



www.ci.mequon.wi.us

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

Inspection Department

**ARCHITECTURAL BOARD
Monday, February 13, 2023
6:00 PM
City Hall – Lower Conference Room**

Agenda

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

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

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

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

1) Call to Order, Roll Call

2) Approval of Meeting Minutes

Action requested: review and approve

a. Meeting Minutes from January 9, 2023

3) Architectural Board Applications

1. **Adam Tietyen**

12504 N. Portland Avenue

Subdivision: River Oaks Est. #1

District #6 – 6:00 pm

Addition: Kitchen & Garage

Contractor: Platz Custom Homes

Architect: Fritsch Designs LLC

2. **Patrick Laske & Kate Flood**

9922 N. Lake Shore Drive

Subdivision: N/A

District #8 – 6:10 pm

Window Changes

Contractor: M. Schueller Construction

Architect: Chris Chambliss

3. **Victory Homes of Wisconsin**

10127 W. Farmdale Estates Court

Subdivision: Farmdale Estates

District #1 – 6:20 pm

New Single-Family Residence

Contractor: Victory Homes of Wisconsin

Architect: David Plum

4) Adjourn

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



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

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Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 13, 2023
SUBJECT: Meeting Minutes from January 9, 2023

Attachments:
1.9 (PDF)



11333 N. Cedarburg Road
 Mequon, Wisconsin 53092
 Phone: (262) 236-2903
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INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, January 9, 2023
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, Curtis Helm,
 Janet Ehn, Bluma Lotman, Anthony LaGalbo

Building Inspector: Greg Golden

2. Meeting Minutes:

Minutes from the December 9, 2022, meeting were approved by District Representative Tom Irvin and seconded by District Representative Michael Wade. Minutes were approved unanimously.

Attachment: 1.9 (8114 : Meeting Minutes from January 9, 2023)

3. Application Submittals:

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 3 6:00 pm	New Single-Family Residence	Veridian Homes LLC 10608 N. Coneflower Drive Subdivision: The Enclave	Cont: Veridian Homes LLC Arch: Veridian Homes LLC
Moved to Approve: <u>Ehn</u> Seconded by: <u>Irvin</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted.				
2)	Dist. 5 6:05 pm	Roof Changes	Tim Hren 11243 N. Revere Road Subdivision: Paul Revere	Cont: A&N Contracting LLC Arch: Trenkle Architecture
Moved to Approve: <u>Reed</u> Seconded by: <u>Ehn</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted.				
3)	Dist. 5 6:15 pm	New Single-Family Residence	Peter Lanigan Jr. Lot #2 N. Lake Shore Drive (12500 Block) Subdivision: N/A	Cont: Mikkelson Builders Arch: Fred Dahms Jr.
Moved to Approve: <u>Irvin</u> Seconded by: <u>LaGalbo</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted.				

Attachment: 1.9 (8114 : Meeting Minutes from January 9, 2023)

4)	Dist. 8 6:20 pm	Addition: Sunroom	Jim & Martha Suttmiller 9835 N. Courtland Drive	Cont: Seymour Custom Bldrs.
			Subdivision: Maplefield Est.	Arch: Meg Baniukiewicz

Moved to Approve: Wade

Seconded by: LaGalbo

Approved: Yes

Vote: Unanimously

Conditions: Plans approved as submitted.

4. **Action:**

Chairman Scott Reed made a motion to adjourn the meeting.
District Representative Janet Ehn seconded the motion.

A vote was taken; vote passed unanimously.

Meeting adjourned at 6:12 p.m.



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Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 13, 2023
SUBJECT: Adam Tietzen - Addition: Kitchen & Garage at 12504 N. Portland Avenue

Attachments:

Statement of Intent (PDF)

Survey (PDF)

Pictures (PDF)

Plans (PDF)

Tietzen Addition.
12504 Portland Ave
Mequon WI 53092

STATEMENT OF INTENT

The project is to expand and remodel the kitchen of the existing house to make it more family friendly and have a larger eating area. Current area is very tight and the existing dining room is being used as a den & music room. The garage addition section of the plan is so they can keep all their cars inside.

Attachment: Statement of Intent (8115 : Adam Tietzen)

PLAT NO. LS-5397-22
 FIELD CREW: E.A.J. & S.F.Z.
 DRAWN BY: J.R.S.



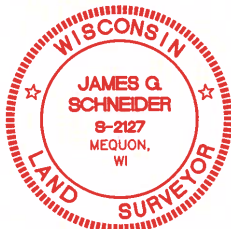
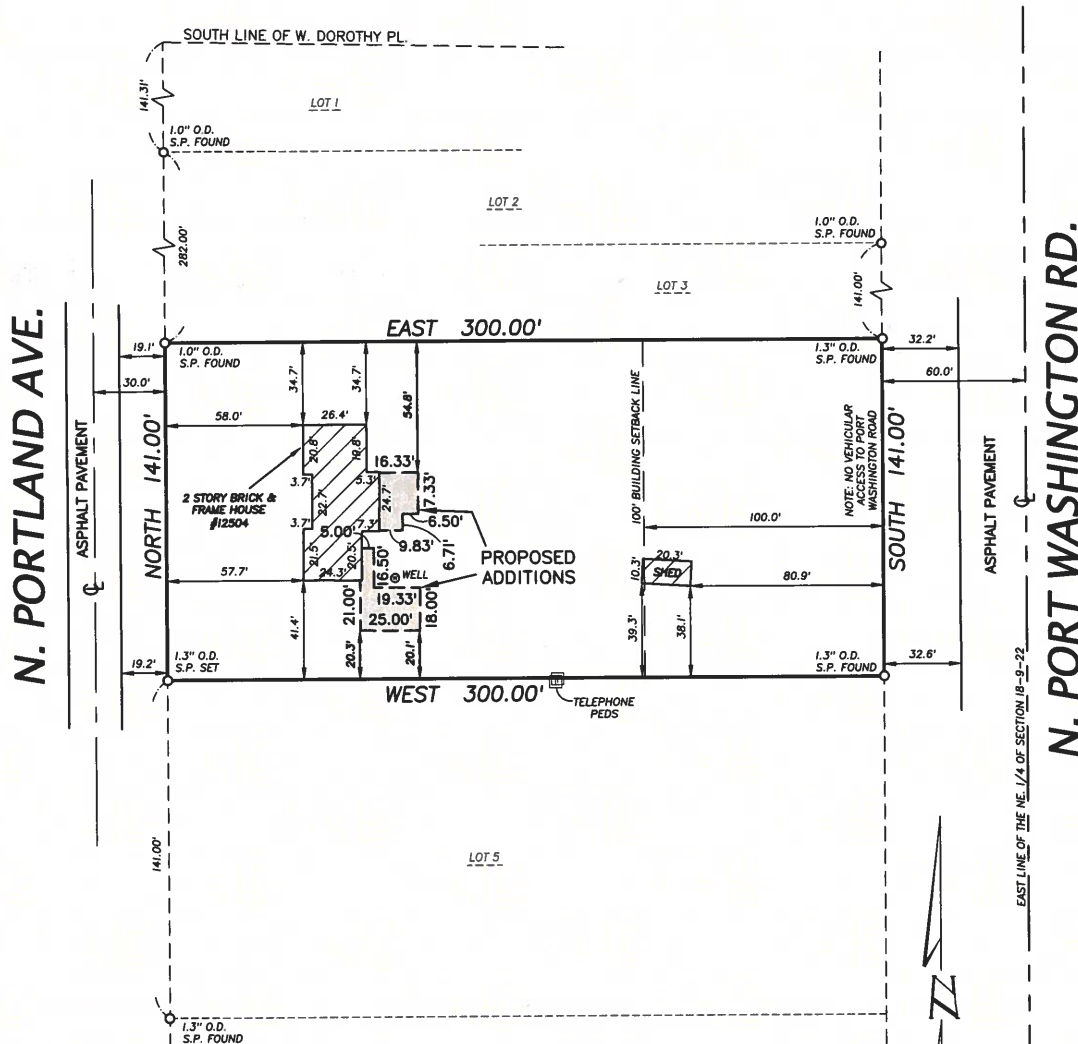
NORTH SHORE ENGINEERING, INC.
 Consulting Engineers & Land Surveyors
 11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
 (262) 241-9400 • FAX: (262) 241-5337
 www.northshoreengineering.net

PLAT OF SURVEY

Prepared For: Leah Tietyen / 12504 N. Portland Avenue

Property Description: Lot 4, Block 1 of "RIVER OAKS ESTATES NO. 1", being a Subdivision of the Southeast 1/4 of the Northeast 1/4, part of the Northeast 1/4 of the Southeast 1/4 and part of Government Lot 3, all in of Section 18, Township 9 North, Range 22 East, City of Mequon, County of Ozaukee, State of Wisconsin.

Said Parcel containing 42,300 sq. ft. / 0.971 acres of land, more or less.



NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF N. PORTLAND AVE, WHICH BEARS DUE NORTH, PER "RIVER OAKS ESTATES PLAT NO. 1" SUBDIVISION PLAT.

2. REVISION DATE: 12/13/2022; UPDATE PROPOSED ADDITIONS; J.R.S.



SCALE 1" = 50'

THIS IS AN ORIGINAL PRINT
 ONLY IF STAMPED IN RED

SURVEY CERTIFICATE

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

This survey is made for the exclusive use of the present owners of the property, and also those who purchase mortgage, or guarantee the title thereto within one (1) year from date hereof.

Dated at City of Mequon, State of Wisconsin this 24th day of October, 20 22

Recertified _____ Surveyor [Signature]











FRITSCH DESIGNS, LLC
1716 TERRACE DRIVE
PORT WASHINGTON, WI
53074
262-483-4048

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BID DATE
10/31/22

FINAL DATE

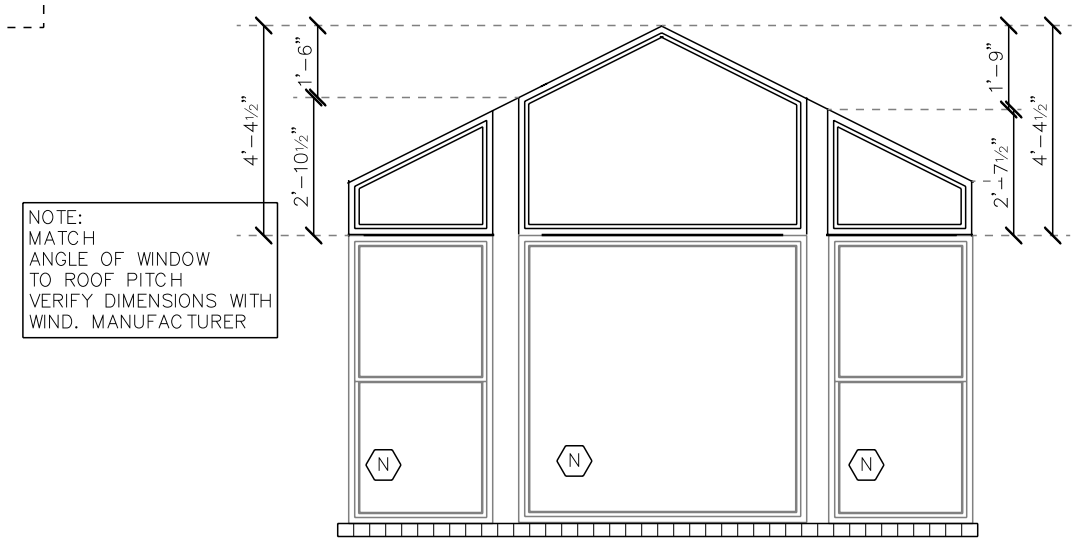
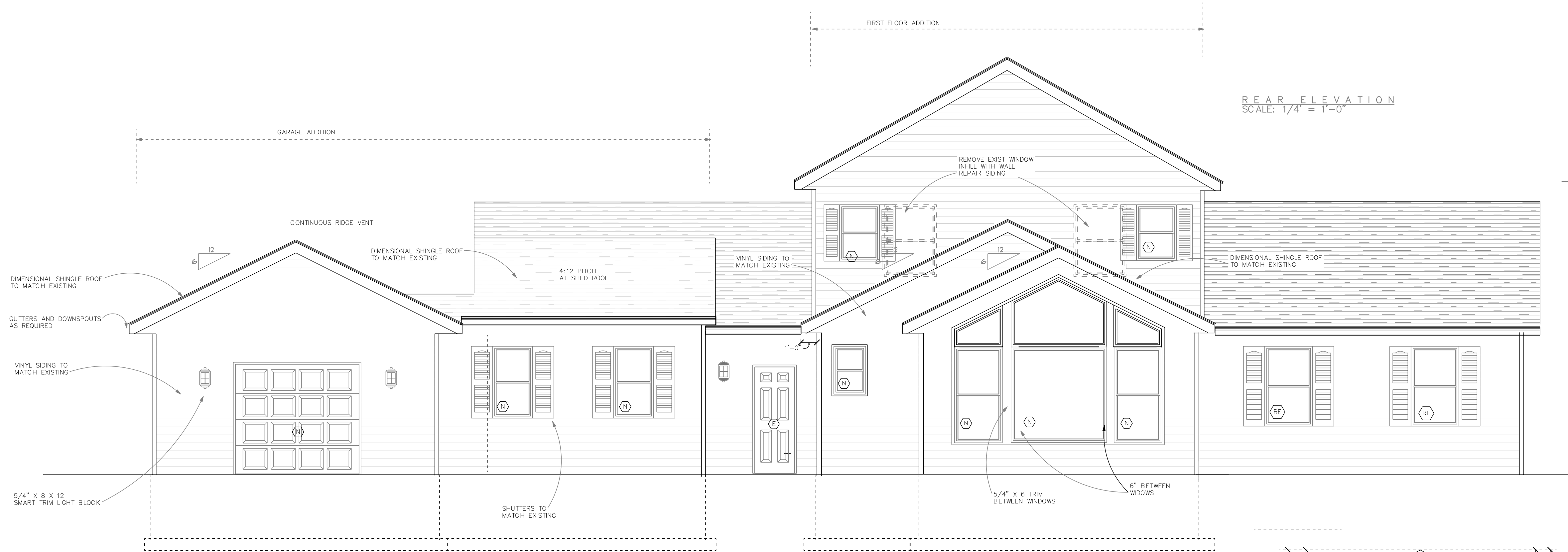
REVISIONS

