYANT I - 3 Car Split Garage
Elevation: Cottage
Drawn By: RJB Date: 12/17/20

Print Date:
12/18/2020
3:10:47 PM

Drawing No.:
C2.1

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options

Attachment: Plans and Site Plan (5902 : Veridian Homes)



First Floor - Cottage

3/16" = 1'-0"

Area Schedule (Cottage)	
Name	Area

First Floor	1258 SF
Second Floor	1176 SF
	2434 SF

Do Not Scale

Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.

Room dimensions, features & actual square footage vary by exterior style and options.

Custom Designed For: Patrick & Sally-Anne Schmick
Homesite / Neighborhood: GO Enclave at Meqon Preserve
Address: Cornflower Court, Mequon, WI 53097
Customer Approval:
SPF Dec 23 2020
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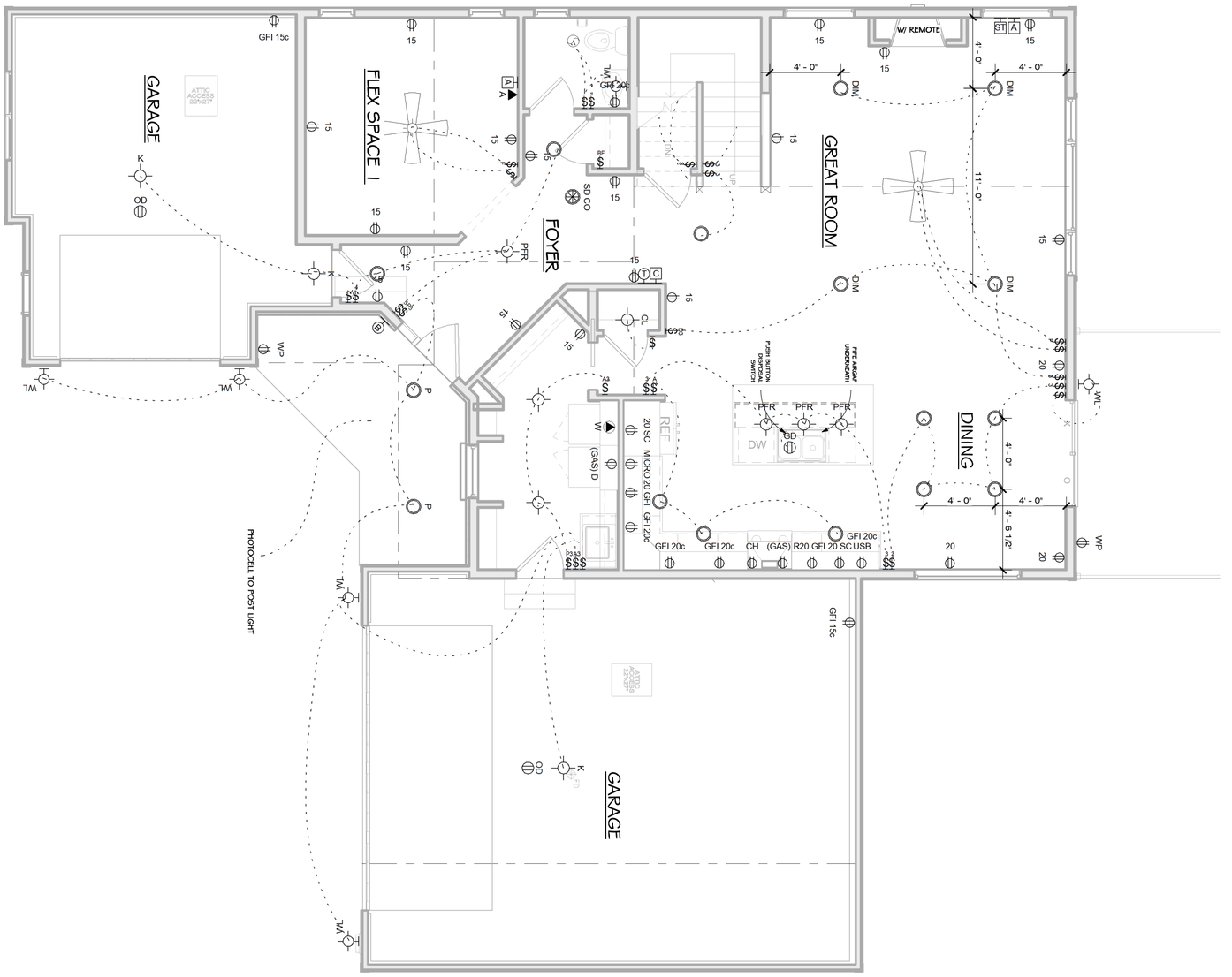
VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.228.0100
Fax 608.228.0600

Model: BRYANT I - 3 Car Split Garage
Elevation: Cottage
Revised Base Plan:
Drawn By: RJB Date: 12/7/20

Print Date:
12/18/2020
3:12:33 PM
Revisions:

Drawing No.:
C3

Attachment: Plans and Site Plan (5902 : Veridian Homes)



First Floor Electrical

3/16" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.: C4

Revisions: Print Date: 12/18/2020 3:12:34 PM

Model: BRYANT I - 3 Car Split Garage

Elevation: Cottage

Revised Base Plan:

Drawn By: RJB Date: 12/17/20

VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

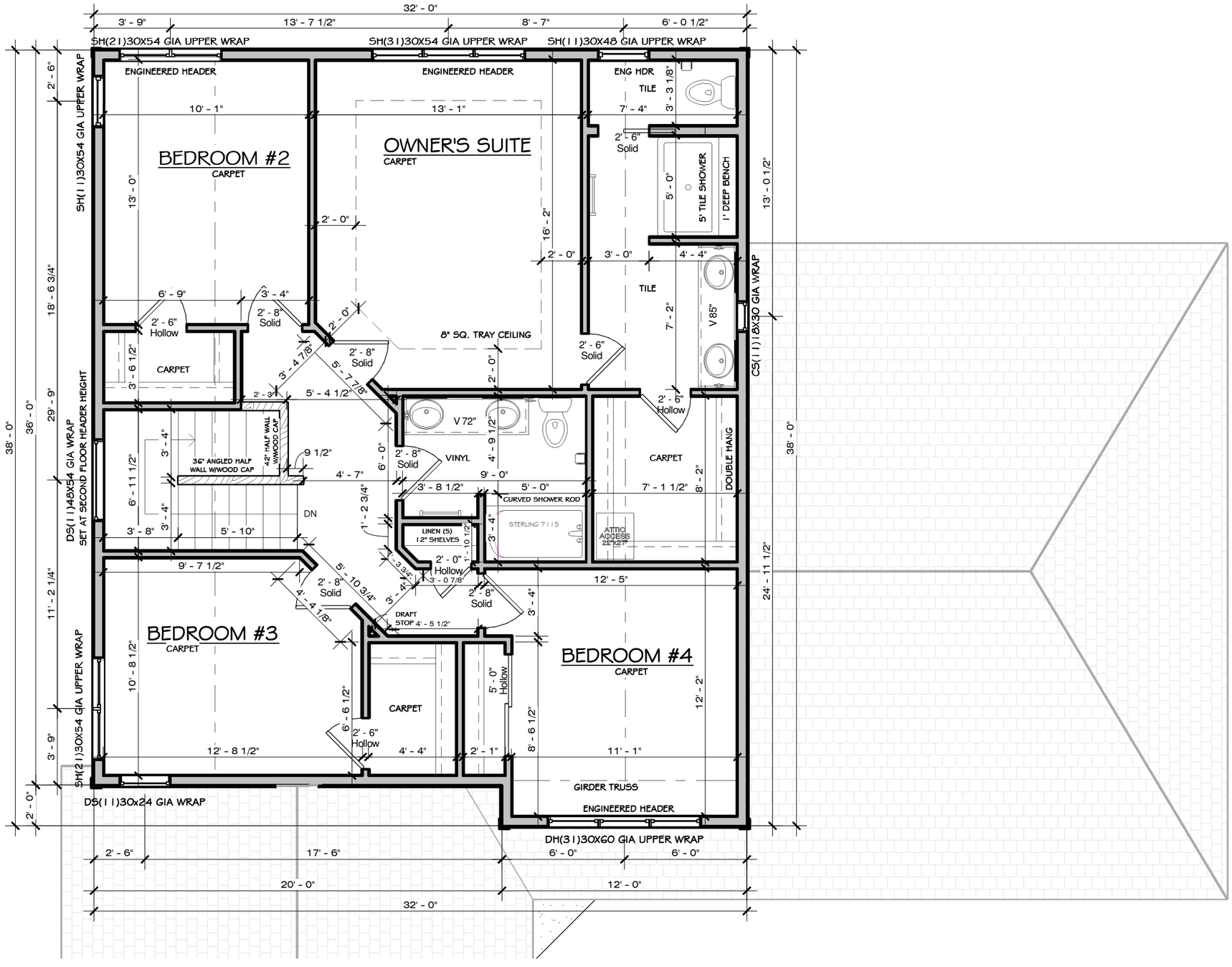
Custom Designed For: Patrick & Sally-Anne Schmick

Homesite / Neighborhood: 60 Enclave at Mequon Preserve

Address: Coneflower Court
Mequon, WI 53097

Customer Approval: **SPF Dec 23 2020**

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Second Floor - Cottage

3/16" = 1'-0"

Area Schedule (Cottage)	
Name	Area

First Floor	1258 SF
Second Floor	1176 SF
	2434 SF

Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Custom Designed For: Patrick & Sally-Anne Schmick
Homesite / Neighborhood: 60 Enclave at Mequon Preserve
Address: Coneflower Court, Mequon, WI 53097
Customer Approval:
SPF Dec 23 2020

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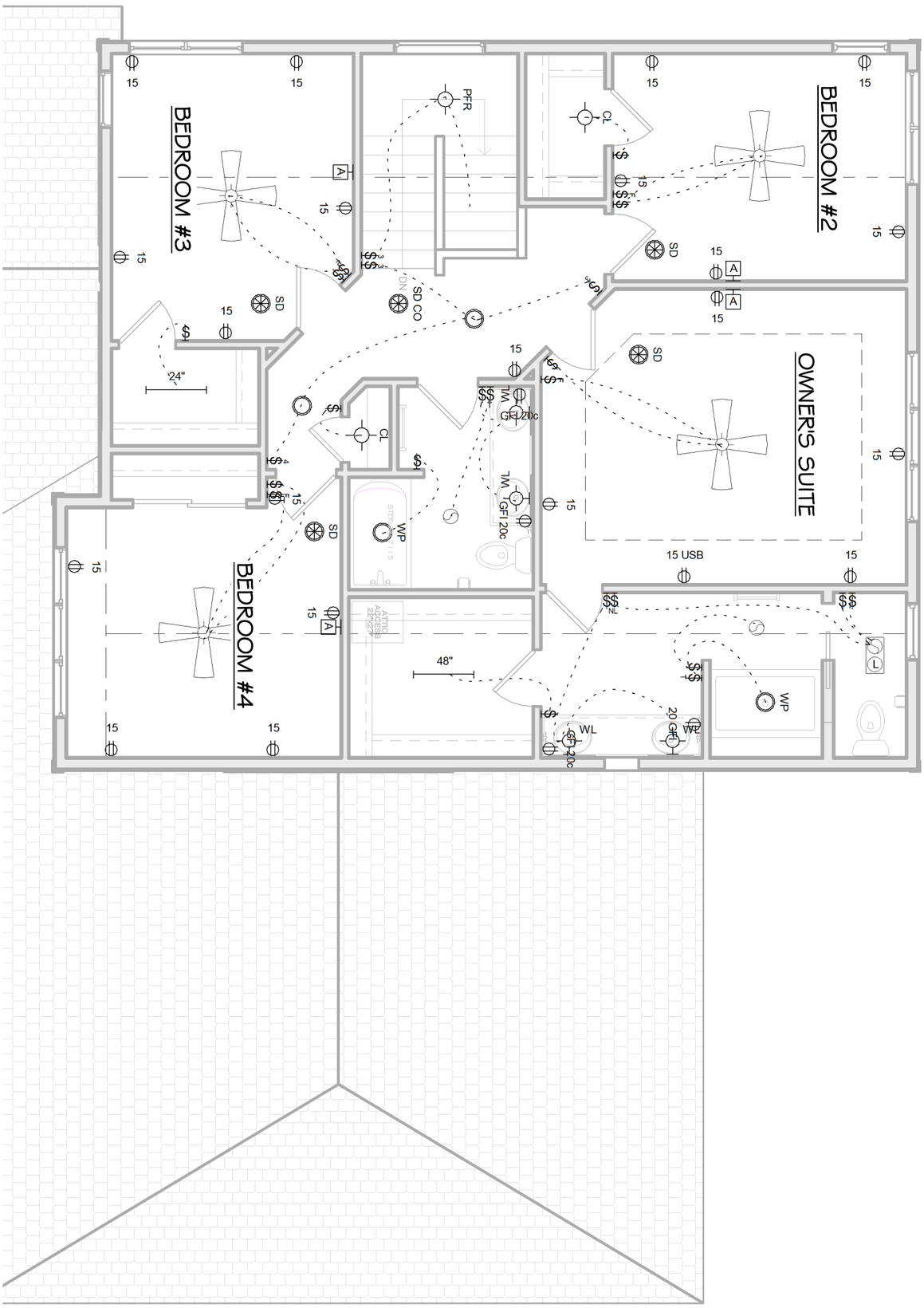
VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.3200

Model: BRYANT I - 3 Car Split Garage
Elevation: Cottage
Drawn By: RJB Date: 12/17/20

Print Date:
12/18/2020
3:10:48 PM

Drawing No.:
C5

Attachment: Plans and Site Plan (5902 : Veridian Homes)



Second Floor Electrical

3/16" = 1'-0"

Do Not Scale

Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Model: BRYANT 1 - 3 Car Split Garage

Elevation: Cottage

Drawn By: RJB Date: 12/17/20

Drawing No.: C6

Print Date: 12/18/2020 3:10:49 PM

VERIDIAN HOMES

6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: Patrick & Sally-Anne Schmick

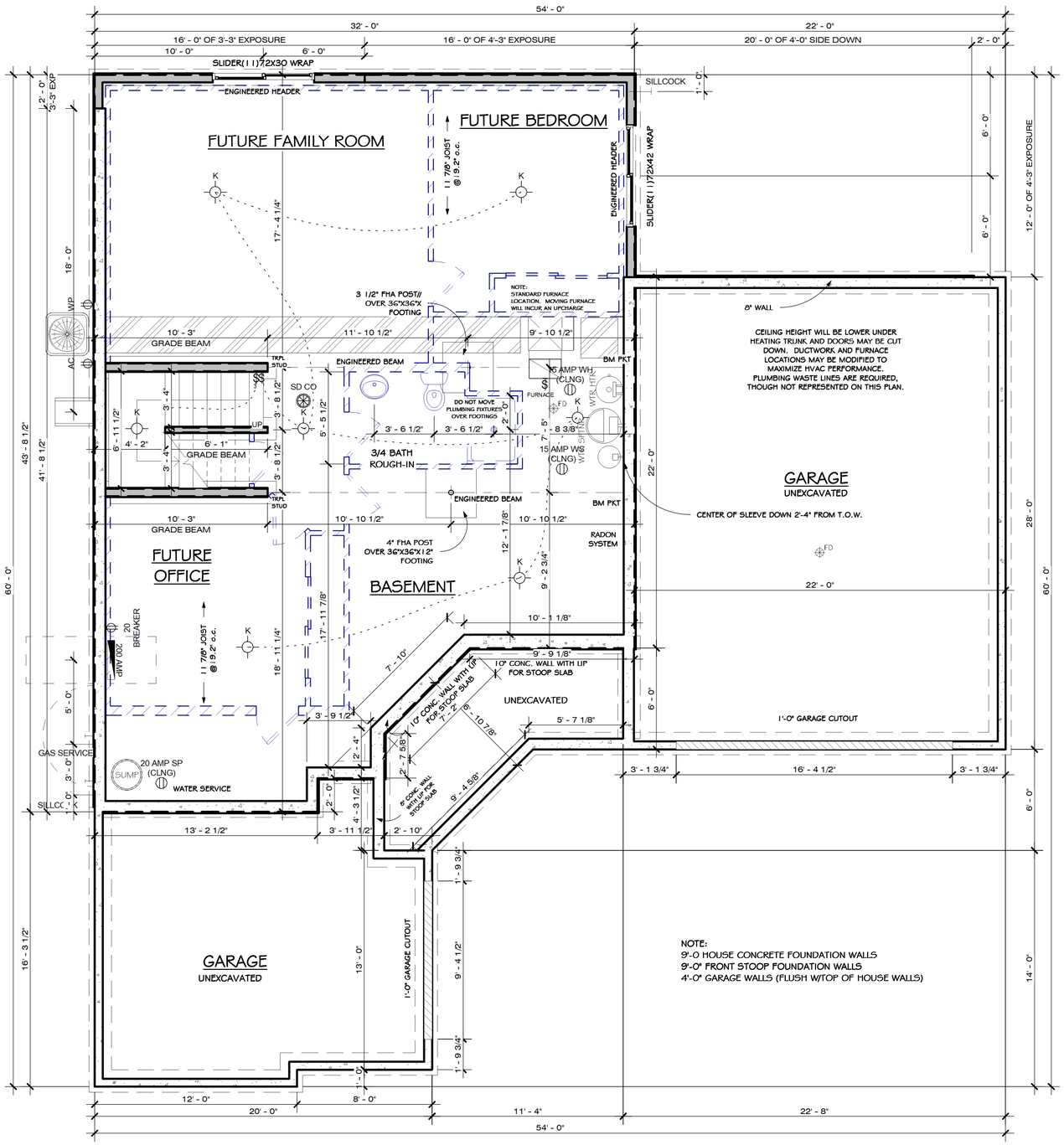
Homesite / Neighborhood: 60 Enclave at Mequon Preserve

Address: Coneflower Court
Mequon, WI 53097

Customer Approval: **SPF Dec 23 2020**

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Attachment: Plans and Site Plan (5902 : Veridian Homes)



Foundation Plan
3/16" = 1'-0"

Custom Designed For: Patnick & Sally-Anne Schmick
Homesite / Neighborhood: 60 Enclave at Mequon Preserve
Address: Coneflower Court
Mequon, WI 53097
Customer Approval:
SPF Dec 23 2020
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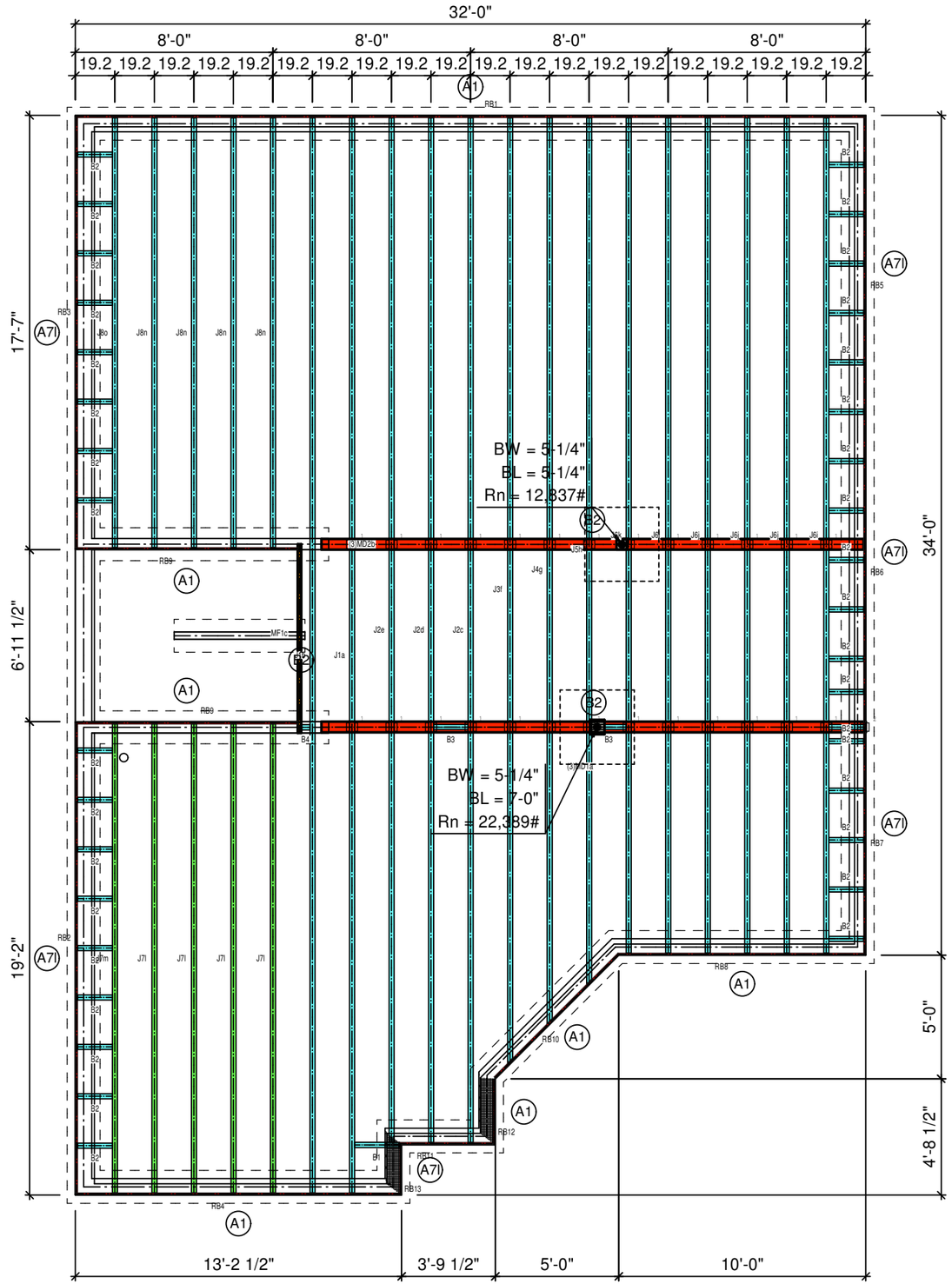
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: BRYANT I - 3 Car Split Garage
Elevation: Cottage
Revised Base Plan: Date: 12/17/20
Drawn By: RJB

Print Date:
12/18/2020
3:12:35 PM
Revisions:

Drawing No.:
C7

Attachment: Plans and Site Plan (5902 : Veridian Homes)



LPI I-Joist			
Label	Qty	Description	Length
BLK		11-7/8" LPI 20Plus	54'-0"
J1	2	11-7/8" LPI 20Plus	44'-0"
J2	3	11-7/8" LPI 20Plus	42'-0"
J3	1	11-7/8" LPI 20Plus	40'-0"
J4	1	11-7/8" LPI 20Plus	38'-0"
J5	1	11-7/8" LPI 20Plus	36'-0"
J6	6	11-7/8" LPI 20Plus	34'-0"
J7	5	11-7/8" LPI 32Plus	20'-0"
J8	5	11-7/8" LPI 20Plus	18'-0"

LP OSB Rim			
Label	Qty	Description	Length
	14	1-1/8x11-7/8 LP-OSB Rim	12'-0"

LP LSL			
Label	Qty	Description	Length
MF1	1	1-3/4x11-7/8 LP-LSL 1.55E	8'-0"

LP LVL			
Label	Qty	Description	Length
MD1	3	1-3/4x11-7/8 LP-LVL 2900Fb-2.0E	24'-0"
MD2	3	1-3/4x9-1/2 LP-LVL 2900Fb-2.0E	22'-0"

LP BUILDING PRODUCTS — BUILD WITH US.

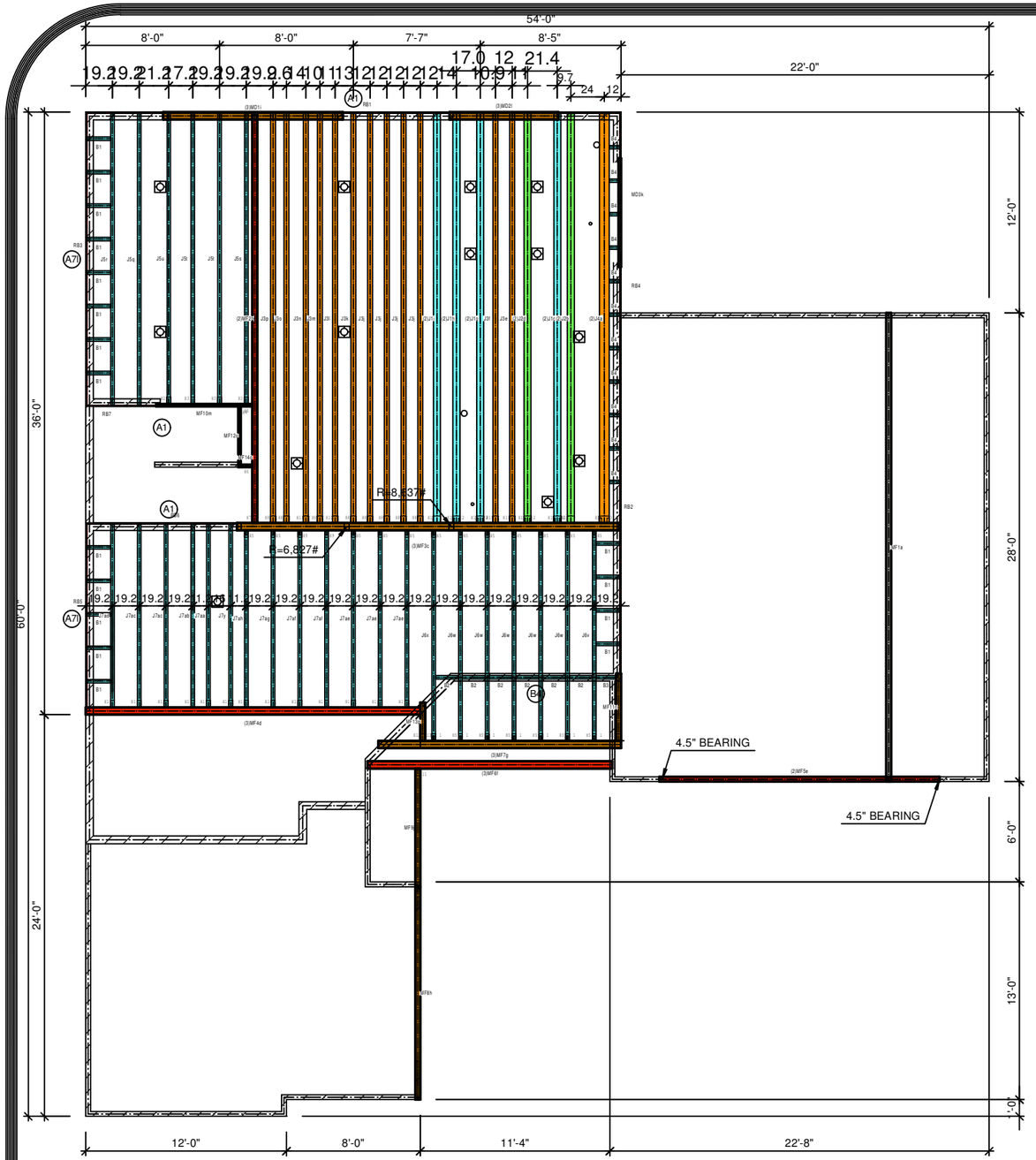
BRYANT I 3 CAR SPLIT - COTTAGE
1ST FLOOR I-JOISTS

VERIDIAN HOMES

SPF Dec 23 2020
MARSHALL TOWNE BUILDING SUPPLY

Project # BRYANT I COTTAGE
Date 10/12/2017
Scale 1/8"=1'-0"
Drawn By: JASON KRATZ
Revised

Attachment: Plans and Site Plan (5902 : Veridian Homes)



Beam-By-Others			
Label	Qty	Description	Length
MF1	1	BBO	28'-0"

LP OSB Rim			
Label	Qty	Description	Length
	9	1-1/8x11-7/8 LP-OSB Rim	12'-0"

LP LSL			
Label	Qty	Description	Length
MD1	3	1-3/4x11-7/8 LP-LSL 1.55E	12'-0"
MD2	3	1-3/4x9-1/2 LP-LSL 1.55E	8'-0"
MD3	1	1-3/4x9-1/2 LP-LSL 1.55E	8'-0"
MF3	3	1-3/4x11-7/8 LP-LSL 1.55E	24'-0"
MF7	3	1-3/4x11-7/8 LP-LSL 1.55E	16'-0"
MF8	1	3-1/2x9-1/2 LP-LSL 1.55E	14'-0"
MF9	1	3-1/2x9-1/2 LP-LSL 1.55E	8'-0"
MF10	1	1-3/4x11-7/8 LP-LSL 1.55E	6'-0"
MF11	1	3-1/2x11-7/8 LP-LSL 1.55E	6'-0"
MF12	1	1-3/4x11-7/8 LP-LSL 1.55E	4'-0"
MF13	1	3-1/2x11-7/8 LP-LSL 1.55E	4'-0"
MF14	1	1-3/4x11-7/8 LP-LSL 1.55E	2'-0"

LP LVL			
Label	Qty	Description	Length
MF2	2	1-3/4x11-7/8 LP-LVL 2900Fb-2.0E	26'-0"
MF4	3	1-3/4x18 LP-LVL 2900Fb-2.0E	20'-0"
MF5	2	1-3/4x16 LP-LVL 2900Fb-2.0E	18'-0"
MF6	3	1-3/4x9-1/2 LP-LVL 2900Fb-2.0E	16'-0"

LPI I-Joist			
Label	Qty	Description	Length
BLK		11-7/8" LPI 20Plus	42'-0"
J1	8	11-7/8" LPI 20Plus	26'-0"
J2	4	11-7/8" LPI 32Plus	26'-0"
J3	12	11-7/8" LPI 42Plus	26'-0"
J4	2	11-7/8" LPI 42Plus	26'-0"
J5	6	11-7/8" LPI 20Plus	18'-0"
J6	7	11-7/8" LPI 20Plus	14'-0"
J7	13	11-7/8" LPI 20Plus	12'-0"

Connectors					
Label	Qty	Description	TF Fstnr	Face Fstnr	Joist Fstnr
H1	13	IUS2.56/11.88	-None	10-10d	2-teardrop
H2	1	IUS2.56/11.88	-None	10-10d x 1.5"	2-teardrop
H3	3	IUS2.56/11.88	-None	10-10d x 1.5"	2-teardrop
H4	1	HUS1.81/10	-None	30-10d	10-10d
H5	18	IUS2.56/11.88	-None	10-10d	2-10d x 1.5"
H6	2	HUS1.81/10	-None	30-	10-
H7	1	HU412	-None	16-10d	6-10d
H8	8	IUS3.56/11.88	-None	12-10d	2-teardrop
H9	2	IUS2.56/11.88	-None	10-10d	2-10d x 1.5"
H10	4	IUS3.56/11.88	-None	12-10d	2-teardrop
H11	1	HUC410	-None	14-10d	6-10d
H12	1	HU412	-None	16-10d	6-10d
H13	1	MIU2.56/11	-None	20-16d	6-10d x 1.5"
H14	2	MIU5.12/11	-None	20-10d	2-10d x 1.5"
H15	4	MIU5.12/11	-None	20-10d	6-10d x 1.5"
H16	1	HU410-2	-None	14-10d x 1.5"	6-10d
H17	1	HHUS410	-None	30-16d	10-16d

LP BUILDING PRODUCTS — BUILD WITH US®

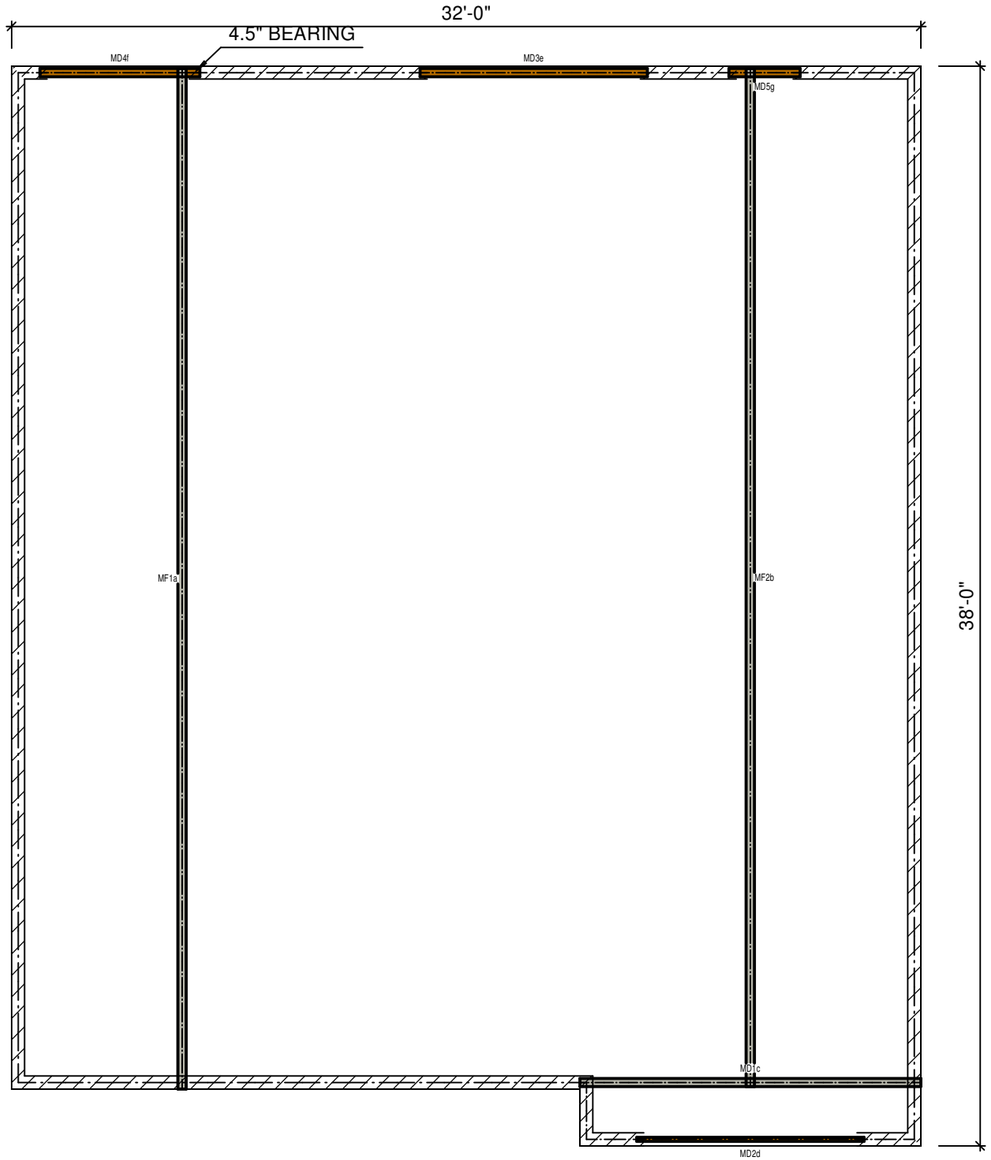
BRYANT I 3 CAR SPLIT - COTTAGE
2ND FLOOR DECK

VERIDIAN HOMES

SPF Dec 23 2020
MARSHALL TOWNE BUILDING SUPPLY

Project #	60 EMP
Date	10/12/2017
Scale	1/8"=1'-0"
Drawn By:	ALAN PENISTEN
Revised	

Attachment: Plans and Site Plan (5902 : Veridian Homes)



LP LSL			
Label	Qty	Description	Length
MD2	1	1-3/4x9-1/2 LP-LSL 1.55E	8'-0"
MD3	1	3-1/2x9-1/2 LP-LSL 1.55E	8'-0"
MD4	1	3-1/2x9-1/2 LP-LSL 1.55E	6'-0"
MD5	1	3-1/2x9-1/2 LP-LSL 1.55E	4'-0"

Beam-By-Others			
Label	Qty	Description	Length
MD1	1	BBO	12'-0"
MF1	1	BBO	35'-11"
MF2	1	BBO	35'-10"

LP BUILDING PRODUCTS — BUILD WITH US.

BRYANT I 3 CAR SPLIT - COTTAGE
2ND FLOOR HEADERS

VERIDIAN HOMES

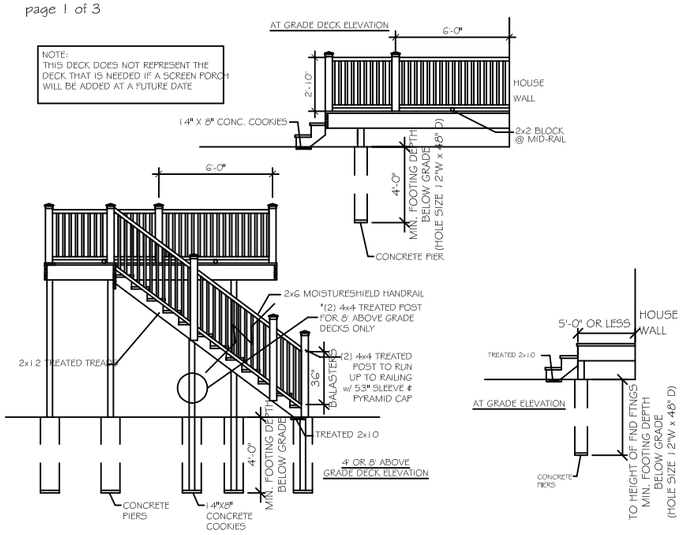
SPF Dec 23 2020
MARSHALL TOWNE BUILDING SUPPLY

Project # 60 EMP
Date 10/12/2017
Scale 1/8"=1'-0"
Drawn By: JASON KRATZ
Revised

Attachment: Plans and Site Plan (5902 : Veridian Homes)

DECK DETAIL

page 1 of 3



SCREWING DOWN THE DECK

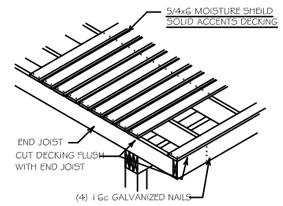
A. This is the most visible part of your deck. Care should be taken in screwing the decking in place. Start with the first board along the house wall. Since this first board will serve as a guide for the rest of your decking, try and make it as true as possible.

