



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

www.ci.mequon.wi.us

Inspection Department

ARCHITECTURAL BOARD
Monday, February 10, 2025
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

Enter at the East or West (Elevator) Entrance - Reasonable accommodation 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.

I) Call to Order

II) Approval of Meeting Minutes

Action requested: review and approval

1. Meeting Minutes from January 13, 2025

III) Architectural Board Applications:

1. **Donald & Mary McLean**

3761 W. Club Circle

Subdivision: The Green At Mequon

District 2 – 6:00 pm

New Single-Family Residence

Contractor: Victory Homes of WI

Architect: David Pluim

2. **Tim O'Brien Homes**

Lot #18 at Swan Ridge Farms

Subdivision: Swan Ridge Farms

District 4 – 6:05 pm

New Single-Family Residence

Contractor: Tim O'Brien Homes

Architect: Tim O'Brien Homes

3. **Tim O'Brien Homes**

Lot #38 at Swan Ridge Farms

Subdivision: Swan Ridge Farms

District 4 – 6:10 pm

New Single-Family Residence

Contractor: Tim O'Brien Homes

Architect: Tim O'Brien Homes

4. **Brian & Mallory Herald**

Lot #15 Falcon Drive

Subdivision: Highland Meadows

District 5 – 6:15 pm

New Single-Family Residence

Contractor: Allan Builders

Architect: David Pluim

5. **Luis Sosa**

5616 W. Cairdel Lane

Subdivision: N/A

District 1 – 6:20 pm

Exterior Changes

Contractor: N&S Dream Properties

Architect: N&S Dream Properties

IV) Adjourn Meeting

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
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Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 10, 2025
SUBJECT: Meeting Minutes from January 13, 2025

Attachments:
1.13 (PDF)



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11333 N. Cedarburg Road
 Mequon, Wisconsin 53092
 Phone: (262) 236-2924
 Fax: (262) 242-9818

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES

Monday, January 13, 2025
 6:00 PM
 Lower-Level Conference Room

Minutes

1. Call to Order, Roll Call:

Present: Chairman Scott Reed

Members at Large: Paul Apfelbach, Michael Wade, Tom Irvin, Janet Ehn,
 Anthony LaGalbo,

Architectural Board Liaison: Greg Golden

2. Meeting Minutes

Minutes from the December 9, 2024, meeting were approved by Vice-Chairman Paul Apfelbach and seconded by District Representative Tom Irvin.

Minutes passed unanimously.

Attachment: 1.13 (10035 : Meeting Minutes from January 13, 2025)

3. Application Submittals:

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 6 6:00 pm	Addition: Master Suite	Mark & Lisa Helm 1726 W. Ranch Road Subd: Hidden Acres Homestead	Contractor: Heidtke Builders, Inc. Architect: Rachel Seidel
Moved to Approve: <u>Irvin</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				
2)	Dist. 8 6:10 pm	Addition: Garage	Dan Wroblewski 9802 N. Auburn Court Subd: Maplefield Estates	Contractor: Owner Architect: Wydeven Architects
Moved to Approve: <u>Irvin</u> Seconded by: <u>Reed</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted with the condition that two windows on the rear elevation should be added to match the two windows on the front elevation.				
3)	Dist. 8 6:20 pm	Addition: Sunroom	Bryan McGourthy 9605 N. Juniper Circle Subd: N/A	Contractor: Owner Architect: K Construction Consults
Moved to Approve: <u>Apfelbach</u> Seconded by: <u>LaGalbo</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				

4. Motion to Adjourn:

Chairman Scott Reed made a motion to adjourn the meeting.
Vice-Chairman Paul Apfelbach seconded the motion.

A vote was taken; vote passed unanimously.
Meeting adjourned at 6:10 p.m.



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Fax: 262-242-9655

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Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 10, 2025
SUBJECT: Donald & Mary McLean, New Single-Family Residence at 3761 W. Club Circle

Attachments:

Statement of Intent (PDF)

Site Plan (PDF)

Plans (PDF)

The Victory Companies, Inc.

January 20, 2025

To whom it may concern:

It is Victory Homes of Wisconsin's intent to build a new single-family home at property description being: lot 5 The Green at Mequon, being a part of the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$, of section 13, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst
Permitting Coordinator
Victory Companies
N118W18531 Bunsen Drive
Germantown, WI 53022
262-252-7100

Attachment: Statement of Intent (10034 : Donald & Mary McLean)



ROOF TRUSS HEEL HEIGHTS

6 / 12 PITCH - 6" HEEL - 12" OHWG
10 / 12 PITCH - 10" HEEL - 12" OHWG
12 / 12 PITCH - 12" HEEL - 12" OHWG
18 / 12 PITCH - 34" HEEL - 12" OHWG
(GREAT ROOM ONLY)

GREEN PLAN CHECK LIST

- ☐ ACC / Survey Approval
☐ Plan / Exterior Selections Approval
☐ Financing Approval

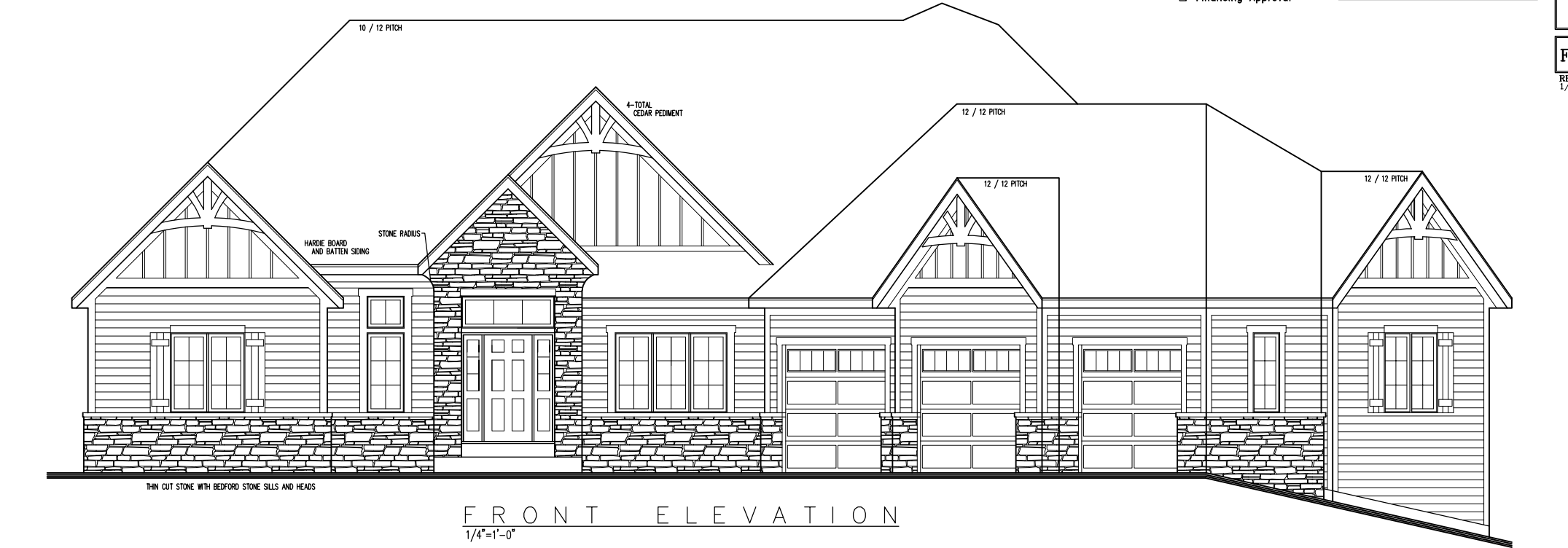
This plan is not for construction, if you do not have a green plan stamped final; please contact our office for the latest revisions date to commence with construction using this plan. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LATEST REVISION DATE.

JOB # 1080

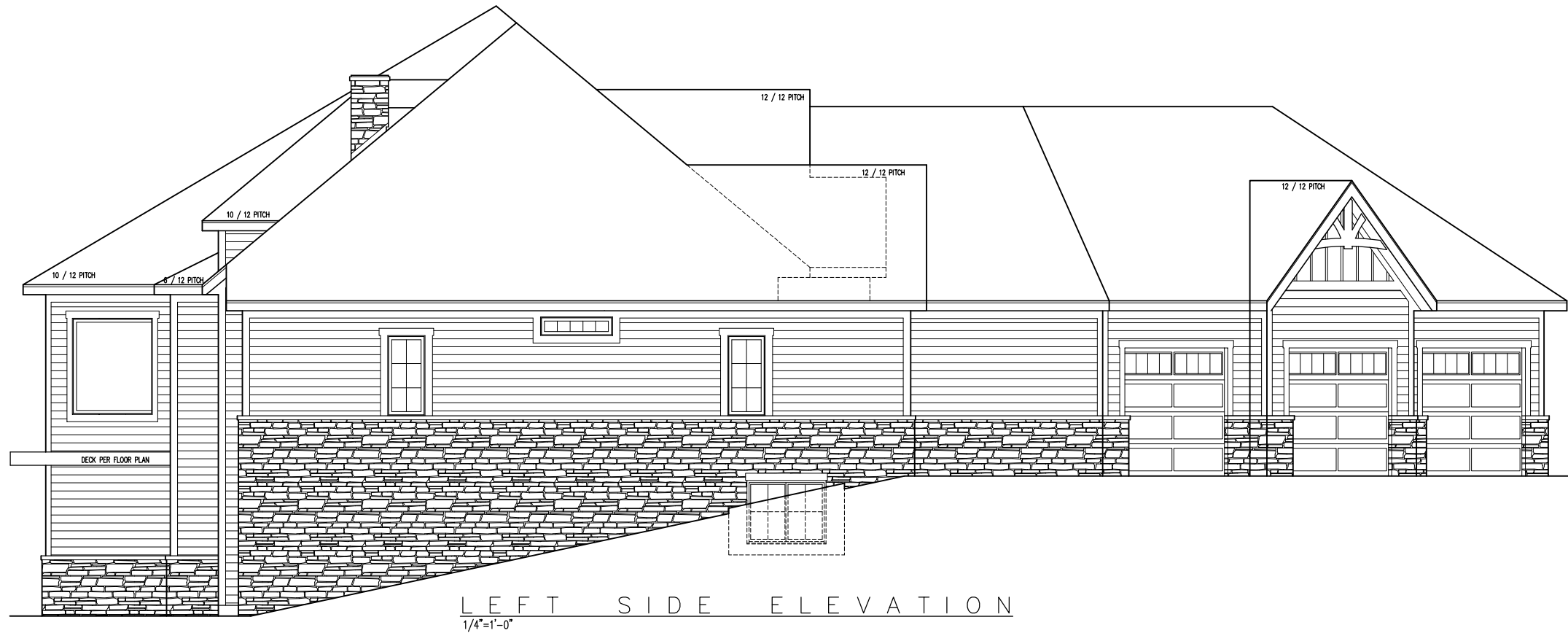
Wisconsin Focus on Energy Home

FINAL PLAN 1/14/25

REVISION DATES, IF ANY
1/14/25 DP ACC REQUIREMENTS



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



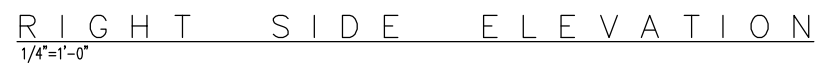
LEFT SIDE ELEVATION
1/4"=1'-0"

REVISIONS	
DATE	DESCRIPTION
11/14/24 DP	REQUESTED REVISIONS
11/15/24 DP	REQUESTED REVISIONS
12/13/24 DP	REQUESTED REVISIONS

MCLAN RES. BROOKLYN MODEL	
DATE	SQ. FEET
11/9/24	4,347
ELEVATIONS	PAGE #
22411-1	1/4
DRAWN BY	NOTED
PLUM	

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TORY HOMES OF WISCONSIN, INC.
"Building For The Way You Live"
1818 WISCONSIN DRIVE
GERMANTOWN, WISCONSIN 53022
PH (262) 262-7100 / FAX (262) 262-7108



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TORY HOMES OF WISCONSIN, INC.

" Building For The Way You Live "

1118 W18531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022

PH. (262) 252-7100 / FAX (262) 252-7109

CLIENT: MCLEAN RES. BROOKLYN MODEL	REVISONS	
	DATE:	BY:
	.	.
	.	.
TITLE: ELEVATIONS	SQ. FEET:	11/9/24
	SCALE:	1" = 1'-0"
	DRAWN BY:	PLUM
	PRINT #:	22411-1
SCALE: NOTED 2/4"	PAGE #:	2/4
	.	.
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Mary and Don McLean Residence
Lot 5, The Green at Mequon Subdivision



VICTORY HOMES OF WISCONSIN, INC.
Building For The Way You Live
N118 WISGA BUSINESS DRIVE
GRANDAVILLE, WISCONSIN 53022
PH: (262) 262-7100 / FAX: (262) 262-7109

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PRINT # 22411-1
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NOTED
PAGE # 3/4

DATE: 11/9/24
BY: 3/046
DESCRIPTION

Mary and Don McLean Residence
Lot 5, The Green at Mequon Subdivision



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 10, 2025
SUBJECT: Tim O'Brien Homes, New Single-Family Residence on Lot #18 at Swan Ridge Farms

Attachments:

Statement of Intent (PDF)

Survey (PDF)

Plans (PDF)



1/20/25

City of Mequon
11333 N Cedarburg Road
Mequon, Wisconsin 83092
Phone 262-236-2924
Fax 262-242-9819

Regarding: Letter of Intent for Lot #18 Swan Ridge Farms

Dear City of Mequon Architectural Board:

The house on this site will be a 5531 hundred square foot two-story. The home will be a 4 bedroom with 3 baths. The exterior will be cohesive on all sides and will fit in well with the exterior look of the other homes in the neighborhood. Lot #18 is a .5071-acre lot and will meet all setback requirements.

Sincerely,

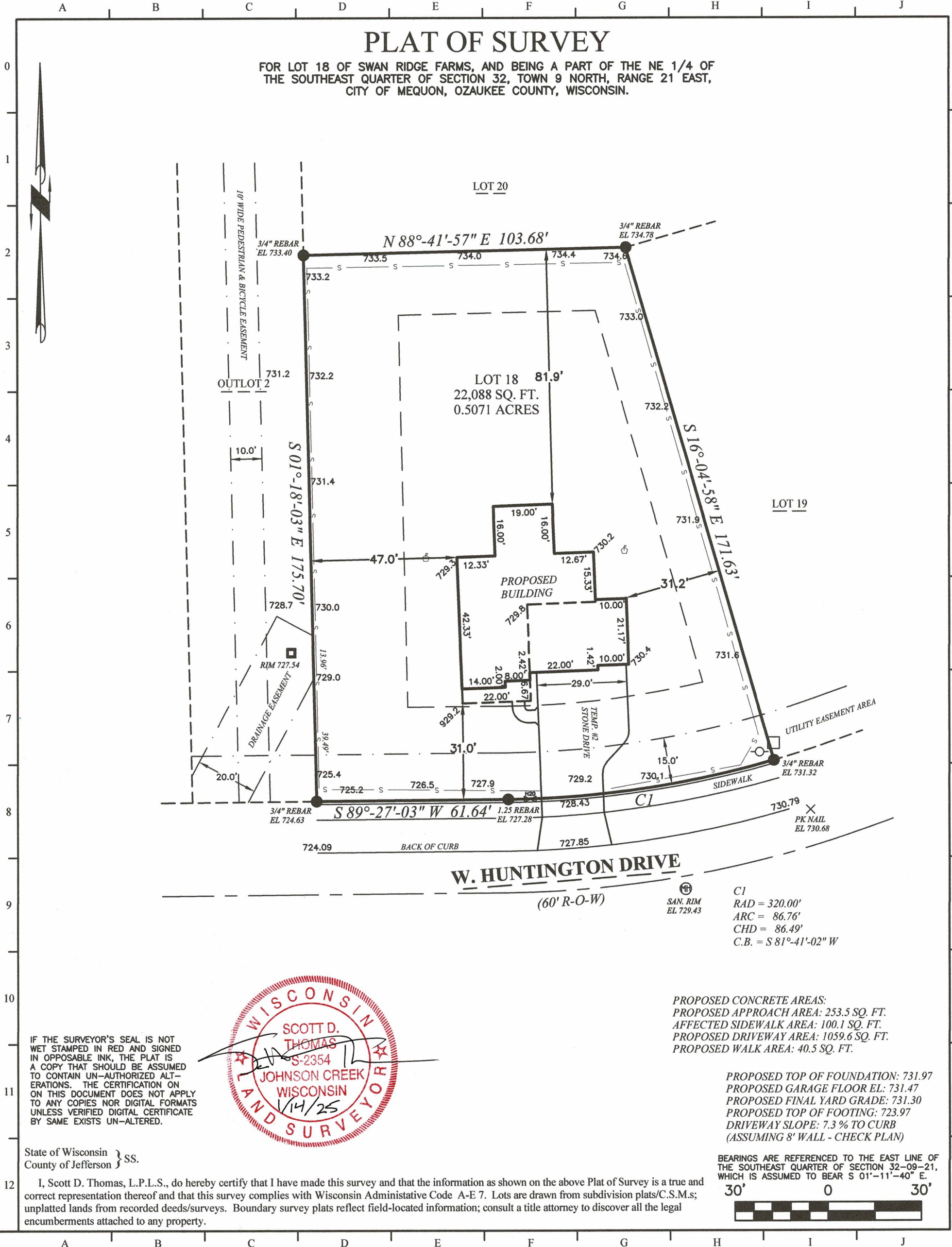
A handwritten signature in black ink, appearing to read "Matthew Scheeler", is written over a light blue horizontal line.

Matthew Scheeler, TOB homes

Attachment: Statement of Intent (10036 : Tim O'Brien Homes)

PLAT OF SURVEY

FOR LOT 18 OF SWAN RIDGE FARMS, AND BEING A PART OF THE NE 1/4 OF THE SOUTHEAST QUARTER OF SECTION 32, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



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 ALTERATIONS. THE CERTIFICATION ON THIS DOCUMENT DOES NOT APPLY TO ANY COPIES NOR DIGITAL FORMATS UNLESS VERIFIED DIGITAL CERTIFICATE BY SAME EXISTS UN-ALTERED.

State of Wisconsin }
County of Jefferson } SS.

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 and that this survey complies with Wisconsin Administrative Code A-E 7. 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 encumbrances attached to any property.

PROPOSED CONCRETE AREAS:
PROPOSED APPROACH AREA: 253.5 SQ. FT.
AFFECTED SIDEWALK AREA: 100.1 SQ. FT.
PROPOSED DRIVEWAY AREA: 1059.6 SQ. FT.
PROPOSED WALK AREA: 40.5 SQ. FT.

PROPOSED TOP OF FOUNDATION: 731.97
PROPOSED GARAGE FLOOR EL: 731.47
PROPOSED FINAL YARD GRADE: 731.30
PROPOSED TOP OF FOOTING: 723.97
DRIVEWAY SLOPE: 7.3 % TO CURB
(ASSUMING 8' WALL - CHECK PLAN)

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32-09-21, WHICH IS ASSUMED TO BEAR S 01°-11'-40" E.



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

- | | |
|-------------------------------|-----------------------------|
| ● Lot Corner (Found) w/desc. | ⊥ Lateral End |
| ○ 18" X 3/4" Dia. Rebar (Set) | ⊕ Offset Stake |
| □ Elec. Trans. Box | — — — Easement Boundary |
| ⊕ Man Hole | — — — Building Setback Line |
| ○ Utility Pedestal | — S — Proposed Silt Fence |
| ⊕ Fire Hydrant | |
| ⊕ Water Valve | |
| □ Catch Basin | |

PROJECT: SR018
BUILDER: Tim O'Brien Homes
N27 W24075 Paul Ct.
Suite 100
Pewaukee, WI 53072
Ph: (262) 542-5750
Fax: (262) 542-9780



Digitally signed by
Scott D. Thomas
Date: 2025.01.14
16:37:03 -06'00'



Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

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THESE DRAWINGS SHALL BE USED IN CONFORMANCE WITH ALL LOCAL BUILDING, MECHANICAL, PLUMBING AND ELECTRICAL CODES AND SHALL MEET THE REQUIREMENTS OF THE HEALTH DEPARTMENT, FIRE MARSHALL, AMERICANS WITH DISABILITIES ACT, ACCESSIBILITY GUIDELINES (ADAAG), THE FAIR HOUSING ACT ACCESSIBILITY GUIDELINES (FHAAG), AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH STATE AND LOCAL ENERGY REQUIREMENTS.

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/17/2025

PROJECT
PLAN: Sycamore at (MKE) Swan Ridge Farms for SR018
ELEV: Craftsman
LOT: 18

LOT ADDRESS:

DRAWING TITLE

COVER

SHEET NUMBER

A-000



SR018

MASTER PLAN: Sycamore at (MKE) Swan Ridge Farms for SR018 | ELEVATION: Craftsman | COMMUNITY: SR (96) - Swan Ridge Farms (MKE) | LOT NUMBER: 18 | CUSTOMER: READY HOME

PLANS POWERED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
LIVABLE	
BASEMENT SF	0 SF
FIRST FLOOR SF	1563 SF
SECOND FLOOR SF	1644 SF
TOTAL LIVABLE :	3207 SF
NON-LIVABLE	
BASEMENT SF	1502 SF
FIRST FLOOR SF	696 SF
SECOND FLOOR SF	0 SF
TOTAL GARAGE AREA :	696 SF
FRONT PORCH AND PORTICO AREA :	126 SF
REAR PORCH AREA :	0 SF
PATIO AREA :	0 SF

GENERAL NOTES
ONLY LOCATION SPECIFIC OPTIONS ARE SHOWN ON THESE DRAWINGS. PLEASE REFER TO OPTION SUMMARY AND/OR PURCHASE ORDERS FOR A COMPLETE LISTING OF OPTIONS.
DESIGN CRITERIA: NUMBER OF STORIES: 3 BUILDING WIDTH: 54'-0" BUILDING DEPTH: 63'-0" BUILDING HEIGHT: 33'-2 3/8"
GOVERNMENTAL CODES AND STANDARDS
HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS.
BUILDING CODE ANALYSIS / DESIGN CRITERIA
HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA.

GRAPHIC SYMBOLS & LEGEND	
	ELEVATION MARKER
	ROOF SLOPE
	SD
	SD / CO

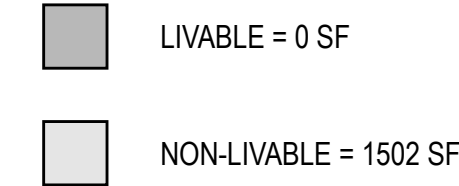
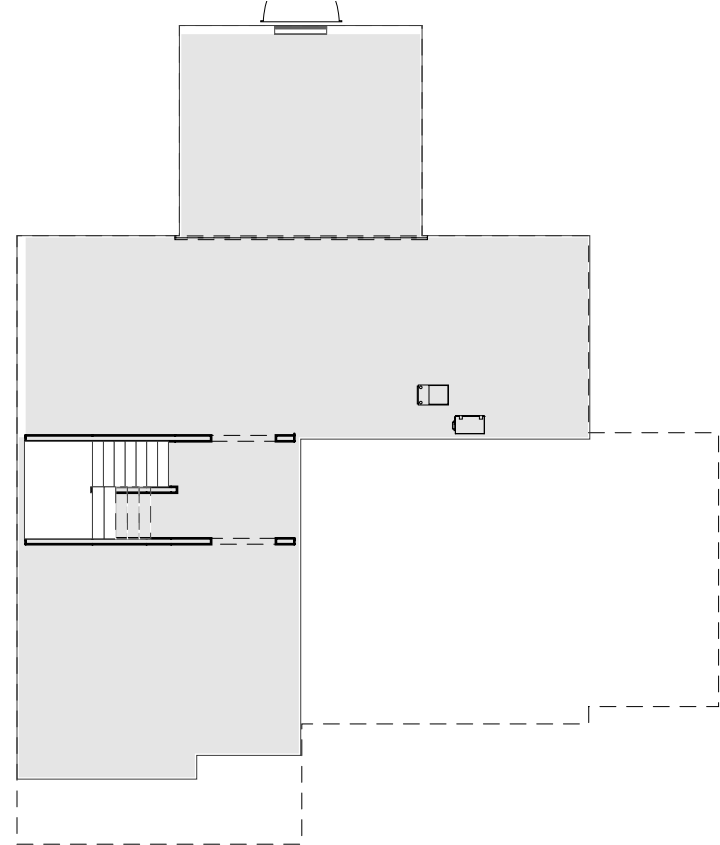
SHEET INDEX	
COVER	A-000
SCHEDULES	A-010
FOUNDATION PLAN	A-050
FINISHED BASEMENT PLAN	A-100
FIRST FLOOR PLAN	A-101
SECOND FLOOR PLAN	A-102
ROOF PLAN	A-120
FRONT / BACK ELEVATION	A-200
LEFT / RIGHT ELEVATION	A-201
PERSPECTIVE VIEWS	A-900
FOUNDATION DETAILS	D-110
FRAMING DETAILS	D-130
FRAMING DETAILS CONT.	D-140
FINISH DETAILS	D-150
WALL SECTIONS	D-160
LOT SPEC DETAILS	D-170
LOT SPEC DETAILS	D-180
FINISHED BASEMENT ELECTRICAL PLAN	E-100
FIRST FLOOR ELECTRICAL PLAN	E-101
SECOND FLOOR ELECTRICAL PLAN	E-102

DOORS				
LABEL	COUNT	WIDTH	HEIGHT	HANDING
BYP 50/68	1	5'-0"	6'-8"	RIGHT
BYP 50/68	1	5'-0"	6'-8"	LEFT
BYP 60/68	1	6'-0"	6'-8"	RIGHT
24/68	3	2'-4"	6'-8"	LEFT
26/68	2	2'-6"	6'-8"	LEFT
26/68	4	2'-6"	6'-8"	RIGHT
28/68	6	2'-8"	6'-8"	RIGHT
30/68 FIRE DR	1	3'-0"	6'-8"	NONE
60/68 SLIDING GLASS DR.	1	6'-0"	6'-8"	LEFT
30/68 2SL10 TR5010	1	3'-0"	6'-8"	RIGHT
SECOND FLOOR TOTAL COUNT: 13				
FIRST FLOOR TOTAL COUNT: 8				

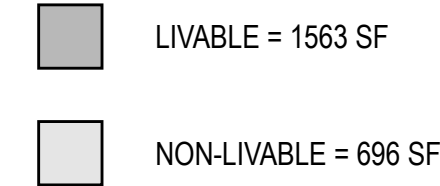
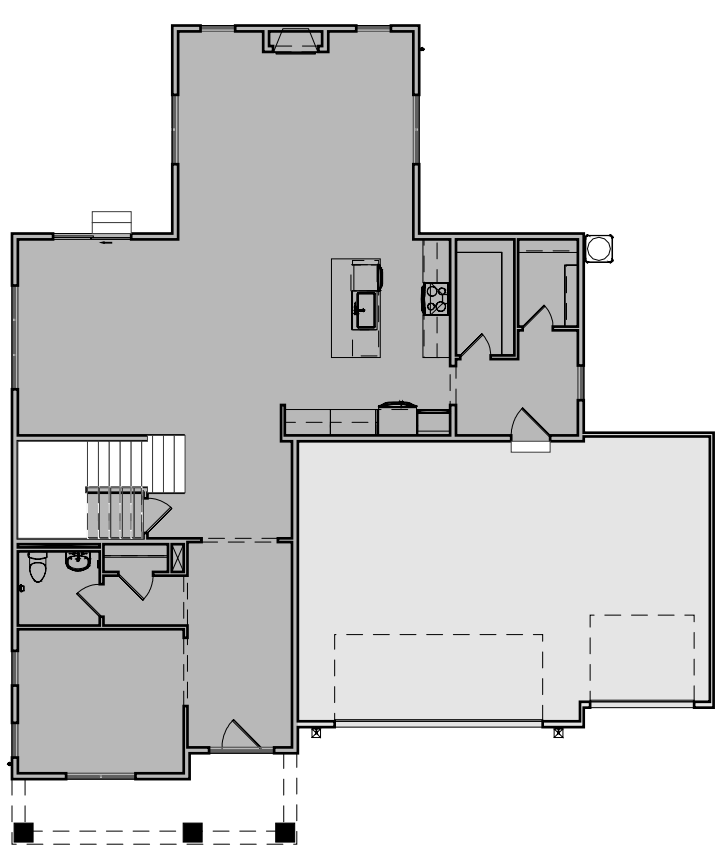
WINDOWS			
LABEL	COUNT	WIDTH	HEIGHT
0	2	1'-0"	6'-8"
0	1	5'-0"	1'-0"
28/16	4	2'-8"	1'-6"
28/50	3	2'-8"	5'-0"
28/50 SH TEMP.	1	2'-8"	5'-0"
40/40	1	4'-0"	4'-0"
TR 26/50	1	7'-6"	5'-0"
TR 28/50	3	8'-0"	5'-0"
TW 28/46 FX	1	5'-4"	4'-6"
TW 28/50	4	5'-4"	5'-0"
TW 28/60 SH	1	5'-4"	6'-0"
FIRST FLOOR TOTAL COUNT: 12			
SECOND FLOOR TOTAL COUNT: 9			
BASEMENT TOTAL COUNT: 1			

ROOMS NET AREA			
NAME	AREA	FLOOR MATERIAL	LEVEL
BASEMENT	663 SF	CONCRETE	BASEMENT
STAIRS	90.5 SF	CARPET	BASEMENT
WORKSHOP	736.3 SF	CONCRETE	BASEMENT
CHASE	1.6 SF	C. TILE	FIRST FLOOR
CLOSET	10.9 SF	1/4" LVP	FIRST FLOOR
COVERED PORCH	121 SF	Floor_Concrete.Default	FIRST FLOOR
DINETTE	313.6 SF	1/4" LVP	FIRST FLOOR
FIREPLACE	5.1 SF	UNFINISHED	FIRST FLOOR
FLEX	142.1 SF	CARPET	FIRST FLOOR
FOYER	130.5 SF	1/4" LVP	FIRST FLOOR
GARAGE	682.7 SF	CONCRETE	FIRST FLOOR
GREAT ROOM	279.9 SF	1/4" LVP	FIRST FLOOR
HALL	110.8 SF	1/4" LVP	FIRST FLOOR
KITCHEN	162.2 SF	1/4" LVP	FIRST FLOOR

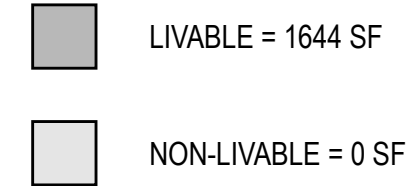
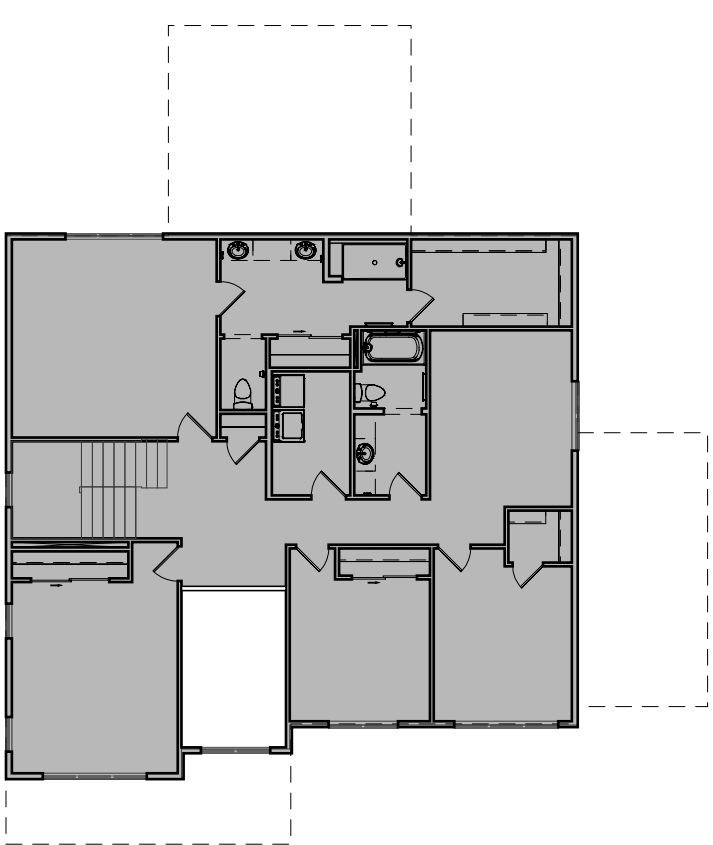
BASEMENT



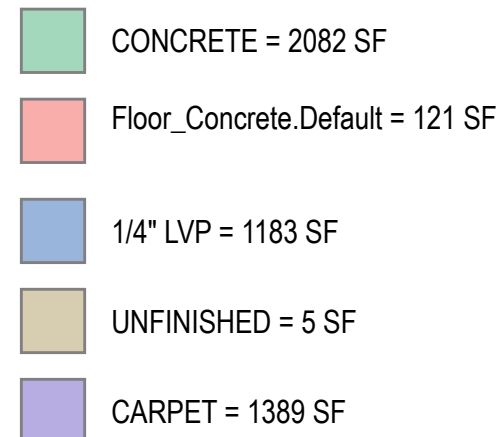
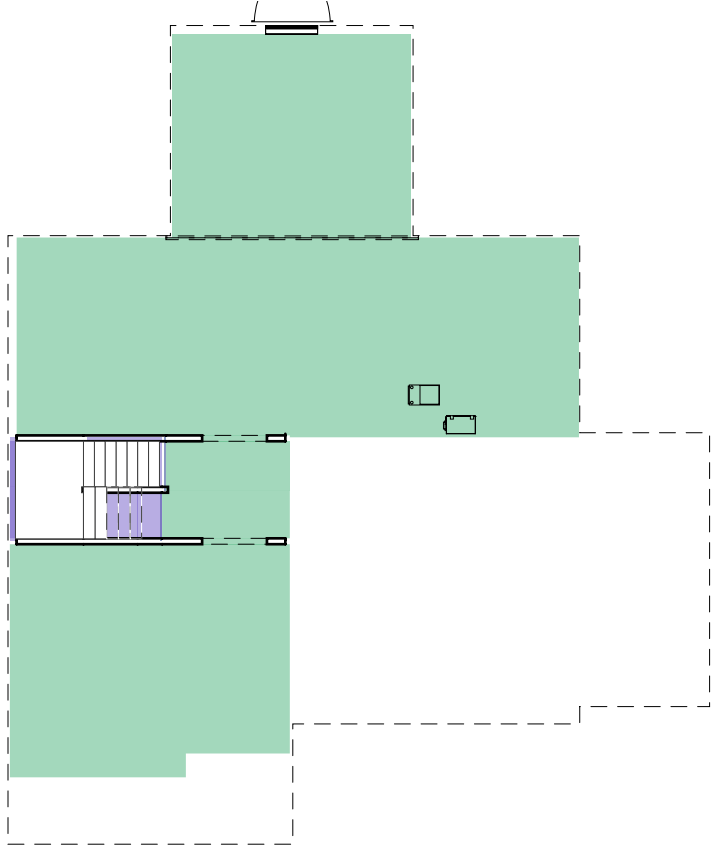
FIRST FLOOR



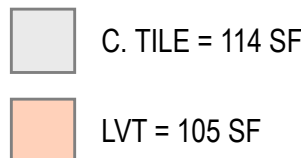
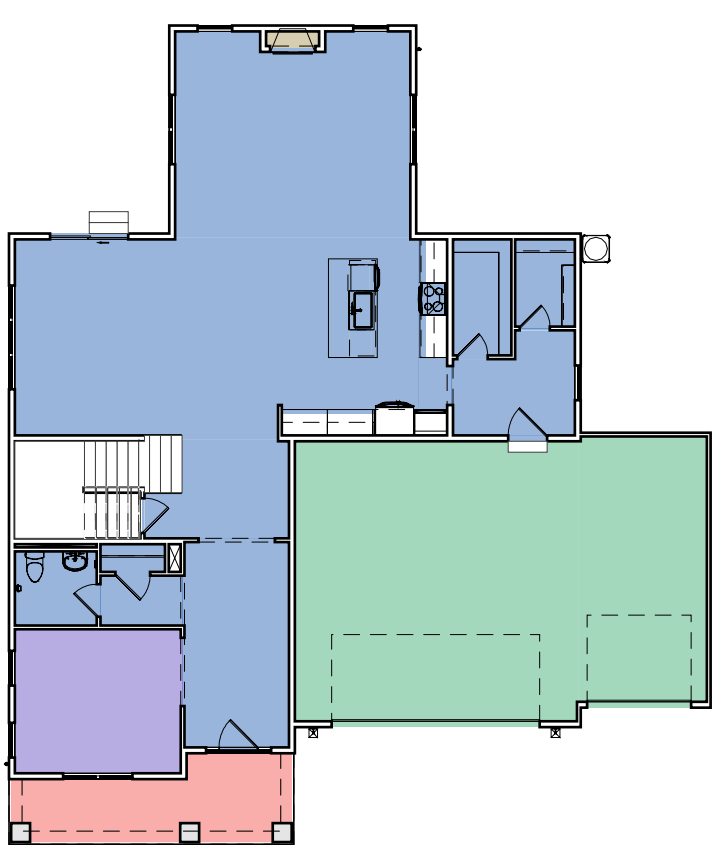
SECOND FLOOR



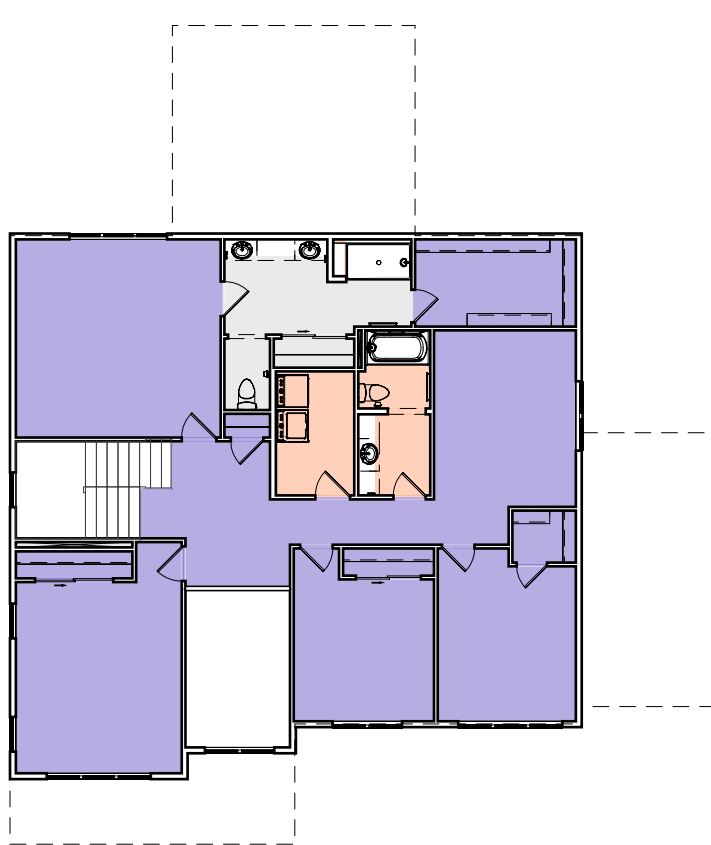
BASEMENT



FIRST FLOOR



SECOND FLOOR



ROOMS NET AREA CONTINUED			
PANTRY	40.5 SF	1/4" LVP	FIRST FLOOR
POWDER	36.3 SF	1/4" LVP	FIRST FLOOR
REAR FOYER	67.7 SF	1/4" LVP	FIRST FLOOR
W.I.C.	31.1 SF	1/4" LVP	FIRST FLOOR
BATH 2	27.8 SF	LVT	SECOND FLOOR
BATH HALL	18.6 SF	LVT	SECOND FLOOR
BEDROOM 2	134.8 SF	CARPET	SECOND FLOOR
BEDROOM 3	127.2 SF	CARPET	SECOND FLOOR
BEDROOM 4	199.6 SF	CARPET	SECOND FLOOR
CHASE	3.7 SF	C. TILE	SECOND FLOOR
CLOSET	41.3 SF	CARPET	SECOND FLOOR
CLOSET	14.7 SF	C. TILE	SECOND FLOOR
FAMILY ROOM	165.9 SF	CARPET	SECOND FLOOR
HALL	144.1 SF	CARPET	SECOND FLOOR
LAUNDRY	58 SF	LVT	SECOND FLOOR
PRIMARY BATH	73.9 SF	C. TILE	SECOND FLOOR
PRIMARY BEDROOM	240.6 SF	CARPET	SECOND FLOOR
W.I.C.	103.2 SF	CARPET	SECOND FLOOR
WC	19.7 SF	C. TILE	SECOND FLOOR

WALL TAKEOFF		
TYPE	LENGTH	BASE CONSTRAINT
EXTERIOR	222'-10"	FIRST FLOOR
INTERIOR	187'-4"	FIRST FLOOR
INTERIOR	264'-6"	SECOND FLOOR
EXTERIOR	170'-6"	SECOND FLOOR
INTERIOR	49'-9"	BASEMENT
EXTERIOR	33'-9"	BASEMENT

OPTIONS SELECTED		
OPTION	OPTION ID	BASE OPTION
Tiled Shower with Bench at Primary Bath	15030	false
Select Kitchen (Sink in island) Layout	17505	false
Full Height Stone	Z20021003	false
Stone Belt	Z20021003	false
Square Angled Tray Ceiling at Primary Bedroom	Z20024005	false
Gas Fireplace centered	Z20035001	false
Open Rail	ZZZ257210	false
3 Car Garage		false
Optional Single Hung Window at 2nd Fir Stairwell		false
Optional Single Hung Window(s) at Bedroom 4		false
Optional Single Hung Window(s) at Flex Rm/ Guest Suite		false
Stone Belt		false
Hardboard Corner Boards		false
TimOBrien Mil_04		false
Don't mirror home		true
No Optional Window at 1st Fir Stairwell		true
Single Vanity at Hall Bath		true
Second Floor Standard Layout		true

OPTIONS SELECTED CONTINUED		
Base		true
No Screened In Porch		true
No Refrigerator		true
No Toilet Topper - Primary Bath		true
No Optional Transom Window(s) at Garage		true
Standard Powder Room		true
No Garage Service Door		true
7 Garage Door		true
8' Basement		true
No Egress Window at Basement		true
No Range		true
No Lockers		true
Base		true
Flat Ceiling at Flex		true
No Utility Sink at Laundry		true
No Optional Window at Primary Bath		true
No Optional Single Hung Window(s) at Dinette		true
No (OPS) Siding Exposure Transition		true
No Toilet Topper - Hall Bath		true
No 30" Wall Cabinet above Washer		true
Front Entry Garage		true
No Drop Zone		true
No Deck		true
No Optional Window(s) at Primary Bedroom		true
Unfinished Basement Stairwell		true
Standard Opening at Flex Room		true
Standard Pedestal at Powder 1		true
2' Exposure		true
No Toilet Topper - Powder Bath		true
No 30" Wall Cabinet above Dryer		true
No Washer		true
Standard Flex Room		true
No Dryer		true
Base Palette		true



Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/17/2025

PROJECT

PLAN: Sycamore at (MKE) Swan Ridge Farms for SR018

ELEV: Craftsman

LOT: 18

LOT ADDRESS:

DRAWING TITLE

SCHEDULES

SHEET NUMBER

A-010



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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/17/2025

PROJECT
PLAN: Sycamore at (MKE) Swan Ridge Farms for SR018
ELEV: Craftsman
LOT: 18

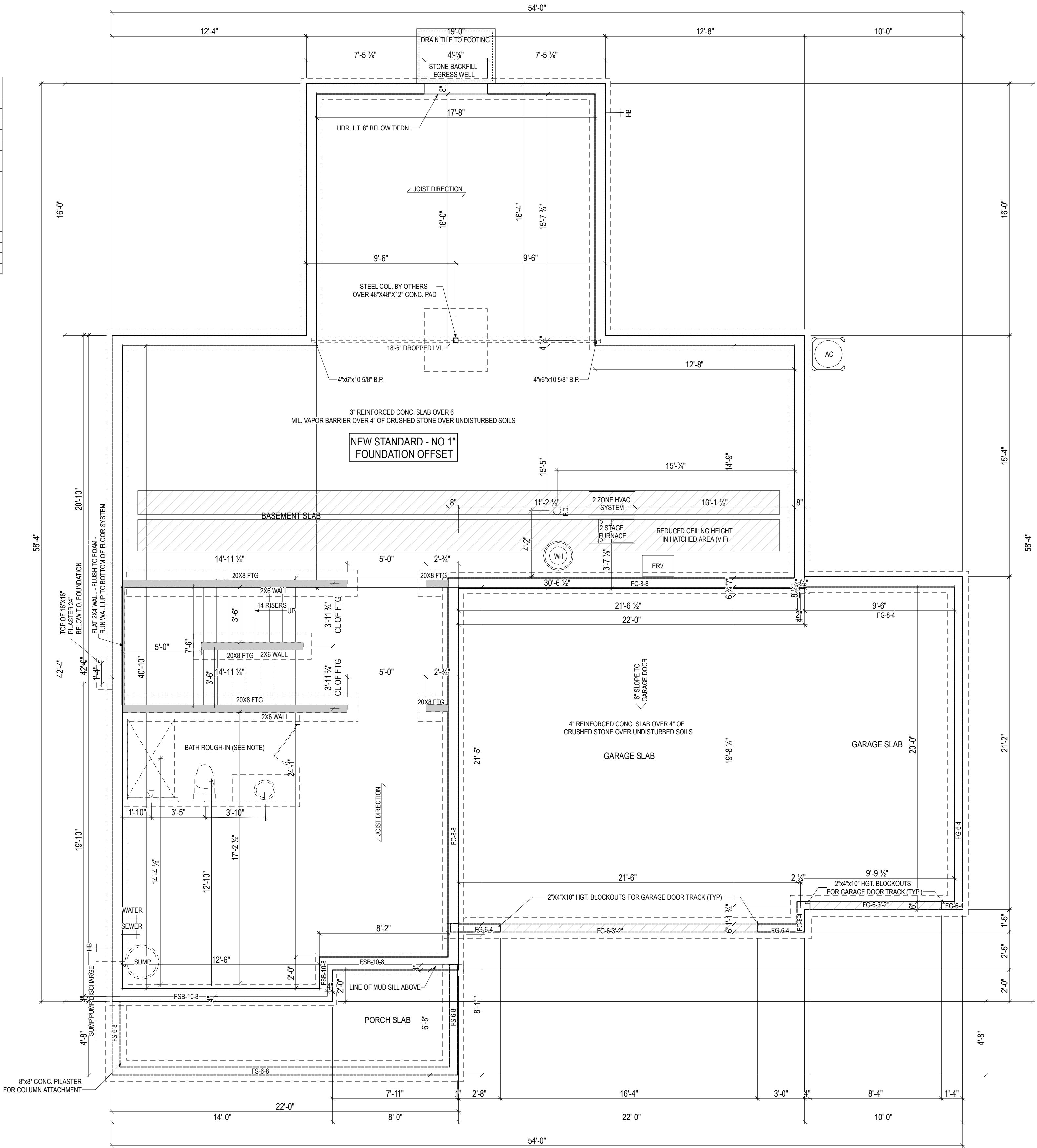
LOT ADDRESS:

DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER

A-050

PLAN NOTES - FOUNDATION - ACI - ENERGY STAR
MAIN HOUSE CONCRETE WALLS: FH-8-8 UNLESS OTHERWISE NOTED
FURNACE TO BE MINIMUM 95% EFFICIENT
WATER HEATER IS POWER VENTED PER SPECIFICATION
SEE WALL SECTIONS FOR POURED WALL PSI
ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD OR FACE OF CONCRETE
3PC BATH ROUGH-IN TO INCLUDE WASTE & VENT TO RUN TO GENERAL VICINITY - FRAMING & FIXTURES NOT INCLUDED
HORIZONTAL FOUNDATION REINFORCEMENT REQUIRED PER SPS 321.02(3)(d) AND ACI 332-14 SECTION 8.2.7. FOR WALLS TALLER THAN 6', (3) #4 REINFORCEMENT BARS ARE REQUIRED HORIZONTALLY. FOR WALLS TALLER THAN 8', (6) #4 BARS ARE REQUIRED HORIZONTALLY. (1) WITHIN 24" OF THE TOP OF THE FOUNDATION WALL. (1) WITHIN 24" OF THE BOTTOM OF THE FOUNDATION WALL. THE OTHERS EVENLY SPACED. LAP LENGTH SHALL BE MINIMUM 24". AT CORNERS, EXTEND #4 BARS AROUND CORNER AND LAP A MINIMUM 15"
FOOTING SIZE: RANCH 19" X 8" - WITH STONE 21" X 8"
FOOTING SIZE: 2-STORY 24" X 8" - WITH STONE 27" X 8"
1 1/2" RIGID FOAM ON INSIDE OF FOUNDATION
SEE FOUNDATION SHEETS FOR DETAILS





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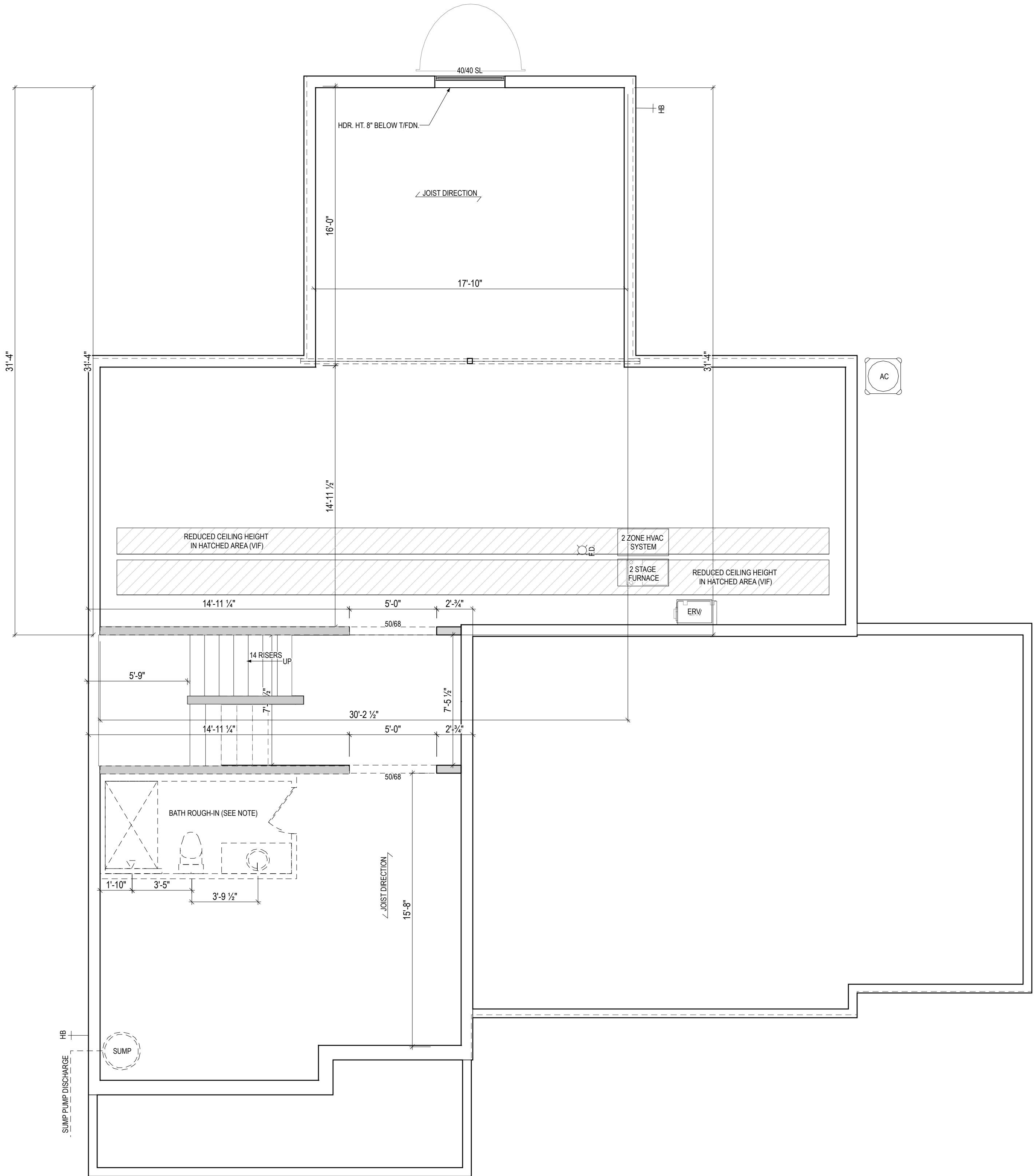
ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/17/2025

PROJECT
PLAN: Sycamore at (MKE) Swan Ridge Farms for SR018
ELEV: Craftsman
LOT: 18

LOT ADDRESS:

DRAWING TITLE
**FINISHED BASEMENT
PLAN**

SHEET NUMBER
A-100





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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/17/2025