TIETIYEN RESIDENCE
12504 N PORTLAND AVE
MEQUON, WI 53092

SHEET
1 OF 7

FRTSCH DESIGNS, LLC
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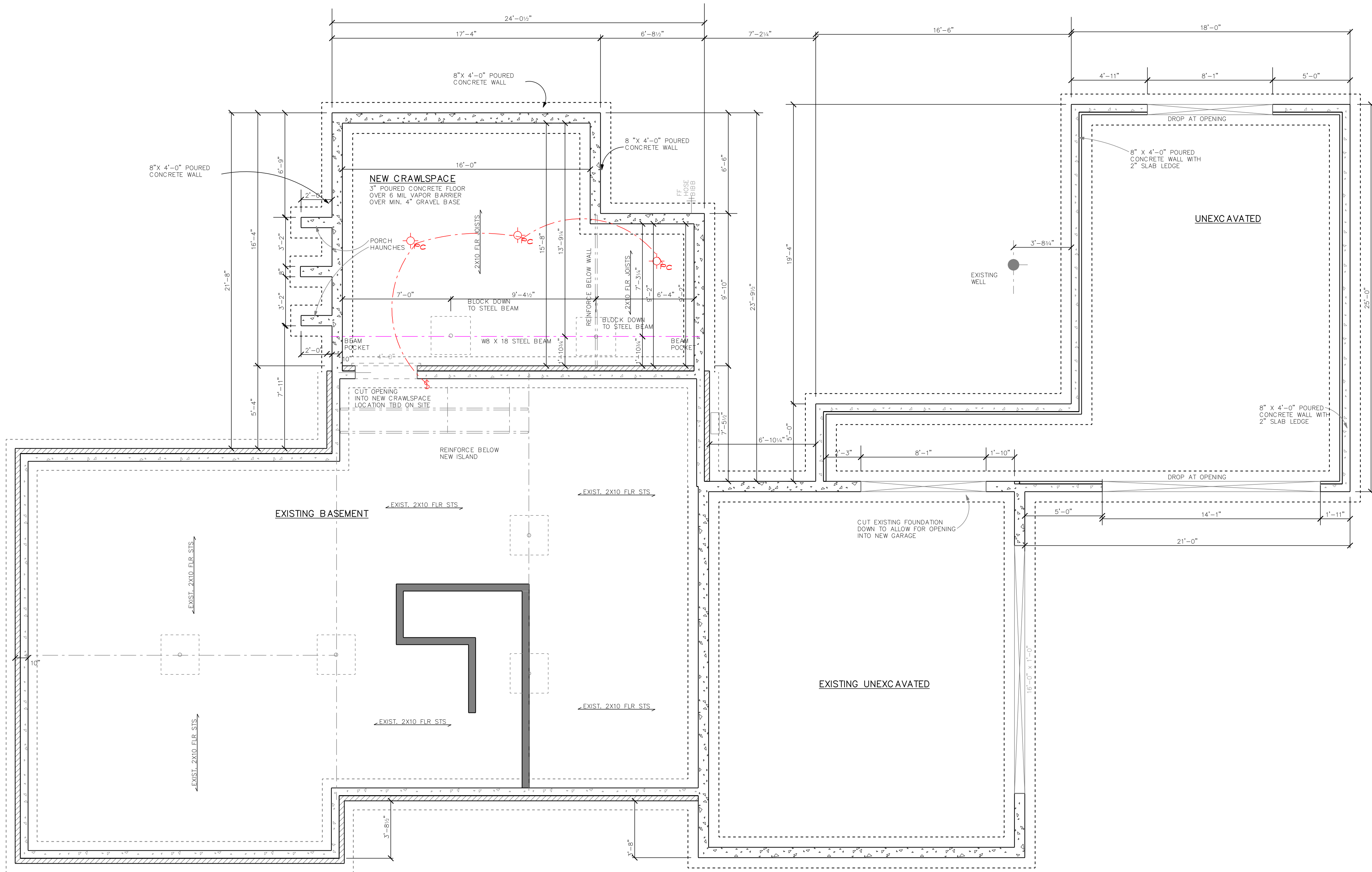
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LEFT ELEVATION
SCALE: 1/4" = 1'-0"



BID DATE
10/31/22
FINAL DATE
REVISIONS
TIETEN RESIDENCE 12304 N PORTLAND AVE MEQUON, WI 53092
SHEET
2 OF 7



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

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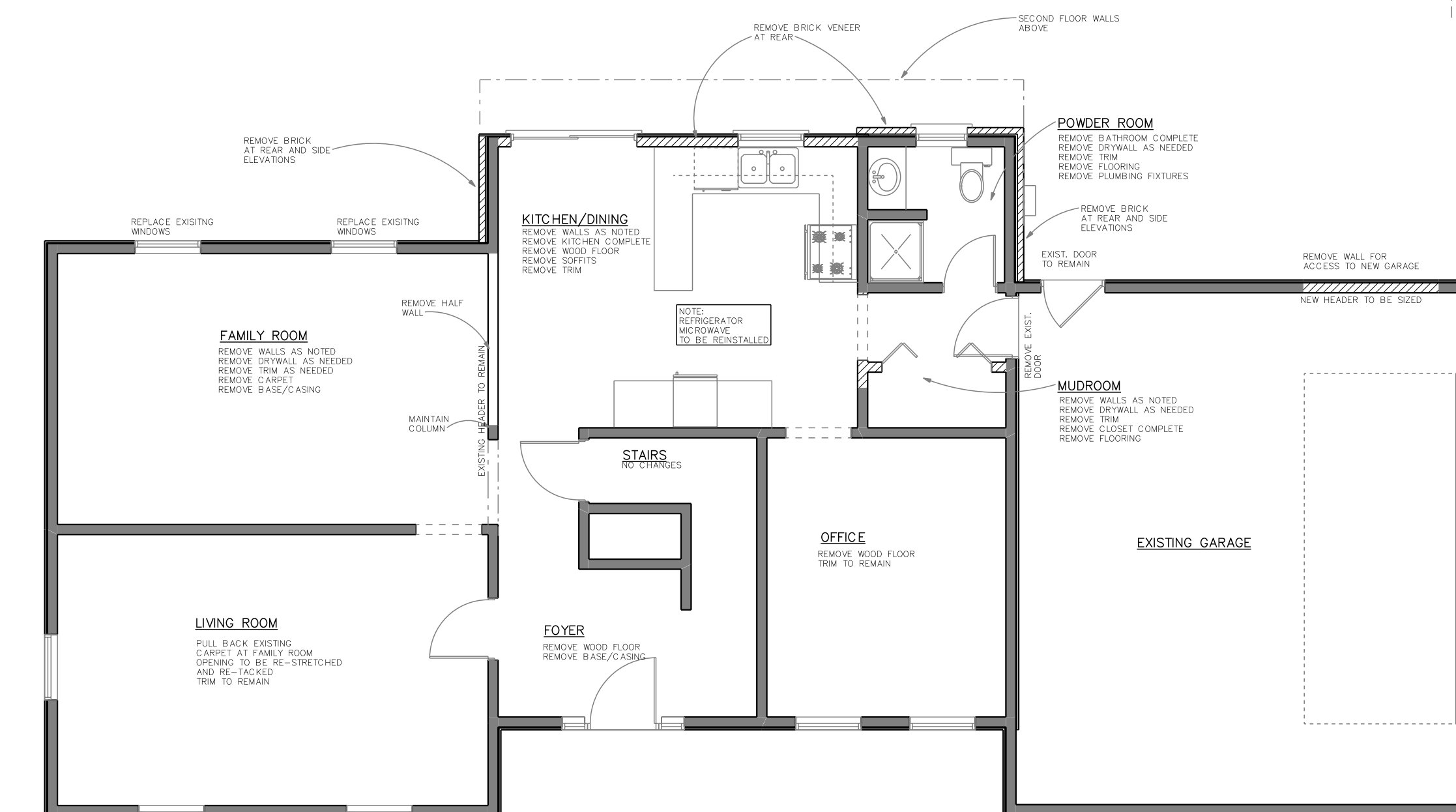
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REVISIONS

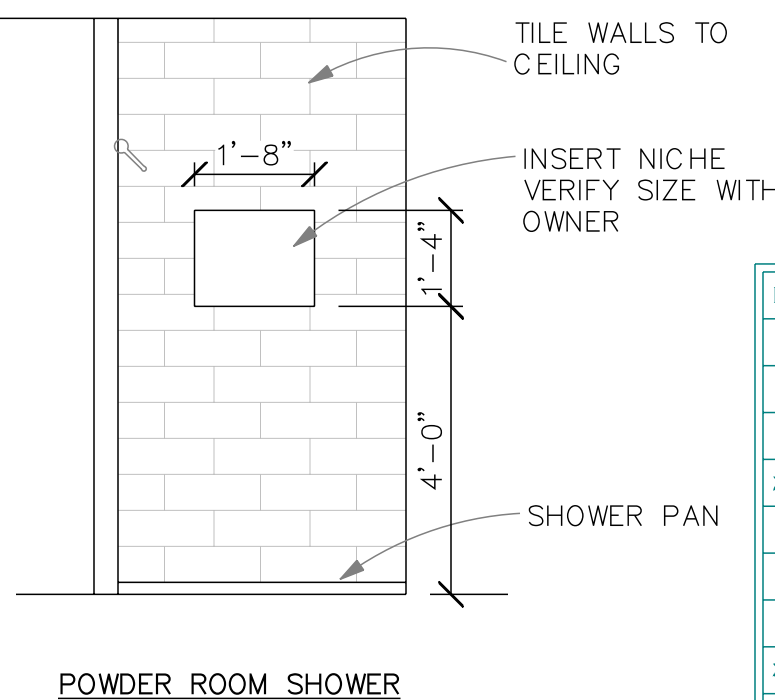
TIETIYEN RESIDENCE
12504 N PORTLAND AVE
MEQUON, WI 53092

SHEET

3 OF 7



NOTES	
1	REMOVE BASE AND TRIM IN FOLLOWING ROOMS ONLY FAMILY ROOM, KITCHEN/DINING, MUDROOM, POWDER ROOM, FOYER
2	BASE AND CASING TO REMAIN IN FOLLOWING ROOMS ONLY LIVING ROOM, OFFICE



NOTE:
VERIFY ALL DIMENSIONS
IN FIELD PRIOR TO CONSTRUCTION

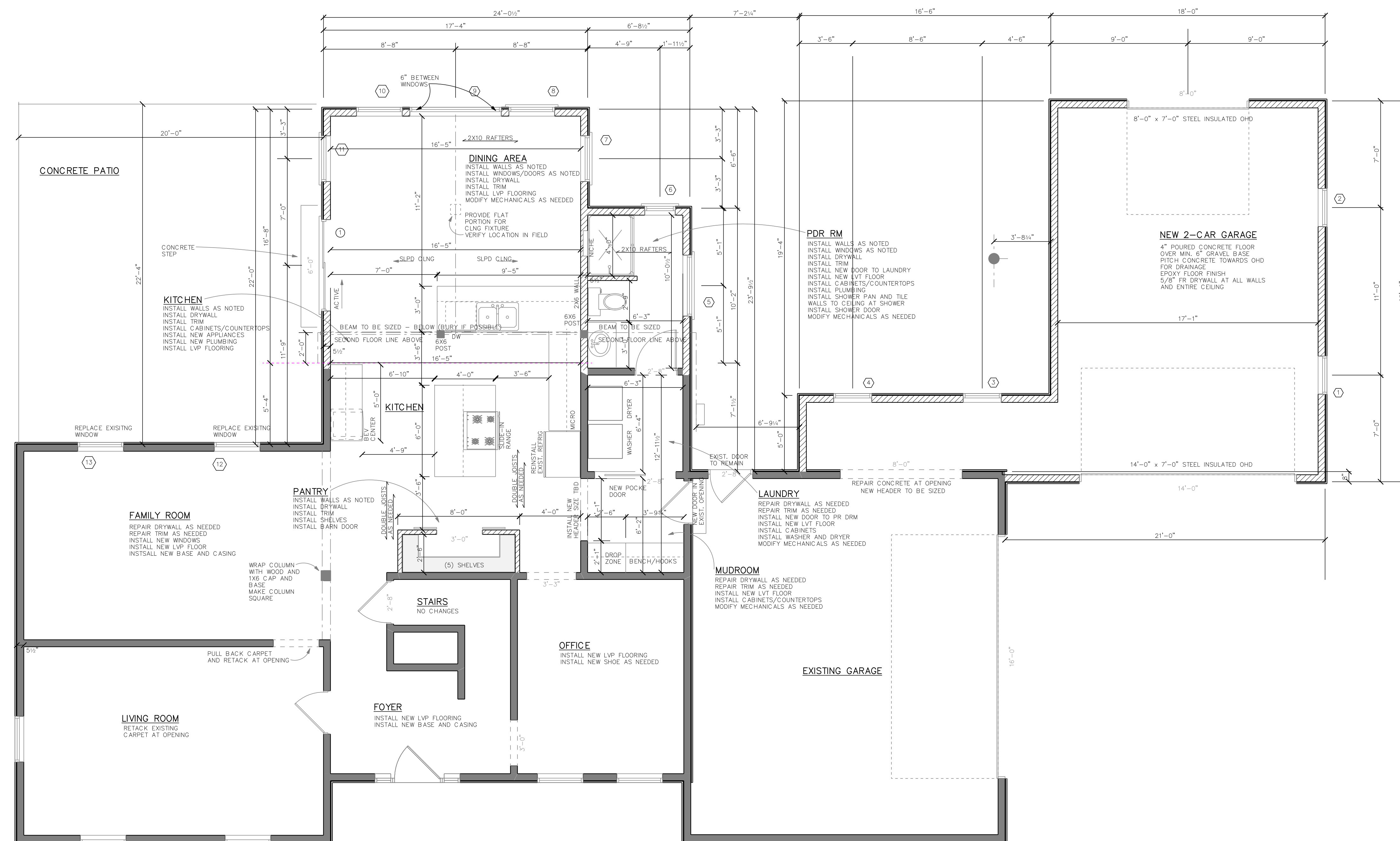
NOTE:
VERIFY DIRECTION OF
SECOND FLOOR JOISTS

NOTES	
1	INSTALL NEW PAINT-GRADE BASE AND CASING IN FOLLOWING AREAS FAMILY ROOM, KITCHEN, DINING, PANTRY, MUDROOM, LAUNDRY, POWDER ROOM, FOYER
2	CASING: PAINT GRADE 3 1/2" COLONIAL BASE: PAINT GRADE 5 1/4" COLONIAL NOTE: STAINED/WOOD TRIM AT 2ND FLR BEDROOM TO MATCH EXISTING IN BEDROOM
3	INTERIOR DOORS: SC MASONITE (2) PANEL ARCHED TOP DOORS VERIFY PANTRY DOOR SELECTION WITH OWNER
4	INTERIOR DOOR HARDWARE: SCHLAG LEVER BRUSHED NICKEL
5	BARNDOR HARDWARE: BLACK

OPTIONS	
1	OPTION REMOVE ALL EXISTING SIDING
2	OPTION INSTALL NEW VINYL SIDING AT ENTIRE RESIDENCE

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COPYWRITE 2011



WIND. MANUFACT	MARVIN INTEGRITY
EXTERIOR	CLAD COLOR TBD
INTERIOR	WOOD
HARDWARE	COLOR TBD
SCREENS	INCLUDED
GRILLES	NONE

WIND. #	WIND. UNIT	OPERATION	NOTES
1	ITDH3052		
2	ITDH3052		
3	ITDH3052		
4	ITDH3052		
5	IAWN4919T	OPER	TEMPERED
6	ITDH2636		TEMPERED
7	ITDH3672		
8	CUSTOM TRANS/ITDH3672		
9	CUSTOM TRANS/ITDH 7272		
10	CUSTOM TRANS/ITDH3672		
11	ITDH3672		
12			EXIST. TO BE REPLACED
13			EXIST. TO BE REPLACED
14	ITDH3040		2ND FLR
15	ITDH3040		2ND FLR
DOOR			
1	ISFD6068		RT. PANEL ACTIVE FROM EXT.