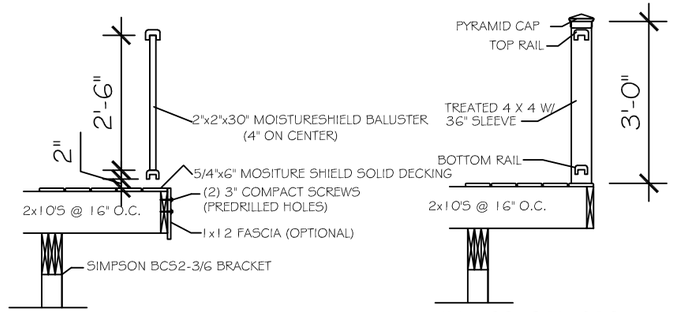
B. The decking should be screwed using 2 inch hot dipped galvanized screws. Use two nails at the ends of each board and two nails at intermediate joists Keep your nails in a straight line. Deck boards shall fit tight together.

C. Place decking with the bark side down in order to minimize cupping of the boards.

D. When all the decking is in place, snap a chalk line along the outside face of the end joists and saw the deck boards off flush with the end joists.

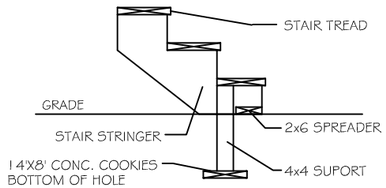
NOTE:
THESE SPANS ARE FOR A 12x10' DECK ONLY!
ADD A CENTER POST FOR LARGER DECK



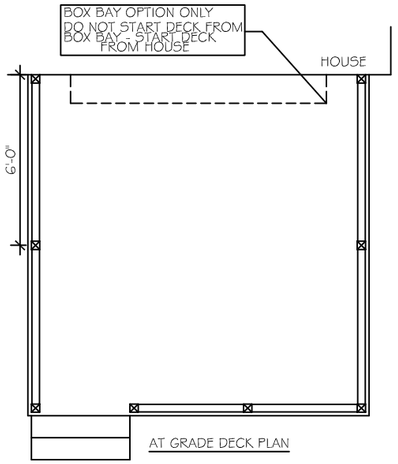


RAIL CONSTRUCTION

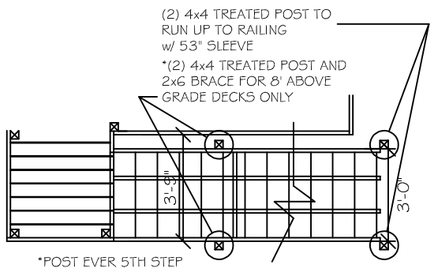
RAIL CONSTRUCTION AT CORNER POSTS



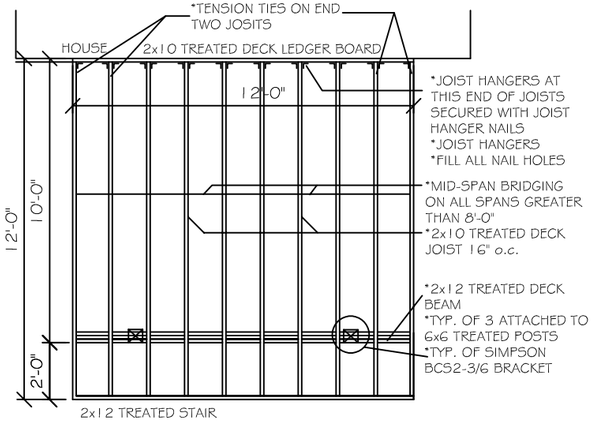
DECK STEP DETAILS



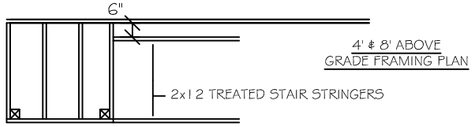
AT GRADE DECK PLAN

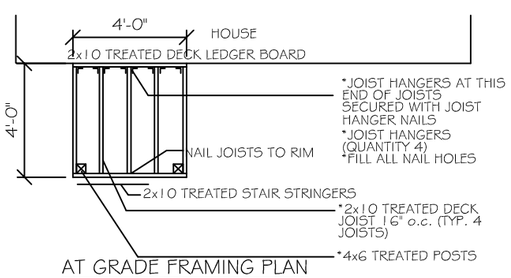


4' OR 8' ABOVE GRADE DECK PLAN

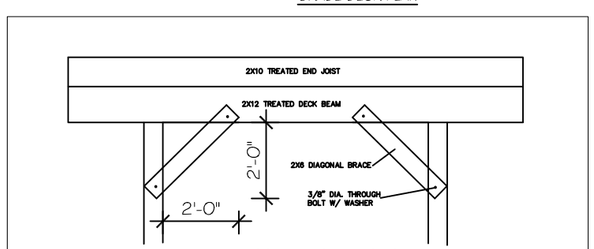


AT GRADE FRAMING PLAN





AT GRADE FRAMING PLAN

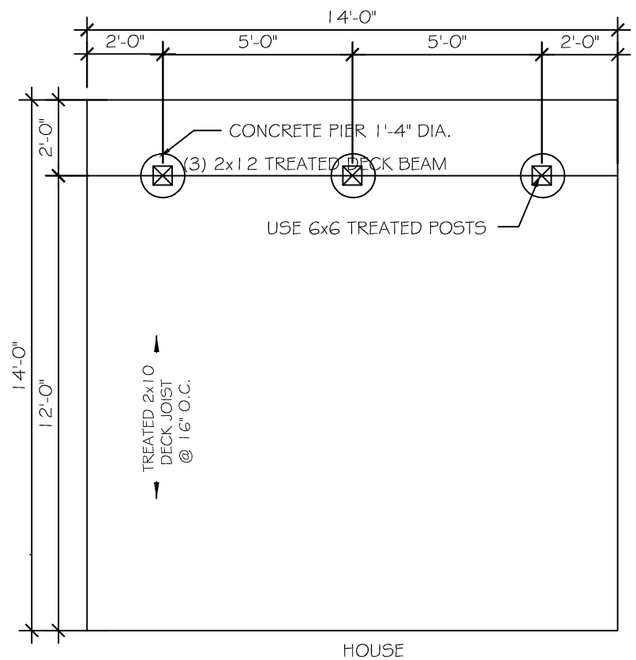


DIAGONAL DECK BRACING

GENERAL NOTES

Revised 05-02-03

SCALE: N.T.S.



AT GRADE PLAN ACTUAL FRAMING

SCALE: 3/16" = 1'-0"

VERIDIAN HOMES
6801 South Towne Drive - Madison, WI 53713
(608)226-3100 Fax: (608)226-0600

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Custom Designed For: PATRICK & SALLY-ANNE SCHMICK
Homesite / Neighborhood: 60 ENCLAVE AT MEQUON PRESERVE
Address: CONIFLOWER COURT MEQUON, WI 53097

Model: MOISTURE SHIELD DECK
DECK DETAIL
Base Plan: 10/21/2010 Revised: 9/24/13

Customer Approval: SPF Dec 23 2020
VH Approval: /2020
/2020

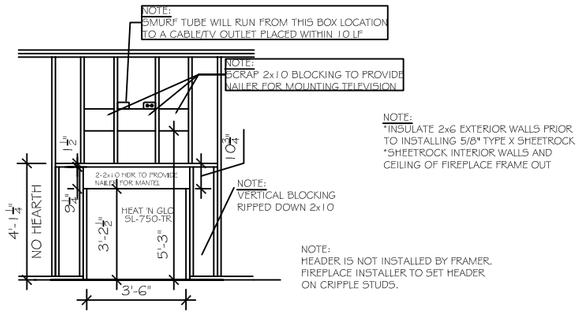
Drawn By: RJB
Date: 12/18/2020

Note: Please review carefully. What is shown in this plan represents what will be constructed. We will not be held responsible for errors if work is built according to the customer's approved plan.

Do Not Scale

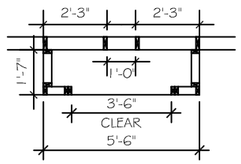
Attachment: Plans and Site Plan (5902 : Veridian Homes)

FRAMING ELEVATION DETAIL



SCALE: 3/16"=1'-0"

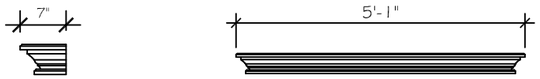
FRAMING DETAIL



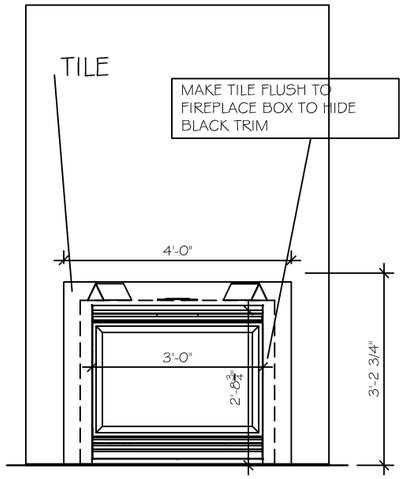
SCALE: 3/16"=1'-0"

MANTLE DETAIL

JEFFERSON MANTLE

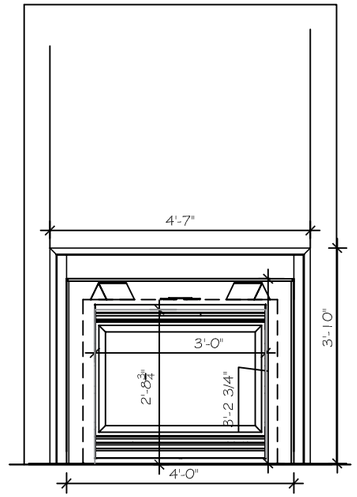


SCALE: 3/16"=1'-0"



*MAKE TILE EQUAL IN SIZE THRU-OUT SURROUND

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



USE 16d FINISH NAIL FOR SURROUND (3 ON TOP & 3 BOTH SIDES) & PUTTY NAIL HOLES	MANTEL SUPPLIED BY MARSHALL TOWNE MILLWORK & INSTALLED BY TRIM TRADE CONTRACTER

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

NOTE: STANDARD FIREPLACE UNIT IS A HEAT-N-GLO SL-7

F

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Custom Designed For: PATRICK & SALLY-ANNE SCHMICK
Homesite / Neighborhood: 60 ENCALVE AT MEQUON PRESERVE
Address: CONEFLOWER COURT MEQUON, WI 53097

Drawn By: RJB
Date: 12/18/2020

Customer Approval: / /2020
VH Approval: SPF Dec 23 2020 / /2020

Note: Please review carefully. What is shown in this plan represents what will be constructed. We will not be held responsible for errors if work is built according to the customer's approved plan.

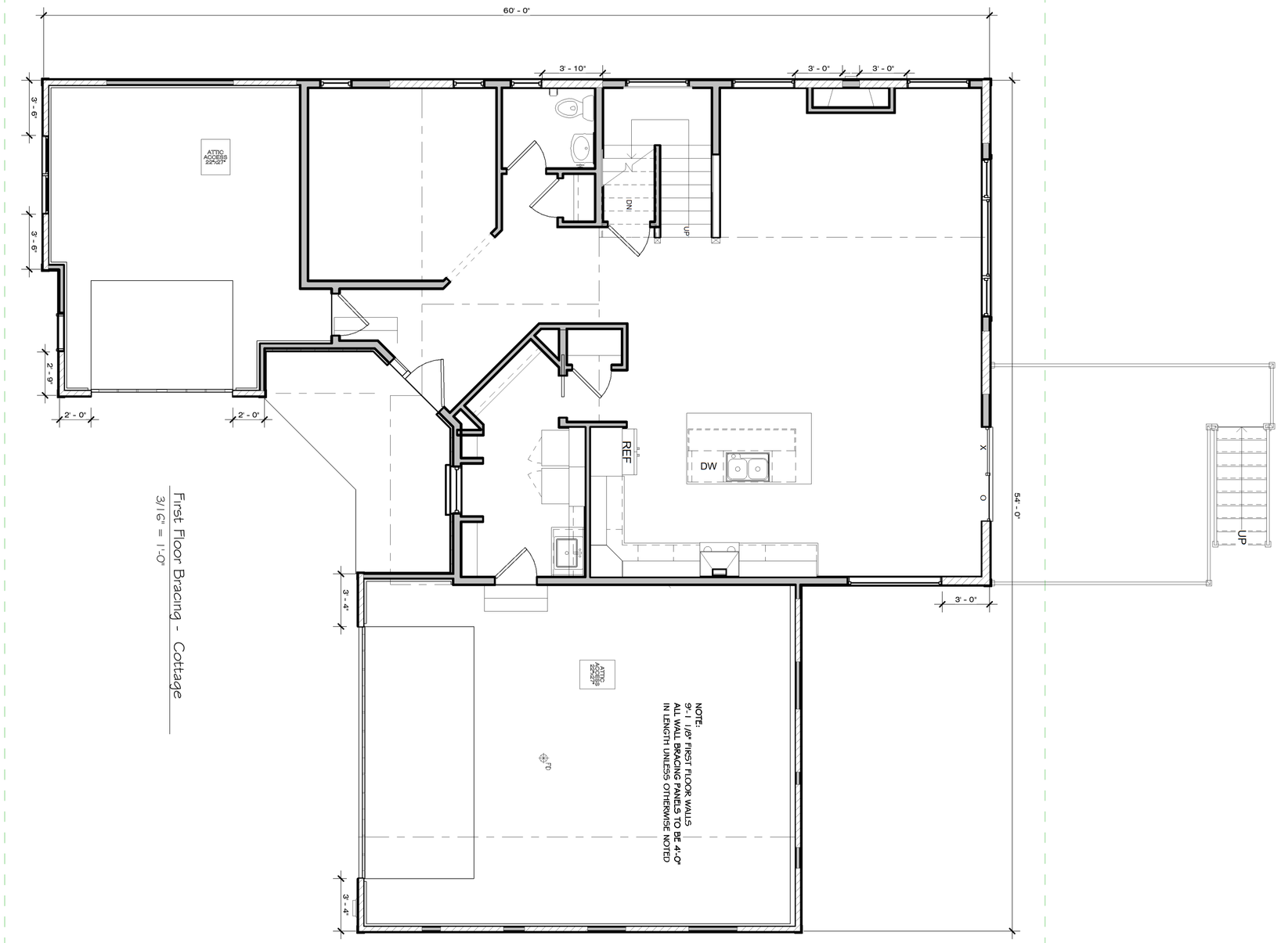
Revised: - / - / - / -

Model: KENDALL SURROUND 6 INCH
CERAMIC TILE
Base Plan: 12-05-01 Base Plan Revised: 5-2-2016

C13

Do Not Scale

Attachment: Plans and Site Plan (5902 : Veridian Homes)



First Floor Bracing - Cottage

3/16" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.: C14

Revisions:

Print Date: 12/18/2020 3:12:36 PM

Model: BRYANT I - 3 Car Split Garage

Elevation: Cottage

Revised Base Plan:

Drawn By: RJB Date: 12/17/20

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

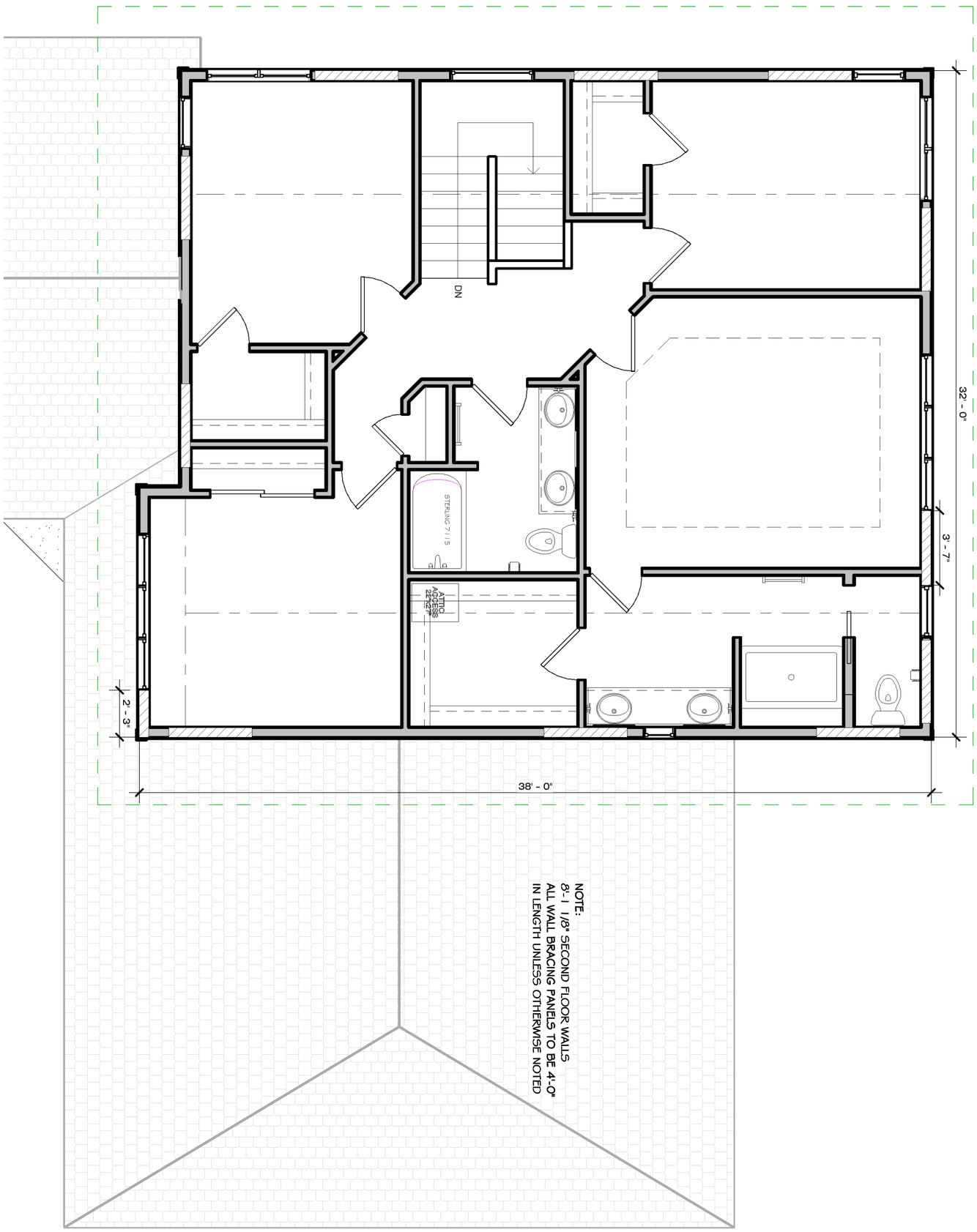
Custom Designed For: Patrick & Sally-Anne Schmick

Homesite / Neighborhood: 60 Enclave at Mequon Preserve

Address: Coneflower Court
Mequon, WI 53097

Customer Approval: **SPF Dec 23 2020**

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Do Not Scale

Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Model: BRYANT 1 - 3 Car Split Garage

Elevation: Cottage

Drawn By: RJB Date: 12/17/20

Print Date: 12/18/2020 3:10:51 PM

Drawing No.: C15

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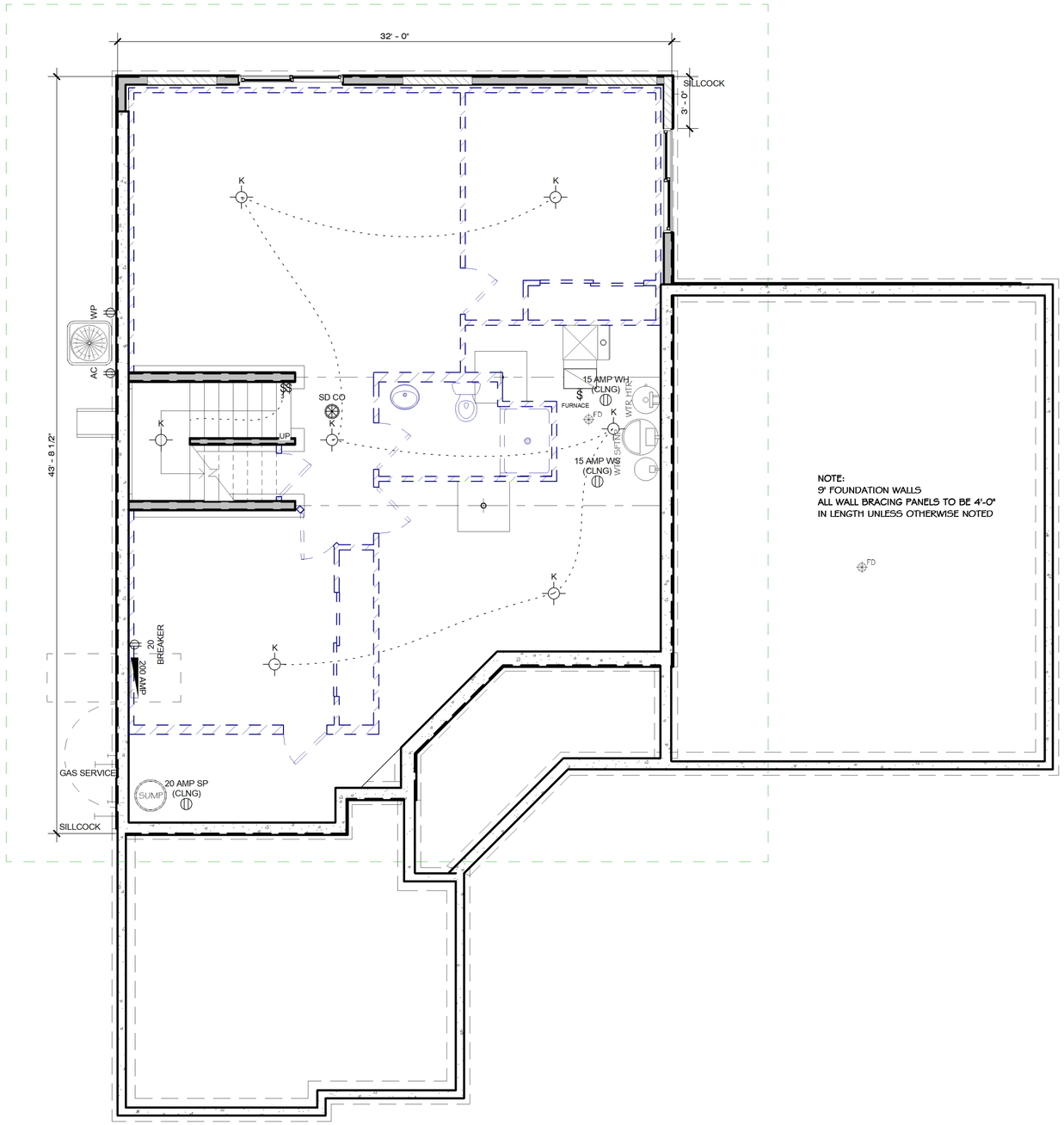
Custom Designed For: Patrick & Sally-Anne Schmick
Homesite / Neighborhood: 60 Enclave at Mequon Preserve

Address: Coneflower Court
Mequon, WI 53097

Customer Approval: **SPF Dec 23 2020**

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Attachment: Plans and Site Plan (5902 : Veridian Homes)



Foundation Bracing Plan - Cottage

3/16" = 1'-0"

Custom Designed For: Patrick & Sally-Anne Schmick
Homesite / Neighborhood: 60 Enclave at Meqion Preserve
Address: Coneflower Court
Mequon, WI 53097
Customer Approval:
SPF Dec 23 2020

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Do Not Scale

Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: BRYANT 1 - 3 Car Split Garage
Elevation: Cottage
Revised Base Plan:
Drawn By: RJB Date: 12/7/20

Print Date:
12/18/2020
3:12:36 PM

Revisions:

Drawing No.:
C16

Attachment: Plans and Site Plan (5902 : Veridian Homes)

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: **February 8, 2021**
SUBJECT: **Veridian Homes, New Single-Family Residence on Lot 61 - Coneflower Court**

Attachments:
Plans and Site Plan (PDF)

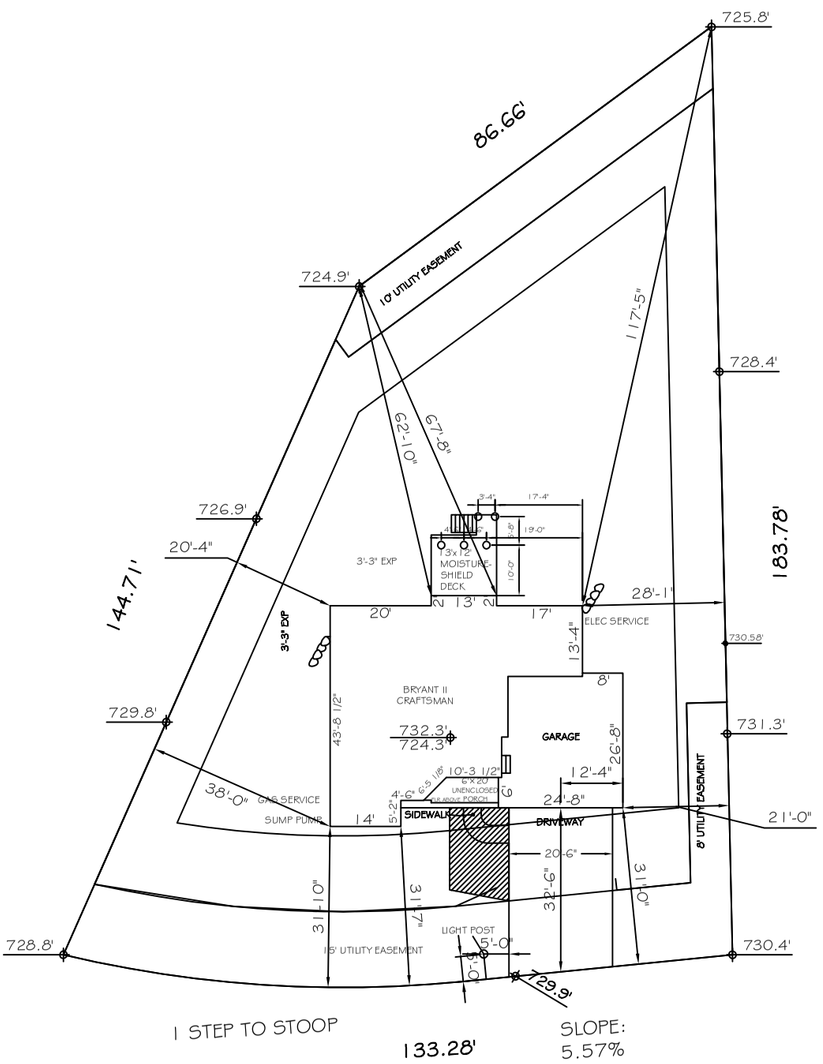
PHASE 1

LOT 61

15,808 S.F.

NO PORCH ENCROACHMENTS

PERMIT PLANS



N

GR

1'-0"

CUT

XXXX.X' =FINAL GRADE

(XXXX.X') =EXISTING GRADE

CONEFLOWER COURT

(FOR 8' FOUNDATION)
TOP OF FOUNDATION= 732.30'
TOP OF FOOTING= 724.30'
GARAGE FLOOR ELEV.= 731.80'
DRIVEWAY SLOPE= (5.57%)
3'-3" EXPOSURE= 728.55'
YARD GRADE= (6.0%)

NOTE:
*EROSION MATTING TO BE APPLIED AND INSTALLED BY LANDSCAPING CONTRACTOR AT TIME OF FINE GRADE AND SEED
*RETAINING WALL SYMBOLS ARE ONLY TO REPRESENT WHERE THEY ARE NEEDED-IT IS UP TO THE LANDSCAPER TO DETERMINE THE LENGTH NEEDED AND IN WHAT DIRECTION THEY SHOULD BE PLACED.

LANDSCAPE KEY
REFER TO SUBDIVISION ADDENDUM
SHADE TREE
ORNAMENTAL TREE
CONIFER
ROCK RETAINING WALL
STRAW EROSION MATT.

KEY
STD. SETBACK LINE
VARIANCE SETBACK
EASEMENT SETBACK
DRAINAGE ARROW
RETAINING WALL ARROW
EROSION CONTROL
MAIN TRANSFORMER
SM. TRANSFORMER

HOMESITE: 61
CUSTOMER: NADER SALLAM & LAMA ABU-AMARA
NEIGHBORHOOD: ENCLAVE AT MEQ. PRESERVE SOUTH
ADDRESS: CONEFLOWER COURT
MEQUON, WI 53097
MODEL: BRYANT II CRAFTSMAN
TE AREA: 15,808 SQ. FT.
PERVIOUS EA: 2,957 SQ. FT.
CALE: 1"=30'-0"
RAWN
DATE: 01/06/2021

CUSTOMER APPROVAL:
DATE: / /21
DATE: / /21
VH APPROVAL:
DATE: / /21

ZONED: -
MINIMUM SETBACKS
FRONT: 30'
REAR: 20'
SIDE: 10'
TOTAL SIDE: -

VERIDIAN HOMES
6801 South Towne Drive
(608)220-5100 Fax: (608)220-6000

61 EMPS

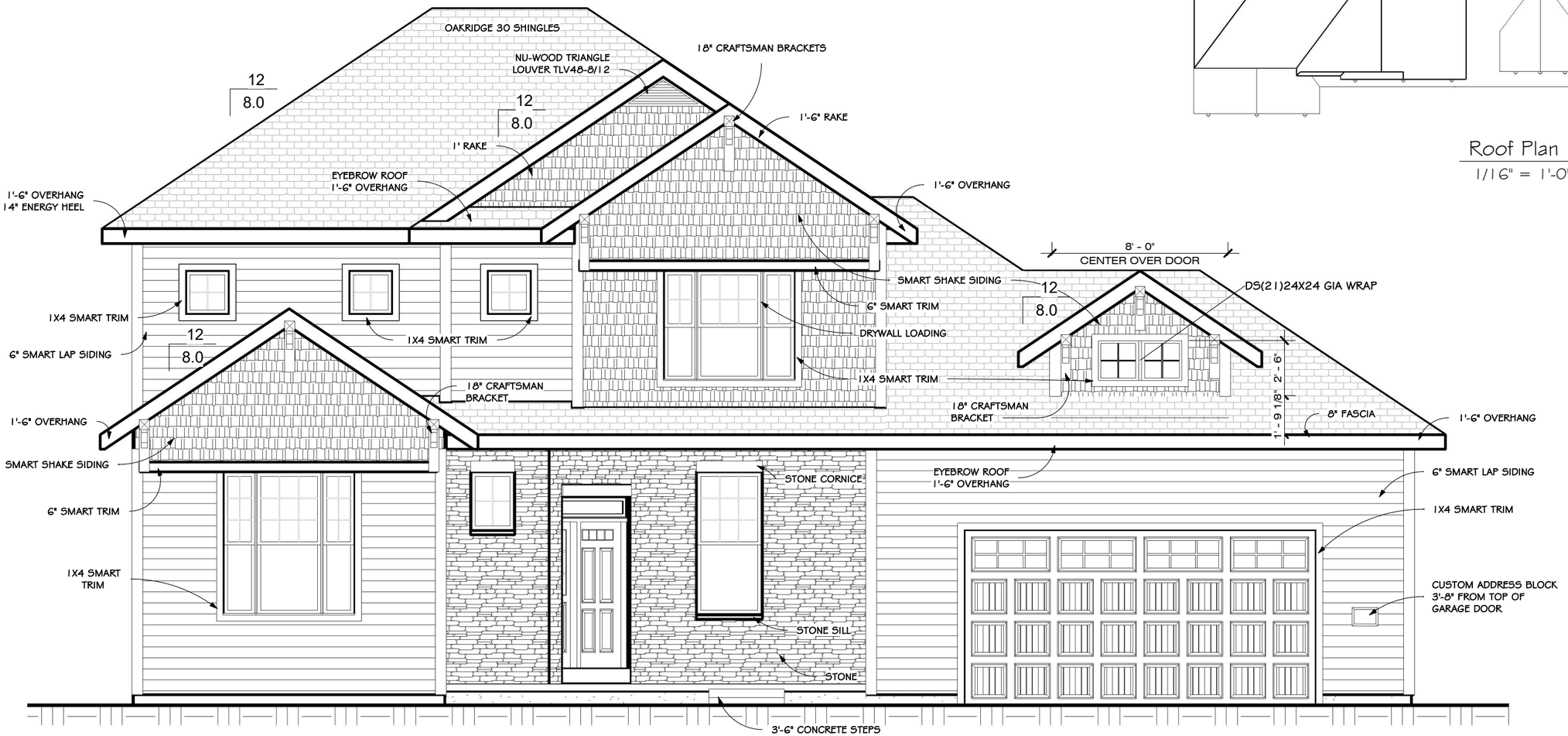
Packet Pg. 113

SPF Jan 14 2021

Attachment: Plans and Site Plan (5903 : Veridian Homes)

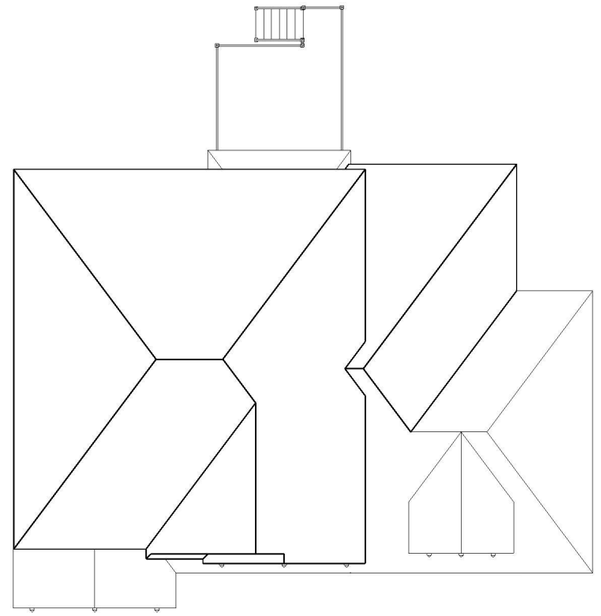
2.8.a

NOTE: 1X4 SMART TRIM ALL WINDOWS ALL ELEVATIONS



Front Elevation - Craftsman

3/16" = 1'-0"



Roof Plan

1/16" = 1'-0"

Custom Designed For: NADER SALLAM & LAMA ABU-AMARA
Homesite / Neighborhood: 61 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: CONEFLOWER COURT MEQUON, WI 53097
Customer Approval:
SPF Jan 14 2021

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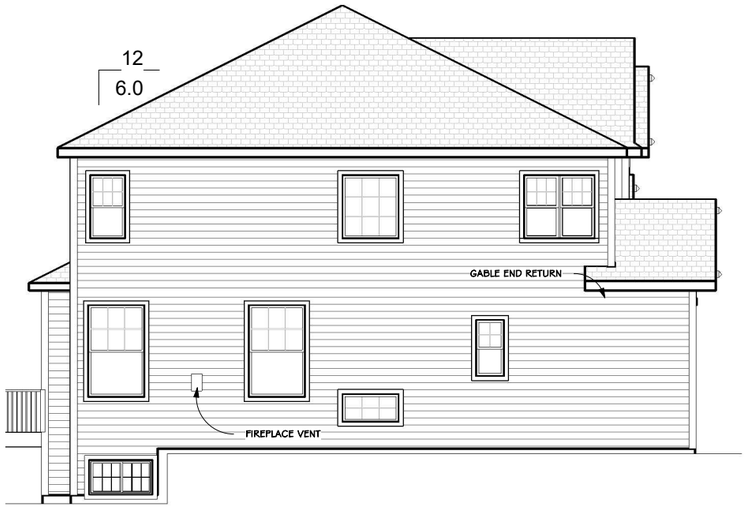
Model: BRYANT II - 2 Car Front Load
Elevation: Craftsman
Drawn By: JJB Date: 01/06/2021

Print Date:
1/12/2021
11:18:04 AM

Drawing No.:
CR2

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Attachment: Plans and Site Plan (5903 : Veridian Homes)



Left Elevation - Craftsman

3/32" = 1'-0"

NOTE: 1X4 SMART TRIM ALL WINDOWS ALL ELEVATIONS



Right Elevation - Craftsman

3/32" = 1'-0"



Rear Elevation - Craftsman

3/32" = 1'-0"

