City of Mequon

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

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

ELECTRONIC MEETING NOTICE: Pursuant to the current recommendation of the CDC limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting will be held virtually through the GoToMeeting platform with each member accessing the meeting remotely. Citizens may also join the meeting online or by phone. Please go to: https://global.gotomeeting.com/join/149085869 or join the meeting online or call into the meeting by dialing 1-866-899-4679 or access code: **149-085-869**

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

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

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

AFTER ARCHITECTURAL BOARD APPROVAL, PLEASE CALL THE BUILDING INSPECTION OFFICE (262-236-2924) TO SCHEDULE ISSUANCE OF THE BUILDING PERMIT.

IT IS ADVISABLE THAT SOMEONE IS PRESENT TO REPRESENT YOUR BUILDING PERMIT APPLICATION.

ALL TIMES LISTED ARE APPROXIMATE AND IT IS STRONGLY RECOMMENDED THAT APPLICANT(S) LOG IN AT 6:30 PM AT THE START OF THE MEETING TO ENSURE THAT YOU ARE AVAILABLE WHEN YOUR ITEM IS DISCUSSED.

1) Approval of Meeting Minutes

Action requested: review and approve

a. February 8, 2021 Architectural Board Meeting Minutes

2) Architectural Board Applications

1. David Hoff Development **- New Single-Family Side x Side Condominiums with and without Sunrooms**
   5951 W. Woods Court / 12448 N. Crane Bay Court
   Subdivision: The Woods at Highland Park Contractor: Northtrack Construct.
   District 3 – 6:30 pm Architect: Architectural Dev. Services

2. Cliff & Laura Hook - **Addition: Attached Garage**
   11416 N. Glenwood Drive Contractor: Mikkelson Builders
   Subdivision: Solar Heights Architect: Fred Dahms Jr.
   District 3 – 6:35 pm

3. Koben & Debbie Miceli **- New Single-Family Residence** - *CANCELED*
   2348 W. Saddlebrook Lane Contractor: Regency Builders
   Subdivision: Saddlebrook Park Architect: Steve Wollersheim
   District 5 – 6:45 pm

4. Catherine Frohman - **Addition: Attached Garage**
   10412 N. Sunflower Court Contractor: Creative Fabricators, Inc.
   Subdivision: North Shore Estates East Architect: Minser Design
   District 6 – 6:50 pm

5. Mark & Tammy Smith **- Addition: Second Story**
   10022 N. LaCresta Drive Contractor: 12 Gauge Construction
   Subdivision: Town & Country Architect: Patti Freymuth
   District 7 – 7:00 pm

6. Joe & Jill Kohli **- New Single-Family Residence with Cabana**
   9920 N, Range Line Road Contractor: Mikkelson Builders
   Subdivision: N/A Architect: Fred Dahms Jr.
   District 7 -7:10 pm

7. Michael Trotnow **- Re-Submittal for Carport Addition (Tabled at 2/8/21 Meeting)**
   9637 N. Port Washington Lane — Contractor: Owner
   Subdivision: N/A — Architect: Owner
   District 7 – 7:15 pm

3) Adjourn

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

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 8, 2021**
SUBJECT: **February 8, 2021 Meeting Minutes**

Attachments:
2.8 (PDF)

City of Mequon

11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236-2924
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INSPECTION DIVISION

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

Minutes

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

Present: At-Large Member, Paul Apfelbach

Members at Large: Dawn Sederholm

Aldermanic District Members: Bluma Lotman, Anthony LaGalbo, Curtis Helm

Building Inspector: Mike Hadley

2. **Meeting Minutes**

Minutes from the December 14, 2020 meeting were approved by At-Large Member, Dawn Sederholm and seconded by District Two Representative, Bluma Lotman.

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 1 6:30 pm	**Addition:** **Breezeway**	Patricia Chrobak 12952 N. West Shoreland Dr. Subd: N/A	Cont: Goliathtech of WI Arch: Dan Thompson

Moved to Approve: Sederholm
Seconded by: Lotman
Approved: Yes
Vote: Unanimous

Conditions: Plans approved as submitted

Attachment: 2.8 (6014 : February 8, 2021 Meeting Minutes)

2)	Dist.1 6:40 pm	**Addition:** **Screen Porch & Covered Deck**	Kevin & Brittany White 4900 W. Bonniwell Road Subd: N/A	Cont: Fein Design Arch: Rory Palubiski

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

Conditions: Plans approved as submitted

3)	Dist. 1 6:50 pm	**Addition:** **Great Room & Breezeway**	Scott & Tracy Ernst 13101 N. Wauwatosa Road Subd: N/A	Cont: Gierach Builders Arch: Erik Gierach

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

Conditions: Plans approved as submitted with the condition that the roof matches throughout

4)	Dist. 2 7:00 pm	**Sunroom Renovation**	Kathleen McKenzie 4914 W. Parkview Drive Subd: Mequon City Estates	Cont: Mitchell Construction of Greenfield Arch: Paul Giesen

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

Conditions: Plans approved as submitted

5)	Dist. 4 7:10 pm	**New Single-Family Residence**	Tim O'Brien Homes 8231 W. Highlander Drive Subd: Highlander Estates	Cont: Tim O'Brien Arch: Andrew Elder

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

Conditions: Plans approved as submitted

Attachment: 2.8 (6014 : February 8, 2021 Meeting Minutes)

6)	Dist. 4 7:15 pm	**New Single-Family Residence**	Veridian Homes Lot 59 – Coneflower Court Subd: The Enclave	Cont: Veridian Homes Arch: Veridian Homes

Moved to Approve: Sederholm
Seconded by: Lotman
Approved: Yes
Vote: Unanimous

Conditions: Plans approved as submitted with the condition that grids are added to the patio doors to be consistent with windows.

7)	Dist. 4 7:20 pm	**New Single-Family Residence**	Veridian Homes Lot 60 – Coneflower Court Subd: The Enclave	Cont: Veridian Homes Arch: Veridian Homes

Moved to Approve: Helm
Seconded by: Sederholm
Approved: Yes
Vote: Unanimous

Conditions: Plans approved with the following conditions:
1. All windows need to be consistent with grids including basement and patio door.
2. Addition of two long narrow windows on garage; right elevation. (same window size and style as narrow window on right elevation of the house)
3. Addition of one long narrow window on garage; rear elevation (same window description as #2)

8)	Dist. 4 7:25 pm	**New Single-Family Residence**	Veridian Homes Lot 61 – Coneflower Court Subd: The Enclave	Cont: Veridian Homes Arch: Veridian Homes

Moved to Approve: Curtis Helm
Seconded by: Dawn Sederholm
Approved: Yes
Vote: Unanimous

Conditions: Plans approved as submitted with the condition that grids are added to the patio doors to be consistent with windows.

Attachment: 2.8 (6014 : February 8, 2021 Meeting Minutes)

9)	Dist. 5 7:30 pm	**New Single-Family Residence**	Jonathan & Marnie Omer 2049 W. Martin Way Subd: Martinge Estates	Cont: Kingfogl Construction Arch: Kingfogl Construction

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

Conditions: Plans approved as submitted with the following conditions:

1. Windows need to be consistent on all four elevations.
2. Stone should be added as follows:
   a. Right elevation - center garage under hip roof
   b. Left elevation – under hip roof (master bathroom)
   c. Rear elevation – on two-story bay window (next to deck) including four feet on each side to terminate on inside corners
3. Contingent on Homeowner's Association approval and engineering approval of elevations

10)	Dist. 8 7:35 pm	**New Single-Family Residence**	Tim & Jill Ridley 12360 N. Lake Shore Drive Subd: N/A	Cont: Lakeside Development Arch: Lakeside Development

Moved to Approve: LaGalbo
Seconded by: Sederholm
Approved: Yes
Vote: Unanimous

Conditions: Plans approved as submitted.

11)	Dist. 8 7:40 pm	**Addition: Kitchen**	Carrie Alme 11034 N. Wyngate Trace Subd: Wyngate	Cont: Design Group Three Arch: Matthew Krier

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

Conditions: Plans approved as submitted.

Attachment: 2.8 (6014 : February 8, 2021 Meeting Minutes)

12)	Dist. 7 7:50 pm	**Re-Submittal:** Carport Tabled at 3/9/20 Meeting	Michael Trotnow 9637 N. Port Washington Lane Subd: N/A	Cont: Owner Arch: Owner

Moved to Deny: Apfelbach
Seconded by: Lotman
Approved: No
Vote: Unanimous

Conditions: Plans were tabled, did not meet Architectural Board Design, Drawings are missing information, resubmit new plans to follow guidelines or apply to Board of Appeals

4. Action:

At-Large Member, Dawn Sederholm made a motion to adjourn
District 8 Member, Anthony LaGalbo seconded the motion
A vote was taken; vote passed unanimously

Meeting adjourned at 8:45 p.m.

Attachment: 2.8 (6014 : February 8, 2021 Meeting Minutes)

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Fax: 262-242-9655

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 8, 2021**
SUBJECT: **David Hoff Development, New Single-Family Side x Side Condominiums with and without Sunroom at 5951 W. Woods Court / 12448 N. Crane Bay Court**

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

THEHOFFGROUP
ARCHITECTURE | PROJECT MANAGEMENT | DEVELOPMENT

STATEMENT OF INTENT

The existing site conditions include an old City-owned DPW building which was built on a contaminated 3.3 acre site on Green Bay Road. We are combining this parcel with a 7.5 acre site to arrive at an 11 acre development with 28 side-by-side condominiums. We are cleaning up the contamination, demolishing the old building, and extending municipal sewer and water to the property. We designed the project to respect the adjacent rental, condo, and single family properties. We are retaining as much of the existing trees and foliage as possible, creating berms and landscape buffers, and adding storm water management ponds. The buildings were designed to be contextual with other mid to high-end side-by-side developments, applying a "Mequon / Thiensville Vernacular" that includes masonry, steep roof pitches, and very respectful and attractive exterior materials, colors and detailing. We had a team of professional architects, landscape designers, interior designers, and local resident focus groups assist with the final design of these buildings.

BUILDING 1

Building #1 is identical in design to Buildings #6, which has already been approved by the ARB and is now in construction. The plans show the optional sun rooms for each unit, which the ARB has approved in the past, allowing us the option of adding sun rooms to the construction project if a Buyer selects this option without coming back to the ARB for approval. We anticipate adding sun rooms to both of these units.

Attachment: Statement of Intent (6007 : David Hoff Development)

6938 N. Santa Monica Blvd | www.thehoffgroupinc.com | Fox Point, WI 53217
Phone: 414-228-3613 | E-mail davidh@northtrack.org | Fax 414-228-3600

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CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	111.11'	2864.79'	N11°18'56"W	111.10'
C2	121.42'	2799.79'	N11°26'49"W	121.41'
C3	66.17'	95.00'	N84°15'24"E	64.84'
C4	45.51'	45.00'	N35°19'57"E	43.59'
C5	37.04'	32.00'	N76°58'36"E	35.01'

LEGAL DESCRIPTION:

Lot 1 of Certified Survey Map No. 4083, recorded in the Register of Deeds office for Ozaukee County as Document No. 1088855, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 14 and a part of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED _____
JOHN P. KONOPACKI,
PROFESSIONAL LAND SURVEYOR S-2461

WISCONSIN LAND SURVEYOR — JOHN P. KONOPACKI — S-2461 — Waukesha, WI



VICINITY MAP
SECTIONS 14 & 15, T9N, R21E
NOT TO SCALE

NORTH

GRAPHICAL SCALE (FEET)
0 — 1" = 50' — 100'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Northwest 1/4 of Section 14, Township 9 North, Range 21 East has a bearing of N89°08'03"E.

UNPLATTED LANDS
OWNER: MILWAUKEE AREA VOCATIONAL TECHNICAL

NE CORNER, NE 1/4 SEC. 15, T9N, R21E (FOUND ALUMINUM MONUMENT) — NW CORNER, NW 1/4 SEC. 14, T9N, R21E

STONE WALL

CENTERLINE OF STATE TRUNK HIGHWAY "57" PER RIGHT OF WAY PLAT PROJECT NO. 851302137 DATED OCTOBER 24, 1985 BY R.A. SMITH & ASSOCIATES, INC.

NORTH CEDARBURG ROAD (FORMERLY KNOWN AS MILWAUKEE AND FOND DU LAC PLANK ROAD) (66' PUBLIC R.O.W.)

UNPLATTED LANDS
OWNER: WILKE TRUST

UNPLATTED LANDS
OWNER: CITY OF MEQUON

OVERHEAD HIGH TENSION TOWER WIRES

CENTER LINE

UNPLATTED LANDS
OWNER: CITY OF MEQUON

OVERHEAD HIGH TENSION TOWER WIRES

UNPLATTED LANDS
OWNER: MILWAUKEE AREA VOCATIONAL TECHNICAL

N88°44'10"E 543.00'
N01°16'24"W 9.00'
184.75'
N89°08'03"E 224.11'
((D) N87°11'E 224.8')
210.04'
172.24'
N88°42'20"E 256.61'
N01°32'06"W 72.43'
S01°32'06"E 199.12'
N73°41'56"E 150.00'
100.00'
S16°18'04"E 570.15'
((D) S17°25'E 569.0')
N16°18'04"W 205.15'
PROPOSED RIGHT OF WAY
S89°08'03"W 164.27'
S29°53'41"W 115.94'
S89°08'03"W 76.26'
358.25'
N01°15'50"W 88.56'
N23°22'03"W 77.27'
N39°49'40"W 36.27'
N43°49'03"E 126.14'
N20°08'09"E 31.00'
N06°21'42"E 14.74'
C5
C4
C3
N64°18'12"E 78.47'
S75°47'24"E 117.69'
N88°44'10"E 242.84'
((D) EAST 243.52')
177.04'
N10°12'16"W 23.79'
N10°12'16"W 34.01'
C1
C2
29.35'
65.80'
66.28'
N01°16'24"W 397.60'
((D) NORTH)
368.25'
73.6'
69.4'
14.6'
25'
33'
29.0'
51.87'
50'
96.57'
GRAVEL
HOLDING TANK
DRAINAGE EASEMENT
20' WATER MAIN EASEMENT
WOODS COURT (PRIVATE)
PROP SIGN
20' SANITARY SEWER EASEMENT
PRIVATE ROAD & DRIVEWAY EASEMENT
WOODS LANE (PRIVATE)
CEDAR BAY COURT (PRIVATE)
LOT 2 C.S.M. 4083
LOT 2 C.S.M. 4036
LOT 1 C.S.M. 4083
BUILDING SETBACK LINE (TYP.)
WOOD FENCE
2.0'
8.4'
EXISTING BUILDING
RETAINING WALL
ASPHALT PAVEMENT
EXISTING BUILDING FOUNDATION
EXISTING BUILDING
EXISTING RIGHT-OF-WAY LINE
GRAVEL
ASPHALT PAVEMENT
BLDG 1 PRINCETON
ADDRESS: 12448N
ADDRESS: 5951W
BLDG 2 PRINCETON
BLDG 3 STANFORD
BLDG 4 PRINCETON
BLDG 5 NOTRE DAME
BLDG 6 PRINCETON
BLDG 7 NOTRE DAME
BLDG 8 STANFORD
BLDG 9 PRINCETON
BLDG 10 PRINCETON
BLDG 11 NOTRE DAME
BLDG 12 PRINCETON
BLDG 13 NOTRE DAME
BLDG 14 STANFORD
(PUBLIC R.O.W.) ASPHALT PAVEMENT
PROPOSED RIGHT OF WAY
NORTH GREEN BAY ROAD
(PUBLIC R.O.W.)
EXISTING RIGHT-OF-WAY LINE
189.32'
50'
51.87'
GRAVEL
UNPLATTED LANDS
OWNER: BONNILAKE C6 LLC
UNPLATTED LANDS
OWNER: VILLAGE OF THIENSVILLE
WEST CAIRDEL LANE
GRAVEL DRIVE (PRIVATE R.O.W.)
SE CORNER, NE 1/4 SEC. 15, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP) | N=459,683.74; E=2,537,195.45 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE) | REFERENCE BENCHMARK EL. =683.65
SW CORNER, NE 1/4 SEC. 15, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP)
1881.35'
694.91'
S88°44'10"W 761.19'
CITY OF MEQUON
VILLAGE OF THIENSVILLE
CONCORD PLACE (PRIVATE R.O.W.)
45.5'
ASPHALT PAVEMENT
CONCRETE CURB
CONCRETE WALK
CONCRETE PAVEMENT
DRIVE OPENING
PARKING STALLS
47.2'
48.2'
54.9'
EXISTING BUILDING
LAUREL LAKE CONDOMINIUMS
LOT 15 LAUREL LAKE ASSESSOR'S PLAT
WOOD FENCE
LAKE BLUFF CONDOMINIUMS
SW CORNER, NW 1/4 SEC. 14, T9N, R21E
320.08'
S89°08'03"W 371.95'
((D) S87°15'W 370.75')
LAKE BLUFF ROAD
ASPHALT PAVEMENT
CONCRETE CURB
CONCRETE
SE CORNER, NW 1/4 SEC. 14, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP)
GRAVEL
ASPHALT
EXISTING RIGHT-OF-WAY LINE
33'
189.32'
50'
51.87'
GRAVEL
BUILDING 1

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182/895.947(4) REQUIRES NON- 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
MILW. AREA 259-1181

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

REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, OZAUKEE CO., WISCONSIN

PROPOSED PLAT OF SURVEY / SITE PLAN

REVISIONS

PEG JOB No. 1055.00-WI
PEG PM ASZ
START DATE 02-02-21
SCALE 1" = 50'

SHEET
C-1
C-3

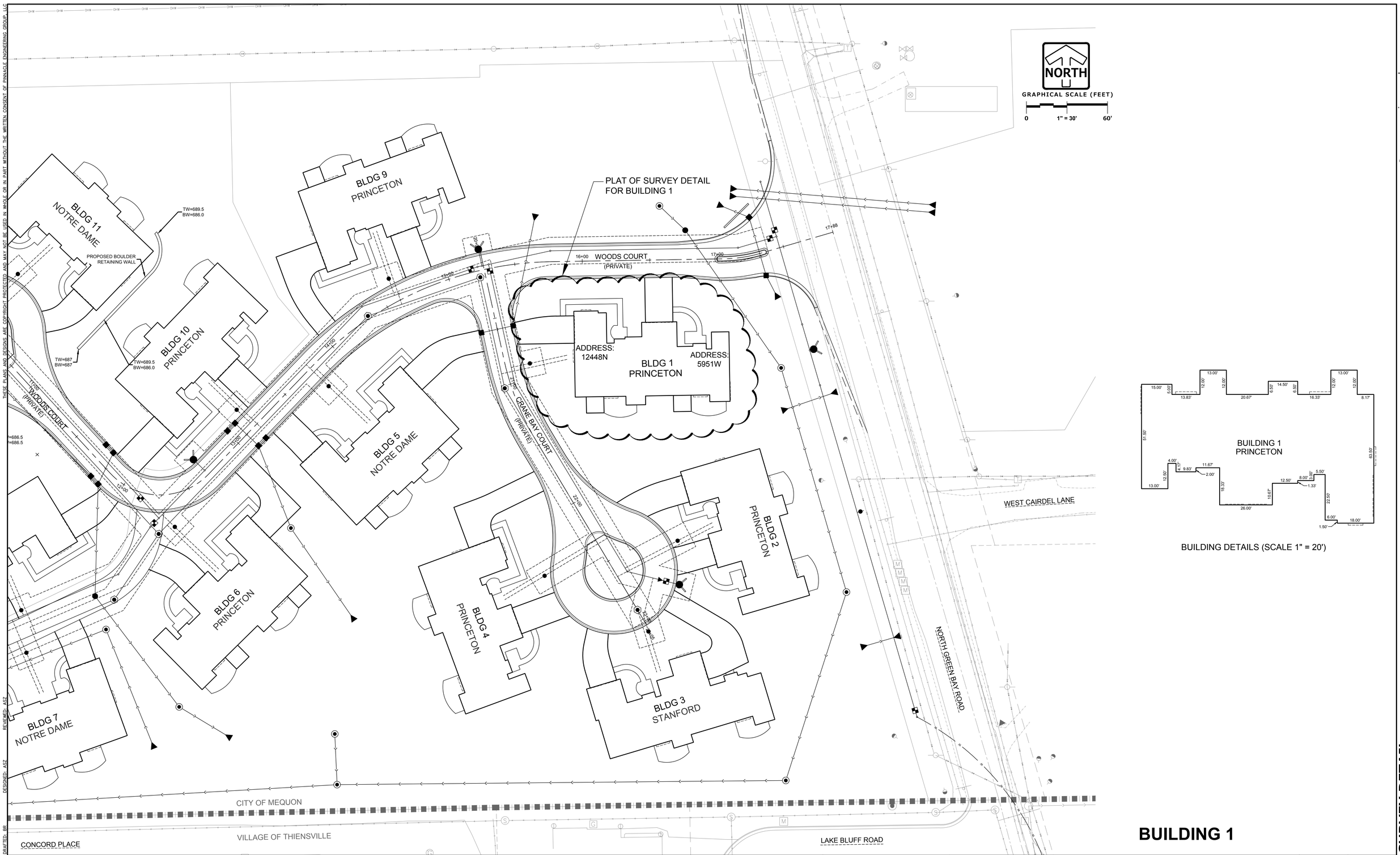
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PROPOSED PLAT OF SURVEY / SITE PLAN

Attachment: Survey (6007 : David Hoff Development)

Z:\PROJECTS\2017\1055.00-WI\CAD\EXHIBITS\1055.00 SITE BLDG 1.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



BUILDING DETAILS (SCALE 1" = 20')

BUILDING 1

REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

PLAN I DESIGN I DELIVER
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THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, OZAUKEE CO., WISCONSIN

PLAT OF SURVEY DETAIL

REVISIONS

PEG JOB No. 1055.00-WI
PEG PM ASZ
START DATE 02-02-21
SCALE 1" = 30'

SHEET
C-2
C-3

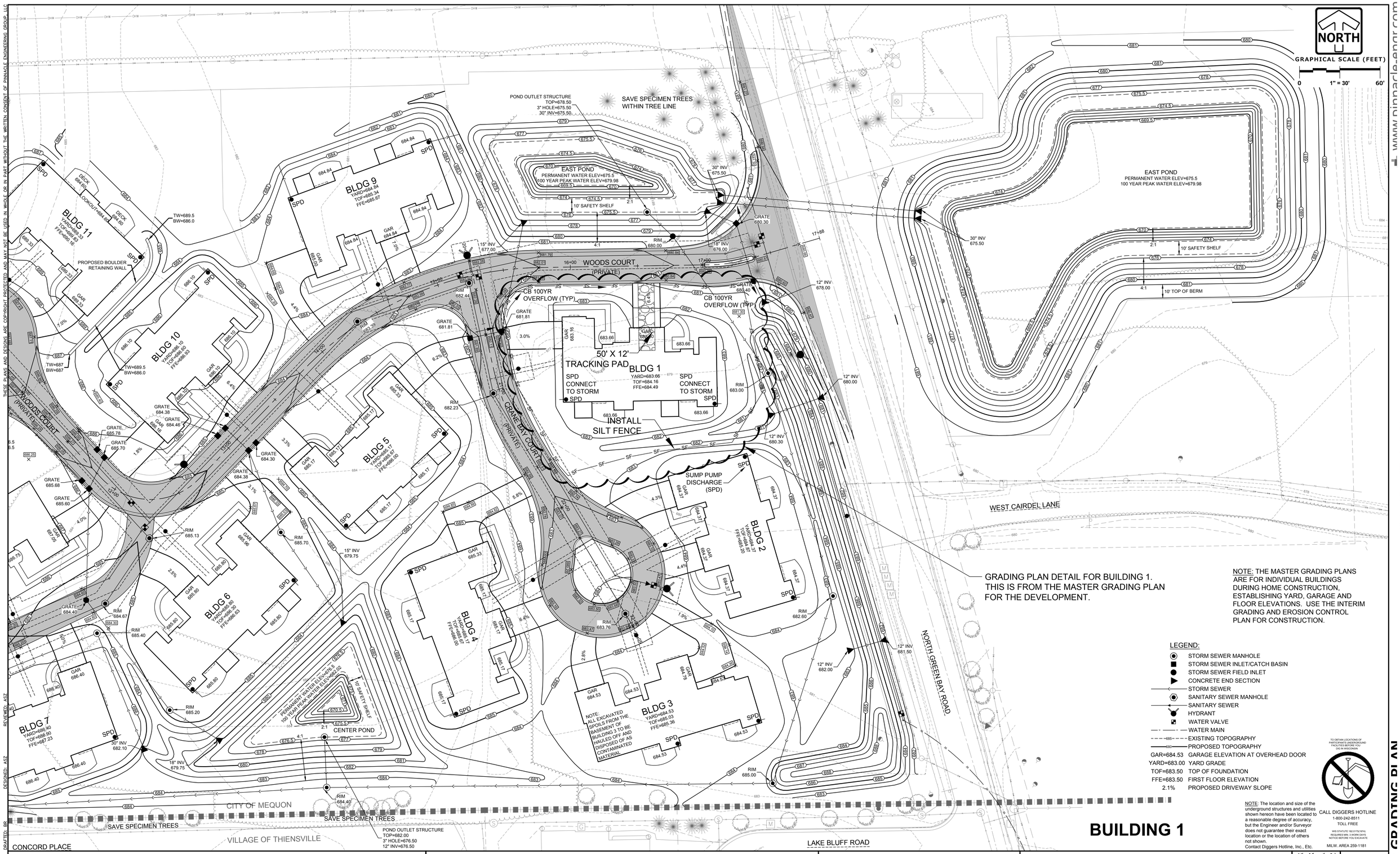
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PLAT OF SURVEY DETAIL

Z:\PROJECTS\2017\1055.00-WI\CAD\EXHIBITS\1055.00 MASTER GRADING BLDG 1.DWG

Attachment: Survey (6007 : David Hoff Development)

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GRADING PLAN DETAIL FOR BUILDING 1. THIS IS FROM THE MASTER GRADING PLAN FOR THE DEVELOPMENT.

NOTE: THE MASTER GRADING PLANS ARE FOR INDIVIDUAL BUILDINGS DURING HOME CONSTRUCTION, ESTABLISHING YARD, GARAGE AND FLOOR ELEVATIONS. USE THE INTERIM GRADING AND EROSION CONTROL PLAN FOR CONSTRUCTION.