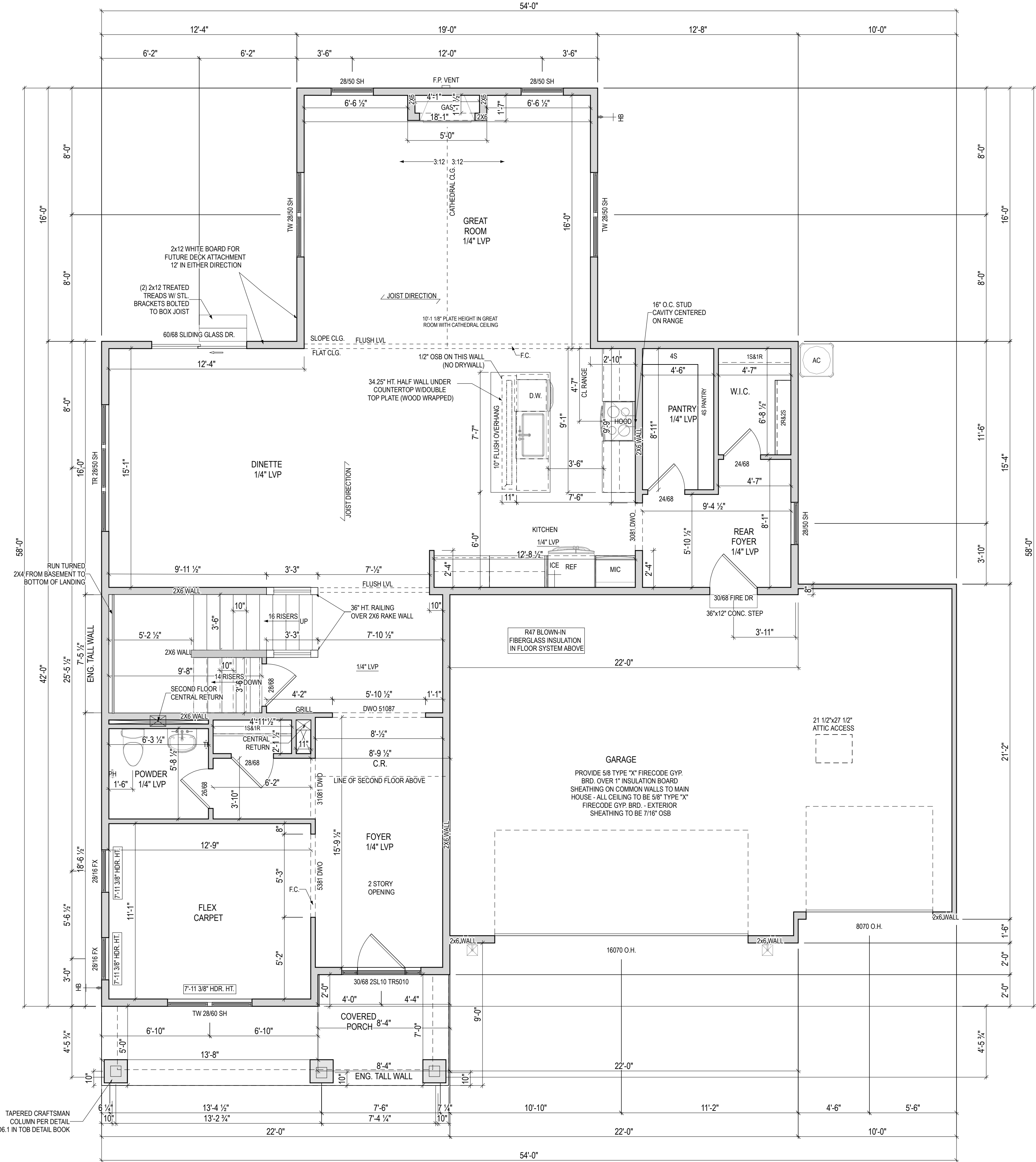
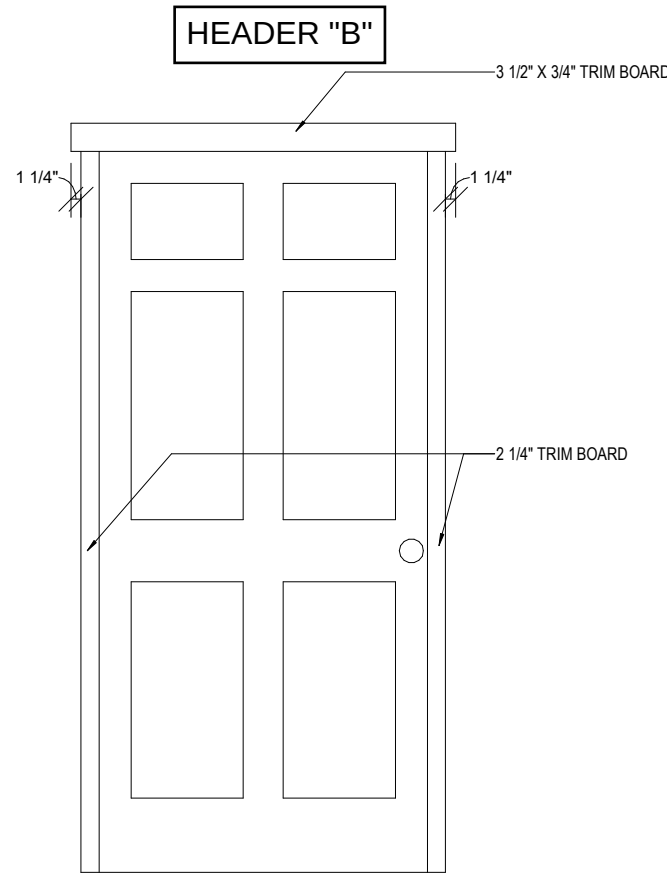
PROJECT
PLAN: Sycamore at (MKE) Swan Ridge Farms for SR018
ELEV: Craftsman
LOT: 18

LOT ADDRESS:

DRAWING TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A-101

PLAN NOTES - FIRST FLOOR
ALL DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2X6 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
DEDICATED RETURNS IN PRIMARY SUITE
WOOD WRAPPED ISLAND CABINETS



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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/17/2025

PROJECT

PLAN: Sycamore at (MKE) Swan Ridge Farms for SR018

ELEV: Craftsman

LOT: 18

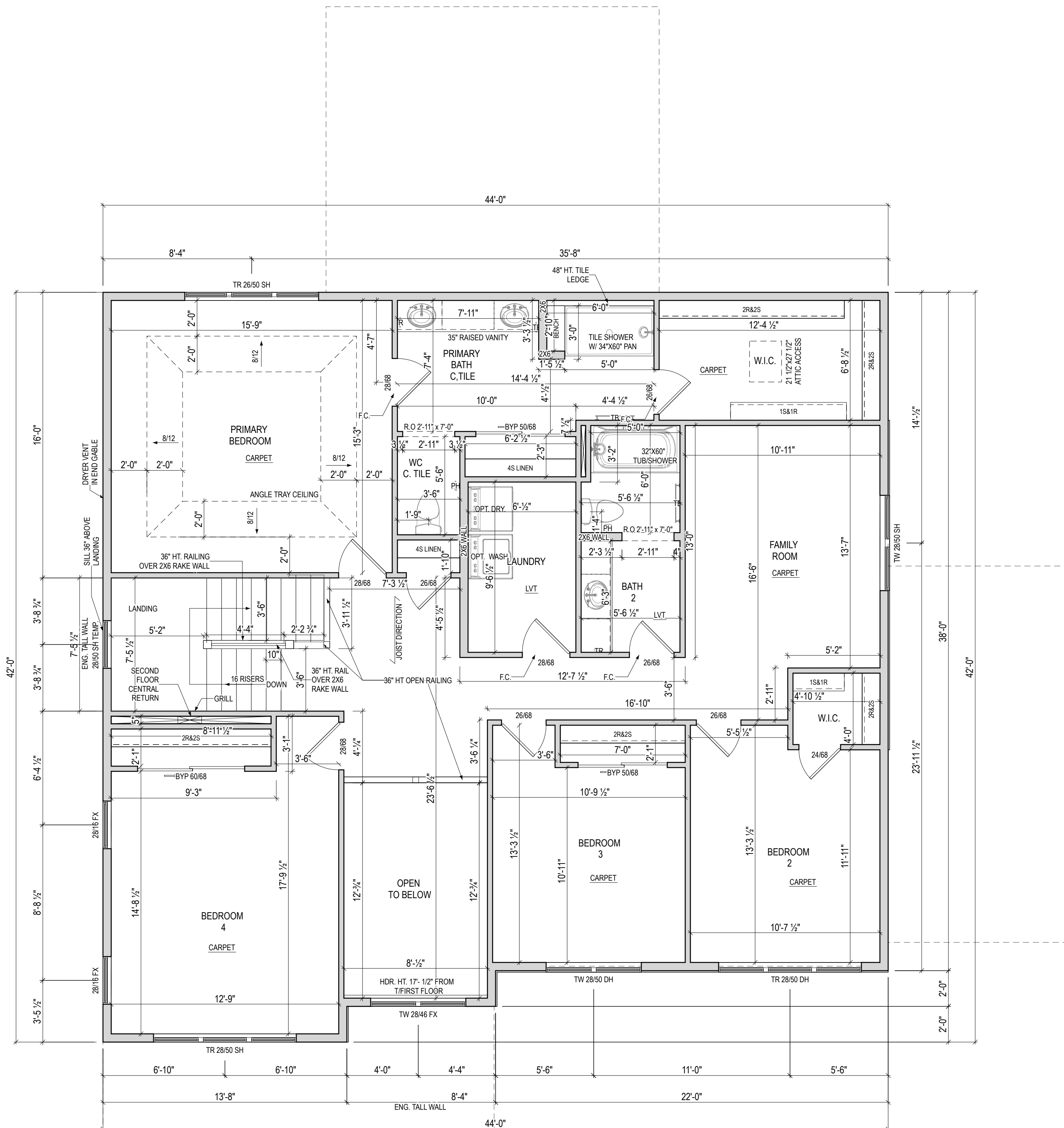
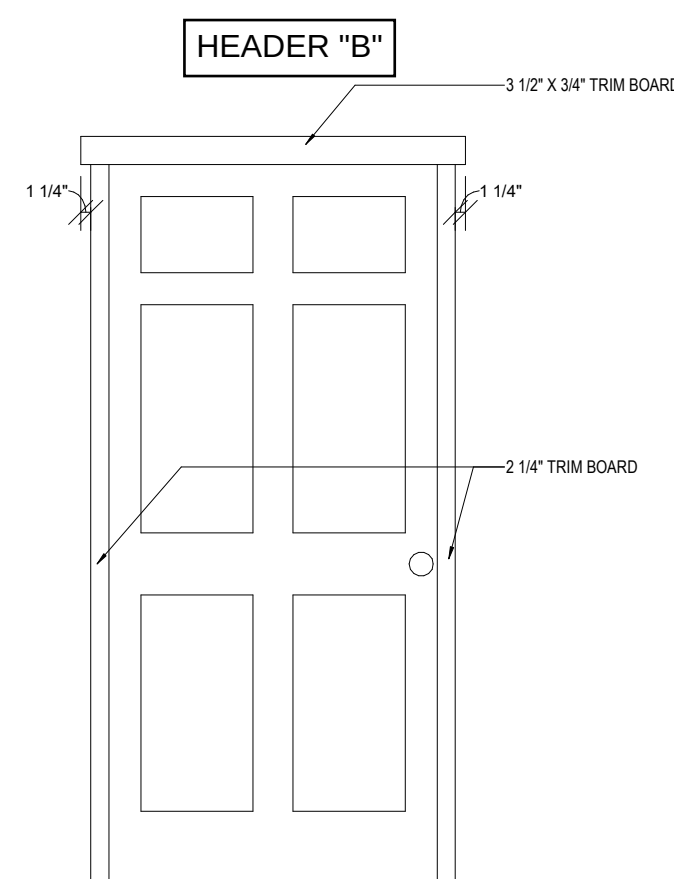
LOT ADDRESS:

SECOND FLOOR PLAN

SHEET NUMBER

A-102

PLAN NOTES - SECOND FLOOR
ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2X6 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
DEDICATED RETURNS IN PRIMARY SUITE





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Pewaukee, WI, 53072

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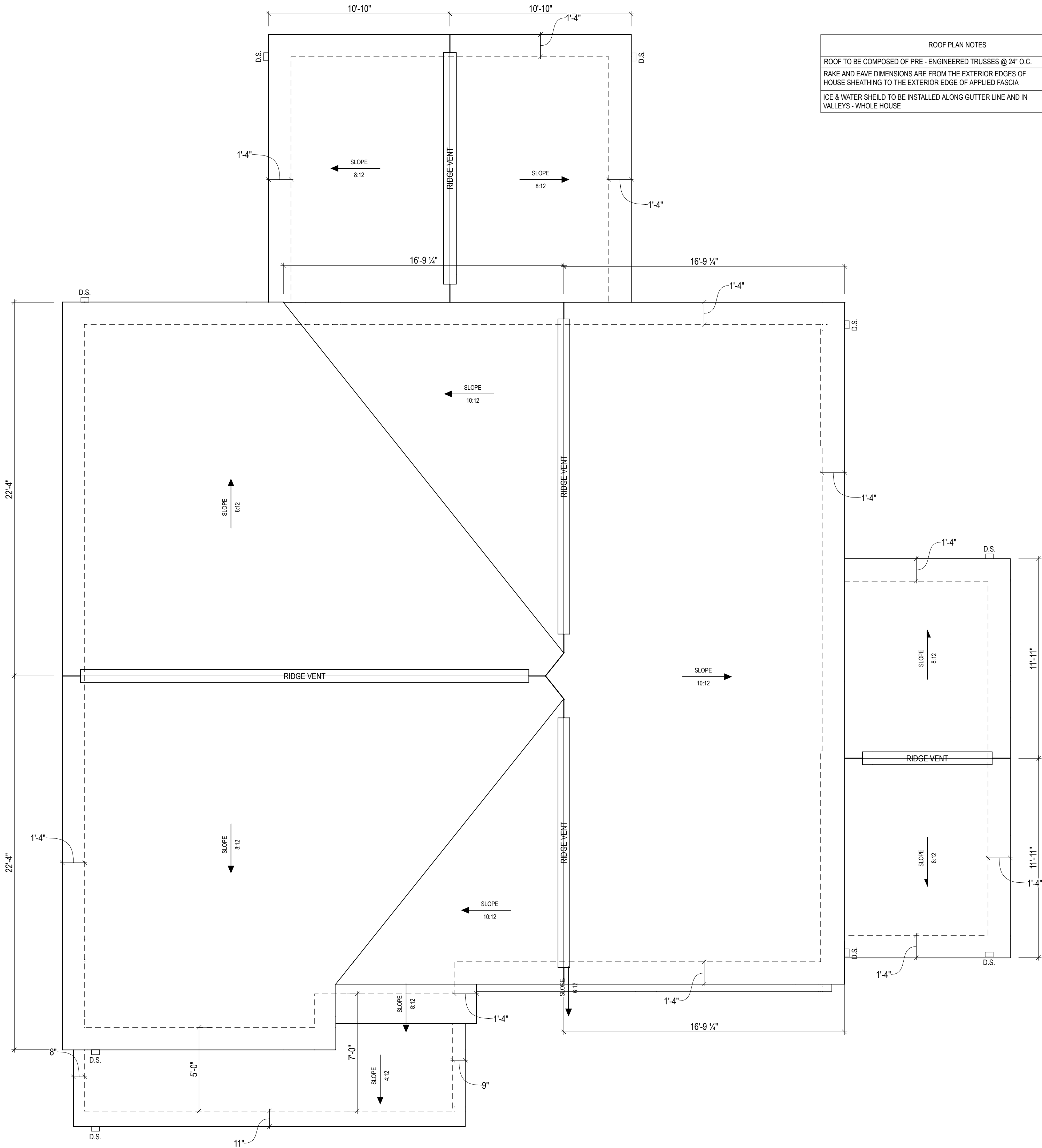
ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/17/2025

PROJECT
PLAN: Sycamore at (MKE) Swan Ridge Farms for SR018
ELEV: Craftsman
LOT: 18

LOT ADDRESS:

DRAWING TITLE
ROOF PLAN

SHEET NUMBER
A-120
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T.O. ROOF

33'-2 3/4"

T.O. PLATE

8'-1 1/8"

T.O. SECOND FLR

10'-1 1/8"

T.O. PLATE

9'-1 1/8"

T.O. FIRST FLR

0"

T.O. PLATE

8'-0"

T.O. BASEMENT

-9'-2 1/4"

1

RIGHT ELEVATION

A-201

1/4" = 1'-0" @ 22" x 34"

PROJECT

PLAN: {{ OptionPreset }}

ELEV: Craftsman

LOT: 18

LOT ADDRESS: {{ LotAddress }}

DRAWING TITLE

RIGHT
ELEVATION

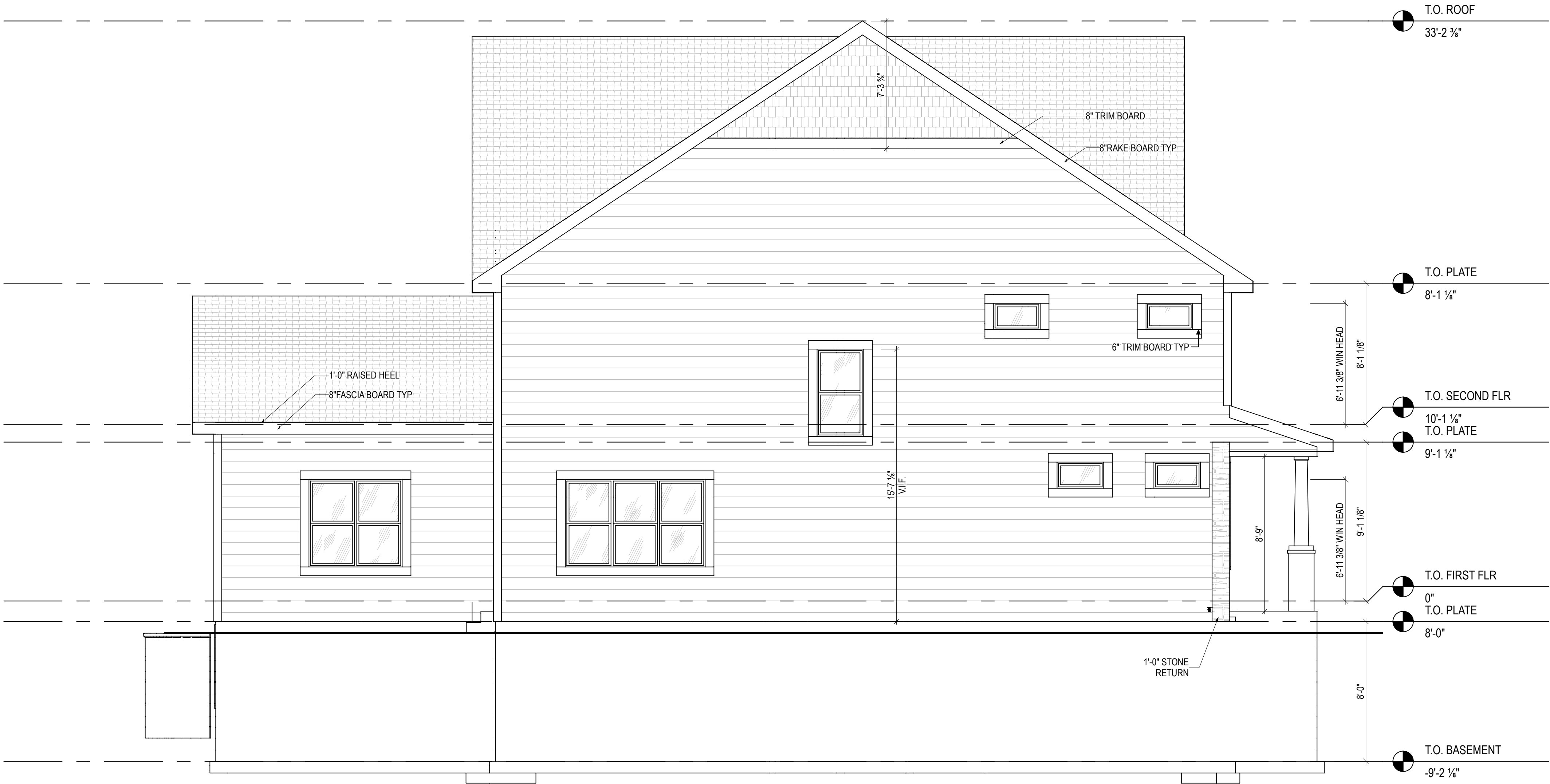
ISSUE

A-201

NOT FOR CONSTRUCTION

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1 LEFT ELEVATION
A-202 1/4" = 1'-0" @ 22" x 34"

Attachment: Plans (10036 : Tim O'Brien Homes)

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	8/27/2024

PROJECT
PLAN: {{ OptionPreset }}
ELEV: Craftsman
LOT: 18

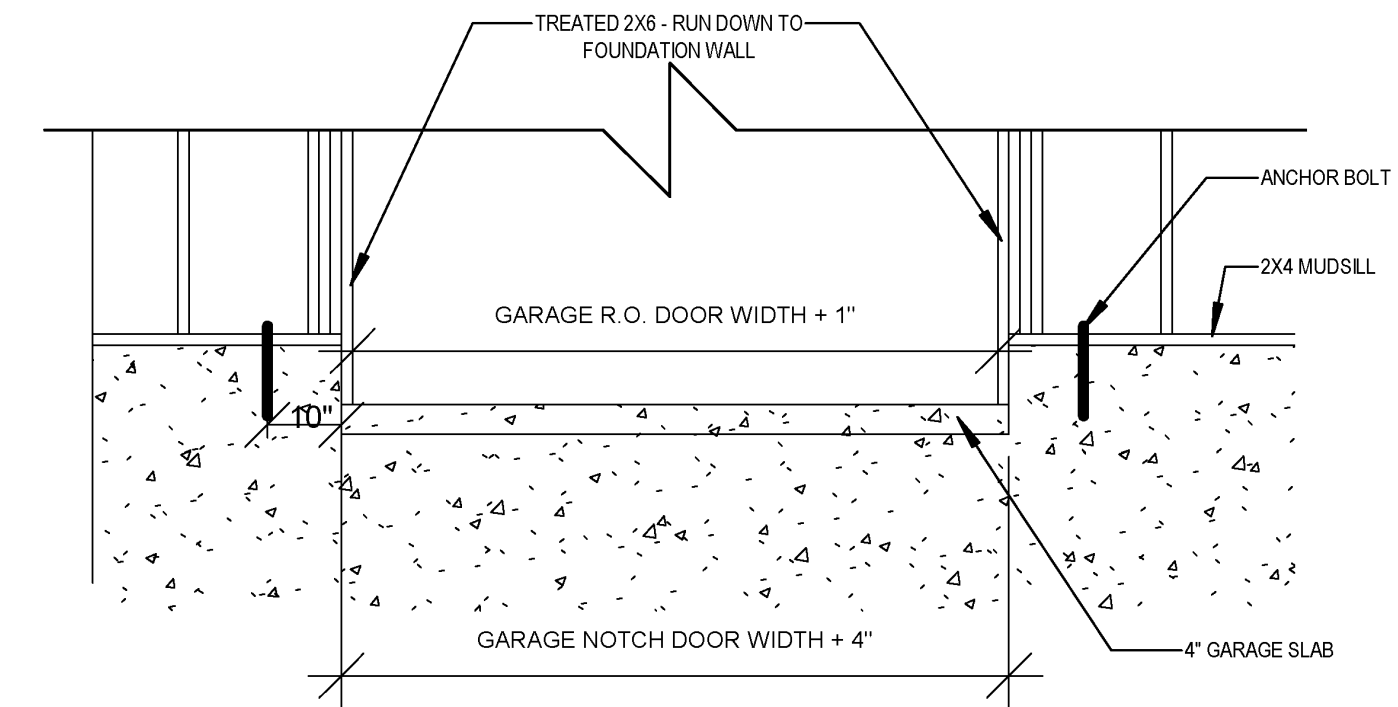
LOT ADDRESS: {{ LotAddress }}

DRAWING TITLE
LEFT
ELEVATION

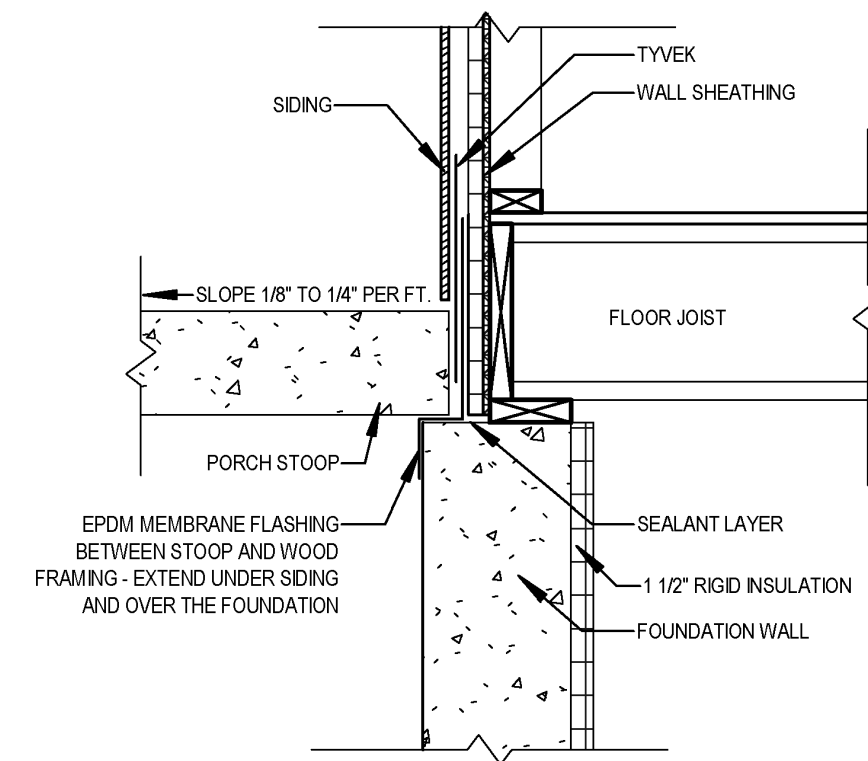
ISSUE
A-202

NOT FOR CONSTRUCTION

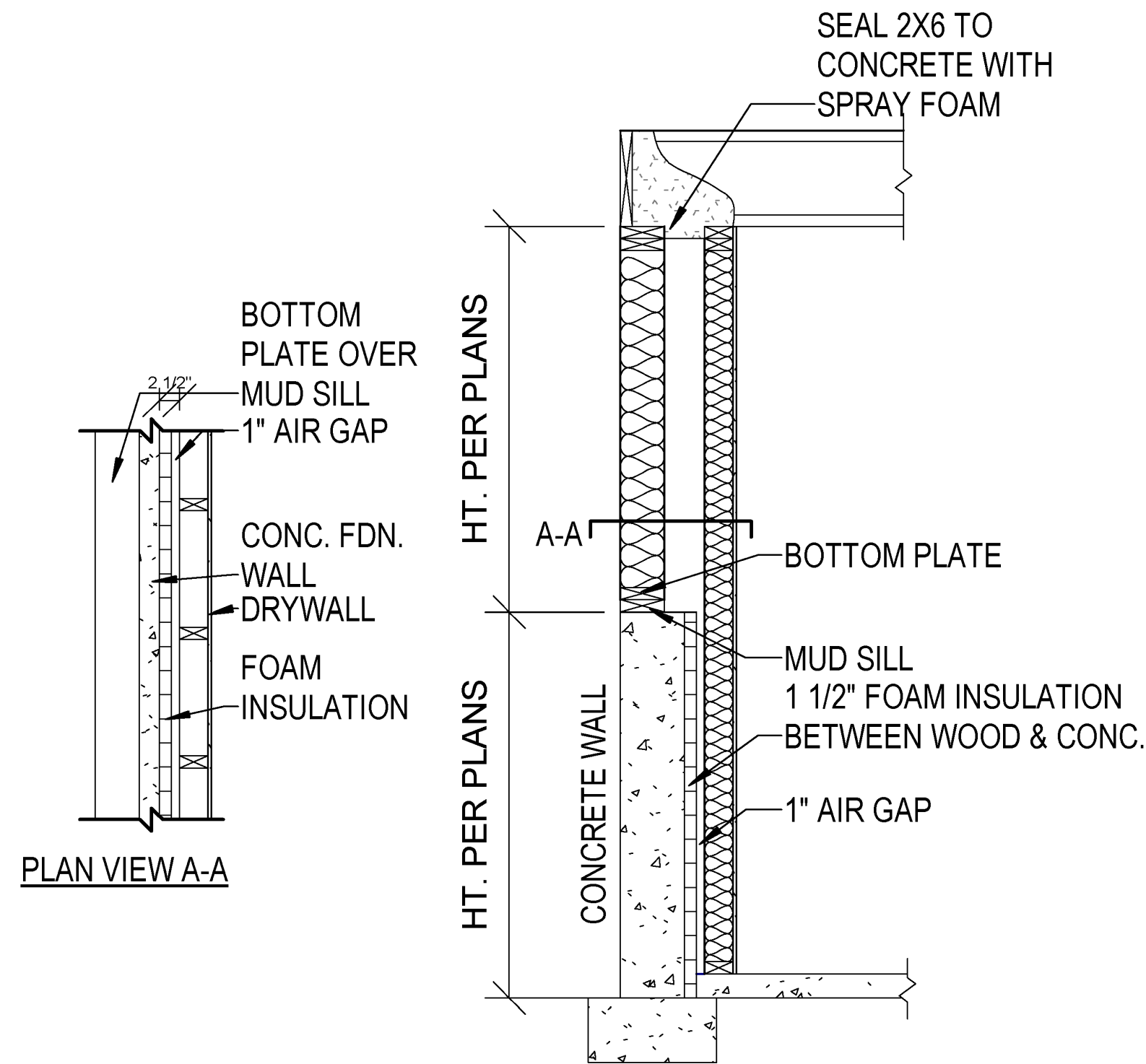
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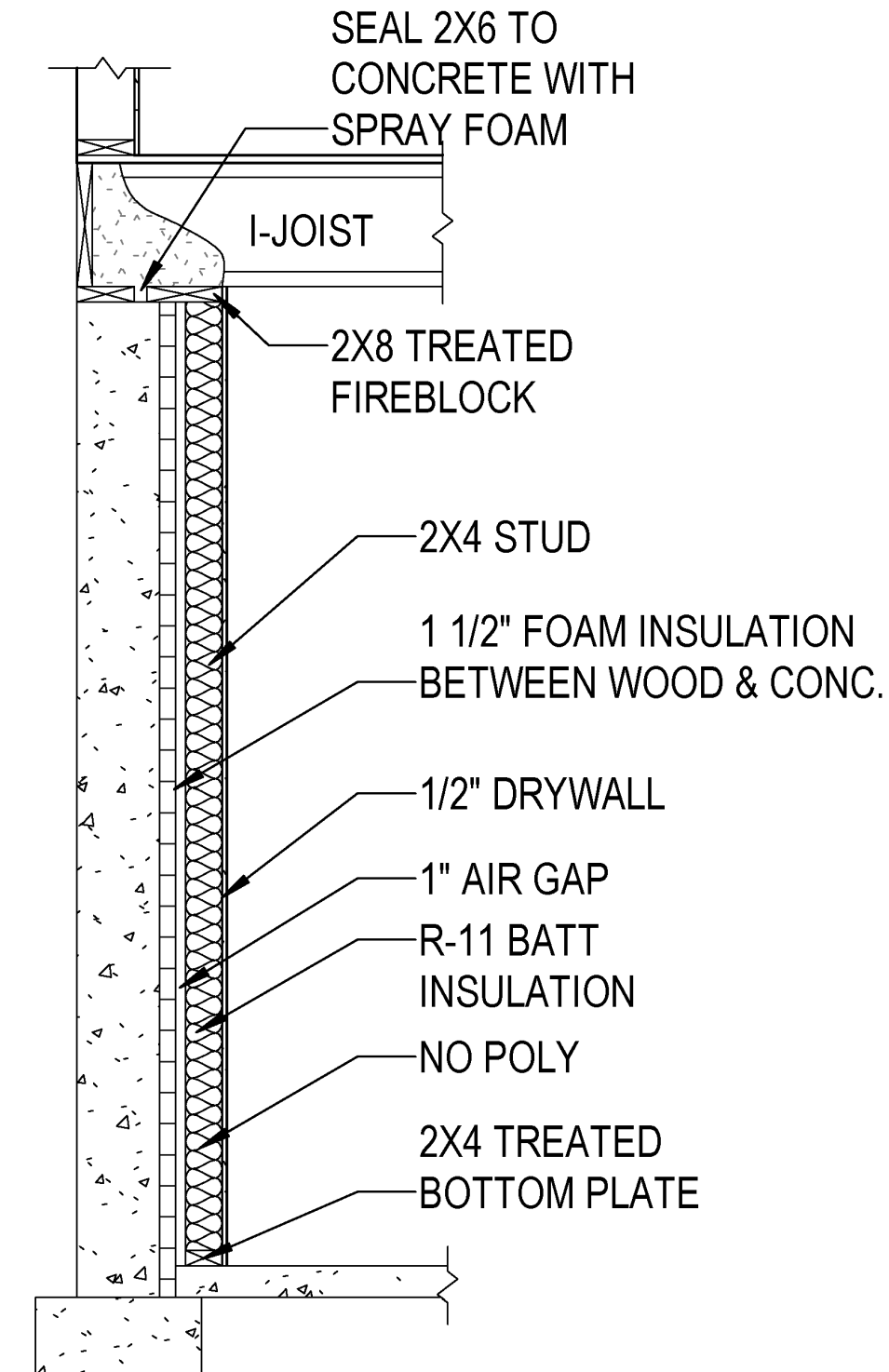
① **GARAGE CUTOUT**
1/4" = 1'-0"



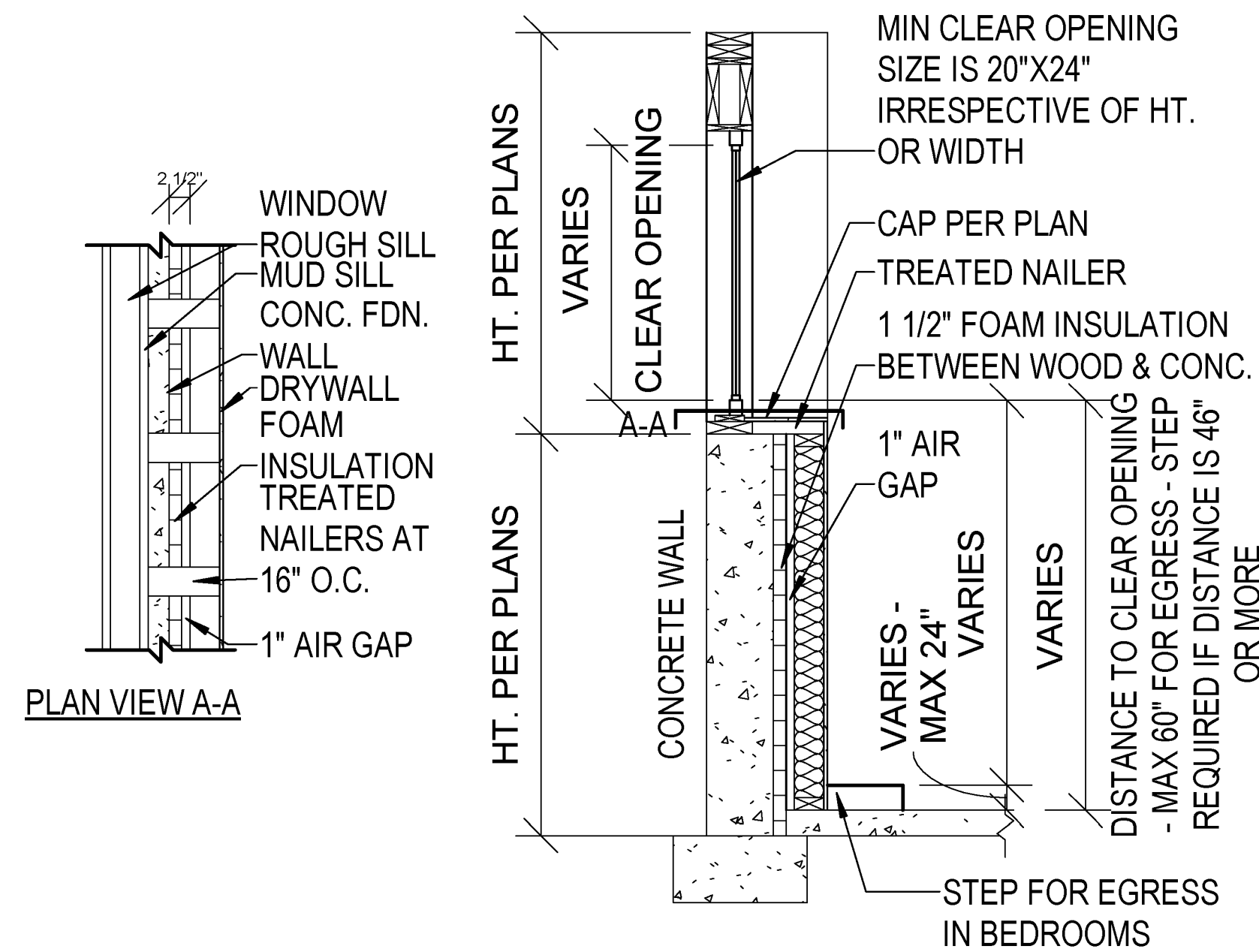
② **CONCRETE STOOP FLASHING SECTION**
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



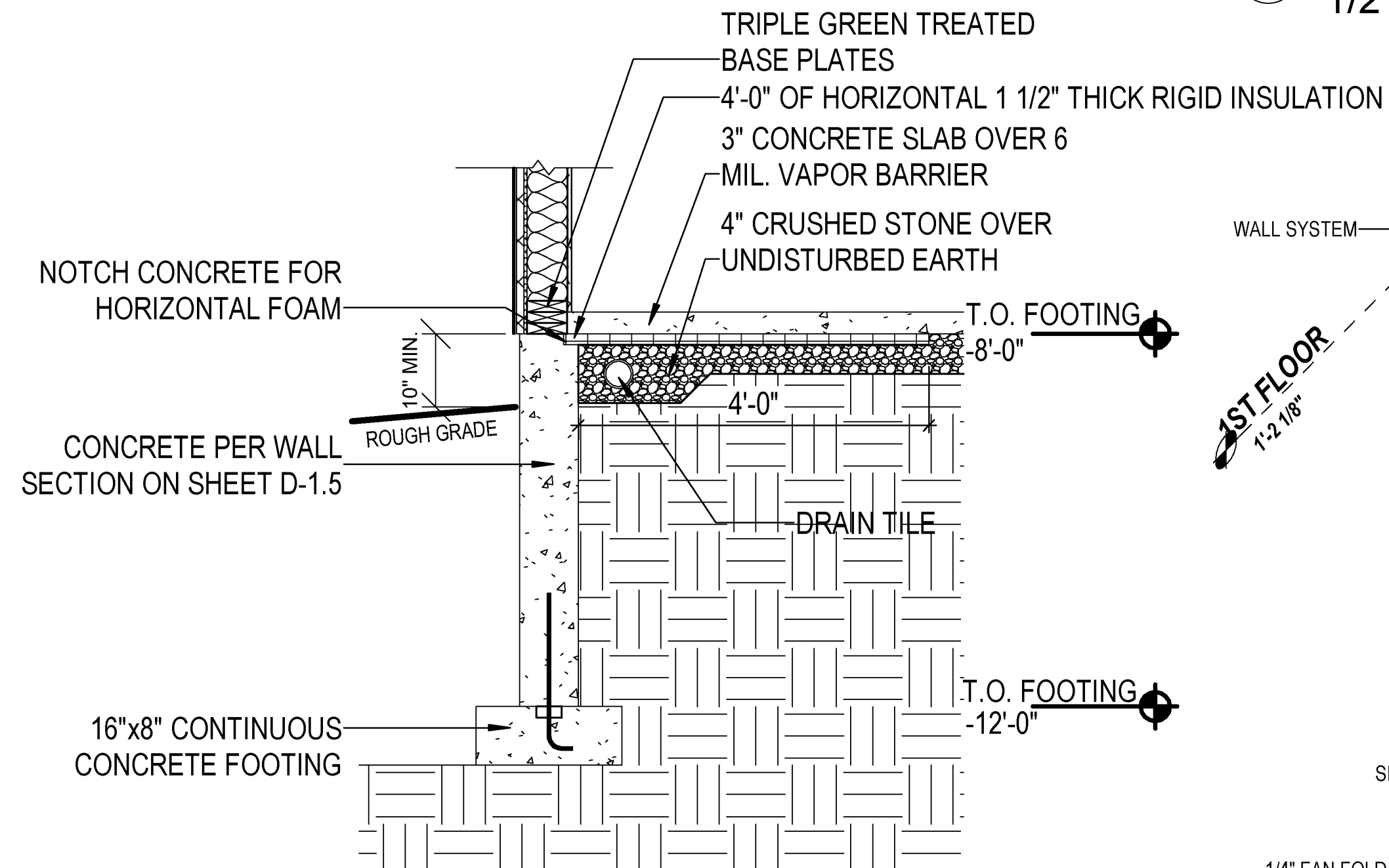
⑩ **FULL HT. FINISHED BASEMENT WALL WITH LOOKOUT EXPOSURE**
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



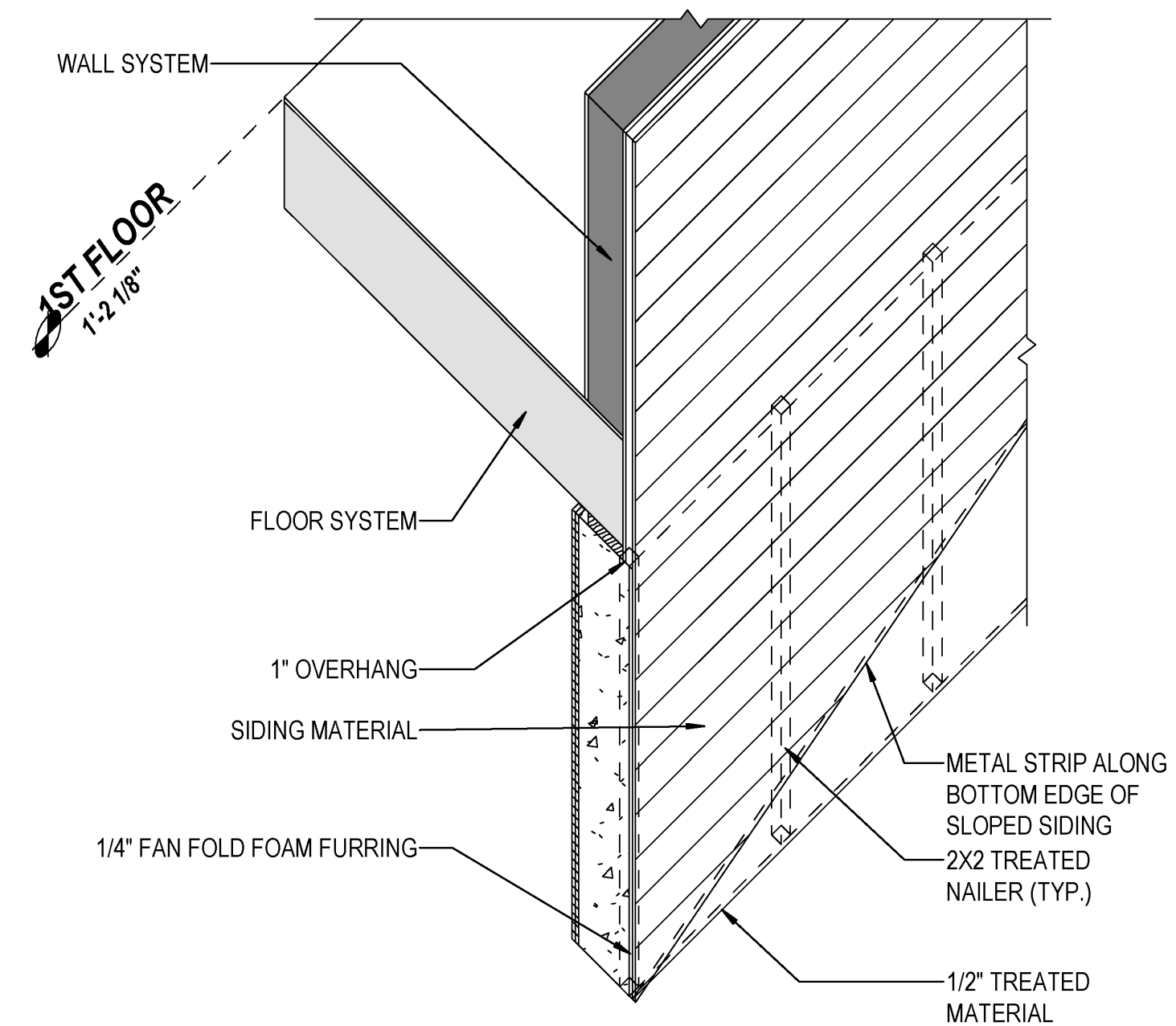
⑪ **FINISHED BASEMENT WALL SECTION**
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



⑨ **FINISHED BASEMENT WALL WITH EGRESS WINDOW PER CODE - SECTION**
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



④ **WALL SECTION - WALKOUT EXPOSURE**
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



③ **EXPOSURE SIDING TRANSITION**
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/17/2025

PROJECT
PLAN: Sycamore at (MKE) Swan Ridge Farms for SR018
ELEV: Craftsman
LOT: 18

LOT ADDRESS:

DRAWING TITLE
FOUNDATION DETAILS

SHEET NUMBER
D-110

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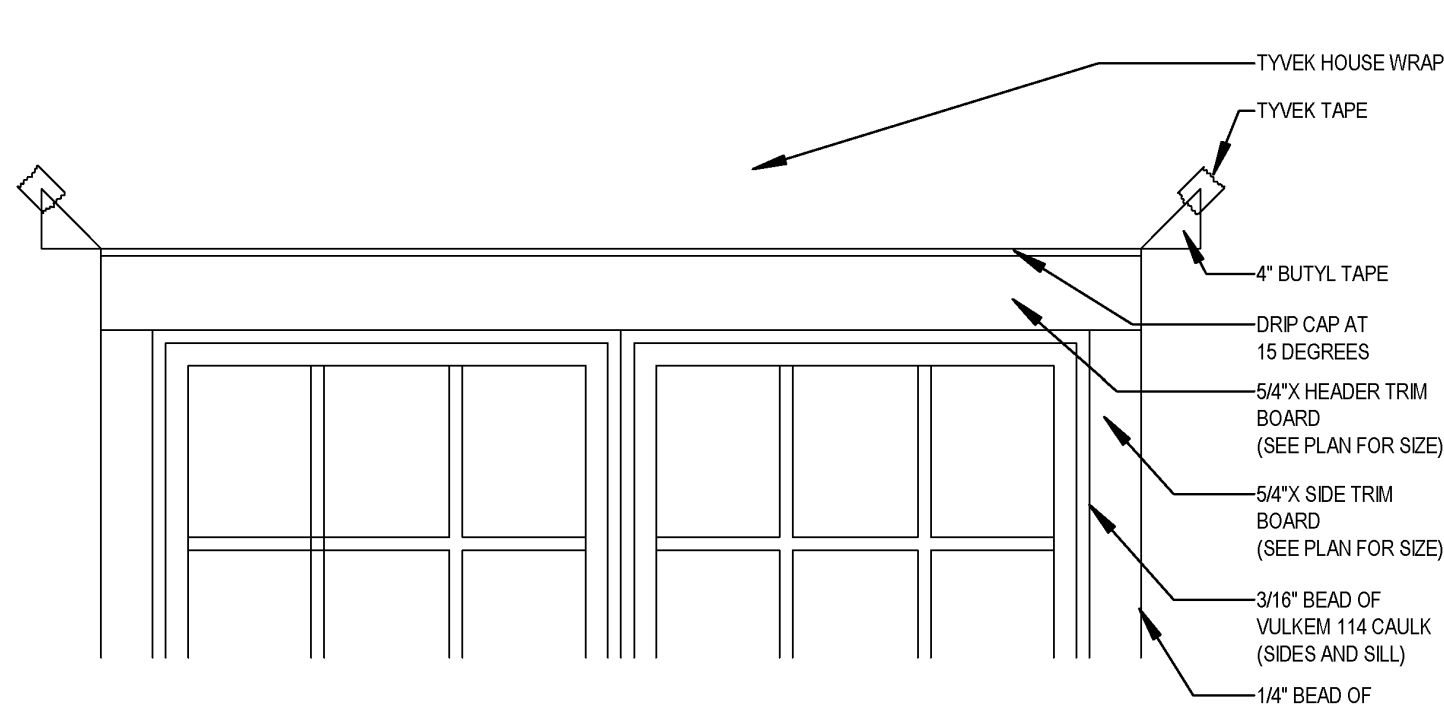
ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/17/2025

PROJECT
PLAN: Sycamore at (MKE) Swan Ridge Farms for SR018
ELEV: Craftsman
LOT: 18

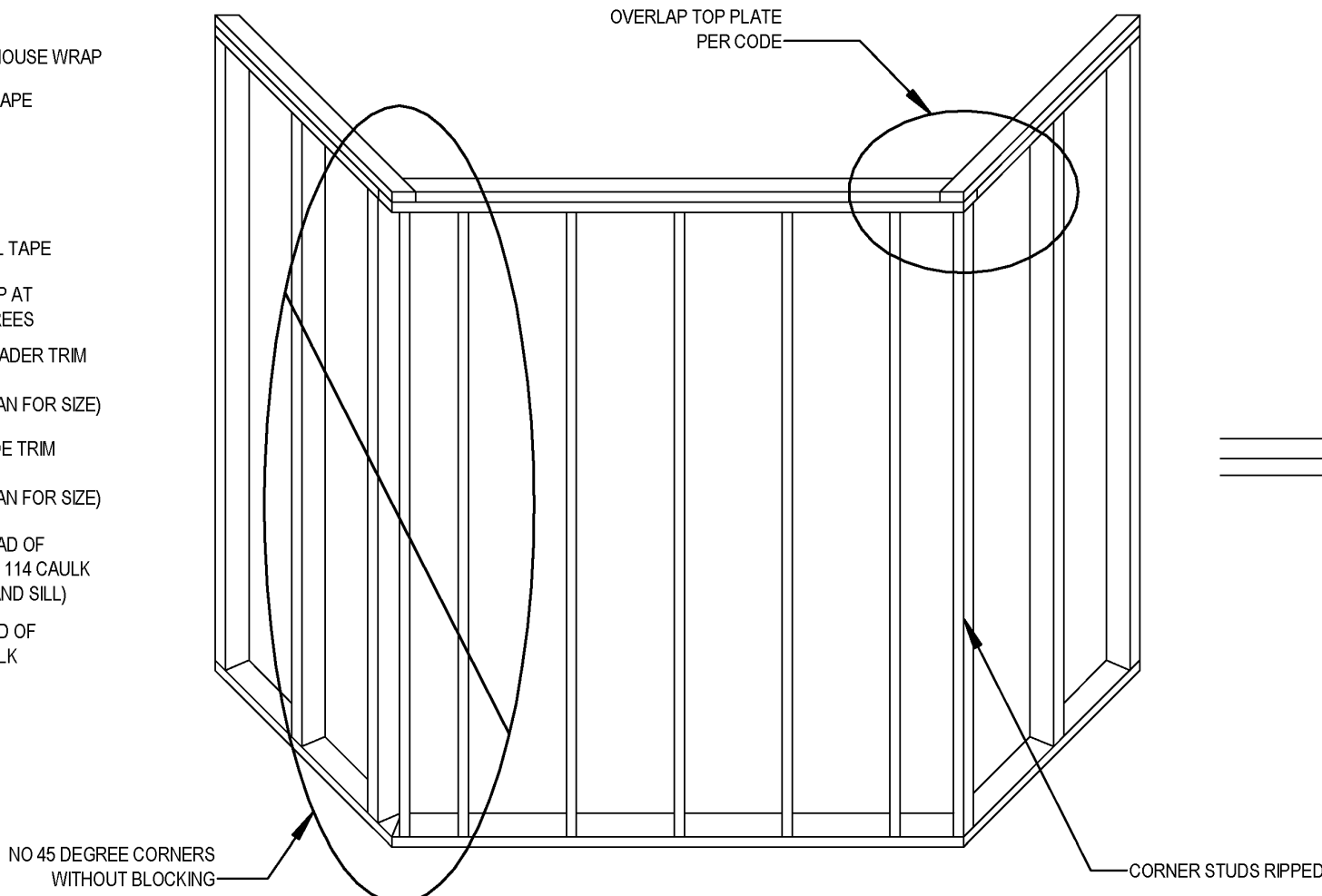
LOT ADDRESS:

DRAWING TITLE
FRAMING DETAILS

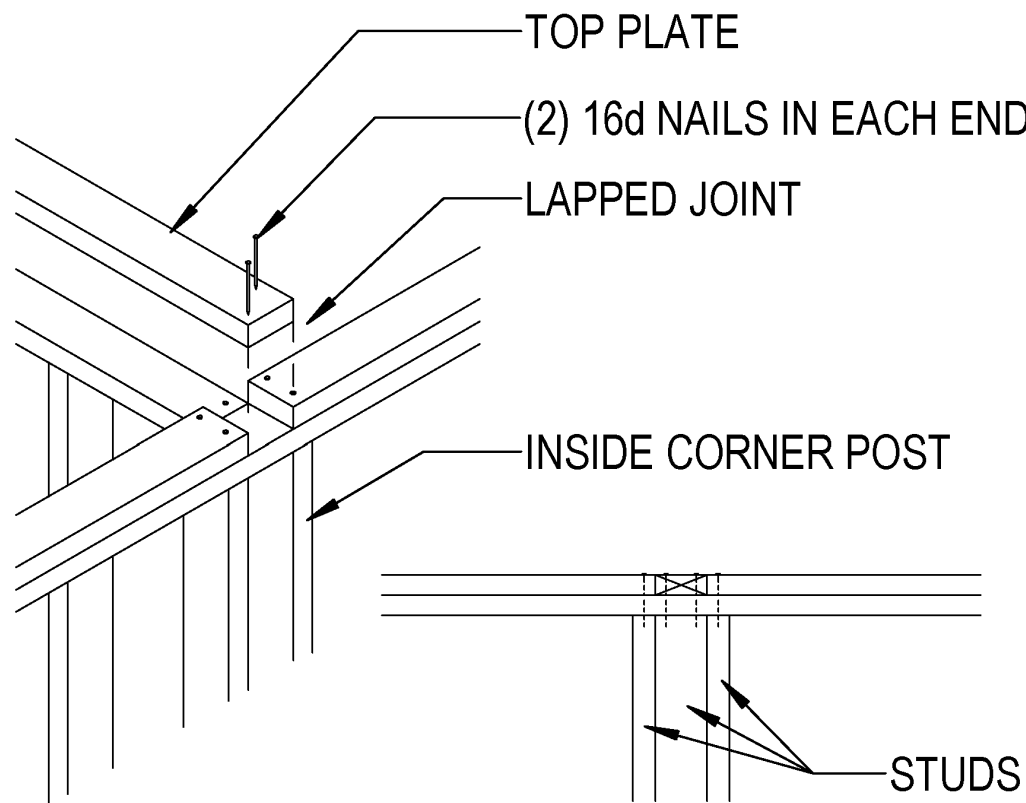
SHEET NUMBER
D-130



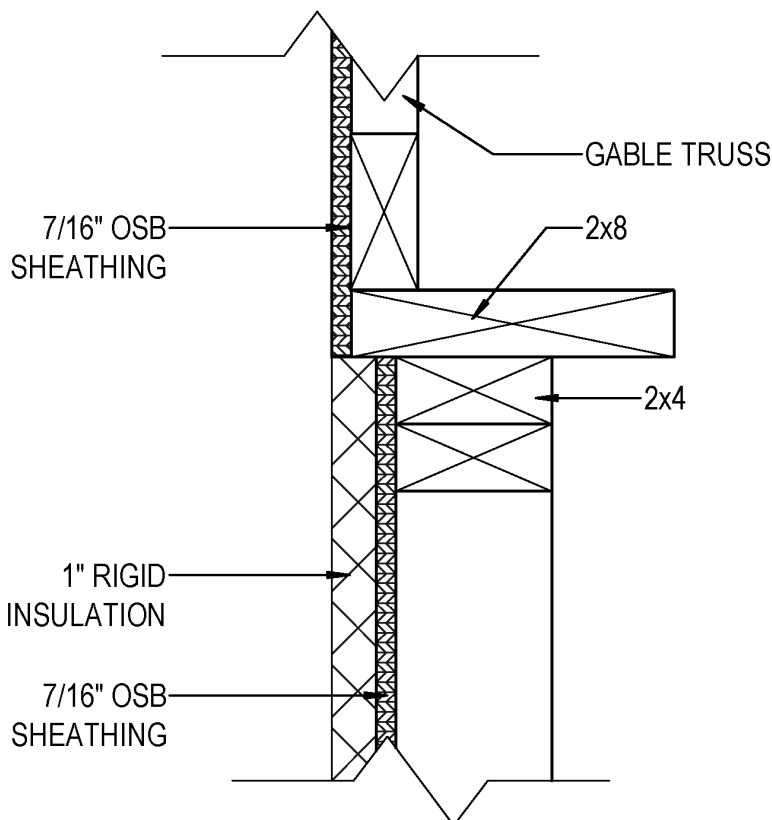
9 WINDOW FLASHING DETAIL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



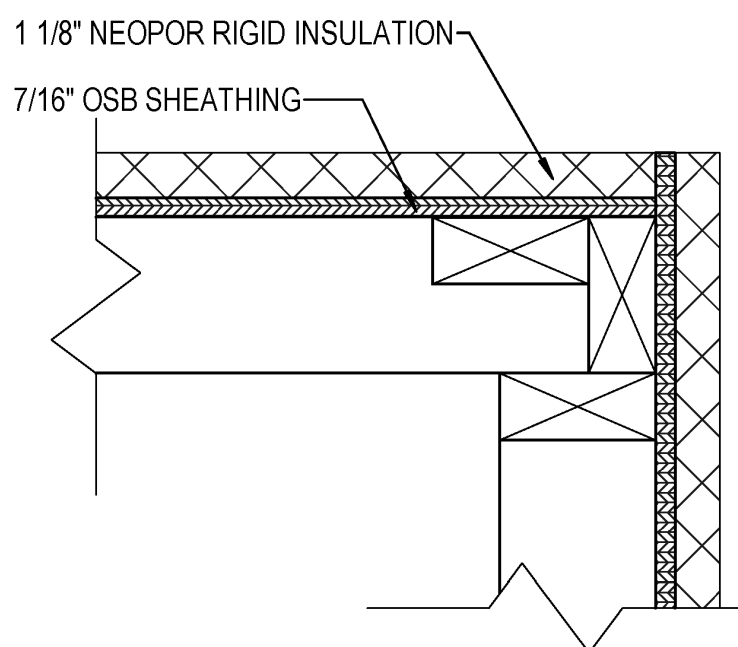
1 TOP PLATE CORNER CONNECTIONS
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



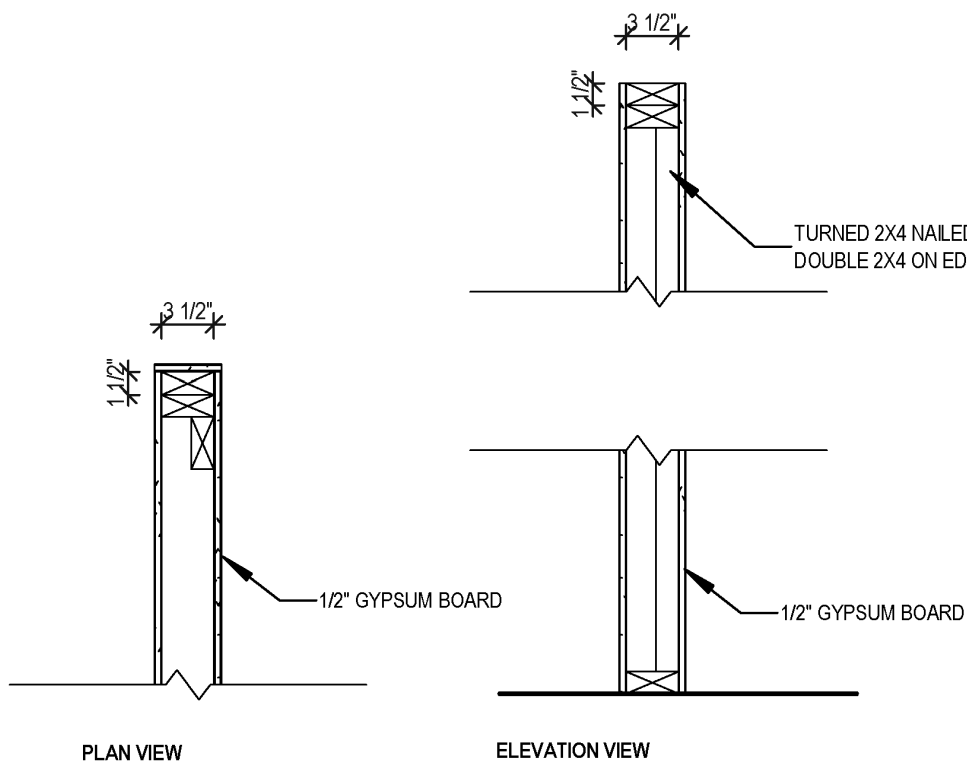
3 SUBFLOOR AT EXTERIOR DOOR
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



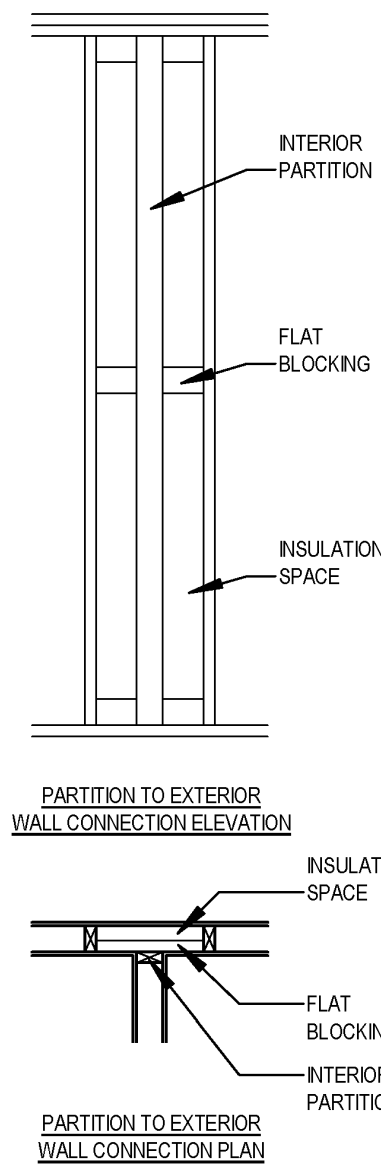
10 GABLE TRANSITION AT HOUSE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



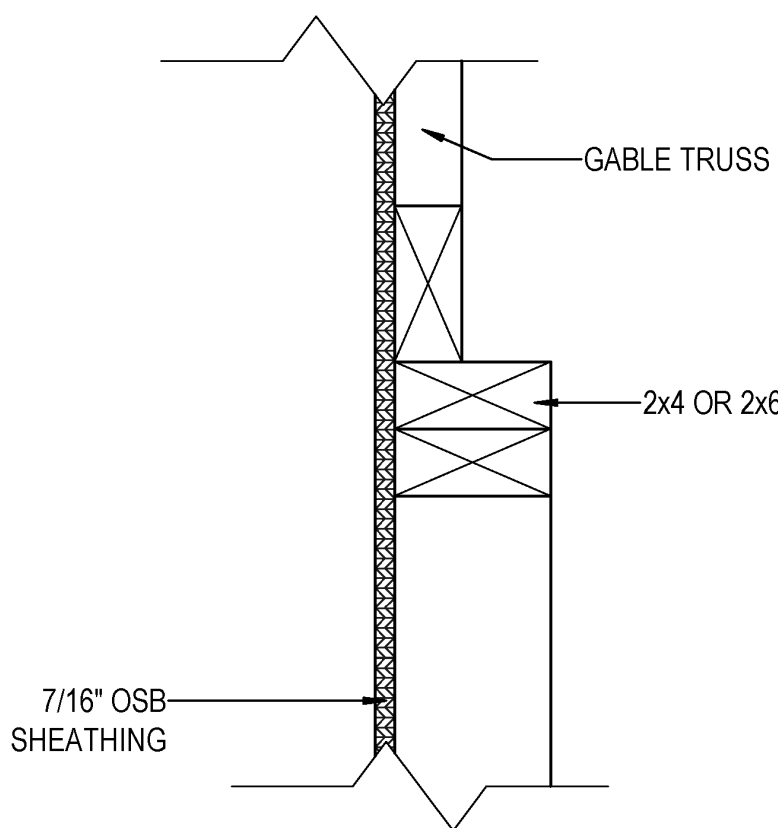
7 OUTSIDE CORNER DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



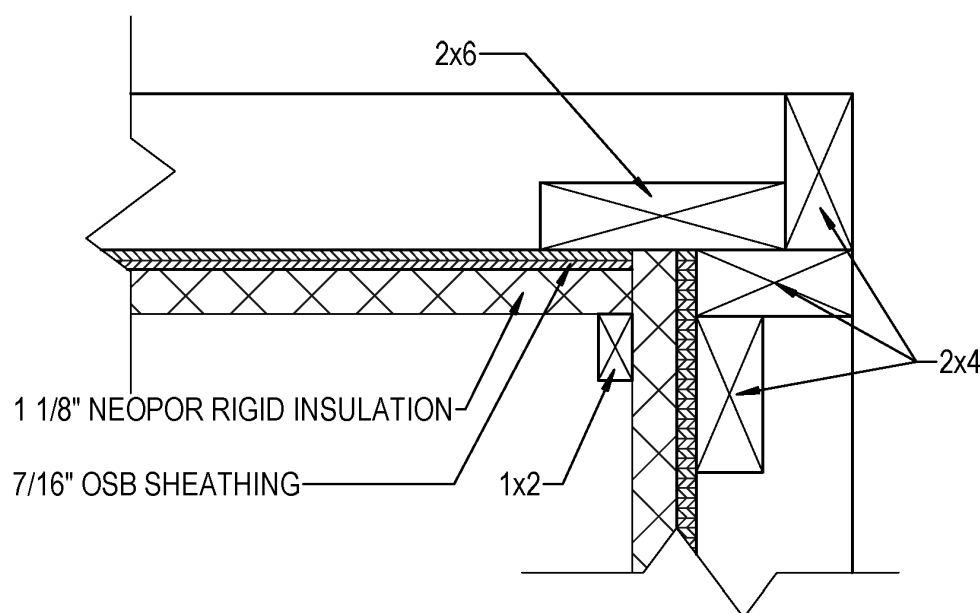
4 REINFORCED FRAMING DETAIL FOR SQUARE AND PLUMB END WALL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



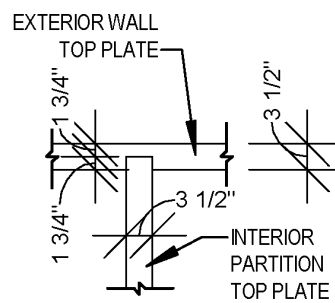
2 PARTITION TO EXTERIOR WALL CONNECTION
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



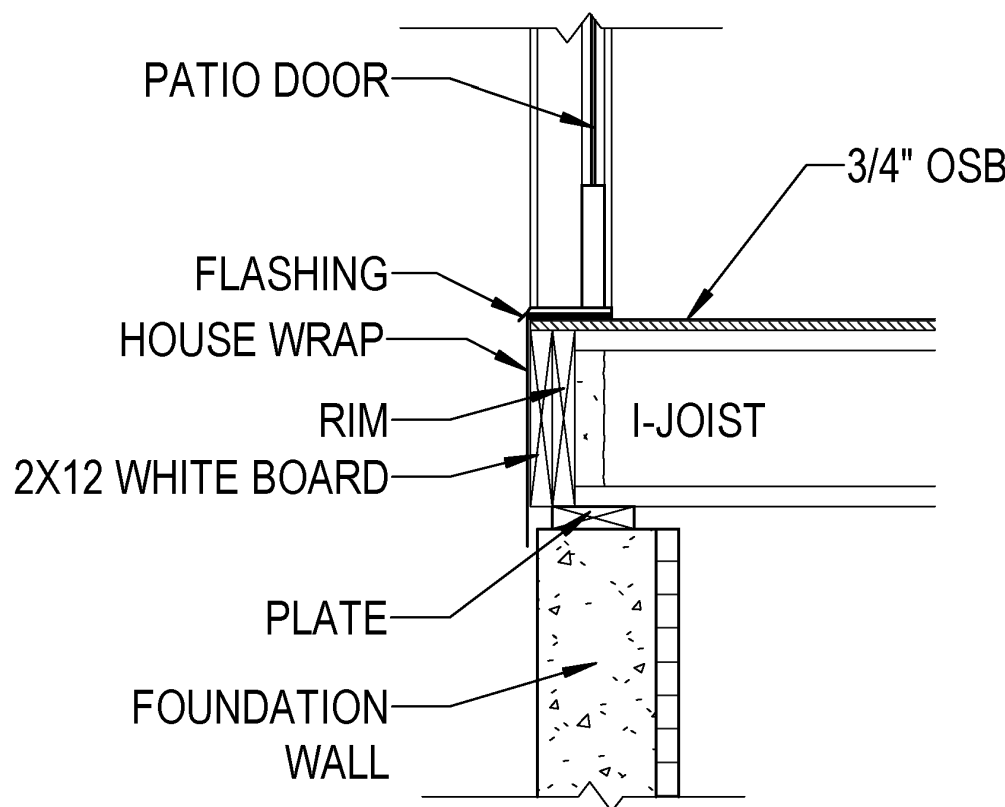
11 GABLE TRANSITION AT GARAGE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



8 INSIDE CORNER DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



5 TOP WALL PLATE DETAIL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



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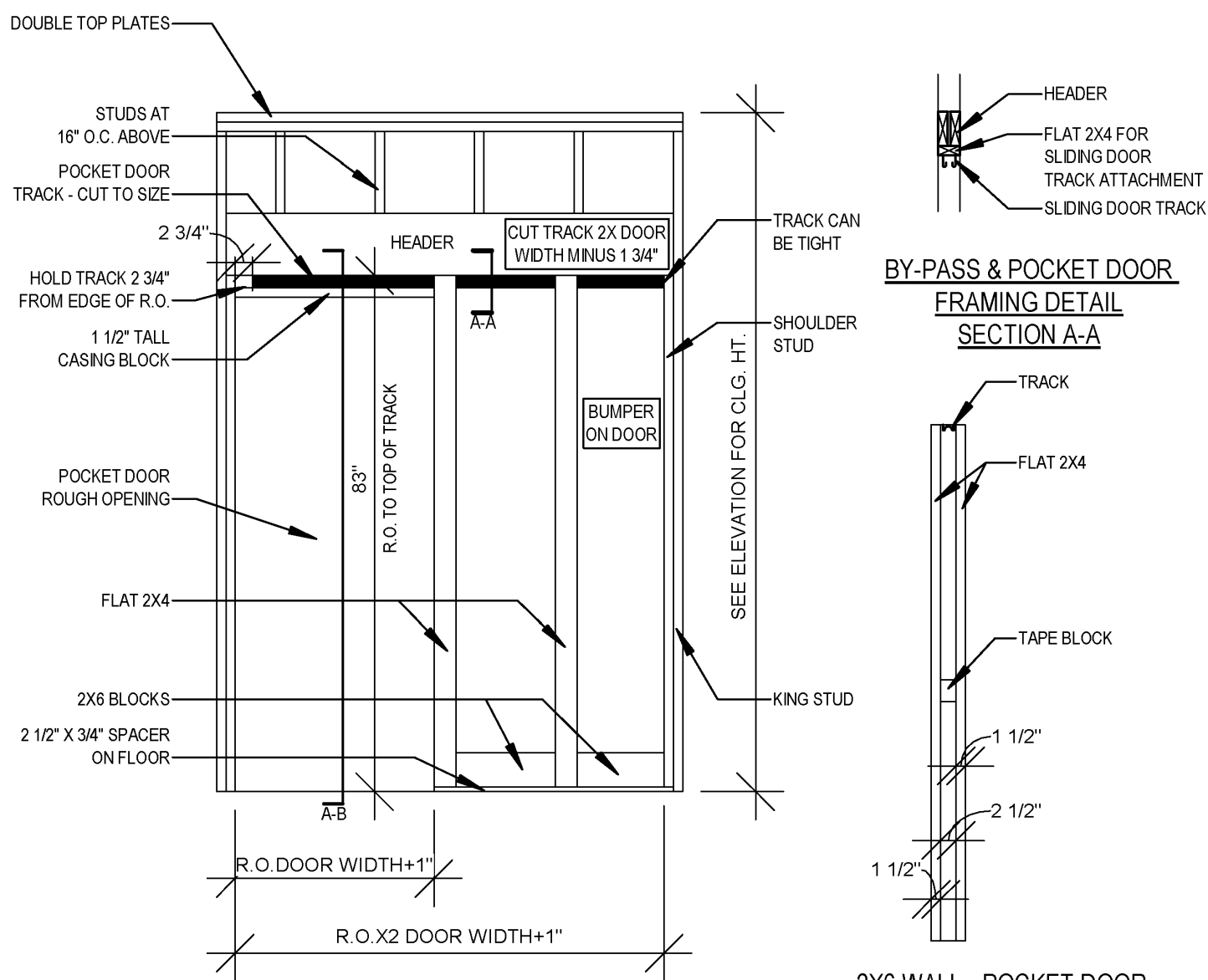
ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/17/2025

PROJECT
PLAN: Sycamore at (MKE) Swan Ridge Farms for SR018
ELEV: Craftsman
LOT: 18

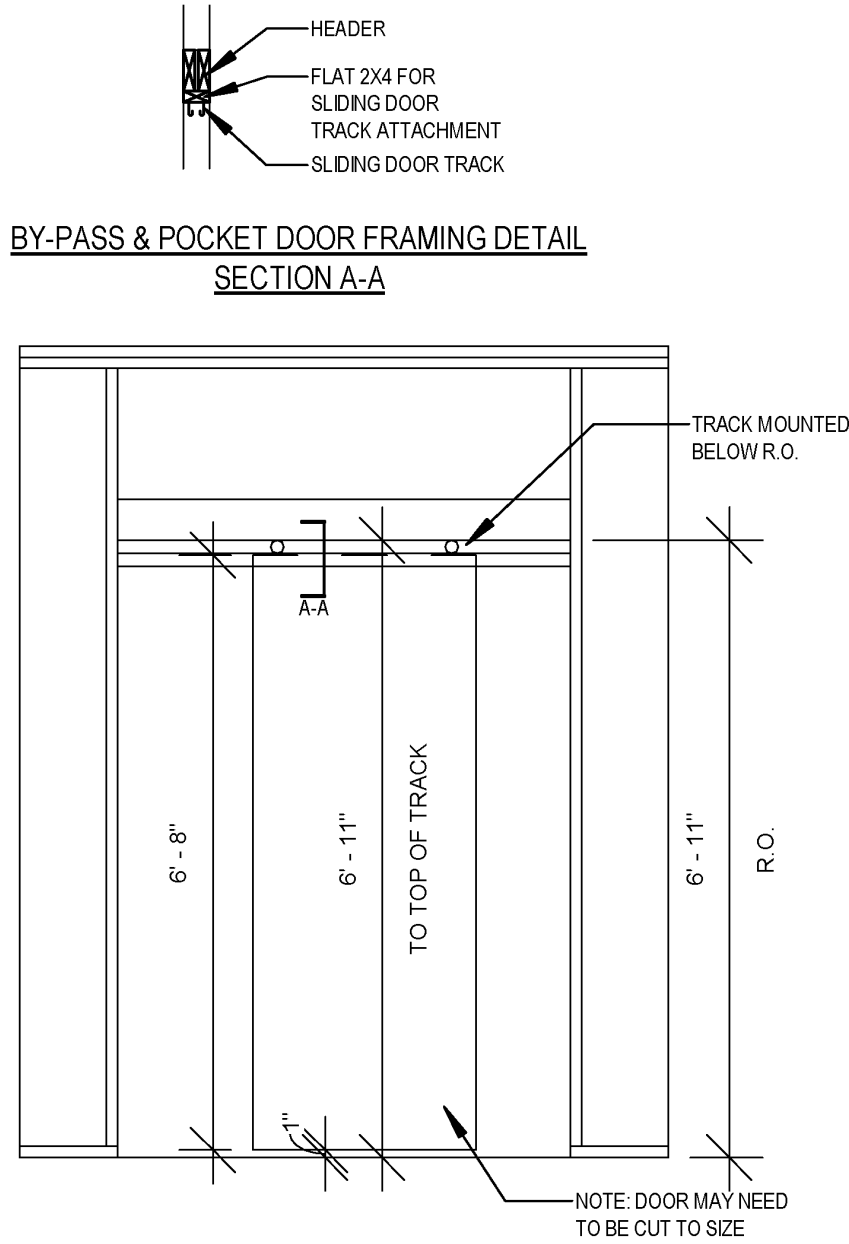
LOT ADDRESS:

DRAWING TITLE
FRAMING DETAILS CONT.

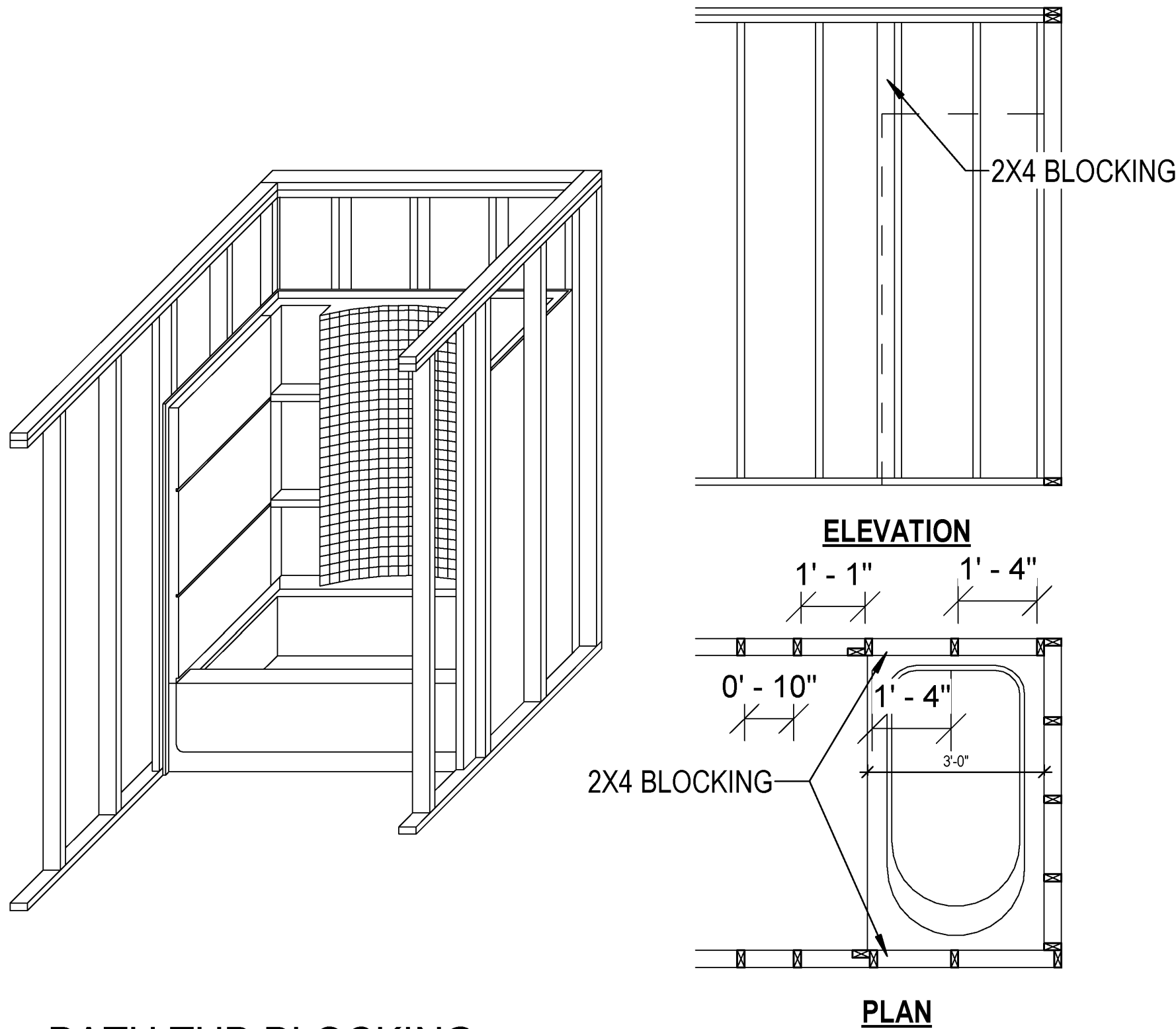
SHEET NUMBER
D-140



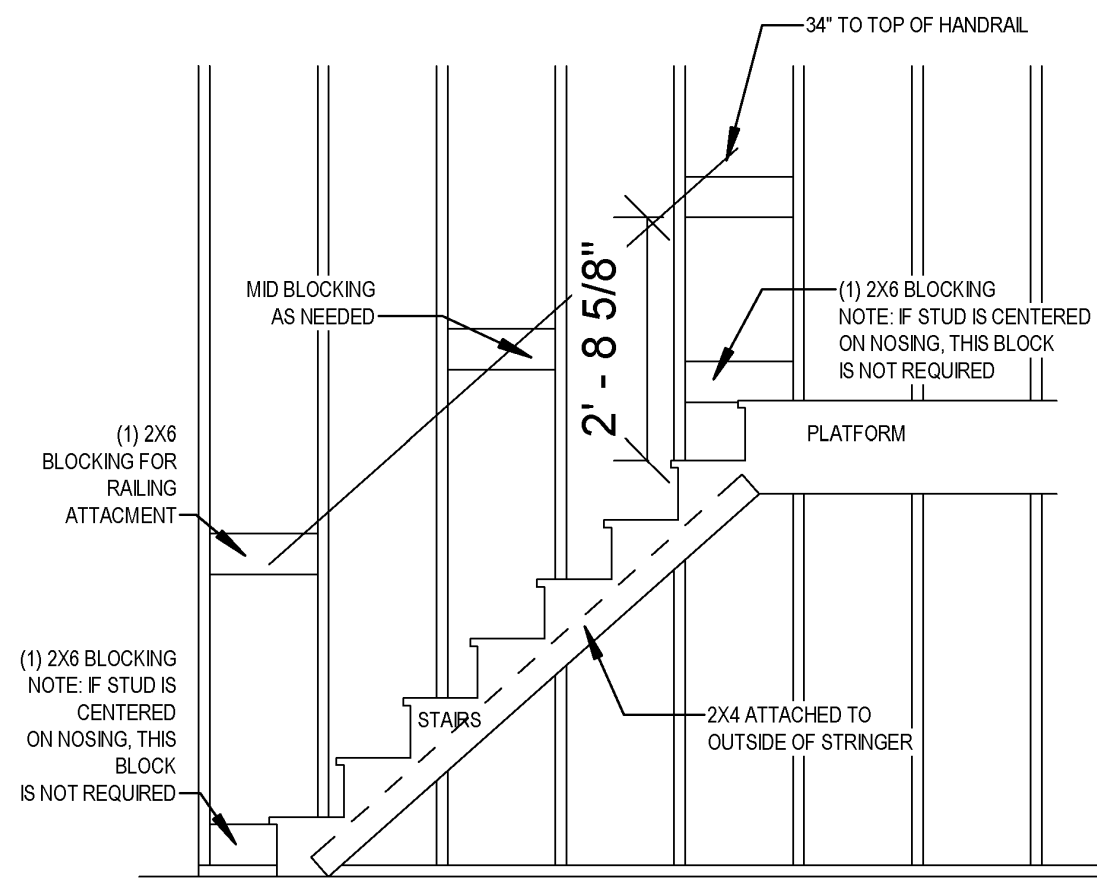
5 POCKET DOOR FRAMING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



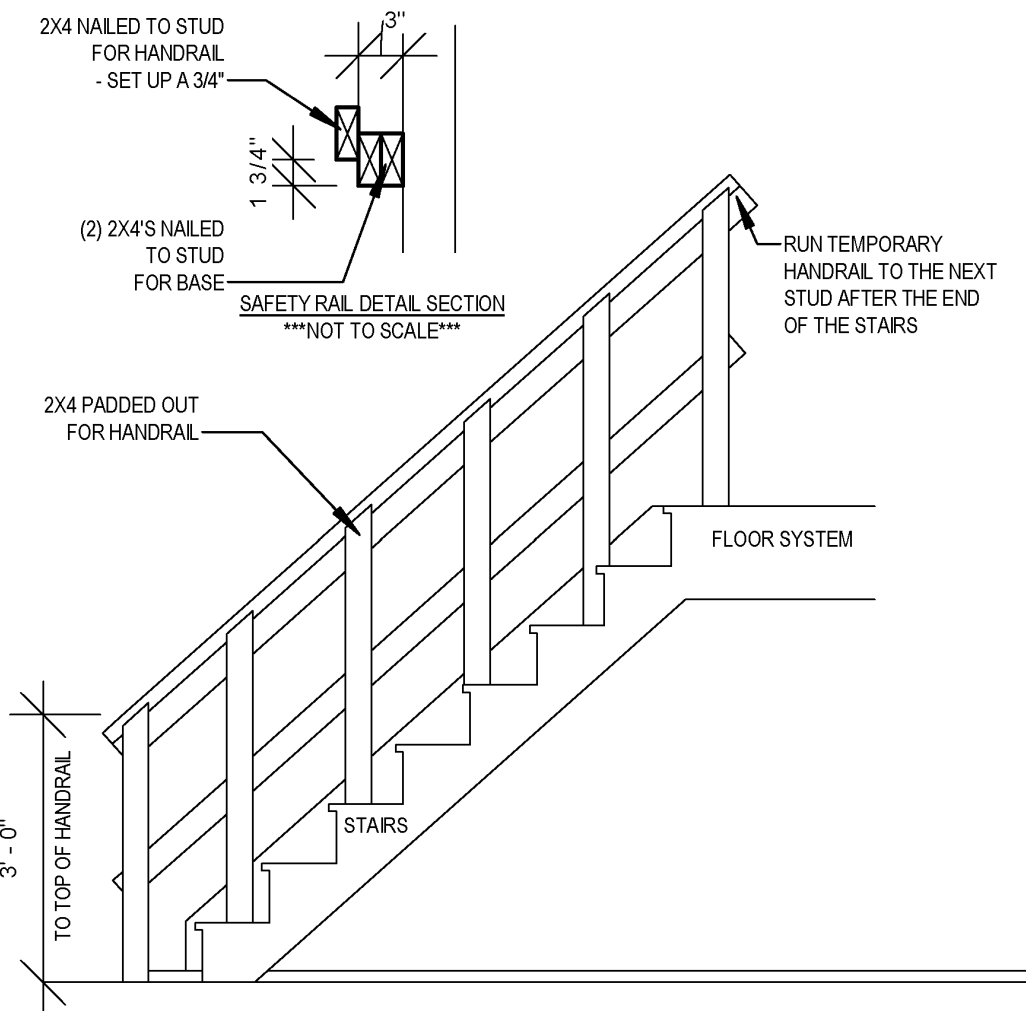
3 BY-PASS DOOR FRAMING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



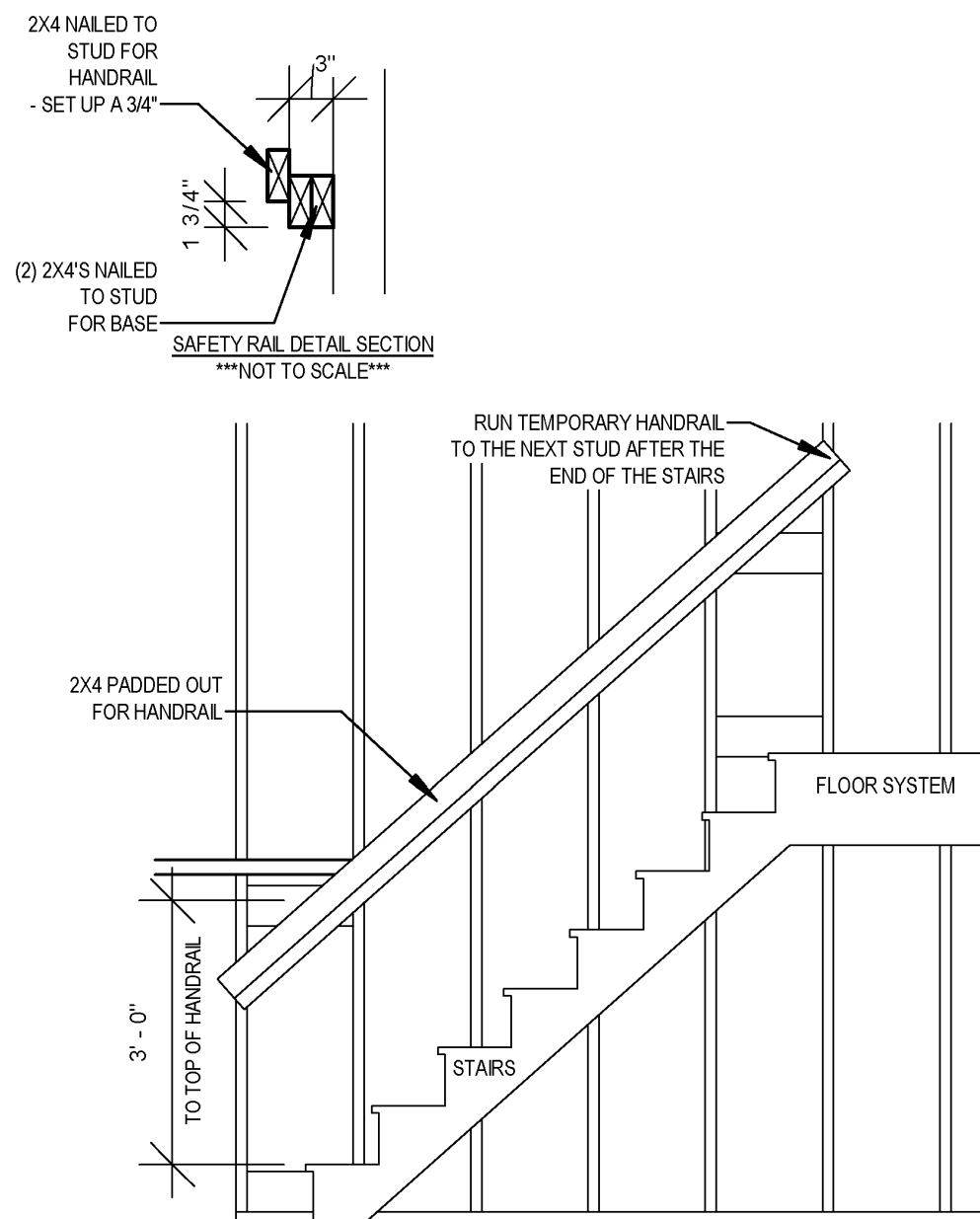
1 BATH TUB BLOCKING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



6 STAIRWAY BLOCKING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



4 TEMPORARY SAFETY RAILING WITHOUT WALL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



2 TEMPORARY SAFETY RAILING WITH WALL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/17/2025

PROJECT
PLAN: Sycamore at (MKE) Swan Ridge Farms for SR018
ELEV: Craftsman
LOT: 18

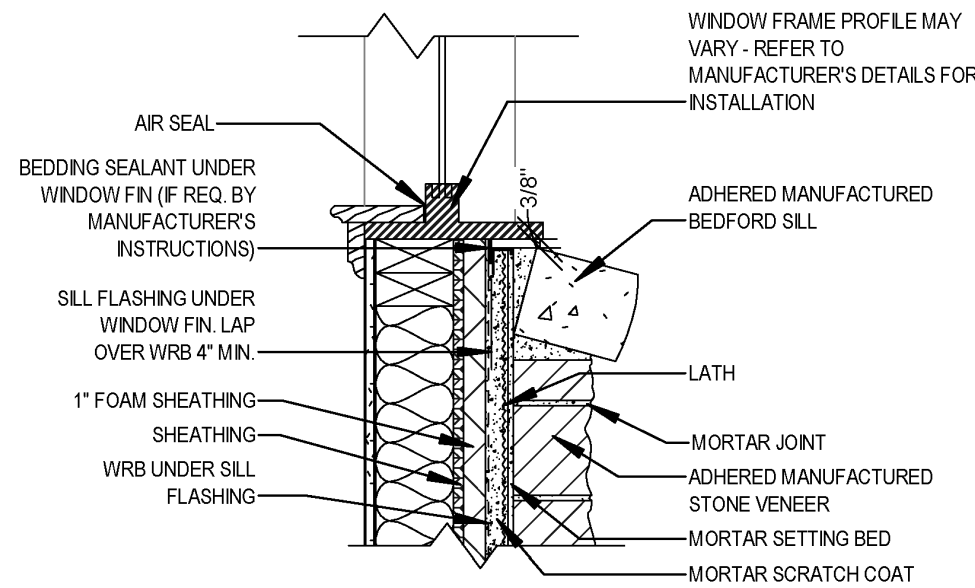
LOT ADDRESS:

DRAWING TITLE

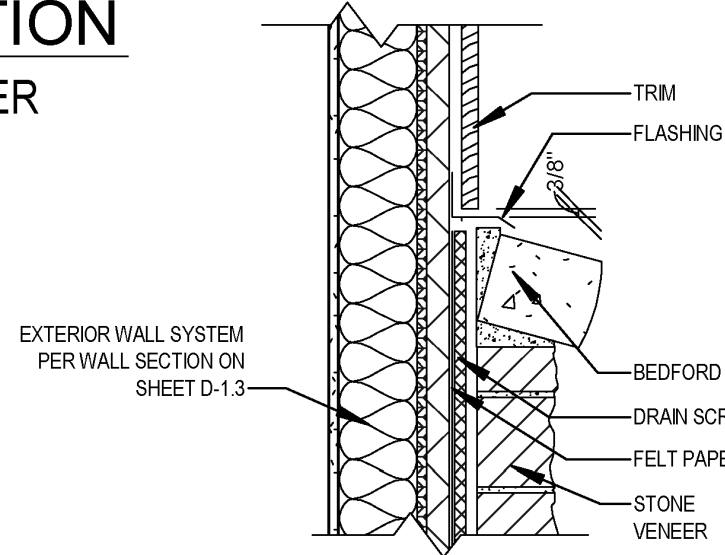
FINISH DETAILS

SHEET NUMBER

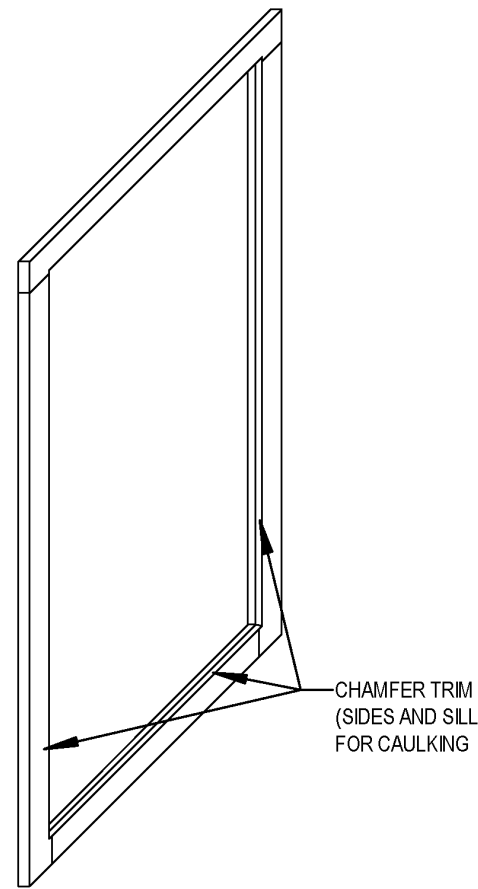
D-150



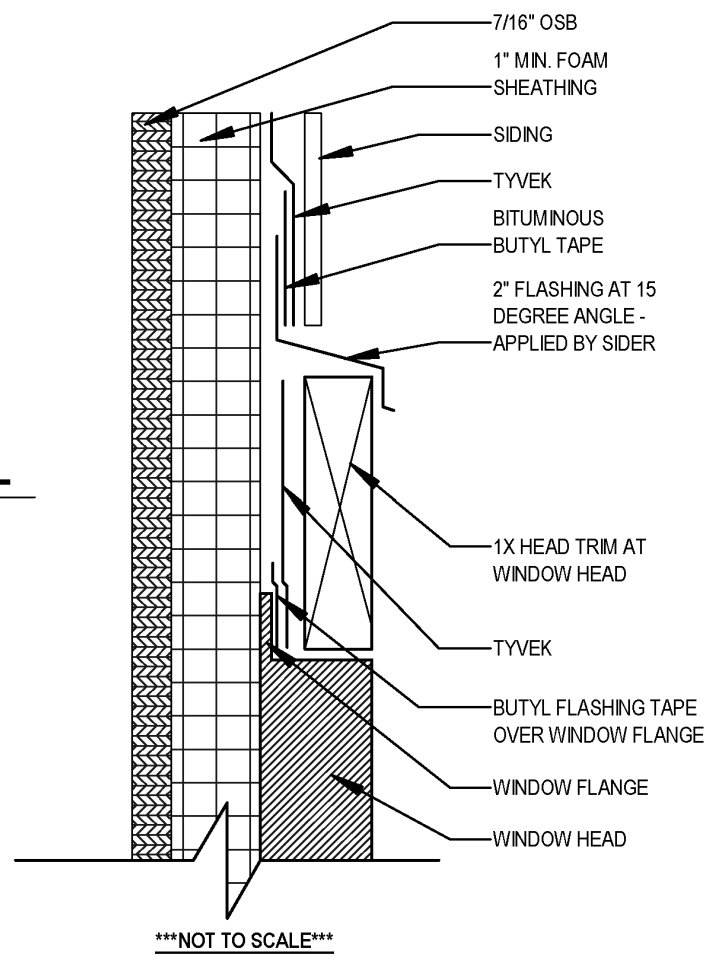
7 **STONE SILL AT WINDOW SECTION**
3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



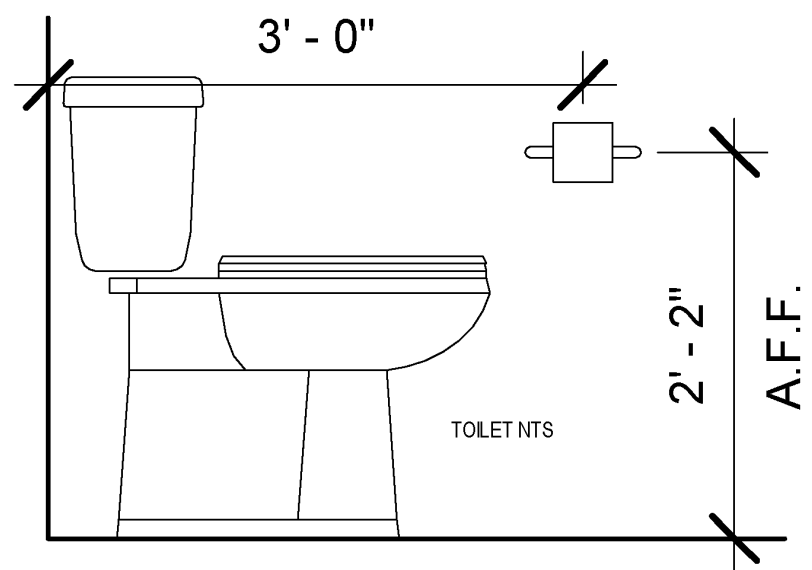
5 **STONE SILL AT TRIM SECTION**
3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



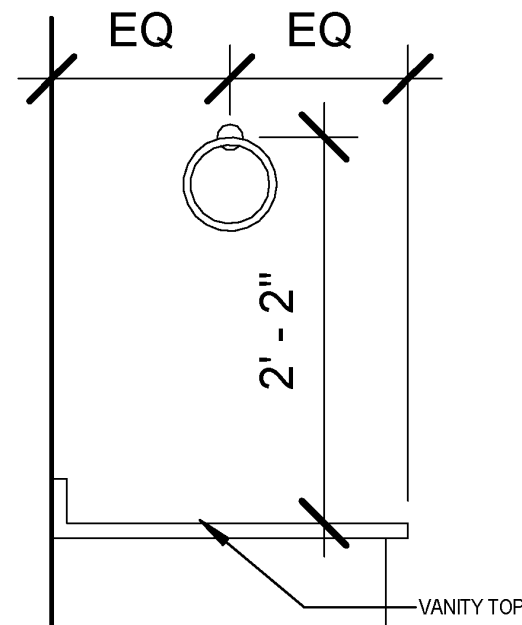
8 **INTERIOR WINDOW CHAMFER DETAIL**
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



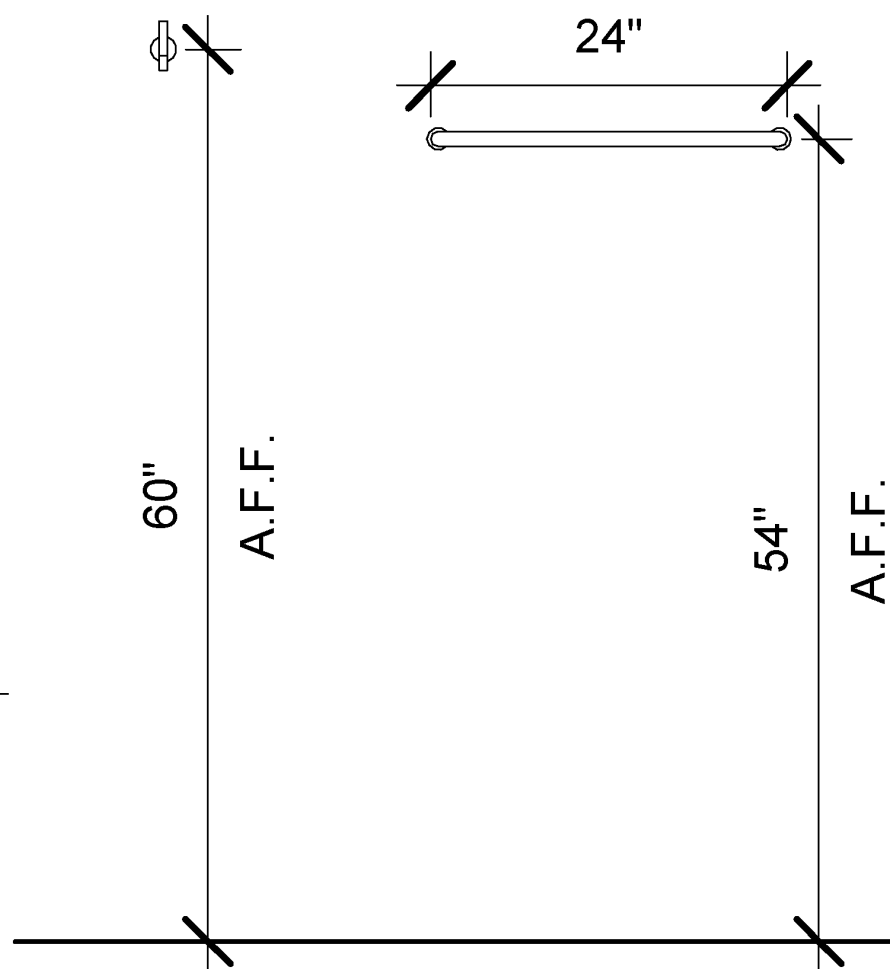
6 **TYPICAL WINDOW TRIM INSTALLATION**
3" = 1'-0" WHEN PRINTED ON 11X17 PAPER



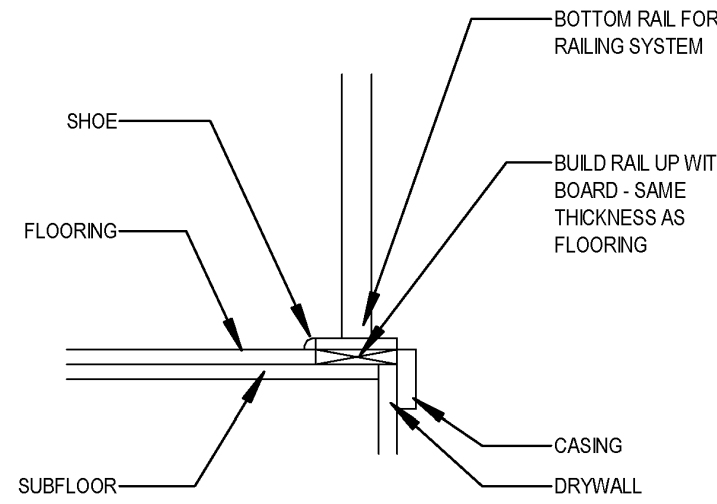
2 **TOILET PAPER DISPENSER LOCATION**
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



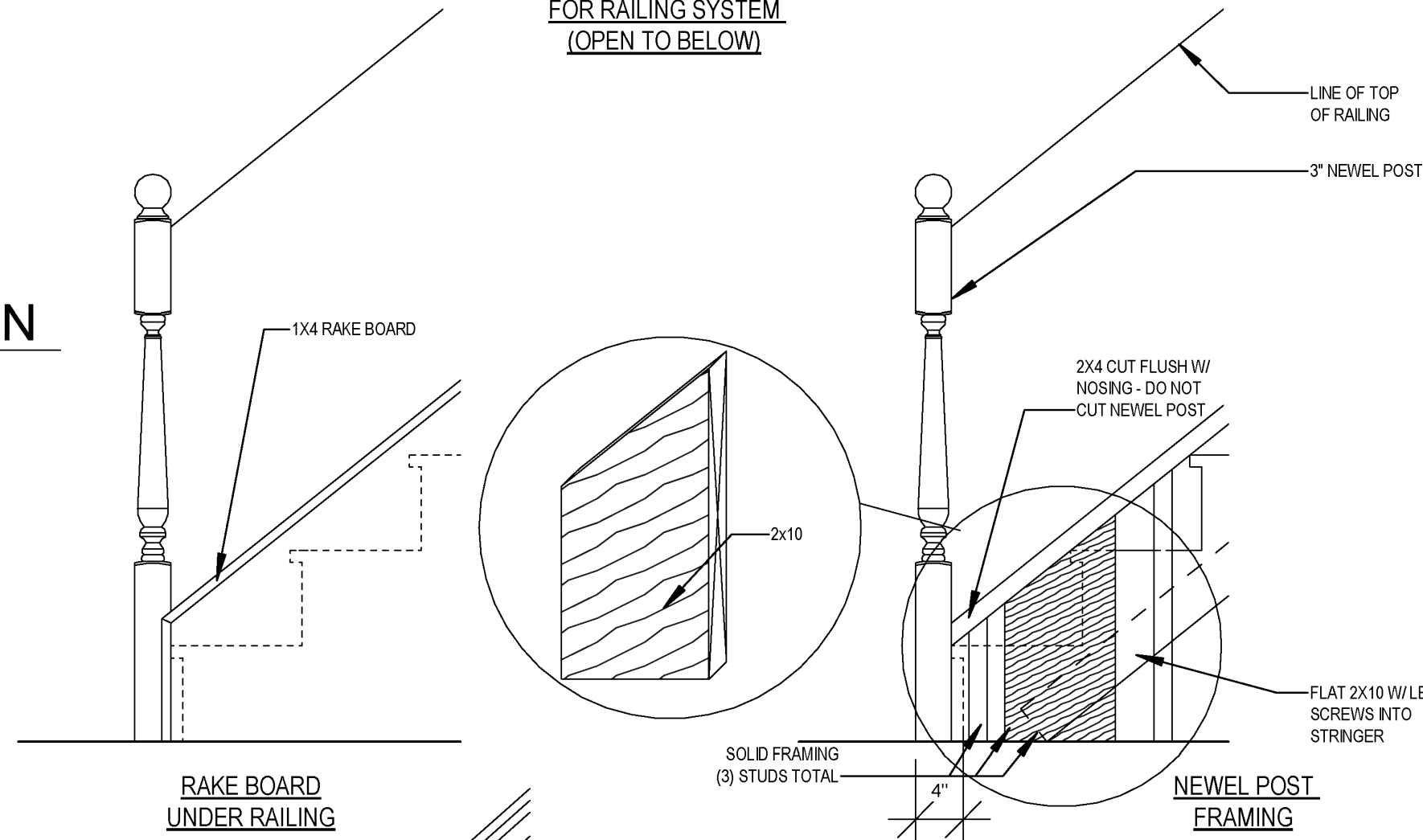
3 **HAND TOWEL RING LOCATION**
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