Custom Designed For: NADER SALLAM & LAMA ABU-AMARA

Homesite / Neighborhood: 61 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: CONEFLOWER COURT
MEQUON, WI 53097

Customer Approval:

SPF Jan 14 2021

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6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100

Model: BRYANT II - 2 Car Front Load

Elevation: Craftsman

Drawn By: JJB Date: 01/06/2021

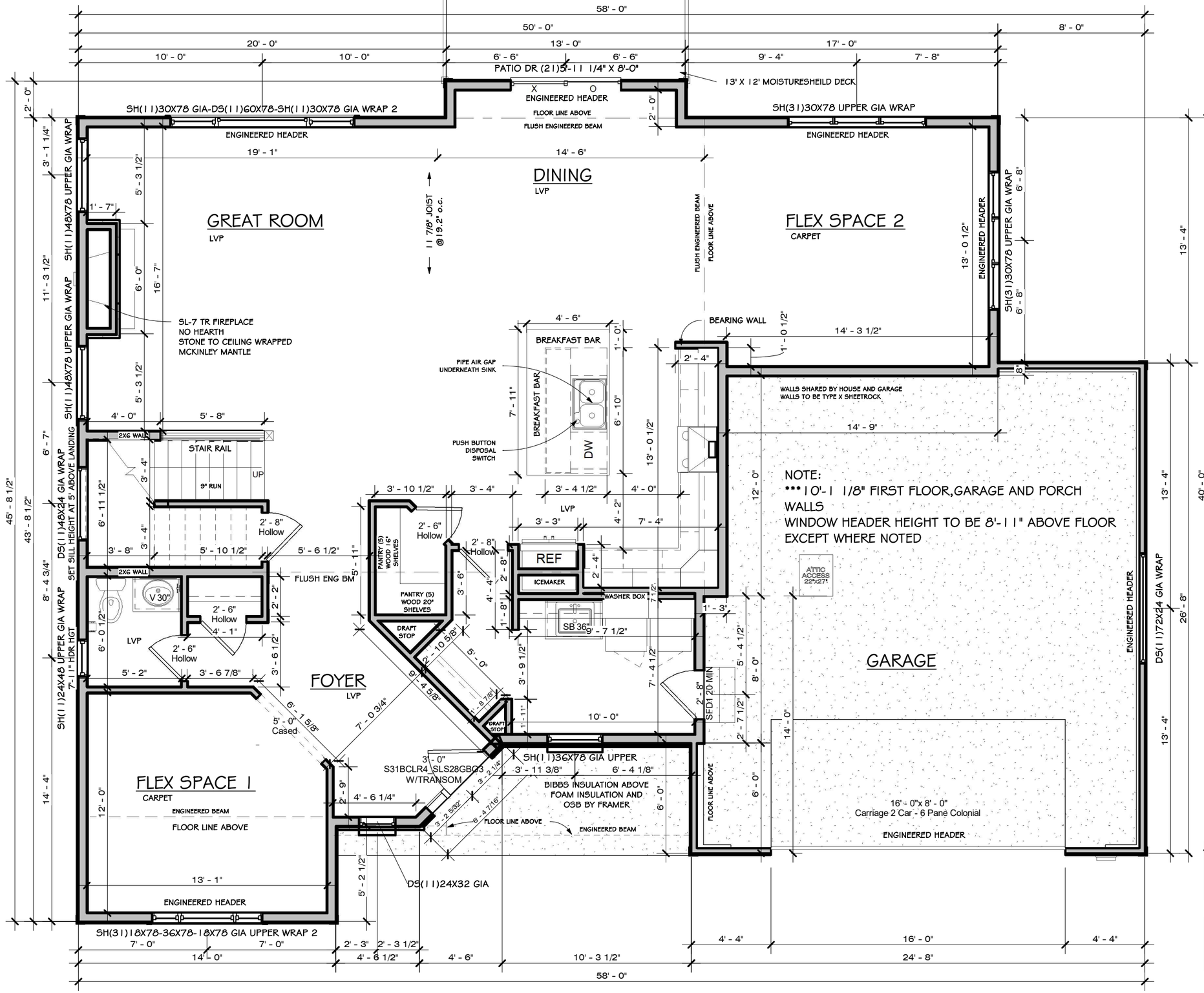
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Drawing No.:
CR2.2

Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Attachment: Plans and Site Plan (5903 : Veridian Homes)



First Floor - Craftsman

3/16" = 1'-0"

Area Schedule (Craftsman)	
Name	Area
First Floor	1588 SF
Second Floor	1309 SF
Lower Level	750 SF
	3647 SF

Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options

Custom Designed For: NADER SALLAM & LAMA ABU-AMARA
Homesite / Neighborhood: 61 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: CONEFLOWER COURT MEQUON, WI 53097
Customer Approval:
SPF Jan 14 2021

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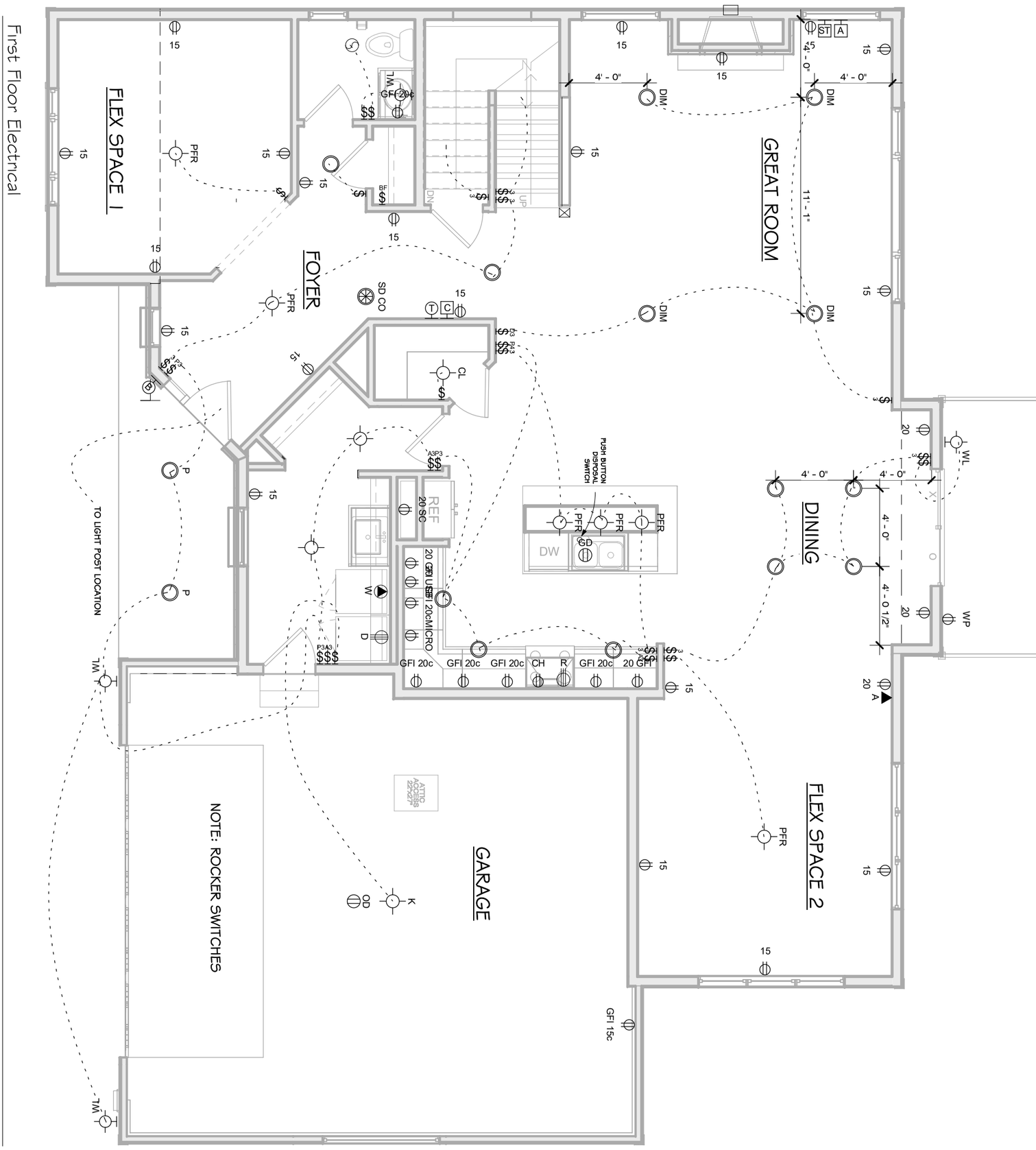
VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Model: BRYANT II - 2 Car Front Load
Elevation: Craftsman
Drawn By: JJB Date: 01/06/2021

Print Date: 1/12/2021 11:18:06 AM

Drawing No.: CR3

Attachment: Plans and Site Plan (5903 : Veridian Homes)



First Floor Electrical

3/16" = 1'-0"

Do Not Scale

Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Model: BRYANT II - 2 Car Front Load

Elevation: Craftsman

Drawn By: JJB Date: 01/06/2021

Print Date: 1/12/2021 11:18:07 AM

Drawing No.: CR4

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: NADER SALLAM & LAMA ABU-AMARA

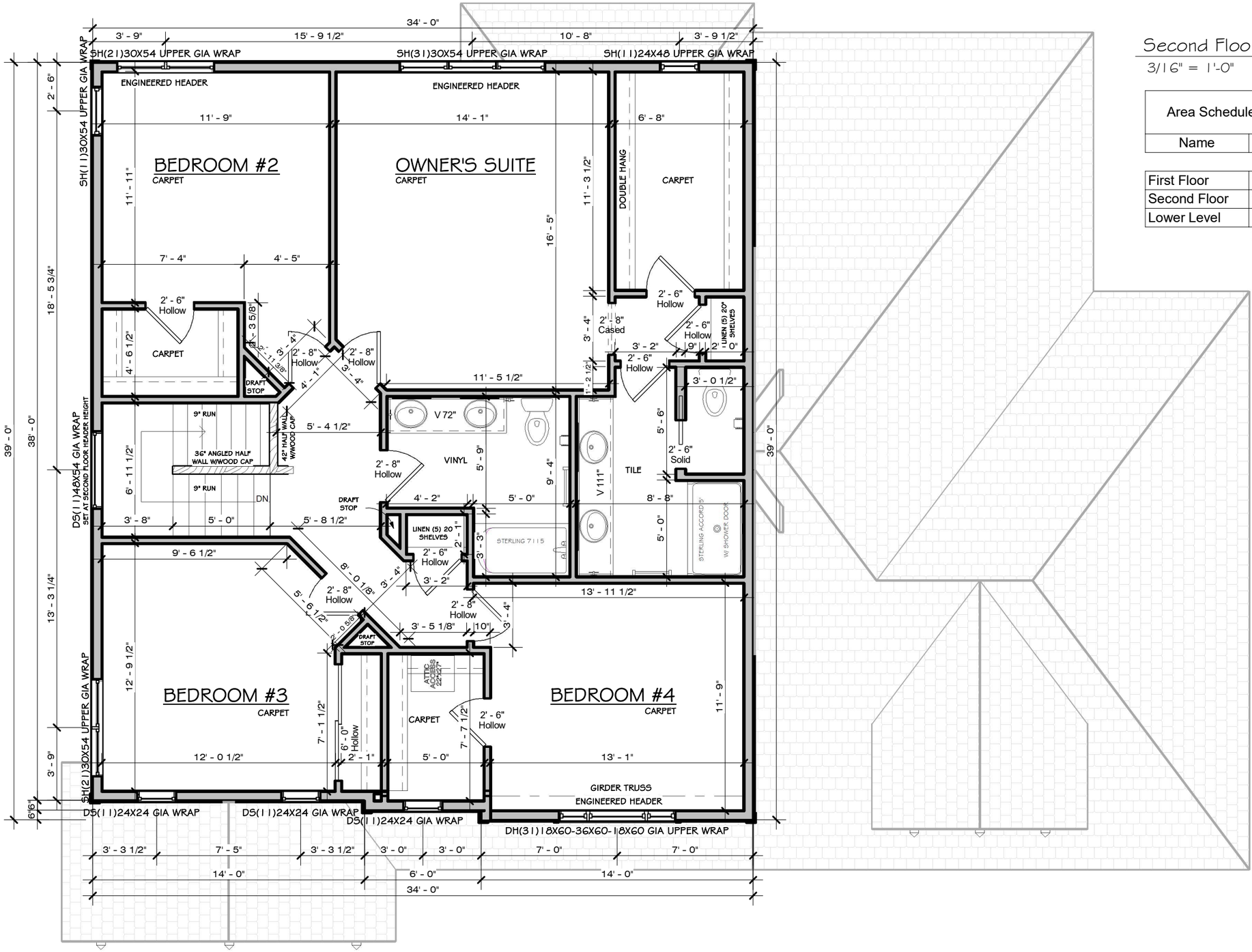
Homesite / Neighborhood: 61 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: CONEFLOWER COURT
MEQUON, WI 53097

Customer Approval: **SPF Jan 14 2021**

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Attachment: Plans and Site Plan (5903 : Veridian Homes)



Second Floor - Craftsman

3/16" = 1'-0"

Area Schedule (Craftsman)	
Name	Area

First Floor	1588 SF
Second Floor	1309 SF
Lower Level	750 SF
	3647 SF

Custom Designed For: NADER SALLAM & LAMA ABU-AMARA
Homesite / Neighborhood: 61 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: CONEFLOWER COURT MEQUON, WI 53097
Customer Approval:
SPF Jan 14 2021

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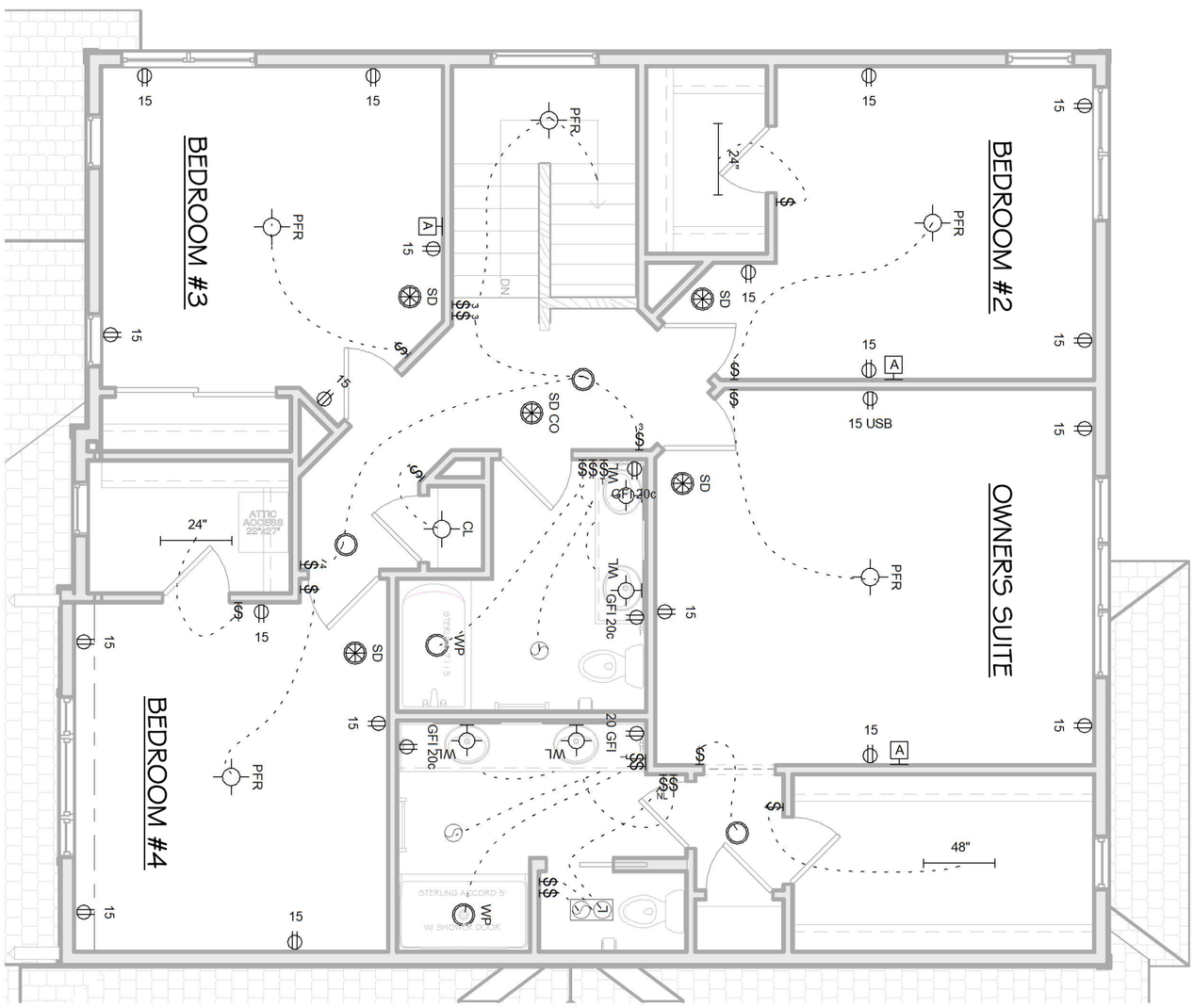
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Elevation: Craftsman
Drawn By: JJB Date: 01/06/2021

Print Date:
1/12/2021
11:18:09 AM

Drawing No.:
CR5

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options

Attachment: Plans and Site Plan (5903 : Veridian Homes)



Second Floor Electrical

3/16" = 1'-0"

Do Not Scale

Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.: CR6

Print Date: 1/12/2021 11:18:10 AM

Model: BRYANT II - 2 Car Front Load

Elevation: Craftsman

Drawn By: JJB Date: 01/06/2021

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: NADER SALLAM & LAMA ABU-AMARA

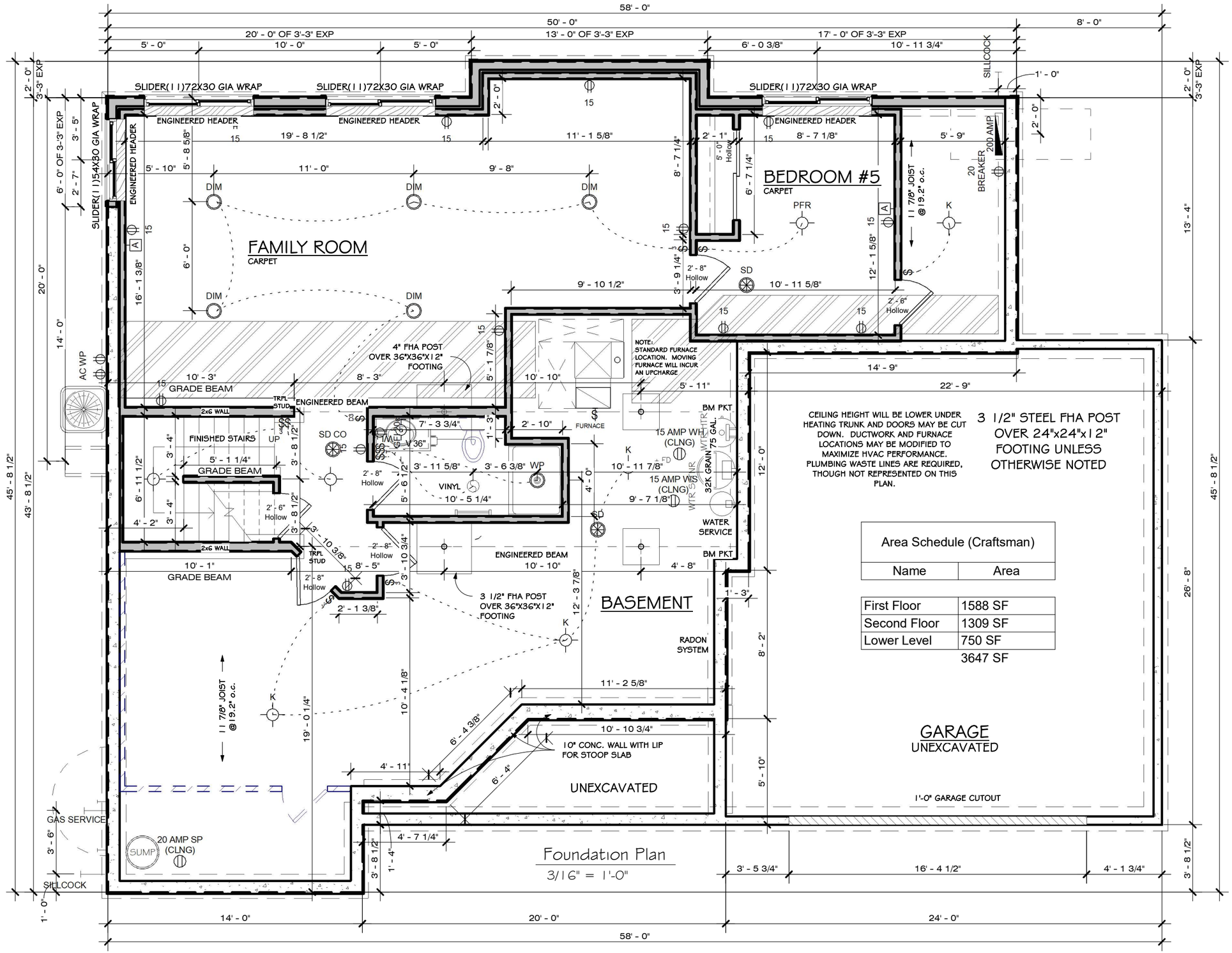
Homesite / Neighborhood: 61 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: CONEFLOWER COURT
MEQUON, WI 53097

Customer Approval: **SPF Jan 14 2021**

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Attachment: Plans and Site Plan (5903 : Veridian Homes)



Area Schedule (Craftsman)

Name	Area
First Floor	1588 SF
Second Floor	1309 SF
Lower Level	750 SF
	3647 SF

Foundation Plan

3/16" = 1'-0"

Custom Designed For: NADER SALLAM & LAMA ABU-AMARA
Homesite / Neighborhood: 61 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: CONEFLOWER COURT, MEQUON, WI 53097
Customer Approval:
SPF Jan 14 2021

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Fax 608.226.3200

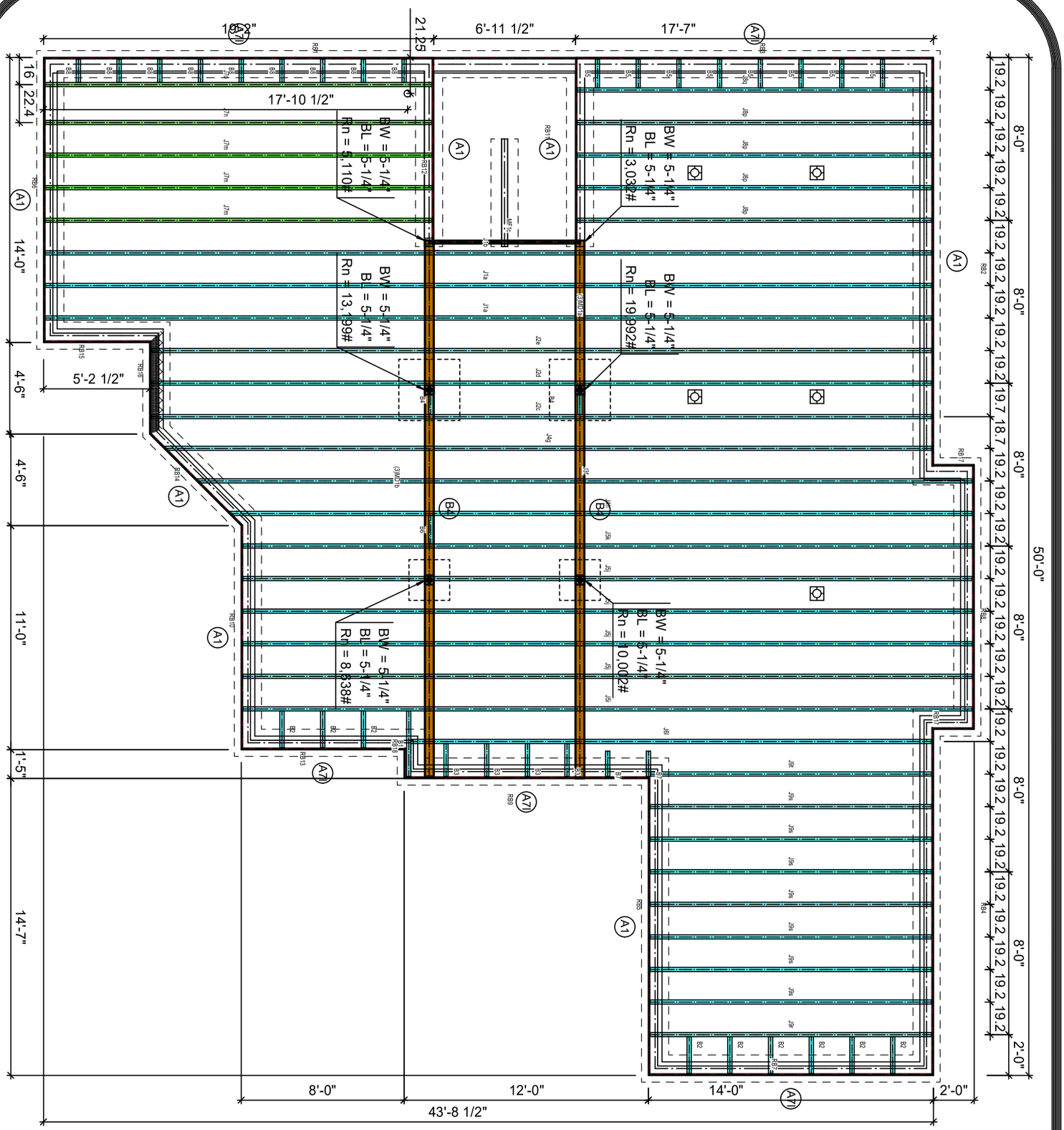
Model: BRYANT II - 2 Car Front Load
Elevation: Craftsman
Drawn By: JJB Date: 01/06/2021

Print Date: 1/14/2021 10:50:54 AM

Drawing No.: CR7

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Attachment: Plans and Site Plan (5903 : Veridian Homes)



LP OSB Rim			
Label	Qty	Description	Length
	18	1-1/8x11-7/8 LP-OSB Rim	12'-0"

LP LSL			
Label	Qty	Description	Length
MD1	6	1-3/4x9-1/2 LP-LSL 1.55E	28'-0"
MF1	1	1-3/4x11-7/8 LP-LSL 1.55E	8'-0"

LPI I-Joist			
Label	Qty	Description	Length
BLK		11-7/8" LPI 20Plus	56'-0"
J1	3	11-7/8" LPI 20Plus	44'-0"
J2	3	11-7/8" LPI 20Plus	40'-0"
J3	1	11-7/8" LPI 20Plus	40'-0"
J4	2	11-7/8" LPI 20Plus	38'-0"
J5	6	11-7/8" LPI 20Plus	36'-0"
J6	1	11-7/8" LPI 20Plus	26'-0"
J7	5	11-7/8" LPI 32Plus	20'-0"
J8	5	11-7/8" LPI 20Plus	18'-0"
J9	9	11-7/8" LPI 20Plus	14'-0"

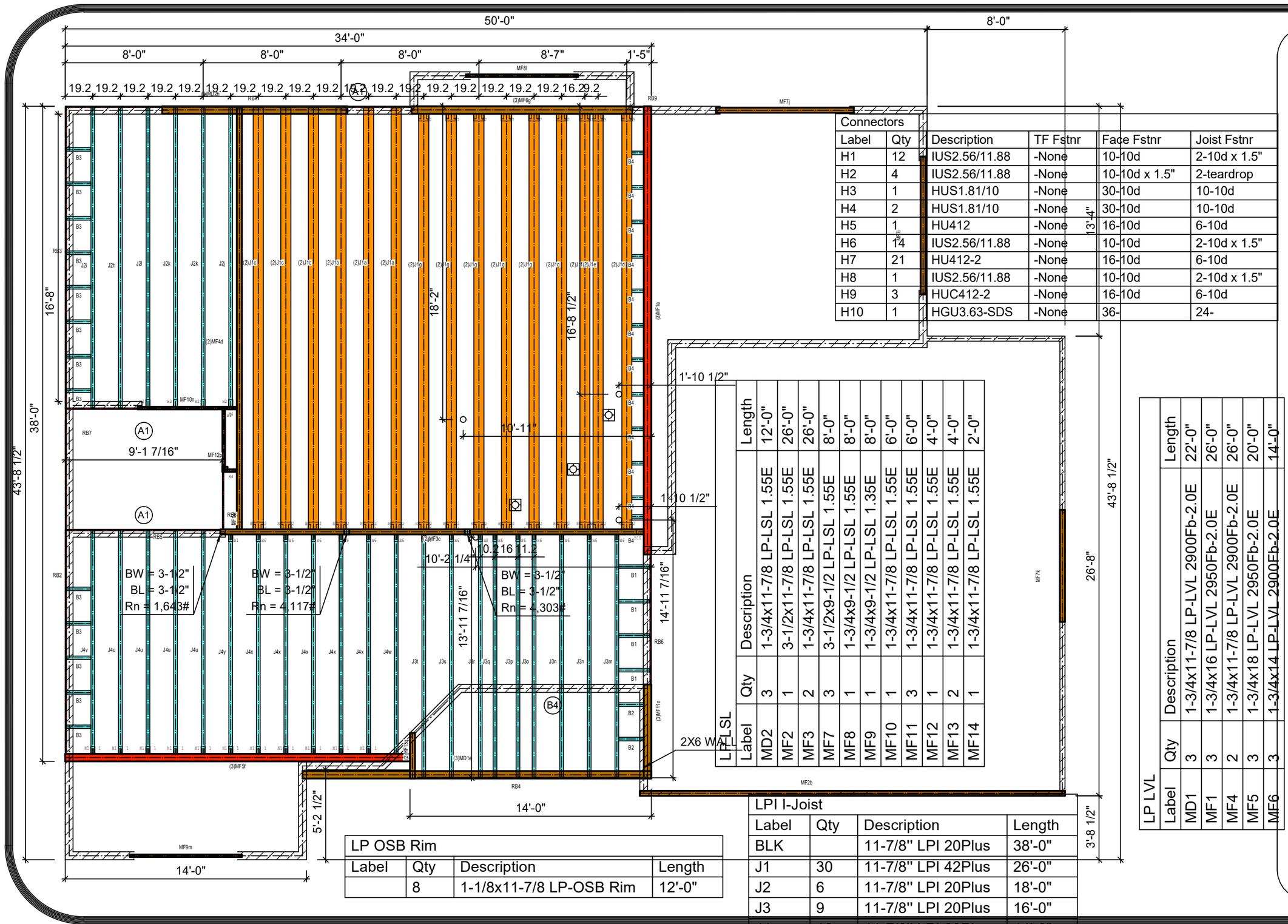
Project #	61 EMPS JP
Date	01/06/21
Scale	1/8"=1'-0"
Drawn By:	JASON KRATZ
Revised	**SPF Jan 14 2021**

MARSHALL TOWNE BUILDING SUPPLY

BRYANT II 2 CAR FRONT LOAD - CRAFTSMAN
1ST FLOOR DECK

VERIDIAN HOMES

BUILDING PRODUCTS
BUILD WITH US.



Connectors					
Label	Qty	Description	TF Fstnr	Face Fstnr	Joist Fstnr
H1	12	IUS2.56/11.88	-None	10-10d	2-10d x 1.5"
H2	4	IUS2.56/11.88	-None	10-10d x 1.5"	2-teardrop
H3	1	HUS1.81/10	-None	30-10d	10-10d
H4	2	HUS1.81/10	-None	30-10d	10-10d
H5	1	HU412	-None	16-10d	6-10d
H6	14	IUS2.56/11.88	-None	10-10d	2-10d x 1.5"
H7	21	HU412-2	-None	16-10d	6-10d
H8	1	IUS2.56/11.88	-None	10-10d	2-10d x 1.5"
H9	3	HUC412-2	-None	16-10d	6-10d
H10	1	HGU3.63-SDS	-None	36-	24-

LP LSL			
Label	Qty	Description	Length
MD2	3	1-3/4x11-7/8 LP-LSL 1.55E	12'-0"
MF2	1	3-1/2x11-7/8 LP-LSL 1.55E	26'-0"
MF3	2	1-3/4x11-7/8 LP-LSL 1.55E	26'-0"
MF7	3	3-1/2x9-1/2 LP-LSL 1.55E	8'-0"
MF8	1	1-3/4x9-1/2 LP-LSL 1.55E	8'-0"
MF9	1	1-3/4x9-1/2 LP-LSL 1.35E	8'-0"
MF10	1	1-3/4x11-7/8 LP-LSL 1.55E	6'-0"
MF11	3	1-3/4x11-7/8 LP-LSL 1.55E	6'-0"
MF12	1	1-3/4x11-7/8 LP-LSL 1.55E	4'-0"
MF13	2	1-3/4x11-7/8 LP-LSL 1.55E	4'-0"
MF14	1	1-3/4x11-7/8 LP-LSL 1.55E	2'-0"

LP LVL			
Label	Qty	Description	Length
MD1	3	1-3/4x11-7/8 LP-LVL 2900Fb-2.0E	22'-0"
MF1	3	1-3/4x16 LP-LVL 2950Fb-2.0E	26'-0"
MF4	2	1-3/4x11-7/8 LP-LVL 2900Fb-2.0E	26'-0"
MF5	3	1-3/4x18 LP-LVL 2950Fb-2.0E	20'-0"
MF6	3	1-3/4x14 LP-LVL 2900Fb-2.0E	14'-0"

LP OSB Rim			
Label	Qty	Description	Length
	8	1-1/8x11-7/8 LP-OSB Rim	12'-0"

LPI I-Joist			
Label	Qty	Description	Length
BLK		11-7/8" LPI 20Plus	38'-0"
J1	30	11-7/8" LPI 42Plus	26'-0"
J2	6	11-7/8" LPI 20Plus	18'-0"
J3	9	11-7/8" LPI 20Plus	16'-0"
J4	12	11-7/8" LPI 20Plus	14'-0"

LP BUILDING PRODUCTS — BUILT WITH US.