BID DATE
10/31/22

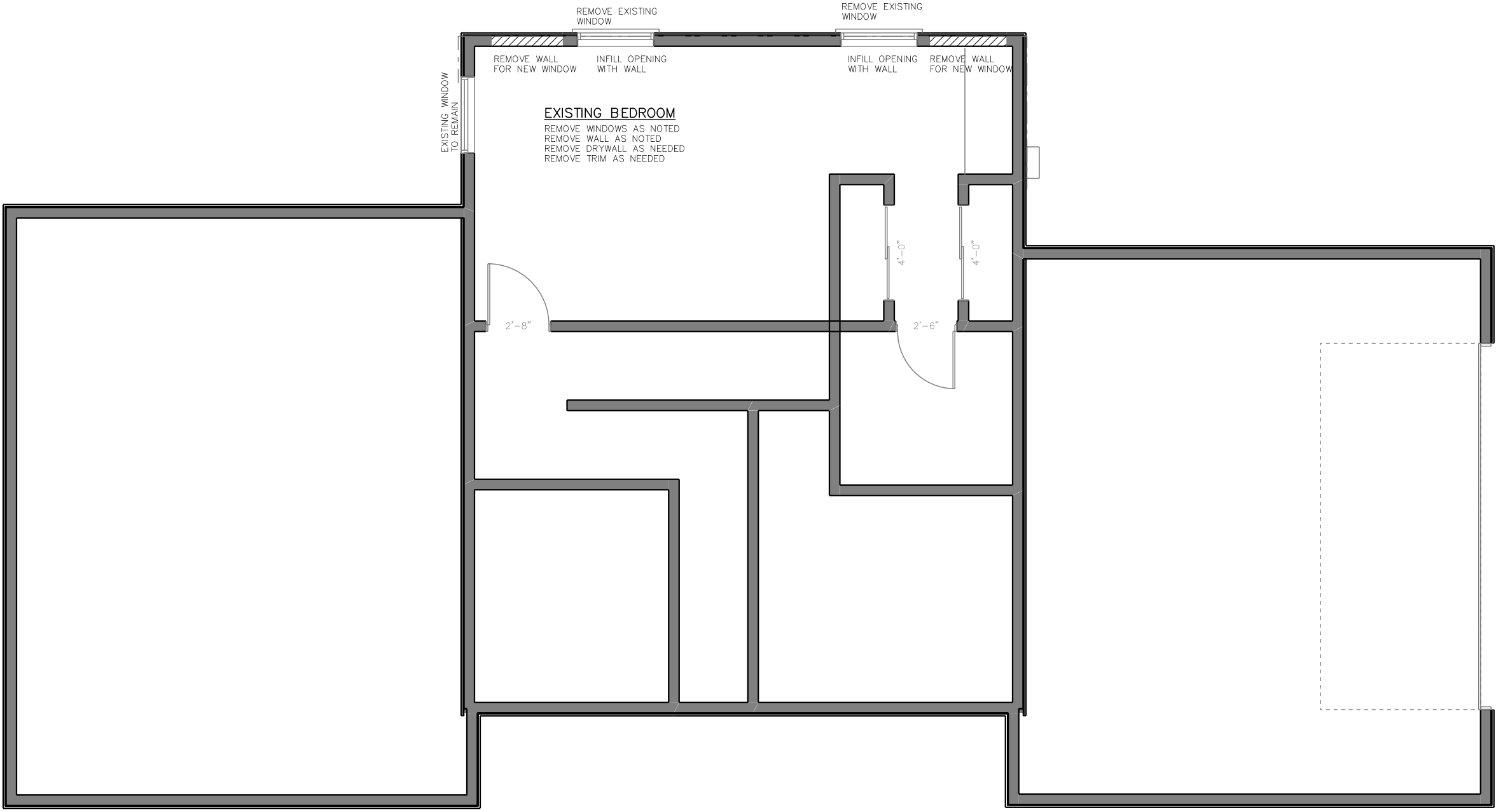
FINAL DATE

REVISIONS

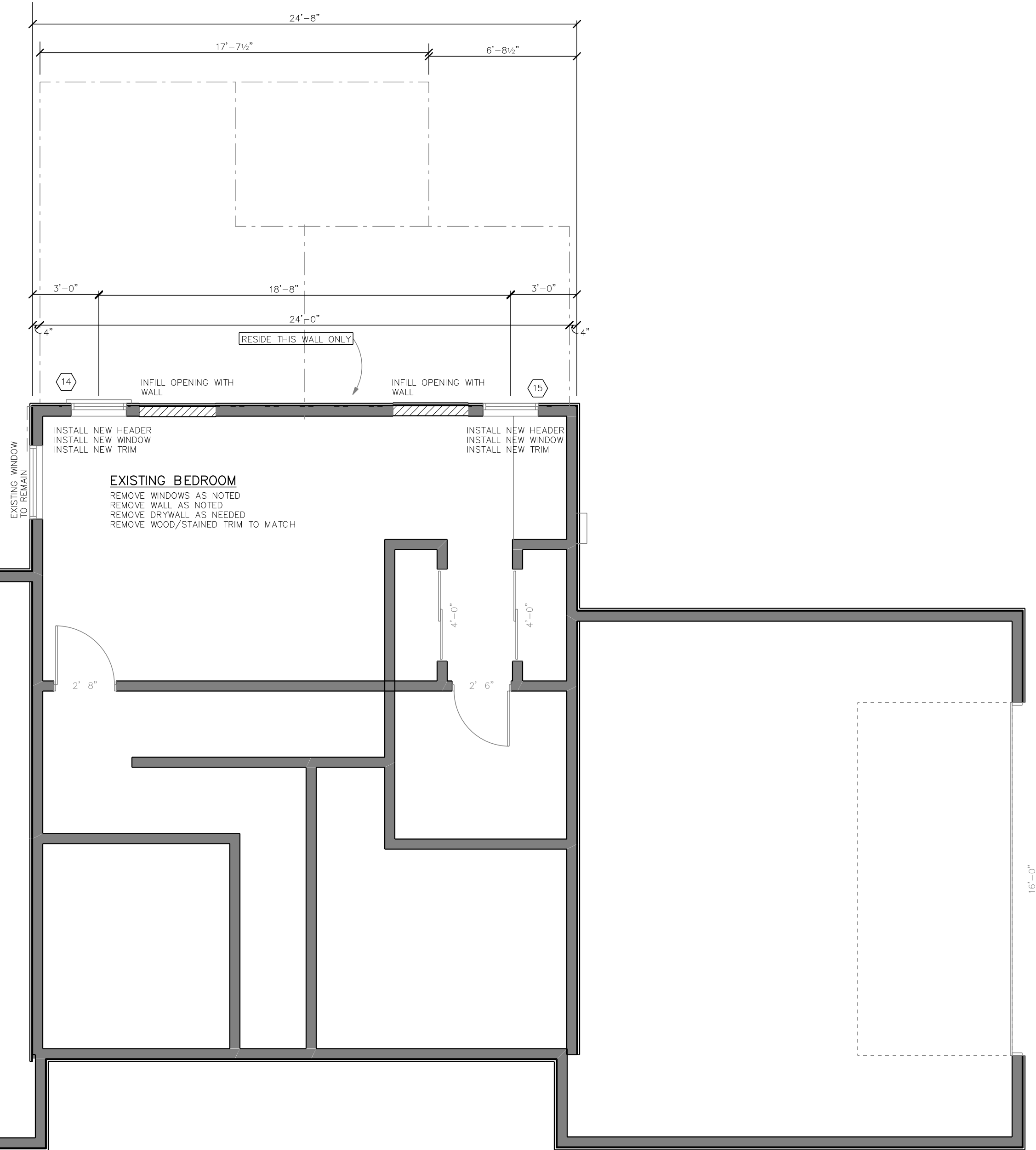
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SHEET
4 OF 7

FIRST FLOOR REMODEL
SCALE: 1/4" = 1'-0"



DEMO SECOND FLOOR



DEMO SECOND FLOOR

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BID DATE
10/31/22

FINAL DATE

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TIETIYEN RESIDENCE
12304 N PORTLAND AVE
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SHEET
5 OF 7

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SECOND FLOOR PLATE HEIGHT = 8'-1 1/8"

ROOF STRUCTURE
DIMENSIONAL SHINGLE ROOF
#15 FELT
ICE AND WATER MIN. 36" PAST WALL
AND WHERE ROOF AND WALL MEET
1/2" OSB SHEATHING
2X10 RAFTERS @ 16" O.C.
2X8 CEILING JOISTS
AIR BAFFLES AT JOISTS SPACE
RAFTER TIE DOWNS

SECOND FLOOR SUBFLOOR = 0'-0"-00"

FIRST FLOOR PLATE HEIGHT = 8'-1 1/8"

EXTERIOR WALL STRUCTURE
VINYL SIDING TO MATCH EXISTING
TYVEK HOUSE WRAP
7/16" OSB SHEATHING
2 X 6 STUDS @ 16" O.C.
5/8" DRYWALL

FIRST FLOOR SUBFLOOR = 0'-0"-00"

2 X 6 TREATED SILL PLATE
OVER SILL SEALER

8" X 4'-0" POURED CONCRETE
FROST WALL WITH 2"
SLAB LEDGE = DROP AT OPENINGS

8" X 20" CONCRETE
FOOTING

MIN. 4" POURED CONCRETE FLOOR
OVER GRAVEL FILL - TAPER TOWARDS
OVERHEAD DOORS FOR DRAINAGE

ANCHOR BOLT

GRAVEL FILL
MIN. 24" ABOVE
FOOTING

L-CONNECTOR

CONTINUOUS RIDGE VENT

ICE AND WATER
AND FLASHING AT
SHED ROOF

EXTERIOR WALL STRUCTURE
SIDING TO MATCH EXIST.
WATER RESISTANT/TYVEK HOUSE WRAP
7/16" OSB SHEATHING
2 X 6 STUDS @ 16" O.C.
R-21 BATT INSULATION
4 MIL VAPOR BARRIER
1/2" DRYWALL

2 X 6 TREATED SILL PLATE
OVER SILL SEALER

VINYL FLASHING AND
WEEP HOLES

8" X 4'-0" POURED
CONCRETE FROST WALL

TUFF-N-DRY
WATERPROOF
MEMBRANE OR EQUAL

1" RIGID FOAM INSULATION
FULL HEIGHT OF WALL

8" X 24" CONCRETE
FOOTING

GRAVEL FILL
MIN. 24" ABOVE
FOOTING

CONTINUOUS RIDGE VENT

ROOF STRUCTURE
DIMENSIONAL SHINGLE ROOF
#15 FELT
ICE AND WATER MIN. 36" PAST WALL
AND WHERE ROOF AND WALL MEET
1/2" OSB SHEATHING
2X10 RAFTERS @ 16" O.C.
2X8 CEILING JOISTS
AIR BAFFLES AT JOISTS SPACE
RAFTER TIE DOWNS

R-38 BATT
INSULATION
1/2" HD DRYWALL
OVER 4 MIL VAPOR BARRIER

PROVIDE FLAT
AREA FOR LIGHT
FIXTURE

CLOSED CELL SPRAY-IN
FOAM INSULATION

DOUBLE JOISTS
BELOW WALL

3/4" HP OSB
SUBFLOOR

ANCHOR BOLT

3" POURED CONCRETE FLOOR
OVER 6 MIL VAPOR BARRIER

L-CONNECTOR

ROOF STRUCTURE
DIMENSIONAL SHINGLE ROOF
#15 FELT
ICE AND WATER MIN. 36" PAST WALL
AND WHERE ROOF AND WALL MEET
1/2" OSB SHEATHING
2X10 RAFTERS @ 16" O.C.
2X8 CEILING JOISTS
AIR BAFFLES AT JOISTS SPACE
RAFTER TIE DOWNS

R-38 BATT
INSULATION

2 X 6 TREATED SILL PLATE
OVER SILL SEALER

8" X 4'-0" POURED
CONCRETE FROST WALL

TUFF-N-DRY
WATERPROOF
MEMBRANE OR EQUAL

1" RIGID FOAM INSULATION
FULL HEIGHT OF WALL

8" X 24" CONCRETE
FOOTING

GRAVEL FILL
MIN. 24" ABOVE
FOOTING

CONTINUOUS RIDGE VENT

ICE AND WATER
AND FLASHING

1/2" HD DRYWALL
OVER 4 MIL VAPOR BARRIER

REMOVE SIDING AS
NEEDED

BEAM TO
BE SIZED
FLUSH IF POSSIBLE

2X10 FLOOR JOISTS

ANCHOR BOLT

3" POURED CONCRETE FLOOR
OVER 6 MIL VAPOR BARRIER

L-CONNECTOR

FORM-A-DRAIN
OR EQUAL DRAIN TILE

GRAVEL FILL
MIN. 24" ABOVE
FOOTING

CONTINUOUS RIDGE VENT

ICE AND WATER
AND FLASHING

1/2" HD DRYWALL
OVER 4 MIL VAPOR BARRIER

REMOVE SIDING AS
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ANCHOR BOLT

3" POURED CONCRETE FLOOR
OVER 6 MIL VAPOR BARRIER

L-CONNECTOR

FORM-A-DRAIN
OR EQUAL DRAIN TILE

GRAVEL FILL
MIN. 24" ABOVE
FOOTING

EXISTING SECOND FLOOR

2X10 FLR JOISTS - DOUBLE AS NEEDED

6X8 STRUCT. POST
WRAP WITH WOOD

CLOSED CELL SPRAY-IN
FOAM INSULATION

3/4" HP OSB
SUBFLOOR

STEEL BEAM
AND COLUMN
TO BE SIZED

EXISTING BASEMENT
AND STRUCTURE

EXTERIOR WALL STRUCTURE
SIDING TO MATCH EXIST.
WATER RESISTANT/TYVEK HOUSE WRAP
7/16" OSB SHEATHING
2 X 6 STUDS @ 16" O.C.
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4 MIL VAPOR BARRIER
1/2" DRYWALL