LEGEND:

- STORM SEWER MANHOLE
- STORM SEWER INLET/CATCH BASIN
- STORM SEWER FIELD INLET
- CONCRETE END SECTION
- STORM SEWER
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- HYDRANT
- WATER VALVE
- WATER MAIN
- 685 EXISTING TOPOGRAPHY
- 680 PROPOSED TOPOGRAPHY
- GAR=684.53 GARAGE ELEVATION AT OVERHEAD DOOR
- YARD=683.00 YARD GRADE
- TOF=683.50 TOP OF FOUNDATION
- FFE=683.50 FIRST FLOOR ELEVATION
- 2.1% PROPOSED DRIVEWAY SLOPE

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

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

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

MILW. AREA 259-1181

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

BUILDING 1

PLAN I DESIGN I DELIVER
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THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, OZAUKEE CO., WISCONSIN

MASTER GRADING PLAN

REVISIONS

PEG JOB No. 1055.00-WI
PEG PM ASZ
START DATE 02-02-21
SCALE 1" = 30'

SHEET C-3

C-3

© COPYRIGHT 2016

MASTER GRADING PLAN

REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

Z:\PROJECTS\2017\1055.00-WI\CAD\EXHIBITS\1055.00 MASTER GRADING BLDG 1.DWG

Attachment: Survey (6007 : David Hoff Development)

BUILDING INDEX

BUILDING NUMBER	BUILDING DESCRIPTION	UNIT TYPE*	
		LEFT UNIT	RIGHT UNIT
1	PRINCETON - STONE	B - GARAGE FRONT	A - GARAGE SIDE
2	PRINCETON - BRICK	A - GARAGE FRONT	B - GARAGE FRONT
3	STANFORD - STONE	C - GARAGE SIDE	B - GARAGE FRONT
4	PRINCETON - STONE	B - GARAGE FRONT	A - GARAGE SIDE
5	NOTRE DAME - STONE	A - GARAGE SIDE	A - GARAGE FRONT
6	PRINCETON - STONE	A - GARAGE SIDE	B - GARAGE FRONT
7	NOTRE DAME	A - GARAGE FRONT	A - GARAGE FRONT
8	STANFORD	C - GARAGE SIDE	B - GARAGE FRONT
9	PRINCETON - STONE	A - GARAGE SIDE	B - GARAGE FRONT
10	PRINCETON	A - GARAGE SIDE	B - GARAGE FRONT
11	NOTRE DAME	A - GARAGE FRONT	A - GARAGE FRONT
12	PRINCETON	A - GARAGE FRONT	B - GARAGE FRONT
13	NOTRE DAME	A - GARAGE FRONT	A - GARAGE FRONT
14	STANFORD	C - GARAGE FRONT	B - GARAGE SIDE

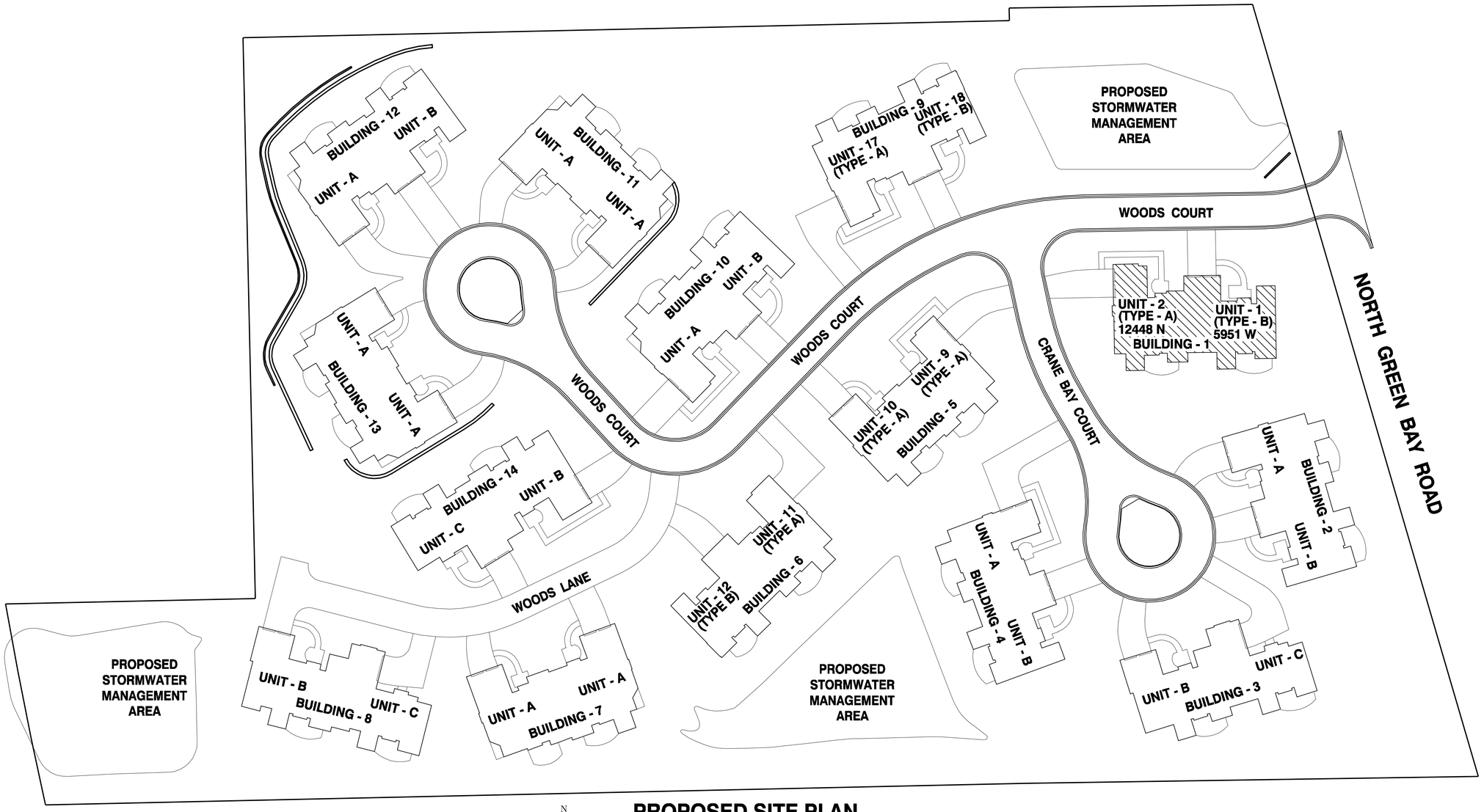
UNIT LEGEND
* A - INDICATES 2,100 SQ.FT. UNIT FLOOR PLAN
* B - INDICATES 2,225 SQ.FT. UNIT FLOOR PLAN
* C - INDICATES 2,180 SQ.FT. UNIT FLOOR PLAN

PLAN INDEX FOR BUILDING - 1

SHEET NUMBER	SHEET DESCRIPTION
1	SITE / INDEX
2	EXTERIOR ELEVATIONS
3	EXTERIOR ELEVATIONS & ROOF PLAN
4	LOWER LEVEL PLAN
5	FIRST FLOOR PLAN
6	BUILDING SECTIONS
7	INTERIOR WALL ELEVATION - OMITTED
8	ELECTRICAL PLANS - OMITTED
9	WALL BRACING

ALTERNATE ADDITIONAL FEATURE CUT-SHEETS

CS-1	ALTERNATE - 1 = FINISHED BASEMENT PLAN IN UNIT A ALTERNATE - 2 = FINISHED BASEMENT PLAN IN UNIT B
CS-2 & CS-3	ALTERNATE - 3 = OPTIONAL SUN ROOM IN UNIT A FOUND. & FIRST FL. PLANS REAR ELEVATION & ROOF PLAN ALTERNATE - 4 = OPTIONAL SUN ROOM IN UNIT B FOUND. & FIRST FL. PLANS REAR ELEVATION & ROOF PLAN
CS-4 OMITTED	ALTERNATE - 5 = OPTIONAL TUB IN M. BATH OF UNIT A ALTERNATE - 6 = OPTIONAL POWDER ROOM BUILD - OUT IN UNIT A



N
W E
S

PROPOSED SITE PLAN

NOT TO SCALE

NOTE:
INFORMATION ON SITE PLAN IS ONLY APPROXIMATE. REFER TO APPROVED SURVEY PLAN FOR ACTUAL BUILDING LOCATION AND GRADING PLAN.

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BUILDER
THE HOFF GROUP
628 N SANTA MONICA BLVD.
FOX POINT, WI 53217
ATTN: DAVID HOFF
P: 414-228-3565

PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 2/1/21

BUILDING INFORMATION
BUILDING - 1
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - B UNIT 5951 W WOODS COURT
RIGHT SIDE - A UNIT 12448 N CRANE BAY COURT

THE

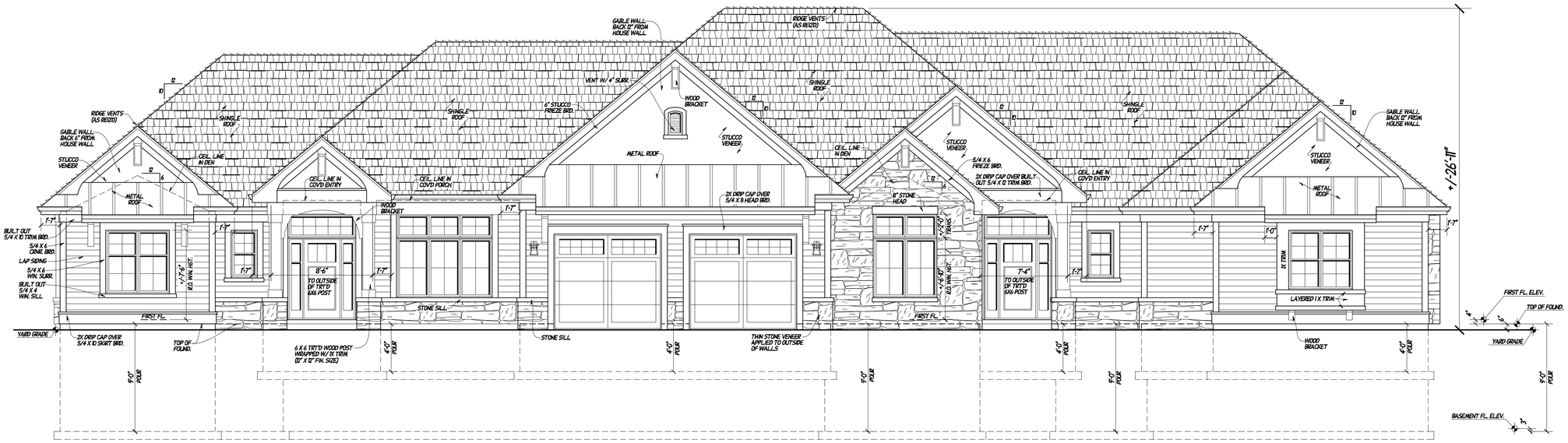
DESIGNED BY	COMPLETION DATE
B. TOM.	NOT COMPLETE
DRAWN BY	REVISIONS
G.T.H.	
CHECKED	
B. TOM	

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BROOKFIELD, WI 53005
(262) 797 - 1701

JOB NUMBER
148918-E

SHEET NO.
1 OF 9

Attachment: Plans (6007 : David Hoff Development)



LEFT UNIT = B | **RIGHT UNIT = A**

PRINCETON - Stone
FRONT ELEVATION

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



LEFT UNIT = B

COV'D ENTRY ELEVATION

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



RIGHT UNIT = A

COV'D ENTRY ELEVATION

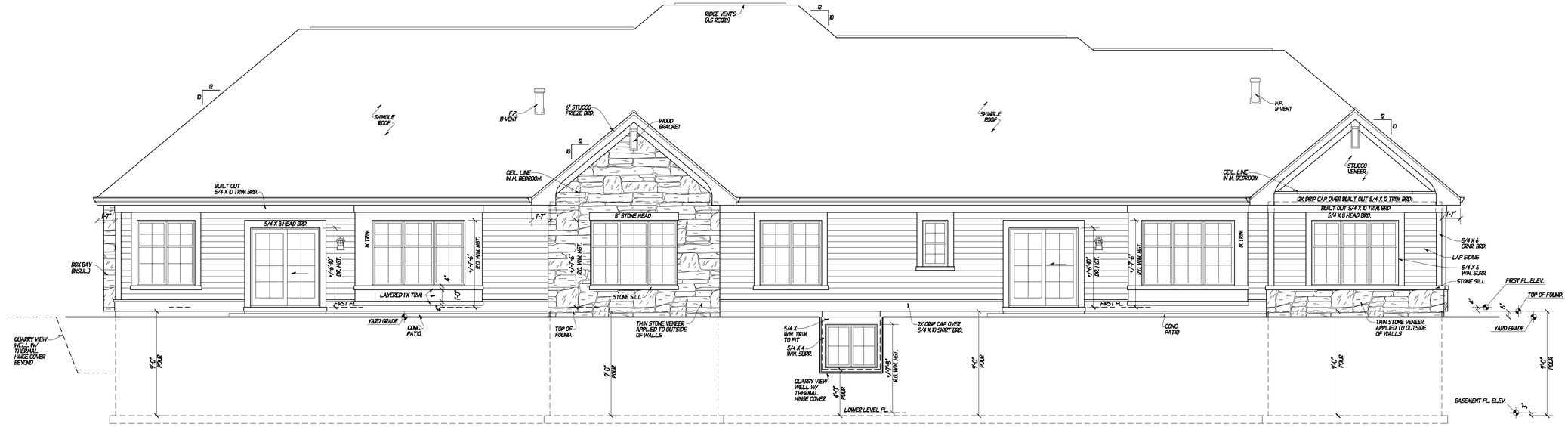
SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMART SIDE, 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL TRIM BRDS. TO BE MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE BEAD BOARD.

CONC. FTG. NOTES:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2,000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
- FIELD VERIFY SOIL COMPACTION AT FILL LOCATIONS TO MAINTAIN STRUCTURAL INTEGRITY PRIOR TO INSTALLING FOOTINGS.



RIGHT UNIT = A | **LEFT UNIT = B**

PRINCETON - Stone
REAR ELEVATION

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

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 2/1/21

BUILDING INFORMATION

BUILDING - 1
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - B UNIT
RIGHT SIDE - A UNIT

DESIGNED BY	B. TOM
DRAWN BY	G.T.H.
CHECKED	B. TOM

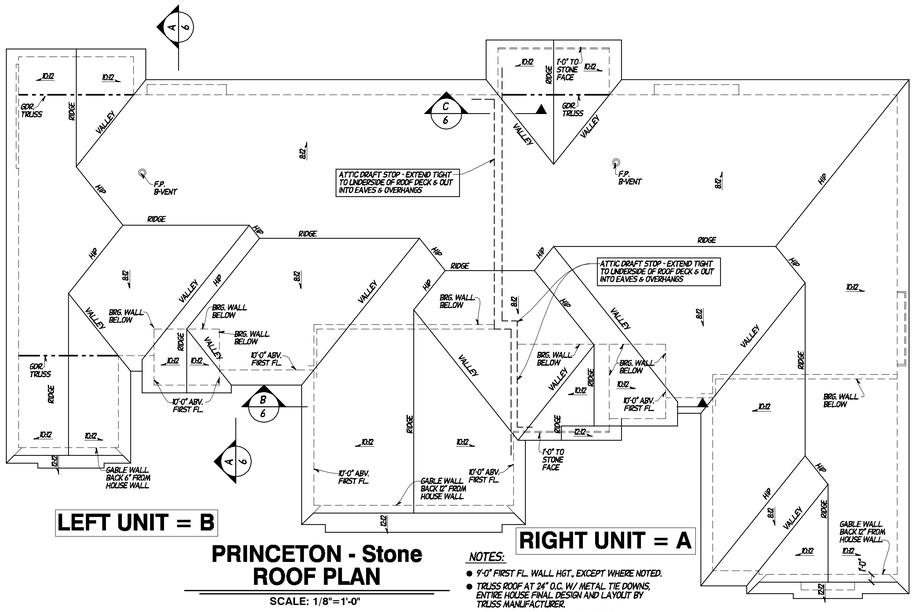
COMPLETION DATE
FINAL-1 1/7/19 (ADS2)
REVISIONS
FINAL-2 2/15/19 (ADS2)
FINAL-3 4/15/19 (ADS2)

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LEFT UNIT = B

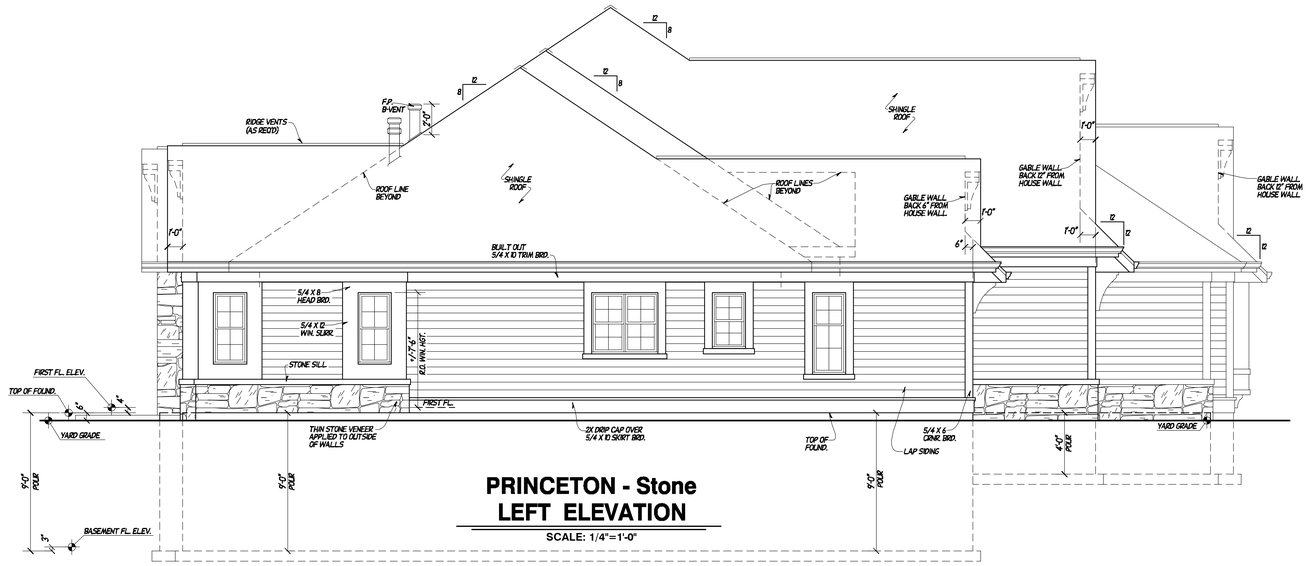
PRINCETON - Stone
ROOF PLAN

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

RIGHT UNIT = A

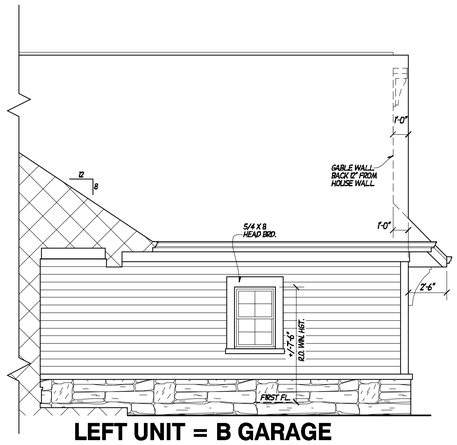
NOTES:

- 9'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- TRUSS ROOF AT 24" O.C. W/ METAL TIE DOWNS. ENTIRE HOUSE FINAL DESIGN AND LAYOUT BY TRUSS MANUFACTURER.
- 20" ENERGY HEEL ON 8:12 & 10:12 TRUSSES.
- ALL ROOF PITCHES AS NOTED ON PLAN.
- INSTALL RIDGE VENTS AS REQ'D.
- INSTALL ICE & WATER SHIELD MEMBRANE AT ALL VALLEYS & DRIP EDGES.
- ALL SHINGLES TO BE DIMENSIONAL ASPHALT SHINGLES.
- INSTALL ATTIC DRAFT STOP - EXTEND TIGHT TO UNDERSIDE OF ROOF DECK & OUT INTO EAVES & OVERHANGS



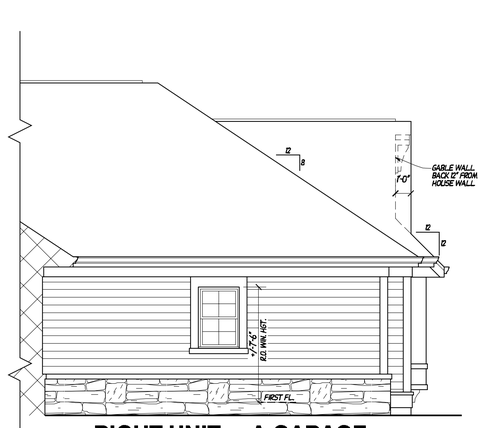
PRINCETON - Stone
LEFT ELEVATION

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



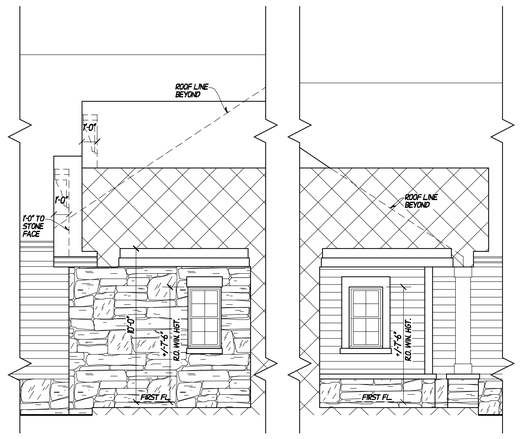
LEFT UNIT = B GARAGE
PARTIAL LEFT ELEVATION

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



RIGHT UNIT = A GARAGE
PARTIAL LEFT ELEVATION

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



RIGHT UNIT = A COV'D ENTRY ELEVATIONS

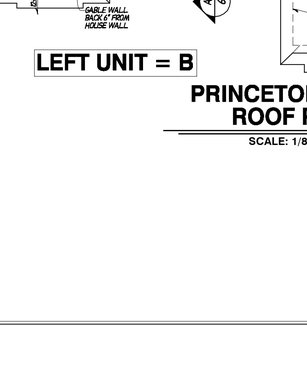
SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
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- ALL TRIM BRDS. TO BE MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE BEAD BOARD.

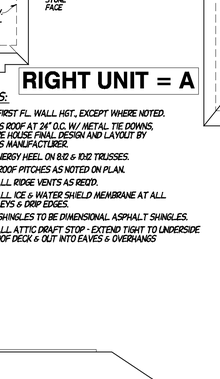
CONC. FTG. NOTES:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
- FIELD VERIFY SOIL COMPACTION AT FILL LOCATIONS TO MAINTAIN STRUCTURAL INTEGRITY PRIOR TO INSTALLING FOOTINGS.



LEFT UNIT = B DEN
PARTIAL RIGHT ELEVATION

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



RIGHT UNIT = A M. BEDROOM
PARTIAL LEFT ELEVATION

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

PRINCETON - Stone
RIGHT ELEVATION

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

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 2/1/21

BUILDING INFORMATION

BUILDING - 1
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - B UNIT
RIGHT SIDE - A UNIT

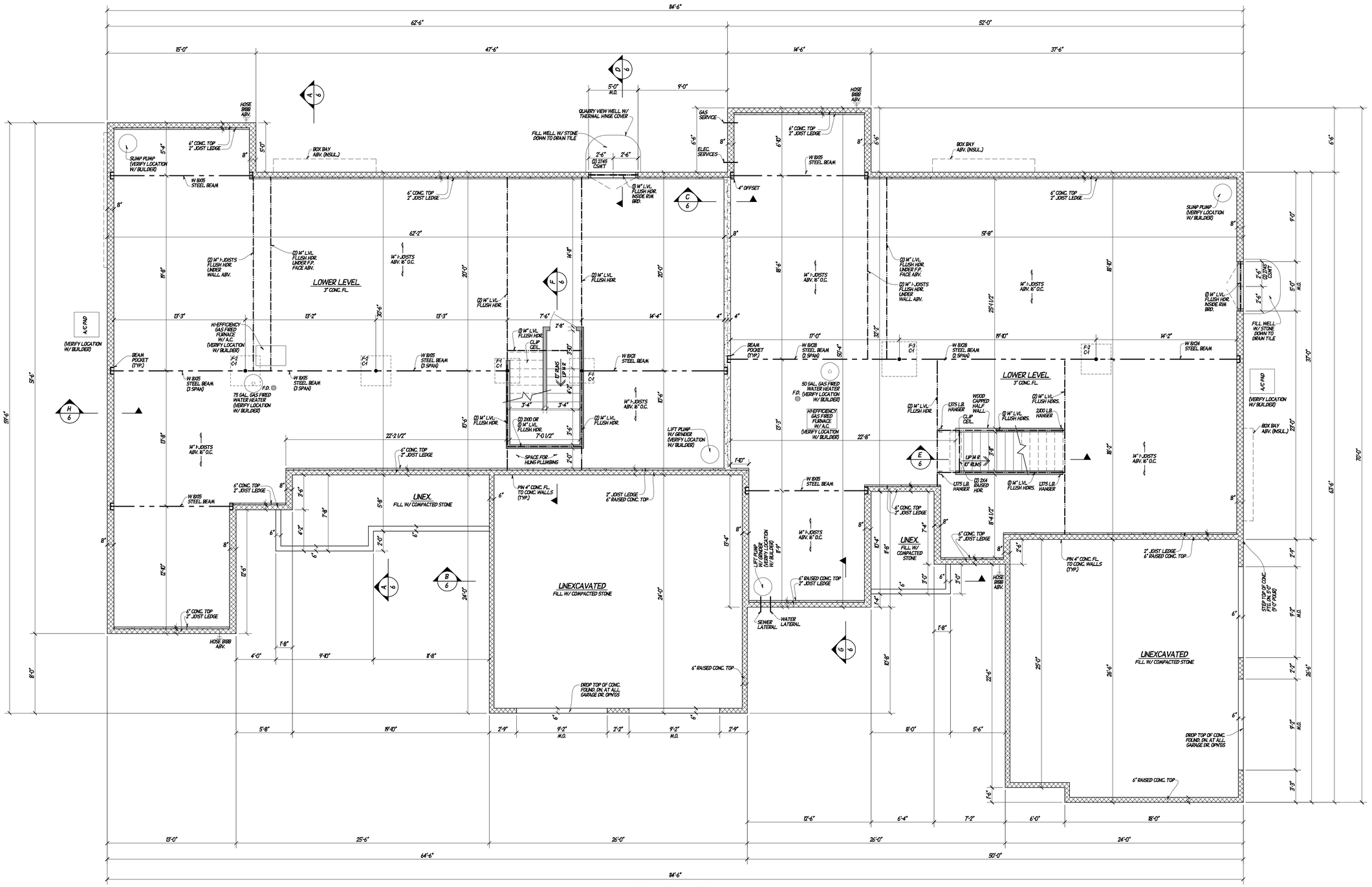
COMPLETION DATE	DESIGNED BY	DRAWN BY	CHECKED
FINAL - 1 / 9 / 19 (40529)	B. TOM	G.T.H.	B. TOM
REVISIONS			
FINAL - 2 2/15/19 (40529)			
FINAL - 3 4/16/19 (40529)			

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BROOKFIELD, WI 53005
(262) 797 - 1701

JOB NUMBER
148918-E

SHEET NO.
3 OF 9

Attachment: Plans (6007 : David Hoff Development)



LEFT UNIT = B

RIGHT UNIT = A

WALL HATCH LEGEND:

- LEDGE HGTS. DOWN 8" FROM RAISED CONC. TOP (8'-4" HGT.)
- RAISED CONC. TOP, LIP 1'-0" FROM STAND. (9'-0" POUR HGT.)
- CONC. TOP & JOIST LEDGE, STANDARD HGT. (8'-0" HGT.)

STEEL COLUMN LEGEND:

C-1 3" DIA. STD. STEEL PIPE COL. AT 7.58 LB/FT. .201" WALL. 8 X 8 X 1/2" BASE PLATE

COLUMN CONC. PAD FTG. LEGEND:

F-1 30" X 30" X 12" CONC. FTGS. W/ (3) NO. 5 BARS E.W.

F-2 36" X 36" X 12" CONC. FTGS. W/ (3) NO. 5 BARS E.W.

F-3 42" X 42" X 12" CONC. FTGS. W/ (4) NO. 5 BARS E.W.

PRINCETON - Stone FOUNDATION PLAN

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

NOTES:

- 8'-0" POUR & 9'-0" POUR, EXCEPT WHERE NOTED.
- POURED CONC. FOUND. WALLS W/ STEEL REBAR.
- WIN. NOTES:
  - –ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES). +/- 7'-8" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - –ALL WIN. & DR. R.O. HGT'S. ARE +/-. VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., AD.J. AS REQUIRED.
  - –ALL BASEMENT WINS. TO BE FREEDOM INSWING EGRESS WINS. BY UNLIMITED.
- ALL INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- ALL PLUMBING, HVAC & ELECTRICAL PIPING, DUCTS AND MATERIALS MUST BE INSTALLED NO LOWER THAN 7'-7" ABOVE THE SLAB IN THE FINISHED BASEMENT AREAS PER CODE.

FRAMING NOTES:

- ALL FIRST FL. JOISTS TO BE 14" I-JOISTS AT 16" O.C., EXCEPT WHERE NOTED:
- ALL LVL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.
- ALL LSL'S TO BE 1.3E GRADE, EXCEPT WHERE NOTED.
- ALL PSL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.

DEFLECTION DESIGN VALUES FOR FL. JOISTS:

- LIVE LOAD DEFLECTION FOR CARPET OR WOOD FINISHES SHOULD BE L/480 OR STIFFER.
- LIVE LOAD DEFLECTION FOR FLOORS WITH STANDARD TILE OR STONE FINISHES SHOULD BE L/720 OR STIFFER.
- FLOORS WITH FOREIGN OR NON-STANDARD TILE OR OTHER BRITTLE TYPE MATERIAL, LIVE LOAD DEFLECTION DESIGN VALUES SHOULD BE VERIFIED WITH THE MANUFACTURER. IN NO INSTANCE SHOULD THE LIVE LOAD DEFLECTION DESIGN VALUE BE LESS THAN L/720.

THIN STONE VENEER NOTE:

- STONE VENEER IS THIN STONE APPLIED VENEER, ALL PLAN DIMENSIONS ARE TO FRAME & FOUND. WALLS, NOT TO STONE VENEER.

CONC. FTG. NOTES:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2,000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
- FIELD VERIFY SOIL COMPACTION AT FILL LOCATIONS TO MAINTAIN STRUCTURAL INTEGRITY PRIOR TO INSTALLING FOOTINGS.

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 2/1/21

BUILDING INFORMATION

BUILDING - 1

PRINCETON - STONE

W/ PAINTED SCHEME

LEFT SIDE - B UNIT

RIGHT SIDE - A UNIT

DESIGNED BY	COMPLETION DATE
B. TOM	FINAL-1 1/27/21 (ADS2)
DRAWN BY	REVISIONS
G.T.H.	FINAL-2 2/5/21 (ADS2)
CHECKED	FINAL-3 4/15/21 (ADS2)
B. TOM	

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www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 259
BROOKFIELD, WI 53005
(262) 787 - 1701

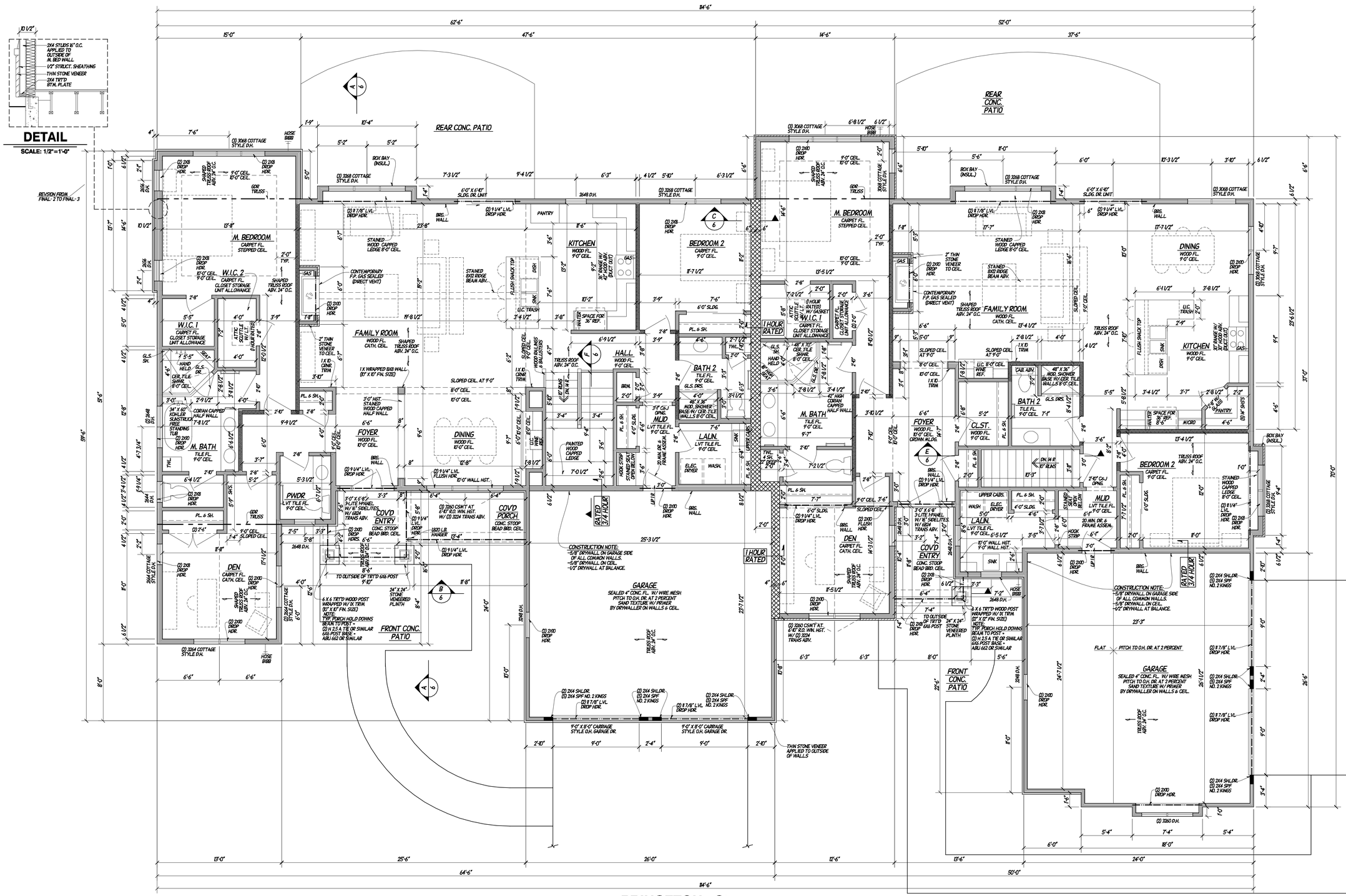
JOB NUMBER

148918-E

SHEET NO.