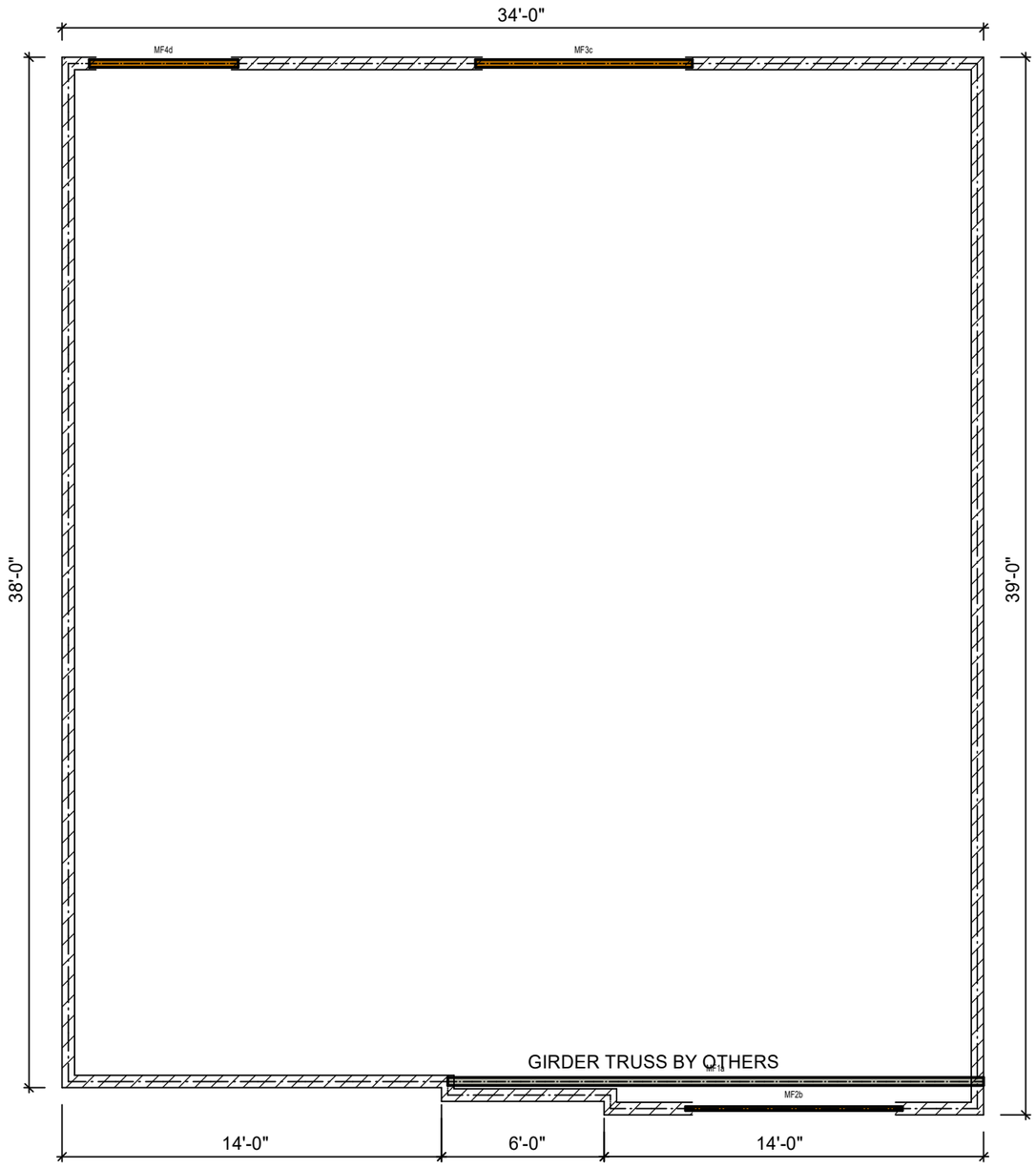
BRYANT II 2 CAR FRONT LOAD - CRAFTSMAN
2ND FLOOR I-JOISTS

VERIDIAN HOMES

MARSHALL TOWNE BUILDING SUPPLY

Project # 61 EMPS JP
Date 01-12-21
Scale 1/8"=1'-0"
Drawn By: JASON KRATZ
Revised **SPF Jan 14 2021**

Attachment: Plans and Site Plan (5903 : Veridian Homes)



LP LSL			
Label	Qty	Description	Length
MF2	1	1-3/4x9-1/2 LP-LSL 1.55E	8'-0"
MF3	1	3-1/2x9-1/2 LP-LSL 1.55E	8'-0"
MF4	1	3-1/2x9-1/2 LP-LSL 1.55E	6'-0"

Beam-By-Others			
Label	Qty	Description	Length
MF1	1	BBO	19'-9 1/4"

LP BUILDING PRODUCTS — BUILD WITH US:

BRYANT II 2 CAR FRONT LOAD - CRAFTSMAN
2ND FLOOR HEADERS

VERIDIAN HOMES

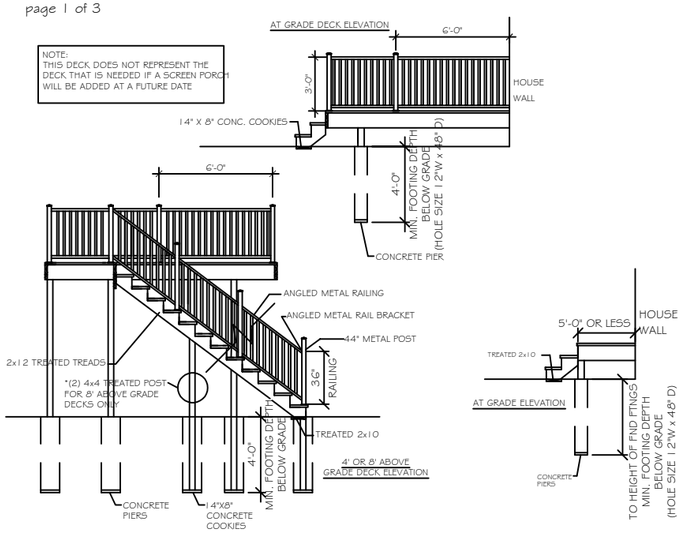
MARSHALL TOWNE BUILDING SUPPLY

Project # 61 EMPS JP
Date 01/06/21
Scale 1/8"=1'-0"
Drawn By: JASON KRATZ
Revised **SPF Jan 14 2021**

Attachment: Plans and Site Plan (5903 : Veridian Homes)

DECK DETAIL

page 1 of 3



SCREWING DOWN THE DECK

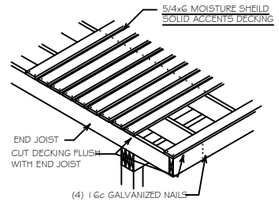
A. This is the most visible part of your deck. Care should be taken in screwing the decking in place. Start with the first board along the house wall. Since this first board will serve as a guide for the rest of your decking, try and make it as true as possible.

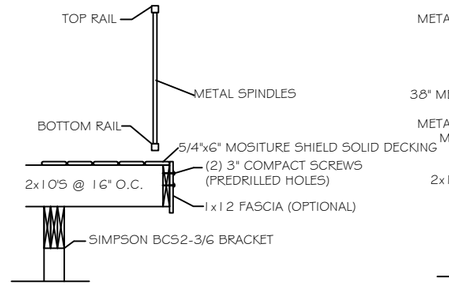
B. The decking should be screwed using 2 inch hot dipped galvanized screws. Use two nails at the ends of each board and two nails at intermediate joists Keep your nails in a straight line. Deck boards shall fit tight together.

C. Place decking with the bark side down in order to minimize cupping of the boards.

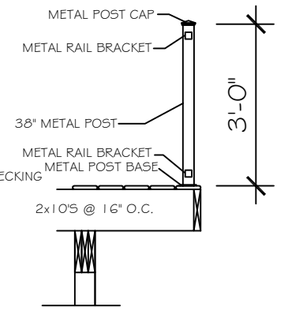
D. When all the decking is in place, snap a chalk line along the outside face of the end joists and saw the deck boards off flush with the end joists.

NOTE:
THESE SPANS ARE FOR A 12x10' DECK ONLY!
ADD A CENTER POST FOR LARGER DECK

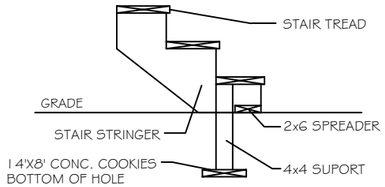




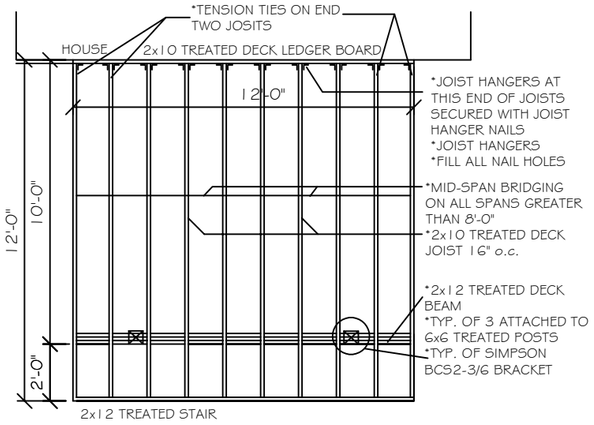
RAIL CONSTRUCTION



RAIL CONSTRUCTION AT CORNER POSTS

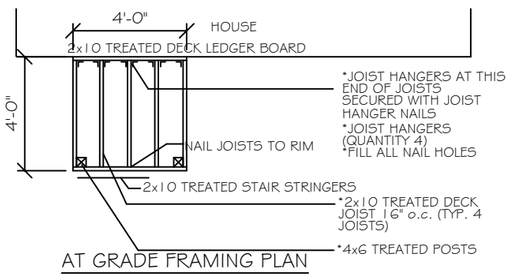


DECK STEP DETAILS

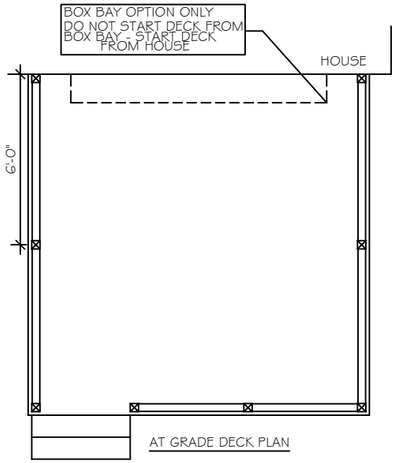


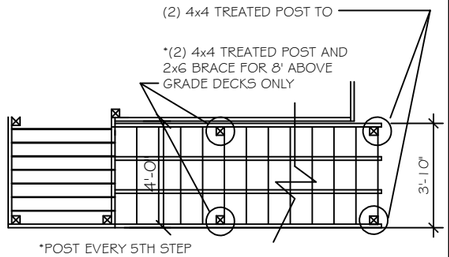
AT GRADE FRAMING PLAN



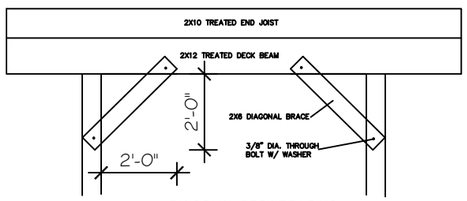


AT GRADE FRAMING PLAN

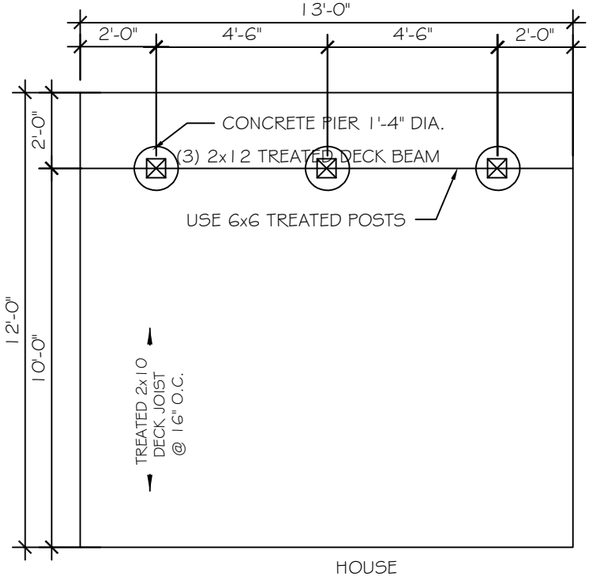




4' OR 8' ABOVE GRADE DECK PLAN



DIAGONAL DECK BRACING



AT GRADE PLAN

(REFER TO SITE PLAN FOR STEP LOCATION)

ACTUAL FRAMING

SCALE: 3/16" = 1'-0"

GENERAL NOTES

Revised 05-02-03

SCALE: N.T.S.

VERIDIAN HOMES
6801 South Towne Drive - Madison, WI 53713
(608)226-3100 Fax: (608)226-0600

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Custom Designed For: NADER SALLAM & LAMA ABU-AMARA
Homesite / Neighborhood: 61 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: CONEFLOWER COURT, MEQUON, WI 53097

Model: MOISTURE SHIELD DECK
DECK DETAIL
Base Plan: 10/21/2010 Revised: 9/24/13

Drawn By: JJB Date: 01/06/21
Customer Approval: 1/2020
VH Approval: 1/2020

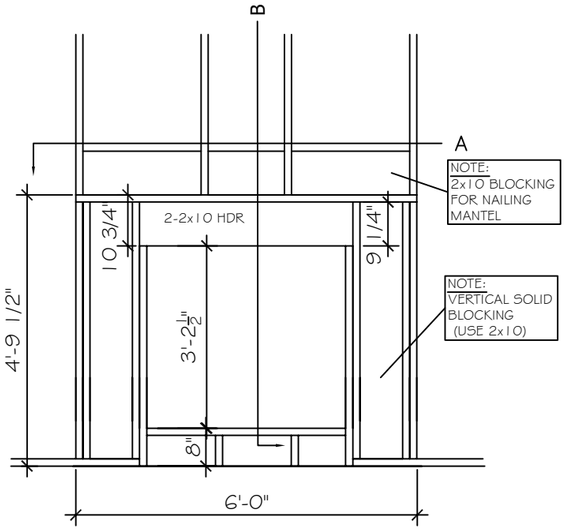
Note: Please review carefully. What is shown in this plan represents what will be constructed. We will not be held responsible for errors if work is built according to the customer's approved plan.

Revised:

Do Not Scale
Note: All dimensions are stud to stud

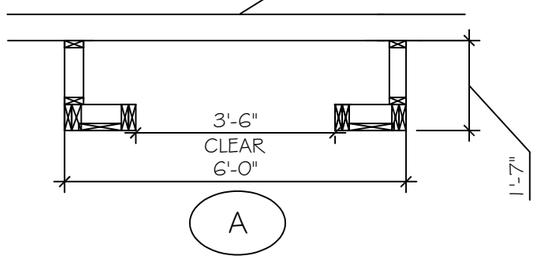
CRAWL

Attachment: Plans and Site Plan (5903 : Veridian Homes)



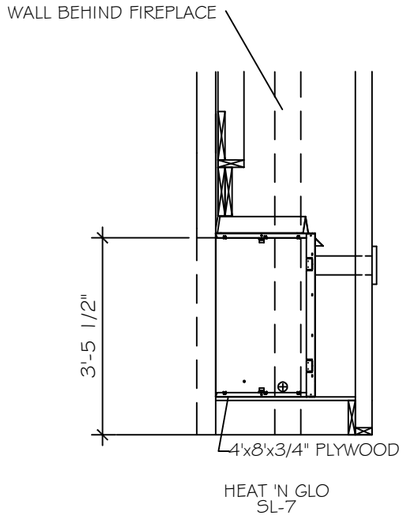
NOTE:
HEADER IS NOT INSTALLED BY FRAMER. FIREPLACE INSTALLER TO SET HEADER ON CRIPPLE STUDS.

NOTE:
*INSULATE 2xG EXTERIOR WALLS PRIOR TO INSTALLING 5/8" TYPE X SHEETROCK
*SHEETROCK INTERIOR WALLS AND CEILING OF FIREPLACE FRAME OUT

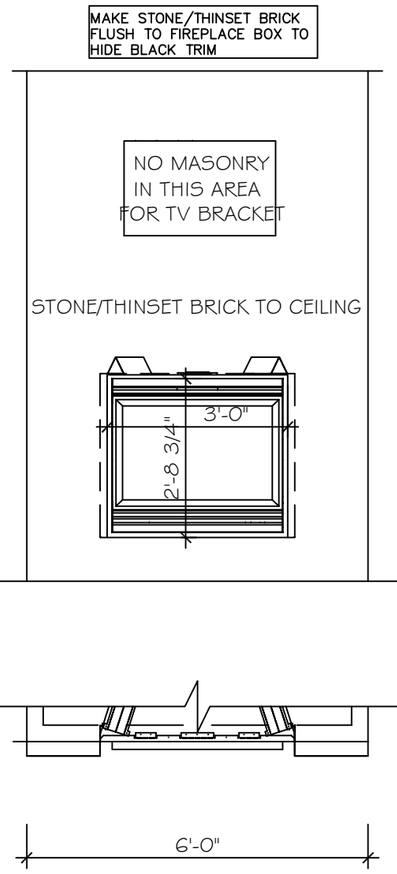


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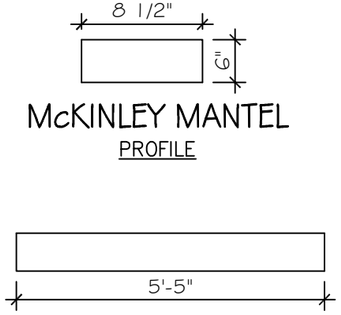
FRAMING DETAIL
SCALE: 3/8"= 1'-0"



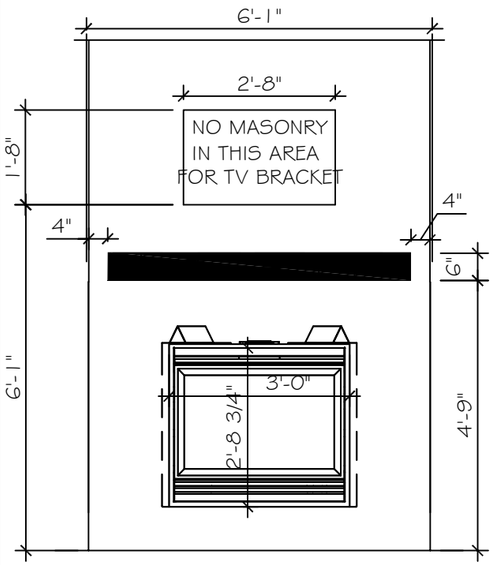
CROSS SECTION
SCALE: 3/8"= 1'-0"



STONE/THINSET BRICK DETAIL
SCALE: 3/8"= 1'-0"



McKINLEY MANTEL
PROFILE



MANTEL SUPPLIED BY MARSHALL TOWNE MILLWORK & INSTALLED BY TRIM TRADE CONTRACTER

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

VERIDIAN HOMES
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Custom Designed For: NADER SALLAM & LAMA ABUJAMARA
Home / Neighborhood: 61 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: CONEFLOWER COURT, MEQUON WI, 53097

Model: STONE/THINSET BRICK TO CEILING
STONE/THINSET BRICK
Base Plan: 12-05-01 Base Plan Revised: 5-2-2016

SPF Jan 14 2021

Customer Approval: _____ /2020
VH Approval: _____ /2020

Drawn By: JJB
Date: 01-06-2021

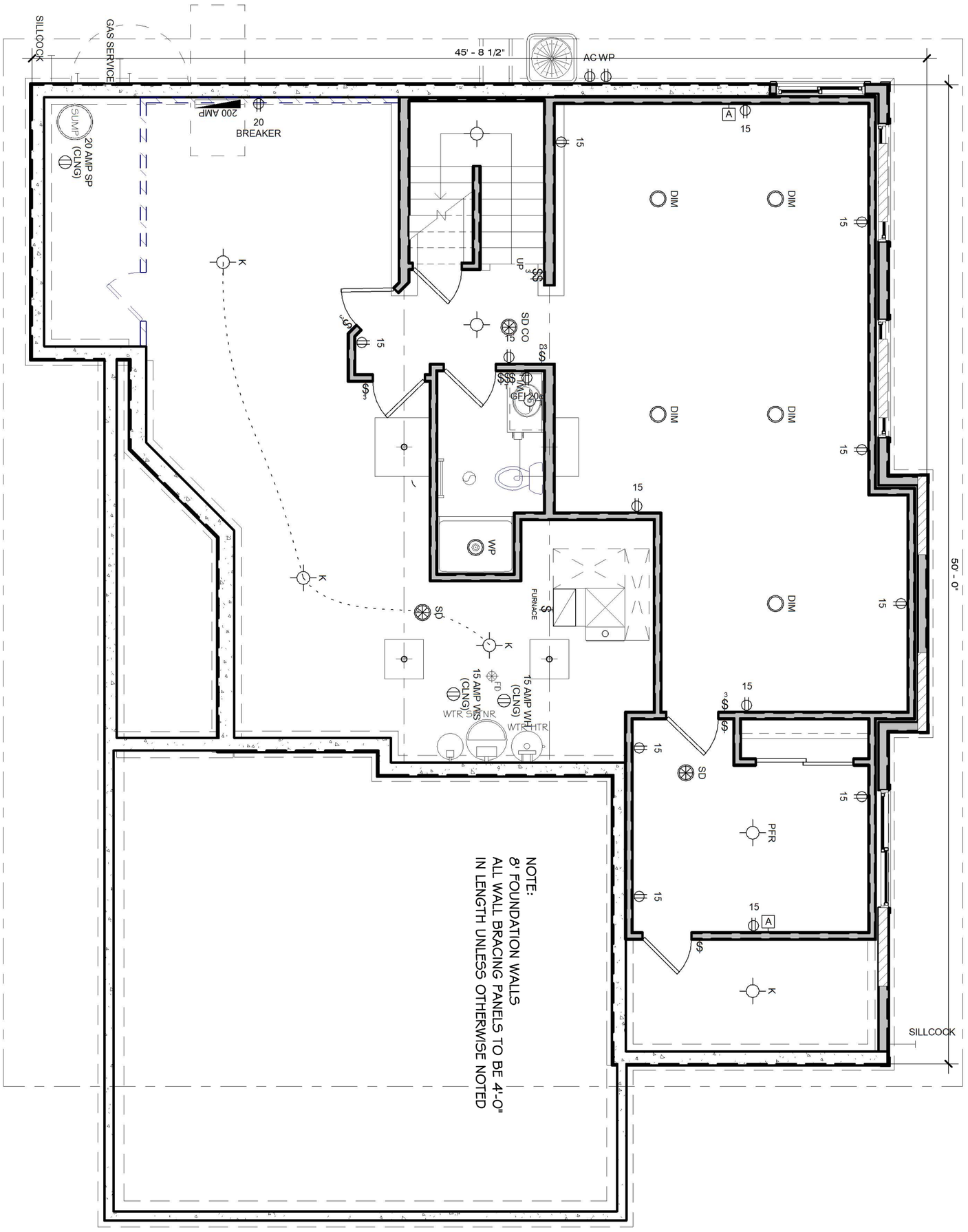
Note: Please review carefully. What is shown in this plan represents what will be constructed. We will not be held responsible for errors if work is built according to the customer's approved plan.

Revised: - - - - - - - -

Do Not Scale
Note: All dimensions are stud to stud

CR1.2

Attachment: Plans and Site Plan (5903 : Veridian Homes)



Foundation Bracing Plan - Craftsman

3/16" = 1'-0"

Do Not Scale

Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.: CR14

Print Date: 1/12/2021 11:18:15 AM

Model: BRYANT II - 2 Car Front Load

Elevation: Craftsman

Drawn By: JJB Date: 01/06/2021

VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: NADER SALLAM & LAMA ABU-AMARA

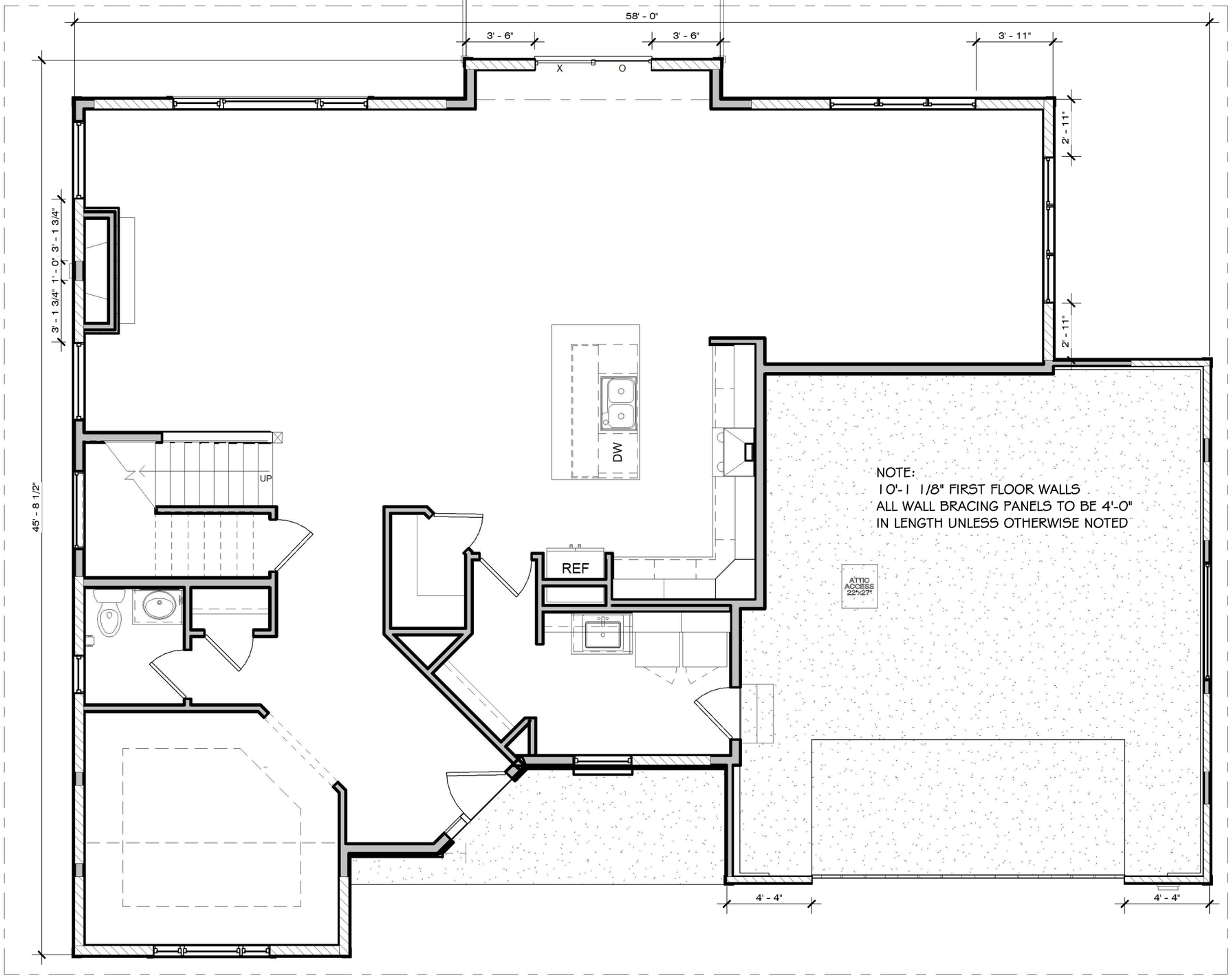
Homesite / Neighborhood: 61 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: CONEFLOWER COURT
MEQUON, WI 53097

Customer Approval: **SPF Jan 14 2021**

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Attachment: Plans and Site Plan (5903 : Veridian Homes)



First Floor Bracing - Craftsman

3/16" = 1'-0"

Custom Designed For: NADER SALLAM & LAMA ABU-AMARA
Homesite / Neighborhood: 61 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: CONEFLOWER COURT MEQUON, WI 53097
Customer Approval:
SPF Jan 14 2021

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VERIDIAN HOMES

6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Model: BRYANT II - 2 Car Front Load
Elevation: Craftsman
Drawn By: JJB Date: 01/06/2021

Print Date:
1/12/2021
11:18:16 AM

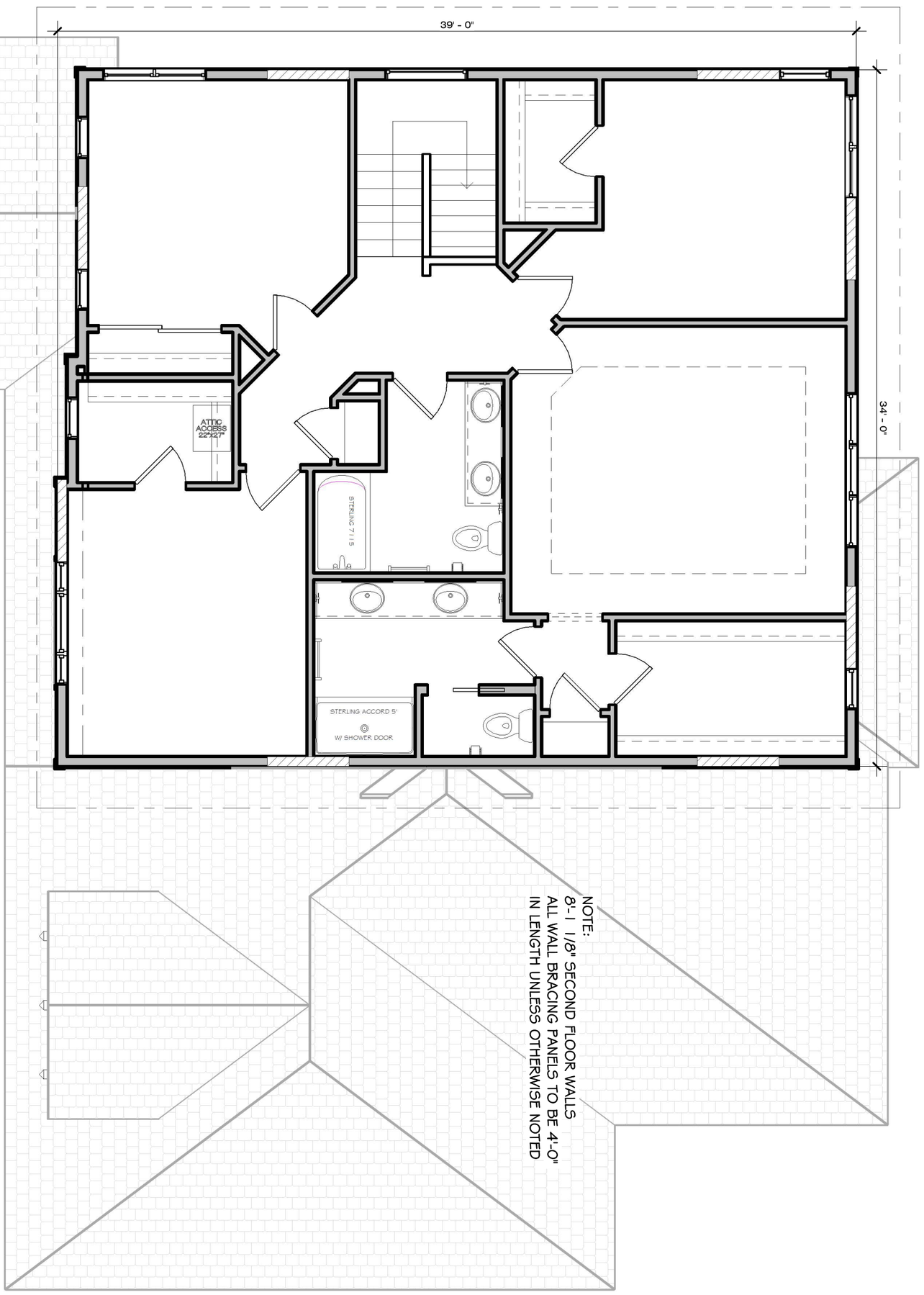
Drawing No.:
CR15

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Attachment: Plans and Site Plan (5903 : Veridian Homes)

Second Floor Bracing - Craftsman

3/16" = 1'-0"



Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Model: BRYANT II - 2 Car Front Load

Elevation: Craftsman

Drawn By: JJB Date: 01/06/2021

Print Date: 1/12/2021 11:18:17 AM

Drawing No.: CR16

VERIDIAN HOMES

6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: NADER SALLAM & LAMA ABU-AMARA

Homesite / Neighborhood: 61 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: CONEFLOWER COURT
MEQUON, WI 53097

Customer Approval: **SPF Jan 14 2021**

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Attachment: Plans and Site Plan (5903 : Veridian Homes)

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: **February 8, 2021**
SUBJECT: **Jonathan & Marnie Omer, New Single-Family Residence at 2049 W. Martin Way**

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

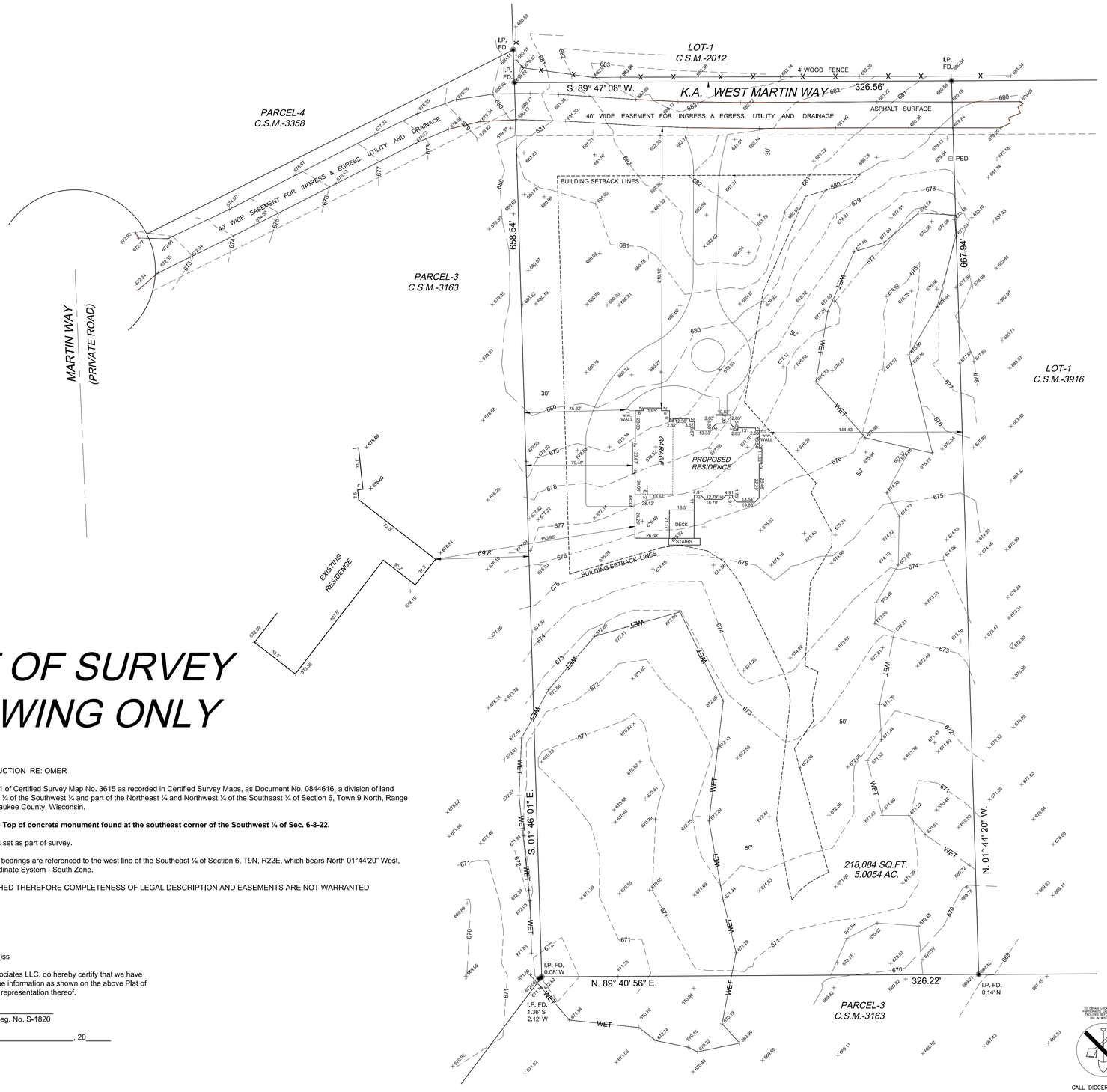
RE: The Omer residence – 2049 W. Martin Way

The purpose of this project is to build a single-family residence to be occupied by the owners, Mr. Jonathan Omer and Mrs. Marnie Omer. The lot is over 5 acres. The home will be set back 200' from W. Martin Way. The 2-story home will have 6,860 square feet on the first two floors plus a 3,700 square foot finished basement.

Thank you,

Kingfogl Construction Company

Attachment: Statement of Intent (5904 : Jonathan & Marnie Omer)



PLAT OF SURVEY
DRAWING ONLY

FOR: KINGFOGL CONSTRUCTION RE: OMER

LEGAL DESCRIPTION: Lot 1 of Certified Survey Map No. 3615 as recorded in Certified Survey Maps, as Document No. 0844616, a division of land being a part of the Northeast ¼ of the Southwest ¼ and part of the Northeast ¼ and Northwest ¼ of the Southeast ¼ of Section 6, Town 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

Bench Mark 659.14 (USGS) Top of concrete monument found at the southeast corner of the Southwest ¼ of Sec. 6-8-22.

● Iron pipes found. No pipes set as part of survey.

REFERENCE BEARING: All bearings are referenced to the west line of the Southeast ¼ of Section 6, T9N, R22E, which bears North 01°44'20" West, Wisconsin State Plane Coordinate System - South Zone.

NO TITLE POLICY FURNISHED THEREFORE COMPLETENESS OF LEGAL DESCRIPTION AND EASEMENTS ARE NOT WARRANTED

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)
We Jahnke & Jahnke Associates LLC. do hereby certify that we have made this survey and that the information as shown on the above Plat of Survey is a true and correct representation thereof.

_____
JOHN R. STIGLER - Wis. Reg. No. S-1820

Dated this _____day of _____, 20_____

LEGEND:

- EX. MONUMENT FOUND
- EX. IRON PIPE FOUND
- IRON PIPE SET
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE
- EX. CATCH BASIN ROUND
- EX. CATCH BASIN SQUARE
- EX. HYDRANT
- EX. WATER VALVE
- EX. HOUSE VALVE
- EX. CLEANOUT
- EX. GAS METER
- EX. ELECTRIC METER
- EX. ELECTRIC TRANSFORMER
- EX. UNDERGROUND VAULT
- EX. AIR CONDITIONER UNIT
- EX. GAS VALVE
- EX. LIGHT POLE
- EX. POWER POLE
- EX. GUY WIRE
- EX. TELEPHONE PEDESTAL
- EX. BOLLARD
- EX. SIGN
- X — EX. FENCE LINE
- W — EX. WATER MAIN
- T — EX. TELEPHONE LINE
- E — EX. ELECTRIC LINE
- G — EX. GAS LINE
- OH — EX. OVERHEAD WIRE
- EX. RAILROAD TRACKS

SURVEY NOTES:

1) Date of the Survey field work: November,2016.

2) Building lines, Easements and other restrictions are not shown herein, should refer to Deed, title policy and local Zoning ordinances.

3) All dimensions shown are in decimal feet, US Survey units.

4) Review legal description and record measurements on this Plat and at once report any apparent difference to the surveyor.

5) Utilities have not been certified, therefore the location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but Jahnke & Jahnke Associates LLC does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., to verify.

6) Reference bearing is assumed unless noted.

7) No measurements are to be assumed by scaling.

8) Any comments, modifications, alterations and revisions to this Survey must be brought to the attention of the PLS surveyor within 30 days from date of completion on this sheet.

9) Category of this Survey is based upon client's request.

10) To insure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates LLC.