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OVER SILL SEALER

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MIN. 24" ABOVE
FOOTING

CONTINUOUS RIDGE VENT

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AND FLASHING

1/2" HD DRYWALL
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L-CONNECTOR

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L-CONNECTOR

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EXISTING SECOND FLOOR

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WRAP WITH WOOD

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FOOTING

EXISTING SECOND FLOOR

2X10 FLR JOISTS - DOUBLE AS NEEDED

6X8 STRUCT. POST
WRAP WITH WOOD

CLOSED CELL SPRAY-IN
FOAM INSULATION

3/4" HP OSB
SUBFLOOR

STEEL BEAM
AND COLUMN
TO BE SIZED

EXISTING BASEMENT
AND STRUCTURE

EXTERIOR WALL STRUCTURE
SIDING TO MATCH EXIST.
WATER RESISTANT/TYVEK HOUSE WRAP
7/16" OSB SHEATHING
2 X 6 STUDS @ 16" O.C.
R-21 BATT INSULATION
4 MIL VAPOR BARRIER
1/2" DRYWALL

2 X 6 TREATED SILL PLATE
OVER SILL SEALER

8" X 4'-0" POURED
CONCRETE FROST WALL

TUFF-N-DRY
WATERPROOF
MEMBRANE OR EQUAL

1" RIGID FOAM INSULATION
FULL HEIGHT OF WALL

8" X 24" CONCRETE
FOOTING

GRAVEL FILL
MIN. 24" ABOVE
FOOTING

CONTINUOUS RIDGE VENT

ICE AND WATER
AND FLASHING

1/2" HD DRYWALL
OVER 4 MIL VAPOR BARRIER

REMOVE SIDING AS
NEEDED

BEAM TO
BE SIZED
FLUSH IF POSSIBLE

2X10 FLOOR JOISTS

ANCHOR BOLT

3" POURED CONCRETE FLOOR
OVER 6 MIL VAPOR BARRIER

L-CONNECTOR

FORM-A-DRAIN
OR EQUAL DRAIN TILE

GRAVEL FILL
MIN. 24" ABOVE
FOOTING

CONTINUOUS RIDGE VENT

ICE AND WATER
AND FLASHING

1/2" HD DRYWALL
OVER 4 MIL VAPOR BARRIER

REMOVE SIDING AS
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ICE AND WATER
AND FLASHING

1/2" HD DRYWALL
OVER 4 MIL VAPOR BARRIER

REMOVE SIDING AS
NEEDED

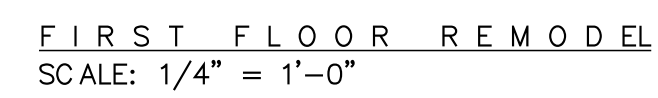
BEAM TO
BE SIZED
FLUSH IF POSSIBLE

2X10 FLOOR JOISTS

ANCHOR BOLT

3" POURED CONCRETE FLOOR
OVER 6 MIL VAPOR BARRIER

L-CONNECTOR



THESE DRAWINGS WERE CREATED
FOR THE SOLE USE BY
FRITSCH DESIGNS, LLC
ANY DUPLICATION WITHOUT THE
CONSENT OF FRITSCH DESIGNS, LLC MAY
RESULT IN LEGAL ACTION.
COPYWRITE 2013

SHEET

7 OF 7



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 13, 2023
SUBJECT: Patrick Leske & Kate Flood, Window Changes at 9922 N. Lake Shore Drive

Attachments:

Statement of Intent and pictures (PDF)

Plans (PDF)

Survey (PDF)

Laske/Flood Kitchen Remodel

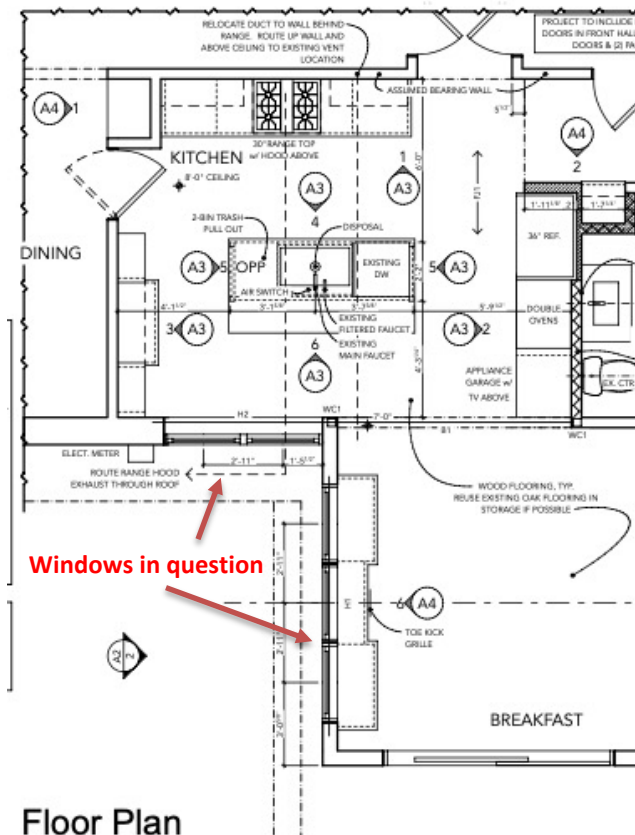
9922 N. Lake Shore Dr., Mequon

Agenda - Exterior Windows

- Project and goal regarding windows
- Existing house is casement & double hung
- Matches adjoining space
 - Removing ugly box windows
- Windows are not seen by the public

Project and goal regarding windows

- Project: Kitchen remodel
- Goal – more natural light in the kitchen – open corner, remove boxes, unify with sunroom/family room



Floor Plan

Existing kitchen:



Existing house is casement and double hung

- Current first floor – 2 double hung, 7 casement windows



Existing house is casement and double hung

- Another view of the front elevation



Existing is casement and double hung

- From the inside – front of the house, living room and office



All casement windows.



Matches adjoining space

Inside Family room view:



The new design is better at uniting the kitchen with the Family Room area.

Removing ugly box windows.

Outside Family room view:



Matches adjoining space

- Another view of the rear elevation
- Proposed design integrates with newer space



Windows are not seen by the public

Back of the house faces a ravine and an OWLT property:

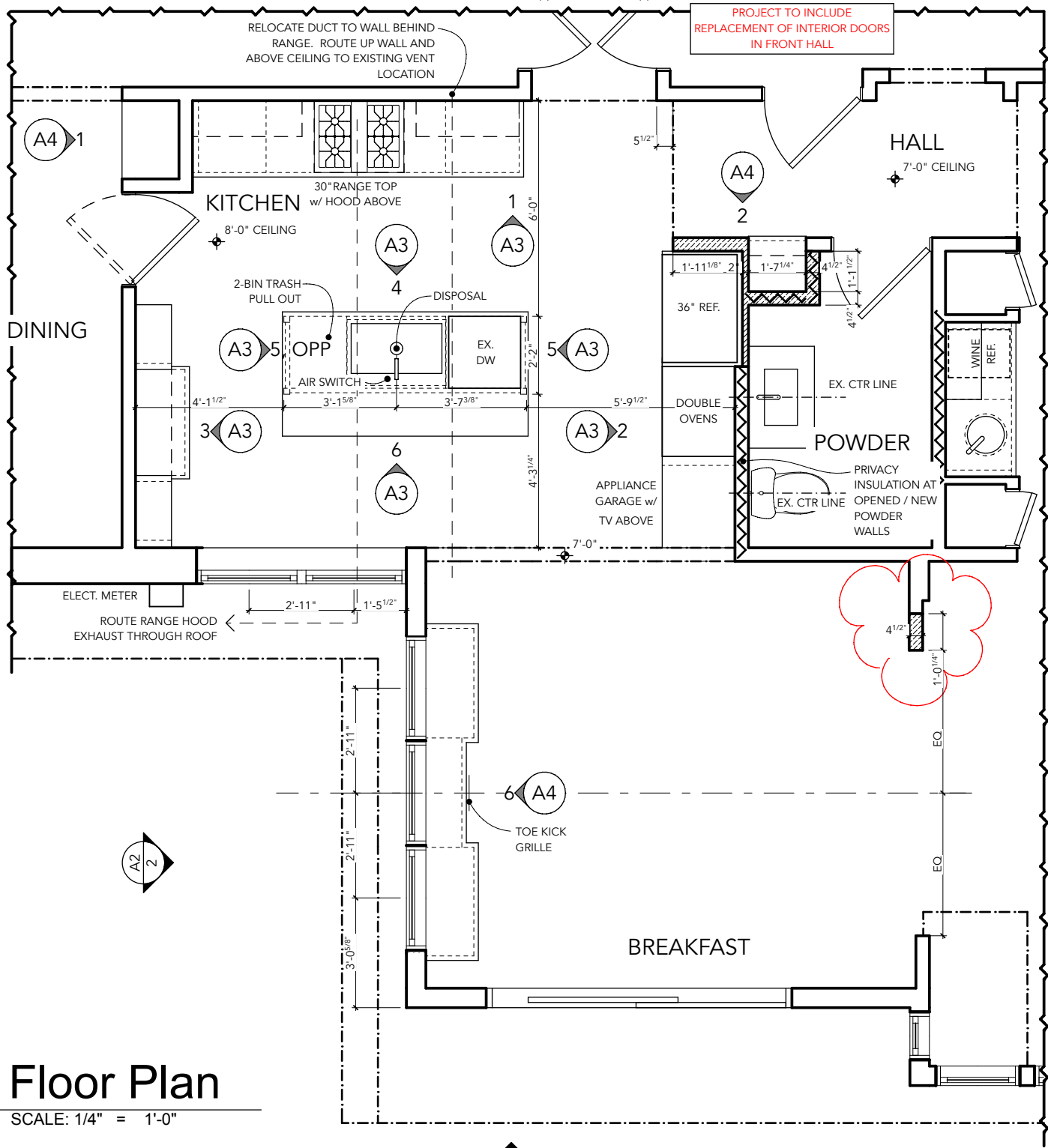


On a private road and at the back of the house:



Attachment: Statement of Intent and pictures (8147 : Patrick Laske & Kate Flood)

