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

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

Agenda

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

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

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

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

I) Call to Order

II) Approval of Meeting Minutes
Action requested: review and approval

1. Meeting Minutes from February 10, 2025

III) Architectural Board Applications:

1. **Wade & Ashley Williams** — **New Single-Family Residence**
   11045 N. Cedarburg Road
   Subdivision: Assessor's Plat — Contractor: Owner
   District 4 – 6:00 pm — Architect: MFP Design

2. **Kaerek Homes, Inc.** — **New Single-Family Residence**
   9866 N. Cygnet Court
   Subdivision: Swan Ridge Farms — Contractor: Kaerek Homes, Inc.
   District 4 – 6:05 pm — Architect: Kaerek Homes, Inc.

3. **Kaerek Homes, Inc.** — **New Single-Family Residence**
   9800 N. Migratory Court
   Subdivision: Swan Ridge Farms — Contractor: Kaerek Homes, Inc.
   District 4 – 6:10 pm — Architect: Kaerek Homes, Inc.

4. **Kaerek Homes, Inc.** — **New Single-Family Residence**
   9938 N. Migratory Lane
   Subdivision: Swan Ridge Farms — Contractor: Kaerek Homes, Inc.
   District 4 – 6:15 pm — Architect: Kaerek Homes, Inc.

5. **Kaerek Homes, Inc.** — **New Single-Family Residence**
   9842 N. Migratory Lane
   Subdivision: Swan Ridge Farms — Contractor: Kaerek Homes, Inc.
   District 4 – 6:20 pm — Architect: Kaerek Homes, Inc.

6. **Kaerek Homes, Inc.**
   9766 N. Migratory Court
   Subdivision: Swan Ridge Farms
   District 4 – 6:25 pm

   New Single-Family Residence

   Contractor: Kaerek Homes, Inc.
   Architect: Kaerek Homes, Inc.

7. **Peter & Roberta Buening**
   Lot #11 Highland Meadows
   Subdivision: Highland Meadows
   District 5 – 6:30 pm

   New Single-Family Residence

   Contractor: Victory Homes of WI
   Architect: David Pluim

8. **Daniel Schumacher and Alexandra Urrita-Comas**
   Lot #13 Highland Meadows
   Subdivision: Highland Meadows
   District 5 – 6:35 pm

   New Single-Family Residence

   Contractor: Allan Builders
   Architect: David Pluim

9. **Rollin Bertran**
   10026 N. Brookdale Drive
   Subdivision: Brookdale Estates
   District 6 – 6:40 pm

   Attached Garage

   Contractor: Owner
   Architect: Draftsmith, Inc.

10. **Tim O'Brien Homes**
    9902 N. Migratory Lane
    Subdivision: Swan Ridge Farms
    District 4 – 6:50 pm

    Resubmittal:
    New Single-Family Residence
    Contractor: Tim O'Brien Homes
    Architect: Tim O'Brien Homes

11. **Tim O'Brien Homes**
    9420 W. Huntington Drive
    Subdivision: Swan Ridge Farms
    District 4 – 7:00 pm

    Resubmittal:
    New Single-Family Residence
    Contactor: Tim O'Brien Homes
    Architect: Tim O'Brien Homes

IV) Adjourn Meeting

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

11333 N. Cedarburg Road
Mequon, WI 53092-1930
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 10, 2025**
SUBJECT: **Meeting Minutes from February 10, 2025**

Attachments:
2.10 (PDF)

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

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, February 10, 2025
6:00 PM
Lower-Level Conference Room

Minutes

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

Present:	Vice-Chairman Paul Apfelbach
Members at Large:	John Mikkelson, Michael Wade, Tom Irvin, Curtis Helm, Anthony LaGalbo, Ann Scherzinger
Architectural Board Liaison:	Greg Golden

2. **Meeting Minutes**

Minutes from January 13, 2025, meeting were approved by District Representative Michael Wade and seconded by District Representative Tom Irvin.

Minutes passed unanimously.

Attachment: 2.10 (10133 : Meeting Minutes from Febuary 10, 2025)

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 2 6:00 pm	**New Single-Family Residence**	Donald & Mary McLean 3761 W. Club Circle Subd: The Green at Mequon	Contractor: Victory Homes of WI Architect: David Pluim

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

Conditions: Plans approved as submitted.

2)	Dist. 4 6:05 pm	**New Single-Family Residence**	Tim O'Brien Homes Lot #18 at Swan Ridge Farms Subd: Swan Ridge Farms	Contractor: Tim O'Brien Homes Architect: Tim O'Brien Homes

Moved to Table: Wade
Seconded by: Helm
Approved: No
Vote: Unanimous

Conditions: Motion to table for redraw.

3)	Dist. 4 6:10 pm	**New Single-Family Residence**	Tim O'Brien Homes Lot #38 at Swan Ridge Farms Subd: Swan Ridge Farms	Contractor: Tim O'Brien Homes Architect: Tim O'Brien Homes

Moved to Table: Irvin
Seconded by: Wade
Approved: No
Vote: Unanimous

Conditions: Motion to table for redraw.

Attachment: 2.10 (10133 : Meeting Minutes from Febuary 10, 2025)

4)	Dist. 5 6:15 pm	**New Single-Family Residence**	Brian & Mallory Herald Lot #15 Falcon Drive Subd: Highland Meadows	Contractor: Allan Builders Architect: David Pluim

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

Conditions: Plans approved as submitted with the condition of adding two double-hung windows to the right-side elevation.

5)	Dist. 1 6:20 pm	**Exterior Changes**	Luis Sosa 5616 W. Cairdel Lane Subd: N/A	Contractor: N&S Dream Properties Architect: N&S Dream Properties

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

Conditions: Plans approved as submitted with the following conditions:
1. Add windows to garage on east and north elevations.
2. Use 1-3/4 wrap on all windows and corner boards

4. **Motion to Adjourn**

District Representative Michael Wade made a motion to adjourn the meeting.
District Representative Tony LaGalbo seconded the motion.

A vote was taken, vote passed unanimously.
Meeting adjourned at 6:45 p.m.

Attachment: 2.10 (10133 : Meeting Minutes from Febuary 10, 2025)

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:
SUBJECT: **Wade & Ashley Williams - New Single-Family Residence at 11045 N. Cedarburg Road**

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

Statement of Intent

11045 N. Cedarburg Rd.,

Mequon, WI 53092

The intent of this project is to construct a 2-story single-family residence including an attached garage, approx. 2677 sf footprint, on a vacant 2.21-acre lot located within a R-4 zoning district at 11045 N. Cedarburg Rd., Mequon WI 53092.

All specifications correlating with the R-4 district have been considered and included in the overall design, including but not limited to setbacks, structure square footage, structure height, and lot coverage. According to the Ozaukee GIS, the proposed structure will not affect or be affected by any floodplains, wetlands, or other environmental considerations.

The design aesthetics and functionality of the home is meant to compliment the very diverse architecture of the surrounding/neighboring homes, while maintaining the integrity of desirable tree species and vegetation.

For more information regarding this project, please reach out to Wade Williams using the contact

information below.

Sincerely,

Wade Williams

920-579-0929

Wiwa0801@yahoo.com

Attachment: Statement of Intent (10134 : Wade & Ashley Williams)

Wade Williams

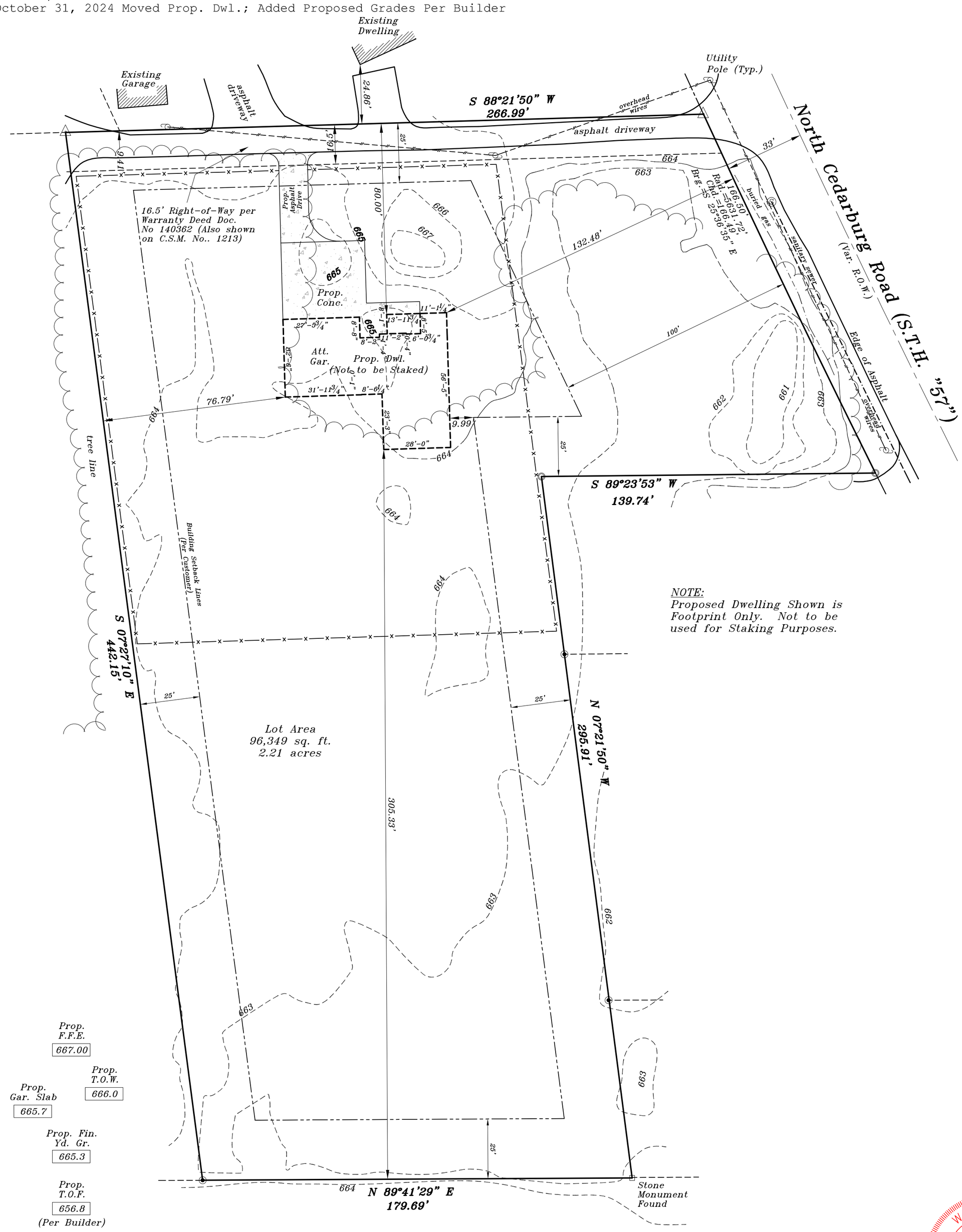
PLAT OF SURVEY

LOCATION: 11045 North Cedarburg Road, Mequon, Wisconsin

LEGAL DESCRIPTION: Lot 12 in Block 4 in **ASSESSOR'S PLAT**, being a part of the Northwest 1/4 of Section 26, Town 9 North, Range 21 East, in the City of Mequon, County of Ozaukee, State of Wisconsin.

June 24, 2022
October 31, 2024 Moved Prop. Dwl.; Added Proposed Grades Per Builder

Survey No. 113564



NOTE:
Proposed Dwelling Shown is Footprint Only. Not to be used for Staking Purposes.

Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner and/or the builder.

METROPOLITAN SURVEY SERVICE, INC.

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

◉ — *Denotes Iron Pipe Found*
◎ — *Denotes Iron Pipe Set*
△ — *Denotes Mag Nail Set*

N
W E
S

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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

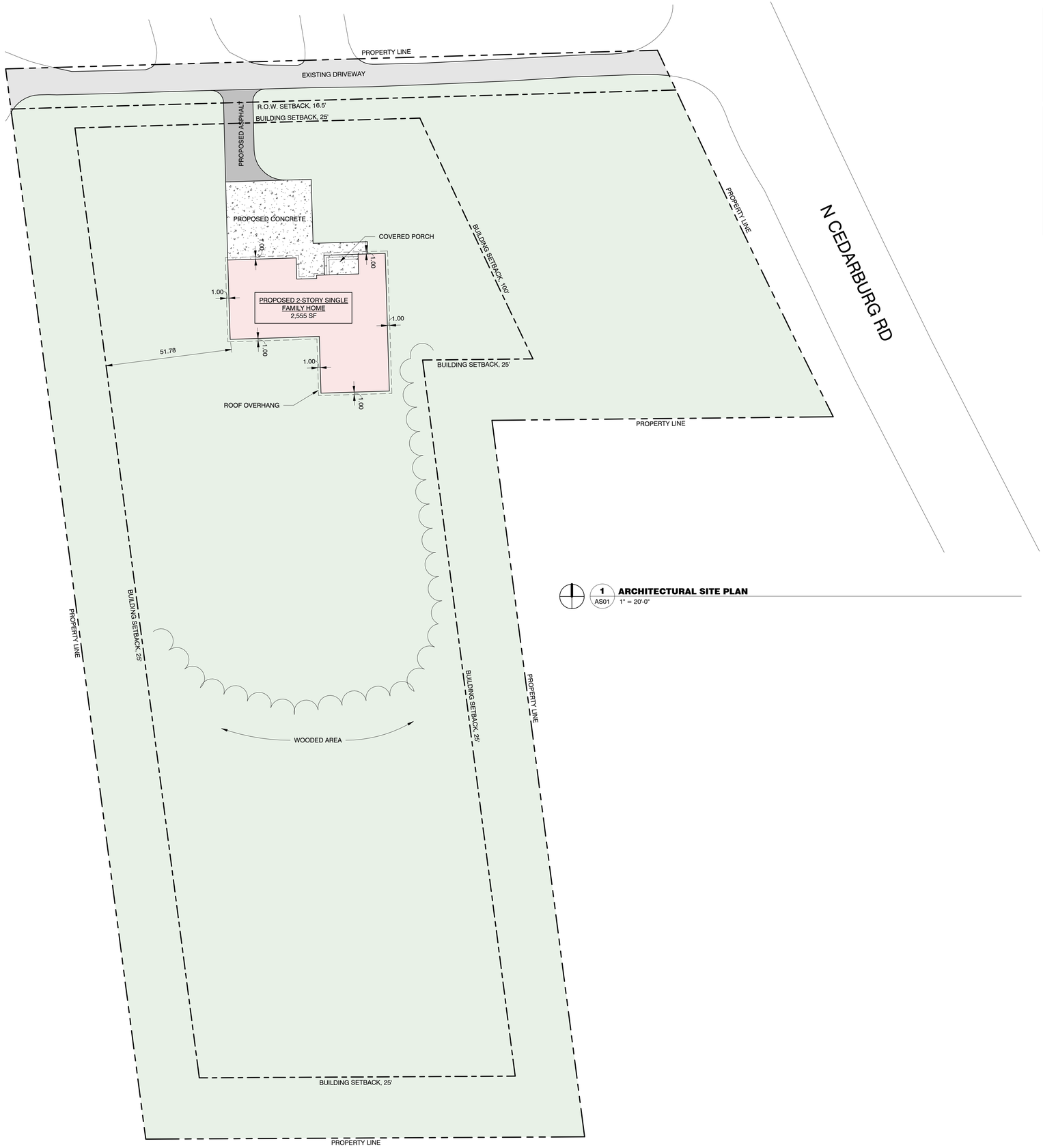
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES,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

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

SIGNED _____

Dennis C. Sauer
Professional Land Surveyor S-2421

Attachment: Survey (10134 : Wade & Ashley Williams)



1 AS01 **ARCHITECTURAL SITE PLAN**
1" = 20'-0"

ZONING

ZONED:	R-4
MIN. BUILDING SETBACKS (FT):	STREET YARD: 100' INTERIOR SIDE YARD: 25' REAR YARD: 25'
MAX. BUILDING HEIGHTS (FT):	PRINCIPAL BUILDING: 42' ACCESSORY BUILDING: 15'

SITE STATISTICS

NAME	AREA	AREA RATIO
IMPERVIOUS SURFACE		
PROPOSED 2-STORY SINGLE FAMILY HOME	2,555 SF	3%
PROPOSED ASPHALT	497 SF	1%
PROPOSED CONCRETE	1,445 SF	1%
IMPERVIOUS SURFACE	4,498 SF	5%
PERMEABLE SURFACE		
LANDSCAPE	91,851 SF	95%
PERMEABLE SURFACE	91,851 SF	95%
GRAND TOTAL	96,349 SF	100%

GENERAL SITE NOTES:

1. VISIT JOB SITE TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. MEET WITH GENERAL CONTRACTOR PRIOR TO STARTING.

2. REMOVE EXISTING TREES ALONG WITH ROOTS AS REQUIRED @ PROPOSED BUILDING AND PAVING AREAS.

3. STRIP AND REMOVE ALL REMAINDER VEGETATION & X" +/- TOP SOIL FROM WITHIN THE BUILDING AND PAVING AREAS. STOCKPILE REUSABLE, UNCOTAMINATED TOPSOIL AND PROVIDE FOR ALL EXCESS MATERIAL TO BE TRUCKED OFF SITE. RESPREAD SALVAGED TOPSOIL OVER DISTURBED AREAS TO APPROX. 4" DEPTH AFTER CONSTRUCTION IS FINISHED.

4. CUT (OR FILL) THE BUILDING AREA +5.0' BEYOND PERIMETER OF THE BUILDING

5. CUT THE FLOOR AREA TO THE SUB-GRADE ELEVATION. (THE PERIMETER FOUNDATION FOOTINGS TO BE EXCAVATED BY CONC. CONTR. TO THE REQUIRED DEPTHS PER THE FOUNDATION PLAN). BENCH GRADE BACK PER CURRENT OSHA CODE STANDARDS PART #1926 IF REQ'D BY THE G.C. FOR THE PROJECT

6. PROOF ROLL BUILDING AREA FOR ANY SOFT MATERIALS. REPORT ANY SOFT SPOTS TO THE GENERAL CONTRACTOR.

7. ALL FILL MATERIAL FOR BRINGING GRADES UP TO SUB-GRADE ELEVATIONS SHALL BE GRANULAR OR CLEAN COMPACTABLE CLAY AND APPROVED BY ANDERSON-ASHTON.

8. ALL EXTERIOR BACKFILL MATERIAL FOR STANDARD FROST FOUNDATION WALLS SHALL BE CLEAN COMPACTABLE CLAY.
INTERIOR BACKFILL MATERIAL SHALL BE 3/4" CLEAR STONE.

9. PREPARE THE PAVING AREA AS SHOWN ON THE CONSTRUCTION DOCUMENTS to +/- 0.10'

10. PREPARE ALL SWALES AS SHOWN ON PLAN TO PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION.

11. RETURN AFTER THE BUILDING IS ENCLOSED & FINISH GRADE AND TOPSOIL AROUND PERIMETER OF BUILDING. ALSO, FINISH GRADE AROUND ELECTRICAL, TELEPHONE, GAS, SEWER, WATER AND UTILITY TRENCHES.

12. GRADING CONTRACTOR SHALL FIX AND REPAIR DRIVES AS REQUIRED AFTER UTILITY AND OTHER WORK THAT MAY DISTURB THE SOIL AND/OR GRAVEL BASE BEOFRE PAVING BEGINS. GRADING CONTRACTOR SHALL SMOOTH DRUM ROLL ALL PARKING AREAS AND DRIVES BEFORE PAVING BEGINS.

13. GRADING CONTRACTOR SHALL BE PREPARRED TO HANDLE ALL SPOILS WHICH MAY INCLUDE ON SITE STORAGE AND TRUCKING OFF SITE. GRADER TO GET PRIOR APPROVAL FROM G.C. FOR PLACEMENT OF STOCKPILE SITES PRIOR TO STARTING STRIPPING OF TOPSOIL.

14. AWARDED GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE LABOR AND MATERIAL NEEDED FOR SUPPLYING ANY TRAFFIC CONTROL BARRIERS OR SIGNS AS NEEDED PER LOCAL OR D.O.T. CODES & REGULATIONS DUE TO ANY ROAD WORK OUTSIDE OF PROPERTY LINES

15. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MIN DISTANCE OF 10' MEASURED PERP. TO THE FACE OF THE FOUNDATION WALL.

ASPHALT PAVING WORK

1. FURNISH AND INSTALL A 8" CRUSHED AGGREGATE BASE AT THE ASPHALT PAVING PARKING AREAS.

2. FINE GRADE AND COMPACT STONE BASE.

3. FURNISH AND INSTALL A 4" (TWO LIFT) AVG. THICKNESS COMPACTED ASPHALT PAVEMENT AT TRUCK/DRIVE AREAS

WILLIAMS' ESTATE

11045 N CEDARBURG RD
WI

Attachment: Survey (10134 : Wade & Ashley Williams)

NP design
2218 N SUMMIT AVE
MILWAUKEE, WI 53202
414-531-5534

[redacted]

REVISIONS

NOTES:

PRELIMINARY NOT FOR CONSTRUCTION

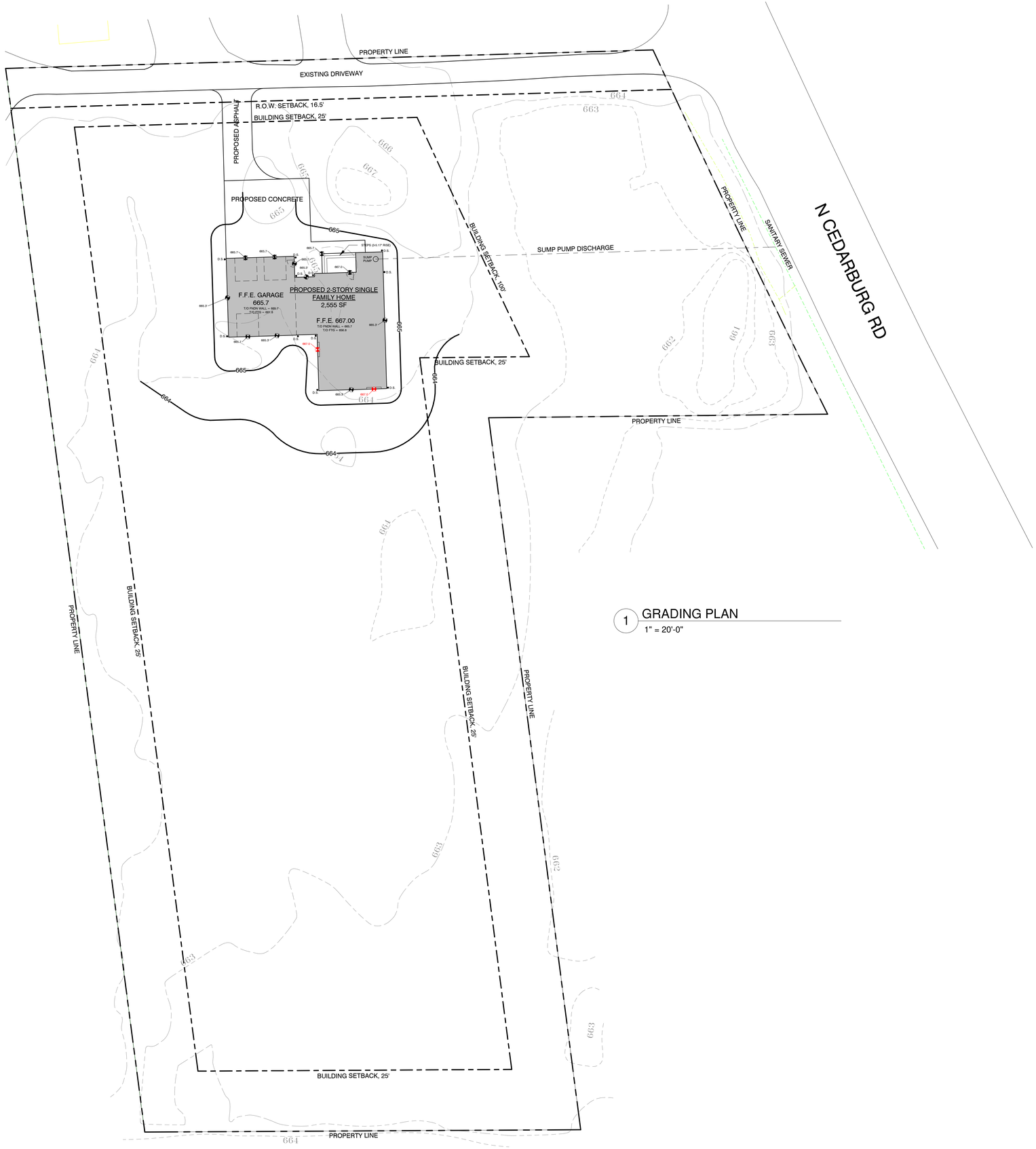
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ARCHITECTURAL SITE PLAN

AS01

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1 GRADING PLAN
1" = 20'-0"

WILLIAMS' ESTATE

11045 N CEDARBURG RD
WI

Attachment: Survey (10134 : Wade & Ashley Williams)

MP design
2218 N SUMMIT AVE
MILWAUKEE, WI 53202
414-531-5534

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GRADING PLAN

C100

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WILLIAMS ESTATE

11045 NORTH CEDARBURG ROAD
MEQUON WI, 53092

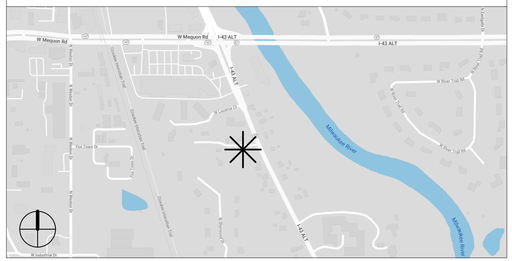


FRONT VIEW



BACK VIEW

DRAWING INDEX



DRAWING INDEX

CIVIL	
P-1	PLAT OF SURVEY
C100	GRADING PLAN
A-SITE	
AS01	ARCHITECTURAL SITE PLAN
ARCHITECTURAL	
A100	BASEMENT PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A121	ROOF PLAN
A200	ELEVATIONS
A300	SECTIONS
A500	DETAILS
A600	SCHEDULES

OWNER MAILING ADDRESS

ASHLEY AND WADE WILLIAMS
1037 S 5TH ST, MILWAUKEE, WI 53204

PLAN REVISIONS

ALL SHEETS

REV	DESCRIPTION	SHEETS	DATE

Attachment: Plans (10134 : Wade & Ashley Williams)

NP design
2218 N SUMMIT AVE
MILWAUKEE, WI 53202
414-531-5534

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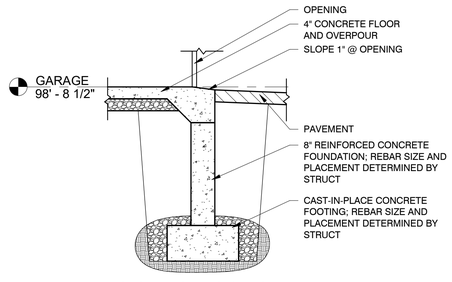
COVER SHEET & PLAN REVIEW INFORMATION

T101

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WILLIAMS ESTATE

11045 NORTH CEDARBURG ROAD
82



SLOPED SILL @ OPNG DETAIL

2 / A100 — 1/2" = 1'-0"

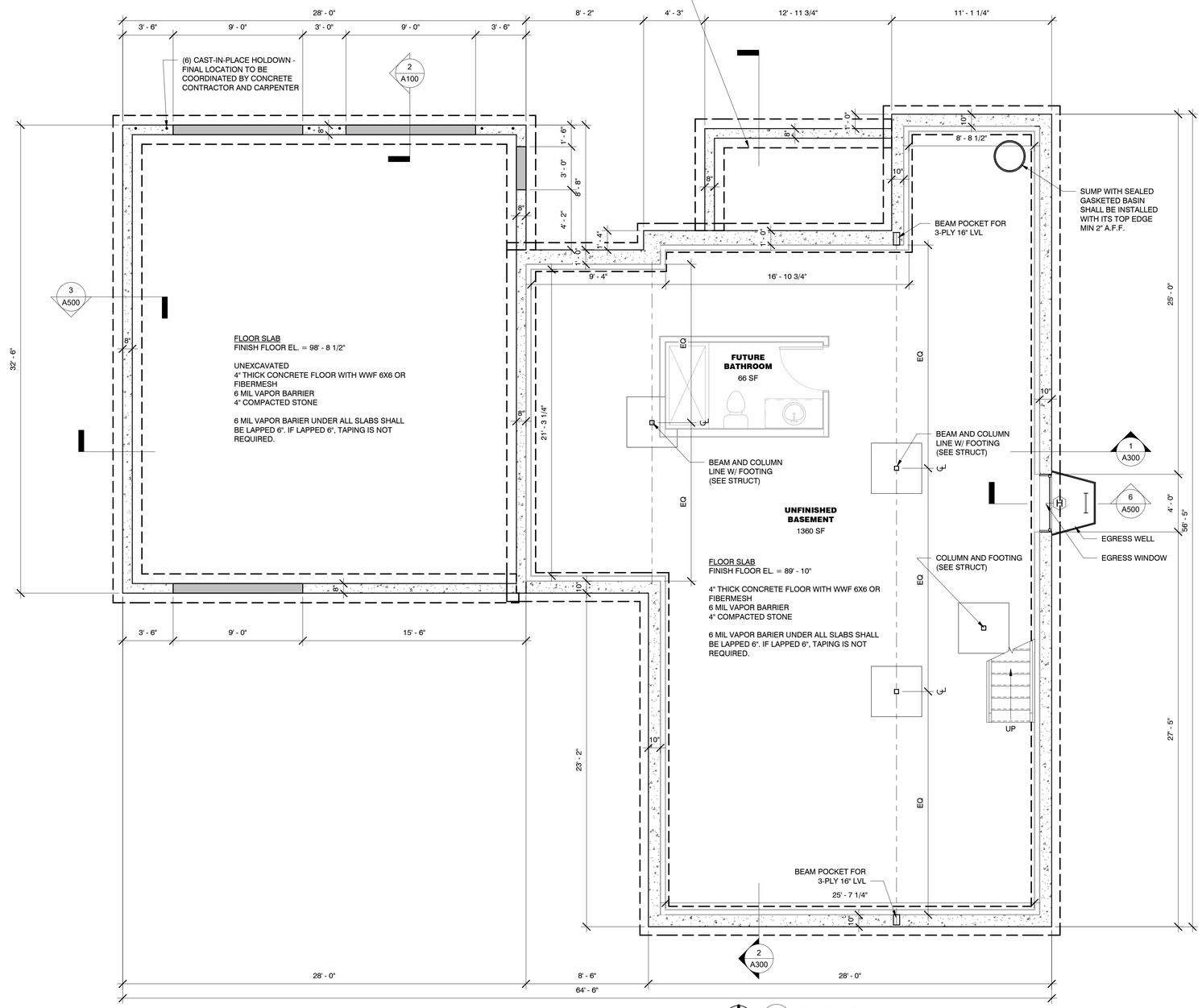
PLAN KEY

- CONCRETE FOUNDATION WALL
- CONCRETE FOUNDATION WALL OPENING

CONCRETE STOOP
FINISH FLOOR EL. = 100' - 0"

UNEXCAVATED
4" THICK CONCRETE FLOOR WITH WWF 6X6 OR FIBERMESH
6 MIL VAPOR BARRIER
4" COMPACTED STONE

6 MIL VAPOR BARIER UNDER ALL SLABS SHALL BE LAPPED 6". IF LAPPED 6", TAPING IS NOT REQUIRED.



1 / A100 **BASEMENT** — 1/4" = 1'-0"

Attachment: Plans (10134 : Wade & Ashley Williams)

1621 N FRANKLIN PL APT
MILWAUKEE, WI 53202
414-531-5534

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BASEMENT PLAN

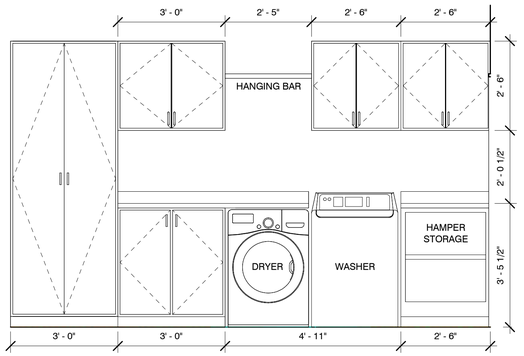
A100

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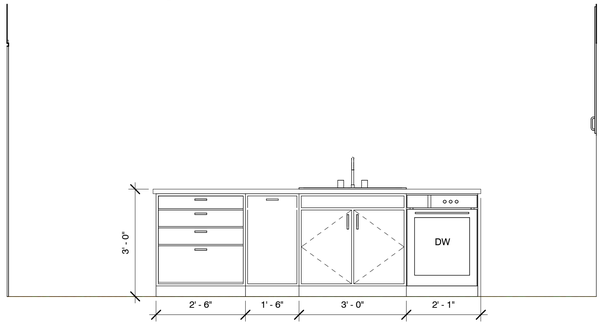
WILLIAMS ESTATE

11045 NORTH CEDARBURG ROAD

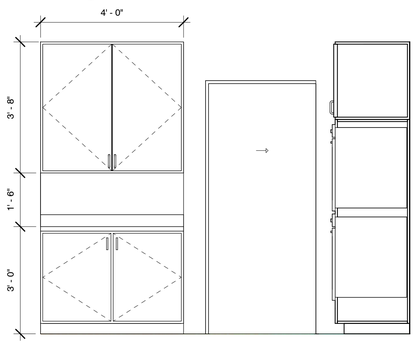
Attachment: Plans (10134 : Wade & Ashley Williams)



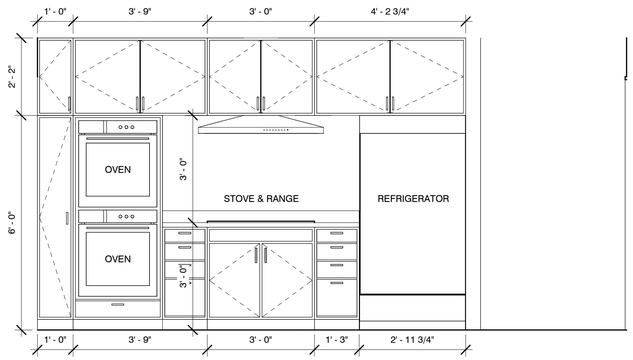
5 A101 LAUNDRY WEST INTERIOR ELEVATION
1/2" = 1'-0"



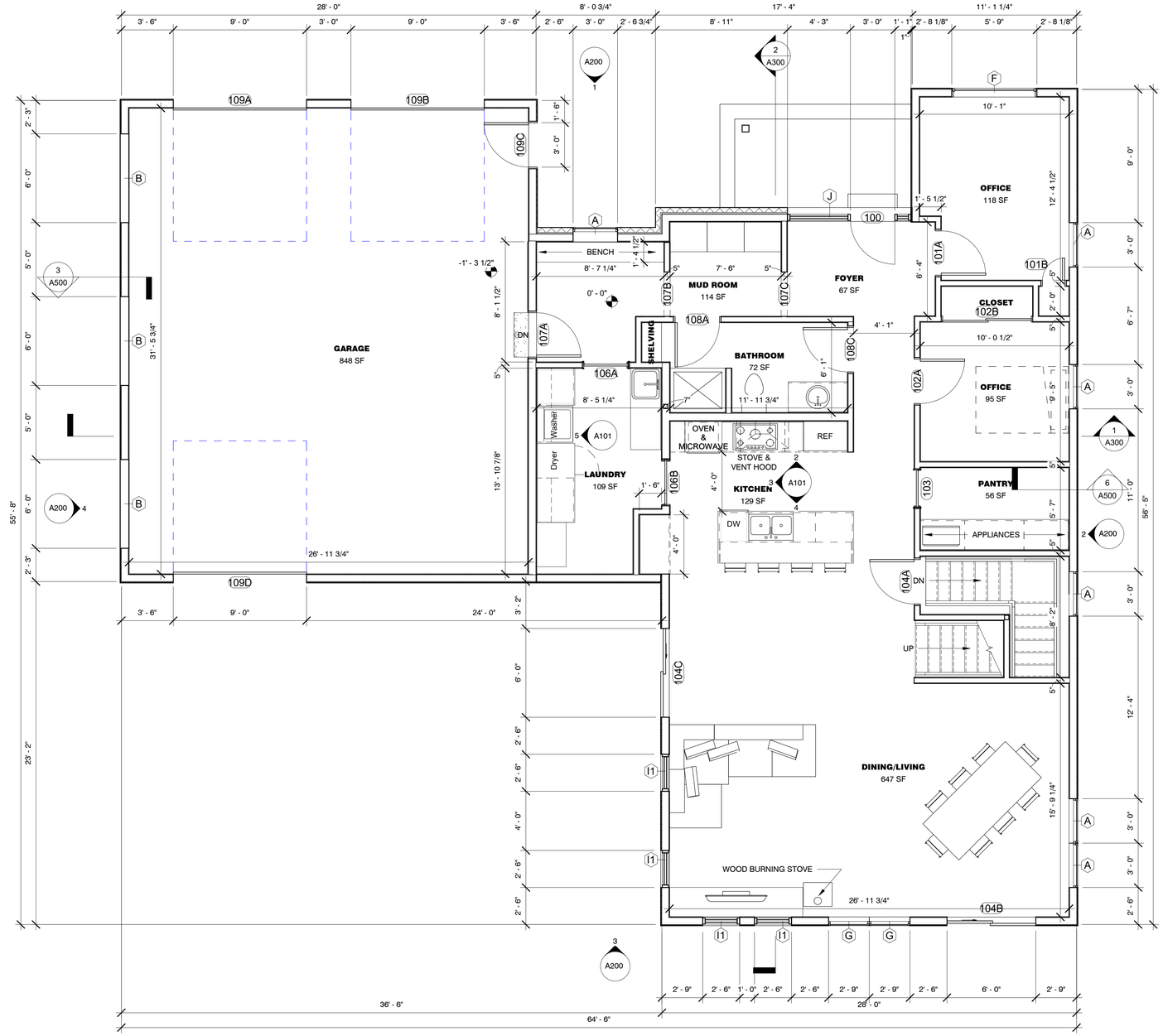
4 A101 KITCHEN SOUTH INTERIOR ELEVATION
1/2" = 1'-0"



3 A101 KITCHEN WEST INTERIOR ELEVATION
1/2" = 1'-0"



2 A101 KITCHEN NORTH INTERIOR ELEVATION
1/2" = 1'-0"



1 A101 FLOOR PLAN
1/4" = 1'-0"

1621 N FRANKLIN PL APT
MILWAUKEE, WI 53202
414-531-5534
[redacted]

REVISIONS

NOTES:

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FIRST FLOOR PLAN

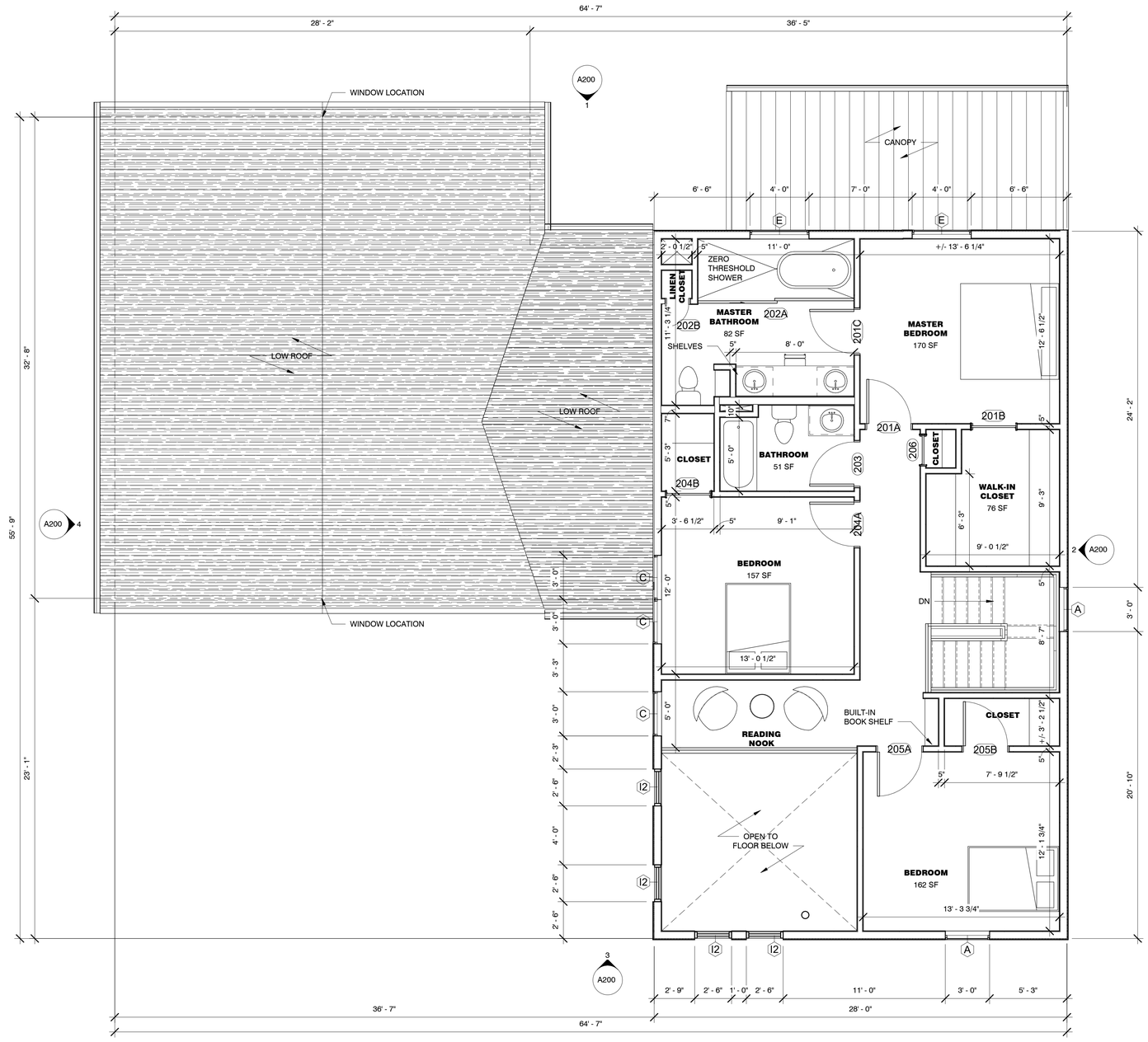
A101

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WILLIAMS ESTATE

11045 NORTH CEDARBURG ROAD

82



1 A102 **SECOND FLOOR**
1/4" = 1'-0"

1621 N FRANKLIN PL APT
MILWAUKEE, WI 53202
414-531-5534

REVISIONS

NOTES:

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SECOND FLOOR PLAN

A102

Attachment: Plans (10134 : Wade & Ashley Williams)

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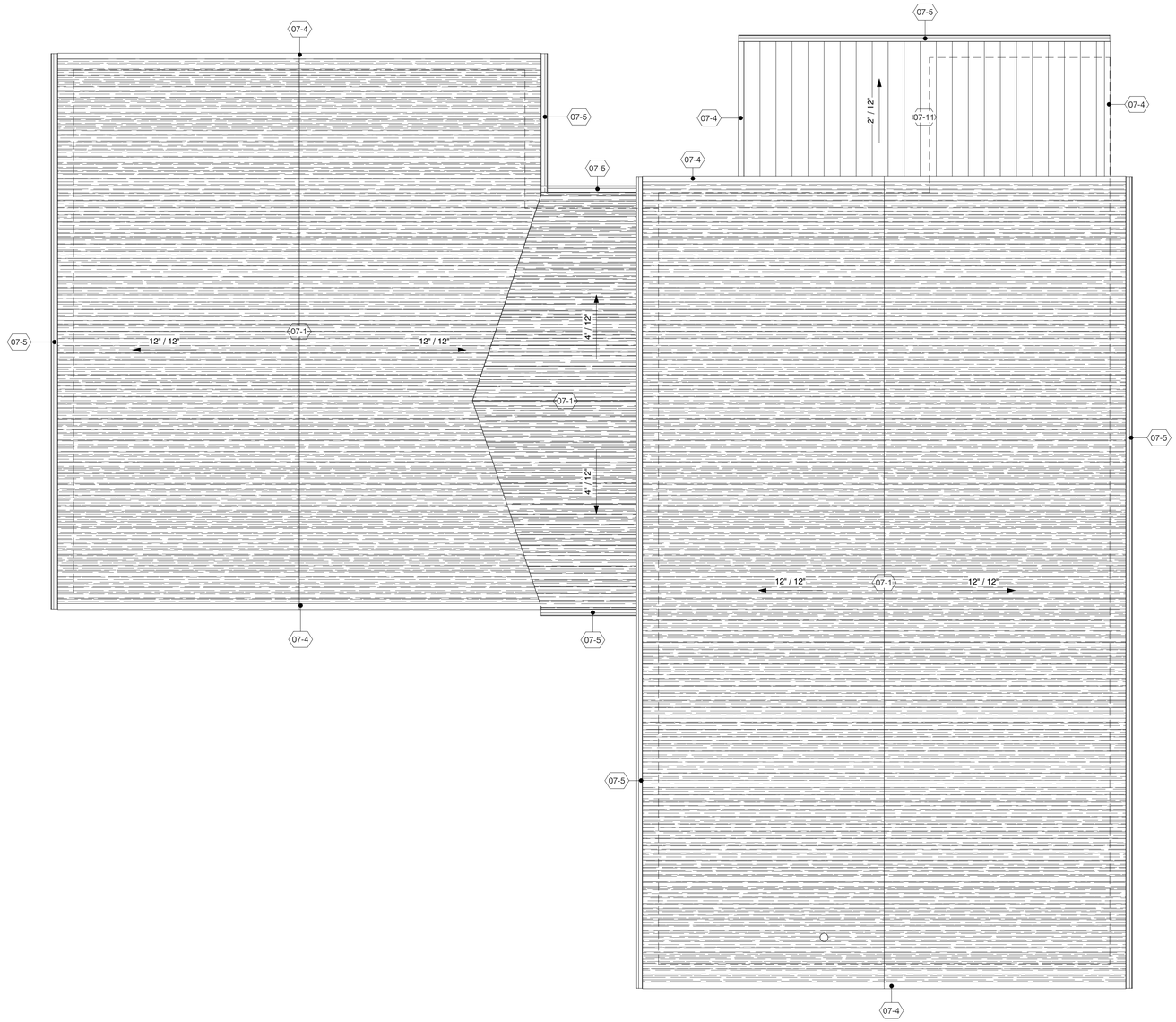
WILLIAMS ESTATE

11045 NORTH CEDARBURG ROAD
82

Attachment: Plans (10134 : Wade & Ashley Williams)

KEYNOTE LEGEND

ELEVATION KEY	DESCRIPTION
07-1	ASPHALT SHINGLES - CHARCOAL COLOR
07-4	PREFINISHED COPING
07-5	PREFINISHED GUTTER/DOWNSPOUT
07-11	STANDING SEAM METAL ROOF PANEL - COOL ONYX BLACK



1 A121 **ROOF PLAN**
1/4" = 1'-0"

1621 N FRANKLIN PL APT
MILWAUKEE, WI 53202
414-531-5534

REVISIONS

NOTES:

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DESIGN NO. 00

ROOF PLAN

A121

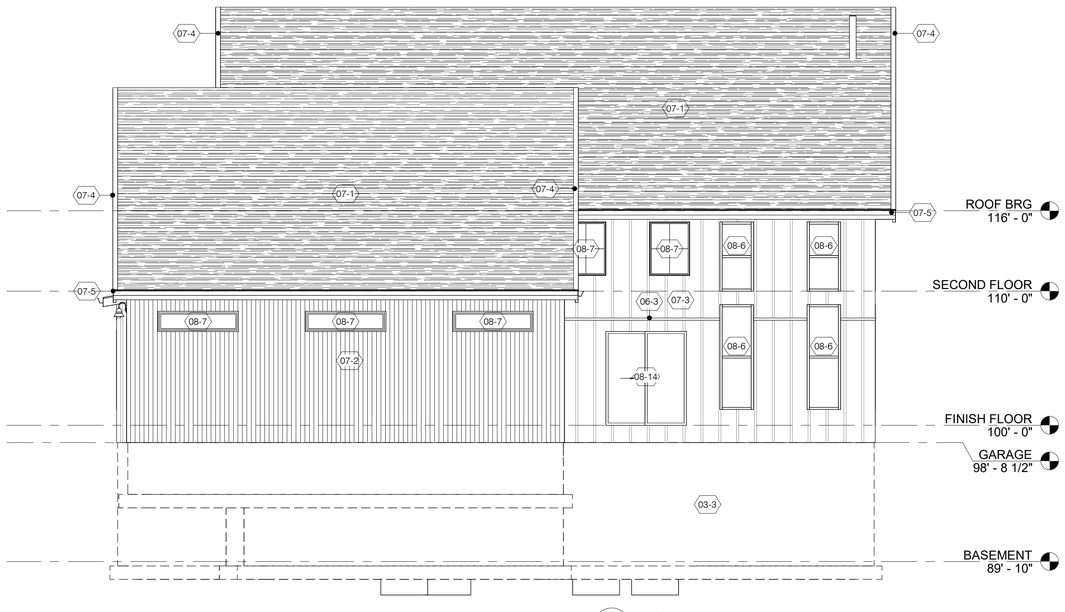
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WILLIAMS ESTATE

11045 NORTH CEDARBURG ROAD
82

KEYNOTE LEGEND

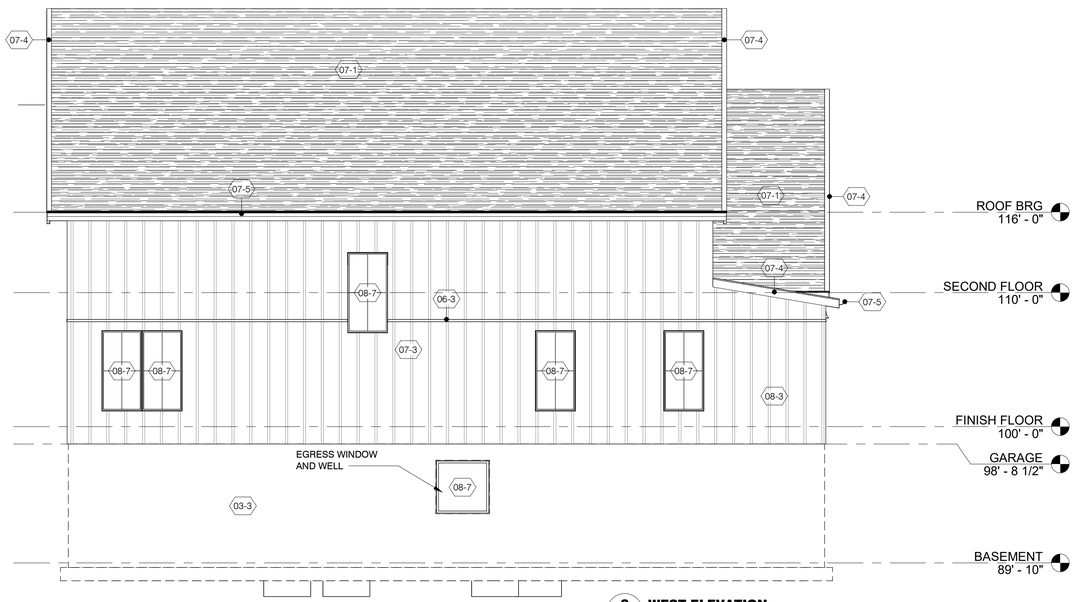
ELEVATION KEY	DESCRIPTION
03-3	CAST-IN-PLACE FOUNDATION WALL
04-3	STRIP STONE VENEER; LIGHT GRAY
06-3	2" BOARD AND BATTEN TRIM; MATCH ADJACENT BOARD AND BATTEN FINISH
07-1	ASPHALT SHINGLES - CHARCOAL COLOR
07-2	TONGUE AND GROOVE SIDING - CEDAR, NATURAL FINISH
07-3	BOARD AND BATTEN SIDING - FIBER CEMENT BOARD, BLACK FINISH; VERTICAL
07-4	PREFINISHED COPING
07-5	PREFINISHED GUTTER/DOWNSPOUT
07-11	STANDING SEAM METAL ROOF PANEL - COOL ONYX BLACK
08-3	WOOD DOOR AND FRAME; BLACK FINISH
08-4	OVERHEAD DOOR (OHD); 9'-0" X 9'-0"; FACTORY FINISHED WITH VISION WINDOWS
08-6	ALUMINUM STOREFRONT WINDOW SYSTEM
08-7	ALUMINUM CLAD WOOD WINDOWS W/ COMPOSITE TRIM; BLACK FINISH; CLEAR ANODIZED W/ 1" LOW-E GLAZING
08-11	SPANDREL PANEL
08-14	ALUMINUM SLIDING DOOR AND FRAME; PREFINISHED



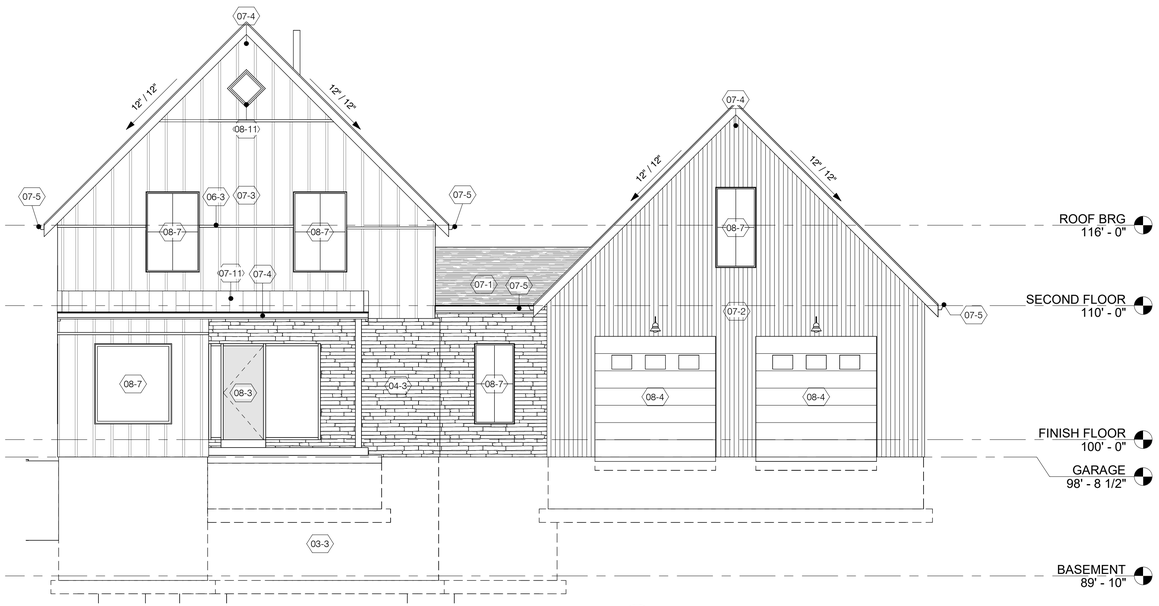
4 EAST ELEVATION
A200 3/16" = 1'-0"



3 SOUTH ELEVATION
A200 3/16" = 1'-0"



2 WEST ELEVATION
A200 3/16" = 1'-0"



1 NORTH ELEVATION
A200 3/16" = 1'-0"

NP design
1621 N FRANKLIN PL APT
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414-531-5534

REVISIONS

NOTES:

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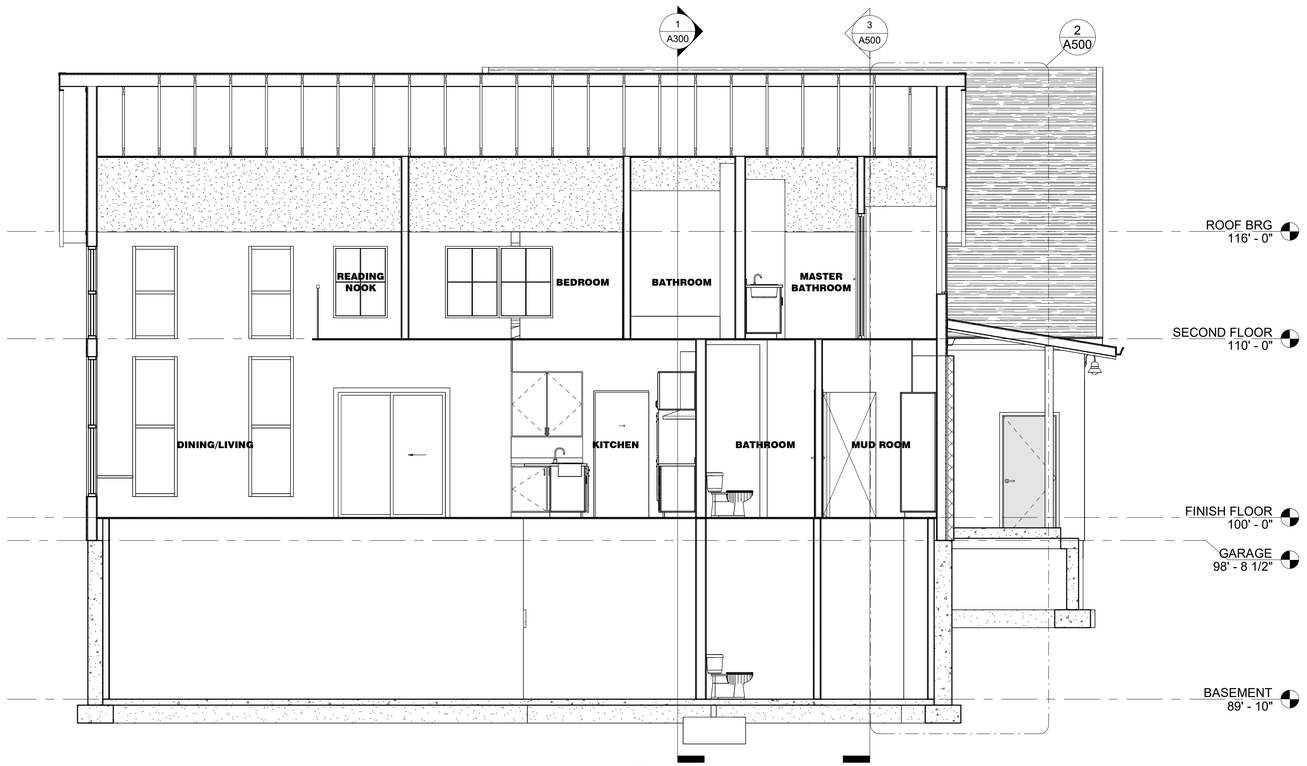
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ELEVATIONS

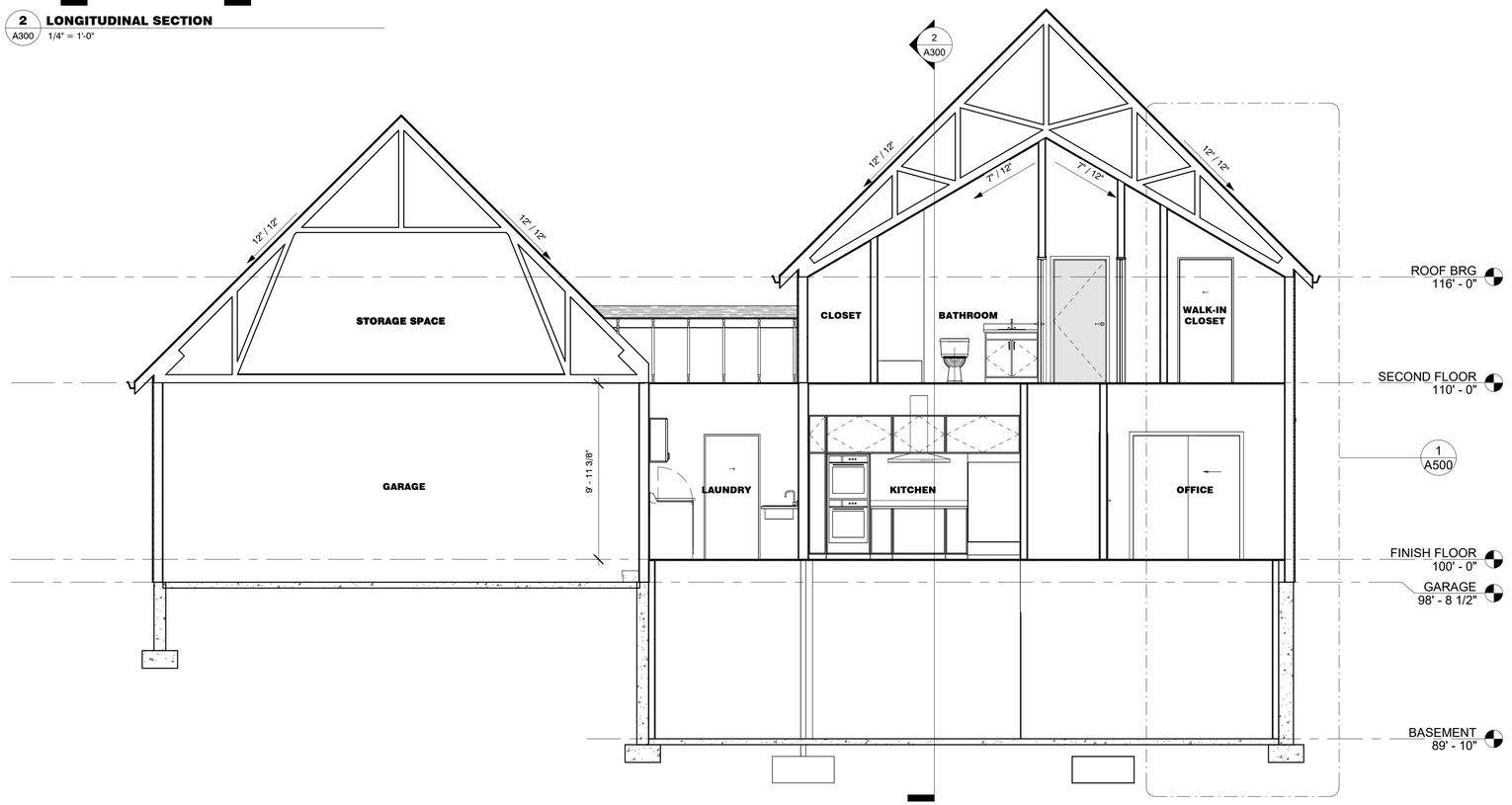
A200

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Attachment: Plans (10134 : Wade & Ashley Williams)



2 LONGITUDINAL SECTION
A300 1/4" = 1'-0"



1 TRANSVERSE SECTION
A300 1/4" = 1'-0"

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Attachment: Plans (10134 : Wade & Ashley Williams)

MP design
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SECTIONS

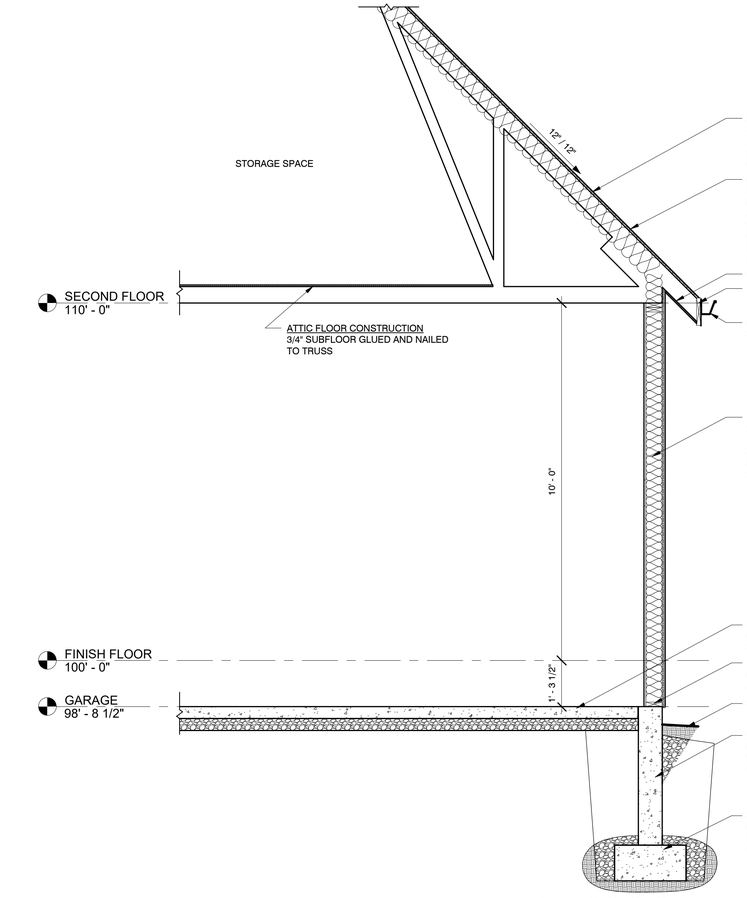
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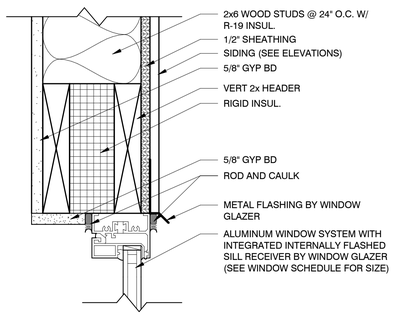
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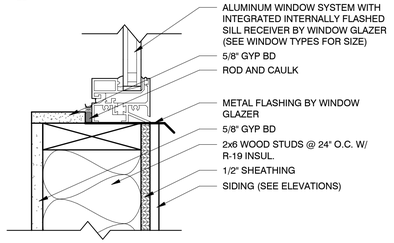
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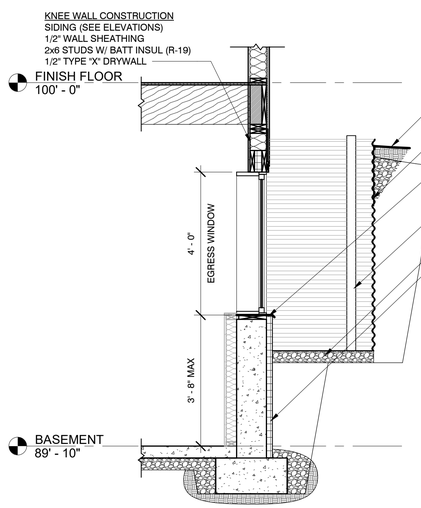
3 TYP SECTION @ GARAGE
A500 1/2" = 1'-0"



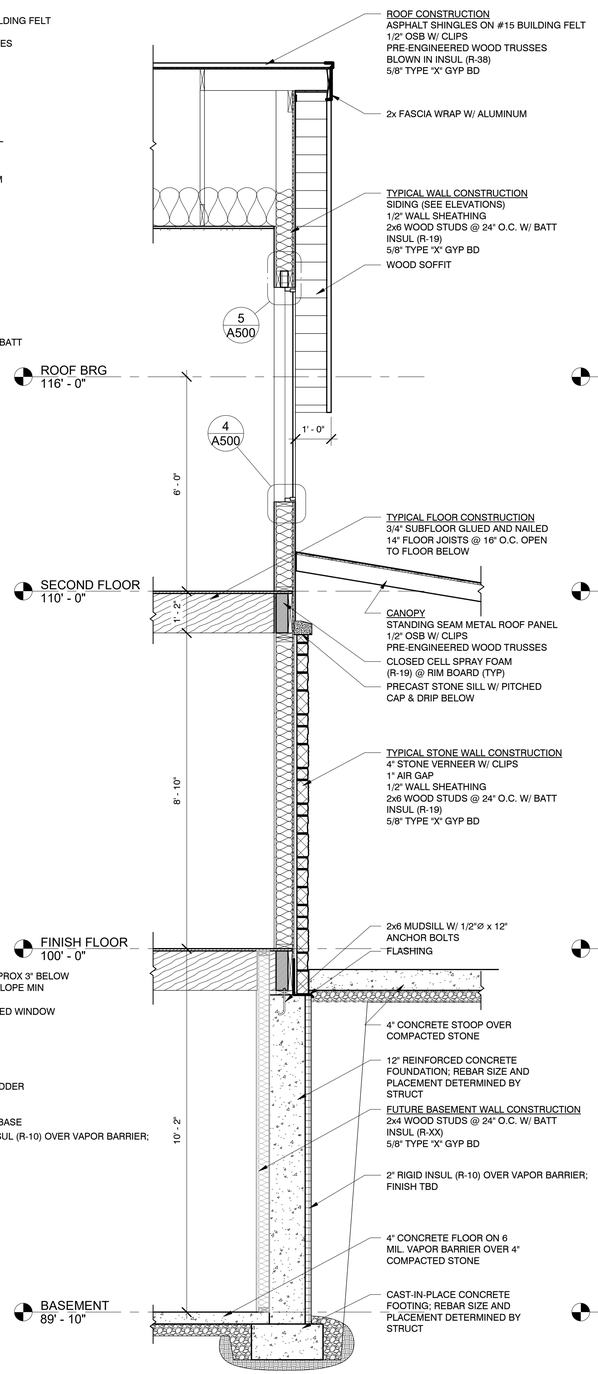
5 TYP WINDOW HEADER DETAIL
A500 3" = 1'-0"



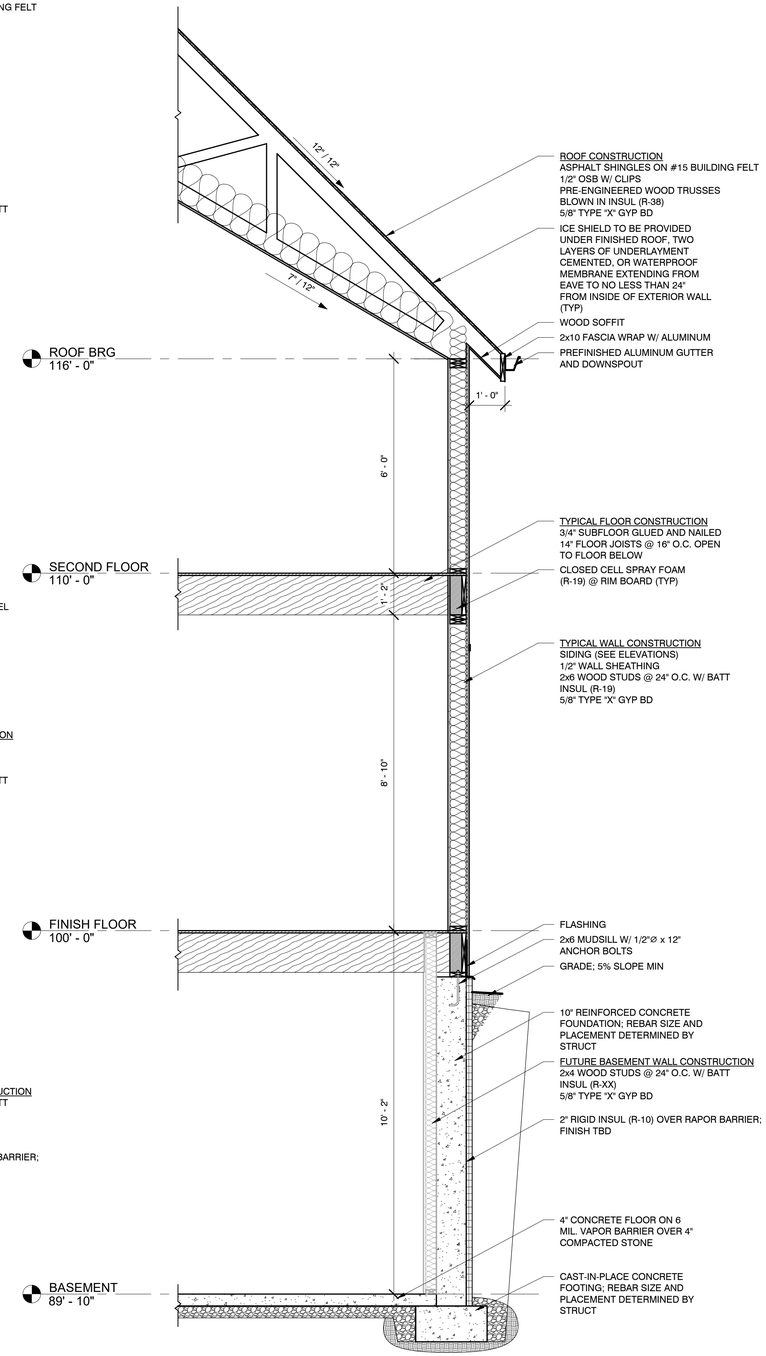
4 TYP WINDOW SILL DETAIL
A500 3" = 1'-0"



6 EGRESS WINDOW SECTION
A500 1/2" = 1'-0"



2 TYP WALL SECTION @ STONE
A500 1/2" = 1'-0"



1 TYP WALL SECTION @ SIDING
A500 1/2" = 1'-0"

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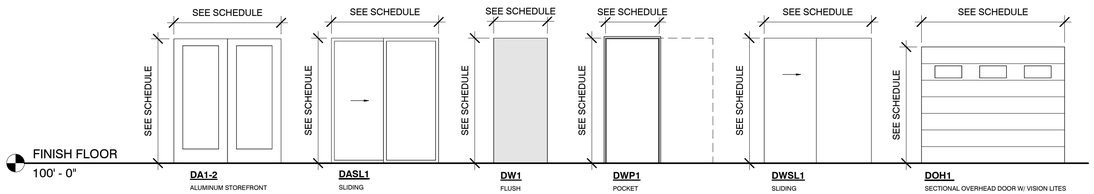
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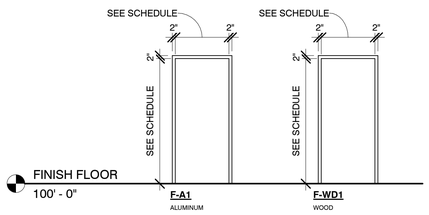
Attachment: Plans (10134 : Wade & Ashley Williams)

DOOR SCHEDULE

NUMBER	LOCATION	FIRE RATING	DOOR SIZE	DOOR STYLE	DOOR FINISH	FRAME STYLE	FRAME FINISH	HARDWARE GROUP	COMMENTS
GARAGE									
109A	GARAGE		9' - 0" X 9' - 0"	DOH1	PF	MANUF	PF	TBD	
109B	GARAGE		9' - 0" X 9' - 0"	DOH1	PF	MANUF	PF	TBD	
109C	GARAGE		3' - 0" X 7' - 0"	DW1	TBD	F-WD1	TBD	TBD	
109D	GARAGE		9' - 0" X 9' - 0"	DOH1	PF	MANUF	PF	TBD	
FINISH FLOOR									
100	FOYER		3' - 0" X 7' - 0"	DW1	TBD	F-WD1	TBD	TBD	
101A	OFFICE		3' - 0" X 7' - 0"	DW1	TBD	F-WD1	TBD	TBD	
101B	OFFICE		1' - 6" X 7' - 0"	DW1	TBD	F-WD1	TBD	TBD	
102A	DINING/LIVING		3' - 0" X 7' - 0"	DW1	TBD	F-WD1	TBD	TBD	
102B	CLOSET		6' - 0" X 7' - 0"	DWSL1	TBD	F-WD1	TBD	TBD	
103	PANTRY		2' - 6" X 7' - 0"	DWP1	TBD	F-WD1	TBD	TBD	
104A	DINING/LIVING		3' - 0" X 7' - 0"	DW1	TBD	F-WD1	TBD	TBD	
104B	DINING/LIVING		6' - 0" X 7' - 0"	DASL1	PF	F-A1	PF	TBD	
104C	DINING/LIVING		6' - 0" X 7' - 0"	DASL1	PF	F-A1	PF	TBD	
106A	MUD ROOM		3' - 0" X 7' - 0"	DWP1	TBD	F-WD1	TBD	TBD	
106B	KITCHEN		3' - 0" X 7' - 0"	DWP1	TBD	F-WD1	TBD	TBD	
107A	MUD ROOM		3' - 0" X 7' - 0"	DW1	TBD	F-WD1	TBD	TBD	
107B	MUD ROOM		0' - 0" X 0' - 0"	OPNG	- -	- -	- -	- -	
107C	MUD ROOM		0' - 0" X 0' - 0"	OPNG	- -	- -	- -	- -	
108A	BATHROOM		3' - 0" X 7' - 0"	DW1	TBD	F-WD1	TBD	TBD	
108C	BATHROOM		3' - 0" X 7' - 0"	DW1	TBD	F-WD1	TBD	TBD	
SECOND FLOOR									
201A	MASTER BEDROOM		3' - 0" X 7' - 0"	DW1	TBD	F-WD1	TBD	TBD	
201B	WALK-IN CLOSET		3' - 0" X 7' - 0"	DWP1	TBD	F-WD1	TBD	TBD	
201C	MASTER BATHROOM		3' - 0" X 7' - 0"	DW1	TBD	F-WD1	TBD	TBD	
202A	MASTER BATHROOM		10' - 7" X 7' - 0"	DASL1	PF	MANUF	PF	TBD	
202B	MASTER BATHROOM		1' - 6" X 7' - 0"	DW1	TBD	F-WD1	TBD	TBD	
203	BATHROOM		3' - 0" X 7' - 0"	DW1	TBD	F-WD1	TBD	TBD	
204A	BEDROOM		3' - 0" X 7' - 0"	DW1	TBD	F-WD1	TBD	TBD	
204B	CLOSET		3' - 0" X 7' - 0"	DWP1	TBD	F-WD1	TBD	TBD	
205A	BEDROOM		3' - 0" X 7' - 0"	DW1	TBD	F-WD1	TBD	TBD	
205B	CLOSET		3' - 0" X 7' - 0"	DW1	TBD	F-WD1	TBD	TBD	
206	CLOSET		2' - 0" X 7' - 0"	DWP1	TBD	F-WD1	TBD	TBD	



DOOR TYPE DETAILS



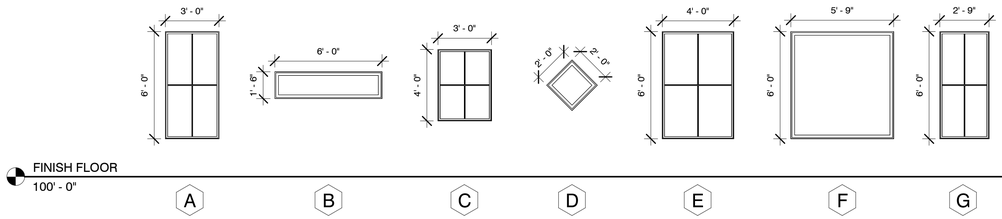
FRAME TYPE DETAILS

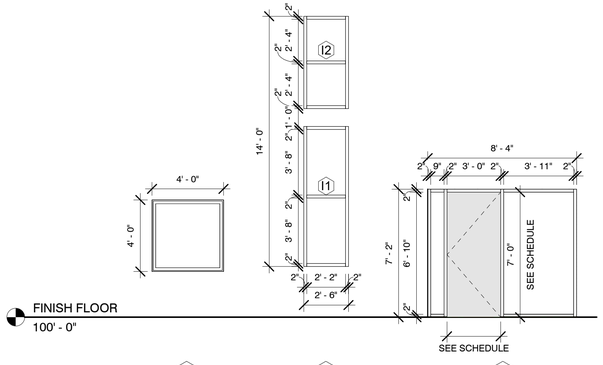
WINDOW SCHEDULE

MARK	QTY	SIZE WIDTH	SIZE HEIGHT	GLASS TYPE	GLASS COLOR	FRAME MATERIAL	FRAME FINISH	REMARKS
A	9	3' - 0"	6' - 0"	1" LOW E	CLEAR	VINYL	EXTRA DARK BRONZE	
B	3	6' - 0"	1' - 6"	1" LOW E	CLEAR	VINYL	EXTRA DARK BRONZE	
C	3	3' - 0"	4' - 0"	1" LOW E	CLEAR	VINYL	EXTRA DARK BRONZE	
D	2	2' - 0"	2' - 0"	1" LOW E	CLEAR	VINYL	EXTRA DARK BRONZE	
E	2	4' - 0"	6' - 0"	1" LOW E	CLEAR	VINYL	EXTRA DARK BRONZE	
F	1	5' - 9"	6' - 0"	1" LOW E	CLEAR	VINYL	EXTRA DARK BRONZE	
G	2	2' - 9"	6' - 0"	1" LOW E	CLEAR	VINYL	EXTRA DARK BRONZE	
H	1	4' - 0"	4' - 0"	1" LOW E	CLEAR	VINYL	EXTRA DARK BRONZE	EGRESS WINDOW

WINDOW SCHEDULE (CURTAIN WALL)

MARK	QTY	SIZE LENGTH	SIZE HEIGHT	GLASS TYPE	GLASS COLOR	FRAME MATERIAL	FRAME FINISH	REMARKS
I1	4	SEE DETAIL	SEE DETAIL	1" LOW E	CLEAR	ALUMINUM	EXTRA DARK BRONZE	
I2	4	SEE DETAIL	SEE DETAIL	1" LOW E	CLEAR	ALUMINUM	EXTRA DARK BRONZE	
J	1	SEE DETAIL	SEE DETAIL	1" LOW E	CLEAR	ALUMINUM	EXTRA DARK BRONZE	





WINDOW TYPE DETAILS

ENERGY NOTES:

- A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. CERTIFICATE SHALL BE COMPLETED BY THE BUILDER, AND SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION, AND DUCTS OUTSIDE CONDITIONED SPACES
- ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES
- NEW WOOD BURNING FIREPLACES SHALL HAVE GASKETED DOORS AND OUTDOOR COMBUSTION AIR WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 D AND A COOLING TEMPERATURE NO LOWER THAN 78 D
- NO SUPPLY DUCTS SHALL BE RUN IN UNCONDITIONED ATTIC
- ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M 160.4.1 OF IRC
- BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR
- INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING
- THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION
- CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED
- KNEE WALLS SHALL BE SEALED
- RECESSED LIGHTING INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LIGHTING SHALL BE GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVER
- INSULATION FOR HOT WATER PIPE WITH A MINIMUM THERMAL RESISTANCE OF R-3 SHALL BE APPLIED TO THE FOLLOWING:
  1. PIPING LARGER THAN 3/4"
  2. PIPING SERVING MORE THAN ONE DWELLING UNIT
  3. PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS
  4. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE
  5. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD
  6. PIPING LOCATED UNDER A FLOOR SLAB
  7. BURIED PIPING
  8. SUPPLY AND RETURN PIPING IN RECIRCULATING SYSTEMS
  9. PIPING WITH RUN LENGTHS GREATER THAN THE MAXIMUM RUN
- LENGTHS FOR THE NOMINAL PIPE GIVEN: 3/8" = 30', 1/2" = 20', 3/4" = 10', >3/4" = 5

TERMAL AND MOISTURE NOTES:

- ALL INSULATION SYSTEMS TO MEET 2015 INTERNATIONAL ENERGY CODE MINIMUMS.
- SEE MATERIAL SCHEDULE AND ASSEMBLIES SHEET FOR WEATHER RESISTIVE BARRIER AND INSULATION SPECIFICATIONS.
- PROVIDE WATER RESISTIVE BARRIER AT EXTERIOR WALLS. SEE EXTERIOR MATERIAL SCHEDULE FOR PRODUCT SPECIFICATION AT DIFFERING CLADDING MATERIALS. INSTALL PER MANUF. RECOMMENDATIONS. OVERLAP ALL JOINTS 6" MIN, INSTALL FROM BOTTOM UP, OVERLAPPING UPPER LAYERS OVER LOWER, SHALL BE CONTINUOUS UP TO THE UNDERSIDE OF THE ROOF RAFTER.
- SEAL ALL PENETRATIONS (ELEC. BOXES, HOSE BIBS, VENTS, ETC) WITH LIQUID FLASHING, SELF-SEALING FLASHING TAPE, AND/OR SILICONE CAULK.
- BASEMENT SLAB: SEAL CONTROL JOINTS AND OTHER JOINTS IN CONCRETE BASEMENT SLAB WITH URETHANE CAULK.

WINDOW & DOOR NOTES:

- SEE PLANS & ELEVATIONS FOR DIRECTION OF OPERABLE DOORS & WINDOWS
- IT IS THE RESPONSIBILITY OF BOTH THE GENERAL CONTRACTOR (OR OWNER IF ACTING AS GENERAL CONTRACTOR) AND THE DOOR / WINDOW SUPPLIER TO VERIFY THAT ALL ROUGH / MASONRY OPENINGS AND DIMENSIONS ARE CORRECT AND ADEQUATE FOR THE PROPER INSTALLATION OF ALL DOORS / WINDOWS SUPPLIED.
- WINDOWS SHALL BE VINYL TYPE WINDOWS AND SHALL BE OF SIZE AND OPERATION AS INDICATED ON THE DRAWINGS.
- ANY ADDITIONAL WORK REQUIRED, INCLUDING CAULKING, PANNING, BUCKING, AND ADDITIONAL MASONRY OR CARPENTRY WORK TO PROVIDE A COMPLETELY FINISHED DOOR / WINDOW INSTALLATION IS THE RESPONSIBILITY OF THE SUPPLIER UNLESS THE ARCHITECT IS SPECIFICALLY NOTIFIED, IN WRITING, OF ALTERNATE ARRANGEMENTS.
- NO ALTERATION TO THE DOORS OR WINDOWS THAT ALTER THE AMOUNT OF LIGHT OR VENTILATION PROVIDED ARE ALLOWED UNLESS APPROVED, IN WRITING, BY THE ARCHITECT. IT IS THE WINDOW SUPPLIER'S RESPONSIBILITY TO PROVIDE LIGHT AND VENTILATION INFORMATION FOR ALL WINDOWS UPON SUBMISSION FOR PROPOSAL.
- PROVIDE AND INSTALL BLOCKING AND PANNING AT ALL DOOR AND WINDOW HEADS. BLOCKING TO BE PRESERVATIVE TREATED TYP.
- ALL GLAZED DOORS, SKYLIGHTS AND ALL GLAZED PANELS MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHERE THE SILL OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR, SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS.
- ALL WINDOWS TO BE VINYL WITH THERMAL BREAK WITH 1" INSULATION GLASS.