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ALL RIGHTS RESERVED

TO OBTAIN LOCATIONS OF PARTICIPATING UTILITIES PRIOR TO EXCAVATING DIAL 811 WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

SHEET: 1 OF 1

FOR: KINGFOGL CONSTRUCTION RE: OMER

DRAWN BY: P.M. | CHECKED BY: J.R.S. | JOB NO.: 21-9312 | DATE: January 14,2021
BOOK No.: Ozaukee- Pg-

711 West MORELAND Boulevard, Waukesha, Wisconsin 53188
Phone No. (262) 542-5797 - email: pmuehl@jahnkeandjahnke.com
WEBSITE: jahnkeandjahnke.com

JAHNKE & JAHNKE ASSOCIATES, LLC.
ENGINEERS, PLANNERS, SURVEYORS
ENGINEERING SOLUTIONS SINCE 1964

PLAT OF SURVEY/DRAWING ONLY
LOT-1 of Certified survey Map No. 3615
CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN

REVISIONS

FILE NAME: S\projects 21-9312\dwg

Attachment: Site Plan (5904 : Jonathan & Marnie Omer)

Keyway Schedule



FRONT ELEVATION

3/16" SCALE

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KINGFOGL CONSTR. CO.

CARPENTERS TO INSTALL WHOLE HOUSE W/ TYVEK WRAP INCLUDING GARAGE @ TIME OF FRAMING

ALL EXTERIOR TRIM ¾ MIRATEC



REAR ELEVATION

3/16" SCALE

~ The Omer Residence ~

BONNIWELL TRACE SUBDIVISION
2049 W. MARTIN WAY
MEQUON, WI 53092

Sheet Index

SHEET 1 – FRONT & REAR ELEVATIONS
SHEET 2 – LEFT & RIGHT ELEVATIONS
SHEET 3 – FIRST FLOOR PLAN
SHEET 4 – SECOND FLOOR PLAN
SHEET 5 – FOUNDATION PLAN
SHEET 6 – GENERAL SECTION INTERIOR VIEWS
SHEET 7 – HEELS & PLATES ROOF PLAN

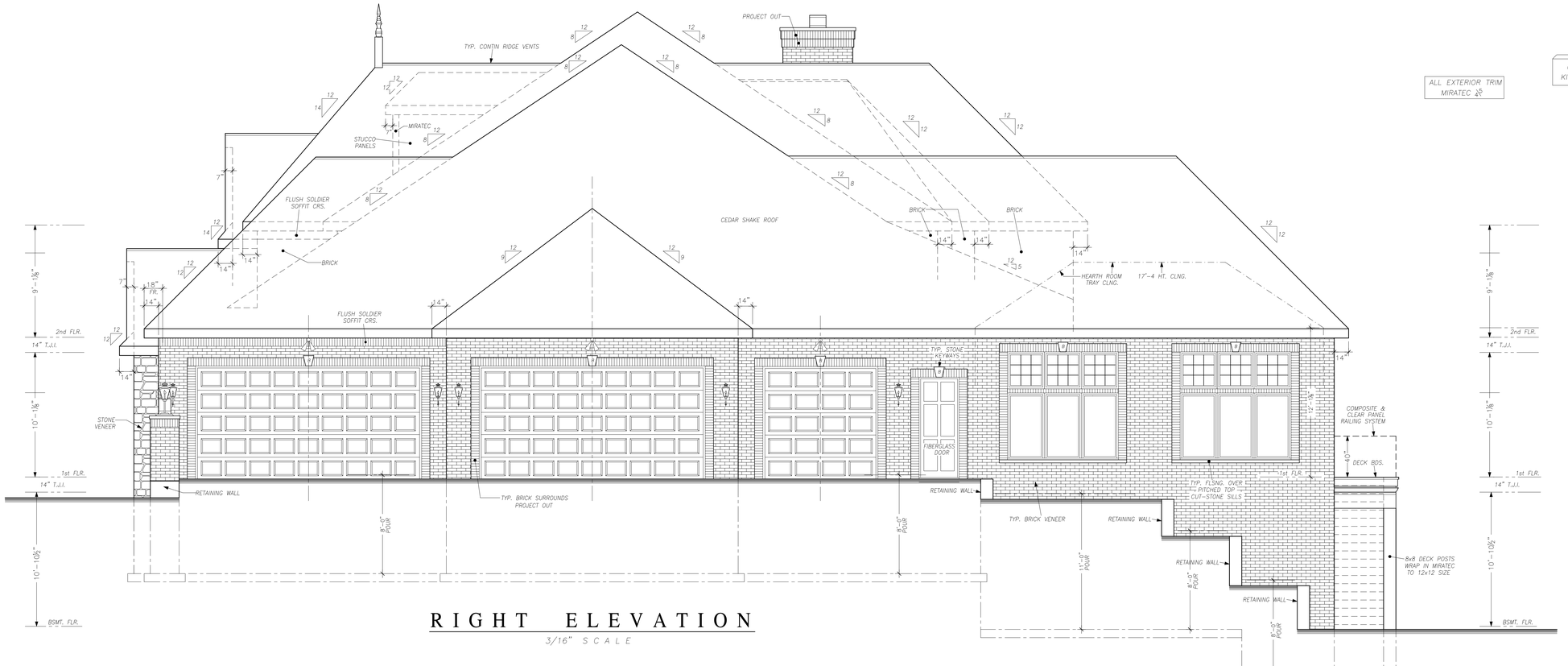
Kingfogl Construction Company
WWW.KINGFOGL.COM
© COPYRIGHT 2021 BY KINGFOGL CONSTRUCTION CO.
13703 W. GREENFIELD AVE. NEW BERLIN, WI. 53151
O. 262-781-4488 F. 414-374-9242
JAY CELL 262-613-3359

01-08-21
Omer Residence
1/7

Attachment: Plans (5904 : Jonathon & Marnie Omer)

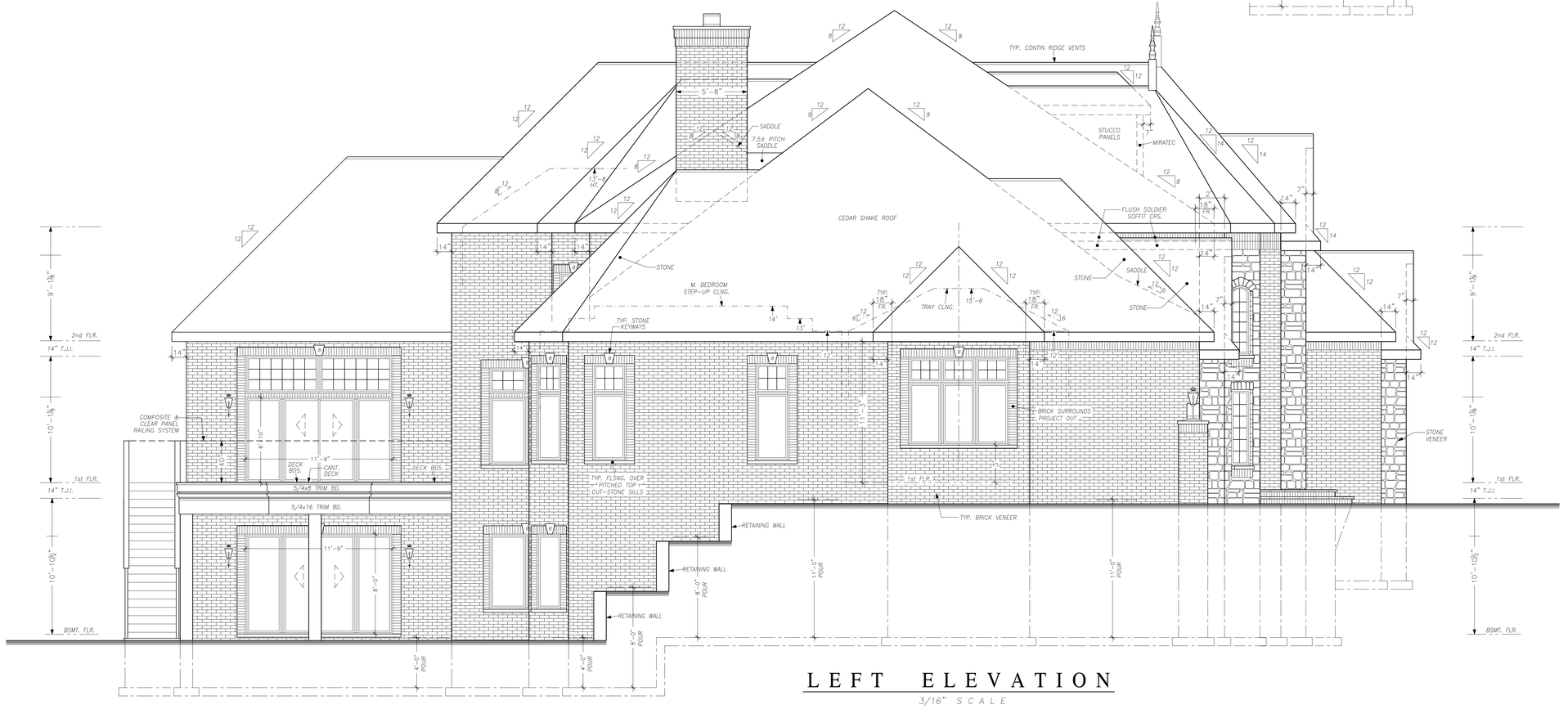
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ALL EXTERIOR TRIM
MIRATEC 4/4



RIGHT ELEVATION

3/16" SCALE



LEFT ELEVATION

3/16" SCALE

Attachment: Plans (5904 : Jonathan & Marnie Omer)

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1st FLR. = 4 6 7 0 SQ. FT.
2nd FLR. = 2 1 9 0 SQ. FT.
TOTAL = 6 8 6 0 SQ. FT.

S
E = = W
N
PLAN

FIRST FLOOR PLAN

3/16" SCALE

10' WALLS–UNLESS NOTED

ALL WINDOW SIZES ARE ANDERSON 400 SERIES. APPROX. GLASS SIZE.
ALL ANGLED WALLS @ 45°.
8'–0" HT. FIRST FLOOR DOORS.

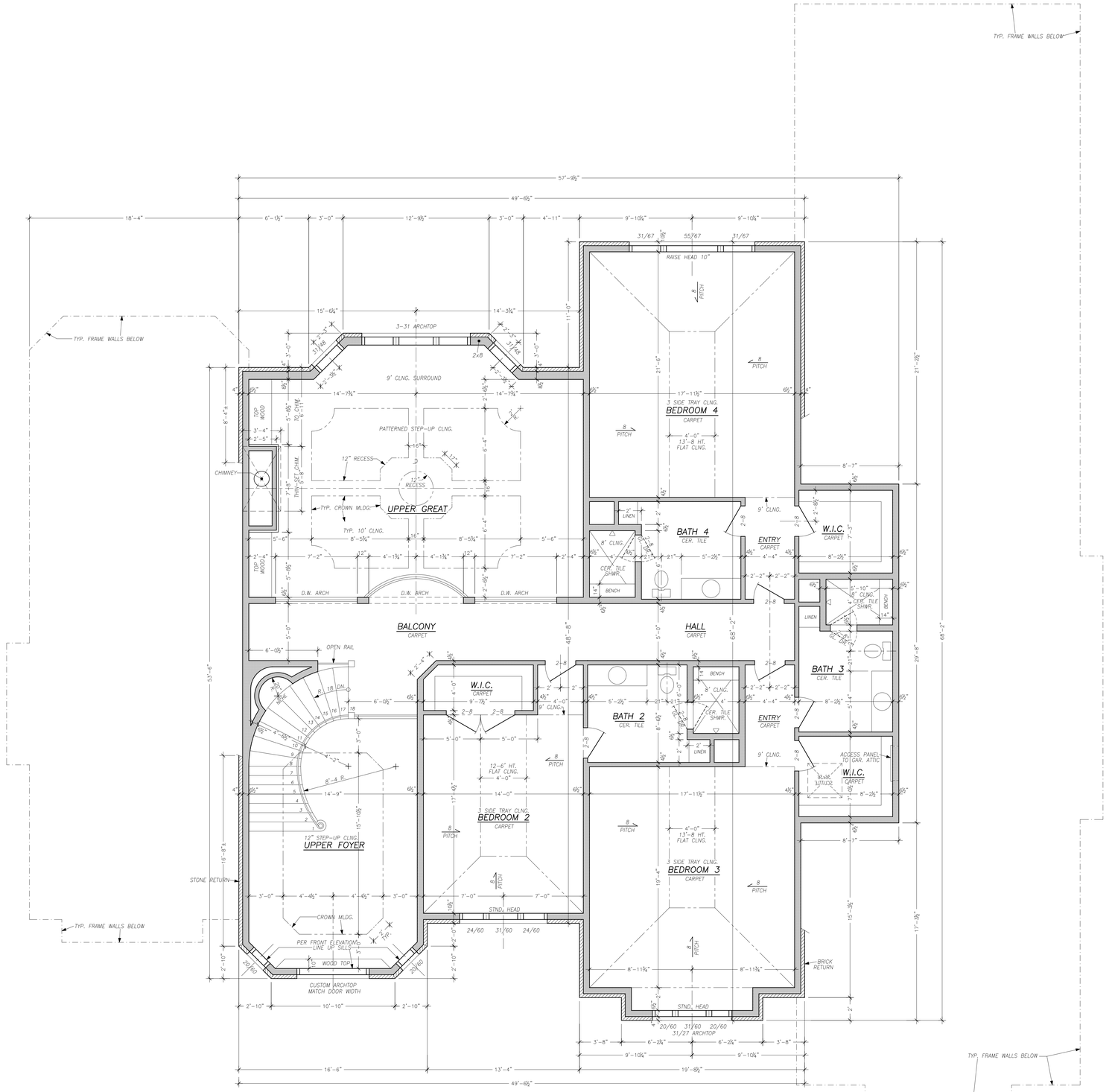
01-08-21

Omer Residence

3/7

Attachment: Plans (5904 : Jonathan & Marnie Omer)

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9' WALLS

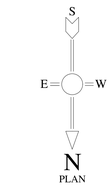
SECOND FLOOR PLAN

3/16" SCALE

ALL WINDOW SIZES ARE ANDERSON 400 SERIES. APPROX. GLASS SIZE.

ALL ANGLED WALLS @ 45.

8'-0" HT. SECOND FLOOR DOORS.



PLAN

01-08-21

Omer Residence

Attachment: Plans (5904 : Jonathan & Marnie Omer)

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VERIFY IN FIELD IN BUILDER – REVISE AS REQ'D.

6x6 TRT'D WOOD POST WRAPPED IN 1X TRIM (8"x8" FIN. SIZE)

TYP. 8x8 TREATED WOOD POSTS BOX IN MIRATEC TO 12x12

12" CONTIN. POURED FROST WALL ON FTG.

SUPPORT FOR CANTILEVERED DECK ABOVE

DECK ABOVE

HARDIE PLANK CLNG.
COVERED PATIO
BY OWNER'S LANDSCAPER
NOT INCLUDED

TREATED 2x12 DECK JOISTS ABOVE 12" O.C. DOUBLE AS REQ'D. W/SLEEPER FLR. SYSTEM

12" x 4' POURED TRENCH WALLS

4 DOOR ANDERSEN PATIO DR.x8'-0

(DOUBLE OR INCREASE SERIES AS REQ'D.)
(FLOOR ABOVE MUST BE AS STIFF AS POSSIBLE)
14" T.J.I.

9'-10± CLNG.
GOLF SIMULATOR ROOM
L.V.P.

MATCH PATIO DOOR HEAD HT.

RETAINING WALL

POURED WALL 12"x48" HT.

A/C

ALL RETAINING WALLS BY OWNER

POURED WALL 12"x11' HT.

2" STYRO ON 12" x 4' POURED TRENCH WALLS (SEE SECTION – B)

9'-0x8'-0 PATIO

SEE PG. 6

CLEAR GLASS DOOR

1/2 WALL

LIFT TOP BENCH FOR SUMP ACCESS

SUMP

4x16 JOIST LEDGE

12"x4' HT. POURED WALL

12"x8' HT. POURED WALL

12"x11' HT. POURED WALL

WOOD CAP OVER 2x4 KNEEWALL

9'-10± CLNG. HT.
OFFICE
CARPET

14" T.J.I.

9'-10± CLNG.
EXERCISE
RUBBER

CARPET 6, 18 UP RUN 10

CARD WOOD

STAIRS CARPET

DROP

2x8 LEDGE

4x4 LEDGE

(ALL CLNG. HTS. TO BE DETERMINED AFTER MECH.'s ARE INSTALLED)

9'-10± CLNG. HT.
REC AREA
CARPET

TYP. 14" T.J.I. 16" O.C.

BASEMENT
12" x 11'-0 HT. POURED CONC. WALLS
3" CONC. FLR. OVER VAP. BAR.

PAD, COLUMN & STEEL SIZES PER ENGINEERING
(FIGURE ALL CONC. FTGS. 48"x48"x12" W/3 #4 BARS EACH WAY)

8" CLNG. CER. TILE SHWR.

W.I.C.
CARPET

9'-10± CLNG. HT.
BATH 5
CER. TILE

120" SCREEN

12"x8 D.W. CONC. BOX BEAMS

THEATER
CARPET

4" SLEEPER FLOOR

PROJECTOR

8" SLEEPER FLOOR

SOUND INSULATE WALLS AND CEILING

8" RAISED PLATFORM

LOBBY
CARPET

W.I.C.
CARPET

D.W.

9'-10± CLNG.
WET BAR
CER. TILE

2x4 KNEEWALL W/ELEC. CHASE

MECH.
UNFINISHED

50 GAL. H.W.H.

SALT

SOFT.

STORAGE
UNFINISHED

9'-0" 9'-10± CLNG.
BILLIARDS
CARPET

FURN.

FLR. DR.

12" POURED WALLS BACKFILL W/ GRAVEL
UNEXC.
8" FORMS

SEE PG. 6

UNEXC.

HAUNCHES

STEP ABOVE

11" POURED WALLS

FINISHED AREA = 3700 SQ. FT.

FOUNDATION PLAN

3/16" SCALE

8' HT. FIN. BSMT. DOORS

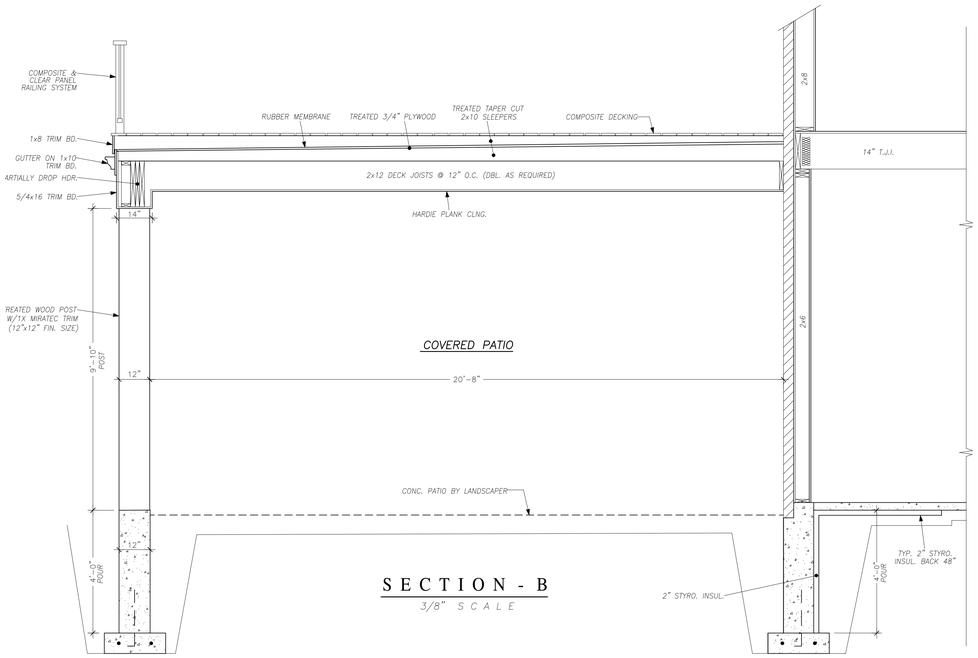
S
E W
N
PLAN

01-08-21

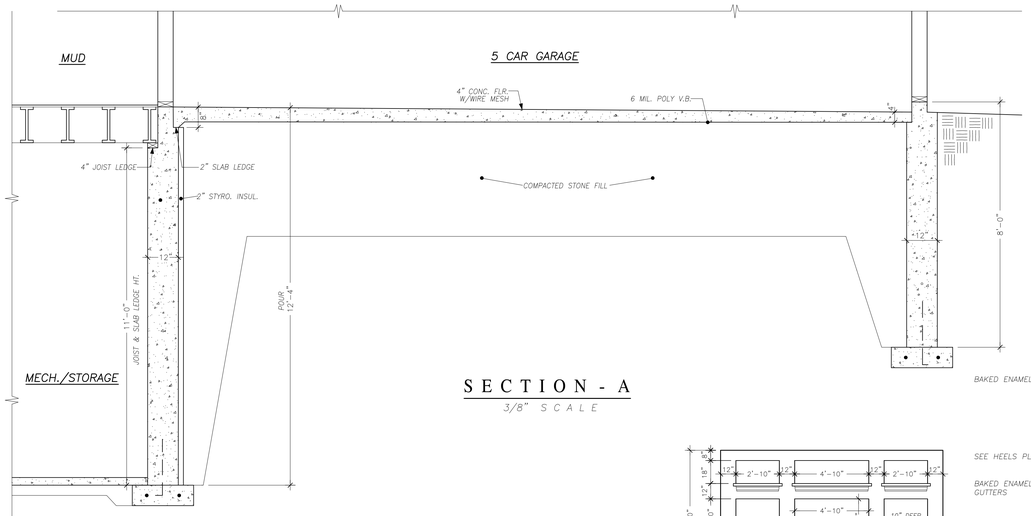
Omer Residence

Attachment: Plans (5904 : Jonathan & Marnie Omer)

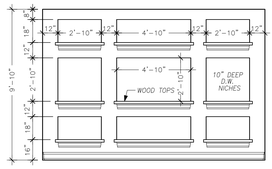
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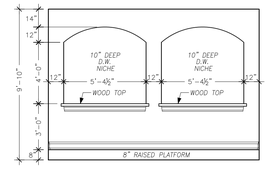
SECTION - B
3/8" SCALE



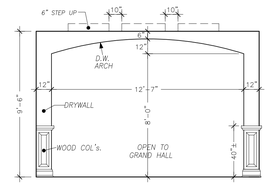
SECTION - A
3/8" SCALE



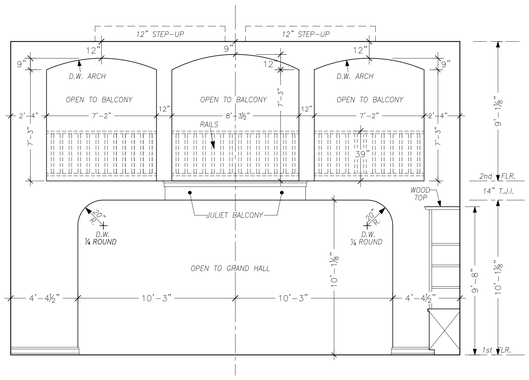
BILLIARDS – WEST WALL



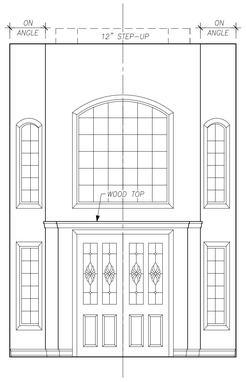
LOBBY – NORTH WALL



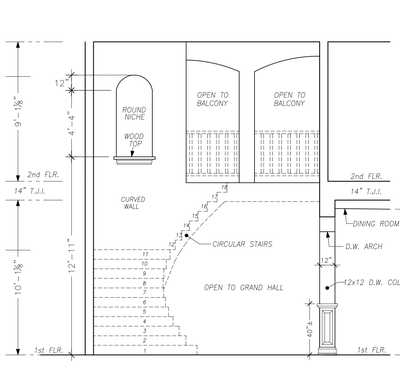
GRAND HALL TO DINING ROOM



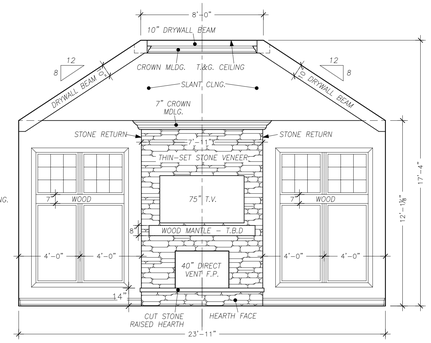
GREAT ROOM – NORTH WALL



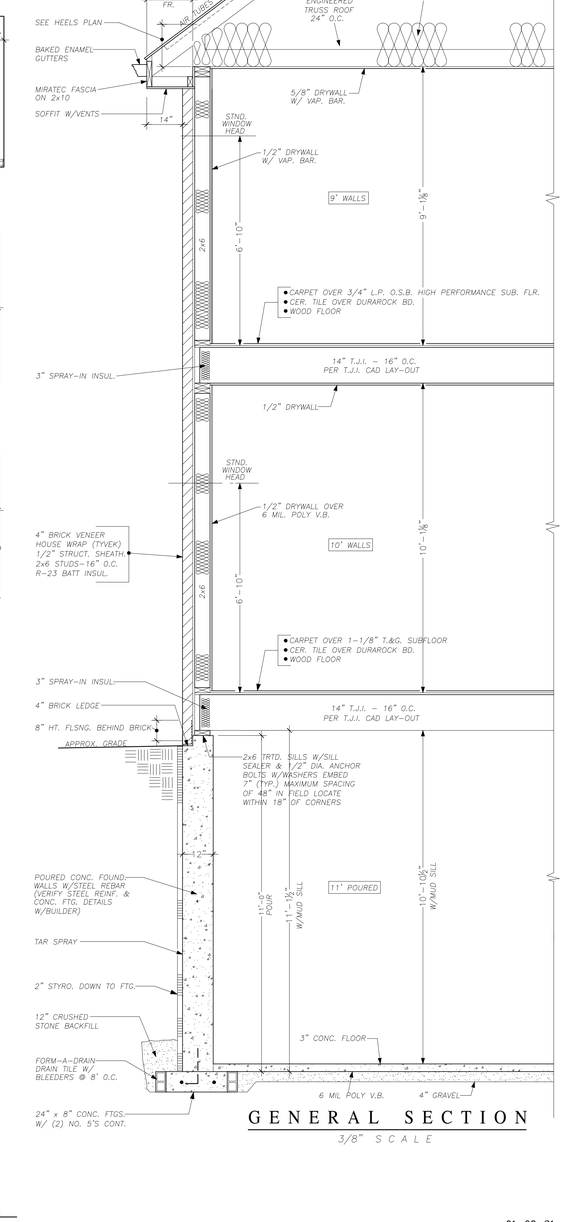
FOYER – NORTH WALL



FOYER – SOUTH WALL

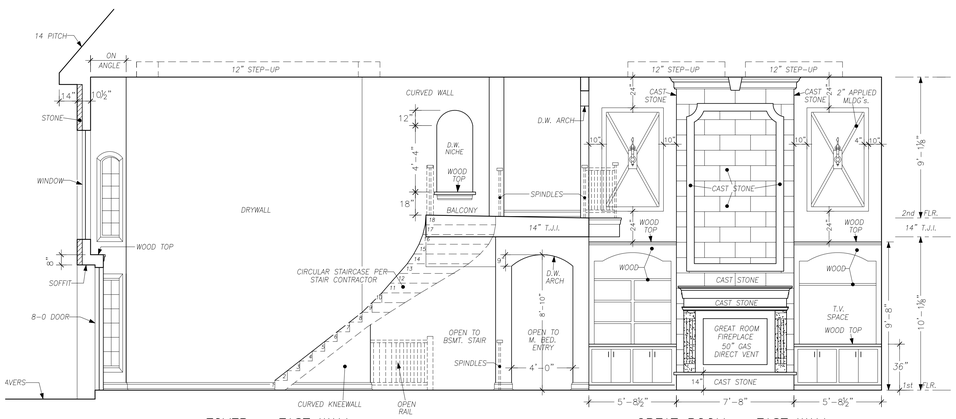


HEARTH ROOM – SOUTH WALL



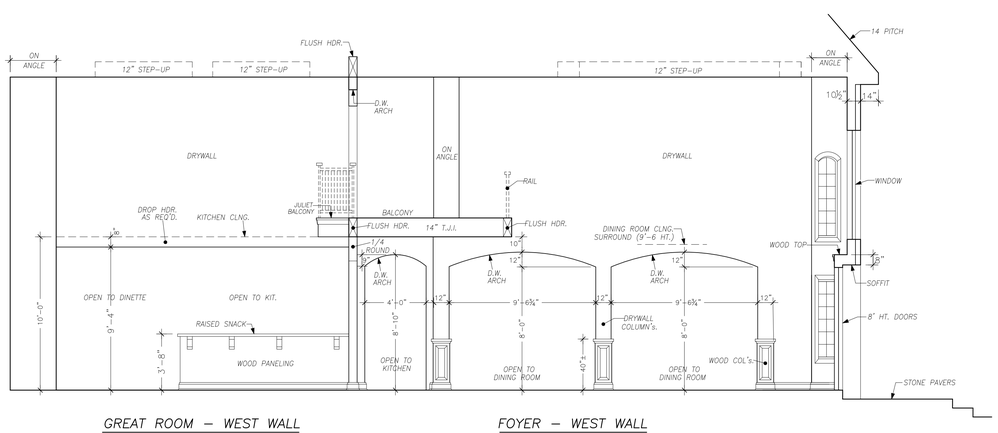
GENERAL SECTION
3/8" SCALE

INTERIOR VIEWS
3/16" SCALE



FOYER – EAST WALL

GREAT ROOM – EAST WALL



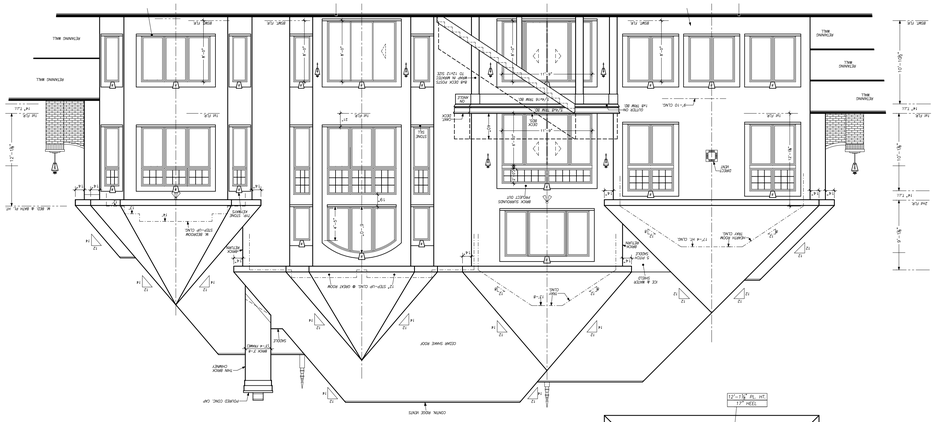
GREAT ROOM – WEST WALL

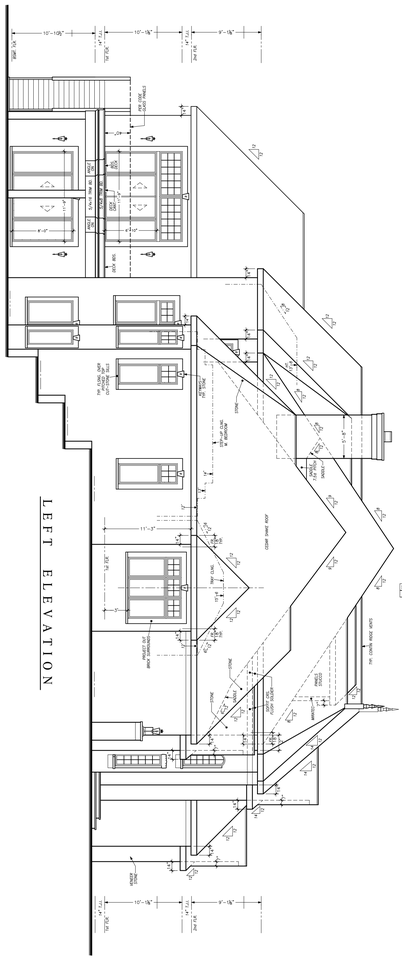
FOYER – WEST WALL

Attachment: Plans (5904 : Jonathan & Marnie Omer)

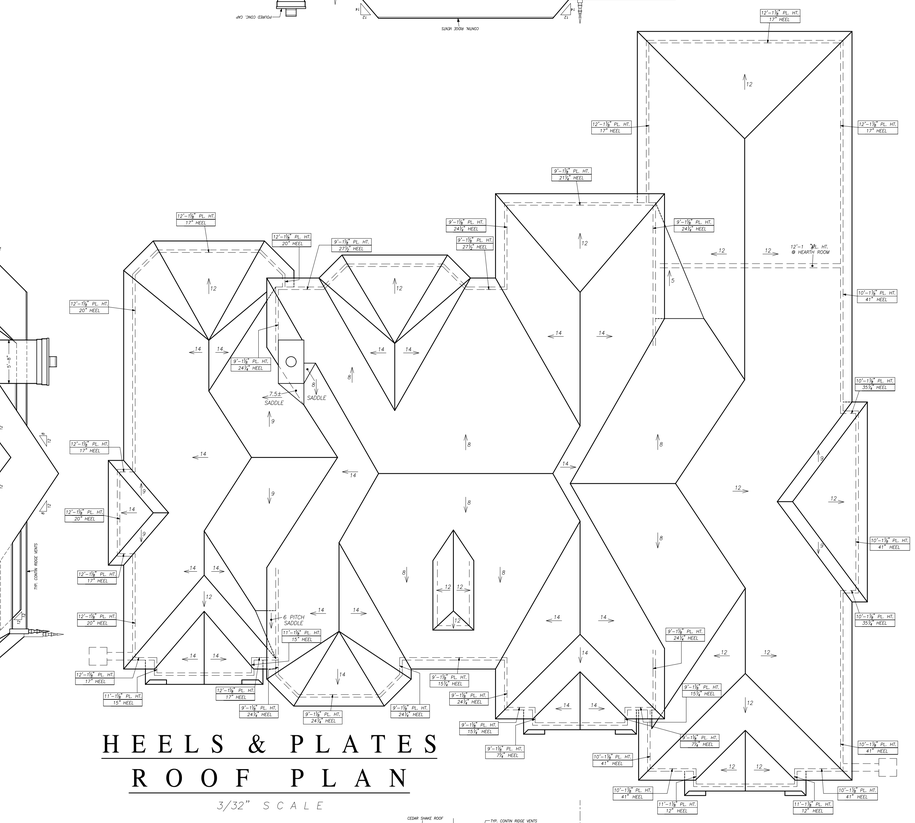
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REAR ELEVATION

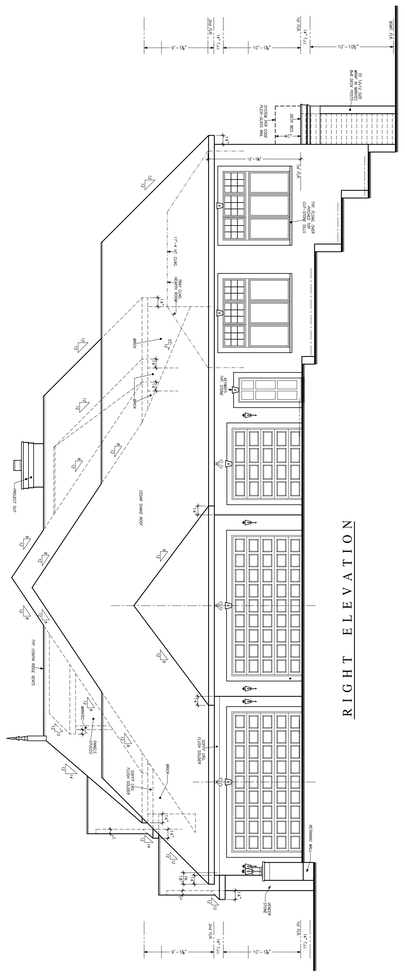




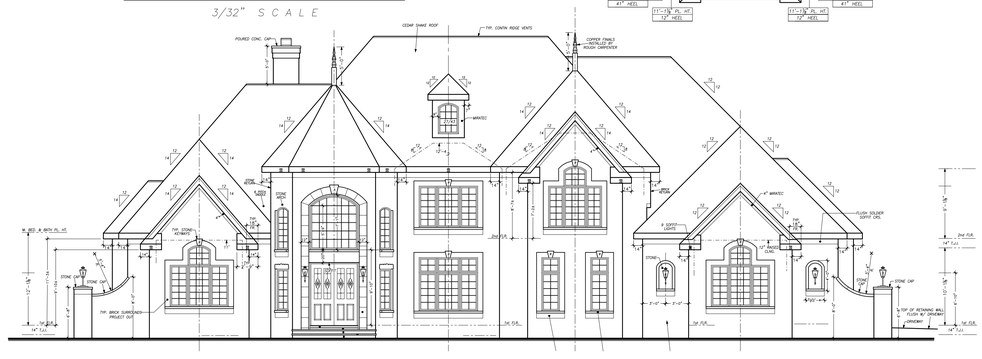
LEFT ELEVATION



HEELS & PLATES
ROOF PLAN
3/32" SCALE



RIGHT ELEVATION



FRONT ELEVATION

01-08-21

Omer Residence 7/7

Attachment: Plans (5904 : Jonathan & Marnie Omer)

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: **February 8, 2021**
SUBJECT: **Tim & Jill Ridley, New Single-Family Residence at 12360 N. Lake Shore Drive**

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

Statement of Intent

DATE: January 18, 2021

RE: Architectural Review Commission (ARC)
Tim & Jill Ridley
Property at 12360 N. Lake Shore Drive Mequon, WI 53092

It is the wish of Tim and Jill Ridley to build their new (3) three bedroom home and attached garage at 12360 N. Lake Shore Drive Mequon, WI 53092.