Kitchen Remodel Only



WALL TYPE "A"
TYPICAL WALL TYPE, UNLESS
NOTED OTHERWISE ON PLAN

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



1

Floor Plan

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

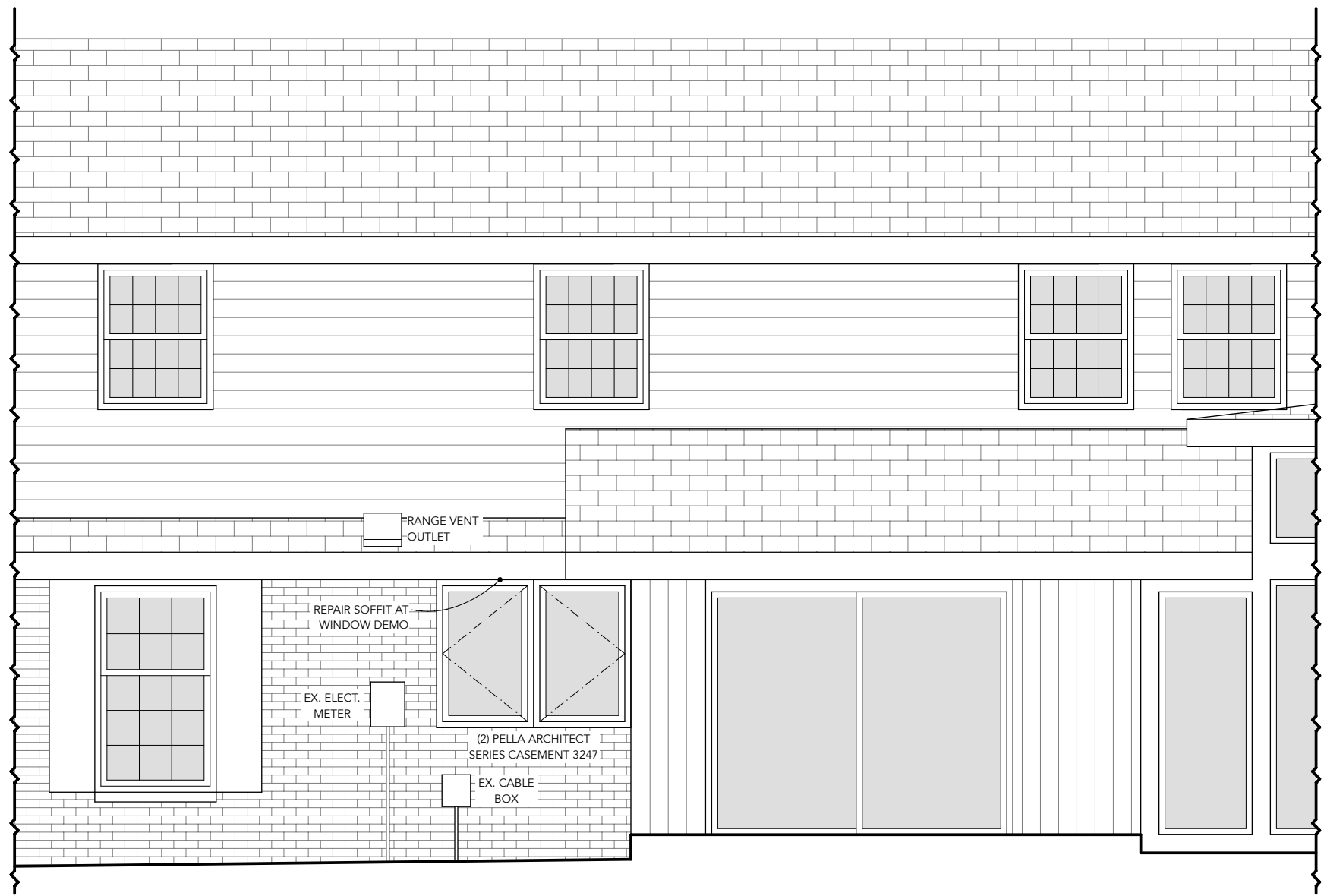


Flood - Laske Renovation
Lake Shore Drive
Mequon, WI

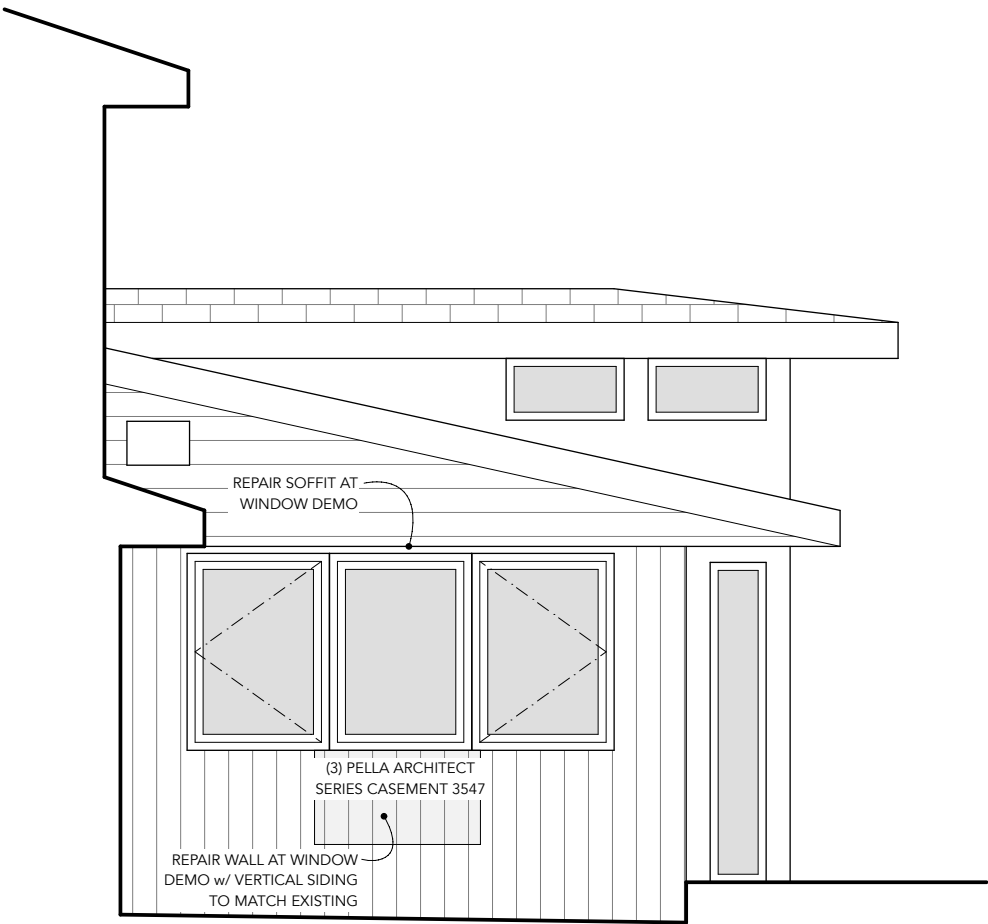
A1

June 1, 2022

Packet Pg. 31

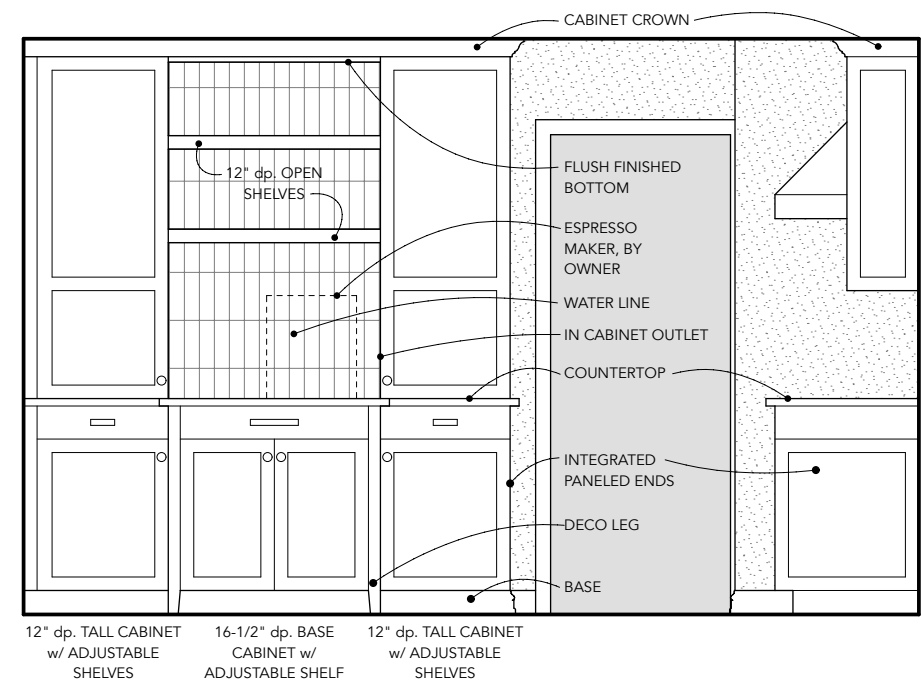
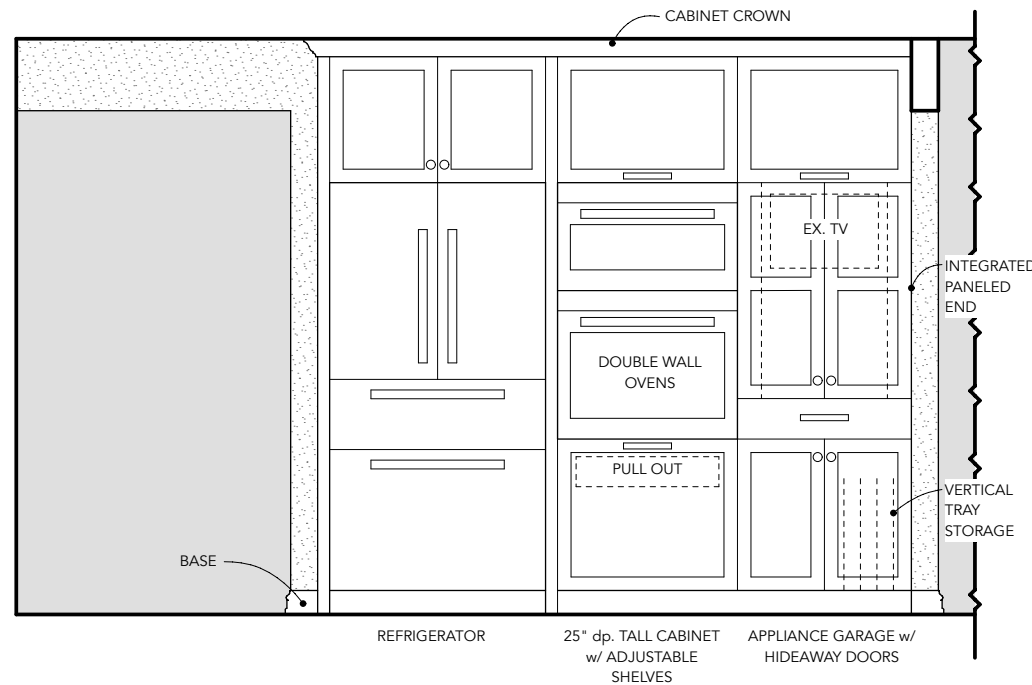
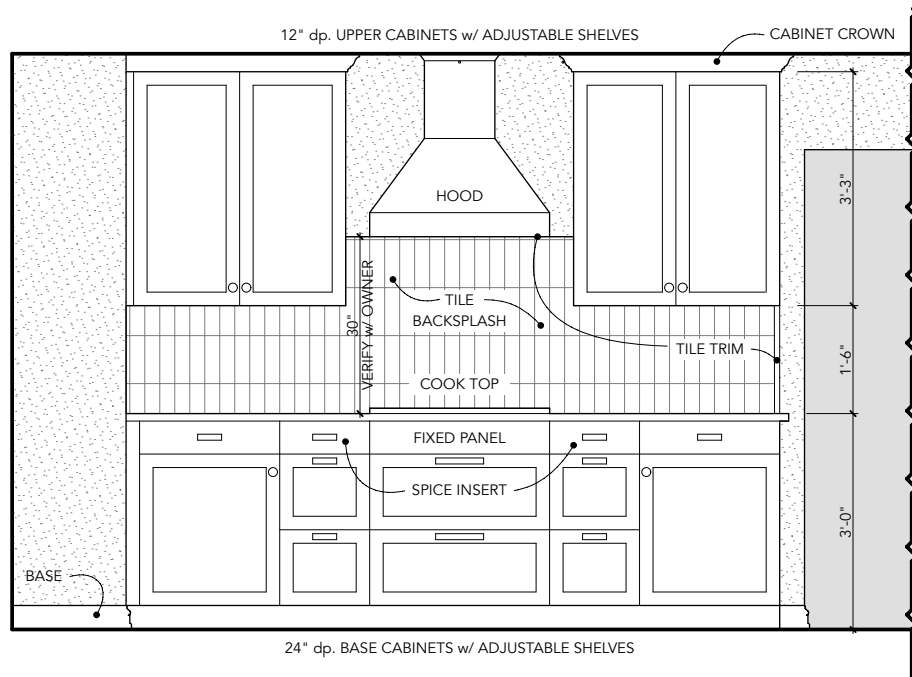


1 East Elevation
SCALE: 1/4" = 1'-0"



2 South Elevation
SCALE: 1/4" = 1'-0"

Attachment: Plans (8147 : Patrick Laske & Kate Flood)



1

Kitchen

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

2

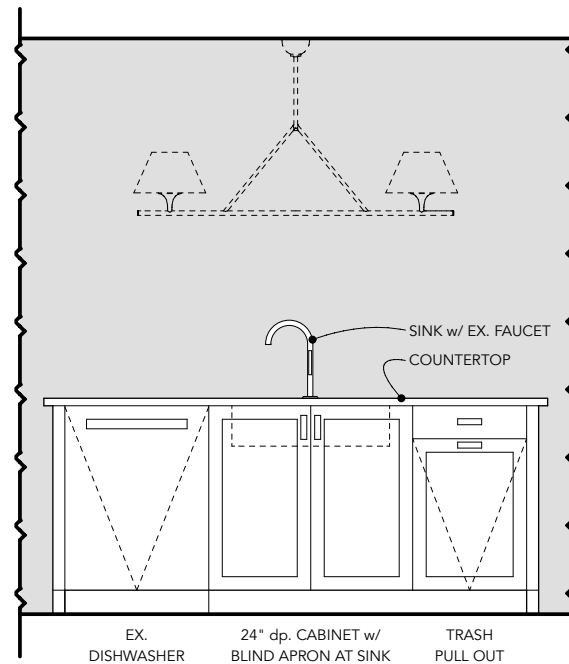
Kitchen

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

3

Kitchen

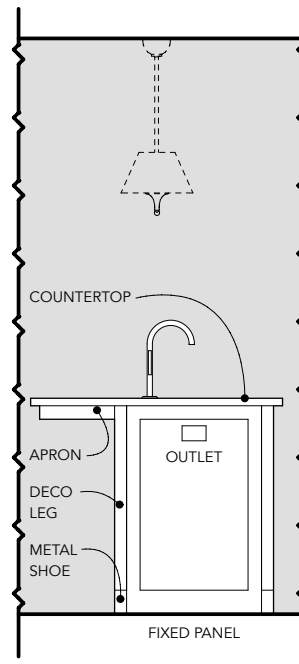
SCALE: 3/8" = 1'-0"



4

Island

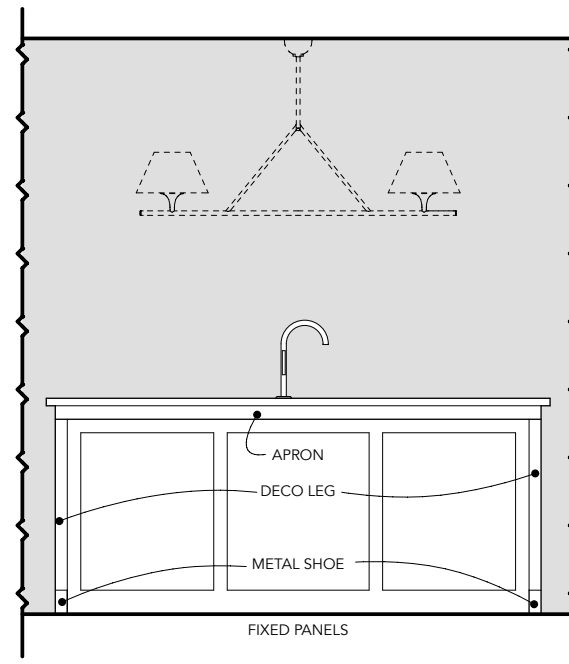
SCALE: 3/8" = 1'-0"