FIRESTOPPING NOTES:

- FIRESTOPPING SHALL BE PROVIDED IN ALL WALLS AND PARTITIONS TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH HORIZONTAL AND VERTICAL AND TO PROVIDE AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN THE UPPER STORY AND ROOF SPACE.
- IN BUILDINGS OF CONSTRUCTION TYPES IV, AND V, ALL STUD PARTITIONS AND WALLS SHALL BE FIRESTOPPED AT THE FLOOR AND CEILING AND AT INTERMEDIATE POINTS AS MAY BE REQUIRED TO LIMIT ANY ENCLOSED VERTICAL SPACE TO EIGHT (8) FEET IN HEIGHT. IN BUILDINGS OF CONSTRUCTION TYPES IV, AND V, WHERE WALLS ARE FURRED, THE SPACE BETWEEN THE INSIDE OF THE FURRING AND THE FACE OF THE WALL SHALL BE FIRESTOPPED FOR THE FULL DEPTH OF THE COMBUSTIBLE FLOOR OR ROOF JOISTS.
- WHEN THE FLOOR FINISH IS NOT LAID DIRECTLY ON THE FLOOR SLAB OR BASE, THE SPACE BETWEEN THE FLOOR FINISH AND THE SLAB OR BASE SHALL BE FIRESTOPPED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOOR FINISH WHICH WILL EXCEED 100 SQ. FT. IN AREA. FLOORS CONSTRUCTED OF COMBUSTIBLE MATERIALS SHALL BE FIRESTOPPED AT WALLS AND PARTITIONS. ALL FLOORS SHALL BE FIRESTOPPED WHERE OPENINGS THROUGH THE FLOOR OCCUR. WHEN JOISTS RUN PARALLEL TO THE WALL, THE JOIST NEAREST THE WALL SHALL BE TIGHT AGAINST THE WALL.

FLOOR NOTES:

- WHEN THE FLOOR FINISH IS NOT LAID DIRECTLY ON THE FLOOR SLAB OR BASE, THE SPACE BETWEEN THE FLOOR FINISH AND THE SLAB OR BASE SHALL BE FIRESTOPPED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOOR FINISH WHICH WILL EXCEED 100 SQ. FT. IN AREA.
- FLOORS CONSTRUCTED OF COMBUSTIBLE MATERIALS SHALL BE FIRESTOPPED AT WALLS AND PARTITIONS. ALL FLOORS SHALL BE FIRESTOPPED WHERE OPENINGS THROUGH THE FLOOR OCCUR.
- WHEN JOISTS RUN PARALLEL TO THE WALL, THE JOIST NEAREST THE WALL SHALL BE TIGHT AGAINST THE WALL

ATTIC SPACES

- IN BUILDINGS OF CONSTRUCTION TYPES IV AND V, ATTIC SPACES SHALL BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3,000 SQ. FT. BY MEANS OF PARTITIONS OF NOT LESS THAN ONE-HALF(1/2) HOUR FIRE RESISTIVE CONSTRUCTION. TIGHTLY FITTED AROUND DUCTS OR OTHER ASSEMBLIES PIERCING SUCH SUCH PARTITIONS. ANY DOORS IN SUCH PARTITIONS SHALL BE OF INCOMBUSTIBLE CONSTRUCTION OF AFFORD PROTECTION EQUAL TO THE ASSEMBLY IN WHICH THEY EXIST SUCH DOORS SHALL BE TIGHT FITTING.

STAIR NOTES:

- WHEN STAIRS ARE OF COMBUSTIBLE CONSTRUCTION, THE SPACE BETWEEN STAIR STRINGERS SHALL BE FIRESTOPPED AT TOP AND BOTTOM AND AT LEAST ONCE IN THE MIDDLE OF EACH RUN, AND FIRESTOPPING SHALL ALSO BE PROVIDED BETWEEN STUDS OF ADJOINING STUD PARTITIONS ALONG AND IN LINE WITH THE RUN OF THE STAIRWAY.
- OPENINGS IN FLOORS, WALLS AND ROOFS
- ALL VERTICAL OPENINGS THROUGH FLOORS AND CEILINGS NOT SPECIFICALLY MENTIONED ABOVE SUCH AS SPACES AROUND PIPES CONDUITS. POWER SHAFTING OR DUCTS SHALL BE FIRE-STOPPED.OPENINGS FOR BELTS AND CONVEYORS SHALL BE PROVIDED WITH INCOMBUSTIBLE SLOTTED DOORS OR BE OTHERWISE CLOSED OFF.

BATHROOM NOTES:

- ALL BATH AND TUB SHOWER WALLS SHALL BE CERAMIC TILE OVER CEMENT BOARD, WITH WATER REPELLENT-SEALED GROUT, PROVIDING A DENSE, SMOOTH, AND WATER REPELLENT SURFACE AS PRESCRIBED BY CODE, TYPICAL.
- NOTE:
  1. ALL CERAMIC TILE FLOORING SHALL BE: CERAMIC TILE ON UNMODIFIED THINSET MORTAR BED OVER "SCHLUTER DITRA" UNCOUPLING WATERPROOFING MEMBRANE APPLIED TO THINSET MORTAR BED ON PLYWOOD /OSB SUBSTRATE (PER MANUF. SPECIFICATIONS.)

3.1.c

WILLIAMS ESTATE

11045 NORTH CEDARBURG ROAD

Attachment: Plans (10134 : Wade & Ashley Williams)

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **Kaerek Homes, Inc. - New Single-Family Residence at 9866 N. Cygnet Court**

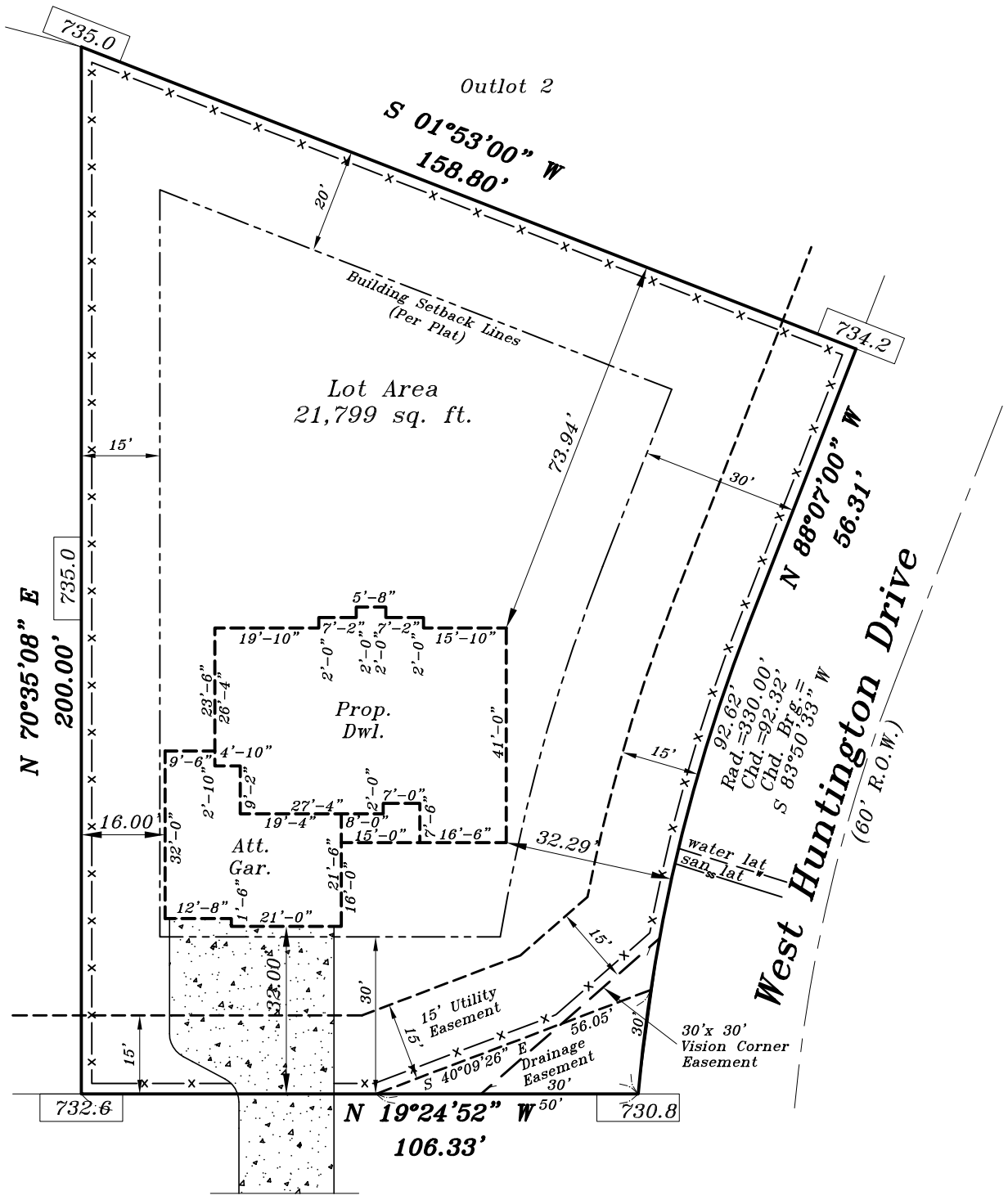
Attachments:
Survey (PDF)
Plans (PDF)

DRAWING ONLY

LOCATION: Cygnet Court, Mequon, Wisconsin

LEGAL DESCRIPTION:
Lot 29 in **SWAN RIDGE FARMS**, being a part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 32, Town 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

February 3, 2025 (Drawing Only) Drawing No. 115661-S



Prop. Gar. Slab 735.63

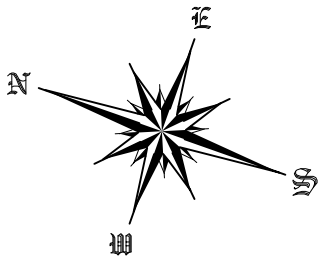
Prop. T.O.W. 735.97

Prop. Fin. Yd. Gr. 735.30 (Per Gr. Plan)

Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality.

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — Denotes Iron Pipe Found
◎ — Denotes Iron Pipe Set
000.0 — Denotes Proposed Grade
——x——x——x——Denotes Proposed Silt Screen



GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

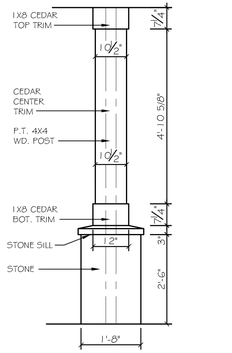
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES,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

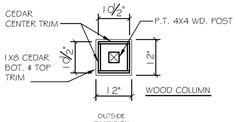
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

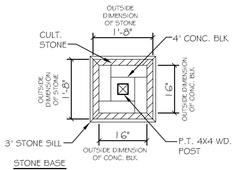
SIGNED _____

Dennis C. Sauer
Professional Land Surveyor S-2421

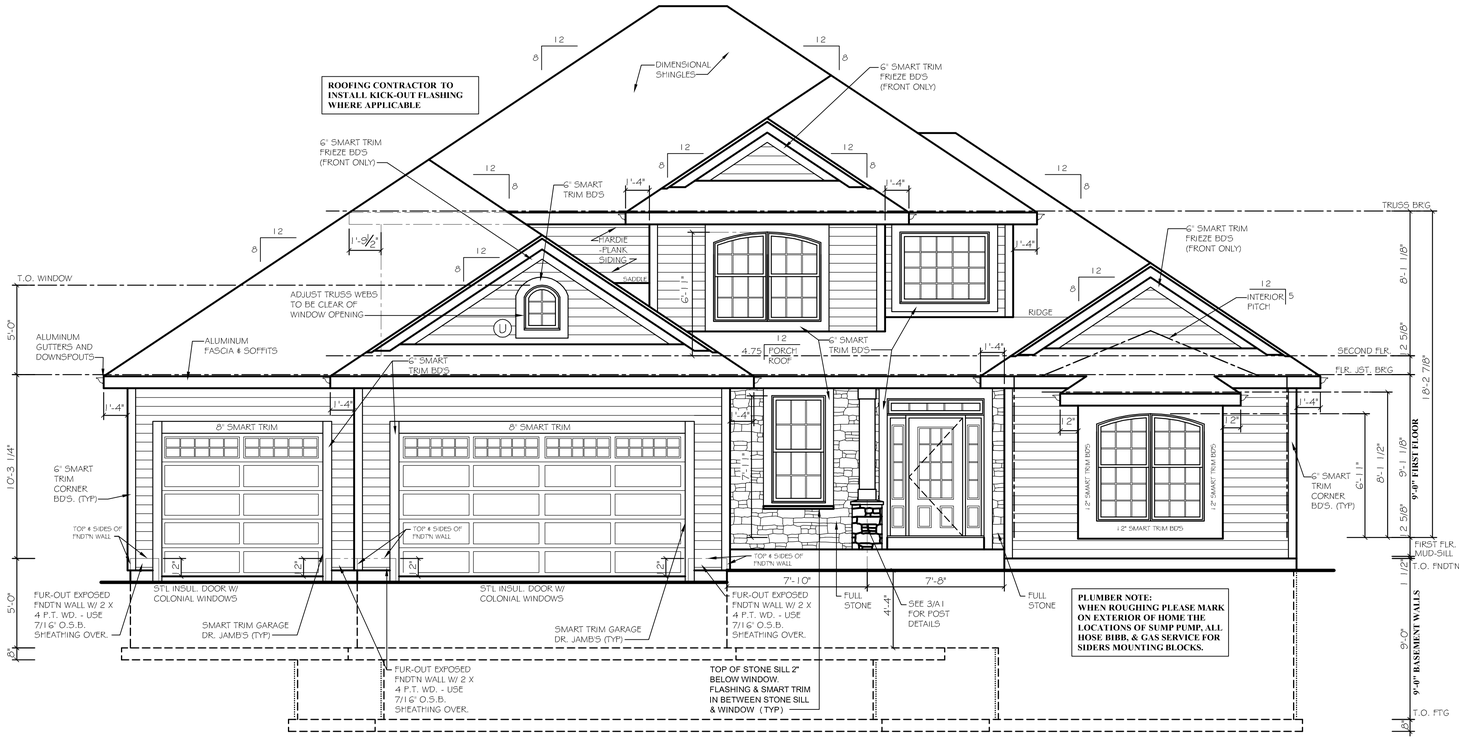
Attachment: Survey (10135 : Kaerek Homes, Inc.)







3 / A1 POST DETAIL
1/2" = 1'-0"



1 / A1 FRONT ELEVATION
1/4" = 1'-0"

INDEX TO SHEETS

A1 FRONT ELEVATION, RIGHT SIDE ELEVATION, POST DETAILS, GENERAL NOTES, ABBREVIATIONS, KEY TO SYMBOLS

A2 FOOTING / FOUNDATION PLAN, FNDT'N DETAIL'S, ELECTRICAL PLAN, WOOD POST ANCHOR DETAIL

A3 FIRST FLOOR PLAN, ELECTRICAL PLAN, CABINET ELEVATIONS, LOCKER DETAIL, WALL DETAILS, NICHE DETAILS, TRAY CEILING DETAILS

A4 SECOND FLOOR PLAN, ELECTRICAL PLAN, CABINET ELEVATION, DOOR & WINDOW SCHEDULE

A5 REAR ELEVATION, LEFT SIDE ELEVATION, ROOF PLAN

A6 FIRST FLOOR WALL BRACING PLAN, SECOND FLOOR WALL BRACING PLAN, WALL BRACING DETAILS

A7 BUILDING SECTIONS, DRAIN DETAILS

SYMBOLS

- CEILING LIGHT
- LIGHT ON PULL CHAIN (PC)
- WALL MOUNTED LIGHT
- DUPLEX RECEPTACLE
- WEATHER-PROOF DUPLEX RECEPTACLE (WP)
- GROUND-FAULT RECEPTACLE (GFI)
- 220 VOLT OUTLET (220)
- TELEPHONE JACK
- SWITCH
- 2-WAY SWITCH (S_2)
- 3-WAY SWITCH (S_3)
- GAS CONNECTION (GAS)
- HOSE BIB (HB)
- FLOOD LIGHT
- EYEBALL LIGHT (EYE)
- RECESSED LIGHT (REC LT)
- HEAT, LIGHT, FAN UNIT (H,L,F)
- REINFORCED CEILING FAN OUTLET (C/O)
- INTERCONNECTED SMOKE DETECTOR (D)
- EXHAUST FAN (F)
- TV/ CABLE OUTLET (TV)
- SMOKE / CARBON MONOXIDE DETECTOR (S/M)

ABBREVIATIONS

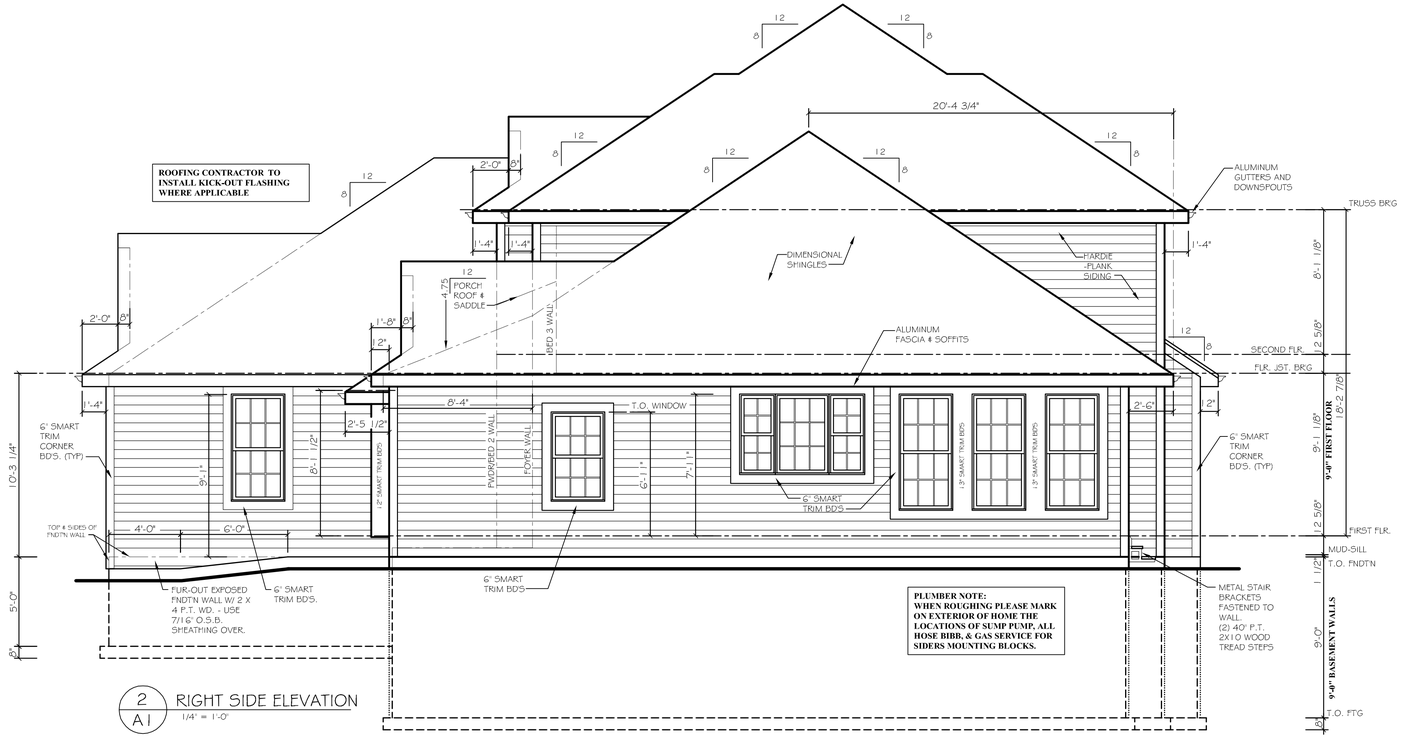
ABV.	ABOVE	C.C.	CLOTHES CHUTE	DIA.	DIAMETER	G.D.	GARBAGE DISPOSAL	MAX.	MAXIMUM	STL.	STEEL
A.F.F.	ABOVE FINISH FLOOR	CLG.	CEILING	D.W.	DISH WASHER	GYP. BD.	GYPSUM WALL BOARD (DRYWALL)	O.C.	ON CENTER	T. & G.	TONGUE AND GROOVE
BLDG.	BUILDING	CMU.	CONCRETE MASONRY	EXT.	EXTERIOR	HDR.	HEADER	O.H. DR.	OVERHEAD DOOR	T.O.	TOP OF
BLW.	BELOW	COL.	COLUMN	F.G.	FIBERGLASS	INSUL.	INSULATION	PL. & SH.	POLE AND SHELF	TYP.	TYPICAL
BM.	BEAM	CONC.	CONCRETE	FLR.	FLOOR	JST.	JOIST	P.T.	PRESSURE TREATED	W/	WITH
B.O.	BOTTOM OF	CRS.	COURSE	FTG	FOOTING	LT.	LAUNDRY TUB	R.O.	ROUGH OPENING	WD.	WOOD
BRG.	BEARING	C.T.	CERAMIC TILE	FURN.	FURNACE	MIN.	MINIMUM	SH.	SHELF	W.H.	WATER HEATER

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY MISSING OR INCORRECT DIMENSIONS WITH KAEREK HOMES, INC. PRIOR TO CONTINUING W/ WORK.

DO NOT SCALE DIMENSIONS FROM DRAWINGS!

2. INTERIOR PARTITIONS ARE: 4-1/2" THICK (ACTUAL) UNLESS OTHERWISE NOTED.
3. **THE PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIPMENT, ALL ELECTRICAL & APPLIANCES ARE SUBJECT TO FIELD ADJUSTMENT.** ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE INDICATED LOCATIONS ON THE DRAWINGS.
4. ROUGH CARPENTERS SHALL ERECT AND MAINTAIN TEMPORARY SAFETY BARRIERS AT ALL OPENINGS AND EDGES BETWEEN FLOORS & AT STAIRWAYS. SUBCONTRACTORS SHALL REPLACE OR REPAIR ANY BARRIERS REMOVED FOR CONSTRUCTION UNTIL FINISHED BARRIERS HAVE BEEN INSTALLED.
5. ROOF TRUSS MANUFACTURER TO PROVIDE VALLEY FRAMING FOR ANY VALLEY 16" WIDE AND OVER.
6. ALL FASTENERS INTO ANY PT LUMBER SHALL BE HOT DIPPED GALVANIZED.
7. ALL MINIMUM BEARING HEADERS UNLESS NOTED OTHERWISE ON DRAWINGS SHALL BE:
   - FOR OPENINGS 3'-0" OR LESS.....(2 - 2 X 10's)
   - FOR OPENINGS 3'-1" TO 4'-0".....(2 - 2 X 12's)
   - FOR NON-LABLED OPENINGS LARGER THAN 4'-0" CONTRACTOR SHALL CONTACT KAEREK HOMES INC. FOR HEADER SIZE.



2 / A1 RIGHT SIDE ELEVATION
1/4" = 1'-0"

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • • FAX (414) 321-8622

A RESIDENCE FOR:
KAEREK HOMES, INC.
CYGNET COURT
LOT 29, SWAN RIDGE FARMS
MEQUON, WISCONSIN

HAMPTON RESERVE - ELITE SERIES

JOB NO.
KHI 9382

DRAWN BY: SMD
PLAN DATE: 02-11-25

STRUCTURAL REVIEW
BY: JML
DATE: XXXXXX

SHEET:
A1

Attachment: Plans (10135 : Kaerek Homes, Inc.)

NOTES TO SHEET A2

1. SEE GENERAL NOTES ON SHEET A1
2. FOUNDATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED REINFORCING IN MASONRY OR CONCRETE FOUNDATION WALLS AS PROVIDED FOR BY STATE CODE.
3. **FOOTINGS ARE DESIGNED FOR 3000 PSI SOIL BEARING CAPACITY;** LESS CAPACITY MAY REQUIRE RE-ENGINEERING.
4. SUMP PUMP LOCATION MAY VARY FROM PLAN PER REQUIREMENTS OF GOVERNING AGENCIES AND/OR GENERAL CONTRACTOR'S DISCRETION.
5. FLOOR JOISTS SHALL BE ENGINEERED WOOD I-JOISTS UNLESS OTHERWISE NOTED.

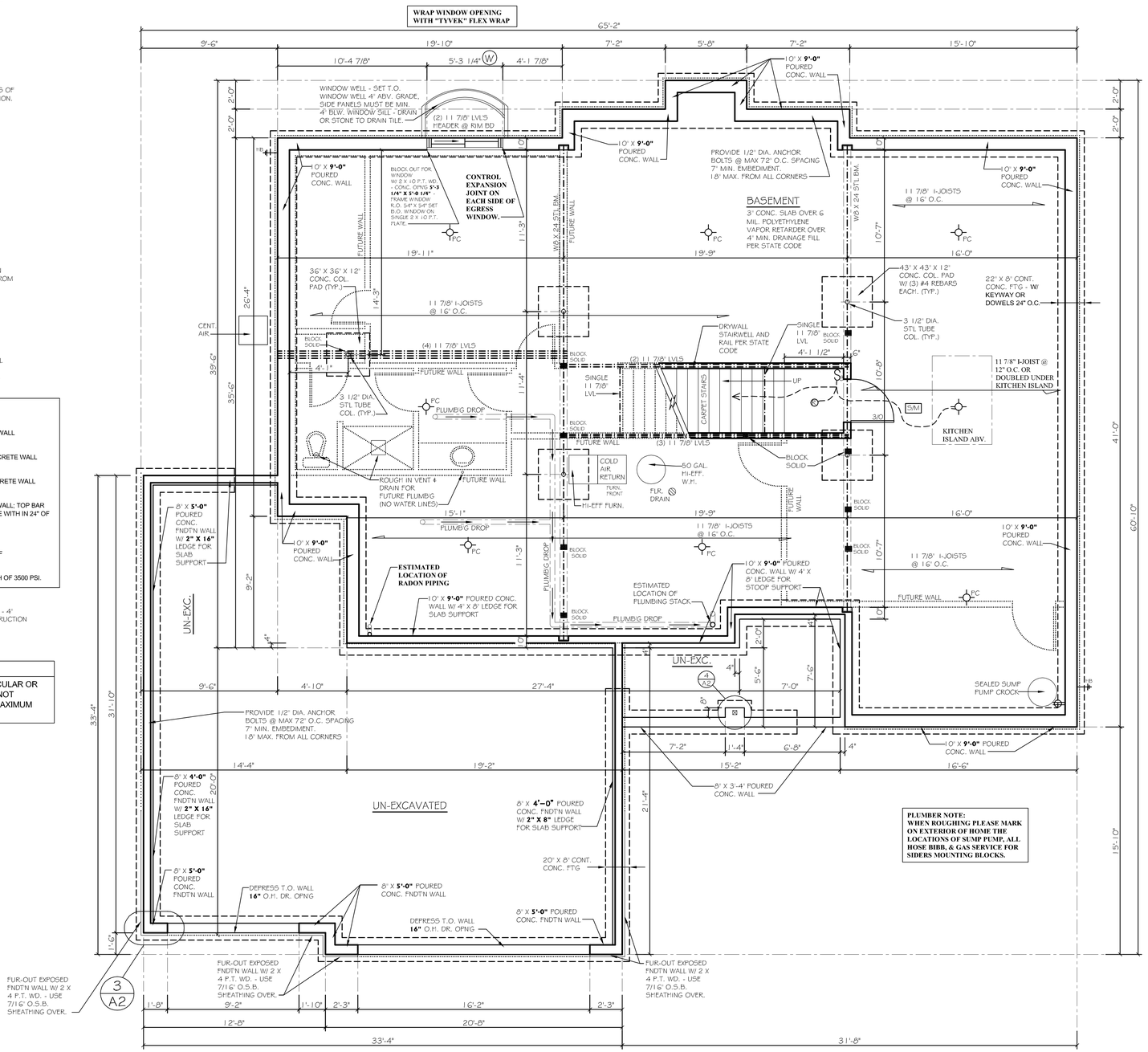
   11 7/8" I-JOIST:
   MAX. SIMPLE SPAN IS 21'-5" @ 12" O.C.
   MAX. SIMPLE SPAN IS 19'-7" @ 16" O.C.
   MAX. MULTIPLE SPAN IS 23'-5" @ 12" O.C.
   MAX. MULTIPLE SPAN IS 20'-5" @ 16" O.C.

   MAXIMUM SPANS BASED ON 40 PSF L.L. + 10 PSF D.L. L.L. DEFLECTION LIMITED TO L/ 480.
6. 2-STORY PLANS - PROVIDE SOLID BLOCKING FROM T.O. STL BM. TO UNDERSIDE OF FLOOR SHEATHING. BLOCKING SHALL BE S.P.F. NO. 2 OR BETTER, CUT 1/16" LONGER THAN DEPTH OF JOIST, & SHALL BE EQUAL IN AREA TO COLUMN SUPPORTED.
7. FOUNDATION INSULATION:
   PROVIDE & INSTALL 2" (R-10) EXTRUDED POLYSTYRENE INSULATION AROUND ENTIRE PERIMETER OF BASEMENT FOUNDATION WALLS FROM T.O. FOOTING TO T.O. FOUNDATION WALL, (EXCLUDING BRICK LEDGES & EXPOSED SLAB EDGES) COVER EXPOSED INSULATION W/ INSULATION COVER. (SEE WALL SECTION DETAIL)
8. CONTRACTOR TO PROVIDE A MIN. OF (2) #4 REINFORCING BARS @ BOTTOM OF ALL FOUNDATION WALLS SPANNING DISCONTINUOUS FOOTINGS.
9. FOOTINGS SUPPORTING A CONCRETE WALL WITH UNBALANCED FILL OVER 48" SHALL HAVE A KEYWAY OR DOWELS 24" O.C. **NO KEYWAY OR DOWELS REQUIRED WITH UNBALANCED BACKFILL LESS THAN 48".**
10. CONCRETE WALL AND RE-BAR SCHEDULE:

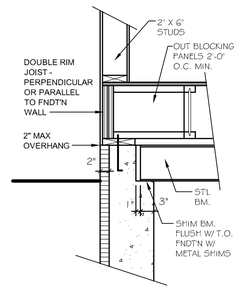
    * 8" X 3'-4" - 5'-0" POURED CONCRETE WALLS:
      (2) #4 BARS HORIZONTAL - TOP AND BOTTOM OF CONCRETE WALL
    * 8" X 6'-0" - 7'-0" POURED CONCRETE WALLS:
      (3) #4 BARS HORIZONTAL - TOP, MIDDLE, & BOTTOM OF CONCRETE WALL
    * 10" X 6'-0" & 7'-4" POURED CONCRETE WALLS:
      (3) #4 BARS HORIZONTAL - TOP, MIDDLE, & BOTTOM OF CONCRETE WALL
    * 10" X 9'-0" POURED CONCRETE WALLS:
      (4) #4 BARS HORIZONTAL - EQUALLY SPACED IN CONCRETE WALL; TOP BAR SHALL BE WITH IN 24" OF TOP OF WALL. BOTTOM BAR SHALL BE WITH IN 24" OF BOTTOM OF WALL.
    * LAP LENGTH SHALL BE A MINIMUM OF 24"
    * CORNERS = EXTEND BARS AROUND CORNER AND LAP A MIN. OF 30 BAR DIAMETERS.
    * POURED CONCRETE WALLS SHALL HAVE CONCRETE STRENGTH OF 3500 PSI.
11. FOUNDATION CONTRACTORS SHALL SUPPLY A GROUNDING BAR THAT PROTRUDES OUT OF THE TOP OF THE FOUNDATION WALL 3' - 4' @ THE ELECTRICAL SERVICE LOCATION. PLEASE CONTACT CONSTRUCTION SUPERINTENDENT IF LOCATION IS NOT LABELED ON PLAN.

ROUGH CARPENTER NOTE:

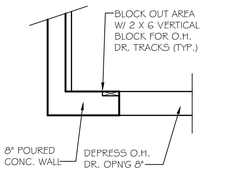
DOUBLE RIM JOIST ON FIRST FLOOR DECKS PERPENDICULAR OR PARALLEL TO FOUNDATION WALL. 2X8 MUDSILL SHALL NOT OVERHANG FOUNDATION WALL MORE THAN 1 1/2". 2" MAXIMUM OVERHANG WITH SHEATHING ATTACHED



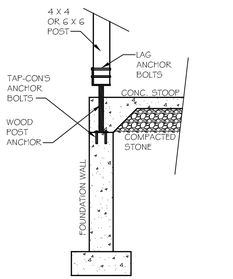
1 A2 FOOTING/ FOUNDATION PLAN
1/4" = 1'-0"
1,892 SQ. FT. BASEMENT SLAB AREA
832 SQ. FT. GARAGE SLAB AREA



2 A2 BM. DT'L @ POURED CONC. WALL
3/4" = 1'-0"



3 A2 DETAIL @ GARAGE DR. OPN'G
1/2" = 1'-0"



4 A2 WOOD POST ANCHOR DT'L
1/2" = 1'-0"

REVISIONS | BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8099

A RESIDENCE FOR:
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HAMPTON RESERVE - ELITE SERIES

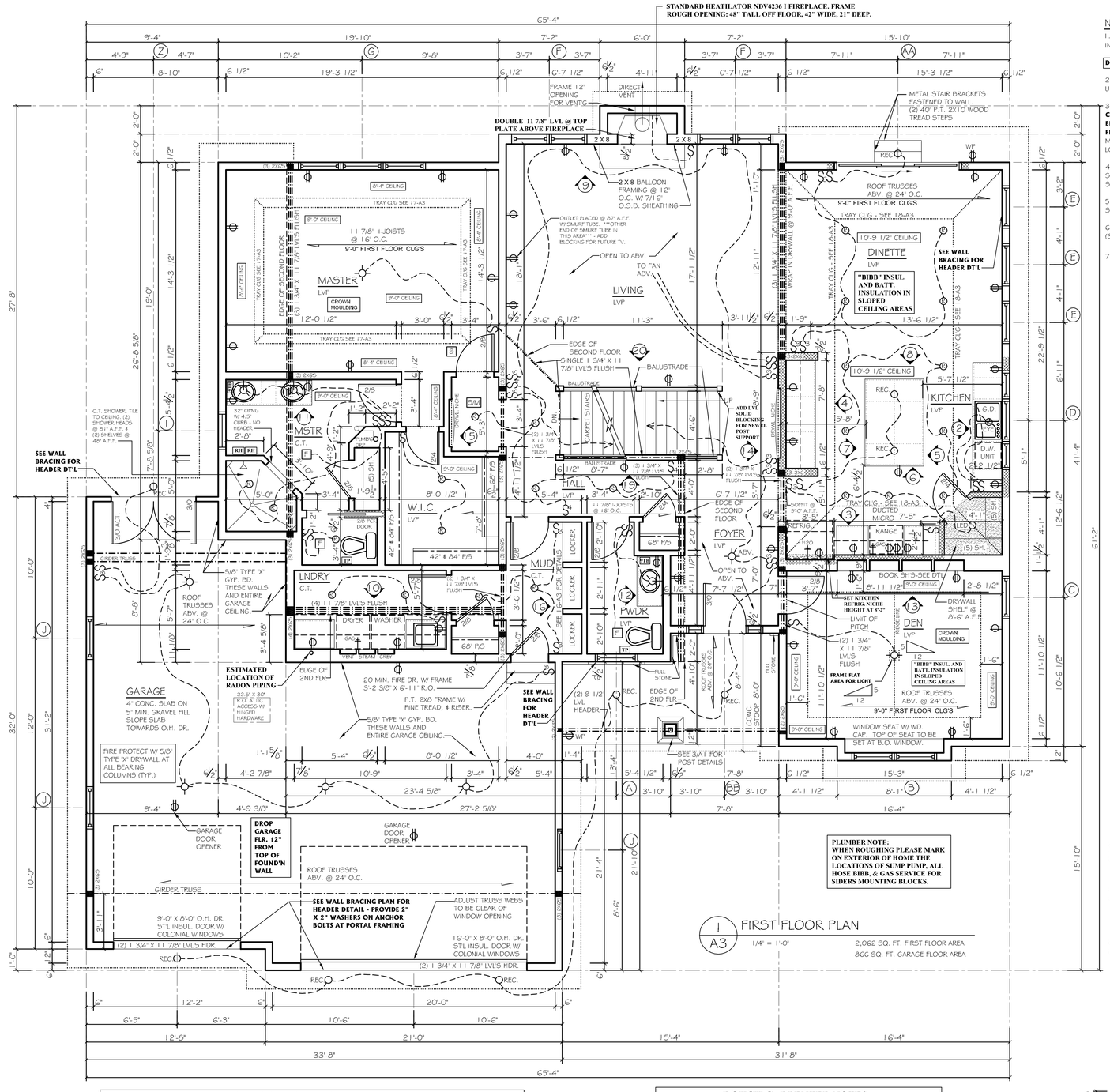
JOB NO. KHI 938

DRAWN BY: SM
PLAN DATE: 02-11-2

STRUCTURAL REVIEW
BY: JN
DATE: XXXX

SHEET: A2

Attachment: Plans (10135 : Kaerek Homes, Inc.)



1 A3 FIRST FLOOR PLAN
1/4" = 1'-0"
2,062 SQ. FT. FIRST FLOOR AREA
866 SQ. FT. GARAGE FLOOR AREA

NOTES TO SHEET A3

1. CONTRACTOR SHALL VERIFY MISSING OR INCORRECT DIMENSIONS W/ KAEREK HOMES.

DO NOT SCALE DIMENSIONS FROM DRAWINGS!

2. INTERIOR PARTITIONS ARE 4-1/2" THICK UNLESS OTHERWISE NOTED.

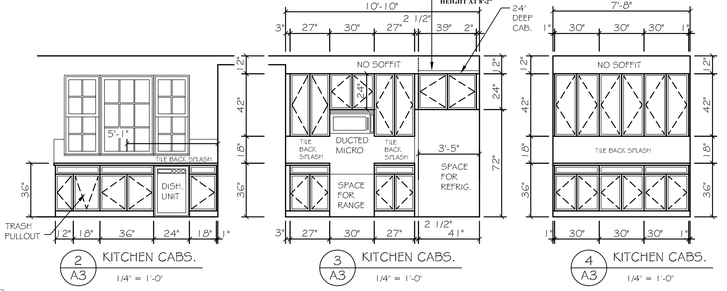
3. **THE PLACEMENT OF BUILDING COMPONENETS, MECHANICAL EQUIPMENT, ALL ELECTRICAL & APPLIANCES ARE SUBJECT TO FIELD ADJUSTMENT.** ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE INDICATED LOCATIONS ON THE DRAWINGS.

4. ROUGH CARPENTERS SHALL INSTALL FIRE STOPPING IN ALL LOCATIONS AS REQUIRED PER STATE CODE.

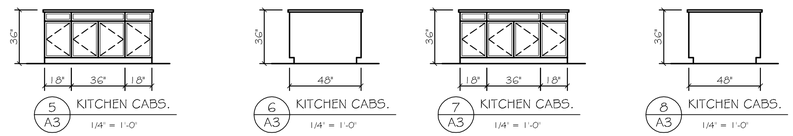
5. SEE WINDOW/ EXTERIOR DOOR SCHEDULE ON SHEET A4 FOR KEY TO WINDOW DESIGNATIONS.

6. ALL GIRDER TRUSSES SHALL HAVE A MIN. OF (3) STUDS BLW. EACH SIDE FOR BEARING.

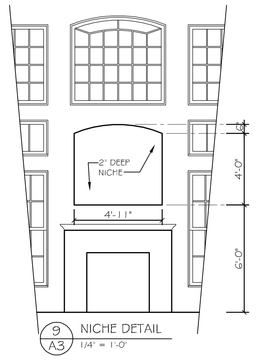
7. ENGINEERED STUD WALLS AT KITCHEN CABINET WALLS, ALL POCKET DOORS, AND PATIO DOOR KING & SHOULDER STUDS.



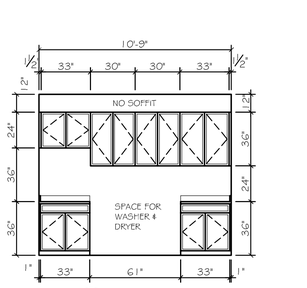
2 A3 KITCHEN CABS. 1/4" = 1'-0"
3 A3 KITCHEN CABS. 1/4" = 1'-0"
4 A3 KITCHEN CABS. 1/4" = 1'-0"



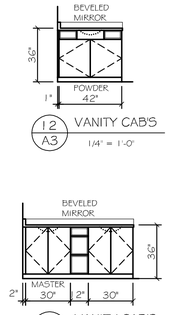
5 A3 KITCHEN CABS. 1/4" = 1'-0"
6 A3 KITCHEN CABS. 1/4" = 1'-0"
7 A3 KITCHEN CABS. 1/4" = 1'-0"
8 A3 KITCHEN CABS. 1/4" = 1'-0"



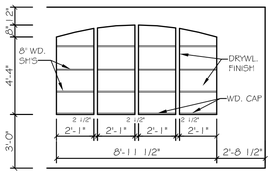
9 A3 NICHE DETAIL 1/4" = 1'-0"



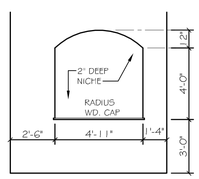
10 A3 LNDRY. CAB. 1/4" = 1'-0"



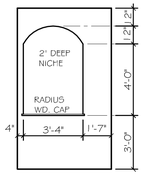
12 A3 VANITY CAB'S 1/4" = 1'-0"
11 A3 VANITY CAB'S 1/4" = 1'-0"



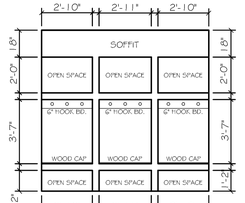
13 A3 BOOKSHELF DETAIL 1/4" = 1'-0"



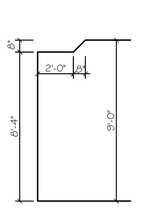
14 A3 NICHE DETAIL 1/4" = 1'-0"



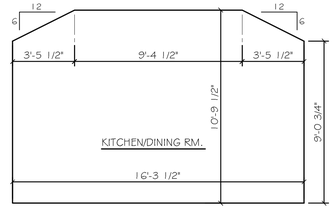
15 A3 NICHE DETAIL 1/4" = 1'-0"



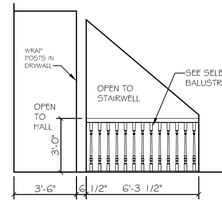
16 A3 DRYWL'D LOCKER DT'L 1/4" = 1'-0"



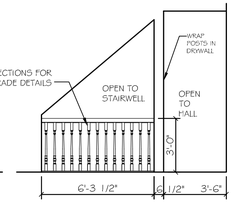
17 A3 TRAY CL'G DETAIL 1/4" = 1'-0"



18 A3 TRAY CL'G DETAIL 1/4" = 1'-0"



19 A5 WALL DETAIL 1/4" = 1'-0"



20 A5 WALL DETAIL 1/4" = 1'-0"

INTERIOR DOOR ROUGH OPENING SCHEDULE

DOOR TYPE	ROUGH OPENING	EXAMPLE
SWING DOOR	WIDTH: ADD 2" TO DOOR SIZE. HEIGHT = 83"	2/8 = 34" X 83" R.O.
SLIDE-BY-DOORS	WIDTH: ADD 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/8 = 65" X 83" R.O.
PAIR OF FRENCH DOORS	WIDTH: ADD 1 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/8 = 67" X 83" R.O.
POCKET DOORS	HEIGHT = 84 1/4" - FRAME LEVEL	
BARN DOORS (DRYWALL OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	
BARN DOORS (JAMBED OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	

ROUGH CARPENTER NOTES:

ROUGH CARPENTER SHALL INSTALL SAFETY RAILS AND GUARDRAILS AT ALL STAIRWELLS. SAFETY RAILS AND GUARDRAILS MUST BE PROPERLY INSTALLED TO ALLOW FOR COMPLETE DRYWALL INSTALLATION WITHOUT REMOVING RAILING. PLEASE SEE THE EXPEDITOR IF SPEC'S ARE NEEDED.

ROUGH CARPENTER SHALL INSTALL HANDRAIL BLOCKING IN WALLS WHERE HANDRAIL FASTENS TO WALL

ROUGH CARPENTER SHALL GLUE ALL I-JOISTS TO BOTTOM OF JOIST HANGERS.

ROUGH CARPENTER SHALL GLUE, NAIL, & SCREW FLOOR SHEATHING TO ALL LVL BEAMS IN FLOOR SYSTEM.

FRAME ALL WINDOWS & DOORS TO ROUGH OPENING SIZES ON SCHEDULE. OPENINGS NEED TO BE SQUARE & PLUMB WITH LEVEL SILLS.

ADD BLOCKING FOR CABINETS: SOLID BLOCKING CENTERED AT 34" - 54" & 90" OFF THE FLOOR. USE SCRAP CUT-OFFS FOR BLOCKING

REVISIONS	BY
OWNERS APPROVAL	
DATE:	

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227

A RESIDENCE FOR:
KAEREK HOMES, INC.
CYGNET COURT
LOT 29, SWAN RIDGE FARMS
MEQUON, WISCONSIN

JOB NO. KHI 938
DRAWN BY: SM
PLAN DATE: 02-11-2
STRUCTURAL REVIEW BY: JN
DATE: XXXX

SHEET: A3

EXAMINATION DESERVE – PLITTE SERVICES

Attachment: Plans (10135 : Kaerek Homes, Inc.)

NOTES TO SHEET A4

1. CONTRACTOR SHALL VERIFY MISSING OR INCORRECT DIMENSIONS W/ KAEREK HOMES.

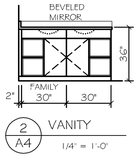
DO NOT SCALE DIMENSIONS FROM DRAWINGS!

2. INTERIOR PARTITIONS ARE 4-1/2" THICK UNLESS OTHERWISE NOTED.

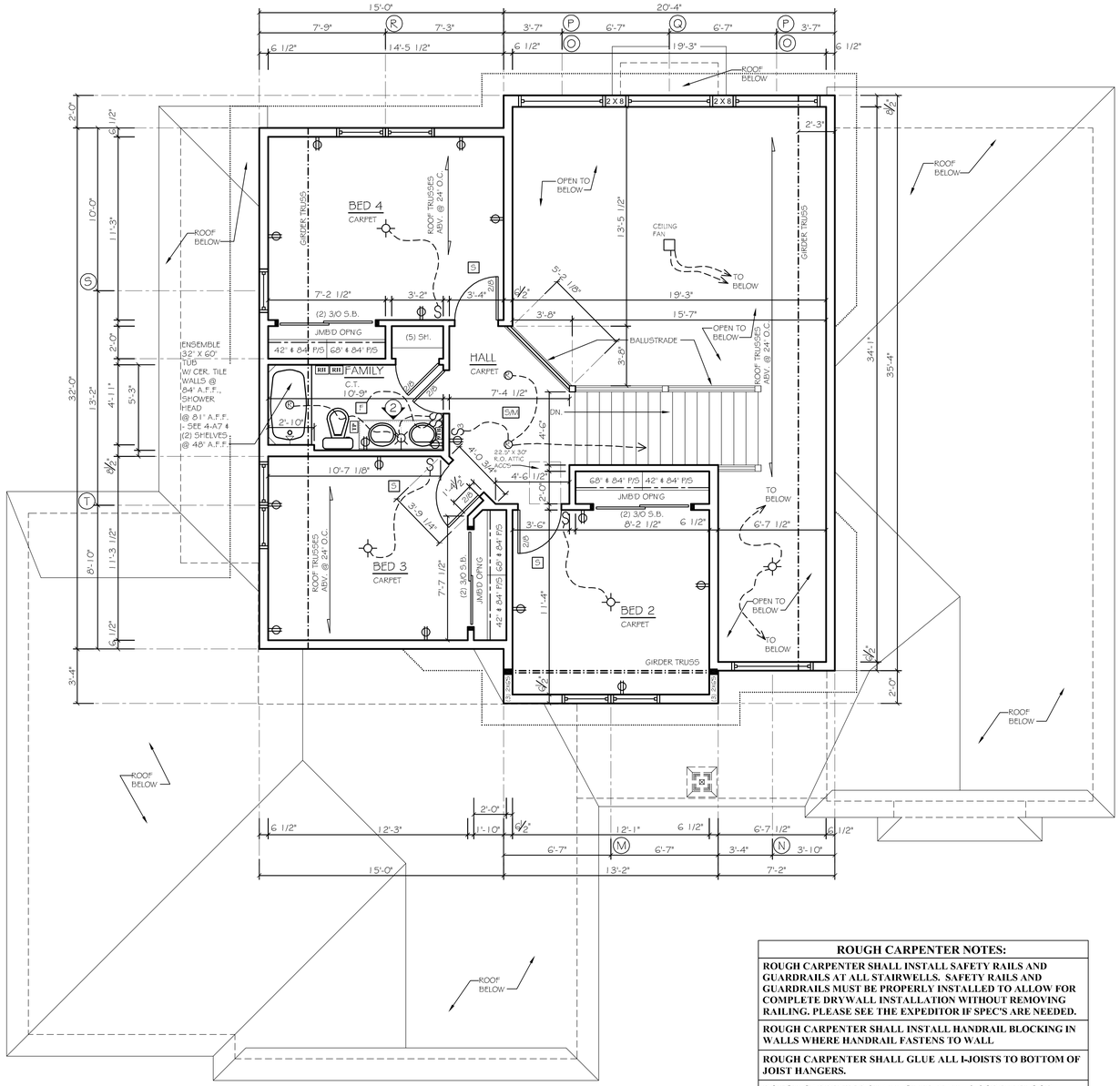
3. **THE PLACEMENT OF BUILDING COMPONENETS, MECHANICAL EQUIPMENT, ALL ELECTRICAL & APPLIANCES ARE SUBJECT TO FIELD ADJUSTMENT.** ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE INDICATED LOCATIONS ON THE DRAWINGS.

4. ROUGH CARPENTERS SHALL INSTALL FIRE STOPPING IN AL LOCATIONS AS REQUIRED PER STATE CODE.

5. SEE WINDOW/ EXTERIOR DOOR SCHEDULE ON THIS SHEET FOR KEY TO WINDOW DESIGNATIONS.



2 / A4 VANITY
1/4" = 1'-0"



1 / A4 SECOND FLOOR PLAN
1/4" = 1'-0" 708 SQ. FT. SECOND FLOOR AREA

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

WINDOW & EXTERIOR DOOR SCHEDULE

MARK	ORDER NUMBER	ROUGH OPNG	HEADER SIZE	NOTES	QTY.	SQ. FT. GLASS
FIRST FLOOR WINDOWS						
A	3060 S.H.	36" X 72"	(2) 1 3/4" X 11 7/8" LVLS	1, 2, 3, 6	1	14.22
B	EYE2-3060 W/ 5-5" LEGS	72" X 72"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 3, 6	1	26.48
C	3050 S.H.	36" X 60"	(2) 2 X 10S	1, 2, 3, 6	1	11.56
D	2046 S.H./ 3046 FIXED/ 2046 S.H.	84" X 54"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 3, 4, 6	1	17.00
E	3066 S.H.	36" X 78"	(2) 2 X 10S (2) 1 3/4" X 11 7/8" LVLS	1, 2, 3, 6	3	13.36 EA.
F	2866 MULL 2 S.H.	64" X 78"	(2) 2 X 8S	1, 2, 3, 6	2	23.40 EA.
G	3060 S.H. MULL 3	108" X 72"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 3, 6	1	42.66
H	NOT USED.					
I	2850 SH.	32" X 60"	(2) 2 X 10S	1, 2, 3, 5, 6	1	10.12
J	3060 SH.	36" X 72"	(2) 2 X 10S	1, 2, 6, 10	3	GARAGE
K	NOT USED.					
L	NOT USED.					
SECOND FLOOR WINDOWS						
M	EYE2-3050 W/ 4-5" LEGS	72" X 60"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 3, 6	1	21.23
N	5040 FIXED	60" X 48"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 4, 6	1	15.75
O	5420 FIXED	64" X 24"	(2) 2 X 8S	1, 2, 4, 6	2	7.25 EA.
P	5446 FIXED	64" X 54"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 4, 6	2	19.3 EA.
Q	5450 ARCH'D. FIXED W/ 4-6" LEGS	64" X 60"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 4, 6	1	20.9
R	3050 MULL 2 S.H.	72" X 60"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 3, 6	1	23.12 EA.
S	2850 SH.	32" X 60"	(2) 2 X 10S	1, 2, 3, 6	1	10.12
T	2850 MULL 2 S.H.	64" X 60"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 3, 6	1	20.24
U	2026 FIXED W/ 1-10" LEGS	24" X 30"	GABLE END	1, 6, 12	1	GARAGE
V	NOT USED.					
BASEMENT WINDOWS						
W	4646 SLIDER	54" X 54"	(2) 1 3/4" X 11 7/8" LVLS	1, 2, 6, 14	1	15.68
X	NOT USED.					
DOORS						
Y	NOT USED.					
Z	DOUBLE SERVICE DR. 52 - 3/0	74 3/8" X 82 1/2"	(2) 1 3/4" X 11 7/8" LVLS	1, 2, 9	1	
AA	SLIDING PATIO - 6076 W/ 3076 FIXED PANEL	108" X 90"	(2) 1 3/4" X 11 7/8" LVLS	1, 2, 6, 7, 11	1	43.4
BB	WRTS103010-GBG SLS376BG4 - I/O S1A2GBG12 - 3/O SLS376BG4- I/O HOLE FOR DEADBOLT	65 1/8" X 93"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 6, 9, 11, 12	1 1 1 1	

NOTES TO SCHEDULE:

1. WINDOWS, PATIO DOORS, & ENTRY DOORS SHALL BE ORDERED THROUGH: **LINDSAY WINDOWS & WESTERN DOORS. COLORS: EXTERIOR: WHITE & INTERIOR: WHITE**
2. ALL HEADERS SHALL BE S-P-F NO. 2 OR BETTER LUMBER, UNLESS OTHERWISE NOTED; SIZES AS SHOWN.
3. WINDOWS SHALL BE SINGLE HUNG VINYL INSULATED GLASS W/ LOW-E & ARGON GAS / SCREEN.
4. WINDOWS SHALL BE FIXED VINYL INSULATED GLASS W/ LOW-E ARGON GAS.
5. WINDOWS SHALL HAVE OBSCURING GLASS IN LOWER SASH.
6. WINDOWS SHALL HAVE METAL GRIDS IN AIR SPACE.
7. PATIO DOORS SHALL BE VINYL W/ INSULATED GLASS W/ LOW-E & ARGON GAS/ SCREEN.
8. NOT USED.
9. DOORS SHALL BE STEEL INSULATED UNITS, STYLE AS NOTED, INSULATED GLASS WHEN STYLE REQUIRES.
10. WINDOWS SHALL BE SINGLE HUNG VINYL INSULATED GLASS (NO LOW-E OR ARGON GAS) W/ SCREEN.
11. WINDOWS SHALL HAVE TEMPERED GLASS PER STATE CODE.
12. WINDOWS SHALL BE FIXED VINYL INSULATED GLASS (NO LOW "E" AND ARGON GAS).
13. NOT USED.
14. WINDOWS SHALL BE SLIDER VINYL INSULATED GAS W/ LOW-E ARGON GAS.

ROUGH CARPENTER NOTES:

ROUGH CARPENTER SHALL INSTALL SAFETY RAILS AND GUARDRAILS AT ALL STAIRWELLS. SAFETY RAILS AND GUARDRAILS MUST BE PROPERLY INSTALLED TO ALLOW FOR COMPLETE DRYWALL INSTALLATION WITHOUT REMOVING RAILING. PLEASE SEE THE EXPEDITOR IF SPEC'S ARE NEEDED.
ROUGH CARPENTER SHALL INSTALL HANDRAIL BLOCKING IN WALLS WHERE HANDRAIL FASTENS TO WALL
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ROUGH CARPENTER SHALL GLUE, NAIL, & SCREW FLOOR SHEATHING TO ALL LVL BEAMS IN FLOOR SYSTEM.
FRAME ALL WINDOWS & DOORS TO ROUGH OPENING SIZES ON SCHEDULE. OPENINGS NEED TO BE SQUARE & PLUMB WITH LEVEL SILLS.
ADD BLOCKING FOR CABINETS: SOLID BLOCKING CENTERED AT 34" - 54" & 90" OFF THE FLOOR. USE SCRAP CUT-OFFS FOR BLOCKING

INTERIOR DOOR ROUGH OPENING SCHEDULE

DOOR TYPE	ROUGH OPENING	EXAMPLE
SWING DOOR	WIDTH: ADD 2" TO DOOR SIZE. HEIGHT = 83"	2/8 = 34" X 83" R.O.
SLIDE-BY-DOORS	WIDTH: ADD 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/8 = 65" X 83" R.O.
PAIR OF FRENCH DOORS	WIDTH: ADD 1 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/8 = 67" X 83" R.O.
POCKET DOORS	HEIGHT = 84 1/4" - FRAME LEVEL	
BARN DOORS (DRYWALL OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	
BARN DOORS (JAMBED OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • • FAX (414) 321-8622

HAMPTON RESERVE - ELITE SERIES

A RESIDENCE FOR:
KAEREK HOMES, INC.
CYGNET COURT
LOT 29, SWAN RIDGE FARMS
MEQUON, WISCONSIN

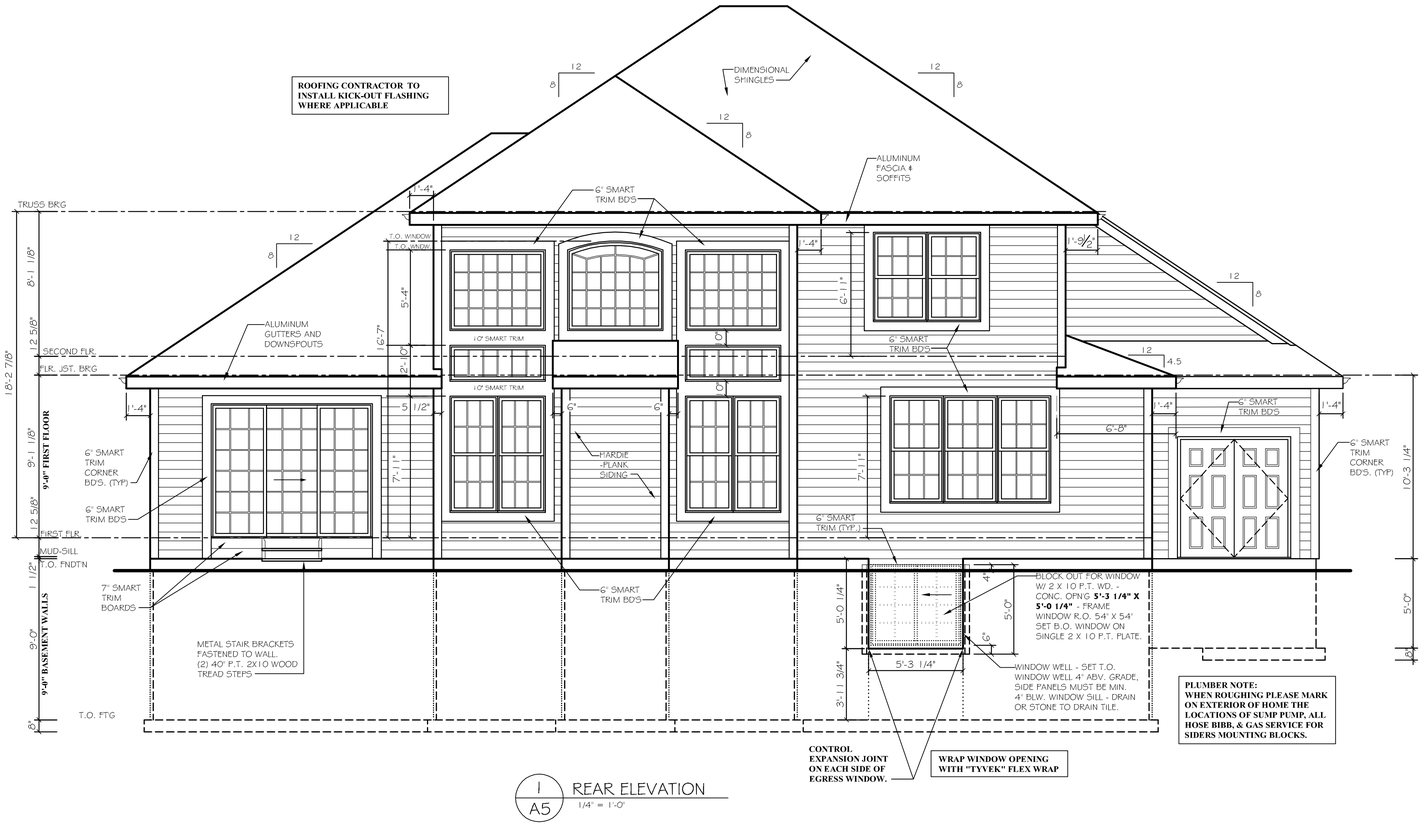
JOB NO.
KHI 9382

DRAWN BY: SMD
PLAN DATE: 02-11-25

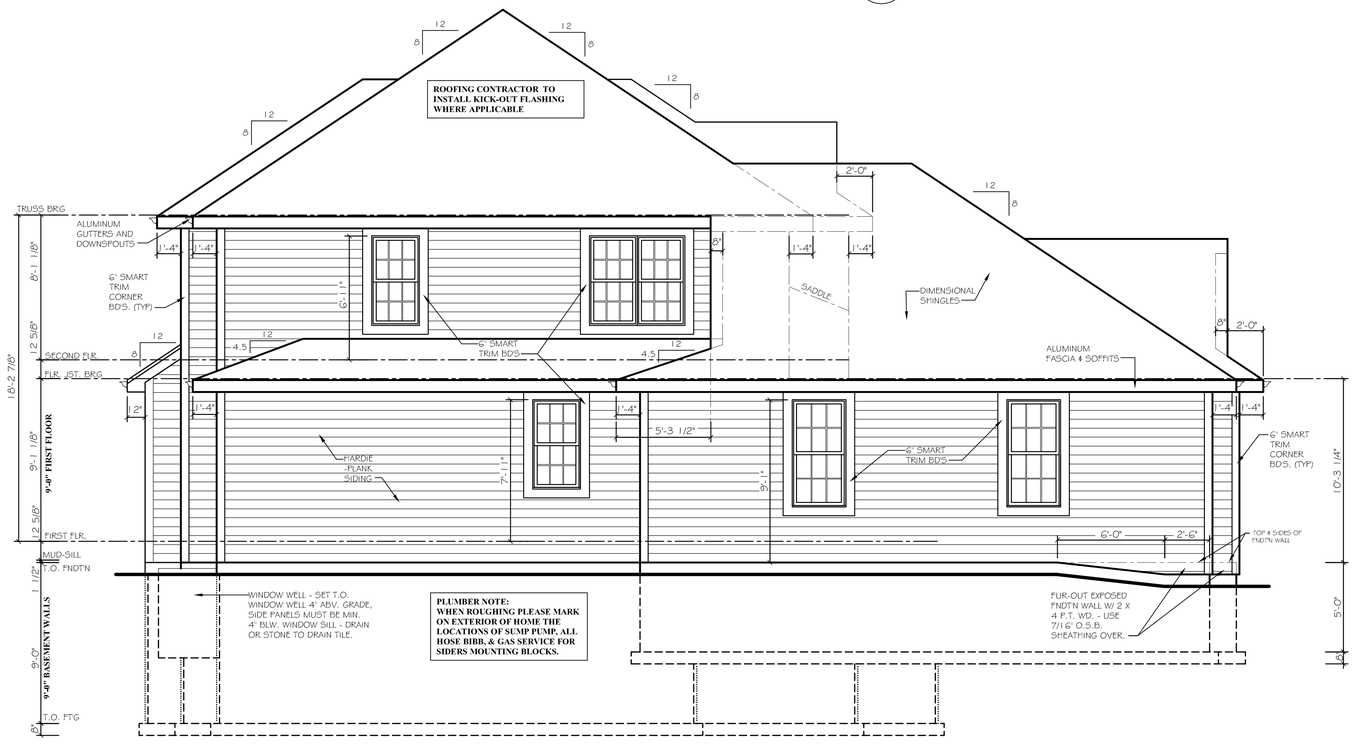
STRUCTURAL REVIEW
BY: JML
DATE: XXXXXX

SHEET:
A4

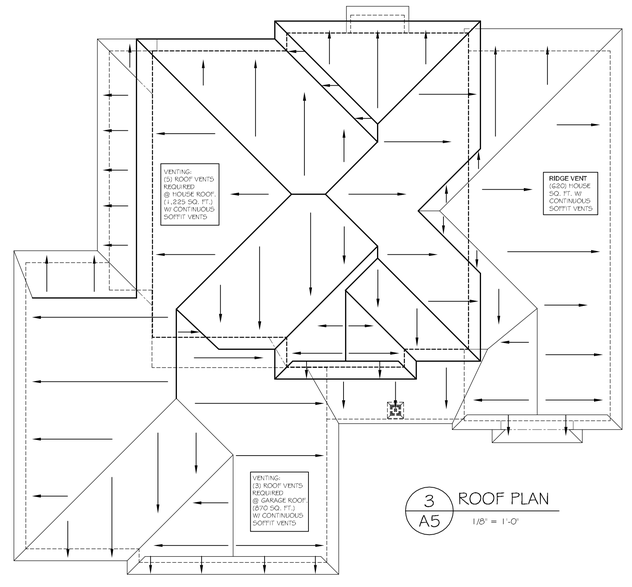
Attachment: Plans (10135 : Kaerek Homes, Inc.)



1 / A5 REAR ELEVATION
1/4" = 1'-0"



2 / A5 LEFT SIDE ELEVATION
1/4" = 1'-0"



3 / A5 ROOF PLAN
1/8" = 1'-0"

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8022

A RESIDENCE FOR:

KAEREK HOMES, INC.
CYGNET COURT
LOT 29, SWAN RIDGE FARMS
MEQUON, WISCONSIN

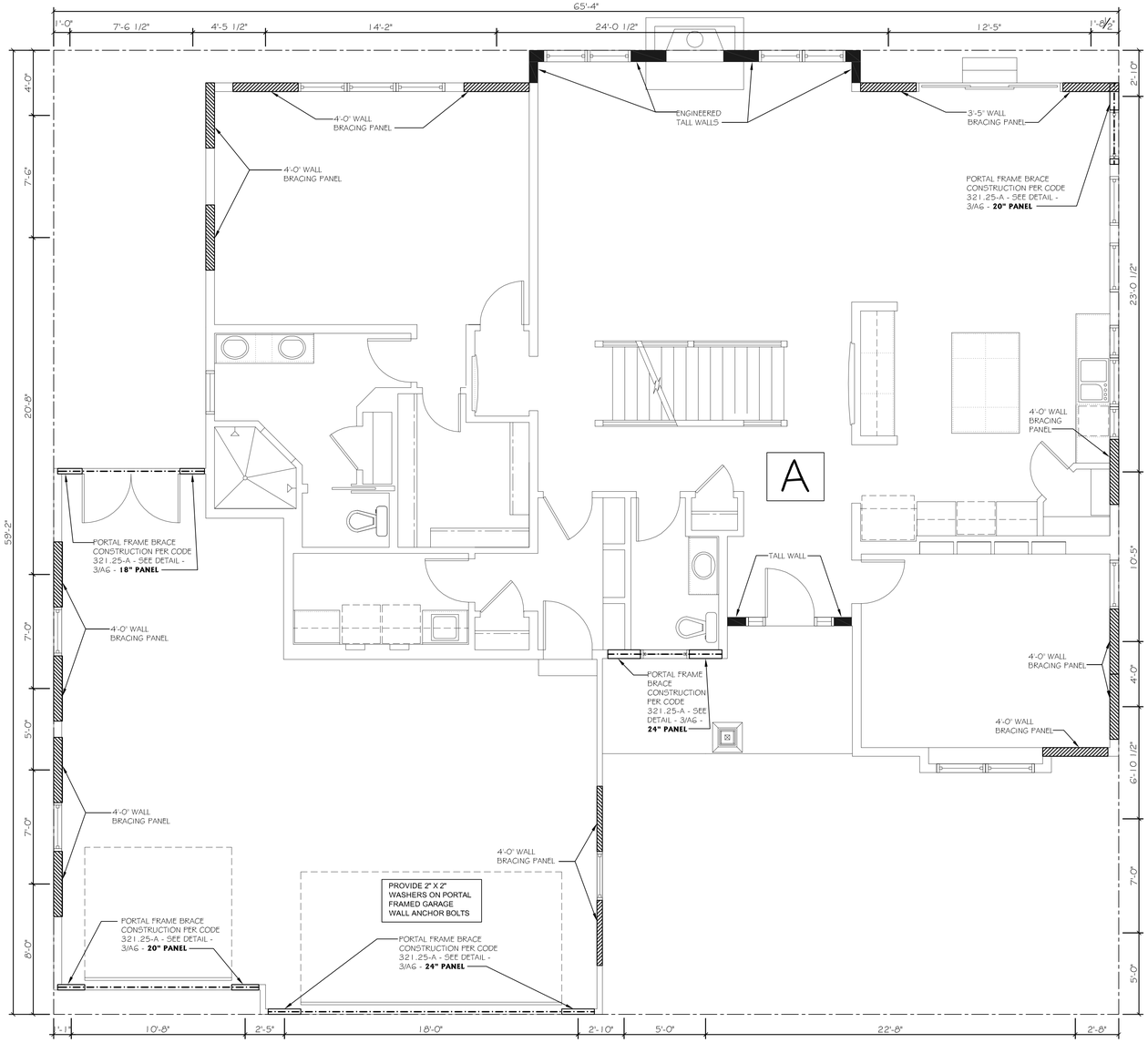
ADDITION RESERVE - ELITE SERIES

JOB NO. KHI 938

DRAWN BY: SM
PLAN DATE: 02-11-2
STRUCTURAL REVIEW
BY: JN
DATE: XXXX

SHEET: A5

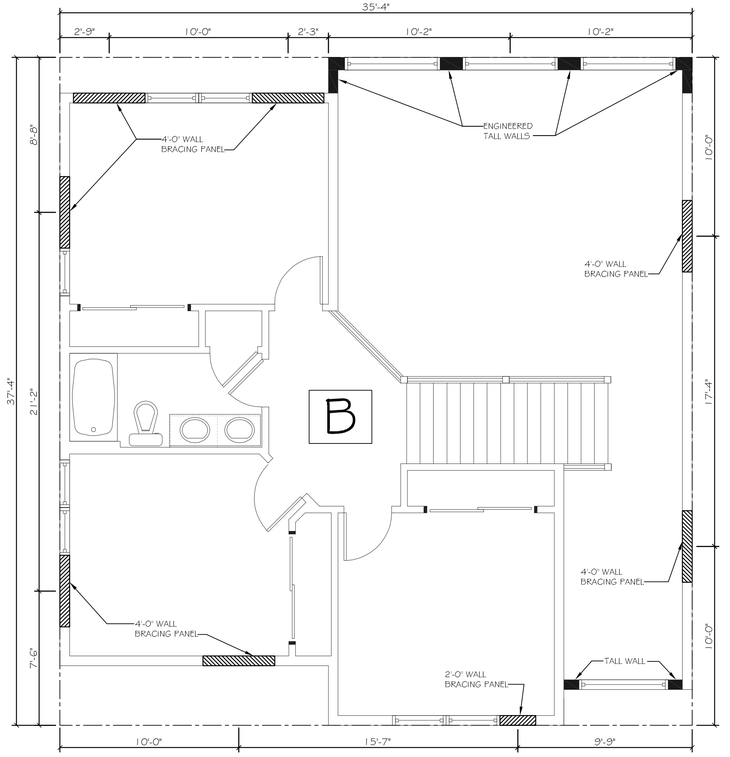
Attachment: Plans (10135 : Kaerek Homes, Inc.)



WALL BRACING SCHEDULE

RECTANGLE	PARALLEL LINES	LARGEST WALL OPENING	MAJORITY HEIGHT OF WALL	MIN. WALL PANEL (IN.)	EAVE TO RIDGE HEIGHT	LENGTH OF PERPENDICULAR SIDE	WALL HEIGHT CALC ADJUSTMENT	MIN. NUMBER OF PANELS (IN FEET) REQUIRED PER SIDE
A	FRONT/ REAR	8'-0"	9'-0"	41"	20'-0"	59'-2"	.95 X 22.1 =	21.0
	LEFT/ RIGHT	6'-6"	9'-0"	30"	20'-0"	65'-4"	.95 X 22.1 =	21.0
CONTINUOUS SHEATHED BRACING METHOD								

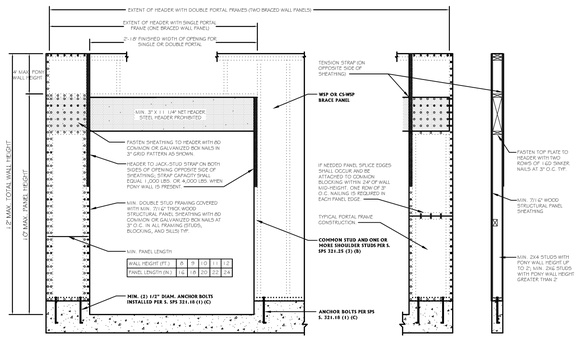
1/A6 FIRST FLOOR WALL BRACING PLAN
1/4" = 1'-0"



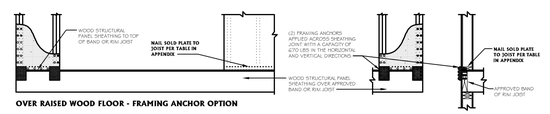
WALL BRACING SCHEDULE

RECTANGLE	PARALLEL LINES	LARGEST WALL OPENING	MAJORITY HEIGHT OF WALL	MIN. WALL PANEL (IN.)	EAVE TO RIDGE HEIGHT	LENGTH OF PERPENDICULAR SIDE	WALL HEIGHT CALC ADJUSTMENT	MIN. NUMBER OF PANELS (IN FEET) REQUIRED PER SIDE
B	FRONT/ REAR	5'-0"	8'-0"	24"	15'-0"	37'-4"	.90 X 6.5 =	5.85
	LEFT/ RIGHT	5'-0"	8'-0"	24"	15'-0"	35'-4"	.90 X 6.5 =	5.85
CONTINUOUS SHEATHED BRACING METHOD								

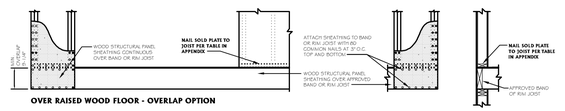
2/A6 SECOND FLOOR WALL BRACING PLAN
1/4" = 1'-0"



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION



OVER RAISED WOOD FLOOR - OVERLAP OPTION

FRONT ELEVATION **SECTION**

3/A6 PORTAL DETAIL
NO SCALE

REVISIONS	BY
OWNERS APPROVAL:	
DATE:	

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5200 • FAX (414) 321-9222

A RESIDENCE FOR:
KAEREK HOMES, INC.
CYGNET COURT
LOT 29, SWAN RIDGE FARMS
MEQUON, WISCONSIN

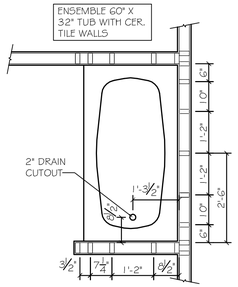
LIMITED RESIDENCE - ELITE SERIES

JOB NO. KHI 938

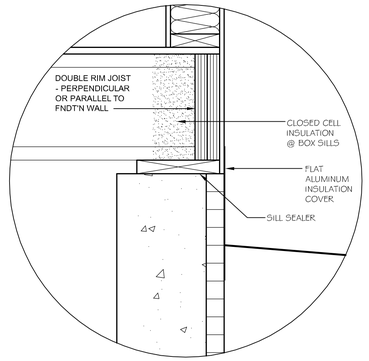
DRAWN BY: SM
PLAN DATE: 02-11-2
STRUCTURAL REVIEW
BY: JM
DATE: XXXX

SHEET: A6

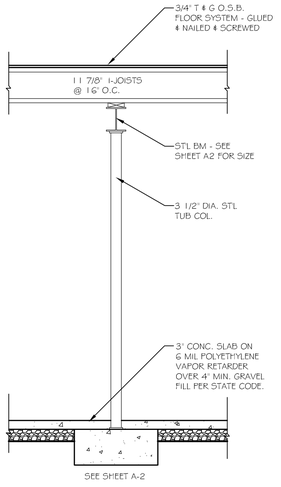
Attachment: Plans (10135 : Kaerek Homes, Inc.)



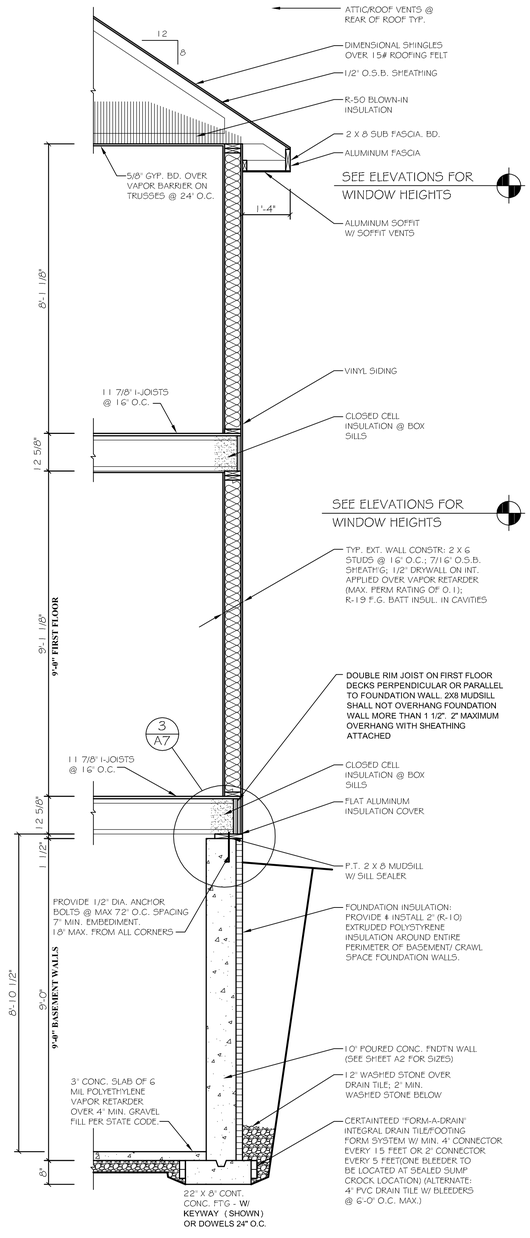
4 A7 60" X 32" TUB DRAIN LOCATION
1/2" = 1'-0"



3 A7 SECTION @ TOP OF FNDT'N WALL



2 A7 SECTION @ ST'L BEAM
1/2" = 1'-0"



1 A7 SECTION THRU TYPICAL HOUSE WALL
1/2" = 1'-0"

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8022

HAMPTON RESERVE – ELITE SERIES

A RESIDENCE FOR:
KAEREK HOMES, INC.
CYGNET COURT
LOT 29, SWAN RIDGE FARMS
MEQUON, WISCONSIN

JOB NO.
KHI 938

DRAWN BY: SM
PLAN DATE: 02-11-2
STRUCTURAL REVIEW
BY: JM
DATE: XXXX

SHEET:
A7

Attachment: Plans (10135 : Kaerek Homes, Inc.)

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:
SUBJECT: **Kaerek Homes, Inc. - New Single-Family Residence at 9800 N. Migratory Court**

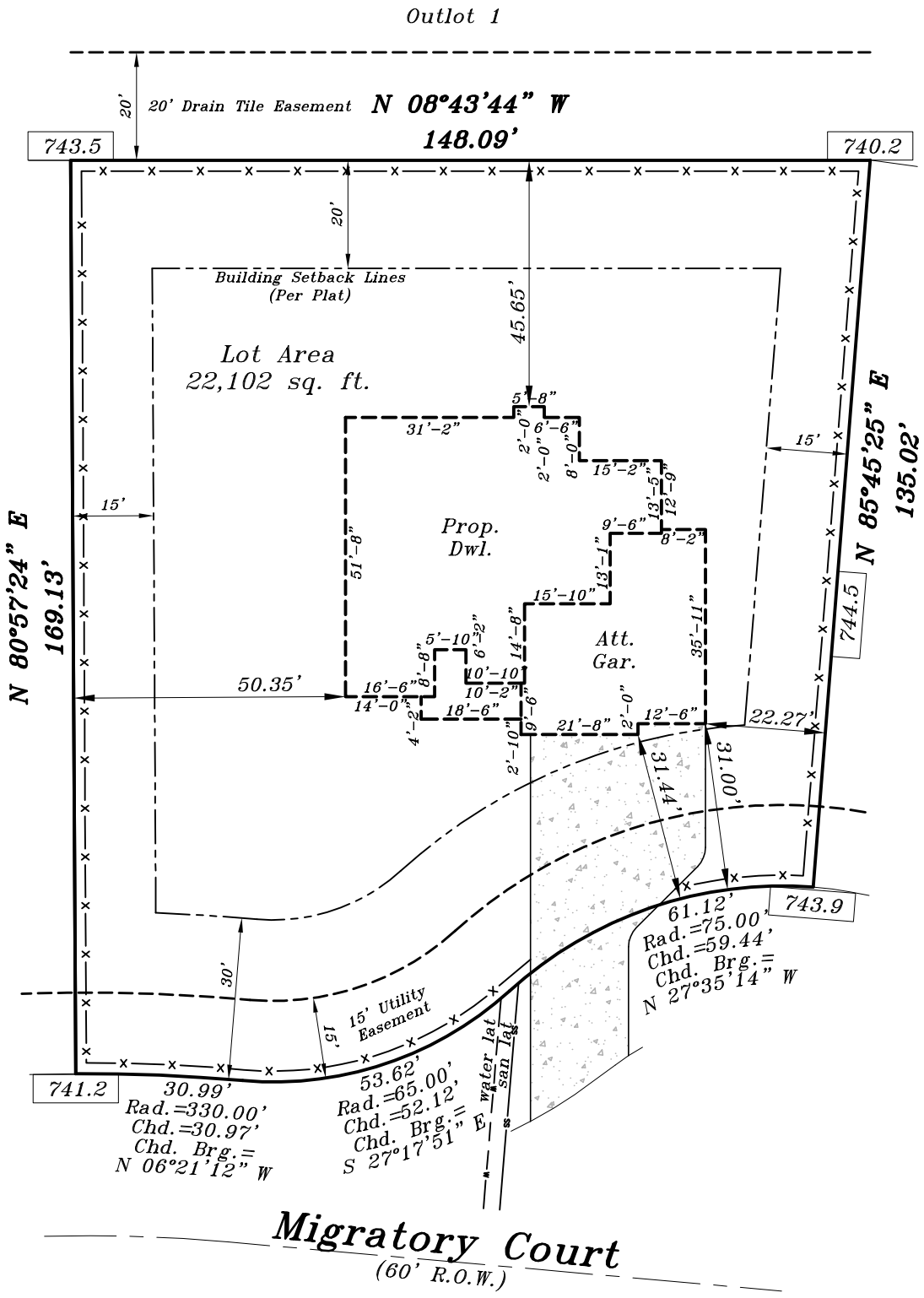
Attachments:
Survey (PDF)
Plans (PDF)

DRAWING ONLY

LOCATION: Migratory Court, Mequon, Wisconsin

LEGAL DESCRIPTION:
Lot 4 in **SWAN RIDGE FARMS**, being a part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 32, Town 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

February 3, 2025 (Drawing Only) Drawing No. 115659-S



Prop.
Gar. Slab
745.33

Prop.
T.O.W.
744.67

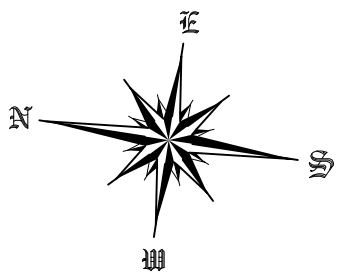
Prop. Fin.
Yd. Gr.
745.00
(Per Gr. Plan)

Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality.

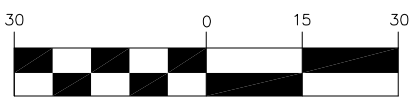
METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — *Denotes Iron Pipe Found*
◎ — *Denotes Iron Pipe Set*
000.0 — *Denotes Proposed Grade*
——x——x——x——*Denotes Proposed Silt Screen*



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

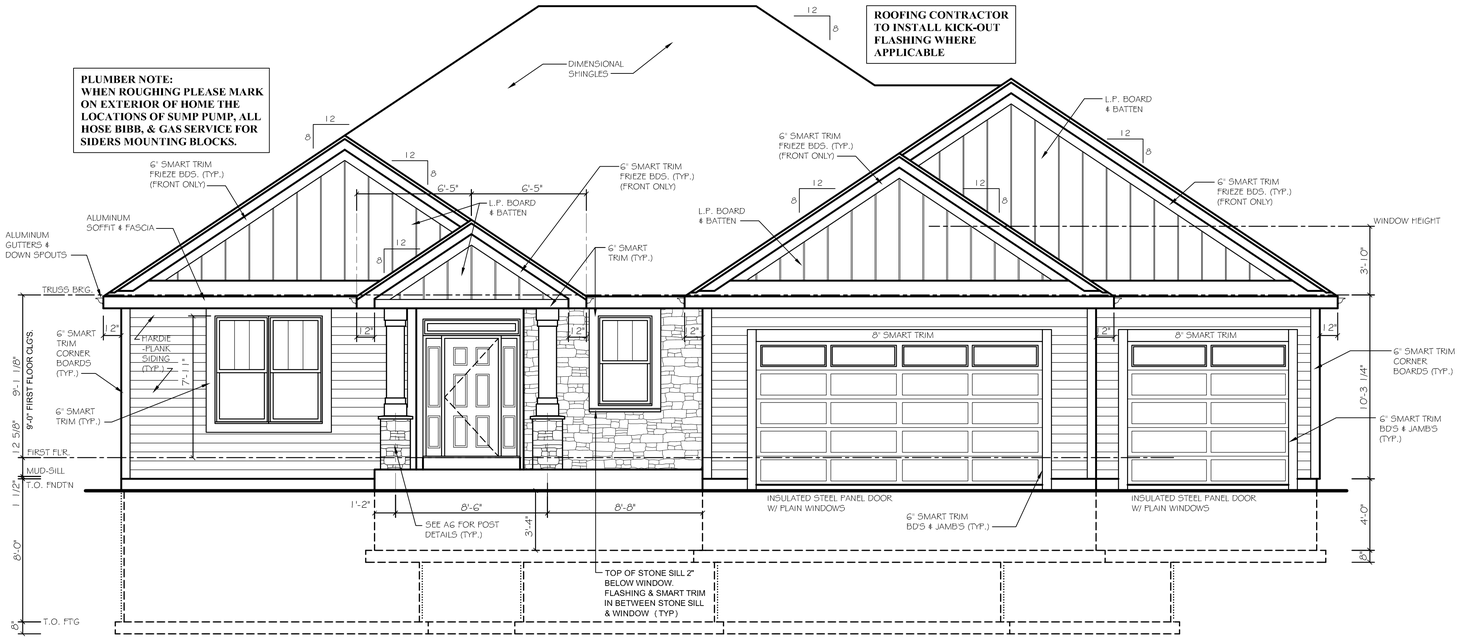
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES,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

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

SIGNED _____

Dennis C. Sauer
Professional Land Surveyor S-2421

Attachment: Survey (10136 : Kaerek Homes, Inc.)