Todd A. Rabidoux, AIA
V.P. Director of Architecture
Lakeside Development Company
262-292-2324 (ph.)
262-241-2310 (fx.)
toddr@lakesidedevelopment.com

Attachment: Statement of Intent (5905 : Tim & Jill Ridley)

ELEVATION NOTE

PROPOSED TOP OF FOUNDATION WALL = 697.17
TYPICAL GRADE AT FOUNDATION WALL = 696.5
GRADE AT EXPOSURE = N.A.
FIRST FLOOR SUBFLOOR = 698.5
TOP OF FIRST FLOOR SUBFLOOR (A.S.F.-1) REFERENCED AS Ø'-Ø" HEREAFTER

* HEIGHT ELEVATIONS (✥) ARE REFERENCED FROM
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

SQUARE FEET

TOTAL FINISHED SQUARE FOOTAGE = 2,118 S.F.
LOWER LEVEL FINISHED = Ø S.F.
FIRST FLOOR = 1,196 S.F.
SECOND FLOOR = 922 S.F.

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
- 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 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

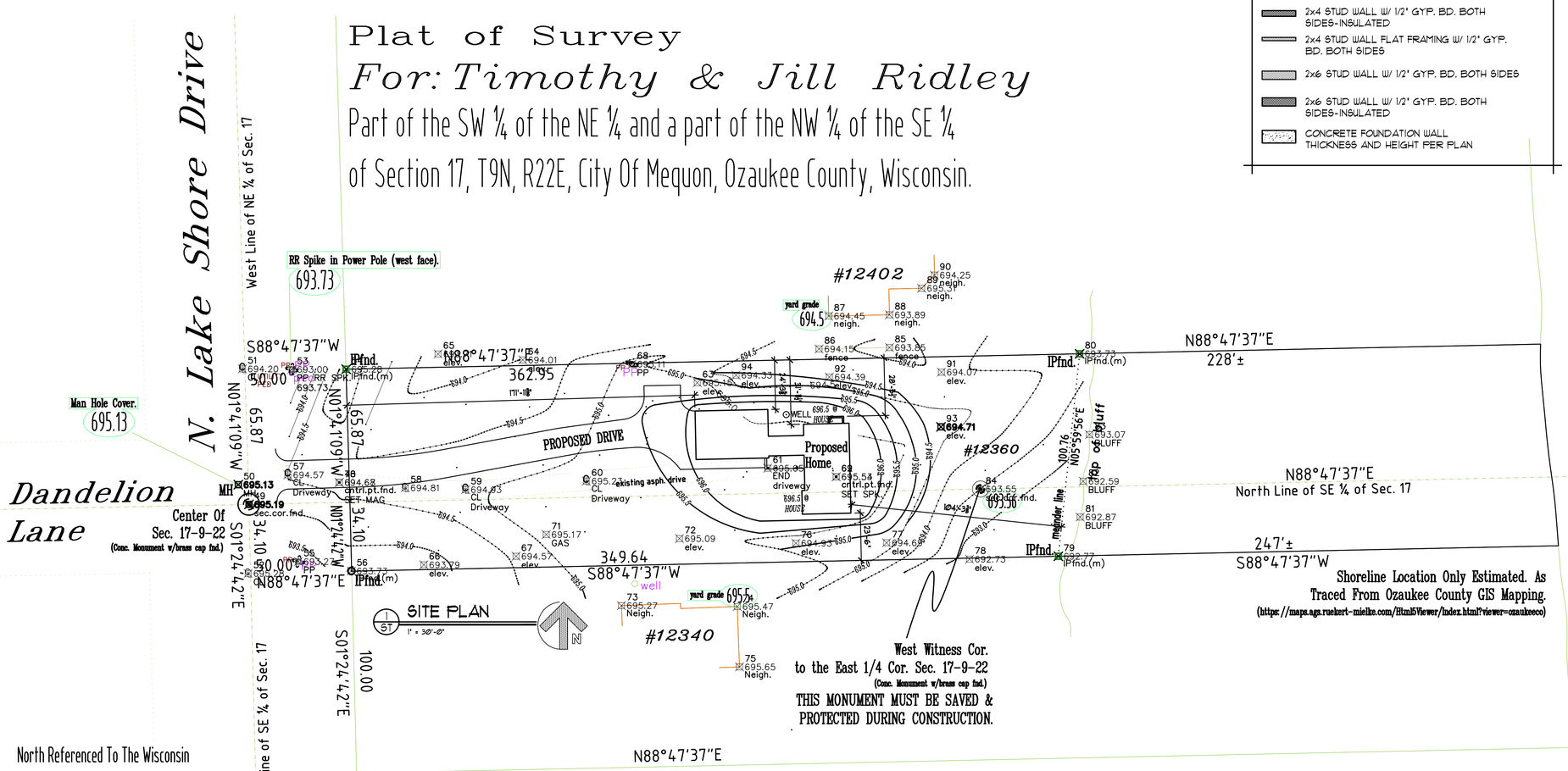
SHEET INDEX:

ST - SITE PLAN
1 - EXTERIOR ELEVATIONS
1.1 - EXTERIOR ELEVATIONS
2 - FOUNDATION PLAN
3 - FIRST FLOOR PLAN
4 - SECOND FLOOR PLAN
4.1 - ROOF PLAN & DETAILS
5 - SECTIONS & DETAILS
5.1 - SECTIONS & DETAILS
5.2 - SECTIONS & DETAILS
5.3 - SECTIONS & DETAILS
6 - INTERIOR ELEVATIONS
7 - ELECTRICAL PLANS
8 - SCHEDULES
8.1 - SCHEDULES
B - WALL BRACING
9 - SPECIFICATIONS
9.1 - SPECIFICATIONS

Plat of Survey

For: Timothy & Jill Ridley

Part of the SW ¼ of the NE ¼ and a part of the NW ¼ of the SE ¼ of Section 17, T9N, R22E, City Of Mequon, Ozaukee County, Wisconsin.



North Referenced To The Wisconsin Coordinate System, South Zone Based On The Control Survey Summary Diagram By Southeastern Wisconsin Regional Planning Commission, Revised January 2017 And The North Line Of The SE 1/4 Of Section 17-9-22 Bearing N 88°47'37" E.

I hereby certify that I have surveyed the above described property and to the best of my knowledge, the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all permanent structures and dimensions of all principal buildings thereon, boundry fences, apparent easements, roadways and visible encroachments, if any. This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof.

Dated at West Bend, WI. , this 19th day of July , 2018

Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI. 53095 Phone:(262)338-6994 www.ericschmitzcorp.com

7-20-2018
7-19-2018

Eric M. Schmitz R.L.S. No. 1660

SITE MAP



TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 414-259-1181

FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION

APPROVED
BY: _____
BY: _____
DATE: _____

REVISIONS
1/14/2021 8:15:36 AM

RIDLEY RESIDENCE
12360 N. LAKE SHORE DRIVE
MEQUON, WI 53092

Lakeside Development Company
The finest in architecture & construction management
10033 N. Port Washington Rd. Suite 300 Mequon, Wisconsin 53092
Tel: (262) 241-2300 Fax (262) 241-2310
www.lakesidedevelopment.com

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DATE: JAN. 18, 2021
JOB: 1920
DRAWN BY: TAR
CHECKED BY: TAR
ARCH. SUBMIT.

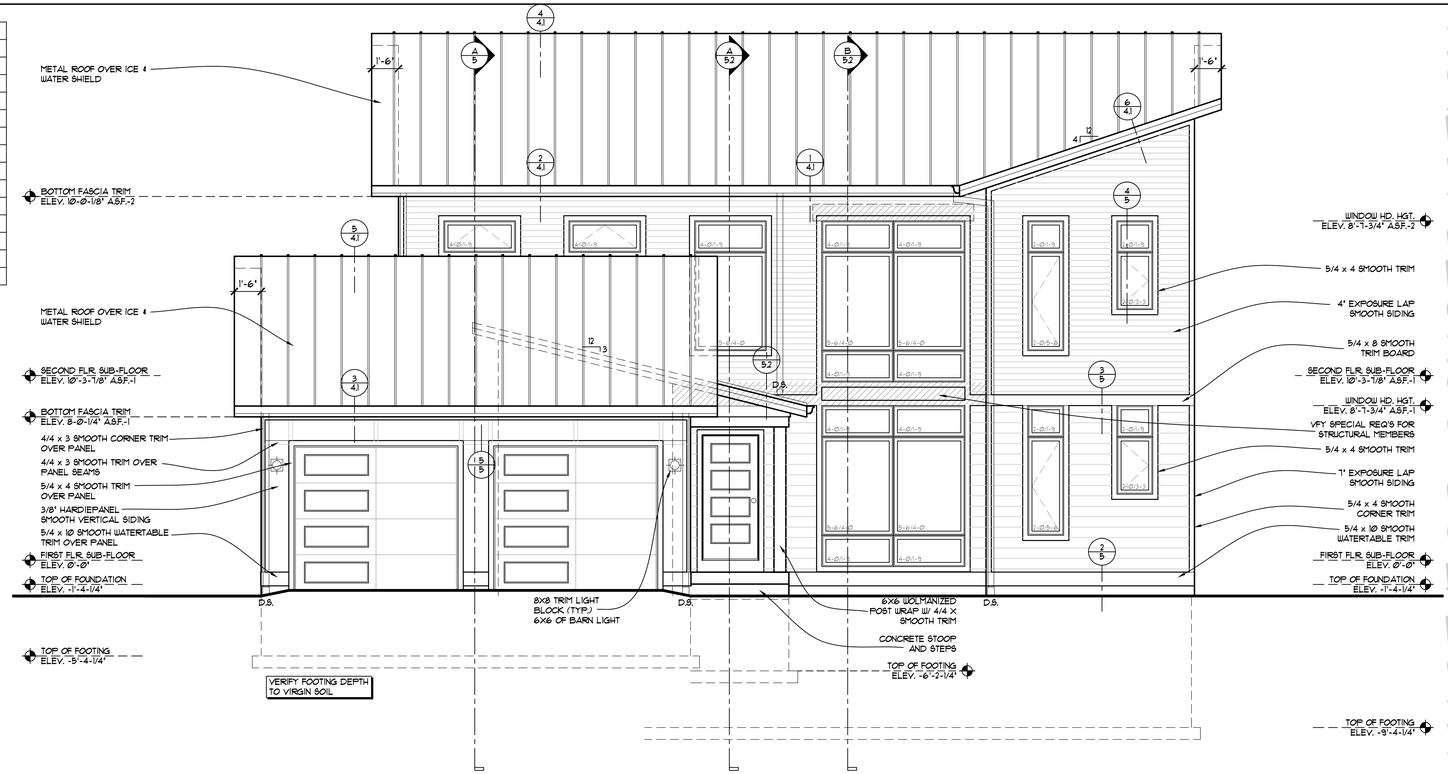
ST

SITE PLAN

Attachment: Plans (5905 : Tim & Jill Ridley)

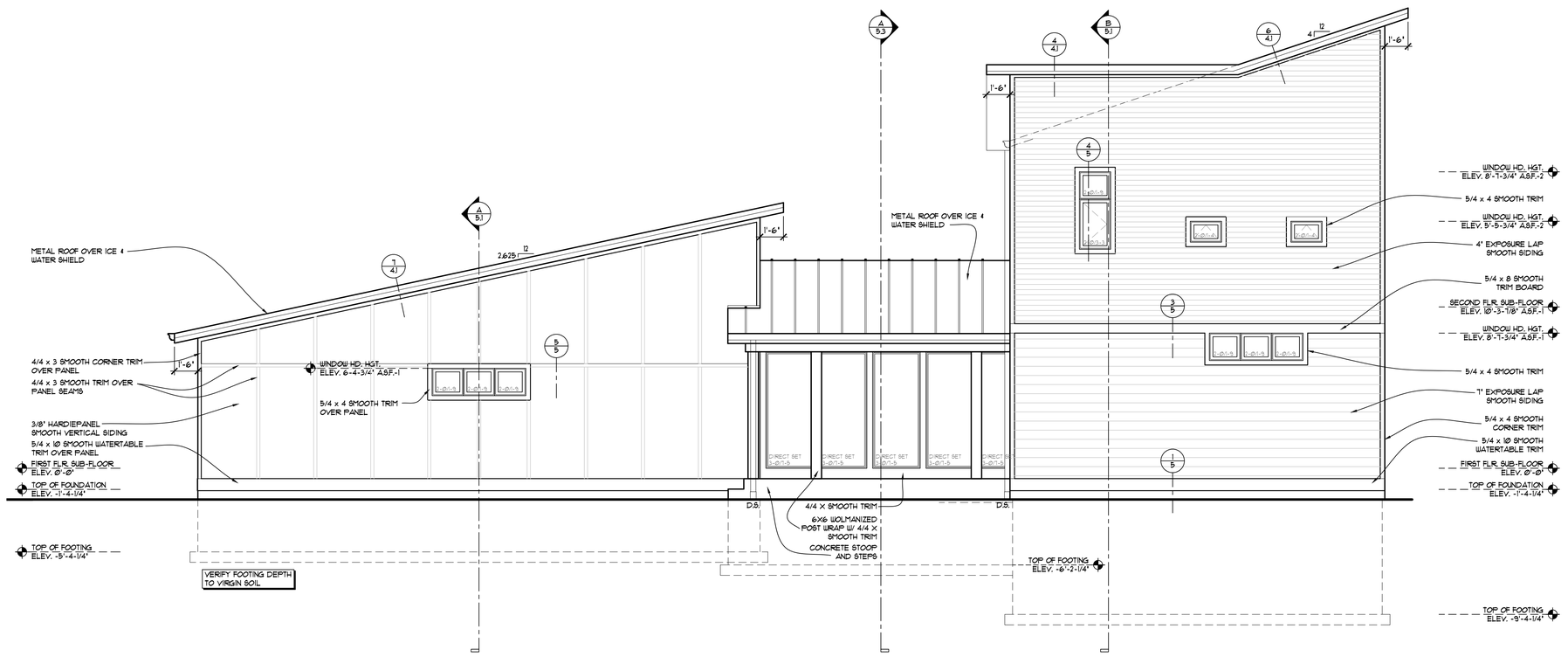
EXTERIOR FINISH SCHEDULE				
LOCATION	MATERIAL	FINISH		SHEEN
FIRST FLOOR SIDING	JAMES HARDIE	PRIMED	"GRAY"	
SECOND FLOOR SIDING	JAMES HARDIE	PRIMED	"NATURAL WOOD"	
GARAGE / BREEZEWAY PANELING	JAMES HARDIE	PRIMED	"BLACK"	
FRONT DOOR		STAIN	MATCH GARAGE DOOR	
COVERED VERANDA CEILING	PRIMED FIR W/ 1X4 J.H. TRIM	PRIMED	MATCH PAINT COLOR OF SURROUNDING	
GARAGE DOORS	METAL	PREFINISHED	CHI 2347, FROSTED LONG PANEL, STACKED, DARK OAK STAIN	
WINDOWS	ALUMINUM CLAD	PREFINISHED		
COLUMNS	JAMES HARDIE	PRIMED		
TRIM	JAMES HARDIE	PRIMED	MATCH PAINT COLOR OF SURROUNDING	
FRIEZE	JAMES HARDIE	PRIMED	MATCH PAINT COLOR OF SURROUNDING	
SOFFITS	PRIMED FIR W/ 4X16 SOFFIT VENTS			
GUTTERS	ALUMINUM	PREFINISHED	COORDINATE WITH ROOF BACKGROUND COLOR	
ROOF	METAL	PREFINISHED	DARK BRONZE OR SIM.	

WINDOW SPECIFICATIONS	
MANUFACTURER	PELLA
FRAME	WOOD CLAD ALUMINUM
GLASS TYPE	LOW E2 W/ ARGON
GRIDS	NO GRIDS
HARDWARE COLOR	BLACK
SCREEN COLOR	BLACK
EXTERIOR COLOR	BLACK CLAD
BRICKMOULD	NONE
INTERIOR FINISH	BLACK
LITE PATTERN	SEE DRAWINGS
EXTENSION JAMBS	NONE-DRYWALL RETURN (4) SIDES
NOTE	WINDOW SUPPLIER TO PRICE AND SUPPLY TEMPERED GLASS WHERE REQUIRED



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

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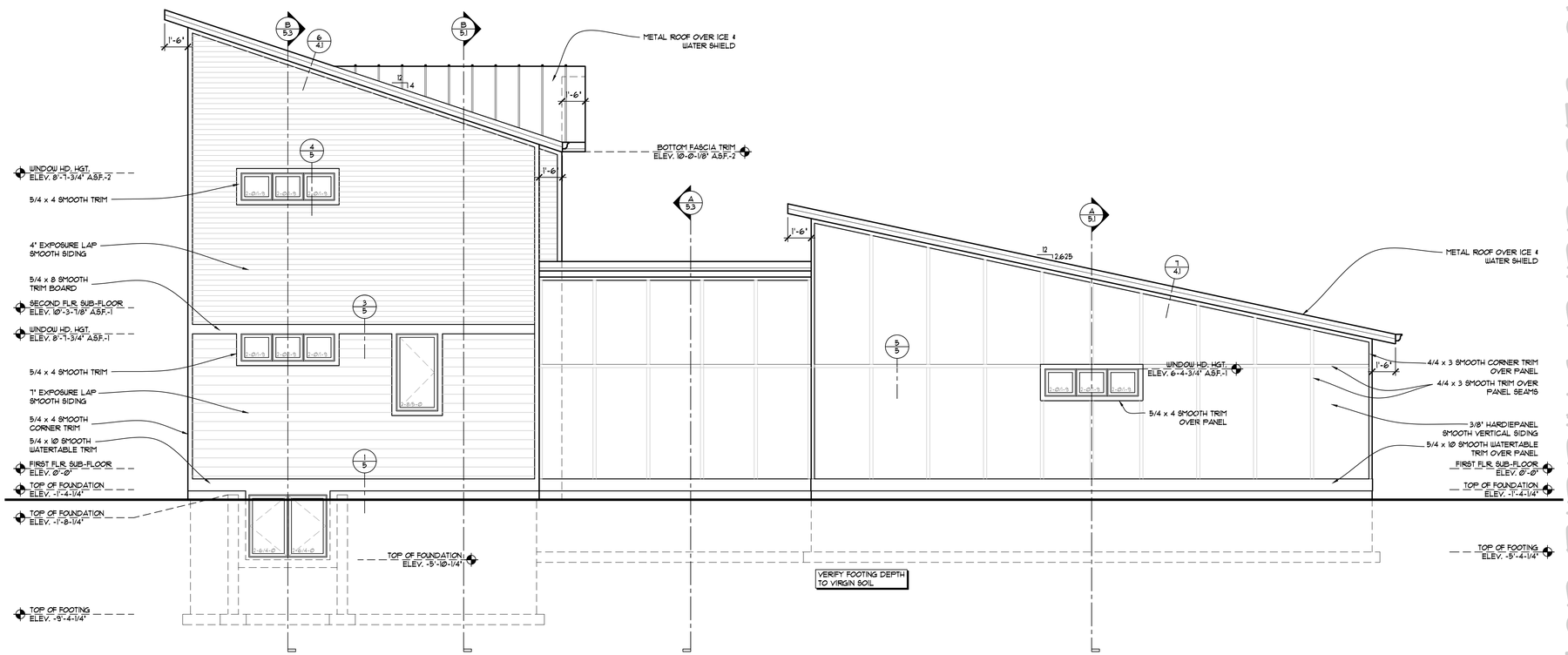
EXTERIOR ELEVATIONS

Attachment: Plans (5905 : Tim & Jill Ridley)



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

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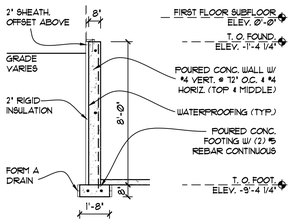
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1.1

EXTERIOR ELEVATIONS

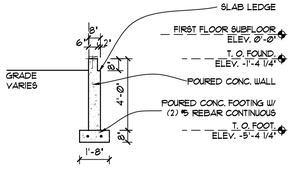
Attachment: Plans (5905 : Tim & Jill Ridley)



FOUNDATION A

A

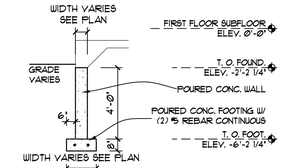
1/4"=1'-Ø"



FOUNDATION F

F

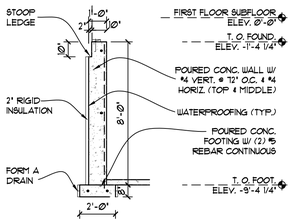
1/4"=1'-Ø"



STOOP FOUNDATION H

H

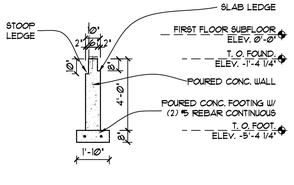
1/4"=1'-Ø"



FOUNDATION B

B

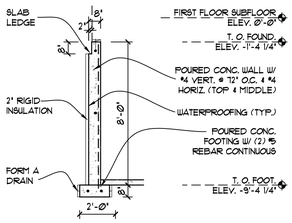
1/4"=1'-Ø"



FOUNDATION G

G

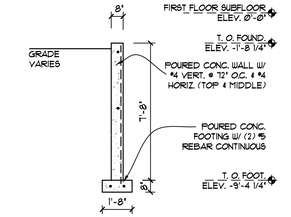
1/4"=1'-Ø"



FOUNDATION C

C

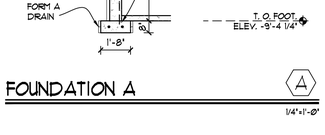
1/4"=1'-Ø"



EGRESS FOUNDATION K

K

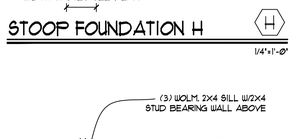
1/4"=1'-Ø"



FOUNDATION D

D

1/4"=1'-Ø"



BEARING WALL - 2X4

J

1/4"=1'-Ø"

EGRESS FOUNDATION K

K

1/4"=1'-Ø"



FOUNDATION E

E

1/4"=1'-Ø"

NOTE:
IT IS THE CONCRETE CONTRACTOR'S RESPONSIBILITY TO VERIFY EMBEDDED CONNECTIONS NEEDED FOR TIE DOWNS VERIFY WITH CONSTRUCTION MANAGER

NOTE:
FLOOR JOIST MANUFACTURER TO SUBMIT LAYOUT TO LAKESIDE DEVELOPMENT CO. FOR REVIEW, & COMPLIANCE AND APPROVAL PRIOR TO DELIVERY AND INSTALLATION

NOTE:
LUMBER COMPANY TO CONFIRM REQUIRED POINT LOADS

GENERAL FOUNDATION NOTES

-FIRST FLOOR SUBFLOOR = Ø'-Ø"

-SEE SITE PLAN FOR TYPICAL TOP OF FOUNDATION WALL - VERIFY WITH CONSTRUCTION MANAGER

-EXTERIOR DIMENSIONS ARE CONCRETE EDGE TO CONCRETE EDGE

X - POINT LOAD FROM ABOVE

-DESIGN LOADS:
- -ROOF DEAD LOAD = 15 P.S.F.
- -ROOF LIVE LOAD = 30 P.S.F.
- -FLOOR DEAD LOAD = 15 P.S.F.
- -FLOOR LIVE LOAD = 40 P.S.F.

-MAINTAIN CONSISTANT LIVE LOAD DEFLECTION CRITERIA:
- L/ 480 STANDARD
- L/ 720 AT TILE AND UNDER KITCHEN ISLAND
- -TJI RATING NOT LESS THAN 45
- -FLOOR JOIST MANUFACTURER TO SUBMIT LAYOUT TO LAKESIDE DEVELOPMENT COMPANY FOR REVIEW AND APPROVAL PRIOR TO DELIVERY AND INSTALLATION

-SEE B SHEETS FOR WALL BRACING DETAILS AND SPECIFICATIONS. POURED WALL CONTRACTOR TO ACCOMODATE ALL CONCRETE IMBEDDED HARDWARE NEEDED TO SATISFY WALL BRACING REQUIREMENTS.

GENERAL LOWER LEVEL NOTES

-FIRST FLOOR SUBFLOOR = Ø'-Ø"

-TYPICAL FLAT CEILING TO BE 1'-Ø" +/- UNLESS NOTED OTHERWISE

-TYPICAL INTERIOR HEADER TO BE 4x4 UNLESS NOTED OTHERWISE

-2x4 TYPICAL INTERIOR WALL UNLESS DIMENSIONED 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 LOCATIONS

-SEE SHEETS 'I' AND 'IJ' FOR ELECTRICAL KEY AND ELECTRICAL SCHEDULE

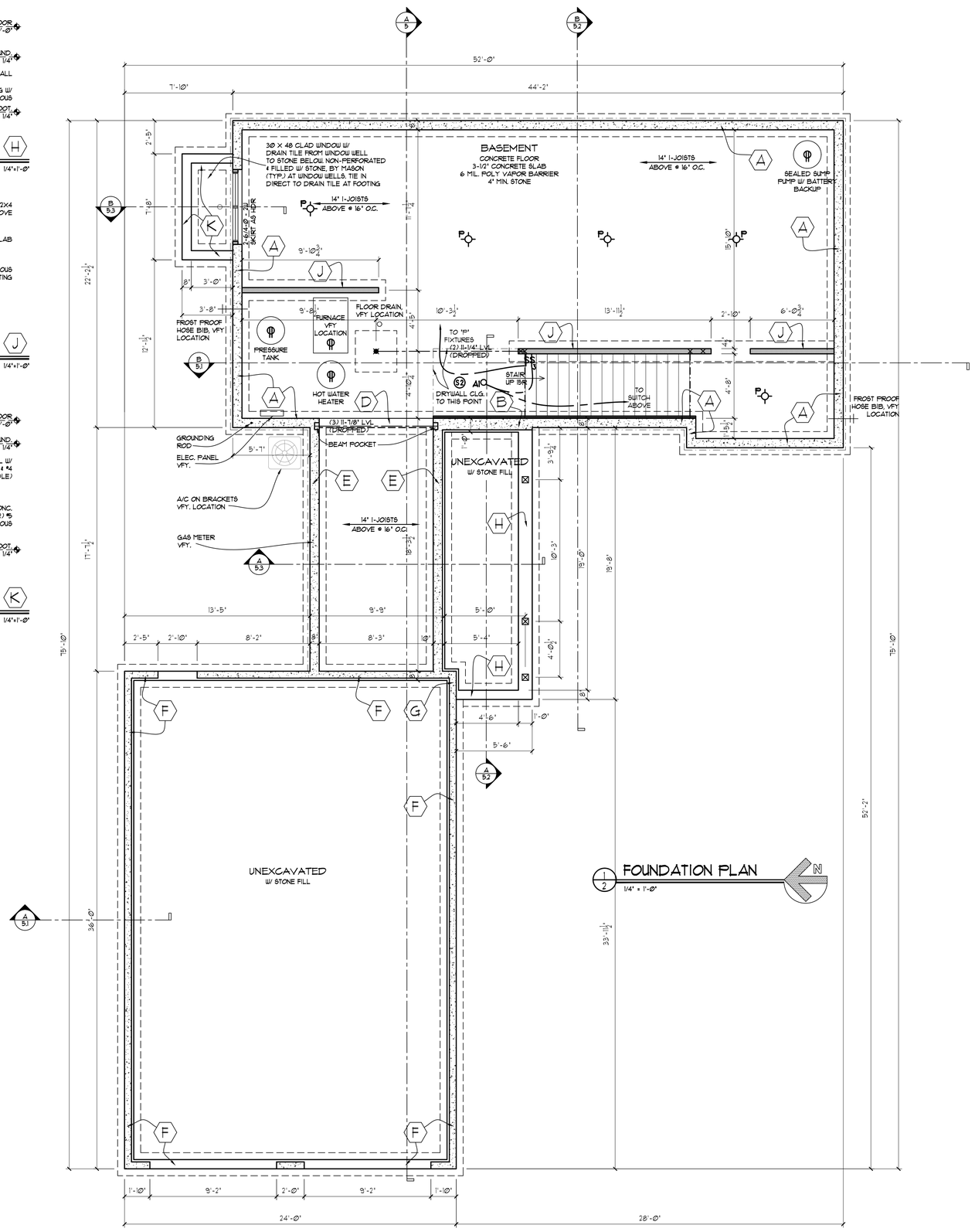
⊠ - STRUCTURAL WOOD POST

X - POINT LOAD FROM ABOVE

- UNINSULATED WALL

- INSULATED WALL

- FUTURE WALL



FOUNDATION PLAN

1/2

1/4" = 1'-Ø"

N

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2

FOUNDATION PLAN

Attachment: Plans (5905 : Tim & Jill Ridley)

GENERAL FIRST FLOOR NOTES

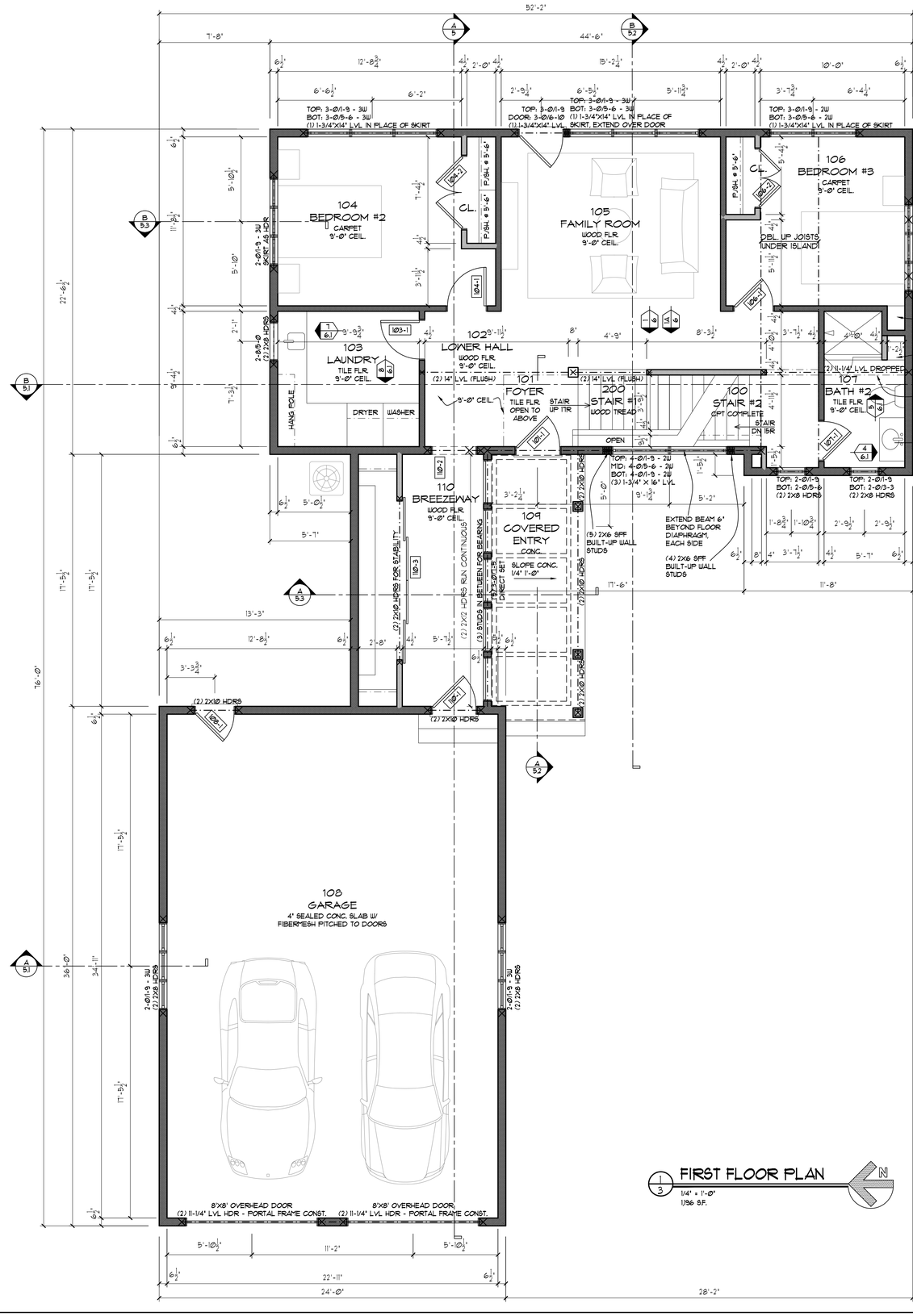
- -FIRST FLOOR SUBFLOOR = Ø'-Ø"
- -TYPICAL PLATE HEIGHT 9'-1 1/8" UNLESS NOTED OTHERWISE
- -TYPICAL FLAT CEILING TO BE 10'-Ø" UNLESS NOTED OTHERWISE
- -TYPICAL INTERIOR HEADER TO BE 4x4 UNLESS NOTED OTHERWISE
- -TYPICAL EXTERIOR HEADER TO BE (2) 2x8 UNLESS NOTED OTHERWISE
- -ALL HEADERS ARE DROPPED UNLESS NOTED AS "FLUSH"
- -2x4 TYPICAL INTERIOR WALL UNLESS DIMENSIONED OTHERWISE
- -VERIFY PLUMBING SELECTIONS FOR TUBS AND SHOWER MODULES
- -SEE "GENERAL FOUNDATION NOTES" FOR LIVE AND DEAD LOAD INFORMATION

⊠ - STRUCTURAL WOOD POST

× - POINT LOAD FROM ABOVE

▭ - UNINSULATED WALL

▬ - INSULATED WALL



1 / 3 FIRST FLOOR PLAN
1/4" = 1'-Ø"
1,136 SF.