4 OF 9

Attachment: Plans (6007 : David Hoff Development)



LEFT UNIT = B

FINISHED LIVING AREA:	2,225 SQ.FT.
GARAGE:	625 SQ.FT.
COVD ENTRY & PORCH:	136 SQ.FT.
TOTAL:	2,986 SQ.FT.

NOTES:

- 9'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- WIN. NOTES:
  - ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), 7'-6" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - ALL WIN. & DR. R.O. HGT'S. ARE +/-, VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., ADJ. AS REQUIRED.
- ALL INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.
- ALL STAIRS TO BE CONSTRUCTED BY ROUGH CARPENTER & FINISHED BY FINISH CARPENTER.
- ALL INT. WINDOW CASING TO BE 3 1/2" X 3/4" W/ STOOL & APRON. (SEE DETAIL 1-5)

PRINCETON - Stone
FIRST FLOOR PLAN

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

TOTAL BUILDING FOOT PRINT: 5,789 SQ.FT.

= SOUND INSUL. WALLS (R-13 & R-19 BATT)

RATED CEIL. NOTE:

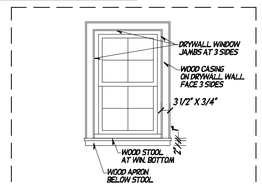
- ALL INTERIOR CEILINGS ARE 5/8" DRYWALL COVERED AND 1 HOUR RATED. ALL PENETRATIONS THRU THE RATED CEILING MUST BE SEALED & FIRE CAULKED

THIN STONE VENEER NOTE:

- STONE VENEER IS THIN STONE APPLIED VENEER. ALL PLAN DIMENSIONS ARE TO FRAME & FOUND. WALLS, NOT TO STONE VENEER.

RIGHT UNIT = A

FINISHED LIVING AREA:	2,100 SQ.FT.
GARAGE:	633 SQ.FT.
COVD ENTRY:	70 SQ.FT.
TOTAL:	2,803 SQ.FT.



DETIAL 1/5

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 2/1/21

PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

BUILDER

BUILDING INFORMATION
BUILDING - 1
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - B UNIT
RIGHT SIDE - A UNIT

REVISIONS	COMPLETION DATE
FINAL-1 1/7/19 (ADS2)	
FINAL-2 2/15/19 (ADS2)	
FINAL-3 4/15/19 (ADS2)	

DESIGNED BY: R. TOM
DRAWN BY: G.T.H.
CHECKED: R. TOM

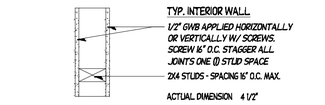
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SHEET NO. 5 OF 9

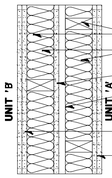
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Attachment: Plans (6007 : David Hoff Development)



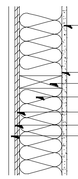
TYP. INTERIOR WALL.
1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE @ STUD SPACE
2X4 STUDS - SPACING 16" O.C. MAX.

ACTUAL DIMENSION 4 1/2"



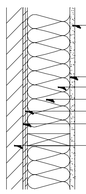
PARTY WALL UNIT - TO - UNIT
RATED WALL SYSTEM: (1 HR. RATED)
STUDS - 2X4 AT 16" O.C. MAX
INSULATION - 3 1/2" MINERAL WOOL BATTS
CAVITY OF WALL
-(1) LAYER OF 5/8" DENS-GLAS ON BACKSIDE OF UNIT "B" STUDS
1/2" AIRSPACE
DWELLING SIDES OF WALL
- UNIT "B": (2) LAYER 5/8" X-G.W.B. PAPER FACED SCREWED 16 INCH O.C.
- UNIT "A": (2) LAYERS 5/8" X-G.W.B. PAPER FACED SCREWED 16 INCH O.C.

ACTUAL DIMENSION - 10"
STAGGER ALL JOINTS ONE (1) STUD SPACE



EXTERIOR WALL
1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE @ STUD SPACE
6 MIL. POLYETHYLENE VAPOR BARRIER
2X6 STUDS AT 16" O.C. MAX
R-21 BATT INSULATION, 6" NOM.
1/2" O.S.B. SHEATHING
HOUSE WRAP GREEN GUARD RAIN DROP 3D
SIDING MATERIAL (SEE ELEVATIONS)

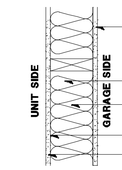
ACTUAL DIMENSION - 6 1/2"



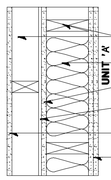
EXTERIOR WALL
1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE @ STUD SPACE
6 MIL. POLYETHYLENE VAPOR BARRIER
2X6 STUDS - SPACING 16" O.C. MAX.
R-21 BATT INSULATION
1/2" O.S.B. SHEATHING
HOUSE WRAP GREEN GUARD RAIN DROP 3D

THIN STONE, SPLIT-FACE OR CULTURED STONE

ACTUAL DIMENSION - 8 1/2"

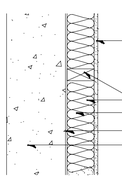


UNIT/GARAGE SEPARATION
RATED WALL SYSTEM: (1/4 HR. RATED)
5/8" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
2X6 STUDS - MAX. 16"O.C. SPACING
R-21 UNFACED FIBERGLASS INSULATION, PROVIDE ACOUSTICAL SEALANT FULL PERIMETER & ALL PENETRATIONS
6 MIL. POLYETHYLENE VAPOR BARRIER ON WARM SIDE
1/2" GWB. ON HOUSE SIDE
ACTUAL DIMENSION 6 3/4"



PARTY WALL GARAGE - TO - UNIT
RATED WALL SYSTEM: (1 HR. RATED)
STUDS - 2X4 AT 16" O.C. MAX
- 2X6 AT 16" O.C. MAX
INSULATION - 5 1/2" MINERAL WOOL BATTS
CAVITY OF WALL
-(1) LAYER OF 3/8" DENS-GLAS ON BACKSIDE OF UNIT "A" STUDS
1/2" AIRSPACE
SIDES OF WALL
- UNIT "B": (1) LAYER 5/8" X-G.W.B. PAPER FACED SCREWED 16 INCH O.C.
- UNIT "A": (2) LAYERS 5/8" X-G.W.B. PAPER FACED SCREWED 16 INCH O.C.

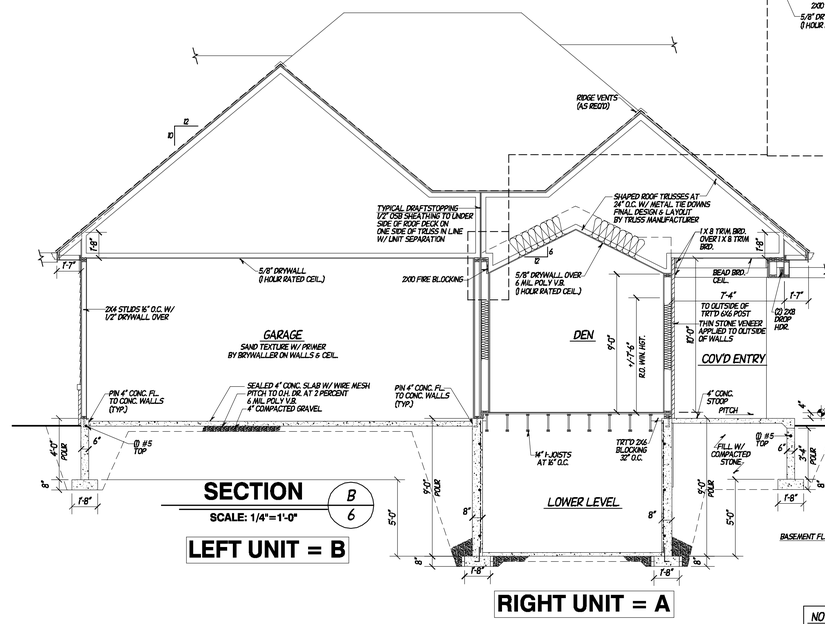
STAGGER ALL JOINTS ONE (1) STUD SPACE



LOWER LEVEL FURRING
1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
2X4 STUDS 16"O.C.
R-13 BATT INSULATION
1/2" AIR SPACE
POURED CONCRETE FDN. - SEE PLAN FOR THICKNESS

ACTUAL DIMENSION VARIES

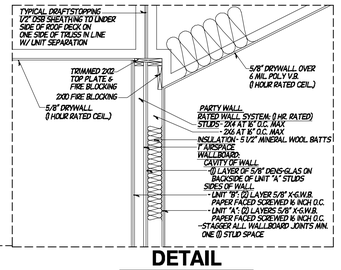
TYP. WALL TYPES
SCALE: 1 1/2"=1'-0"



SECTION B / 6
SCALE: 1/4"=1'-0"

LEFT UNIT = B

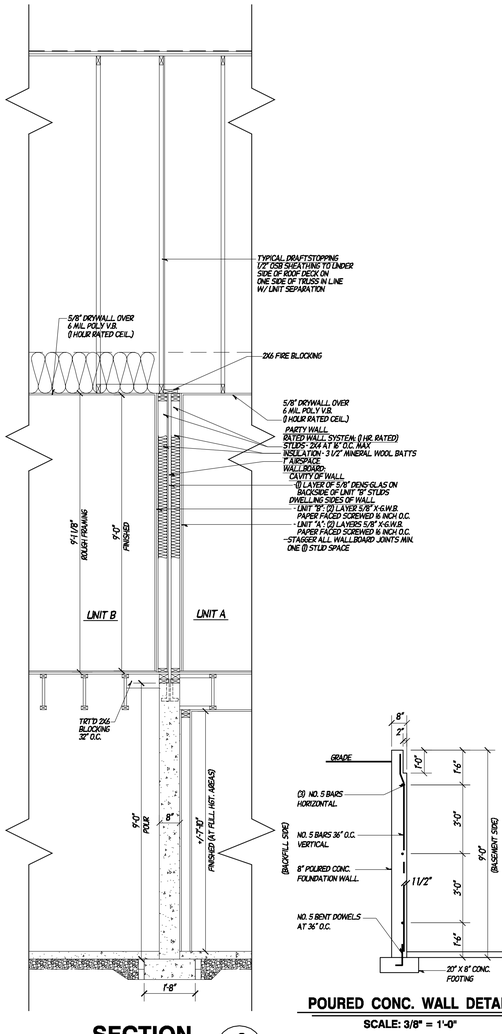
RIGHT UNIT = A



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

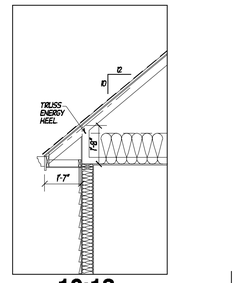
NOTES:
- ALL PLUMBING, HVAC & ELECTRICAL PIPING, DUCTS AND MATERIALS MUST BE INSTALLED NO LOWER THAN 7'-0" ABOVE THE SLAB IN THE FINISHED BASEMENT AREAS PER CODE.

RATED CEIL. NOTE:
- ALL INTERIOR CEILINGS ARE 5/8" DRYWALL COVERED AND 1 HOUR RATED. ALL PENETRATIONS THRU THE RATED CEILING MUST BE SEALED & FIRE CAULKED

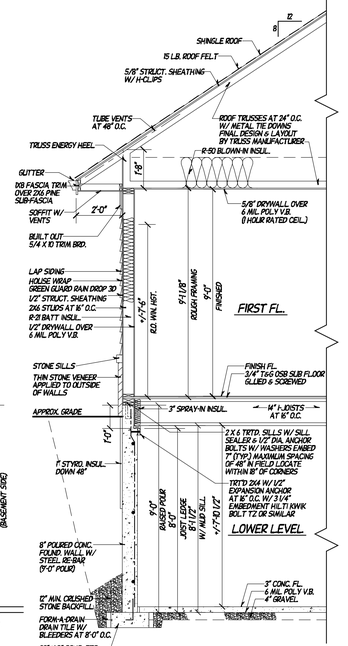


SECTION C / 6
SCALE: 1/2"=1'-0"

POURED CONC. WALL DETAIL
SCALE: 3/8" = 1'-0"



10:12

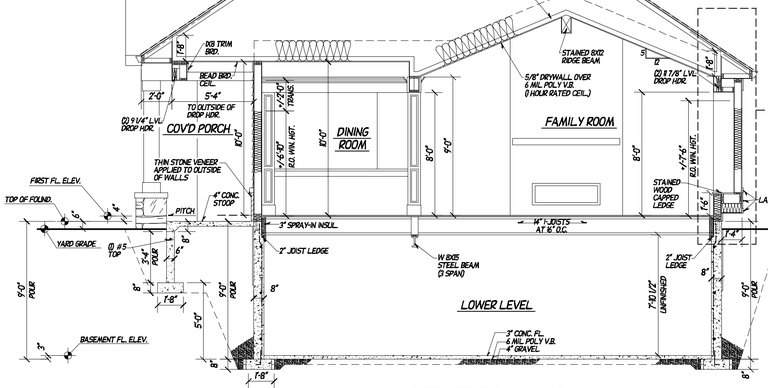


GENERIC TYP. SECTION
SCALE: 3/8"=1'-0"

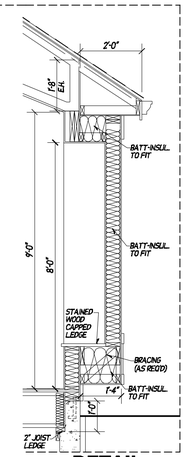
TYP. SECTION NOTES:
- THIS SECTION IS FOR GENERAL INFO ONLY, IT IS NOT SPECIFIC TO ANY PARTICULAR AREA OF THIS PROJECT.
- REFER TO THIS SECTION FOR ALL NON-LABELED MATERIALS ON OTHER SECTIONS.
- SEE EXTERIOR MATERIAL NOTES FOR MATERIAL SPECIFICATIONS.

EXTERIOR MATERIAL NOTES:
- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMART SIDE, 6" TO WEATHER, W/ 5/4 X 6 CNNR. BRDS.
- ALL TRIM BRDS. TO BE MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE BEAD BOARD.

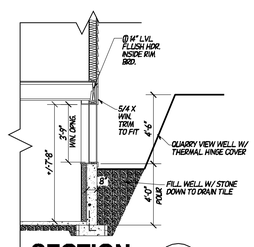
CONC. FTG. NOTES:
- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
- FIELD VERIFY SOIL COMPACTION AT FILL LOCATIONS TO MAINTAIN STRUCTURAL INTEGRITY PRIOR TO INSTALLING FOOTINGS.



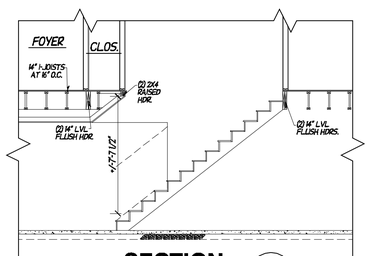
SECTION A / 6
SCALE: 1/4"=1'-0"



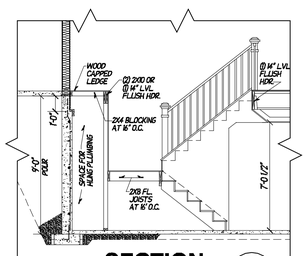
DETAIL
SCALE: 1/2"=1'-0"



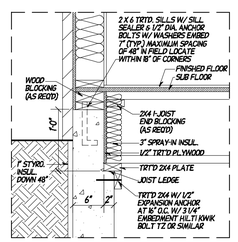
SECTION D / 6
SCALE: 1/4"=1'-0"



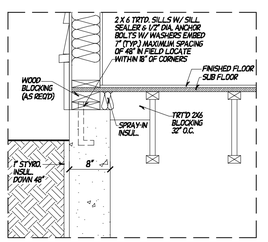
SECTION E / 6
SCALE: 1/4"=1'-0"



SECTION F / 6
SCALE: 1/4"=1'-0"



SECTION G / 6
SCALE: 1"=1'-0"



SECTION H / 6
SCALE: 1"=1'-0"

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BUILDER

PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 2/1/21

BUILDING INFORMATION
BUILDING - 1
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - B UNIT
RIGHT SIDE - A UNIT

DESIGNED BY	COMPLETION DATE
B. TOM	FINAL-1 1/7/11 (MOSD)
DRAWN BY	REVISIONS
G.T.H.	FINAL-2 2/6/11 (MOSD)
CHECKED	FINAL-3 4/6/11 (MOSD)
B. TOM	

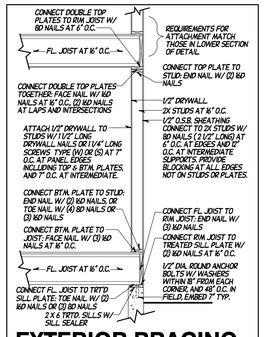
ARCHITECTURAL DEVELOPMENT SERVICES INC.
ADS
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
148918-E

SHEET NO.
6 OF 9

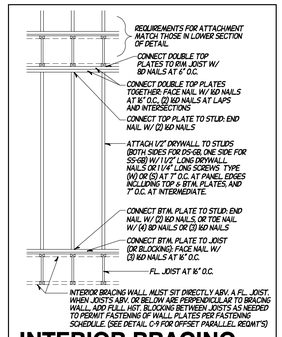
Attachment: Plans (6007 : David Hoff Development)

NOTE: ALL WALL BRACING REQUIREMENTS DERIVED FROM 2012 IRC: R602.10



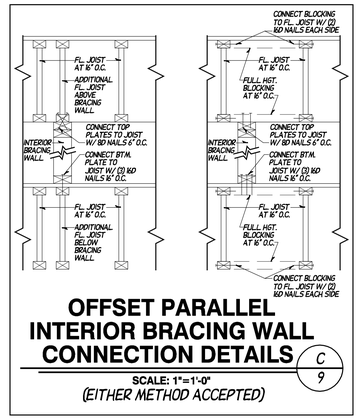
EXTERIOR BRACING PANEL DETAIL A/9

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



INTERIOR BRACING PANEL DETAIL B/9

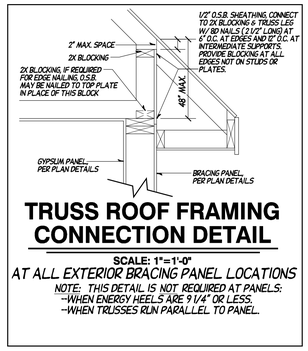
SCALE: 3/8"=1'-0"



OFFSET PARALLEL INTERIOR BRACING WALL CONNECTION DETAILS C/9

SCALE: 1"=1'-0"

(EITHER METHOD ACCEPTED)



TRUSS ROOF FRAMING CONNECTION DETAIL

SCALE: 1"=1'-0"

AT ALL EXTERIOR BRACING PANEL LOCATIONS

NOTE: THIS DETAIL IS NOT REQUIRED AT PANELS:
-WHEN ENERGY HEELS ARE 9 1/4" OR LESS.
-WHEN TRUSSES RUN PARALLEL TO PANEL.

WALL BRACING NOTES:

- ALL DESIGNATED EXTERIOR WALL BRACING PANEL LOCATIONS: BLOCKING MUST BE PROVIDED BETWEEN STUDS WHERE HORIZONTAL SEAMS ARE PRESENT AS TO ALLOW FOR PROPER NAILING AT ALL EDGES.
- USE ROOF FRAMING CONNECTION DETAIL AT ALL APPLICABLE LOCATIONS.
- ALL WALL BRACING REQUIREMENTS DERIVED FROM 2012 IRC: R602.10

WALL BRACING LEGEND:

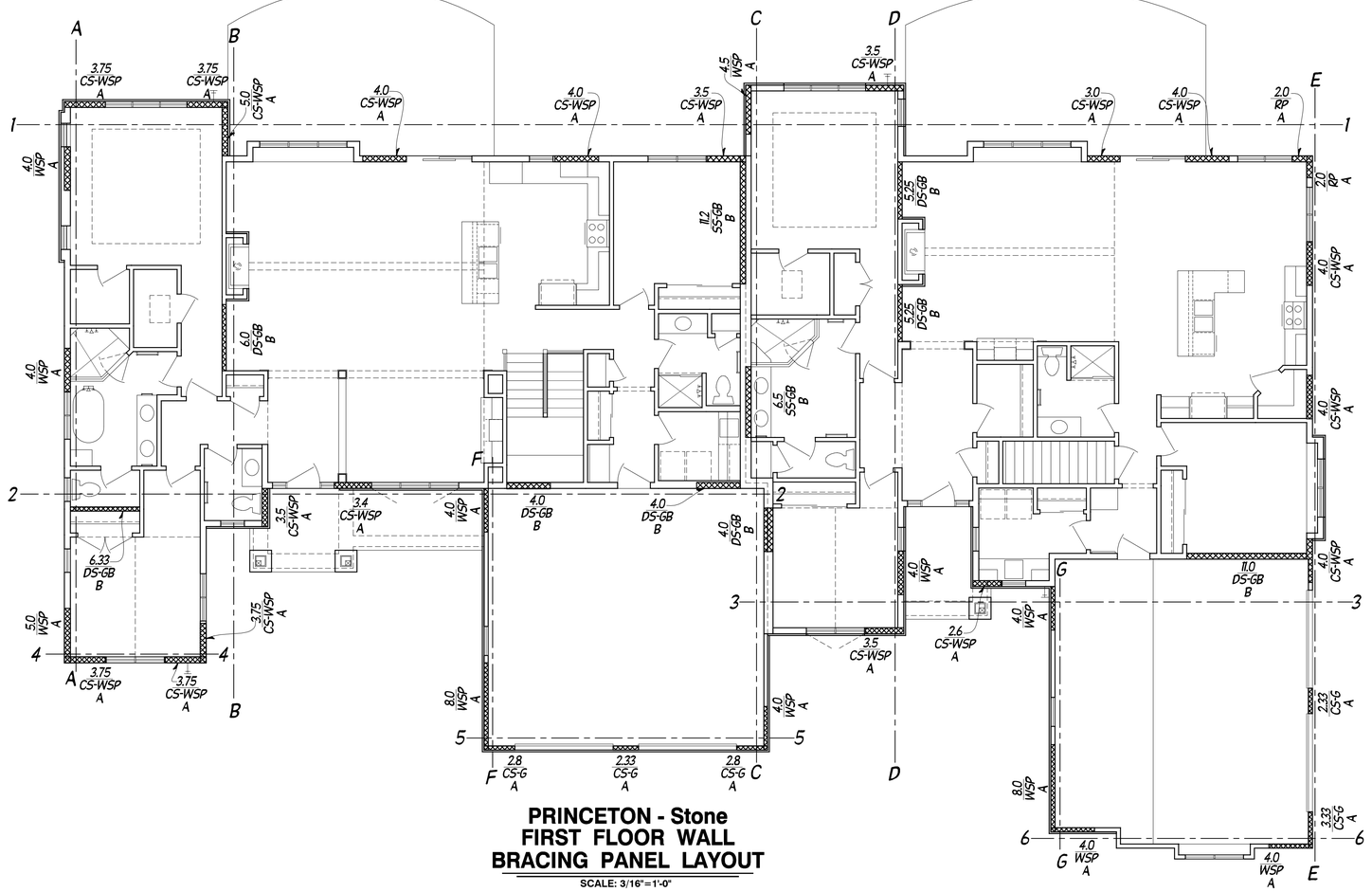
— — — —	= DESIGNATED WALL BRACING LINE
▨	= WALL BRACING PANEL
XX	= BRACING PANEL LENGTH IN FEET (MINIMUM)
XX	= SHEATHING METHOD
X	= PANEL DETAIL

BRACING PANEL LENGTH = REQUIRED MIN. LENGTH OF BRACING PANEL, IN FEET, (PER TABLE R602.10.3(1)) EACH PANEL END MUST BE ON A FULL HGT. STUD, LENGTHEN PANEL AS REQ'D.

SHEATHING METHOD = METHOD USED TO DETERMINE REQ'D PANEL AMOUNTS, LOCATIONS & LENGTHS: (PER TABLE R602.10.4)

- SS-GB = SINGLE SIDED GYPSUM BOARD
- DS-GB = DOUBLE SIDED GYPSUM BOARD
- WSP = WOOD STRUCTURAL PANEL
- CS-WSP = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL
- CS-G = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS.
- RP = REQUIRED 2'-0" STRUCTURALLY SHEATHED RETURN PANEL AT END OF CONTINUOUSLY SHEATHED WALL LINE

PANEL DETAIL = REFERS TO CONSTRUCTION DETAIL FOR INDICATED STRUCTURAL WALL PANEL:
A = SEE DETAIL A-9
B = SEE DETAIL B-9



PRINCETON - Stone FIRST FLOOR WALL BRACING PANEL LAYOUT

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

NOTE: CALL LETTERS & NUMBERS ON THIS PAGE REFERENCE THIS PAGE ONLY AND DO NOT CORRESPOND TO OTHER PAGES OF THIS PLAN.

MEQUON ARCHITECTURAL BOARD SUBMITTAL 2/1/21

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BUILDER

PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

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BUILDING - 1
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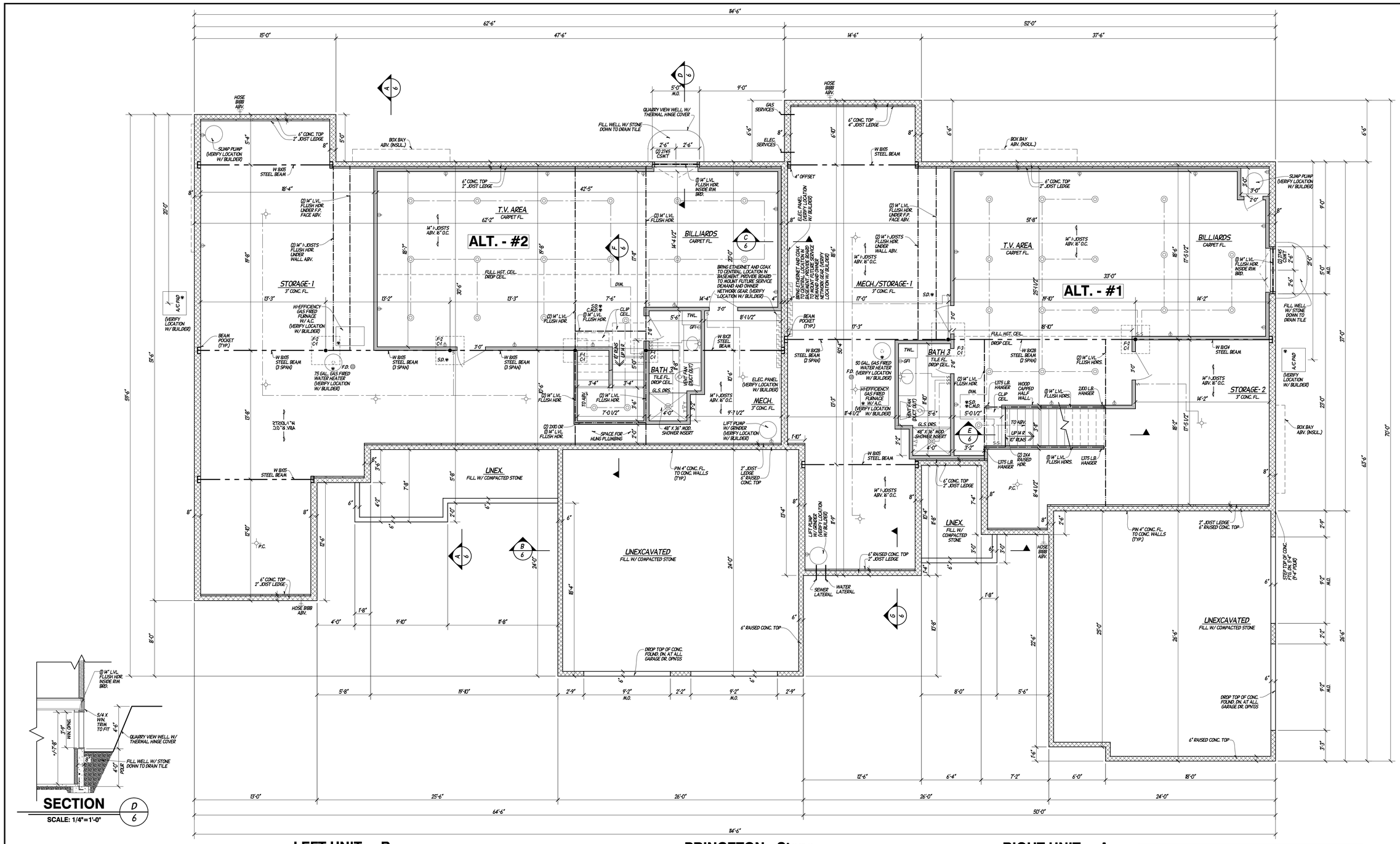
DESIGNED BY	COMPLETION DATE
B. TOM	FINAL-1 1/9/19 (ADS2)
DRAWN BY	REVISIONS
G.T.H.	FINAL-2 2/15/19 (ADS2)
CHECKED	FINAL-3 1/15/19 (ADS2)
B. TOM	

ADS ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 797 - 1701

JOB NUMBER
148918-E

SHEET NO.
9 OF 9

Attachment: Plans (6007 : David Hoff Development)



SECTION D/6

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

LEFT UNIT = B

PROPOSED FINISHED AREA: 850 SQ.FT.