1 / A1 FRONT ELEVATION

1/4" = 1'-0"

INDEX TO SHEETS

A-1 FRONT ELEVATION, RIGHT SIDE ELEVATION, GENERAL NOTES, ABBREVIATIONS, KEY TO SYMBOLS

A-2 FOOTING / FOUNDATION PLAN, ELECTRICAL PLAN, FNDT'N DETAILS

A-3 FIRST FL'R PLAN, ELECTRICAL PLAN, CABINET ELEVATIONS, DRYWALL LOCKERS DETAIL, TRAY CEILING DETAIL, WINDOW & DOOR SCHEDULE

A-4 REAR ELEVATION, LEFT SIDE ELEVATION, ROOF PLAN

A-5 WALL BRACING PLAN, WALL BRACING DETAILS

A-6 BUILDING SECTIONS, BUILDING DETAILS, DRAIN DETAILS, POST DETAILS

SYMBOLS

- CEILING LIGHT
- PC — LIGHT ON PULL CHAIN
- WALL MOUNTED LIGHT
- DUPLEX RECEPTACLE
- WP — WEATHER-PROOF DUPLEX RECEPTACLE
- GFI — GROUND-FAULT RECEPTACLE
- 220 — 220 VOLT OUTLET
- TELEPHONE JACK
- S — SWITCH
- S_2 — 2-WAY SWITCH
- S_3 — 3-WAY SWITCH
- GAS — GAS CONNECTION
- HB — HOSE BIB
- FLOOD LIGHT
- EYE — EYEBALL LIGHT
- REC. LT. — RECESSED LIGHT
- H.L.F. — HEAT, LIGHT, FAN UNIT
- CFO — REINFORCED CEILING FAN OUTLET
- S — INTERCONNECTED SMOKE DETECTOR
- F — EXHAUST FAN
- TV — TV/ CABLE OUTLET
- S/M — SMOKE / CARBON MONOXIDE DETECTOR

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY MISSING OR INCORRECT DIMENSIONS WITH KAEREK HOMES, INC. PRIOR TO CONTINUING W/ WORK.

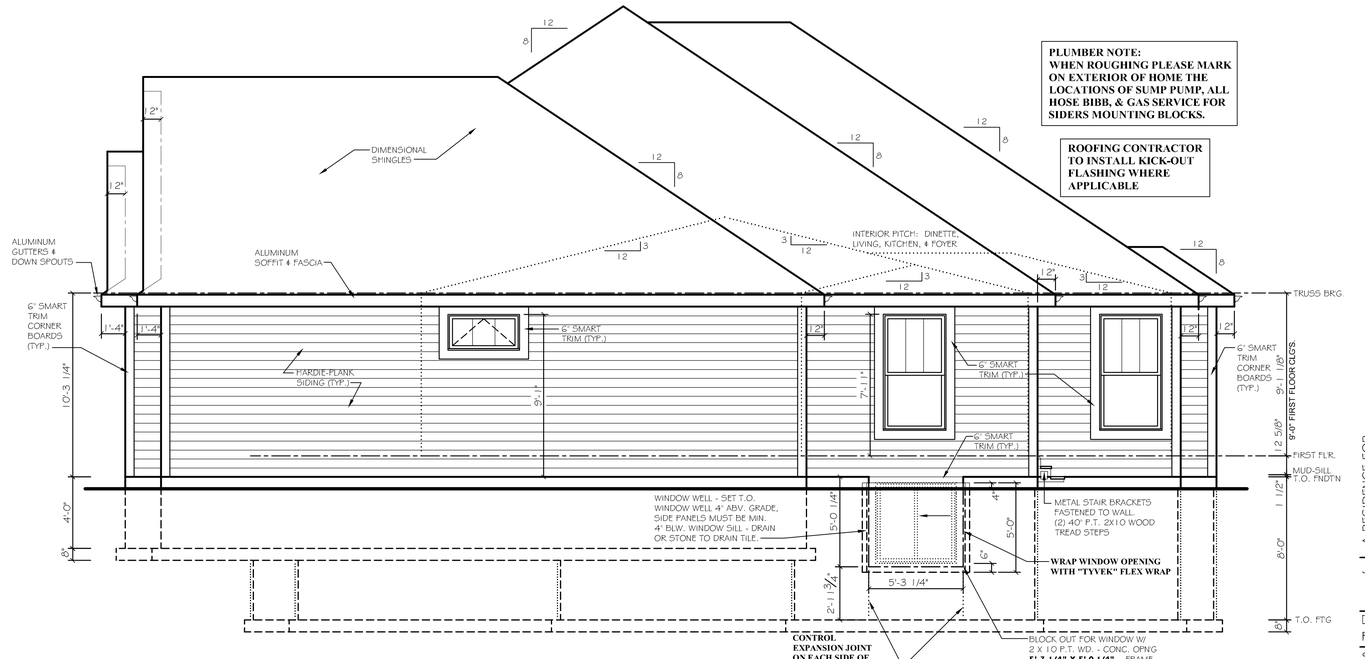
DO NOT SCALE DIMENSIONS FROM DRAWINGS!

2. INTERIOR PARTITIONS ARE- 4-1/2" THICK (ACTUAL) UNLESS OTHERWISE NOTED.
3. **THE PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIPMENT, ALL ELECTRICAL & APPLIANCES ARE SUBJECT TO FIELD ADJUSTMENT.** ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE INDICATED LOCATIONS ON THE DRAWINGS.
4. ROUGH CARPENTERS SHALL ERECT AND MAINTAIN TEMPORARY SAFETY BARRIERS AT ALL OPENINGS AND EDGES BETWEEN FLOORS & AT STAIRWAYS, SUBCONTRACTORS SHALL REPLACE OR REPAIR ANY BARRIERS REMOVED FOR CONSTRUCTION UNTIL FINISHED BARRIERS HAVE BEEN INSTALLED.
5. ROOF TRUSS MANUFACTURER TO PROVIDE VALLEY FRAMING FOR ANY VALLEY 16' WIDE AND OVER.
6. ALL FASTENERS INTO ANY PT LUMBER SHALL BE HOT DIPPED GALVANIZED.
7. ALL MINIMUM BEARING HEADERS UNLESS NOTED OTHERWISE ON DRAWINGS SHALL BE:
   - FOR OPENINGS 3'-0" OR LESS.....(2 - 2 X 10's)
   - FOR OPENINGS 3'-1" TO 4'-0" .....(2 - 2 X 12's)
   - FOR NON-LABLED OPENINGS LARGER THAN 4'-0" CONTRACTOR SHALL CONTACT KAEREK HOMES INC. FOR HEADER SIZE.

ABBREVIATIONS

ABV.	ABOVE	C.C.	CLOTHES CHUTE	DIA.	DIAMETER	G.D.	GARBAGE DISPOSAL	MAX.	MAXIMUM
A.F.F.	ABOVE FINISH FLOOR	CLG.	CEILING	D.W.	DISH WASHER	GYP. BD.	GYPSUM WALL BOARD (DRYWALL)	O.C.	ON CENTER
BLDG.	BUILDING	CMU.	CONCRETE MASONRY	EXT.	EXTERIOR	HDR.	HEADER	O.H. DR.	OVERHEAD DOOR
BLW.	BELOW	COL.	COLUMN	F.G.	FIBERGLASS	INSUL.	INSULATION	PL. & SH.	POLE AND SHELF
BM.	BEAM	CONC.	CONCRETE	FLR.	FLOOR	JST.	JOIST	P.T.	PRESSURE TREATED
B.O.	BOTTOM OF	CRS.	COURSE	FTG	FOOTING	L.T.	LAUNDRY TUB	R.O.	ROUGH OPENING
BRG.	BEARING	C.T.	CERAMIC TILE	FURN.	FURNACE	MIN.	MINIMUM	SH.	SHELF

STL.	STEEL				
T. & G.	TONGUE AND GROOVE				
T.O.	TOP OF				
TYP.	TYPICAL				
W/	WITH				
WD.	WOOD				
W.H.	WATER HEATER				



2 / A1 RIGHT SIDE ELEVATION

1/4" = 1'-0"

3.3.b

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622

A RESIDENCE FOR:

KAEREK HOMES, INC.
MIGRATORY COURT
LOT 4, SWAN RIDGE FARMS
MEQUON, WISCONSIN

PINEWOOD II - ELITE SERIES

JOB NO. KHI 9380

DRAWN BY: SME
PLAN DATE: 02-11-25
STRUCTURAL REVIEW BY: JMI
DATE: XXXXXX

SHEET: A1

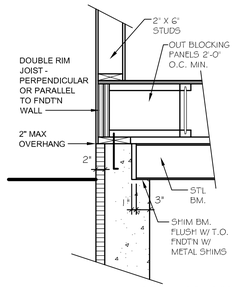
Attachment: Plans (10136 : Kaerek Homes, Inc.)

REVISIONS	BY

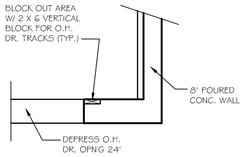
OWNERS APPROVAL:

DATE:

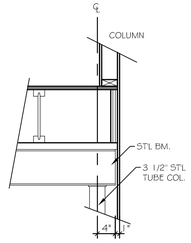
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11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
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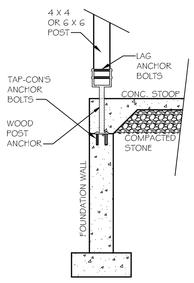
2 A2 BM. DT'L @ POURED CONC. WALL
3/4" = 1'-0"



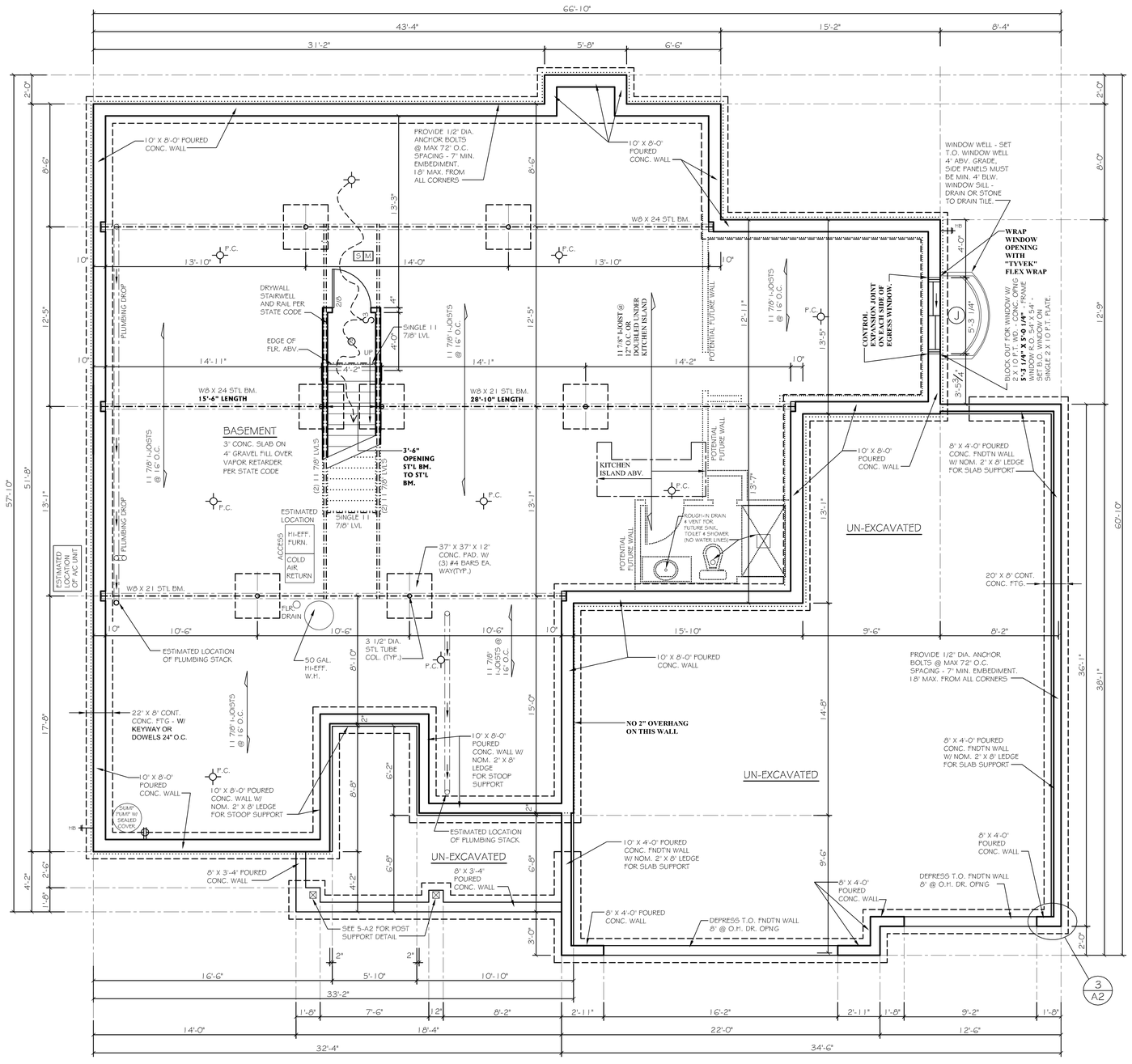
3 A2 DETAIL @ GARAGE DOOR OPENING
1/2" = 1'-0"



4 A2 BM. DETAIL @ STAIR OPENING
3/4" = 1'-0"



5 A2 WOOD POST ANCHOR
1/2" = 1'-0"



1 A2 FOOTING/ FOUNDATION PLAN
1/4" = 1'-0"

2,079 SQ. FT. BASEMENT SLAB AREA
1,000 SQ. FT. GARAGE SLAB AREA

NOTES TO SHEET A2

1. SEE GENERAL NOTES ON SHEET A1
2. FOUNDATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED REINFORCING IN MASONRY OR CONCRETE FOUNDATION WALLS AS PROVIDED FOR BY STATE CODE.
3. **FOOTINGS ARE DESIGNED FOR 3000 PSI SOIL BEARING CAPACITY;** LESS CAPACITY MAY REQUIRE RE-ENGINEERING.
4. SUMP PUMP LOCATION MAY VARY FROM PLAN PER REQUIREMENTS OF GOVERNING AGENCIES AND/OR GENERAL CONTRACTORS DISCRETION.
5. FLOOR JOISTS SHALL BE ENGINEERED WOOD I-JOISTS UNLESS OTHERWISE NOTED.

   11 7/8" I-JOIST:
   MAX. SIMPLE SPAN IS 21'-5" @ 12" O.C.
   MAX. SIMPLE SPAN IS 19'-7" @ 16" O.C.
   MAX. MULTIPLE SPAN IS 23'-5" @ 12" O.C.
   MAX. MULTIPLE SPAN IS 20'-5" @ 16" O.C.

   MAXIMUM SPANS BASED ON 40 PSF L.L. + 10 PSF D.L. L.L. DEFLECTION LIMITED TO L/ 480.
6. 2-STORY PLANS - PROVIDE SOLID BLOCKING FROM T.O. STL BM. TO UNDERSIDE OF FLOOR SHEATHING. BLOCKING SHALL BE S.P.F. NO. 2 OR BETTER, CUT 1/16" LONGER THAN DEPTH OF JOIST, & SHALL BE EQUAL IN AREA TO COLUMN SUPPORTED.
7. FOUNDATION INSULATION:
   PROVIDE & INSTALL 2" (R-10) EXTRUDED POLYSTYRENE INSULATION AROUND ENTIRE PERIMETER OF BASEMENT FOUNDATION WALLS FROM T.O. FOOTING TO T.O. FOUNDATION WALL, (EXCLUDING BRICK LEDGES & EXPOSED SLAB EDGES) COVER EXPOSED INSULATION W/ INSULATION COVER. (SEE WALL SECTION DETAIL)
8. CONTRACTOR TO PROVIDE A MIN. OF (2) #4 REINFORCING BARS @ BOTTOM OF ALL FOUNDATION WALLS SPANNING DISCONTINUOUS FOOTINGS.
9. FOOTINGS SUPPORTING A CONCRETE WALL WITH UNBALANCED FILL OVER 48" SHALL HAVE A KEYWAY OR DOWELS 24" O.C. **NO KEYWAY OR DOWELS REQUIRED WITH UNBALANCED BACKFILL LESS THAN 48".**
10. CONCRETE WALL AND RE-BAR SCHEDULE:

    * 8" X 3'-4" - 5'-0" POURED CONCRETE WALLS:
      (2) #4 BARS HORIZONTAL - TOP AND BOTTOM OF CONCRETE WALL
    * 8" X 6'-0" - 7'-0" POURED CONCRETE WALLS:
      (3) #4 BARS HORIZONTAL - TOP, MIDDLE, & BOTTOM OF CONCRETE WALL
    * "10" X 8'-0" & 7'-4" POURED CONCRETE WALLS:
      (3) #4 BARS HORIZONTAL - TOP, MIDDLE, & BOTTOM OF CONCRETE WALL
    * "10" X 9'-0" POURED CONCRETE WALLS:
      (4) #4 BARS HORIZONTAL - EQUALLY SPACED IN CONCRETE WALL: TOP BAR SHALL BE WITH IN 24" OF TOP OF WALL. BOTTOM BAR SHALL BE WITH IN 24" OF BOTTOM OF WALL.
    * LAP LENGTH SHALL BE A MINIMUM OF 24"
    * CORNERS = EXTEND BARS AROUND CORNER AND LAP A MIN. OF 30 BAR DIAMETERS.
    * POURED CONCRETE WALLS SHALL HAVE CONCRETE STRENGTH OF 3500 PSI.
11. FOUNDATION CONTRACTORS SHALL SUPPLY A GROUNDING BAR THAT PROTRUDES OUT OF THE TOP OF THE FOUNDATION WALL 3' - 4" @ THE ELECTRICAL SERVICE LOCATION. PLEASE CONTACT CONSTRUCTION SUPERINTENDENT IF LOCATION IS NOT LABELED ON PLAN.

ROUGH CARPENTER NOTE:

DOUBLE RIM JOIST ON FIRST FLOOR DECKS PERPENDICULAR OR PARALLEL TO FOUNDATION WALL. 2X8 MUDSILL SHALL NOT OVERHANG FOUNDATION WALL MORE THAN 1 1/2". 2" MAXIMUM OVERHANG WITH SHEATHING ATTACHED

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

A RESIDENCE FOR:
KAEREK HOMES, INC.
MIGRATORY COURT
LOT 4, SWAN RIDGE FARMS
MEQUON, WISCONSIN

PINEWOOD II - ELITE SERIES

JOB NO.
KHI 9380

DRAWN BY: SMD
PLAN DATE: 02-11-25

STRUCTURAL REVIEW
BY: JML
DATE: XXXXXXX

SHEET:
A2

Attachment: Plans (10136 : Kaerek Homes, Inc.)

WINDOW & EXTERIOR DOOR SCHEDULE

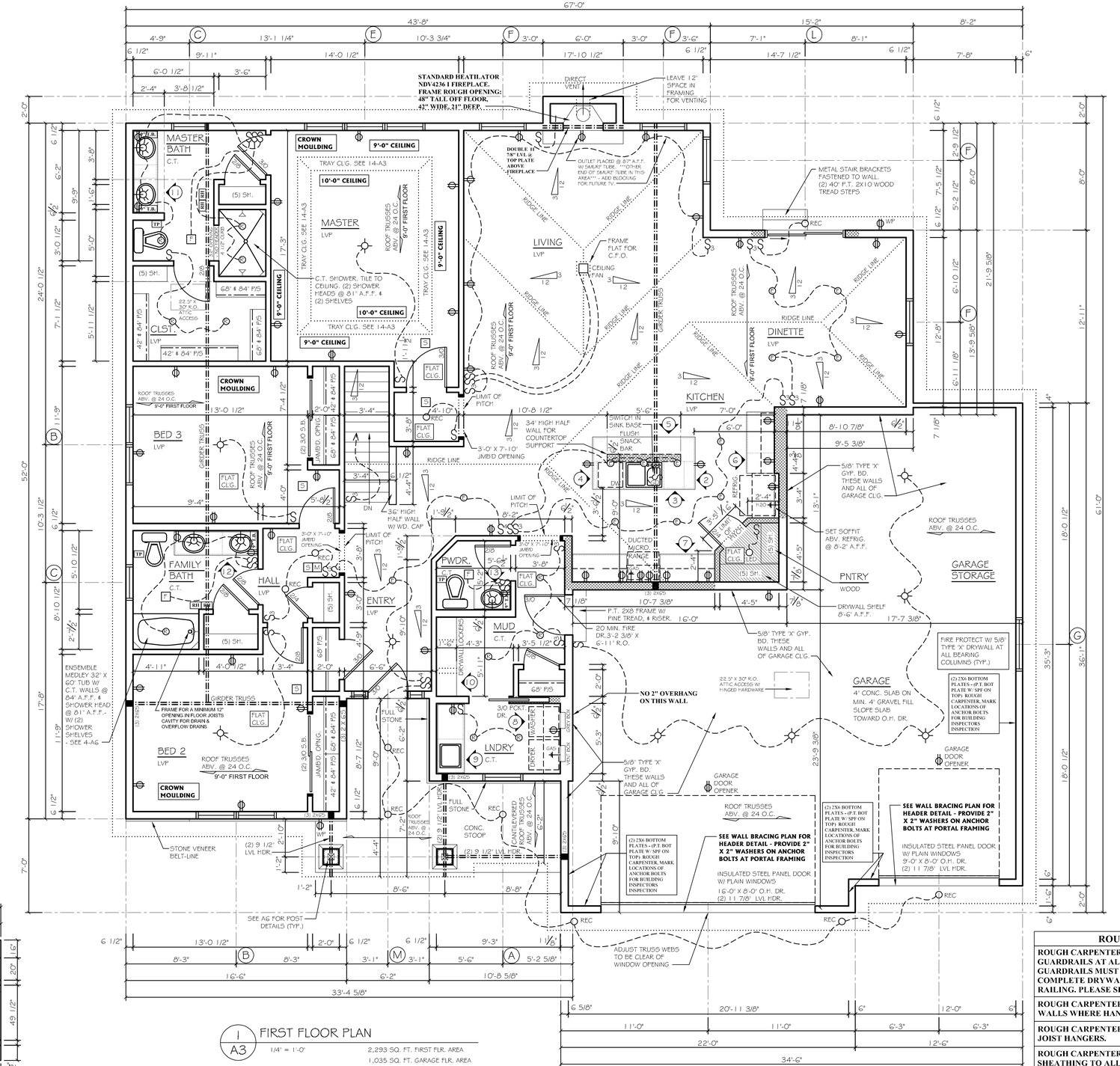
MARK	ORDER NUMBER	ROUGH OPNG	HEADER SIZE	NOTES	QTY.	SQ. FT. GLASS
FIRST FLOOR WINDOWS						
A	3050 SH.	36" X 60"	(2) 2 X 10'S	1, 2, 3, 6	1	11.42
B	3060 SH. MULL 2	72" X 72"	(2) 1 3/4" X 9 1/2" LVL'S	1, 2, 3, 6	2	26.80 EA.
C	2850 SH.	32" X 60"	(2) 2 X 10'S	1, 2, 3, 6	2	9.98 EA.
D	NOT USED.					
E	3060 SH. MULL 3	108" X 72"	(2) 1 3/4" X 9 1/2" LVL'S	1, 2, 3, 6	1	40.2
F	3666 SH.	42" X 78"	(2) 2 X 10'S	1, 2, 3, 6	4	15.96 EA.
G	4020 AWNING	48" X 24"	(2) 1 3/4" X 9 1/2" LVL'S	1, 2, 4, 6	1	GARAGE
H	NOT USED.					
I	NOT USED.					
BASEMENT WINDOWS						
J	4646 SLIDER	54" X 54"	(2) 1 3/4" X 11 7/8" LVL'S	1, 2, 14	1	15.74
DOORS						
K	NOT USED.					
L	6076 SLIDING PATIO	72" X 80"	(2) 1 3/4" X 9 1/2" LVL'S	1, 2, 7, 11	1	35.1
M	WRT5103010-CLR SL528CLR1 - I/O S2 - 3/0 SL528CLR1 - I/O W/ DEADBOLT	65 1/8" X 93"	(2) 1 3/4" X 9 1/2" LVL'S	1, 2, 9, 11, 12	1 1 1	

INDEX TO SHEET

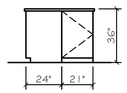
1. WINDOWS, PATIO DOORS, & ALL EXTERIOR DOORS SHALL BE ORDERED THROUGH **LINDSAY WINDOWS & WESTERN DOORS. COLORS: EXTERIOR: WHITE & INTERIOR: WHITE**
2. ALL HEADERS SHALL BE 5-F-F NO. 2 OR BETTER LUMBER, UNLESS OTHERWISE NOTED; SIZES AS SHOWN.
3. WINDOWS SHALL BE SINGLE-HUNG VINYL INSULATED GLASS W/ LOW-E, ARGON GAS, & SCREEN.
4. WINDOWS SHALL BE AWNING VINYL INSULATED GLASS W/ NO LOW-E, W/ ARGON GAS & SCREEN.
5. NOT USED.
6. WINDOWS SHALL HAVE METAL GRIDS IN AIR SPACE. (SEE ELEVATIONS FOR GRID PATTERN)
7. PATIO DOORS SHALL BE VINYL INSULATED GLASS W/ LOW-E, ARGON GAS & SCREEN.
8. NOT USED.
9. DOORS SHALL BE STEEL INSULATED UNTIS, STYLE AS NOTED, INSULATED GLASS WHEN STYLE REQUIRES.
10. WINDOWS SHALL BE FIXED VINYL. NO INSULATED GLASS. W/ ARGON GAS.
11. WINDOWS SHALL HAVE TEMPERED GLASS PER STATE CODE.
12. WINDOWS SHALL BE FIXED VINYL INSULATED GLASS W/ LOW-E & ARGON GAS.
13. NOT USED.
14. WINDOWS SHALL BE SLIDER VINYL INSULATED GLASS W/ LOW-E, ARGON GAS, & SCREEN.

INTERIOR DOOR ROUGH OPENING SCHEDULE

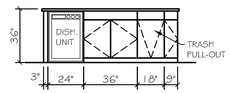
DOOR TYPE	ROUGH OPENING	EXAMPLE
SWING DOOR	WIDTH: ADD 2" TO DOOR SIZE. HEIGHT = 83"	2/6 = 34" X 83" R.O.
SLIDE-BY-DOORS	WIDTH: ADD 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/6 = 65" X 83" R.O.
PAIR OF FRENCH DOORS	WIDTH: ADD 1 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/6 = 67" X 83" R.O.
POCKET DOORS	HEIGHT = 84 1/4" - FRAME LEVEL	
BARN DOORS (DRYWALL OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	
BARN DOORS (JAMBED OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	



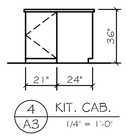
1 / A3 FIRST FLOOR PLAN
1/4" = 1'-0"
2,293 SQ. FT. FIRST FLR. AREA
1,035 SQ. FT. GARAGE FLR. AREA



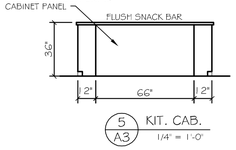
2 / A3 KIT. CAB. 1/4" = 1'-0"



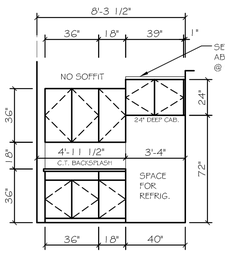
3 / A3 KIT. CAB. 1/4" = 1'-0"



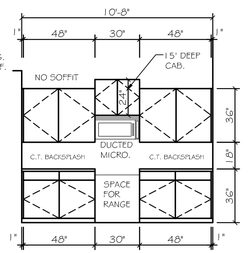
4 / A3 KIT. CAB. 1/4" = 1'-0"



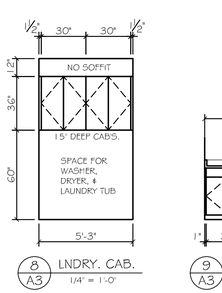
5 / A3 KIT. CAB. 1/4" = 1'-0"



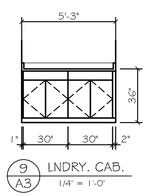
6 / A3 KIT. CAB. 1/4" = 1'-0"



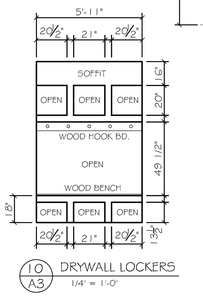
7 / A3 KIT. CAB. 1/4" = 1'-0"



8 / A3 LNDRY. CAB. 1/4" = 1'-0"



9 / A3 LNDRY. CAB. 1/4" = 1'-0"



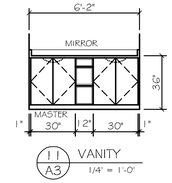
10 / A3 DRYWALL LOCKERS 1/4" = 1'-0"

NOTES TO SHEET A3

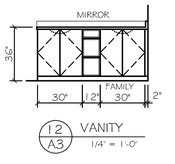
1. CONTRACTOR SHALL VERIFY MISSING OR INCORRECT DIMENSIONS W/ KAEREK HOMES.

DO NOT SCALE DIMENSIONS FROM DRAWINGS!

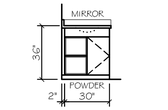
2. INTERIOR PARTITIONS ARE 4-1/2" THICK UNLESS OTHERWISE NOTED.
3. **THE PLACEMENT OF BUILDING COMPONENETS, MECHANICAL EQUIPMENT, ALL ELECTRICAL & APPLIANCES ARE SUBJECT TO FIELD ADJUSTMENT.** ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE INDICATED LOCATIONS ON THE DRAWINGS.
4. ROUGH CARPENTERS SHALL INSTALL FIRE STOPPING IN ALL LOCATIONS AS REQUIRED PER STATE CODE.
5. SEE WINDOW/ EXTERIOR DOOR SCHEDULE ON SHEET A7 FOR KEY TO WINDOW DESIGNATIONS.
6. ALL GIRDER TRUSSES SHALL HAVE A MIN. OF (3) STUDS B.W. EACH SIDE FOR BEARING.
7. ENGINEERED STUD WALLS AT KITCHEN CABINET WALLS, ALL POCKET DOORS, AND PATIO DOOR KING & SHOULDER STUDS.



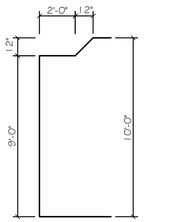
11 / A3 VANITY 1/4" = 1'-0"



12 / A3 VANITY 1/4" = 1'-0"



13 / A3 VANITY 1/4" = 1'-0"



14 / A3 TRAY CEILING DETAIL 1/4" = 1'-0"

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

ROUGH CARPENTER NOTES:

ROUGH CARPENTER SHALL INSTALL SAFETY RAILS AND GUARDRAILS AT ALL STAIRWELLS. SAFETY RAILS AND GUARDRAILS MUST BE PROPERLY INSTALLED TO ALLOW FOR COMPLETE DRYWALL INSTALLATION WITHOUT REMOVING RAILING. PLEASE SEE THE EXPEDITOR IF SPEC'S ARE NEEDED.

ROUGH CARPENTER SHALL INSTALL HANDRAIL BLOCKING IN WALLS WHERE HANDRAIL FASTENS TO WALL

ROUGH CARPENTER SHALL GLUE ALL I-JOISTS TO BOTTOM OF JOIST HANGERS.

ROUGH CARPENTER SHALL GLUE, NAIL, & SCREW FLOOR SHEATHING TO ALL LVL BEAMS IN FLOOR SYSTEM.

FRAME ALL WINDOWS & DOORS TO ROUGH OPENING SIZES ON SCHEDULE. OPENINGS NEED TO BE SQUARE & PLUMB WITH LEVEL SILLS.

ADD BLOCKING FOR CABINETS: SOLID BLOCKING CENTERED AT 34" - 54" & 90" OFF THE FLOOR. USE SCRAP CUT-OFFS FOR BLOCKING

REVISIONS	BY
OWNERS APPROVAL:	
DATE:	

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
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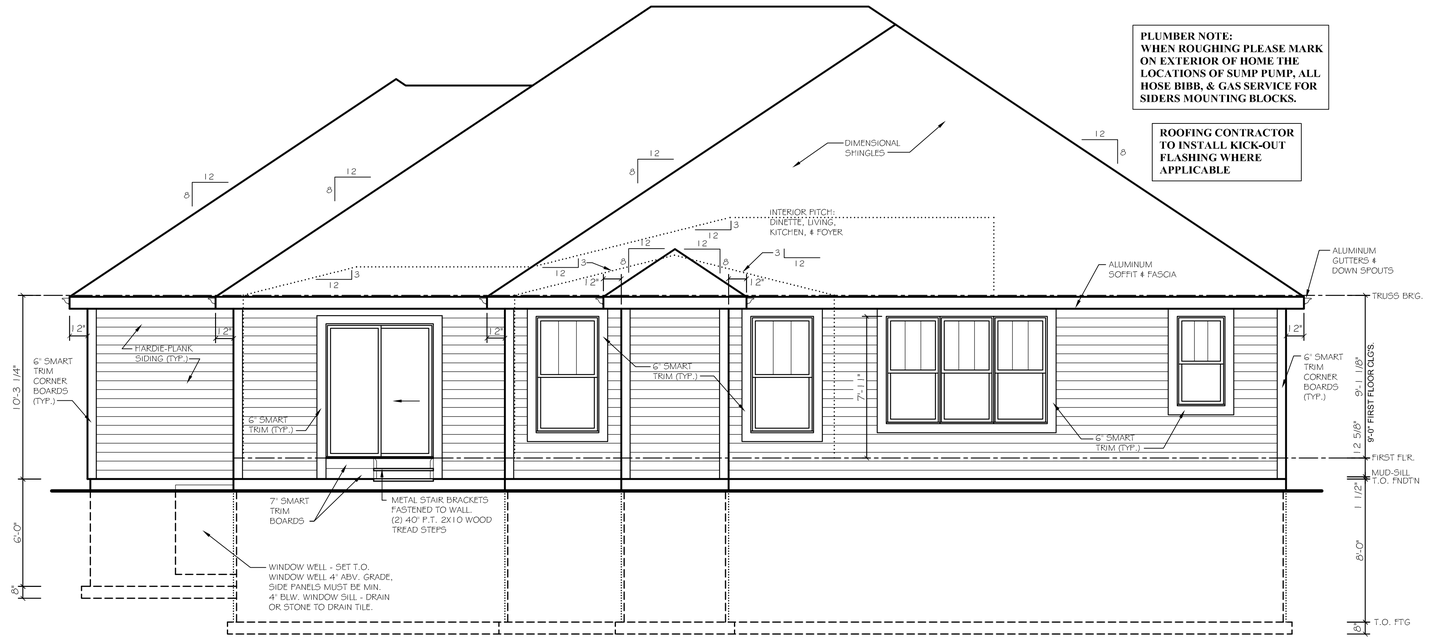
PINEWOOD II - FLITE SERIES

JOB NO. KHI 938(

DRAWN BY: SMI
PLAN DATE: 02-11-2
STRUCTURAL REVIEW BY: JM
DATE: XXXXXX

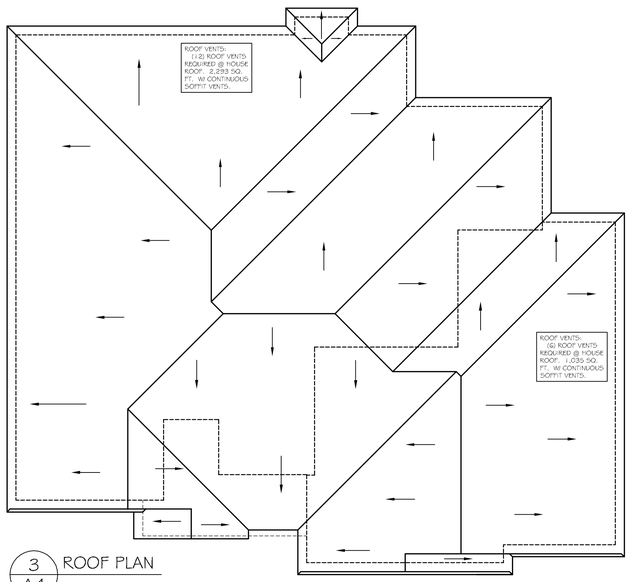
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Attachment: Plans (10136 : Kaerek Homes, Inc.)



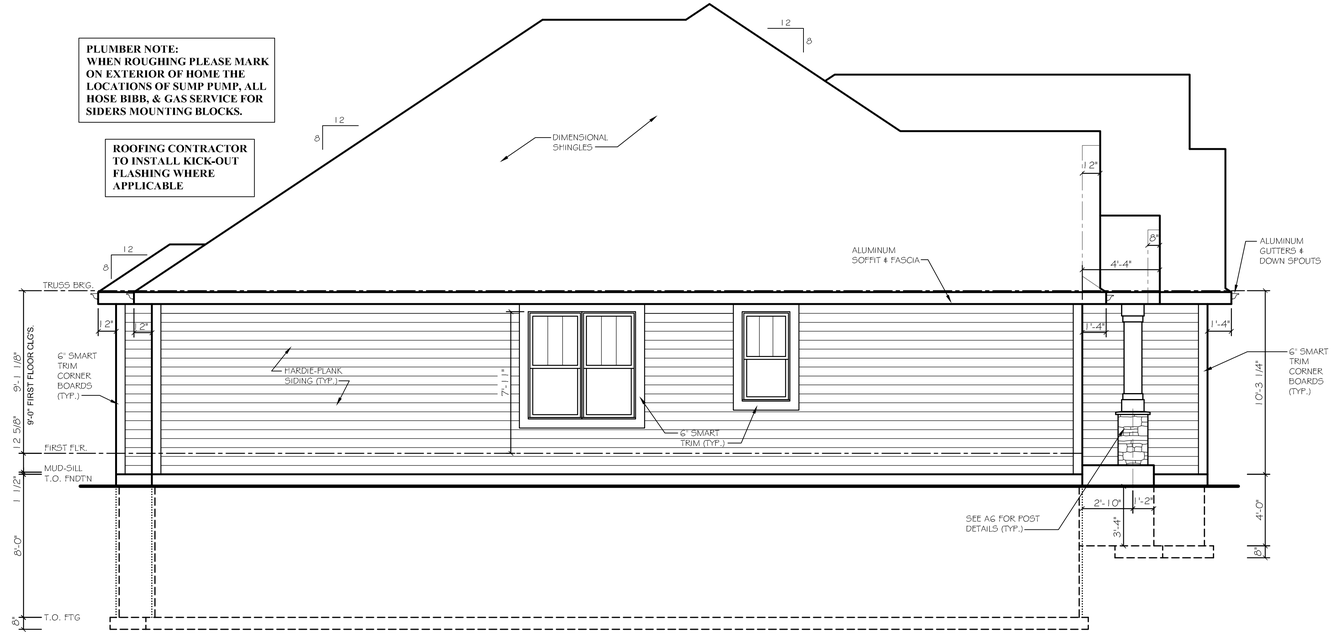
1 A4 REAR ELEVATION

1/4" = 1'-0"



3 A4 ROOF PLAN

1/8" = 1'-0"



2 A4 LEFT SIDE ELEVATION

1/4" = 1'-0"

REVISIONS | BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622

A RESIDENCE FOR:
KAEREK HOMES, INC.
MIGRATORY COURT
LOT 4 - SWAN RIDGE FARMS
MEQUON, WISCONSIN

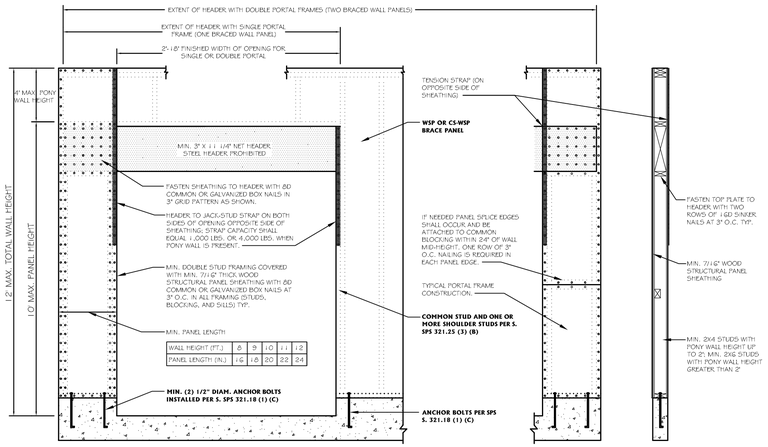
PINEWOOD II - ELITE SERIES

JOB NO. KHI 938(

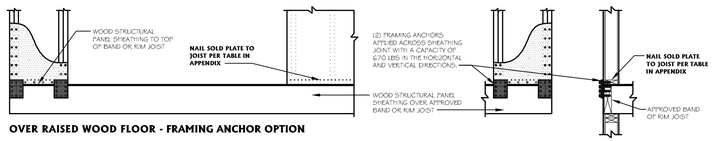
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PLAN DATE: 02-11-2
STRUCTURAL REVIEW BY: JM
DATE: XXXXXX

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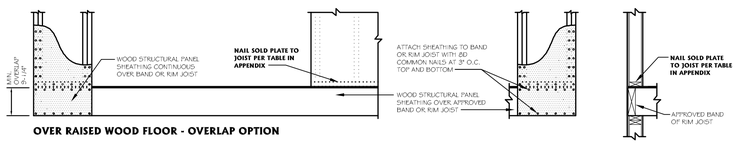
Attachment: Plans (10136 : Kaerek Homes, Inc.)



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



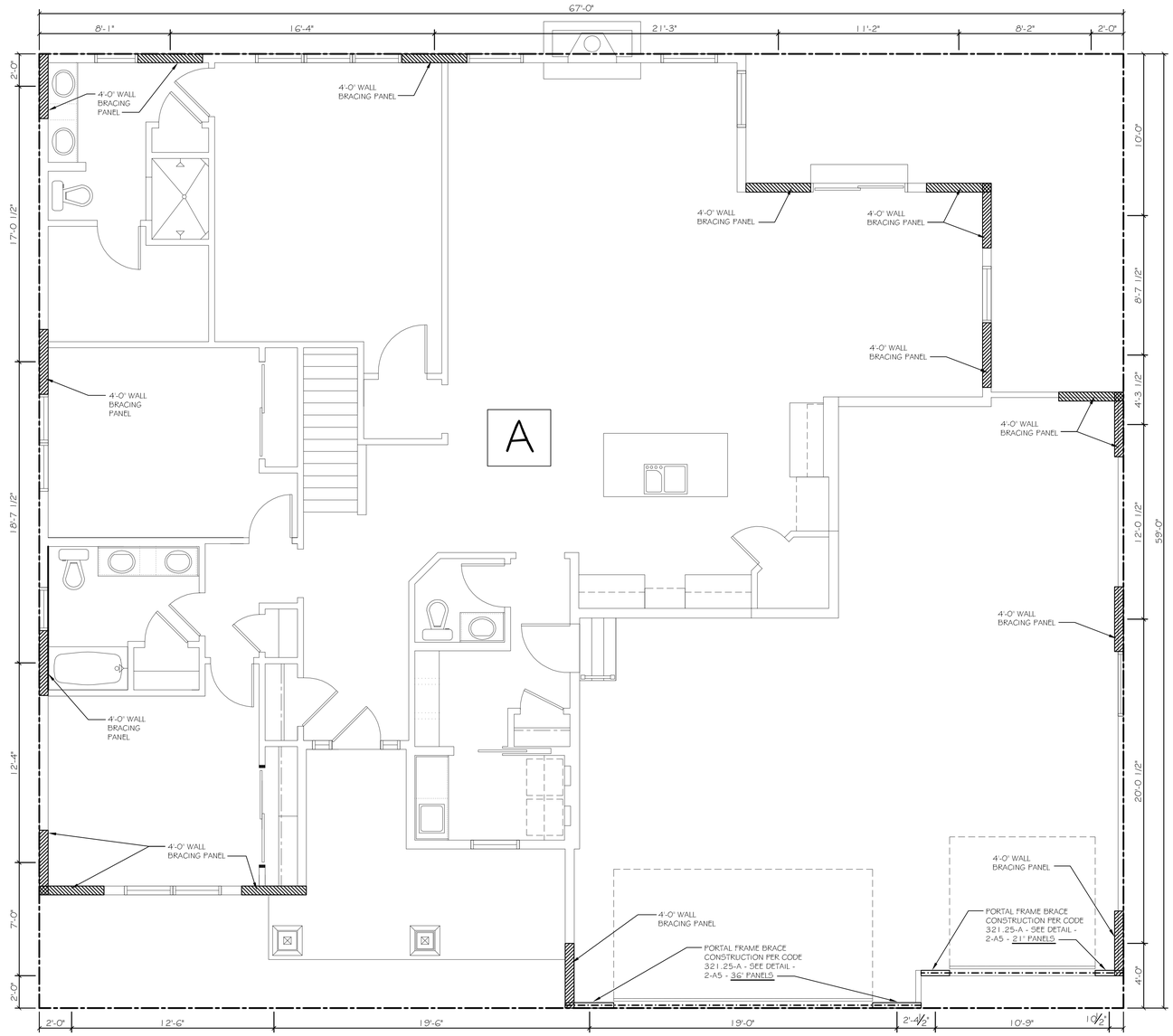
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION



OVER RAISED WOOD FLOOR - OVERLAP OPTION

FRONT ELEVATION **SECTION**

2 / A5 PORTAL FRAMED DETAIL
1/4" = 1'-0"



1 / A5 WALL BRACING PLAN
1/4" = 1'-0"

WALL BRACING SCHEDULE

RECTANGLE	PARALLEL LINES	LARGEST WALL OPENING	MAJORITY HEIGHT OF WALL	MIN. WALL PANEL (IN.)	EAVE TO RIDGE HEIGHT	LENGTH OF PERPENDICULAR SIDE	WALL HEIGHT CALC ADJUSTMENT	MIN. NUMBER OF PANELS (IN FEET) REQUIRED PER SIDE
A	FRONT/ REAR	8'-0"	9'-0"	41"	15'-0"	59'-0"	.95 X 9.8 =	9.31
	LEFT/ RIGHT	5'-6"	9'-0"	27"	15'-0"	67'-0"	.95 X 11.7 =	11.12

CONTINUOUS SHEATHED BRACING METHOD

MATERIAL	MIN. BRACE MATERIAL THICKNESS OR SIZE	MAX. NOMINAL WALL HEIGHT	MIN. BRACED WALL PANEL WIDTH OR BRACE ANGLE	CONNECTION CRITERIA	
				MIN. FASTENERS	MAX. SPACING
CS-WSP (CONTINUOUS SHEATHED WSP)	3/8" FOR MAX. 16" O.C. STUD SPACING. 7/16" FOR MAX. 24" O.C. STUD SPACING	12'-0"	SIZES WILL VARY REFER TO TABLE 321.25-H	6d COMMON NAIL OR 6d BOX NAIL (2 3/8" LONG X 0.113" DIA.) OR 7/16" - OR 1/2" CROWN, 16-GAGE STAPLES 1 1/4" LONG	6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)

GYPSUM BOARD BRACING METHOD - (IF APPLICABLE)

GB - GYPSUM BOARD (INSTALLED ON BOTH SIDE OF WALL)	1/2" FOR MAX. 24" O.C. STUD SPACING	10'-0"	96"	5d COOLER NAILS OR #6 SCREWS	7" EDGES, 7" FIELD (INCLUDING TOP & BOTTOM PLATES)

3.3.b

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5200 • FAX (414) 321-8030

A RESIDENCE FOR:

KAEREK HOMES, INC.
MIGRATORY COURT
LOT 4, SWAN RIDGE FARMS
MEQUON, WISCONSIN

DINEWOOD II - ELITE SERIES

JOB NO. KHI 938

DRAWN BY: SM
PLAN DATE: 02-11-2
STRUCTURAL REVIEW BY: JN
DATE: XXXXX

SHEET: A5

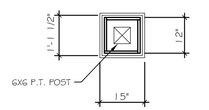
Attachment: Plans (10136 : Kaerek Homes, Inc.)

REVISIONS	BY

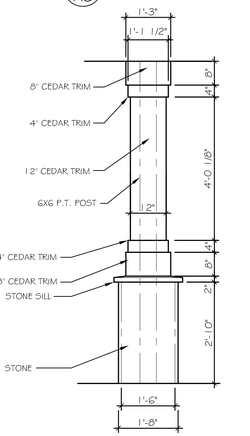
OWNERS APPROVAL:

DATE:

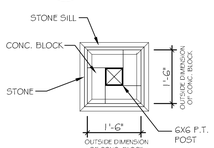
Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622



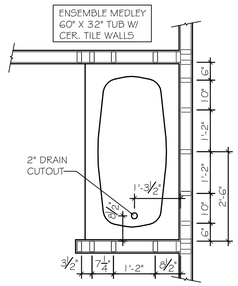
7 / A6 POST DETAIL (TOP)
1/2" = 1'-0"



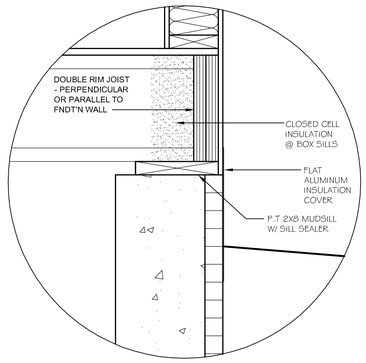
6 / A6 POST DETAIL
1/2" = 1'-0"



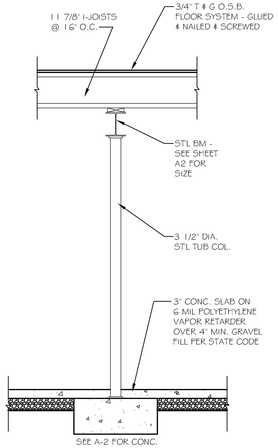
5 / A6 POST DETAIL (BASE)
1/2" = 1'-0"



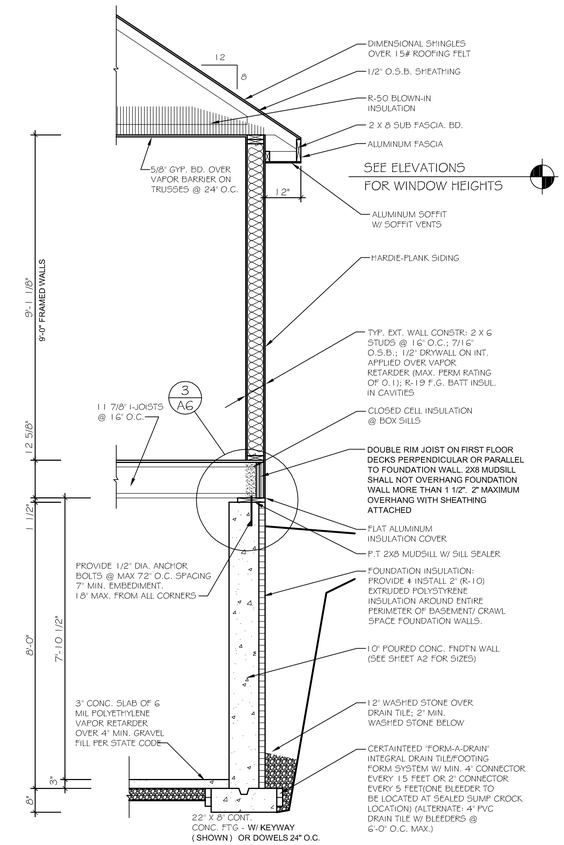
4 / A6 60" X 32" TUB DRAIN LOCATION
1/2" = 1'-0"



3 / A6 SECTION @ TOP OF FNDT'N. WALL
1 1/2" = 1'-0"



2 / A6 SECTION @ ST'L. BM.
1/2" = 1'-0"



1 / A6 SECTION THRU TYPICAL HOUSE WALL
1/2" = 1'-0"

A RESIDENCE FOR:
KAEREK HOMES, INC.
MIGRATORY COURT
LOT 4, SWAN RIDGE FARMS
MEQUON, WISCONSIN

PINEWOOD II - ELITE SERIES

JOB NO.
KHI 9380

DRAWN BY: SME
PLAN DATE: 02-11-25

STRUCTURAL REVIEW
BY: JMI
DATE: XXXXXX

SHEET:
A6

Attachment: Plans (10136 : Kaerek Homes, Inc.)

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:
SUBJECT: **Kaerek Homes, Inc. - New Single-Family Residence at 9938 N. Migratory Lane**

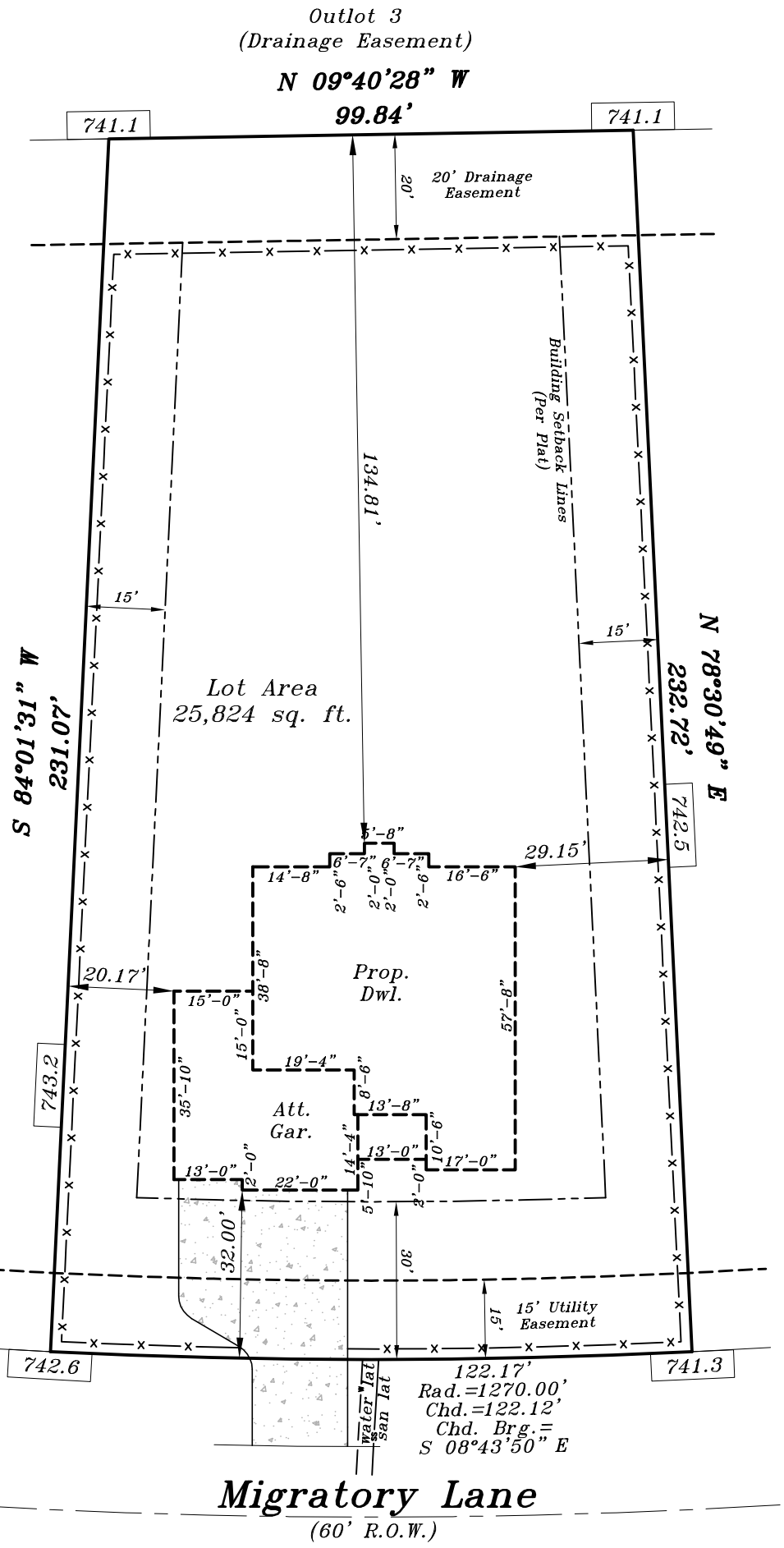
Attachments:
Survey (PDF)
Plans (PDF)

DRAWING ONLY

LOCATION: Migratory Lane, Mequon, Wisconsin

LEGAL DESCRIPTION:
Lot 37 in **SWAN RIDGE FARMS**, being a part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 32, Town 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

February 3, 2025 (Drawing Only) Drawing No. 115662-S

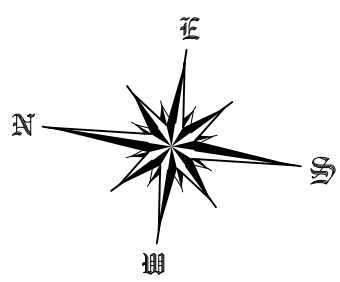


Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality.

METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — *Denotes Iron Pipe Found*
◎ — *Denotes Iron Pipe Set*
000.0 — *Denotes Proposed Grade*
—x—x—x— *Denotes Proposed Silt Screen*



GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

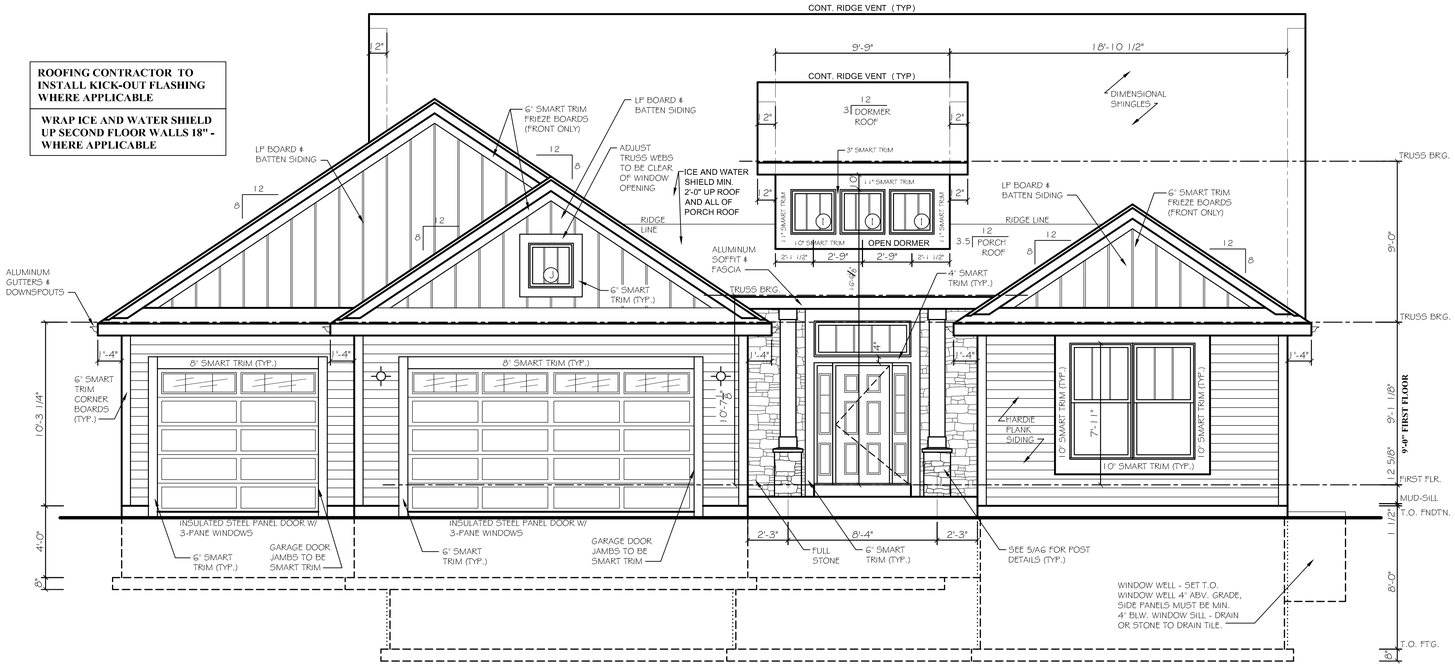
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES,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

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

SIGNED _____

Dennis C. Sauer
Professional Land Surveyor S-2421

Attachment: Survey (10137 : Kaerek Homes, Inc.)



1 / A1 FRONT ELEVATION
1/4" = 1'-0"

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY MISSING OR INCORRECT DIMENSIONS W/ KAEREK HOMES, INC. PRIOR TO CONTINUING W/ WORK.

   DO NOT SCALE DIMENSIONS FROM DRAWINGS!

2. INTERIOR PARTITIONS ARE: 4-1/2" THICK (ACTUAL) UNLESS OTHERWISE NOTED.

3. **THE PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIPMENT, ALL ELECTRICAL & APPLIANCES ARE SUBJECT TO FIELD ADJUSTMENT.** ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE INDICATED LOCATIONS ON THE DRAWINGS.

4. ROUGH CARPENTERS SHALL ERECT AND MAINTAIN TEMPORARY SAFETY BARRIERS AT ALL OPENINGS AND EDGES BETWEEN FLOORS & AT STAIRWAYS. SUBCONTRACTORS SHALL REPLACE OR REPAIR ANY BARRIERS REMOVED FOR CONSTRUCTION UNTIL FINISHED BARRIERS HAVE BEEN INSTALLED.

5. ROOF TRUSS MANUFACTURER TO PROVIDE VALLEY FRAMING FOR ANY VALLEY 16' WIDE AND OVER.

6. ALL FASTENERS INTO ANY PT LUMBER SHALL BE HOT DIPPED GALVANIZED.

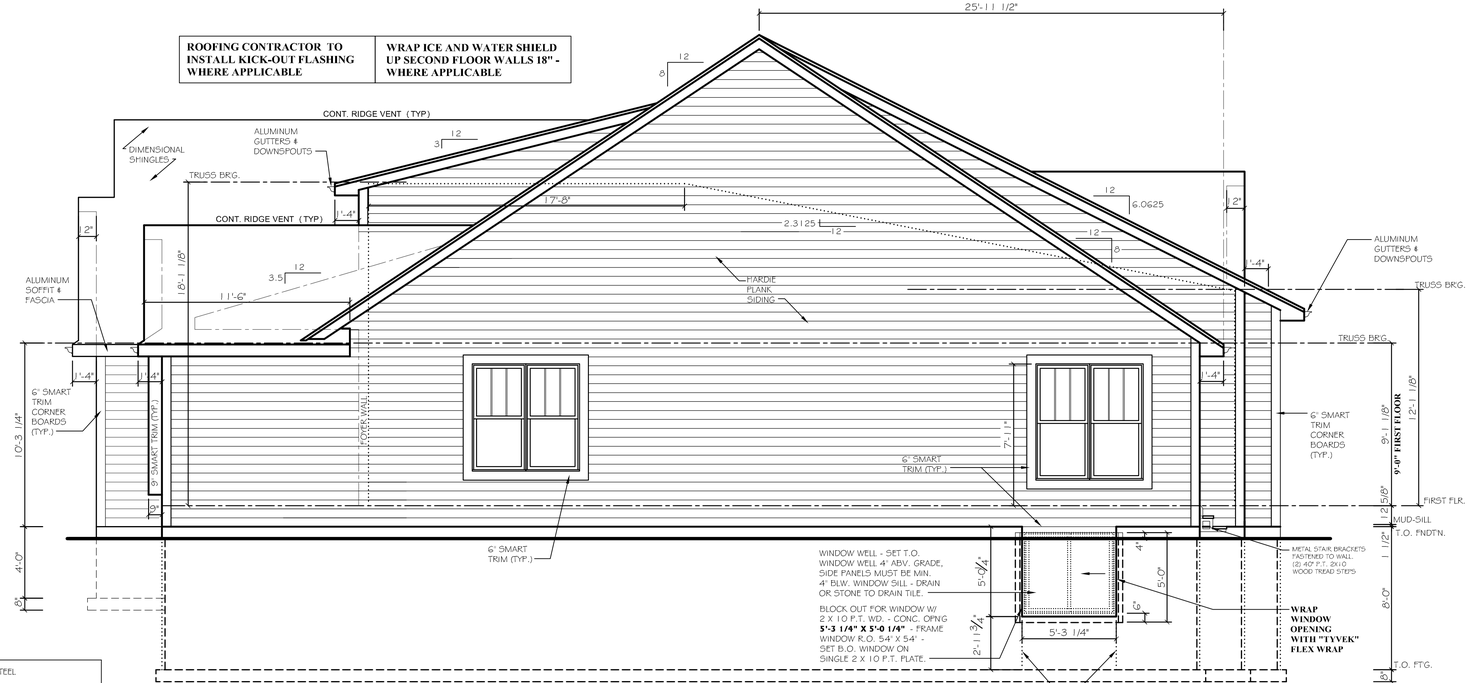
7. ALL MINIMUM BEARING HEADERS UNLESS NOTED OTHERWISE ON DRAWINGS SHALL BE:
   - FOR OPENINGS 3'-0" OR LESS.....(2 - 2 X 10's)
   - FOR OPENINGS 3'-1" TO 4'-0" .....(3 - 2 X 10s)
   - FOR NON-LABLED OPENINGS LARGER THAN 4'-0" CONTRACTOR SHALL CONTACT KAEREK HOMES INC. FOR HEADER SIZE.

SYMBOLS

CEILING LIGHT	S	SWITCH	H.L.F. HEAT, LIGHT, FAN UNIT
LIGHT ON PULL CHAIN	S_2	2-WAY SWITCH	CFO REINFORCED CEILING FAN OUTLET
WALL MOUNTED LIGHT	S_3	3-WAY SWITCH	SI INTERCONNECTED SMOKE DETECTOR
DUPLEX RECEPTACLE	GAS	GAS CONNECTION	F EXHAUST FAN
WEATHER-PROOF DUPLEX RECEPTACLE	HB	HOSE BIB	TV TV/ CABLE OUTLET
GROUND-FAULT RECEPTACLE		FLOOD LIGHT	S/M SMOKE / CARBON MONOXIDE DETECTOR
220 VOLT OUTLET	EYE	EYEBALL LIGHT	
TELEPHONE JACK	REC LT	RECESSED LIGHT	

ABBREVIATIONS

ABV.	ABOVE	C.C.	CLOTHES CHUTE	DIA.	DIAMETER	G.D.	GARBAGE DISPOSAL	MAX.	MAXIMUM	STL.	STEEL
A.F.F.	ABOVE FINISH FLOOR	CLG.	CEILING	D.W.	DISH WASHER	GYP. BD.	GYPSUM WALL BOARD (DRYWALL)	O.C.	ON CENTER	T. & G.	TONGUE AND GROOVE
BLDG.	BUILDING	CMU.	CONCRETE MASONRY	EXT.	EXTERIOR	HDR.	HEADER	O.H. DR.	OVERHEAD DOOR	T.O.	TOP OF
BLW.	BELOW	COL.	COLUMN	F.G.	FIBERGLASS	INSUL.	INSULATION	PL. & SH.	POLE AND SHELF	TYP.	TYPICAL
BM.	BEAM	CONC.	CONCRETE	FLR.	FLOOR	JST.	JOIST	P.T.	PRESSURE TREATED	W/	WITH
B.O.	BOTTOM OF	CRS.	COURSE	FTG	FOOTING	L.T.	LAUNDRY TUB	R.O.	ROUGH OPENING	WD.	WOOD
BRG.	BEARING	C.T.	CERAMIC TILE	FURN.	FURNACE	MIN.	MINIMUM	SH.	SHELF	W.H.	WATER HEATER



PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

2 / A1 RIGHT SIDE ELEVATION
1/4" = 1'-0"

INDEX TO SHEETS

A-1 FRONT ELEVATION, RIGHT SIDE ELEVATION, GENERAL NOTES, ABBREVIATIONS, KEY TO SYMBOLS

A-2 FOOTING / FOUNDATION PLAN, ELECTRICAL PLAN, FNDT'N DETAIL'S

A-3 FIRST FL'R PLAN, ELECTRICAL PLAN, CABINET ELEVATIONS, DRYWALL LOCKER DETAIL, TRAY CEILING DETAIL

A-4 REAR ELEVATION, LEFT SIDE ELEVATION, ROOF PLAN, WINDOW & DOOR SCHEDULE

A-5 WALL BRACING PLAN

A-6 BUILDING SECTION, BUILDING DETAILS, DRAIN DETAILS, POST DETAILS, WALL BRACING DETAILS

3.4.b

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622

A RESIDENCE FOR:
KAEREK HOMES, INC.
MIGRATORY LANE
LOT 37, SWAN RIDGE FARMS
MEQUON, WISCONSIN

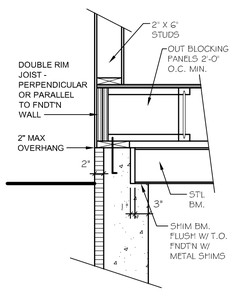
BROOKLYN II - ELITE SERIES

JOB NO. KHI 9383

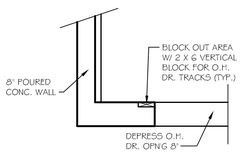
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PLAN DATE: 02-11-25
STRUCTURAL REVIEW
BY: JMI
DATE: XXXXXX

SHEET: A1

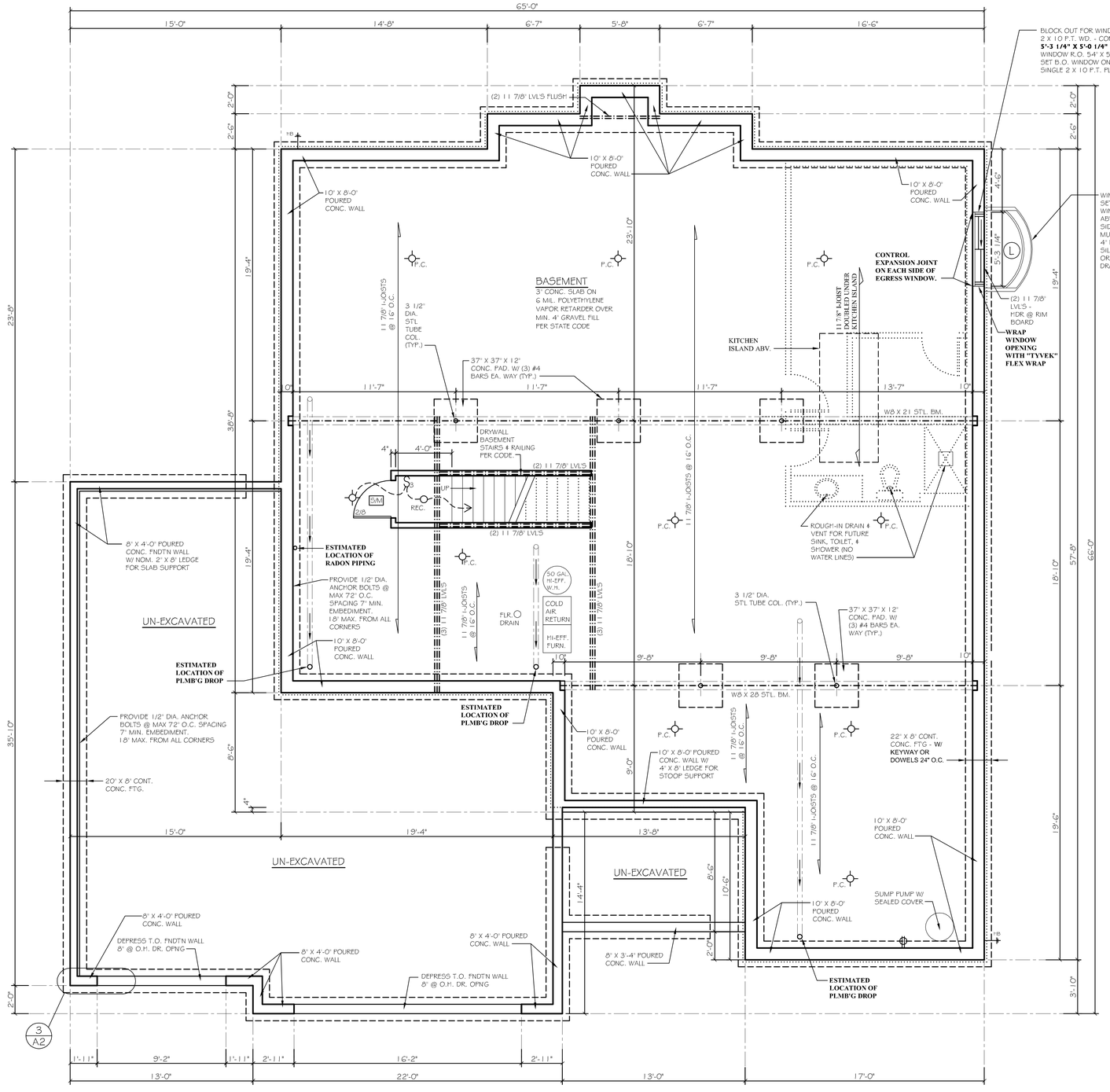
Attachment: Plans (10137 : Kaerek Homes, Inc.)



2 / A2 BM. DT'L @ POURED CONC. WALL
3/4" = 1'-0"



3 / A2 DETAIL @ GARAGE DOOR OPENING
1/2" = 1'-0"



1 / A2 FOOTING/ FOUNDATION PLAN
1/4" = 1'-0"

2,247 SQ. FT. BASEMENT SLAB AREA
951 SQ. FT. GARAGE SLAB AREA

NOTES TO SHEET A2

1. SEE GENERAL NOTES ON SHEET A1
2. FOUNDATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED REINFORCING IN MASONRY OR CONCRETE FOUNDATION WALLS AS PROVIDED FOR BY STATE CODE.
3. **FOOTINGS ARE DESIGNED FOR 3000 PSI SOIL BEARING CAPACITY;** LESS CAPACITY MAY REQUIRE RE-ENGINEERING.
4. SUMP PUMP LOCATION MAY VARY FROM PLAN PER REQUIREMENTS OF GOVERNING AGENCIES AND/OR GENERAL CONTRACTOR'S DISCRETION.
5. FLOOR JOISTS SHALL BE ENGINEERED WOOD I-JOISTS UNLESS OTHERWISE NOTED.

   11 7/8" I-JOIST:
   MAX. SIMPLE SPAN IS 21'-5" @ 12" O.C.
   MAX. SIMPLE SPAN IS 19'-7" @ 16" O.C.
   MAX. MULTIPLE SPAN IS 23'-5" @ 12" O.C.
   MAX. MULTIPLE SPAN IS 20'-5" @ 16" O.C.

   MAXIMUM SPANS BASED ON 40 PSF L.L. + 10 PSF D.L. L.L. DEFLECTION LIMITED TO L/ 480.
6. 2-STORY PLANS - PROVIDE SOLID BLOCKING FROM T.O. STL BM. TO UNDERSIDE OF FLOOR SHEATHING. BLOCKING SHALL BE S.P.F. NO. 2 OR BETTER, CUT 1/16" LONGER THAN DEPTH OF JOIST, & SHALL BE EQUAL IN AREA TO COLUMN SUPPORTED.
7. FOUNDATION INSULATION: PROVIDE & INSTALL 2" (R-10) EXTRUDED POLYSTYRENE INSULATION AROUND ENTIRE PERIMETER OF BASEMENT FOUNDATION WALLS FROM T.O. FOOTING TO T.O. FOUNDATION WALL, (EXCLUDING BRICK LEDGES & EXPOSED SLAB EDGES) COVER EXPOSED INSULATION W/ INSULATION COVER. (SEE WALL SECTION DETAIL)
8. CONTRACTOR TO PROVIDE A MIN. OF (2) #4 REINFORCING BARS @ BOTTOM OF ALL FOUNDATION WALLS SPANNING DISCONTINUOUS FOOTINGS.
9. FOOTINGS SUPPORTING A CONCRETE WALL WITH UNBALANCED FILL OVER 48" SHALL HAVE A KEYWAY OR DOWELS 24" O.C. **NO KEYWAY OR DOWELS REQUIRED WITH UNBALANCED BACKFILL LESS THAN 48".**
10. CONCRETE WALL AND RE-BAR SCHEDULE:

    * 8" X 3'-4" - 5'-0" POURED CONCRETE WALLS:
      (2) #4 BARS HORIZONTAL - TOP AND BOTTOM OF CONCRETE WALL
    * 8" X 6'-0" - 7'-0" POURED CONCRETE WALLS:
      (3) #4 BARS HORIZONTAL - TOP, MIDDLE, & BOTTOM OF CONCRETE WALL
    * 10" X 8'-0" & 7'-4" POURED CONCRETE WALLS:
      (3) #4 BARS HORIZONTAL - TOP, MIDDLE, & BOTTOM OF CONCRETE WALL
    * 10" X 9'-0" POURED CONCRETE WALLS:
      (4) #4 BARS HORIZONTAL - EQUALLY SPACED IN CONCRETE WALL; TOP BAR SHALL BE WITH IN 24" OF TOP OF WALL. BOTTOM BAR SHALL BE WITH IN 24" OF BOTTOM OF WALL
    * LAP LENGTH SHALL BE A MINIMUM OF 24"
    * CORNERS = EXTEND BARS AROUND CORNER AND LAP A MIN. OF 30 BAR DIAMETERS.
    * POURED CONCRETE WALLS SHALL HAVE CONCRETE STRENGTH OF 3500 PSI.
11. FOUNDATION CONTRACTORS SHALL SUPPLY A GROUNDING BAR, THAT PROTRUDES OUT OF THE TOP OF THE FOUNDATION WALL 3' - 4' @ THE ELECTRICAL SERVICE LOCATION. PLEASE CONTACT CONSTRUCTION SUPERINTENDENT IF LOCATION IS NOT LABELED ON PLAN.

ROUGH CARPENTER NOTE:

DOUBLE RIM JOIST ON FIRST FLOOR DECKS PERPENDICULAR OR PARALLEL TO FOUNDATION WALL. 2X8 MUDSILL SHALL NOT OVERHANG FOUNDATION WALL MORE THAN 1 1/2", 2" MAXIMUM OVERHANG WITH SHEATHING ATTACHED

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-6622

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LOT 37, SWAN RIDGE FARMS
MEQUON, WISCONSIN

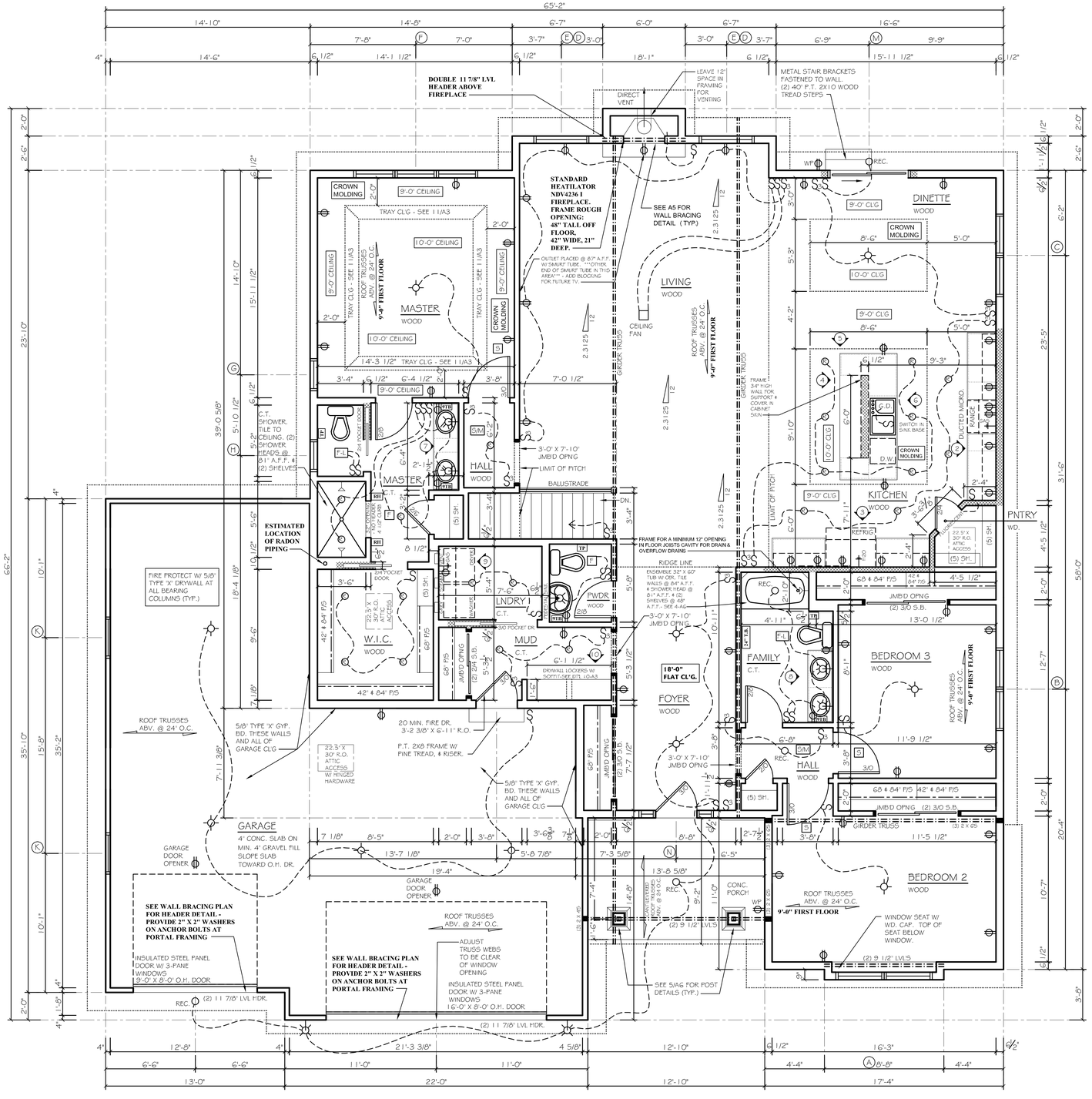
BROOKLYN II - ELITE SERIES

JOB NO.
KHI 938

DRAWN BY: SMD
PLAN DATE: 02-11-25
STRUCTURAL REVIEW
BY: JMI
DATE: XXXXXX

SHEET:
A2

Attachment: Plans (10137 : Kaerek Homes, Inc.)



1 / A3 FIRST FLOOR PLAN
1/4" = 1'-0"
2,452 SQ. FT. FIRST FLOOR AREA
984 SQ. FT. GARAGE FLOOR AREA

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

NOTES TO SHEET A3

1. CONTRACTOR SHALL VERIFY MISSING OR INCORRECT DIMENSIONS W/ KAEREK HOMES.

DO NOT SCALE DIMENSIONS FROM DRAWINGS!

2. INTERIOR PARTITIONS ARE 4-1/2" THICK UNLESS OTHERWISE NOTED.

3. **THE PLACEMENT OF BUILDING COMPONENETS, MECHANICAL EQUIPMENT, ALL ELECTRICAL & APPLIANCES ARE SUBJECT TO FIELD ADJUSTMENT.** ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE INDICATED LOCATIONS ON THE DRAWINGS.

4. ROUGH CARPENTERS SHALL INSTALL FIRE STOPPING IN ALL LOCATIONS AS REQUIRED PER STATE CODE.

5. SEE WINDOW/ EXTERIOR DOOR SCHEDULE ON SHEET A4 FOR KEY TO WINDOW DESIGNATIONS.

6. ALL GIRDER TRUSSES SHALL HAVE A MIN. OF (3) STUDS BLW. EACH SIDE FOR BEARING.

7. ENGINEERED STUD WALLS AT KITCHEN CABINET WALLS, ALL POCKET DOORS, AND PATIO DOOR KING & SHOULDER STUDS.

INTERIOR DOOR ROUGH OPENING SCHEDULE

DOOR TYPE	ROUGH OPENING	EXAMPLE
SWING DOOR	WIDTH: ADD 2" TO DOOR SIZE. HEIGHT = 83"	2/8 = 34" X 83" R.O.
SLIDE-BY-DOORS	WIDTH: ADD 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/8 = 65" X 83" R.O.
PAIR OF FRENCH DOORS	WIDTH: ADD 1 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/8 = 67" X 83" R.O.
POCKET DOORS	HEIGHT = 84 1/4" - FRAME LEVEL	
BARN DOORS (DRYWALL OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	
BARN DOORS (JAMBED OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	

ROUGH CARPENTER NOTES:

ROUGH CARPENTER SHALL INSTALL SAFETY RAILS AND GUARDRAILS AT ALL STAIRWELLS. SAFETY RAILS AND GUARDRAILS MUST BE PROPERLY INSTALLED TO ALLOW FOR COMPLETE DRYWALL INSTALLATION WITHOUT REMOVING RAILING. PLEASE SEE THE EXPEDITOR IF SPEC'S ARE NEEDED.

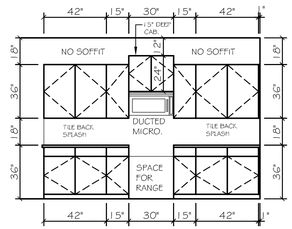
ROUGH CARPENTER SHALL INSTALL HANDRAIL BLOCKING IN WALLS WHERE HANDRAIL FASTENS TO WALL

ROUGH CARPENTER SHALL GLUE ALL I-JOISTS TO BOTTOM OF JOIST HANGERS.

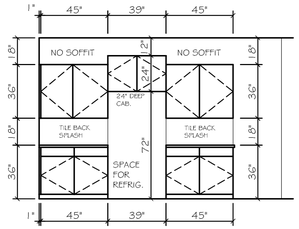
ROUGH CARPENTER SHALL GLUE, NAIL, & SCREW FLOOR SHEATHING TO ALL LVL BEAMS IN FLOOR SYSTEM.

FRAME ALL WINDOWS & DOORS TO ROUGH OPENING SIZES ON SCHEDULE. OPENINGS NEED TO BE SQUARE & PLUMB WITH LEVEL SILLS.