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FIRST FLOOR PLAN

Attachment: Plans (5905 : Tim & Jill Ridley)

GENERAL SECOND FLOOR NOTES

-FIRST FLOOR SUBFLOOR = Ø'-Ø"

-TYPICAL PLATE HEIGHT Ø'-1 1/8" UNLESS NOTED OTHERWISE

-TYPICAL FLAT CEILING TO BE 8'-Ø" UNLESS NOTED OTHERWISE

-TYPICAL INTERIOR HEADER TO BE 4x4 UNLESS NOTED OTHERWISE

-TYPICAL EXTERIOR HEADER TO BE (2) 2x8 UNLESS NOTED OTHERWISE

-ALL HEADERS ARE DROPPED UNLESS NOTED AS "FLUSH"

-2x4 TYPICAL INTERIOR WALL UNLESS DIMENSIONED OTHERWISE

-VERIFY PLUMBING SELECTIONS FOR TUBS AND SHOWER MODULES

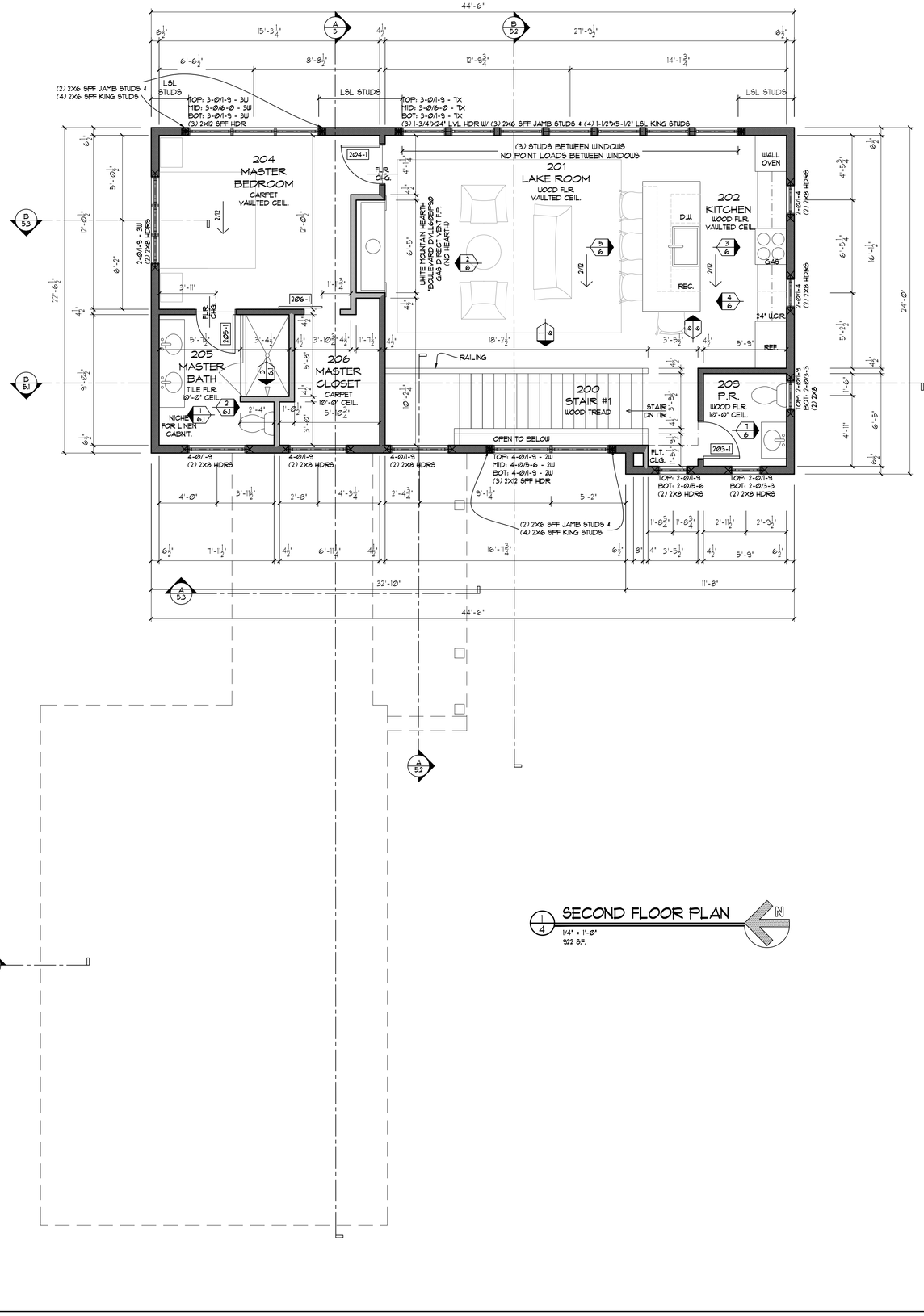
-SEE 'GENERAL FOUNDATION NOTES' FOR LIVE AND DEAD LOAD INFORMATION

⊠ - STRUCTURAL WOOD POST

X - POINT LOAD FROM ABOVE

▭ - UNINSULATED WALL

▬ - INSULATED WALL



1 / 4 SECOND FLOOR PLAN

1/4" = 1'-Ø"

922 S.F.

N

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SECOND FLOOR PLAN

Attachment: Plans (5905 : Tim & Jill Ridley)

GENERAL ROOF NOTES

-FIRST FLOOR SUBFLOOR = 0'-0"

-FIRST FLOOR PLATE HEIGHT 9'-1 1/8" UNLESS NOTED OTHERWISE

-SECOND FLOOR PLATE HEIGHT 10'-1 1/8" UNLESS NOTED OTHERWISE

-TYPICAL FLAT CEILINGS UNLESS NOTED OTHERWISE

-SEE 'GENERAL FOUNDATION NOTES' FOR LIVE AND DEAD LOAD INFORMATION

-IT IS THE GUTTER CONTRACTOR'S RESPONSIBILITY TO VERIFY THE REQUIRED DOWNSPOUTS AND COORDINATE LOCATIONS WITH CONSTRUCTION MANAGER

-TRUSS ROOF EXCEPT WHERE NOTED

-TRUSSED ROOF MANUFACTURER TO SUBMIT LAYOUT TO LAKESIDE DEVELOPMENT COMPANY FOR REVIEW AND APPROVAL PRIOR TO DELIVERY AND INSTALLATION.

SHEATHING LINE OR WALL BELOW

RIDGE / VALLEY / HIP / SHED LINE

4" DOWNSPOUT

AREAS TO BE HANDFRAMED

AREAS TO BE HANDFRAMED (OVERFRAMED)

NOTE:
IT IS THE GUTTER CONTRACTORS RESPONSIBILITY TO VERIFY THE REQD DOWNSPOUTS W/ CONSTRUCTION MANAGER

TRUSS MANUFACTURER

ARCHITECT MUST HAVE THE OPPORTUNITY TO REVIEW TRUSS LAYOUT FROM TRUSS MANUFACTURER PRIOR TO ORDERING OF TRUSSES BY BUILDER

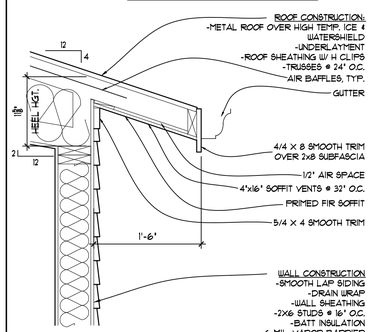
STRUCTURAL LAYOUTS AND SIZING BASED OFF OF ABOVE ROOF LAYOUT. TRUSS MANUFACTURER RESPONSIBLE FOR MOST EFFICIENT AND BEST ROOF PERFORMANCE. ANY NECESSARY DEVIATIONS WILL ALTER POINT LOADS, LOCATIONS AND OVERALL STRUCTURAL PERFORMANCE, THEREFORE NOTICE MUST BE GIVEN TO ARCHITECT TO REVISE STRUCTURAL PACKAGE AFFECTED AS NECESSARY.

TRUSS MANUFACTURER RESPONSIBLE FOR TRUSS LAYOUT AND STRUCTURAL PERFORMANCE.
NOTE: DESIGN ROOF TRUSSES FOR ROOF SHINGLE SPECIFICATION FOUND ON SHEET 9.1, SECTION 16.00

ROOF PENETRATIONS

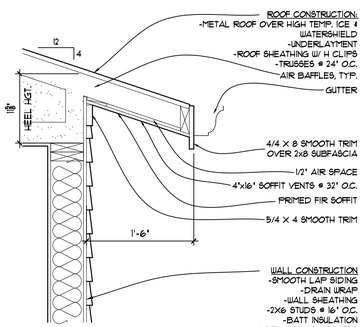
NO ROOF VENTS OR STACKS TO BE LOCATED ON FRONT OR SIDE FACING ROOFS. ALL TO BE LOCATED ON REAR FACING ROOF.

ALL ROOF VENTS OR STACKS TO BE PAINTED TO MATCH ROOF SHINGLE COLOR.



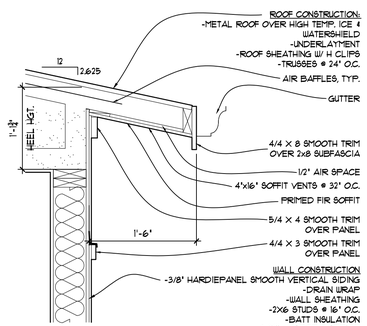
1/4.1 SOFFIT DETAIL TYP. - VAULTED

SCALE 1" = 1'-0"



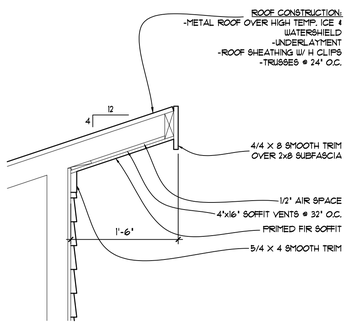
2/4.1 SOFFIT DETAIL TYP. - FLAT

SCALE 1" = 1'-0"



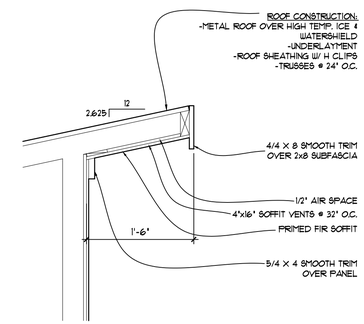
3/4.1 SOFFIT DETAIL GARAGE

SCALE 1" = 1'-0"



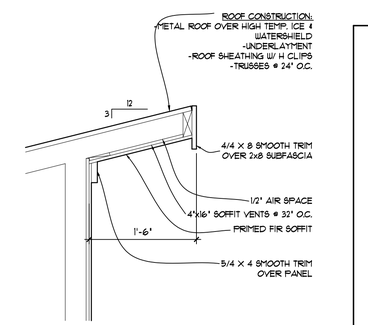
4/4.1 GABLE DTL. SHED ROOF TYP.

SCALE 1" = 1'-0"



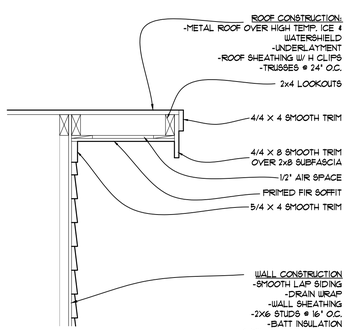
5/4.1 GABLE DTL. SHED ROOF GARAGE

SCALE 1" = 1'-0"



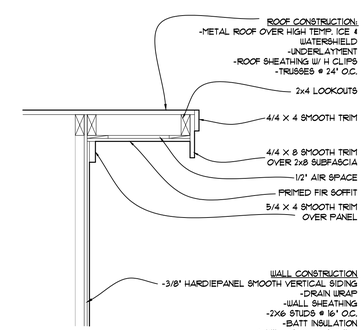
5B/4.1 GABLE DTL. SHED BREEZEWAY

SCALE 1" = 1'-0"



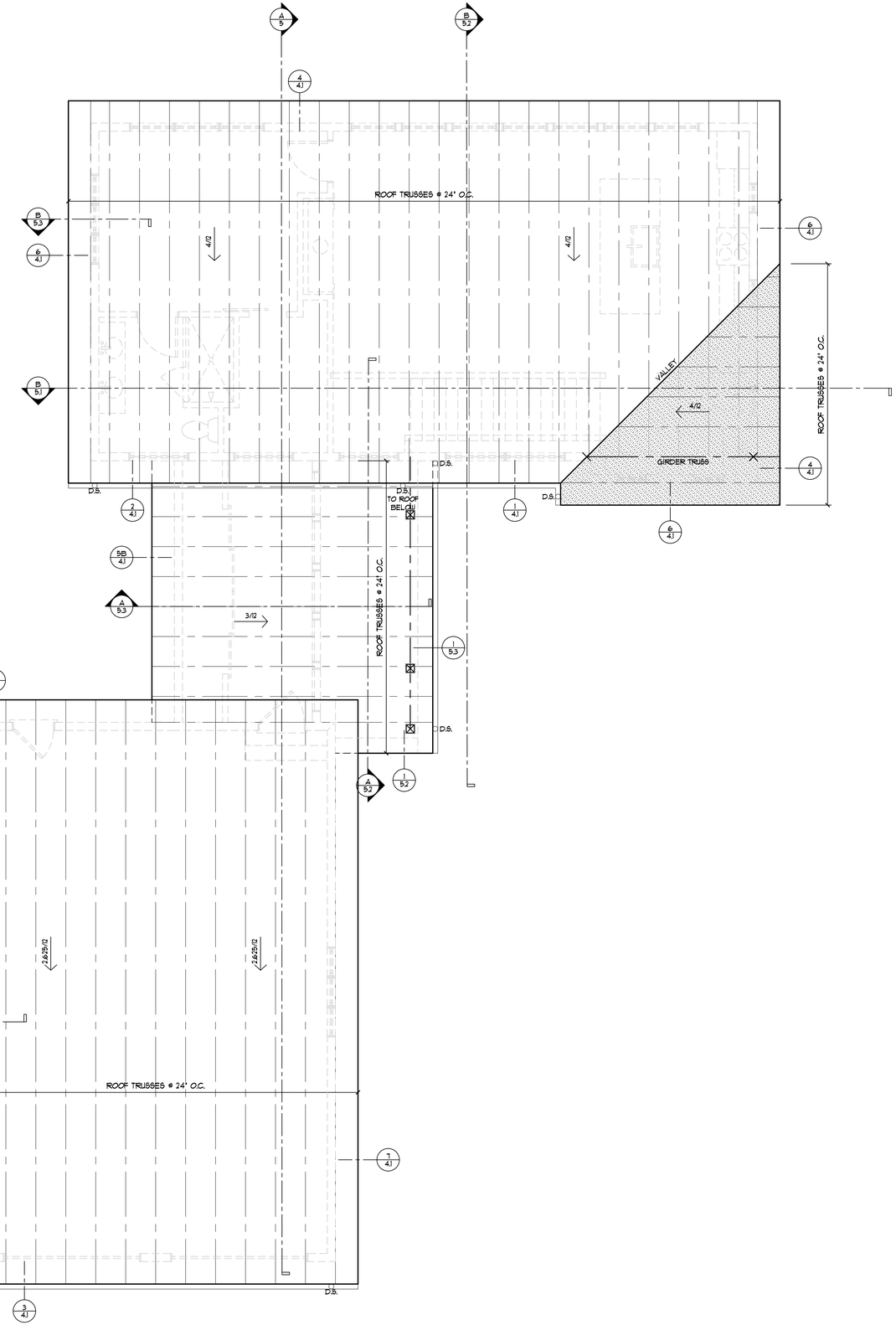
6/4.1 GABLE DETAIL - SIDING

SCALE 1" = 1'-0"



7/4.1 GABLE DETAIL - PANELING

SCALE 1" = 1'-0"



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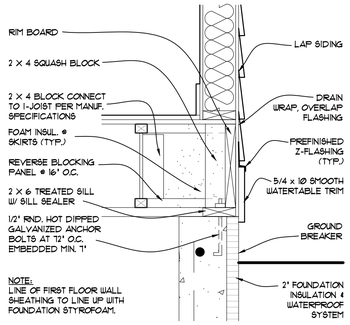
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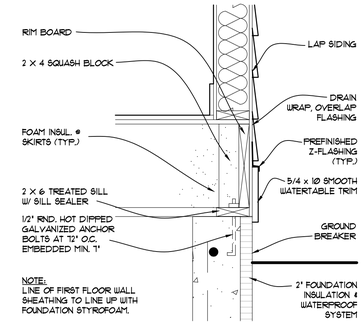
4.1

ROOF PLAN

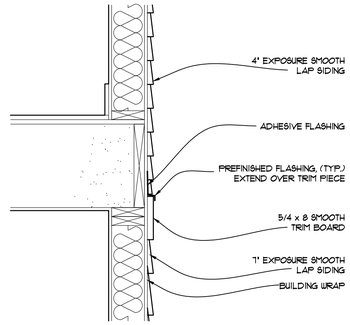
Attachment: Plans (5905 : Tim & Jill Ridley)



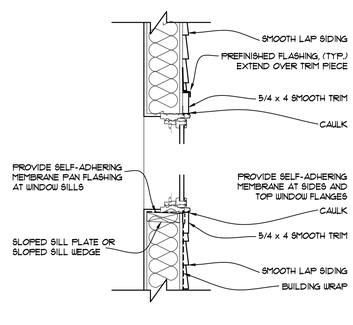
1/5 WATER TABLE DTL. - LAP SIDING
FLOOR FRAMING PARALLEL TO FOUNDATION WALL



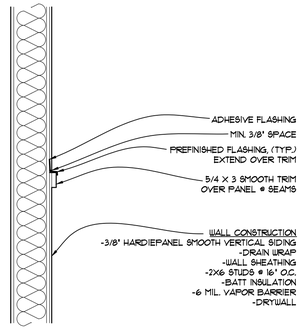
2/5 WATER TABLE DTL. - LAP SIDING
FLOOR FRAMING PERP. TO FOUNDATION WALL
SCALE 1" = 1'-0"



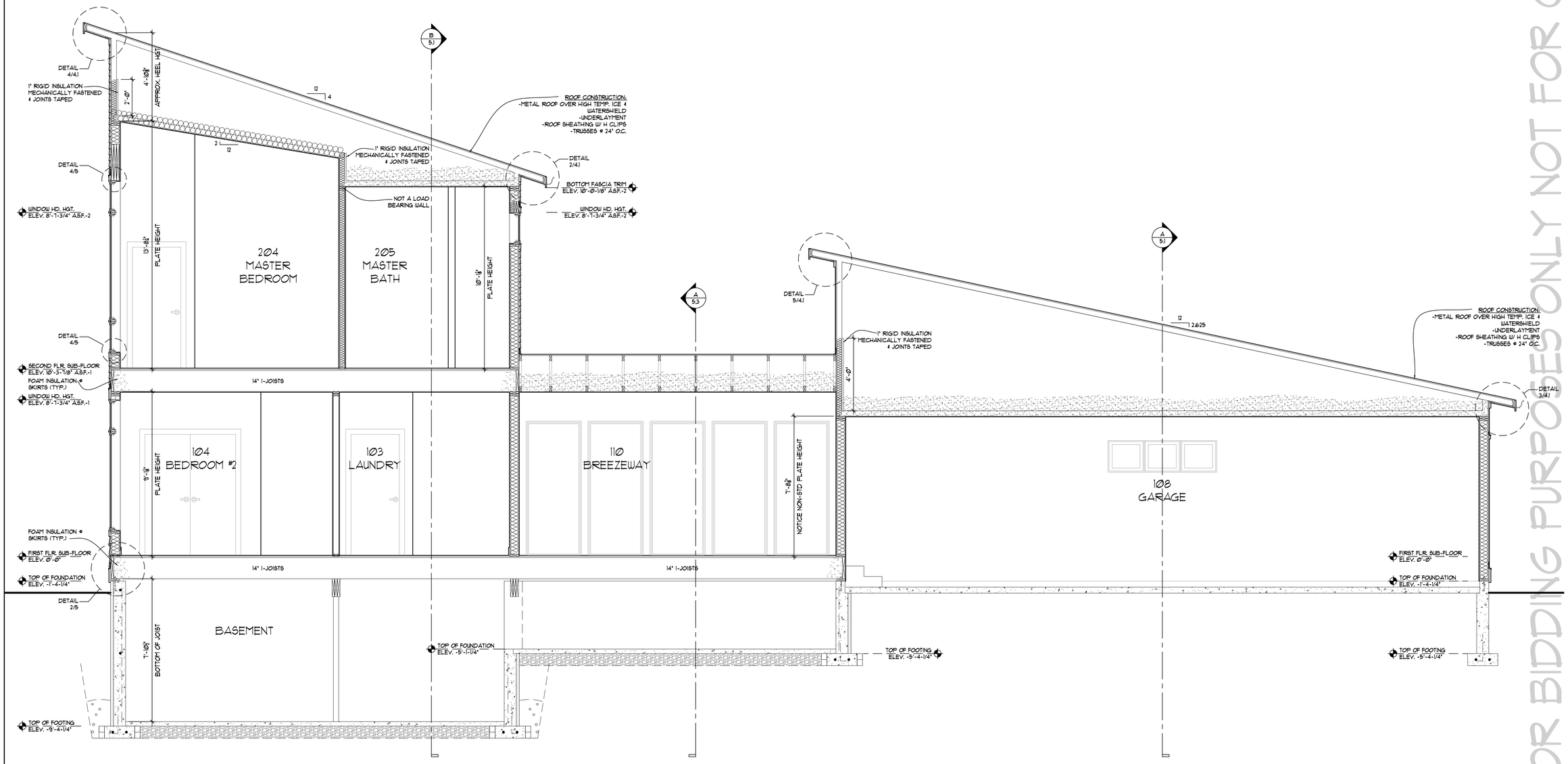
3/5 LAP SIDING TRANSITION DETAIL
SCALE 1" = 1'-0"



4/5 HEAD & SILL DETAIL - TYPICAL
SCALE 1" = 1'-0"



5/5 GARAGE PANEL SEAM DETAIL
SCALE 1" = 1'-0"



A 5 BUILDING SECTION
3/8" = 1'-0"

FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION

APPROVED
BY: _____
BY: _____
DATE: _____

REVISIONS
1/14/2021 8:16:23 AM

RIDLEY RESIDENCE
12360 N. LAKE SHORE DRIVE
MEQUON, WI 53092

Lakeside Development Company
The finest in architecture & construction management
10033 N. Port Washington Rd. Suite 300 Mequon, Wisconsin 53092
Tel: (262) 241-2300 Fax (262) 241-2310
www.lakesidedevelopment.com

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DATE: JAN. 18, 2021
JOB: 1920
DRAWN BY: MAN
CHECKED BY: TAR

ARCH. SUBMIT.

5

SECTIONS & DETAILS

Attachment: Plans (5905 : Tim & Jill Ridley)

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: **February 8, 2021**
SUBJECT: **Carrie Alme, Addition at 11034 N. Wyngate Trace**

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

Design Group Three

ARCHITECTURE
RENOVATION
CONSTRUCTION

5050 N. Port Washington Rd.
Milwaukee, WI 53217
414.962.5560
designgroupthree.com

Statement of Intent - 11034 N Wyngate Trace

The intention of this project is to design and construct a single story kitchen addition according to the Owner's stated desires of ample glass for views and natural daylight while maintaining all materials to match the existing structure. This project also includes the conversion of the existing kitchen into a dining room. Existing windows are being replaced at rear elevation changing from archtop windows to square transom windows and a triangular feature window at the gable of the existing master bedroom.

Attachment: Statement of Intent (5906 : Carrie Alme)

Design Group Three

PROJECT: HOME ADDITION
11034 N. Wyngate Trace
Mequon, WI 53092



WEST ELEVATION

5050 N. Port Washington Rd.
Milwaukee, WI 53217
414-962-5560
designgroupthree.com

Attachment: Pictures (5906 : Carrie Alme)

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PROJECT: HOME ADDITION
11034 N. Wyngate Trace
Mequon, WI 53092





EAST ELEVATION

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Milwaukee, WI 53217
414-962-5560
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Attachment: Pictures (5906 : Carrie Alme)

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PROJECT: HOME ADDITION
11034 N. Wyngate Trace
Mequon, WI 53092



SOUTH ELEVATION

5050 N. Port Washington Rd.
Milwaukee, WI 53217
414-962-5560
designgroupthree.com

Attachment: Pictures (5906 : Carrie Alme)

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PROJECT: HOME ADDITION
11034 N. Wyngate Trace
Mequon, WI 53092





NORTH ELEVATION

5050 N. Port Washington Rd.
Milwaukee, WI 53217
414-962-5560
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Attachment: Pictures (5906 : Carrie Alme)

EDGEWOOD SURVEYING
14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151
(262)366-5749 • fax (262)797-6329

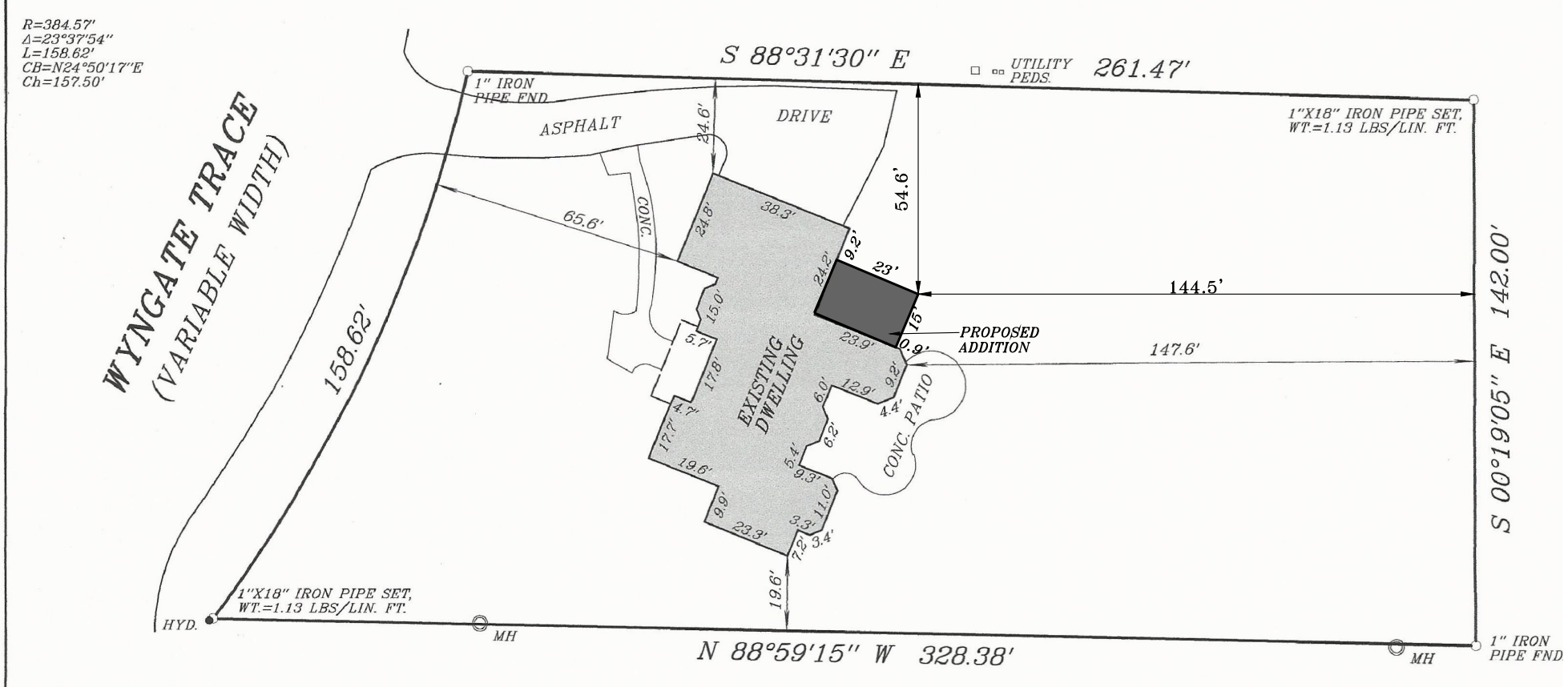
PLAT OF SURVEY

PREPARED FOR: *CARRIE ALME*

LOCATION: *11034 N. WYNGATE TRACE, CITY OF MEQUON*

LEGAL DESCRIPTION: *LOT 5, WYNGATE, BEING A SUBDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1862, BEING A PART OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 29, T 9 N, R 22 E, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.*

JANUARY 25, 2021 *OZK-1112*





SCALE:1"=40'

0 25' 50' 75'

LOT SIZE=41,353 S.F.

BEARINGS REFER TO THE PLAT OF WYNGATE.

AT THE TIME OF SURVEY THERE WAS SIGNIFICANT SNOW COVER ON THE PROPERTY, AND ALTHOUGH EVERY EFFORT HAS BEEN MADE TO LOCATE ALL OF THE IMPROVEMENTS, SOME MAY HAVE BEEN MISSED DUE TO SNOW COVER.



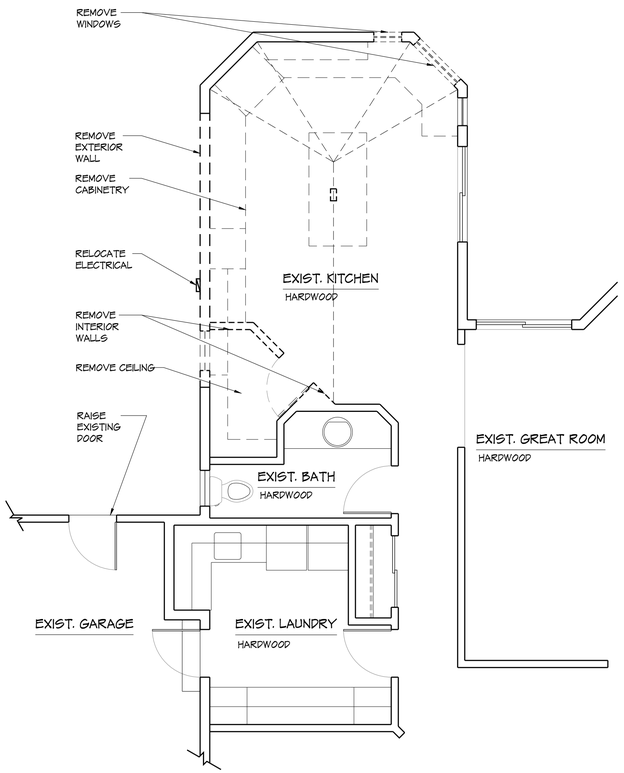
THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED

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 of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed _____

CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755

Attachment: Survey (5906 : Carrie Alme)



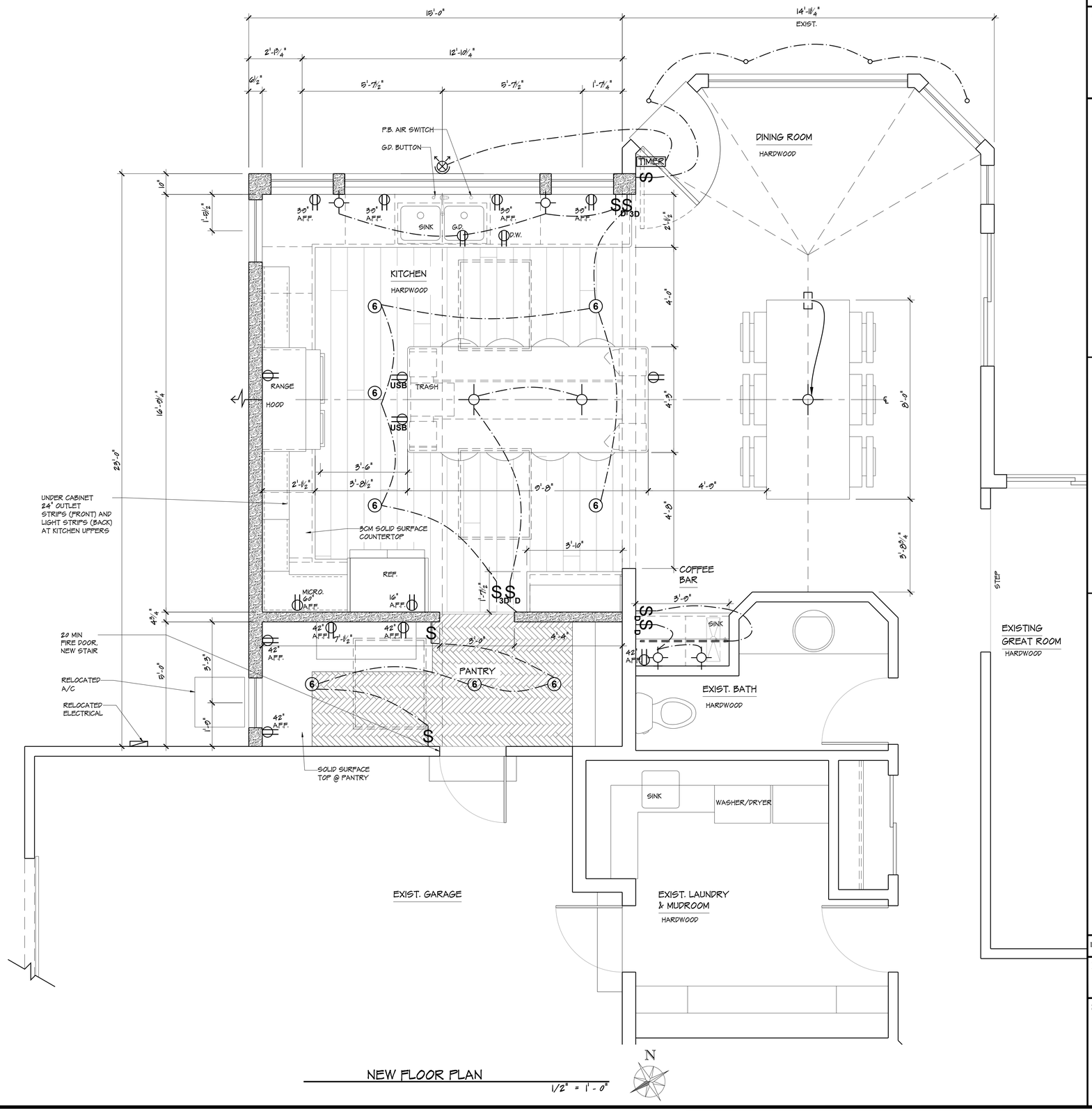
DEMO FLOOR PLAN

1/4" = 1'-0"



SITE PLAN

1/32" = 1'-0"



NEW FLOOR PLAN

1/2" = 1'-0"

REVISION DATES:

CLIENT APPROVAL:

SIGNATURE

SIGNATURE

DATE

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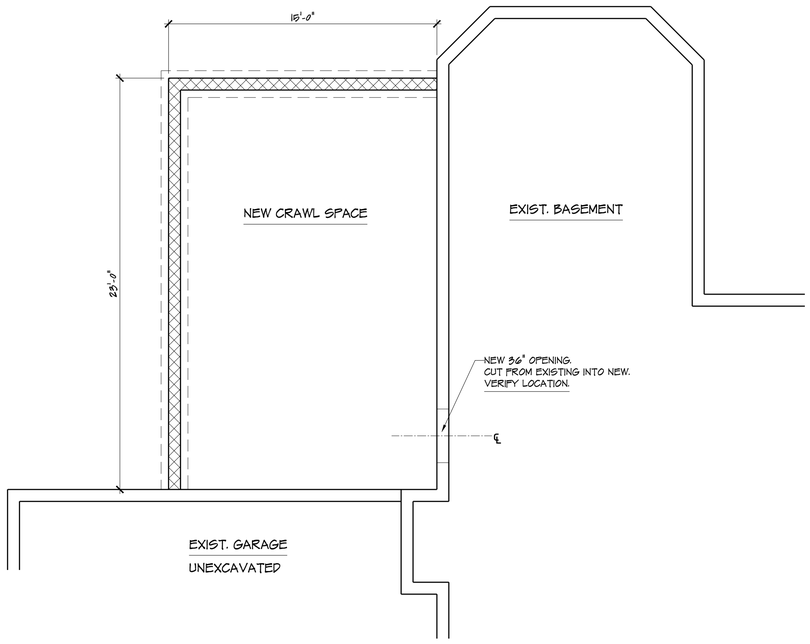
CARRIE ALME & JODI KURTZ
~ Kitchen Remodel ~
11034 N. Wyngate Trace
Mequon, Wisconsin 53092

DRAWN BY: a h m

DATE
01.18.2021

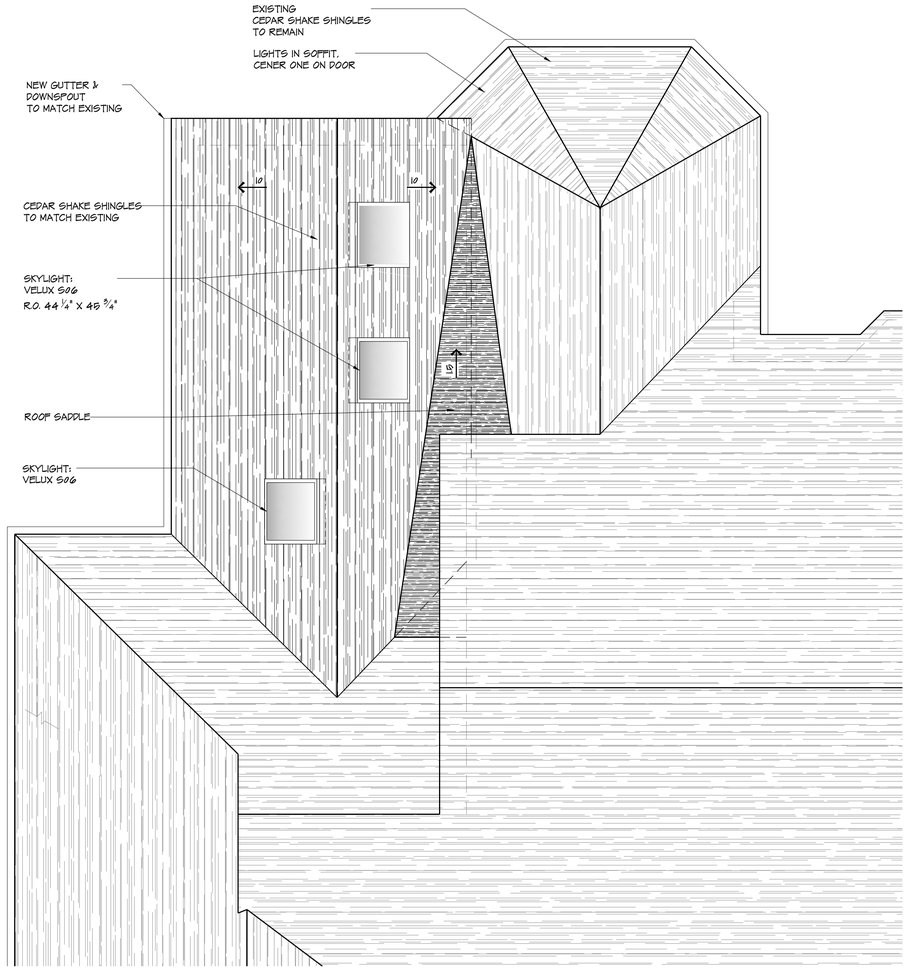
SHEET NO.
A-1
1 OF 5

Attachment: Plans (5906 : Carrie Alme)



NEW FOUNDATION PLAN

1/4" = 1'-0"



NEW ROOF PLAN

1/4" = 1'-0"

REVISION DATES:

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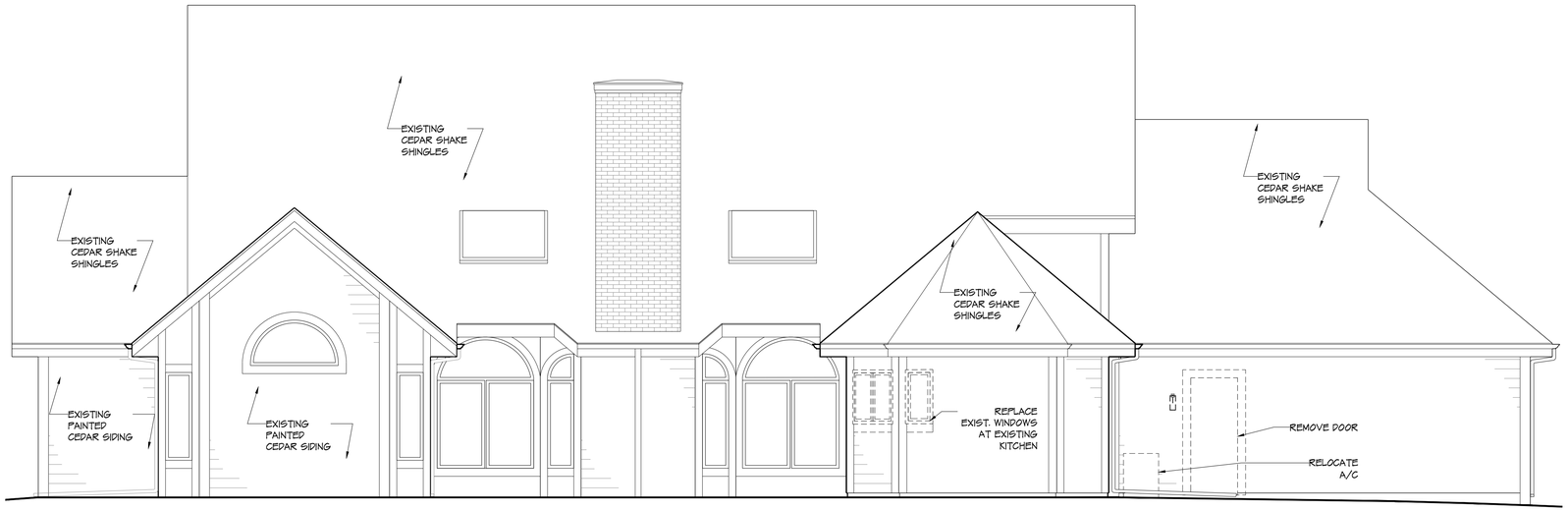
CARRIE ALME & JODI KURTZ
~ Kitchen Remodel ~
11034 N. Wyngate Trace
Mequon, Wisconsin 53092

DRAWN BY: a h m

DATE
01.18.2021

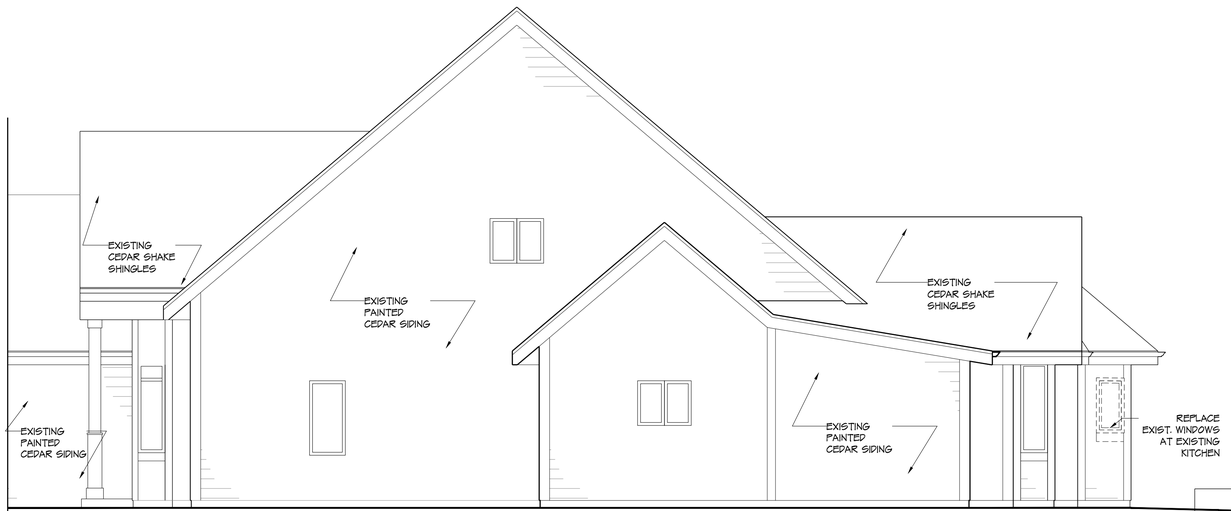
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A-2

Attachment: Plans (5906 : Carrie Alme)



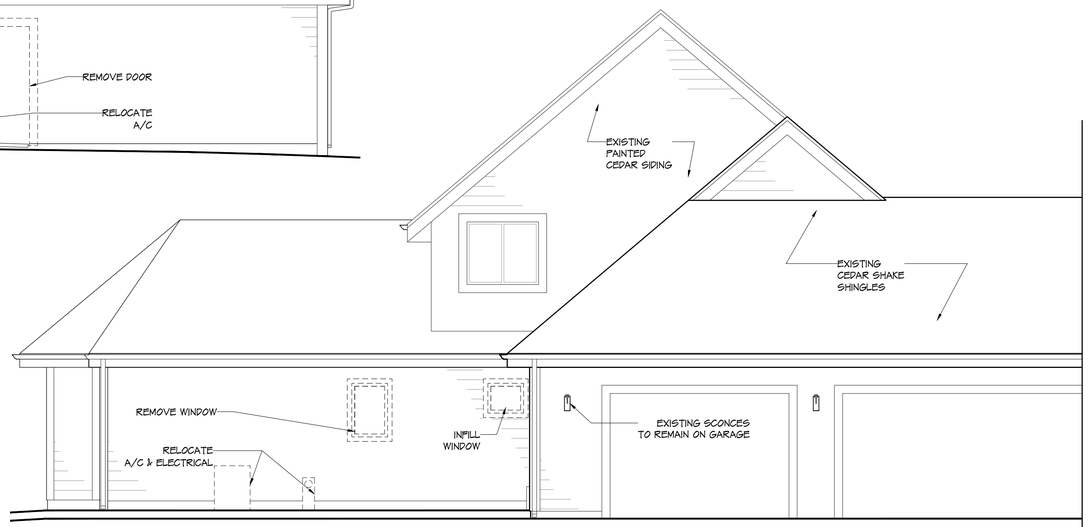
EXISTING EAST ELEVATION

1/4" = 1' - 0"



EXISTING SOUTH ELEVATION

1/4" = 1' - 0"



EXISTING NORTH ELEVATION

1/4" = 1' - 0"



EXISTING WEST ELEVATION

1/4" = 1' - 0"

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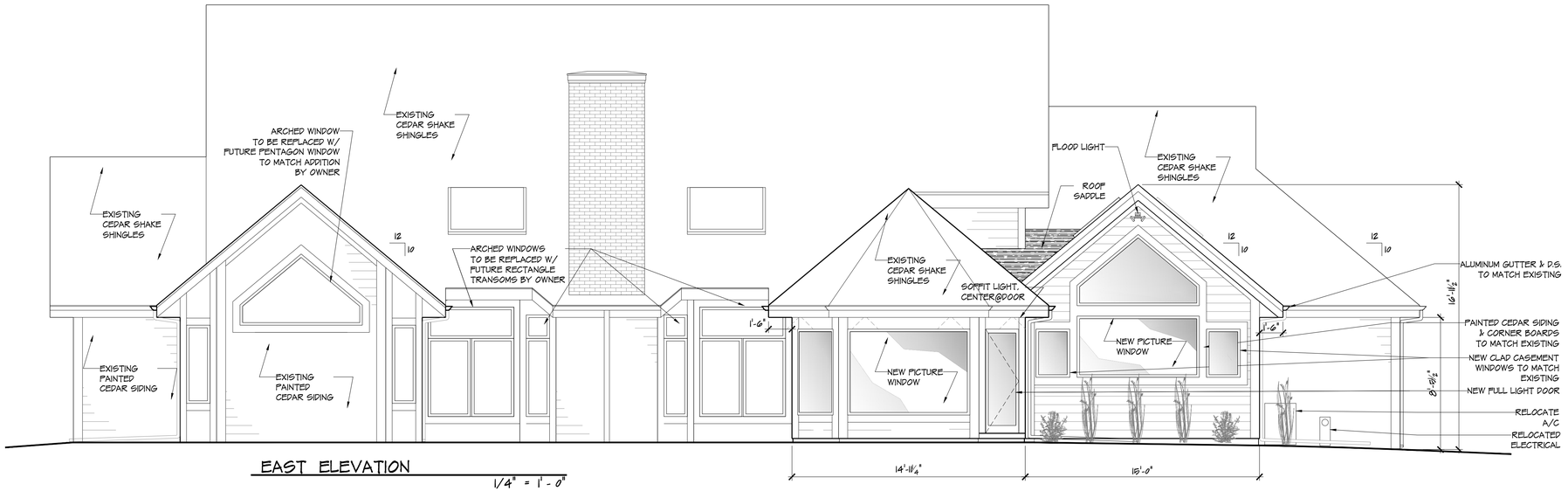
CARRIE ALME & JODI KURTZ
~ Kitchen Remodel ~
11034 N. Wyngate Trace
Mequon, Wisconsin 53092

DRAWN BY: a h m

DATE
01.18.2021

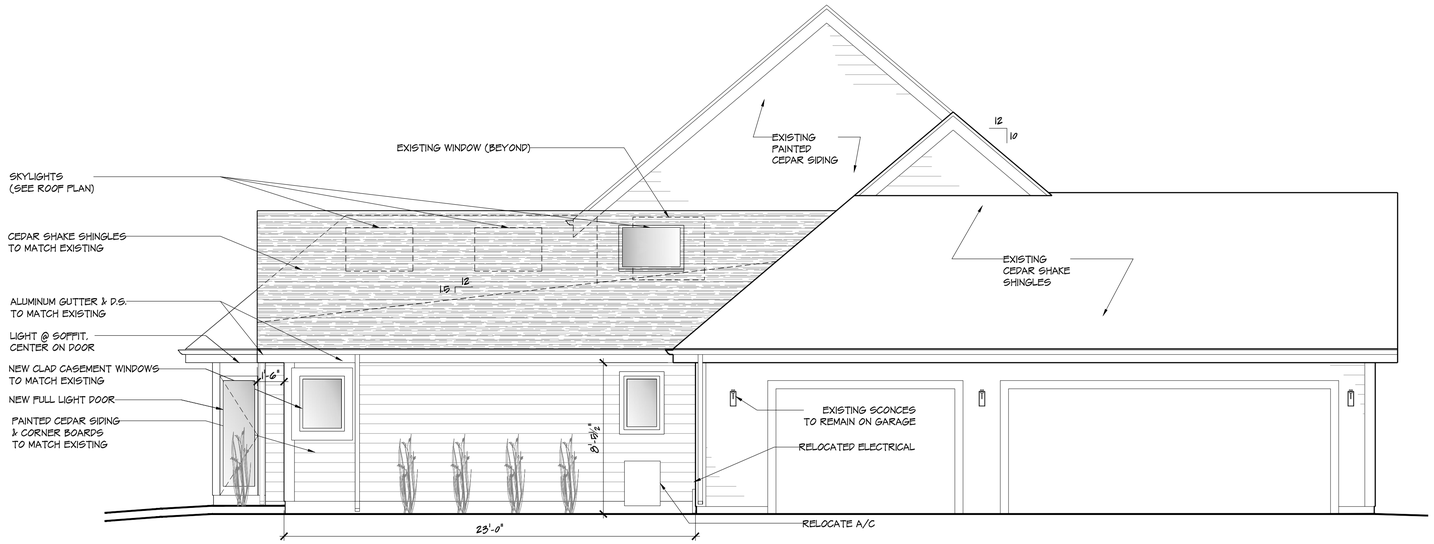
SHEET NO.
A-3
3 OF 5

Attachment: Plans (5006 : Carrie Alme)



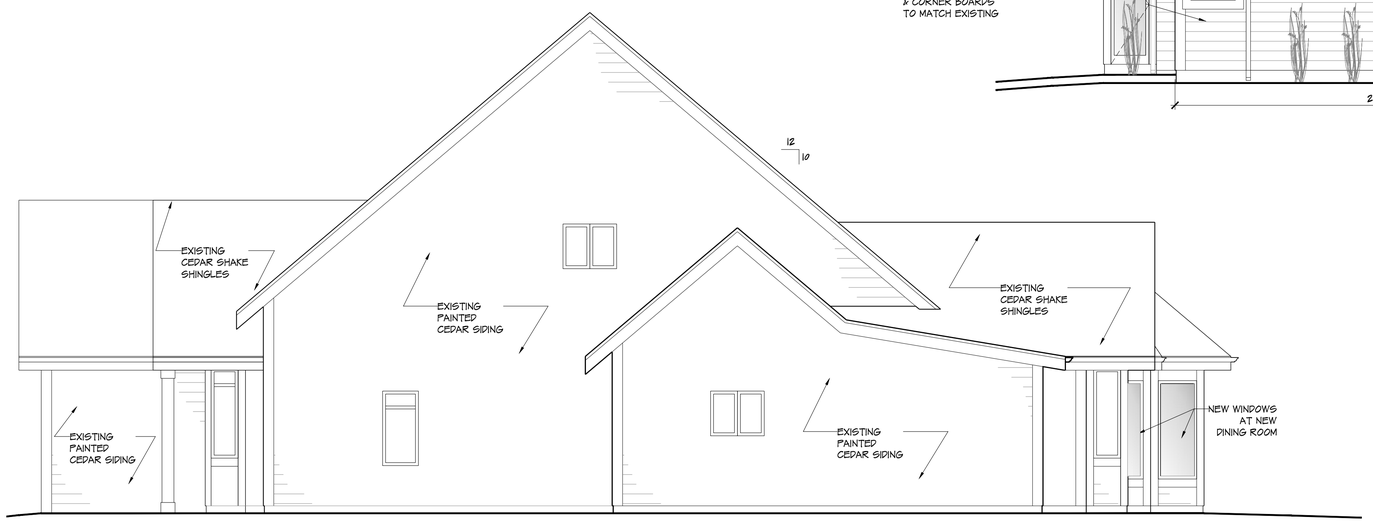
EAST ELEVATION

1/4" = 1' - 0"



NORTH ELEVATION

1/4" = 1' - 0"



SOUTH ELEVATION

1/4" = 1' - 0"

EXTERIOR FINISH NOTES:

1. CEDAR SIDING WITH 6½" EXPOSURE PAINTED TO MATCH EXISTING
2. 7" CORNER BOARDS PAINTED WHITE TO MATCH EXISTING
3. 5 ½" WINDOW TRIM PAINTED WHITE TO MATCH EXISTING
4. 9 ¼" FASCIA BOARD PAINTED WHITE TO MATCH EXISTING
5. CEDAR SHAKE ROOF TO MATCH EXISTING

REVISION DATES:

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SIGNATURE

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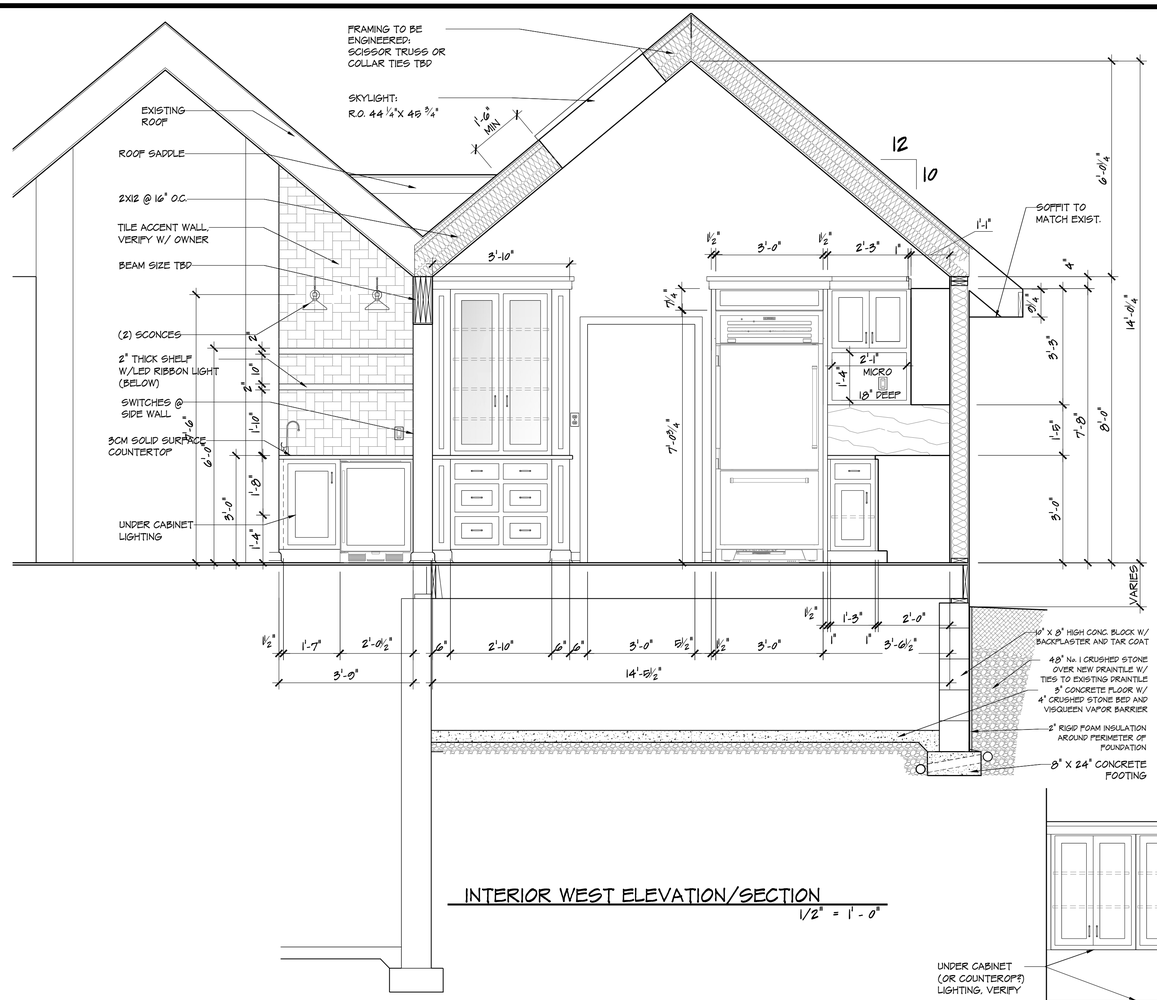
Attachment: Plans (5906 : Carrie Alme)

CARRIE ALME & JODI KURTZ
~ Kitchen Remodel ~
11034 N. Wyngate Trace
Mequon, Wisconsin 53092

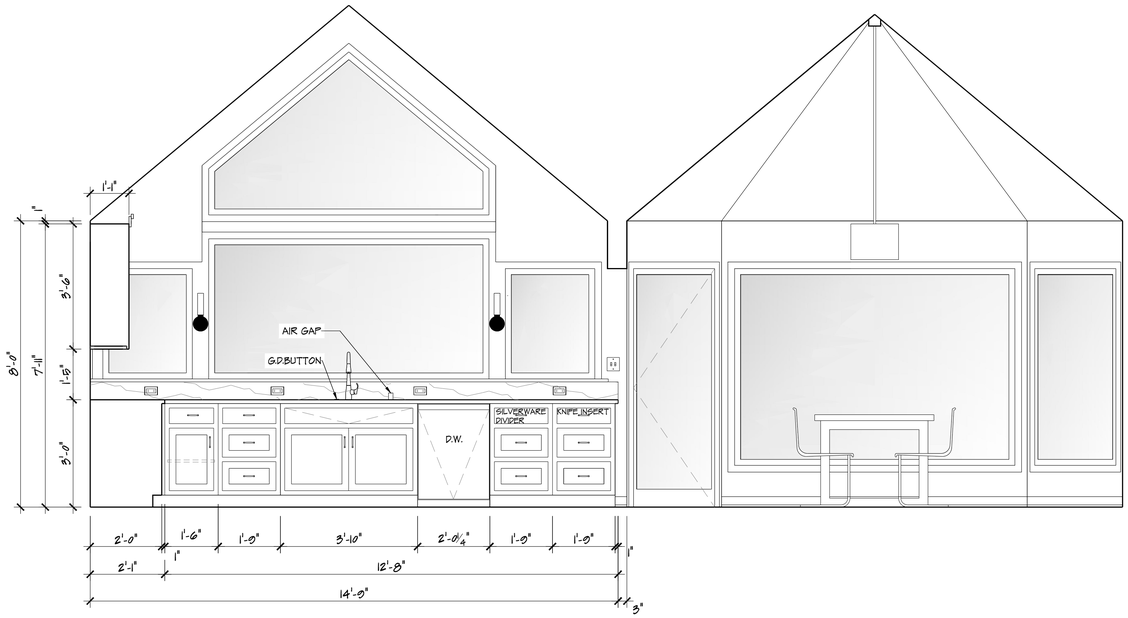
DRAWN BY: a h m

DATE
01.18.2021

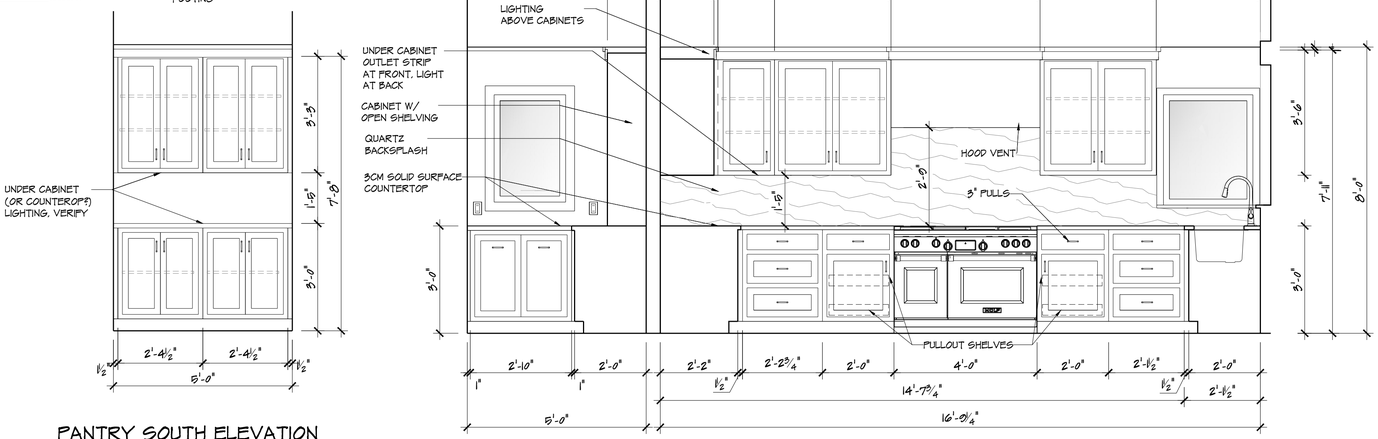
SHEET NO.
A-4



INTERIOR WEST ELEVATION/SECTION
1/2" = 1' - 0"

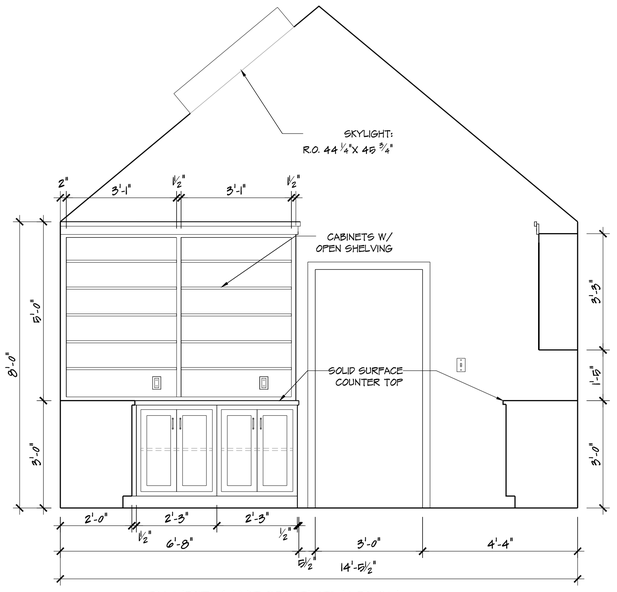


INTERIOR EAST ELEVATION
1/2" = 1' - 0"

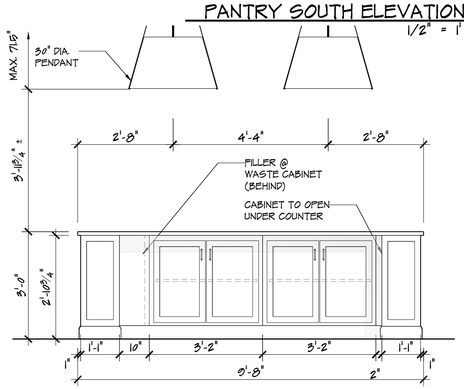


INTERIOR NORTH ELEVATION
1/2" = 1' - 0"

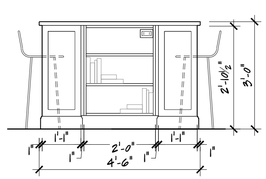
PANTRY SOUTH ELEVATION
1/2" = 1' - 0"



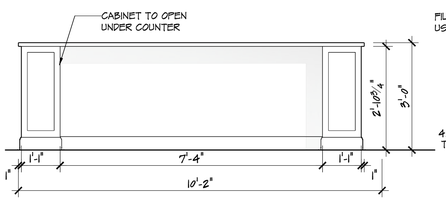
PANTRY WEST ELEVATION
1/2" = 1' - 0"



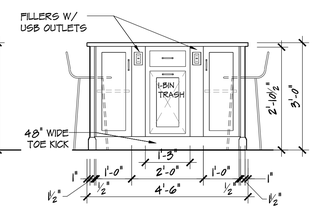
ISLAND WEST SIDE ELEVATION
1/2" = 1' - 0"



ISLAND SOUTH END ELEVATION
1/2" = 1' - 0"



ISLAND EAST SIDE ELEVATION
1/2" = 1' - 0"



ISLAND NORTH END ELEVATION
1/2" = 1' - 0"

REVISION DATES:

CLIENT APPROVAL:

SIGNATURE

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CARRIE ALME & JODI KURTZ
~ Kitchen Remodel ~
11034 N. Wyngate Trace
Mequon, Wisconsin 53092

DRAWN BY: a h m

DATE
01.18.2021

SHEET NO.
A-5
5 OF 5

Attachment: Plans (5906 : Carrie Alme)

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: **February 8, 2021**
SUBJECT: **Michael Trotnow - Re-submittal for Carport Addition at 9637 N. Port Washington Lane**

Attachments:
Pictures (PDF)
Survey (PDF)
Plan (PDF)



Attachment: Pictures (5907 : Michael Trotnow)



Attachment: Pictures (5907 : Michael Trotnow)



Attachment: Pictures (5907 : Michael Trotnow)



Attachment: Pictures (5907 : Michael Trotnow)



Attachment: Pictures (5907 : Michael Trotnow)



Attachment: Pictures (5907 : Michael Trotnow)



Attachment: Pictures (5907 : Michael Trotnow)

BADGER SURVEYING CO., INC.

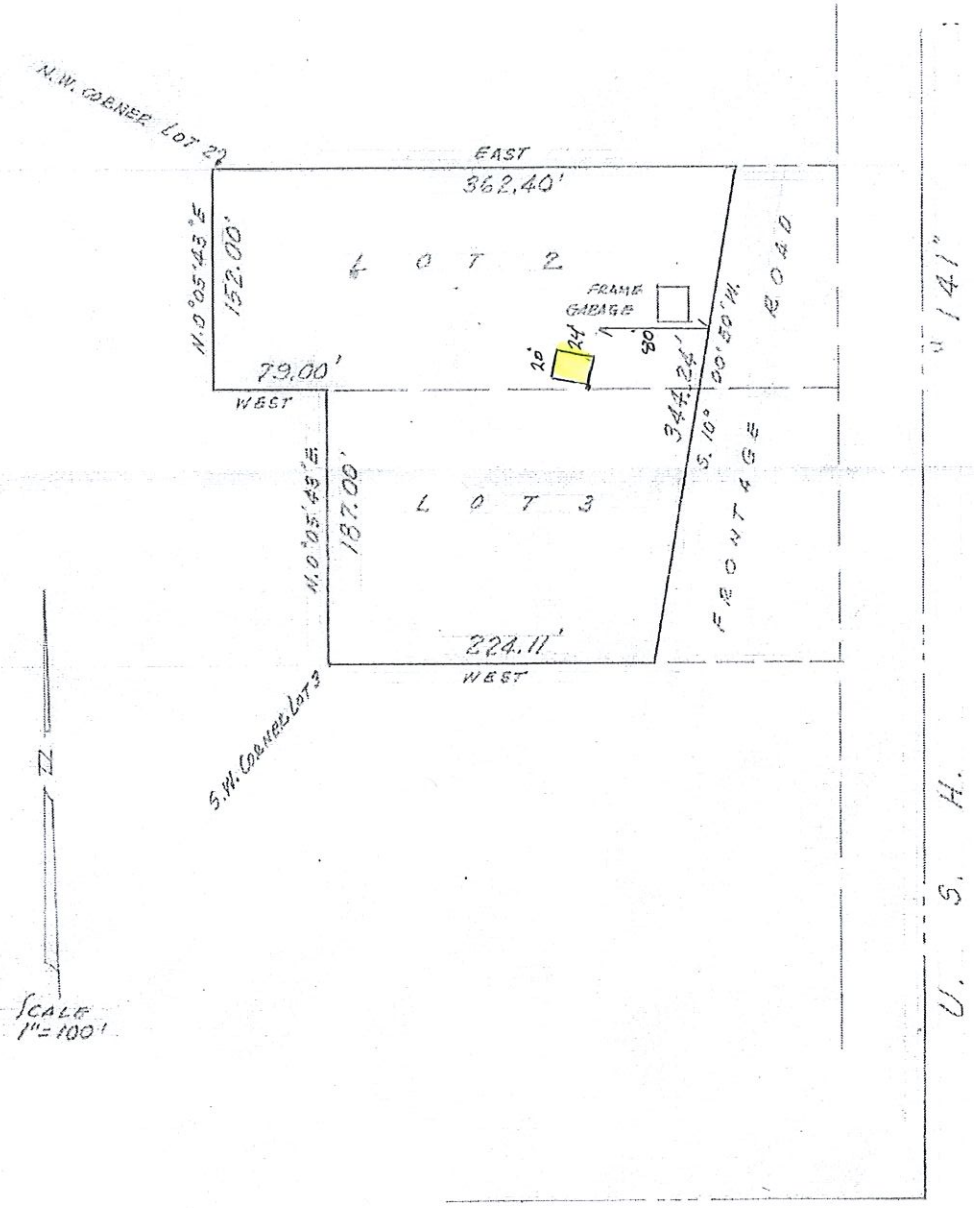
REGISTERED LAND SURVEYORS
MILTON H. SCHMIDT, Pres.
CLARENCE H. PIEPENBURG, Vice-Pres.
JAMES A. EIDE, Sec.-Treas.

PHONE 354-9080
7257 N. 51st STREET
MILWAUKEE, WIS. 53223

PLAT OF SURVEY

LEGAL DESCRIPTION:

That part of Lots 2 and 3, Block 3, Assessor's Plat No. 2, being a subdivision of the south 60 acres of the north 1/2 of the South East 1/4 and the south east 1/4 of the South East 1/4 of Section 31, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the northwest corner of said Lot 2; thence East along the north line of said Lot 2, 362.40 feet to a point in the west line of the west frontage road of U.S.H."141"; thence S.10° 00' 50"W. along the west line of said west frontage road 344.24 feet to a point in the south line of said Lot 3; thence West along the south line of said Lot 3, 224.11 feet to the southwest corner of said Lot 3; thence N.0° 05' 43"E. along the west line of said Lot 3, 187.00 feet to the northwest corner of said Lot 3; thence West along the south line of said Lot 2, 79.00 feet to the southwest corner of said Lot 2; thence N.0° 05' 43"E. along the west line of said Lot 2, 152.00 feet to the point of commencement.



Prepared for _____

State of Wisconsin, } ss.
County of Milwaukee }

I hereby certify that on the 23RD day of MAY, 1966, I have accurately surveyed the above described property and that the above plat is a correct representation thereof and shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

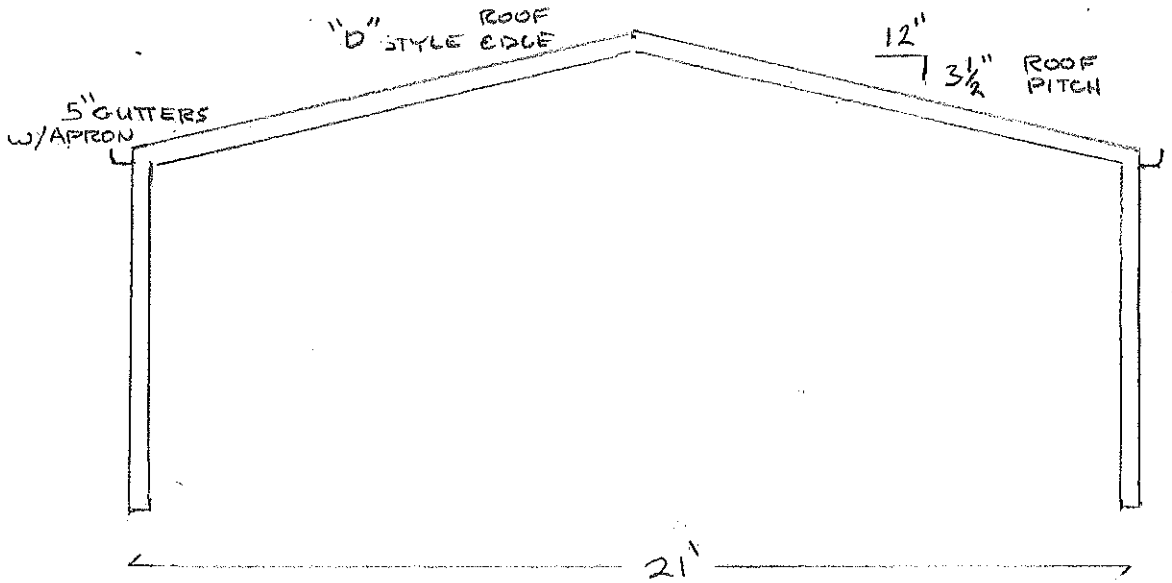
Plat No. 66-313

Signed _____
Registered Land Surveyor

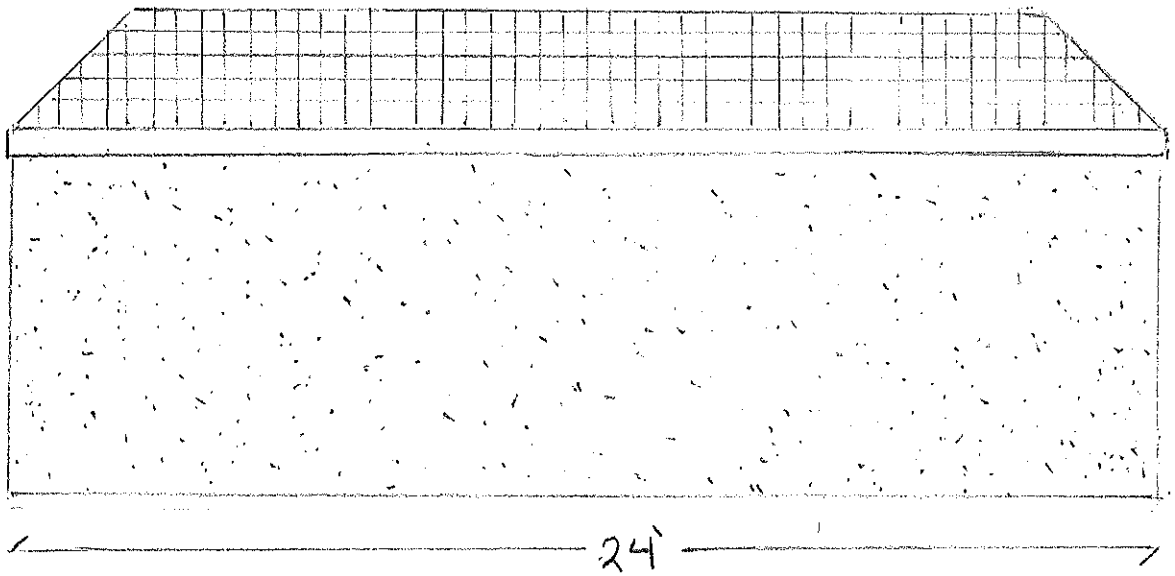
Attachment: Survey (5907 : Michael Trotnow)

12/14/20

9637 N. PT. WASHINGTON LN.



- APPLY 1x4 FIBERCEMENT BOARDS TO GABLE ENDS AND VERTICLE RETURNS



- SHEATH ROOF WITH ½" OS ON EXISTING 2x4 FRAMEIN
- ARCHITECTURAL SHINGLES TO MATCH HOME & D. GARAC
- ATTACH 4x8 LP STUCCO BOARD SIDIN PANELS TO EXISTING 2x4 FRAMEING
- PAINT SIDING "SANDSTONE TO MATCH DETACHED GARAG

Attachment: Plan (5907 : Michael Trotnow)