4 **ROBE HOOK & TOWEL BAR LOCATION**
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

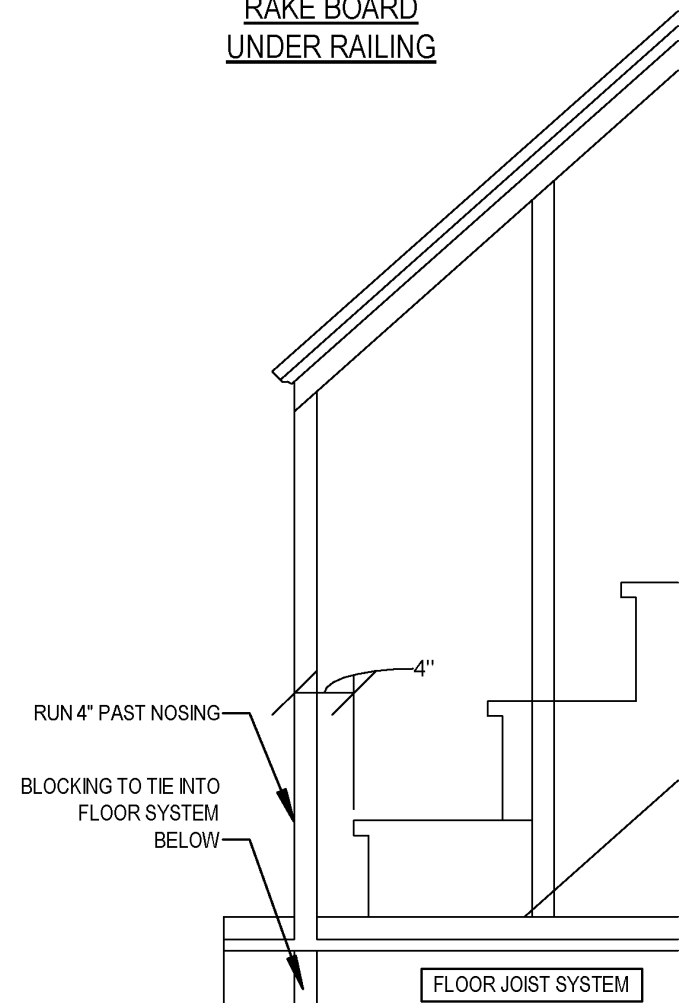


**BOTTOM RAIL DETAIL
FOR RAILING SYSTEM
(OPEN TO BELOW)**

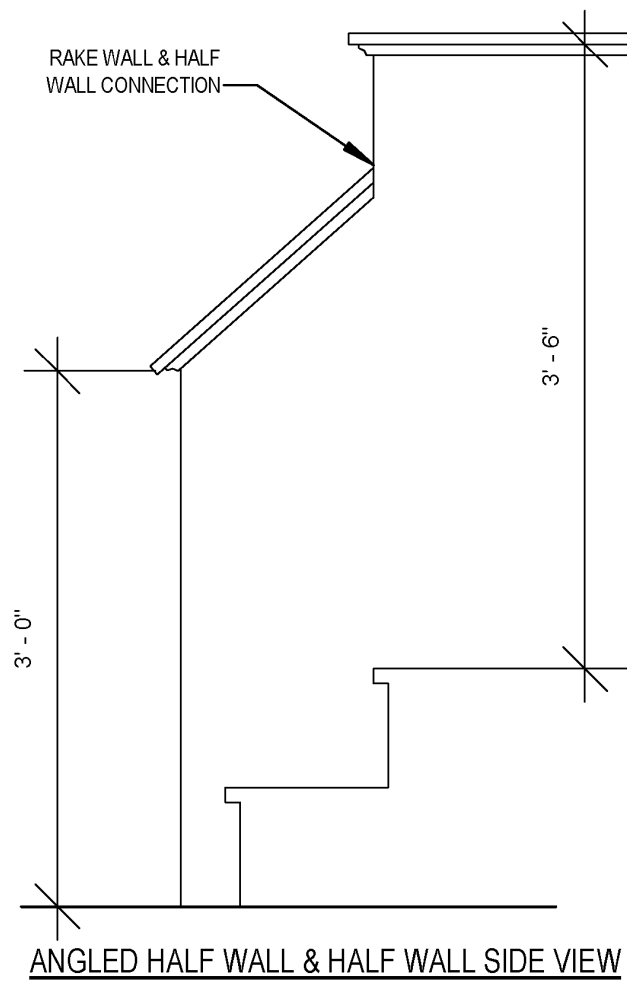


**RAKE BOARD
UNDER RAILING**

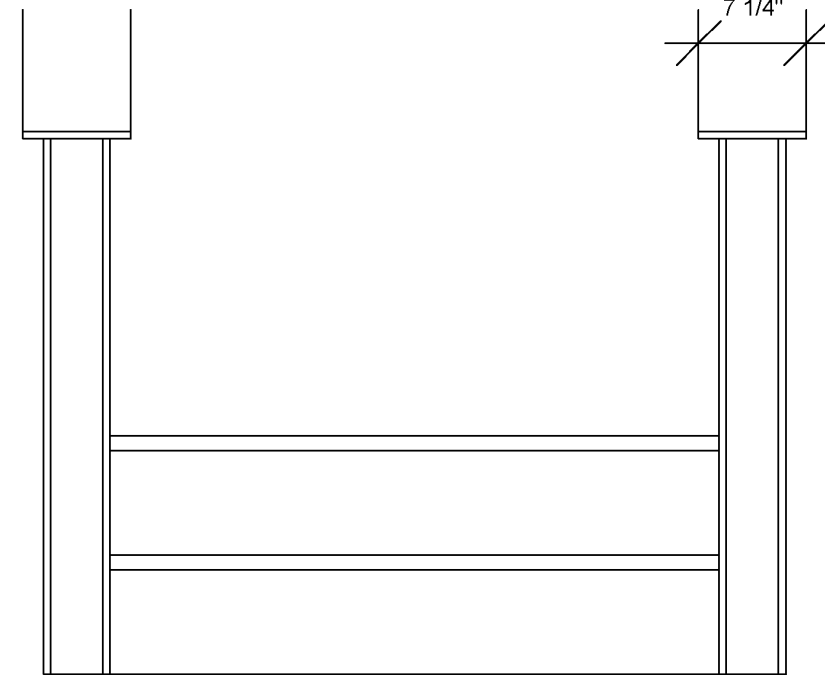
**NEWEL POST
FRAMING**



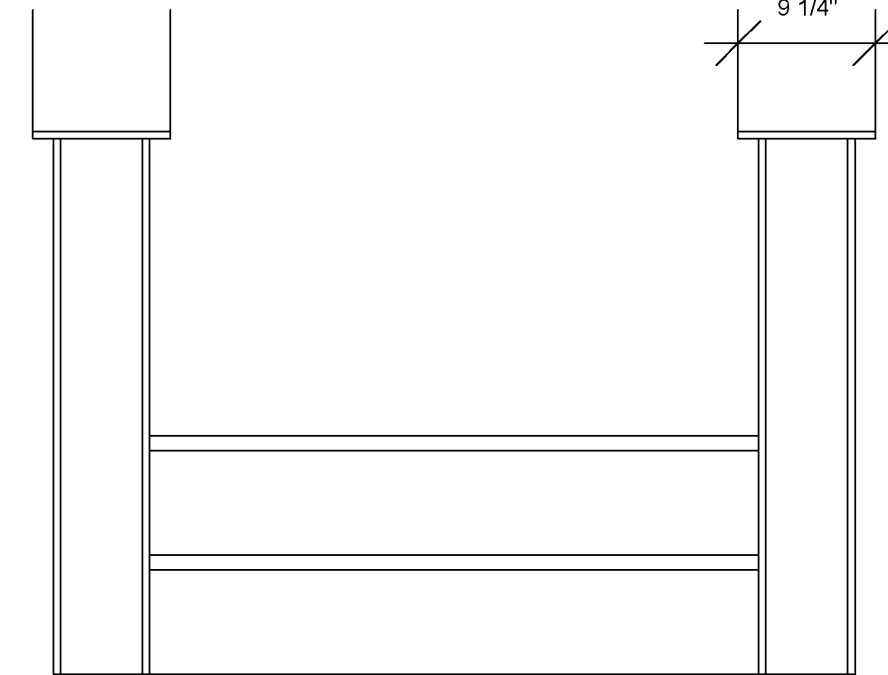
**HALF WALL END DETAIL (ANGLED HALF
WALL AT STAIRS OR FLAT HALF WALL)**



ANGLED HALF WALL & HALF WALL SIDE VIEW



**2X4 ANGLED HALF WALL & HALF WALL
FRONT VIEW**



**2X6 ANGLED HALF WALL & HALF WALL
FRONT VIEW**

1 **NEWEL POST/ANGLED HALF WALL
DETAILS**
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/17/2025

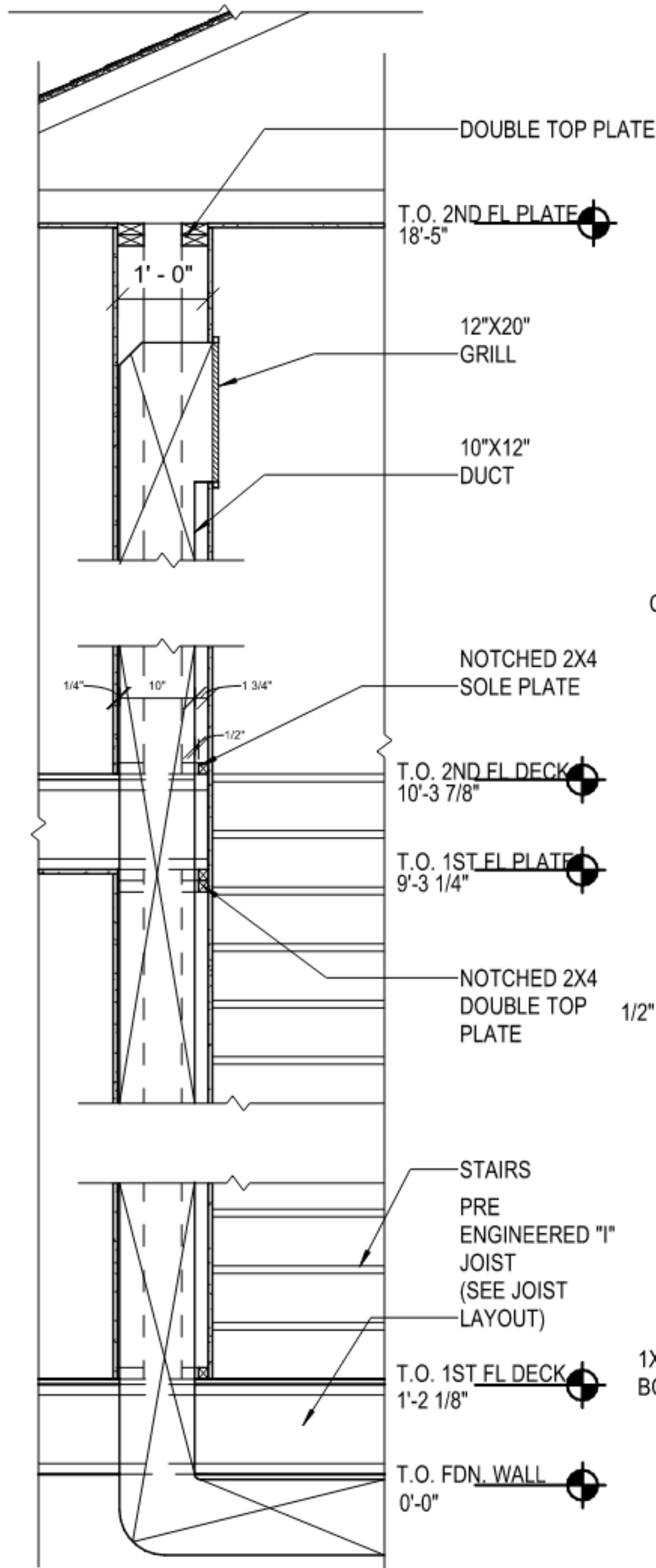
PROJECT
PLAN: Sycamore at (MKE) Swan Ridge Farms for SR018
ELEV: Craftsman
LOT: 18

LOT ADDRESS:

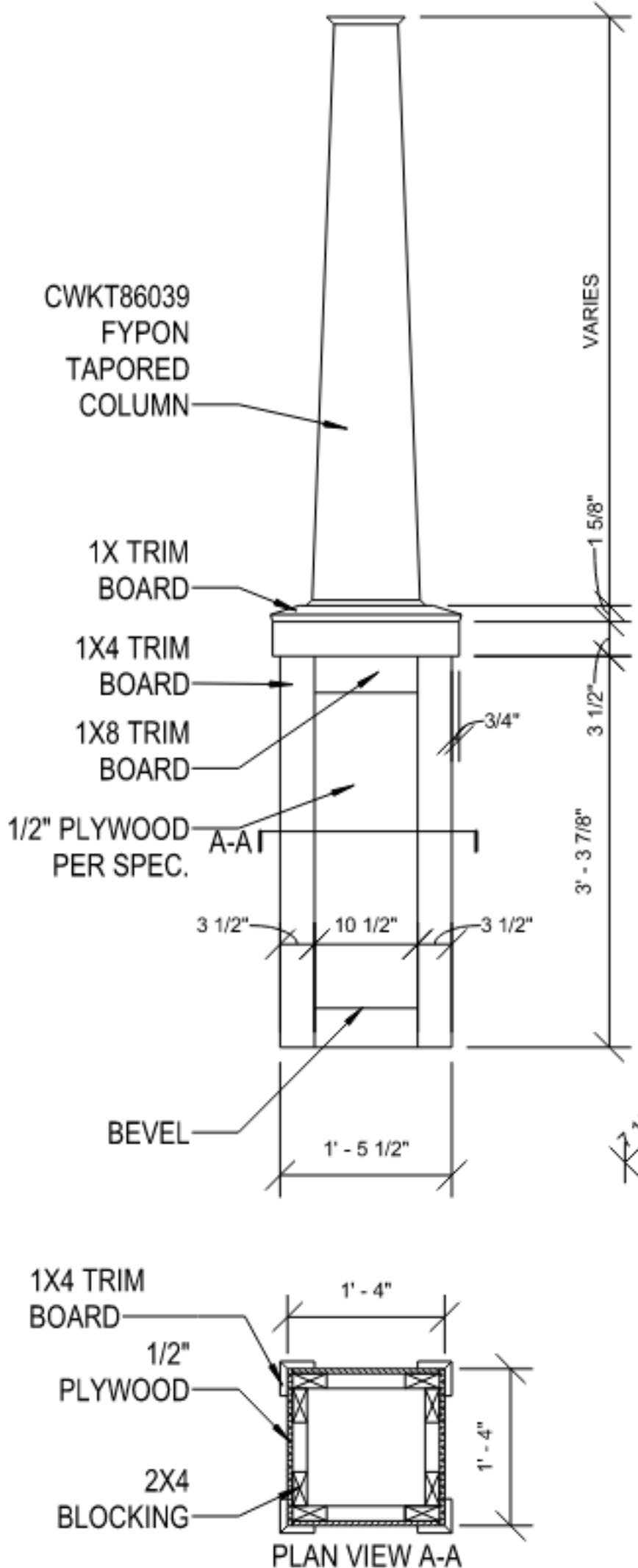
DRAWING TITLE
LOT SPEC DETAILS

SHEET NUMBER

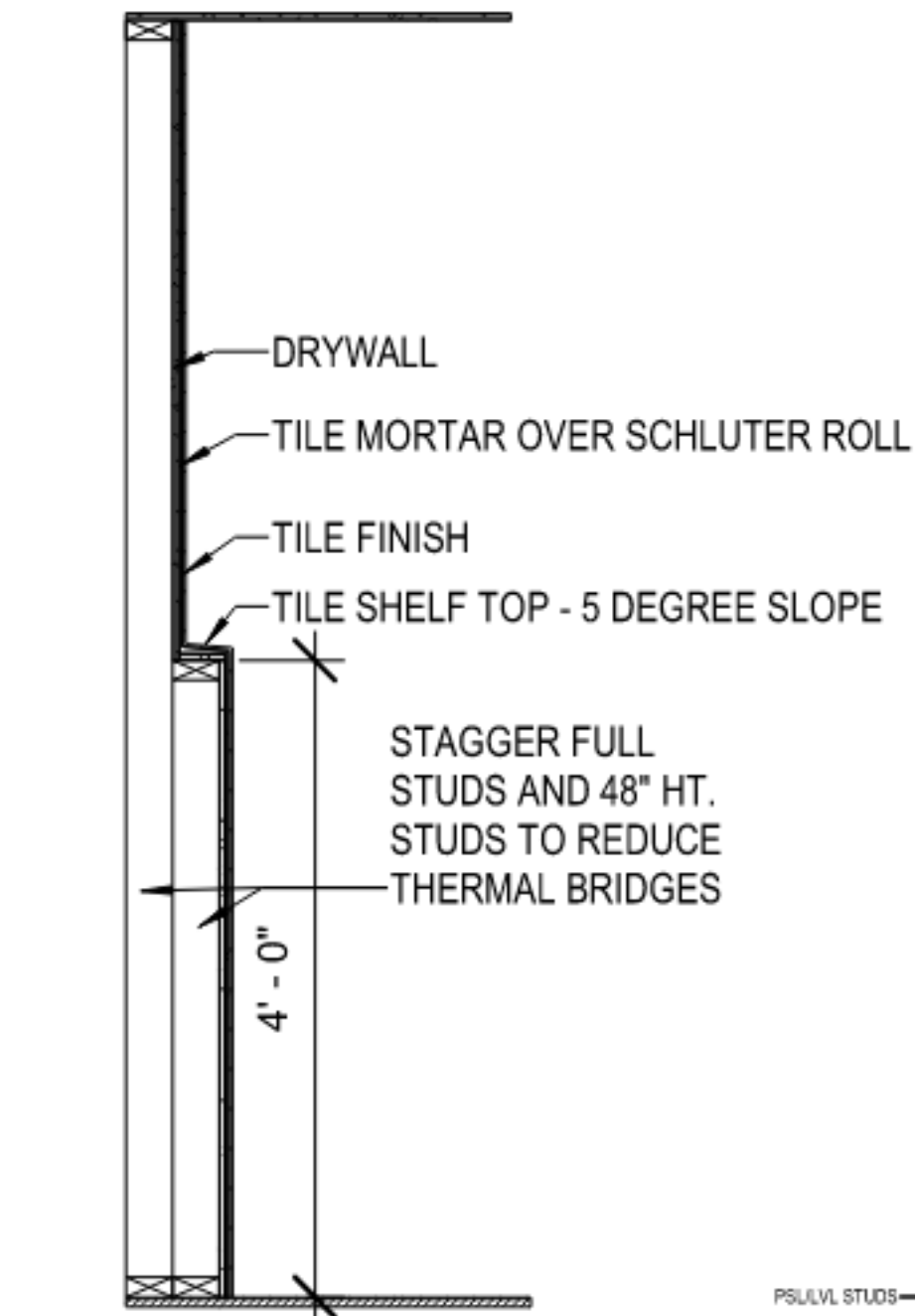
D-170



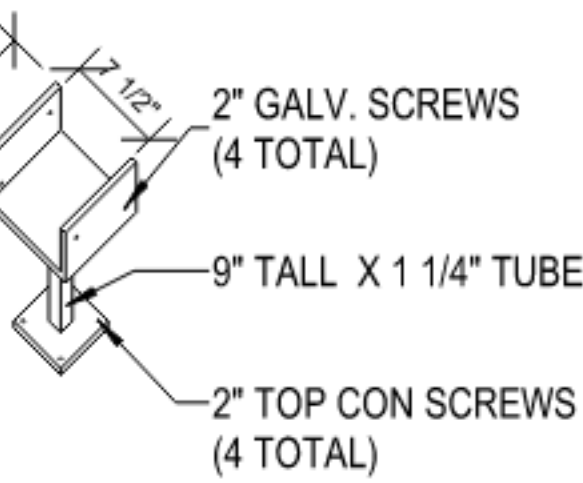
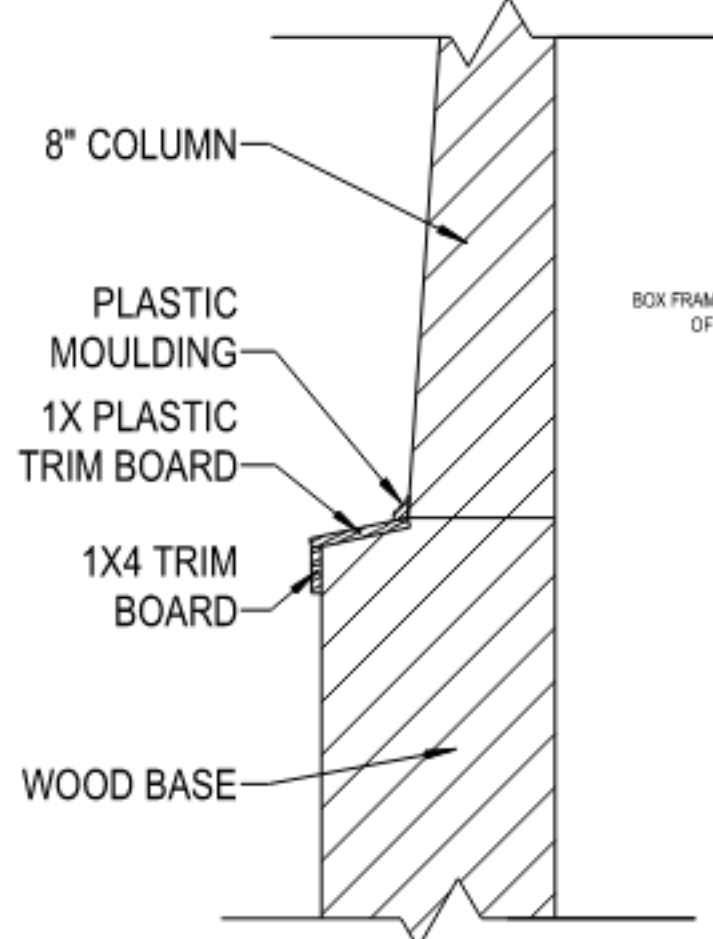
3 CENTRAL RETURN AT STAIRS - SECTION
1/2" = 1'-0"



2 TAPERED CRAFTSMAN COLUMN - WOOD BASE
1/2" = 1'-0"

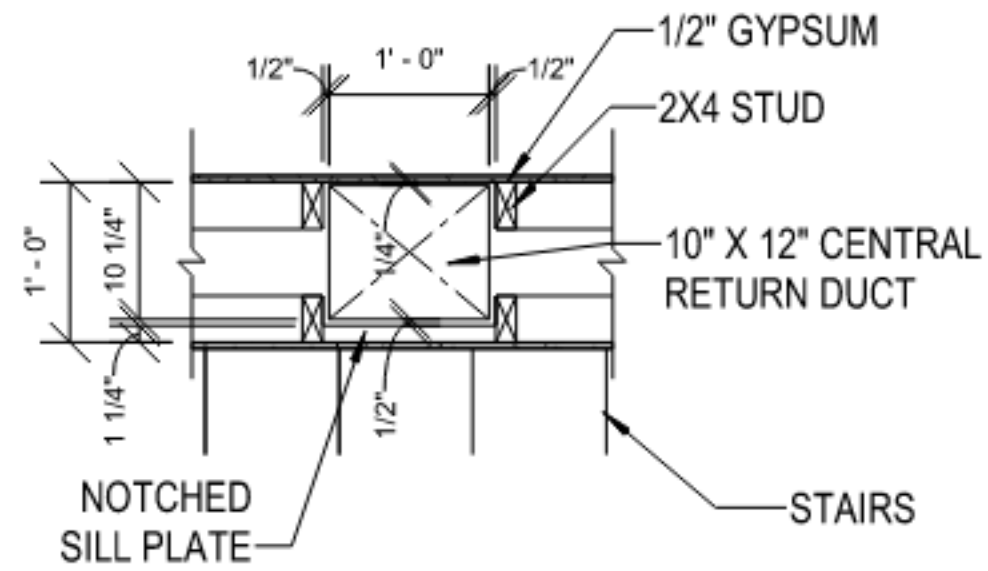


5 TILE SHOWER LEDGE
1/2" = 1'-0"

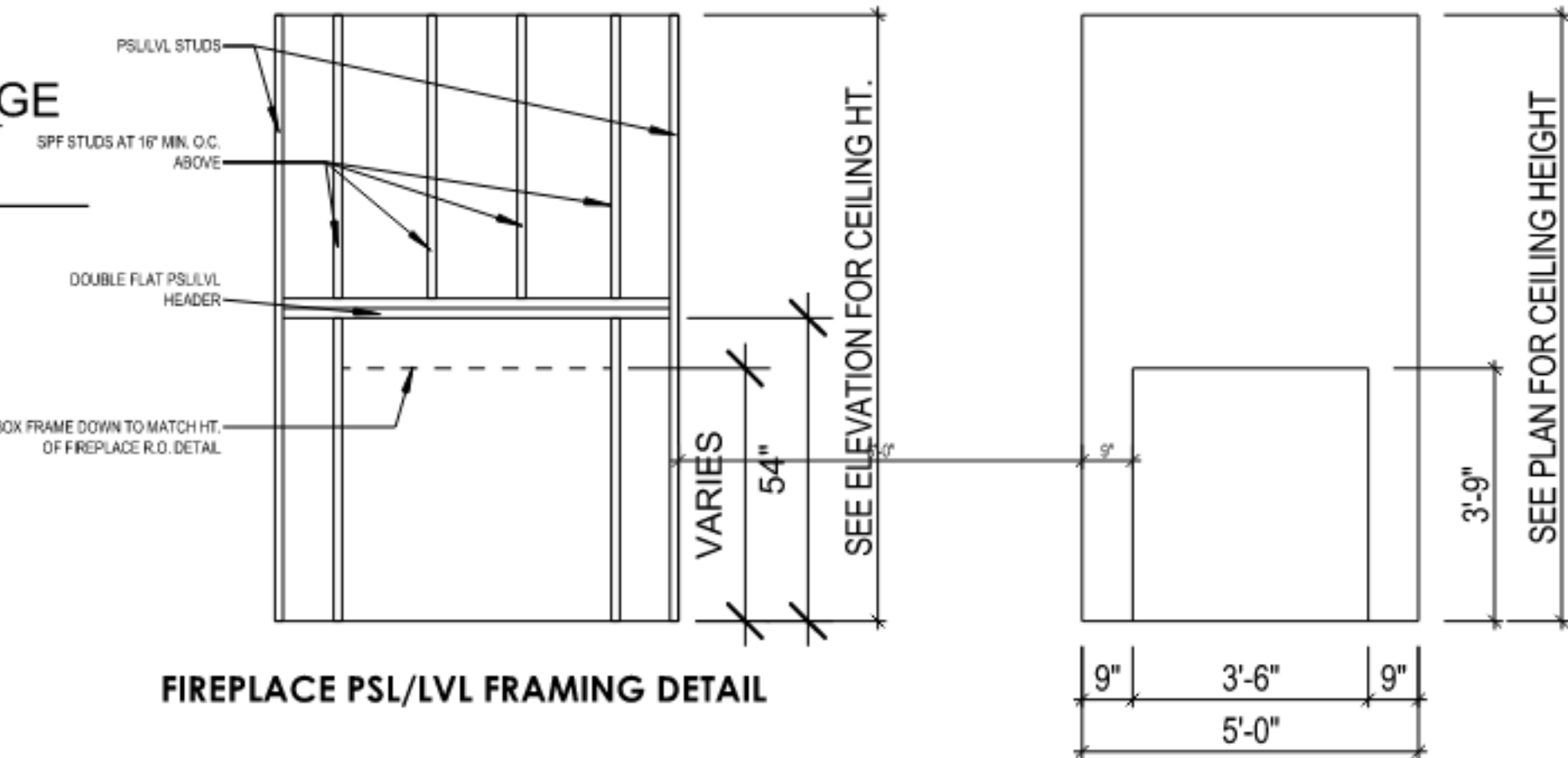


8" COLUMN METAL BRACKET DETAIL

1 FIREPLACE DETAIL - OPT. #5 - SL7 - STONE TO MANTLE W/ STONE RETURNS & RAISED FIREBOX - BUMP
1/4" = 1'-0"

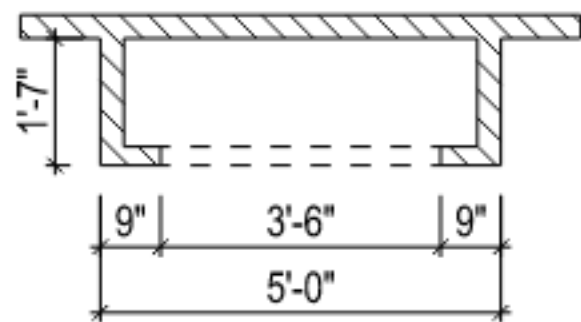


4 CENTRAL RETURN AT STAIRS - PLAN
1/2" = 1'-0"

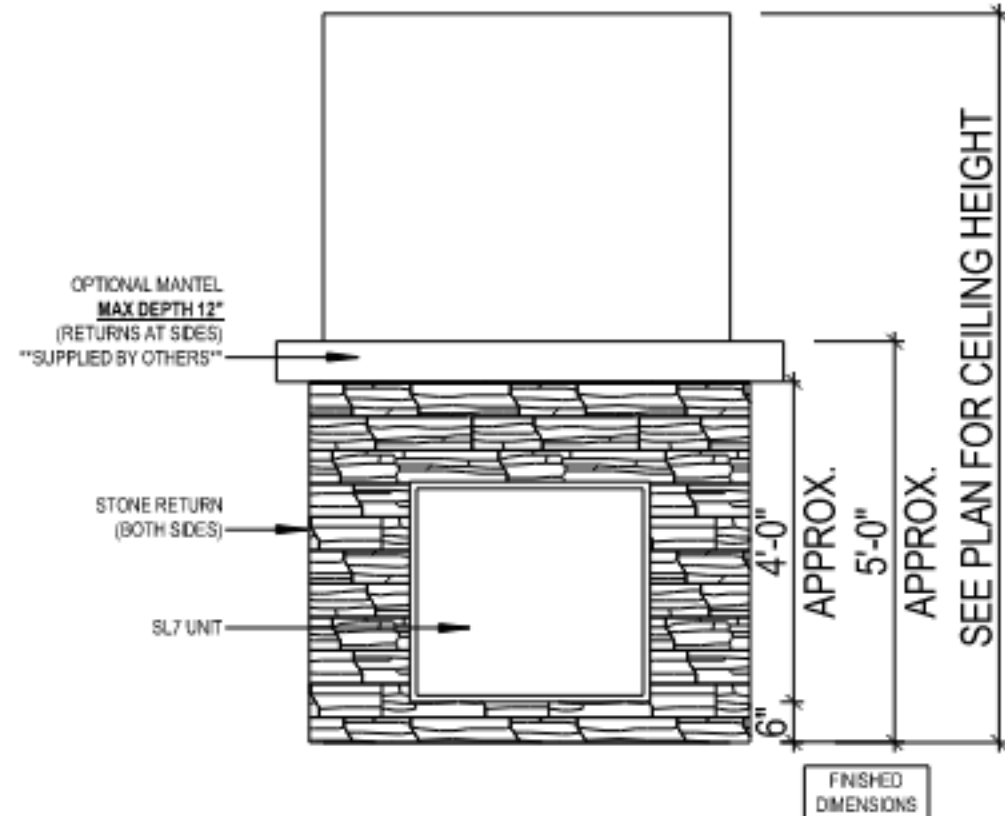


FIREPLACE PSL/LVL FRAMING DETAIL

ROUGH OPENING - STONE RETURNS - SL7 UNIT



BUMP-IN FIREPLACE - PLAN VIEW



RAISED FIREBOX (NO HEARTH) - 18" STONE RETURNS -- STONE TO MANTLE

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/17/2025

PROJECT

PLAN: Sycamore at (MKE) Swan Ridge Farms for SR018
ELEV: Craftsman
LOT: 18

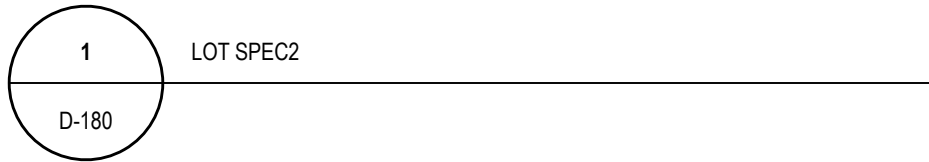
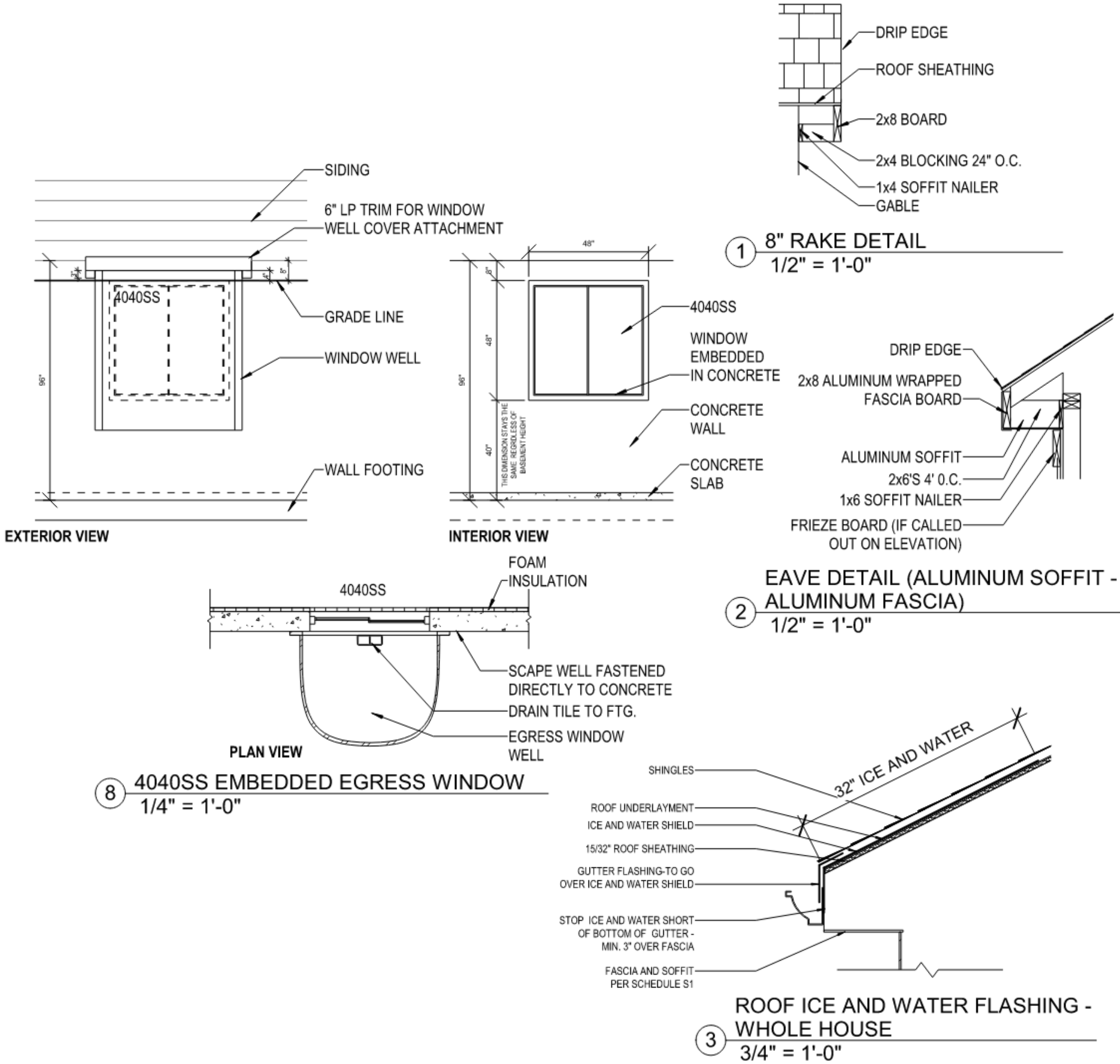
LOT ADDRESS:

DRAWING TITLE

LOT SPEC DETAILS

SHEET NUMBER

D-180

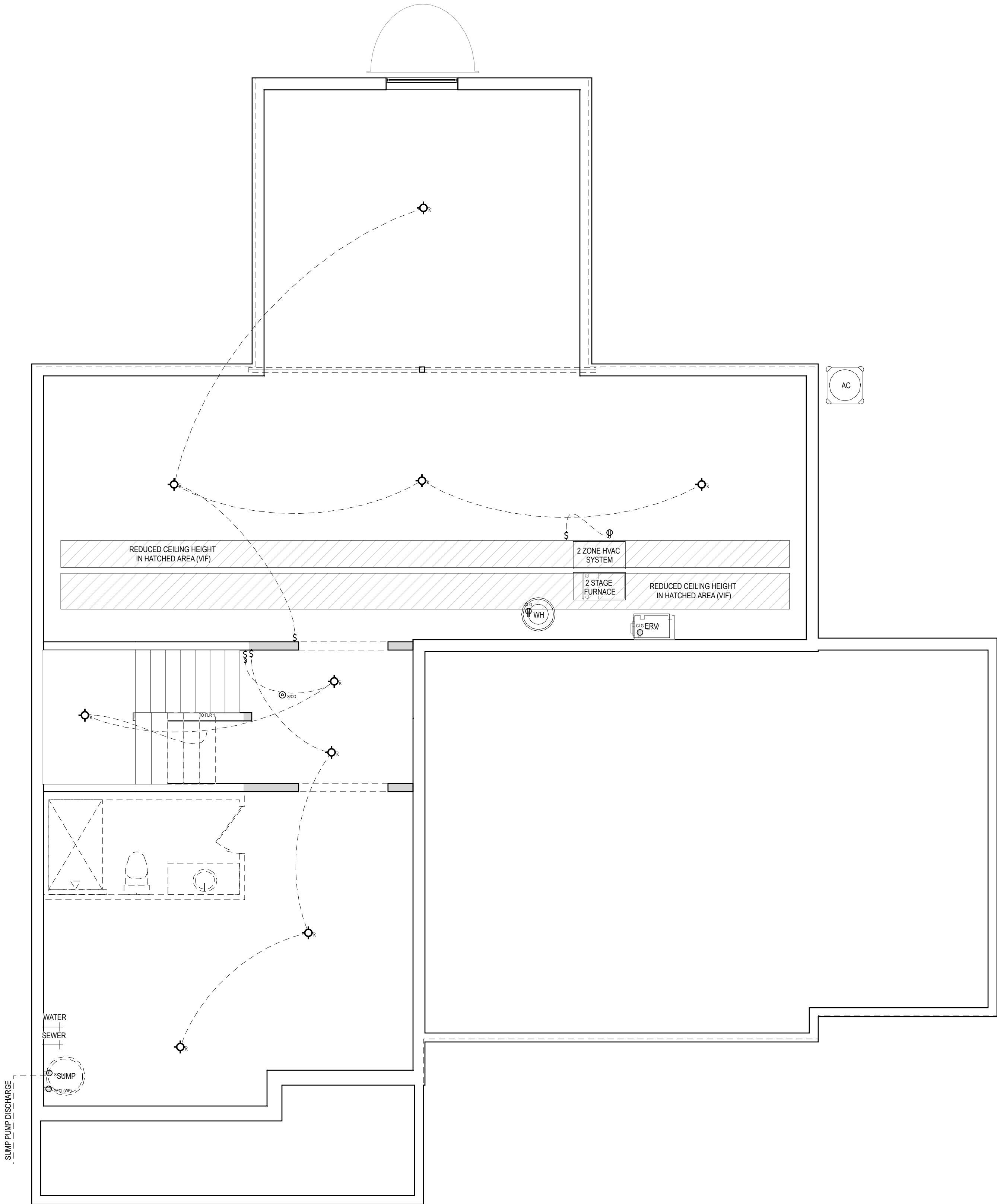


SYMBOLS

	Switch
	Three Way Switch
	Carbon Monoxide/Smoke Detector
	GFCI Outlet Waterproof
	Keyless Ceiling Light
	Outlet
	Outlet - Ceiling
	Sump Outlet

ELECTRICAL PLAN NOTES

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



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DEPARTMENT, FIRE MARSHALL, AMERICANS WITH DISABILITIES
ACT, ACCESSIBILITY GUIDELINES (ADAAG), THE FAIR HOUSING
ACT ACCESSIBILITY GUIDELINES (FHAAG), AND SHALL BE
CONSTRUCTED IN CONFORMANCE WITH STATE AND LOCAL
ENERGY REQUIREMENTS.

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/17/2025

PROJECT
PLAN: Sycamore at (MKE) Swan Ridge Farms for SR018
ELEV: Craftsman
LOT: 18

LOT ADDRESS:

DRAWING TITLE
**FINISHED BASEMENT
ELECTRICAL PLAN**

SHEET NUMBER
E-100

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/17/2025

PROJECT
PLAN: Sycamore at (MKE) Swan Ridge Farms for SR018
ELEV: Craftsman
LOT: 18

LOT ADDRESS:

DRAWING TITLE
FIRST FLOOR
ELECTRICAL PLAN

SHEET NUMBER

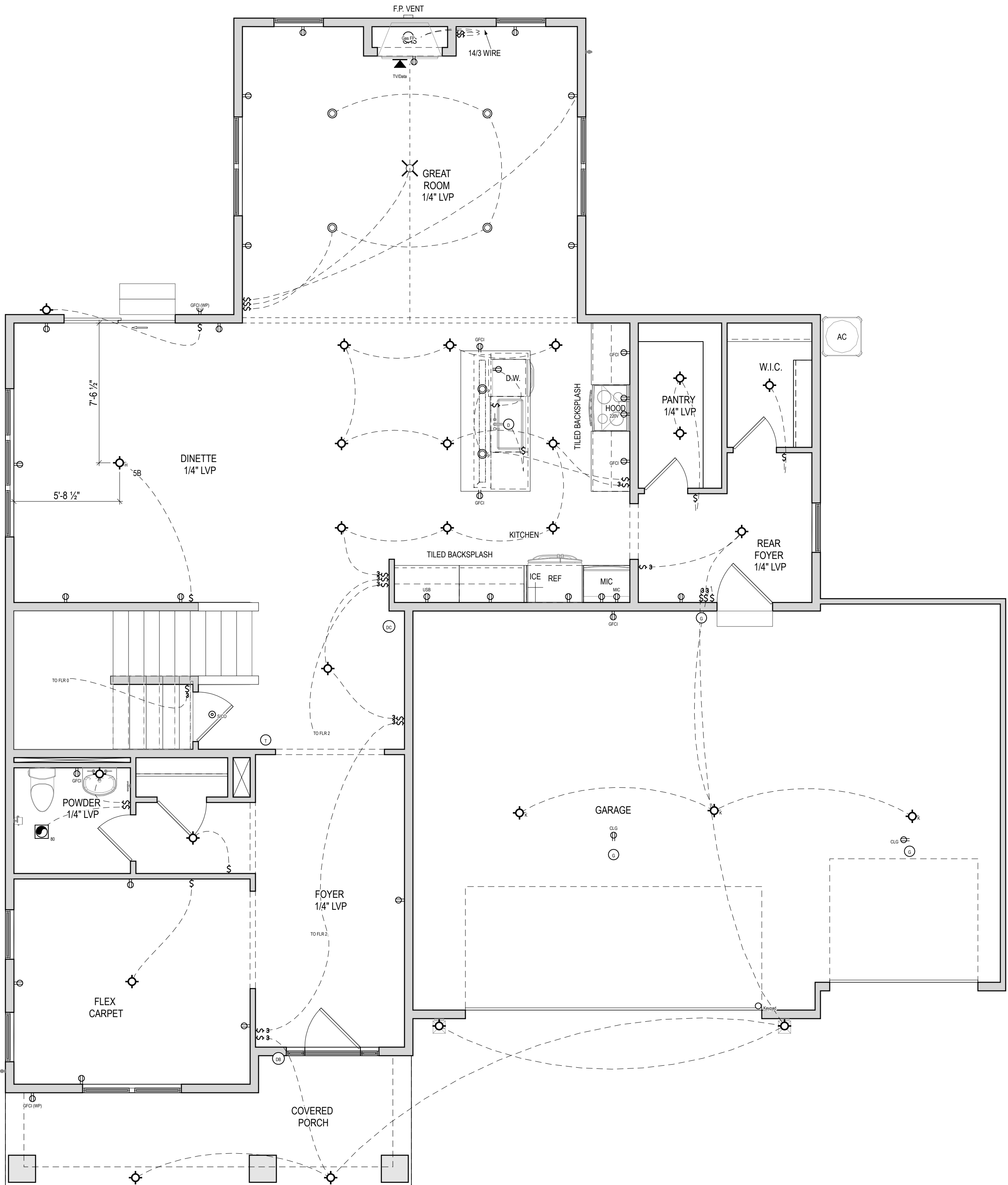
E-101

SYMBOLS

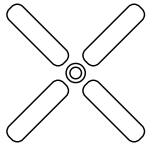
	Switch
	Three Way Switch
	80 CFM Fan
	Carbon Monoxide/Smoke Detector
	Ceiling Mounted Light
	Disposal
	Doorbell
	Doorbell Chime
	Fan Prewire
	Fireplace Outlet (no symbol)
	Garage Door Opener
	Gas Fireplace
	GFCI Outlet
	GFCI Outlet Waterproof
	Hanging Light
	Keyless Ceiling Light
	Keypad
	Outlet
	Outlet - Ceiling
	Outlet - Microwave
	Outlet - USB
	Outlet 220V
	Pendant Light
	Recessed Ceiling Light
	Thermostat
	TV/Data Combo
	Wall Mounted Light

ELECTRICAL PLAN NOTES

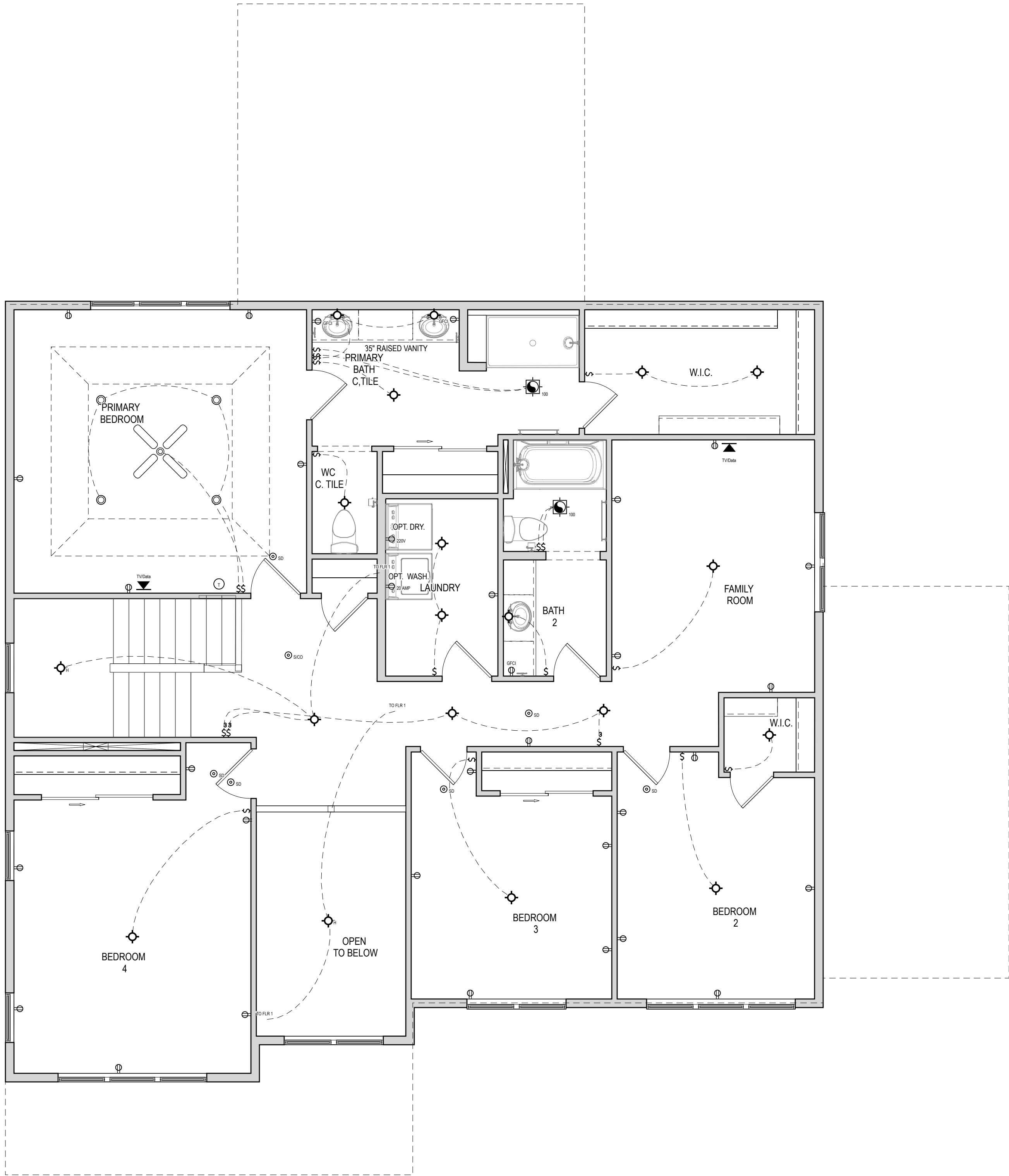
THE LOCATION OF THE OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO COMPLY WITH THE ELECTRICAL CODE



SYMBOLS

	Switch
	Three Way Switch
	Bath Fan/Light
	Carbon Monoxide/Smoke Detector
	Ceiling Fan/Light
	Ceiling Mounted Light
	GFCI Outlet
	Hanging Light
	Outlet
	Outlet 220V
	Outlet: 20 AMP
	Recessed Ceiling Light
	Smoke Detector
	Thermostat
	TV/Data Combo
	Wall Mounted Light

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



1

ELECTRICAL PLAN

E-102

1/4" = 1'-0" @ 22" x 34"

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/17/2025

PROJECT
PLAN: Sycamore at (MKE) Swan Ridge Farms for SR018
ELEV: Craftsman
LOT: 18

LOT ADDRESS:

DRAWING TITLE
SECOND FLOOR
ELECTRICAL PLAN

SHEET NUMBER
E-102

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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 10, 2025
SUBJECT: Tim O'Brien Homes, New Single-Family Residence on Lot #38 at Swan Ridge Farms

Attachments:

Statement of Intent (PDF)

Survey (PDF)

Plans (PDF)



1/20/25

City of Mequon
11333 N Cedarburg Road
Mequon, Wisconsin 83092
Phone 262-236-2924
Fax 262-242-9819

Regarding: Letter of Intent for Lot #38 Swan Ridge Farms

Dear City of Mequon Architectural Board:

The house on this site will be a 5597 hundred square foot single-story. The home will be a 3 bedroom with 3 baths. The exterior will be cohesive on all sides and will fit in well with the exterior look of the other homes in the neighborhood. Lot #38 is a .5858-acre lot and will meet all setback requirements.