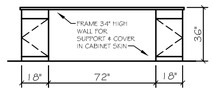
ADD BLOCKING FOR CABINETS: SOLID BLOCKING CENTERED AT 34" - 54" & 90" OFF THE FLOOR. USE SCRAP CUT-OFFS FOR BLOCKING



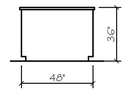
2 / A3 KIT. CABS. 1/4" = 1'-0"



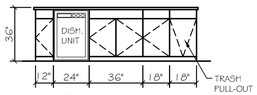
3 / A3 KIT. CABS. 1/4" = 1'-0"



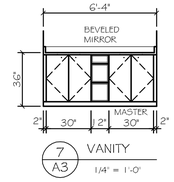
4 / A3 KIT. CABS. 1/4" = 1'-0"



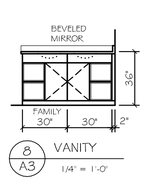
5 / A3 KIT. CABS. 1/4" = 1'-0"



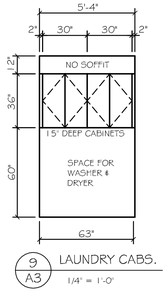
6 / A3 KIT. CABS. 1/4" = 1'-0"



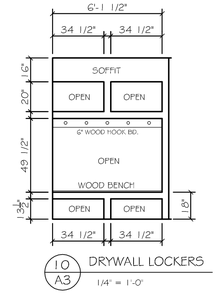
7 / A3 VANITY 1/4" = 1'-0"



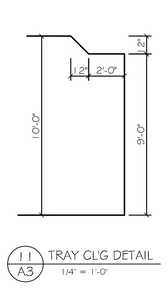
8 / A3 VANITY 1/4" = 1'-0"



9 / A3 LAUNDRY CABS. 1/4" = 1'-0"



10 / A3 DRYWALL LOCKERS 1/4" = 1'-0"



11 / A3 TRAY CL'G DETAIL 1/4" = 1'-0"

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622

A RESIDENCE FOR:
KAEREK HOMES, INC.
MIGRATORY LANE
LOT 37, SWAN RIDGE FARMS
MEQUON, WISCONSIN

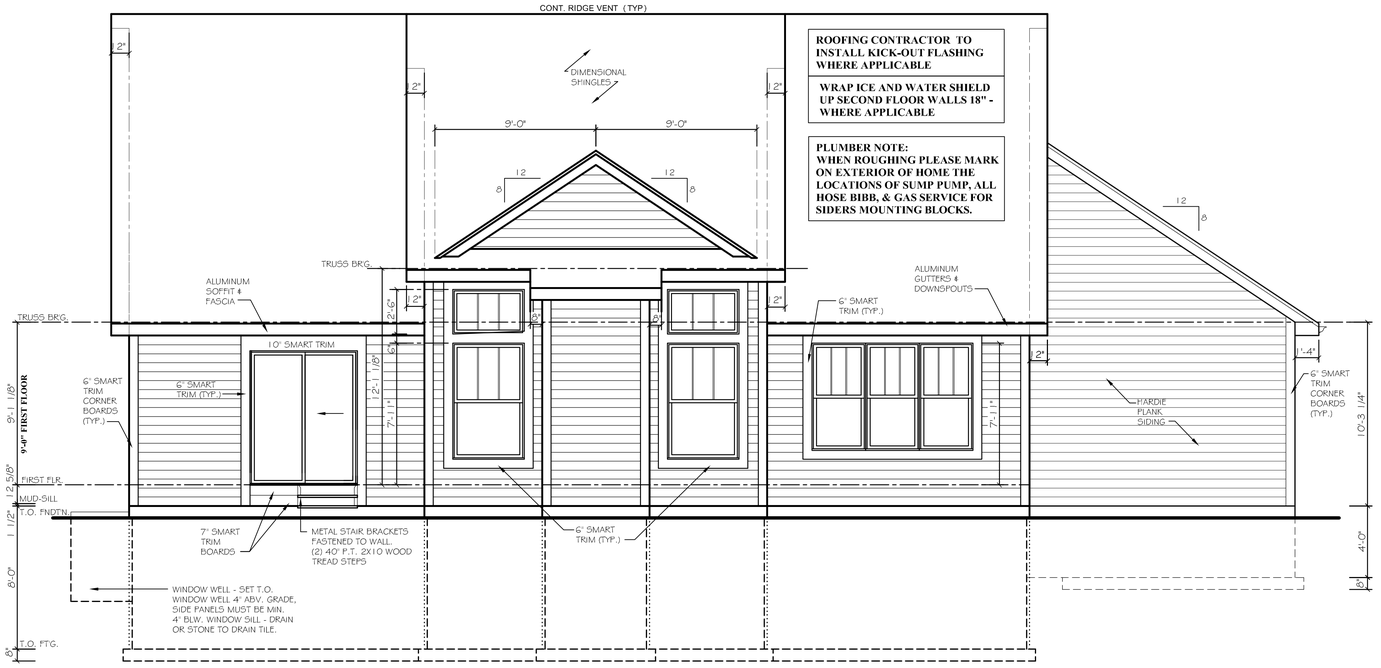
BROOKLYN II - ELITE SERIES

JOB NO. KHI 9383

DRAWN BY: SMD
PLAN DATE: 02-11-25
STRUCTURAL REVIEW
BY: JML
DATE: XXXXXX

SHEET: A3

Attachment: Plans (10137 : Kaerek Homes, Inc.)



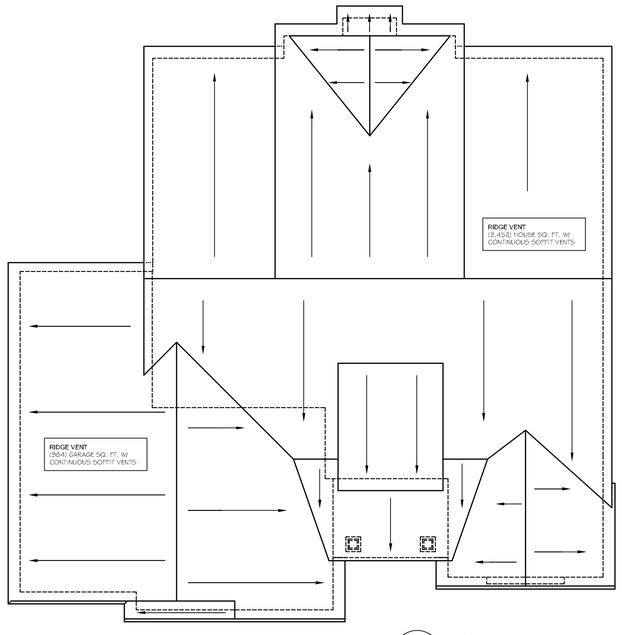
1 / A4 REAR ELEVATION
1/4" = 1'-0"

WINDOW & EXTERIOR DOOR SCHEDULE

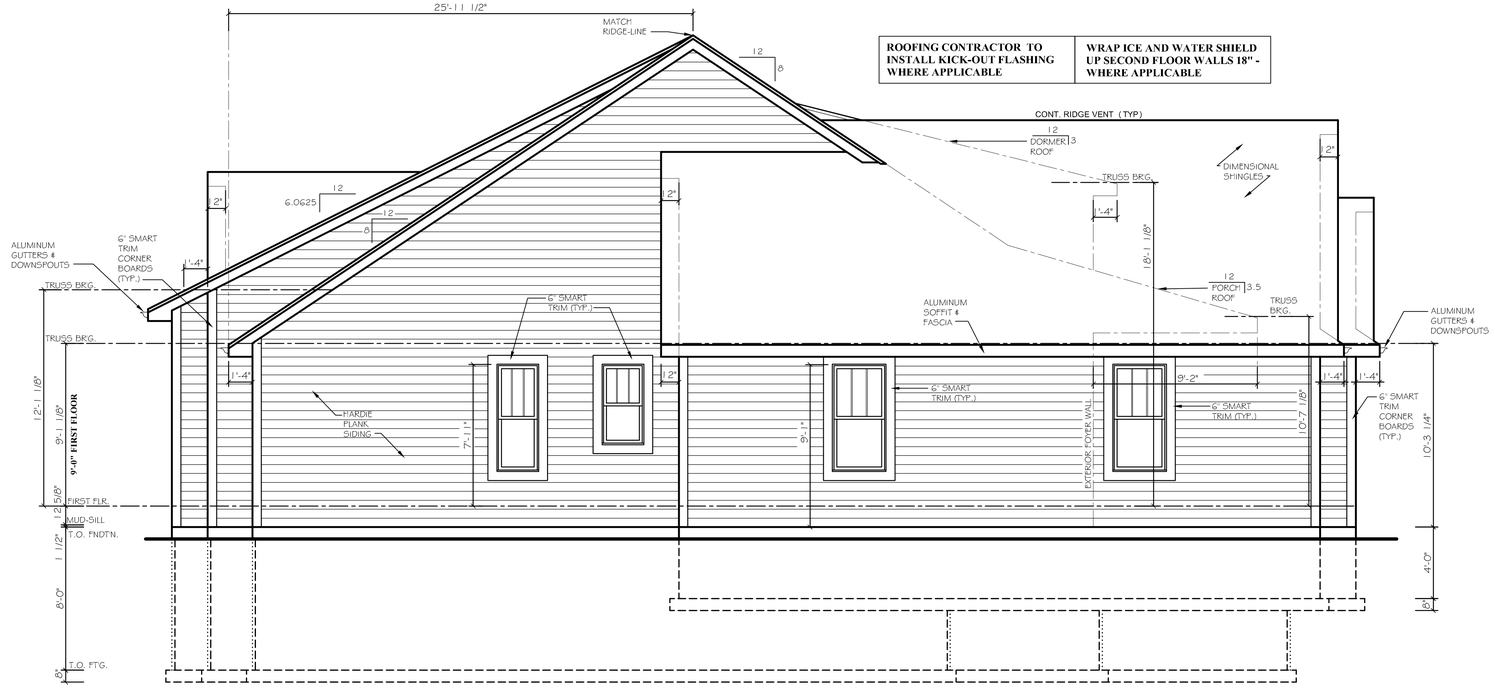
MARK	ORDER NUMBER	ROUGH OPNG.	HEADER SIZE	NOTES	QTY.	SQ. FT. GLASS
FIRST FLOOR WINDOWS						
A	3666 SH. MULL 2	84" X 78"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 3, 6	1	31.92
B	3060 SH. MUL 2	72" X 72"	(2) 2 X 10S	1, 2, 3, 6	1	26.80
C	3066 SH. MULL 2	72" X 78"	(2) 2 X 10S	1, 2, 3, 6	1	26.80
D	4066 SH.	48" X 78"	(3) 2 X 6S	1, 2, 3, 6	2	18.50 EA.
E	4026 FIXED	48" X 30"	(3) 2 X 10S	1, 2, 6, 10	2	7.23 EA.
F	3060 SH. MULL 3	108" X 72"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 3, 6	1	40.20
G	2460 SH.	28" X 72"	(2) 2 X 10S	1, 2, 3, 6	1	11.27
H	2446 SH.	28" X 54"	(2) 2 X 10S	1, 2, 3, 6	1	7.22
I	2626 FIXED	30" X 30"	(2) 2 X 10S	1, 2, 6, 10	3	4.17 EA.
J	2626 FIXED	30" X 30"	(2) 2 X 10S	1, 6, 12	1	TRUSS OPNG
K	3060 SH.	36" X 72"	(2) 2 X 10S	1, 2, 6, 13	2	GARAGE
BASEMENT WINDOWS						
L	4646 SLIDER	54" X 54"	(2) 1 3/4" X 11 7/8" LVLS	1, 2, 14	1	15.68
DOORS						
M	SLIDING PATIO 6076	72" X 90"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 7, 11	1	31.80
N	5520 FIXED ABV.W/ 4' SPACE BETWEEN 5L528GBG3 - 1/0 S2 - 3/0 5L528GBG3 - 1/0 W/ DEADBOLT	65 1/8" X 110 1/2" W/ 4" SPACER	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 6, 9, 10, 11	1 1 1 1	

NOTES TO SCHEDULE:

1. WINDOWS, PATIO DOORS, & ENTRY DOORS SHALL BE ORDERED THROUGH **LINDSAY WINDOWS & WESTERN DOORS. COLORS: EXTERIOR: WHITE & INTERIOR: WHITE**
2. ALL HEADERS SHALL BE S-P-F NO. 2 OR BETTER LUMBER, UNLESS OTHERWISE NOTED; SIZES AS SHOWN.
3. WINDOWS SHALL BE SINGLE HUNG VINYL INSULATED GLASS W/ LOW-E, ARGON GAS & SCREEN.
4. NOT USED.
5. NOT USED.
6. WINDOWS SHALL HAVE METAL GRIDS IN AIR SPACE.
7. PATIO DOORS SHALL BE VINYL W/ INSULATED GLASS W/ LOW-E, ARGON GAS, & SCREEN.
8. NOT USED.
9. DOORS SHALL BE STEEL INSULATED UNITS, STYLE AS NOTED, INSULATED GLASS WHEN STYLE REQUIRES.
10. WINDOWS SHALL BE FIXED VINYL INSULATED GLASS W/ LOW-E, ARGON GAS.
11. WINDOWS SHALL HAVE TEMPERED GLASS PER STATE CODE.
12. WINDOWS SHALL BE FIXED VINYL INSULATED GLASS W/ NO LOW-E, ARGON GAS.
13. WINDOWS SHALL BE SINGLE HUNG VINYL INSULATED GLASS W/ NO LOW-E, ARGON GAS & SCREEN.
14. WINDOWS SHALL BE SLIDER VINYL W/ INSULATED GLASS. W/ LOW-E, ARGON GAS, & SCREEN.



3 / A4 ROOF PLAN
1/8" = 1'-0"



PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

2 / A4 LEFT SIDE ELEVATION
1/4" = 1'-0"

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622

A RESIDENCE FOR:
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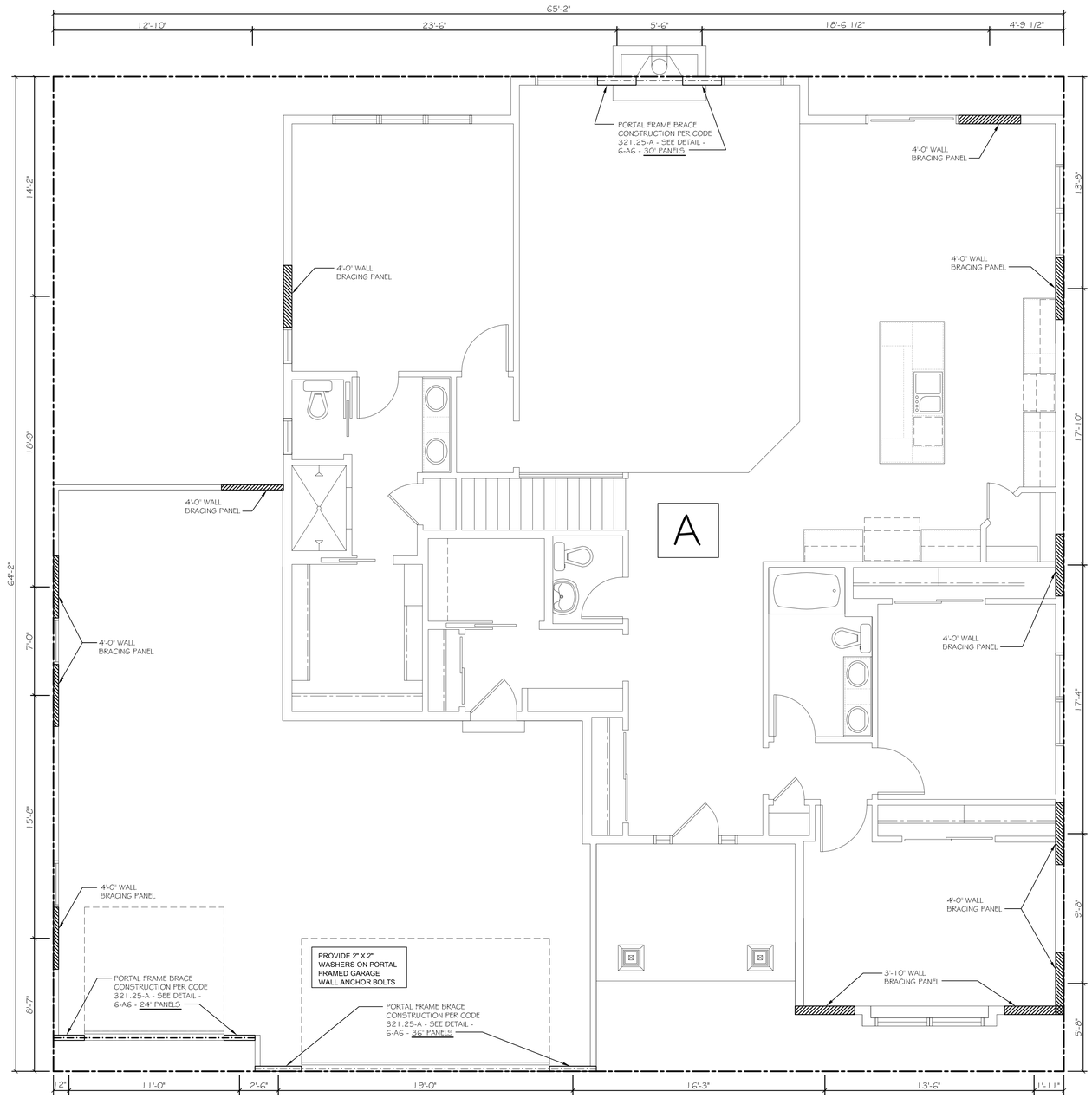
BROOKLYN II - ELITE SERIES

JOB NO. KHI 938

DRAWN BY: SMI
PLAN DATE: 02-11-2
STRUCTURAL REVIEW BY: JM
DATE: XXXXXX

SHEET: A4

Attachment: Plans (10137 : Kaerek Homes, Inc.)



WALL BRACING SCHEDULE

RECTANGLE	PARALLEL LINES	LARGEST WALL OPENING	MAJORITY HEIGHT OF WALL	MIN. WALL PANEL (IN.)	EAVE TO RIDGE HEIGHT	LENGTH OF PERPENDICULAR SIDE	WALL HEIGHT CALC ADJUSTMENT	MIN. NUMBER OF PANELS (IN FEET) REQUIRED PER SIDE
A	FRONT/ REAR	8'-0"	9'-0"	41"	20'-0"	64'-2"	.95 X 13.2 =	12.54
	LEFT/ RIGHT	6'-6"	9'-0"	30"	20'-0"	65'-2"	.95 X 15.4 =	14.63

CONTINUOUS SHEATHED BRACING METHOD

MATERIAL	MIN. BRACE MATERIAL THICKNESS OR SIZE	MAX. NOMINAL WALL HEIGHT	MIN. BRACED WALL PANEL WIDTH OR BRACE ANGLE	CONNECTION CRITERIA	
				MIN. FASTENERS	MAX. SPACING
CS-WSP (CONTINUOUS SHEATHED WSP)	3/8" FOR MAX. 16" O.C. STUD SPACING. 7/16" FOR MAX. 24" O.C. STUD SPACING	12'-0"	SIZES WILL VARY REFER TO TABLE 321.25-H	6d COMMON NAIL OR 8d BOX NAIL (2 3/8" LONG X 0.113" DIA.) OR 7/16" - OR 1/2" CROWN - 16-GAGE STAPLES 1 1/4" LONG	6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)
GYPSUM BOARD BRACING METHOD - (IF APPLICABLE)					
GB - GYPSUM BOARD (INSTALLED ON BOTH SIDE OF WALL)	1/2" FOR MAX. 24" O.C. STUD SPACING	10'-0"	96"	5d COOLER NAILS OR #6 SCREWS	7" EDGES, 7" FIELD (INCLUDING TOP & BOTTOM PLATES)

1 / A5 WALL BRACING PLAN

1/4" = 1'-0"

REVISIONS | BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-4622

A RESIDENCE FOR:

KAEREK HOMES, INC.
MIGRATORY LANE
LOT 37, SWAN RIDGE FARMS
MEQUON, WISCONSIN

BROOKLYN II - FLAT SERIES

JOB NO. KHI 938

DRAWN BY: SM
PLAN DATE: 02-11-2
STRUCTURAL REVIEW BY: JV
DATE: XXXXXX

SHEET: A1

Attachment: Plans (10137 : Kaerek Homes, Inc.)

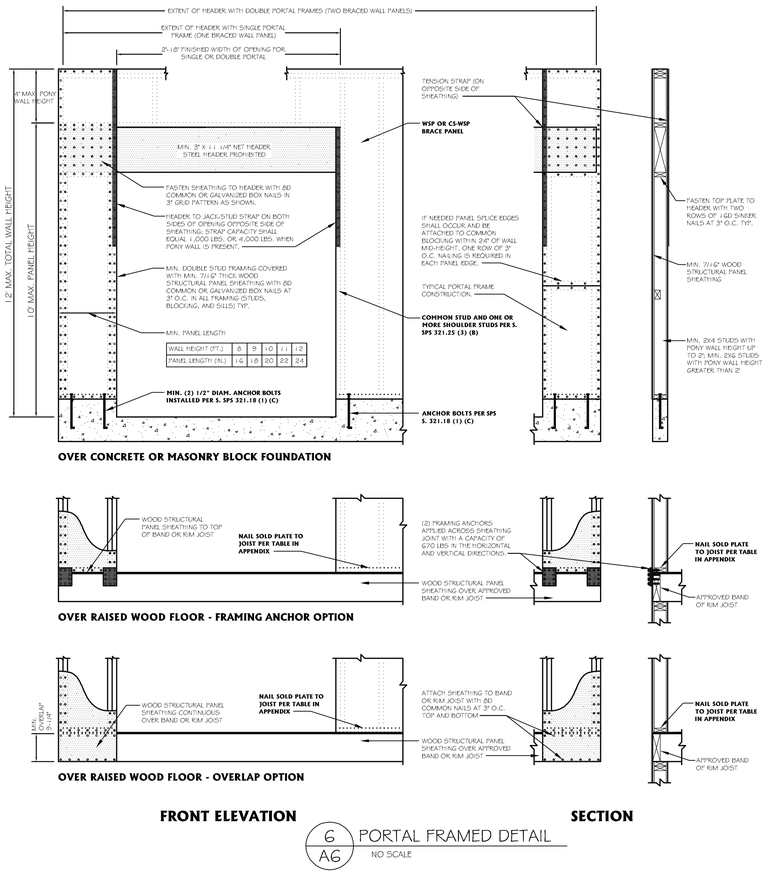
REVISIONS	BY

OWNERS APPROVAL:

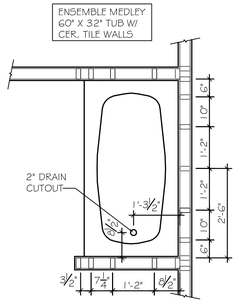
DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622

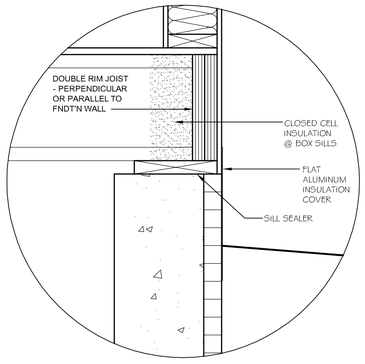
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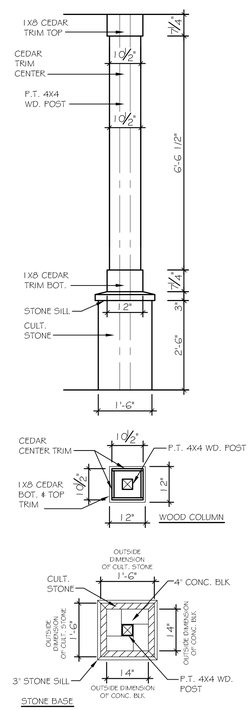
6 / A6 PORTAL FRAMED DETAIL
NO SCALE



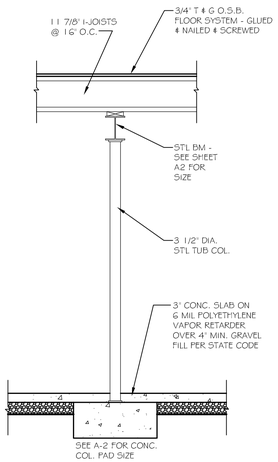
4 / A6 60" x 32" TUB DRAIN LOCATION
1/2" = 1'-0"



3 / A6 SECTION @ TOP OF FNDT'N. WALL
1 1/2" = 1'-0"

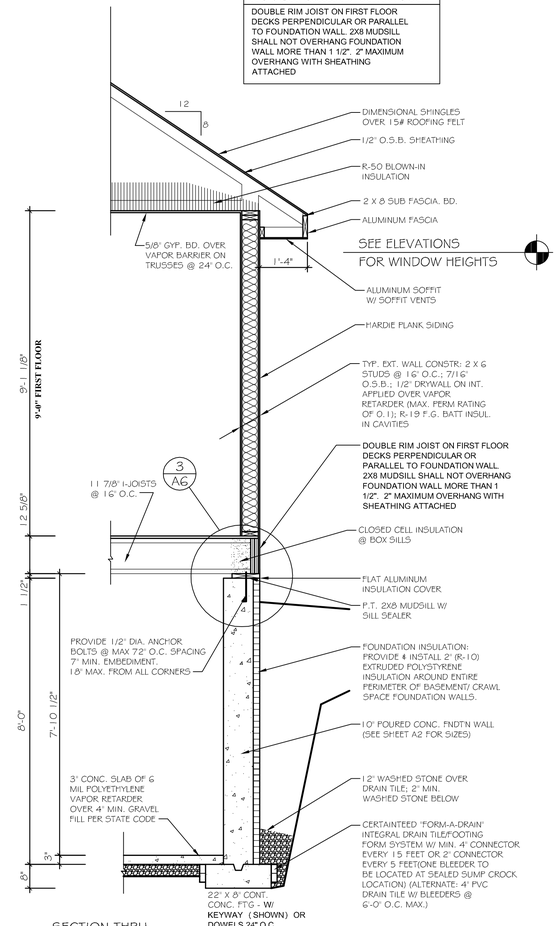


5 / A6 POST DETAIL (BASE)
1/2" = 1'-0"



2 / A6 SECTION @ ST'L. BM.
1/2" = 1'-0"

ROUGH CARPENTER NOTE:
DOUBLE RIM JOIST ON FIRST FLOOR DECKS PERPENDICULAR OR PARALLEL TO FOUNDATION WALL. 2X8 MUDSILL SHALL NOT OVERHANG FOUNDATION WALL MORE THAN 1 1/2". 2" MAXIMUM OVERHANG WITH SHEATHING ATTACHED



1 / A6 SECTION THRU TYPICAL HOUSE WALL
1/2" = 1'-0"

A RESIDENCE FOR:
KAEREK HOMES, INC.
MIGRATORY LANE
LOT 37, SWAN RIDGE FARMS
MEQUON, WISCONSIN

BROOKLYN II - FLTF SERIES

JOB NO. KHI 938.

DRAWN BY:	SMI
PLAN DATE:	02-11-2
STRUCTURAL REVIEW BY:	JM
DATE:	XXXXXX

SHEET: A6

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:
SUBJECT: **Kaerek Homes, Inc. - New Single-Family Residence at 9842 N. Migratory Lane**

Attachments:
Plans (PDF)
Survey (PDF)



1 / A1 FRONT ELEVATION
1/4" = 1'-0"

INDEX TO SHEETS

A-1 FRONT ELEVATION, RIGHT SIDE ELEVATION, GENERAL NOTES, ABBREVIATIONS, KEY TO SYMBOLS

A-2 FOOTING & FNDT'N PLAN, FNDT'N DETAILS, ELECTRICAL PLAN

A-3 FIRST FLOOR PLAN, ELECTRICAL PLAN, CABINET ELEVATIONS, DRYWALL LOCKER DETAIL

A-4 SECOND FLOOR PLAN, ELECTRICAL PLAN, CABINET ELEVATIONS

A-5 REAR ELEVATION, LEFT SIDE ELEVATION, ROOF PLAN, DOOR & WINDOW SCHEDULE

A-6 WALL BRACING PLANS

A-7 BUILDING SECTIONS, DRAIN DETAILS, POST DETAILS, WALL BRACING DETAILS

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622

SYMBOLS

- CEILING LIGHT
- LIGHT ON PULL CHAIN (FC)
- WALL MOUNTED LIGHT
- DUPLEX RECEPTACLE
- WEATHER-PROOF DUPLEX RECEPTACLE (WP)
- GROUND-FAULT RECEPTACLE (GFI)
- 220 VOLT OUTLET (220)
- SWITCH (S)
- 2-WAY SWITCH (S_2)
- 3-WAY SWITCH (S_3)
- TELEPHONE JACK
- GAS CONNECTION (GAS)
- HOSE BIB (HB)
- FLOOD LIGHT
- HEAT, LIGHT, FAN UNIT (H.L.F.)
- REINFORCED CEILING FAN OUTLET (CFO)
- INTERCONNECTED SMOKE DETECTOR (S)
- EXHAUST FAN (F)
- TV/ CABLE OUTLET (TV)
- SMOKE/CARBON MONOXIDE DETECTOR (S.M.)

GENERAL NOTES

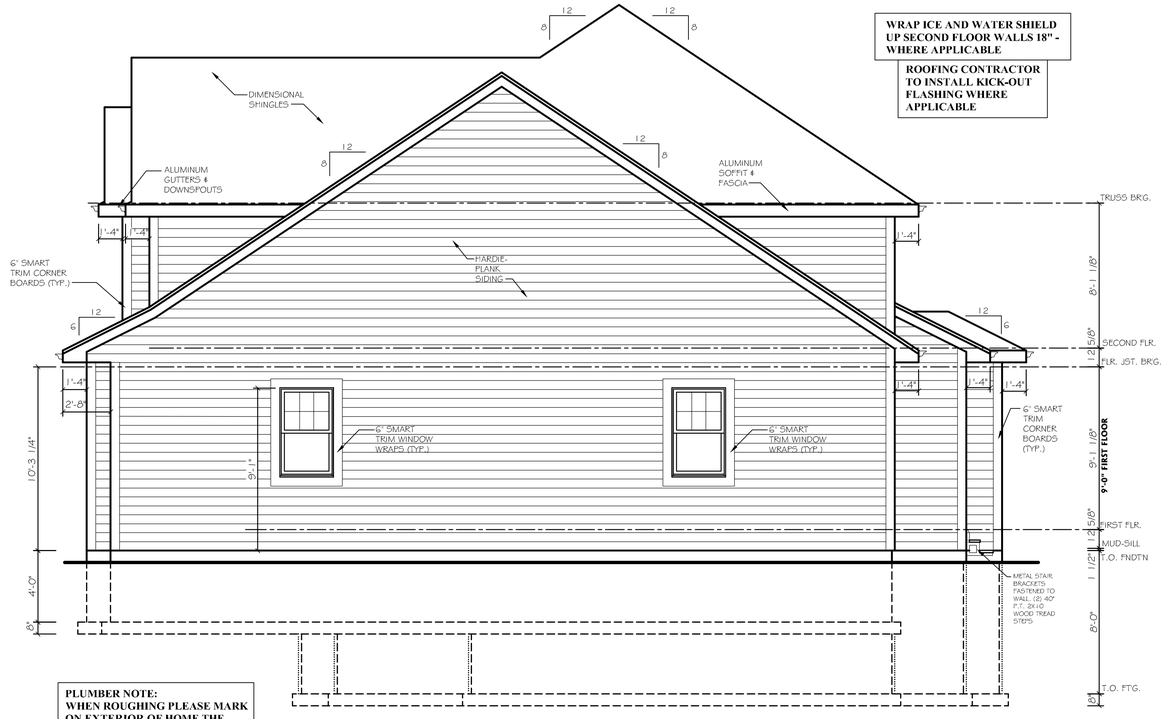
1. CONTRACTOR SHALL VERIFY ANY MISSING OR INCORRECT DIMENSIONS WITH KAEREK HOMES.

DO NOT SCALE DIMENSIONS FROM DRAWING

2. INTERIOR PARTITIONS ARE 4-1/2" THICK UNLESS OTHERWISE NOTED.
3. **THE PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIPMENT, ALL ELECTRICAL, & APPLIANCES ARE SUBJECT TO FIELD ADJUSTMENT.** ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE INDICATED LOCATIONS ON THE DRAWINGS.
4. ROUGH CARPENTERS SHALL ERECT & MAINTAIN TEMPORARY SAFETY BARRIERS AT ALL OPENINGS & EDGES BETWEEN FLOORS & AT STAIRWAYS. SUBCONTRACTORS SHALL REPLACE OR REPAIR ANY BARRIERS REMOVED FOR CONSTRUCTION UNTIL FINISHED BARRIERS HAVE BEEN INSTALLED.
5. ROOF TRUSS MANUFACTURE TO PROVIDE VALLEY FRAMING FOR ANY VALLY 1.6' WIDE AND OVER.
6. ALL FASTENERS INTO ANY P.T. LUMBER SHALL BE HOT DIPPED GALVANIZED.
7. ALL MINIMUM BEARING HEADER'S UNLESS NOTED ON DRAWINGS SHALL BE:
   - FOR OPENINGS 3'-0" OR LESS . . . . . (2) - 2 X 10'S
   - FOR OPENINGS 3'-1" TO 4'-0" . . . . . (2) - 2 X 12'S
   - FOR NON-LABLED OPENINGS LARGER THAN 4'-0" CONTRACTOR SHALL CONTACT KAEREK HOMES, INC. FOR HEADER SIZE.

ABBREVIATIONS

ABV.	ABOVE	C.C.	CLOTHES CHUTE	DIA.	DIAMETER	G.D.	GARBAGE DISPOSAL	MIN.	MINIMUM	STL.	STEEL
A.F.F.	ABOVE FINISH FLOOR	CLG.	CEILING	D.W.	DISH WASHER	GYP. BD.	GYPSUM WALL BOARD (DRYWALL)	MAX.	MAXIMUM	T. & G.	TONGUE AND GROOVE
BLDG.	BUILDING	CMU.	CONCRETE MASONRY	EXT.	EXTERIOR	HDR.	HEADER	O.C.	ON CENTER	T.O.	TOP OF
BLW.	BELOW	COL.	COLUMN	F.G.	FIBERGLASS	INSUL.	INSULATION	O.H. DR.	OVERHEAD DOOR	TYP.	TYPICAL
BM.	BEAM	CONC.	CONCRETE	FLR.	FLOOR	JST.	JOIST	PL. & SH.	POLE AND SHELF	W	WITH
B.O.	BOTTOM OF	CRS.	COURSE	FTG	FOOTING	L.T.	LAUNDRY TUB	R.O.	ROUGH OPENING	WD.	WOOD
BRG.	BEARING			FURN.	FURNACE			SH.	SHELF	W.H.	WATER HEATER



2 / A1 RIGHT SIDE ELEVATION
1/4" = 1'-0"

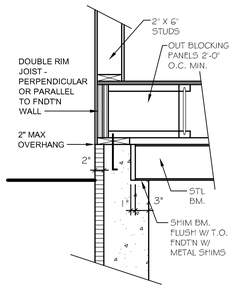
A RESIDENCE FOR:
KAEREK HOMES, INC.
MIGRATORY COURT
LOT 3, SWAN RIDGE FARMS
MEQUON, WISCONSIN

MADISON VI - ELITE SERIES

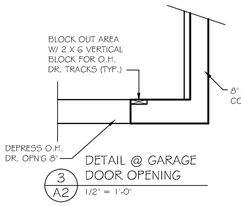
JOB NO.
KHI 9379

DRAWN BY: SMD
PLAN DATE: 02-12-25
STRUCTURAL REVIEW
BY: JML
DATE: XXXXXXXX
SHEET:
A1

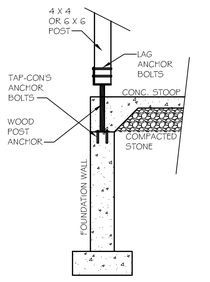
Attachment: Plans (10138 : Kaerek Homes, Inc.)



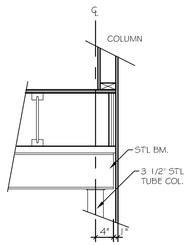
2 / A2 BM. DT'L @ POURED CONC. WALL
3/4" = 1'-0"



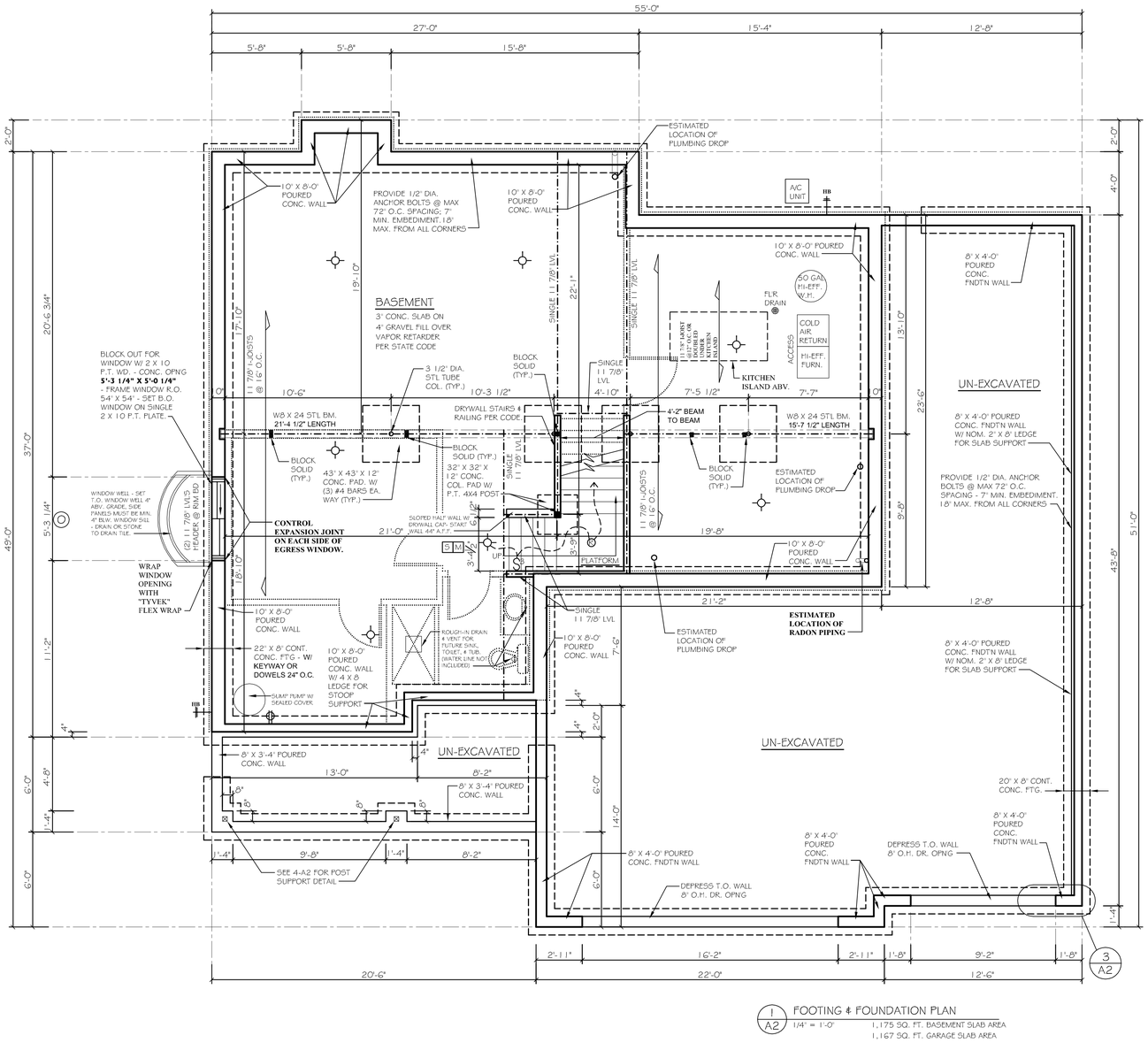
3 / A2 DETAIL @ GARAGE DOOR OPENING
1/2" = 1'-0"



4 / A2 WOOD POST ANCHOR
1/2" = 1'-0"



5 / A2 BM. DETAIL @ STAIR OPENING
3/4" = 1'-0"



1 / A2 FOOTING & FOUNDATION PLAN
1/4" = 1'-0" 1,175 SQ. FT. BASEMENT SLAB AREA
1,167 SQ. FT. GARAGE SLAB AREA

NOTES TO SHEET A2

1. SEE GENERAL NOTES ON SHEET A1
2. FOUNDATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED REINFORCING IN MASONRY OR CONCRETE FOUNDATION WALLS AS PROVIDED FOR BY STATE CODE.
3. **FOOTINGS ARE DESIGNED FOR 3000 PSI SOIL BEARING CAPACITY;** LESS CAPACITY MAY REQUIRE RE-ENGINEERING.
4. SUMP PUMP LOCATION MAY VARY FROM PLAN PER REQUIREMENTS OF GOVERNING AGENCIES AND/OR GENERAL CONTRACTOR'S DISCRETION.
5. FLOOR JOISTS SHALL BE ENGINEERED WOOD I-JOISTS UNLESS OTHERWISE NOTED.

   11 7/8" I-JOIST:
   MAX. SIMPLE SPAN IS 21'-5" @ 12" O.C.
   MAX. SIMPLE SPAN IS 19'-7" @ 16" O.C.
   MAX. MULTIPLE SPAN IS 23'-5" @ 12" O.C.
   MAX. MULTIPLE SPAN IS 20'-5" @ 16" O.C.

   MAXIMUM SPANS BASED ON 40 PSF L.L. + 10 PSF D.L. L.L. DEFLECTION LIMITED TO L/ 480.
6. 2-STORY PLANS - PROVIDE SOLID BLOCKING FROM T.O. STL BM. TO UNDERSIDE OF FLOOR SHEATHING. BLOCKING SHALL BE S.P.F. NO. 2 OR BETTER, CUT 1/16" LONGER THAN DEPTH OF JOIST, & SHALL BE EQUAL IN AREA TO COLUMN SUPPORTED.
7. FOUNDATION INSULATION: PROVIDE & INSTALL 2" (R-10) EXTRUDED POLYSTYRENE INSULATION AROUND ENTIRE PERIMETER OF BASEMENT FOUNDATION WALLS FROM T.O. FOOTING TO T.O. FOUNDATION WALL, (EXCLUDING BRICK LEDGES & EXPOSED SLAB EDGES) COVER EXPOSED INSULATION W/ INSULATION COVER (SEE WALL SECTION DETAIL)
8. CONTRACTOR TO PROVIDE A MIN. OF (2) #4 REINFORCING BARS @ BOTTOM OF ALL FOUNDATION WALLS SPANNING DISCONTINUOUS FOOTINGS.
9. FOOTINGS SUPPORTING A CONCRETE WALL WITH UNBALANCED FILL OVER 48" SHALL HAVE A KEYWAY OR DOWELS 24" O.C. **NO KEYWAY OR DOWELS REQUIRED WITH UNBALANCED BACKFILL LESS THAN 48".**
10. CONCRETE WALL AND RE-BAR SCHEDULE:

    * 8" X 3'-4" - 5'-0" POURED CONCRETE WALLS: (2) #4 BARS HORIZONTAL - TOP AND BOTTOM OF CONCRETE WALL
    * 8" X 6'-0" - 7'-0" POURED CONCRETE WALLS: (3) #4 BARS HORIZONTAL - TOP, MIDDLE, & BOTTOM OF CONCRETE WALL
    * 10" X 8'-0" & 7'-4" POURED CONCRETE WALLS: (3) #4 BARS HORIZONTAL - TOP, MIDDLE, & BOTTOM OF CONCRETE WALL
    * 10" X 9'-0" POURED CONCRETE WALLS: (4) #4 BARS HORIZONTAL - EQUALLY SPACED IN CONCRETE WALL; TOP BAR SHALL BE WITH IN 24" OF TOP OF WALL. BOTTOM BAR SHALL BE WITH IN 24" OF BOTTOM OF WALL.
    * LAP LENGTH SHALL BE A MINIMUM OF 24"
    * CORNERS = EXTEND BARS AROUND CORNER AND LAP A MIN. OF 30 BAR DIAMETERS.
    * POURED CONCRETE WALLS SHALL HAVE CONCRETE STRENGTH OF 3500 PSI.
11. FOUNDATION CONTRACTORS SHALL SUPPLY A GROUNDING BAR THAT PROTRUDES OUT OF THE TOP OF THE FOUNDATION WALL 3' - 4' @ THE ELECTRICAL SERVICE LOCATION. PLEASE CONTACT CONSTRUCTION SUPERINTENDENT IF LOCATION IS NOT LABELED ON PLAN.

ROUGH CARPENTER NOTE:

DOUBLE RIM JOIST ON FIRST FLOOR DECKS PERPENDICULAR OR PARALLEL TO FOUNDATION WALL. 2X8 MUDSILL SHALL NOT OVERHANG FOUNDATION WALL MORE THAN 1 1/2". 2" MAXIMUM OVERHANG WITH SHEATHING ATTACHED

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • • FAX (414) 321-8622

Attachment: Plans (10138 : Kaerek Homes, Inc.)

MADISON VI - ELITE SERIES

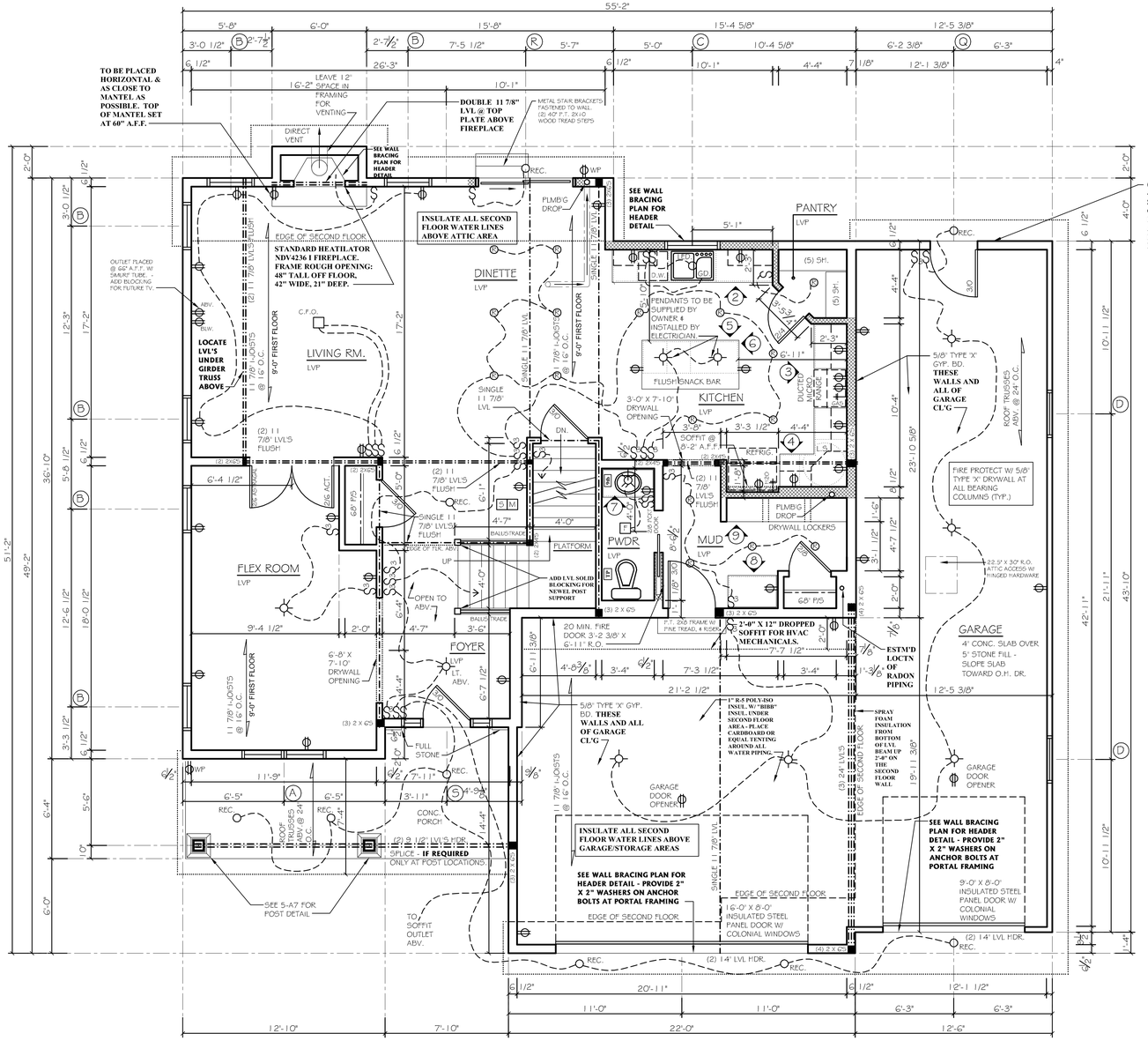
A RESIDENCE FOR:
KAEREK HOMES, INC.
MIGRATORY COURT
LOT 3, SWAN RIDGE FARMS
MEQUON, WISCONSIN

JOB NO. KHI 9379

DRAWN BY: SMD
PLAN DATE: 02-12-25
STRUCTURAL REVIEW BY: JML
DATE: XXXXXXXX
SHEET: A2

INTERIOR DOOR ROUGH OPENING SCHEDULE

DOOR TYPE	ROUGH OPENING	EXAMPLE
SWING DOOR	WIDTH ADD 2" TO DOOR SIZE. HEIGHT = 83"	2/8 = 34" X 83" R.O.
SLIDE-BY-DOORS	WIDTH ADD 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/8 = 65" X 83" R.O.
PAIR OF FRENCH DOORS	WIDTH ADD 1 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/8 = 67" X 83" R.O.
POCKET DOORS	HEIGHT = 84 1/4" - FRAME LEVEL	
BARN DOORS (DRYWALL OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	
BARN DOORS (JAMBED OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	



1 A3 FIRST FLOOR PLAN
1/4" = 1'-0" 1,304 SQ. FT. FIRST FLOOR AREA
1,010 SQ. FT. GARAGE FLOOR AREA

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

NOTES TO SHEET A3

1. CONTRACTOR SHALL VERIFY ANY MISSING OR INCORRECT DIMENSIONS WITH KAEREK HOMES.

DO NOT SCALE DIMENSIONS FROM DRAWING

2. INTERIOR PARTITIONS ARE 4-1/2" THICK UNLESS OTHERWISE NOTED.
3. **THE PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIPMENT, ALL ELECTRICAL, & APPLIANCES ARE SUBJECT TO FIELD ADJUSTMENT.** ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE INDICATED LOCATIONS ON THE DRAWINGS.
4. ROUGH CARPENTERS SHALL INSTALL FIRESTOPPING IN ALL LOCATIONS AS REQUIRED BY STATE CODE.
5. SEE WINDOW & DOOR SCHEDULE ON SHEET A5 FOR KEY TO WINDOW DESIGNATIONS.
6. ALL GIRDER TRUSSES SHALL HAVE A MINIMUM OF (3) STUDS BELOW EACH SIDE FOR BEARING.
7. ENGINEERED STUD WALLS @ KITCHEN CABINET WALLS, ALL POCKET DOORS, AND PATIO DOOR KING & SHOULDER STUDS.

ROUGH CARPENTER NOTES:

ROUGH CARPENTER SHALL INSTALL SAFETY RAILS AND GUARDRAILS AT ALL STAIRWELLS. SAFETY RAILS AND GUARDRAILS MUST BE PROPERLY INSTALLED TO ALLOW FOR COMPLETE DRYWALL INSTALLATION WITHOUT REMOVING RAILING. PLEASE SEE THE EXPEDITOR IF SPEC'S ARE NEEDED.

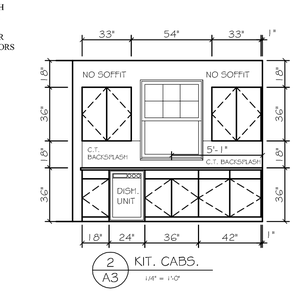
ROUGH CARPENTER SHALL INSTALL HANDRAIL BLOCKING IN WALLS WHERE HANDRAIL FASTENS TO WALL

ROUGH CARPENTER SHALL GLUE ALL I-JOISTS TO BOTTOM OF JOIST HANGERS.

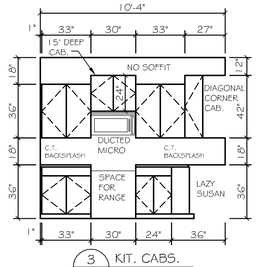
ROUGH CARPENTER SHALL GLUE, NAIL, & SCREW FLOOR SHEATHING TO ALL LVL BEAMS IN FLOOR SYSTEM.

FRAME ALL WINDOWS & DOORS TO ROUGH OPENING SIZES ON SCHEDULE. OPENINGS NEED TO BE SQUARE & PLUMB WITH LEVEL SILLS.

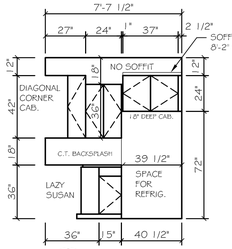
ADD BLOCKING FOR CABINETS: SOLID BLOCKING CENTERED AT 34" - 54" & 90" OFF THE FLOOR. USE SCRAP CUT-OFFS FOR BLOCKING



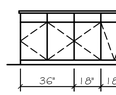
2 A3 KIT. CABS. 1/4" = 1'-0"



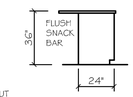
3 A3 KIT. CABS. 1/4" = 1'-0"



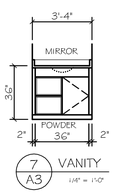
4 A3 KIT. CABS. 1/4" = 1'-0"



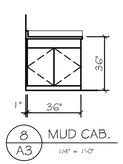
5 A3 KIT. CABS. 1/4" = 1'-0"



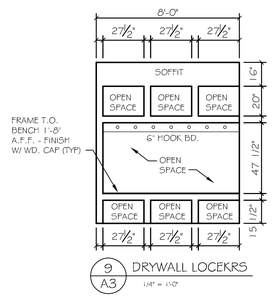
6 A3 KIT. CABS. 1/4" = 1'-0"



7 A3 VANITY 1/4" = 1'-0"



8 A3 MUD CAB. 1/4" = 1'-0"



9 A3 DRYWALL LOCEKRS 1/4" = 1'-0"

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622

MADISON VI - ELITE SERIES

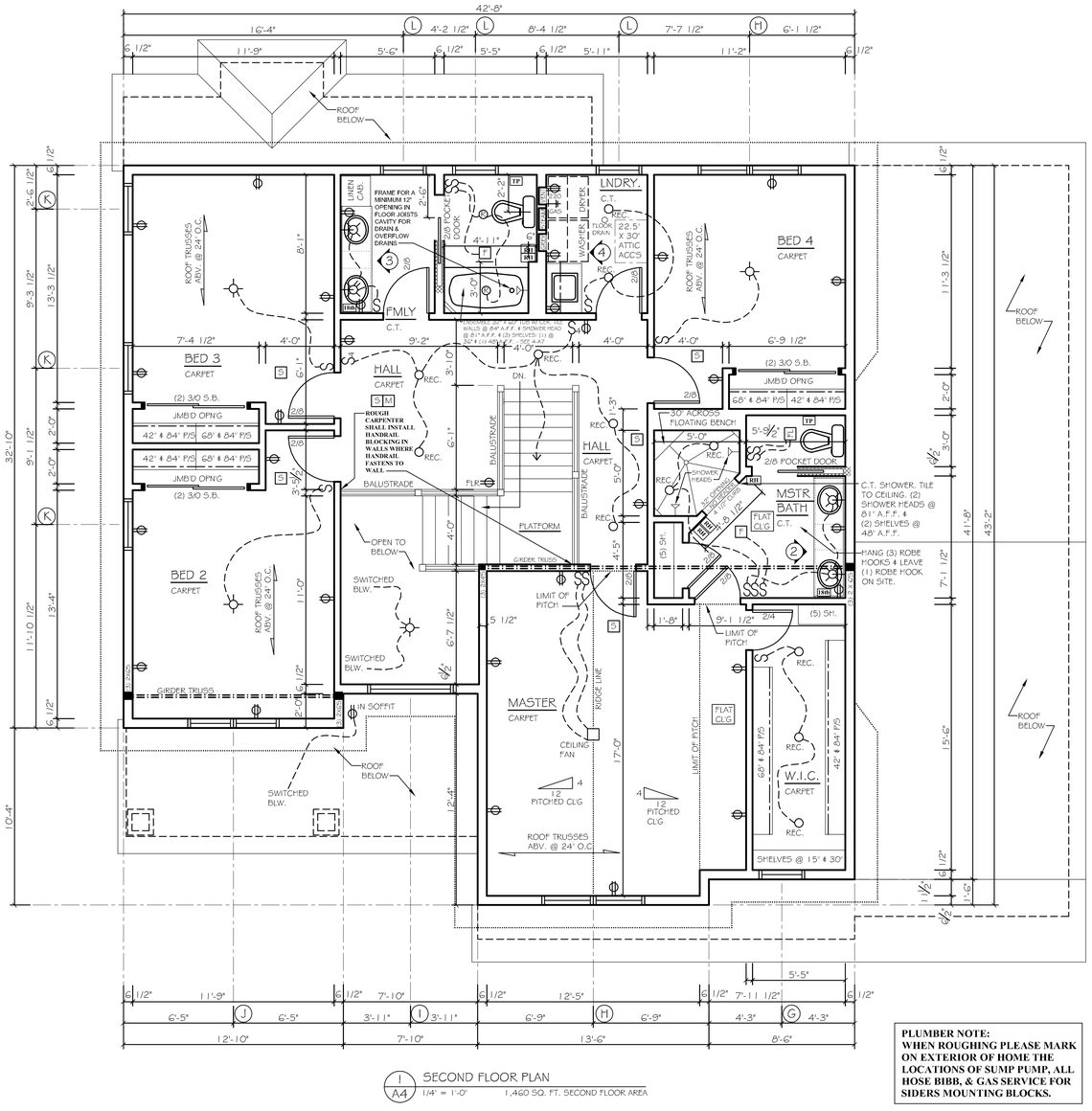
A RESIDENCE FOR:
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MIGRATORY COURT
LOT 3, SWAN RIDGE FARMS
MEQUON, WISCONSIN

JOB NO.
KHI 9379

DRAWN BY: SMD
PLAN DATE: 02-12-25
STRUCTURAL REVIEW BY: JML
DATE: XXXXXXXX
SHEET: A3

Attachment: Plans (10138 : Kaerek Homes, Inc

INTERIOR DOOR ROUGH OPENING SCHEDULE		
DOOR TYPE	ROUGH OPENING	EXAMPLE
SWING DOOR	WIDTH: ADD 2" TO DOOR SIZE. HEIGHT = 83"	2/8 = 34" X 83" R.O.
SLIDE-BY-DOORS	WIDTH: ADD 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/8 = 65" X 83" R.O.
PAIR OF FRENCH DOORS	WIDTH: ADD 1 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/8 = 67" X 83" R.O.
POCKET DOORS	HEIGHT = 84 1/4" - FRAME LEVEL	
BARN DOORS (DRYWALL OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	
BARN DOORS (JAMBED OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	



1 A4 SECOND FLOOR PLAN
1/4" = 1'-0" 1,460 SQ. FT. SECOND FLOOR AREA

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

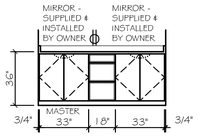
NOTES TO SHEET A4

1. CONTRACTOR SHALL VERIFY ANY MISSING OR INCORRECT DIMENSIONS WITH KAEREK HOMES.

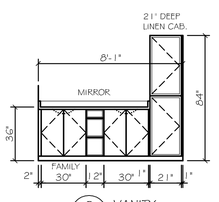
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4. ROUGH CARPENTERS SHALL INSTALL FIRESTOPPING IN ALL LOCATIONS AS REQUIRED BY STATE CODE.
5. SEE WINDOW & DOOR SCHEDULE ON THIS SHEET FOR KEY TO WINDOW DESIGNATIONS.
6. ALL GIRDER TRUSSES SHALL HAVE A MINIMUM OF (3) STUDS BELOW EACH SIDE FOR BEARING.
7. ENGINEERED STUD WALLS @ KITCHEN CABINET WALLS, ALL POCKET DOORS, AND PATIO DOOR KING & SHOULDER STUDS.

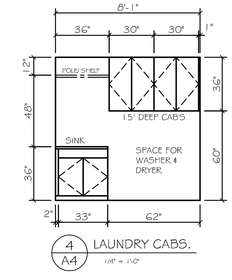
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FRAME ALL WINDOWS & DOORS TO ROUGH OPENING SIZES ON SCHEDULE. OPENINGS NEED TO BE SQUARE & PLUMB WITH LEVEL SILLS.
ADD BLOCKING FOR CABINETS: SOLID BLOCKING CENTERED AT 34" - 54" & 90" OFF THE FLOOR. USE SCRAP CUT-OFFS FOR BLOCKING



2 A4 VANITY
1/4" = 1'-0"



3 A4 VANITY
1/4" = 1'-0"



4 A4 LAUNDRY CABS.
1/4" = 1'-0"

REVISIONS	BY

OWNERS APPROVAL:

DATE:

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11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
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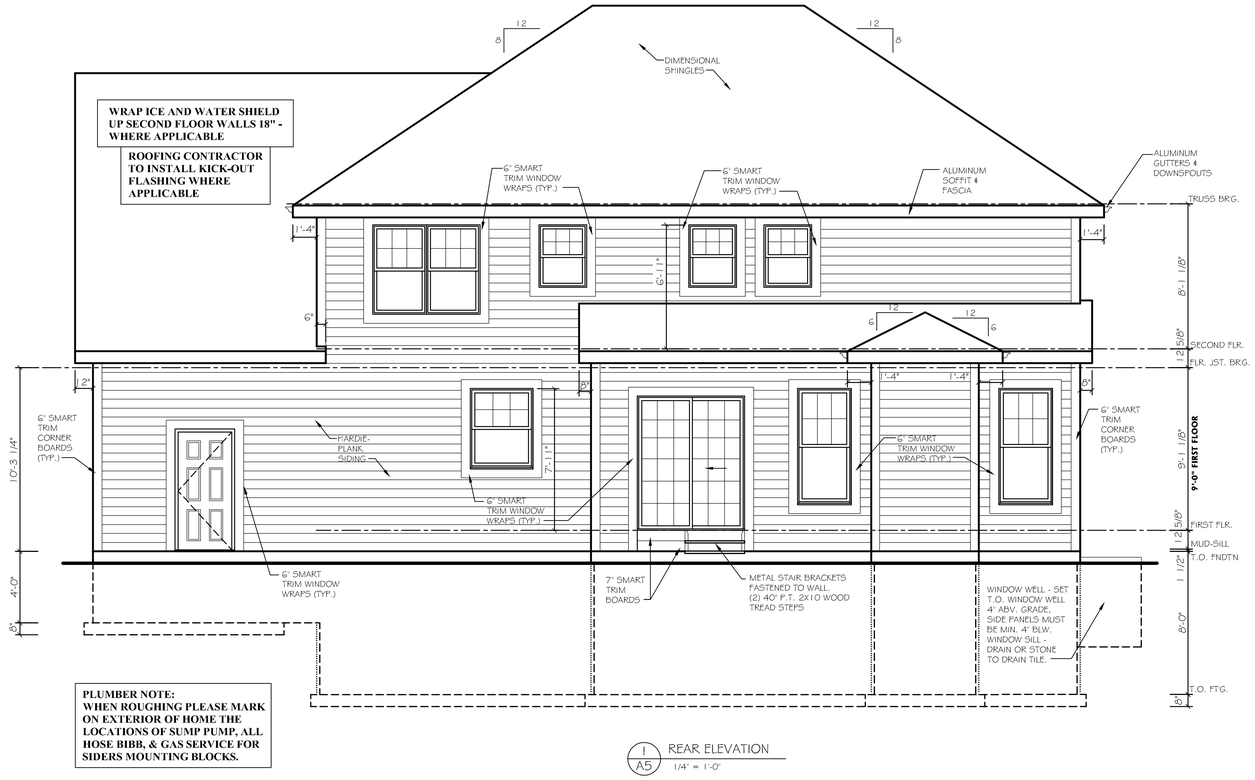
MADISON VI - ELITE SERIES

JOB NO.
KHI 9379

DRAWN BY: SME
PLAN DATE: 02-12-25
STRUCTURAL REVIEW
BY: JMI
DATE: XXXXXXX

SHEET:
A4

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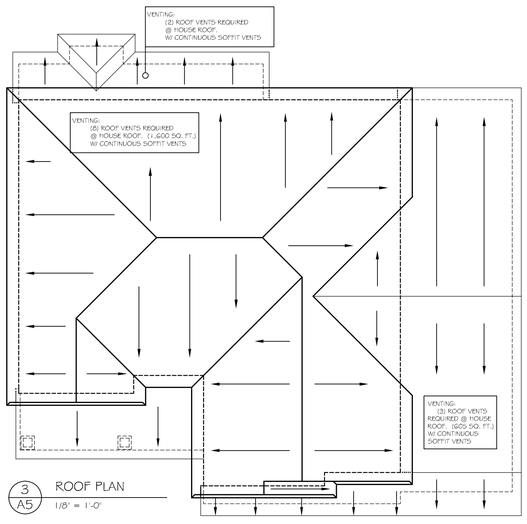
1 / A5 REAR ELEVATION
1/4" = 1'-0"

WINDOW & EXTERIOR DOOR SCHEDULE

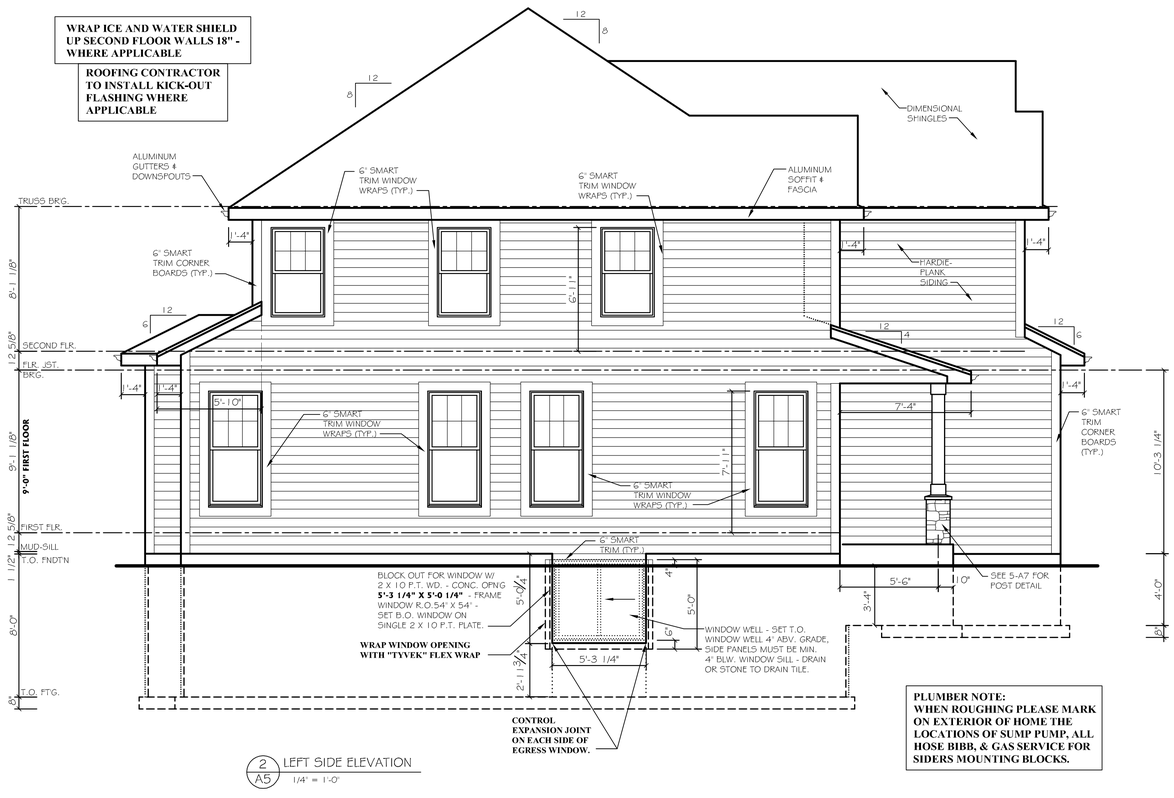
MARK	ORDER NUMBER	ROUGH OPNG.	HEADER SIZE	NOTES	QTY.	SQ. FT. GLASS
FIRST FLOOR WINDOWS						
A	2816 SIMULATED TRANSOM MULL 2 OVER/ 2850 SH. MULL 2	64" X 78"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 3, 6, 12	1	28.72
B	3066 SH.	36" X 78"	(2) 2 X 10'S	1, 2, 3, 6	6	13.4 EA.
C	3646 SH.	42" X 54"	(2) 1 3/4" X 11 7/8" LVLS	1, 2, 3, 6	1	12.04
D	3050 SH.	36" X 60"	(2) 2 X 10'S	1, 2, 4, 6	2	GARAGE
E	NOT USED.					
F	NOT USED.					
SECOND FLOOR WINDOWS						
G	2840 SH.	32" X 48"	(2) 2 X 10'S	1, 2, 3, 6	1	7.68
H	3050 SH. MULL 2	72" X 60"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 3, 6	2	22.84 EA.
I	5040 FIXED	60" X 48"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 6, 12	1	16.1
J	2850 SH. MULL 2	64" X 60"	(2) 2 X 10'S	1, 2, 3, 6	1	20.24
K	3050 SH.	36" X 60"	(2) 2 X 10'S	1, 2, 3, 6	3	11.42 EA.
L	2836 SH.	32" X 42"	(2) 2 X 10'S	1, 2, 3, 6	3	6.62 EA.
M	NOT USED.					
N	NOT USED.					
BASEMENT WINDOWS						
O	4646 SLIDER	54" X 54"	(2) 1 3/4" X 11 7/8" LVLS	1, 2, 14	1	15.68
P	NOT USED.					
DOORS						
Q	52 - 3/0	36 3/8" X 82 1/2"	(2) 2 X 10'S	1, 2, 9	1	
R	6076 SLIDING PATIO	72" X 90"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 6, 7, 11	1	33.67
S	WRTS103010 SL526BG3 - 1/0 523BG9 - 3/0 SL526BG3 - 1/0 W/ DEADBOLT	65 1/8" X 93"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 6, 9, 11, 12	1 1 1 1	

NOTES TO SCHEDULE:

1. WINDOWS, PATIO DOORS, & ENTRY DOORS SHALL BE ORDERED THROUGH **LINDSAY WINDOWS & WESTERN DOORS. COLORS: EXTERIOR: WHITE & INTERIOR: WHITE**
2. ALL HEADERS SHALL BE S-P-F NO. 2 OR BETTER LUMBER, UNLESS OTHERWISE NOTED; SIZES AS SHOWN.
3. WINDOWS SHALL BE SINGLE HUNG VINYL INSULATED GLASS W/ LOW-E / HALF SCREEN.
4. WINDOWS SHALL BE SINGLE HUNG VINYL INSULATED GLASS W/ **"NO"** LOW-E/ HALF SCREEN.
5. NOT USED.
6. WINDOWS SHALL HAVE METAL GRIDS IN AIR SPACE.
7. PATIO DOORS SHALL BE VINYL W/ INSULATED GLASS W/ LOW-E / SCREEN.
8. NOT USED.
9. DOORS SHALL BE STEEL INSULATED UNITS, STYLE AS NOTED, INSULATED GLASS WHEN STYLE REQUIRES.
10. NOT USED.
11. WINDOWS SHALL HAVE TEMPERED GLASS PER STATE CODE.
12. WINDOWS SHALL BE FIXED VINYL INSULATED GLASS W/ LOW 'E'.
13. NOT USED.
14. WINDOWS SHALL BE SINGLE SLIDER VINYL INSULATED GLASS W/ LOW-E / SCREEN.



3 / A5 ROOF PLAN
1/8" = 1'-0"



2 / A5 LEFT SIDE ELEVATION
1/4" = 1'-0"

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • • FAX (414) 321-8622

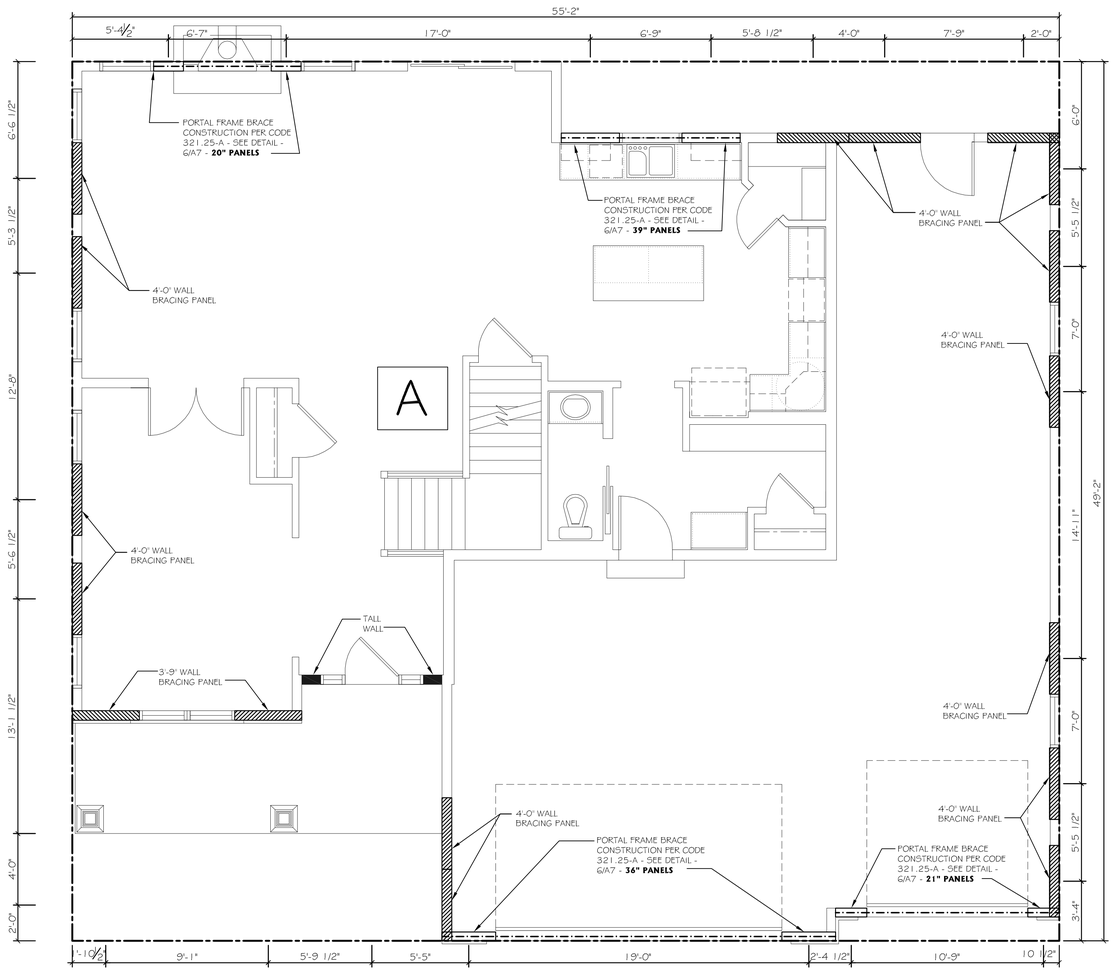
MADISON VI - ELITE SERIES

A RESIDENCE FOR:
KAEREK HOMES, INC.
MIGRATORY COURT
LOT 3, SWAN RIDGE FARMS
MEQUON, WISCONSIN

JOB NO.
KHI 9379

DRAWN BY: SMD
PLAN DATE: 02-12-25
STRUCTURAL REVIEW
BY: JML
DATE: XXXXXXXX
SHEET:
A5

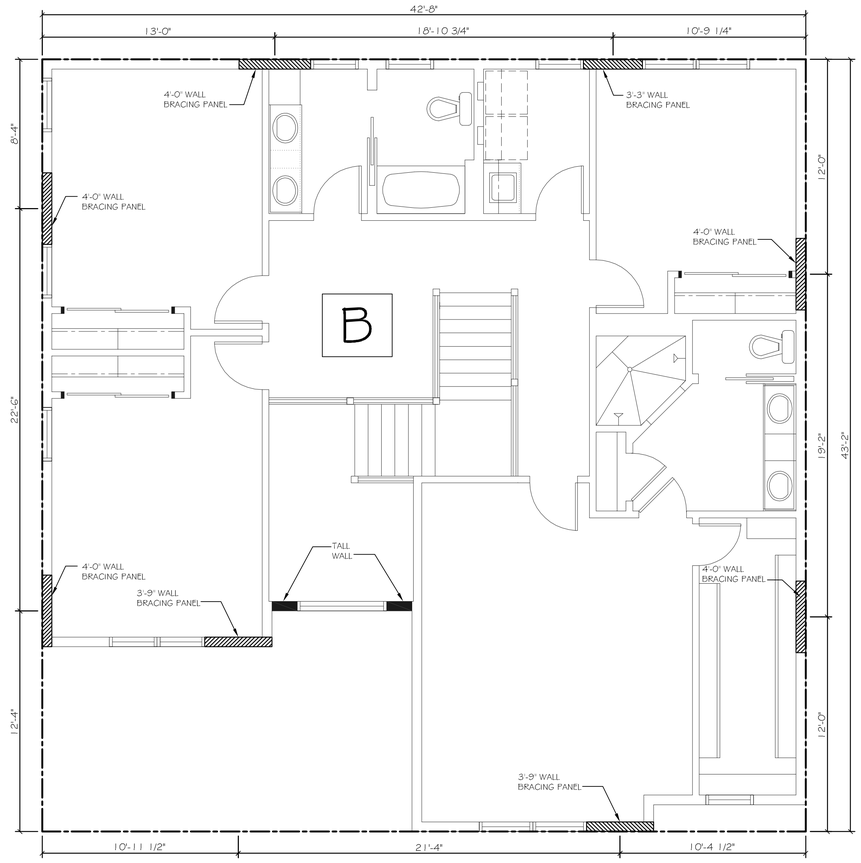
Attachment: Plans (10138 : Kaerek Homes, Inc.)



1/A6 FIRST FLOOR WALL BRACING PLAN
1/4" = 1'-0"

WALL BRACING SCHEDULE

RECTANGLE	PARALLEL LINES	LARGEST WALL OPENING	MAJORITY HEIGHT OF WALL	MIN. WALL PANEL (IN.)	EAVE TO RIDGE HEIGHT	LENGTH OF PERPENDICULAR SIDE	WALL HEIGHT CALC ADJUSTMENT	MIN. NUMBER OF PANELS (IN FEET) REQUIRED PER SIDE
A	FRONT/ REAR	8'-0"	9'-0"	41"	20'-0"	49'-2"	.95 X 18.9 =	17.96
	LEFT/ RIGHT	6'-6"	9'-0"	30"	20'-0"	55'-2"	.95 X 22.1 =	21.0
CONTINUOUS SHEATHED BRACING METHOD								



WALL BRACING SCHEDULE

RECTANGLE	PARALLEL LINES	LARGEST WALL OPENING	MAJORITY HEIGHT OF WALL	MIN. WALL PANEL (IN.)	EAVE TO RIDGE HEIGHT	LENGTH OF PERPENDICULAR SIDE	WALL HEIGHT CALC ADJUSTMENT	MIN. NUMBER OF PANELS (IN FEET) REQUIRED PER SIDE
B	FRONT/ REAR	5'-0"	8'-0"	24"	10'-0"	43'-2"	.90 X 6.0 =	5.40
	LEFT/ RIGHT	5'-0"	8'-0"	24"	10'-0"	42'-8"	.90 X 6.0 =	5.40
CONTINUOUS SHEATHED BRACING METHOD								

2/A6 SECOND FLOOR WALL BRACING PLAN
1/4" = 1'-0"

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622

Attachment: Plans (10138 : Kaerek Homes, Inc.)

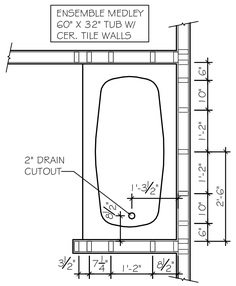
MADISON VI - ELITE SERIES

A RESIDENCE FOR:
KAEREK HOMES, INC.
MIGRATORY COURT
LOT 3, SWAN RIDGE FARMS
MEQUON, WISCONSIN

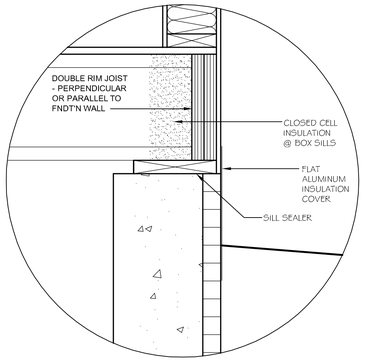
JOB NO.
KHI 9379

DRAWN BY: SME
PLAN DATE: 02-12-25
STRUCTURAL REVIEW BY: JMI
DATE: XXXXXXX

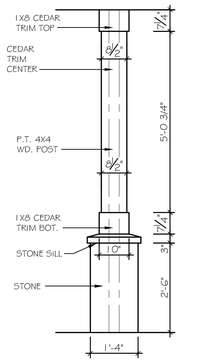
SHEET:
A6

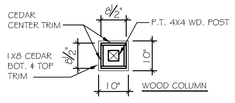


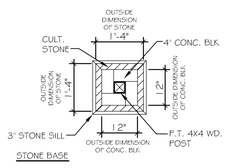
4 A7 60" X 32" TUB DRAIN LOCATION
1/2" = 1'-0"



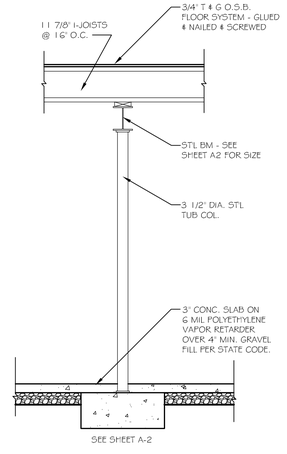
3 A7 SECTION @ TOP OF FNDT'N WALL
1 1/2" = 1'-0"



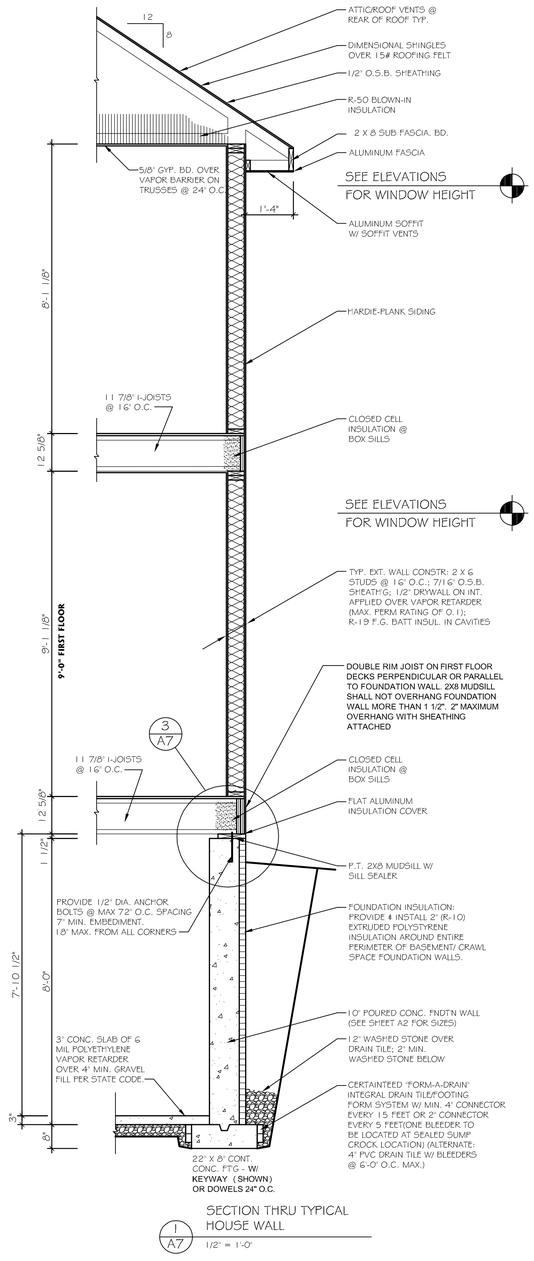




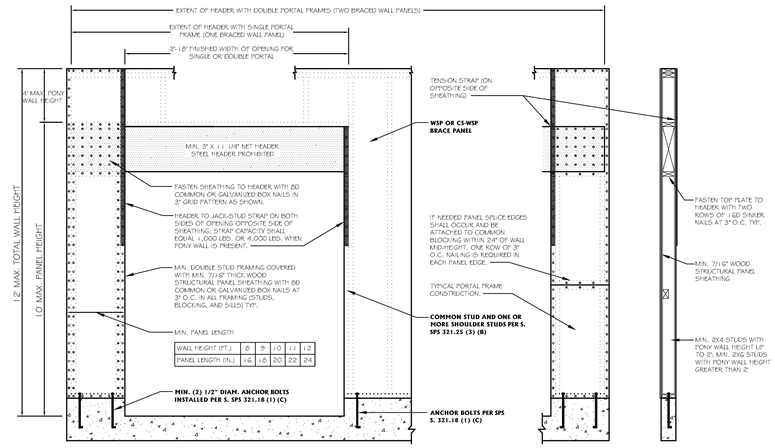
5 A7 POST DETAIL (BASE)
1/2" = 1'-0"



2 A7 SECTION @ ST'L BEAM
1/2" = 1'-0"



1 A7 SECTION THRU TYPICAL HOUSE WALL
1/2" = 1'-0"



6 A7 PORTAL FRAMED DETAIL
NO SCALE

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622

A RESIDENCE FOR:
KAEREK HOMES, INC.
MIGRATORY COURT
LOT 3, SWAN RIDGE FARMS
MEQUON, WISCONSIN

MADISON VI - ELITE SERIES

JOB NO.
KHI 937

DRAWN BY: SMI
PLAN DATE: 02-12-2
STRUCTURAL REVIEW
BY: JM
DATE: XXXXXXX

SHEET:
A7

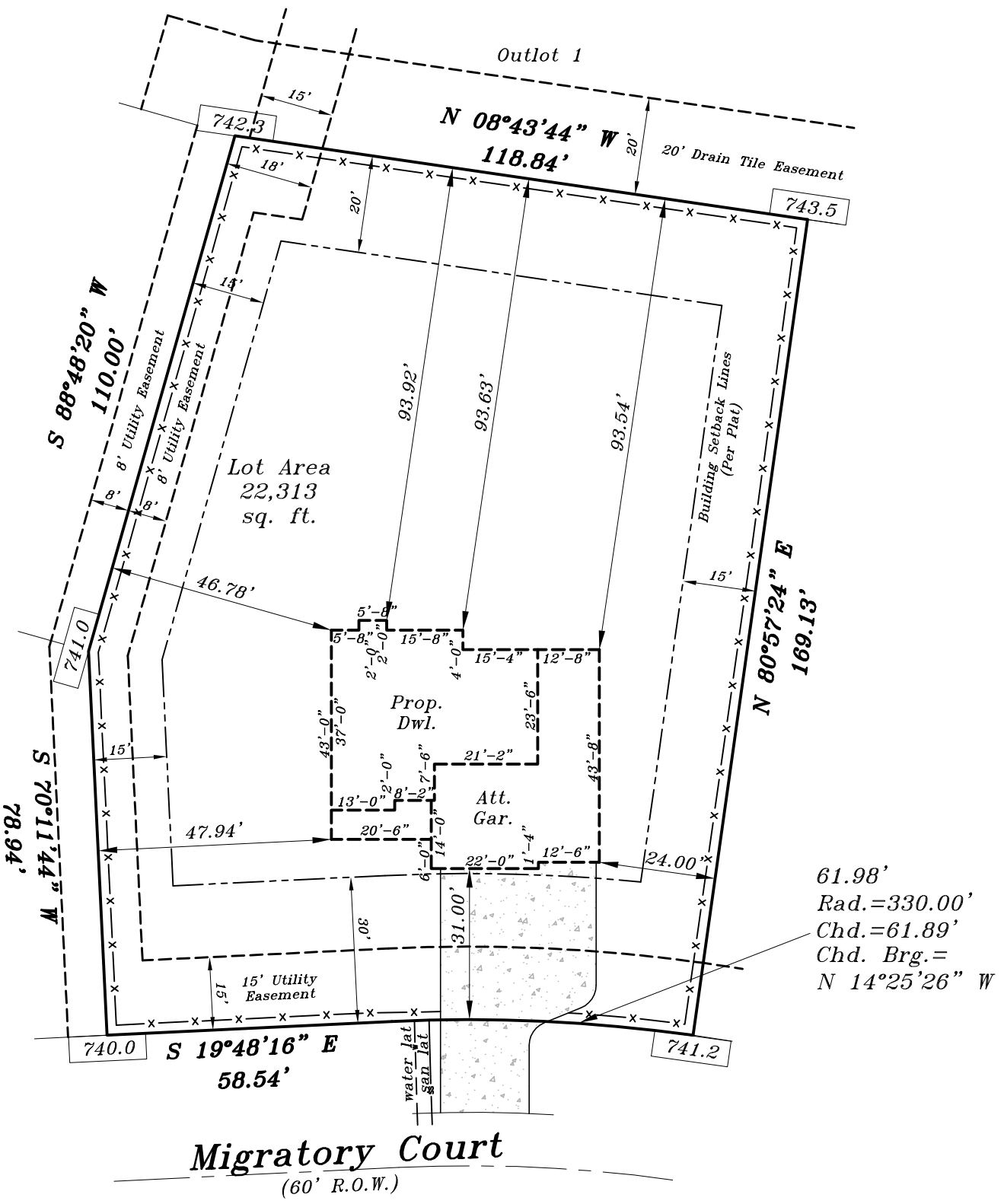
Attachment: Plans (10138 : Kaerek Homes, Inc.)