5

Island

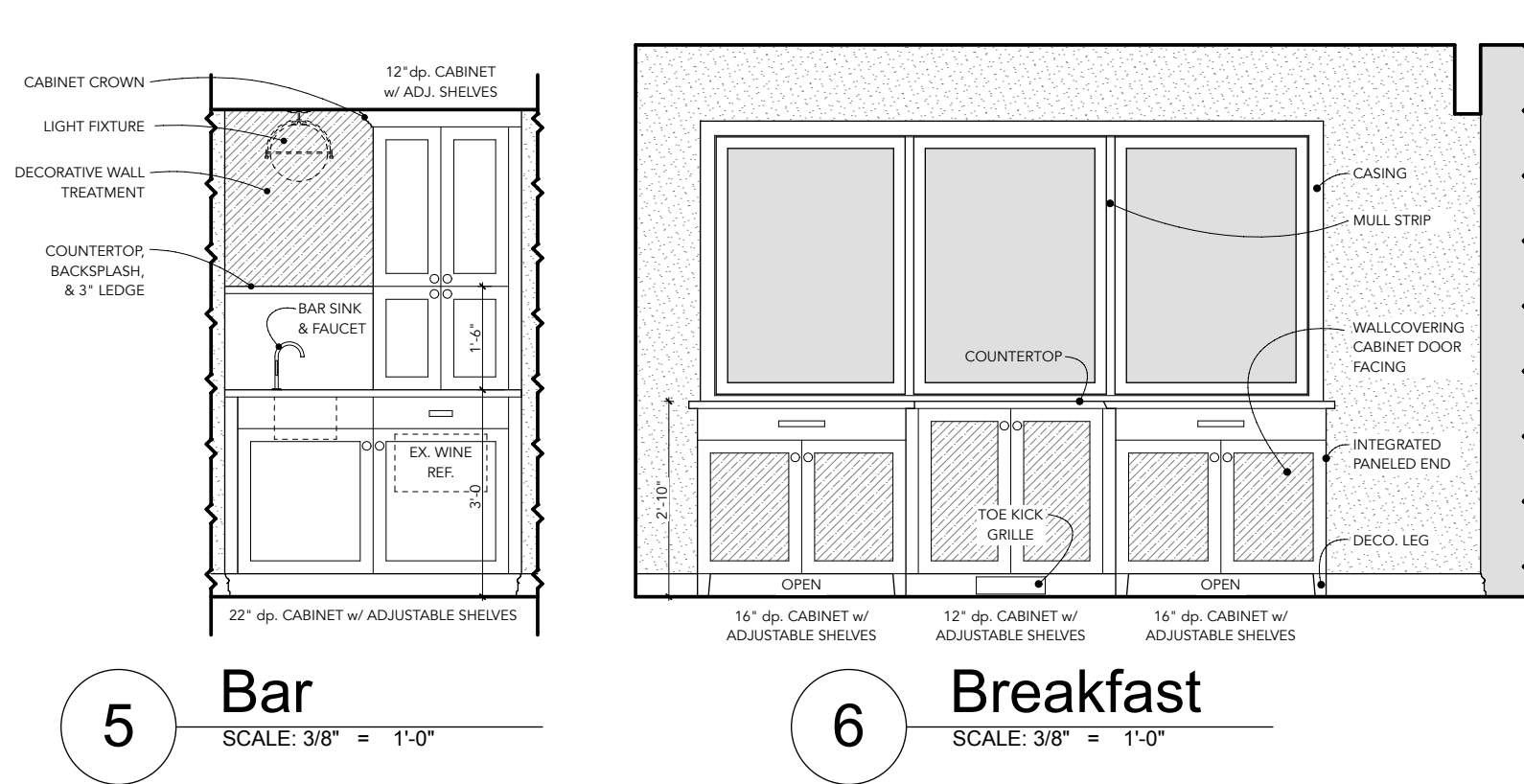
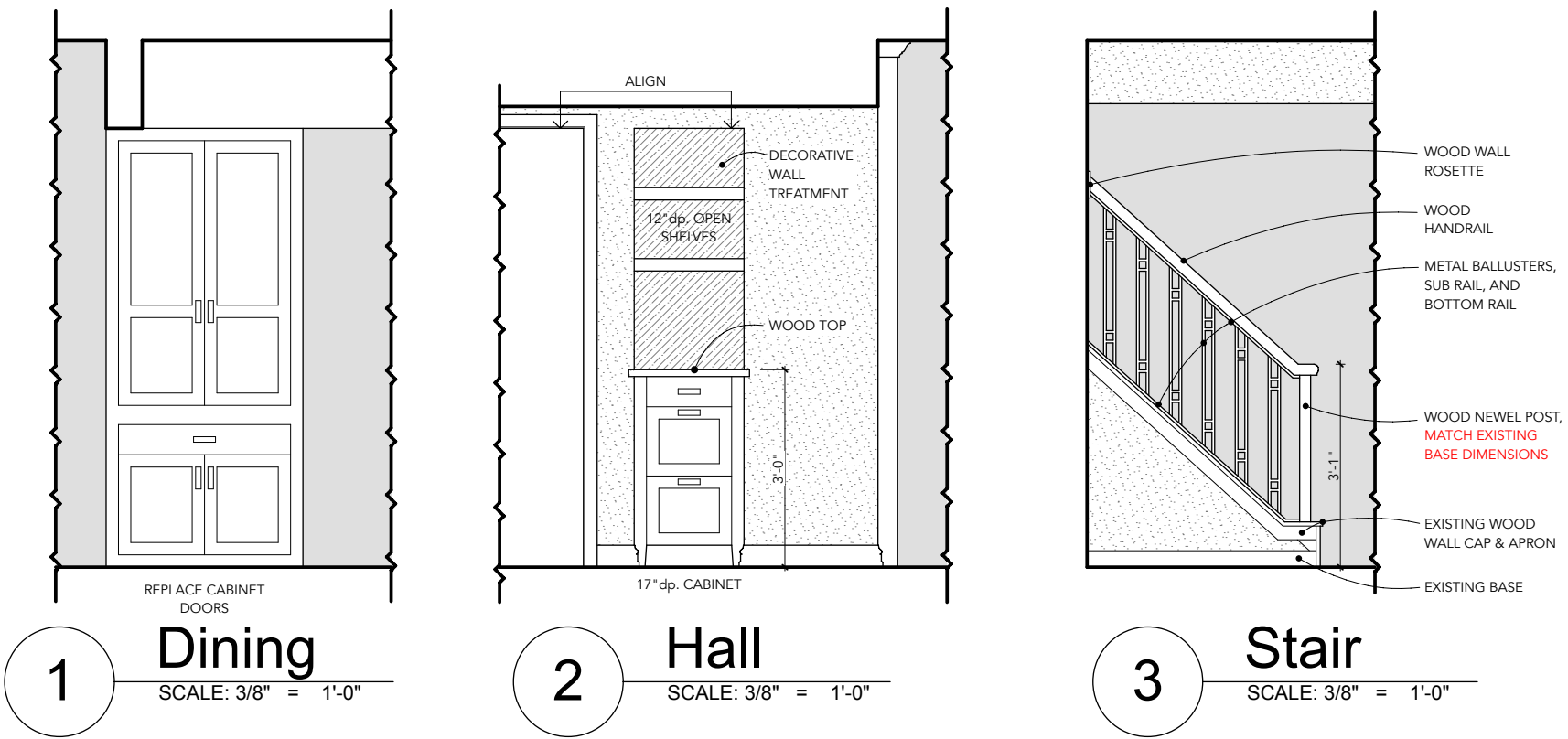
SCALE: 3/8" = 1'-0"



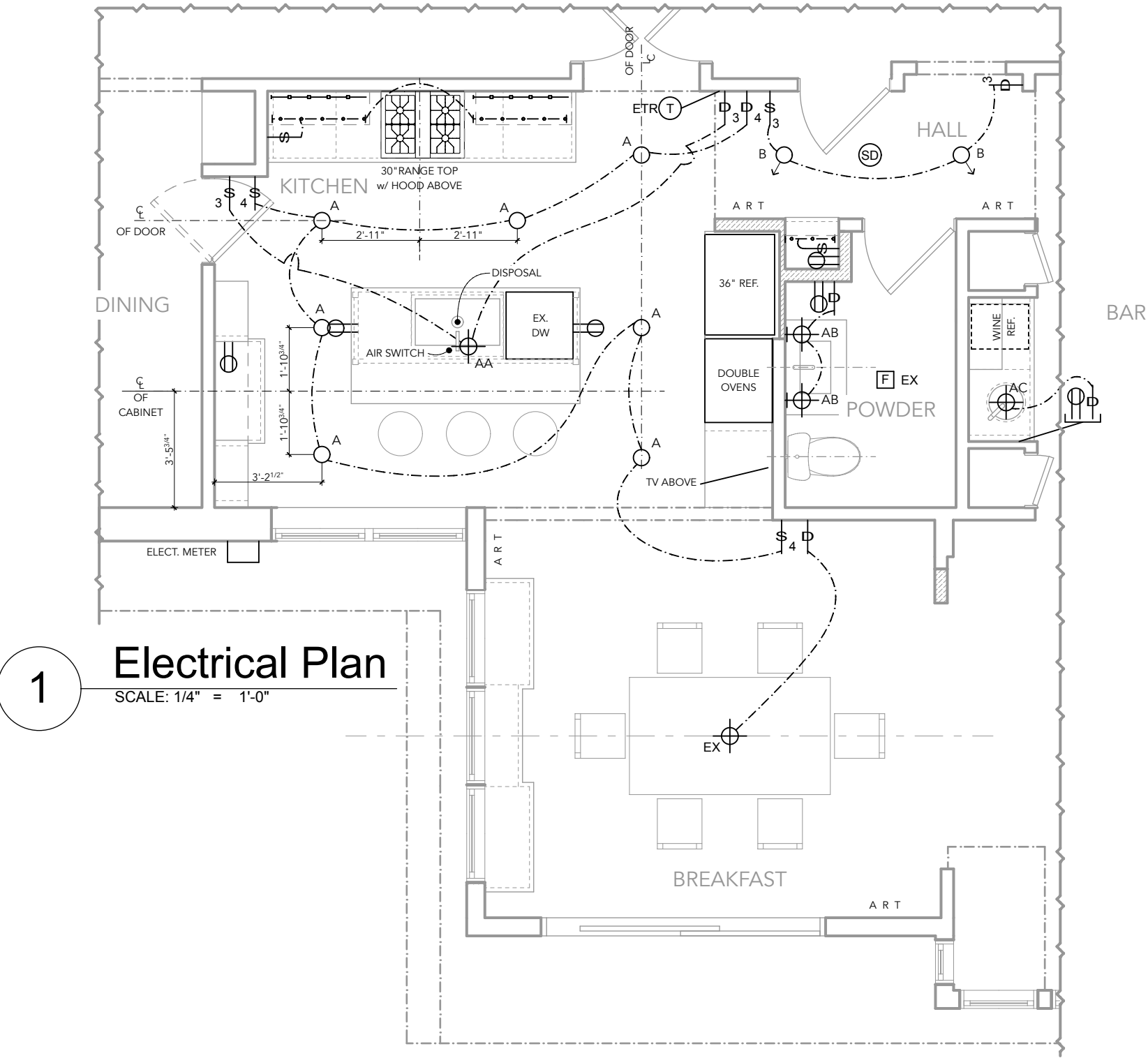
6

Island

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



Attachment: Plans (8147 : Patrick Laske & Kate Flood)



ELECTRICAL KEY

LIGHT FIXTURE		CIRCUITRY		POWER	
	RECESSED DOWNLIGHT		SINGLE POLE SWITCH		DUPLEX RECEPTACLE
	RECESSED ADJUSTABLE ACCENT FIXTURE		THREE WAY SWITCH		WEATHER RATED DUPLEX RECEPTACLE
	DECORATIVE CEILING LIGHT		FOUR WAY SWITCH		GFI PROTECTED WEATHERPROOF BOX and/or BEZEL
	DECORATIVE WALL LIGHT		DOOR JAMB SWITCH		DUPLEX RECEPTACLE GFI PROTECTED
	LOW OUTPUT LINEAR STRIP LIGHT		DIMMER SWITCH SINGLE POLE		220V RECEPTACLE
	THERMOSTAT		DIMMER SWITCH THREE WAY		DUPLEX RECEPTACLE SWITCHED
	SMOKE DETECTOR		DIMMER SWITCH FOUR WAY		UNDER CABINET RECEPTACLE STRIP
	CEILING MOUNTED SPEAKER		FAN SWITCH	EX	EXISTING LOCATION. NEW FIXTURE OR DEVICE.
	WALL MOUNTED SPEAKER			ETR	EXISTING TO REMAIN.

- NOTES:
1. SEE MECHANICAL DESIGN BUILDER FOR EQUIPMENT POWER REQUIREMENTS.

2. SEE ARCHITECTURAL SHEETS FOR ELECTRICAL INTEGRATION AT CASEWORK AND LIGHT COVES.

3. SEE INTERIOR ELEVATIONS SCHEDULE FOR FIXTURE WALL MOUNT HEIGHTS.

4. SINGLE LETTER DESIGNATIONS INDICATE RECESSED HOUSING FIXTURES AND SPECIAL EFFECT FIXTURES. DOUBLE LETTER DESIGNATIONS INDICATE SURFACE MOUNTED DECORATIVE FIXTURES.
5. SEE APPLIANCE AND PLUMBING SCHEDULES FOR POWER REQUIREMENTS.

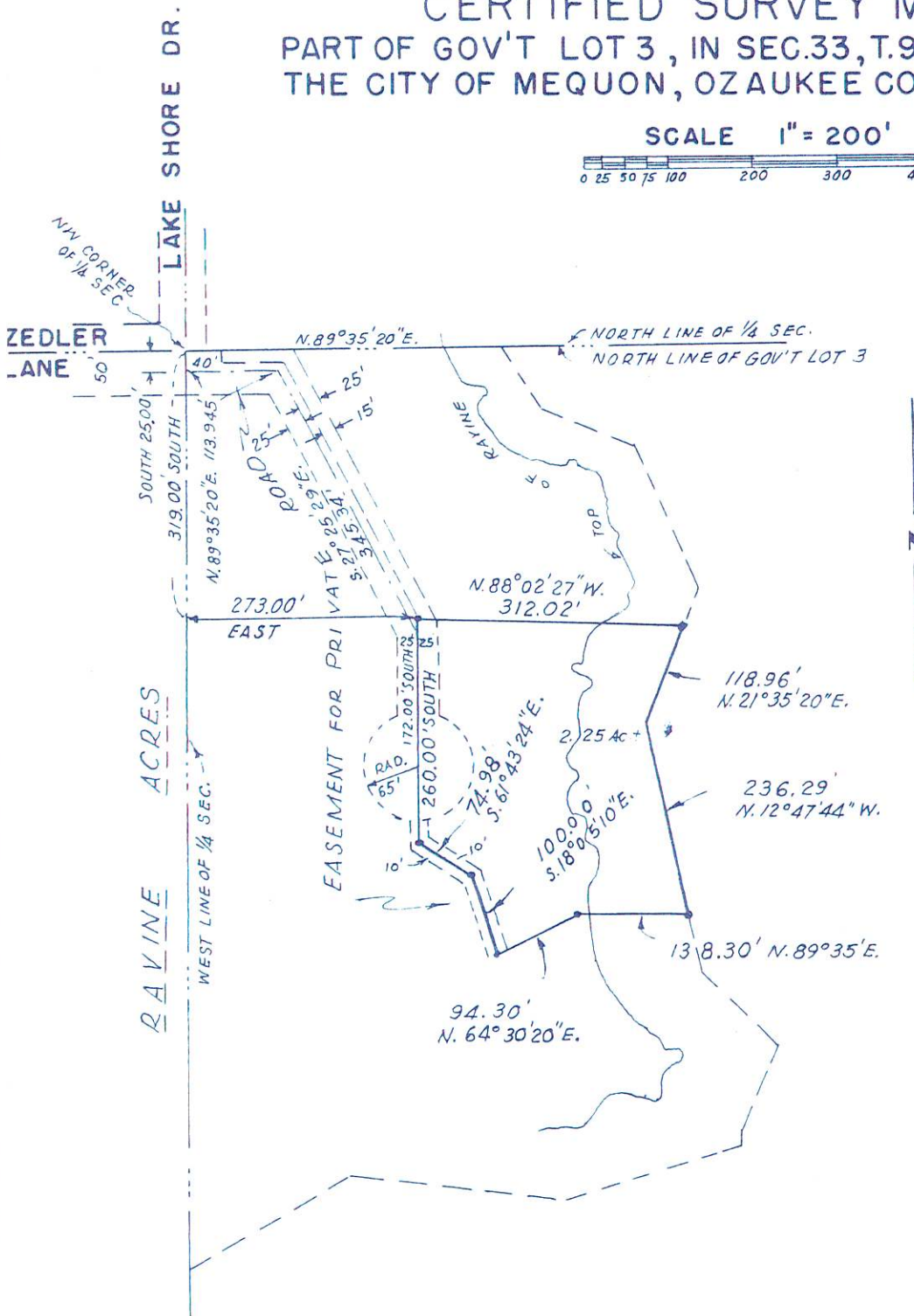
6. "A.F.F." NOTATIONS/DIMENSIONS ARE TO CENTERLINE OF J-BOX UNLESS NOTED OTHERWISE.