Sincerely,

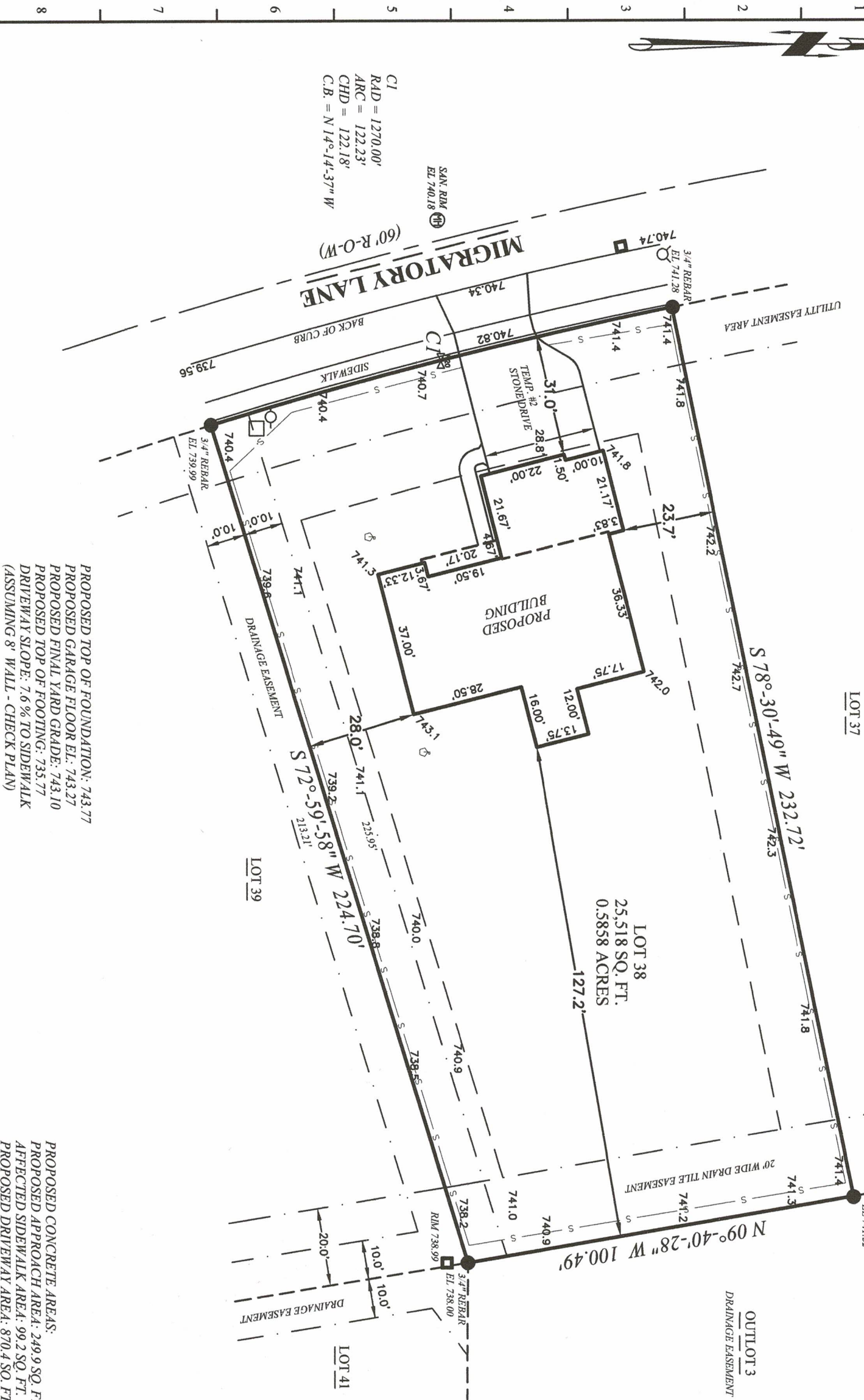
A handwritten signature in black ink, appearing to read "Matthew Scheeler", written in a cursive style.

Matthew Scheeler, TOB homes

Attachment: Statement of Intent (10037 : Tim O'Brien Homes)

PLAT OF SURVEY

FOR LOT 38 OF SWAN RIDGE FARMS, AND BEING A PART OF THE NE 1/4 OF THE SOUTHEAST QUARTER OF SECTION 32, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



PROPOSED TOP OF FOUNDATION: 743.77
PROPOSED GARAGE FLOOR EL: 743.27
PROPOSED FINAL YARD GRADE: 743.10
PROPOSED TOP OF FOOTING: 735.77
DRIEWAY SLOPE: 7.6 % TO SIDEWALK
(ASSUMING 8" WALL - CHECK PLAN)

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

State of Wisconsin }
County of Jefferson } SS.
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 and that this survey complies with Wisconsin Administrative Code A-E 7. Lots are drawn from subdivision plats/C.S.M.s; unplatd lands from recorded deeds/surveys. Boundary survey plats reflect field-located information; consult a title attorney to discover all the legal encumbrances attached to any property.

PROPOSED CONCRETE AREAS:
PROPOSED APPROACH AREA: 249.9 SQ. FT.
AFFECTED SIDEWALK AREA: 99.2 SQ. FT.
PROPOSED DRIVEWAY AREA: 870.4 SQ. FT.
PROPOSED WALK AREA: 105.4 SQ. FT.

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32-09-21, WHICH IS ASSUMED TO BEAR S 01°-11'-40" E.



LAND SURVEYORS

202 West Street Johnson Creek, WI 53038 (920) 699-3305

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

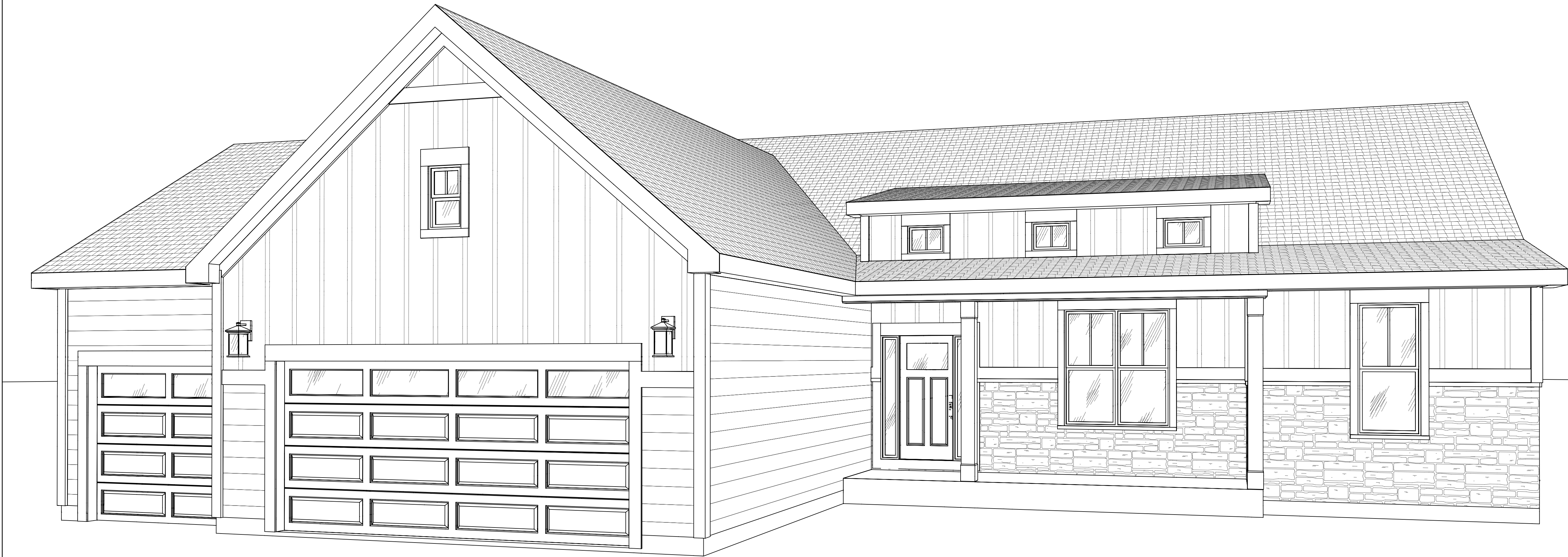
- Lot Corner (Found) w/desc.
- 18" X 3/4" Dia. Rebar (Set)
- Elec. Trans. Box
- Man Hole
- Utility Pedestal
- Fire Hydrant
- Water Valve
- Catch Basin
- Light Post
- Lateral End
- Offset Stake
- Easement Boundary
- Setback Line
- Proposed Silt Fence
- Wetland Boundary



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 ALTERATIONS. THE CERTIFICATION ON THIS DOCUMENT DOES NOT APPLY TO ANY COPIES NOR DIGITAL FORMATS UNLESS VERIFIED DIGITAL CERTIFICATE BY SAME EXISTS UN-ALTERED.

PROJECT: SR038
BUILDER: Tim O'Brien Homes
Suite 100
Pewaukee, WI 53072
Ph: (262) 542-5750
Fax: (262) 542-9780

Digitally signed by
Scott D. Thomas
Date: 2025.01.14
14:46:33 -06'00'



SR038

MASTER PLAN: Kendall at (MKE) Swan Ridge Farms for SR038 | ELEVATION: Farmhouse Elevation 3 | COMMUNITY: SR (96) - Swan Ridge Farms (MKE) | LOT NUMBER: 38 | CUSTOMER: READY HOME

PLANS POWERED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
LIVABLE	
BASEMENT SF	0 SF
FIRST FLOOR SF	2322 SF
SECOND FLOOR SF	235 SF
TOTAL LIVABLE :	2557 SF
NON-LIVABLE	
BASEMENT SF	2259 SF
FIRST FLOOR SF	690 SF
SECOND FLOOR SF	0 SF
TOTAL GARAGE AREA :	692 SF
FRONT PORCH AND PORTICO AREA :	91 SF
REAR PORCH AREA :	0 SF
PATIO AREA :	0 SF

GENERAL NOTES
ONLY LOCATION SPECIFIC OPTIONS ARE SHOWN ON THESE DRAWINGS. PLEASE REFER TO OPTION SUMMARY AND/OR PURCHASE ORDERS FOR A COMPLETE LISTING OF OPTIONS.
DESIGN CRITERIA:
NUMBER OF STORIES: 3
BUILDING WIDTH: 63'-10"
BUILDING DEPTH: 71'-0"
BUILDING HEIGHT: 20'-10"
GOVERNMENTAL CODES AND STANDARDS
HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS.
BUILDING CODE ANALYSIS / DESIGN CRITERIA
HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA.

GRAPHIC SYMBOLS & LEGEND	
	ELEVATION MARKER
	ROOF SLOPE
	SD
	SD / CO

SHEET INDEX	
COVER	A-000
SCHEDULES	A-010
FOUNDATION PLAN	A-050
FINISHED BASEMENT PLAN	A-100
FIRST FLOOR PLAN	A-101
SECOND FLOOR PLAN	A-102
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FRONT / BACK ELEVATION	A-200
LEFT / RIGHT ELEVATION	A-201
FOUNDATION DETAILS	D-110
FOUNDATION WALL DETAILS	D-120
FRAMING DETAILS	D-130
FRAMING DETAILS	D-140
FINISH DETAILS	D-150
WALL SECTIONS	D-160
LOT SPECIFIC DETAILS	D-170
FINISHED BASEMENT ELECTRICAL PLAN	E-100
FIRST FLOOR ELECTRICAL PLAN	E-101
SECOND FLOOR ELECTRICAL PLAN	E-102
FIRST FLOOR BRACING PLAN	W-101

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR038

ELEV: Farmhouse Elevation 3

LOT: 38

LOT ADDRESS:

DRAWING TITLE

COVER

SHEET NUMBER

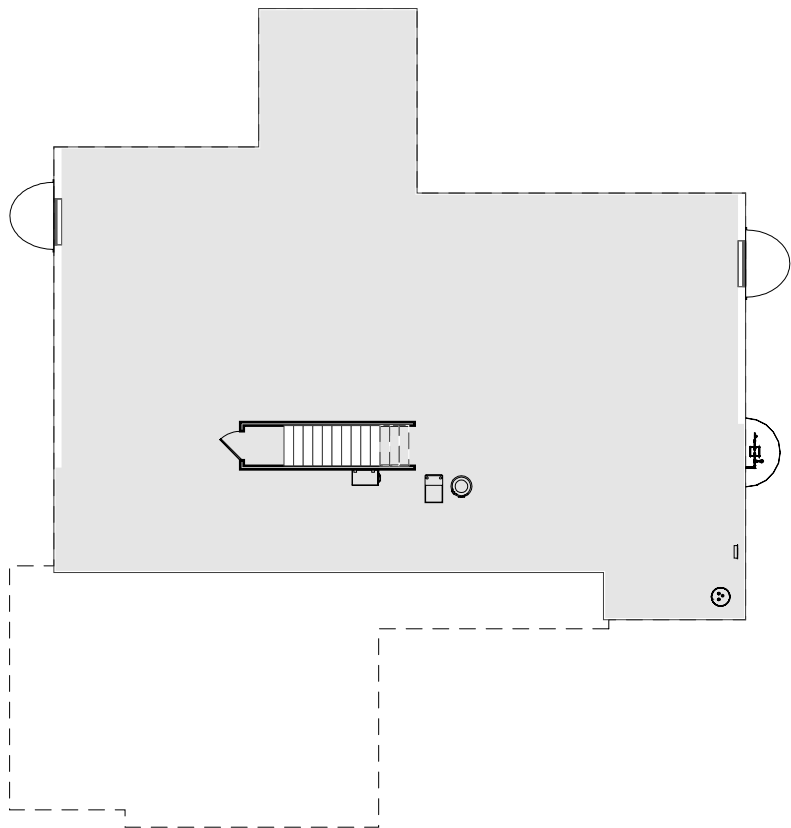
A-000

DOORS				
LABEL	COUNT	WIDTH	HEIGHT	HANDING
DBL 50/68 LITE	1	5'-0"	6'-8"	RIGHT
BYP 60/68	1	6'-0"	6'-8"	LEFT
BYP 60/68	1	6'-0"	6'-8"	RIGHT
16/68	1	1'-6"	6'-8"	LEFT
24/68	2	2'-4"	6'-8"	LEFT
24/68	1	2'-4"	6'-8"	RIGHT
26/68	2	2'-6"	6'-8"	RIGHT
26/68	4	2'-6"	6'-8"	LEFT
28/68	3	2'-8"	6'-8"	RIGHT
28/68	2	2'-8"	6'-8"	LEFT
20 MIN 30/68	1	3'-0"	6'-8"	LEFT
60/68 SLIDING GLASS DR.	1	6'-0"	6'-8"	LEFT
28/68	1	2'-8"	4'-11 7/8"	LEFT
30/68 (2)SL 10	1	3'-0"	6'-8"	LEFT
FIRST FLOOR TOTAL COUNT: 21				
BASEMENT TOTAL COUNT: 1				

WINDOWS			
LABEL	COUNT	WIDTH	HEIGHT
0	2	1'-0"	6'-8"
16/26	1	1'-6"	2'-6"
20/16	3	2'-0"	1'-6"
28/50	7	2'-8"	5'-0"
28/60	1	2'-8"	6'-0"
30/16	1	3'-0"	1'-6"
40/40	2	3'-11 3/4"	4'-0"
50/50	1	5'-0"	5'-0"
TR 28/50	2	8'-0"	5'-0"
TW 28/50	1	5'-4"	5'-0"
TW 28/60	1	5'-4"	6'-0"
FIRST FLOOR TOTAL COUNT: 16			
ROOF HOSTED TOTAL COUNT: 1			
SECOND FLOOR TOTAL COUNT: 3			
BASEMENT TOTAL COUNT: 2			

ROOMS NET AREA			
NAME	AREA	FLOOR MATERIAL	LEVEL
B.O. STAIR LANDING	11.4 SF	CARPET	BASEMENT
BASEMENT	204 SF	CONCRETE	BASEMENT
STAIRS LL	40.9 SF	CARPET	BASEMENT
UNFINISHED BASEMENT	1765.8 SF	CONCRETE	BASEMENT
WORKSHOP	228.7 SF	CONCRETE	BASEMENT
BEDROOM 2	137 SF	CARPET	FIRST FLOOR
BEDROOM 3	133.9 SF	CARPET	FIRST FLOOR
CLOSET AT BED 2	17.1 SF	CARPET	FIRST FLOOR
CLOSET AT BED 3	16.8 SF	CARPET	FIRST FLOOR

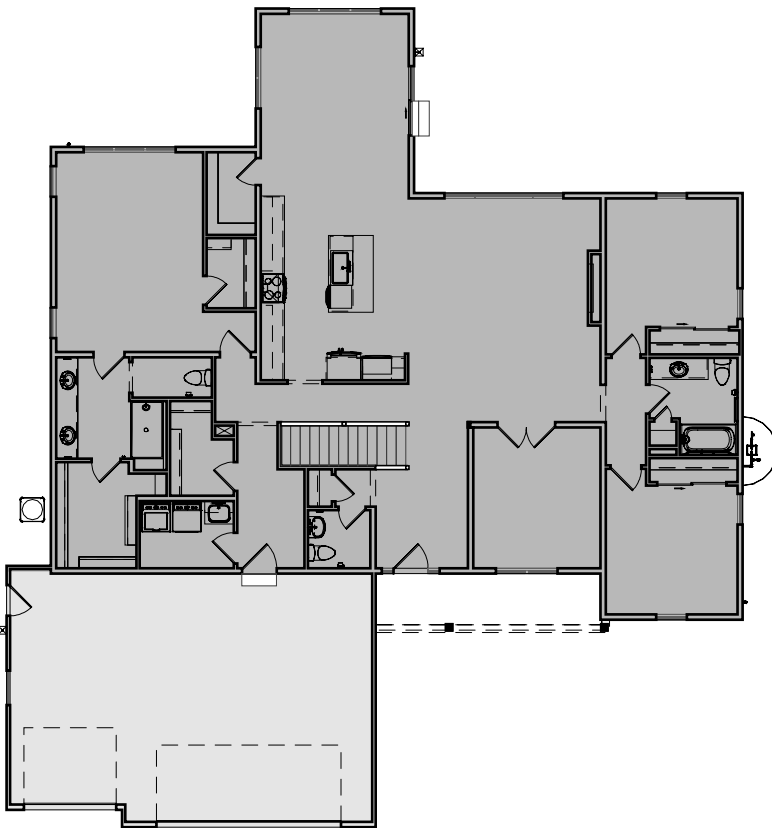
BASEMENT



LIVABLE = 0 SF

NON-LIVABLE = 2259 SF

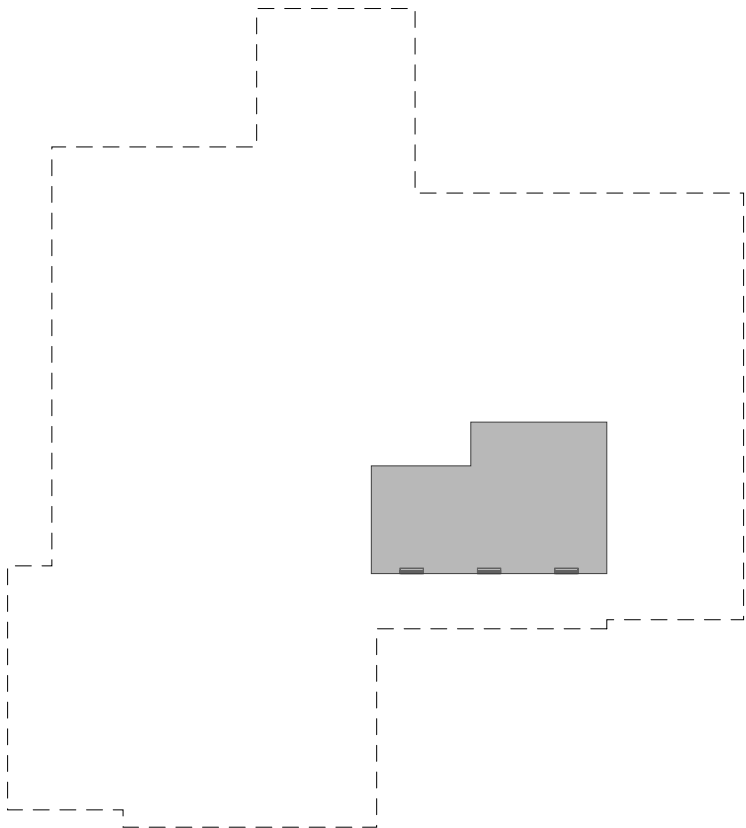
FIRST FLOOR



LIVABLE = 2322 SF

NON-LIVABLE = 690 SF

SECOND FLOOR



LIVABLE = 235 SF

NON-LIVABLE = 0 SF

ROOMS NET AREA CONTINUED

CLOSET BY PWDR.	7.1 SF	3/8" LAMINATE	FIRST FLOOR
COVERED PORCH	90.9 SF	CONCRETE	FIRST FLOOR
DINETTE	204.8 SF	3/8" LAMINATE	FIRST FLOOR
FLEX ROOM	136.4 SF	CARPET	FIRST FLOOR
FOYER	92.1 SF	3/8" LAMINATE	FIRST FLOOR
GARAGE	674.1 SF	CONCRETE	FIRST FLOOR
GREAT ROOM	257.4 SF	CARPET	FIRST FLOOR
HALL	34.3 SF	CARPET	FIRST FLOOR
HALL BATH	35.3 SF	LVT	FIRST FLOOR
KITCHEN	186.3 SF	3/8" LAMINATE	FIRST FLOOR
LAUNDRY	43.9 SF	LVT	FIRST FLOOR
LINEN AT HALL BATH	5.1 SF	LVT	FIRST FLOOR
LIVING HALL	63.5 SF	3/8" LAMINATE	FIRST FLOOR
PANTRY	30.8 SF	3/8" LAMINATE	FIRST FLOOR
POWDER	27.6 SF	LVT	FIRST FLOOR
PRIMARY BATH	45 SF	CARPET	FIRST FLOOR
PRIMARY BEDROOM	238.9 SF	CARPET	FIRST FLOOR
PRIMARY HALL	68.7 SF	3/8" LAMINATE	FIRST FLOOR
PWDR. HALL	11.6 SF	3/8" LAMINATE	FIRST FLOOR
REAR FOYER	66 SF	LVT	FIRST FLOOR
W.I.C.	95 SF	CARPET	FIRST FLOOR
W.I.C.	39.5 SF	LVT	FIRST FLOOR
WC	24.5 SF	CARPET	FIRST FLOOR

WALL TAKEOFF

TYPE	LENGTH	BASE CONSTRAINT
EXTERIOR	276'-6"	FIRST FLOOR
INTERIOR	344'-11"	FIRST FLOOR
EXTERIOR	65'-11"	SECOND FLOOR
INTERIOR	9'-0"	SECOND FLOOR
INTERIOR	33'-6"	BASEMENT
EXTERIOR	47'-7"	BASEMENT

OPTIONS SELECTED

OPTION	OPTION ID	BASE OPTION
Tiled Shower w/ Bench	15030	false
4' Dinette Bump	20310	false
Full Height Stone	Z20021003	false
Full Height Stone	Z20021003	false
Box Tray Ceiling at Flex	Z20024004	false
Egress Window	Z20024017	false
Gas Fireplace centered	Z20035001	false
Open Rail	ZZZZ57210	false
Mirror home		false
3 Car Garage		false
Select Kitchen		false
Optional Transom Window(s) at Garage		false
Garage Service Door		false
Optional Single Hung Window(s) at Primary Bedroom		false

OPTIONS SELECTED CONTINUED

Drop In Utility sink and Cabinet		false
TimOBrien_Mtl_03		false
Cathedral or Vaulted Ceiling at Primary Bedroom	Z20024003	true
Single Bowl Vanity at Hall Bath		true
No (OPS) 4" Surround Window Casing on all Sides (Sub req'd)		true
No Window		true
No Screened Porch		true
No Refrigerator		true
No Toilet Topper - Primary Bath		true
No Masonry		true
7' Garage Door		true
Bathroom Rough-in		true
8' Basement		true
No Range		true
No Lockers		true
Base		true
No Window		true
Unfinished Basement with Unfinished Stairwell (Door at top)		true
No Optional Window(s) at Bedroom 2		true
No (OPS) Siding Exposure Transition		true
No Toilet Topper - Hall Bath		true
Front Entry Garage		true
No Drop Zone		true
No Deck		true
Unfinished Basement Stairwell		true
Standard Opening at Flex Room		true
Standard Pedestal at Powder 1		true
2' Exposure		true
No Toilet Topper - Powder Bath		true
No Masonry		true
No Optional Window(s) at Bedroom 3		true
No 30" Wall Cabinet above Dryer		true
Flat Ceiling at Kitchen		true
Standard Flex Room		true
Hardboard Corner Boards		true
Base Palette		true



Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/9/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR038

ELEV: Farmhouse Elevation 3

LOT: 38

LOT ADDRESS:

DRAWING TITLE

SCHEDULES

SHEET NUMBER

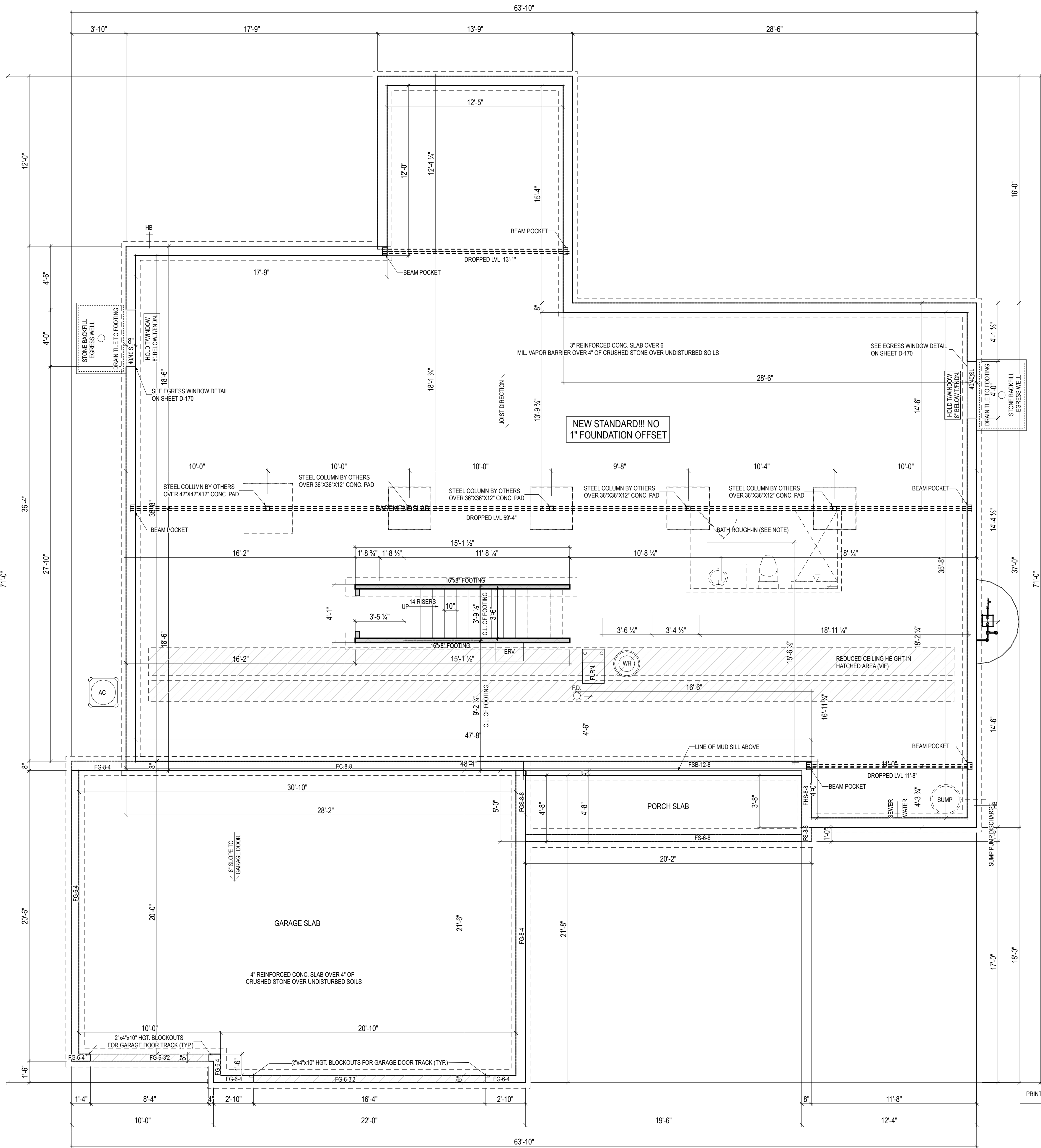
A-010



Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

PLAN NOTES - FOUNDATION - ACI - ENERGY STAR
MAIN HOUSE CONCRETE WALLS: FH-8-8 UNLESS OTHERWISE NOTED
FURNACE TO BE MINIMUM 95% EFFICIENT
WATER HEATER IS POWER VENTED PER SPECIFICATION
SEE WALL SECTIONS FOR POURED WALL PSI
ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD OR FACE OF CONCRETE
3PC BATH ROUGH-IN TO INCLUDE WASTE & VENT TO RUN TO GENERAL VICINITY - FRAMING & FIXTURES NOT INCLUDED
HORIZONTAL FOUNDATION REINFORCEMENT REQUIRED PER SPS 321.02(3)(g) AND ACI 332-14 SECTION 8.2.7. FOR WALLS TALLER THAN 6', (3)M REINFORCEMENT BARS ARE REQUIRED HORIZONTALLY. FOR WALLS TALLER THAN 8', (4)M BARS ARE REQUIRED HORIZONTALLY. (1) WITHIN 24" OF THE TOP OF THE FOUNDATION WALL. (1) WITHIN 24" OF THE BOTTOM OF THE FOUNDATION WALL. THE OTHERS EVENLY SPACED. LAP LENGTH SHALL BE MINIMUM 24". AT CORNERS, EXTEND #4 BARS AROUND CORNER AND LAP A MINIMUM 15"
FOOTING SIZE: RANCH 19" X 8" - WITH STONE 21" X 8"
FOOTING SIZE: 2-STORY 24" X 8" - WITH STONE 27" X 8"
1 1/2" RIGID FOAM ON INSIDE OF FOUNDATION
SEE FOUNDATION SHEETS FOR DETAILS



PRINT ON 11X17 FOR 1/8" = 1'-0" SCALE

1

A-050

FOUNDATION PLAN

1/4" = 1'-0" @ 22" x 34"

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/9/2025

PROJECT
PLAN: Kendall at (MKE) Swan Ridge Farms for SR038
ELEV: Farmhouse Elevation 3
LOT: 38

LOT ADDRESS:

DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER

A-050



Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

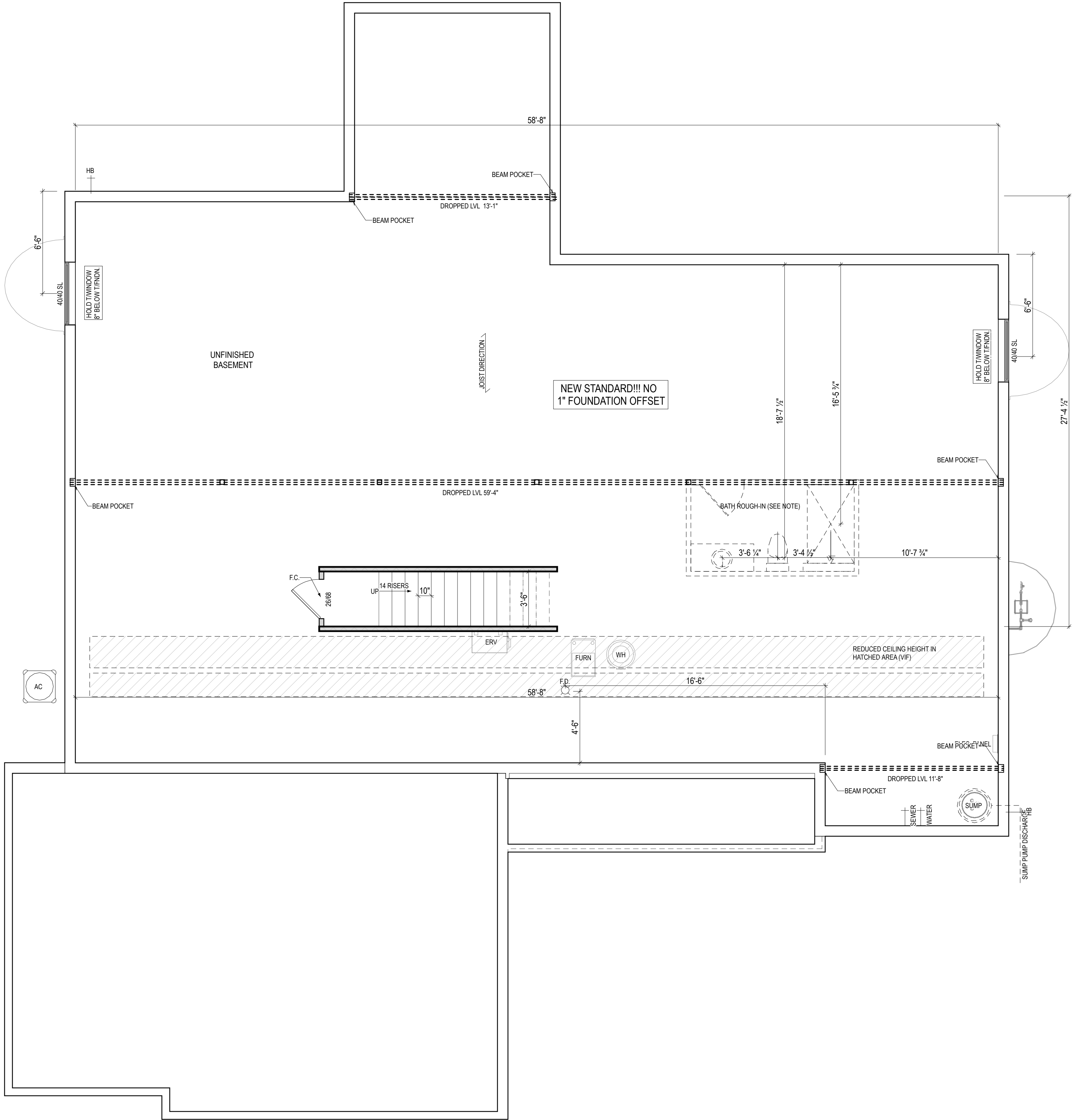
ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/9/2025

PROJECT
PLAN: Kendall at (MKE) Swan Ridge Farms for SR038
ELEV: Farmhouse Elevation 3
LOT: 38

LOT ADDRESS:

DRAWING TITLE
**FINISHED BASEMENT
PLAN**

SHEET NUMBER
A-100

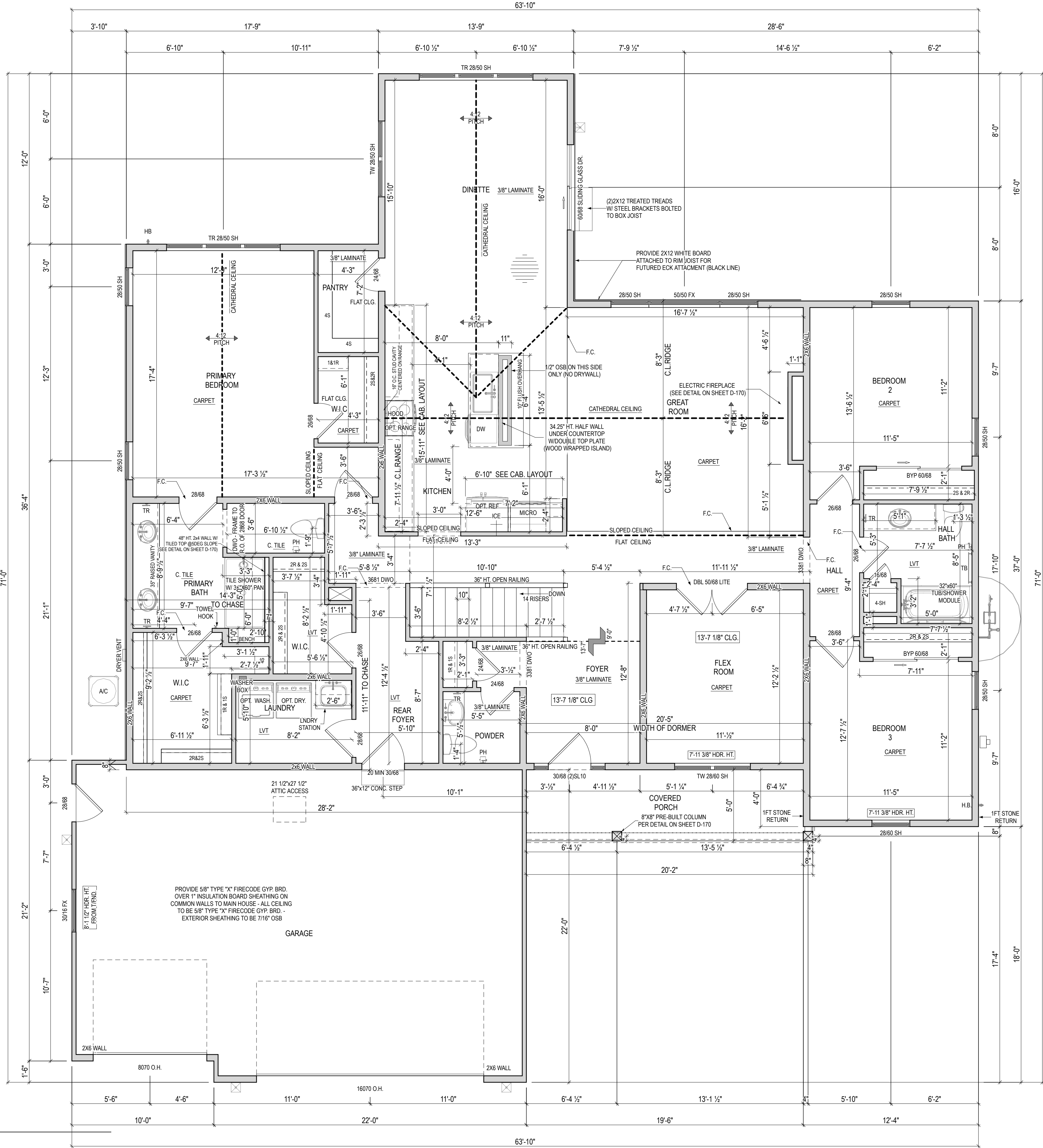
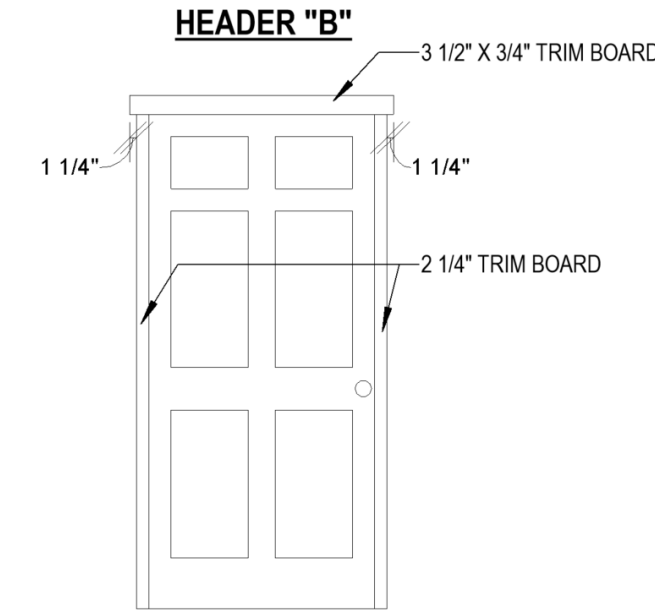


PRINT ON 11X17 FOR 1/8\" = 1'-0\" SCALE

PLAN NOTES - FIRST FLOOR	
ALL DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED	
EXTERIOR HOUSE WALLS ARE 2X6 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	
DEDICATED RETURNS IN PRIMARY SUITE	
WOOD WRAPPED ISLAND CABINETS	

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"
Door, Exterior Single Swing 3068	3068	3' - 2 3/8"	6' - 11"
Door, Assembly 3068 Single Swing& 12in Sidelight	3068 SL10	4' - 3 7/8"	6' - 11"
Door, Assembly 3068 Single Swing & 2 12in Sidelights	3068 2SL10	5' - 5 3/8"	6' - 11"
Door, Assembly 3068 Single Swing w/12in Transom	3068 T10	3' - 2 3/8"	8' - 0 1/2"
Door, Assembly 3068 Single Swing w/12in Transom & 12in Sidelite	3068 T10 SL10	4' - 3 7/8"	8' - 0 1/2"
Door, Assembly 3068 Single Swing w/12in Transom & 2 12in Sidelites	3068 T10 2SL10	5' - 5 3/8"	8' - 0 1/2"
Door, Exterior Single Swing Fire Rated 2868	2868 20M	2' - 10 3/8"	6' - 11"
Door, Exterior Single Swing Fire Rated 3068	3068 20M	3' - 2 3/8"	6' - 11"
Door, Exterior Sliding Glass 6068	6068	6' - 0"	6' - 7 1/2"
Door, Exterior Sliding Glass 6080	6080	6' - 0"	7' - 11 1/2"
Door, Exterior Sliding Glass 8068	8068	8' - 0"	6' - 7 1/2"

INTERIOR DOOR R.O.			
TYPE	TAG ON PLAN	R.O. WIDTH	R.O. HEIGHT
Door, Interior Single Swing 1868	1868	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 1/2"	6' - 11"
Door, Interior Double Swing 2468	4868	4' - 10 1/2"	6' - 11"
Door, Interior Double Swing 2668	5068	5' - 2 1/2"	6' - 11"
Door, Interior Double Swing 3068	6038	6' - 2 1/2"	6' - 11"
Door, Interior Sliding 2 Panel 6068	5068	5' - 1"	6' - 11 1/2"
Door, Interior Sliding 2 Panel 6068	6068	6' - 1"	6' - 11 1/2"
Door, Interior Single Pocket 2668	2668	5' - 1"	6' - 11"
Door, Interior Single Pocket 2868	2868	6' - 5"	6' - 11"
Door, Interior Single Pocket 3068	3068	6' - 1"	6' - 11"





Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

Attachment: Plans (10037 : Tim O'Brien Homes)

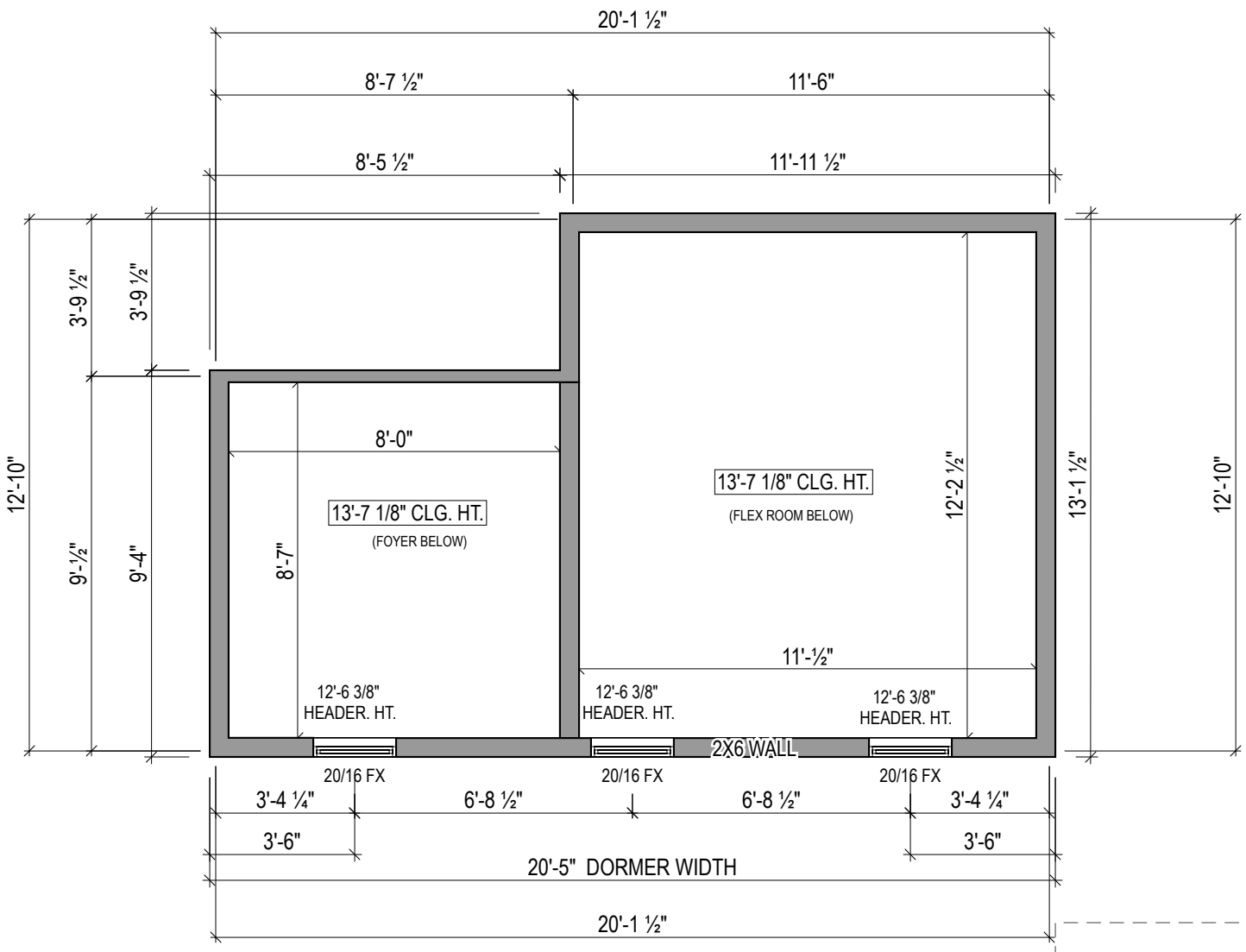
ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/9/2025

PROJECT
PLAN: Kendall at (MKE) Swan Ridge Farms for SR038
ELEV: Farmhouse Elevation 3
LOT: 38

LOT ADDRESS:

DRAWING TITLE
SECOND FLOOR
PLAN

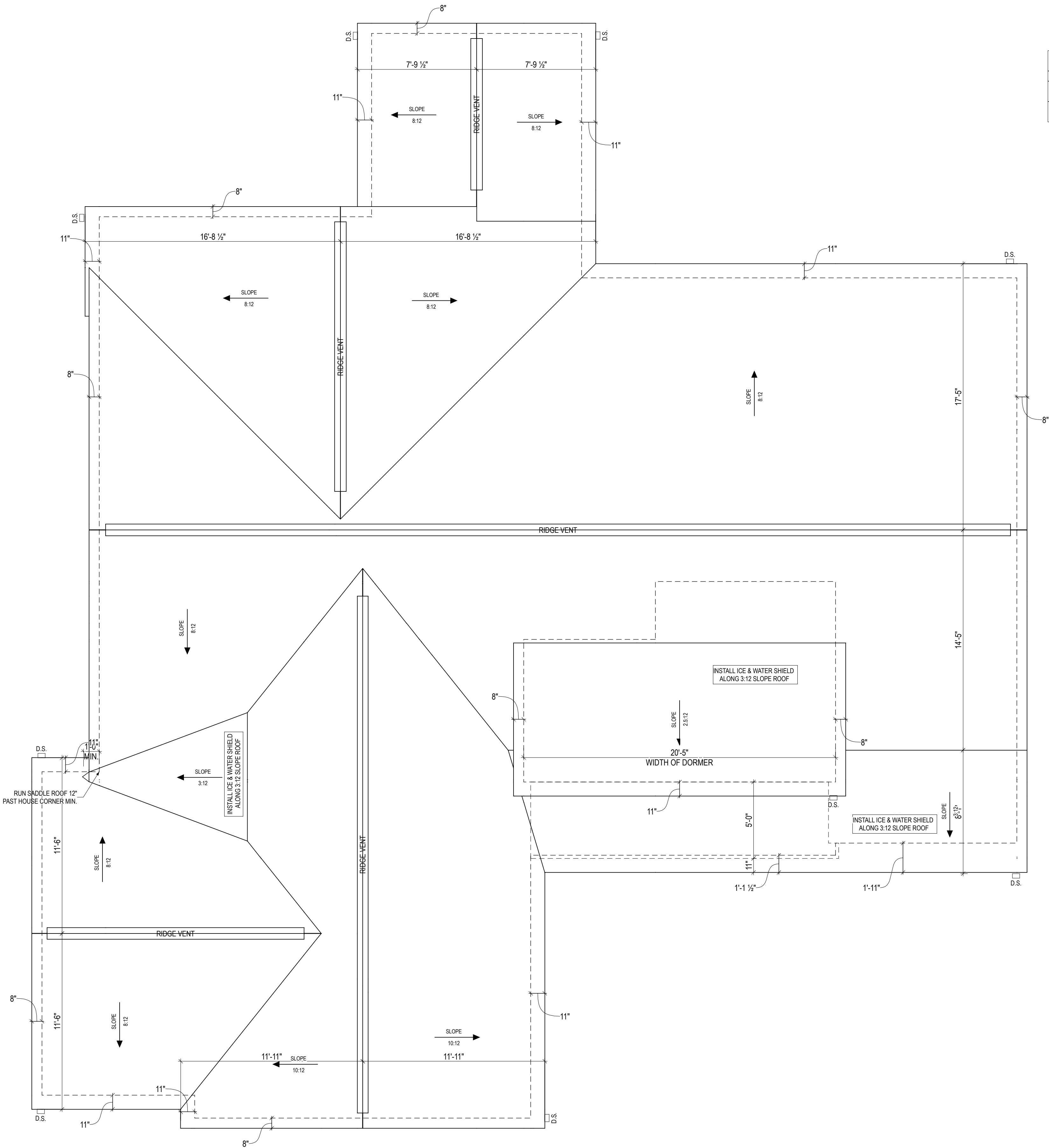
SHEET NUMBER
A-102





Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

ROOF PLAN NOTES	
ROOF TO BE COMPOSED OF PRE-ENGINEERED TRUSSES @ 24" O.C.	
RAKE AND EAVE DIMENSIONS ARE FROM THE EXTERIOR EDGES OF HOUSE SHEATHING TO THE EXTERIOR EDGE OF APPLIED FASCIA	
ICE & WATER SHIELD TO BE INSTALLED ALONG GUTTER LINE AND IN VALLEYS - WHOLE HOUSE	



1

ROOF PLAN

A-120

1/4" = 1'-0" @ 22" x 34"

PRINT ON 11X17 FOR 1/8" = 1'-0" SCALE

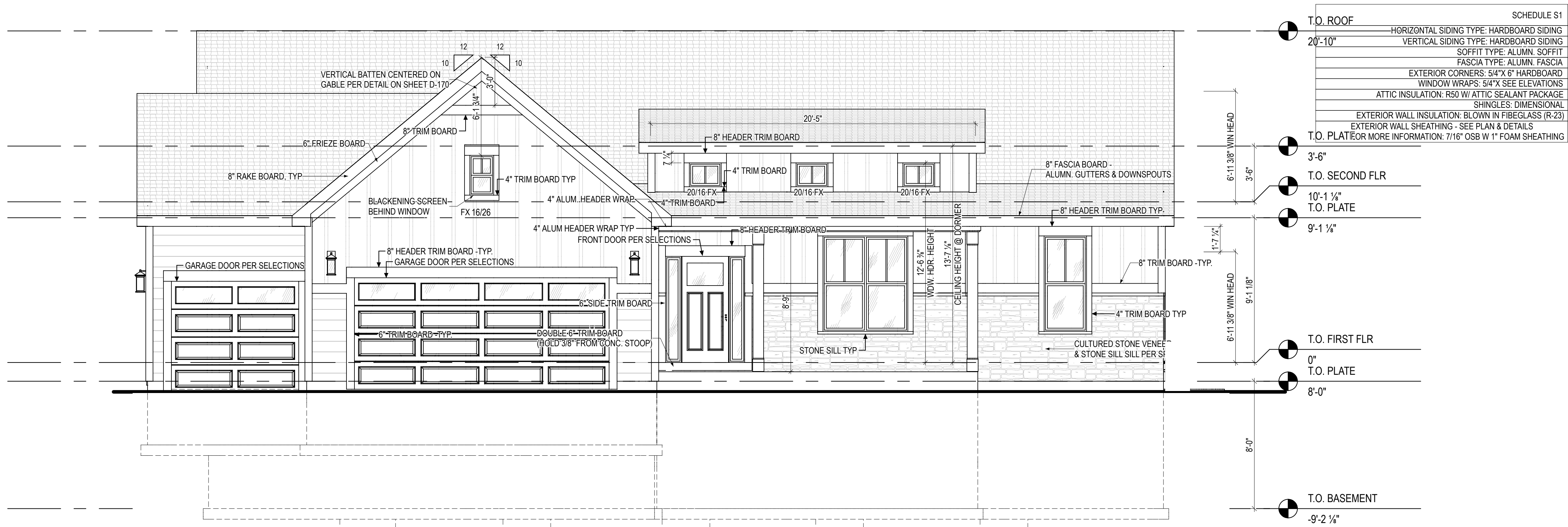
PROJECT
PLAN: Kendall at (MKE) Swan Ridge Farms for SR038
ELEV: Farmhouse Elevation 3
LOT: 38

LOT ADDRESS:

DRAWING TITLE
ROOF PLAN

SHEET NUMBER

A-120

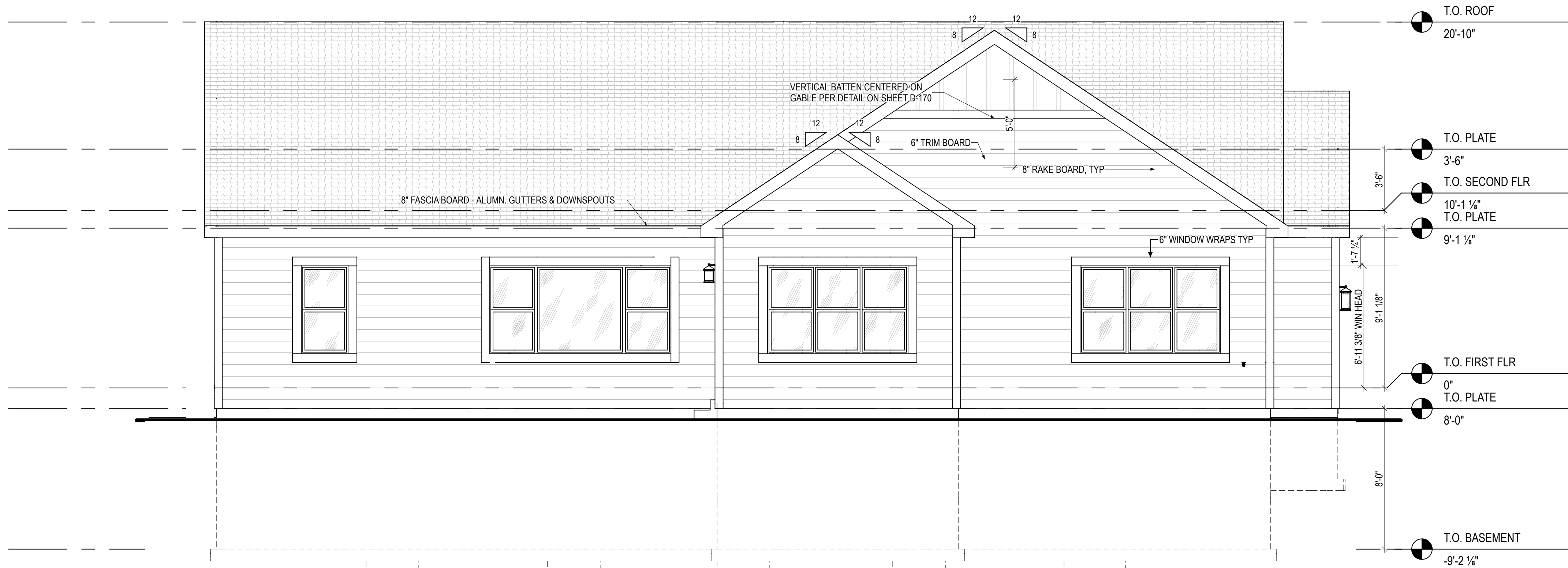


1

FRONT ELEV

A-200

1/4" = 1'-0" @ 22" x 34"



2

BACK ELEV

A-200

1/4" = 1'-0" @ 22" x 34"

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/9/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR038

ELEV: Farmhouse Elevation 3

LOT: 38

LOT ADDRESS:

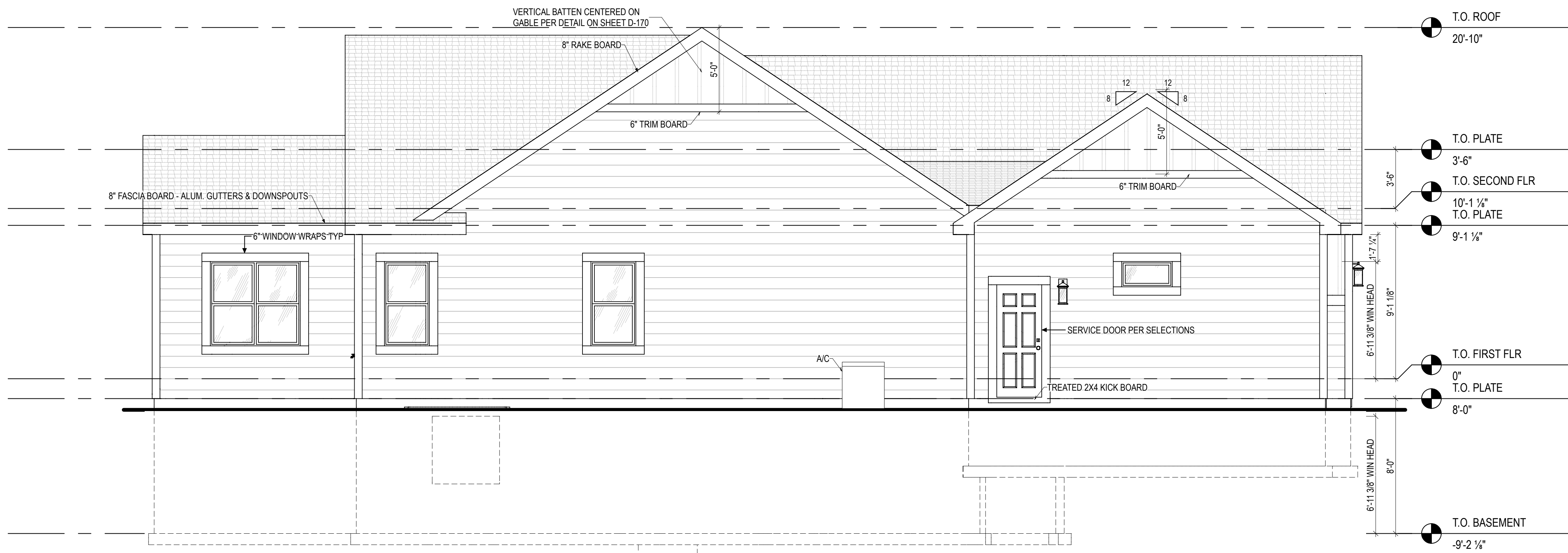
DRAWING TITLE

FRONT / BACK
ELEVATION

SHEET NUMBER

A-200

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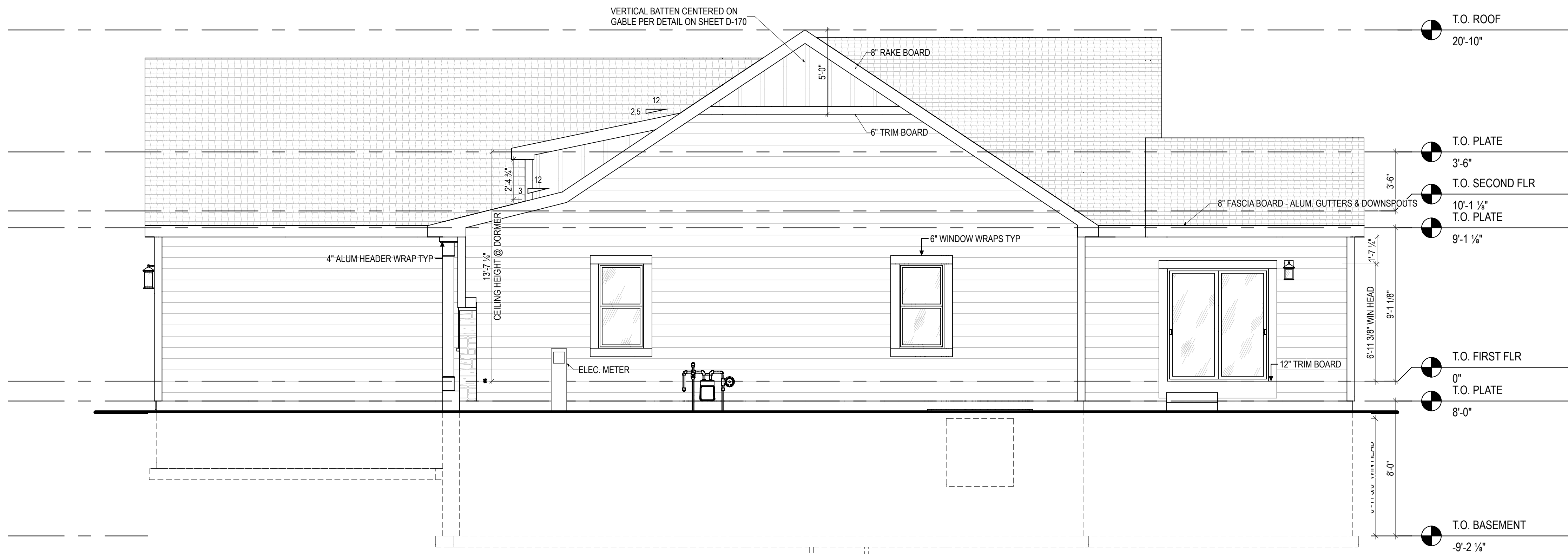
T.O. ROOF
20'-10"T.O. PLATE
3'-6"T.O. SECOND FLR
10'-1 1/8"T.O. PLATE
9'-1 1/8"T.O. FIRST FLR
0"T.O. PLATE
8'-0"T.O. BASEMENT
-9'-2 1/4"

1

LEFT ELEV

A-201

1/4" = 1'-0" @ 22" x 34"

T.O. ROOF
20'-10"T.O. PLATE
3'-6"T.O. SECOND FLR
10'-1 1/8"T.O. PLATE
9'-1 1/8"T.O. FIRST FLR
0"T.O. PLATE
8'-0"T.O. BASEMENT
-9'-2 1/4"

2

RIGHT ELEV

A-201

1/4" = 1'-0" @ 22" x 34"

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/9/2025

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR038

ELEV: Farmhouse Elevation 3

LOT: 38

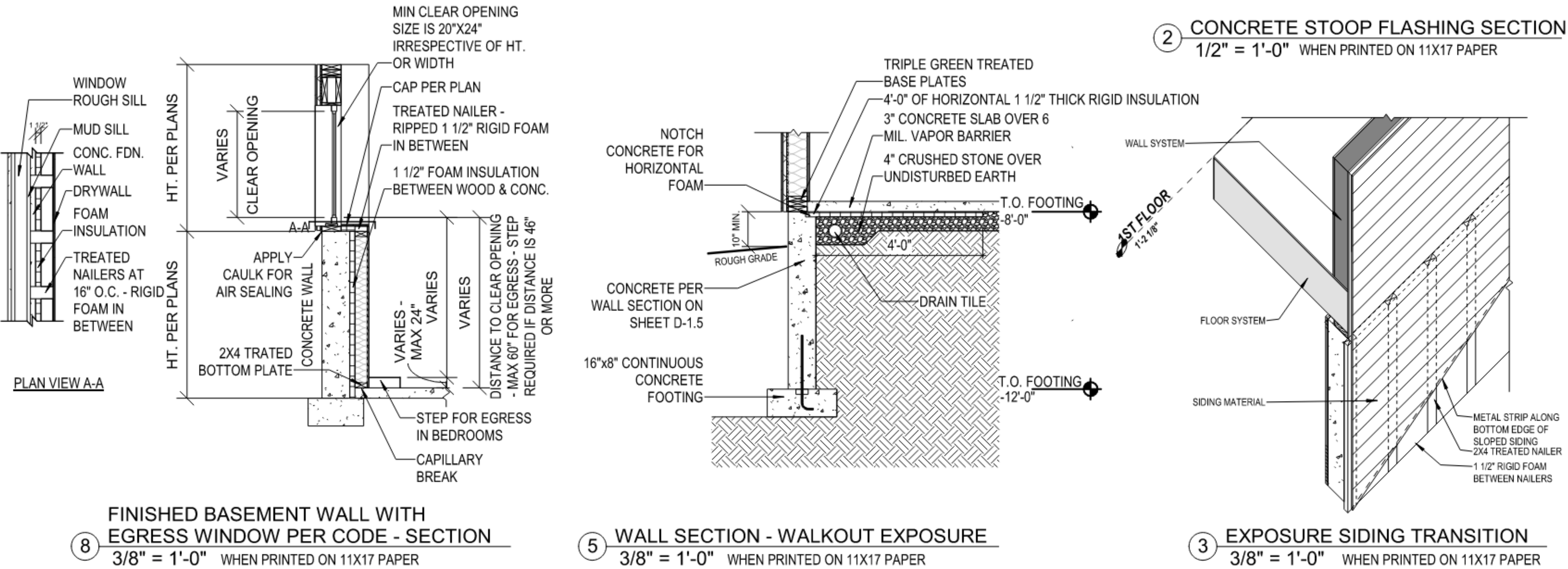
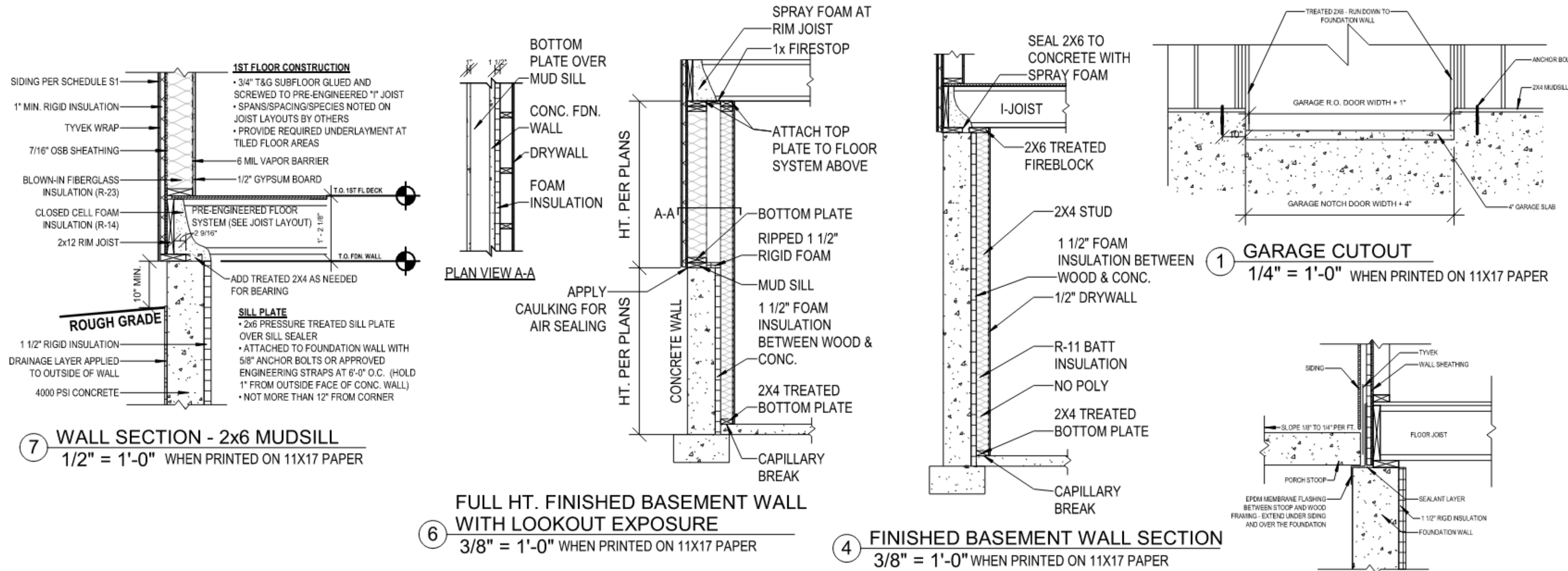
LOT ADDRESS:

DRAWING TITLE

**LEFT / RIGHT
ELEVATION**

SHEET NUMBER

A-201



ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/9/2025

PROJECT
PLAN: Kendall at (MKE) Swan Ridge Farms for SR038
ELEV: Farmhouse Elevation 3
LOT: 38

LOT ADDRESS:

DRAWING TITLE
FOUNDATION DETAILS

SHEET NUMBER

D-110



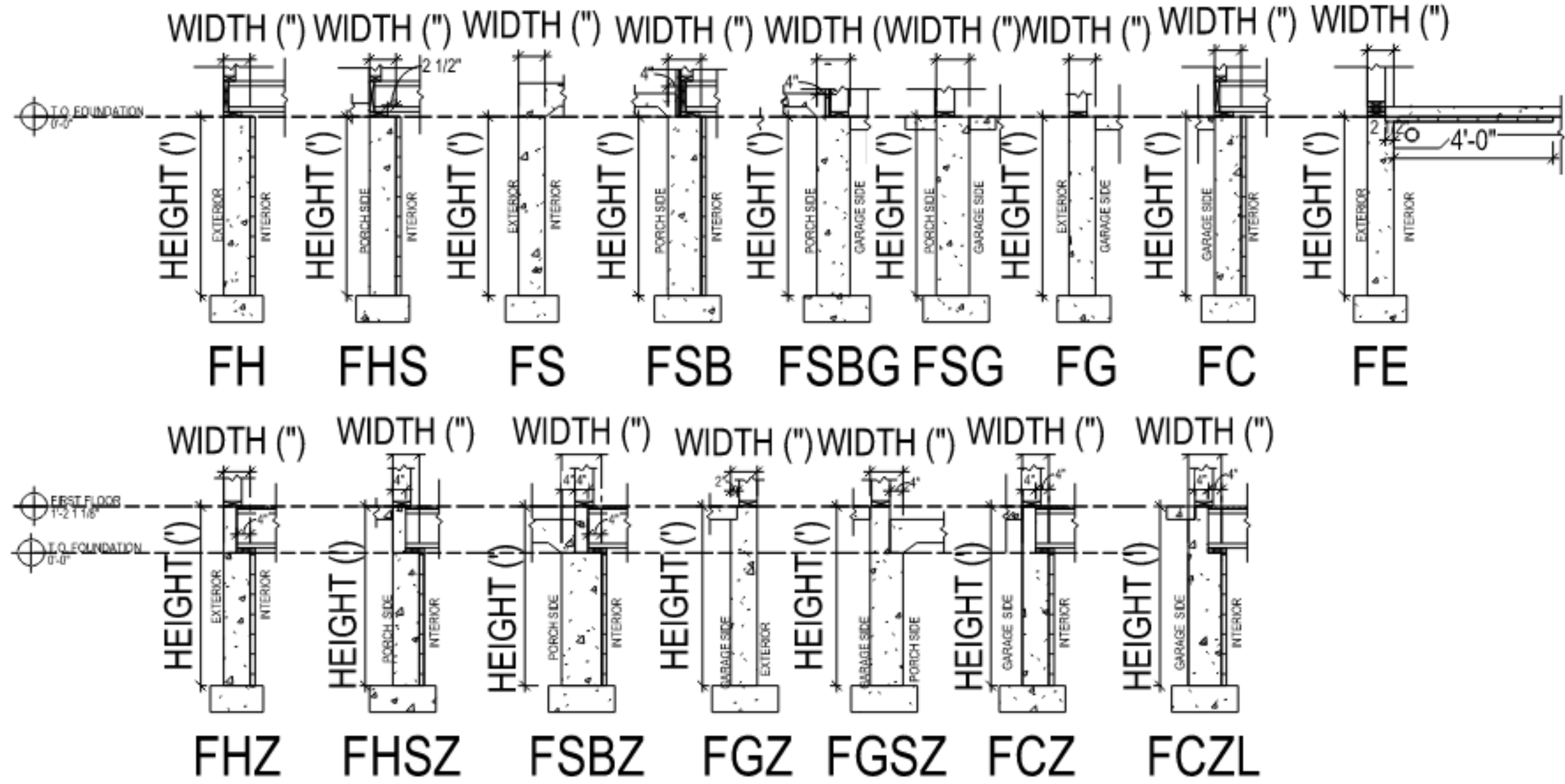
Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

WALL TYPE WIDTH (") HEIGHT (')

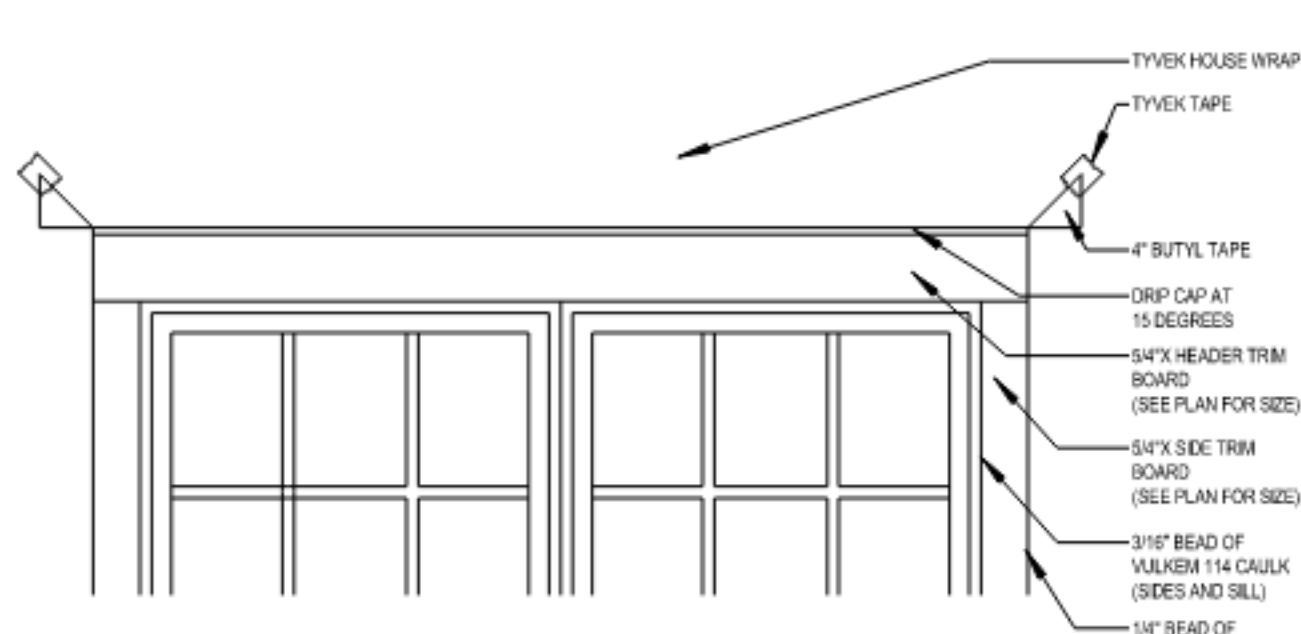
FH - 8 - 12

- WALL TYPES**
FH = HOUSE
FHS = COMMON (HOUSE/STOOP)
FS = STOOP
FSB = STOOP W/ BRICKLEDGE
FSBG = COMMON W/ BRICKLEDGE (STOOP/GARAGE)
FSG = COMMON (STOOP/GARGE)
FG = GARAGE
FC = COMMON (HOUSE/GARAGE)
FE = FULL EXPOSURE

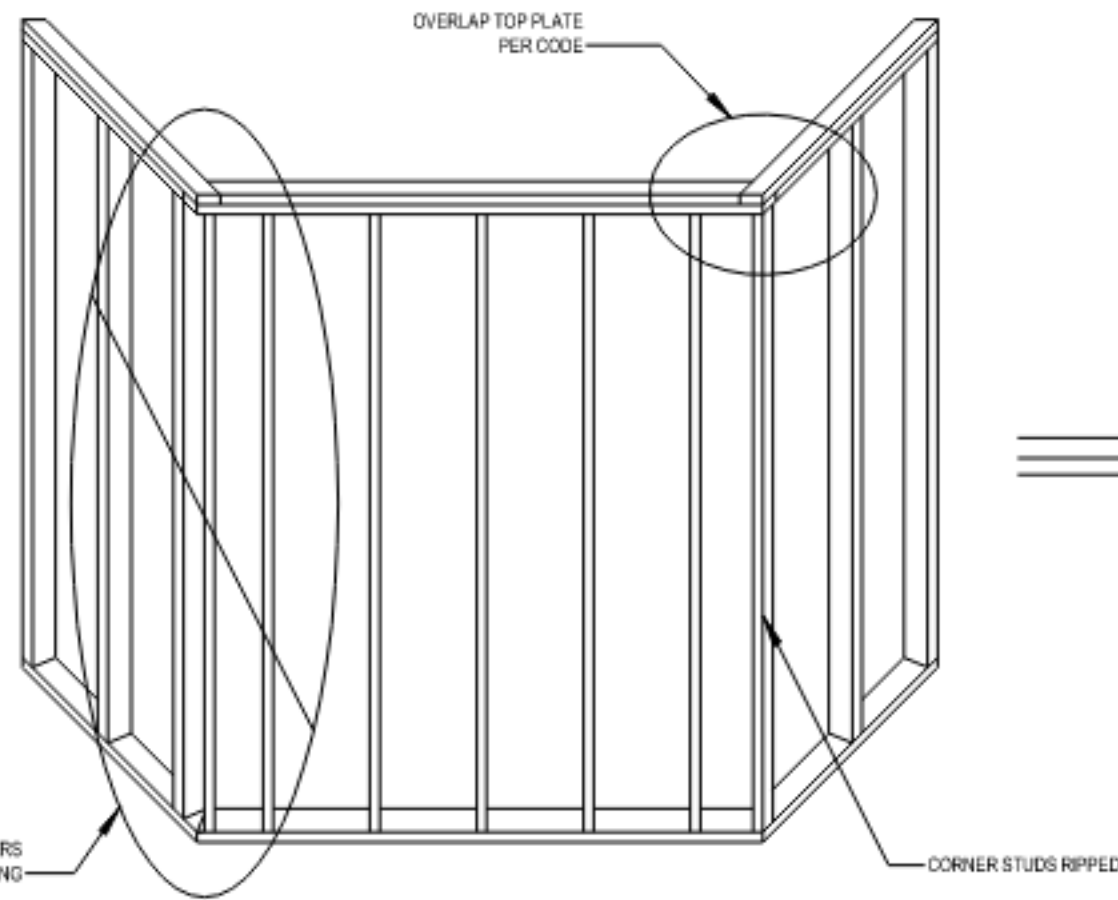
FHZ = HOUSE ZERO BARRIER
FHSZ = COMMON (PORCH/HOUSE) ZERO BARRIER
FSBZ = STOOP W/ BRICKLEDGE & ZERO BARRIER
FGZ = GARAGE ZERO BARRIER
FGSZ = COMMON (GARAGE/STOOP) ZERO BARRIER
FCZ = COMMON (GARRAGE/HOUSE) ZERO BARRIER
FCZL = COMMON W/ LEDGE (GARAGE/HOUSE) ZERO BARRIER



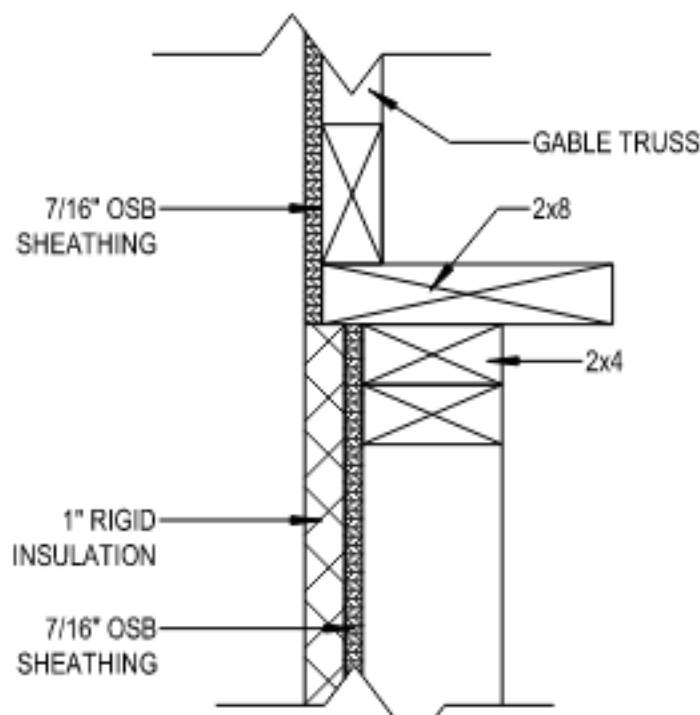
ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/9/2025
PROJECT		
PLAN: Kendall at (MKE) Swan Ridge Farms for SR038 ELEV: Farmhouse Elevation 3 LOT: 38		
LOT ADDRESS:		
DRAWING TITLE		
FOUNDATION WALL DETAILS		
SHEET NUMBER		
D-120		
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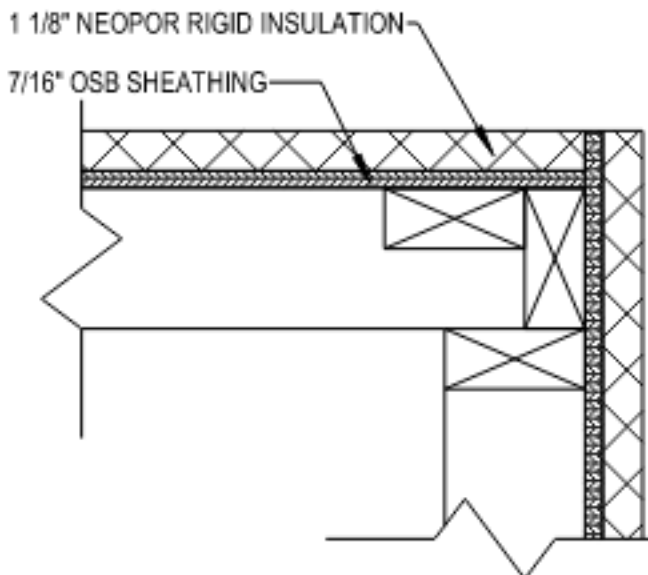
9 WINDOW FLASHING DETAIL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



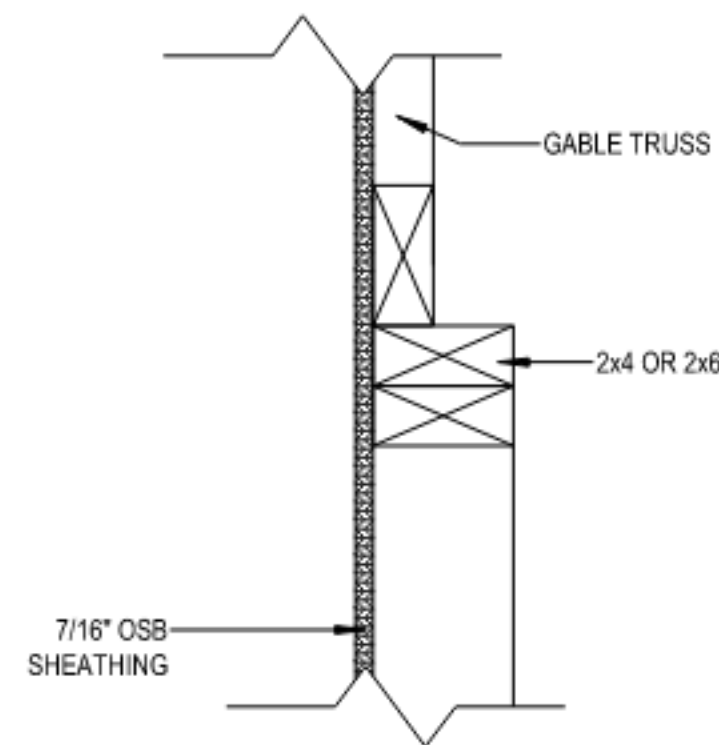
6 45 DEGREE ANGLE - CORNER FRAMING DETAIL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



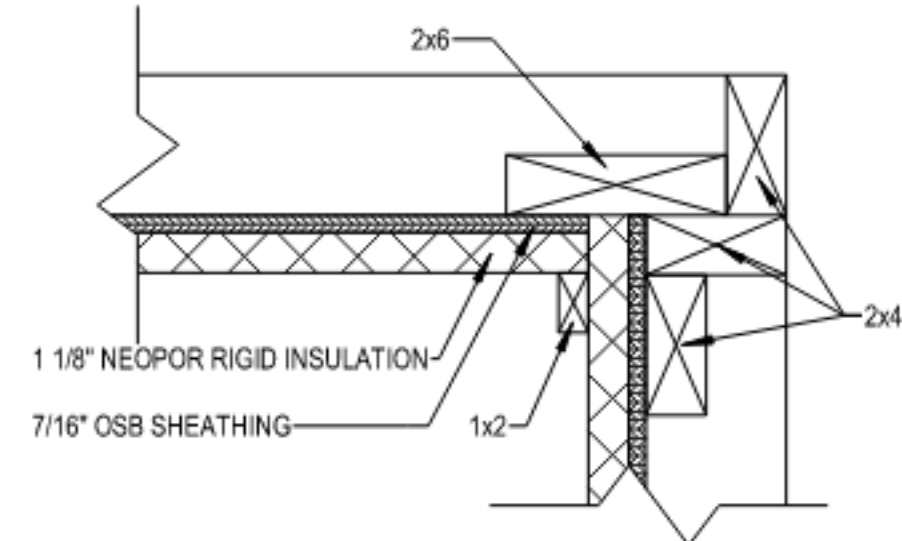
10 GABLE TRANSITION AT HOUSE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



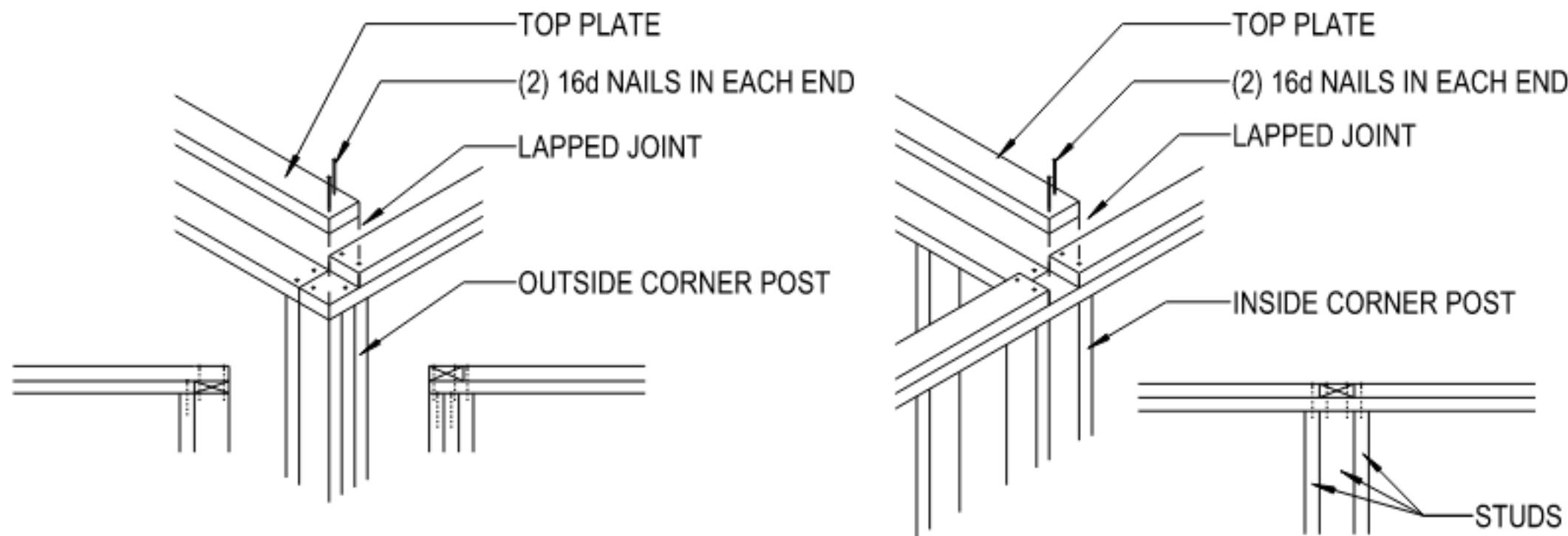
7 OUTSIDE CORNER DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



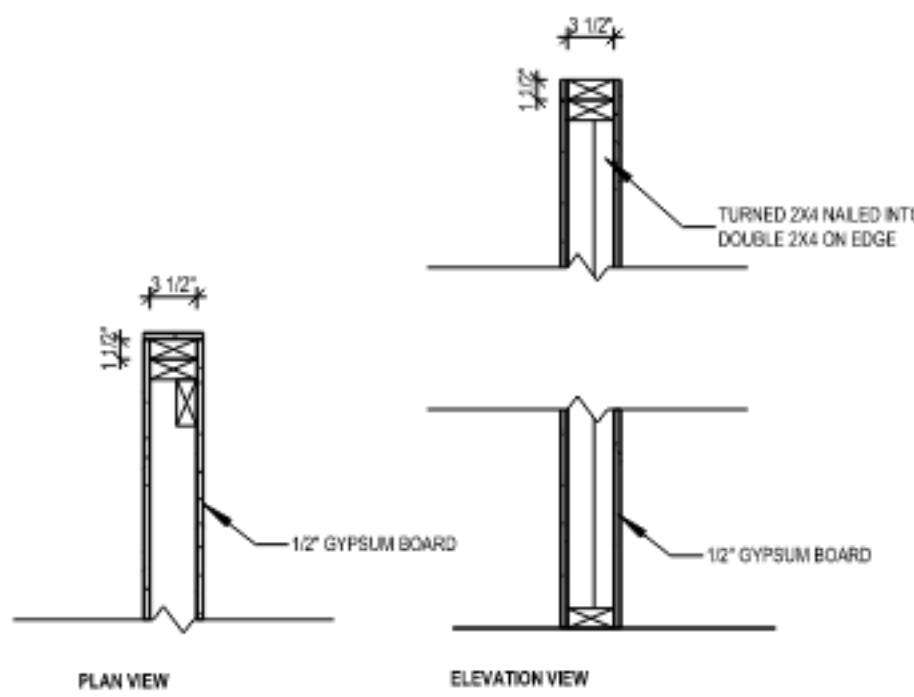
11 GABLE TRANSITION AT GARAGE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



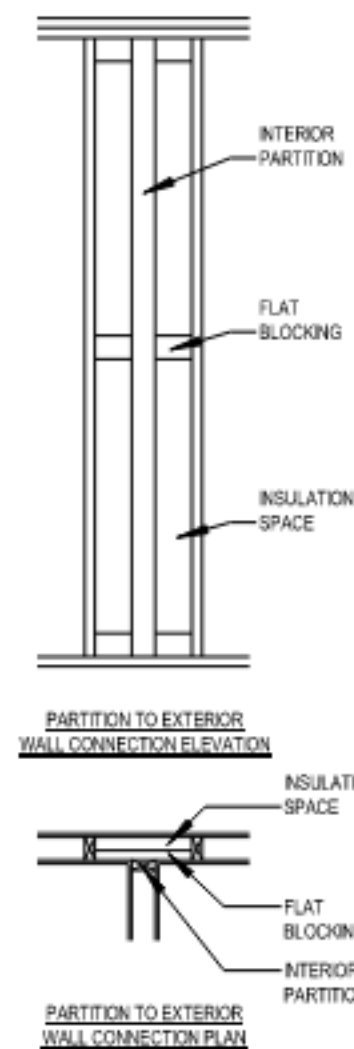
8 INSIDE CORNER DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



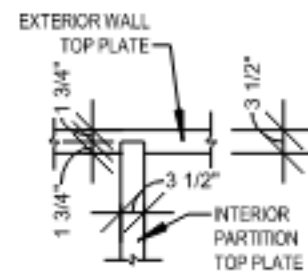
1 TOP PLATE CORNER CONNECTIONS
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



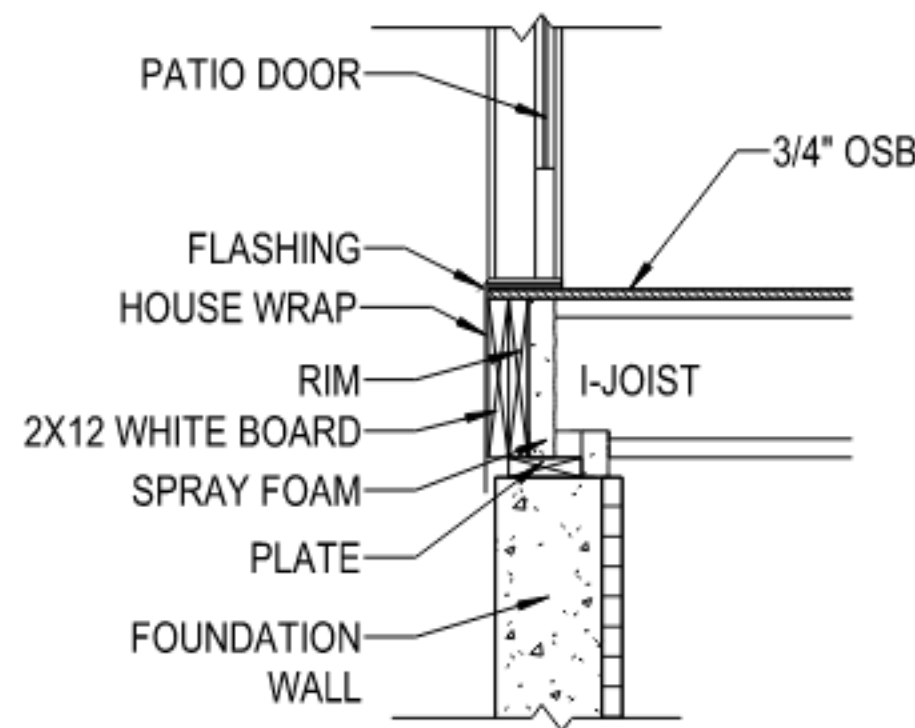
4 REINFORCED FRAMING DETAIL FOR SQUARE AND PLUMB END WALL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



2 PARTITION TO EXTERIOR WALL CONNECTION
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



5 TOP WALL PLATE DETAIL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



3 SUBFLOOR AT PATIO DOOR
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/9/2025

PROJECT
PLAN: Kendall at (MKE) Swan Ridge Farms for SR038
ELEV: Farmhouse Elevation 3
LOT: 38

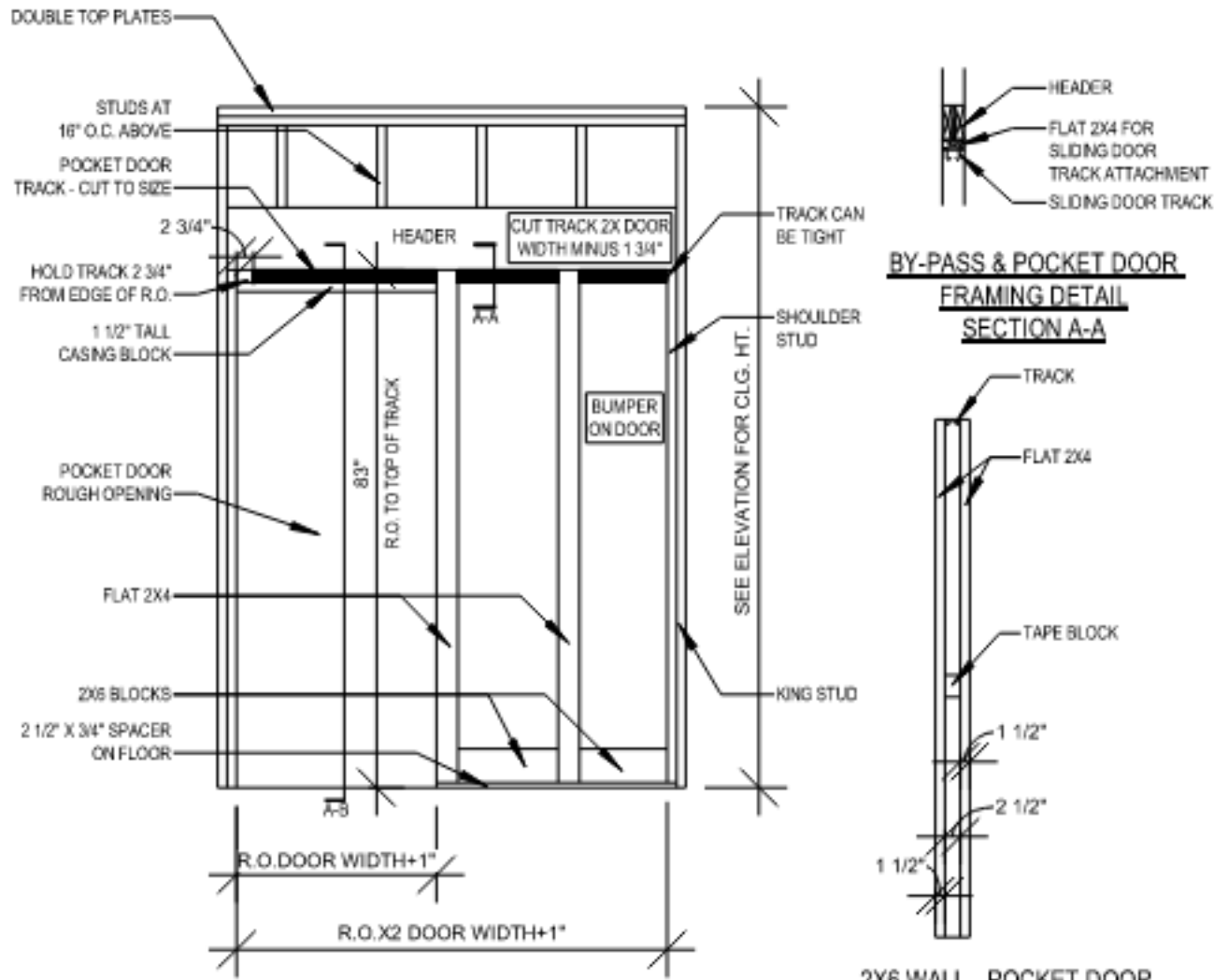
LOT ADDRESS:

DRAWING TITLE
FRAMING DETAILS

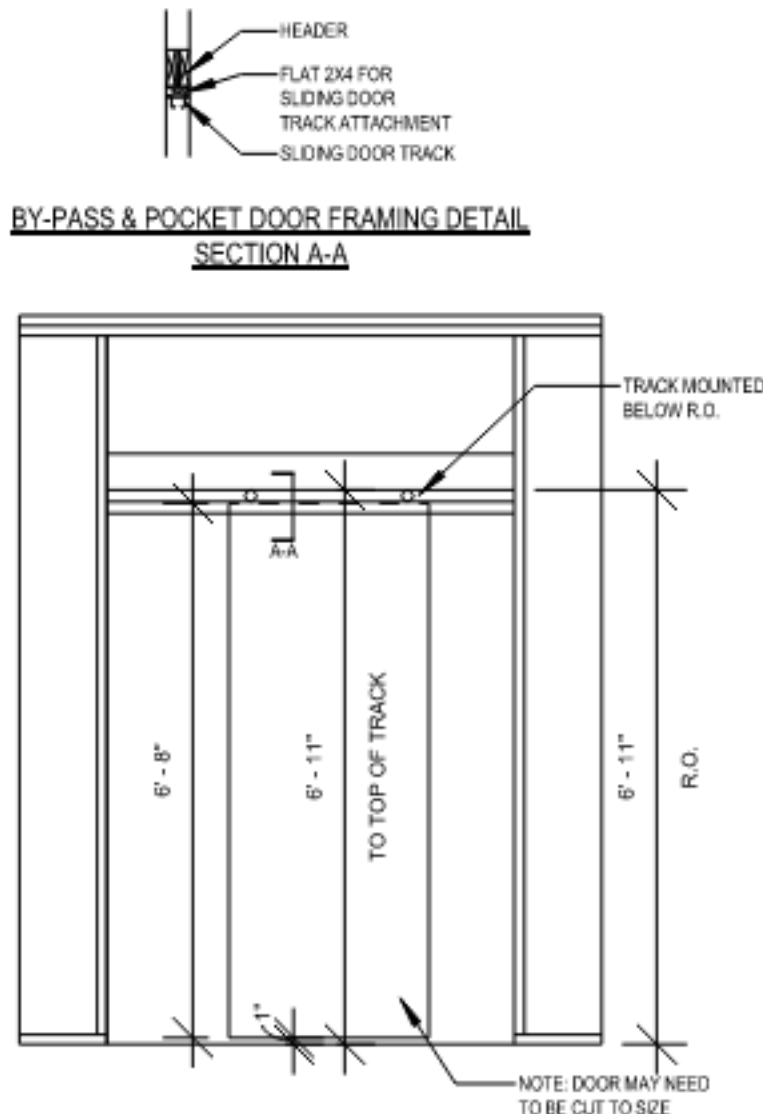
SHEET NUMBER

D-130

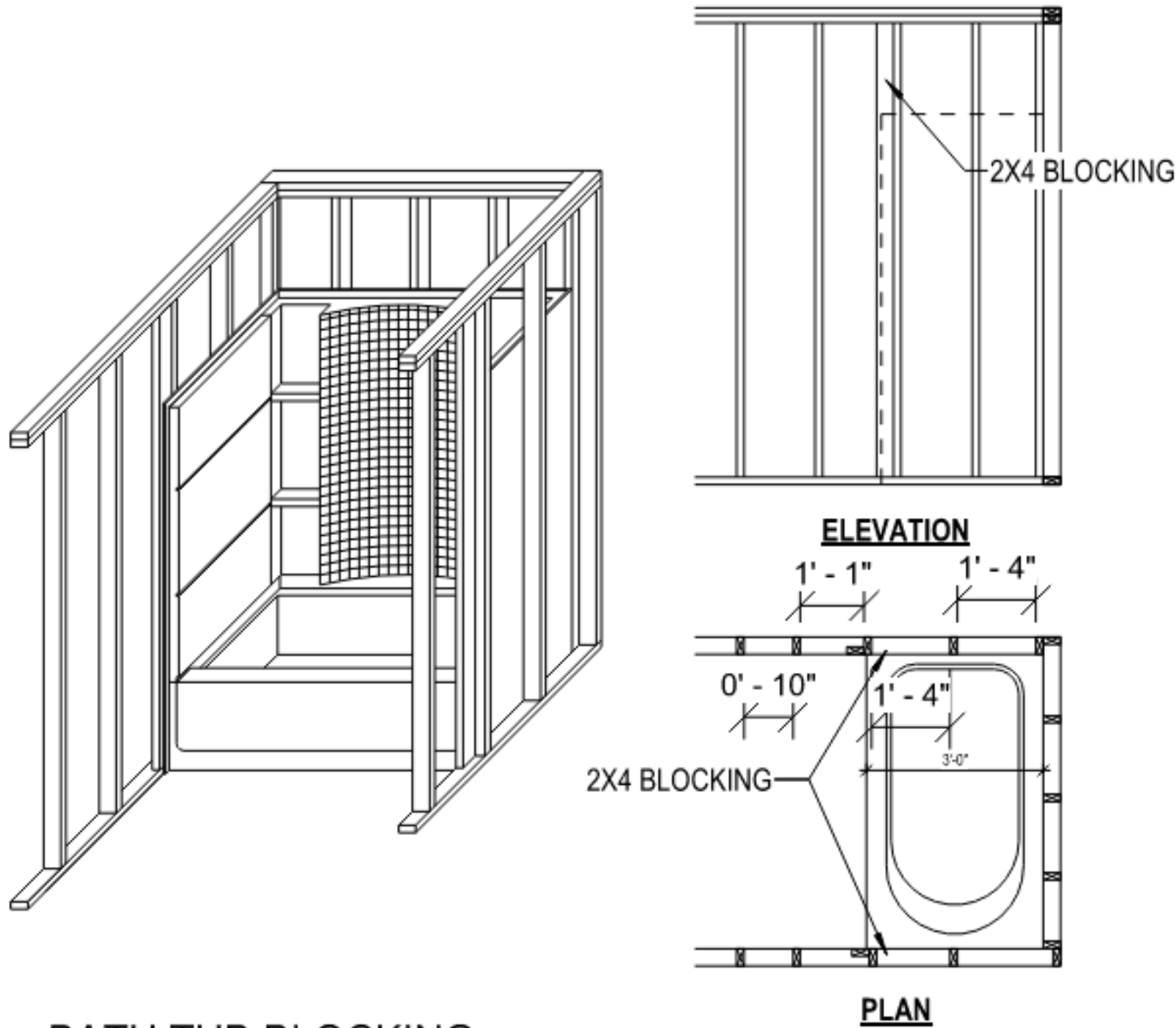
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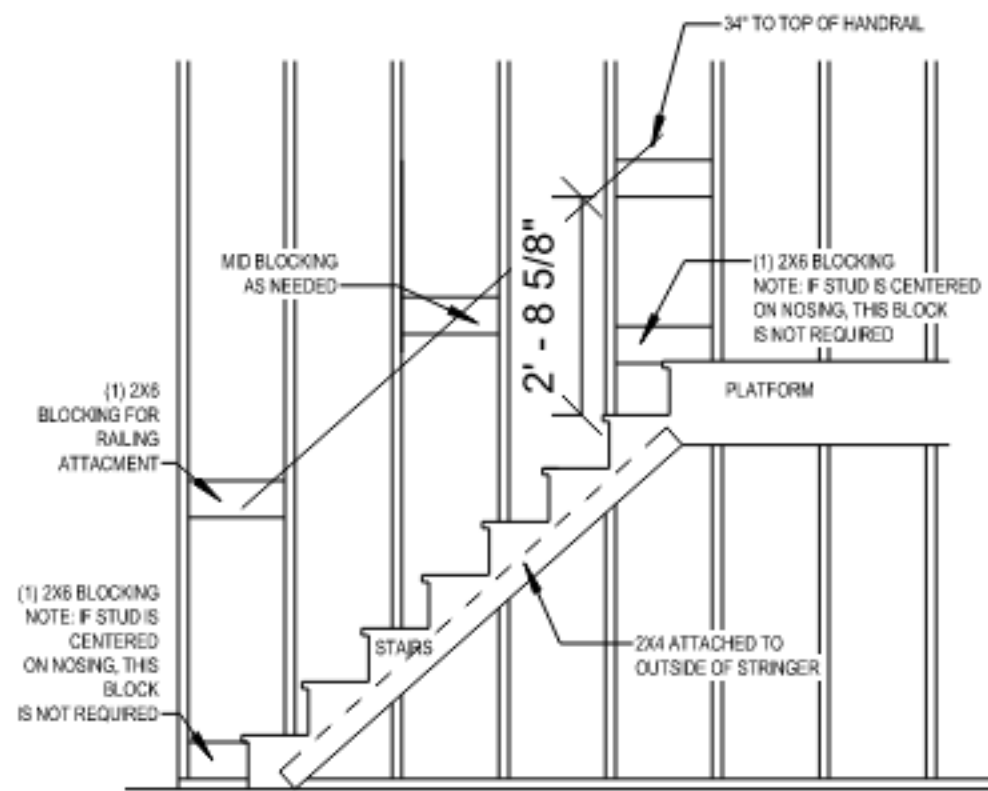
5 POCKET DOOR FRAMING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