DRAWING ONLY

LOCATION: Migratory Court, Mequon, Wisconsin

LEGAL DESCRIPTION:
Lot 3 in **SWAN RIDGE FARMS**, being a part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 32, Town 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

February 3, 2025 (Drawing Only) Drawing No. 115658-S
February 10, 2025 Moved Foundation Plan (Not Staked)

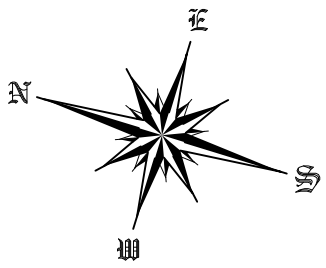


Prop.
Gar. Slab
744.63

Prop.
T.O.W.
744.97

Prop. Fin.
Yd. Gr.
744.30
(Per Gr. Plan)

Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality.



GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — Denotes Iron Pipe Found
◎ — Denotes Iron Pipe Set
000.0 — Denotes Proposed Grade
—x—x—x— Denotes Proposed Silt Screen

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

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

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

Attachment: Survey (10138 : Kaerek Homes, Inc.)

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:
SUBJECT: **Kaerek Homes, Inc. - New Single-Family Residence at 9766 N. Migratory Court**

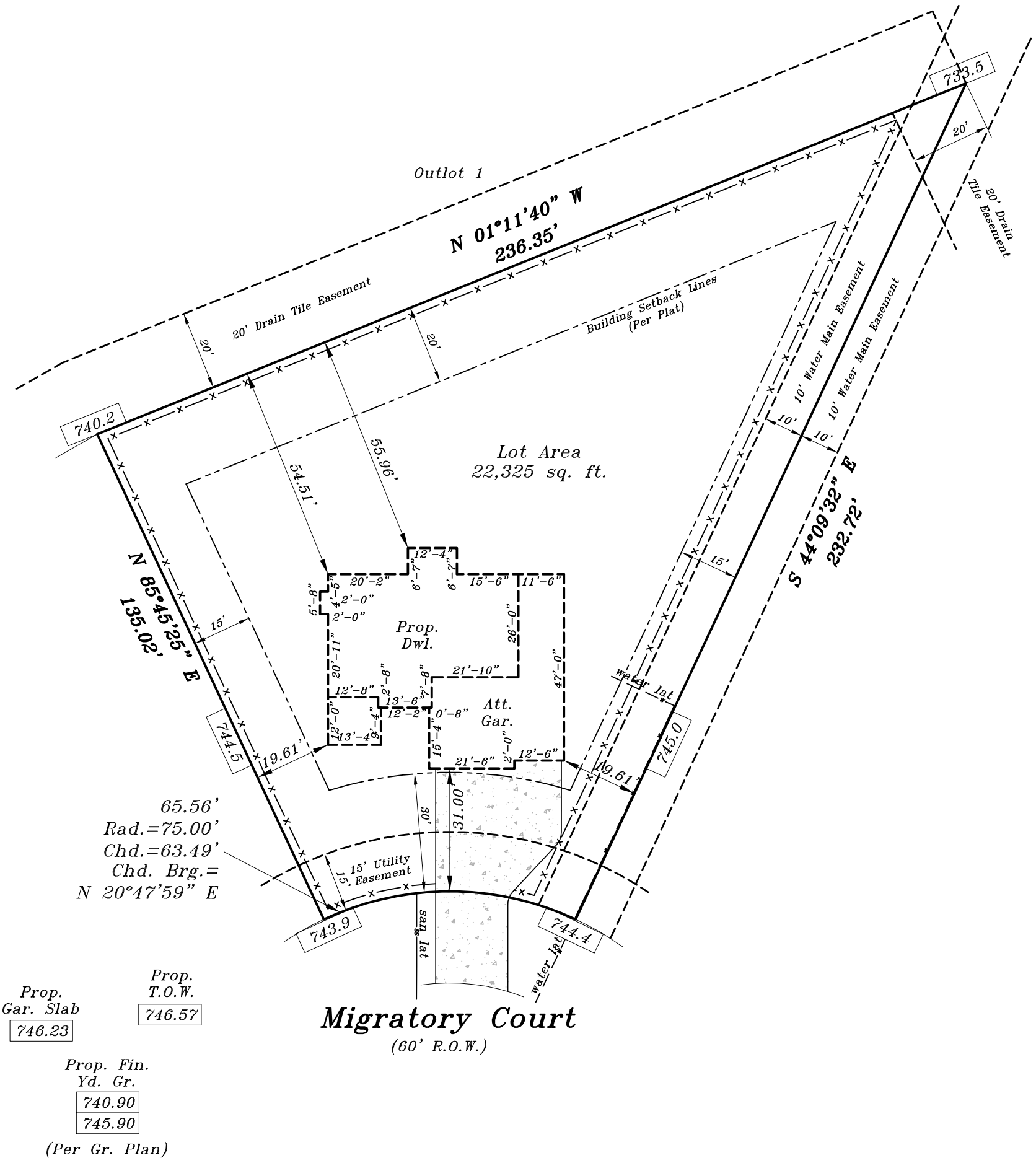
Attachments:
Survey (PDF)
Plans (PDF)

DRAWING ONLY

LOCATION: Migratory Court, Mequon, Wisconsin

LEGAL DESCRIPTION:
Lot 5 in **SWAN RIDGE FARMS**, being a part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 32, Town 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

February 3, 2025 (Drawing Only) Drawing No. 115660-S

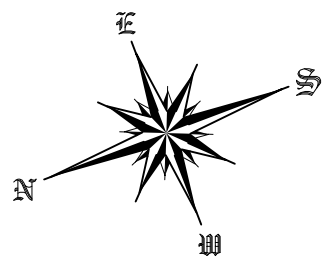


Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality.

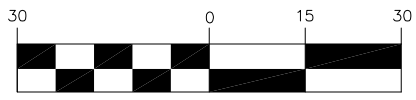
METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS
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Franklin, Wisconsin 53132
PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — *Denotes Iron Pipe Found*
◎ — *Denotes Iron Pipe Set*
000.0 — *Denotes Proposed Grade*
——x——x——x——*Denotes Proposed Silt Screen*



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

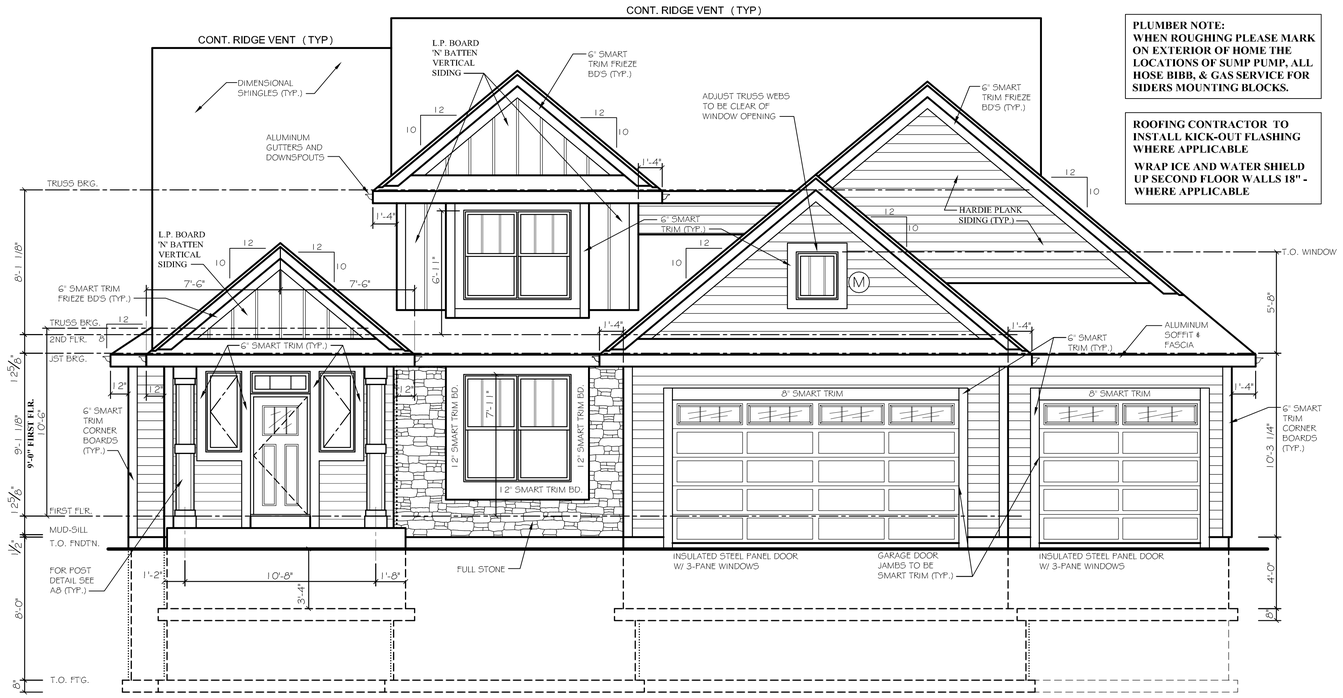
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THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED _____

Dennis C. Sauer
Professional Land Surveyor S-2421

Attachment: Survey (10139 : Kaerek Homes, Inc.)



1 / A1 FRONT ELEVATION
1/4" = 1'-0"

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

ROOFING CONTRACTOR TO INSTALL KICK-OUT FLASHING WHERE APPLICABLE

WRAP ICE AND WATER SHIELD UP SECOND FLOOR WALLS 18" - WHERE APPLICABLE

SYMBOLS

- CEILING LIGHT
- FC — LIGHT ON PULL CHAIN
- WALL MOUNTED LIGHT
- DUPLEX RECEPTACLE
- WP — WEATHER-PROOF DUPLEX RECEPTACLE
- GFI — GROUND-FAULT RECEPTACLE
- 220 — 220 VOLT OUTLET
- TELEPHONE JACK
- S — SWITCH
- S_2 — 2-WAY SWITCH
- S_3 — 3-WAY SWITCH
- GAS — GAS CONNECTION
- HB — HOSE BIB
- FLOOD LIGHT
- EYEBALL LIGHT
- REC LT — RECESSED LIGHT
- H.L.F. — HEAT, LIGHT, FAN UNIT
- CFO — REINFORCED CEILING FAN OUTLET
- S — INTERCONNECTED SMOKE DETECTOR
- F — EXHAUST FAN
- TV — TV/ CABLE OUTLET
- SMOKE / CARBON MONOXIDE DETECTOR

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY MISSING OR INCORRECT DIMENSIONS WITH KAEREK HOMES, INC. PRIOR TO CONTINUING W/ WORK.

   DO NOT SCALE DIMENSIONS FROM DRAWINGS!

2. INTERIOR PARTITIONS ARE: 4-1/2" THICK (ACTUAL) UNLESS OTHERWISE NOTED.
3. **THE PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIPMENT, ALL ELECTRICAL & APPLIANCES ARE SUBJECT TO FIELD ADJUSTMENT.** ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE INDICATED LOCATIONS ON THE DRAWINGS.
4. ROUGH CARPENTERS SHALL ERECT AND MAINTAIN TEMPORARY SAFETY BARRIERS AT ALL OPENINGS AND EDGES BETWEEN FLOORS & AT STAIRWAYS. SUBCONTRACTORS SHALL REPLACE OR REPAIR ANY BARRIERS REMOVED FOR CONSTRUCTION UNTIL FINISHED BARRIERS HAVE BEEN INSTALLED.
5. ROOF TRUSS MANUFACTURER TO PROVIDE VALLEY FRAMING FOR ANY VALLEY 16" WIDE AND OVER.
6. ALL FASTENERS INTO ANY PT LUMBER SHALL BE HOT DIPPED GALVANIZED.
7. ALL MINIMUM BEARING HEADERS UNLESS NOTED OTHERWISE ON DRAWINGS SHALL BE:
   - FOR OPENINGS 3'-0" OR LESS.....(2 - 2 X 10's)
   - FOR OPENINGS 3'-1" TO 4'-0".....(2 - 2 X 12s)
   - FOR NON-LABLED OPENINGS LARGER THAN 4'-0" CONTRACTOR SHALL CONTACT KAEREK HOMES INC. FOR HEADER SIZE.

ABBREVIATIONS

ABV.	ABOVE	C.C.	CLOTHES CHUTE	DIA.	DIAMETER	G.D.	GARBAGE DISPOSAL	MAX.	MAXIMUM	STL.	STEEL
A.F.F.	ABOVE FINISH FLOOR	CLG.	CEILING	D.W.	DISH WASHER	GYP. BD.	GYPSUM WALL BOARD (DRYWALL)	O.C.	ON CENTER	T. & G.	TONGUE AND GROOVE
BLDG.	BUILDING	CMU.	CONCRETE MASONRY	EXT.	EXTERIOR	HDR.	HEADER	O.H. DR.	OVERHEAD DOOR	T.O.	TOP OF
BLW.	BELOW	COL.	COLUMN	F.G.	FIBERGLASS	INSUL.	INSULATION	PL. & SH.	POLE AND SHELF	TYP.	TYPICAL
BM.	BEAM	CONC.	CONCRETE	FLR.	FLOOR	JST.	JOIST	P.T.	PRESSURE TREATED	W/	WITH
B.O.	BOTTOM OF	CRS.	COURSE	FTG.	FOOTING	L.T.	LAUNDRY TUB	R.O.	ROUGH OPENING	WD.	WOOD
BRG.	BEARING	C.T.	CERAMIC TILE	FURN.	FURNACE	MIN.	MINIMUM	SH.	SHELF	W.H.	WATER HEATER

INDEX TO SHEETS

A-1 FRONT ELEVATION, RIGHT SIDE ELEVATION, GENERAL NOTES, ABBREVIATIONS, KEY TO SYMBOLS

A-2 FOOTING / FOUNDATION PLAN, FNDT'N DETAILS, ELECTRICAL PLAN

A-3 FIRST FL'R PLAN, ELECTRICAL PLAN, CABINET ELEVATIONS, DRYWALL LOCKERS DETAIL, FIREPLACE DETAIL

A-4 SECOND FLOOR PLAN, ELECTRICAL PLAN, CABINET ELEVATIONS, DOOR & WINDOW SCHEDULE, TRAY CEILING DETAIL

A-5 REAR ELEVATION, LEFT SIDE ELEVATION, ROOF PLAN

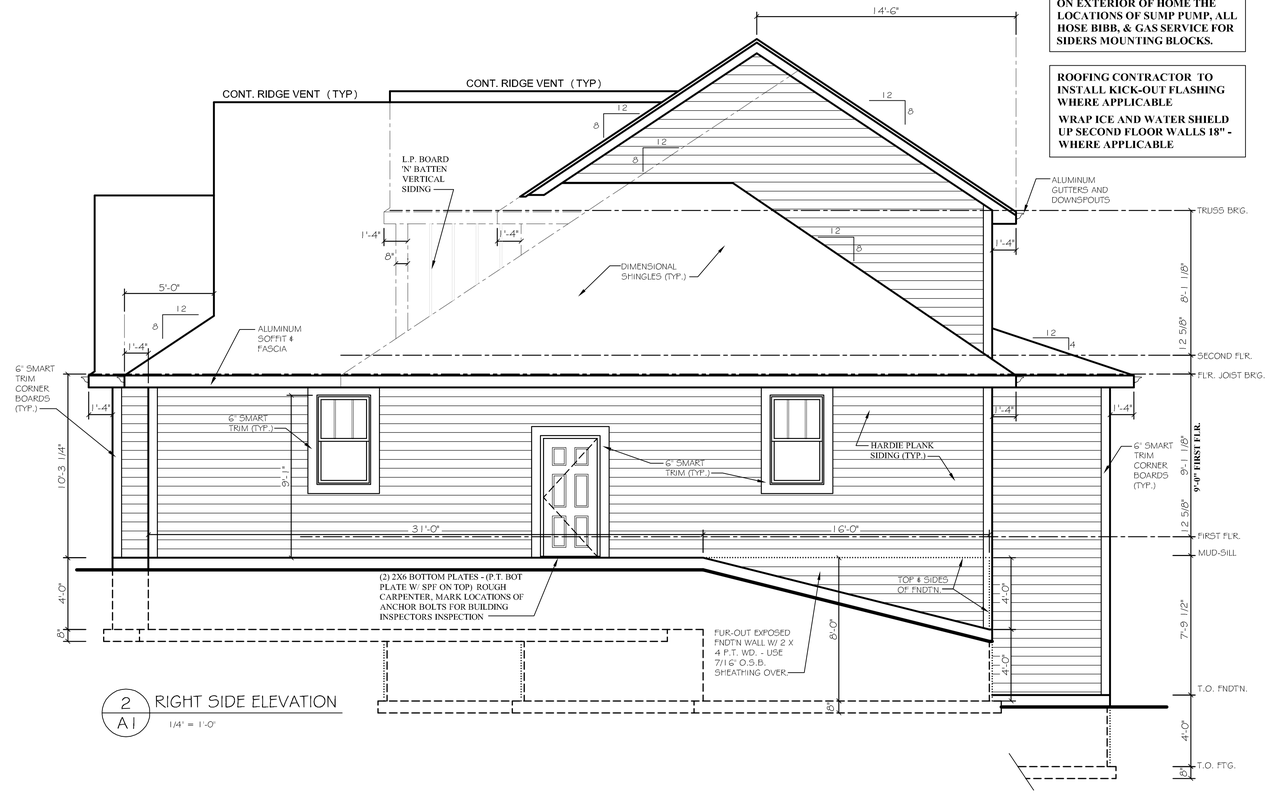
A-6 WALL BRACING PLANS, WALL BRACING DETAILS

A-7 BUILDING SECTION, BUILDING DETAILS, DRAIN DETAIL, POST DETAIL

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

ROOFING CONTRACTOR TO INSTALL KICK-OUT FLASHING WHERE APPLICABLE

WRAP ICE AND WATER SHIELD UP SECOND FLOOR WALLS 18" - WHERE APPLICABLE



2 / A1 RIGHT SIDE ELEVATION
1/4" = 1'-0"

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622

A RESIDENCE FOR:
KAEREK HOMES INC.
MIGRATORY COURT
LOT 5, SWAN RIDGE FARMS
MEQUON, WISCONSIN

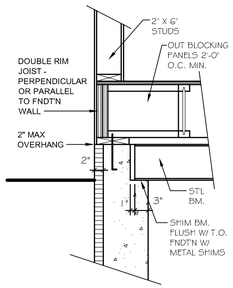
WILSHIRE IV - ELITE SERIES

JOB NO. KHI 9381

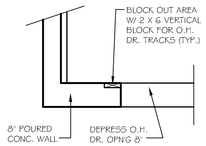
DRAWN BY: BLW
PLAN DATE: 02-17-25
STRUCTURAL REVIEW
BY: JM
DATE: XX-XX-XX

SHEET: A1

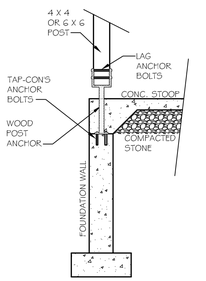
Attachment: Plans (10139 : Kaerek Homes, Inc.)



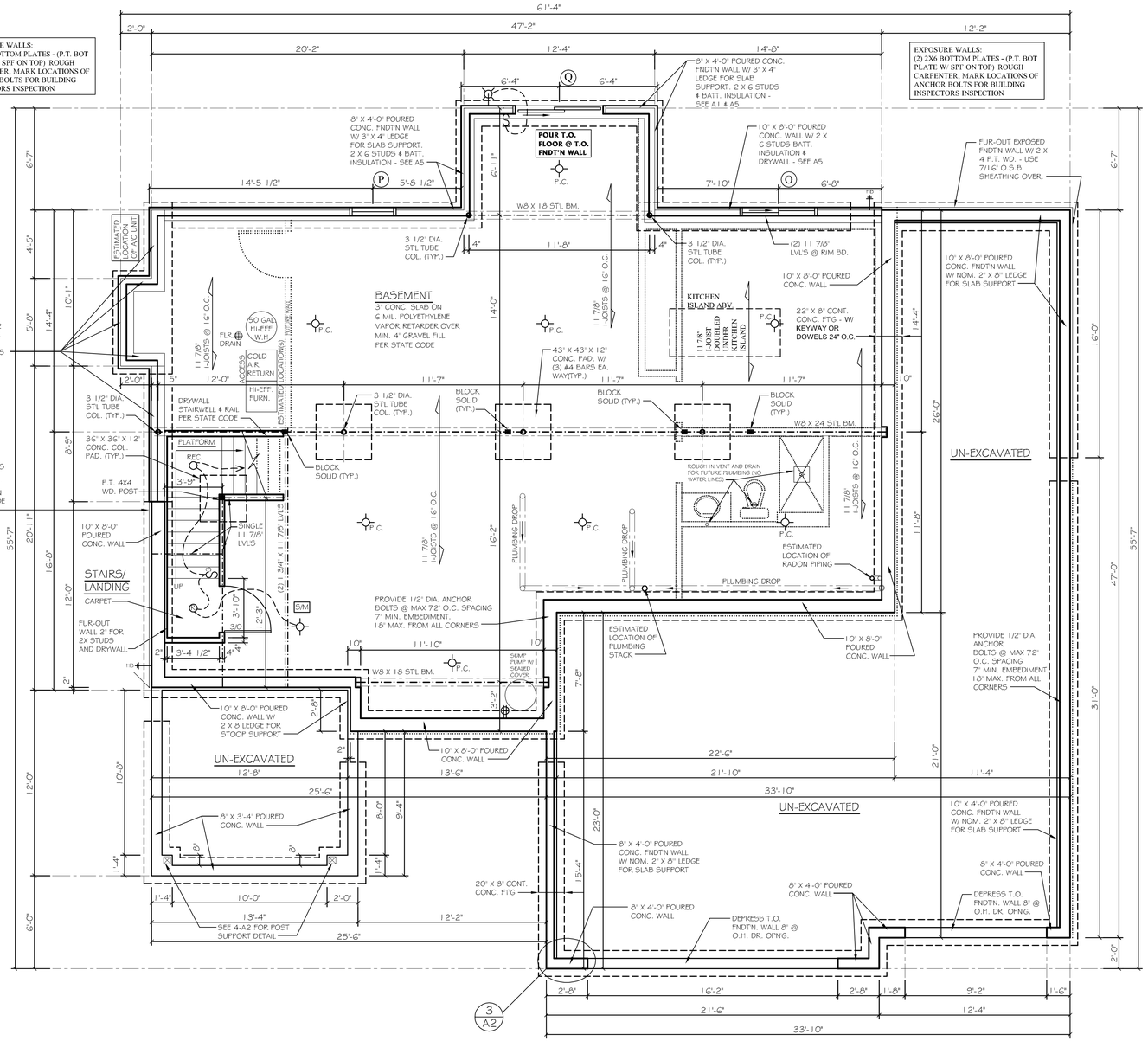
2 A2 BM. DT'L @ POURED CONC. WALL
3/4" = 1'-0"



3 A2 DETAIL @ GARAGE DOOR OPENING
1/2" = 1'-0"



4 A2 WOOD POST ANCHOR
1/2" = 1'-0"



3 A2

NOTES TO SHEET A2

1. SEE GENERAL NOTES ON SHEET A1
2. FOUNDATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED REINFORCING IN MASONRY OR CONCRETE FOUNDATION WALLS AS PROVIDED FOR BY STATE CODE.
3. **FOOTINGS ARE DESIGNED FOR 3000 PSI SOIL BEARING CAPACITY;** LESS CAPACITY MAY REQUIRE RE-ENGINEERING.
4. SUMP PUMP LOCATION MAY VARY FROM PLAN PER REQUIREMENTS OF GOVERNING AGENCIES AND/OR GENERAL CONTRACTORS DISCRETION.
5. FLOOR JOISTS SHALL BE ENGINEERED WOOD I-JOISTS UNLESS OTHERWISE NOTED.

   11 7/8" I-JOIST:
   MAX. SIMPLE SPAN IS 21'-5" @ 12" O.C.
   MAX. SIMPLE SPAN IS 19'-7" @ 16" O.C.
   MAX. MULTIPLE SPAN IS 23'-5" @ 12" O.C.
   MAX. MULTIPLE SPAN IS 20'-5" @ 16" O.C.

   MAXIMUM SPANS BASED ON 40 PSF L.L. + 10 PSF D.L. L.L. DEFLECTION LIMITED TO L/ 480.
6. 2-STORY PLANS - PROVIDE SOLID BLOCKING FROM T.O. STL BM. TO UNDERSIDE OF FLOOR SHEATHING. BLOCKING SHALL BE S.P.F. NO. 2 OR BETTER, CUT 1/16" LONGER THAN DEPTH OF JOIST, & SHALL BE EQUAL IN AREA TO COLUMN SUPPORTED.
7. FOUNDATION INSULATION: PROVIDE & INSTALL 2" (R-10) EXTRUDED POLYSTYRENE INSULATION AROUND ENTIRE PERIMETER OF BASEMENT FOUNDATION WALLS FROM T.O. FOOTING TO T.O. FOUNDATION WALL, (EXCLUDING BRICK LEDGES & EXPOSED SLAB EDGES) COVER EXPOSED INSULATION W/ INSULATION COVER (SEE WALL SECTION DETAIL)
8. CONTRACTOR TO PROVIDE A MIN. OF (2) #4 REINFORCING BARS @ BOTTOM OF ALL FOUNDATION WALLS SPANNING DISCONTINUOUS FOOTINGS.
9. FOOTINGS SUPPORTING A CONCRETE WALL WITH UNBALANCED FILL OVER 48" SHALL HAVE A KEYWAY OR DOWELS 24" O.C. **NO KEYWAY OR DOWELS REQUIRED WITH UNBALANCED BACKFILL LESS THAN 48".**
10. CONCRETE WALL AND RE-BAR SCHEDULE:

    * 8" X 3'-4" - 5'-0" POURED CONCRETE WALLS: (2) #4 BARS HORIZONTAL - TOP AND BOTTOM OF CONCRETE WALL
    * 8" X 6'-0" - 7'-0" POURED CONCRETE WALLS: (3) #4 BARS HORIZONTAL - TOP, MIDDLE, & BOTTOM OF CONCRETE WALL
    * 10" X 8'-0" & 7'-4" POURED CONCRETE WALLS: (3) #4 BARS HORIZONTAL - TOP, MIDDLE, & BOTTOM OF CONCRETE WALL
    * 10" X 9'-0" POURED CONCRETE WALLS: (4) #4 BARS HORIZONTAL - EQUALLY SPACED IN CONCRETE WALL; TOP BAR SHALL BE WITH IN 24" OF TOP OF WALL. BOTTOM BAR SHALL BE WITH IN 24" OF BOTTOM OF WALL.
    * LAP LENGTH SHALL BE A MINIMUM OF 24"
    * CORNERS = EXTEND BARS AROUND CORNER AND LAP A MIN. OF 30 BAR DIAMETERS.
    * POURED CONCRETE WALLS SHALL HAVE CONCRETE STRENGTH OF 3500 PSI.
11. FOUNDATION CONTRACTORS SHALL SUPPLY A GROUNDING BAR THAT PROTRUDES OUT OF THE TOP OF THE FOUNDATION WALL 3' - 4" @ THE ELECTRICAL SERVICE LOCATION. PLEASE CONTACT CONSTRUCTION SUPERINTENDENT IF LOCATION IS NOT LABELED ON PLAN.
12. ENGINEERED STUD WALLS AT KITCHEN CABINET WALLS, ALL POCKET DOORS, AND PATIO DOOR KING & SHOULDER STUDS.

ROUGH CARPENTER NOTE:

DOUBLE RIM JOIST ON FIRST FLOOR DECKS PERPENDICULAR OR PARALLEL TO FOUNDATION WALL. 2X8 MUDSILL SHALL NOT OVERHANG FOUNDATION WALL MORE THAN 1 1/2". 2" MAXIMUM OVERHANG WITH SHEATHING ATTACHED

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

1 A2 FOOTING/ FOUNDATION PLAN
1/4" = 1'-0"

1,367 SQ. FT. BASEMENT SLAB AREA
1,008 SQ. FT. GARAGE SLAB AREA

REVISIONS	BY
OWNERS APPROVAL	
DATE:	

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE: (414) 321-1600 FAX: (414) 321-2000

A RESIDENCE FOR:
KAEREK HOMES INC.
MIGRATORY COURT
LOT 5, SWAN RIDGE FARMS
MEQUON, WISCONSIN

JOB NO. KHI 938

DRAWN BY: BL
PLAN DATE: 02-17-2

STRUCTURAL REVIEW
BY: JI
DATE: XX-XX-

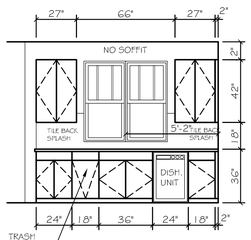
SHEET: A2

Attachment: Plans (10139 : Kaerek Homes, Inc.)

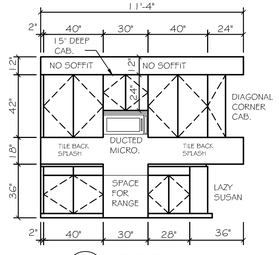
REVISIONS	BY
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Attachment: Plans (10139 : Kaerek Homes, Inc.)

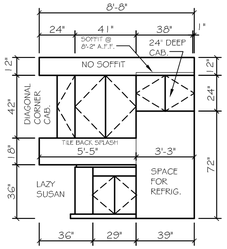


2 A3 KIT. CAB. 1/4" = 1'-0"

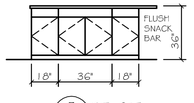


3 A3 KIT. CAB. 1/4" = 1'-0"

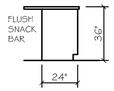
INTERIOR DOOR ROUGH OPENING SCHEDULE		
DOOR TYPE	ROUGH OPENING	EXAMPLE
SWING DOOR	WIDTH: ADD 2" TO DOOR SIZE. HEIGHT = 83"	2/8 = 34" X 83" R.O.
SLIDE-BY-DOORS	WIDTH: ADD 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/8 = 65" X 83" R.O.
PAIR OF FRENCH DOORS	WIDTH: ADD 1 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/8 = 67" X 83" R.O.
POCKET DOORS	HEIGHT = 84 1/4" - FRAME LEVEL	
BARN DOORS (DRYWALL OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	
BARN DOORS (JAMBED OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	



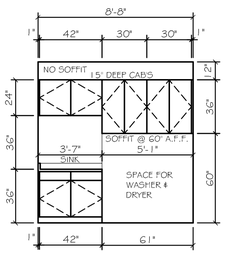
4 A3 KIT. CAB. 1/4" = 1'-0"



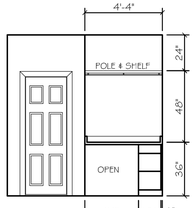
5 A3 KIT. CAB. 1/4" = 1'-0"



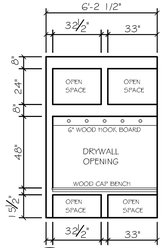
6 A3 KIT. CAB. 1/4" = 1'-0"



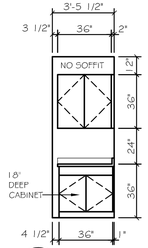
7 A3 LAUNDRY CAB. 1/4" = 1'-0"



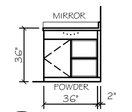
8 A3 LAUNDRY CAB. 1/4" = 1'-0"



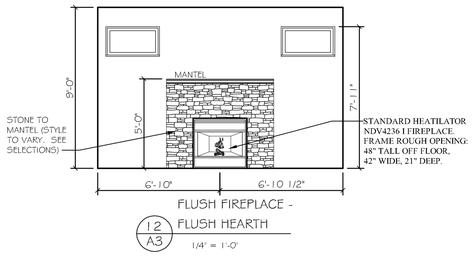
9 A3 LOCKER DT'L 1/4" = 1'-0"



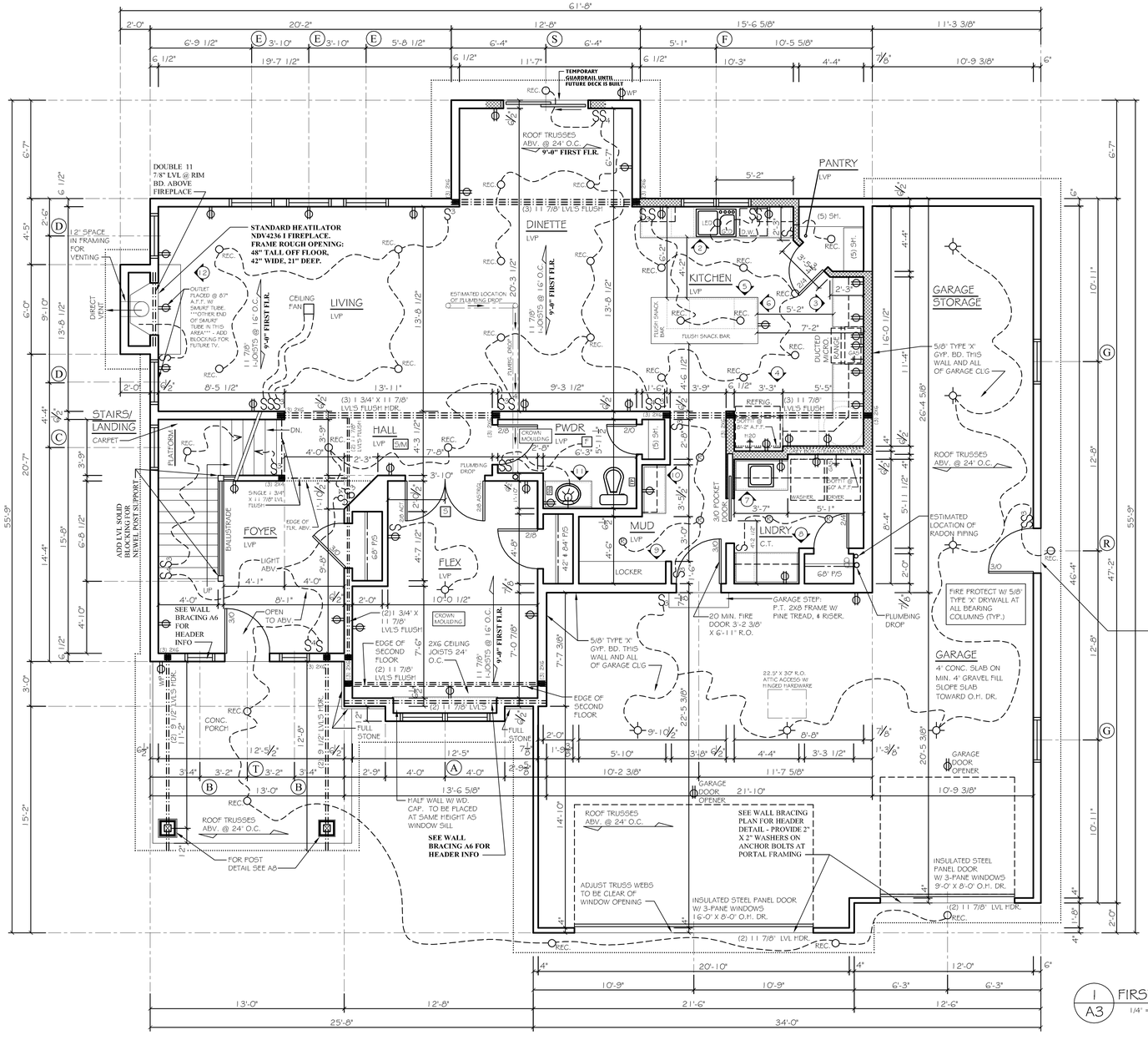
10 A3 DROP ZONE 1/4" = 1'-0"



11 A3 VANITY 1/4" = 1'-0"



FLUSH FIREPLACE - 12 A3 FLUSH HEARTH 1/4" = 1'-0"



1 A3 FIRST FLOOR PLAN 1/4" = 1'-0" 1,524 SQ. FT. FIRST FLR. AREA 1,040 SQ. FT. GARAGE FLR. AREA

NOTES TO SHEET A3

1. CONTRACTOR SHALL VERIFY MISSING OR INCORRECT DIMENSIONS W/ KAEREK HOMES.

DO NOT SCALE DIMENSIONS FROM DRAWINGS!

2. INTERIOR PARTITIONS ARE 4-1/2" THICK UNLESS OTHERWISE NOTED.

3. **THE PLACEMENT OF BUILDING COMPONENETS, MECHANICAL EQUIPMENT, ALL ELECTRICAL & APPLIANCES ARE SUBJECT TO FIELD ADJUSTMENT.** ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE INDICATED LOCATIONS ON THE DRAWINGS.

4. ROUGH CARPENTERS SHALL INSTALL FIRE STOPPING IN ALL LOCATIONS AS REQUIRED PER STATE CODE.

5. SEE WINDOW EXTERIOR DOOR SCHEDULE ON SHEET A4 FOR KEY TO WINDOW DESIGNATIONS.

6. ALL GIRDER TRUSSES SHALL HAVE A MIN. OF (3) STUDS BLW. EACH SIDE FOR BEARING.

7. ENGINEERED STUD WALLS AT KITCHEN CABINET WALLS, ALL POCKET DOORS, AND PATIO DOOR KING & SHOULDER STUDS.

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

ROUGH CARPENTER NOTES:
ROUGH CARPENTER SHALL INSTALL SAFETY RAILS AND GUARDRAILS AT ALL STAIRWELLS. SAFETY RAILS AND GUARDRAILS MUST BE PROPERLY INSTALLED TO ALLOW FOR COMPLETE DRYWALL INSTALLATION WITHOUT REMOVING RAILING. PLEASE SEE THE EXPEDITOR IF SPEC'S ARE NEEDED.
ROUGH CARPENTER SHALL INSTALL HANDRAIL BLOCKING IN WALLS WHERE HANDRAIL FASTENS TO WALL
ROUGH CARPENTER SHALL GLUE ALL I-JOISTS TO BOTTOM OF JOIST HANGERS.
ROUGH CARPENTER SHALL GLUE, NAIL, & SCREW FLOOR SHEATHING TO ALL LVL BEAMS IN FLOOR SYSTEM.
FRAME ALL WINDOWS & DOORS TO ROUGH OPENING SIZES ON SCHEDULE. OPENINGS NEED TO BE SQUARE & PLUMB WITH LEVEL SILLS.
ADD BLOCKING FOR CABINETS: SOLID BLOCKING CENTERED AT 34" - 54" & 90" OFF THE FLOOR. USE SCRAP CUT-OFFS FOR BLOCKING

A RESIDENCE FOR:
KAEREK HOMES INC.
MIGRATORY COURT
LOT 5, SWAN RIDGE FARMS
MEQUON, WISCONSIN

WILSHIRE IV - FLITE SERIES

JOB NO.
KHI 938

DRAWN BY: BL
PLAN DATE: 02-17-2
STRUCTURAL REVIEW
BY: JV
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SHEET:
A3

WINDOW & EXTERIOR DOOR SCHEDULE

MARK	ORDER NUMBER	ROUGH OPNG.	HEADER SIZE	NOTES	QTY.	SQ. FT. GLASS
	FIRST FLOOR WINDOWS					
A	3060 SH. MULL 2	72" X 72"	(2) 1 3/4" X 11 7/8" LVLS	1, 2, 3, 6	1	27.60
B	2046 CAS.	24" X 54"	(2) 2 X 10'S	1, 2, 4, 11	2	5.3 EA.
C	3050 SH.	36" X 60"	(2) 2 X 10'S	1, 2, 3, 6, 11	1	11.56
D	3018 FIXED	36" X 20"	(2) 2 X 10'S	1, 2, 3	2	3.90 EA.
E	3060 SH.	36" X 72"	(2) 2 X 10'S	1, 2, 3, 6	3	13.80 EA.
F	2446 SH. MULL 2	56" X 54"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 3, 6	1	14.40
G	3050 SH.	36" X 60"	(2) 2 X 10'S	1, 2, 3, 6	2	GARAGE
H	NOT USED.					
	SECOND FLOOR WINDOWS					
I	3050 SH. MULL 2	72" X 60"	(2) 2 X 10'S	1, 2, 3, 6	1	23.12
J	2850 SH.	32" X 60"	(2) 2 X 10'S	1, 2, 3, 6	2	9.60 EA.
K	2850 SH. MULL 2	64" X 60"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 3, 6	1	19.20
L	3050 SH. MULL 3	108" X 60"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 3, 6	1	34.68
M	2830 FIXED	32" X 36"	TRUSS OPNG	1, 6, 10	1	GARAGE
N	NOT USED.					
	BASEMENT					
O	5036 SLIDER	60" X 42"	(2) 1 3/4" X 11 7/8" LVLS	1, 2, 6, 14	1	13.48
P	3050 SH.	36" X 60"	(2) 2 X 10'S	1, 2, 3, 6	1	11.56
	DOORS					
Q	6068 SLIDING DOOR	72" X 80"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 7, 11	1	30.48
R	52 - 3/0	38 3/8" X 82 1/2"	(2) 2 X 10'S	1, 2, 9	1	
S	6076 SLIDING PATIO	72" X 90"	(2) 1 3/4" X 11 7/8" LVLS	1, 2, 6, 7, 11	1	33.67
T	WRT30 - GBG 5668CLR3 - 3/0 W/ DEADBOLT	38 3/8" X 97 3/8"	(2) 1 3/4" X 9 1/2" LVLS	1, 2, 6, 9, 11, 12	1 1	

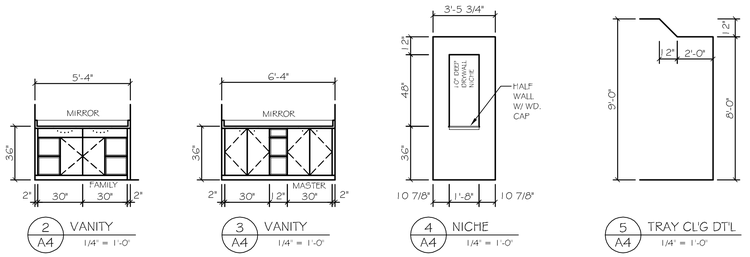
NOTES TO SCHEDULE:

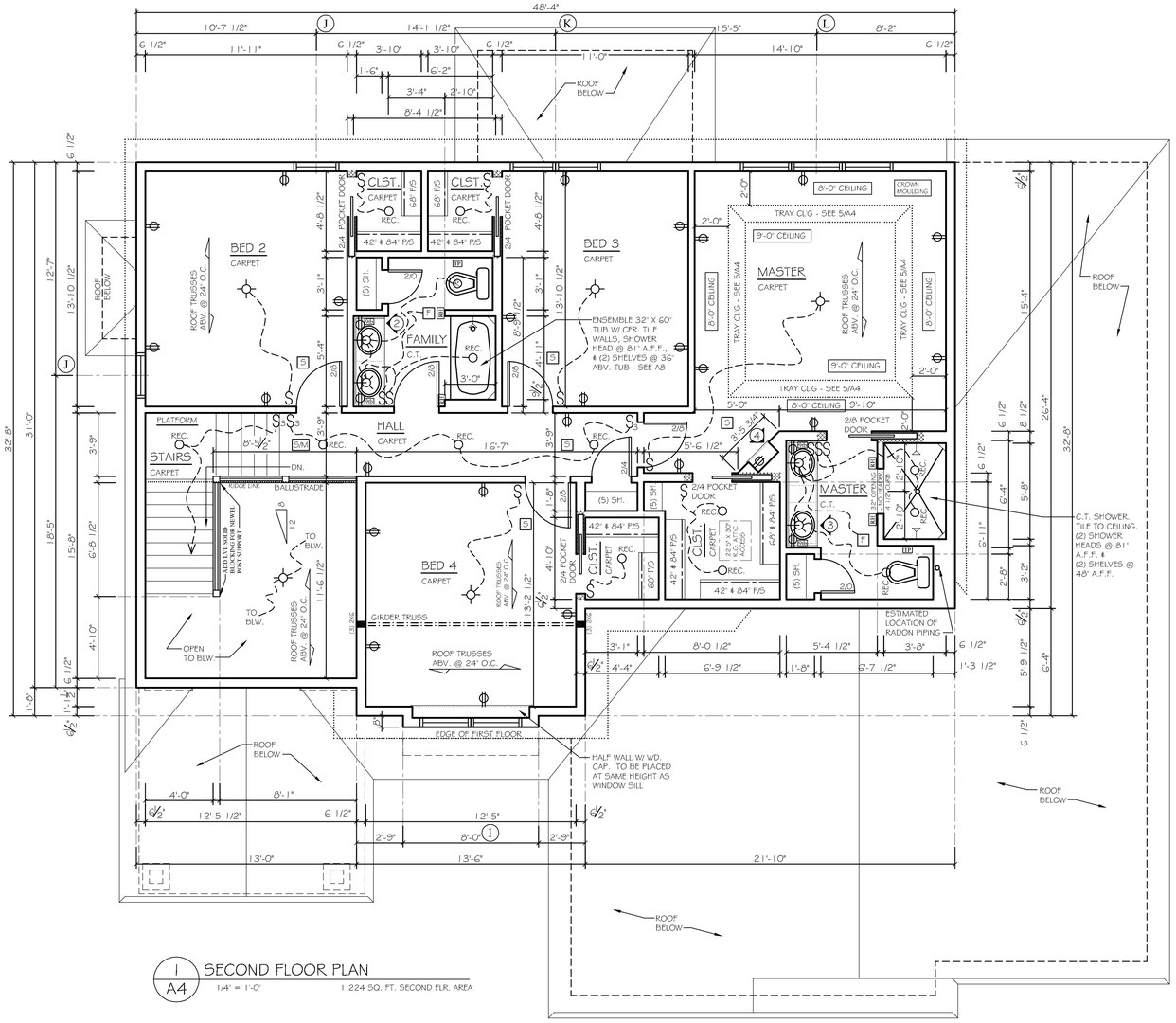
1. WINDOWS, PATIO DOORS, & ENTRY DOORS SHALL BE ORDERED THROUGH LINDSAY WINDOWS & WESTERN DOORS.
2. ALL HEADERS SHALL BE S-P-F NO. 2 OR BETTER LUMBER, UNLESS OTHERWISE NOTED; SIZES AS SHOWN.
3. WINDOWS SHALL BE SINGLE HUNG VINYL INSULATED GLASS W/ LOW-E & ARGON GAS/ HALF SCREEN.
4. WINDOWS SHALL BE SINGLE CASEMENT VINYL INSULATED GLASS W/ LOW-E, ARGON GAS, & SCREEN.
5. NOT USED.
6. WINDOWS SHALL HAVE METAL GRIDS IN AIR SPACE.
7. PATIO DOORS SHALL BE VINYL W/ INSULATED GLASS W/ LOW-E & ARGON GAS/ SCREEN.
8. NOT USED.
9. DOORS SHALL BE STEEL INSULATED UNITS, STYLE AS NOTED, INSULATED GLASS WHEN STYLE REQUIRES.
10. WINDOWS SHALL BE FIXED GLASS VINYL (**NO** LOW-E).
11. WINDOWS SHALL HAVE TEMPERED GLASS PER STATE CODE.
12. WINDOWS SHALL BE FIXED VINYL INSULATED GLASS W/ LOW 'E' & ARGON GAS.
13. NOT USED.
14. WINDOWS SHALL BE SINGLE SLIDER VINYL INSULATED GLASS W/ LOW-E & ARGON GAS/ SCREEN.

ROUGH CARPENTER NOTE:
FRAME ALL WINDOWS & DOORS TO ROUGH OPENING SIZES ON SCHEDULE. OPENINGS NEED TO BE SQUARE & PLUMB WITH LEVEL SILLS.

INTERIOR DOOR ROUGH OPENING SCHEDULE

DOOR TYPE	ROUGH OPENING	EXAMPLE
SWING DOOR	WIDTH: ADD 2" TO DOOR SIZE. HEIGHT = 83"	2/8 = 34" X 83" R.O.
SLIDE-BY-DOORS	WIDTH: ADD 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/8 = 65" X 83" R.O.
PAIR OF FRENCH DOORS	WIDTH: ADD 1 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/8 = 67" X 83" R.O.
POCKET DOORS	HEIGHT = 84 1/4" - FRAME LEVEL	
BARN DOORS (DRYWALL OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	
BARN DOORS (JAMBED OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	





1 A4 SECOND FLOOR PLAN
1/4" = 1'-0" 1,224 SQ. FT. SECOND FLR. AREA

NOTES TO SHEET A4

1. CONTRACTOR SHALL VERIFY MISSING OR INCORRECT DIMENSIONS W/ KAEREK HOMES.

DO NOT SCALE DIMENSIONS FROM DRAWINGS!

2. INTERIOR PARTITIONS ARE 4-1/2" THICK UNLESS OTHERWISE NOTED.

3. **THE PLACEMENT OF BUILDING COMPONENETS, MECHANICAL EQUIPMENT, ALL ELECTRICAL & APPLIANCES ARE SUBJECT TO FIELD ADJUSTMENT.** ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE INDICATED LOCATIONS ON THE DRAWINGS.

4. ROUGH CARPENTERS SHALL INSTALL FIRE STOPPING IN AL LOCATIONS AS REQUIRED PER STATE CODE.

5. SEE WINDOW/ EXTERIOR DOOR SCHEDULE ON THIS SHEET FOR KEY TO WINDOW DESIGNATIONS.

6. ENGINEERED STUD WALLS AT KITCHEN CABINET WALLS, ALL POCKET DOORS, AND PATIO DOOR KING & SHOULDER STUDS.

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

ROUGH CARPENTER NOTES:

ROUGH CARPENTER SHALL INSTALL SAFETY RAILS AND GUARDRAILS AT ALL STAIRWELLS. SAFETY RAILS AND GUARDRAILS MUST BE PROPERLY INSTALLED TO ALLOW FOR COMPLETE DRYWALL INSTALLATION WITHOUT REMOVING RAILING. PLEASE SEE THE EXPEDITOR IF SPEC'S ARE NEEDED.

ROUGH CARPENTER SHALL INSTALL HANDRAIL BLOCKING IN WALLS WHERE HANDRAIL FASTENS TO WALL

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ADD BLOCKING FOR CABINETS: SOLID BLOCKING CENTERED AT 34" - 54" & 90" OFF THE FLOOR. USE SCRAP CUT-OFFS FOR BLOCKING

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

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WILSHIRE IV - ELITE SERIES

JOB NO. KHI 938

DRAWN BY: BLW
PLAN DATE: 02-17-2
STRUCTURAL REVIEW
BY: JV
DATE: XX-XX-X

SHEET: A4

Attachment: Plans (10139 : Kaerek Homes, Inc.)

REVISIONS	BY
OWNERS APPROVAL:	
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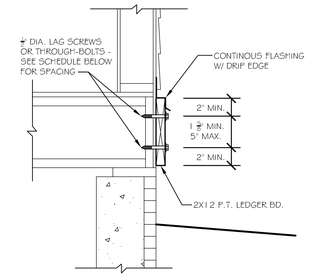
PLUMBER NOTE:
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ROOFING CONTRACTOR TO INSTALL KICK-OUT FLASHING WHERE APPLICABLE

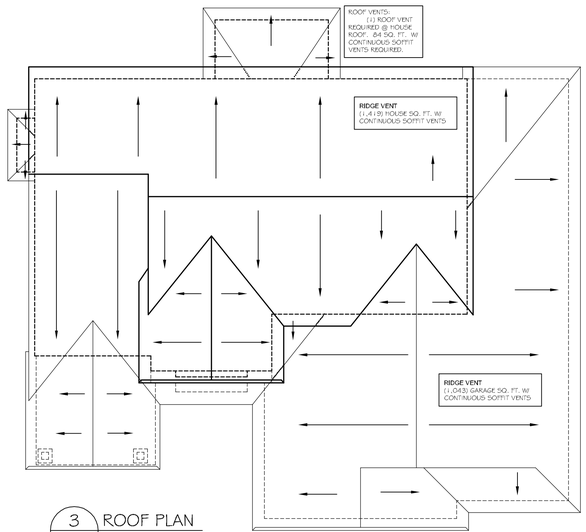
WRAP ICE AND WATER SHIELD UP SECOND FLOOR WALLS 18" - WHERE APPLICABLE



2 A5 REAR ELEVATION
1/4" = 1'-0"



4 A5 LEDGER BOARD ATTACHMENT DETAIL
1" = 1'-0"

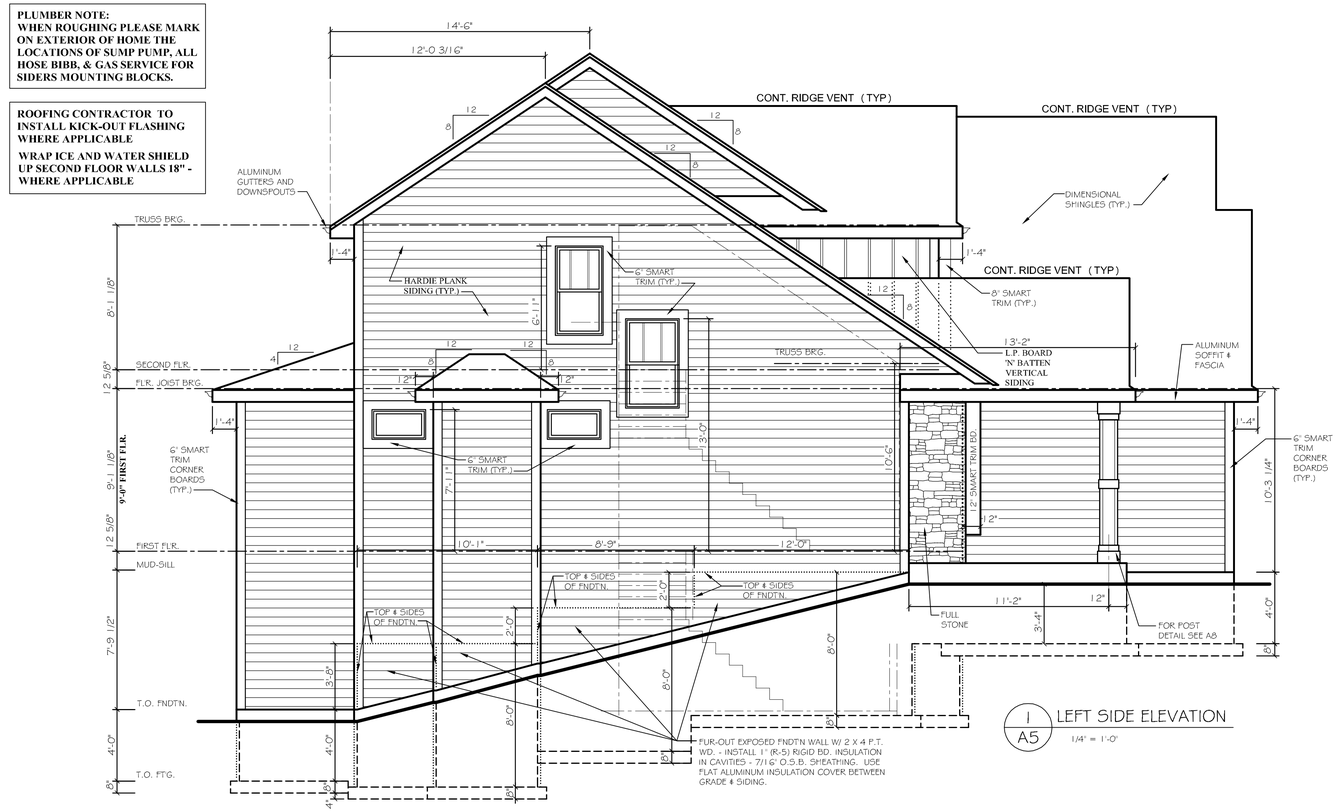


3 A5 ROOF PLAN
1/8" = 1'-0"

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK ON EXTERIOR OF HOME THE LOCATIONS OF SUMP PUMP, ALL HOSE BIBB, & GAS SERVICE FOR SIDERS MOUNTING BLOCKS.

ROOFING CONTRACTOR TO INSTALL KICK-OUT FLASHING WHERE APPLICABLE

WRAP ICE AND WATER SHIELD UP SECOND FLOOR WALLS 18" - WHERE APPLICABLE



1 A5 LEFT SIDE ELEVATION
1/4" = 1'-0"

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SHEET: A5

Attachment: Plans (10139 : Kaerek Homes, Inc.)

WALL BRACING SCHEDULE

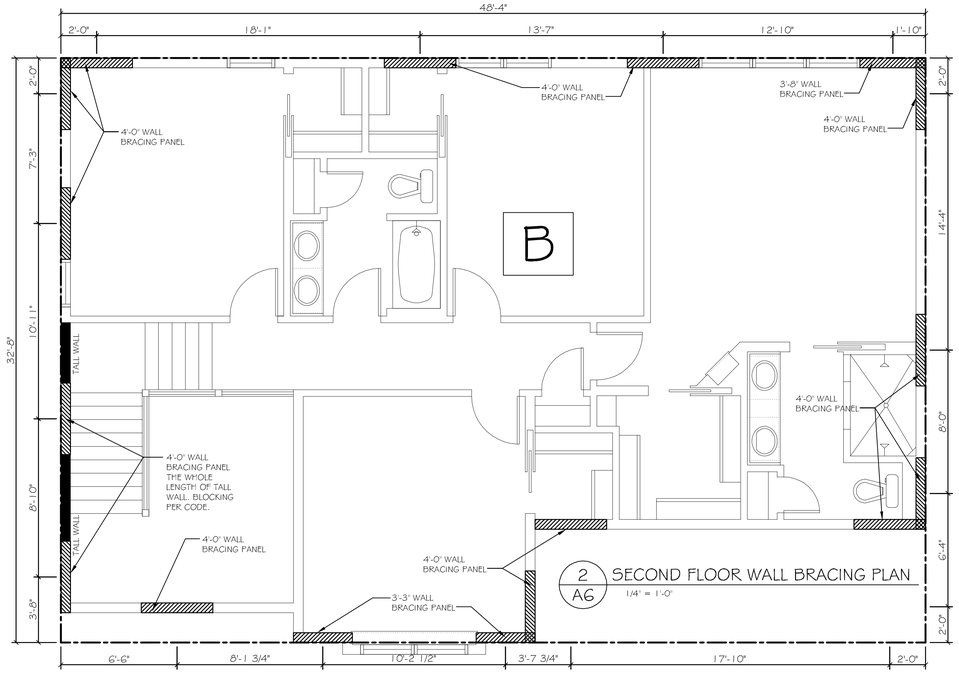
RECTANGLE	PARALLEL LINES	LARGEST WALL OPENING	MAJORITY HEIGHT OF WALL	MIN. WALL PANEL (IN.)	EAVE TO RIDGE HEIGHT	LENGTH OF PERPENDICULAR SIDE	WALL HEIGHT CALC ADJUSTMENT	MIN. NUMBER OF PANELS (IN FEET) REQUIRED PER SIDE
A	FRONT/ REAR	8'-0"	9'-0"	41"	20'-0"	55'-9"	.95 X 18.9 =	17.95
	LEFT/ RIGHT	5'-0"	9'-0"	30"	20'-0"	59'-8"	.95 X 22.1 =	20.99
B	FRONT/ REAR	5'-0"	8'-0"	24"	10'-0"	32'-8"	.90 X 5.0 =	4.50
	LEFT/ RIGHT	5'-0"	8'-0"	24"	10'-0"	48'-4"	.90 X 7.5 =	6.75

CONTINUOUS SHEATHED BRACING METHOD

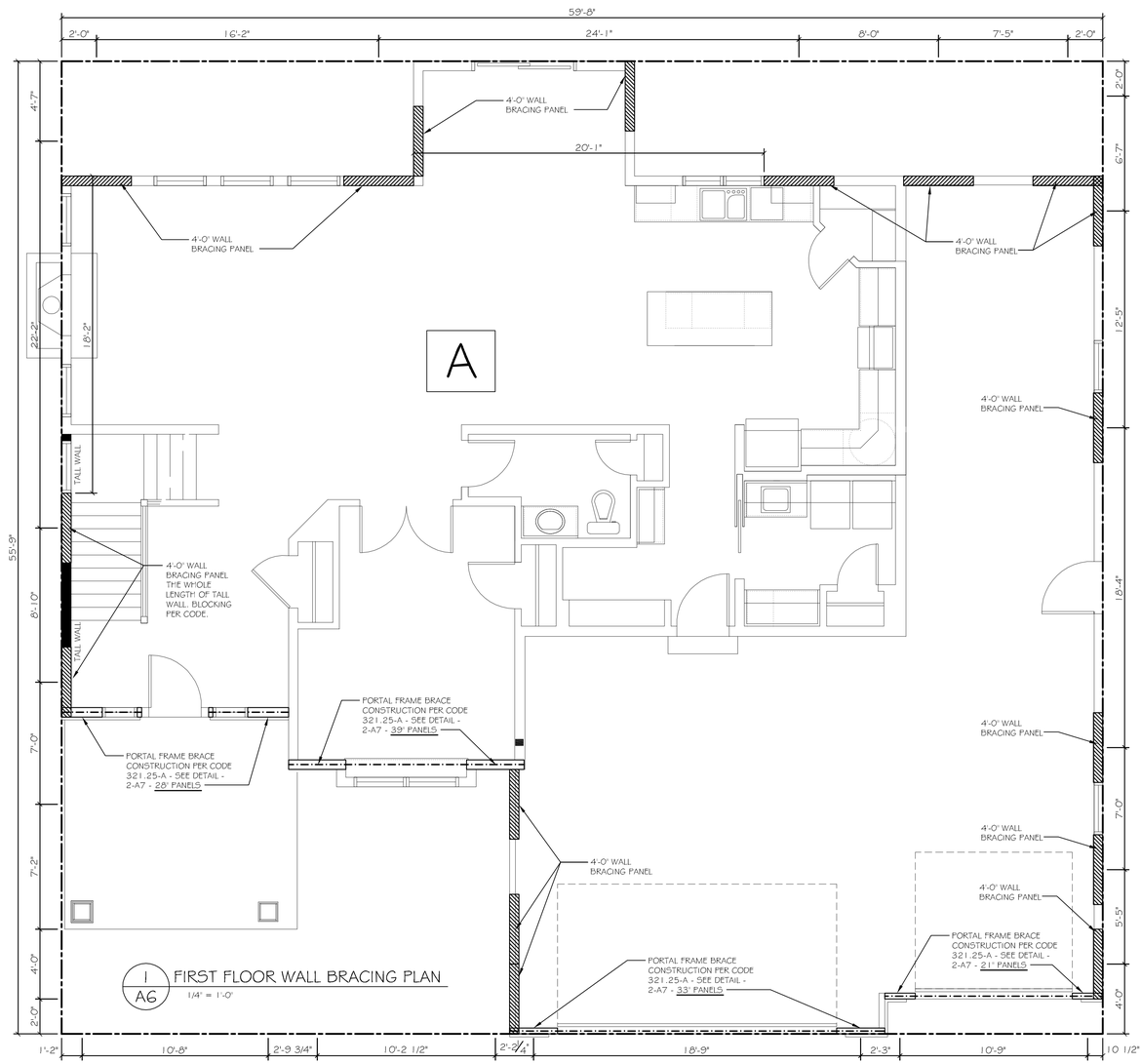
MATERIAL	MIN. BRACE MATERIAL THICKNESS OR SIZE	MAX. NOMINAL WALL HEIGHT	MIN. BRACED WALL PANEL WIDTH OR BRACE ANGLE	CONNECTION CRITERIA	
				MIN. FASTENERS	MAX. SPACING
CS-WSP (CONTINUOUS SHEATHED WSP)	3/8" FOR MAX. 16" O.C. STUD SPACING. 7/16" FOR MAX. 24" O.C. STUD SPACING	12'-0"	SIZES WILL VARY REFER TO TABLE 321.25-H	6d COMMON NAIL OR 8d BOX NAIL (2 3/8" LONG X 0.113" DIA.) OR 7/16" - OR 1/2" CROWN - 16-GAGE STAPLED - 1 1/4" LONG	6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)

GYPSUM BOARD BRACING METHOD - (IF APPLICABLE)

GB - GYPSUM BOARD (INSTALLED ON BOTH SIDE OF WALL)	1/2" FOR MAX. 24" O.C. STUD SPACING	10'-0"	96"	5d COOLER NAILS OR #6 SCREWS	7" EDGES, 7" FIELD (INCLUDING TOP & BOTTOM PLATES)



2 A6 SECOND FLOOR WALL BRACING PLAN
1/4" = 1'-0"



1 A6 FIRST FLOOR WALL BRACING PLAN
1/4" = 1'-0"

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622

WILSHIRE IV - ELITE SERIES

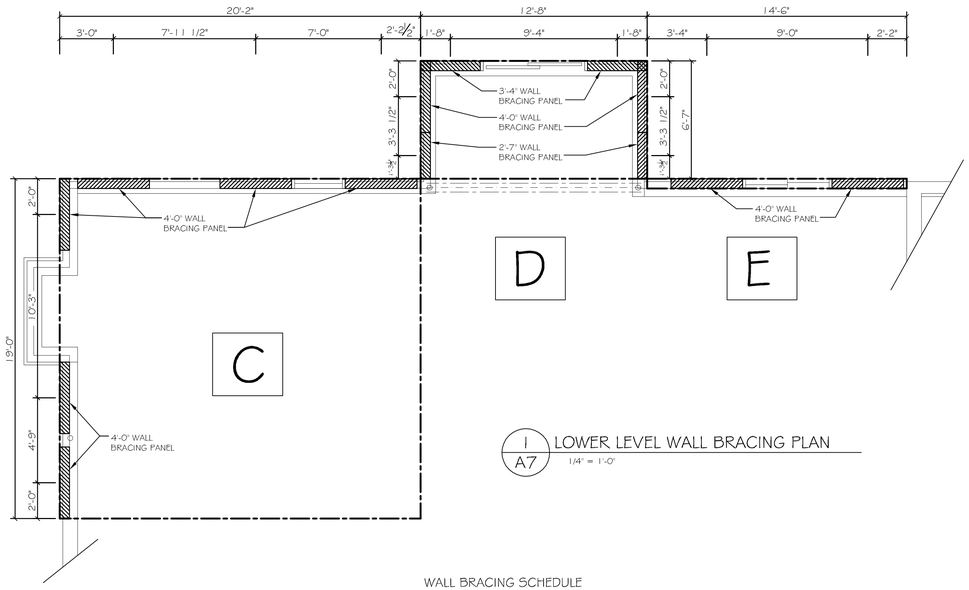
A RESIDENCE FOR:
KAEREK HOMES INC.
MIGRATORY COURT
LOT 5, SWAN RIDGE FARMS
MEQUON, WISCONSIN

JOB NO. KHI 938

DRAWN BY: BLV
PLAN DATE: 02-17-2
STRUCTURAL REVIEW
BY: JV
DATE: XX-XX-X

SHEET: A6

Attachment: Plans (10139 : Kaerek Homes, Inc.)



1 / A7 LOWER LEVEL WALL BRACING PLAN

1/4" = 1'-0"

WALL BRACING SCHEDULE

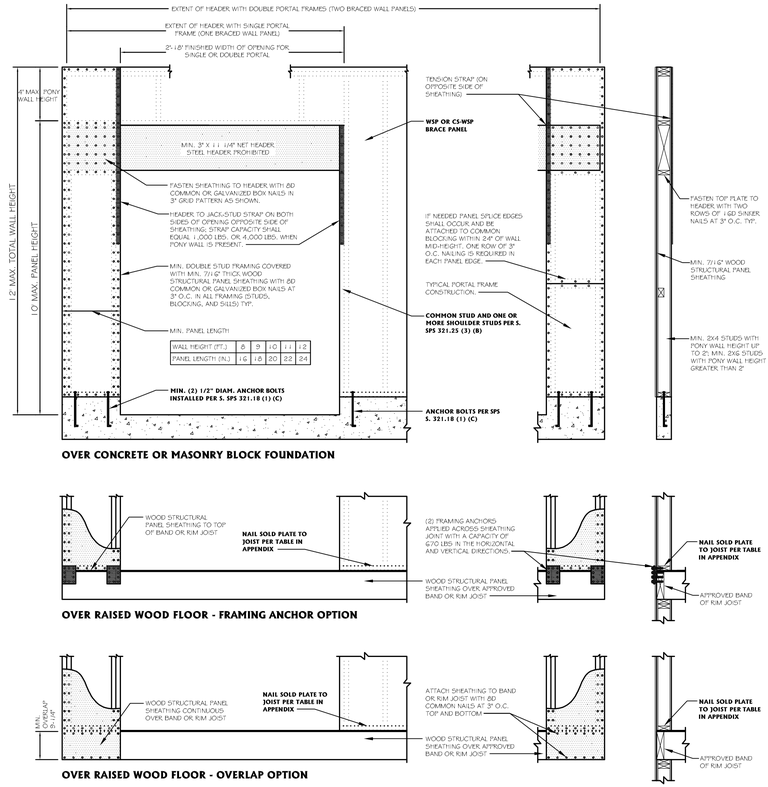
RECTANGLE	PARALLEL LINES	LARGEST WALL OPENING	MAJORITY HEIGHT OF WALL	MIN. WALL PANEL (IN.)	EAVE TO RIDGE HEIGHT	LENGTH OF PERPENDICULAR SIDE	WALL HEIGHT CALC ADJUSTMENT	MIN. NUMBER OF PANELS (IN FEET) REQUIRED PER SIDE
C	FRONT/ REAR	5'-0"	8'-0"	24"	20'-0"	19'-0"	.90 X 11.9 =	10.71
	LEFT/ RIGHT	N/A	4'-0"	24"	20'-0"	20'-2"	.90 X 11.9 =	10.71
D	FRONT/ REAR	6'-8"	8'-0"	24"	20'-0"	6'-7"	.90 X 6.2 =	5.58
	LEFT/ RIGHT	N/A	8'-0"	24"	20'-0"	12'-8"	.90 X 6.2 =	5.58
E	FRONT/ REAR	3'-6"	8'-0"	24"	20'-0"	N/A	.90 X 6.2 =	5.58

CONTINUOUS SHEATHED BRACING METHOD

MATERIAL	MIN. BRACE MATERIAL THICKNESS OR SIZE	MAX. NOMINAL WALL HEIGHT	MIN. BRACED WALL PANEL WIDTH OR BRACE ANGLE	CONNECTION CRITERIA	
				MIN. FASTENERS	MAX. SPACING
CS-WSP (CONTINUOUS SHEATHED WSP)	3/8" FOR MAX. 16" O.C. STUD SPACING. 7/16" FOR MAX. 24" O.C. STUD SPACING	12'-0"	SIZES WILL VARY REFER TO TABLE 321.25-1!	6d COMMON NAIL OR 8d BOX NAIL (2 3/8" LONG X 0.113" DIA.) OR 7/16" - OR 1/2" CROWN; 16-GAGE STAPLES 1 1/4" LONG	6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)

GYPSUM BOARD BRACING METHOD - (IF APPLICABLE)

GB - GYPSUM BOARD (INSTALLED ON BOTH SIDE OF WALL)	1/2" FOR MAX. 24" O.C. STUD SPACING	10'-0"	96"	5d COOLER NAILS OR #6 SCREWS	7" EDGES, 7" FIELD (INCLUDING TOP & BOTTOM PLATES)



OVER CONCRETE OR MASONRY BLOCK FOUNDATION

OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

OVER RAISED WOOD FLOOR - OVERLAP OPTION

FRONT ELEVATION **SECTION**

2 / A7 PORTAL FRAMED DETAIL

NO SCALE

3.6.b

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622

A RESIDENCE FOR:

KAEREK HOMES INC.
MIGRATORY COURT
LOT 5, SWAN RIDGE FARMS
MEQUON, WISCONSIN

WI SHIRF IV - FLITE SERIES

JOB NO. KHI 938

DRAWN BY: BLW

PLAN DATE: 02-17-2

STRUCTURAL REVIEW

BY: JV

DATE: XX-XX-X

SHEET: A7

Attachment: Plans (10139 : Kaerek Homes, Inc.)

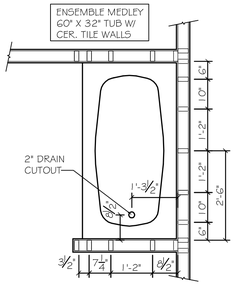
REVISIONS	BY

OWNERS APPROVAL:

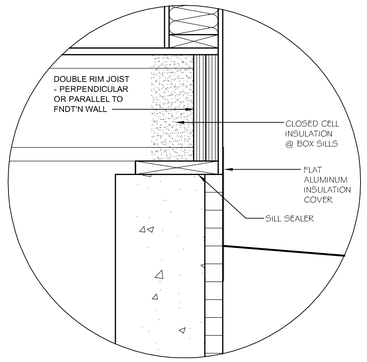
DATE:

Kaerek HOMES, INC.
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622

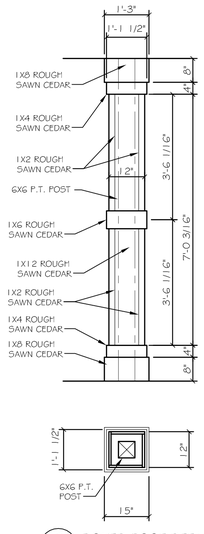
Attachment: Plans (10139 : Kaerek Homes, Inc.)



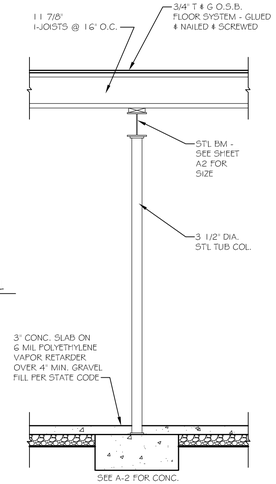
5 A8 60" X 32" TUB DRAIN LOCATION
1/2" = 1'-0"



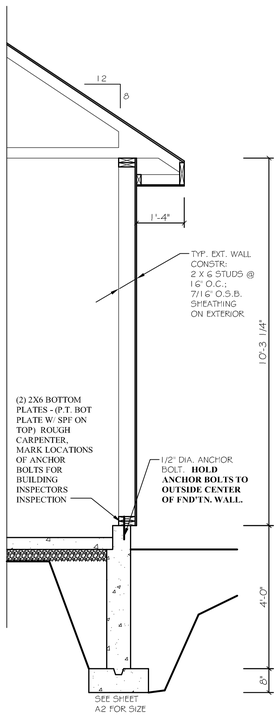
4 A8 SECTION @ TOP OF FNDT'N WALL
1 1/2" = 1'-0"



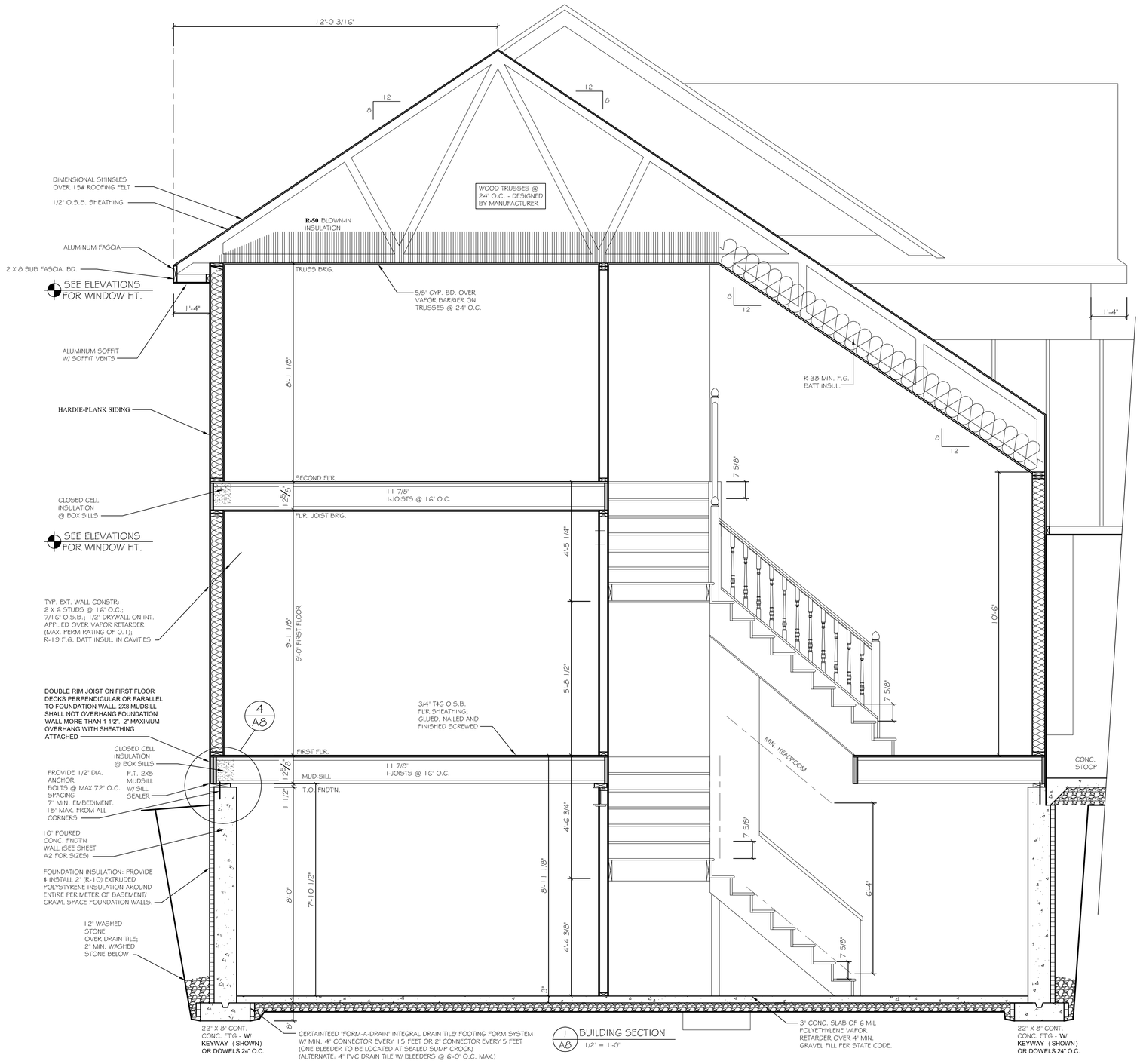
6 A8 BOXED POST DETAIL
1/2" = 1'-0"



3 A8 SECTION @ ST'L BEAM
1/2" = 1'-0"



2 A8 SECTION THRU GARAGE WALL FLUSH W/ HOUSE WALL
1/2" = 1'-0"



1 A8 BUILDING SECTION
1/2" = 1'-0"

A RESIDENCE FOR:
KAEREK HOMES INC.
MIGRATORY COURT
LOT 5, SWAN RIDGE FARMS
MEQUON, WISCONSIN

WILSHIRE IV - ELITE SERIES

JOB NO.
KHI 938

DRAWN BY: BLW
PLAN DATE: 02-17-2
STRUCTURAL REVIEW
BY: JV
DATE: XX-XX-X

SHEET:
A8

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:
SUBJECT: **Peter & Roberta Buening - New Single-Family Residence on Lot #11 Highland Meadows**

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

The Victory Companies, Inc.