WALL HATCH LEGEND:

- LEDGE HGTS. DOWN 8" FROM RAISED CONC. TOP (8'-4" HGT.)
- RAISED CONC. TOP, LIP 1'-0" FROM STAND. (9'-0" POUR HGT.)
- CONC. TOP & JOIST LEDGE, STANDARD HGT. (8'-0" HGT.)

PRINCETON - Stone
OPTIONAL FINISHED LOWER LEVEL PLAN

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

NOTES:

- 8'-0" POUR & 9'-0" POUR, EXCEPT WHERE NOTED.
- POURED CONC. FOUND. WALLS W/ STEEL REBAR.
- WIN. NOTES:
  - –ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES). +/- 1'-8" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - –ALL WIN. & DR. R.O. HGT'S. ARE +/-. VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., A.D.I. AS REQUIRED.
  - –ALL BASEMENT WINS. TO BE FREEDOM INSWING EGRESS WINS. BY UNLIMITED.
- ALL INT. DOORS TO BE 6'-8" (+/-6"-0" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.

STEEL COLUMN LEGEND:

C-1 3" DIA. STD. STEEL PIPE COL. AT 7.58 LB/FT. 20" WALL 8 X 8 X 1/2" BASE PLATE

COLUMN CONC. PAD FTG. LEGEND:

- F-1 30" X 30" X 12" CONC. FTGS. W/ (3) NO. 5 BARS E.W.
- F-2 36" X 36" X 12" CONC. FTGS. W/ (3) NO. 5 BARS E.W.
- F-3 42" X 42" X 12" CONC. FTGS. W/ (4) NO. 5 BARS E.W.

FRAMING NOTES:

- ALL FIRST FL. JOISTS TO BE 14" I-JOISTS AT 16" O.C., EXCEPT WHERE NOTED:
- ALL LVL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.
- ALL LSL'S TO BE 1.3E GRADE, EXCEPT WHERE NOTED.
- ALL PSL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.

CONC. FTG. NOTES:

- STEP CONC. FTGS. DEEPER AS REQD PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
- FIELD VERIFY SOIL COMPACTION AT FILL LOCATIONS TO MAINTAIN STRUCTURAL INTEGRITY PRIOR TO INSTALLING FOOTINGS.

- ALL PLUMBING, HVAC & ELECTRICAL PIPING, DUCTS AND MATERIALS MUST BE INSTALLED NO LOWER THAN 7'-1" ABOVE THE SLAB IN THE FINISHED BASEMENT AREAS PER CODE.

RIGHT UNIT = A

PROPOSED FINISHED AREA: 850 SQ.FT.

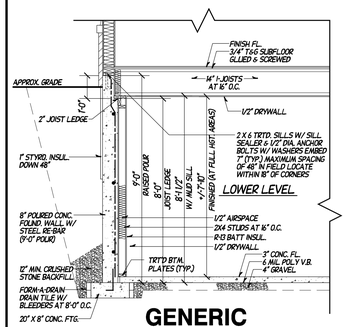
ALTERNATE - #1

DEFLECTION DESIGN VALUES FOR FL. JOISTS:

- LIVE LOAD DEFLECTION FOR CARPET OR WOOD FINISHES SHOULD BE L/480 OR STIFFER.
- LIVE LOAD DEFLECTION FOR FLOORS WITH STANDARD TILE OR STONE FINISHES SHOULD BE L/720 OR STIFFER.
- FLOORS WITH FOREIGN OR NON-STANDARD TILE OR OTHER BRITTLE TYPE MATERIAL, LIVE LOAD DEFLECTION DESIGN VALUES SHOULD BE VERIFIED WITH THE MANUFACTURER. IN NO INSTANCE SHOULD THE LIVE LOAD DEFLECTION DESIGN VALUE BE LESS THAN L/720.

THIN STONE VENEER NOTE:

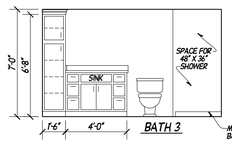
- STONE VENEER IS THIN STONE APPLIED VENEER, ALL PLAN DIMENSIONS ARE TO FRAME & FOUND. WALLS, NOT TO STONE VENEER.



GENERIC TYP. SECTION

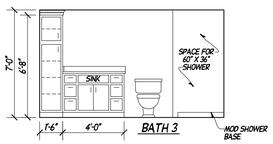
SCALE: 3/8"=1'-0"

ALTERNATE - #2



LEFT UNIT = B
CABINET DETAILS & WALL ELEVATIONS

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



RIGHT UNIT = A
CABINET DETAILS & WALL ELEVATIONS

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

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 2/1/21

BUILDING INFORMATION

BUILDING - 1
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - B UNIT
RIGHT SIDE - A UNIT

COMPLETION DATE	REVISIONS
NOT COMPLETE	

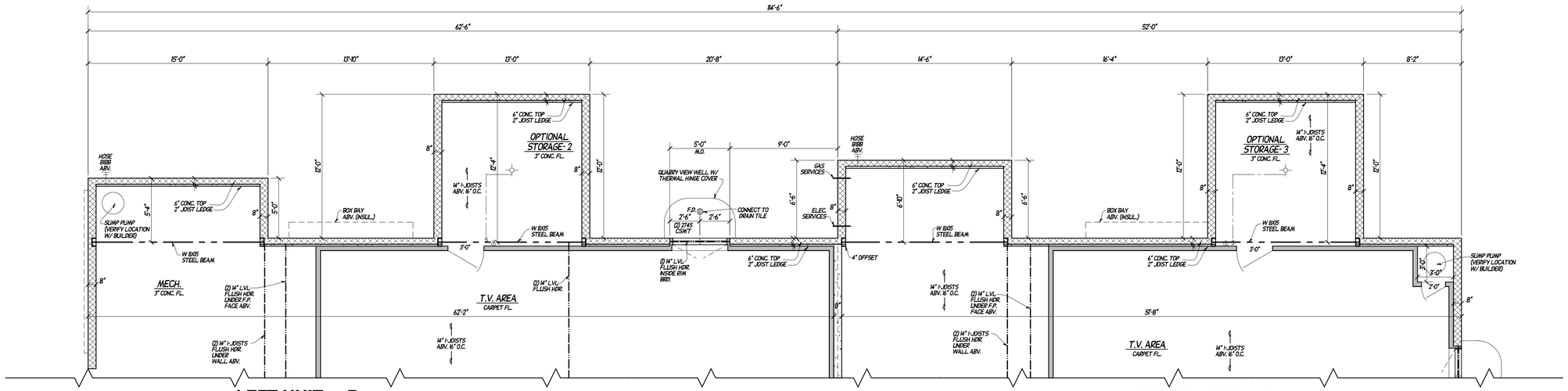
DESIGNED BY	DRAWN BY	CHECKED
B. TOM	GTH	B. TOM

ARCHITECTURAL DEVELOPMENT SERVICES INC.
ADS
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
148918-E

SHEET NO.
CS-1

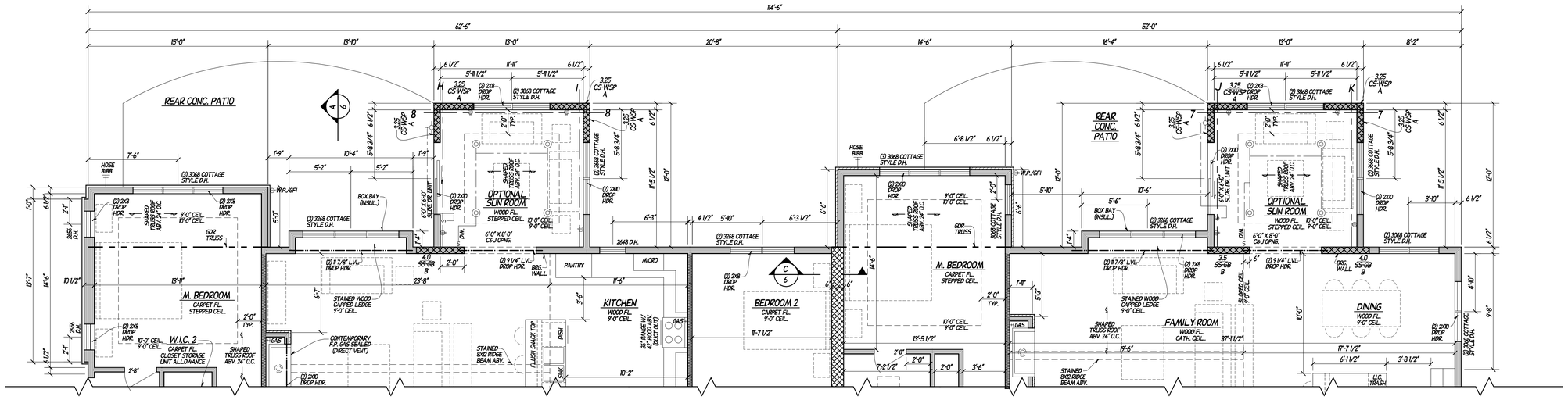
Attachment: Plans (6007 : David Hoff Development)



PRINCETON - Stone
FOUNDATION PLAN w/ OPTIONAL SUN ROOM
SCALE: 1/4"=1'-0"

ALTERNATE - #4 SUNROOM

ALTERNATE - #3 SUNROOM



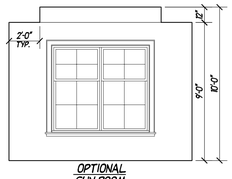
PRINCETON - Stone
FIRST FLOOR PLAN w/ OPTIONAL SUN ROOM
SCALE: 1/4"=1'-0"

LEFT UNIT = B	
FINISHED LIVING AREA:	2,225 SQ.FT.
GARAGE:	625 SQ.FT.
OPTIONAL SUN ROOM:	156 SQ.FT.
COVD ENTRY & PORCH:	136 SQ.FT.
TOTAL:	3142 SQ.FT.

RIGHT UNIT = A	
FINISHED LIVING AREA:	2,100 SQ.FT.
GARAGE:	633 SQ.FT.
OPTIONAL SUN ROOM:	156 SQ.FT.
COVD ENTRY:	70 SQ.FT.
TOTAL:	2,959 SQ.FT.

ALTERNATE - #4 SUNROOM

ALTERNATE - #3 SUNROOM



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

LEFT UNIT = B

WALL BRACING NOTES:

- ALL DESIGNATED EXTERIOR WALL BRACING PANEL LOCATIONS: BLOCKING MUST BE PROVIDED BETWEEN STUDS WHERE HORIZONTAL SEAMS ARE PRESENT AS TO ALLOW FOR PROPER NAILING AT ALL EDGES.
- USE ROOF FRAMING CONNECTION DETAIL AT ALL APPLICABLE LOCATIONS.
- ALL WALL BRACING REQUIREMENTS DERIVED FROM 2012 IRC: R602.10

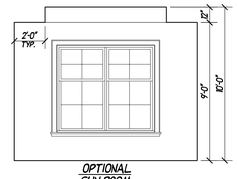
WALL BRACING LEGEND:

- = DESIGNATED WALL BRACING LINE
- = WALL BRACING PANEL
- XX = BRACING PANEL LENGTH IN FEET (MINIMUM)
- XX = SHEATHING METHOD
- X = PANEL DETAIL

BRACING PANEL LENGTH = REQUIRED MIN. LENGTH OF BRACING PANEL, IN FEET. (PER TABLE R602.10.3(1)) EACH PANEL END MUST BE ON A FULL HGT. STUD, LENGTHEN PANEL AS REQ'D.

SHEATHING METHOD = METHOD USED TO DETERMINE REQ'D PANEL AMOUNTS, LOCATIONS & LENGTHS: (PER TABLE R602.10.4)
- SS-GB = SINGLE SIDED GYPSUM BOARD
- DS-GB = DOUBLE SIDED GYPSUM BOARD
- WSP = WOOD STRUCTURAL PANEL
- CS-WSP = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL
- CS-G = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS.
- RP = REQUIRED 2'-0" STRUCTURALLY SHEATHED RETURN PANEL AT END OF CONTINUOUSLY SHEATHED WALL LINE

PANEL DETAIL = REFERS TO CONSTRUCTION DETAIL FOR INDICATED STRUCTURAL WALL PANEL:
- A = SEE DETAIL A-9
- B = SEE DETAIL B-9



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

RIGHT UNIT = A

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BUILDER

PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

BUILDING INFORMATION
BUILDING - 1
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - B UNIT
RIGHT SIDE - A UNIT

MEQUON ARCHITECTURAL BOARD SUBMITTAL 2/1/21

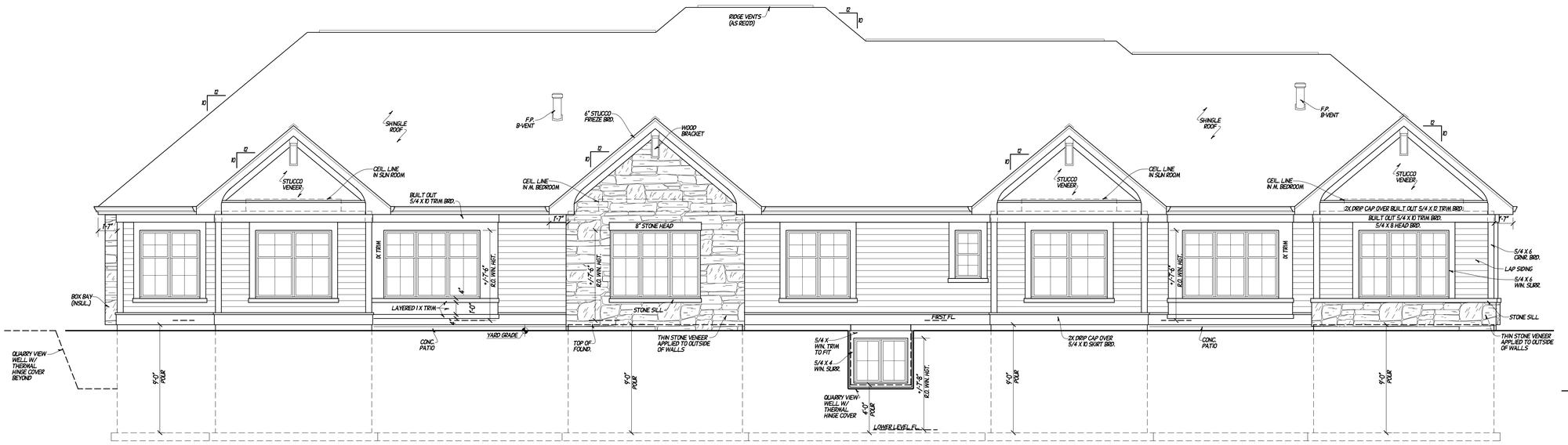
COMPLETION DATE	DESIGNED BY	DRAWN BY	CHECKED
NOT COMPLETE	B. TOM	GTA	B. TOM
REVISIONS			

ADS ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
148918-E

SHEET NO.
CS-2

Attachment: Plans (6007 : David Hoff Development)

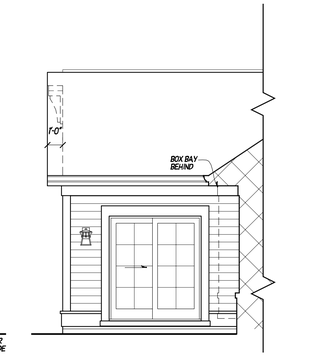


RIGHT UNIT = A

PRINCETON - Stone
REAR ELEVATION w/ OPTIONAL SUN ROOM
SCALE: 1/4"=1'-0"

LEFT UNIT = B

ALTERNATE - #3 SUNROOM

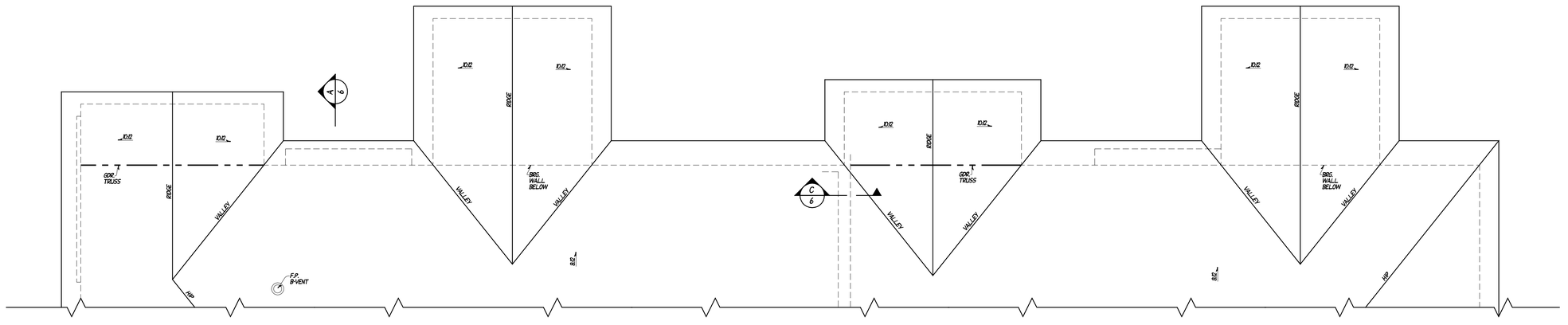


LEFT UNIT = B SUN ROOM
PARTIAL LEFT ELEVATION
SCALE: 1/4"=1'-0"

ALTERNATE - #4 SUNROOM

EXTERIOR MATERIAL NOTES:
- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMART SIDE, 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL TRIM BRDS. TO BE HARDTEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALLUMINUM.
- ALL EXTERIOR CEILINGS TO BE BEAD BOARD.

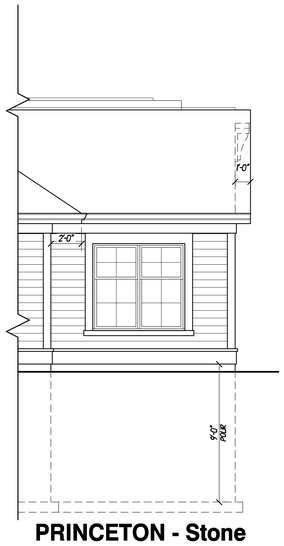
CONC. FTG. NOTES:
- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
- FIELD VERIFY SOIL COMPACTION AT FILL LOCATIONS TO MAINTAIN STRUCTURAL INTEGRITY PRIOR TO INSTALLING FOOTINGS.



PRINCETON - Stone
ROOF PLAN w/ OPTIONAL SUN ROOM
SCALE: 1/4"=1'-0"

RIGHT UNIT = A

ALTERNATE - #4 SUNROOM



PRINCETON - Stone
RIGHT ELEVATION w/ SUN ROOM
SCALE: 1/4"=1'-0"

MEQUON ARCHITECTURAL BOARD SUBMITTAL 2/1/21

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BUILDER

PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

BUILDING INFORMATION
BUILDING - 1
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - B UNIT
RIGHT SIDE - A UNIT

COMPLETION DATE	REVISIONS
NOT COMPLETE	

DESIGNED BY	DRAWN BY	CHECKED
B. TOM	G.T.H.	B. TOM

ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
148918-E

SHEET NO.
CS-3

Attachment: Plans (6007 : David Hoff Development)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 8, 2021**
SUBJECT: **Cliff & Laura Hook, Addition of Attached Garage at 11416 N. Glenwood Drive**

Attachments:
Statment of Intent (PDF)
Survey (PDF)
Pics 1 (PDF)
Pics 2 (PDF)
Plans (PDF)

Mikkelson Builders

1025 W. Glen Oaks Lane #202

Mequon, WI 53092

STATEMENT OF INTENT:

To build a Garage Addition at 11416 Glenwood Drive, Mequon WI 53097 for Clifton and Laura Hooks.

Regards,

Fred

Fred Dahms Jr

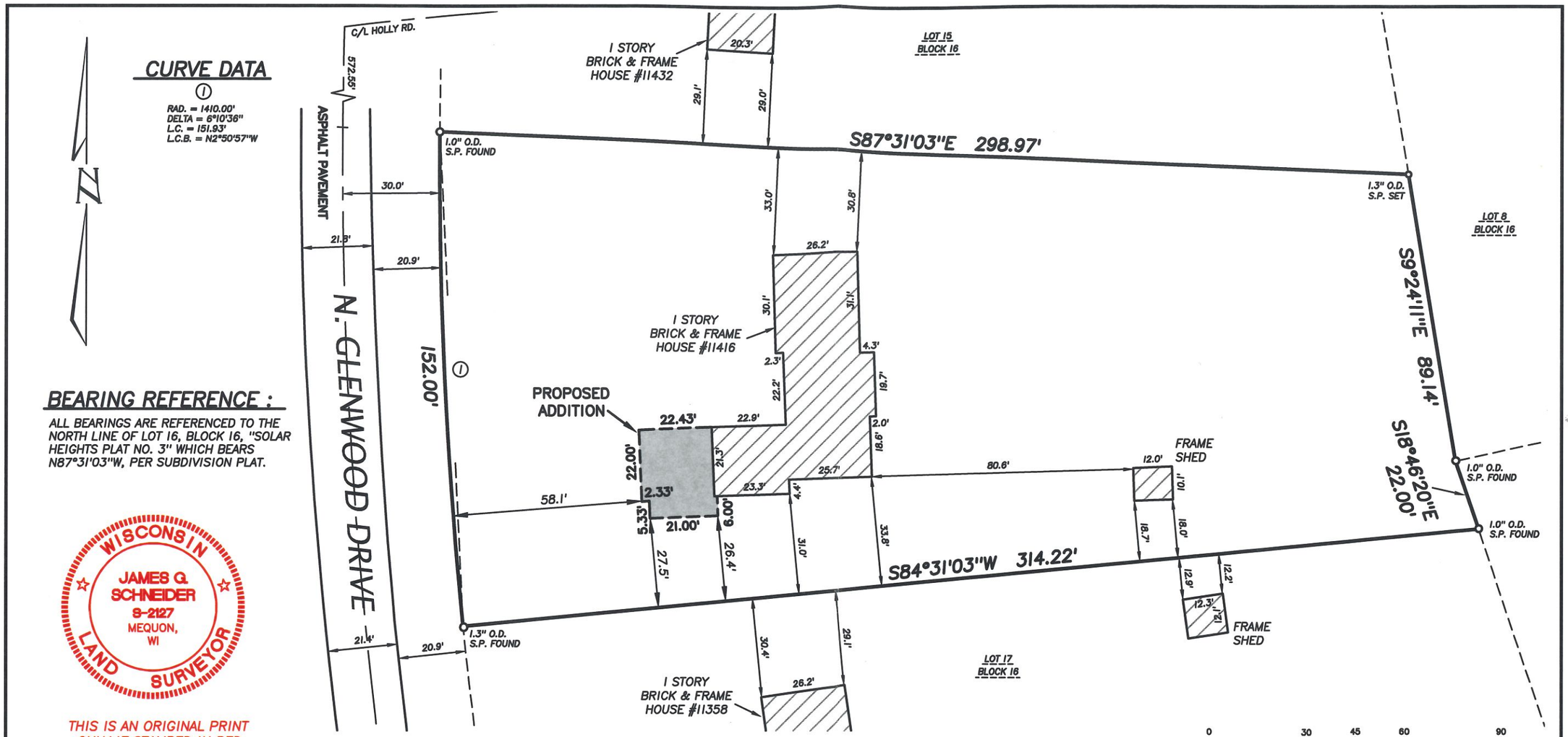
Architectural Designer

Mikkelson Builders

414-241-8910

Freddahmsjr72@gmail.com

Attachment: Statment of Intent (6008 : Cliff & Laura Hook)



SCALE 1" = 30'

CURVE DATA

① RAD. = 1410.00'
DELTA = 6°10'36"
L.C. = 151.93'
L.C.B. = N2°50'57"W

BEARING REFERENCE :

ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 16, BLOCK 16, "SOLAR HEIGHTS PLAT NO. 3" WHICH BEARS N87°31'03"W, PER SUBDIVISION PLAT.

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

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 form date hereof.

Dated at City of Mequon, State of Wisconsin this 23rd day of February, 2021

Recertified _____

James Schneider
S – 2127

PROPERTY DESCRIPTION:

Lot 16, Block 16, in map of "SOLAR HEIGHTS PLAT NO. 3", being a subdivision of part of the Southwest 1/4 of Section 21, Township 9 North, Range 21 East, in the Town of Mequon (now City of Mequon), Ozaukee County, Wisconsin.

Said Parcel containing 39,996 sq. ft./0.918 acres of land, more or less.