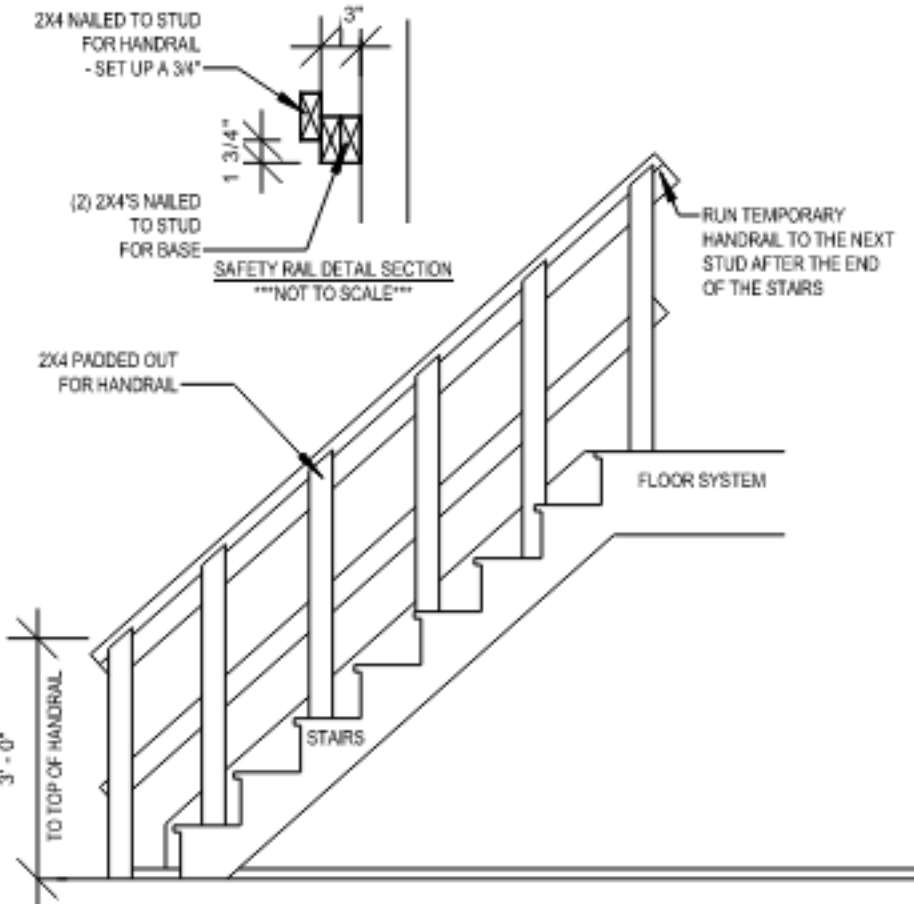
3 BY-PASS DOOR FRAMING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



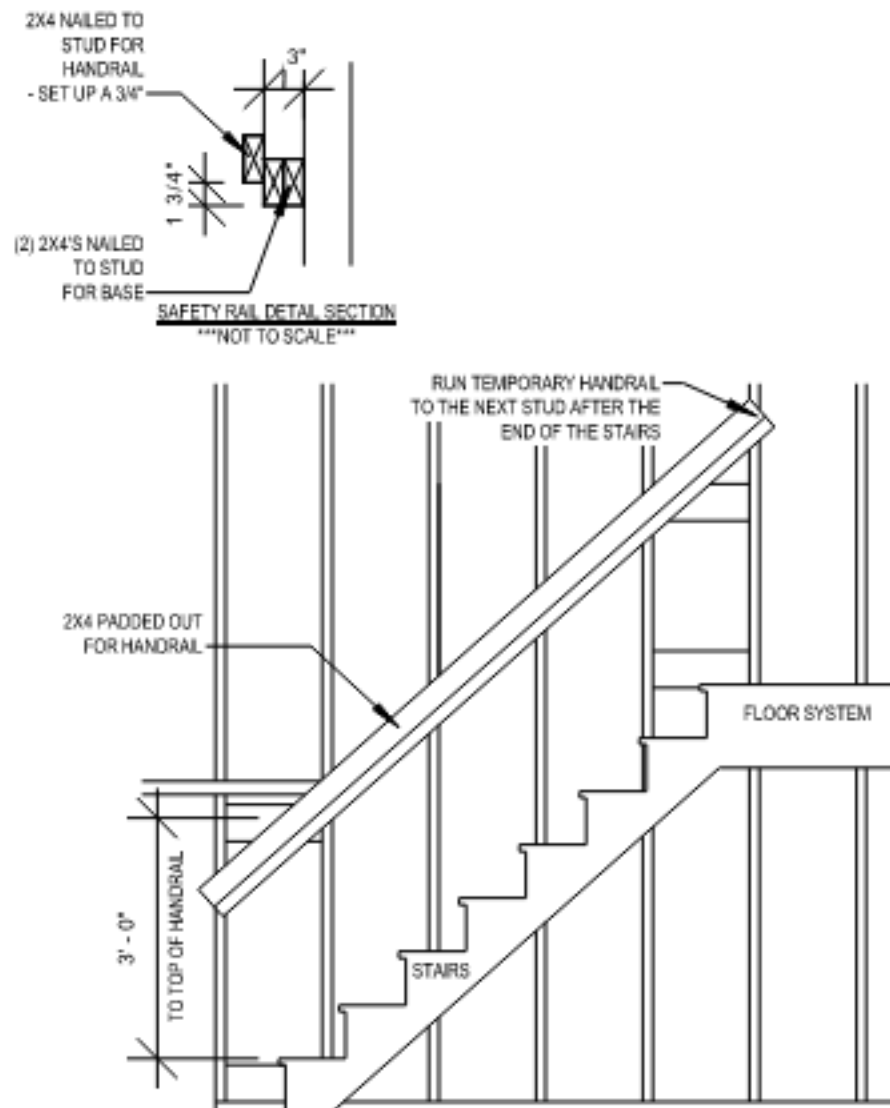
1 BATH TUB BLOCKING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



6 STAIRWAY BLOCKING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



4 TEMPORARY SAFETY RAILING WITHOUT WALL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



2 TEMPORARY SAFETY RAILING WITH WALL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/9/2025

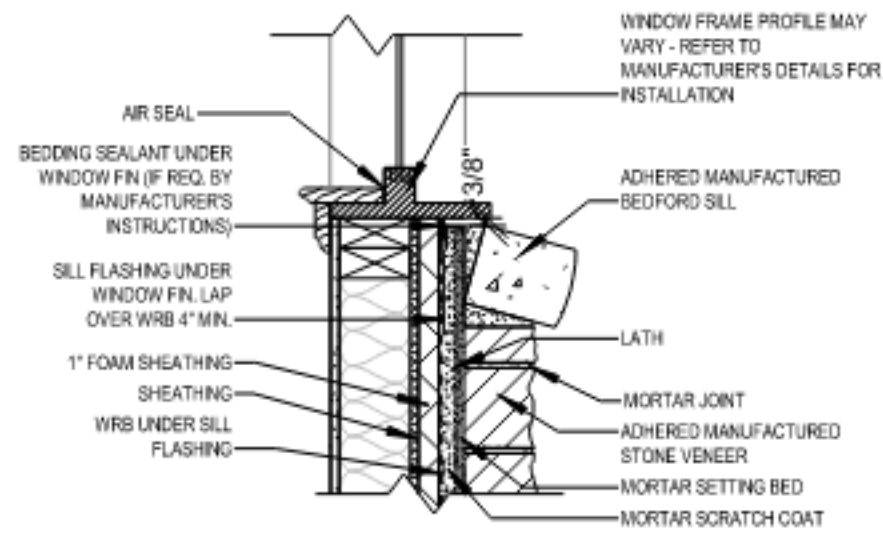
PROJECT
PLAN: Kendall at (MKE) Swan Ridge Farms for SR038
ELEV: Farmhouse Elevation 3
LOT: 38

LOT ADDRESS:

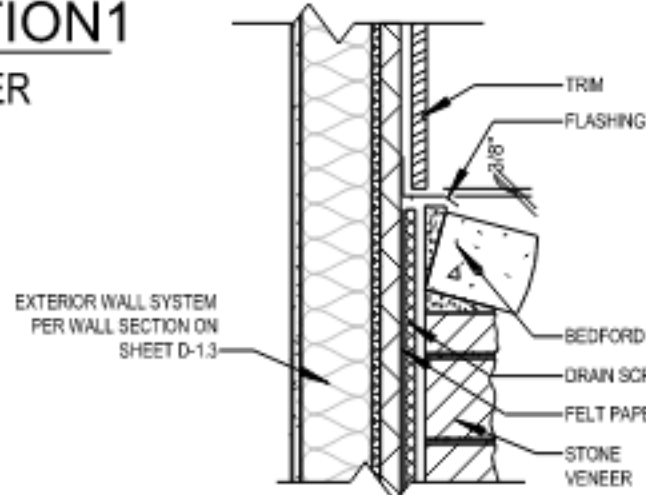
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FRAMING DETAILS

SHEET NUMBER

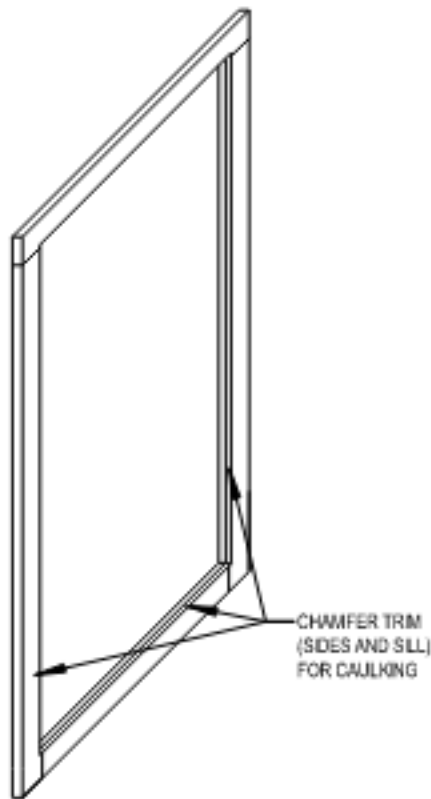
D-140



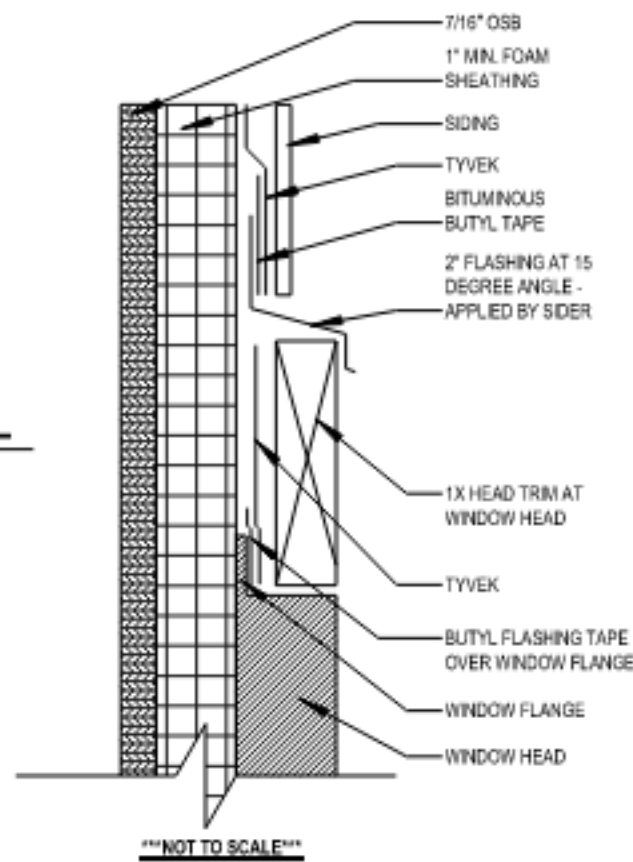
7 **STONE SILL AT WINDOW SECTION1**
3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



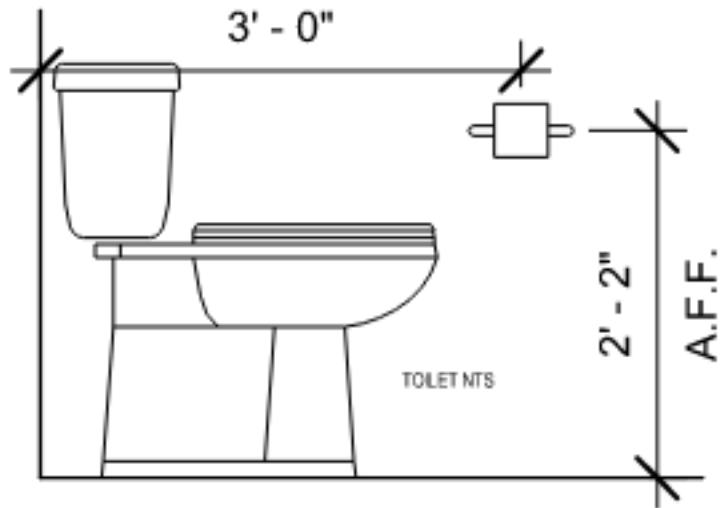
5 **STONE SILL AT TRIM SECTION1**
3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



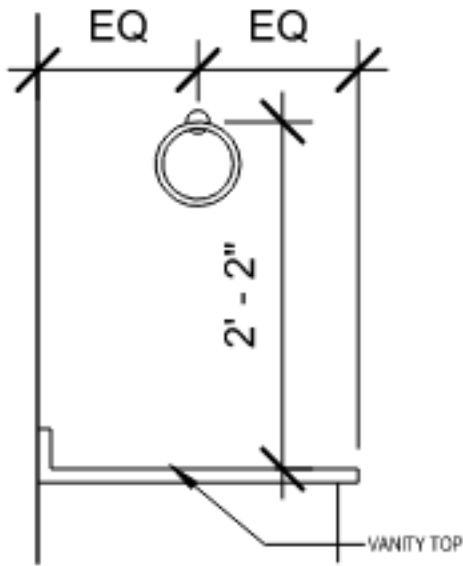
8 **INTERIOR WINDOW CHAMFER DETAIL**
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



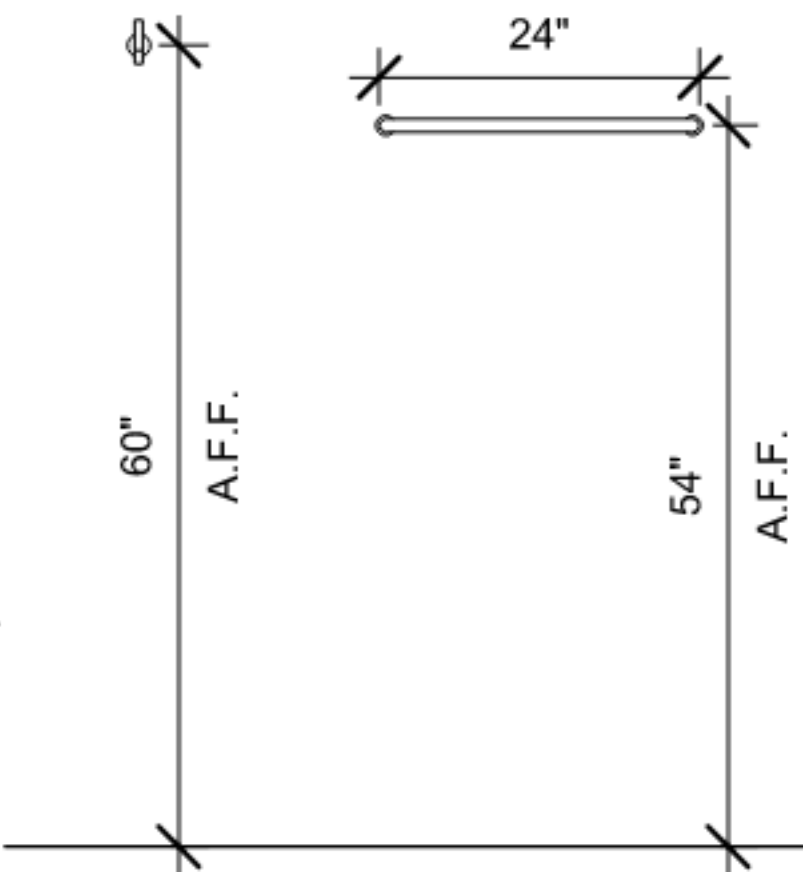
6 **TYPICAL WINDOW TRIM INSTALLATION**
3" = 1'-0" WHEN PRINTED ON 11X17 PAPER



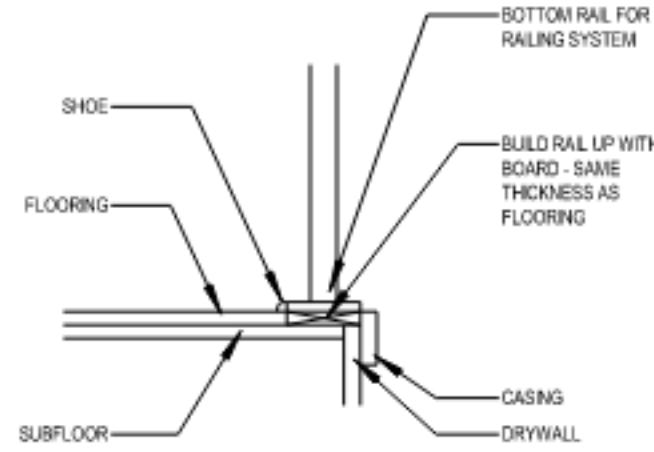
2 **TOILET PAPER DISPENSER LOCATION**
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



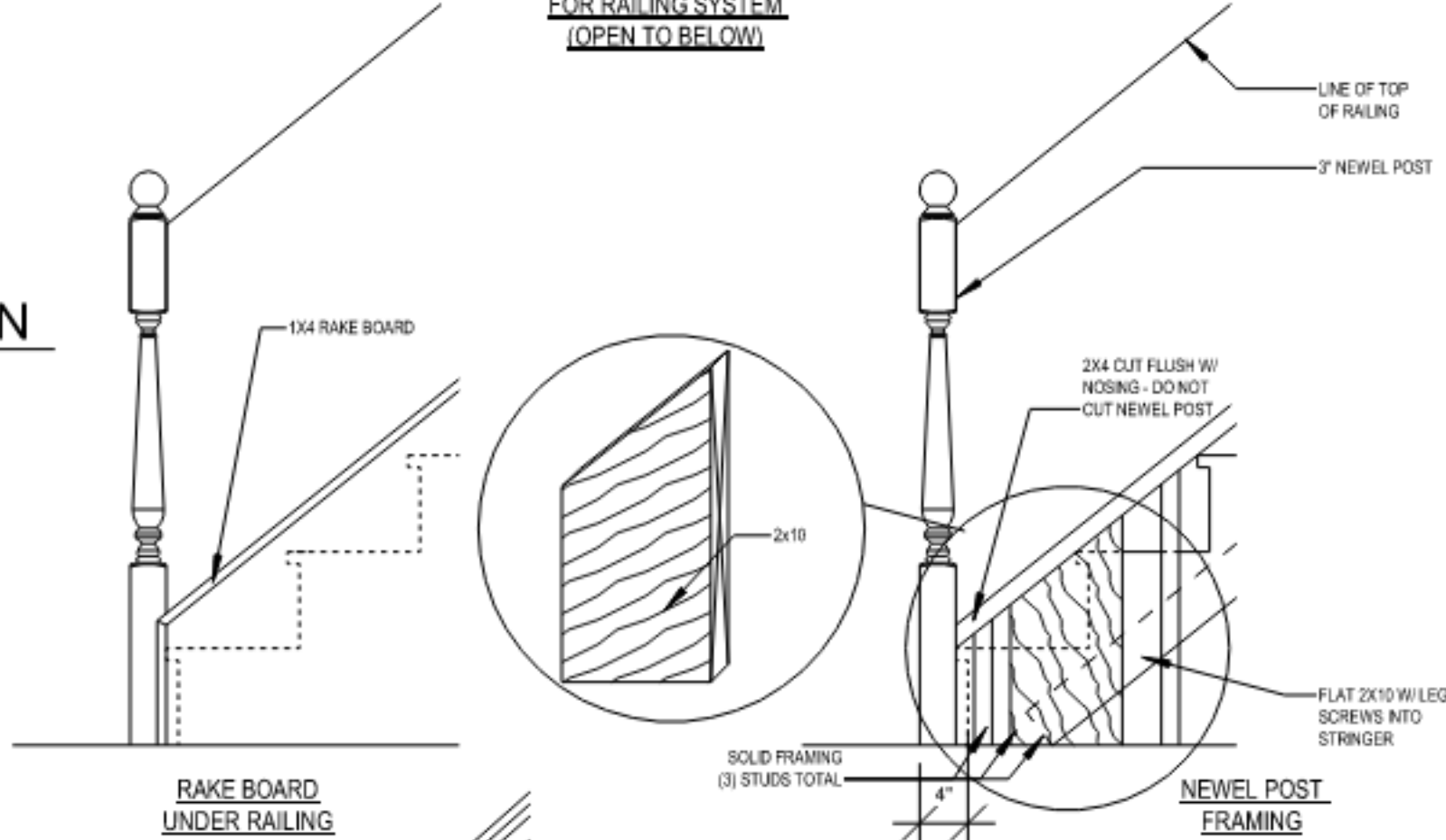
3 **HAND TOWEL RING LOCATION**
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



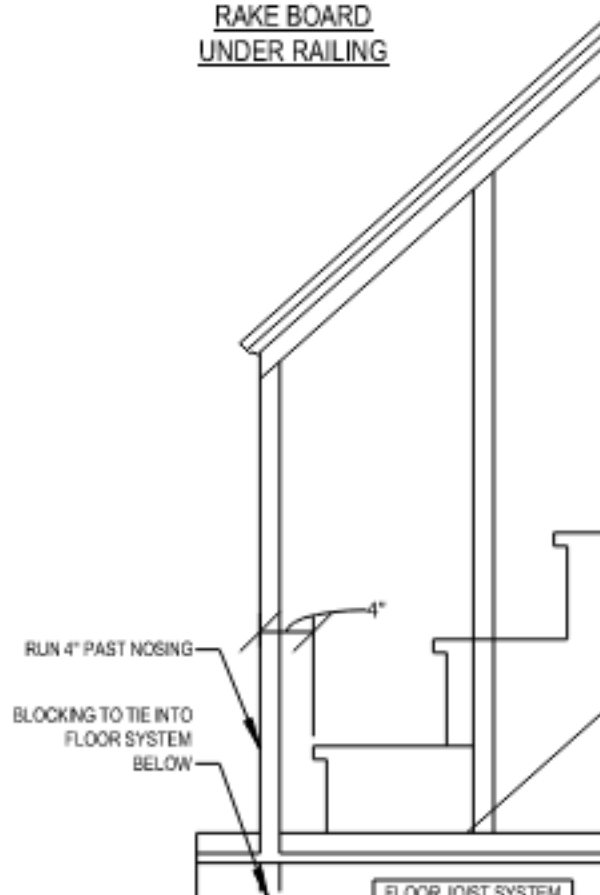
4 **ROBE HOOK & TOWEL BAR LOCATION**
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



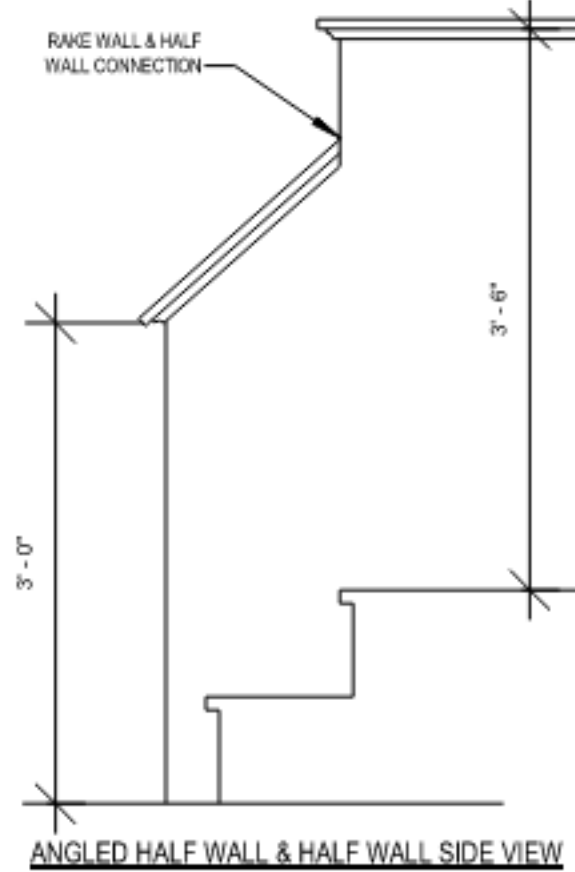
**BOTTOM RAIL DETAIL
FOR RAILING SYSTEM
(OPEN TO BELOW)**



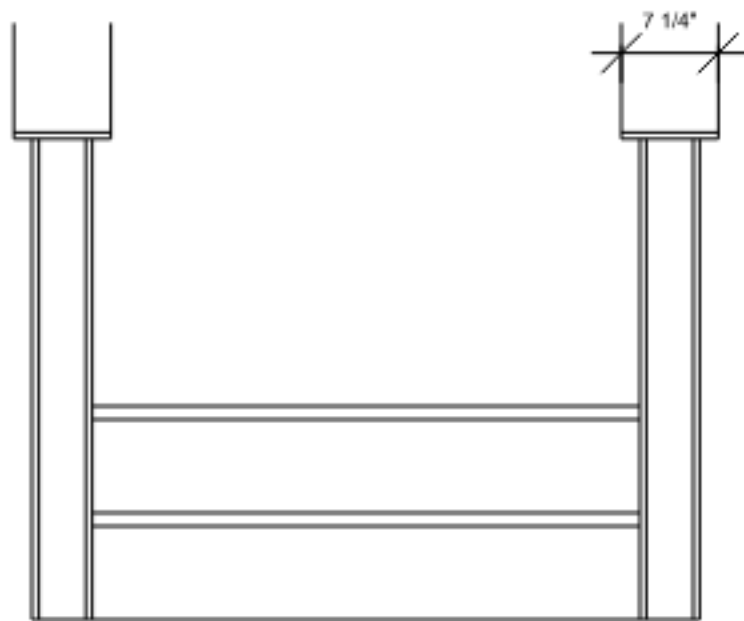
**RAKE BOARD
UNDER RAILING**



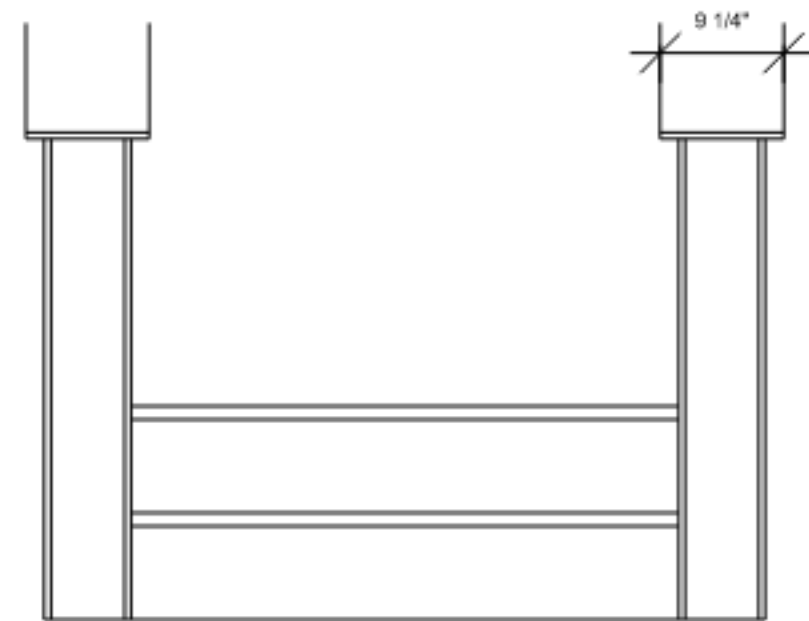
**HALF WALL END DETAIL (ANGLED HALF
WALL AT STAIRS OR FLAT HALF WALL)**



ANGLED HALF WALL & HALF WALL SIDE VIEW



**2X4 ANGLED HALF WALL & HALF WALL
FRONT VIEW**



**2X6 ANGLED HALF WALL & HALF WALL
FRONT VIEW**

**NEWEL POST/ANGLED HALF WALL
DETAILS**

1 **NEWEL POST/ANGLED HALF WALL
DETAILS**
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/9/2025

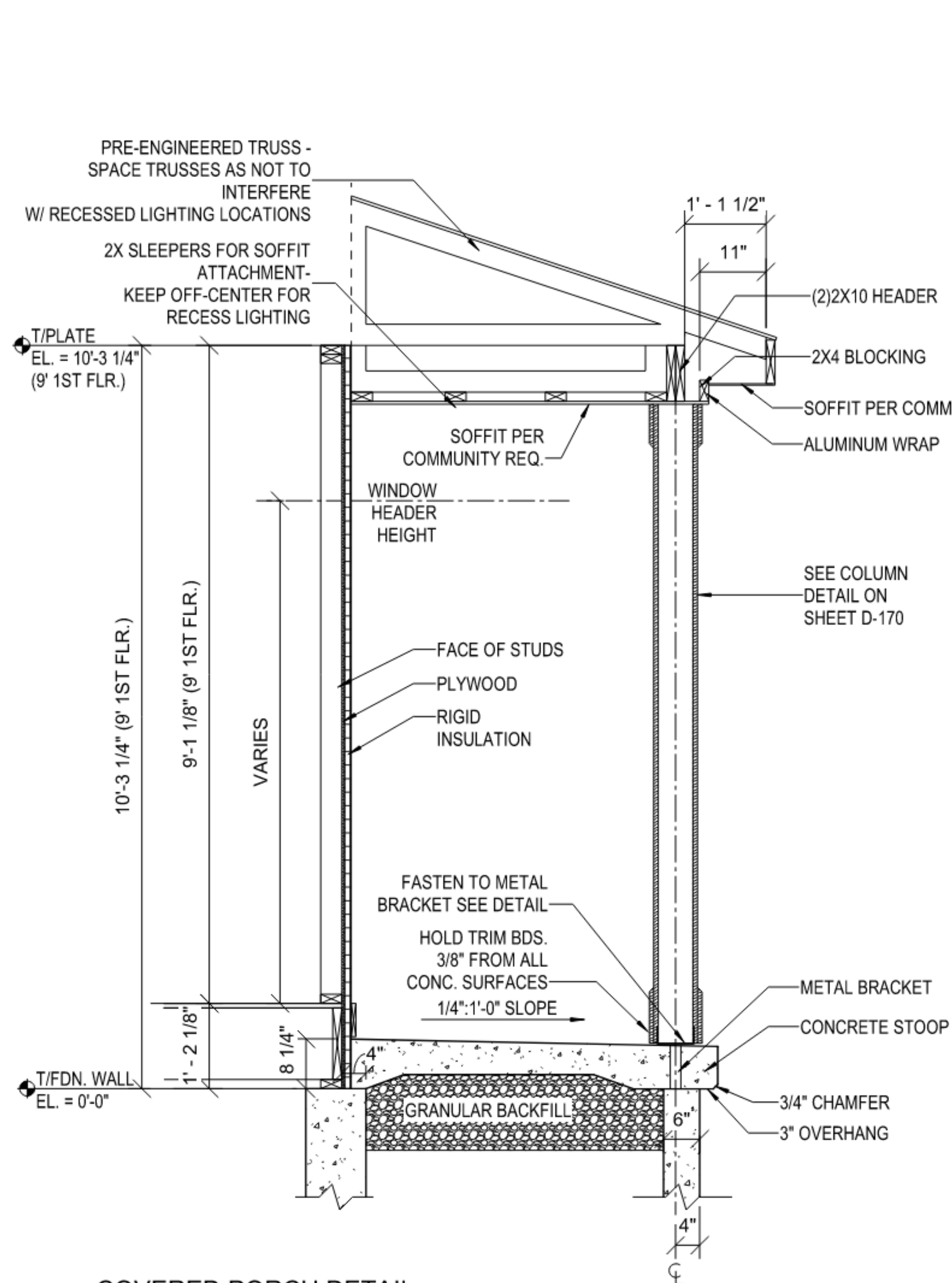
PROJECT
PLAN: Kendall at (MKE) Swan Ridge Farms for SR038
ELEV: Farmhouse Elevation 3
LOT: 38

LOT ADDRESS:

DRAWING TITLE
FINISH DETAILS

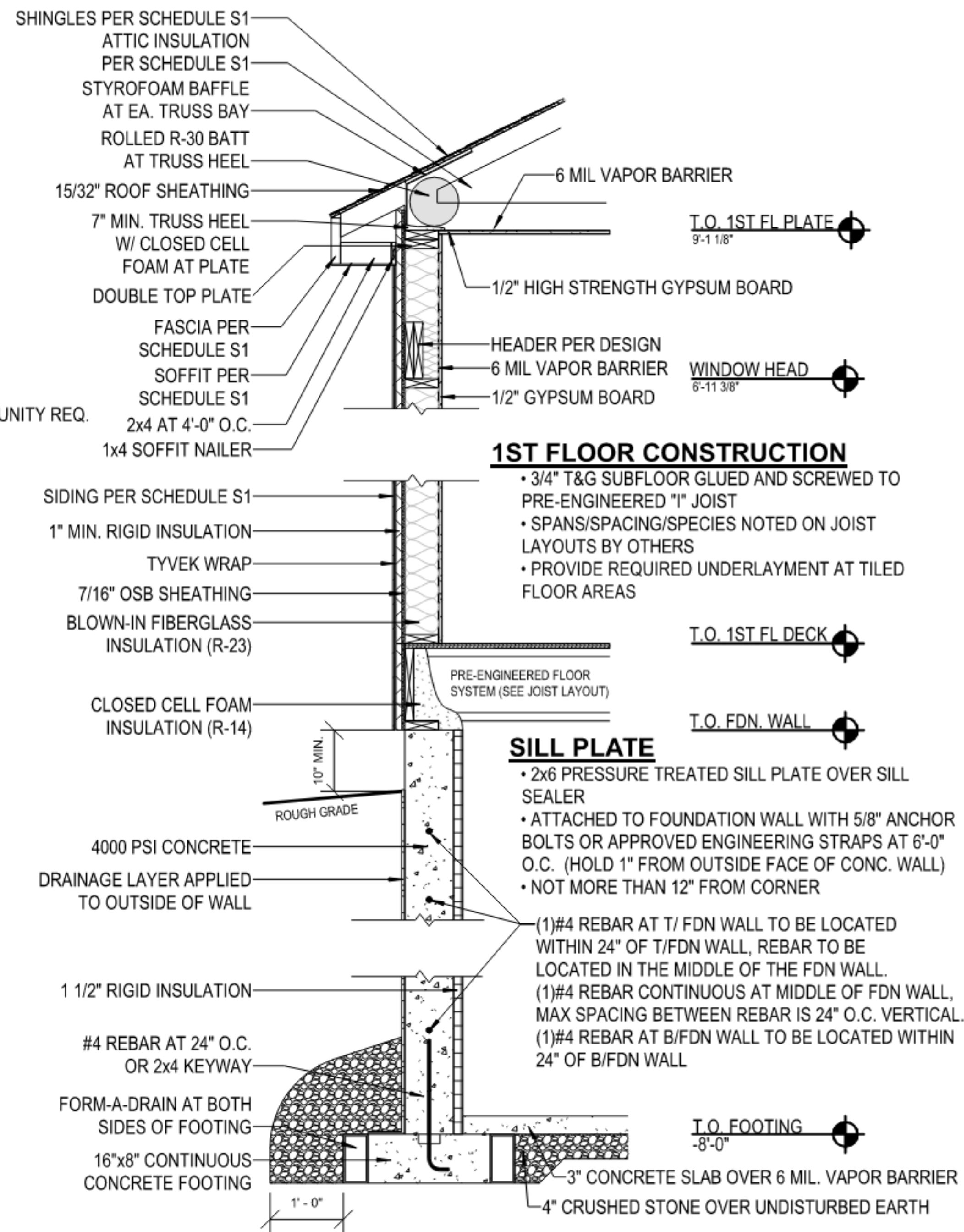
SHEET NUMBER

D-150



COVERED PORCH DETAIL - STANDARD 8" BOX COLUMN

② 1/2" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ARCH D PAPER)



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 SILL SEALER
- ATTACHED TO FOUNDATION WALL WITH 5/8" ANCHOR BOLTS OR APPROVED ENGINEERING STRAPS AT 6'-0" O.C. (HOLD 1" FROM OUTSIDE FACE OF CONC. WALL)
- NOT MORE THAN 12" FROM CORNER
- (1)#4 REBAR AT T/ FDN WALL TO BE LOCATED WITHIN 24" OF T/FDN WALL, REBAR TO BE LOCATED IN THE MIDDLE OF THE FDN WALL.
- (1)#4 REBAR CONTINUOUS AT MIDDLE OF FDN WALL, MAX SPACING BETWEEN REBAR IS 24" O.C. VERTICAL.
- (1)#4 REBAR AT B/FDN WALL TO BE LOCATED WITHIN 24" OF B/FDN WALL

WALL SECTION - RANCH ACI ENERGY STAR 2X6

① 1/2" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ARCH D PAPER)

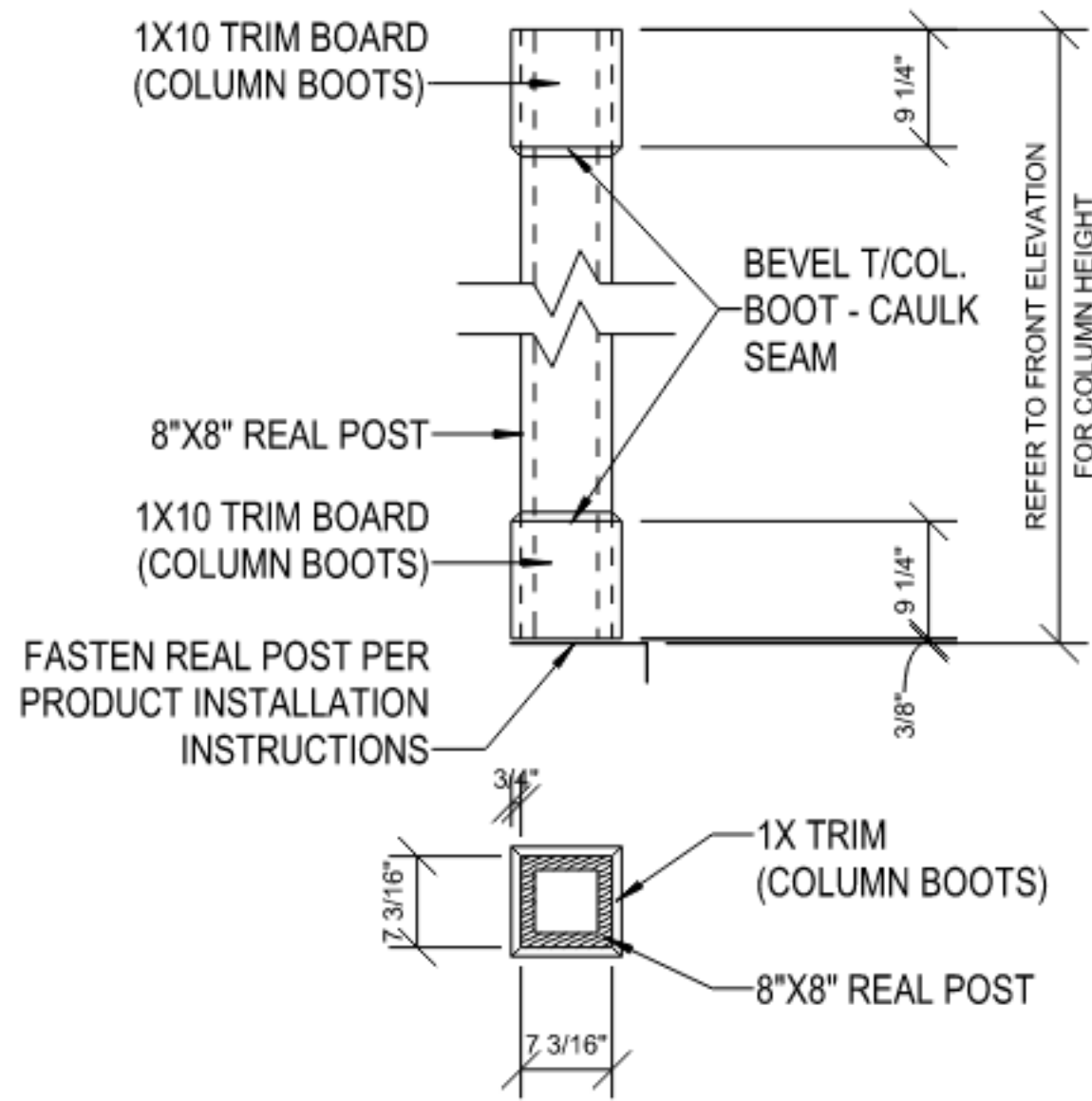
ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/9/2025

PROJECT
PLAN: Kendall at (MKE) Swan Ridge Farms for SR038
ELEV: Farmhouse Elevation 3
LOT: 38

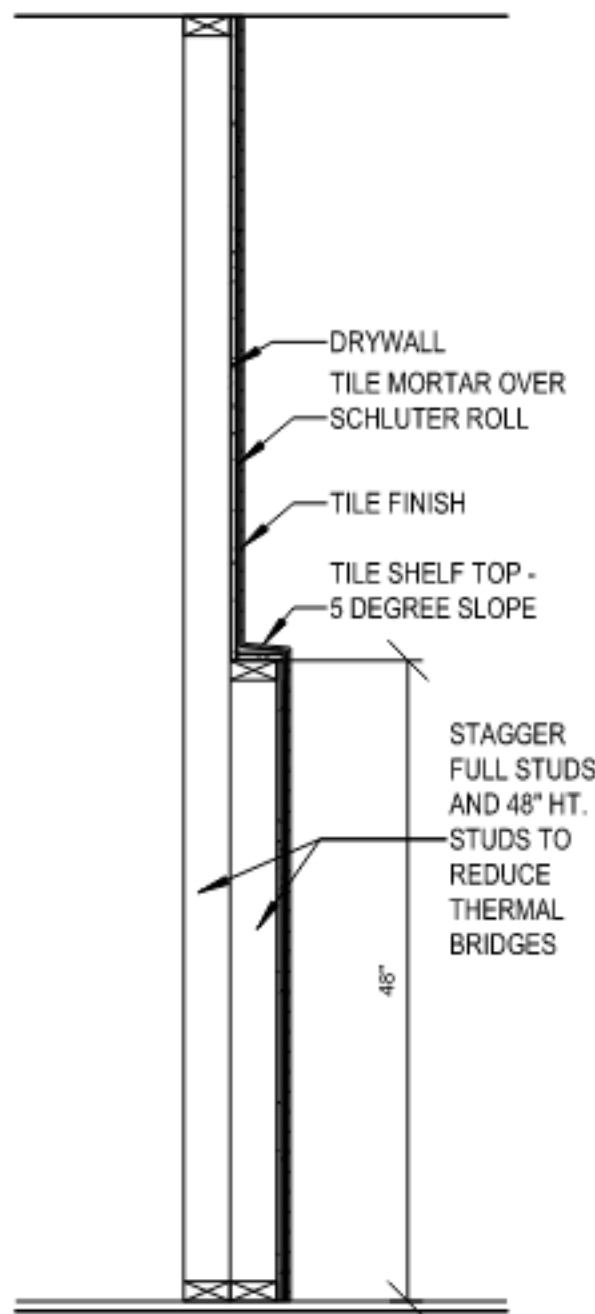
LOT ADDRESS:

DRAWING TITLE
WALL SECTIONS

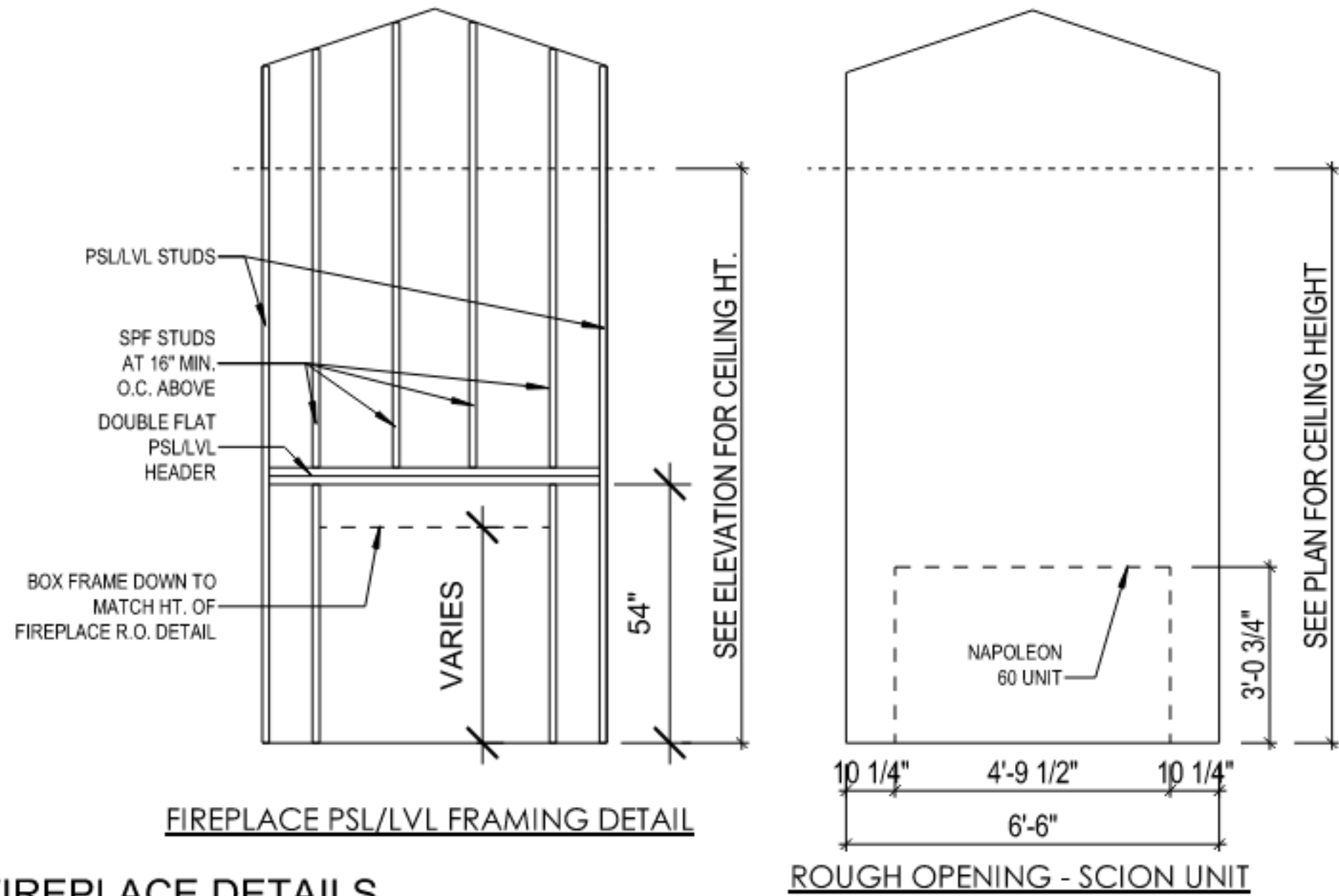
SHEET NUMBER
D-160



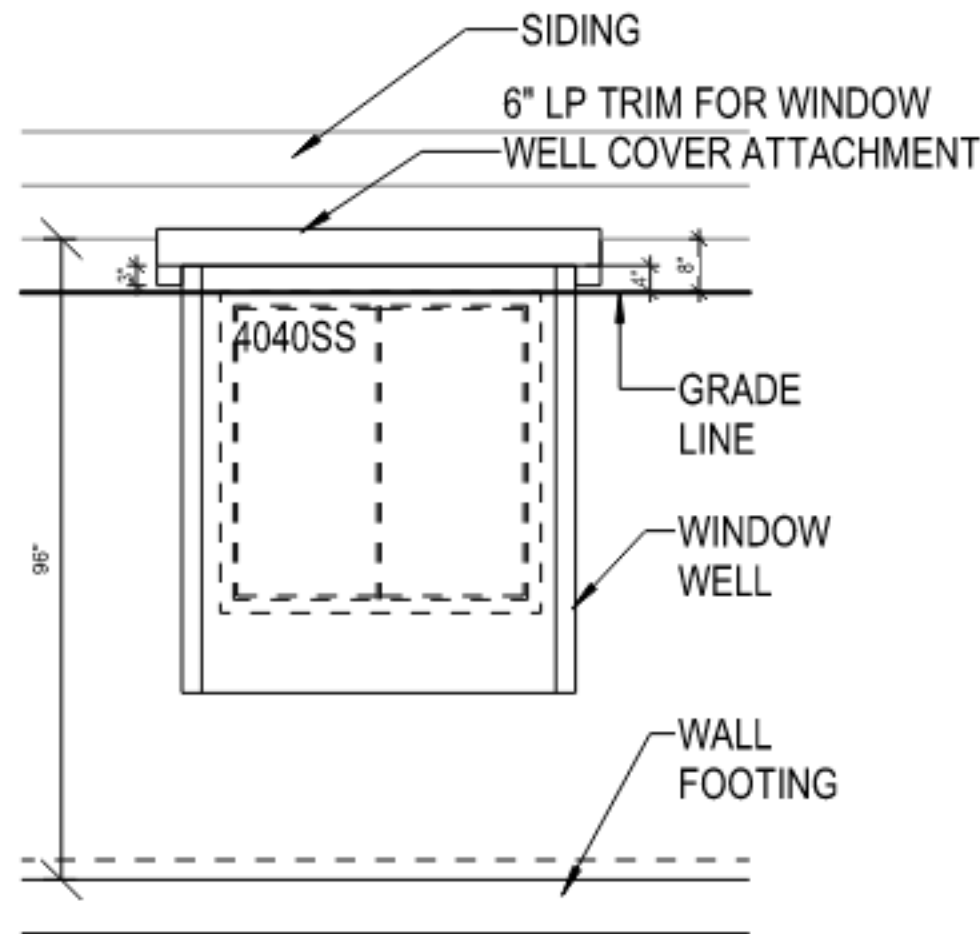
6 STANDARD 8" BOX COLUMN
1/2" = 1'-0"