7. WALL SWITCHES TO BE 48" AFF UNLESS NOTED OTHERWISE.

8. WALL OUTLETS AT COUNTERS TO BE 48" AFF. ALL OTHER WALL OUTLETS TO BE 12" AFF UNLESS NOTED OTHERWISE.

CERTIFIED SURVEY MAP OF
PART OF GOV'T LOT 3, IN SEC.33, T.9N., R.22E., IN
THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SCALE 1" = 200'



NOTE:
• DENOTES 1" IRON PIPE - 30" LONG
WEIGHT - 1.13 LBS/LIN. FT.

CITY OF MEQUON APPROVAL
I certify that this map has been approved
as a "plat" pursuant to the provisions of
the Subdivision Ordinance of the City of
Mequon, by action of the City Plan
Commission taken on 16
day of September, 1963.
Date 9/24/63
Secretary
Chairman



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 13, 2023
SUBJECT: Victory Homes of Wisconsin - New Single-Family Residence at 10127 W. Farmdale Estates Court

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

The Victory Companies, Inc.

January 20, 2023

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 2 Farmdale Estates, being a part of the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$, of section 20, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

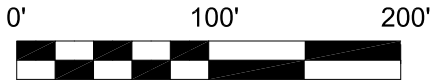
Rebecca Kirst
Permitting Coordinator
Victory Companies
N118W18531 Bunsen Drive
Germantown, WI 53022
262-252-7100

Attachment: Statement of Intent (8116 : Victory Homes of Wisconsin)

Plat of Survey

Property Description:

Lot 2 in Farmdale , being part of the Southeast 1/4 of the Southwest 1/4 of Section 20, Town 9 North, Range 21 East, in the Town of Mequon, Ozaukee County, Wisconsin

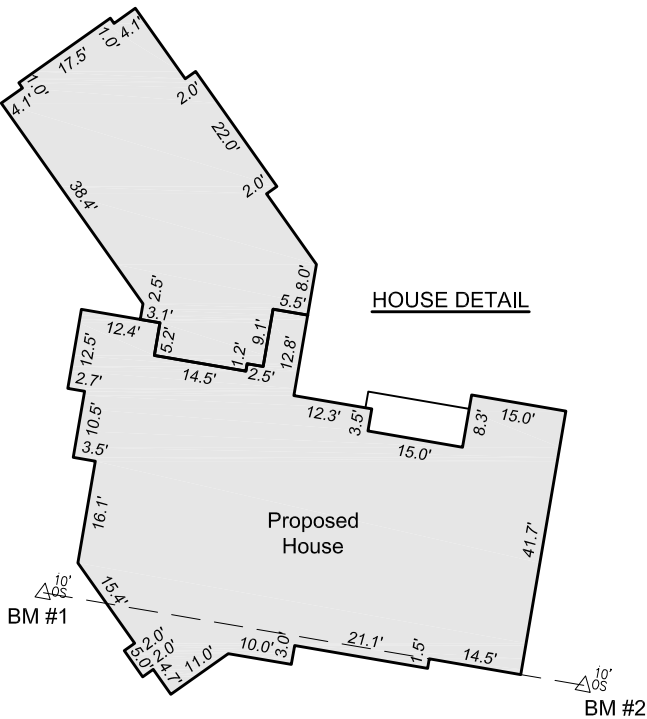


PREPARED FOR:
Victory Homes of Wisconsin
N118 W18531 Bunsen Dr.
Germantown, WI 53022

BROOKLYN MODEL

Notes:

- Proposed elevations shown on this drawing were provided by the builder and should be verified and approved by the owner and the building inspector.
- Contractors must verify at least 2 benchmarks shown hereon.
- A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
- Field work completed on 01-09-23.
- House was staked based on a Preliminary Subdivision Plat and the subdivision lot corners have not been set. Surveyor takes no responsibility for errors in lot lines, building setback lines, or placement of the house.
- Building Setbacks
Front = 100' from Right of Way
Side = 30'
Rear = 100'



Suggested Top of Wall: 773.67'
Suggested Garage Floor: 773.33'
Suggested Final Yard Grade: 773.0'/768.0'
Suggested Top of Footing: 764.67'
(Assuming 9' Poured Wall-check plans)

C1 Curve Data (CALC.)

RAD.= 75.00'
ARC = 22.95'
CHD. = 22.86'
BRG. = N 52°21'04\"/>

C2 Curve Data

RAD.= 100.00'
ARC = 71.29'
CHD. = 69.79'
BRG. = N 65°21'44\"/>

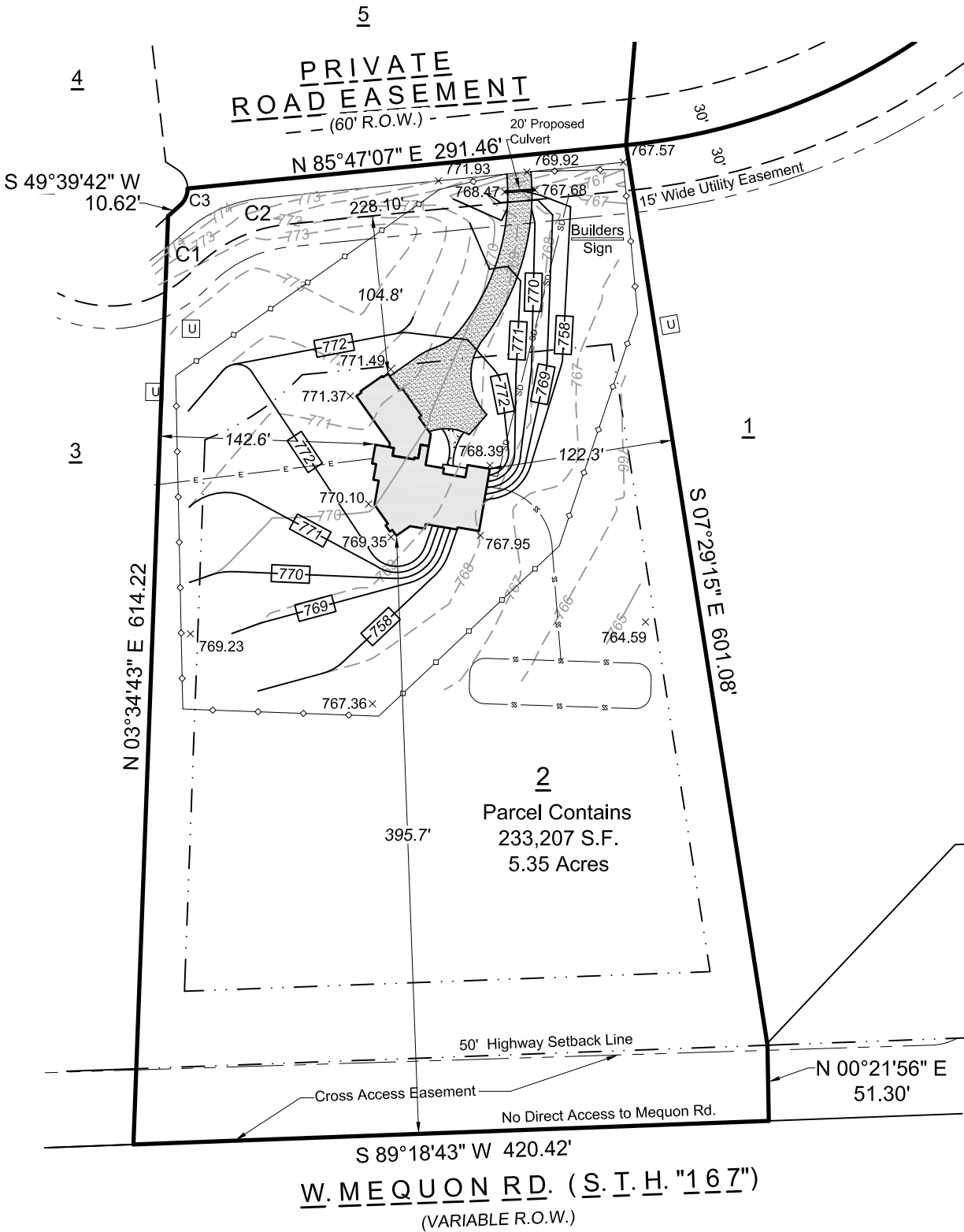
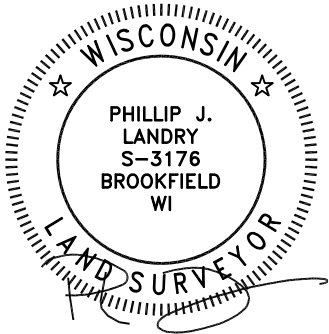
C3 Curve Data

RAD.= 150.00'
ARC = 12.55' Calc.
CHD. =12.18' Calc.
BRG. = N 25°42'06\"/>

BM #1: Set Hub, Elev.=769.93'
BM #2: Set Hub, Elev.=767.27'

LEGEND

- Utility Pedestals
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- Monument Found as Noted
- 3/4\"X18\" Iron Rod Set
- Existing Spot Grade
- Proposed Grade
- Proposed Contour
- Existing Contour
- Building Setback Line
- Proposed Sump Drain
- Proposed Water Line
- Proposed Sewer Line
- Proposed Gas Line
- Proposed Electric Line
- Proposed Silt Fence



SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 19th Day of February, 2023: Phillip J. Landry S-3176

C3E
GEOMATICS
260 Regency Court • Suite L100
Brookfield, WI 53045 • (262) 312-1034
www.c3egeomatics.com Job# 22398

ROOF TRUSS HEEL HEIGHTS

4 / 12 PITCH	-	4" HEEL	-	12" OAWG
6 / 12 PITCH	-	6" HEEL	-	12" OAWG
10 / 12 PITCH	-	10" HEEL	-	12" OAWG
12 / 12 PITCH	-	12" HEEL	-	12" OAWG
16 / 12 PITCH	-	16" HEEL	-	12" OAWG
20 / 12 PITCH	-	20" HEEL	-	12" OAWG
(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 revision date to commence with construction using this plan. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LATEST REVISION DATE.

JOB #

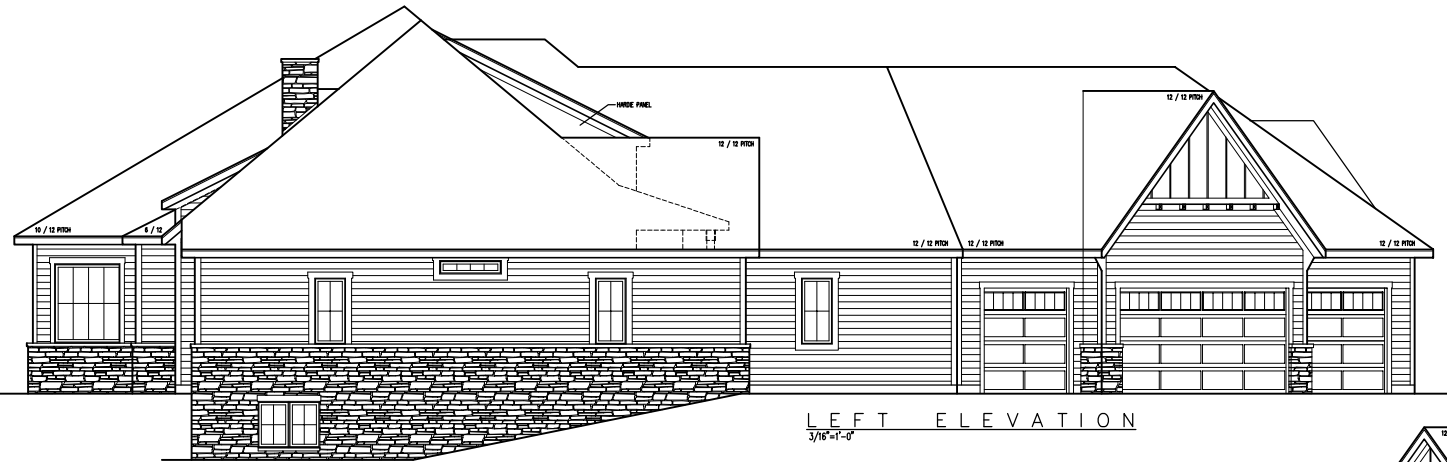
Wisconsin Focus on Energy Home

PRELIMINARY PLANS



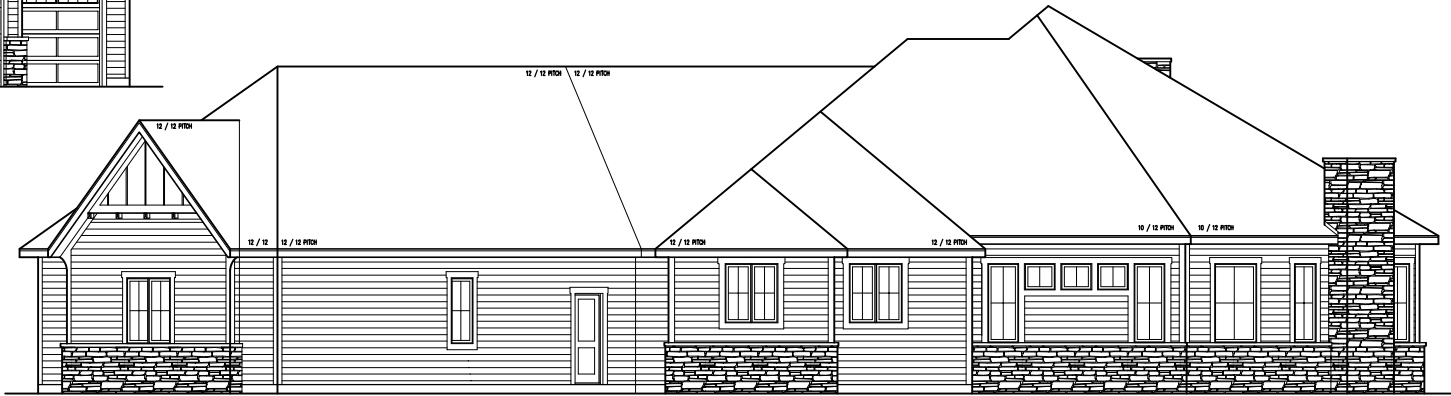
FRONT ELEVATION

1/4"=1'-0"