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

"PROPERTY SURVEY"

for

Clifton & Laura Hooks

11416 N. Glenwood Drive
Mequon, WI

DATE:	FEBRUARY 23, 2021	DRAWN BY:	J.G.S.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-4942-21

Attachment: Survey (6008 : Cliff & Laura Hook)



Attachment: Pics 1 (6008 : Cliff & Laura Hook)



Attachment: Pics 1 (6008 : Cliff & Laura Hook)



Attachment: Pics 1 (6008 : Cliff & Laura Hook)





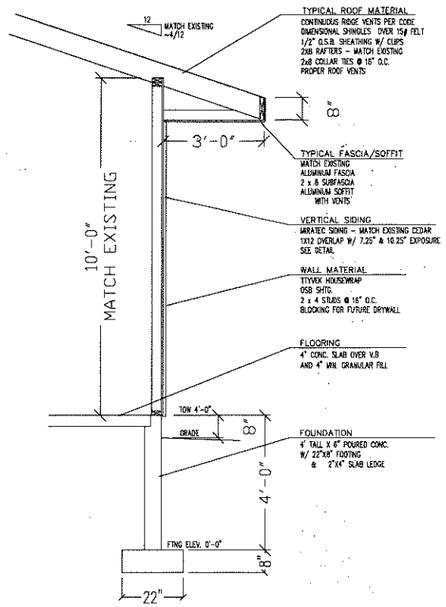
Attachment: Pics 2 (6008 : Cliff & Laura Hook)



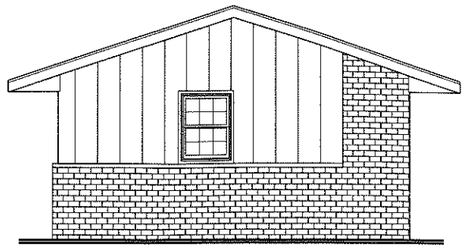




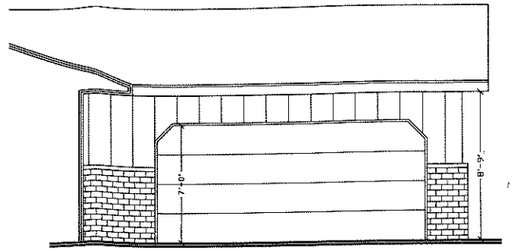




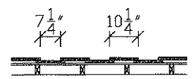
GARAGE
WALL DETAIL
1/2"=1'-0"



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



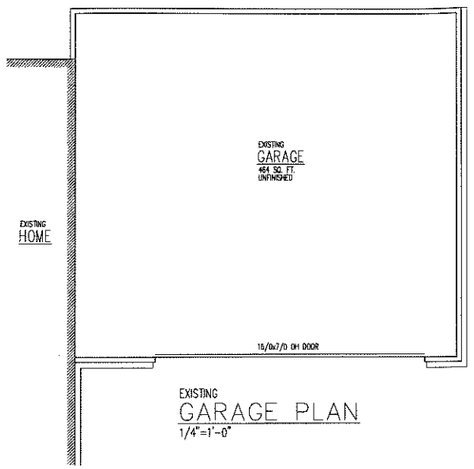
EXISTING
LEFT ELEVATION
1/4"=1'-0"



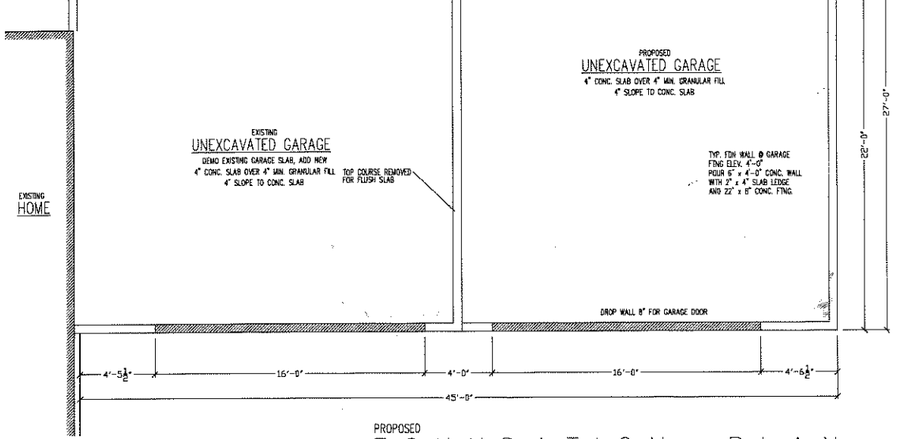
GARAGE
SIDING DETAIL
1/2"=1'-0"

NOTE:
ALL DIMENSIONS ARE FROM DRYWALL TO DRYWALL
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"

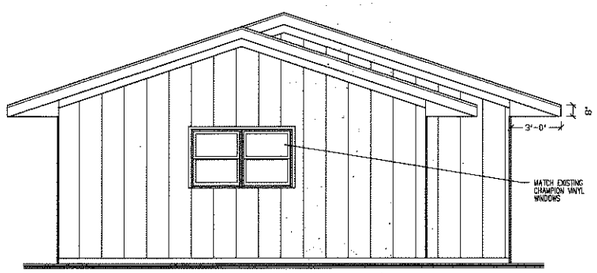
HOOKS ADDITION	PROPOSED GARAGE
DATE	2-14-21
PLAN #	2020-7
SHEET #	1/2
Cliff & Laura Hooks	FRED DAHMS JR
11416 Glenwood Drive	freddahms37206gmail.com
Mequon, WI 53097	414-241-8910



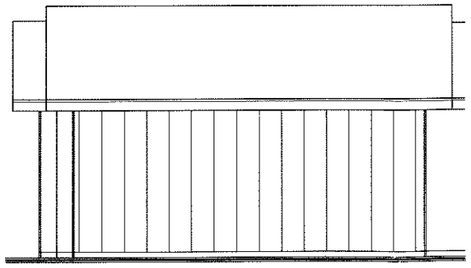
EXISTING
GARAGE PLAN
1/4"=1'-0"



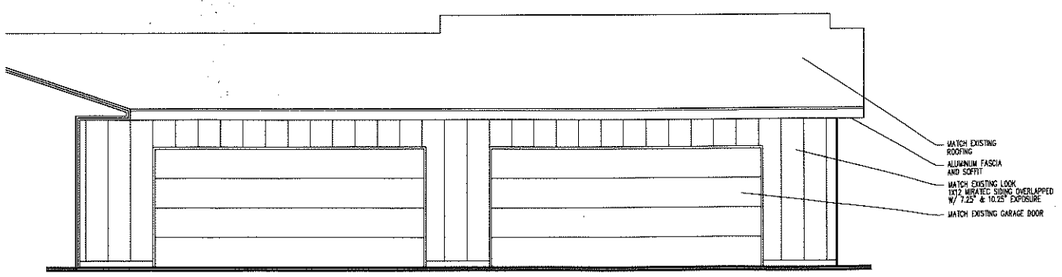
PROPOSED
FOUNDATION PLAN
1/4"=1'-0"



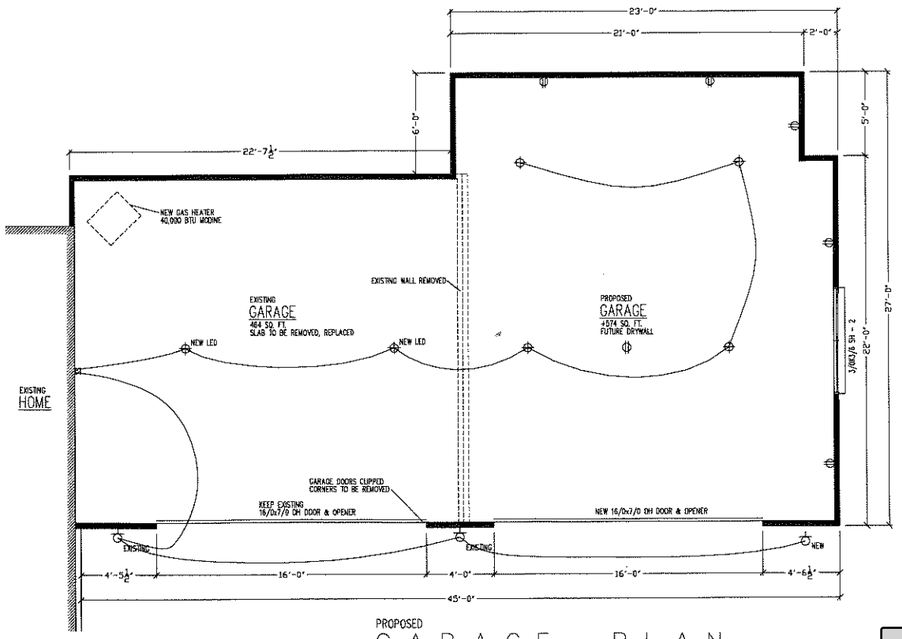
PROPOSED
FRONT ELEVATION
1/4"=1'-0"



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



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



PROPOSED
GARAGE PLAN
1/4"=1'-0"

Attachment: Plans (6008 : Cliff & Laura Hook)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 8, 2021**
SUBJECT: **Catherine Frohman, Addition of Attached Garage at 10412 N. Sunflower Court**

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

To: Mequon Architectural Board

Date 2-9-21

Re: Statement of Intent for Garage Addition

I plan to add to the front of my garage 9ft to obtain more space in the garage. The shape of the lot will not allow me to extend to the side. Moving the garage out to the front will retain a similar view of the property from the street. The 9ft also maintains the subdivision requirement for a 20ft driveway. The roof, windows and siding will be of similar nature to the existing house.

Thank you,

Catherine Frohman

10412 N Sunflower Ct. Mequon 53092

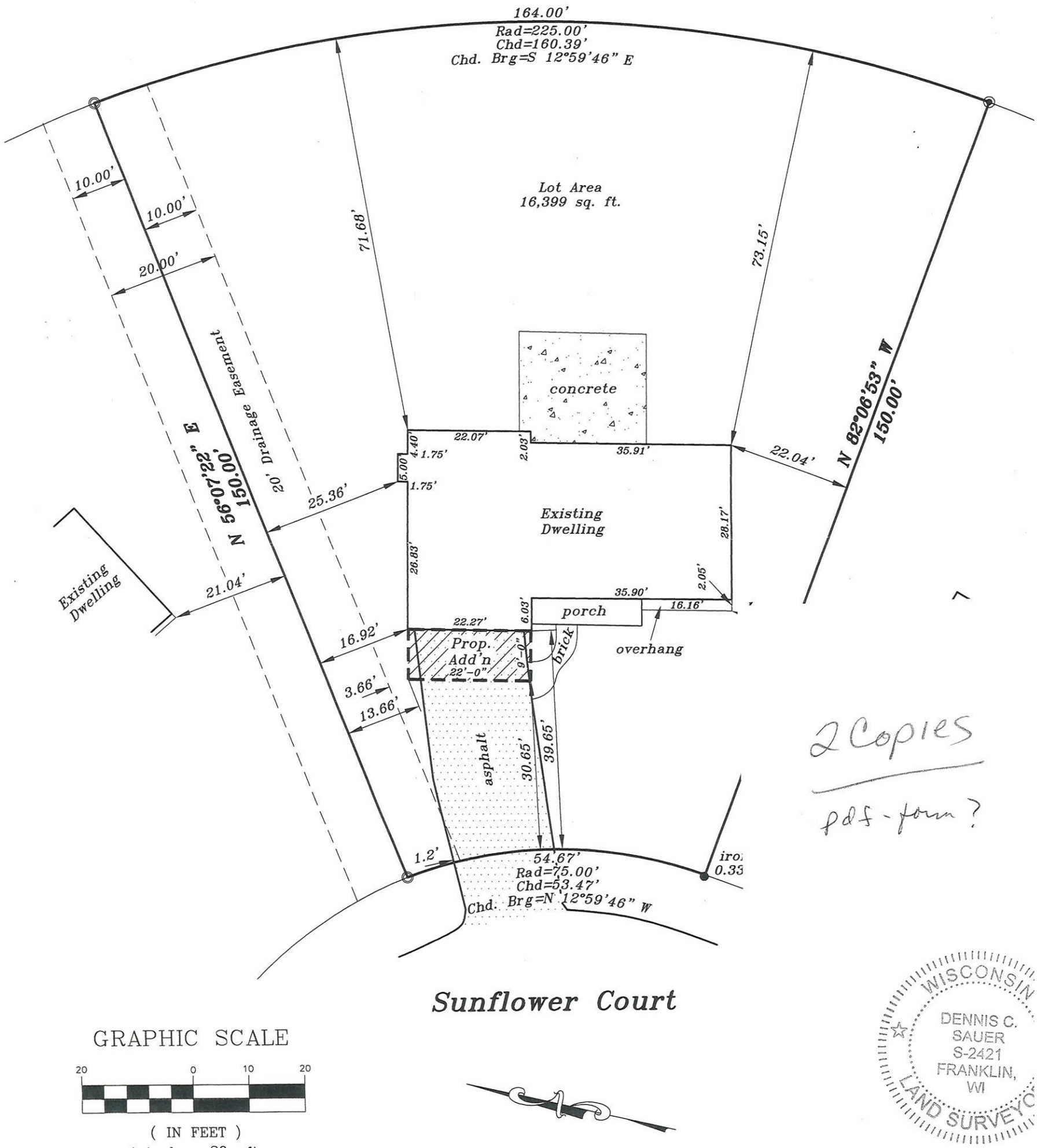
Attachment: Statement of Intent (6010 : Catherine Frohman)

Minser Design Group I
Catherine Frohm

PLAT OF SURVEY

LOCATION: 10412 Sunflower Court, Mequon, Wisconsin
LEGAL DESCRIPTION:
Lot 61 in **NORTH SHORE ESTATES,** being a Subdivision of a part of the Northwest 1/4, Southwe 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 25, Northwest 1/4, Southwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 25, Town 9 North, Range 2 East, Northwest 1/4 Southwest 1/4, Northeast 1/4 and Southeast 1/4 of Section 30, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

March 30, 2018 Survey No. 10 26



2 Copies

pdf-form?

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

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

◉ — *Denotes Iron Pipe Found*
◎ — *Denotes Iron Pipe Set*
● — *Denotes Iron Rod Found*

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

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

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERET ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED _____
Dennis C. Sauer
Professional Land Surveyor

Attachment: Survey (6010 : Catherine Frohman)



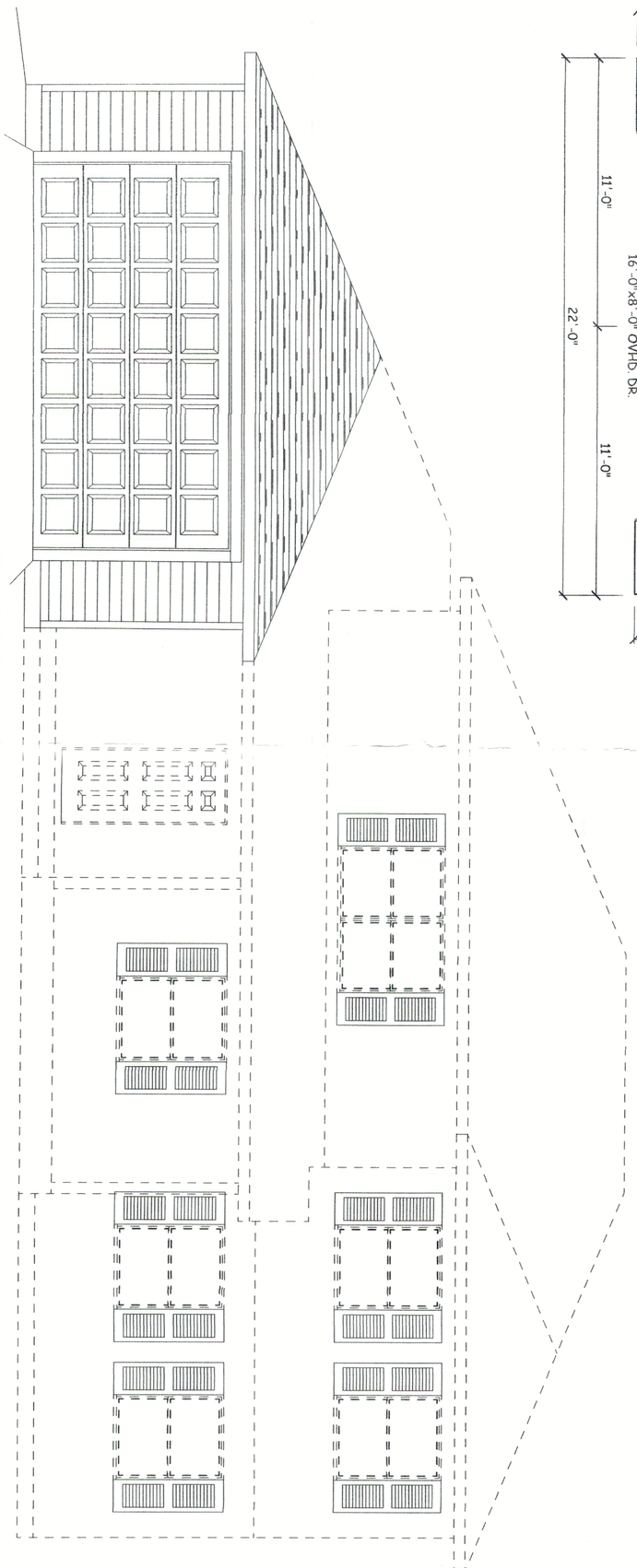


Attachment: Pictures (6010 : Catherine Frohman)

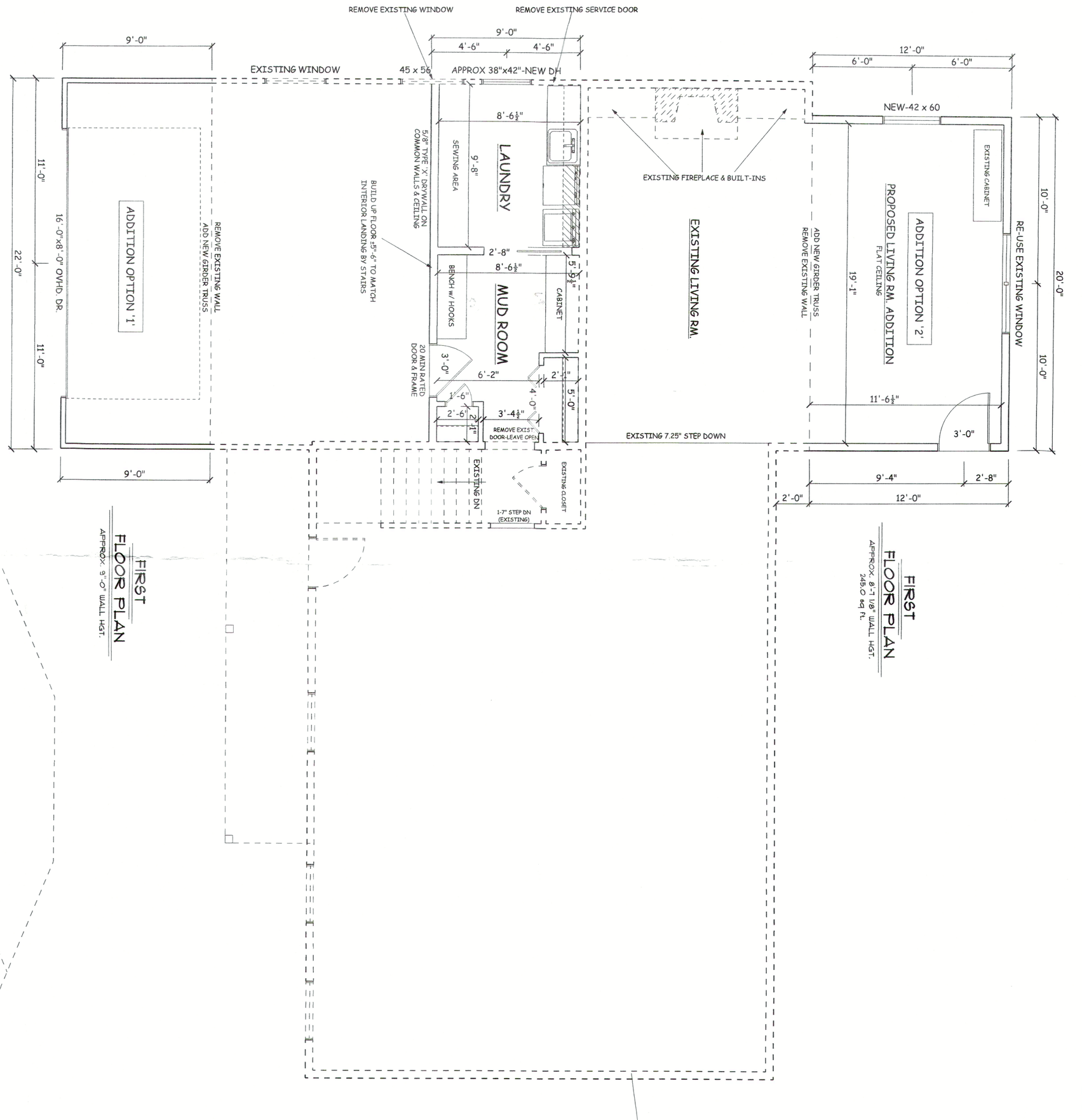




Attachment: Pictures (6010 : Catherine Frohman)



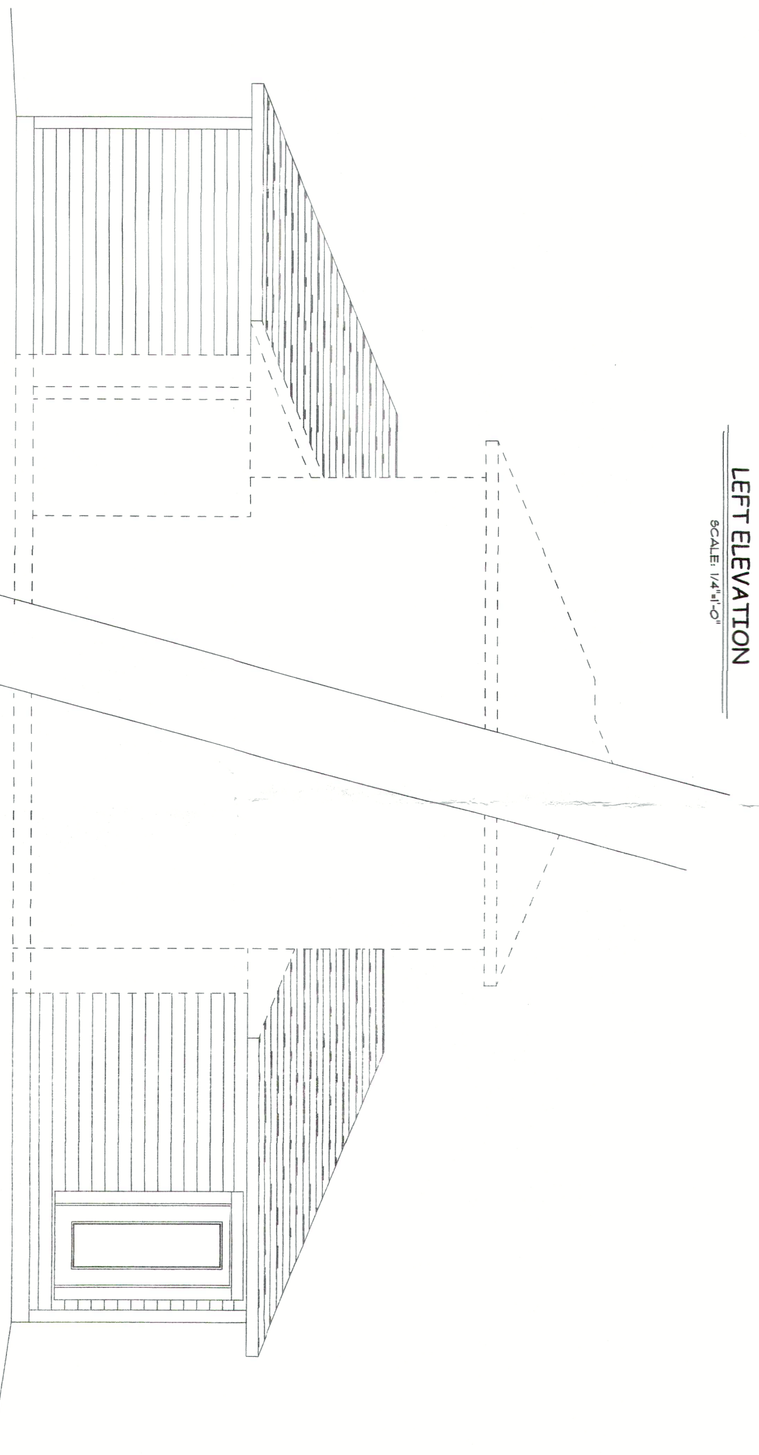
FRONT ELEVATION
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
APPROX. 9'-0" WALL HGT.

FIRST FLOOR PLAN
APPROX. 8'-7 1/8" WALL HGT.
245.0 sq ft.

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



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

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

DRAWN BY: K.M.S.	Drexel™ BUILDING SUPPLY DrexelTeam.com	PROPOSED NEW PROJECT FOR: CATHERINE FROHMAN RESIDENCE	ALL HEADERS NOT LABELED AS LVL TO BE MIN. 2 PLY 2x10 ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE) 2x6 WALLS= 5 1/2" 2x4 WALLS= 3 1/2" *ROUGH OPENING SCHEDULE* OVHD DR.=DOOR + 1" IF CLADDED?" IF NOT EXT. DOORS=DOOR + 2 1/2" INT. DOORS (INCLUDING BIFOLDS)=DOOR + 2 1/2" DBL. DOOR (STANDARD)=DOOR + 2 1/2" DBL. DOOR (W/ASTRAGAL)=DOOR + 3 1/2" PKT DOOR=DOOR WIDTH x2 + 2"/HGT.-84 1/4" BI-PASS DOOR=DOOR WIDTH x2 + 1" (THESE ARE "TYPICAL" ROUGH OPENINGS OF "COMMON" DOORS DREXEL BUILDING SUPPLY FURNISHES. THESE ARE ONLY GUIDELINES AND IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO VERIFY ANY ROUGH OPENING.)	COPYRIGHT COPYRIGHT 2016 DREXEL BUILDING SUPPLY INC. IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE BY ANY MEANS ALL OR ANY PORTION OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF DREXEL BUILDING SUPPLY INC. DREXEL BUILDING SUPPLY INC. RESERVES THE RIGHT TO USE ALL OR PARTS OF THESE PLANS IN THE FUTURE. CALCULATED DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE. CONTACT BUILDING DESIGNER FOR ANY CLARIFICATIONS. DURE TO OCCASIONAL PLOTTER MALFUNCTION PLANS MAY NOT BE TO SCALE.	PRELIMINARY PLAN ⚠ PRELIMINARY PLAN - ⚠ REVISIONS - ⚠ REVISIONS - ⚠ REVISIONS - ⚠ REVISIONS - ⚠ REVISIONS - ⚠ BID PLAN - ⚠ FINAL PLAN -
SCALE: 1/4" = 1'-0"				
SHEET NO. A1		10412 N. SUNFLOWER CT. MEQUON, WI		
DRAWING NO. A17-170-C				

Attachment: Plans (6010 : Catherine Frohman)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 8, 2021**
SUBJECT: **Mark & Tammy Smith, Second Story Addition at 10022 N. LaCresta Drive**

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

CLIENTS HAVE OUTGROWN EXISTING AND WITH 4 CHILDREN PREFER TO ADD A NEW MASTER SUITE, 2ND FLOOR LAUNDRY AND A SMALL HOME OFFICE NOOK.

inside THE box
DESIGN • CONTRACT • REMODEL

Smith Residence (Mark and Tammy)
10022 N. LaCresta Dr.
Mequon, WI 53092

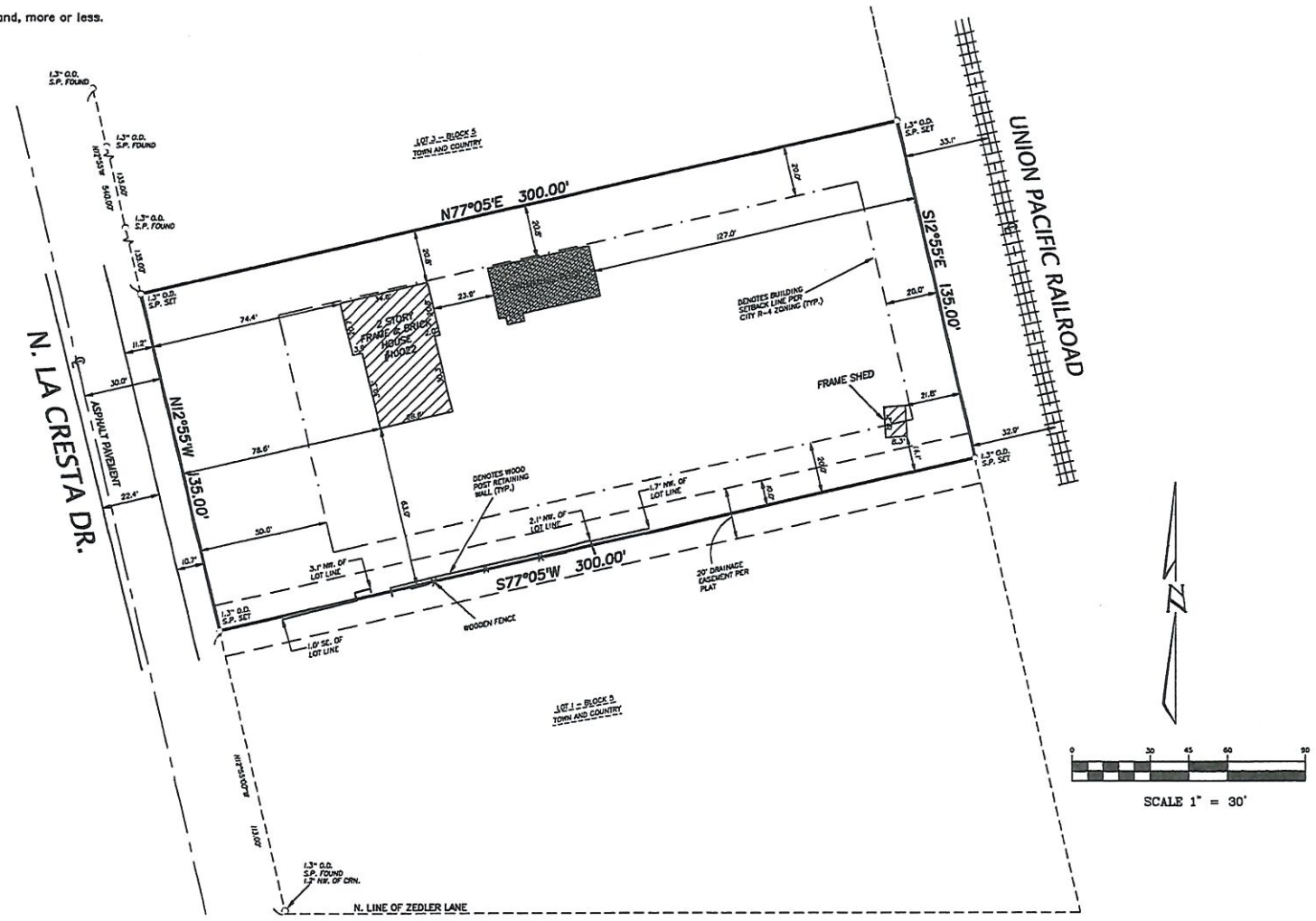
Scope of Work 2.12.21

Homeowners	Empty contents from: Garage, Family Room, Patio, Master (bedroom, bathroom & closet), Bedroom 1 (and closet). Suggest accuiring PODS.
Engineering	Site review . Review cracks in mortar and create report for Construction. Addition, opening wall to enlarge bedroom, specs for live load.
Masonry – Brickwork	Repairs and tuckpointing around garage. New border at step at patio door (concrete work by others)
Demo	Interior Demo: Dust Barrier's and floor protection as noted Plumbing – existing Master Bath Family Room – (carpet, fireplace) Master Suite – (trim, Light fixture/temp, closet and bathroom) Bedroom 1 and north end of Hallway – Demo drywall on north end. Carpet – stairs, hallway, and all bedrooms . Doors – all doors (with hardare) on the existing 2nd floor
Framing	New Addition Repair wall at old fireplace New fireplace Jack n Jill bath with pocket doors Install new windows (2nd floor)
Plumbing	Gasline to 2nd floor laundry Rough at changing old Master Bath to Jack N Jill bath Rough at 2nd Floor Laundry Rough at new Master Bathroom NOTE: Replace Water Heater and softener

Attachment: Statement of Intent (6011 : Mark & Tammy Smith)

LEGAL DESCRIPTION :
Lot Two (2) of Block Five (5) in "TOWN AND COUNTRY", being a Subdivision of part of the Northeast 1/4 of the Northwest 1/4, the Northwest 1/4 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4, and the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 40,500 sq. ft/0.930 acres of land, more or less.



SURVEY CERTIFICATE

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

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

08-29-2020
Date

James G. Schneider
Surveyor – S-2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

BEARING REFERENCE :
ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF N. LA CRESTA DR., WHICH BEARS N12°55'W, PER "TOWN AND COUNTRY" SUBDIVISION PLAT.