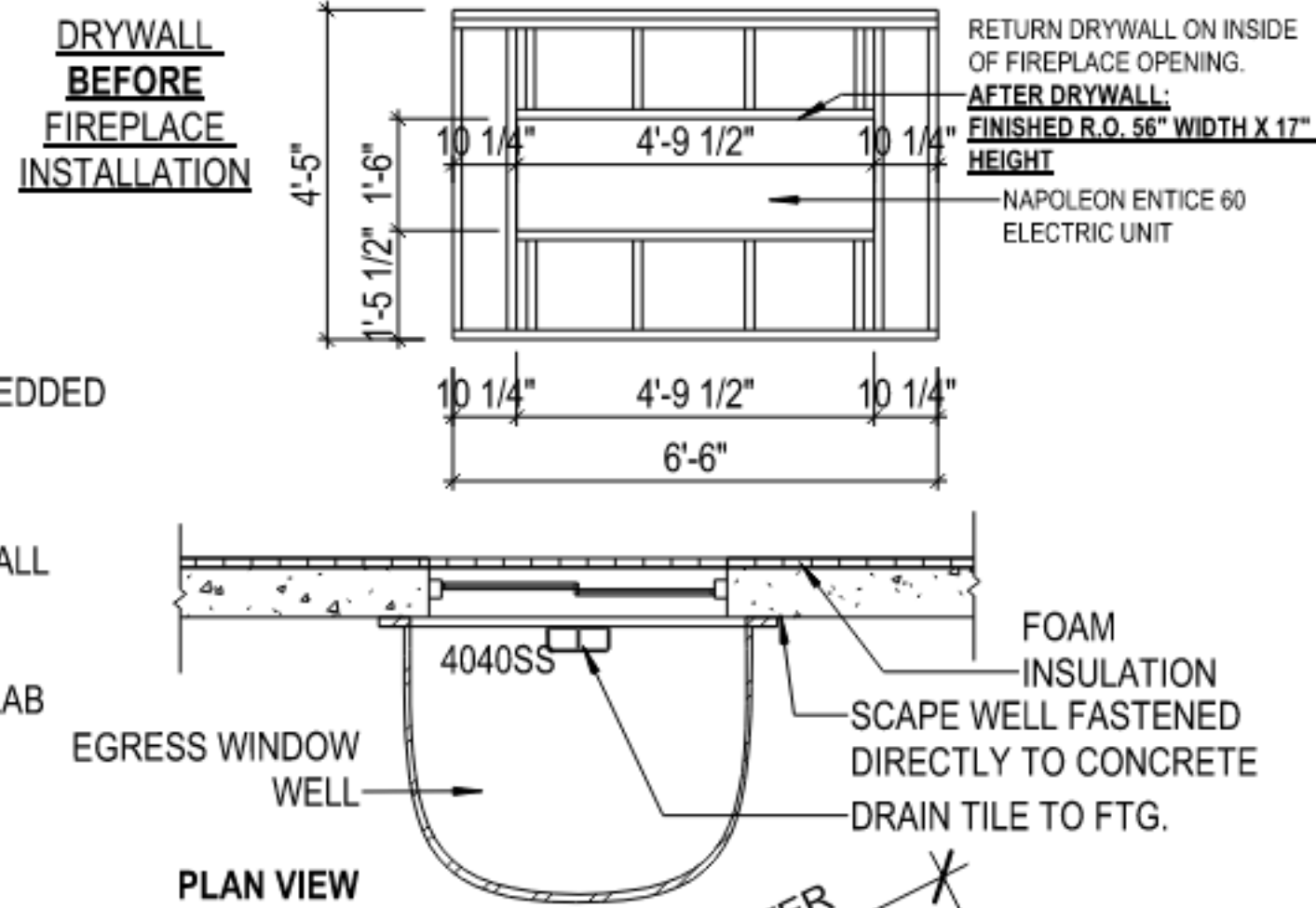
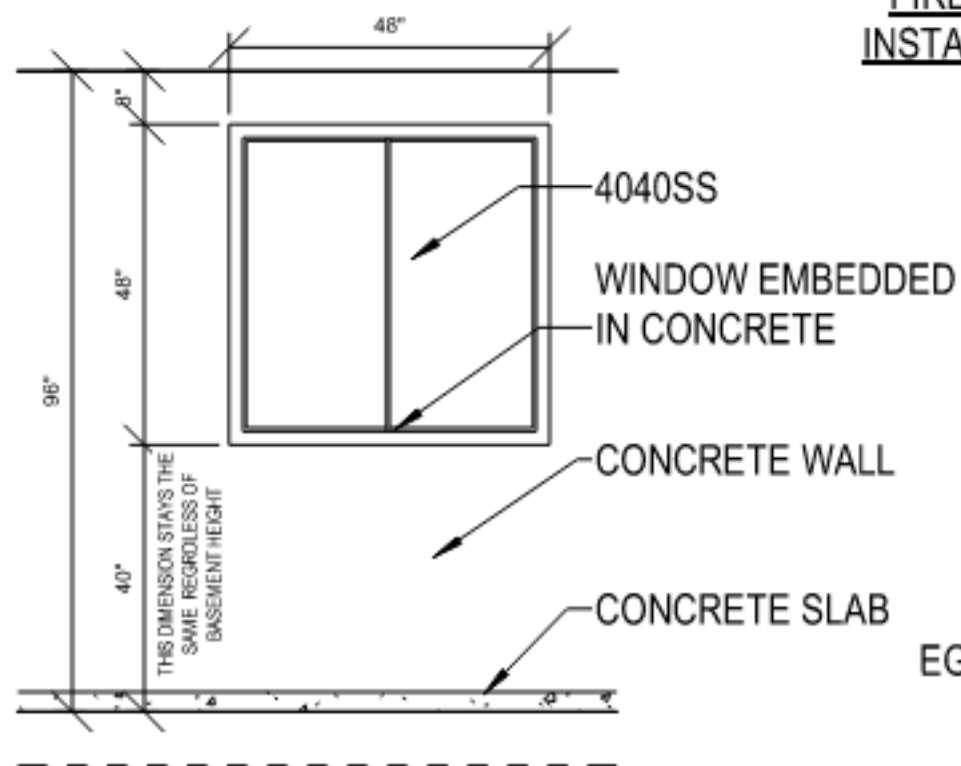
7 TILE SHOWER HALF WALL SHELF
1/2" = 1'-0"



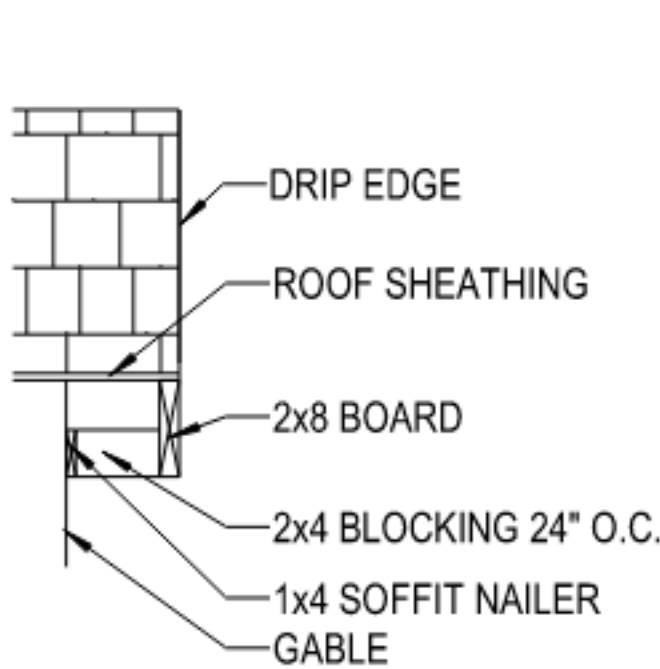
1 FIREPLACE DETAILS
1/4" = 1'-0"



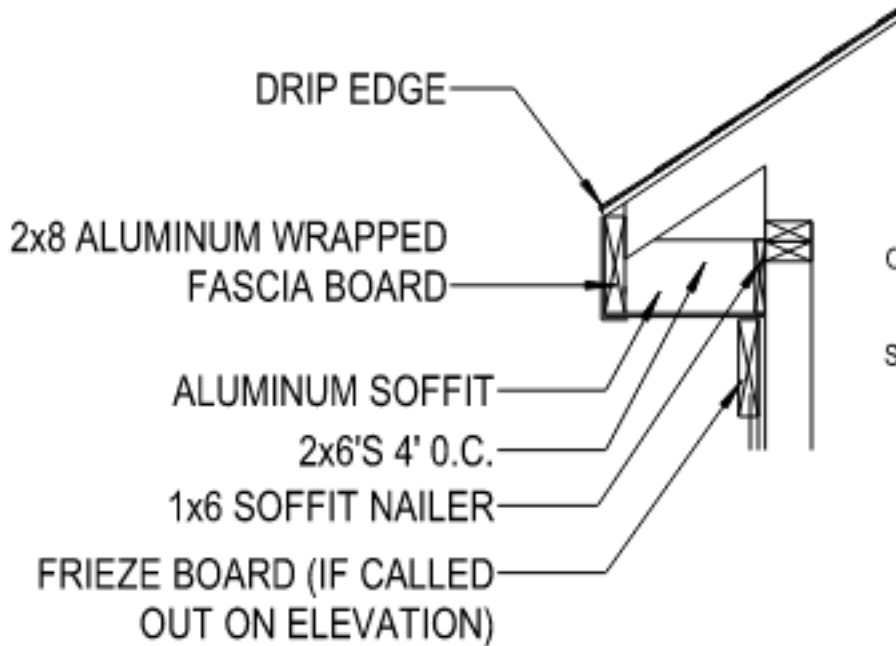
2 4040SS EMBEDDED EGRESS WINDOW
1/4" = 1'-0"



3 ROOF ICE AND WATER FLASHING -
ALONG GUTTERLINE AND VALLEYS
3/4" = 1'-0"



5 TYP. RAKE DETAIL
1/2" = 1'-0"



4 TYP. EAVE DETAIL
1/2" = 1'-0"

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/9/2025

PROJECT
PLAN: Kendall at (MKE) Swan Ridge Farms for SR038
ELEV: Farmhouse Elevation 3
LOT: 38

LOT ADDRESS:

DRAWING TITLE
LOT SPECIFIC DETAILS

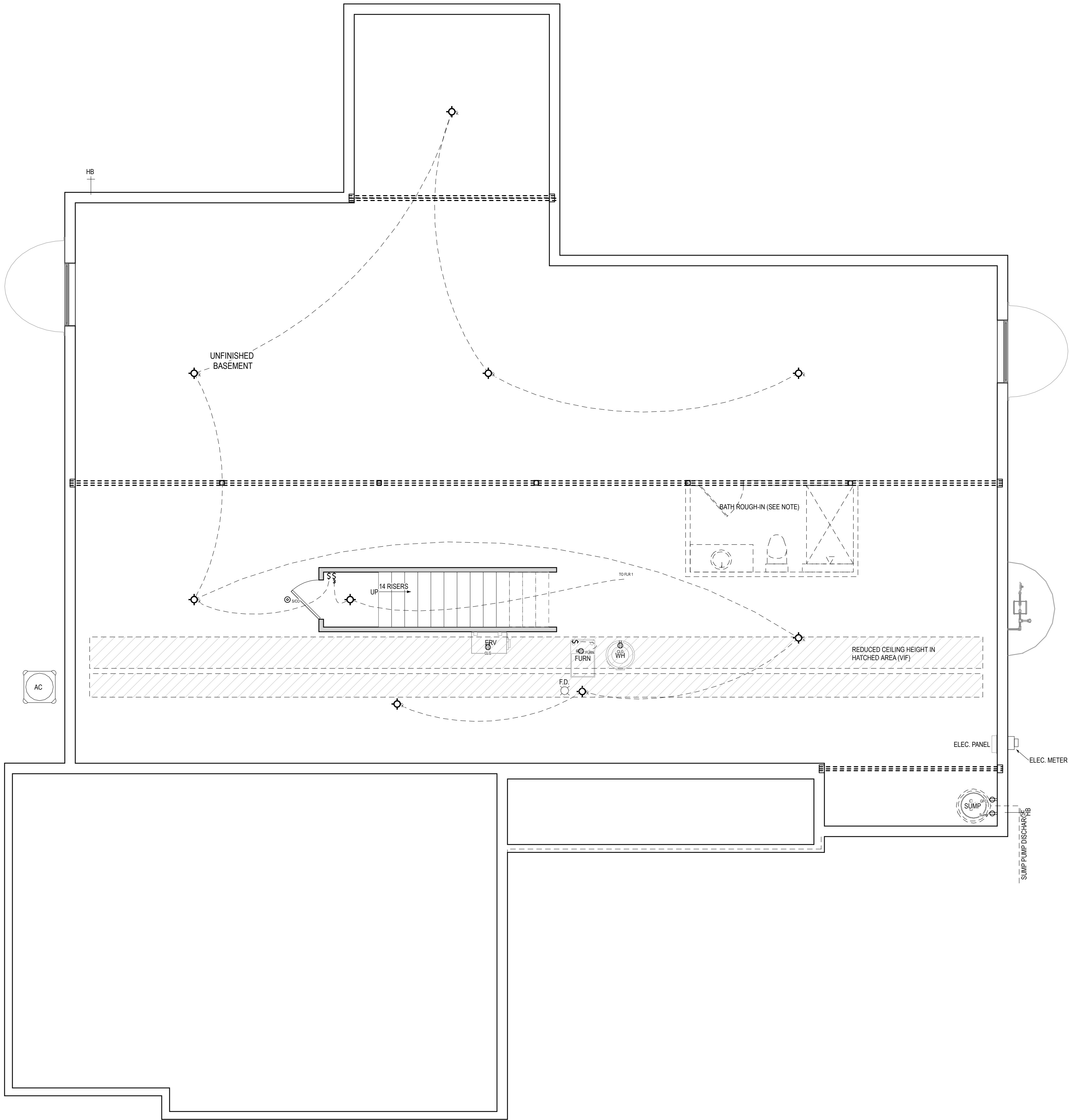
SHEET NUMBER

D-170

SYMBOLS

⌚	Switch
⌚ ³	Three Way Switch
⊙ _{CMO}	Carbon Monoxide/Smoke Detector
⊙ _{CL}	Ceiling Mounted Light
⊙ _{FURN}	Furnace Outlet
⊙ _{GFCI}	GFCI Outlet
⊙ _{KL}	Keyless Ceiling Light
⊙ _{CLD}	Outlet - Ceiling
⊙ _{SUMP}	Sump Outlet

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



ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/9/2025

PROJECT
PLAN: Kendall at (MKE) Swan Ridge Farms for SR038
ELEV: Farmhouse Elevation 3
LOT: 38

LOT ADDRESS:

DRAWING TITLE
**FINISHED BASEMENT
ELECTRICAL PLAN**

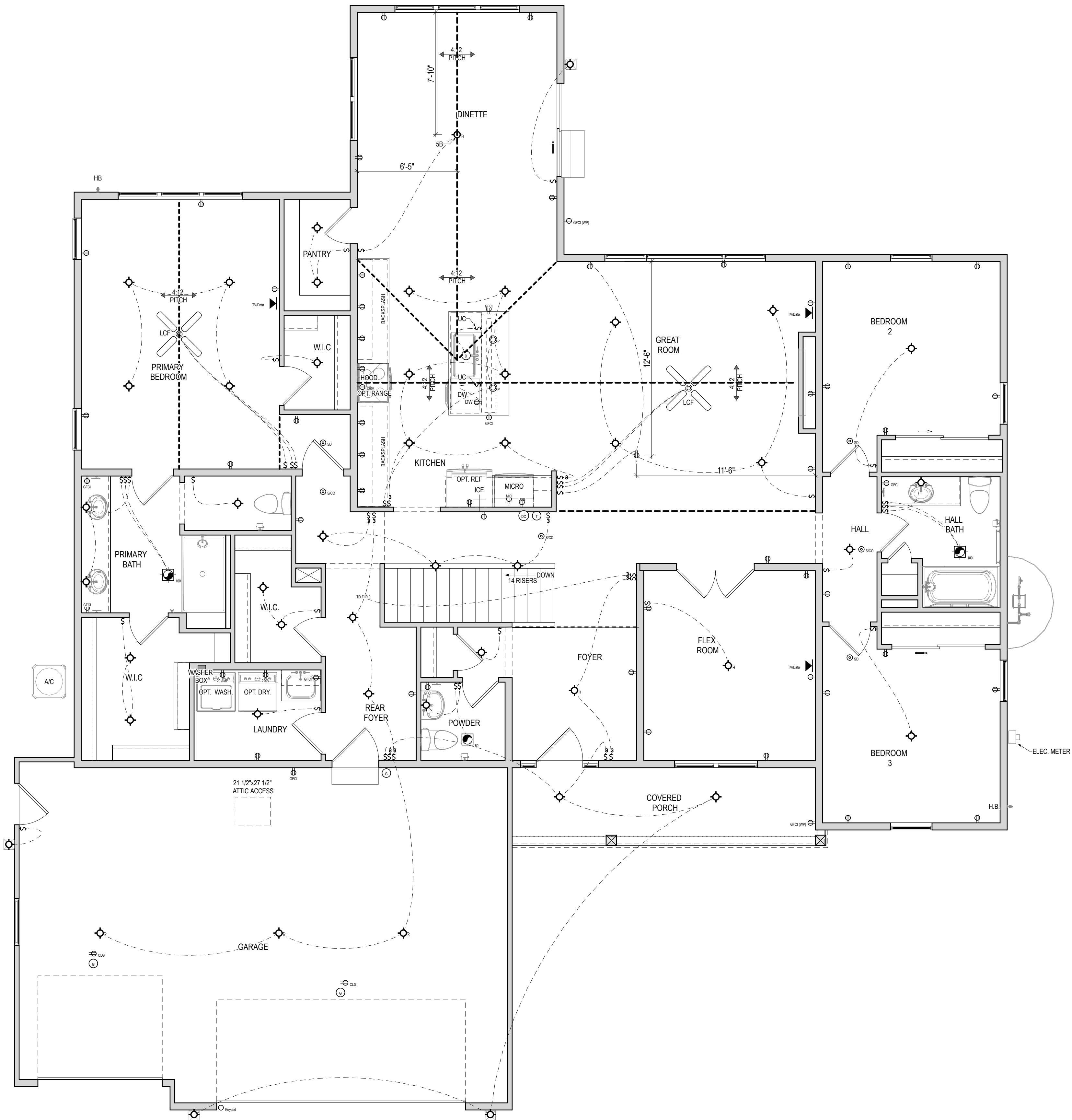
SHEET NUMBER
E-100

SYMBOLS

	Switch
	Three Way Switch
	80 CFM Fan
	Bath Fan/Light
	Carbon Monoxide/Smoke Detector
	Ceiling Fan Light
	Ceiling Mounted Light
	Disposal
	Doorbell Chime
	Garage Door Opener
	GFCI Outlet
	GFCI Outlet Waterproof
	Hanging Light
	Keyless Ceiling Light
	Keypad
	Outlet
	Outlet - Ceiling
	Outlet - Microwave
	Outlet - USB
	Outlet 220V
	Outlet in Floor
	Outlet: 20 AMP
	Pendant Light
	Smoke Detector
	Thermostat
	TV/Data Combo
	Wall Mounted Light

ELECTRICAL PLAN NOTES

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



ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/9/2025

PROJECT
PLAN: Kendall at (MKE) Swan Ridge Farms for SR038
ELEV: Farmhouse Elevation 3
LOT: 38

LOT ADDRESS:

DRAWING TITLE
**FIRST FLOOR
ELECTRICAL PLAN**

SHEET NUMBER

E-101

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Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/9/2025

PROJECT
PLAN: Kendall at (MKE) Swan Ridge Farms for SR038
ELEV: Farmhouse Elevation 3
LOT: 38

LOT ADDRESS:

DRAWING TITLE
SECOND FLOOR
ELECTRICAL PLAN

SHEET NUMBER

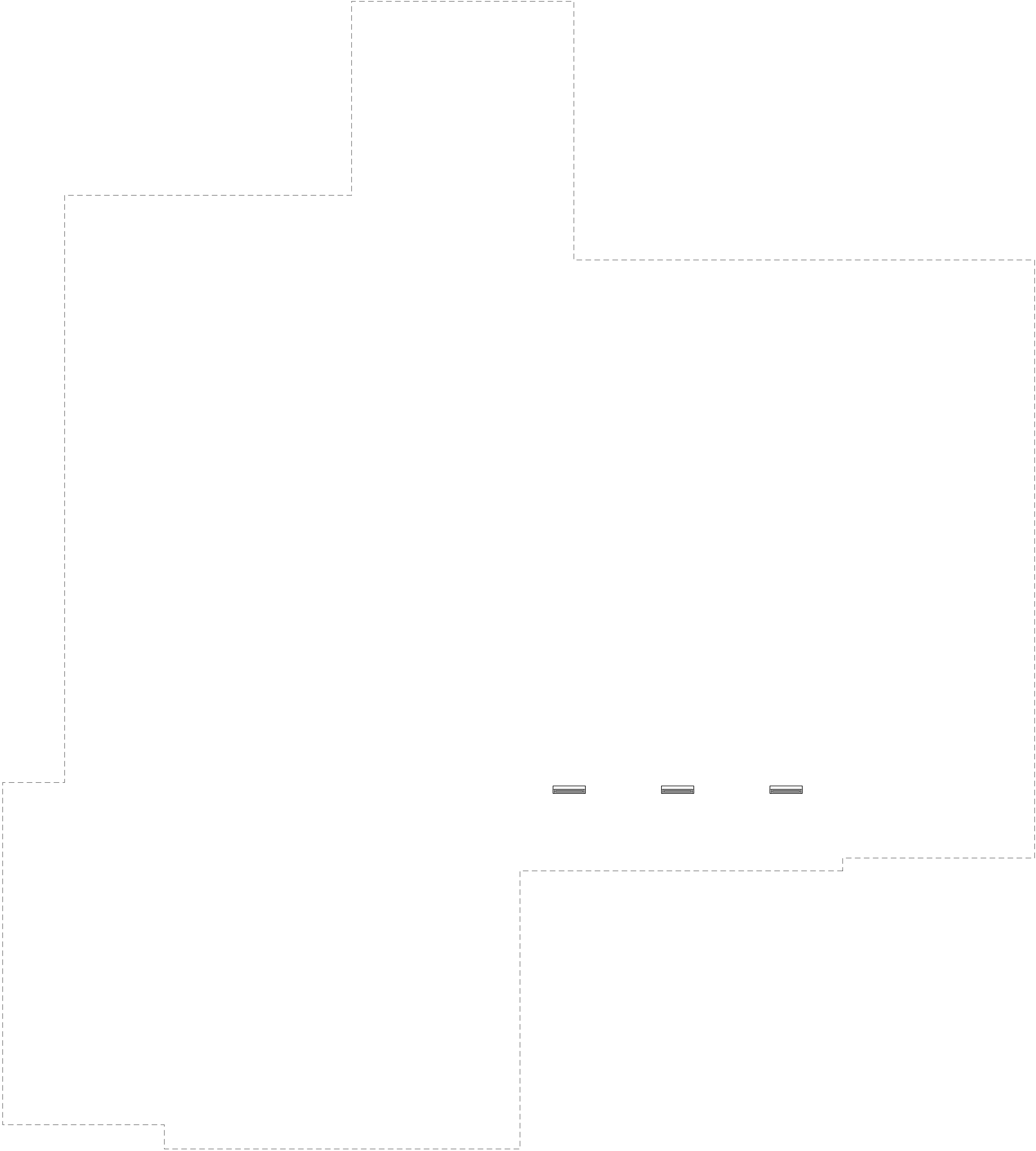
E-102

1

ELECTRICAL PLAN

E-102

1/4" = 1'-0" @ 22" x 34"



Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

PROJECT

PLAN: Kendall at (MKE) Swan Ridge Farms for SR038

ELEV: Farmhouse Elevation 3

LOT: 38

DRAWING TITLE

W-101

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WALL BRACING - FIRST FLOOR





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 10, 2025
SUBJECT: Brian & Mallory Herald, New Single-Family Residence on Lot #15 Falcon Drive

Attachments:

Statement of Intent (PDF)

Site Plan (PDF)

Plans (PDF)

The Victory Companies, Inc.

January 20, 2025

To whom it may concern:

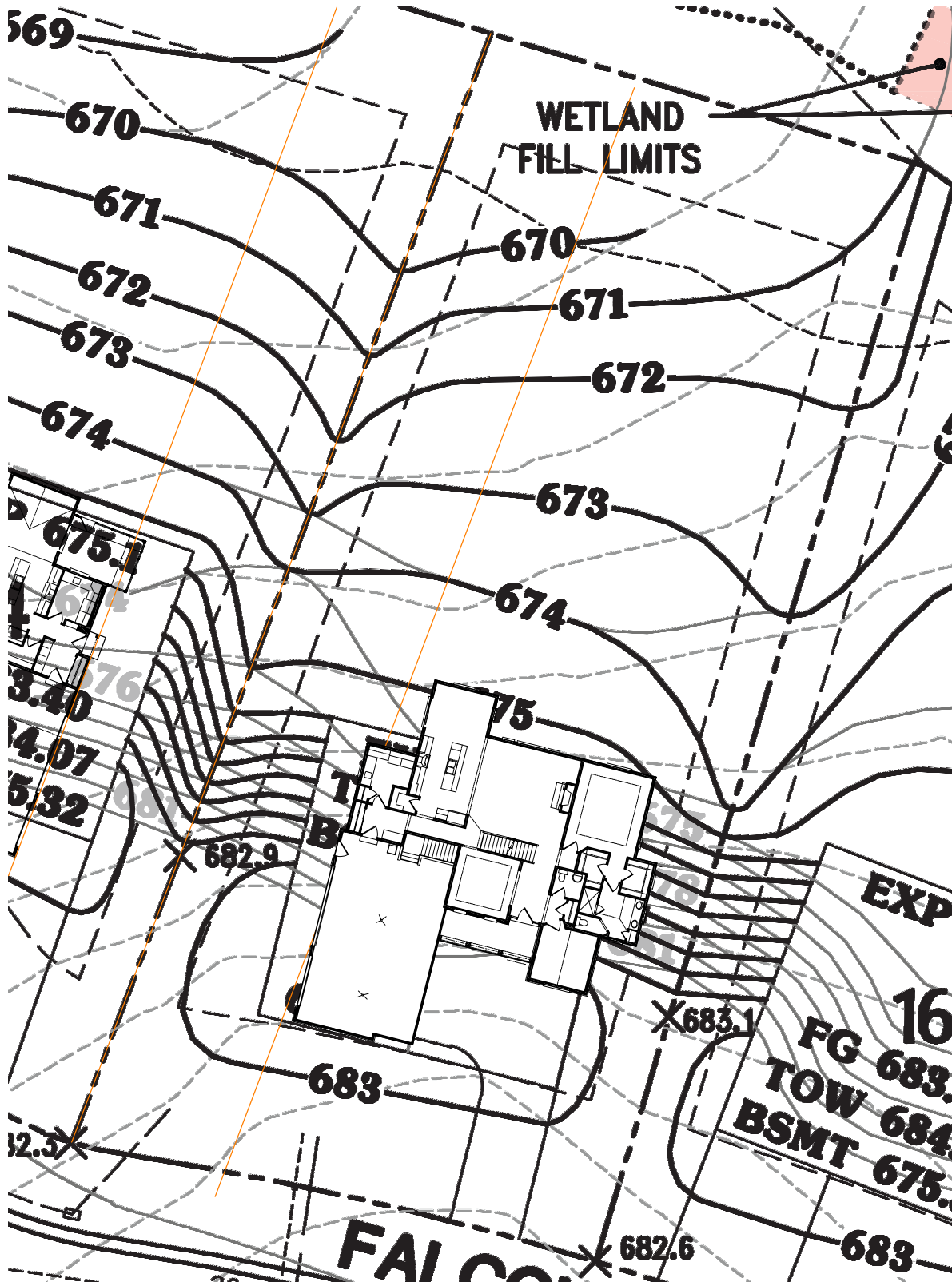
It is Victory Homes of Wisconsin's intent to build a new single-family home at property description being: lot 15 Highland Meadows, being of section 7, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

Rebecca Kirst
Permitting Coordinator
Victory Companies
N118W18531 Bunsen Drive
Germantown, WI 53022
262-252-7100

Attachment: Statement of Intent (10038 : Brian & Mallory Herald)



ROOF TRUSS HEEL HEIGHTS

4 / 12 PITCH - 4" HEEL - 12" OWHG
5 / 12 PITCH - 5" HEEL - 12" OWHG
10 / 12 PITCH - 10" HEEL - 12" OWHG
(FIRST FLOOR)
12 / 12 PITCH - 12" HEEL - 12" OWHG
(FIRST FLOOR)
10 / 12 PITCH - 8 1/4" HEEL - 12" OWHG
(SECOND FLOOR)
12 / 12 PITCH - 10 1/4" HEEL - 12" OWHG
(SECOND FLOOR)

GREEN PLAN CHECK LIST

- ☐ ACC / Survey Approval
☐ Plan / Exterior Selections Approval
☐ Financing Approval

This plan is not for construction, if you do not have a green plan stamped final, please contact our office for the latest revisions date to commence with construction using this plan. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LATEST REVISION DATE.

JOB #1077

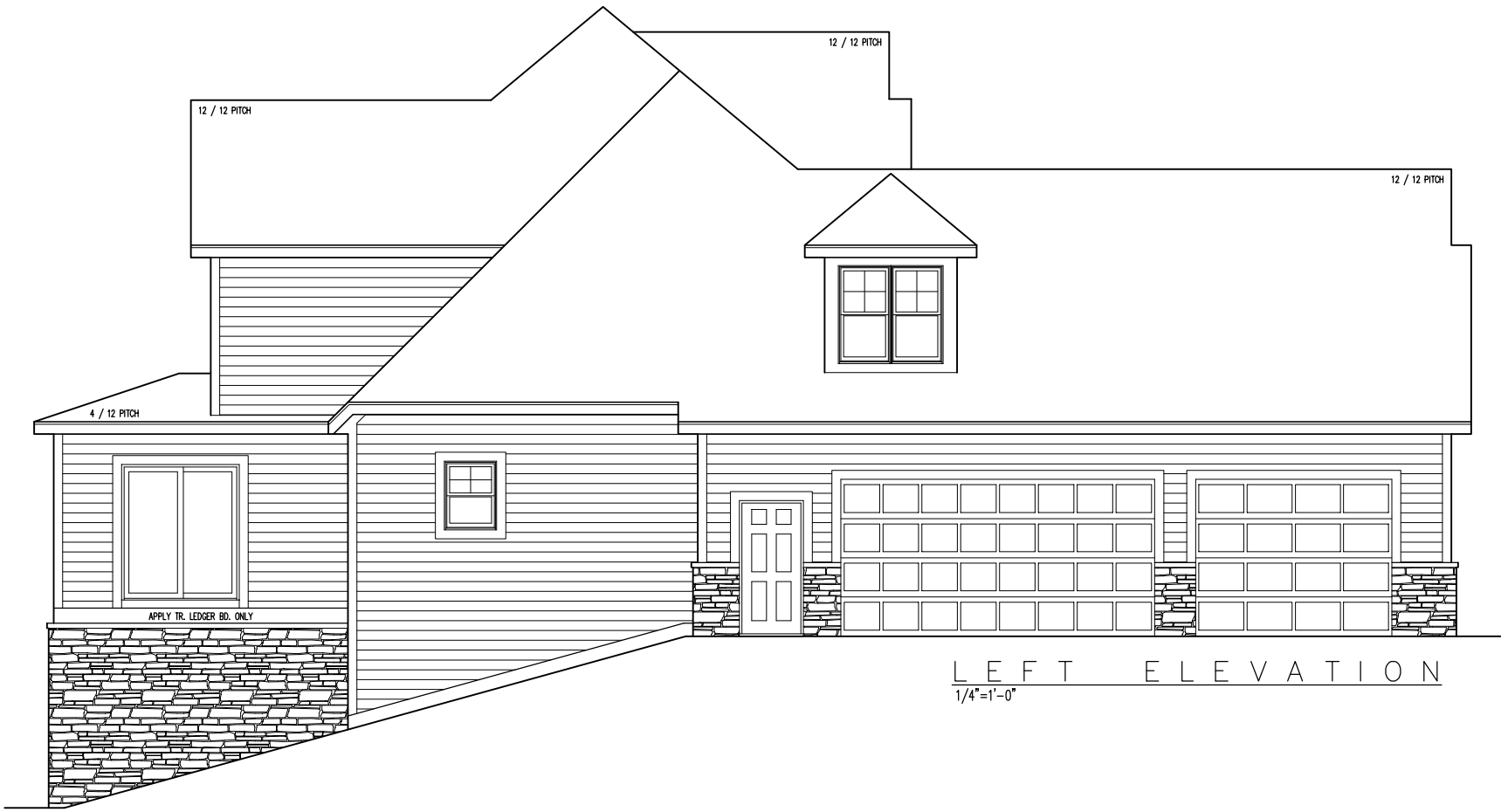
Wisconsin Focus on
Energy Home

PRELIMINARY PLANS



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

MANUF. STONE VENEER
WITH BEDFORD SILLS AND HEADS



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

APPLY TR. LEDGER BD. ONLY

Brian and Mallory Herald Residence
Lot 15, Highland Meadows

REVISIONS	
DATE	DESCRIPTION
9/9/24	BA REQUESTED REVISIONS
10/31/24	BA REQUESTED REVISIONS
12/16/24	BA REQUESTED REVISIONS
12/22/24	DP REQUESTED REVISIONS
12/31/24	BA CONTRACT PLAN

CLIENT: HERALD RES.	DATE: 8/23/24	SQ. FEET: 2,718
SEVILLE II MODEL	SCALE: 1/4"	PAGE #: 1/4
TITLE: ELEVATIONS	NOTED	
PRINT #: 22408-7	ANDALORO	

General Contractor
Allan Builders, LLC

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- FIREPLACE SELECTION (As Checked)**
- ☒ Heatilator Novus NDV 4236 (standard)
R.O. 42"x34 7/8"x19 5/8"
- ☒ Flush Hearth (standard)
Raise fireplace unit 0"
- ☐ Flush Hearth (standard)
Raise fireplace unit 9.75"
- ☐ Raised Hearth
Raise fireplace unit 9.75"
- ☐ Crown Mantel
- ☒ Other See detail

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

NOTE: EXHAUST FAN KEY
 #744- CAN LIGHT/FAN...70CFM...4" DIA.
 #671- BATHROOM FAN...70CFM...3" DIA.
 #676- BATHROOM FAN...110CFM...4" DIA.

FRAMING ROUGH OPENINGS: INTERIOR DOORS
HINGED DOORS--2" over the door x 6'-11"
DOUBLE DOORS--2 1/2" over the door x 6'-11"
SLIDING DOORS--1" over the door x 6'-11"
POCKET DOOR--2x door + 1" x 7'-0 1/2"

FRAMING ROUGH OPENINGS: WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS
THAT ARE WIDER THAN 48"

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Brian and Mallory Herald Residence
Lot 15, Highland Meadows

REVISIONS		DATE	BY	DESCRIPTION

CLIENT: HERALD RES.		DATE	BY	DESCRIPTION

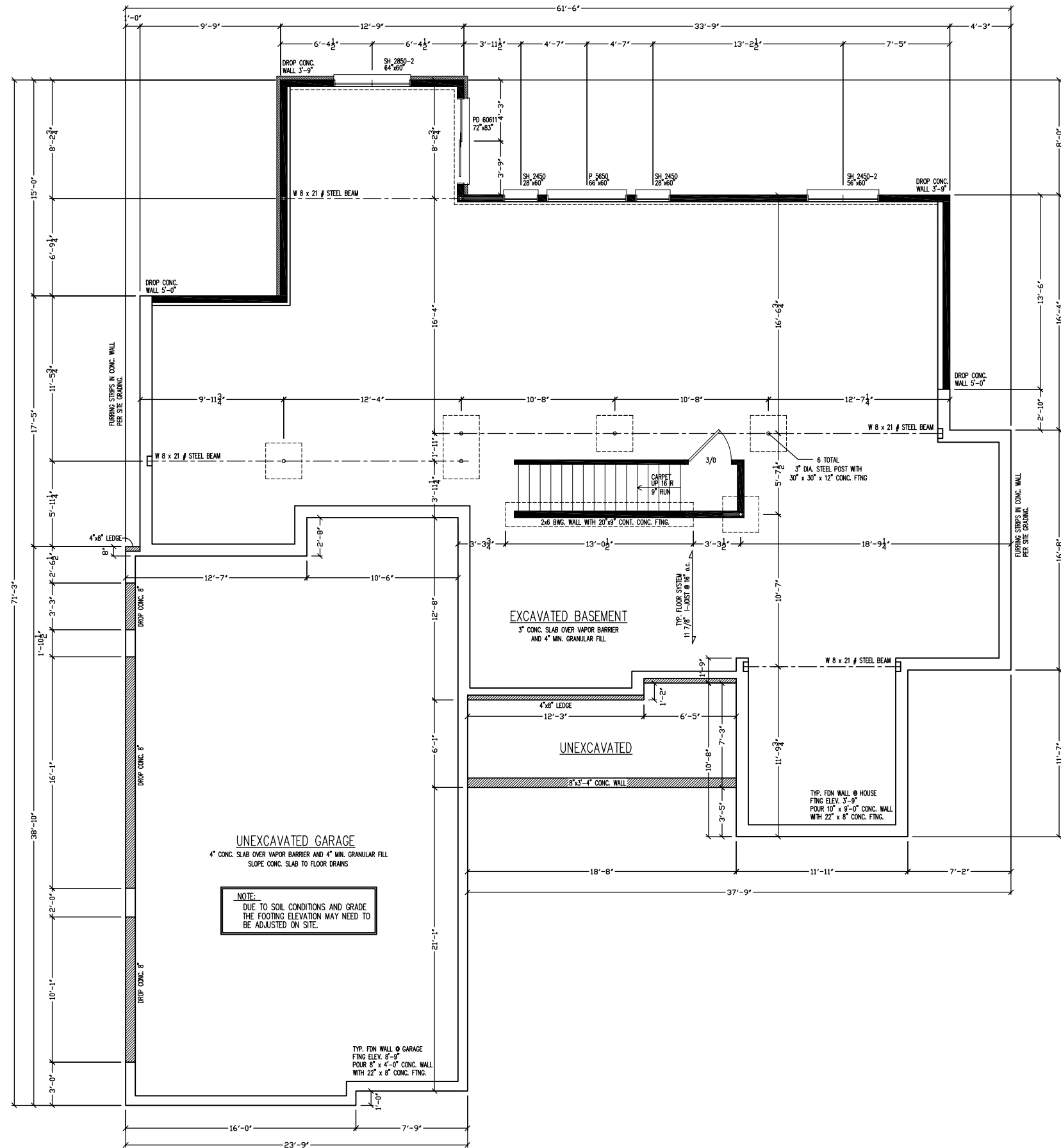
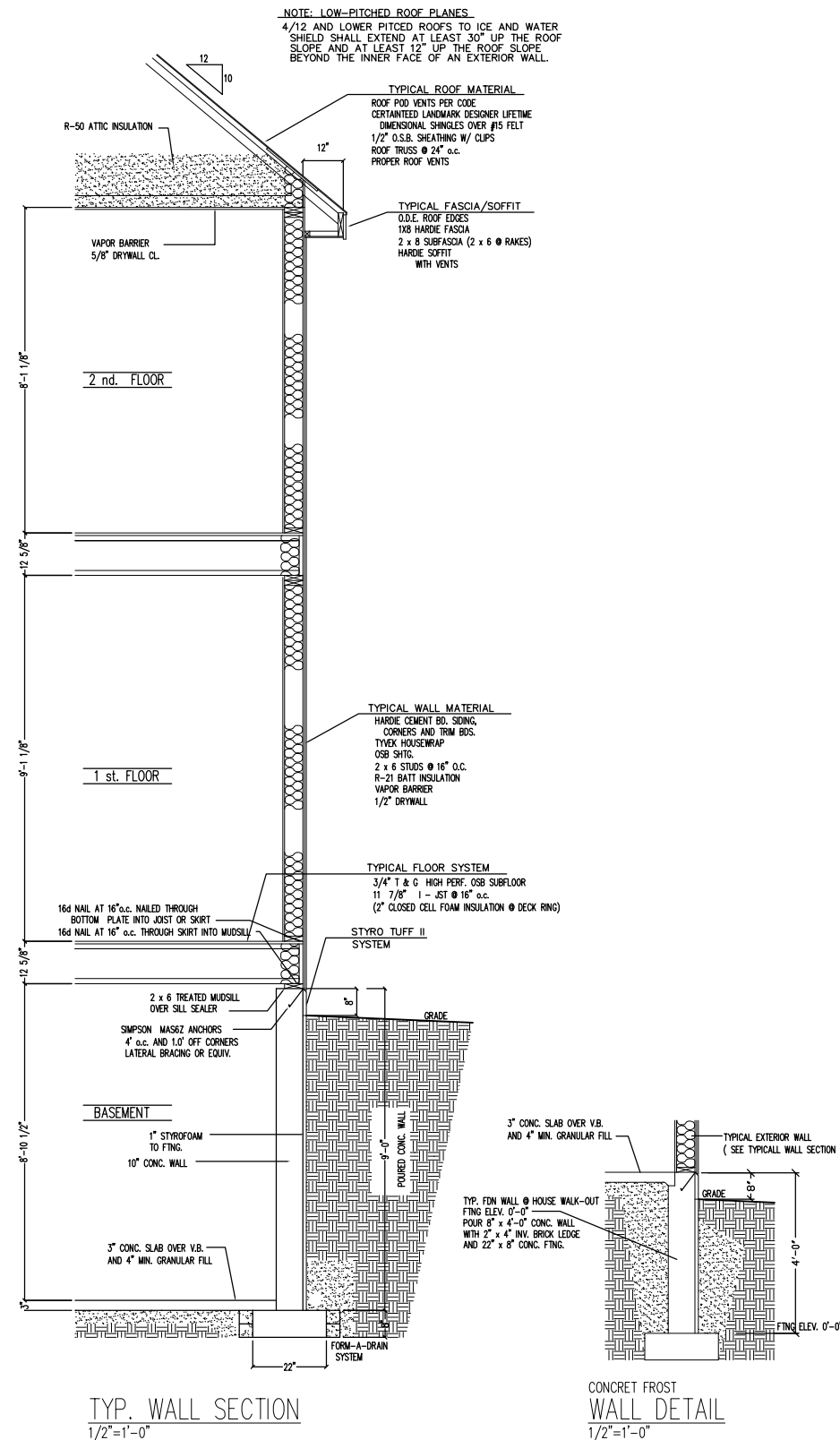
TITLE		DATE	BY	DESCRIPTION

SQ. FEET		DATE	BY	DESCRIPTION

PAGE #		DATE	BY	DESCRIPTION

General Contractor
Allan builders, llc

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Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 10, 2025
SUBJECT: Luis Sosa, Exterior Changes at 5616 W. Cairdel Lane

Attachments:

Pictures (PDF)

Exterior Changes (PDF)



Attachment: Pictures (10039 : Luis Sosa)



Attachment: Pictures (10039 : Luis Sosa)



Attachment: Pictures (10039 : Luis Sosa)





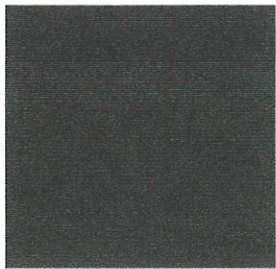




Attachment: Pictures (10039 : Luis Sosa)







LP TRIM – ABYSS BLACK
(black vinyl windows)



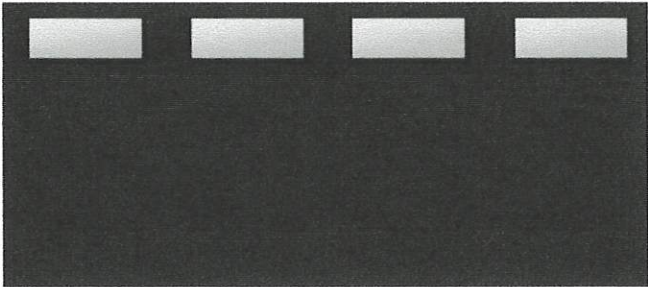
LP 6” SIDING –
TUNDRA GREY



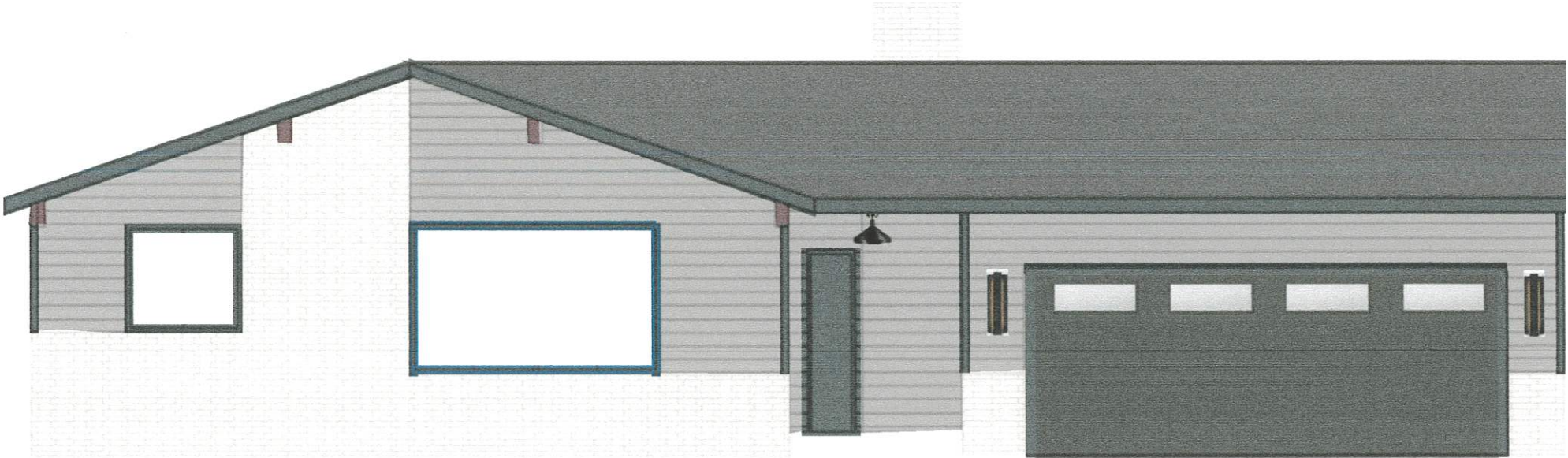
EXISTING BRICK



Menards – Black
Shadow
Shingles



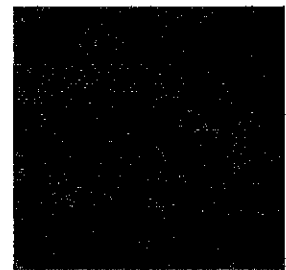
C.H.I STAMPED SHACKER/ WINDOWS – NO
INSET/ COLOR BLACK
(door stained to match)



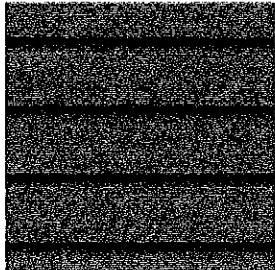
PROJECT # 25-01– EXTERIOR FRONT

DESIGNED BY: RENEE SUSA
DATE: 1/22/2025

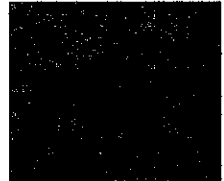
Attachment: Exterior Changes (10039 : Luis Sosa)



LP TRIM – ABYSS BLACK
(black vinyl windows)



LP 6" SIDING –
TUNDRA GREY



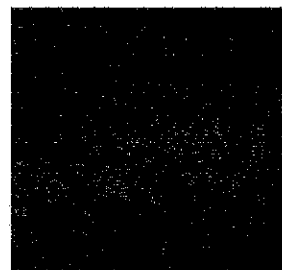
Menards – Black
Shadow
Shingles



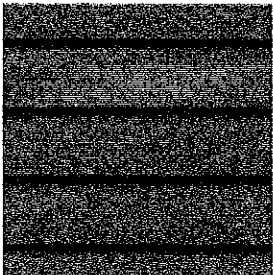
PROJECT # 25-01– EXTERIOR WEST

DESIGNED BY: RENEE SUSA
DATE: 1/30/2025

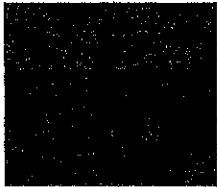
Attachment: Exterior Changes (10039 : Luis Sosa)



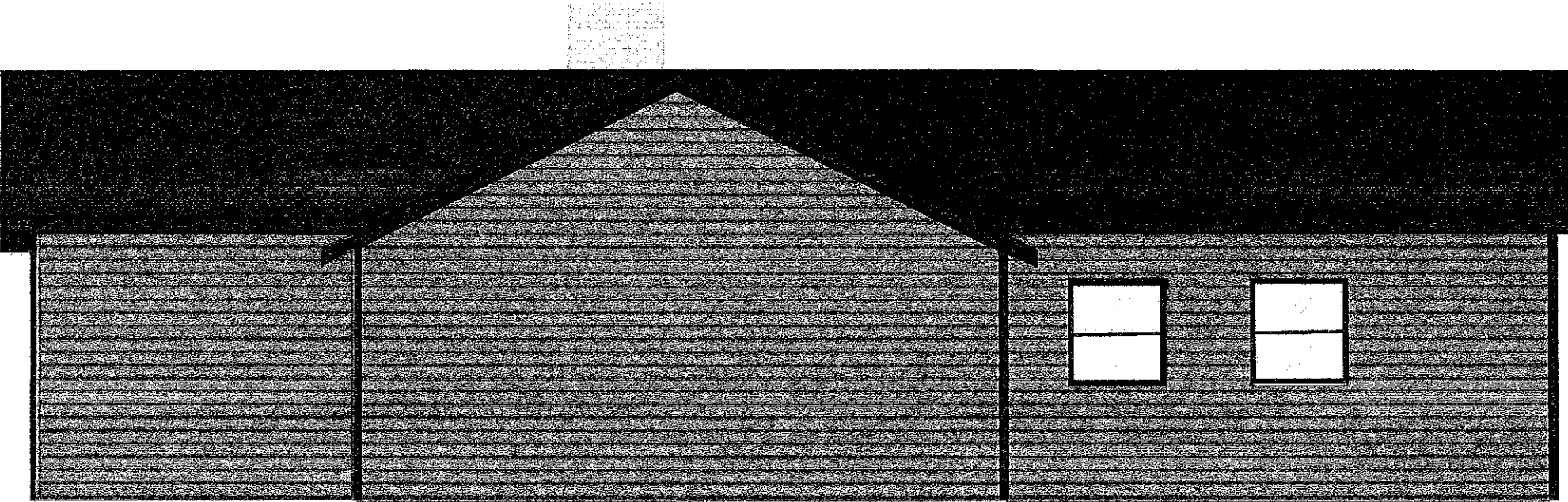
LP TRIM – ABYSS BLACK
(black vinyl windows)



LP 6" SIDING –
TUNDRA GREY



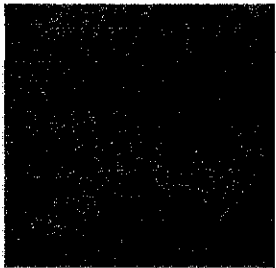
Menards – Black
Shadow
Shingles



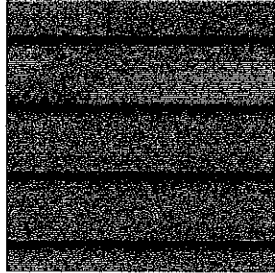
PROJECT # 25-01– EXTERIOR EAST

DESIGNED BY: RENEE SUSA
DATE: 1/30/2025

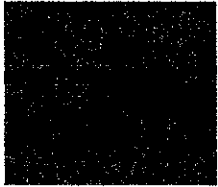
Attachment: Exterior Changes (10039 : Luis Sosa)



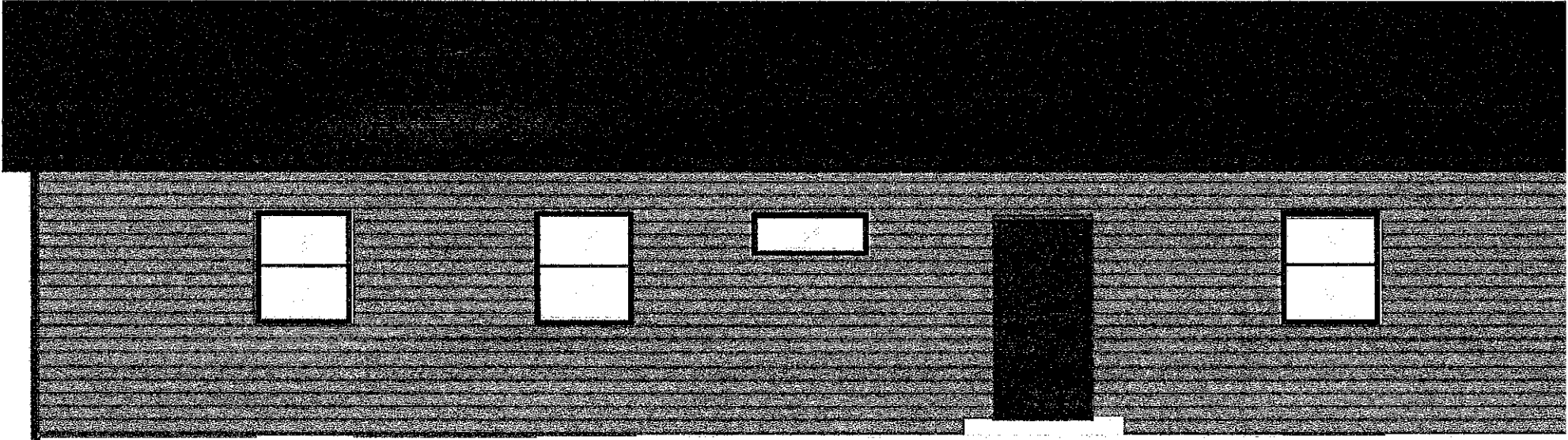
LP TRIM – ABYSS BLACK
(black vinyl windows)



LP 6” SIDING –
TUNDRA GREY



Menards – Black
Shadow
Shingles



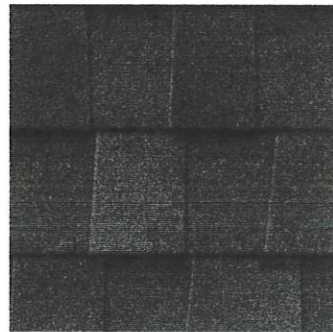
PROJECT # 25-01– EXTERIOR WEST

DESIGNED BY: RENEE SUSA
DATE: 1/30/2025

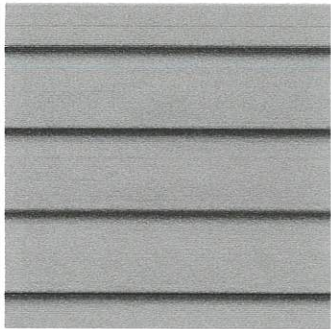
Attachment: Exterior Changes (10039 : Luis Sosa)



LP TRIM – ABYSS BLACK
(black vinyl windows)



Menards – Atlas
Castlebrook Black Shadow
Shingles



LP 6" SIDING –
TUNDRA GREY



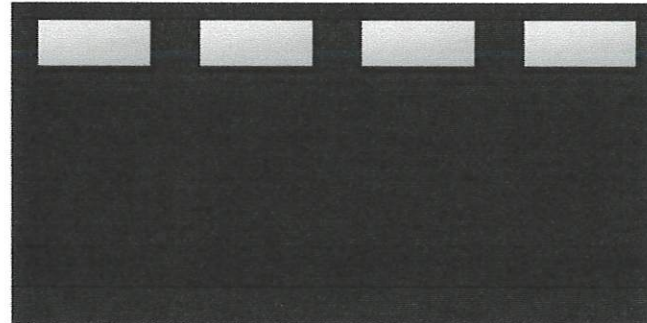
EXISTING BRICK



LT-1B GARAGE LIGHT
6X24



LT-2B SEMI FLUSH PORCH
LIGHT 15X10



C.H.I STAMPED SHACKER/ WINDOWS – NO
INSET/ COLOR BLACK
(door stained to match)