January 20, 2025

To whom it may concern:

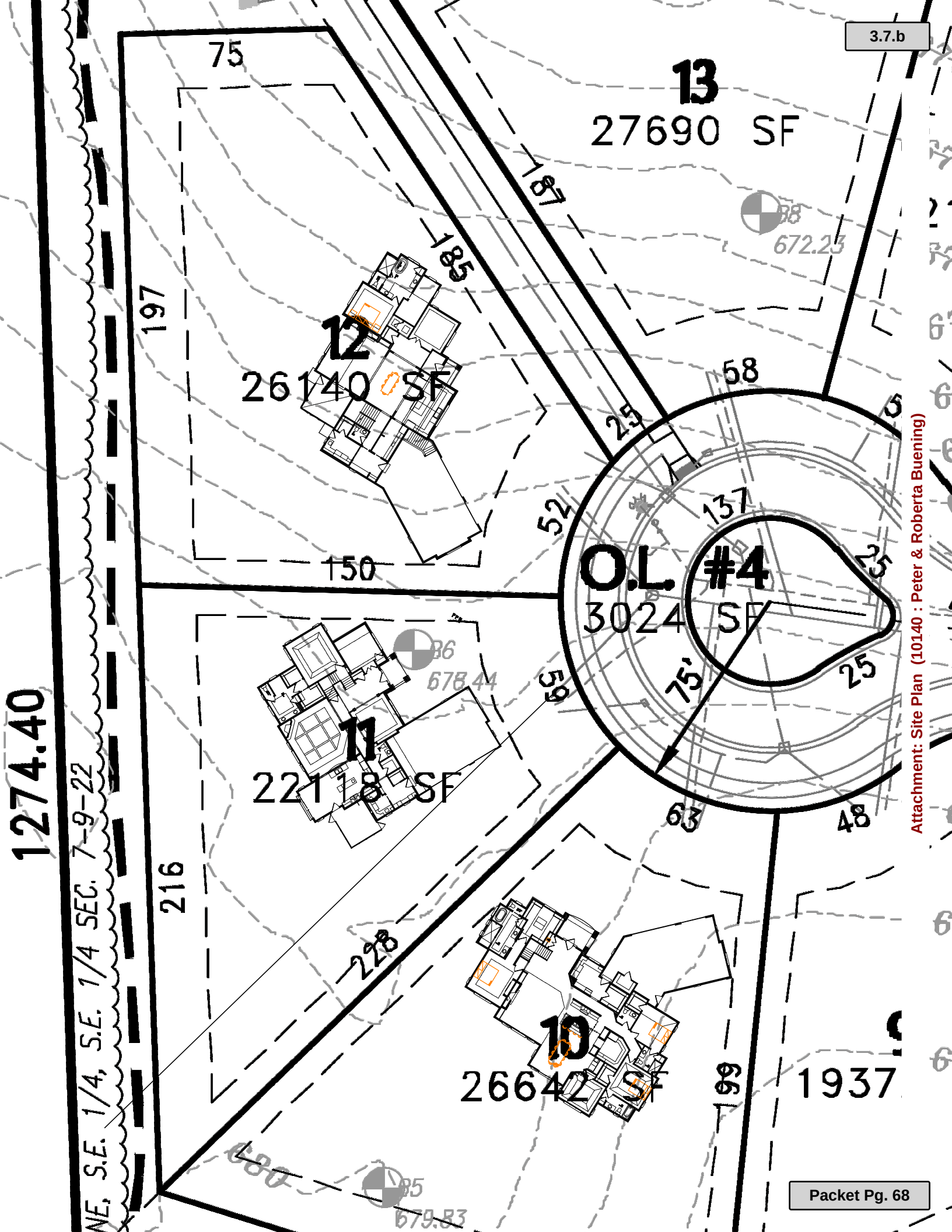
It is Victory Homes of Wisconsin's intent to build a new single-family home at property description being: lot 11 Highland Meadows, being a part of the southeast ¼ of the southeast ¼, of section 7, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

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

Attachment: Statement of Intent (10140 : Peter & Roberta Buening)



Attachment: Site Plan (10140 : Peter & Roberta Buening)

ROOF TRUSS HEEL HEIGHTS

6 / 12 PITCH - 6" HEEL - 12" OVHG
10 / 12 PITCH - 9" HEEL - 12" OVHG
12 / 12 PITCH - 11" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

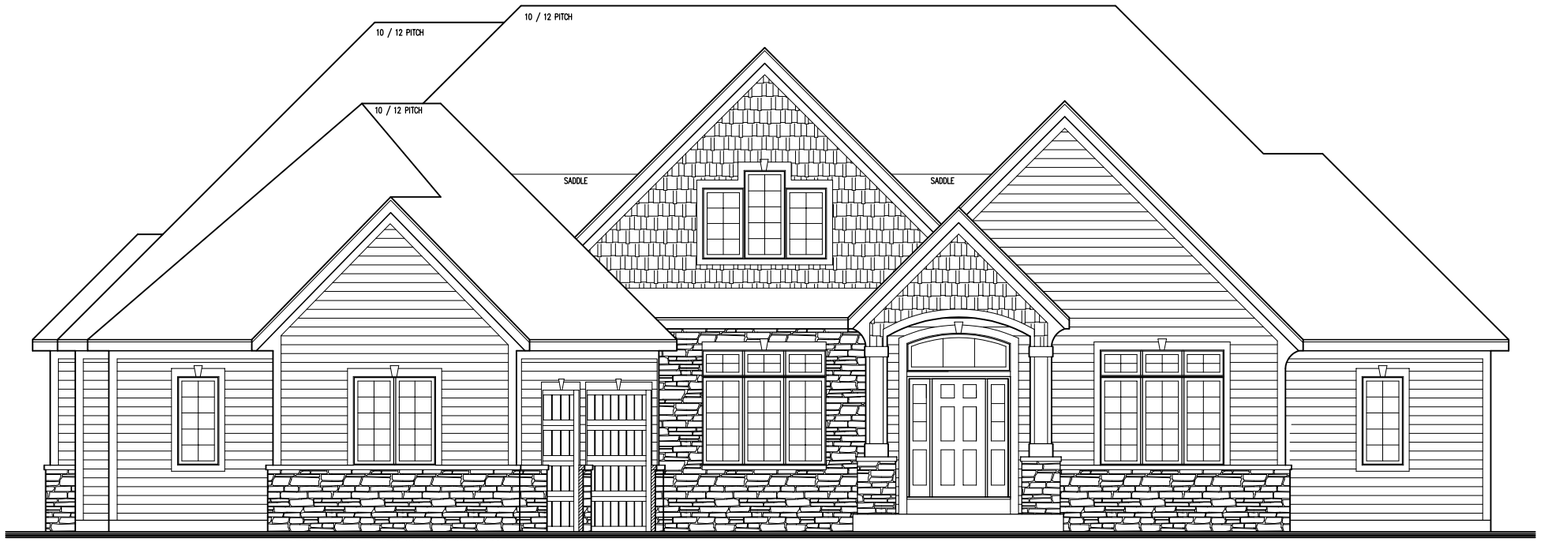
- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
- ☐ Financing Approval

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

JOB #

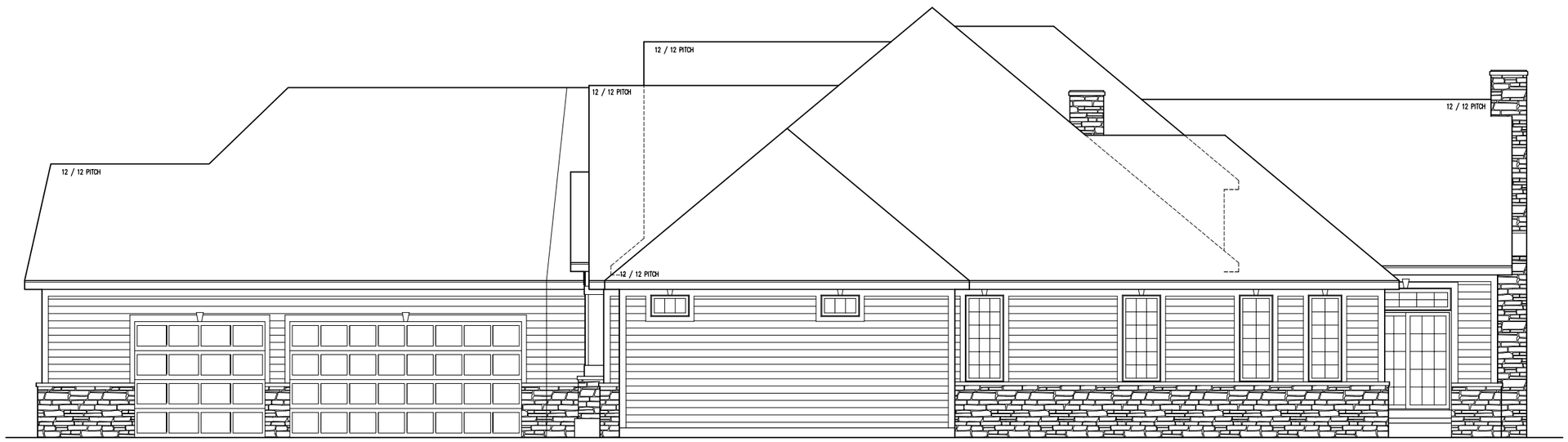
Wisconsin Focus on Energy Home

PRELIMINARY PLANS



THIN CUT STONE VENEER WITH BEFORE STONE SILLS AND HEADS

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



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

Peter and Bobbie Buening
Lot 11, Highland Meadows

REVISIONS

DESCRIPTION	BY:	DATE:
REQUESTED REVISIONS	NA	10/31/24
REQUESTED REVISIONS	NA	11/12/24
REQUESTED REVISIONS	NA	12/16/24
REQUESTED REVISIONS	NA	1/23/25
REQUESTED REVISIONS	BA	1/29/25

CLIENT: BUENING RES
CASTLE ROCK MODEL

TITLE: ELEVATIONS

DATE: 9/30/24
SQ. FEET: 4,066

DRAWN BY: ALBERS
SCALE: NOTED

PRINT #: 22409-8
PAGE #: 1/4

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VICTORY HOMES OF WISCONSIN, INC.
"Building For The Way You Live"
N18 W8531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

Attachment: Plans (10140 : Peter & Roberta Buening)

Wisconsin Focus on Energy Home



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



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

Peter and Bobbie Buening
Lot 11, Highland Meadows

REVISIONS

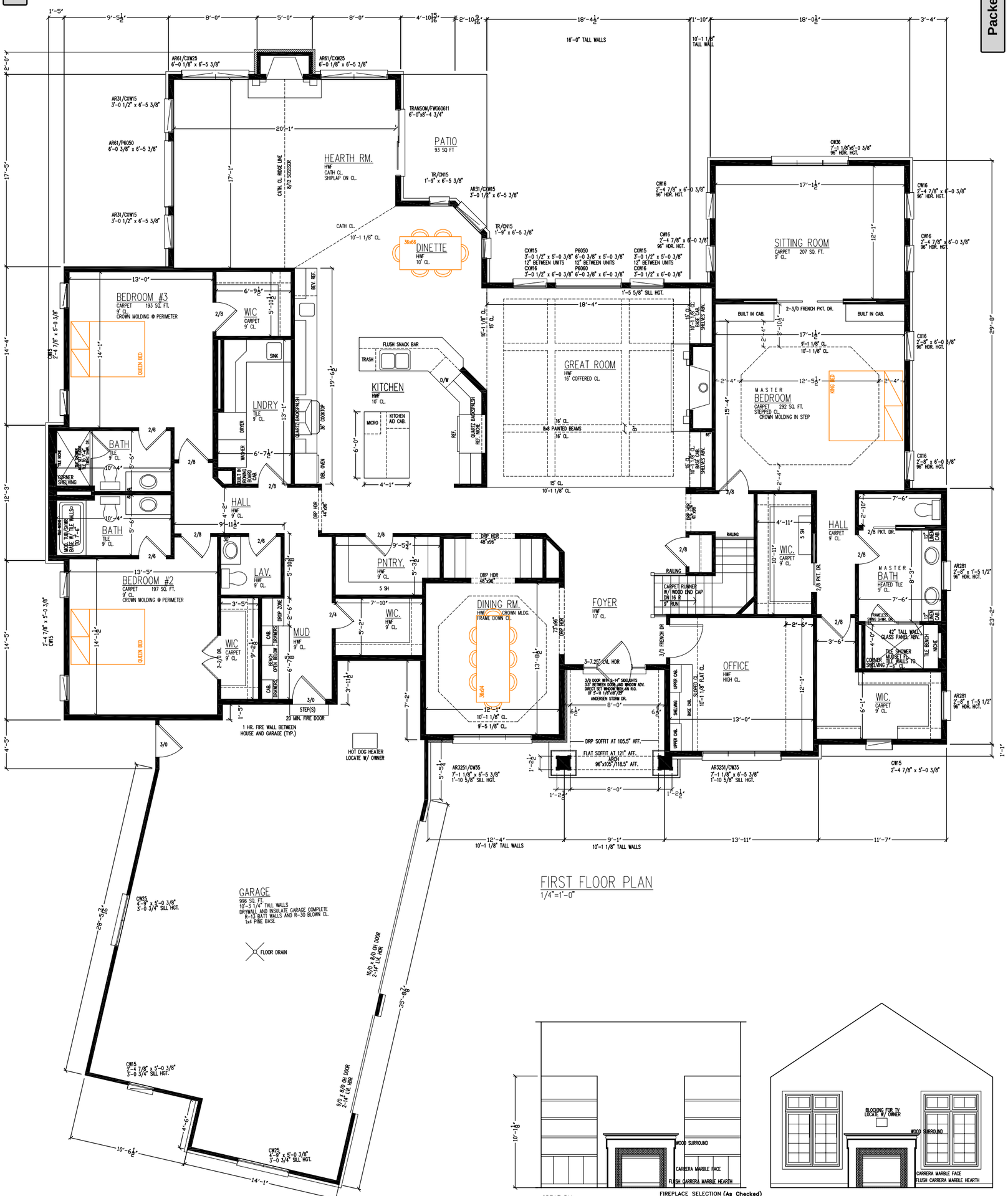
DATE:	BY:	DESCRIPTION
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CLIENT: BUENING RES
TITLE: ELEVATIONS
CASTLE ROCK MODEL
SQ. FEET:
DATE: 9/30/24
PAGE #: 2/4
PRINT #: 22409-8
DRAWN BY: ALBERS
SCALE: NOTED

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VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N18 W8531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

Attachment: Plans (10140 : Peter & Roberta Buening)



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

GREAT RM. FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)
- ☐ Heatilator Novus NNXT4236 R.O. 42"x34 7/8"x19 5/8"
- ☒ Heat&Glo 6KX R.O. 42"x40 1/8"x22"
- ☐ Flush Hearth Raise fireplace unit 1.5"
- ☐ Flush Hearth Raise fireplace unit 9.75"
- ☒ Flush Hearth Raise fireplace unit 0"
- ☐ Crown Mantle
- ☒ Other See detail

HEARTH ROOM FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)
- ☐ Heatilator Novus NNXT4236 R.O. 42"x34 7/8"x19 5/8"
- ☒ Heat&Glo 6KX R.O. 42"x40 1/8"x22"
- ☐ Flush Hearth Raise fireplace unit 1.5"
- ☒ Flush Hearth Raise fireplace unit 0"
- ☐ Raised Hearth Raise fireplace unit 9.75"
- ☐ Crown Mantle
- ☒ Other See detail

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

FRAMING ROUGH OPENINGS: INTERIOR DOORS
HINGED DOORS---2" over the door x 6'-11"
DOUBLE DOORS---2 1/2" over the door x 6'-11"
SLIDING DOORS---1" over the door x 6'-11"
POCKET DOOR---2x door + 1" x 7'-0 1/2"
FRAMING ROUGH OPENINGS:WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

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

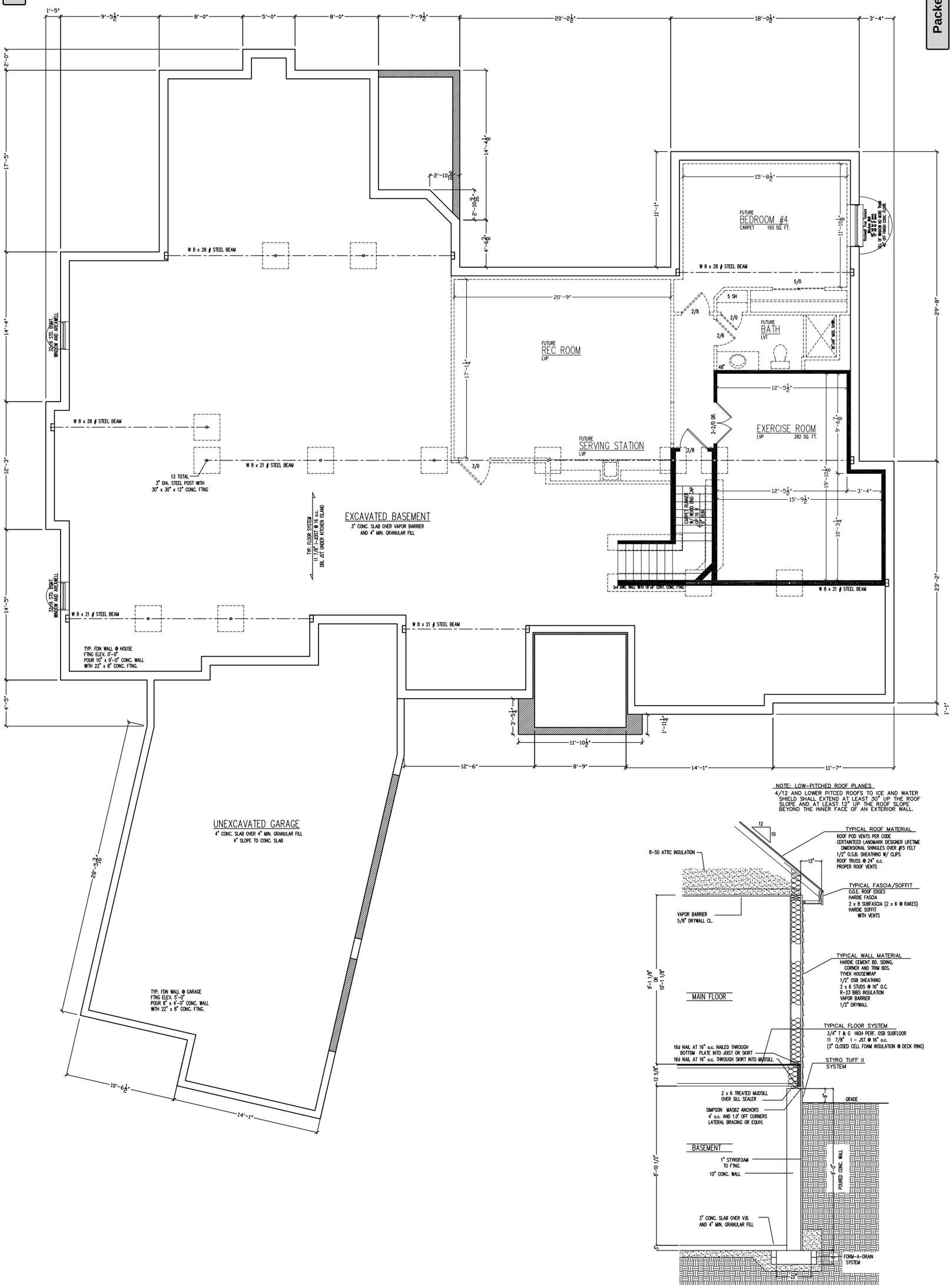
VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N118 W18531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

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CLIENT:	BUENING RES CASTLE ROCK MODEL		
TITLE:	1st FL PLAN	DATE:	9/30/24
SQ. FEET:	3,784		
PRINT #:	22409–8	DRAWN BY:	ALBERS
SCALE:	NOTED	PAGE #:	3/4

REVISIONS		
DATE:	BY:	DESCRIPTION
10/10/24	NA	REQUESTED REVISIONS
10/18/24	NA	REQUESTED REVISIONS
.		
.		

Peter and Bobbie Buening
Lot 11, Highland Meadows



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

VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N118 W18531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

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CLIENT: BUENING RES CASTLE ROCK MODEL			
TITLE: FDN/ BSMT	DATE: 9/30/24	SQ. FEET: 282 FIN.	
PRINT #: 22409-8	DRAWN BY: ALBERS	SCALE: NOTED	PAGE #: 4/4

REVISIONS		
DATE:	BY:	DESCRIPTION

Peter and Bobbie Buening
Lot 11, Highland Meadows

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:
SUBJECT: **Daniel Schumacher & Alexandra Urrita-Comas - New Single-Family Residence on Lot #13 Highland Meadows**

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

The Victory Companies, Inc.

February 17, 2025

To whom it may concern:

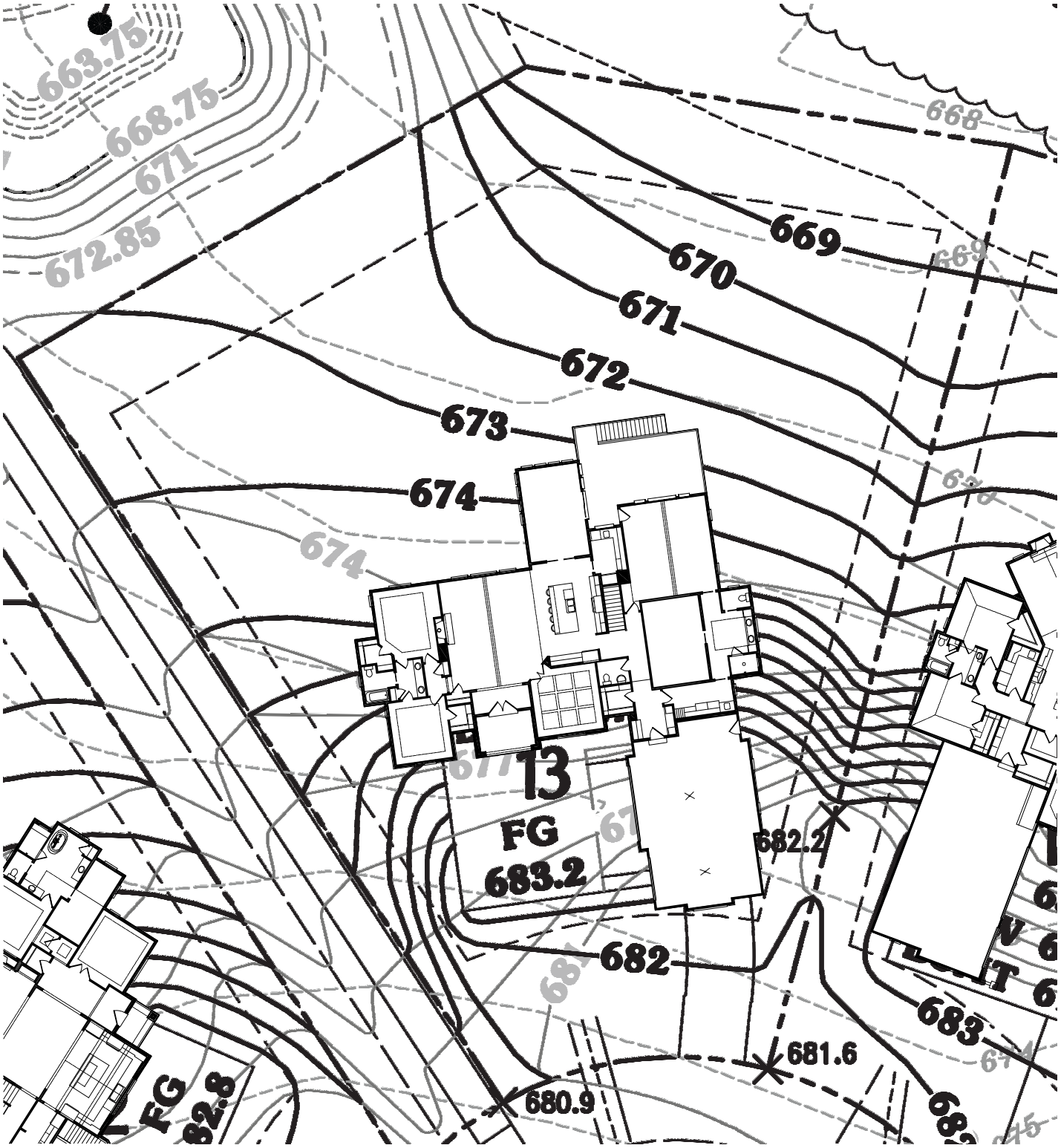
It is Victory Homes of Wisconsin's intent to build a new single-family home at property description being: lot 13 Highland Meadows, being a part of the southeast ¼ of the southeast ¼, of section 7, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

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

Attachment: Statement of Intent (10141 : Daniel Schumacher & Alexandra Urrita-Comas)



Attachment: Site Plan (10141 : Daniel Schumacher & Alexandra Urrita-Comas)

GREEN PLAN CHECK LIST

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

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

JOB #1090

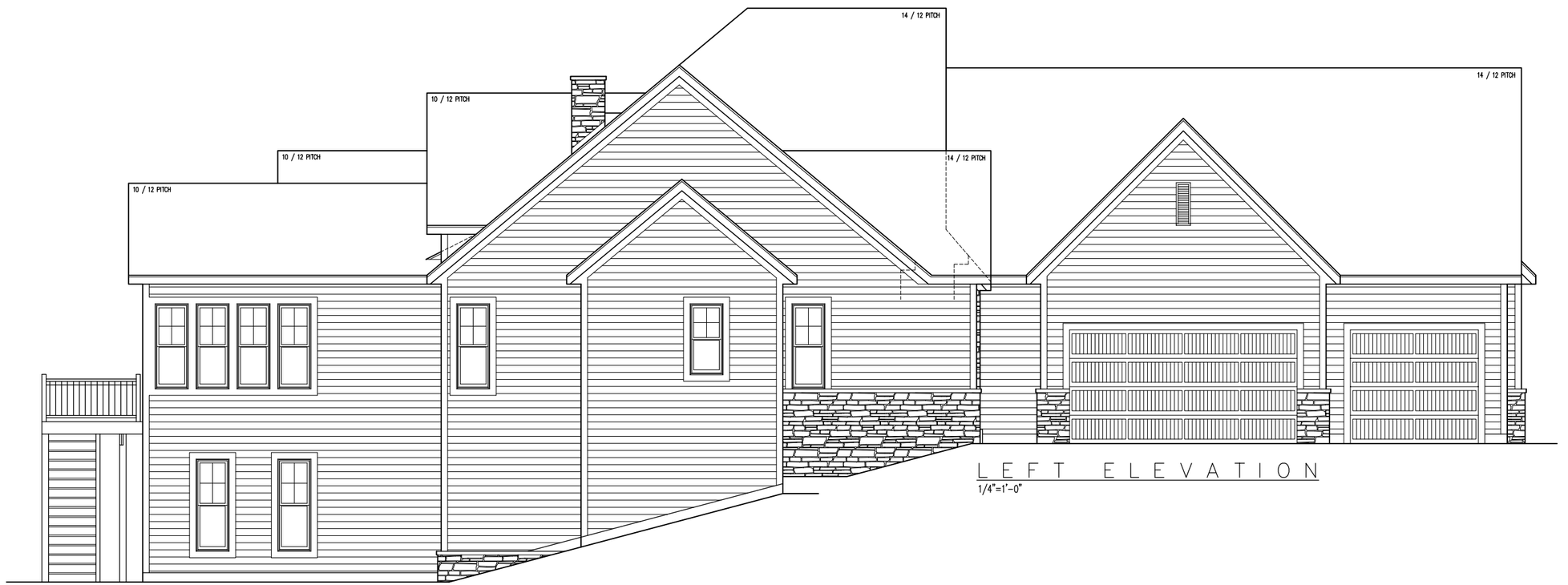
Wisconsin Focus on Energy Home

PRELIMINARY PLANS



FRONT ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"

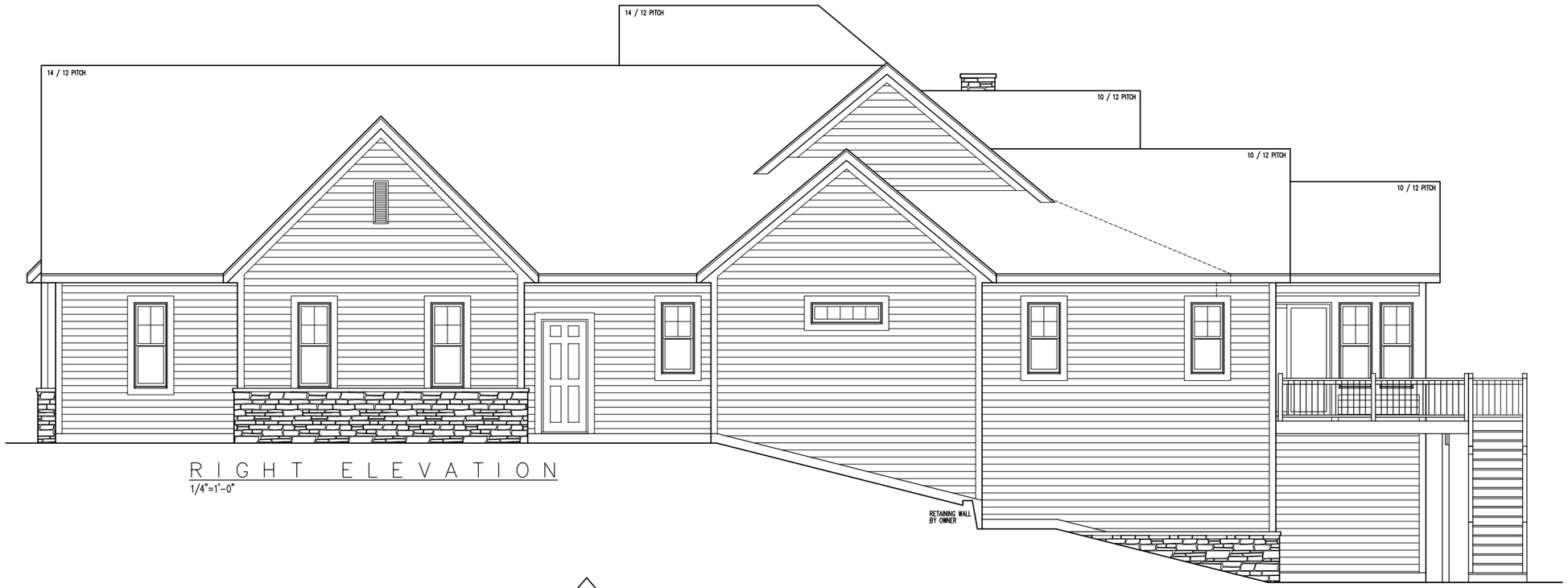
Dan and Alexandra Schumacher Res.

Lot 13, Highland Meadows

REVISIONS

DESCRIPTION	BY:	DATE:
REVISIONS	BA	8/8/24
REVISIONS	BA	9/30/24
REVISIONS	BA	10/23/24
REVISIONS	BA	11/19/24
REVISIONS	BA	12/17/24
REVISIONS	BA	1/16/25
REVISIONS	BA	1/30/25
REVISIONS	BA	2/10/25
REVISIONS	BA	2/18/25
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REVISIONS	BA	2/26/25
REVISIONS	BA	2/27/25
REVISIONS	BA	2/28/25
REVISIONS	BA	3/1/25
REVISIONS	BA	3/2/25
REVISIONS	BA	3/3/25
REVISIONS	BA	3/4/25
REVISIONS	BA	3/5/25
REVISIONS	BA

Wisconsin Focus on Energy Home



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



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

Dan and Alexandra Schumacher Residence
Lot 13, Highland Meadows

REVISIONS

DATE:	BY:	DESCRIPTION
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.	.	.
.	.	.

CLIENT: SCHUMACHER RES.
BRIGHTWATER MODEL
TITLE: ELEVATIONS
SQ. FEET:
DATE: 8/5/24
DRAWN BY: ANDALORO
SCALE: NOTED
PAGE #: 2/4
PRINT #: 22408-1

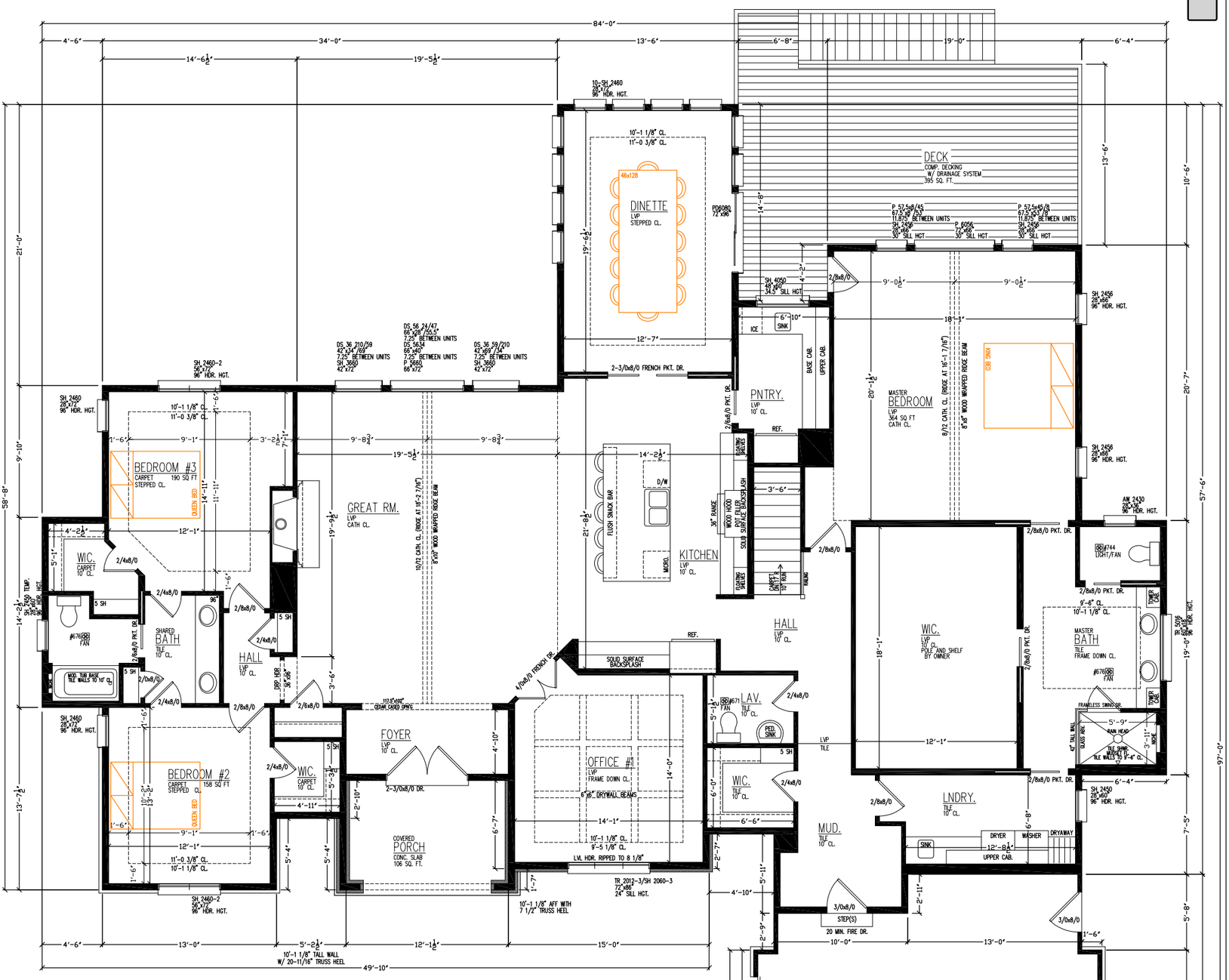
Allan Builders, llc
General Contractor

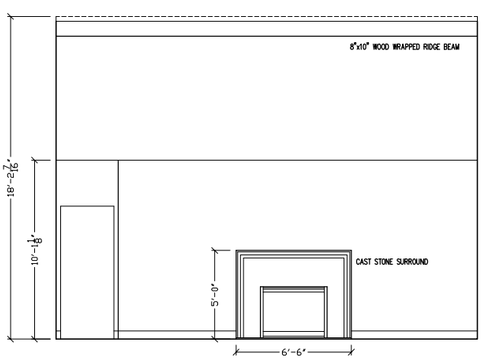
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Attachment: Plans (10141 : Daniel Schumacher & Alexandra Urrita-Comas)

Attachment: Plans (10141 : Daniel Schumacher & Alexandra Urrita-Comas)

Wisconsin Focus on Energy Home

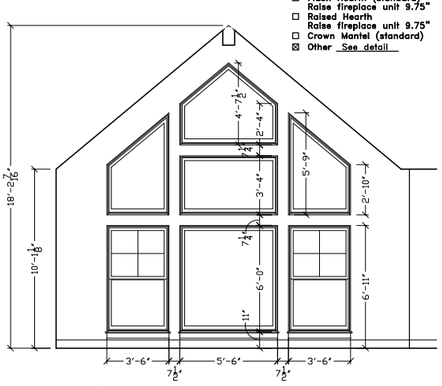




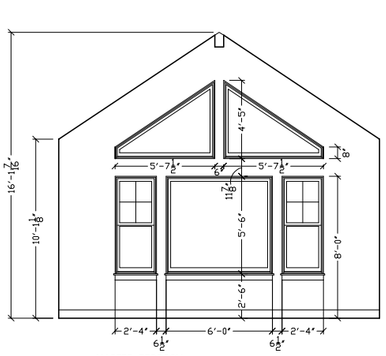
GREAT ROOM
FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)

- ☑ Heat & Glo SCK Plus R.O. 49"x42 1/8"x22"
- ☒ Flush Hearth (standard) Raise fireplace unit 0"
- ☐ Flush Hearth (standard) Raise fireplace unit 9.75"
- ☐ Raised Hearth Raise fireplace unit 9.75"
- ☐ Crown Mantel (standard)
- ☒ Other See detail



GREAT ROOM
WINDOW DETAIL
1/4"=1'-0"



MASTER BEDROOM
WINDOW DETAIL
1/4"=1'-0"

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD
UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 10'-1 1/8" TALL.

FRAMING ROUGH OPENINGS: INTERIOR DOORS
HINGED DOORS---2" over the door x 6'-11"
DOUBLE DOORS---2 1/2" over the door x 6'-11"
SLIDING DOORS---1" over the door x 6'-11"
POCKET DOOR---2x door + 1" x 7'-0 1/2"
FRAMING ROUGH OPENINGS:WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS
THAT ARE WIDER THAT 48"

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

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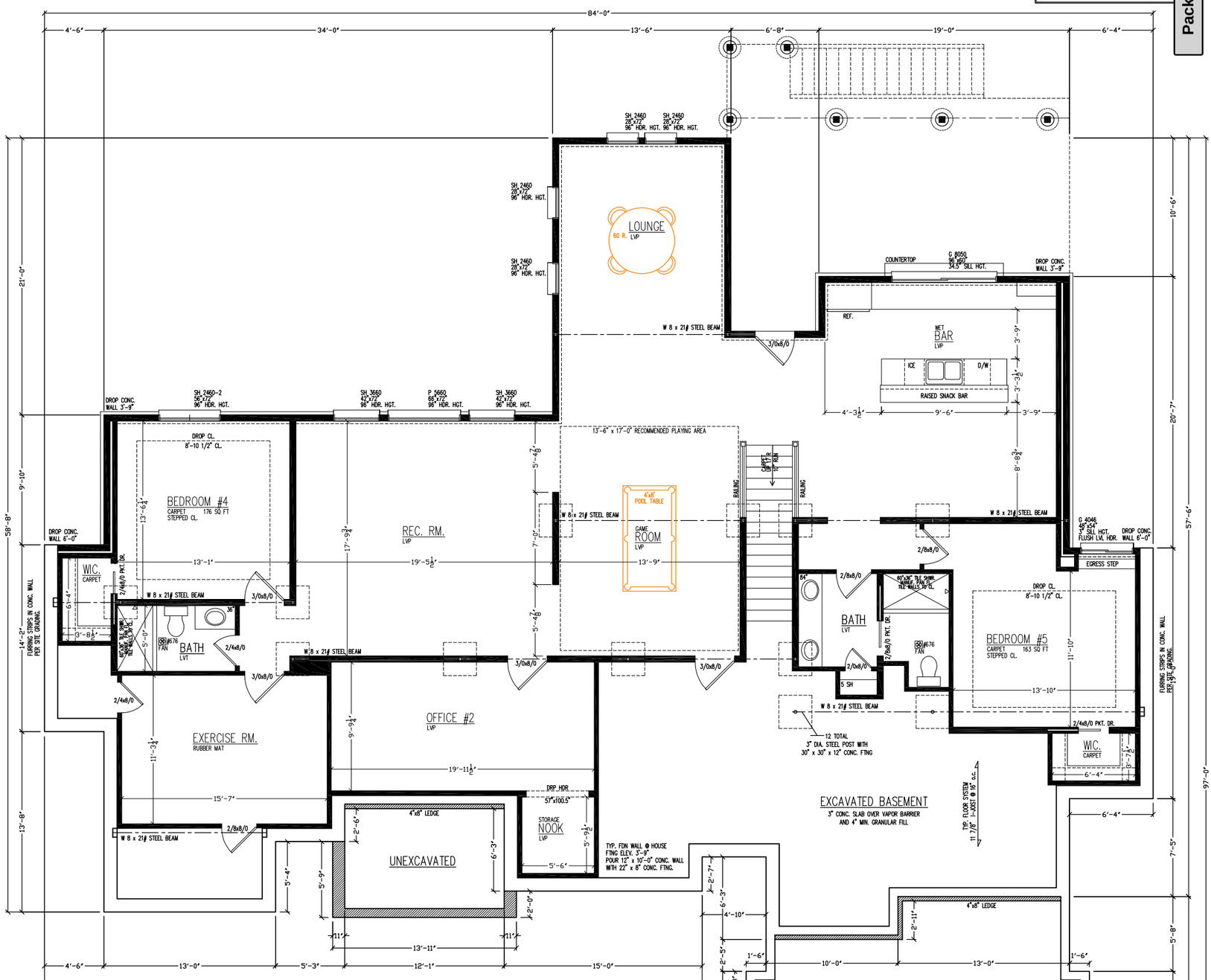
Allan builders, llc General Contractor

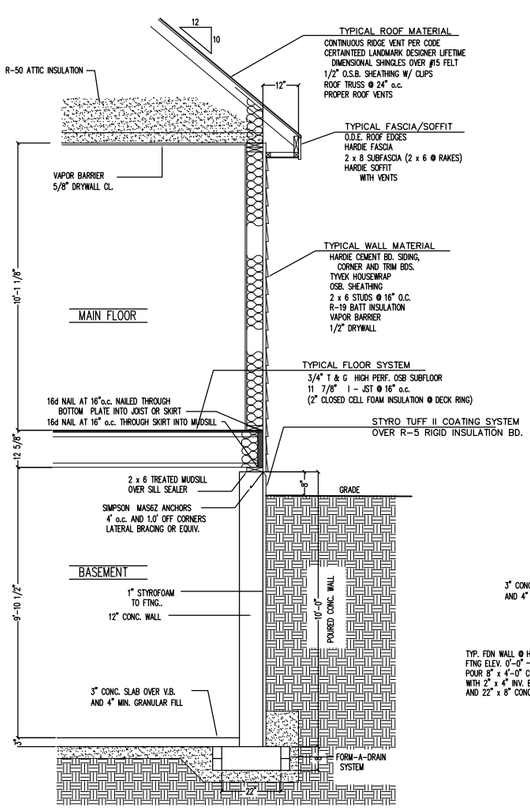
CLIENT:	SCHUMACHER RES. BRIGHTWATER MODEL		
TITLE:	FLOOR PLAN	DATE:	8/5/24
PRINT #:	22408-1	DRAWN BY:	ANDALORO
		SCALE:	NOTED
		SQ. FEET:	3,297
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REVISIONS		
DATE:	BY:	DESCRIPTION
8/13/24	BA	REQUESTED REVISIONS
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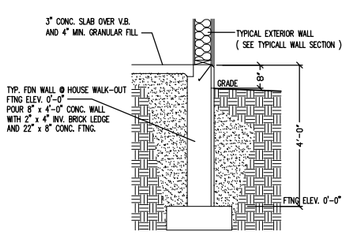
Dan and Alexandra Schumacher Residence
Lot 13, Highland Meadows

Wisconsin Focus on Energy Home





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



CONCRET FROST
WALL DETAIL
1/2"=1'-0"

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Allan builders, llc General Contractor

CLIENT: SCHUMACHER RES. BRIGHTWATER MODEL			
TITLE: FDN/BSMT.		DATE: 8/5/24	SQ. FEET: 2,320 FIN.
PRINT #: 22408-1	DRAWN BY: ANDALORO	SCALE: NOTED	PAGE #: 4/4

REVISIONS		
DATE:	BY:	DESCRIPTION
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Dan and Alexandra Schumacher Residence
Lot 13, Highland Meadows

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:
SUBJECT: **Rollin Bertran - Attached Garage at 10026 N. Brookdale Drive**

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

Statement of Intent

City of Mequon Architectural Board

We are requesting consideration for the approval of a garage extension. We are proposing to remove the current shed and replaced it with this garage extension. This space will be used for car storage, motorcycle collection, lawn equipment and wood working space.

Thank you in advance for your consideration.

Sincerely,

Rollin Bertran

Attachment: Statement of Intent (10142 : Rollin Bertran)

PLAT OF SURVEY

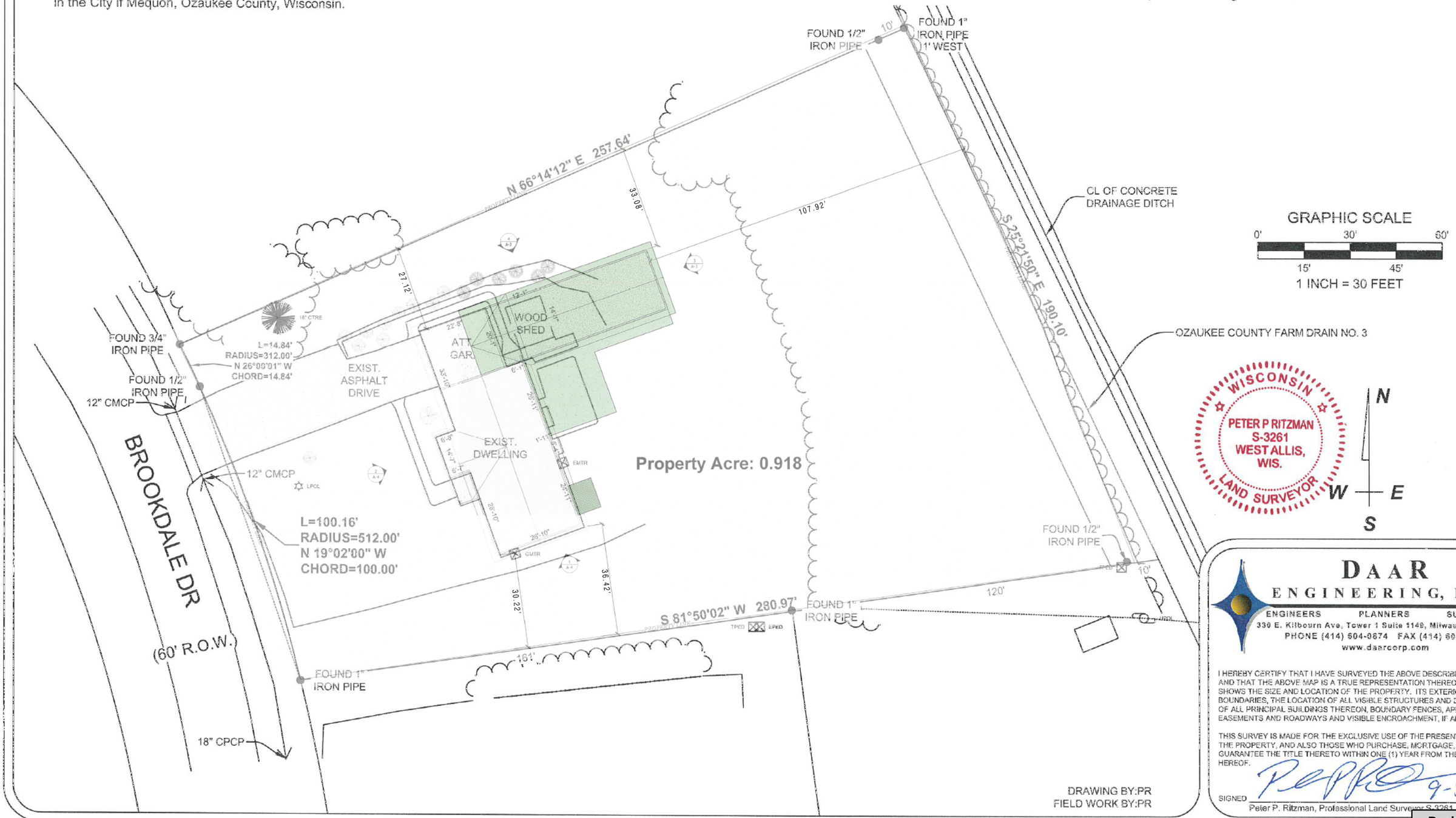
September 5, 2024

Survey No. - Bertran

LOCATION: 10026 N. Brookdale Dr., Mequon, Wisconsin

LEGAL DESCRIPTION:

Lot 2, Block 7, Brookdale Estates Addittion No. 2, being a subdivision of part of the South East ¼ of the North East ¼, and a part of the North East ¼ of the South East ¼ of Section 31, Township 9 North, Range 22 East, in the City if Mequon, Ozaukee County, Wisconsin.



WISCONSIN
PETER P RITZMAN
S-3261
WEST ALLIS, WIS.
LAND SURVEYOR

DAAR ENGINEERING, INC.
ENGINEERS PLANNERS SURVEYORS
330 E. Kilbourn Ave, Tower 1 Suite 1140, Milwaukee, WI 532
PHONE (414) 604-0674 FAX (414) 604-0677
www.daarcorp.com

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

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

SIGNED 9-5-24

Peter P. Ritzman, Professional Land Surveyor S-3261

DRAWING BY:PR
FIELD WORK BY:PR

Attachment: Survey (10142 : Rollin Bertran)



NORTH ELEVATION

Attachment: Photos (10142 : Rollin Bertran)



NORTH ELEVATION

Attachment: Photos (10142 : Rollin Bertran)



NORTH ELEVATION

Attachment: Photos (10142 : Rollin Bertran)



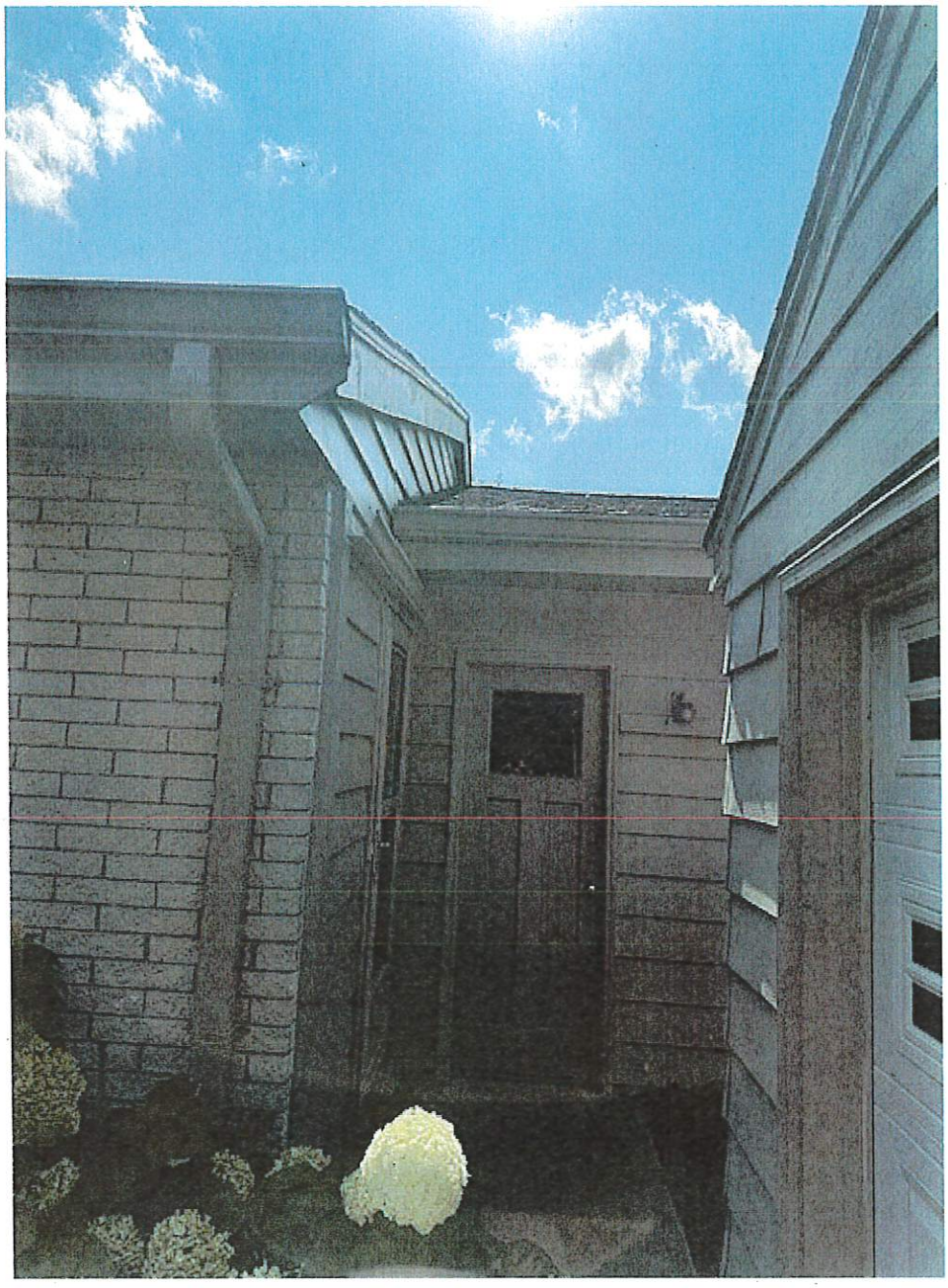
SOUTH ELEVATION

Attachment: Photos (10142 : Rollin Bertran)



EAST ELEVATION

Attachment: Photos (10142 : Rollin Bertran)



EAST ELEVATION

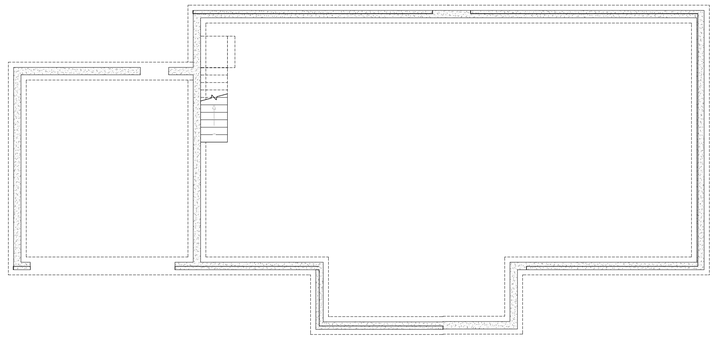
(EX. GARAGE DOOR W/ACCESS TO HOUSE)

Attachment: Photos (10142 : Rollin Bertran)

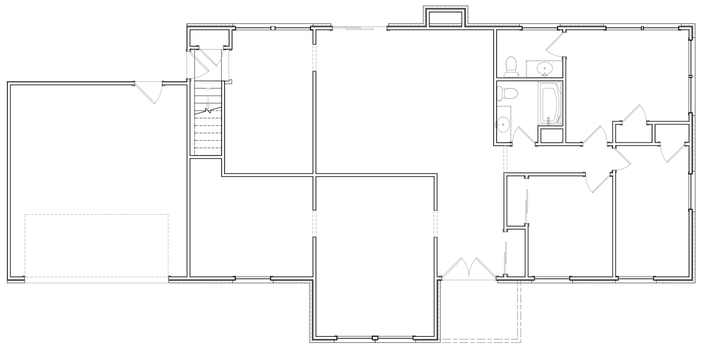


WEST ELEVATION

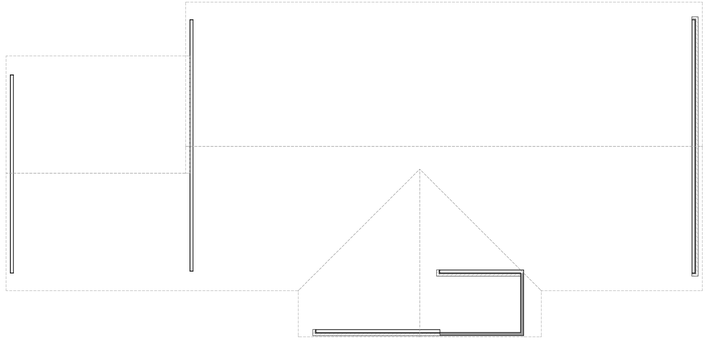
Attachment: Photos (10142 : Rollin Bertran)



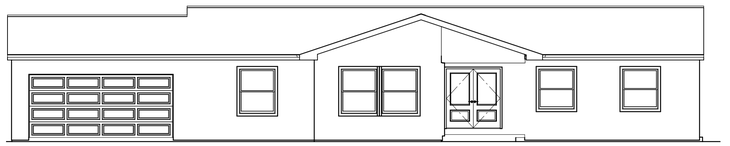
EXIST. FOUND. PLAN
1/8"=1'-0"



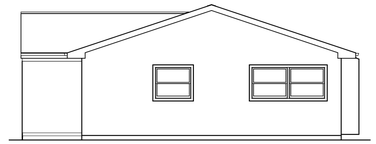
EXIST. FLOOR PLAN
1/8"=1'-0"



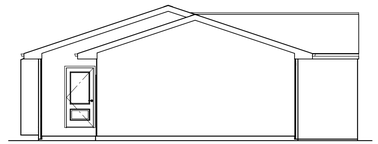
EXIST. ROOF PLAN
1/8"=1'-0"



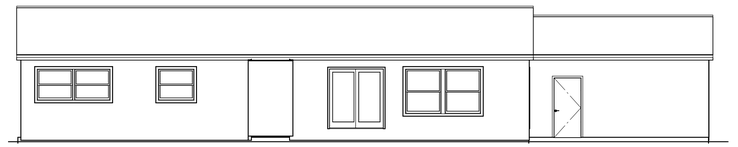
EXIST. FRONT ELEVATION
1/8"=1'-0"



EXIST. RIGHT ELEVATION
1/8"=1'-0"



EXIST. LEFT ELEVATION
1/8"=1'-0"



EXIST. REAR ELEVATION
1/8"=1'-0"



SITE PLAN
1/128"=1'-0"

EXIST. HOUSE: 1,687 SQ. FT.
EXIST. GARAGE: 444 SQ. FT.
PROP. ADDITION: 1,032 SQ. FT.
T/UNDER ROOF: 3,163 SQ. FT.
Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:
-PROP. ADDITION WALL HEIGHT IS 10'-0", MATCH EXISTING HOUSE SOFFIT LINE
-NOTE: PLEASE ADJUST WALLS/CLG. AS NEEDED FOR EXIST. CONDITIONS.
-ELECTRICAL NOTE: PLUGS WILL BE PLACED PER CODE
-BATH: EXHAUST FAN ON (1) SWITCH, VENTED TO EXTERIOR TO COMPLY WITH 323.02(3)(d).
-ROOF: VERIFY EXIST. ROOF PITCHES, BEFORE ORDERING MATERIALS
-VERIFY TYPE & LOCATION OF ALL MECHANICALS & METERS
-ADJUST AS NEEDED FOR FINAL GRADING PLANS

WALL TYPES:
-ADJUST EXISTING WALL S AS NEEDED TO BRING TO CURRENT CODE
EXIST. 2x STUD WALL, ADJUST AS NEEDED
NEW 2x STUD WALL @ 16" O.C. W/ 1/2" DRYWALL

STRUCTURAL NOTES:
-ALL HEADERS, UNLESS CALLED OUT, ARE TO BE (3) 2x8s W/ 1/2" PLYWOOD IN BETWEEN
-VERIFY W/ LUMBER/FRAMING PLAN, AS IT SUPERSEDES THIS PLAN
H-1 (3) 1 3/4" x 14" 2.0E MICROLAM HEADER, OR EQUAL, VERIFY ENGINEERING PLANS & SPECS.

WALL BRACING NOTE:
CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED W/ 6d COMMON OR 8d BOX NAILS @ 6" EDGES & 12" FIELD.

DIMENSION NOTES:
-ALL DIMENSIONS ARE FINISH DIMENSIONS AND PULLED TO THE FINISHED DRYWALL.
-PLEASE NOTE THE ARROWS, TO SEE WHICH SIDE OF THE WALL THE DIMENSIONS ARE DRAWN TO.

WINDOW SCHEDULE					
#	Q	W	H	HD	DESCRIPTION
W01	3	48"	24"	80"	AWNING
W02	3	36"	42"	80"	SLIDER
W03	1	30"	60"	80"	EGRESS CASEMENT

DOOR SCHEDULE				
#	Q	W	H	DESCRIPTION
D01	2	72"	80"	EXT. HINGED
D02	1	36"	80"	HINGED DOOR

BERTRAN RESIDENCE
10026 N BROOKDALE DRIVE
MEQUON, WISCONSIN

DRAWINGS PROVIDED BY:
SHAWNA DUNCAN, CPBD
DRAFTSMITH
3380 N 129TH ST BROOKFIELD, WI 53005
262.707.9293 DRAFTSMITH@GMAIL.COM

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DATE: 12/19/2024
PROJECT: 2024.333
SHEET: 1

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Attachment: Plans (10142 : Rollin Bertran)

EXIST. HOUSE: 1,687 SQ. FT.
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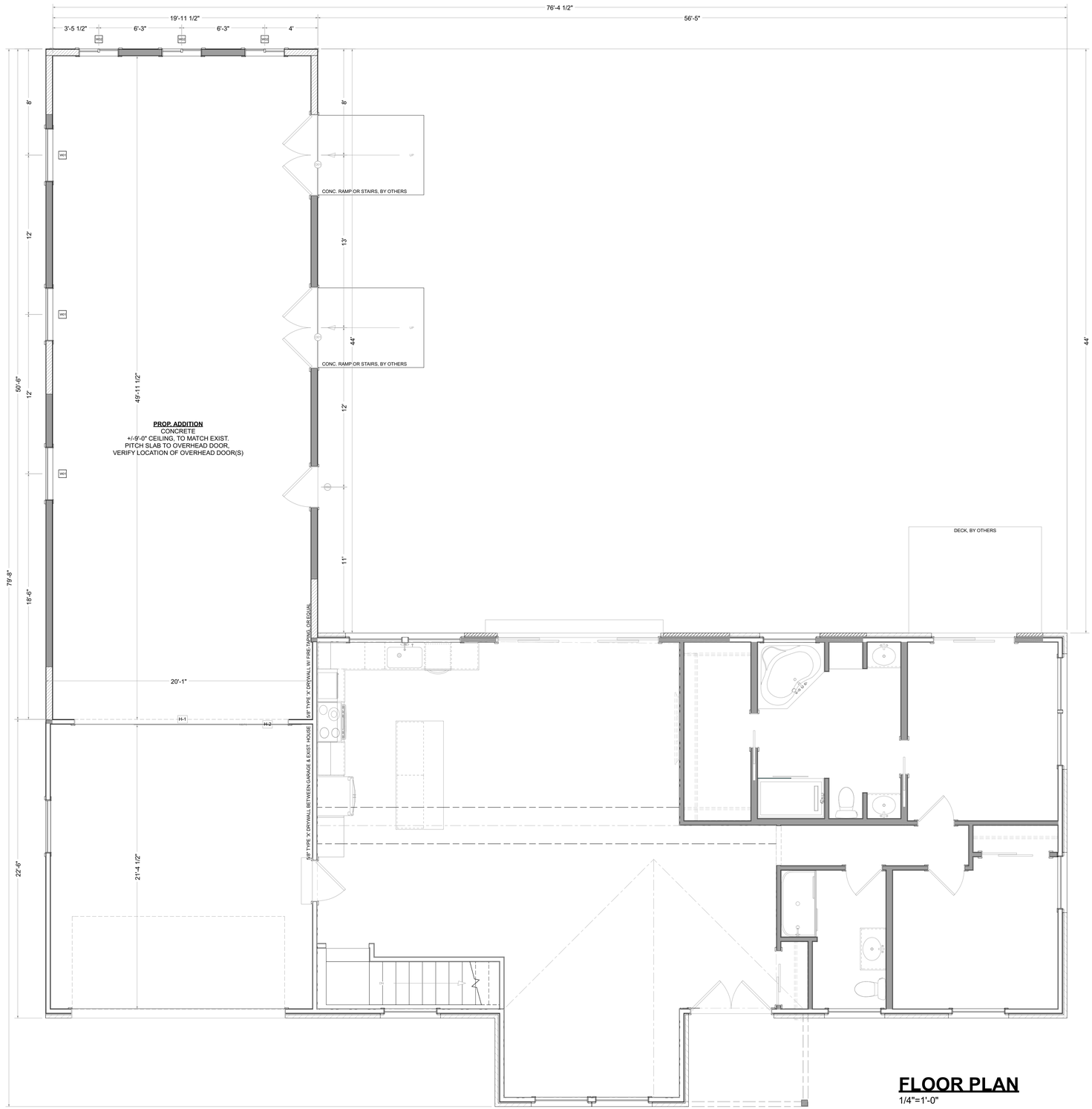
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D01	2	72"	80"	EXT. HINGED
D02	1	36"	80"	HINGED DOOR



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



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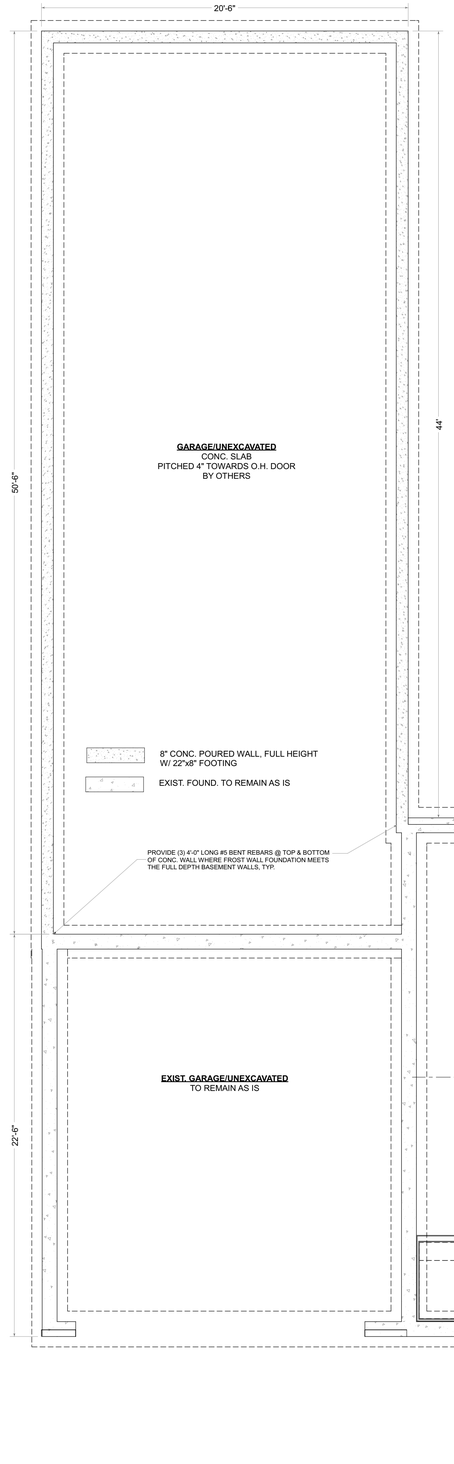
BERTRAN RESIDENCE
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DRAWINGS PROVIDED BY:
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DRAFTSMITH
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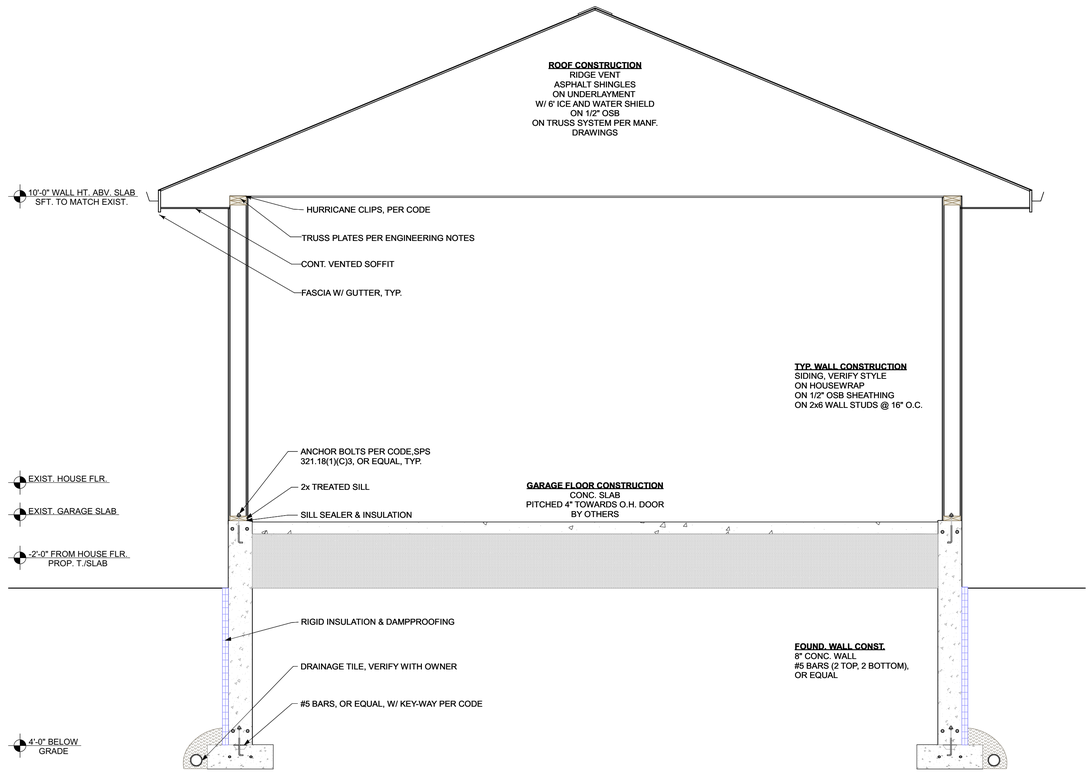
DATE: 12/19/2024
PROJECT: 2024.333
SHEET: 2

Attachment: Plans (10142 : Rollin Bertran)



FOUNDATION PLAN

1/4"=1'-0"



ADDITION CROSS-SECTION

1/2"=1'-0"

EXIST. HOUSE: 1,687 SQ. FT.
EXIST. GARAGE: 444 SQ. FT.
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-VERIFY W/ LUMBER/FRAMING PLAN, AS IT SUPERSEDES THIS PLAN
H-1 (3) 1 3/4" x 14" 2.0E MICROLAM HEADER, OR EQUAL, VERIFY ENGINEERING PLANS & SPECS.

WALL BRACING NOTE:
CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED W/ 6d COMMON OR 8d BOX NAILS @ 6" EDGES & 12" FIELD.

DIMENSION NOTES:
-ALL DIMENSIONS ARE FINISH DIMENSIONS AND PULLED TO THE FINISHED DRYWALL.
-PLEASE NOTE THE ARROWS, TO SEE WHICH SIDE OF THE WALL THE DIMENSIONS ARE DRAWN TO.

WINDOW SCHEDULE					
#	Q	W	H	HD	DESCRIPTION
W01	3	48"	24"	80"	AWNING
W02	3	36"	42"	80"	SLIDER
W03	1	30"	60"	80"	EGRESS CASEMENT

DOOR SCHEDULE				
#	Q	W	H	DESCRIPTION
D01	2	72"	80"	EXT. HINGED
D02	1	36"	80"	HINGED DOOR

BERTRAN RESIDENCE
10026 N BROOKDALE DRIVE
MEQUON, WISCONSIN

N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNERS & CERTIFICATION
Shawna Anne Duncan
CERTIFICATION # 80-104

DRAWINGS PROVIDED BY:
DRAFTSMITH
3380 N 129TH ST BROOKFIELD, WI 53005
262.707.9293
DRAFTSMITH@GMAIL.COM

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DS

DATE: 12/19/2024
PROJECT: 2024.333
SHEET: 3

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Attachment: Plans (10142 : Rollin Bertran)



ROOF NOTE:
ROOF LAYOUT AND STRUCTURE, PER ROOF MANF. SPECS
-MATCH EXIST. SOFFIT LINES
-18" OVERHANG ON ALL SOFFITS, TO MATCH EXIST.
-6" OVERHANG AT GABLES, TO MATCH EXIST.
-VERIFY EXIST. ROOF PITCHES BEFORE ORDERING MATERIALS
-VERIFY W/ ROOF TRUSS PLAN, AS IT SUPERSEDES THIS PLAN

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

EXIST. HOUSE: 1,687 SQ. FT.
EXIST. GARAGE: 444 SQ. FT.
PROP. ADDITION: 1,032 SQ. FT.
T./UNDER ROOF: 3,163 SQ. FT.
Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:
-PROP. ADDITION WALL HEIGHT IS 10'-0", MATCH EXISTING HOUSE SOFFIT LINE
-NOTE: PLEASE ADJUST WALLS/CLG. AS NEEDED FOR EXIST. CONDITIONS.
-ELECTRICAL NOTE: PLUGS WILL BE PLACED PER CODE
-BATH: EXHAUST FAN ON (1) SWITCH, VENTED TO EXTERIOR TO COMPLY WITH 323.02(3)(d).
-ROOF: VERIFY EXIST. ROOF PITCHES, BEFORE ORDERING MATERIALS
-VERIFY TYPE & LOCATION OF ALL MECHANICALS & METERS
-ADJUST AS NEEDED FOR FINAL GRADING PLANS

WALL TYPES:
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EXIST. 2x STUD WALL, ADJUST AS NEEDED
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3.9.d

BERTRAN RESIDENCE
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MEQUON, WISCONSIN

Attachment: Plans (10142 : Rollin Bertran)

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Shawna Anne Duncan
CERTIFICATION NO. 90-156
V.P.
DRAWINGS PROVIDED BY:
SHAWNA DUNCAN, CPBD
DRAFTSMITH
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DS

DATE: 12/19/2024
PROJECT: 2024.333
SHEET: 4

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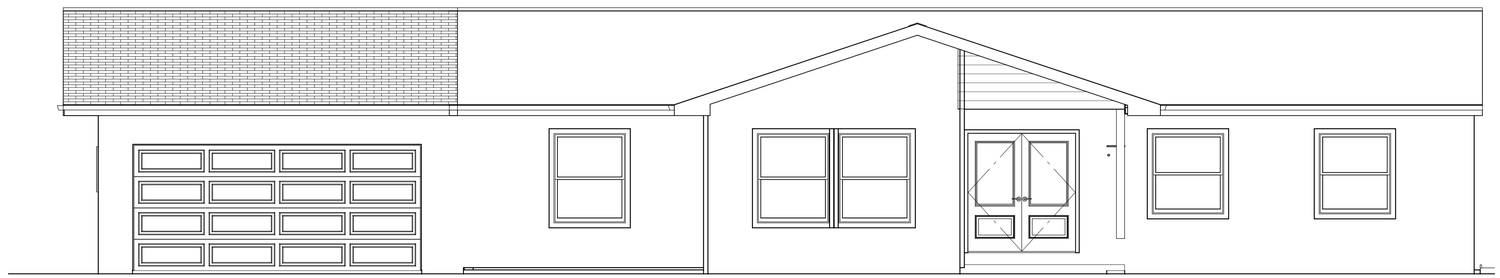
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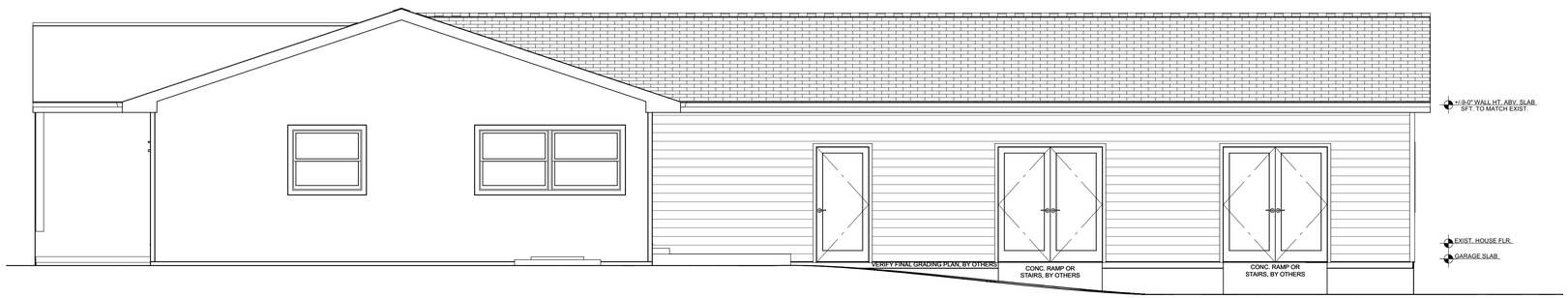
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FRONT ELEVATION
1/4"=1'-0"





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

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10026 N BROOKDALE DRIVE
MEQUON, WISCONSIN

N·C·B·D·C
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Shawna Anne Duncan
CERTIFICATION NO. 80-104
TM

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SHAWNA DUNCAN, CPBD
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262.707.9293 DRAFTSMITH@GMAIL.COM

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DATE: 12/19/2024
PROJECT: 2024.333
SHEET: 5

Attachment: Plans (10142 : Rollin Bertran)

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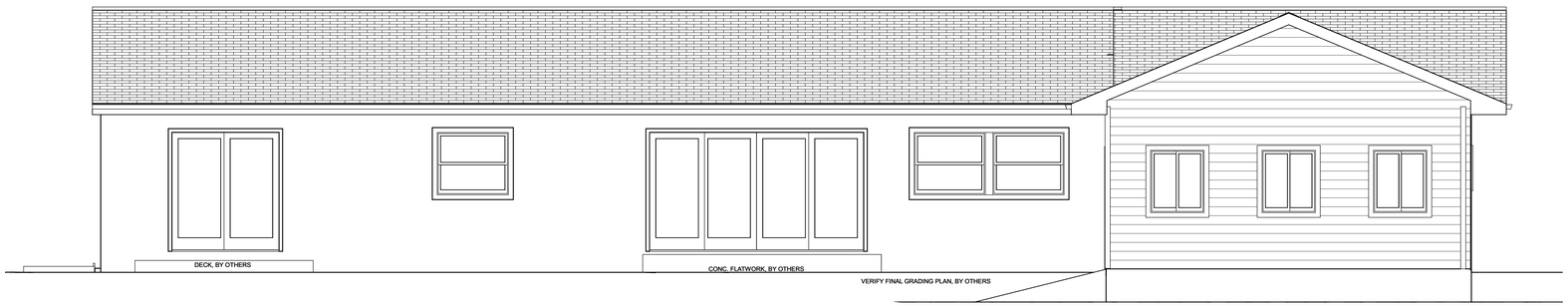
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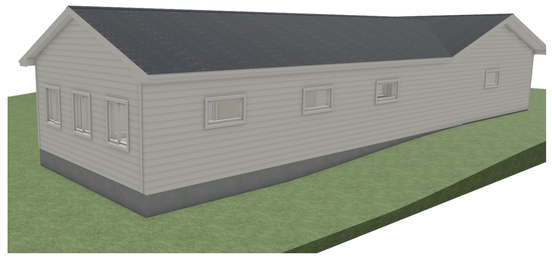
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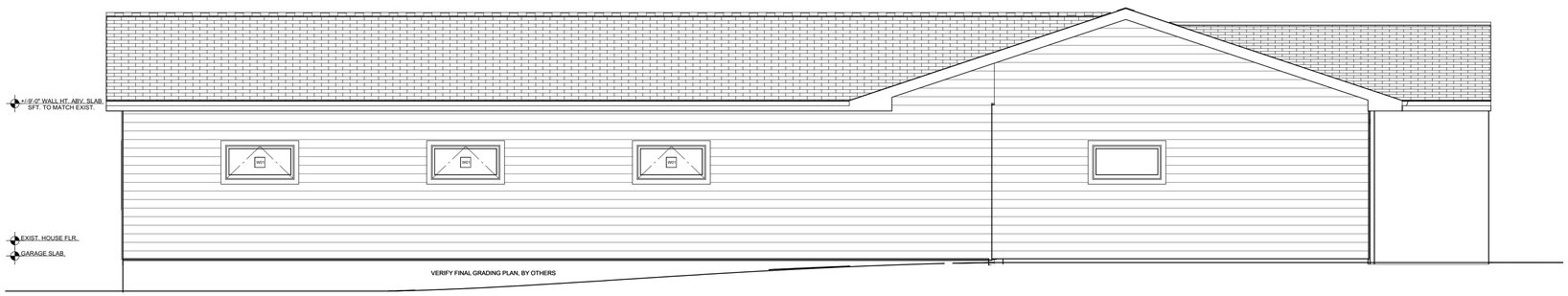
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REAR ELEVATION
1/4"=1'-0"





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DATE: 12/19/2024
PROJECT: 2024.333
SHEET: 6

Attachment: Plans (10142 : Rollin Bertran)

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**

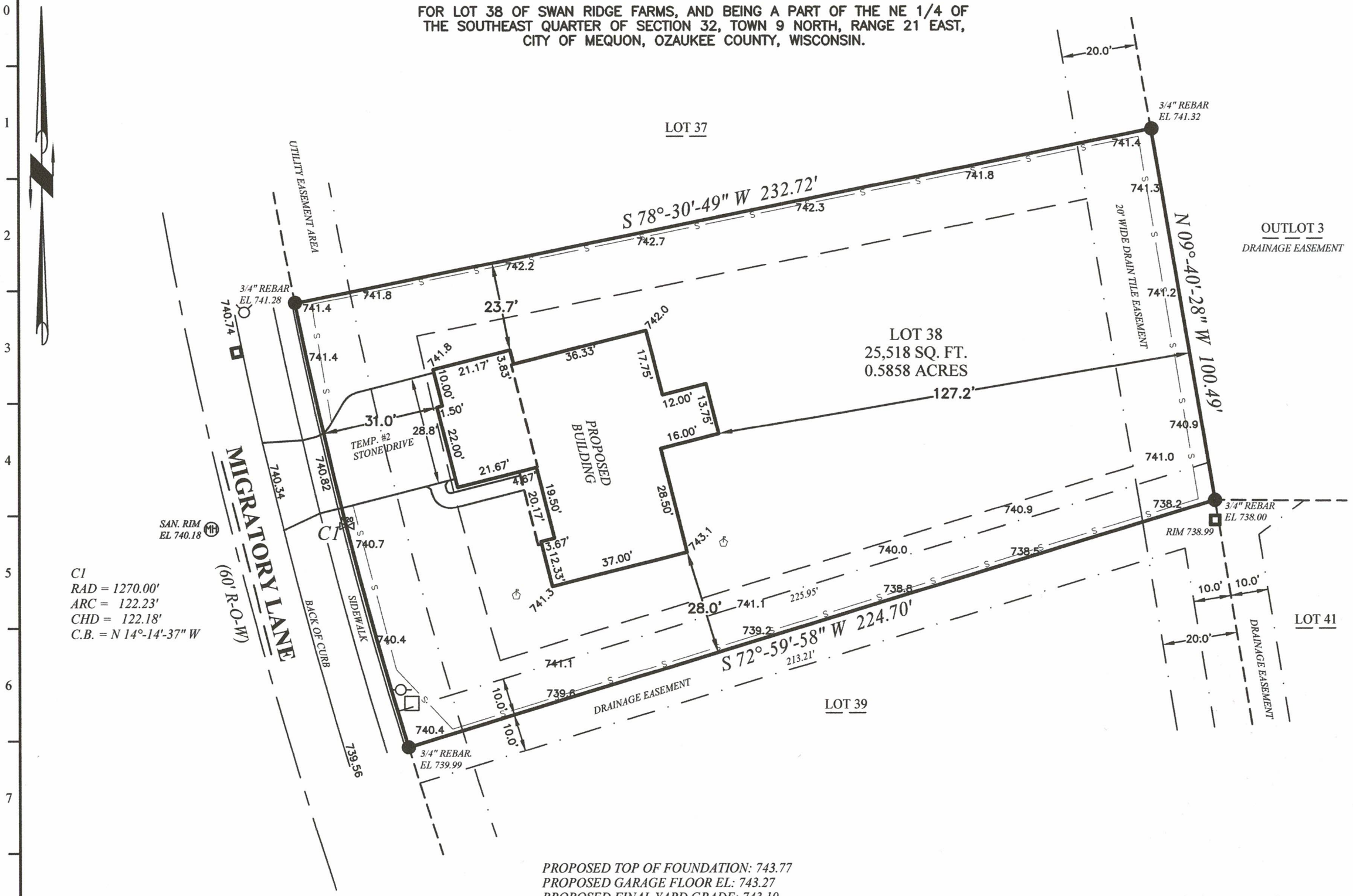
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **Tim O'Brien Homes - Resubmittal for New Single-Family Residence at 9902 N. Migratory Lane**

Attachments:
Survey (PDF)
Plans (PDF)

Attachment: Survey (10143 : Tim O'Brien Homes)

PLAT OF SURVEY

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



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

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

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

30' 0 30'

State of Wisconsin } SS.
County of Jefferson }

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

I, Scott D. Thomas, L.P.L.S., do hereby certify that I have made this survey and that the information as shown on the above Plat of Survey is a true and correct representation thereof and that this survey complies with Wisconsin Administative Code A-E 7. Lots are drawn from subdivision plats/C.S.M.s; unplatted lands from recorded deeds/surveys. Boundary survey plats reflect field-located information; consult a title attorney to discover all the legal encumberments attached to any property.

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

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

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

WISCONSIN SCOTT D. THOMAS S-2354 JOHNSON CREEK WISCONSIN 4/14/25 LAND SURVEYOR

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

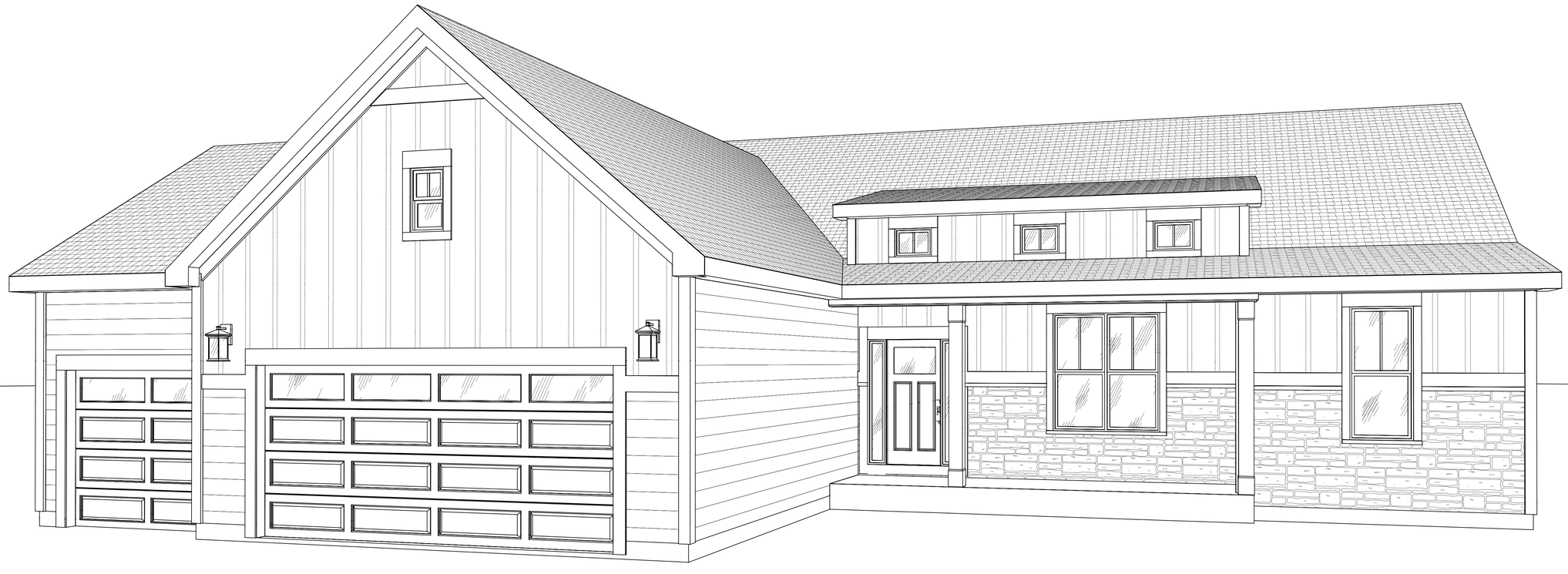
PROJECT: SR038

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

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

Holland & Thomas, L.L.C. 202 West Street Johnson Creek, WI 53038

C:\Holland&Thomas\241242.dwg;Drawn By:.NLH;Checked By:.SDW.F.W.F:01-10-25;S:01-14-25.



SR038

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

PLANS POWERED BY HIGHARC

PROJECT SUMMARY

BUILDING AREA

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

GENERAL NOTES

ONLY LOCATION SPECIFIC OPTIONS ARE SHOWN ON THESE DRAWINGS. PLEASE REFER TO OPTION SUMMARY AND/OR PURCHASE ORDERS FOR A COMPLETE LISTING OF OPTIONS.

DESIGN CRITERIA:

NUMBER OF STORIES: 3

BUILDING WIDTH: 63'-10"

BUILDING DEPTH: 71'-0"

BUILDING HEIGHT: 20'-10"

GOVERNMENTAL CODES AND STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS.

BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA.