MARK	DATE	REVISION	BY	AP'VD

NSE NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-8400 • FAX: (262) 241-5337
www.northshoreengineering.net

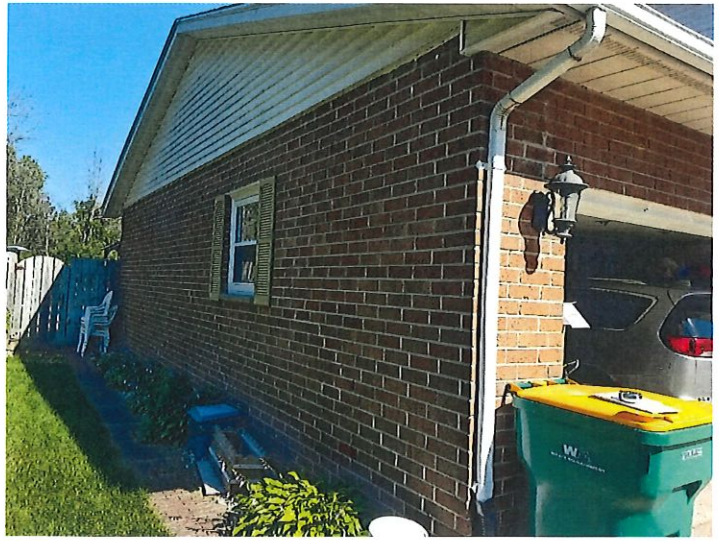
"PROPERTY SURVEY"

for
Tamara & Mark Smith

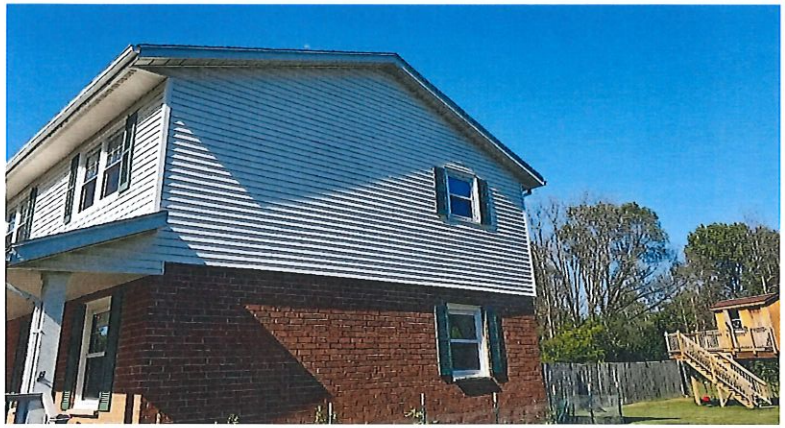
10022 N. La Cresta Drive
Mequon, WI

DATE:	AUGUST 29, 2020	DRAWN BY:	J.M.B.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-4801-20

Attachment: Survey (6011 : Mark & Tammy Smith)

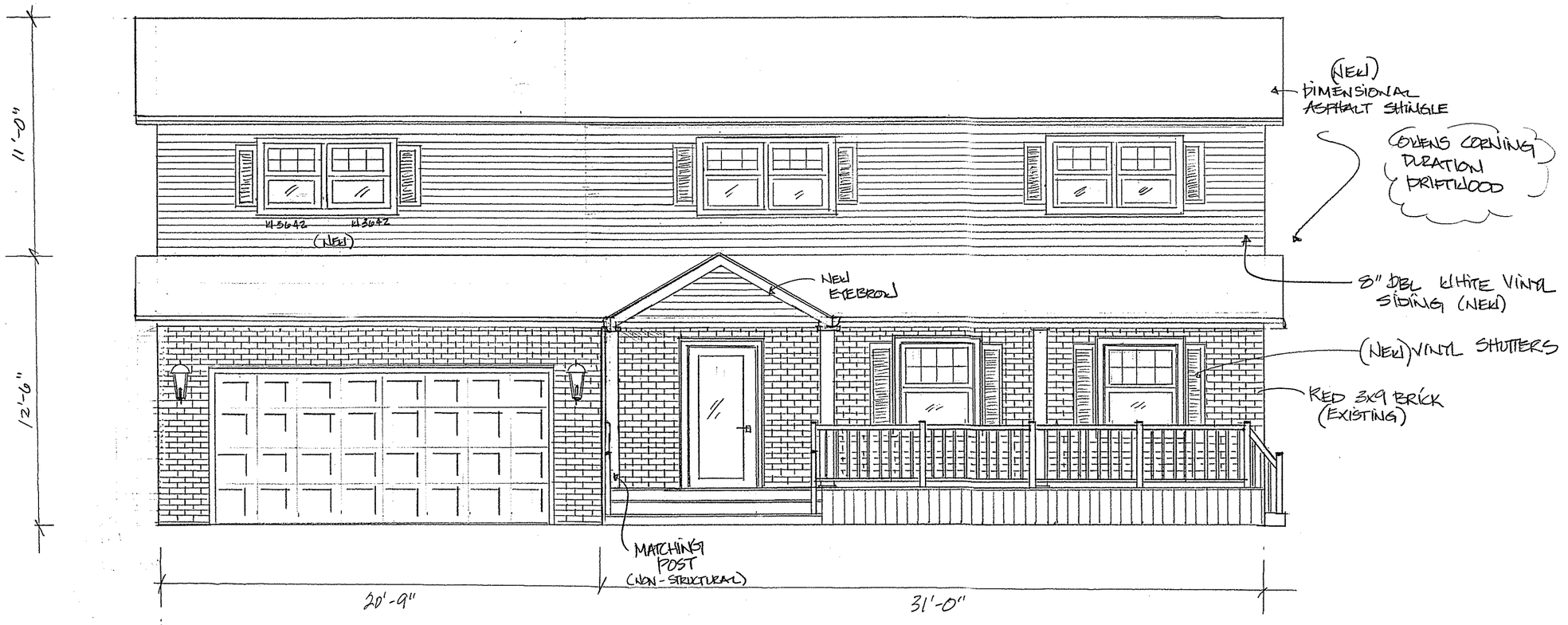








Attachment: Pictures (6011 : Mark & Tammy Smith)



10022 N. LACRESTA DR

SMITH RESIDENCE – MEQUON, WI 53092

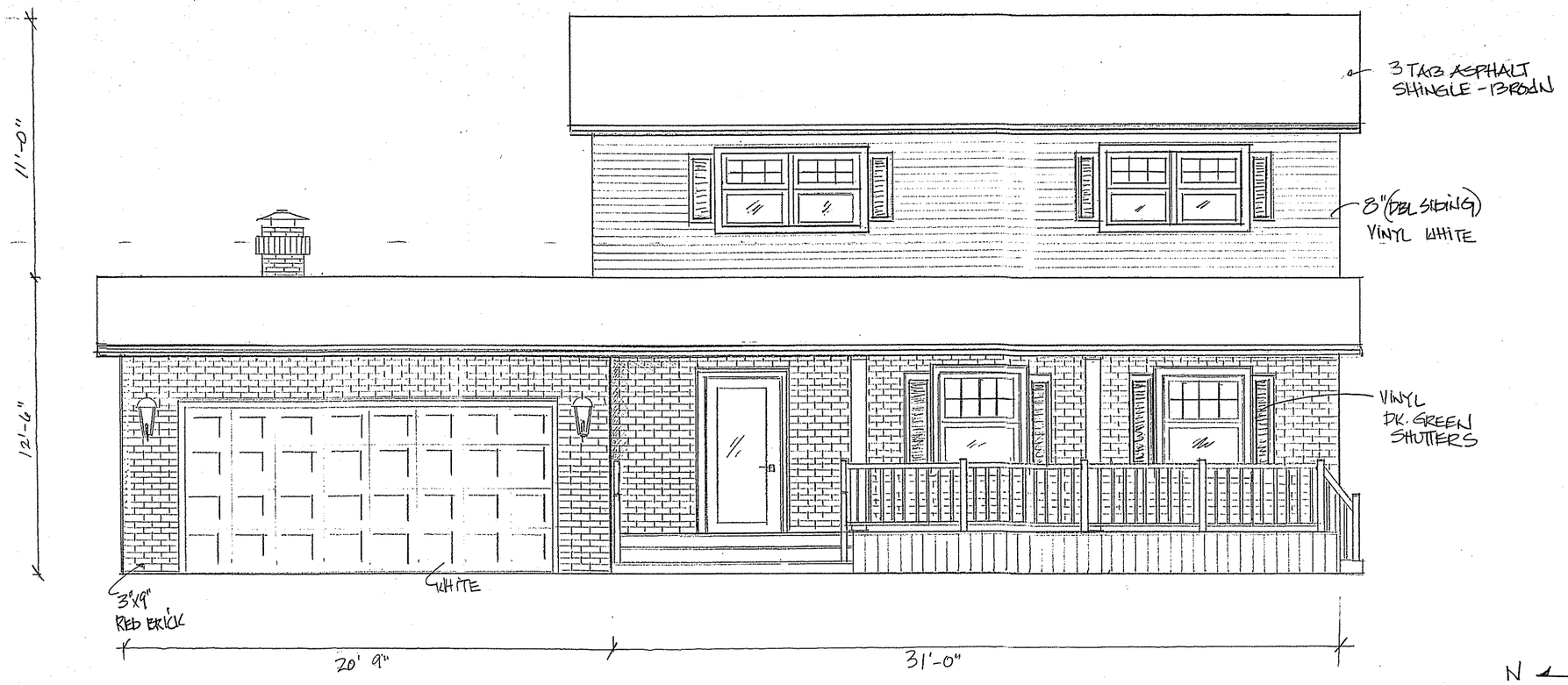
SCALE: 1/4"-1'-0"	APPROVED BY: Jason J Smith	DRAWN BY PF
DATE: 11.20.20		REVISED 12.8.20

FRONT ELEVATION – PROPOSED ADDITION

MASTER SUITE OVER GARAGE

DRAWING NUMBER 2-9

Attachment: Plans (6011 : Mark & Tammy Smith)



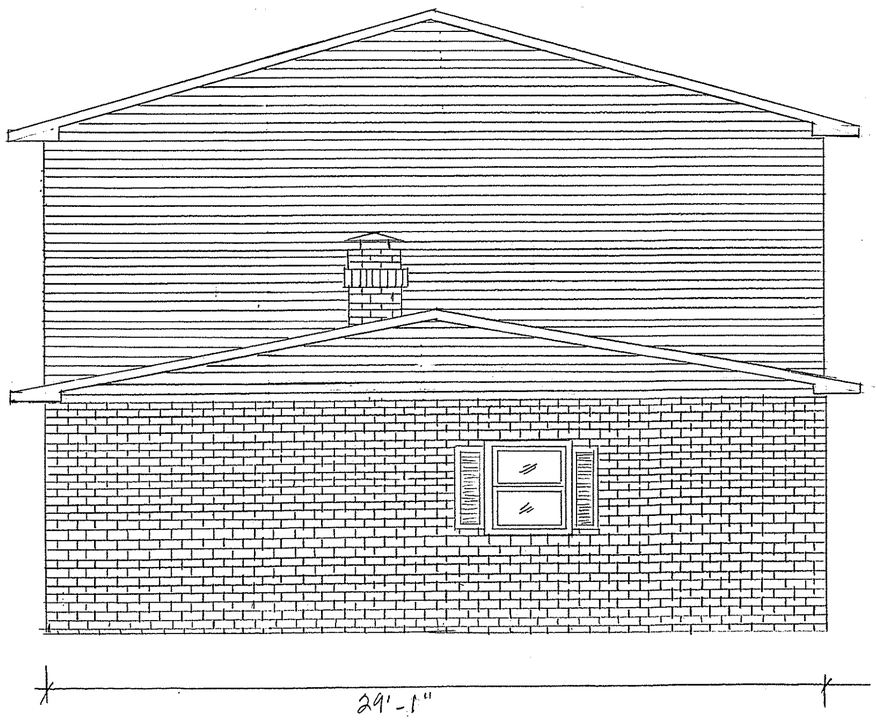
SMITH RESIDENCE — 10022 N. LACRESTA DR — MEQUON, WI 53092

SCALE: 1/4"-1'-0"	APPROVED BY:	DRAWN BY
DATE: 11.20.20		REVISED

FRONT ELEVATION - EXISTING

DRAWING NUMBER 1-9

Attachment: Plans (6011 : Mark & Tammy Smith)

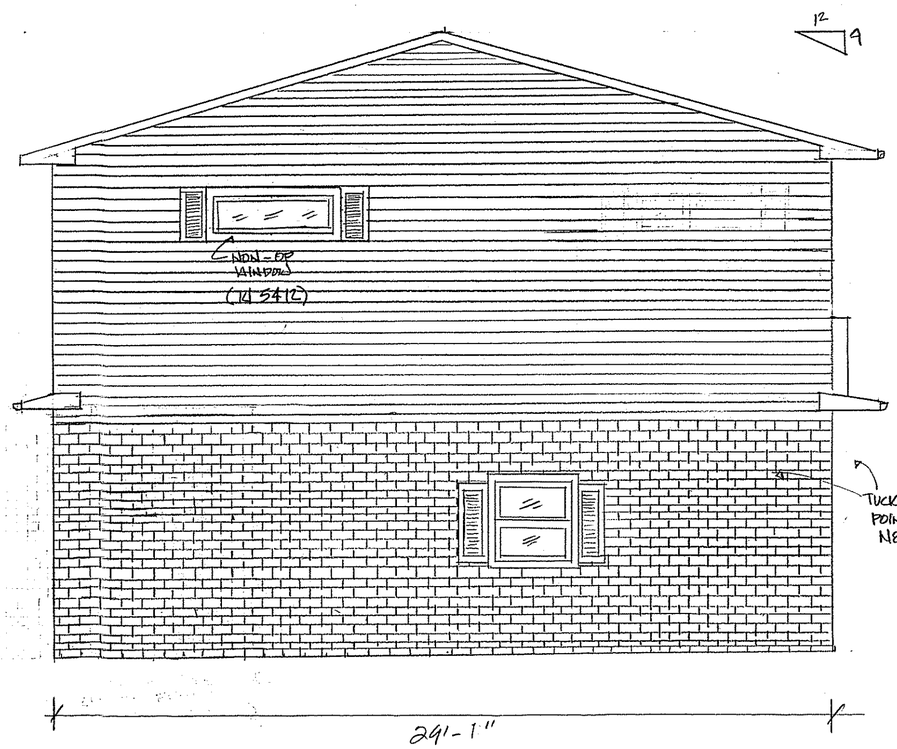


29'-1"



11'-0"

12'-6"



29'-1"

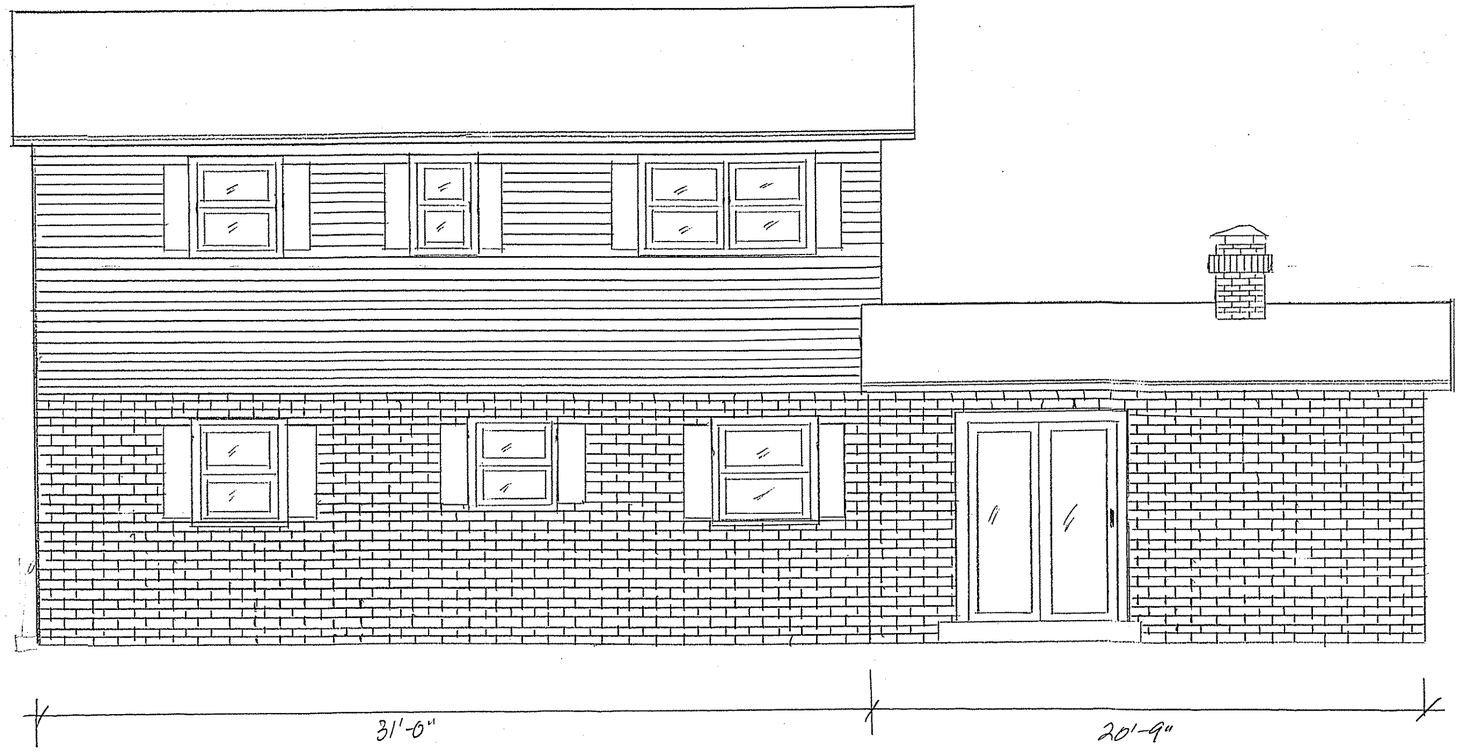
SMITH RESIDENCE

SCALE: 1/4" = 1'-0"	APPROVED BY: Tammy J Smith	DRAWN BY P.F.
DATE: 11.25.20		REVISED 2.12.21

NORTH SIDE ELEVATION - BEFORE / AFTER

DRAWING NUMBER 3-9

Attachment: Plans (6011 : Mark & Tammy Smith)



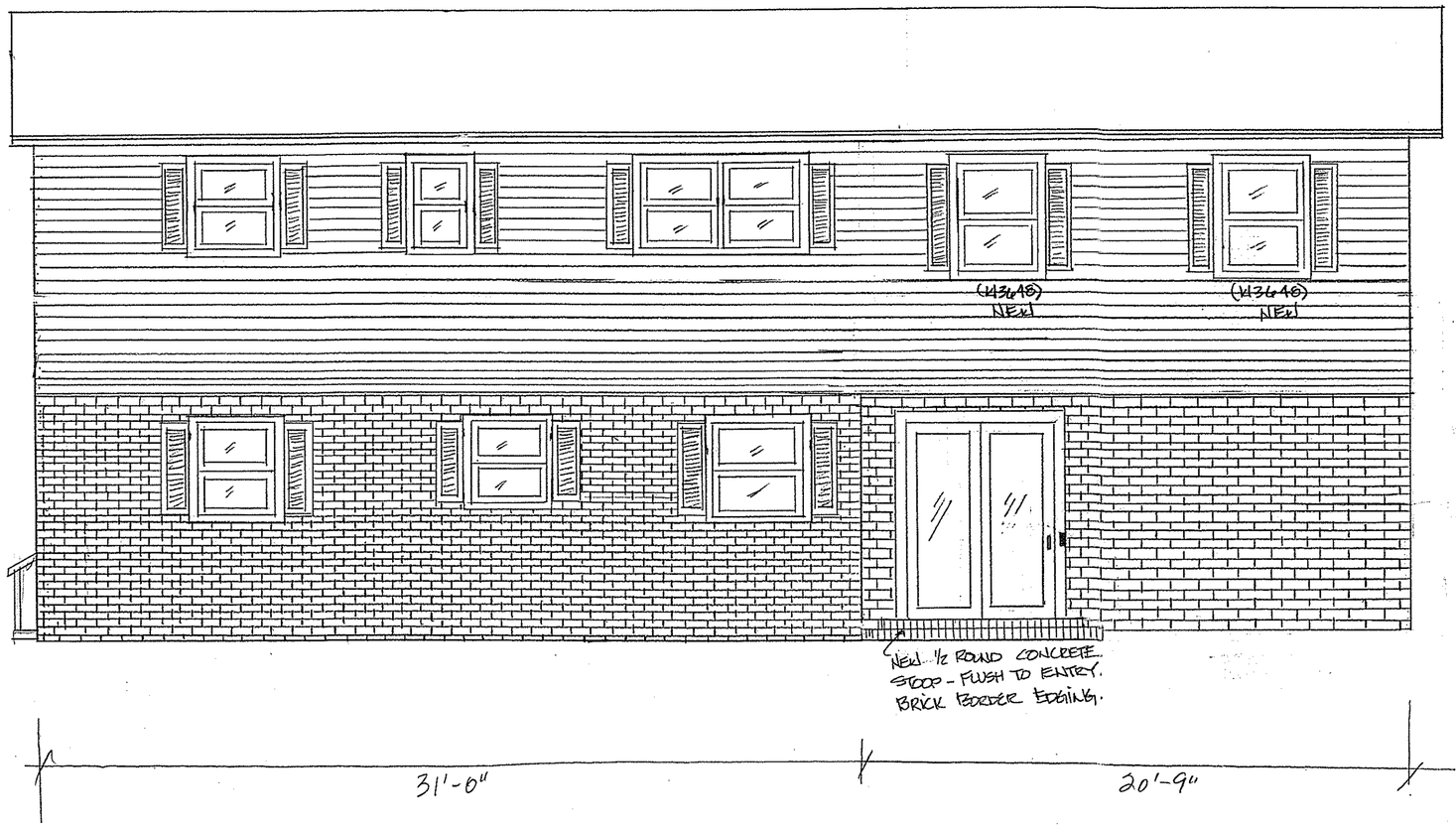
SMITH RESIDENCE

SCALE: 1/4" = 1'-0"	APPROVED BY: James L Smith	DRAWN BY P.F.
DATE: 11.25.20		REVISED

EXISTING - REAR ELEVATION (EAST)

DRAWING NUMBER 4-9

Attachment: Plans (6011 : Mark & Tammy Smith)



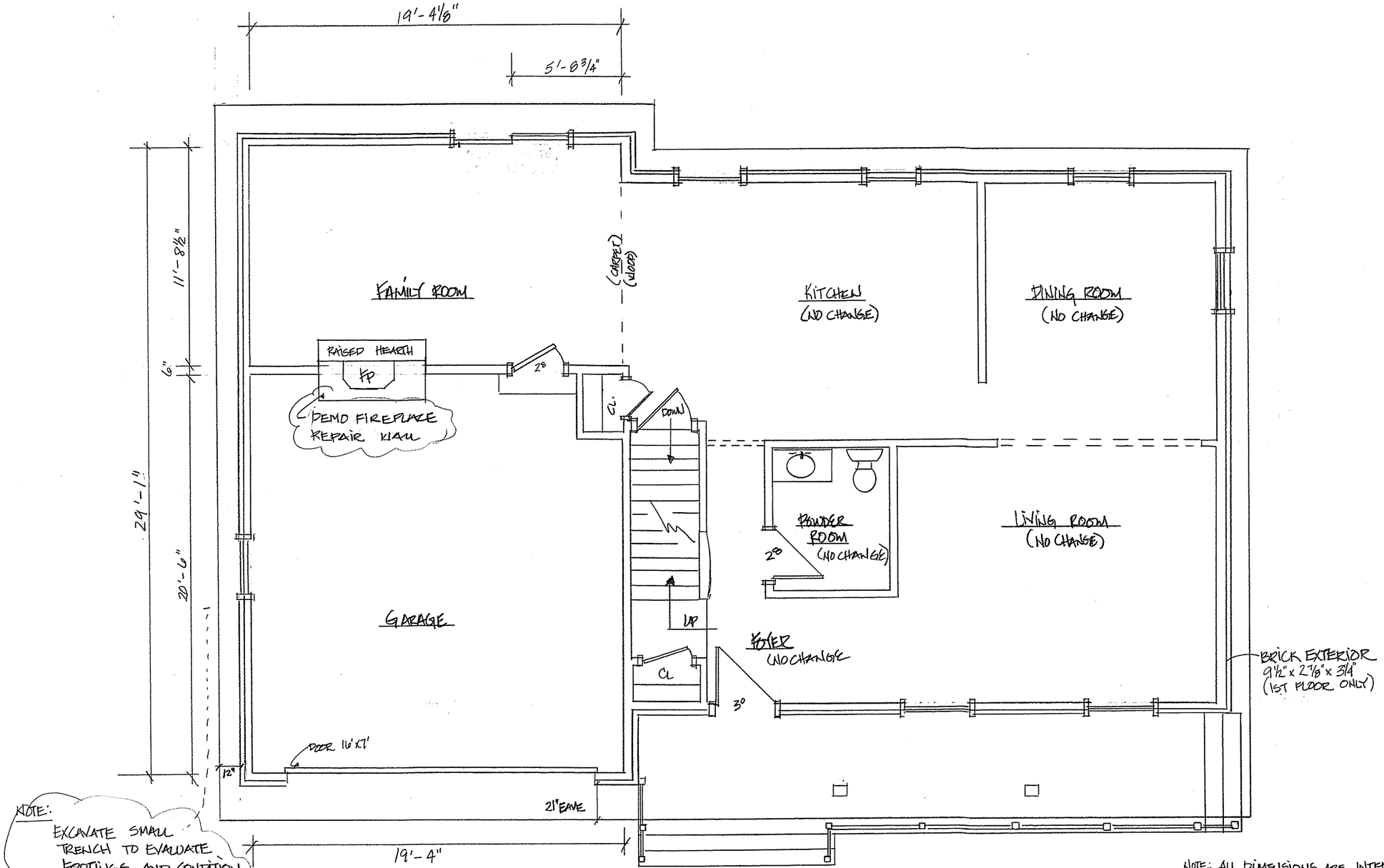
SMITH RESIDENCE - 10022 N. LaCresta Dr. MEQUON, WI

SCALE: 1/4" = 1'-0"	APPROVED BY: Tammy J Smith	DRAWN BY P.F.
DATE: 11.26.20		REVISED 2.12.21

REAR ELEVATION - PROPOSED (EAST)

DRAWING NUMBER 5-9

Attachment: Plans (6011 : Mark & Tammy Smith)



NOTE: ALL DIMENSIONS ARE INTERIOR FINISH DIMENSIONS

SMITH RESIDENCE

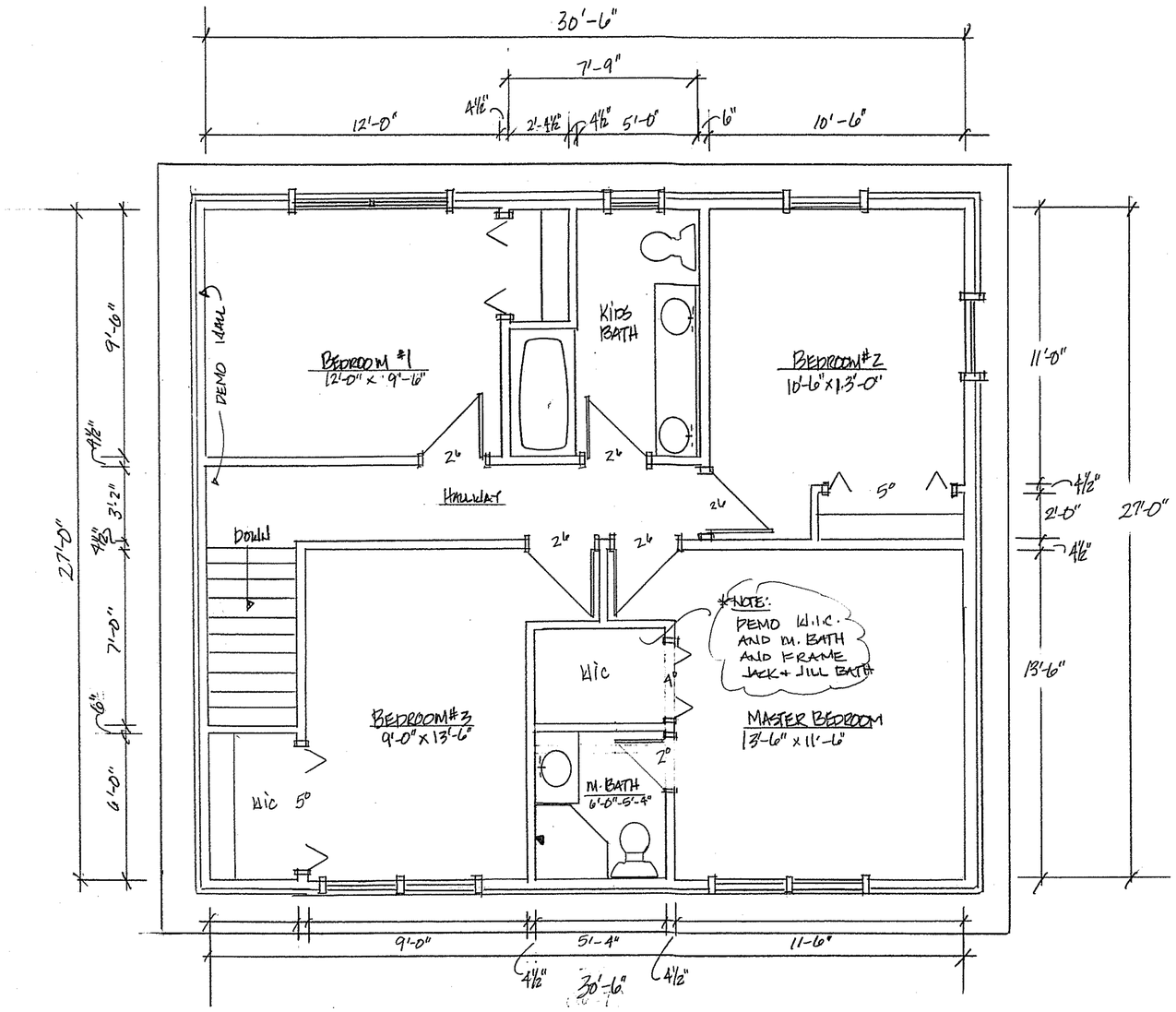
SCALE: 1/4"=1'-0"	APPROVED BY: James L Smith	DRAWN BY
DATE: 8.30.20		REVISED