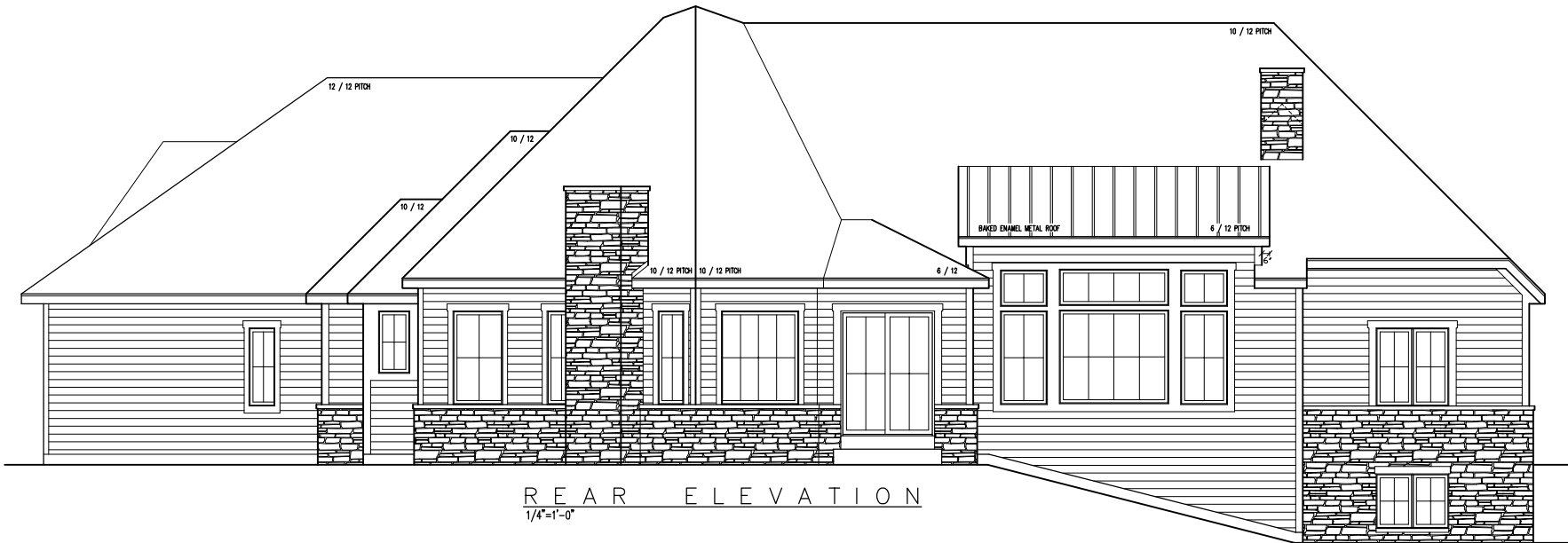
LEFT ELEVATION

3/16"=1'-0"



RIGHT ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

Brooklyn Model
Lot 2, Farmdale Estates

REVISIONS		DATE	BY	DESCRIPTION
1	1/15/23	BA	REQUESTED REVISIONS	
2				
3				
4				

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VICTORY HOMES OF WISCONSIN, INC.

" Building For The Way You Live "

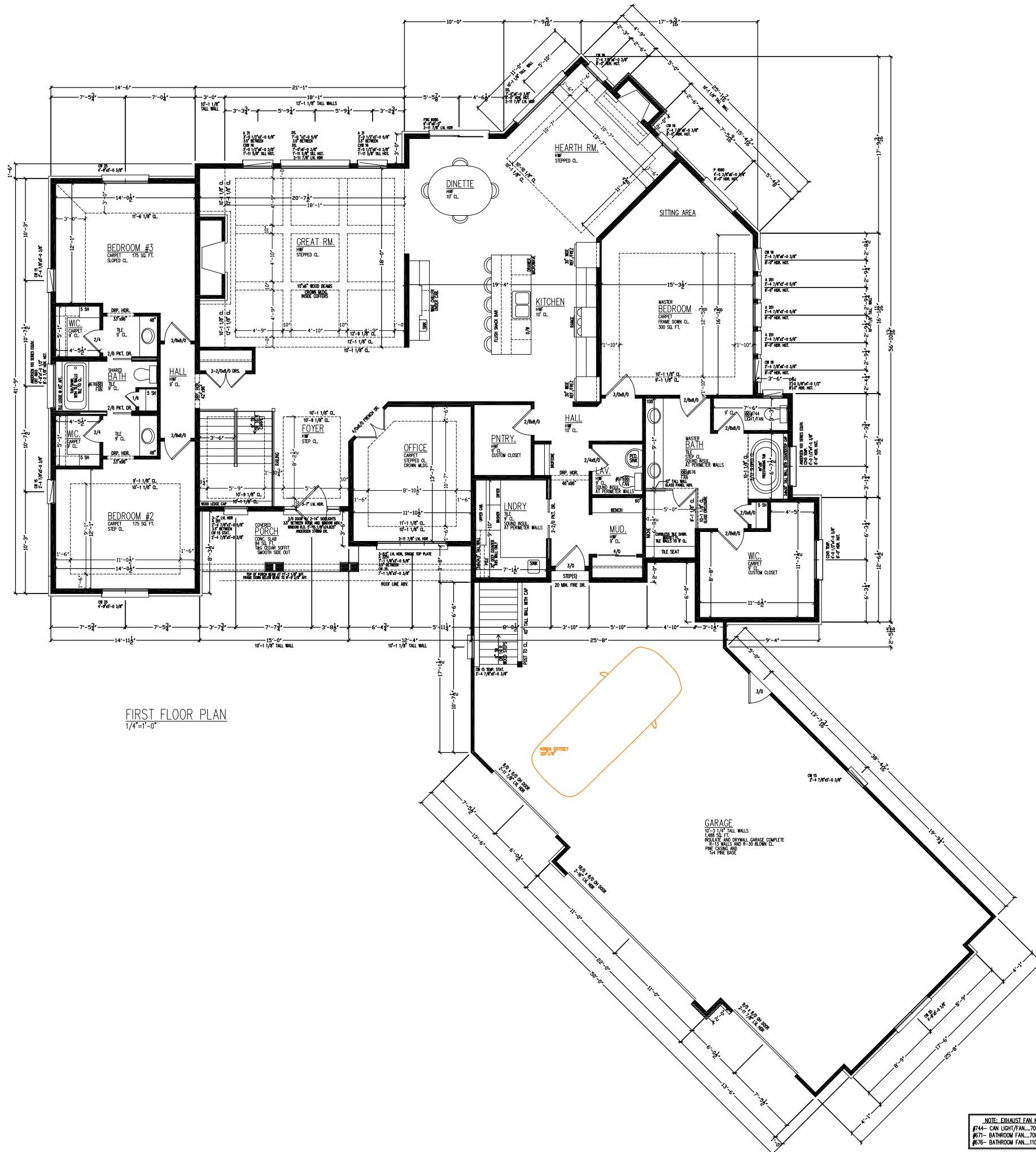
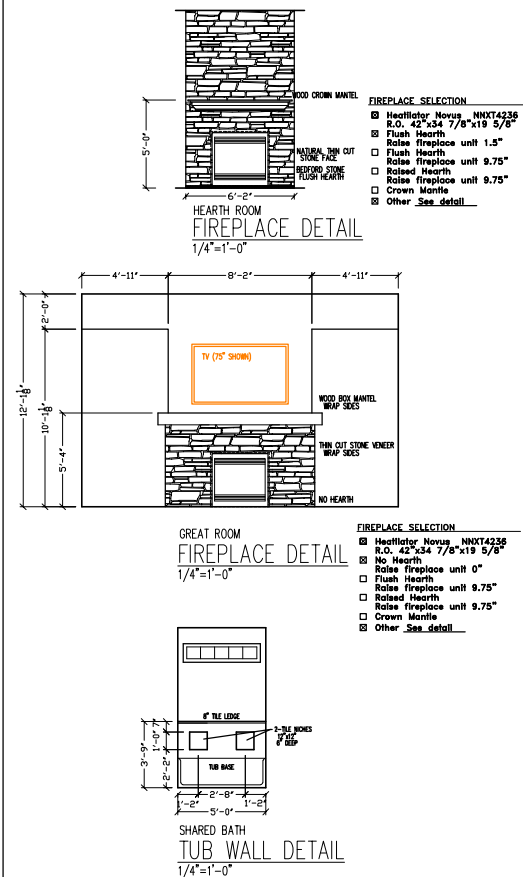
1818 WISCONSIN DRIVE
GRANDVIEW, WISCONSIN 53022
PH (608) 238-7100 / FAX (608) 238-7100

Brooklyn Model
Lot 2, Farmlate Estates

REVISIONS		DATE		DESCRIPTION	

CLIENT		BROOKLYN MODEL		DATE		DESCRIPTION	

ORY HOMES OF WISCONSIN, INC.		DATE		DESCRIPTION	



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

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

FRAMING ROUGH OPENINGS: INTERIOR DOORS
DOUBLE DOORS--2' over the door x 6'-11"
SINGLE 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"

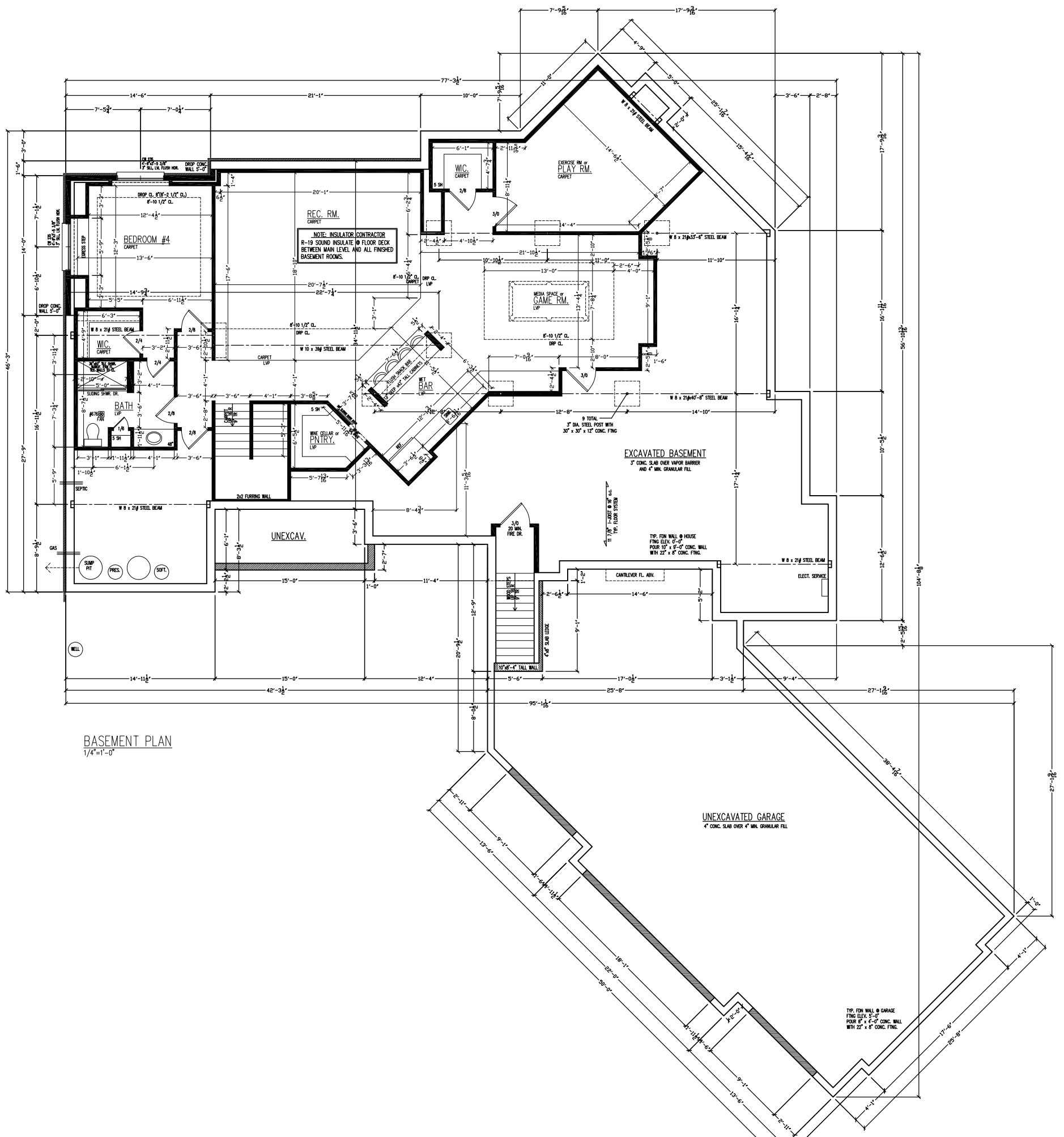
NOTE: EXHAUST FAN KEY
#744- ON LIGHT/FAN...700FM...4" DIA.
#671- BATHROOM FAN...700FM...3" DIA.
#676- BATHROOM FAN...1100FM...4" DIA.

Brooklyn Model
Lot 2, Farmdale Estates

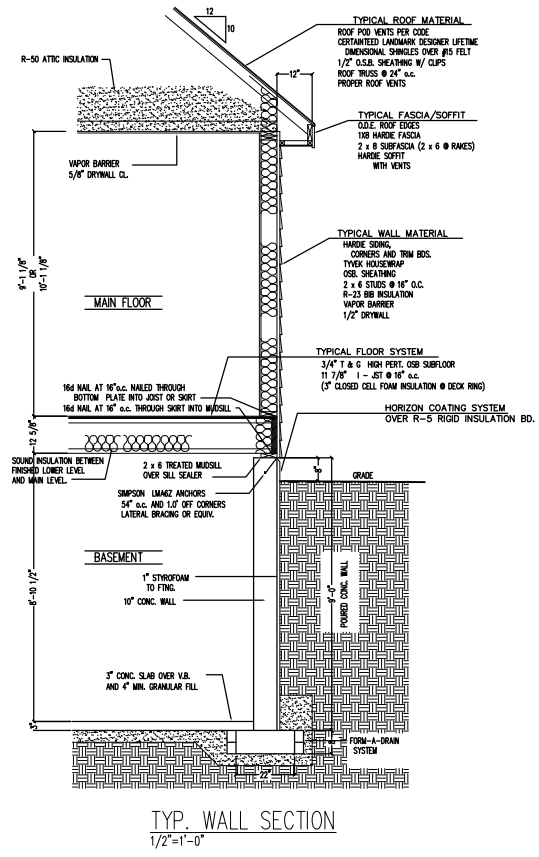
REVISIONS		DATE		DESCRIPTION	

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"Building For The Way You Live"
1514 WISCONSIN DRIVE
GRIMMINGTON, WISCONSIN 53022
PH (608) 286-7100 / FAX (608) 286-7109



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



TYP. WALL SECTION
1/2"=1'-0"