GRAPHIC SYMBOLS & LEGEND

FIRST FLOOR EL. 0'-0"	ELEVATION MARKER
SLOPE 4:12	ROOF SLOPE
SD	SD
SD/CO	SD / CO

SHEET INDEX

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

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

PROJECT

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

ELEV: Farmhouse Elevation 3

LOT: 38

LOT ADDRESS:

DRAWING TITLE

COVER

SHEET NUMBER

A-000

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Attachment: Plans (10143 : Tim O'Brien Homes)

DOORS

LABEL	COUNT	WIDTH	HEIGHT	HANDING
DBL 50/68 LITE	1	5'-0"	6'-8"	RIGHT
BYP 60/68	1	6'-0"	6'-8"	LEFT
BYP 60/68	1	6'-0"	6'-8"	RIGHT
16/68	1	1'-6"	6'-8"	LEFT
24/68	2	2'-4"	6'-8"	LEFT
24/68	1	2'-4"	6'-8"	RIGHT
26/68	2	2'-6"	6'-8"	RIGHT
26/68	4	2'-6"	6'-8"	LEFT
28/68	3	2'-8"	6'-8"	RIGHT
28/68	2	2'-8"	6'-8"	LEFT
20 MIN 30/68	1	3'-0"	6'-8"	LEFT
60/68 SLIDING GLASS DR.	1	6'-0"	6'-8"	LEFT
28/68	1	2'-8"	4'-11 7/8"	LEFT
30/68 (2)SL10	1	3'-0"	6'-8"	LEFT
FIRST FLOOR TOTAL COUNT: 21				
BASEMENT TOTAL COUNT: 1				

WINDOWS

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

ROOMS NET AREA

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

ROOMS NET AREA CONTINUED

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

WALL TAKEOFF

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

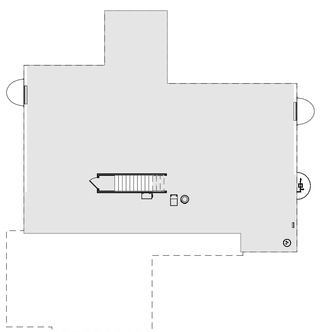
OPTIONS SELECTED

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

OPTIONS SELECTED CONTINUED

Drop In Utility sink and Cabinet	
TimOBrien Mil_03	

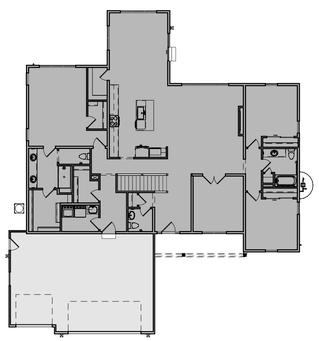
BASEMENT



LIVABLE = 0 SF

NON-LIVABLE = 2259 SF

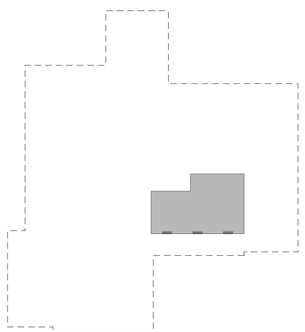
FIRST FLOOR



LIVABLE = 2322 SF

NON-LIVABLE = 690 SF

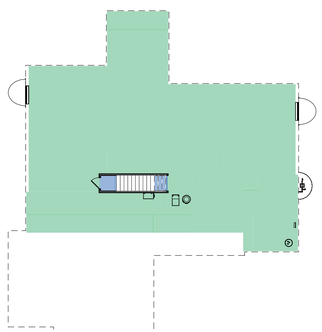
SECOND FLOOR



LIVABLE = 235 SF

NON-LIVABLE = 0 SF

BASEMENT



CONCRETE = 2963 SF

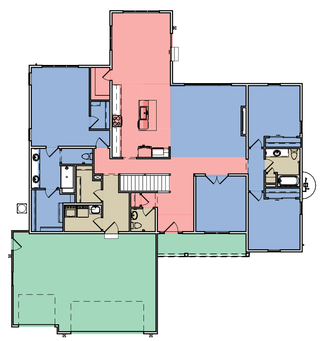
3/8" LAMINATE = 665 SF

CARPET = 1188 SF

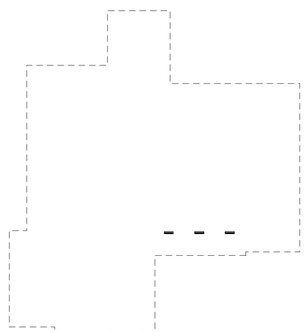
LVT = 218 SF

Floor_Concrete.Default = 0 SF

FIRST FLOOR



SECOND FLOOR



TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

PROJECT

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

ELEV: Farmhouse Elevation 3

LOT: 38

LOT ADDRESS:

DRAWING TITLE

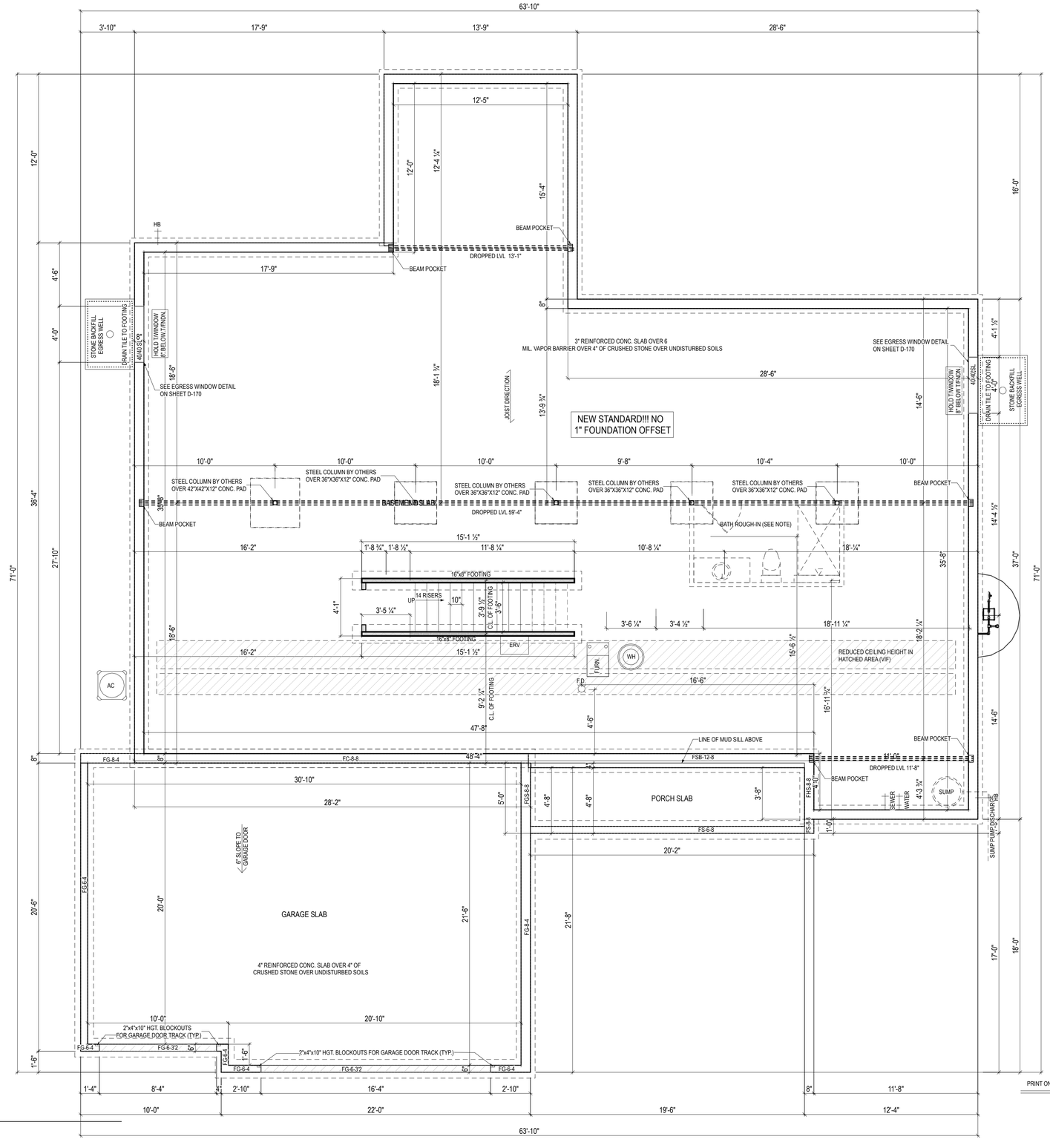
SCHEDULES

SHEET NUMBER

A-010

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Attachment: Plans (10143 : Tim O'Brien Homes)



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

1 FOUNDATION PLAN
A-050
1/4" = 1'-0" @ 22" x 34"

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

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

PROJECT

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

LOT ADDRESS:

DRAWING TITLE

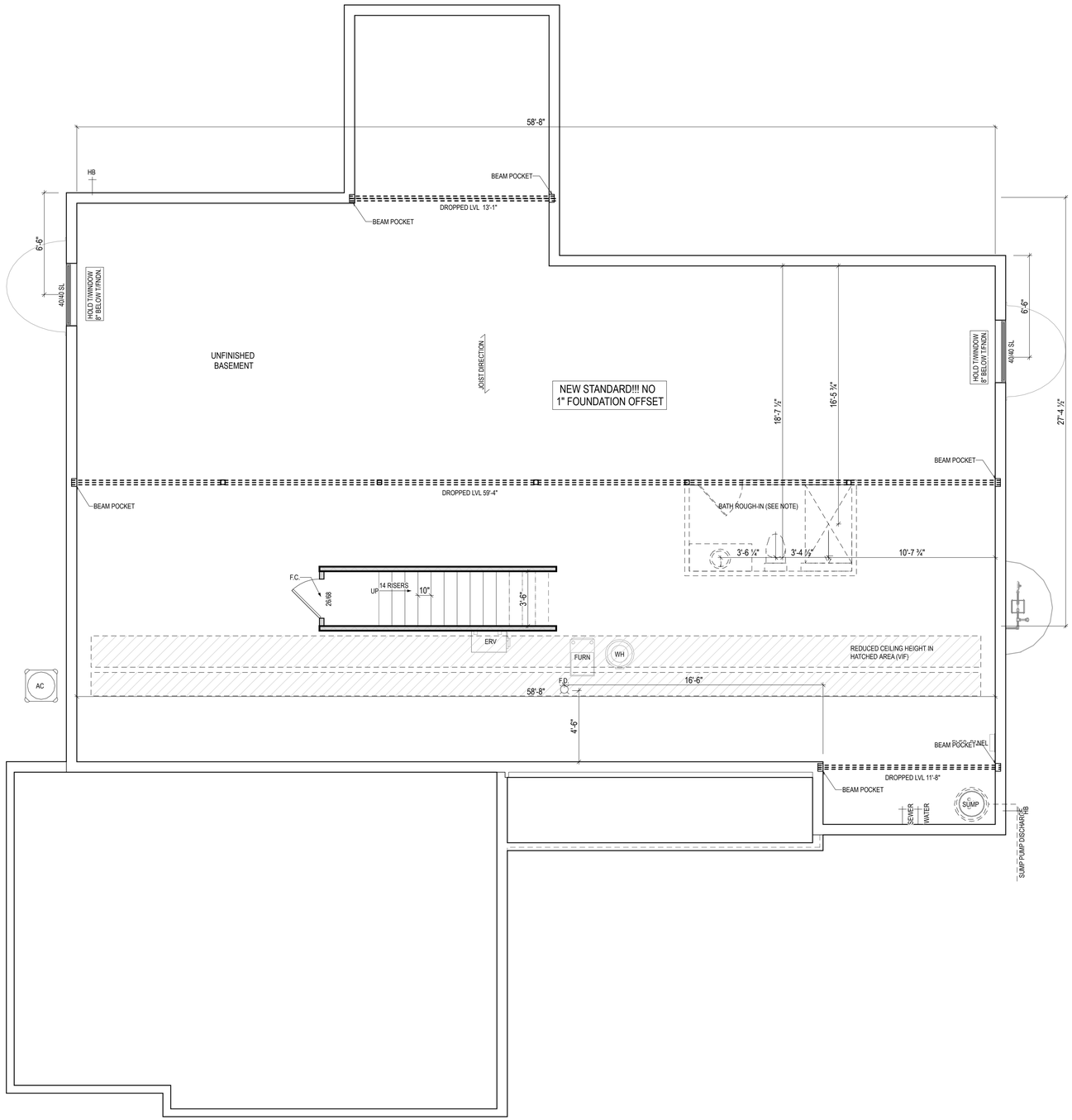
FOUNDATION PLAN

SHEET NUMBER

A-050

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Attachment: Plans (10143 : Tim O'Brien Homes)



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

1 A-100 FLOOR PLAN

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

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

PROJECT

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

ELEV: Farmhouse Elevation 3

LOT: 38

LOT ADDRESS:

DRAWING TITLE

FINISHED BASEMENT PLAN

SHEET NUMBER

A-100

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Attachment: Plans (10143 : Tim O'Brien Homes)

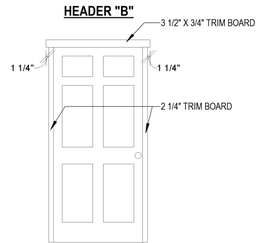
EXTERIOR & FIREDOOR R.O.

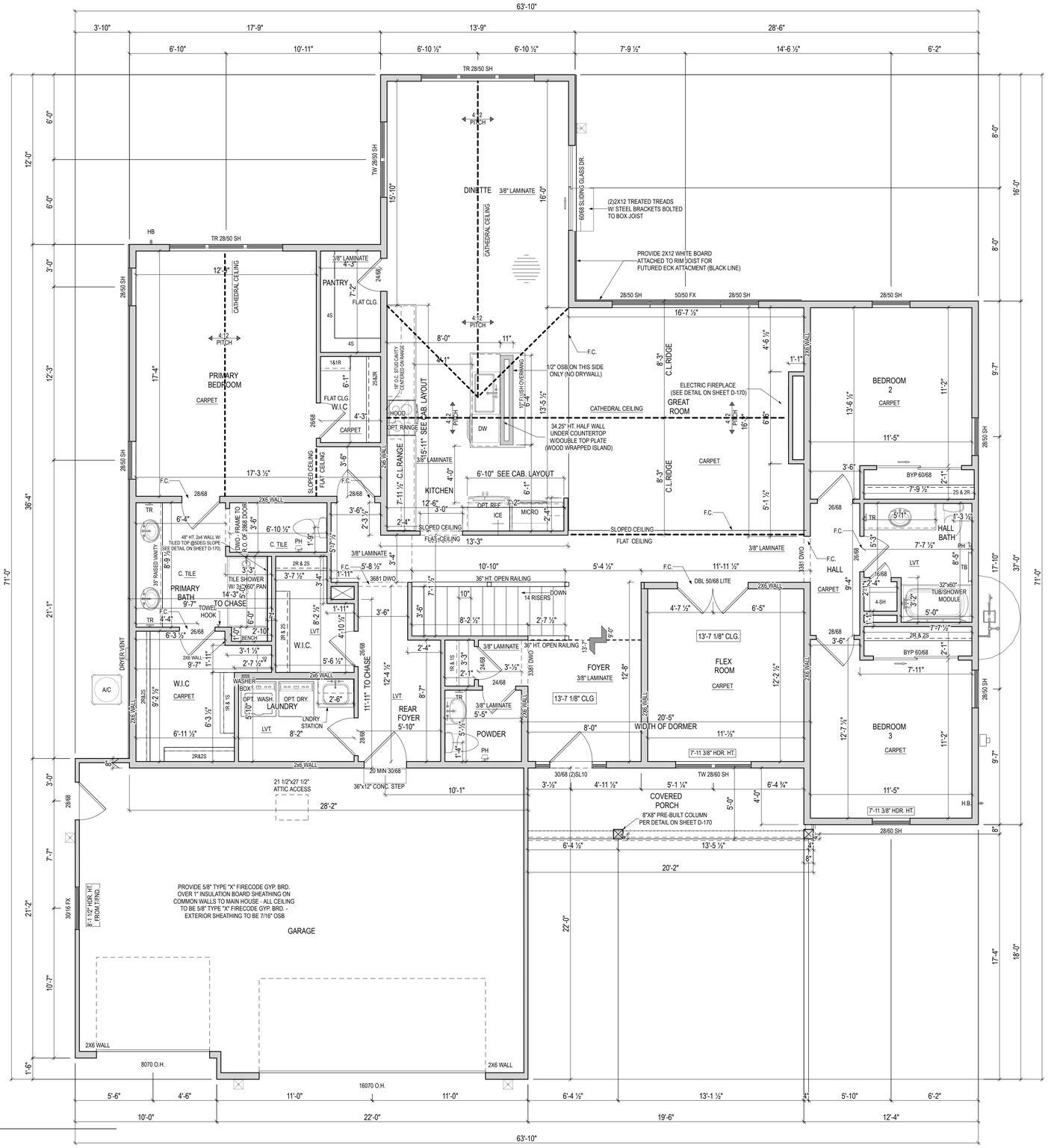
TYPE	TAG ON PLAN	R.O. WIDTH	R.O. HEIGHT
Door_Exterior Single Swing 2868	2868	2' - 10 3/8"	6' - 11"
Door_Exterior Single Swing 3068	3068	3' - 2 3/8"	6' - 11"
Door_Assembly 3068 Single Swing& 12in Sidelight	3068 SL10	4' - 3 7/8"	6' - 11"
Door_Assembly 3068 Single Swing & 2 12in Sidelights	3068 2SL10	5'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

INTERIOR DOOR R.O.

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

HEADER "B"





1 FLOOR PLAN
A-101 1/4" = 1'-0" @ 22" x 34"

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

PLAN NOTES - FIRST FLOOR
ALL DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2X6 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2X4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
GARAGE WALLS ARE 2X4 STUD GRADE OR BETTER AT 16" O.C.
CEILING HEIGHT AT FIRST FLOOR IS 9'-0" UNLESS OTHERWISE NOTED
WINDOW HEADER HEIGHT AT FIRST FLOOR IS 8'-11 3/8" FROM TOP OF FLOOR UNLESS OTHERWISE NOTED
CABINET BLOCKING PER CABINET LAYOUT AS NECESSARY
DRYWALL CORNERS TO BE SQUARE UNLESS OTHERWISE NOTED
WINDOW WRAPS TO BE DRYWALL W/ WOOD SILL UNLESS OTHERWISE NOTED
ROUGH DOOR OPENINGS WILL HAVE A MIN. OF 4" IN A CORNER UNLESS OTHERWISE NOTED
DEDICATED RETURNS IN PRIMARY SUITE
WOOD WRAPPED ISLAND CABINETS

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

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

PROJECT

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

LOT ADDRESS:

DRAWING TITLE

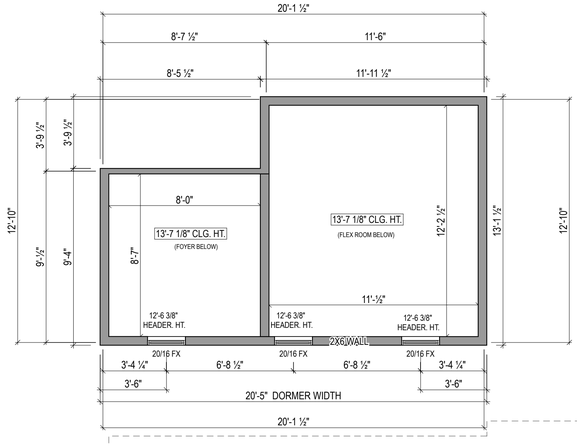
FIRST FLOOR PLAN

SHEET NUMBER

A-101

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Attachment: Plans (10143 : Tim O'Brien Homes)



1 / A-102 FLOOR PLAN

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

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

PROJECT

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

ELEV: Farmhouse Elevation 3

LOT: 38

LOT ADDRESS:

DRAWING TITLE

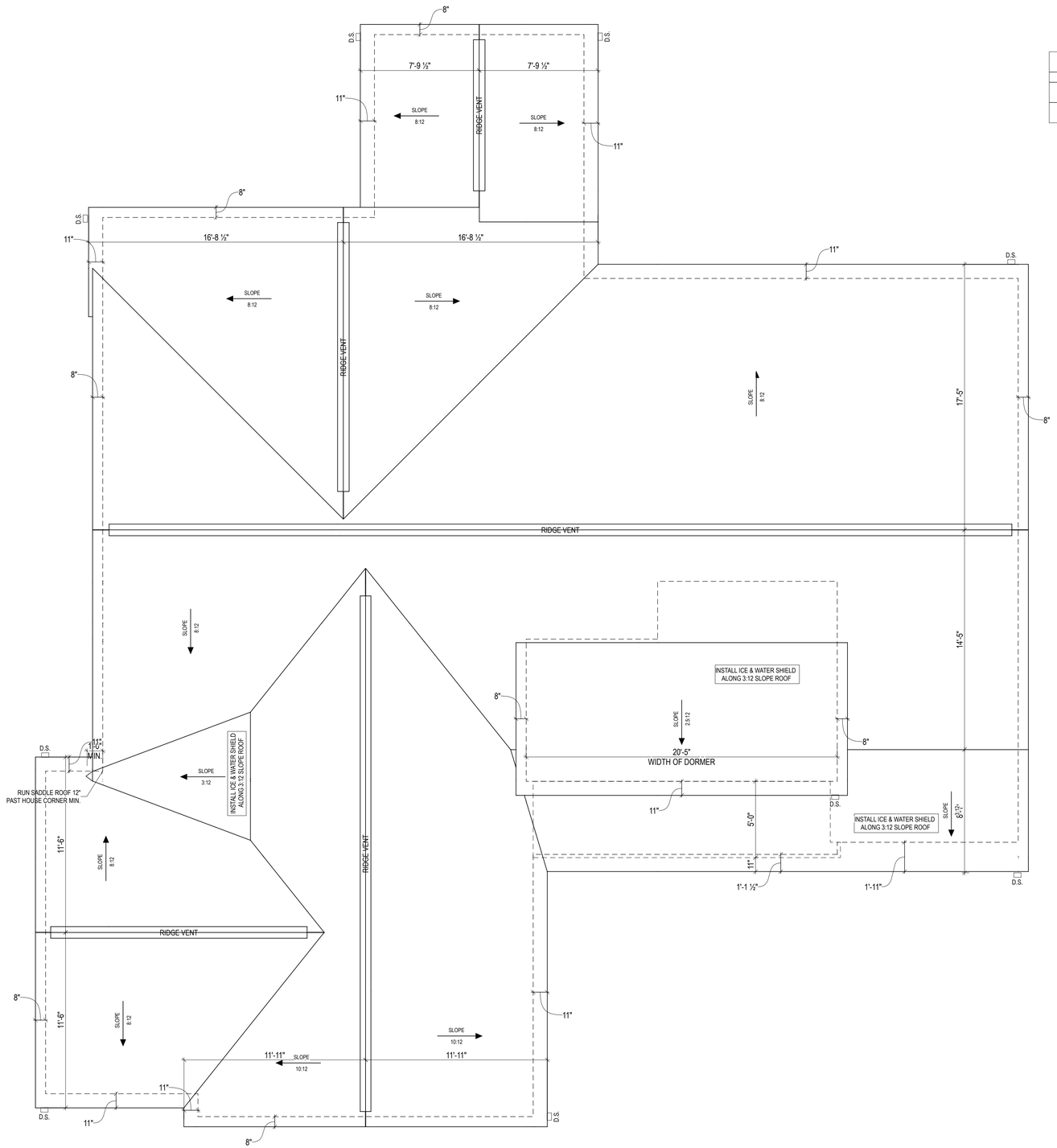
SECOND FLOOR PLAN

SHEET NUMBER

A-102

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

1 ROOF PLAN
A-120
1/4" = 1'-0" @ 22" x 34"

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

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

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

PROJECT

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

LOT ADDRESS:

DRAWING TITLE

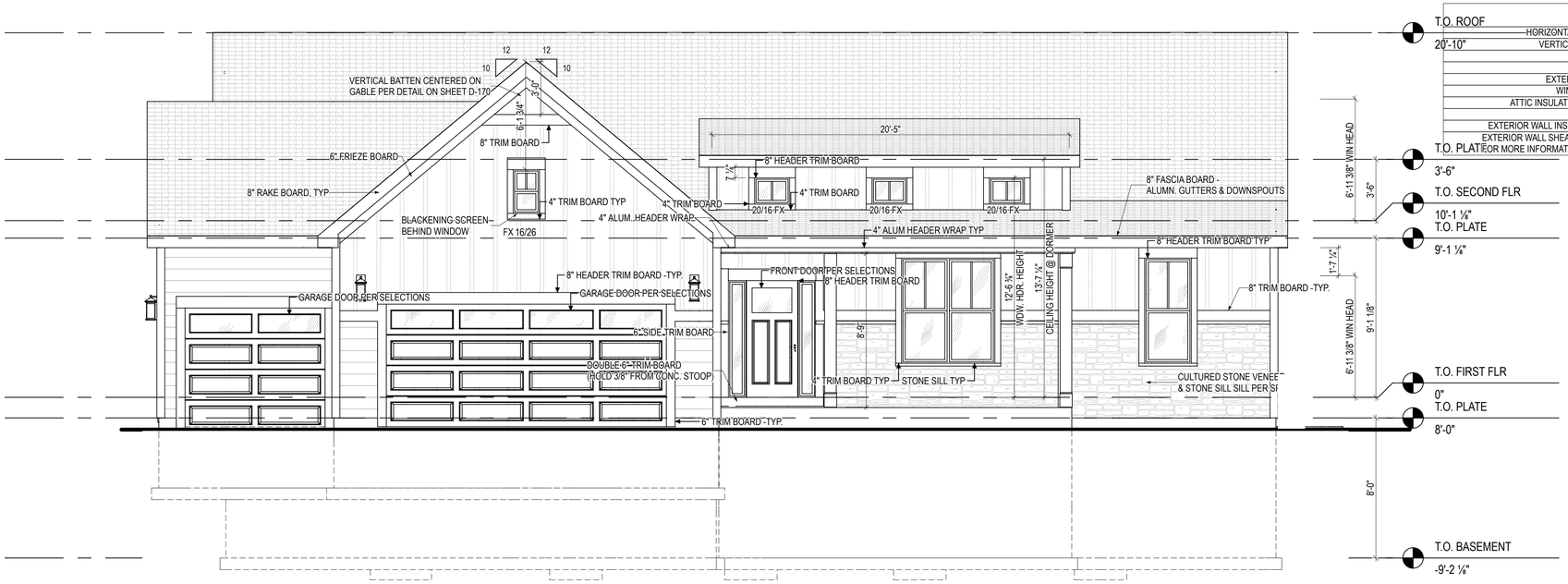
ROOF PLAN

SHEET NUMBER

A-120

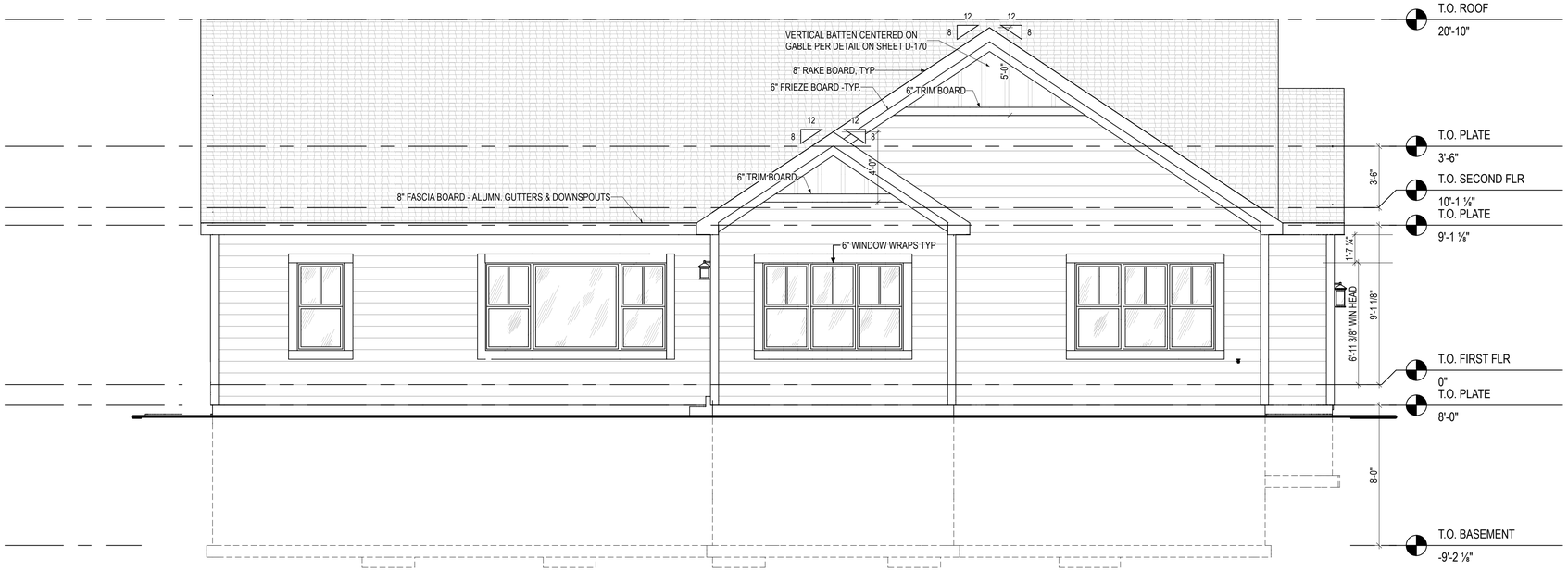
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Attachment: Plans (10143 : Tim O'Brien Homes)



1 / A-200 FRONT ELEV

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



2 / A-200 BACK ELEV

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

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

SCHEDULE S1
HORIZONTAL SIDING TYPE: HARDBOARD SIDING
VERTICAL SIDING TYPE: HARDBOARD SIDING
SOFFIT TYPE: ALUMN. SOFFIT
FASCIA TYPE: ALUMN. FASCIA
EXTERIOR CORNERS: 5/4"X 6" HARDBOARD
WINDOW WRAPS: 5/4"X SEE ELEVATIONS
ATTIC INSULATION: R50 W/ ATTIC SEALANT PACKAGE
SHINGLES: DIMENSIONAL
EXTERIOR WALL INSULATION: BLOWN IN FIBEGLASS (R-23)
EXTERIOR WALL SHEATHING - SEE PLAN & DETAILS
FOR MORE INFORMATION: 7/16" OSB W 1" FOAM SHEATHING

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

PROJECT

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

ELEV: Farmhouse Elevation 3

LOT: 38

LOT ADDRESS:

DRAWING TITLE

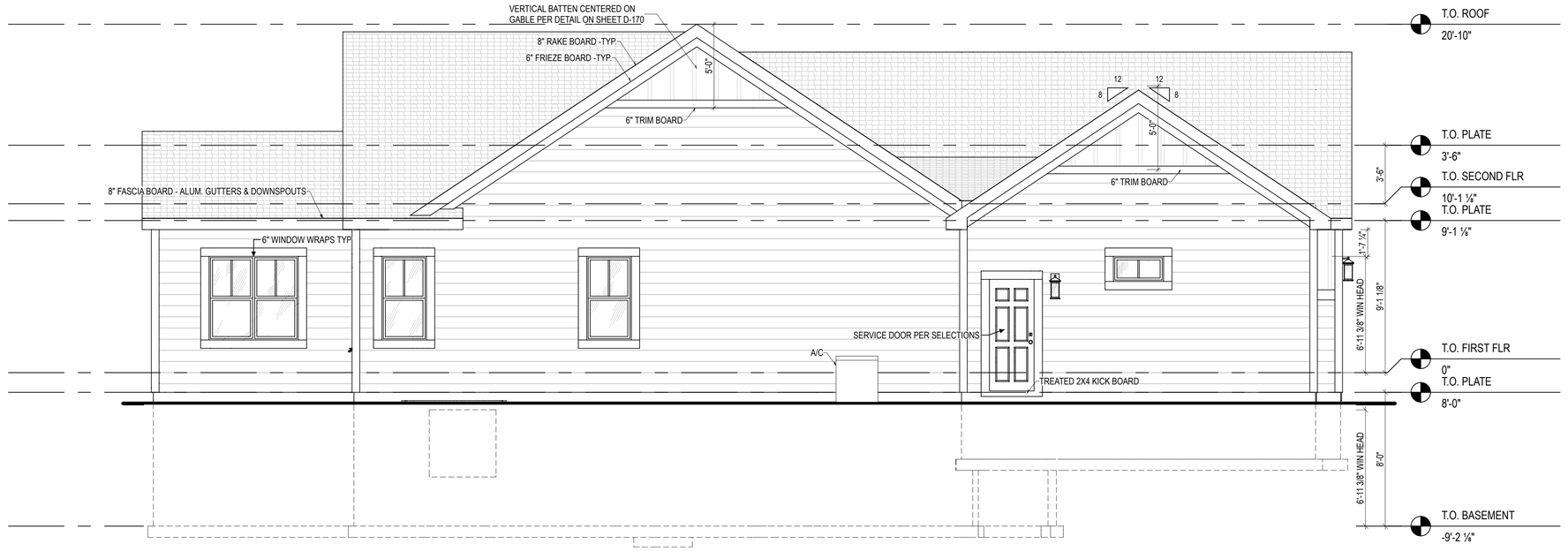
FRONT / BACK ELEVATION

SHEET NUMBER

A-200

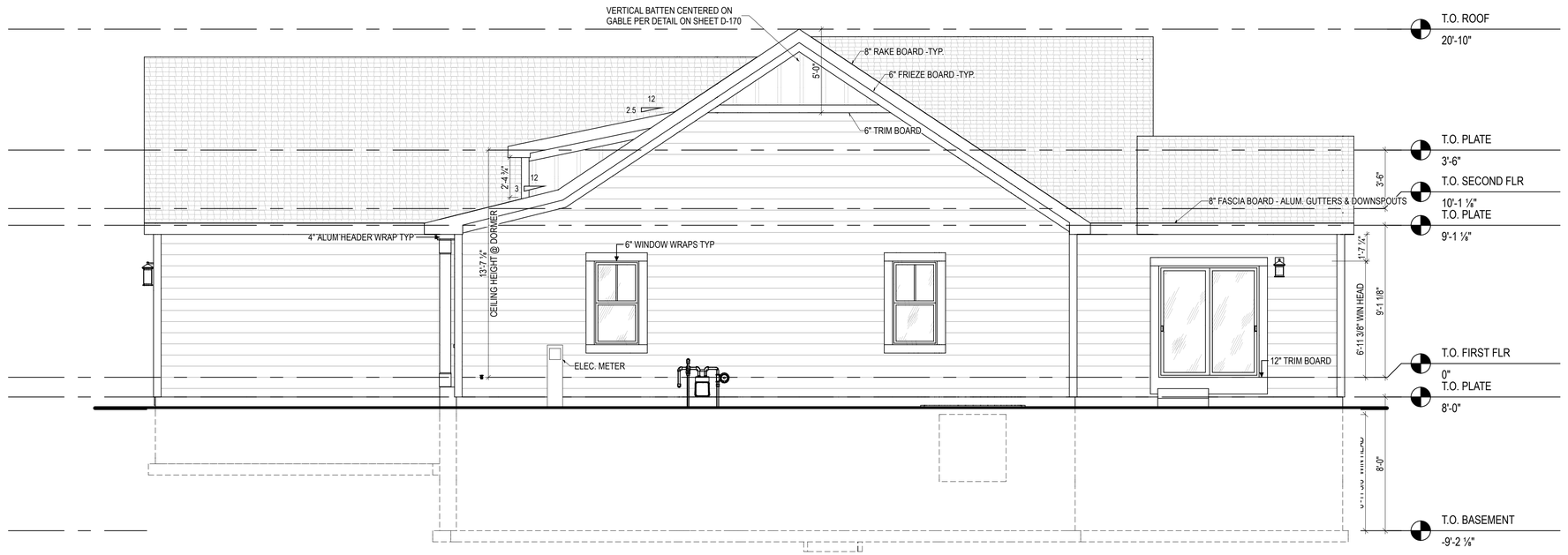
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Attachment: Plans (10143 : Tim O'Brien Homes)



1 / A-201 — LEFT ELEV

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



2 / A-201 — RIGHT ELEV

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

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
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PROJECT

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ELEV: Farmhouse Elevation 3

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DRAWING TITLE

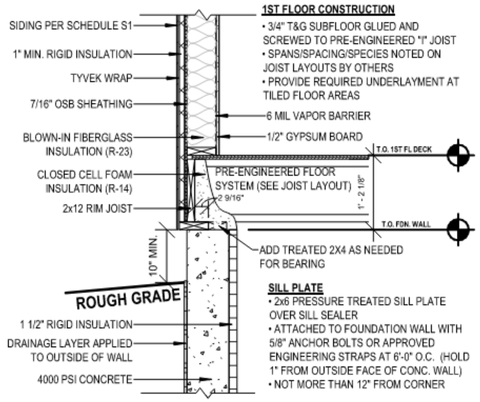
LEFT / RIGHT ELEVATION

SHEET NUMBER

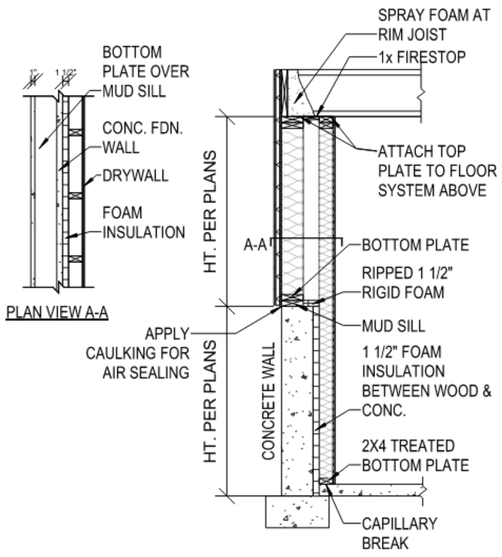
A-201

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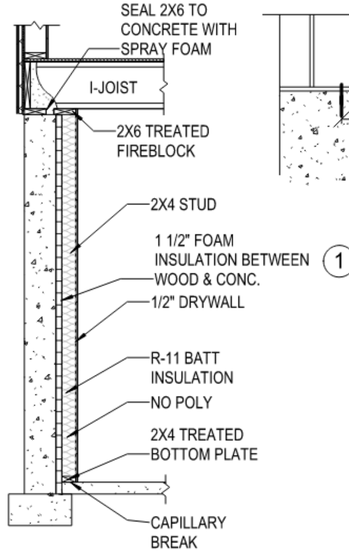
Attachment: Plans (10143 : Tim O'Brien Homes)



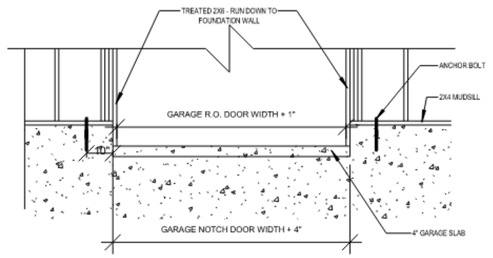
7 WALL SECTION - 2x6 MUDSILL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



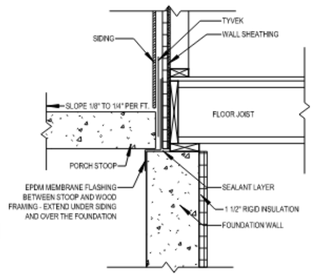
6 FULL HT. FINISHED BASEMENT WALL WITH LOOKOUT EXPOSURE
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



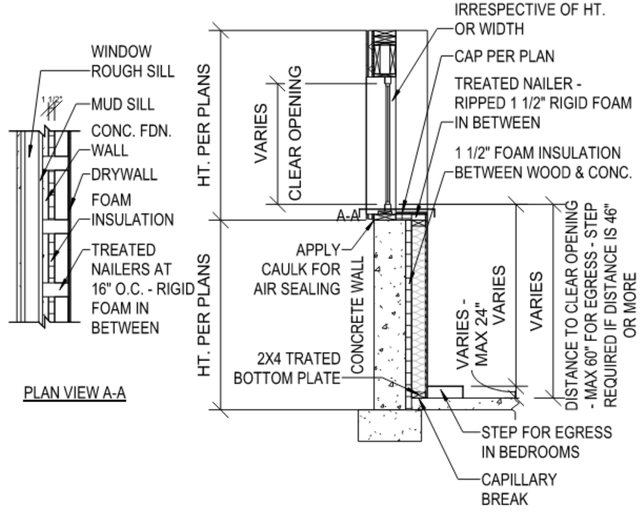
4 FINISHED BASEMENT WALL SECTION
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



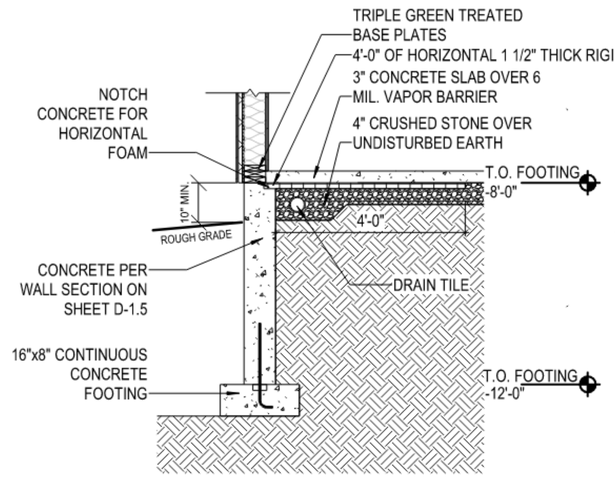
1 GARAGE CUTOUT
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



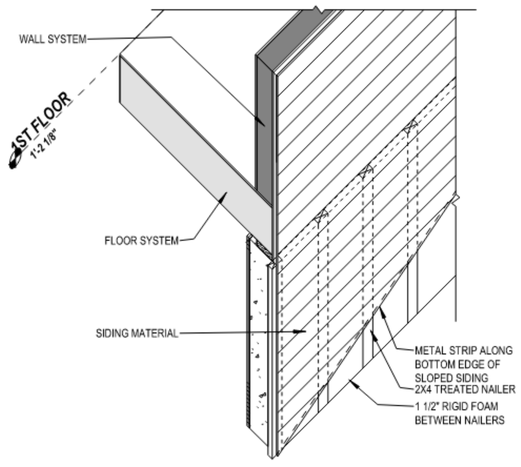
2 CONCRETE STOOP FLASHING SECTION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



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



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



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

1 / D-110 SR038__D110

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

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

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

LOT ADDRESS:

DRAWING TITLE
FOUNDATION DETAILS

SHEET NUMBER
D-110

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Attachment: Plans (10143 : Tim O'Brien Homes)

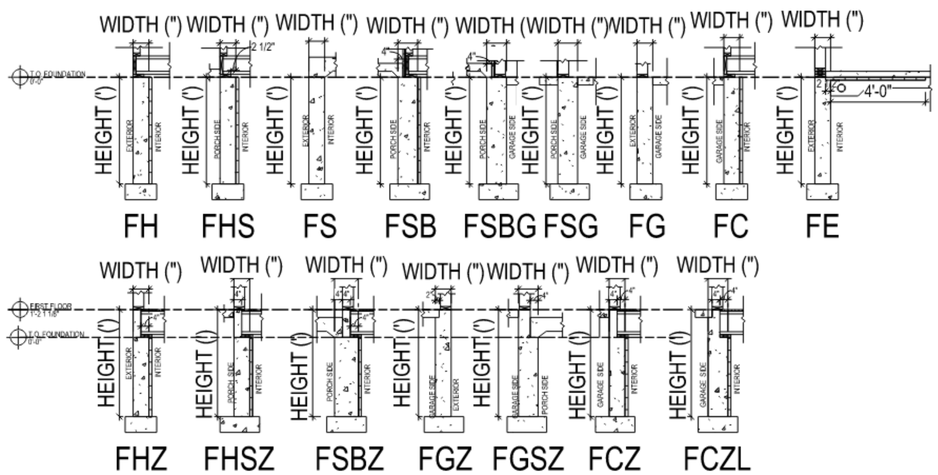
WALL TYPE WIDTH (") HEIGHT (')

FH - 8 - 12

WALL TYPES

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

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



1
D-120

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

PROJECT

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

LOT ADDRESS:

DRAWING TITLE

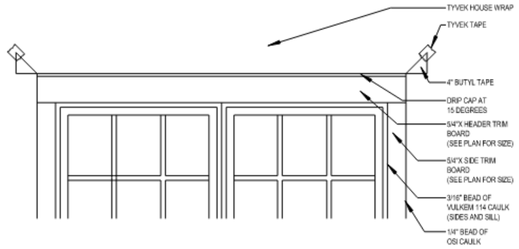
FOUNDATION WALL DETAILS

SHEET NUMBER

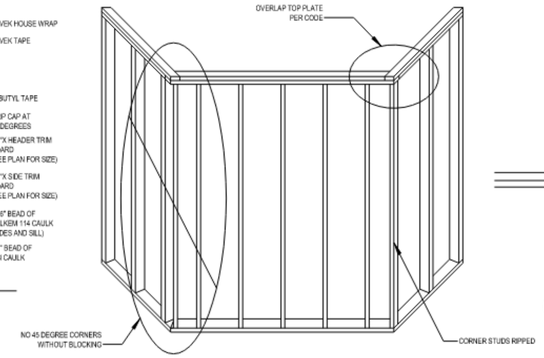
D-120

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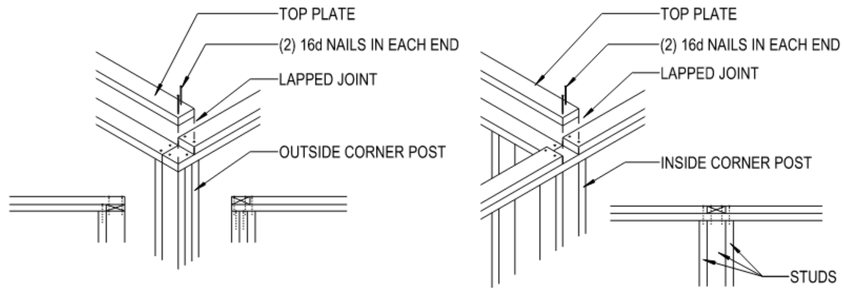
Attachment: Plans (10143 : Tim O'Brien Homes)



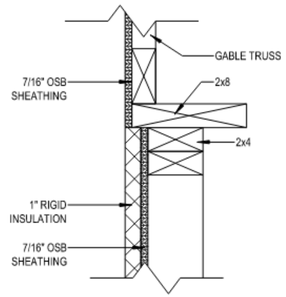
9 WINDOW FLASHING DETAIL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



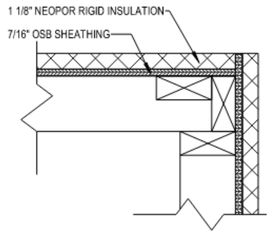
6 45 DEGREE ANGLE - CORNER FRAMING DETAIL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



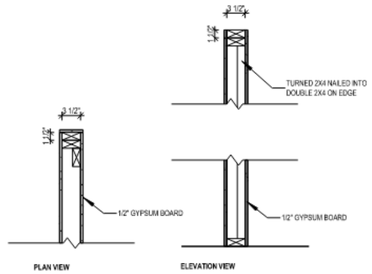
1 TOP PLATE CORNER CONNECTIONS
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



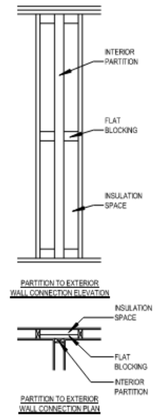
10 GABLE TRANSITION AT HOUSE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



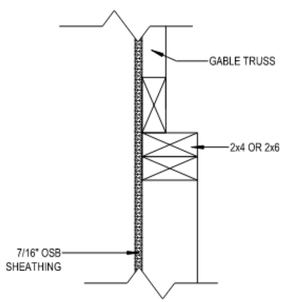
7 OUTSIDE CORNER DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



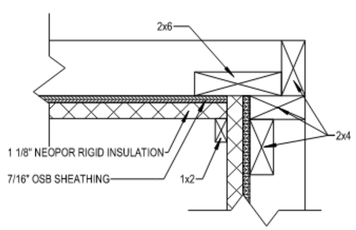
4 REINFORCED FRAMING DETAIL FOR SQUARE AND PLUMB END WALL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



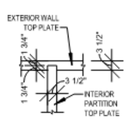
2 PARTITION TO EXTERIOR WALL CONNECTION
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



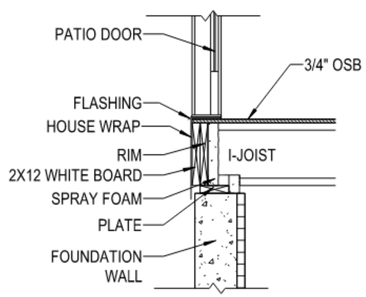
11 GABLE TRANSITION AT GARAGE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



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



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



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

1 SR038__D130
D-130

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

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

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

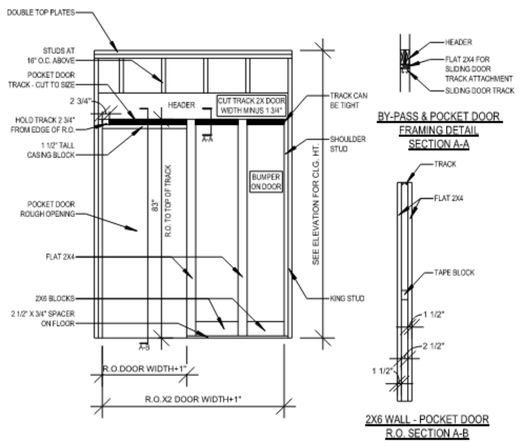
LOT ADDRESS:

DRAWING TITLE
FRAMING DETAILS

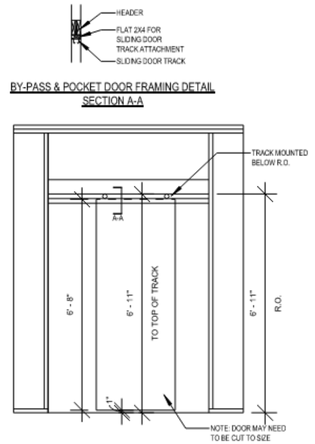
SHEET NUMBER
D-130

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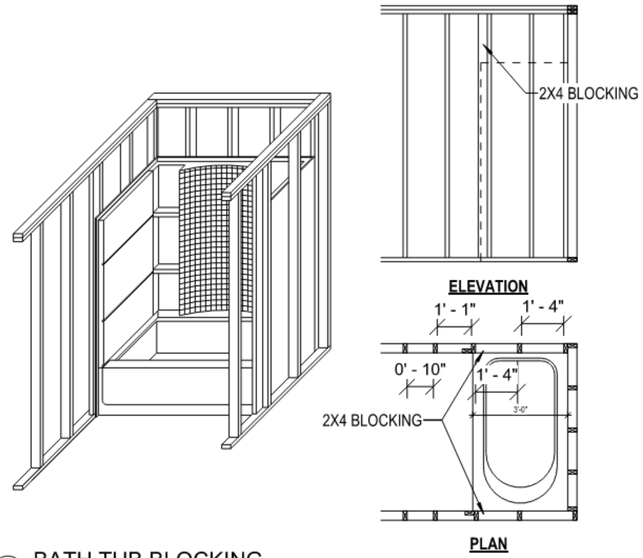
Attachment: Plans (10143 : Tim O'Brien Homes)



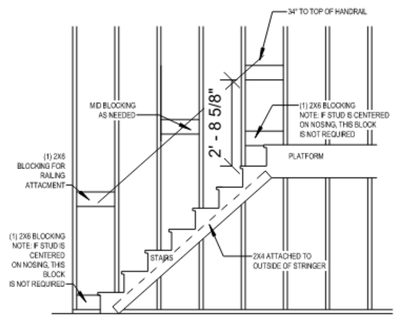
5 POCKET DOOR FRAMING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



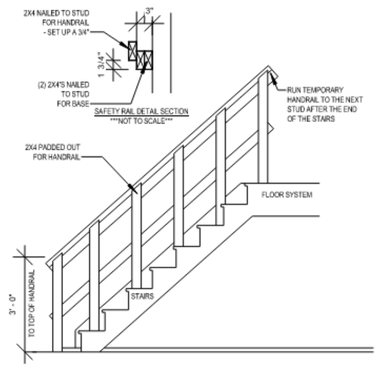
3 BY-PASS DOOR FRAMING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



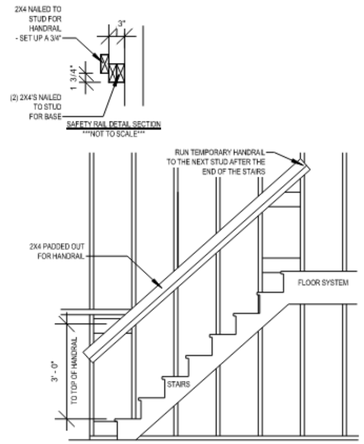
1 BATH TUB BLOCKING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



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



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



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

1
D-140

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

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

PROJECT

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

LOT ADDRESS:

DRAWING TITLE

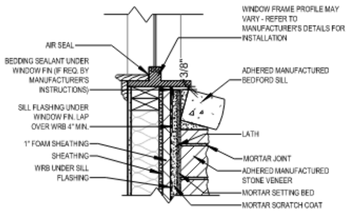
FRAMING DETAILS

SHEET NUMBER

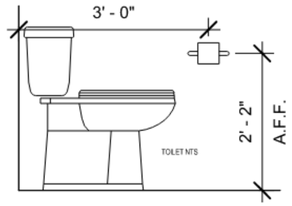
D-140

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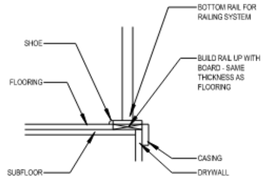
Attachment: Plans (10143 : Tim O'Brien Homes)



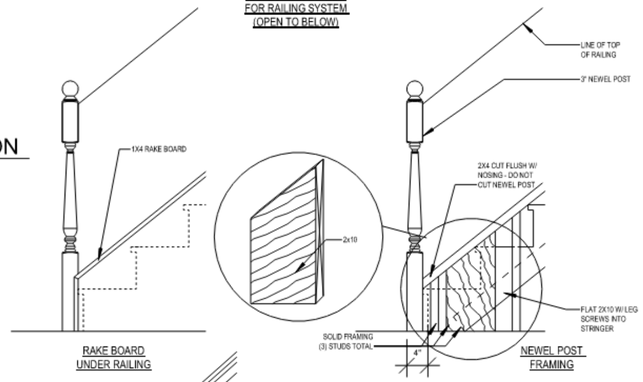
7 STONE SILL AT WINDOW SECTION1
3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



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

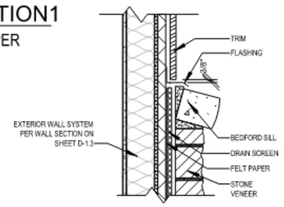


BOTTOM RAIL DETAIL FOR RAILING SYSTEM (OPEN TO BELOW)

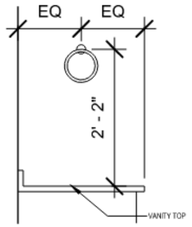


RAKE BOARD UNDER RAILING

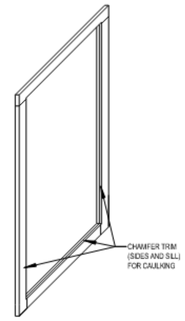
NEWEL POST FRAMING



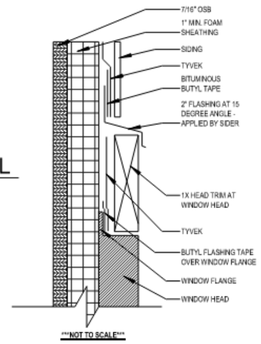
5 STONE SILL AT TRIM SECTION1
3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



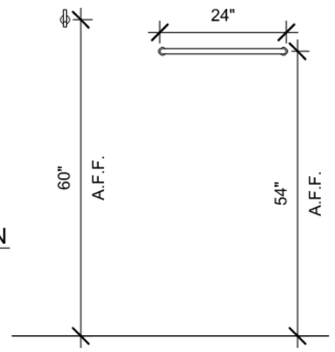
3 HAND TOWEL RING LOCATION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



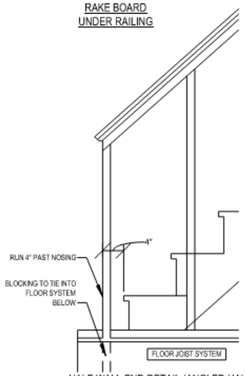
8 INTERIOR WINDOW CHAMFER DETAIL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



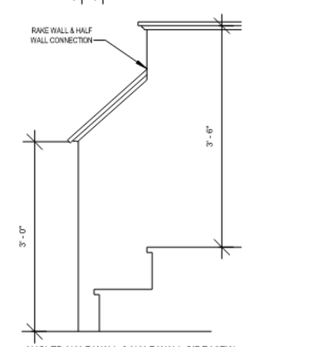
6 TYPICAL WINDOW TRIM INSTALLATION
3" = 1'-0" WHEN PRINTED ON 11X17 PAPER



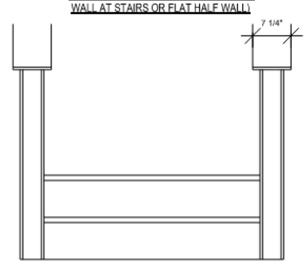
4 ROBE HOOK & TOWEL BAR LOCATION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



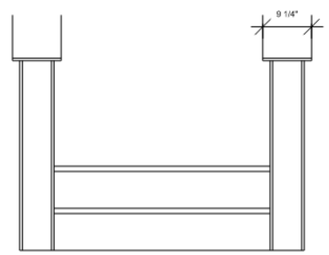
HALF WALL END DETAIL (ANGLED HALF WALL AT STAIRS OR FLAT HALF WALL)



ANGLED HALF WALL & HALF WALL SIDE VIEW



2X4 ANGLED HALF WALL & HALF WALL FRONT VIEW



2X6 ANGLED HALF WALL & HALF WALL FRONT VIEW

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

1 / D-150 SR038__D150

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

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

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

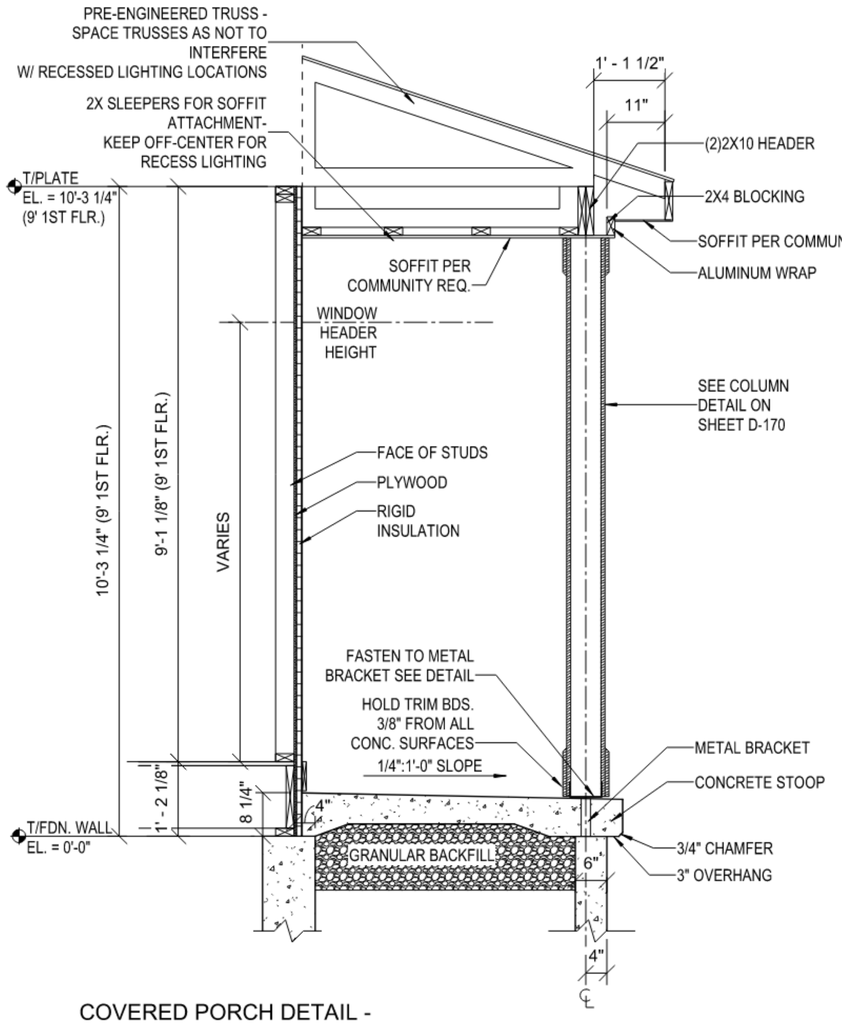
LOT ADDRESS:

DRAWING TITLE
FINISH DETAILS

SHEET NUMBER
D-150

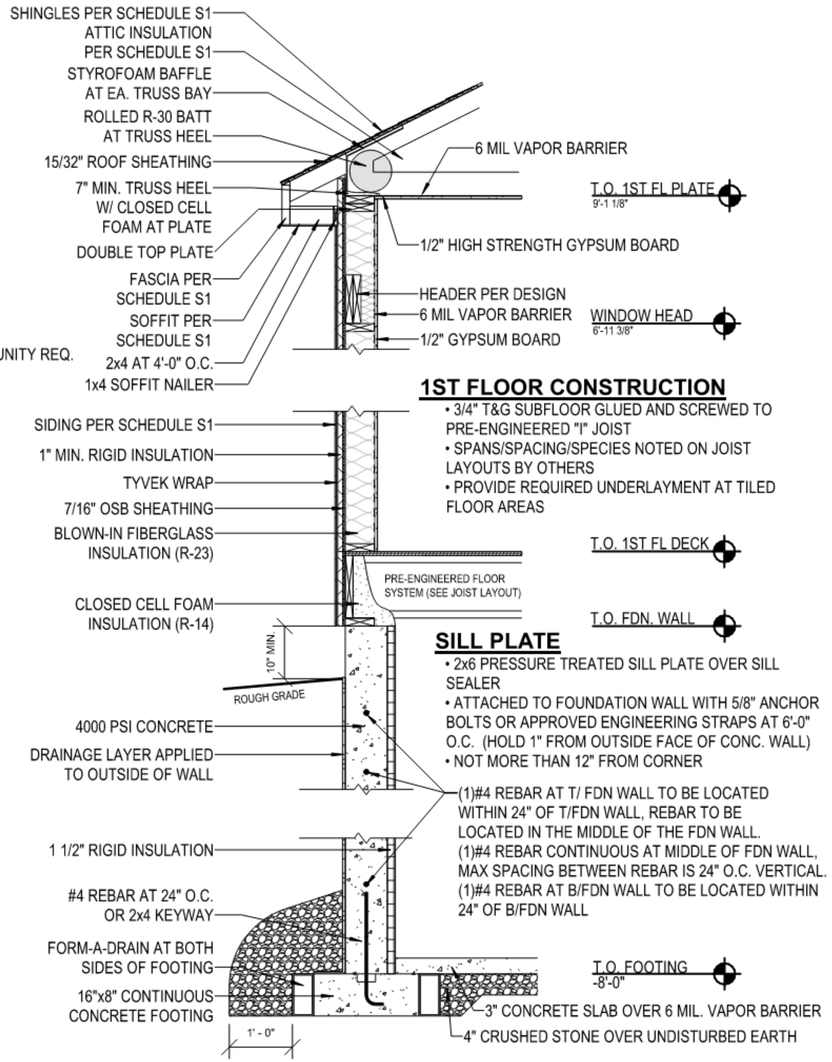
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Attachment: Plans (10143 : Tim O'Brien Homes)



COVERED PORCH DETAIL - STANDARD 8" BOX COLUMN

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



1ST FLOOR CONSTRUCTION

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

SILL PLATE

- 2x6 PRESSURE TREATED SILL PLATE OVER SILL SEALER
- ATTACHED TO FOUNDATION WALL WITH 5/8" ANCHOR BOLTS OR APPROVED ENGINEERING STRAPS AT 6'-0" O.C. (HOLD 1" FROM OUTSIDE FACE OF CONC. WALL)
- NOT MORE THAN 12" FROM CORNER

(1)#4 REBAR AT T/ FDN WALL TO BE LOCATED WITHIN 24" OF T/FDN WALL, REBAR TO BE LOCATED IN THE MIDDLE OF THE FDN WALL.
(1)#4 REBAR CONTINUOUS AT MIDDLE OF FDN WALL, MAX SPACING BETWEEN REBAR IS 24" O.C. VERTICAL.
(1)#4 REBAR AT B/FDN WALL TO BE LOCATED WITHIN 24" OF B/FDN WALL

WALL SECTION - RANCH ACI ENERGY STAR 2X6

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

1 / D-160 SR038_D160

TIM O'BRIEN homes
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Pewaukee, WI, 53072

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PROJECT

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LOT ADDRESS:

DRAWING TITLE

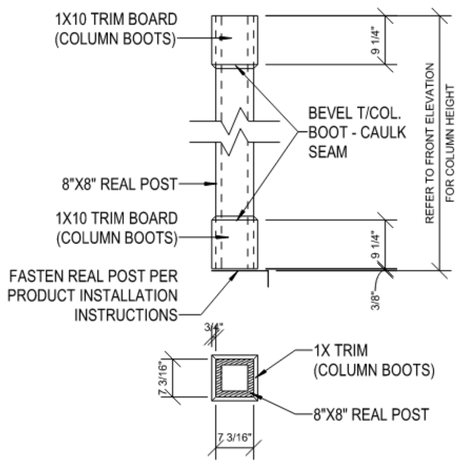
WALL SECTIONS

SHEET NUMBER

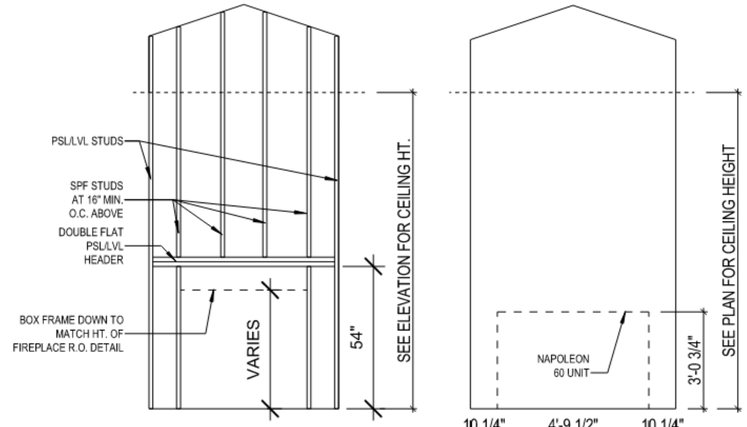
D-160

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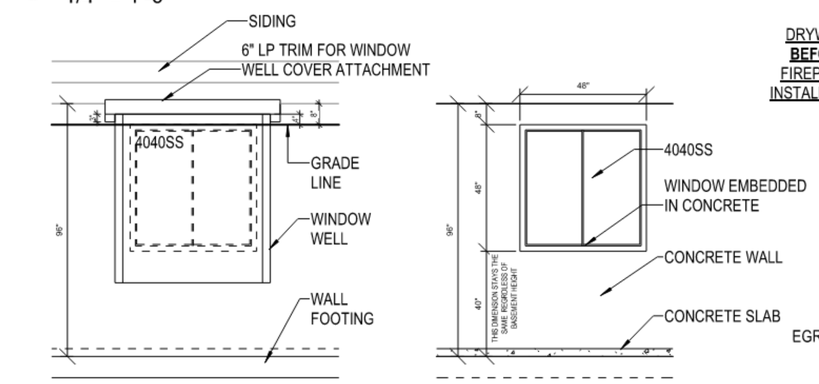
Attachment: Plans (10143 : Tim O'Brien Homes)



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

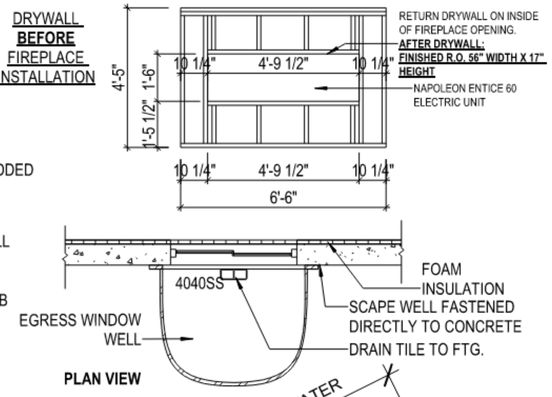


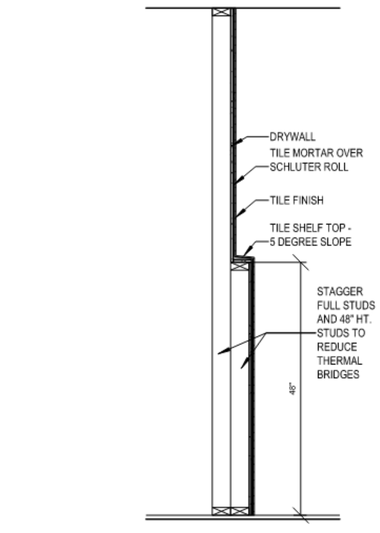
1 FIREPLACE DETAILS
1/4" = 1'-0"



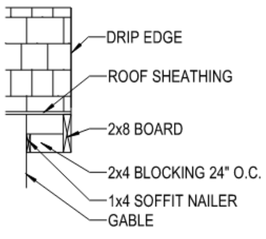
2 4040SS EMBEDDED EGRESS WINDOW
1/4" = 1'-0"

DRYWALL
BEFORE
FIREPLACE
INSTALLATION

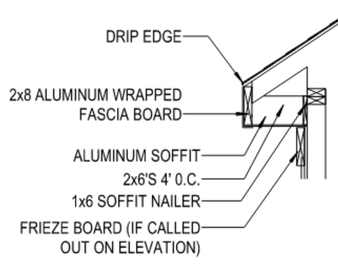




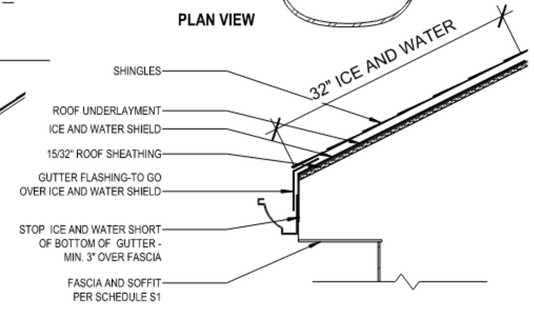
7 TILE SHOWER HALF WALL SHELF
1/2" = 1'-0"



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



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



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

1
D-170
SR038__D170

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

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

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

LOT ADDRESS:

DRAWING TITLE
LOT SPECIFIC DETAILS

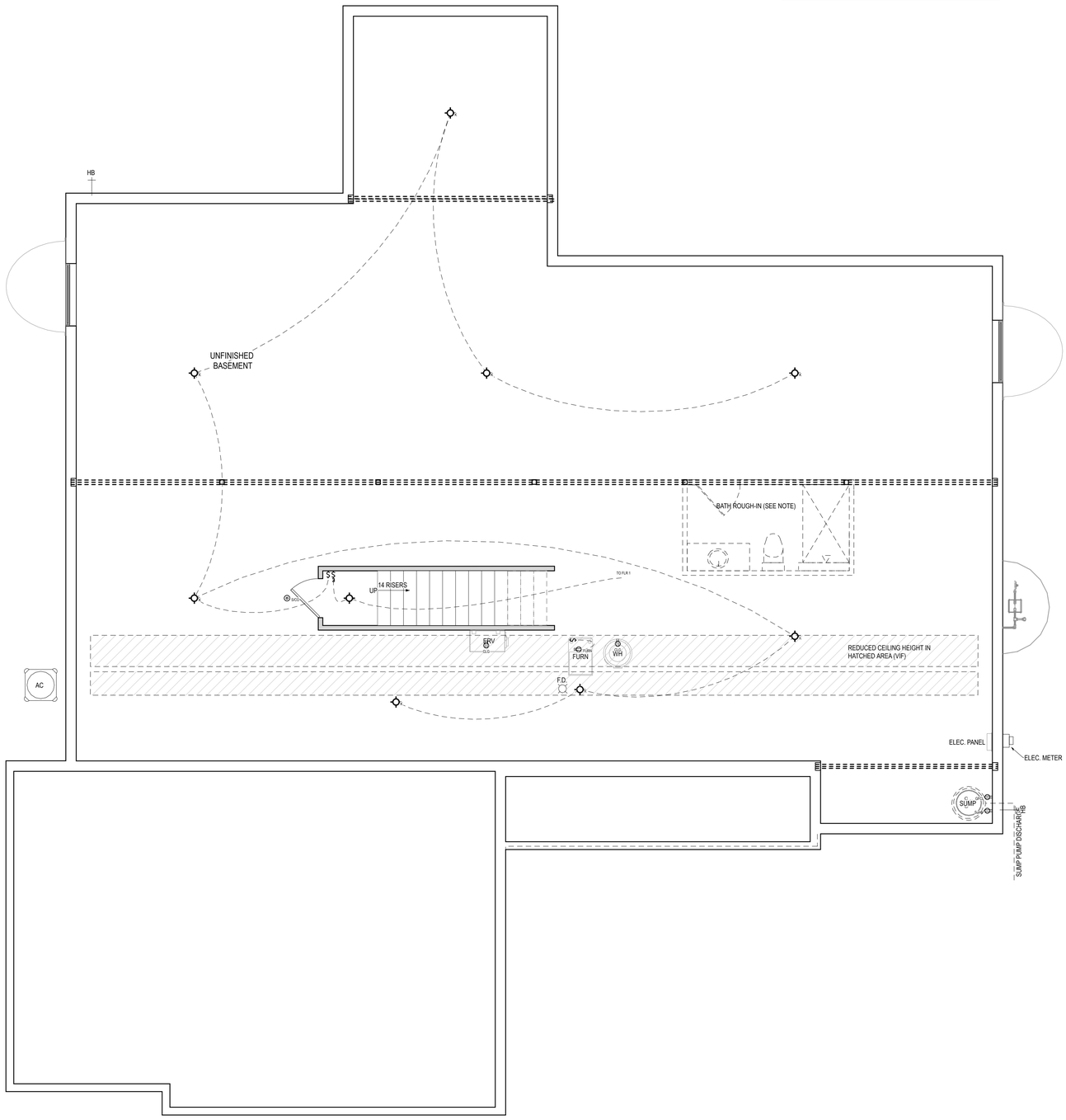
SHEET NUMBER
D-170

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Attachment: Plans (10143 : Tim O'Brien Homes)

SYMBOLS	
$	Switch
3 $	Three Way Switch
TO FLR 1 CO	Carbon Monoxide/Smoke Detector
	Ceiling Mounted Light
FURN	Furnace Outlet
GFCI	GFCI Outlet
K	Keyless Ceiling Light
CLG	Outlet - Ceiling
Sump	Sump Outlet

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



1 ELECTRICAL PLAN
E-100
1/4" = 1'-0" @ 22" x 34"

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

PROJECT

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

LOT ADDRESS:

DRAWING TITLE

FINISHED BASEMENT ELECTRICAL PLAN

SHEET NUMBER

E-100

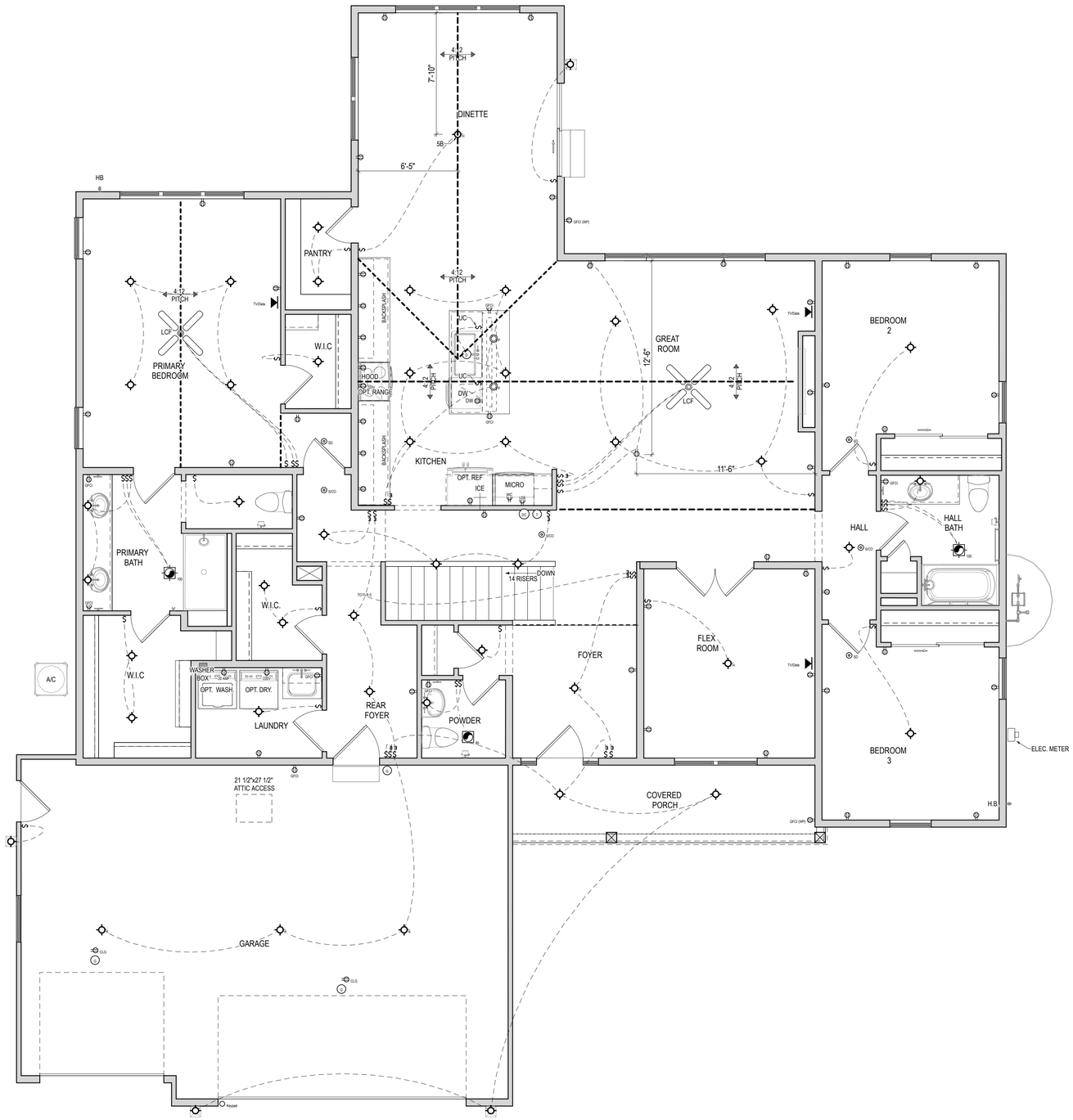
© 2025 HIGHARC, INC

Attachment: Plans (10143 : Tim O'Brien Homes)

SYMBOLS

$	Switch
3 $	Three Way Switch
TO FLR 1	
80	80 CFM Fan
100	Bath Fan/Light
(b)CO	Carbon Monoxide/Smoke Detector
	Ceiling Fan Light
	Ceiling Mounted Light
D	Disposal
DC	Doorbell Chime
G	Garage Door Opener
GFCI	GFCI Outlet
GFCI (WP)	GFCI Outlet Waterproof
	Hanging Light
K	Keyless Ceiling Light
Keypad	Keypad
	Outlet
CLG	Outlet - Ceiling
MC	Outlet - Microwave
USB	Outlet - USB
220V	Outlet 220V
F	Outlet in Floor
20 AMP	Outlet: 20 AMP
P	Pendant Light
(s)	Smoke Detector
T	Thermostat
TV/Data	TV/Data Combo
	Wall Mounted Light

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



1 / E-101 — ELECTRICAL PLAN

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

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

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

PROJECT

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

ELEV: Farmhouse Elevation 3

LOT: 38

LOT ADDRESS:

DRAWING TITLE

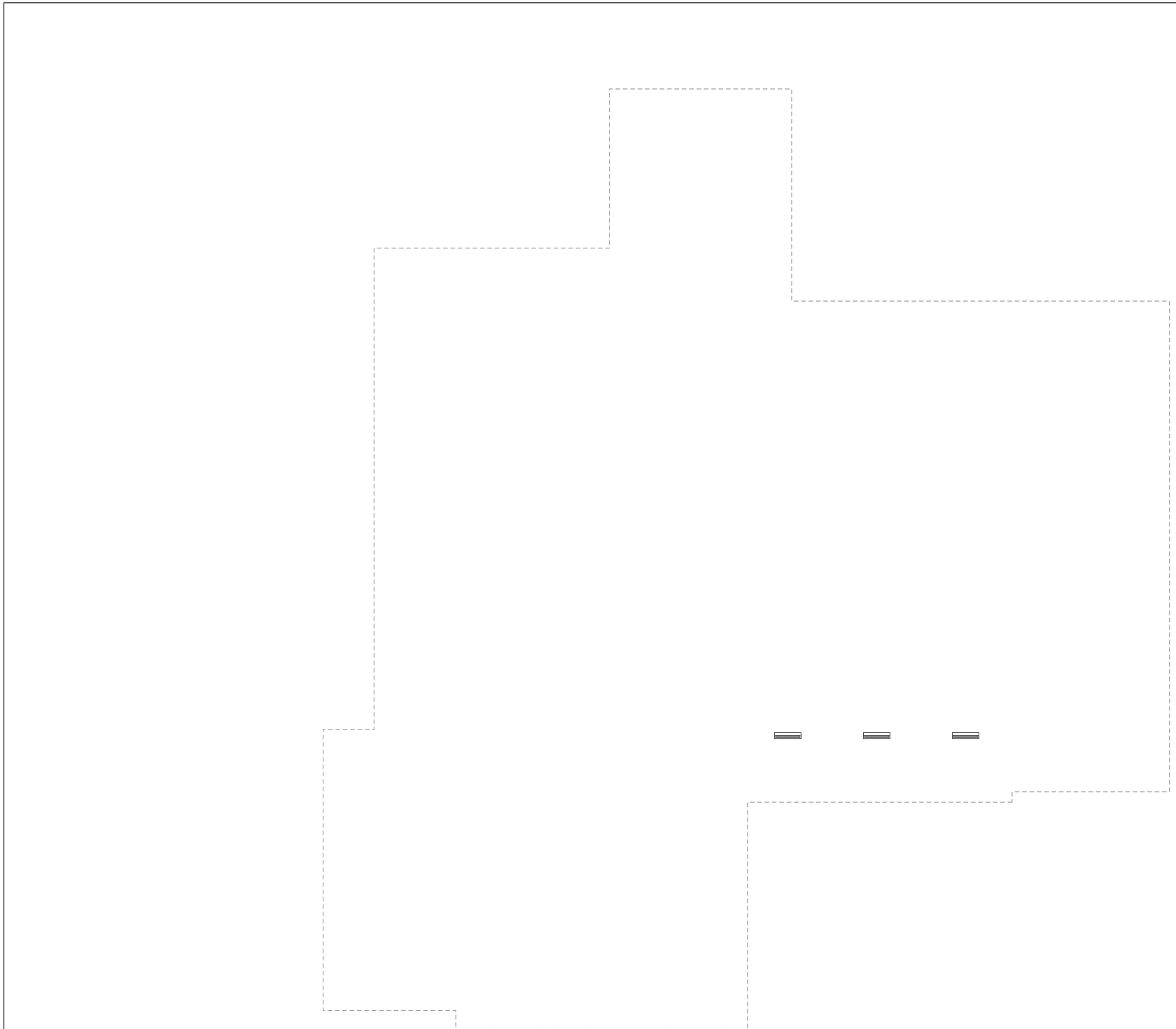
FIRST FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-101

© 2025 HIGHARC, INC

Attachment: Plans (10143 : Tim O'Brien Homes)



1 E-102 ELECTRICAL PLAN

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

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

PROJECT

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

ELEV: Farmhouse Elevation 3

LOT: 38

LOT ADDRESS:

DRAWING TITLE

SECOND FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-102

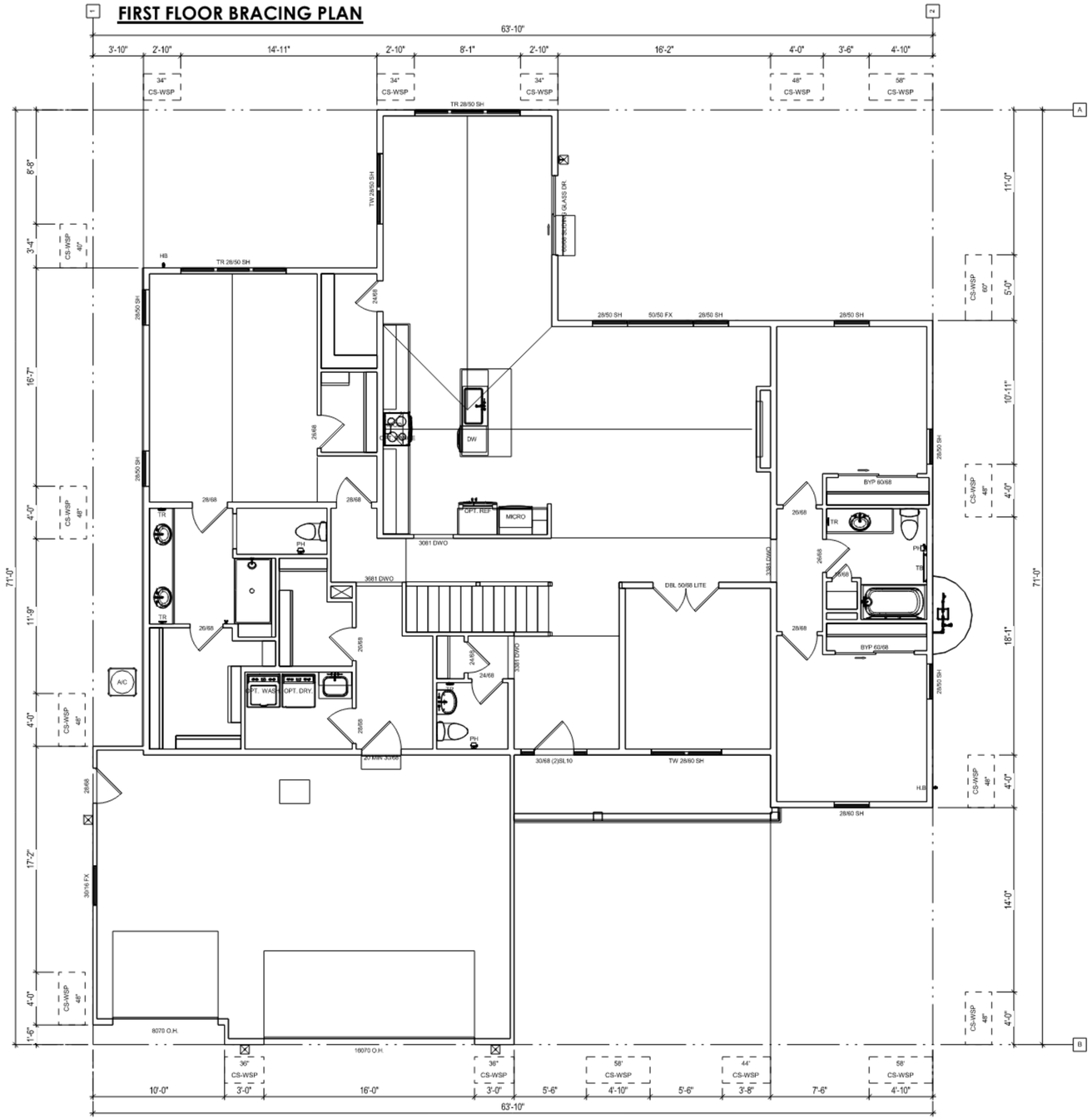
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Attachment: Plans (10143 : Tim O'Brien Homes)

WALL BRACING - FIRST FLOOR

WALL BRACE LINE	BRACE MATERIAL	BRACE METHOD	BRACE LINE SPACING (FT)	REQ BRACE UNIT LENGTH (FT)	WIND EXP FACTOR	WALL HEIGHT FACTOR	EAVE TO RIDGE FACTOR	DRYWALL OMMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACE UNIT LENGTH (FT)	BRACE UNITS PROVIDED (FT)	MAX OPENING HEIGHT (FT)
1	7/16" OSB SHEATHING - PORTAL FRAMING (PF)	PORTAL	646	10.76	1	0.95	1	1.4	1.33	14.3108	15.333	5
2	7/16" OSB SHEATHING - CONT WOOD PANEL (CS-WPS)	CONTINUOUS	64	10.76	1	0.95	1	1.4	1.33	14.3108	17	6.667
A	7/16" OSB SHEATHING - CONT WOOD PANEL (CS-WPS)	CONTINUOUS	71	11.95	1	0.95	1	1.4	1.33	15.8935	17.333	5
B	7/16" OSB SHEATHING - CONT WOOD PANEL (CS-WPS)	CONTINUOUS	71	11.95	1	0.95	1	1.4	1.33	15.8935	19.333	6.667

FIRST FLOOR BRACING PLAN



1
W-101

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/13/2025

PROJECT

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

LOT ADDRESS:

DRAWING TITLE

FIRST FLOOR BRACING PLAN

SHEET NUMBER

W-101

© 2025 HIGHARC, INC

Attachment: Plans (10143 : Tim O'Brien Homes)

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

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

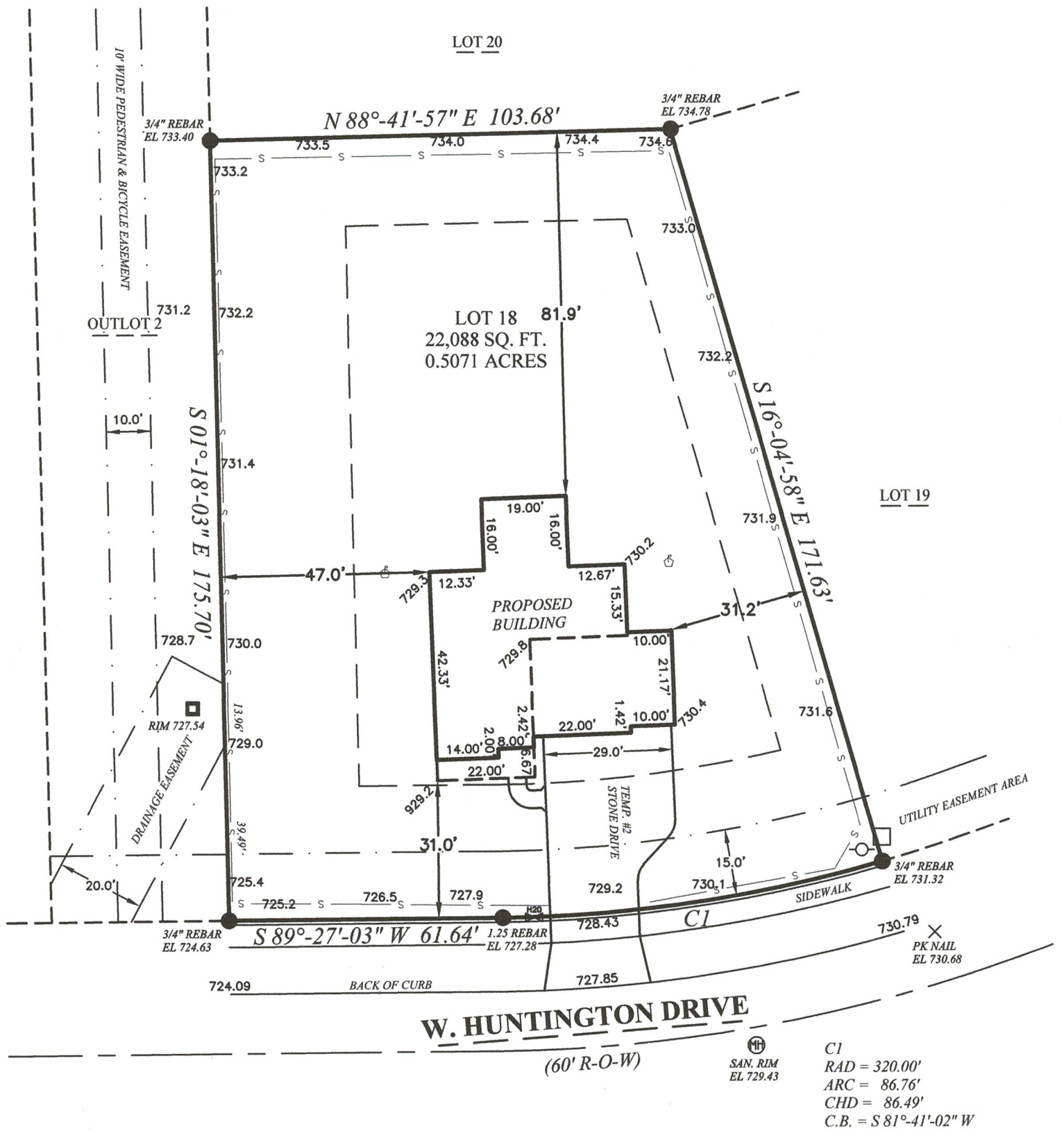
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **Tim O'Brien Homes - Resubmittal for New Single-Family Residence at 9420 W. Huntington Drive**

Attachments:
Survey (PDF)
Plans (PDF)

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

PLAT OF SURVEY

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



C1
RAD = 320.00'
ARC = 86.76'
CHD = 86.49'
C.B. = S 81°-41'-02" W

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

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

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

WISCONSIN LAND SURVEYOR
SCOTT D. THOMAS
S-2354
JOHNSON CREEK
WISCONSIN
1/14/25

State of Wisconsin } SS.
County of Jefferson }

I, Scott D. Thomas, L.P.L.S., do hereby certify that I have made this survey and that the information as shown on the above Plat of Survey is a true and correct representation thereof and that this survey complies with Wisconsin Administative Code A-E 7. Lots are drawn from subdivision plats/C.S.M.s; unplatted lands from recorded deeds/surveys. Boundary survey plats reflect field-located information; consult a title attorney to discover all the legal encumberments attached to any property.