1ST FLOOR— EXISTING LAYOUT

8'-0" CEILING

DRAWING NUMBER 6-9

Attachment: Plans (6011 : Mark & Tammy Smith)



E
N S
W

SMITH RESIDENCE - 2ND FLOOR

SCALE: 1/4" = 1'0"	APPROVED BY: Tammy L Smith	DRAWN BY P.F.
DATE: 11.10.20		REVISED 2.1.21

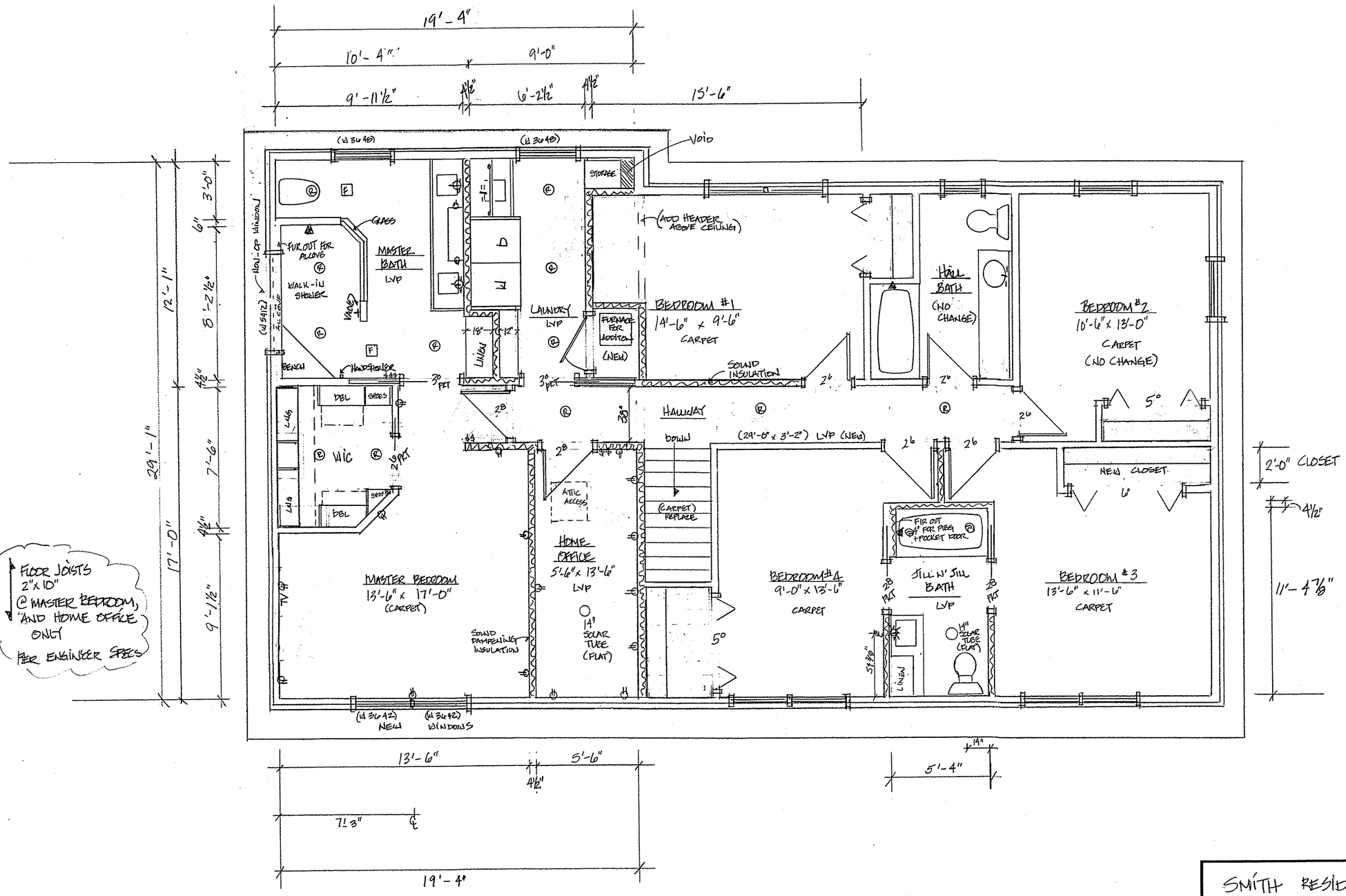
2ND FLOOR - EXISTING FLOOR PLAN

*INTERIOR FINISH DIMENSIONS

DRAWING NUMBER 7-9

Attachment: Plans (6011 : Mark & Tammy Smith)

FLOOR JOISTS 2"x10"
@ MASTER BATH AND LAUNDRY ONLY



FLOOR JOISTS 2"x10" @ MASTER BEDROOM, AND HOME OFFICE ONLY PER ENGINEER SPECS

SMITH RESIDENCE

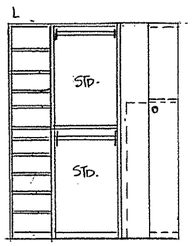
SCALE: ¼" = 1'-0"	APPROVED BY: Jann L Smith	DRAWN BY P.F.
DATE: 11.8.20		REVISED 2.12.21

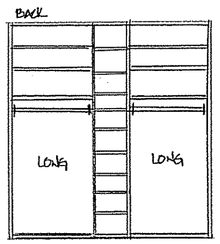
2ND FLOOR – PROPOSED ALTERATIONS

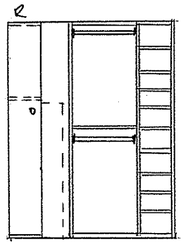
ADDITION – MASTER SUITE, LAUNDRY, HOME OFFICE, JACK N JILL

DRAWING NUMBER 8-9

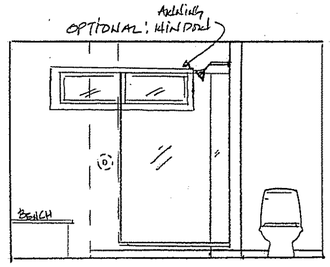
Attachment: Plans (6011 : Mark & Tammy Smith)

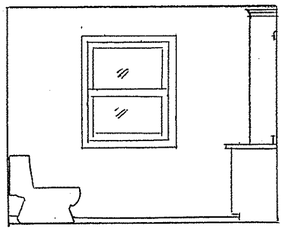


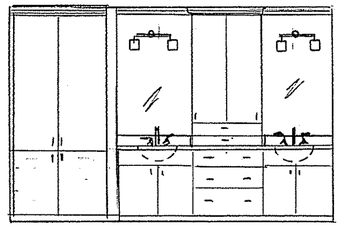


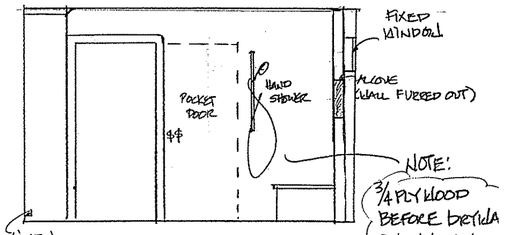


MASTER CLOSET (6'-3" x 7'-6") 8' CLG

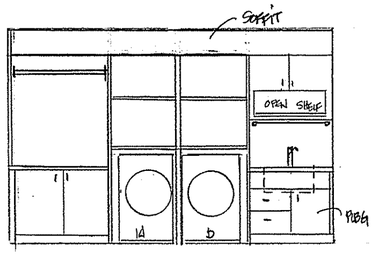


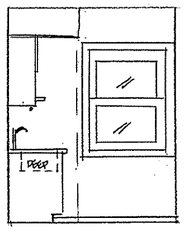


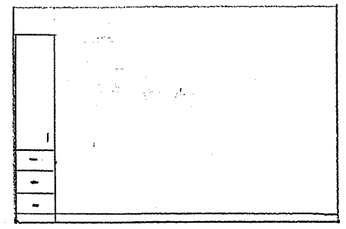




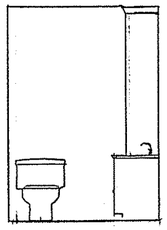
MASTER BATHROOM (10' x 12') 8' CLG

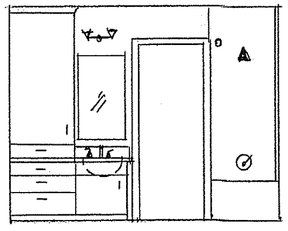


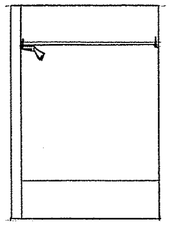




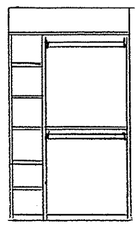
LAUNDRY ROOM (6'-2½" x 12'-0") 8' CLG



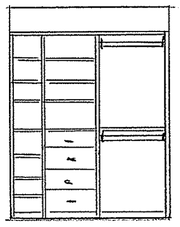




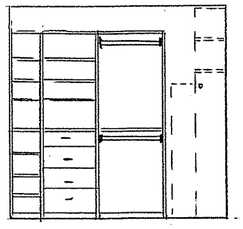
JILL N JILL BATH (5'-4" x 10')



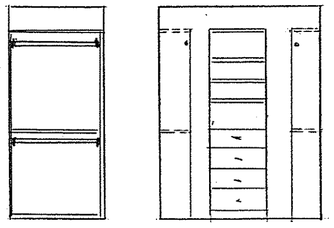
BEDROOM #1 CLOSET
(VOID)



BEDROOM #2 CLOSET
(VOID)



BEDROOM #3 CLOSET
(VOID)



BEDROOM #4 CLOSET
(VOID)

SMITH RESIDENCE

SCALE: ¼" - 1'-0"	APPROVED BY: Tammy J Smith	DRAWN BY PE
DATE: 11-12-20		REVISED 2.12.21

ELEVATIONS 8FT CEILINGS

DRAWING NUMBER 9-9

Attachment: Plans (6011 : Mark & Tammy Smith)

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: **March 8, 2021**
SUBJECT: **Joe & Jill Kohli, New Single-Family Residence at 9920 N, Range Line Road**

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

SINCE 1908
Mikkelson
BUILDERS

February 19, 2021

Reason for Architectural Building Board intent: To build a new home with attached garage, Pool and Cabana at 9920 N. Range Line rd where a previous home was demolished.

Sincerely,

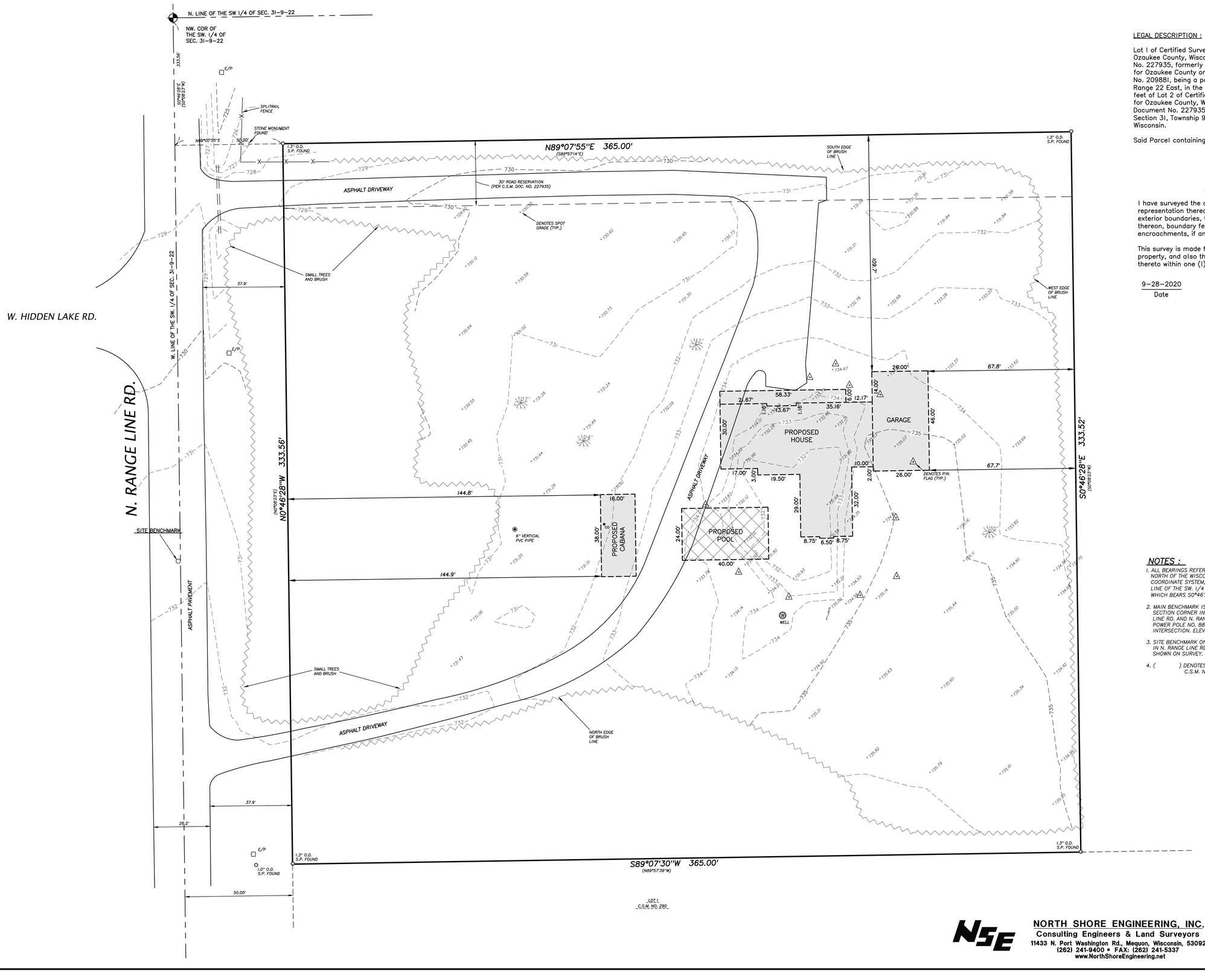
John Mikkelson

Mikkelson Builders

Agent for Jill and Joe Kohli

Attachment: Statement of Intent (6012 : Joe & Jill Kohli)

1025 W. Glen Oaks Lane, Suite 202, Mequon, WI 53092-3363 • www.MikkelsonBuilders.com • Office 262.241.8740 • Fax 262.241.8789



LEGAL DESCRIPTION :

Lot 1 of Certified Survey Map recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin, on April 14, 1969, in Volume 1, Page 524, as Document No. 227935, formerly Certified Survey Map recorded in the Register of Deeds office for Ozaukee County on March 30, 1966, in Volume 1, on Page 240, as Document No. 209881, being a part of the Southwest 1/4 of Section 31, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin; and the West 35 feet of Lot 2 of Certified Survey Map recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin, on April 14, 1969, in Volume 1, Page 524, as Document No. 227935, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 31, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 121,743 sq. ft. / 2.79 acres of land, more or less.

SURVEY CERTIFICATE

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

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

9-28-2020
Date

James G. Schneider
Surveyor – S-2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

NOTES :

1. ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE SW. 1/4 OF SECTION 31-9-22 WHICH BEARS S0°46'28"W.)
2. MAIN BENCHMARK IS REFERENCE MARK FOR SECTION CORNER IN INTERSECTION OF W. COUNTY LINE RD. AND N. RANGE LINE RD. R/R SPIKE IN POWER POLE NO. 88-08693, SW. CORNER OF INTERSECTION. ELEV. = 719.88.
3. SITE BENCHMARK ON SANITARY MANHOLE COVER IN N. RANGE LINE RD. IN FRONT OF PARCEL AS SHOWN ON SURVEY. RIM ELEVATION = 732.12.
4. ( ) DENOTES BEARING PER C.S.M. NO. 291.

N

0 20 30 40 60

SCALE 1" = 20'

MARK	DATE	REVISION	BY	APVD
1	2-19-21	ADD PROPOED HOUSE, CABANA & POOL	JGS	JWH

"PROPERTY SURVEY"

FOR
MIKKELSON BUILDERS

9920 N. RANGE LINE RD.
MEQUON, WI

FIELD CREW:	E.A.J. & S.F.Z.	APPROVED:	
DWN. BY:	A.R.H.	DATE:	SEPTEMBER 28, 2020
CHKD. BY:	J.G.S.	Plat No.	LS-4844-20

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

Attachment: Survey (6012 : Joe & Jill Kohli)

Attachment: Plans (6012 : Joe & Jill Kohli)



FRONT ELEVATION

1/4"=1'-0"



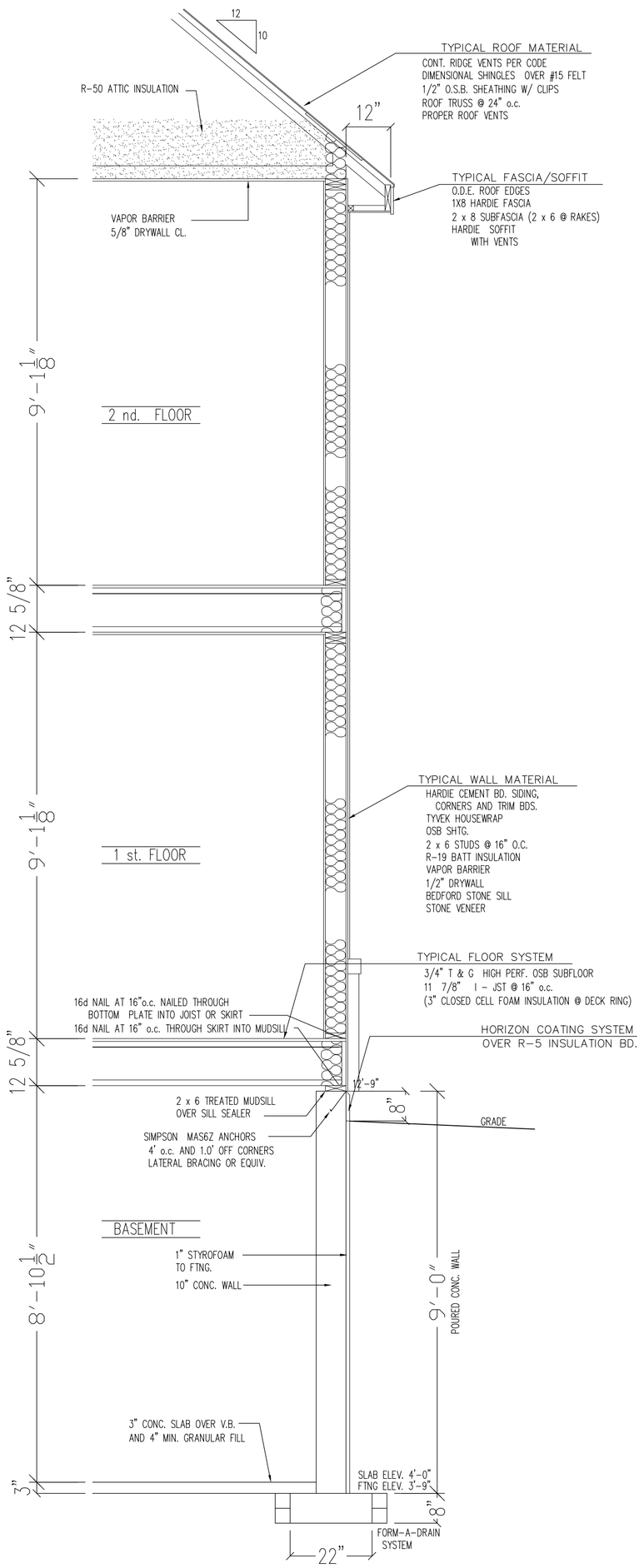
RIGHT ELEVATION

1/4"=1'-0"

NOTE:

ALL DIMENSIONS ARE FROM DRYWALL TO DRYWALL
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"

KOHLI RESIDENCE	ELEVATIONS
DATE 1-26-21	
PLAN # 2020-6	
SHEET # 1/6	
FRED DAHMS JR	FINISHED AREA
freddahmsjr72@gmail.com	7,377 SQ. FT.
414-241-8910	



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



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



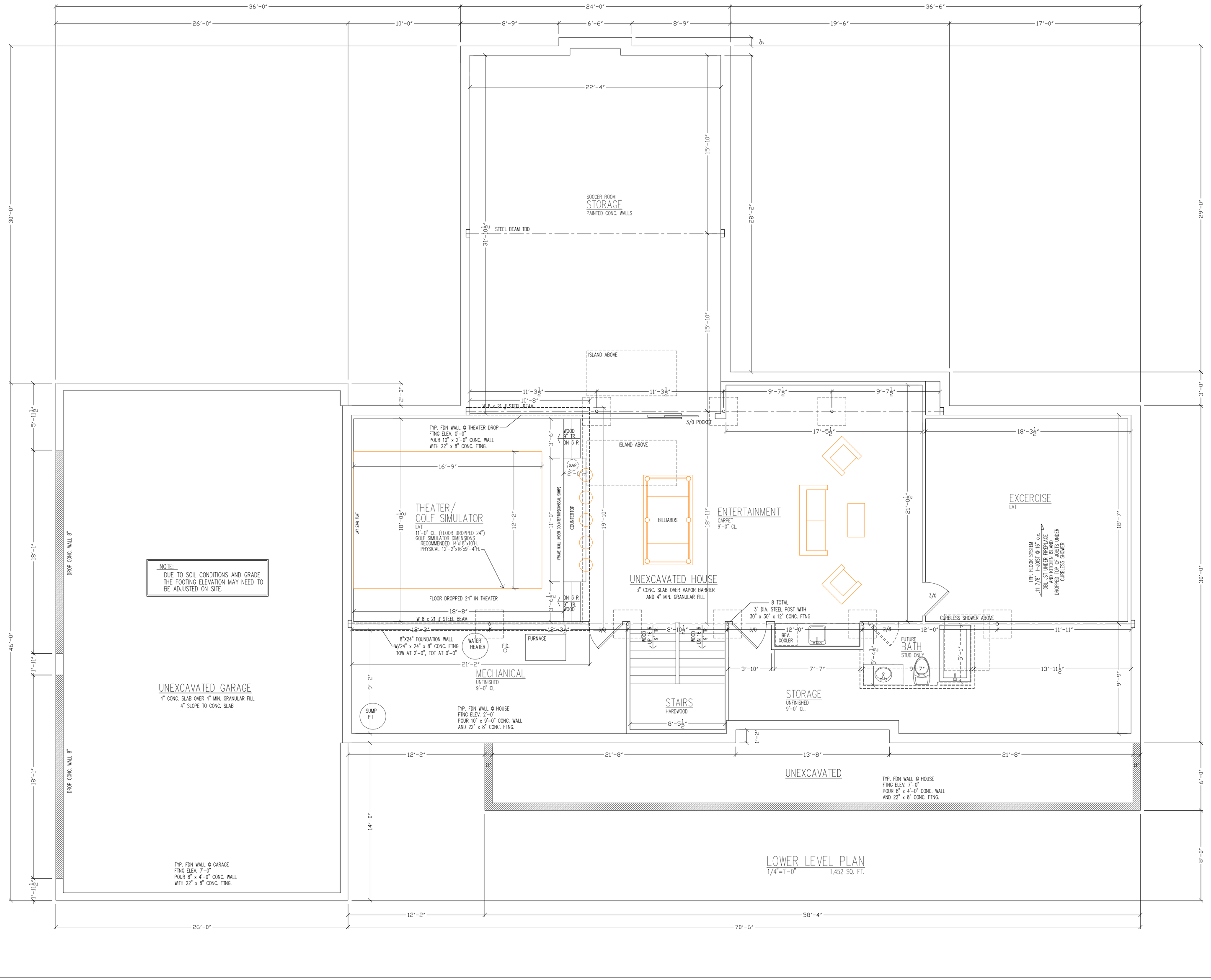
LEFT ELEVATION
1/4"=1'-0"

NOTE:

ALL DIMENSIONS ARE FROM DRYWALL TO DRYWALL
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"

KOHLI RESIDENCE — ELEVATIONS
DATE 1-26-21
PLAN # 2020-6
SHEET # 2/6

FRED DAHMS JR
freddahmsjr72@gmail.com
414-241-8910

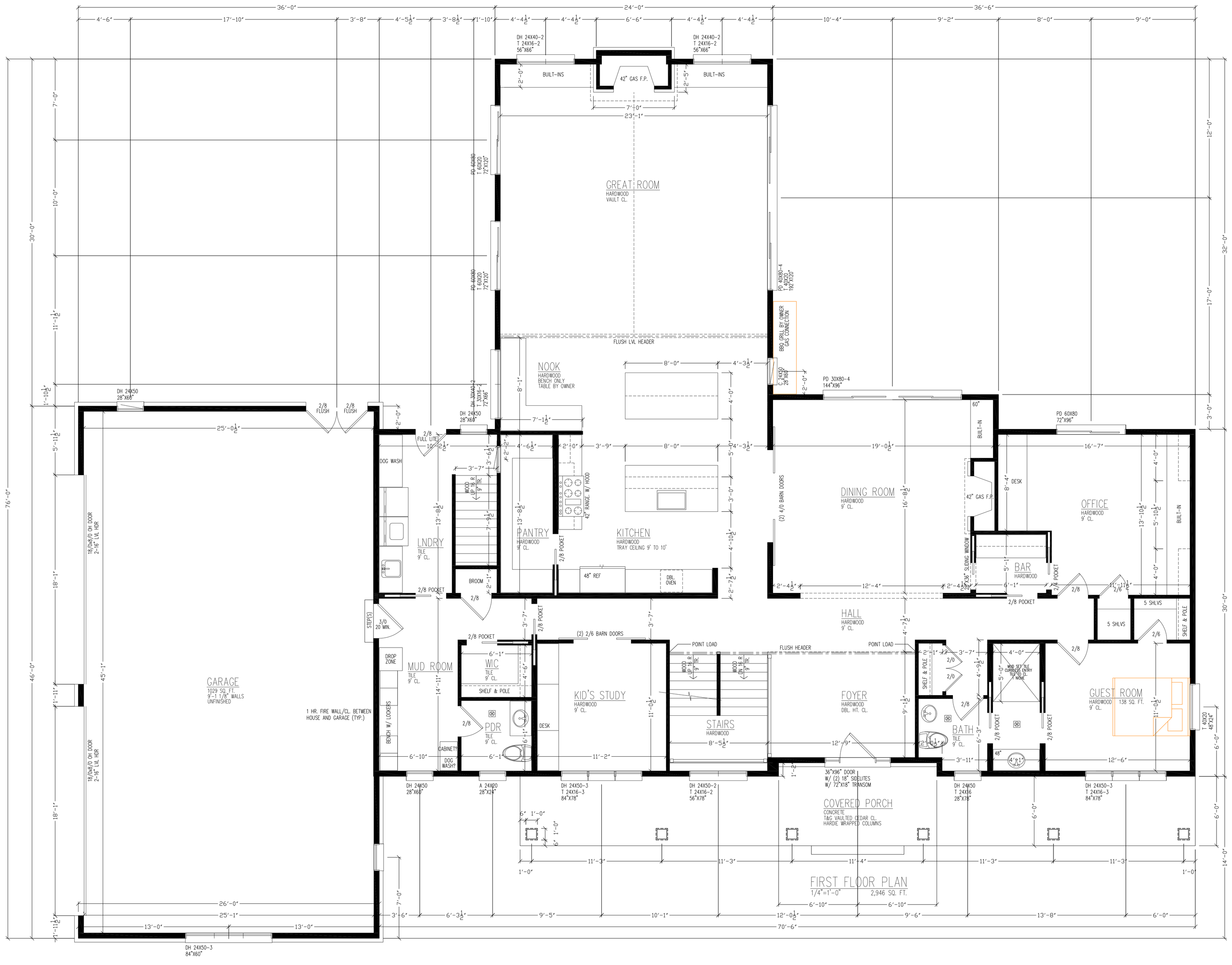


NOTE:
ALL DIMENSIONS ARE FROM DRYWALL TO DRYWALL
UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 6'-11"

KOHLI RESIDENCE — FOUNDATION
DATE 1-26-21
PLAN # 2020-6
SHEET # 3/6

FRED DAHMS JR
freddahmsjr72@gmail.com
414-241-8910

Attachment: Plans (6012 : Joe & Jill Kohli)



NOTE:

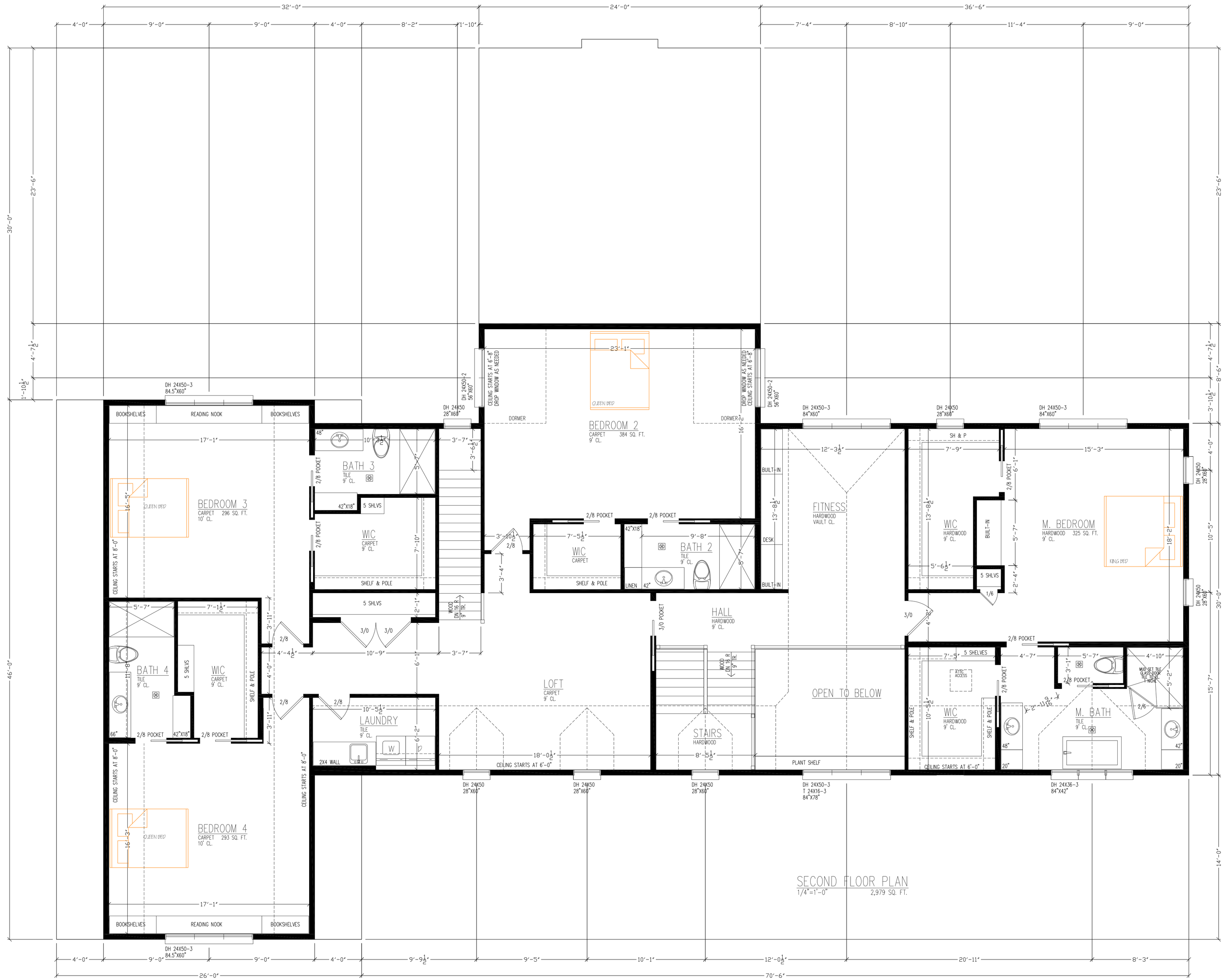
ALL DIMENSIONS ARE FROM DRYWALL TO DRYWALL UNLESS OTHERWISE NOTED:
- ALL EXTERIOR FRAME WALL DIM. 5 1/2"
- ALL INTERIOR FRAME WALL DIM. 3 1/2"
- ALL HEADERS: (2) 2 x 12's
- HEADER HEIGHT @ 6'-11"

KOHLI RESIDENCE — FIRST FLOOR

DATE 1-26-21
PLAN # 2020-6
SHEET # 4/6

FRED DAHMS JR
freddahmsjr72@gmail.com
414-241-8910

Attachment: Plans (6012 : Joe & Jill Kohli)



NOTE:

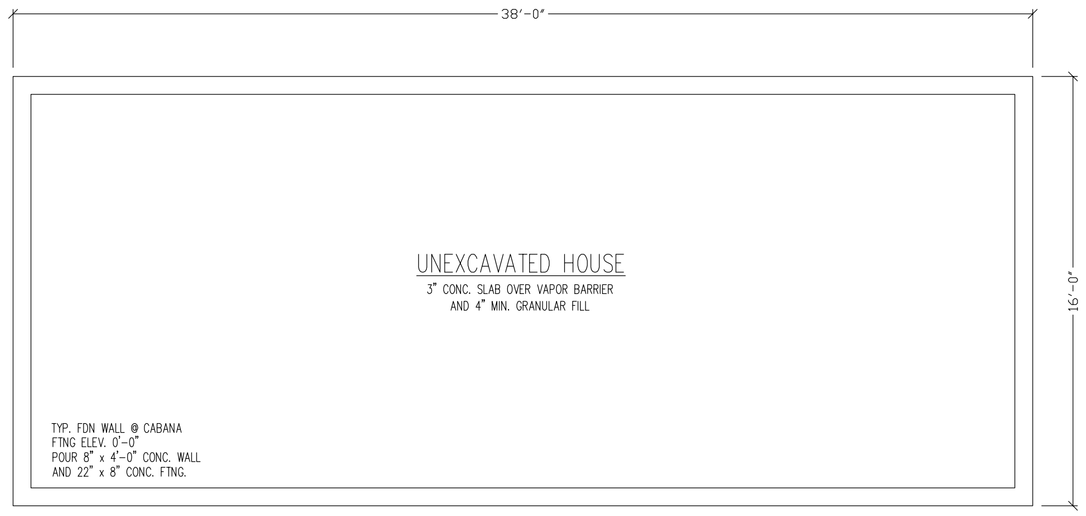
ALL DIMENSIONS ARE FROM DRYWALL TO DRYWALL
UNLESS OTHERWISE NOTED:
- ALL EXTERIOR FRAME WALL DIM. 5 1/2"
- ALL INTERIOR FRAME WALL DIM. 3 1/2"
- ALL HEADERS: (2) 2 x 12's
- HEADER HEIGHT @ 6'-11"

KOHLI RESIDENCE — SECOND FLOOR

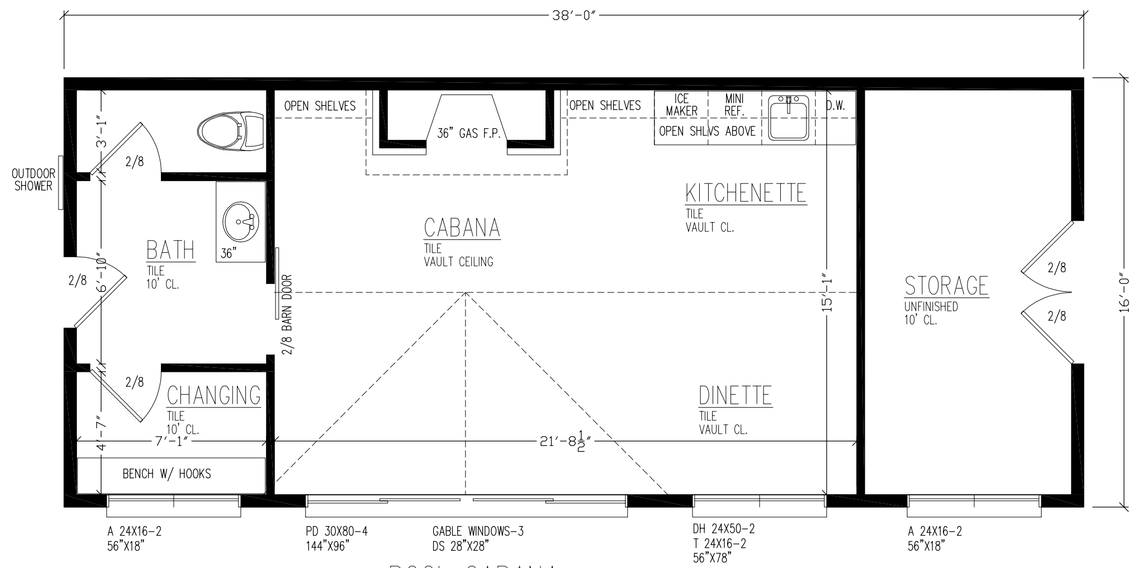
DATE 1-26-21
PLAN # 2020-6
SHEET # 5/6

FRED DAHMS JR
freddahmsjr72@gmail.com
414-241-8910

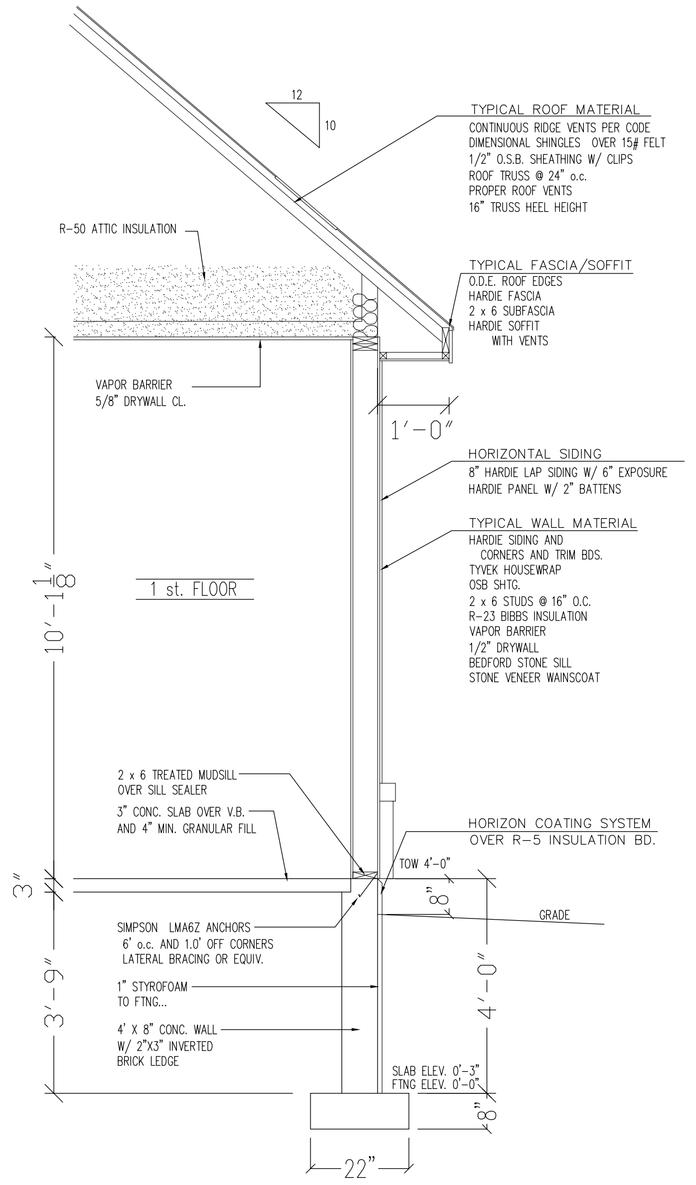
Attachment: Plans (6012 : Joe & Jill Kohli)



FOUNDATION
1/4"=1'-0"



POOL CABANA
1/4"=1'-0" 608 SQ. FT.



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



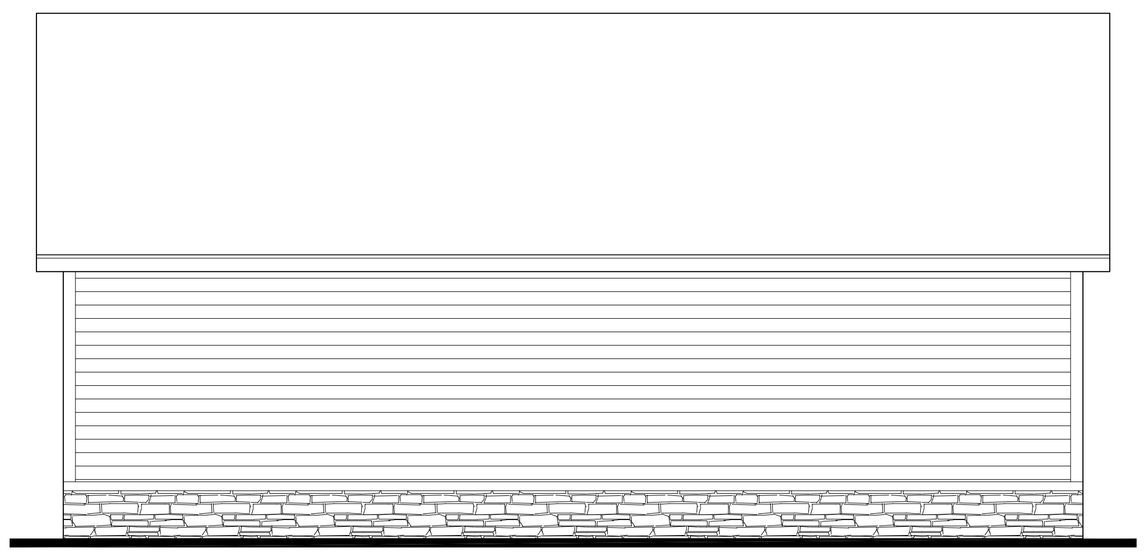
FRONT
1/4"=1'-0"



RIGHT
1/4"=1'-0"



LEFT
1/4"=1'-0"



REAR
1/4"=1'-0"

NOTE:

ALL DIMENSIONS ARE FROM DRYWALL TO DRYWALL
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"

KOHLI RESIDENCE — POOL CABANA
DATE 1-26-21
PLAN # 2020-6
SHEET # 6/6
FRED DAHMS JR
freddahmsjr72@gmail.com
414-241-8910

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **March 8, 2021**
SUBJECT: **Michael Trotnow, Re-Submittal for Carport Addition at 9637 N. Port Washington Lane**

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

9637 N. PT. WASHINGTON LANE

THE CURRENTLY BUILT CARPORT/SHELTER IS POSITIONED ON THE ASPHALT DRIVE IN N/S PARALLEL TO REAR OF HOME. THE SOUTH SIDE OF THE CARPORT IS POSITIONED AT THE NORTH LOT: 1505003020 SOUTH, LOT LINE. THE TRUCK SEEN IN THE PICTURES WILL NOT FIT IN GARAGE, AND WAS SOLELY BUILT FOR THIS PURPOSE. THIS TEMPORARY STRUCTURE WILL BE REMOVED UPON HOMEOWNER'S EXIT OF PROPERTY.

Attachment: Statement of Intent (6013 : Michael Trotnow)

BADGER SURVEYING CO., INC.

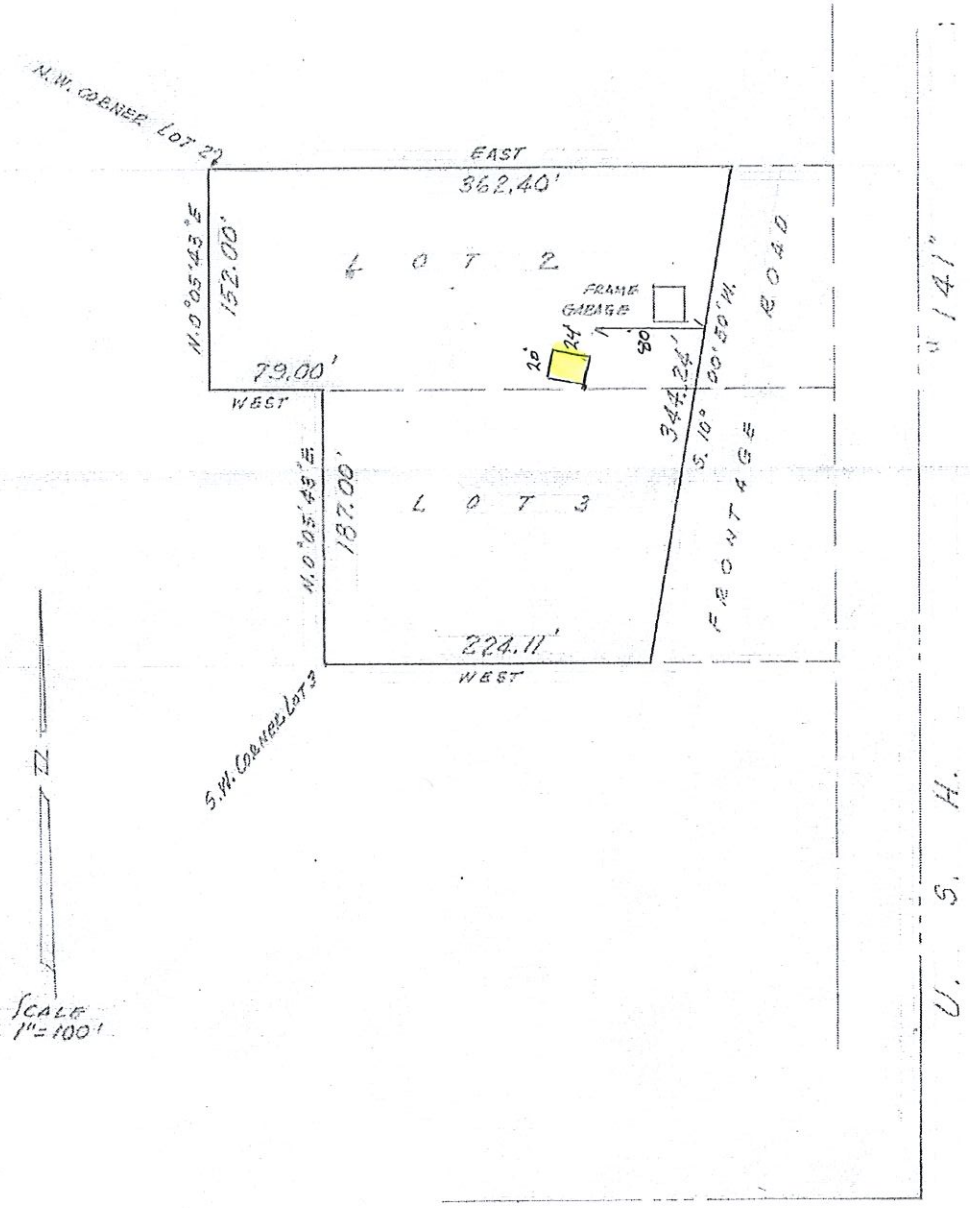
REGISTERED LAND SURVEYORS
MILTON H. SCHMIDT, Pres.
CLARENCE H. PIEPENBURG, Vice-Pres.
JAMES A. EIDE, Sec.-Treas.

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

PLAT OF SURVEY

LEGAL DESCRIPTION:

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



Prepared for _____

State of Wisconsin, } ss.
County of Milwaukee }

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

Plat No. 66-313

Signed _____
Registered Land Surveyor

Attachment: Survey (6013 : Michael Trotnow)



Attachment: Pictures (6013 : Michael Trotnow)



Attachment: Pictures (6013 : Michael Trotnow)



Attachment: Pictures (6013 : Michael Trotnow)



Attachment: Pictures (6013 : Michael Trotnow)



Attachment: Pictures (6013 : Michael Trotnow)



Attachment: Pictures (6013 : Michael Trotnow)



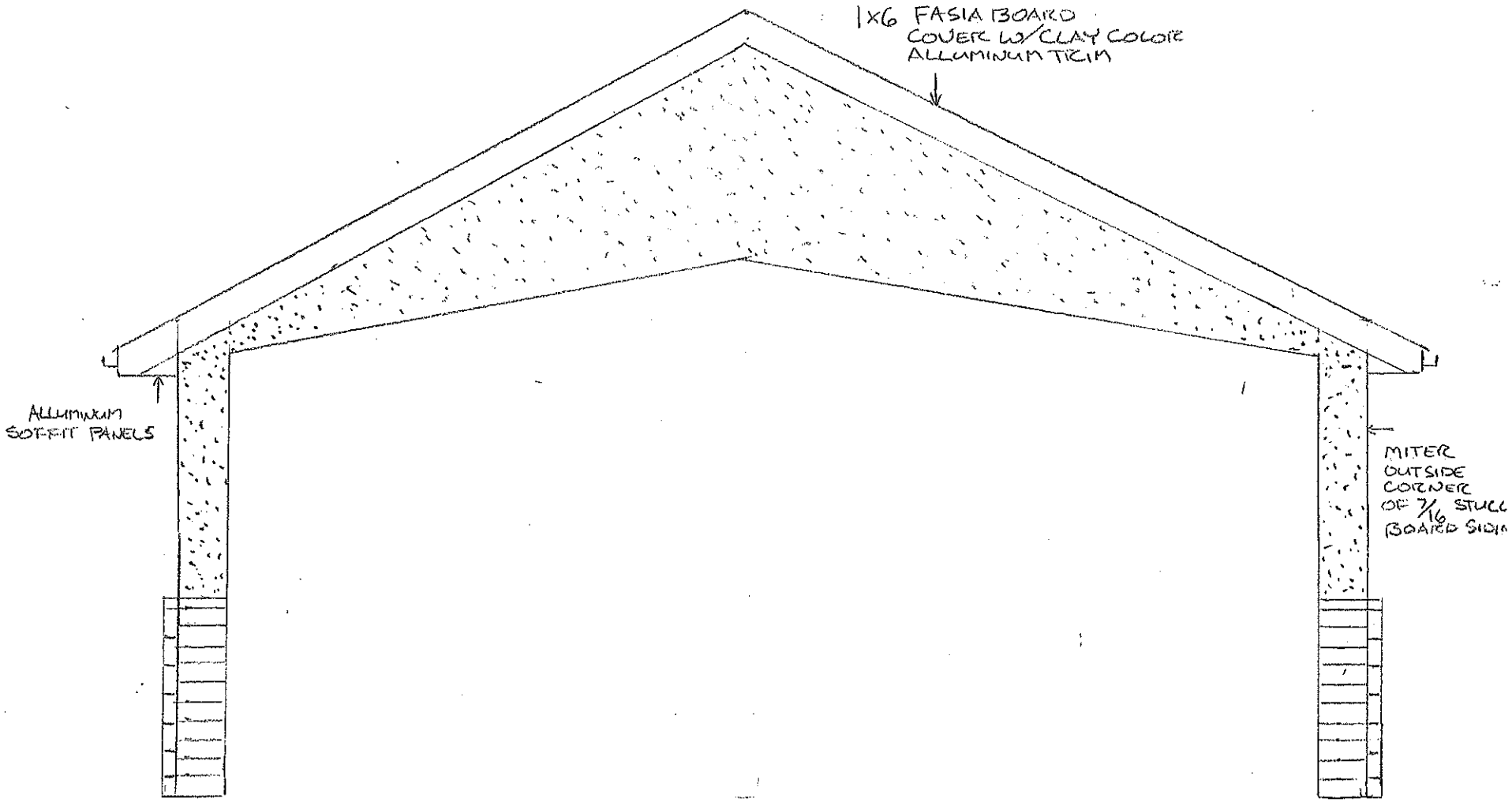
Attachment: Pictures (6013 : Michael Trotnow)

3/8=1'

EAST/WEST ELEVATION

9637 N. PT. WASHINGTON LN.

2/9/21



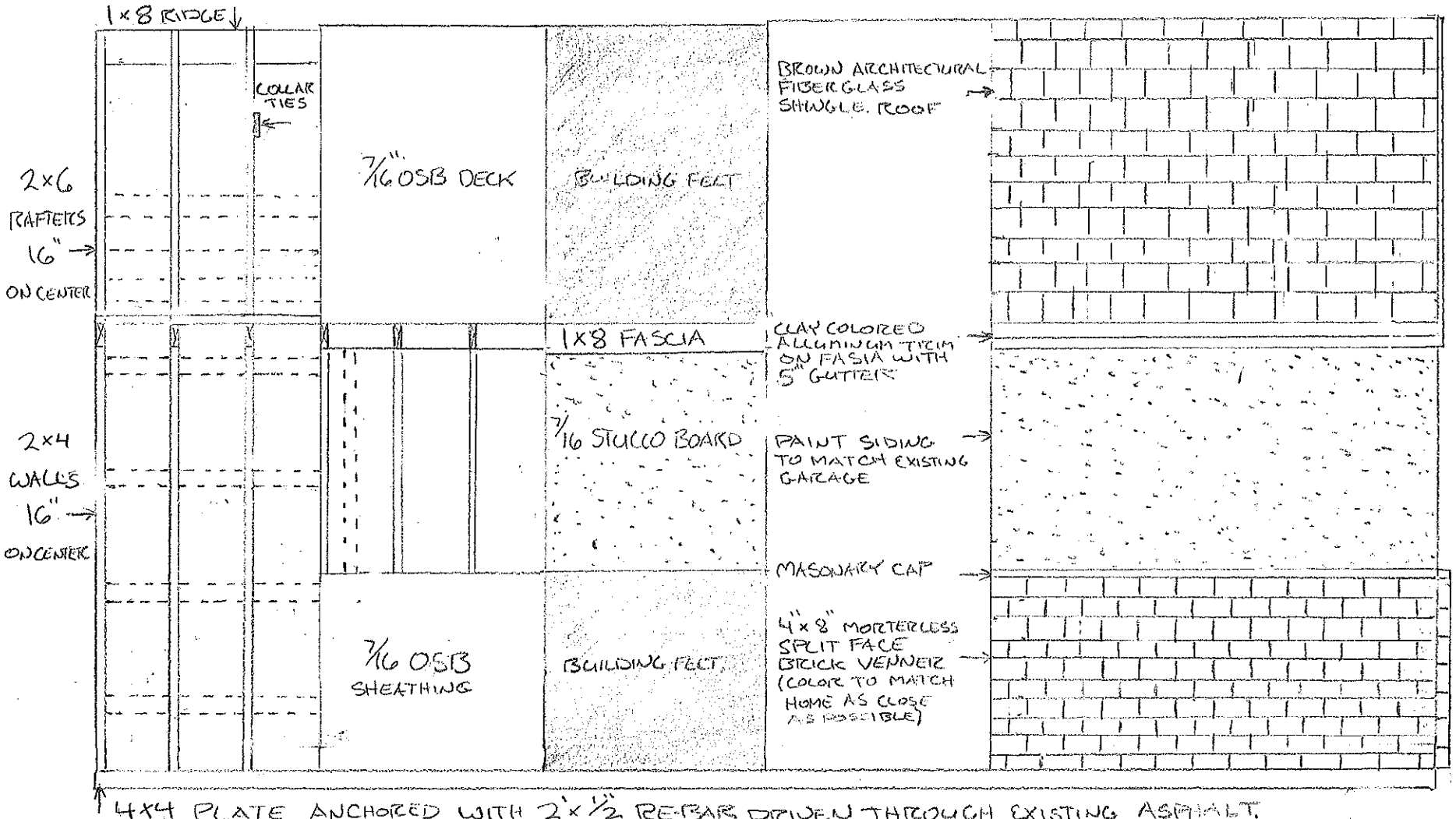
Attachment: Plans (6013 : Michael Trotnow)

3/8=1'

NORTH/SOUTH DETAIL ELEVATION

9637 N. PT. WASHINGTON LN.

2/19/21



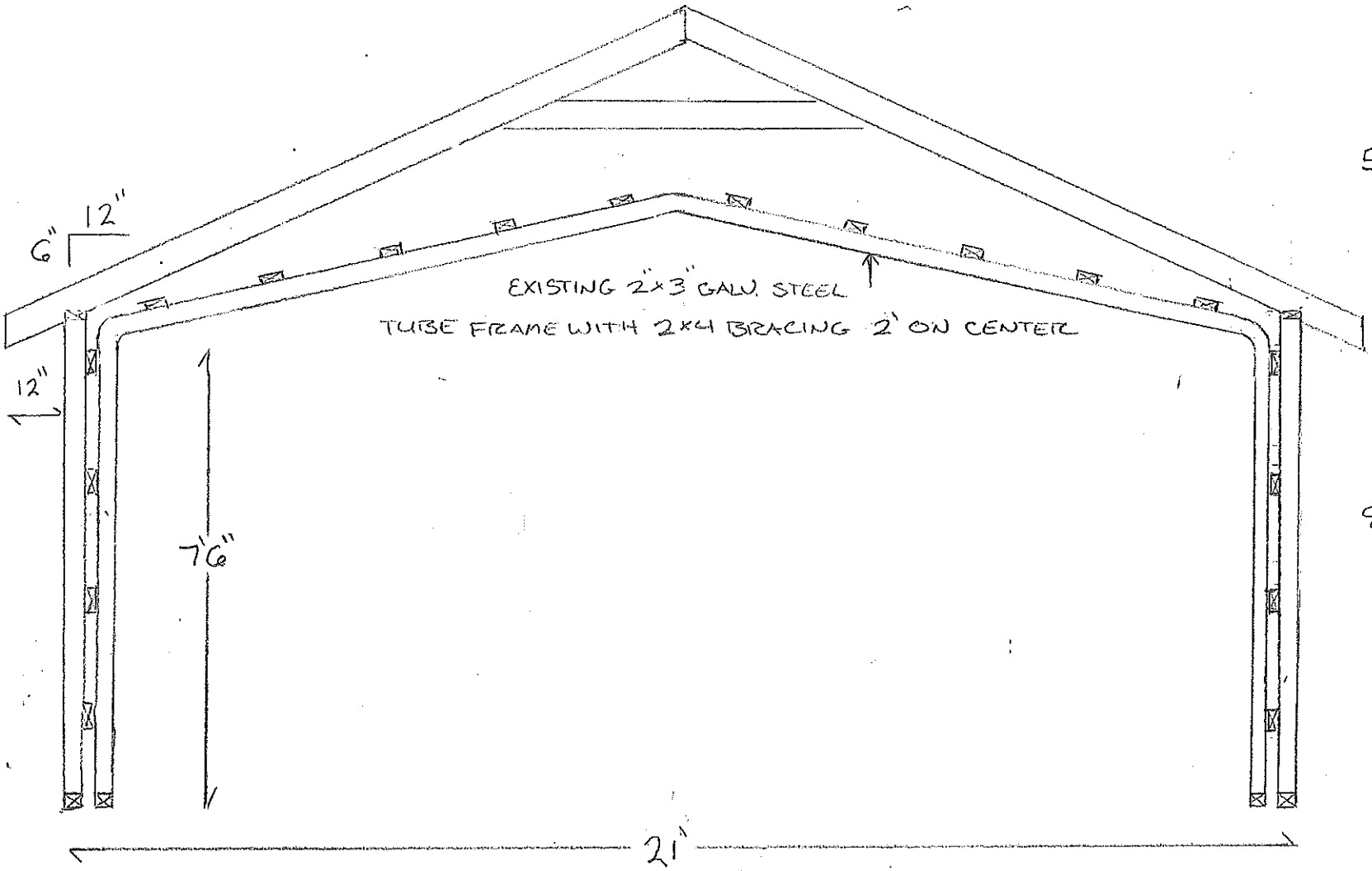
Attachment: Plans (6013 : Michael Trotnow)

3/8=1'

EAST/WEST FRAMING PLAN

9637 N. FT. WASHINGTON LN.

2/19/21



Attachment: Plans (6013 : Michael Trotnow)