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

30' 0 30'

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

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

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

PROJECT: SR018

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

C:\Holland&Thomas\241247.dwg;Drawn By:NLH;Checked By:SDT;F.W.F:01-10-25:01-14-25.

Holland & Thomas, L.L.C. Land Surveyors 202 West Street Johnson Creek, WI 53038
Digitally signed by Scott D. Thomas
Date: 2025.01.14 16:37:03 -06'00'

Attachment: Survey (10144 : Tim O'Brien Homes)



SR018

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

PLANS POWERED BY HIGHARC

PROJECT SUMMARY

BUILDING AREA

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

GENERAL NOTES

ONLY LOCATION SPECIFIC OPTIONS ARE SHOWN ON THESE DRAWINGS. PLEASE REFER TO OPTION SUMMARY AND/OR PURCHASE ORDERS FOR A COMPLETE LISTING OF OPTIONS.

DESIGN CRITERIA:

NUMBER OF STORIES: 3

BUILDING WIDTH: 54'-0"

BUILDING DEPTH: 63'-0"

BUILDING HEIGHT: 33'-2 3/8"

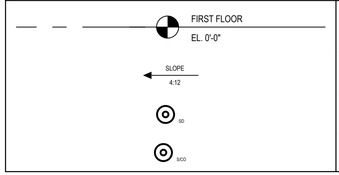
GOVERNMENTAL CODES AND STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS.

BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA.

GRAPHIC SYMBOLS & LEGEND



ELEVATION MARKER

ROOF SLOPE

SD

SD / CO

SHEET INDEX

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

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/14/2025

PROJECT

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

ELEV: Craftsman

LOT: 18

LOT ADDRESS:

DRAWING TITLE

COVER

SHEET NUMBER

A-000

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Attachment: Plans (10144 : Tim O'Brien Homes)

DOORS

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

WINDOWS

LABEL	COUNT	WIDTH	HEIGHT
0	2	1'-0"	6'-8"
0	1	5'-0"	1'-0"
28/16	4	2'-8"	1'-6"
28/50	3	2'-8"	5'-0"
28/50 SH TEMP.	1	2'-8"	5'-0"
40/16 FX TEMP.	1	4'-0"	1'-6"
40/40	1	4'-0"	4'-0"
60/10	1	6'-0"	1'-0"
TR 26/50	1	7'-6"	5'-0"
TR 28/50	3	8'-0"	5'-0"
TW 28/46 FX	1	5'-4"	4'-6"
TW 28/50	4	5'-4"	5'-0"
TW 28/60 SH	1	5'-4"	6'-0"
FIRST FLOOR TOTAL COUNT: 13			
SECOND FLOOR TOTAL COUNT: 10			
BASEMENT TOTAL COUNT: 1			

ROOMS NET AREA

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

ROOMS NET AREA CONTINUED

HALL	110.8 SF	1/4" LVP	FIRST FLOOR
KITCHEN	162.2 SF	1/4" LVP	FIRST FLOOR
PANTRY	40.5 SF	1/4" LVP	FIRST FLOOR
POWDER	36.3 SF	1/4" LVP	FIRST FLOOR
REAR FOYER	67.7 SF	1/4" LVP	FIRST FLOOR
W.I.C.	31.1 SF	1/4" LVP	FIRST FLOOR
BATH 2	27.8 SF	LVT	SECOND FLOOR
BATH HALL	18.6 SF	LVT	SECOND FLOOR
BEDROOM 2	134.8 SF	CARPET	SECOND FLOOR
BEDROOM 3	127.2 SF	CARPET	SECOND FLOOR
BEDROOM 4	199.6 SF	CARPET	SECOND FLOOR
CHASE	3.7 SF	C. TILE	SECOND FLOOR
CLOSET	41.3 SF	CARPET	SECOND FLOOR
CLOSET	14.7 SF	C. TILE	SECOND FLOOR
FAMILY ROOM	165.9 SF	CARPET	SECOND FLOOR
HALL	144.1 SF	CARPET	SECOND FLOOR
LAUNDRY	58 SF	LVT	SECOND FLOOR
PRIMARY BATH	73.9 SF	C. TILE	SECOND FLOOR
PRIMARY BEDROOM	240.6 SF	CARPET	SECOND FLOOR
W.I.C.	103.2 SF	CARPET	SECOND FLOOR
WC	19.7 SF	C. TILE	SECOND FLOOR

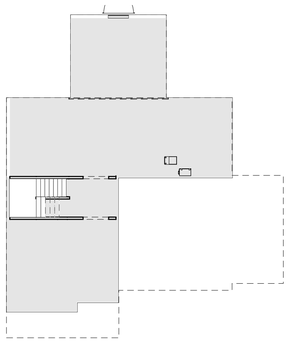
WALL TAKEOFF

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

OPTIONS SELECTED

OPTION	OPTION ID
Tiled Shower with Bench at Primary Bath	15030
Select Kitchen (Sink in island) Layout	17505
Full Height Stone	Z20021003
Stone Belt	Z20021003
Square Angled Tray Ceiling at Primary Bedroom	Z20024005
Gas Fireplace centered	Z20035001
Open Rail	ZZZZ57210
3 Car Garage	
Optional Single Hung Window at 2nd Flr Stairwell	
Optional Single Hung Window(s) at Bedroom 4	
Optional Single Hung Window(s) at Flex Rm/ Guest Suite	
Stone Belt	
Hardboard Corner Boards	
TimOBrien Mil_04	

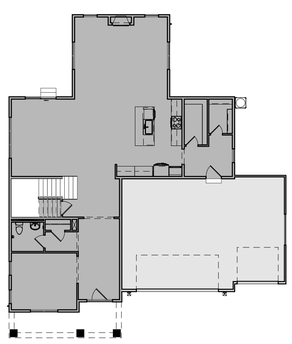
BASEMENT



LIVABLE = 0 SF

NON-LIVABLE = 1502 SF

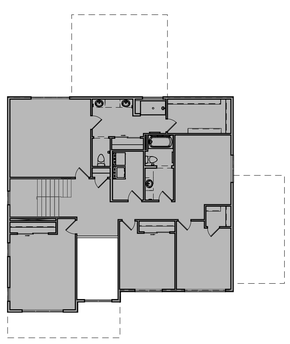
FIRST FLOOR



LIVABLE = 1563 SF

NON-LIVABLE = 696 SF

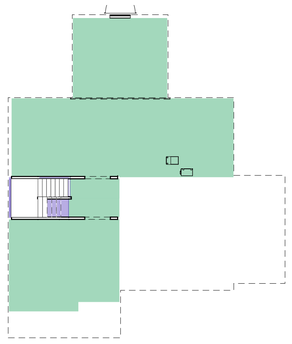
SECOND FLOOR



LIVABLE = 1644 SF

NON-LIVABLE = 0 SF

BASEMENT



CONCRETE = 2082 SF

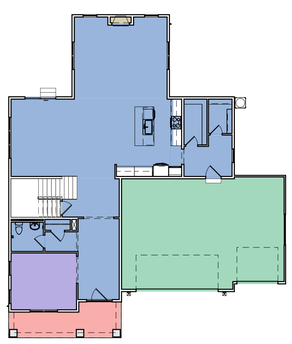
Floor_Concrete.Default = 121 SF

1/4" LVP = 1183 SF

UNFINISHED = 5 SF

CARPET = 1389 SF

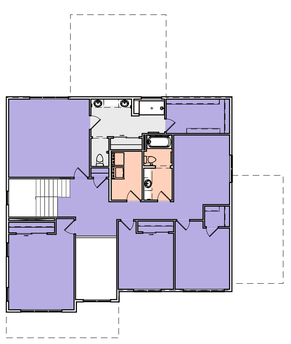
FIRST FLOOR



C. TILE = 114 SF

LVT = 105 SF

SECOND FLOOR



TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/14/2025

PROJECT

PLAN: Sycamore at (MKE) Swan Ridge Farms for SR01

ELEV: Craftsman

LOT: 18

LOT ADDRESS:

DRAWING TITLE

SCHEDULES

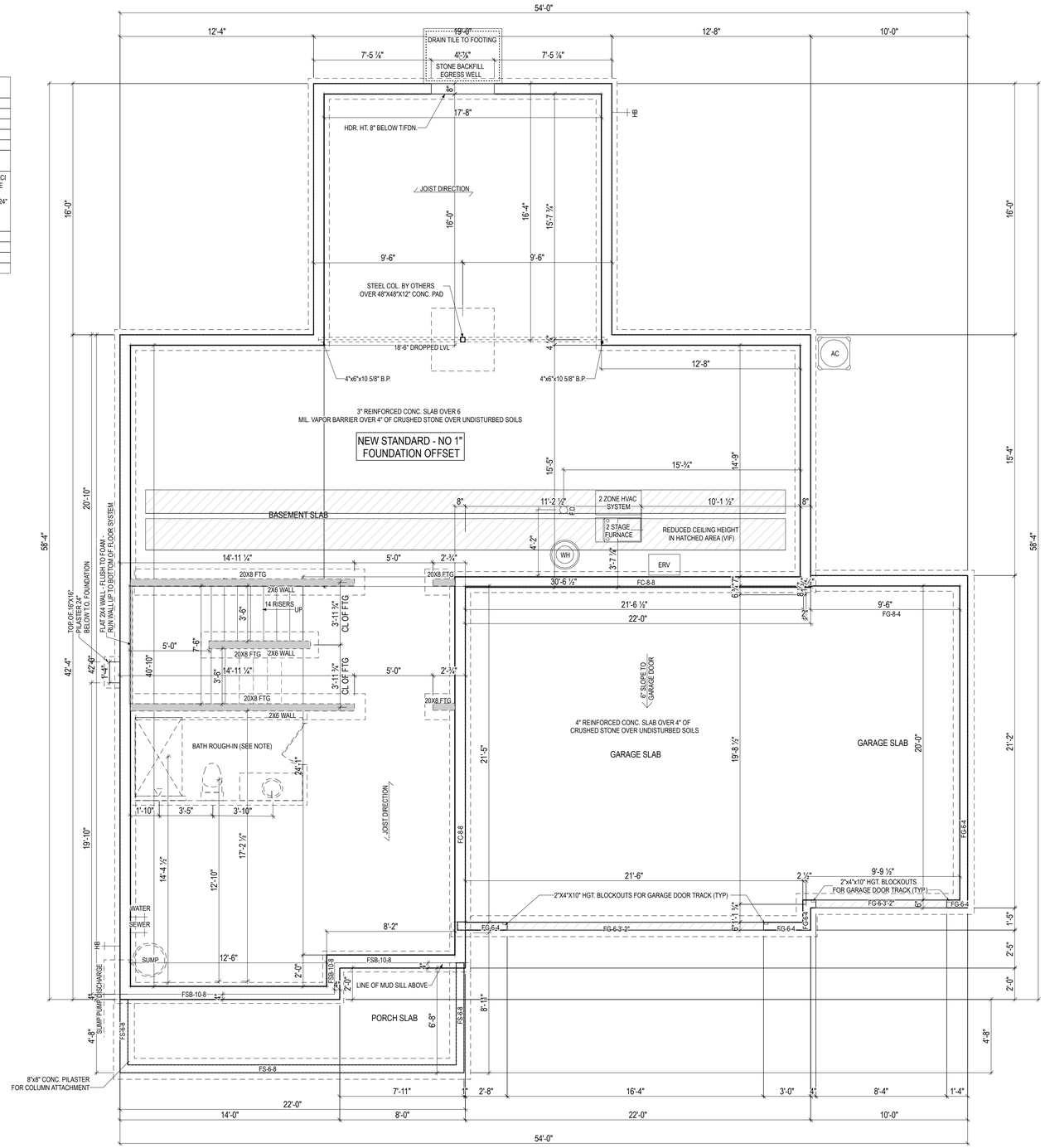
SHEET NUMBER

A-010

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Attachment: Plans (10144 : Tim OBrien Homes)

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



1 FOUNDATION PLAN
A-050
1/4" = 1'-0" @ 22" x 34"

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

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/14/2025

PROJECT

PLAN: Sycamore at (MKE) Swan Ridge Farms for SR01

ELEV: Craftsman

LOT: 18

LOT ADDRESS:

DRAWING TITLE

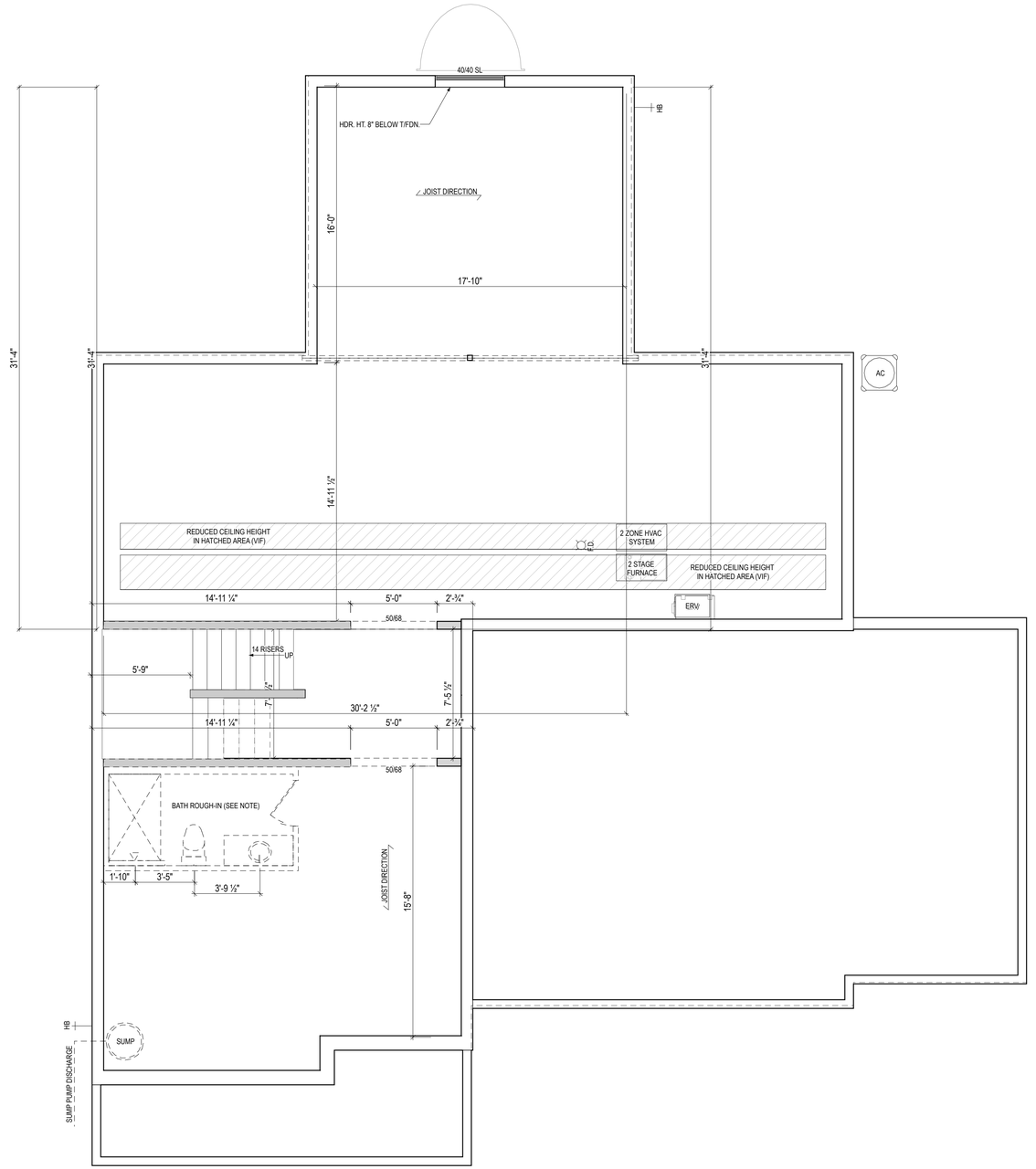
FOUNDATION PLAN

SHEET NUMBER

A-050

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Attachment: Plans (10144 : Tim O'Brien Homes)



1 FLOOR PLAN
A-100
1/4" = 1'-0" @ 22" x 34"

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/14/2025

PROJECT

PLAN: Sycamore at (MKE) Swan Ridge Farms for SR01E
ELEV: Craftsman
LOT: 18

LOT ADDRESS:

DRAWING TITLE

FINISHED BASEMENT PLAN

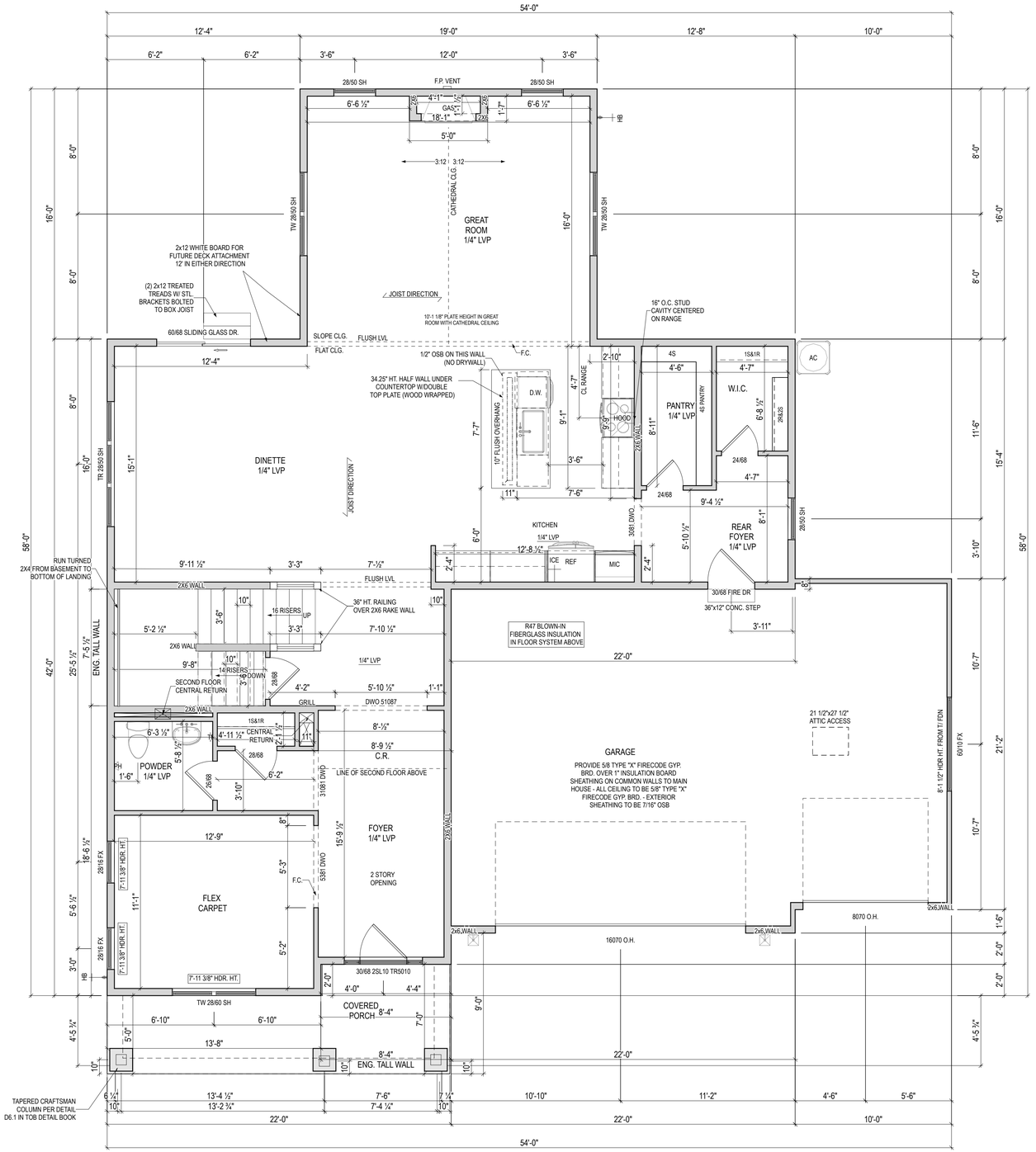
SHEET NUMBER

A-100

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Attachment: Plans (10144 : Tim O'Brien Homes)

PLAN NOTES - FIRST FLOOR
ALL DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2X6 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2X4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
GARAGE WALLS ARE 2X4 STUD GRADE OR BETTER AT 16" O.C.
CEILING HEIGHT AT FIRST FLOOR IS 9'-0" UNLESS OTHERWISE NOTED
WINDOW HEADER HEIGHT AT FIRST FLOOR IS 6'-11 3/8" FROM TOP OF FLOOR UNLESS OTHERWISE NOTED
CABINET BLOCKING PER CABINET LAYOUT AS NECESSARY
DRYWALL CORNERS TO BE SQUARE UNLESS OTHERWISE NOTED
WINDOW WRAPS TO BE DRYWALL W/ WOOD SILL UNLESS OTHERWISE NOTED
ROUGH DOOR OPENINGS WILL HAVE A MIN. OF 4" IN A CORNER UNLESS OTHERWISE NOTED
DEDICATED RETURNS IN PRIMARY SUITE
WOOD WRAPPED ISLAND CABINETS



1 FLOOR PLAN
A-101
1/4" = 1'-0" @ 22" x 34"

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

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/14/2025

PROJECT

PLAN: Sycamore at (MKE) Swan Ridge Farms for SR01

ELEV: Craftsman

LOT: 18

LOT ADDRESS:

DRAWING TITLE

FIRST FLOOR PLAN

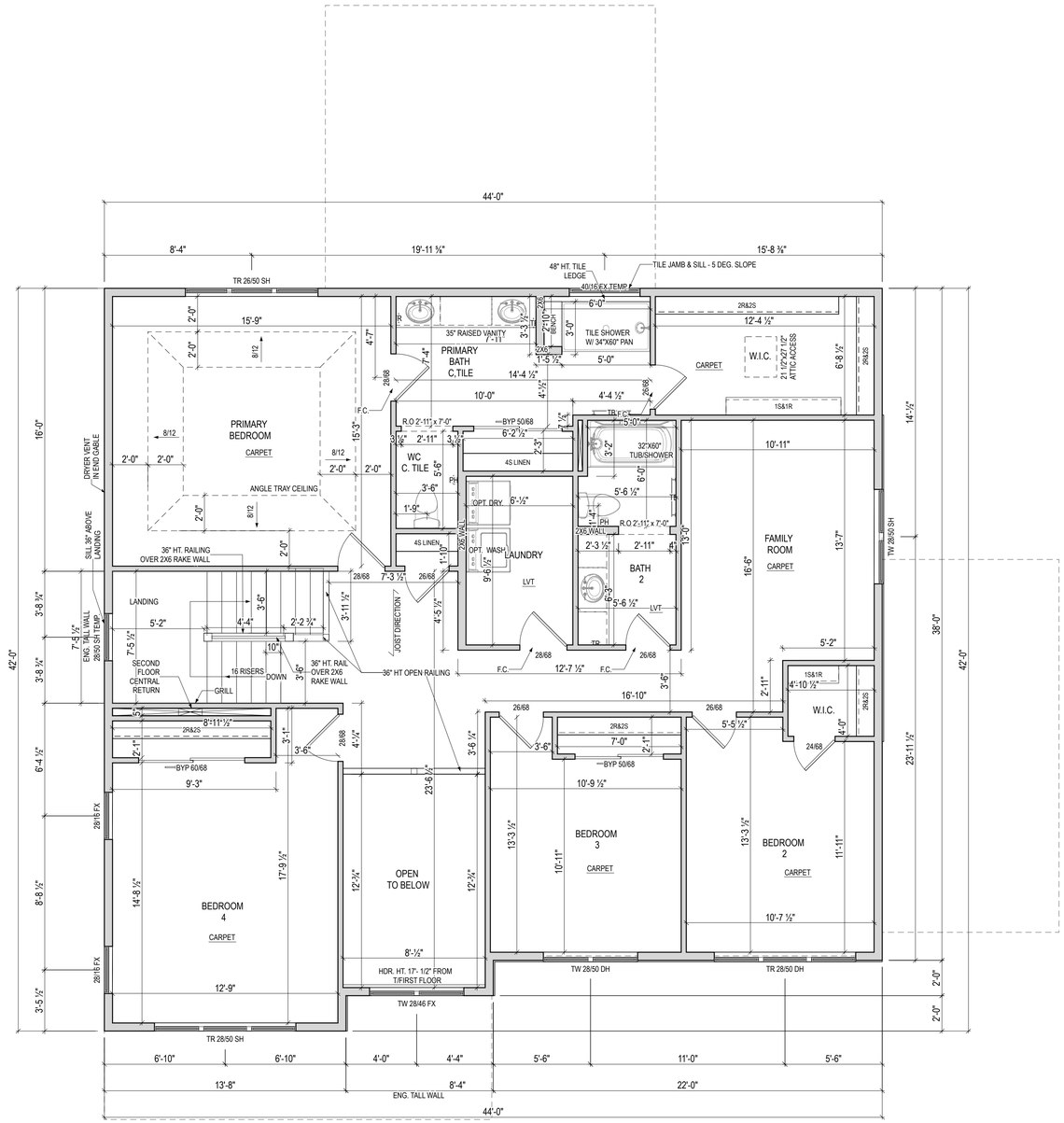
SHEET NUMBER

A-101

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Attachment: Plans (10144 : Tim O'Brien Homes)

PLAN NOTES - SECOND FLOOR
ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2X6 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2X4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
CEILING HEIGHT AT SECOND FLOOR IS 8'-0" UNLESS OTHERWISE NOTED
WINDOW HEADER HEIGHT AT SECOND FLOOR IS 6'-11 3/8" FROM TOP OF FLOOR UNLESS OTHERWISE NOTED
DRYWALL CORNERS TO BE SQUARE UNLESS OTHERWISE NOTED
WINDOW WRAPS TO BE DRYWALL W/ WOOD SILL UNLESS OTHERWISE NOTED
ROUGH DOOR OPENINGS WILL HAVE A MIN. OF 4" IN A CORNER UNLESS OTHERWISE NOTED
DEDICATED RETURNS IN PRIMARY SUITE



1 / A-102 FLOOR PLAN

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

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/14/2025

PROJECT

PLAN: Sycamore at (MKE) Swan Ridge Farms for SR01

ELEV: Craftsman

LOT: 18

LOT ADDRESS:

DRAWING TITLE

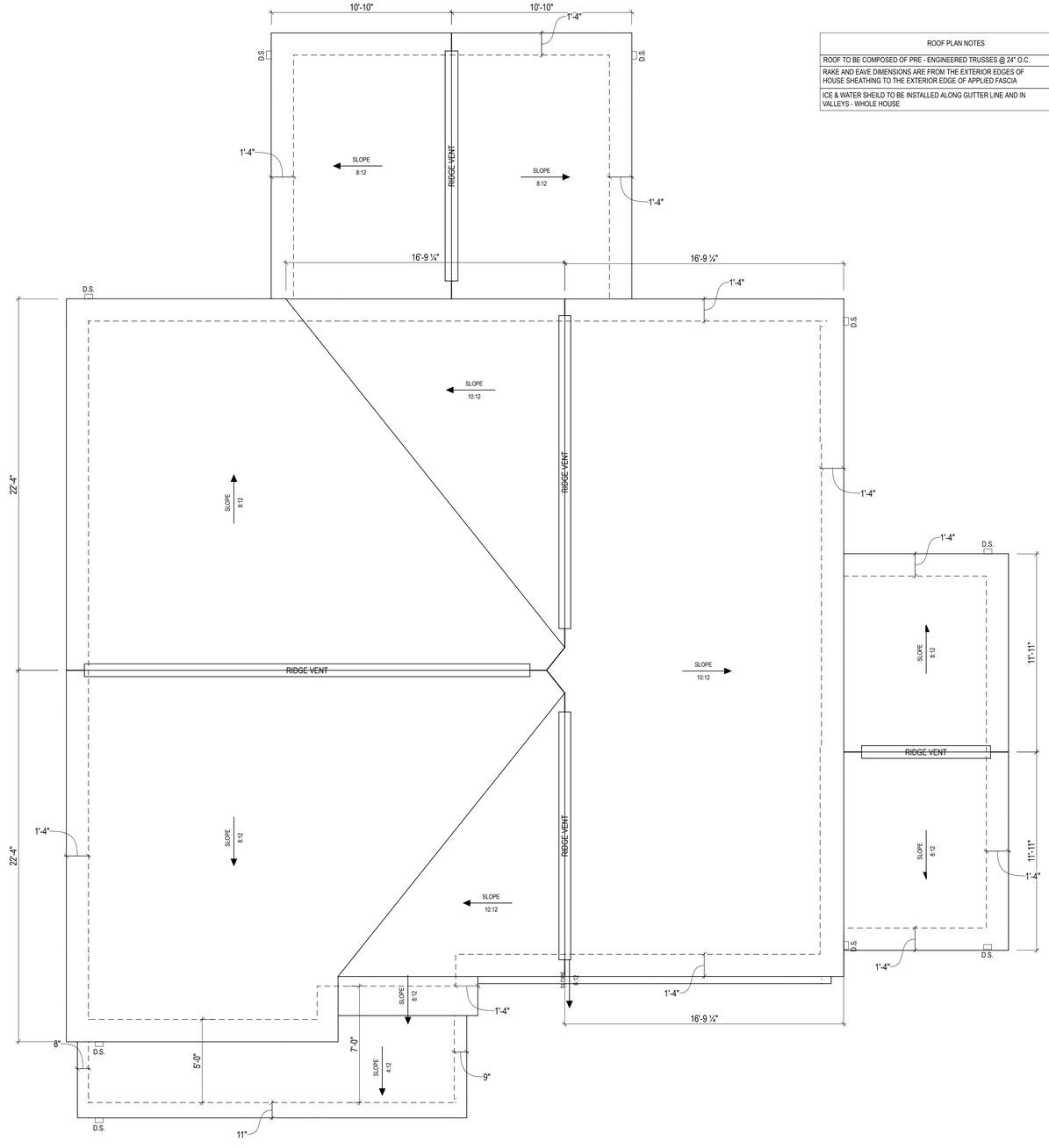
SECOND FLOOR PLAN

SHEET NUMBER

A-102

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Attachment: Plans (10144 : Tim O'Brien Homes)



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

1 ROOF PLAN
A-120
1/4" = 1'-0" @ 22" x 34"

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

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/14/2025

PROJECT

PLAN: Sycamore at (MKE) Swan Ridge Farms for SR01E
ELEV: Craftsman
LOT: 18

LOT ADDRESS:

DRAWING TITLE

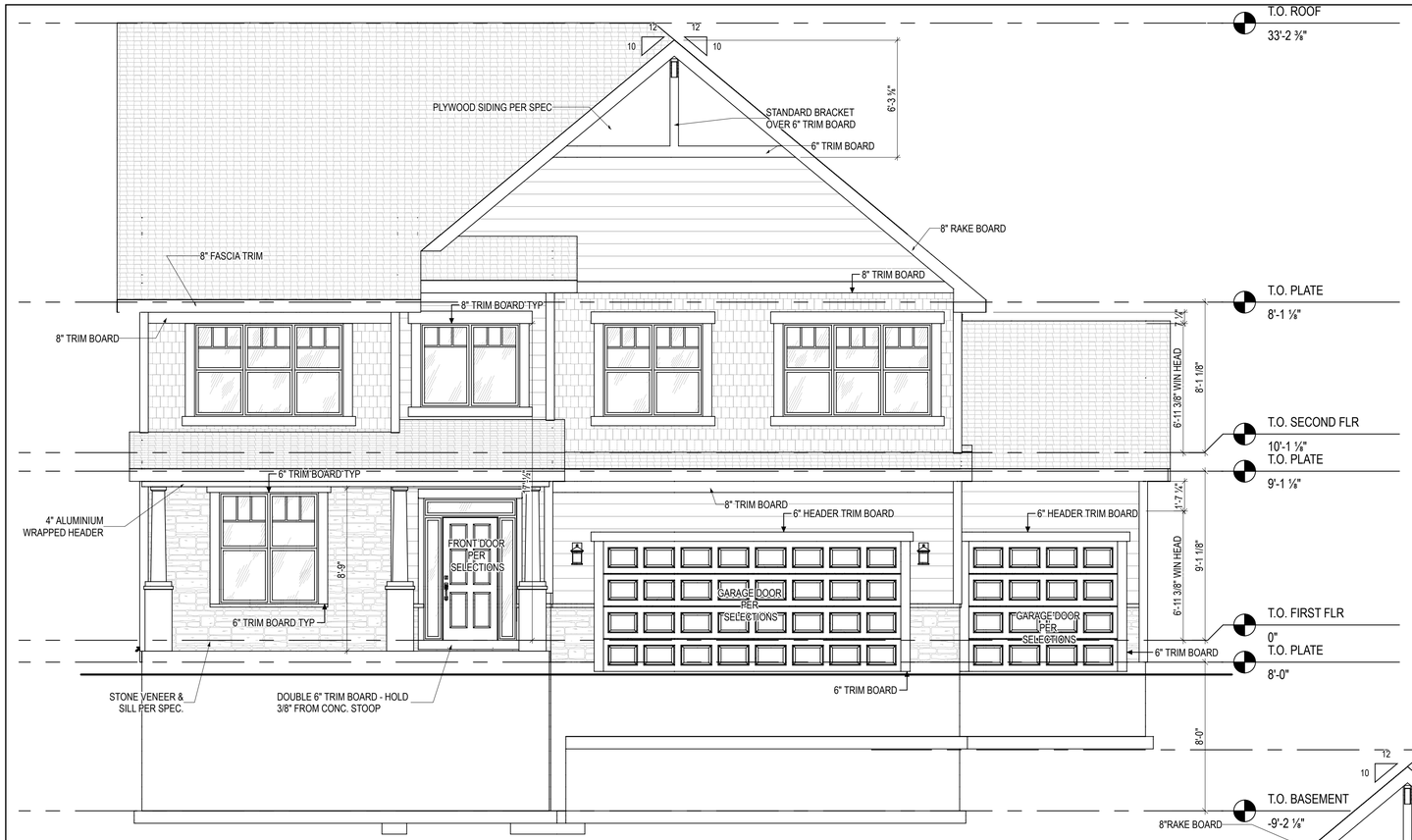
ROOF PLAN

SHEET NUMBER

A-120

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Attachment: Plans (10144 : Tim O'Brien Homes)



1 A-200 FRONT ELEVATION

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

SCHEDULE S1
HORIZONTAL SIDING TYPE: HARDBOARD
SHAKE SIDING TYPE: HARDBOARD
SOFFIT TYPE: ALUMN. SOFFIT
FASCIA TYPE: ALUMN. FASCIA
EXTERIOR CORNERS: HARDBOARD
WINDOW WRAPS: 5/4"X SEE ELEVATIONS
ATTIC INSULATION: R50 W/ ATTIC SEALANT PACKAGE
SHINGLES: DIMENSIONAL
EXTERIOR WALL INSULATION: BLOWN IN FIBEGLASS (R-23)
EXTERIOR WALL SHEATHING - SEE PLAN & DETAILS FOR MORE INFORMATION: 7/16" OSB W 1" FOAM SHEATHING

2 A-200 REAR ELEVATION

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



TIM O'BRIEN homes

SR (96) - Swan Ridge Farms (

N27W24075 Paul Court Suite 100
Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	8/27/2024

PROJECT

PLAN: {{ OptionPreset }}

ELEV: Craftsman

LOT: 18

LOT ADDRESS: {{ LotAddress }}

DRAWING TITLE

FRONT / REAR ELEVATION

ISSUE

A-200

NOT FOR CONSTRUCTION

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Attachment: Plans (10144 : Tim O'Brien Homes)



1 A-201 RIGHT ELEVATION
1/4" = 1'-0" @ 22" x 34"

TIM O'BRIEN homes

SR (96) - Swan Ridge Farms (

N27W24075 Paul Court Suite 100
Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	8/27/2024

PROJECT

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

LOT ADDRESS: {{ LotAddress }}

DRAWING TITLE

RIGHT ELEVATION

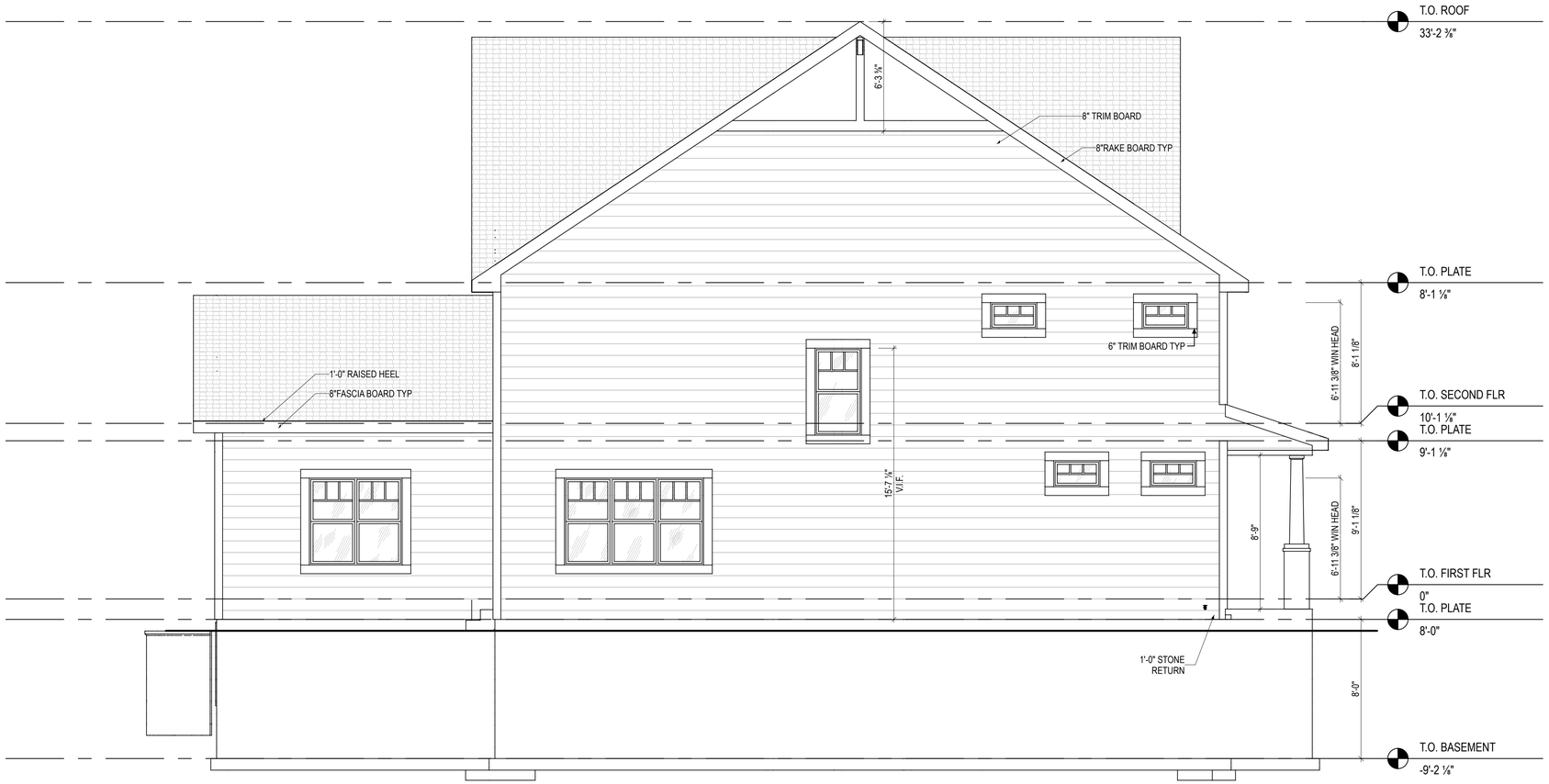
ISSUE

A-201

NOT FOR CONSTRUCTION

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Attachment: Plans (10144 : Tim O'Brien Homes)



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

TIM O'BRIEN homes

SR (96) - Swan Ridge Farms (

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Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	8/27/2024

PROJECT

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

LOT ADDRESS: {{ LotAddress }}

DRAWING TITLE

LEFT ELEVATION

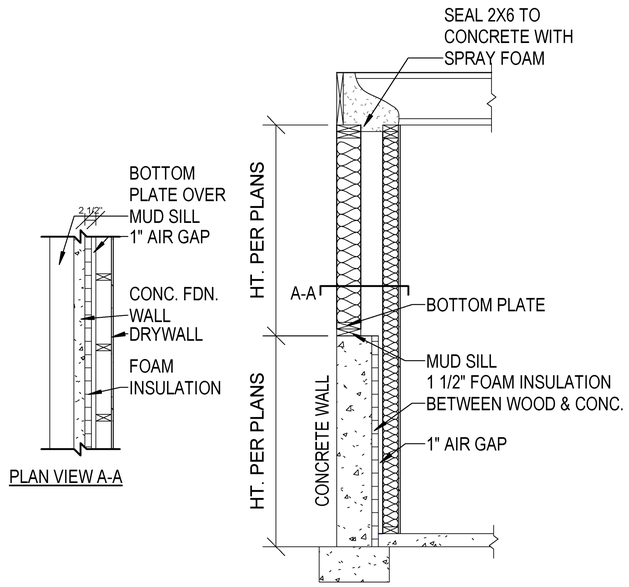
ISSUE

A-202

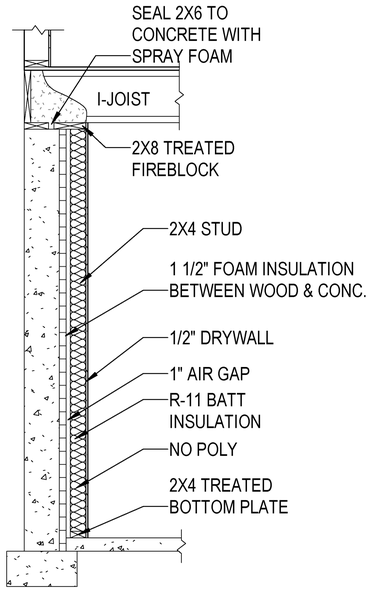
NOT FOR CONSTRUCTION

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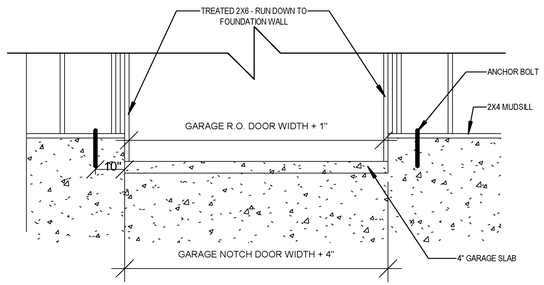
Attachment: Plans (10144 : Tim O'Brien Homes)



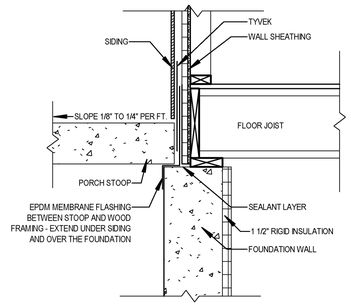
10 FULL HT. FINISHED BASEMENT WALL WITH LOOKOUT EXPOSURE
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



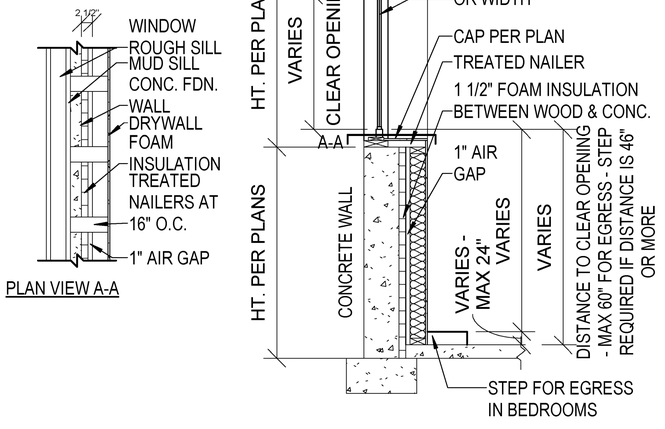
11 FINISHED BASEMENT WALL SECTION
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



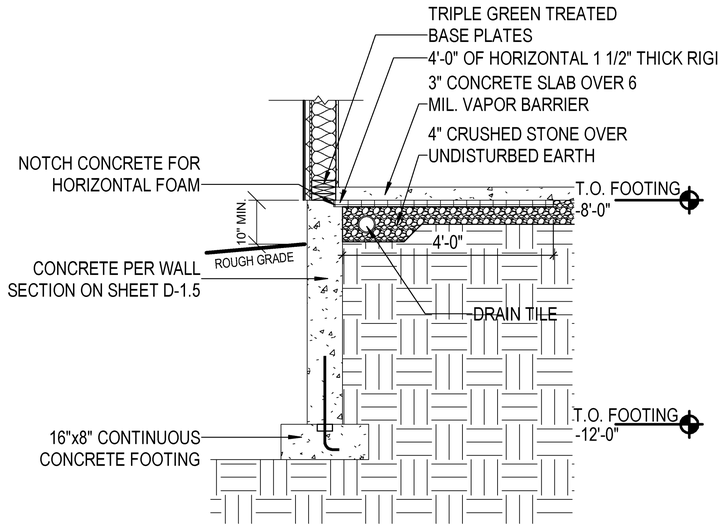
1 GARAGE CUTOUT
1/4" = 1'-0"



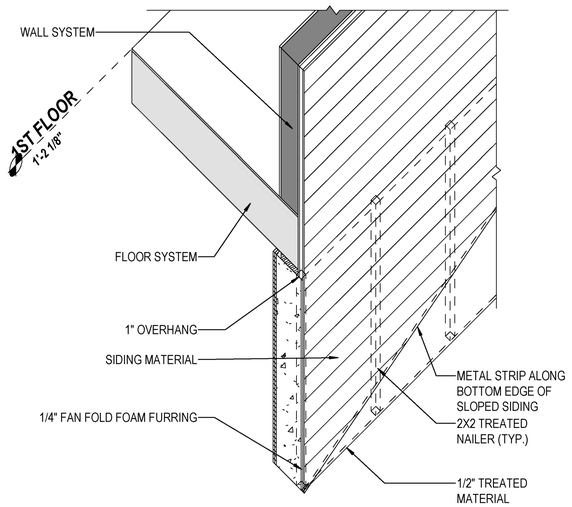
2 CONCRETE STOOP FLASHING SECTION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



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



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



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

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

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/14/2025

PROJECT
PLAN: Sycamore at (MKE) Swan Ridge Farms for SR01
ELEV: Craftsman
LOT: 18

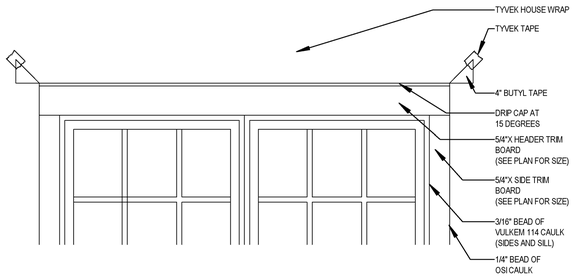
LOT ADDRESS:

DRAWING TITLE
FOUNDATION DETAILS

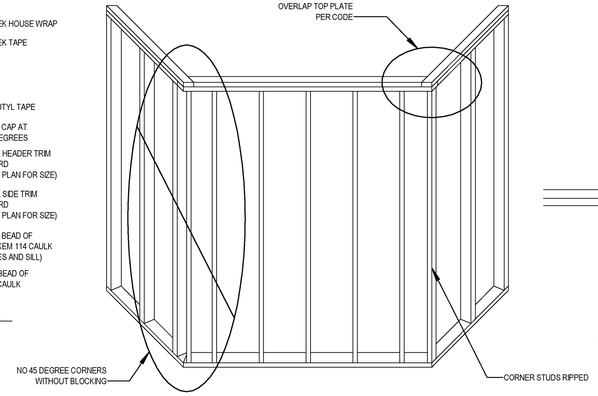
SHEET NUMBER
D-110

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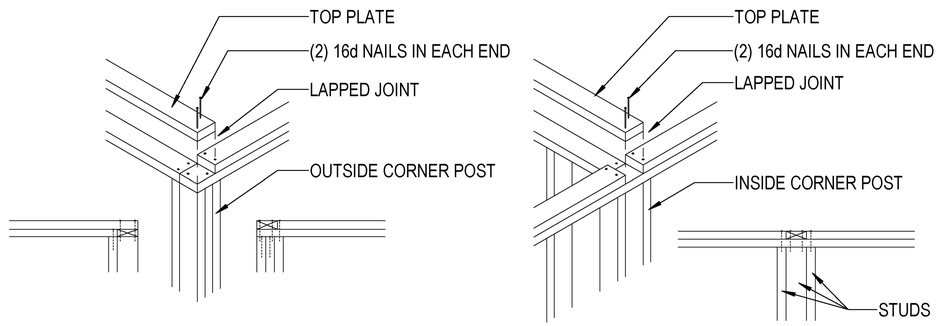
Attachment: Plans (10144 : Tim O'Brien Homes)



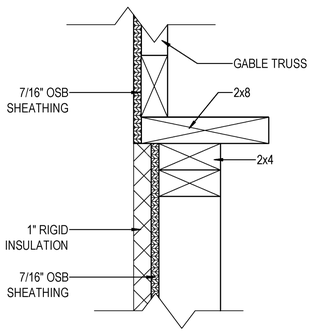
9 WINDOW FLASHING DETAIL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



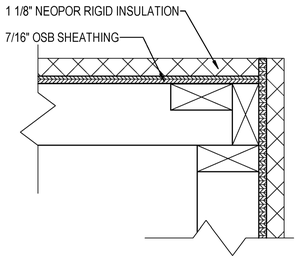
6 45 DEGREE ANGLE - CORNER FRAMING DETAIL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



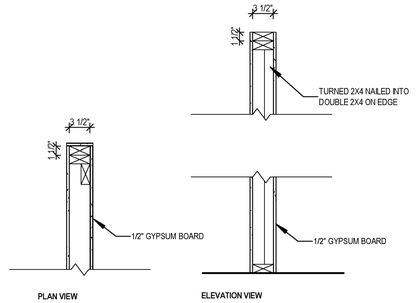
1 TOP PLATE CORNER CONNECTIONS
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



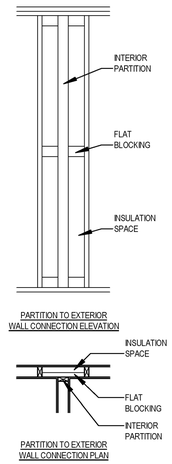
10 GABLE TRANSITION AT HOUSE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



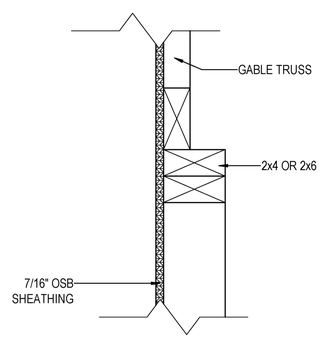
7 OUTSIDE CORNER DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



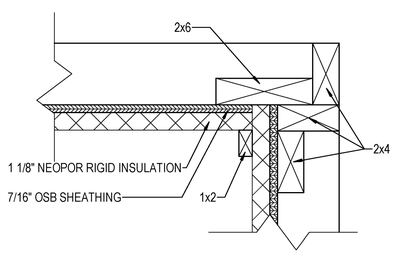
4 REINFORCED FRAMING DETAIL FOR SQUARE AND PLUMB END WALL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



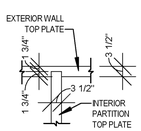
2 PARTITION TO EXTERIOR WALL CONNECTION
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



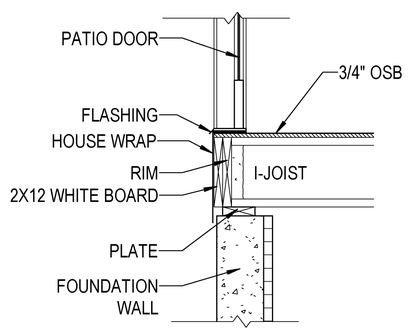
11 GABLE TRANSITION AT GARAGE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



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



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



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

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

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/14/2025

PROJECT

PLAN: Sycamore at (MKE) Swan Ridge Farms for SR01

ELEV: Craftsman

LOT: 18

LOT ADDRESS:

DRAWING TITLE

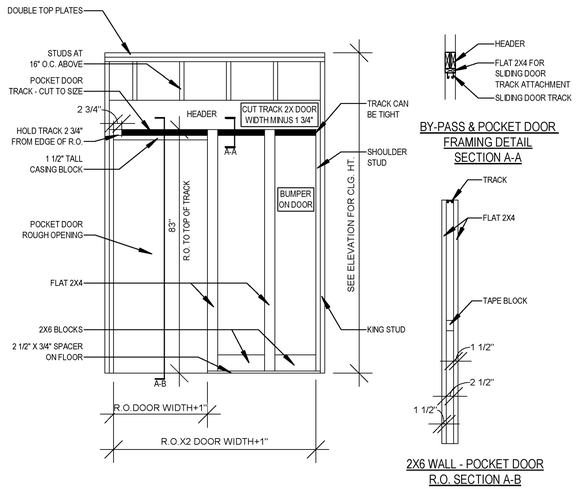
FRAMING DETAILS

SHEET NUMBER

D-130

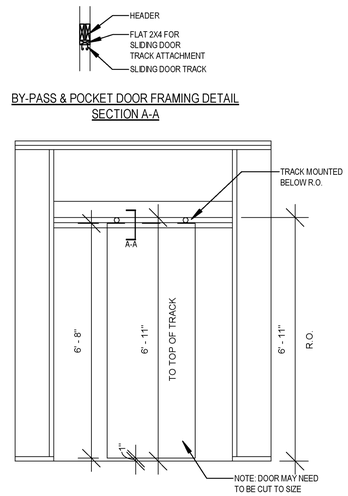
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Attachment: Plans (10144 : Tim O'Brien Homes)



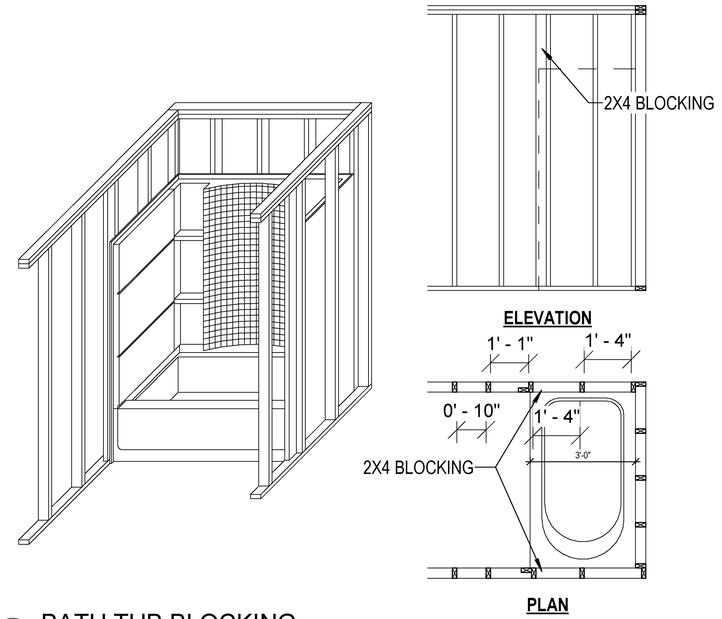
5 POCKET DOOR FRAMING

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



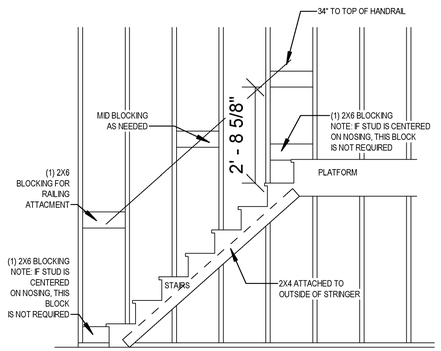
3 BY-PASS DOOR FRAMING

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



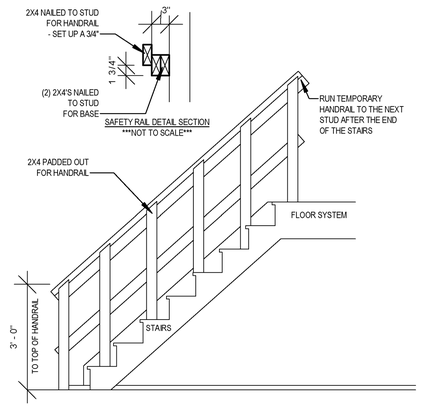
1 BATH TUB BLOCKING

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



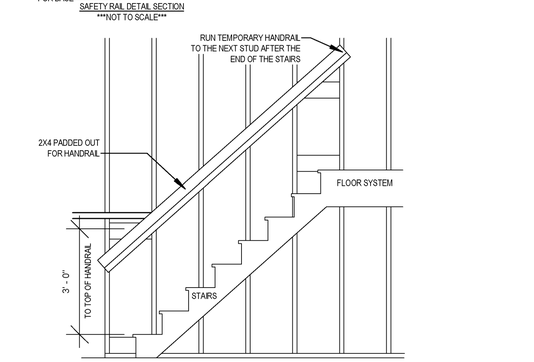
6 STAIRWAY BLOCKING

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



4 TEMPORARY SAFETY RAILING WITHOUT WALL

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



2 TEMPORARY SAFETY RAILING WITH WALL

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

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

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/14/2025

PROJECT

PLAN: Sycamore at (MKE) Swan Ridge Farms for SR01

ELEV: Craftsman

LOT: 18

LOT ADDRESS:

DRAWING TITLE

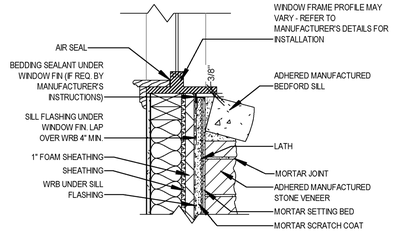
FRAMING DETAILS CONT.

SHEET NUMBER

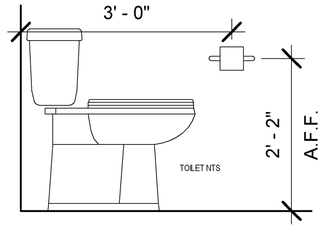
D-140

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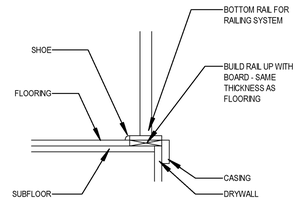
Attachment: Plans (10144 : Tim O'Brien Homes)



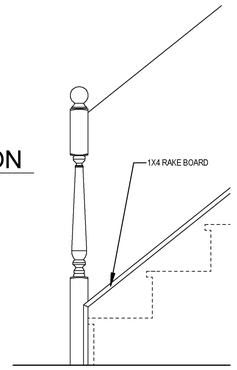
7 STONE SILL AT WINDOW SECTION
3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



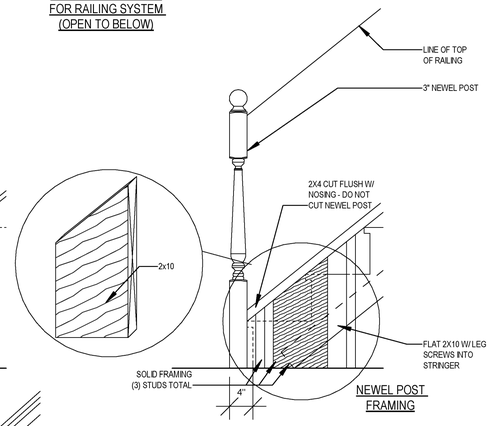
2 TOILET PAPER DISPENSER LOCATION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



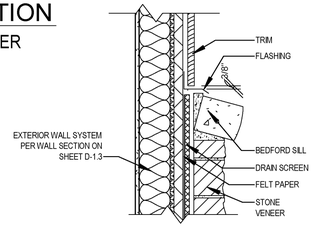
BOTTOM RAIL DETAIL FOR RAILING SYSTEM (OPEN TO BELOW)



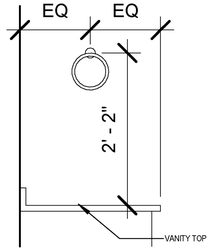
RAKE BOARD UNDER RAILING



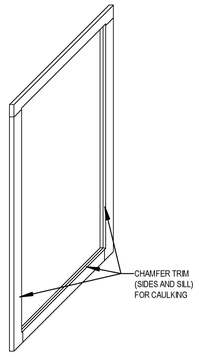
NEWEL POST FRAMING



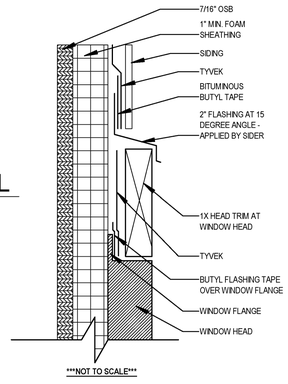
5 STONE SILL AT TRIM SECTION
3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



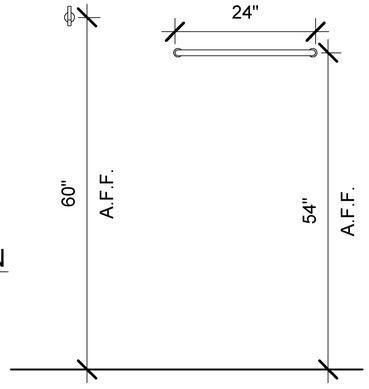
3 HAND TOWEL RING LOCATION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



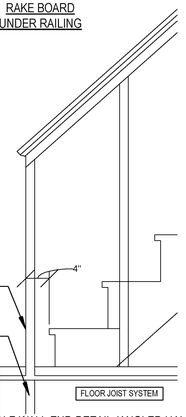
8 INTERIOR WINDOW CHAMFER DETAIL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



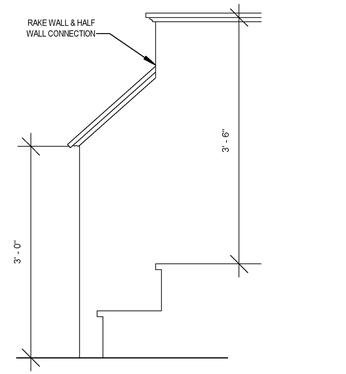
6 TYPICAL WINDOW TRIM INSTALLATION
3" = 1'-0" WHEN PRINTED ON 11X17 PAPER



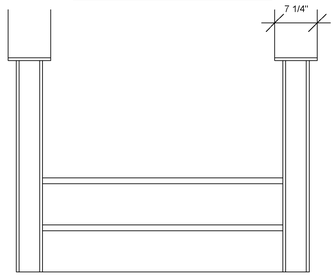
4 ROBE HOOK & TOWEL BAR LOCATION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



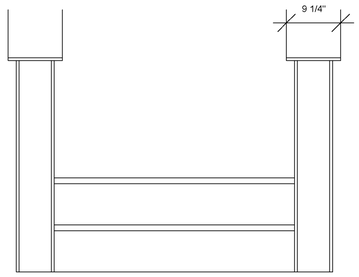
HALF WALL END DETAIL (ANGLED HALF WALL AT STAIRS OR FLAT HALF WALL)



ANGLED HALF WALL & HALF WALL SIDE VIEW



2X4 ANGLED HALF WALL & HALF WALL FRONT VIEW



2X6 ANGLED HALF WALL & HALF WALL FRONT VIEW

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

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

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/14/2025

PROJECT

PLAN: Sycamore at (MKE) Swan Ridge Farms for SR01

ELEV: Craftsman

LOT: 18

LOT ADDRESS:

DRAWING TITLE

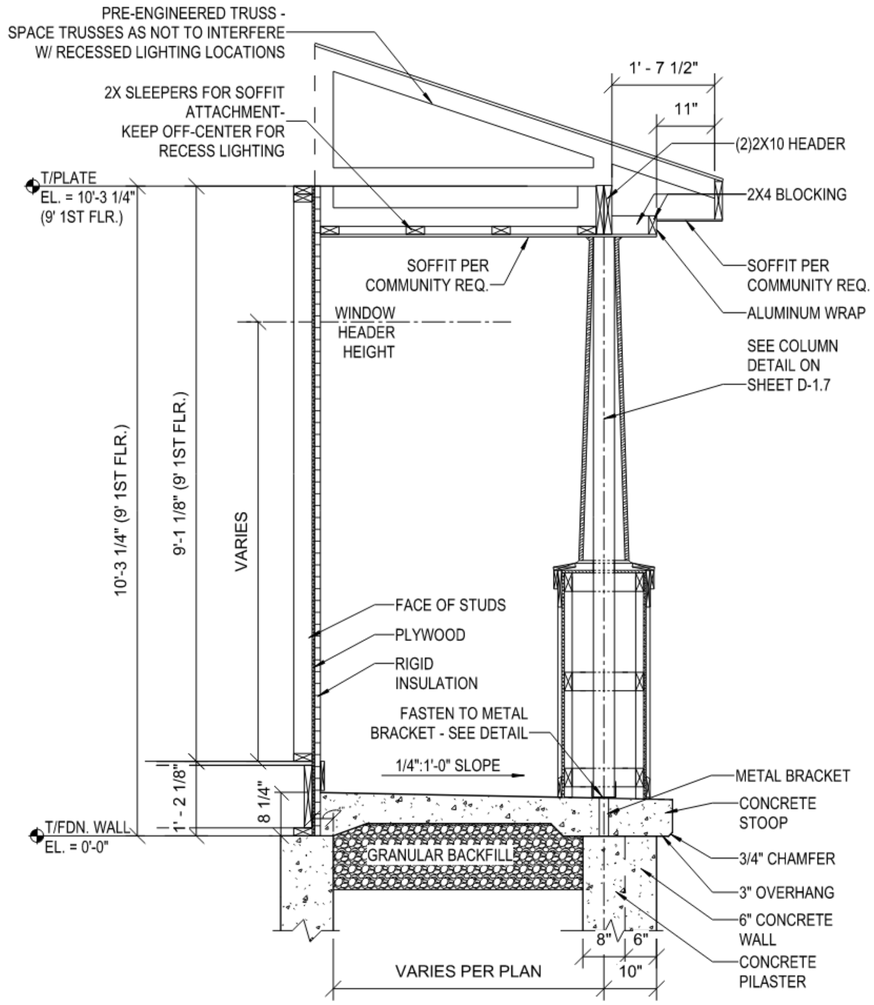
FINISH DETAILS

SHEET NUMBER

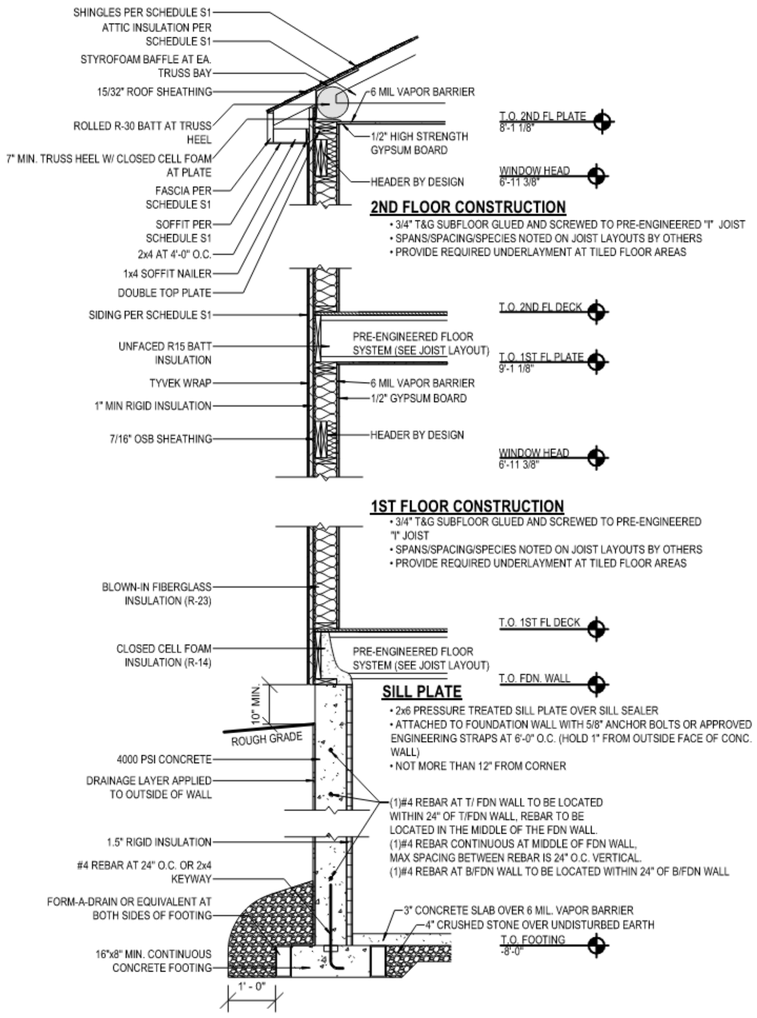
D-150

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Attachment: Plans (10144 : Tim O'Brien Homes)



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



WALL SECTION - 2 STORY ACI ENERGY STAR 2X6
1 3/8" = 1'-0"

1 WALL SECTIONS
D-160

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N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/14/2025

PROJECT

PLAN: Sycamore at (MKE) Swan Ridge Farms for SR01

ELEV: Craftsman

LOT: 18

LOT ADDRESS:

DRAWING TITLE

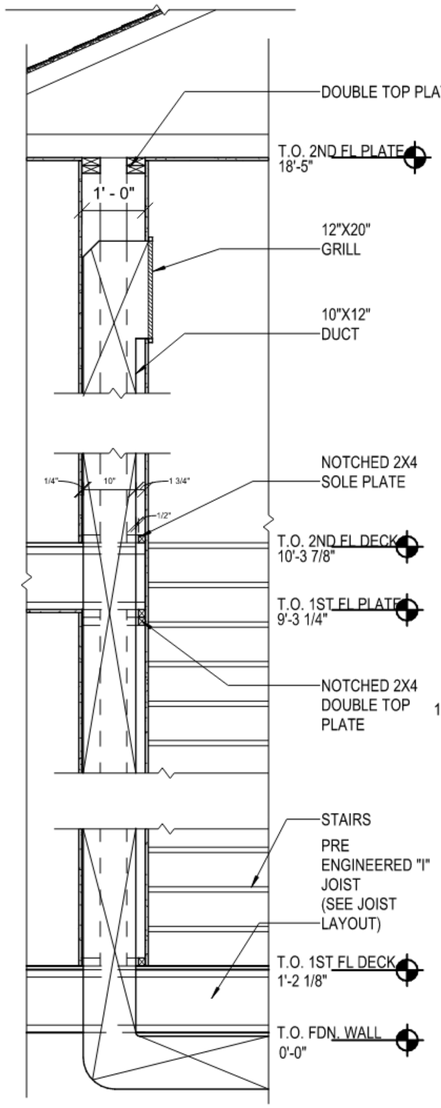
WALL SECTIONS

SHEET NUMBER

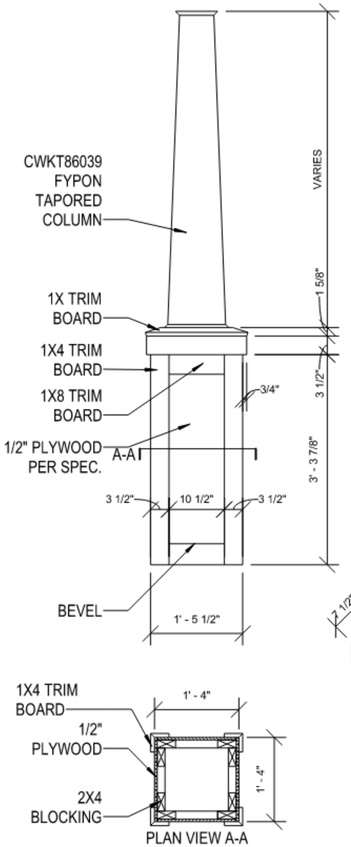
D-160

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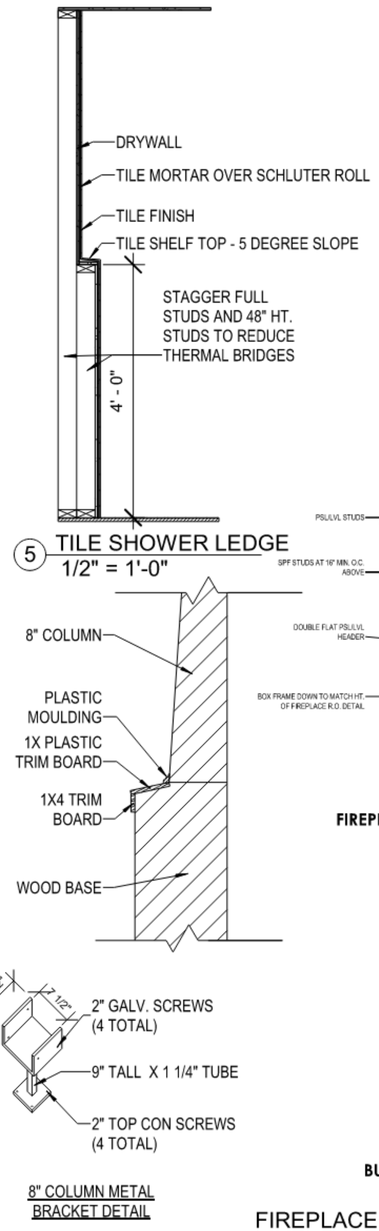
Attachment: Plans (10144 : Tim O'Brien Homes)



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

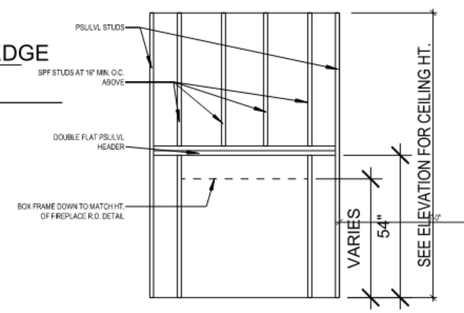


TAPERED CRAFTSMAN COLUMN - WOOD BASE
2 1/2" = 1'-0"



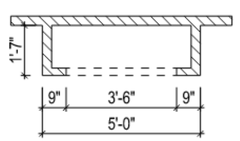
TILE SHOWER LEDGE
1/2" = 1'-0"

8" COLUMN METAL BRACKET DETAIL



FIREPLACE PSL/LVL FRAMING DETAIL

ROUGH OPENING - STONE RETURNS - SL7 UNIT

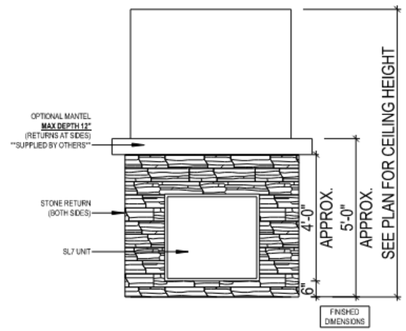


BUMP-IN FIREPLACE - PLAN VIEW

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

CENTRAL RETURN NEXT TO STAIRS DETAIL - 1'-0" CHASE
1/2" = 1'-0"

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



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

1 / D-170 LOT SPEC

TIM O'BRIEN homes
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N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/14/2025

PROJECT
PLAN: Sycamore at (MKE) Swan Ridge Farms for SR01E
ELEV: Craftsman
LOT: 18

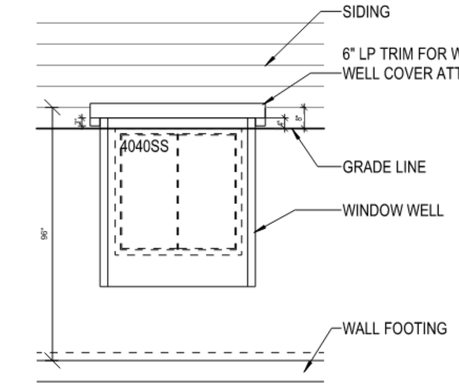
LOT ADDRESS:

DRAWING TITLE
LOT SPEC DETAILS

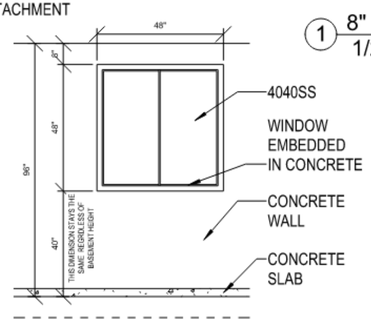
SHEET NUMBER
D-170

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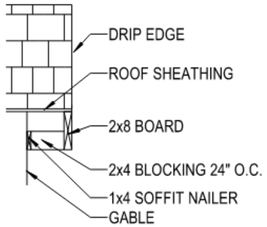
Attachment: Plans (10144 : Tim O'Brien Homes)



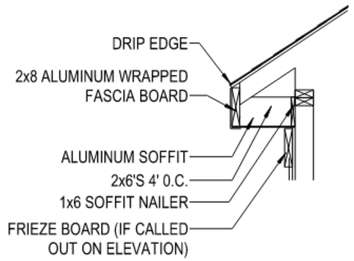
EXTERIOR VIEW



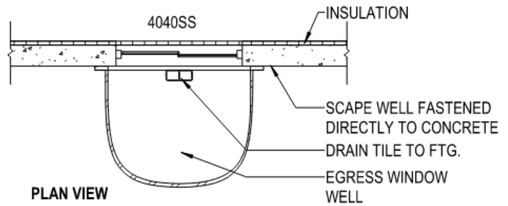
INTERIOR VIEW



1 8" RAKE DETAIL
1/2" = 1'-0"

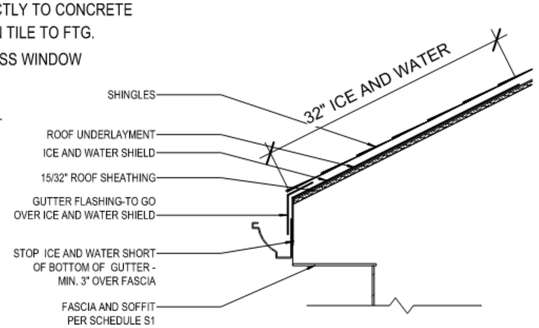


2 EAVE DETAIL (ALUMINUM SOFFIT - ALUMINUM FASCIA)
1/2" = 1'-0"



PLAN VIEW

8 4040SS EMBEDDED EGRESS WINDOW
1/4" = 1'-0"



3 ROOF ICE AND WATER FLASHING - WHOLE HOUSE
3/4" = 1'-0"

1
D-180
LOT SPEC2

TIM O'BRIEN homes
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N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/14/2025

PROJECT

PLAN: Sycamore at (MKE) Swan Ridge Farms for SR01

ELEV: Craftsman

LOT: 18

LOT ADDRESS:

DRAWING TITLE

LOT SPEC DETAILS

SHEET NUMBER

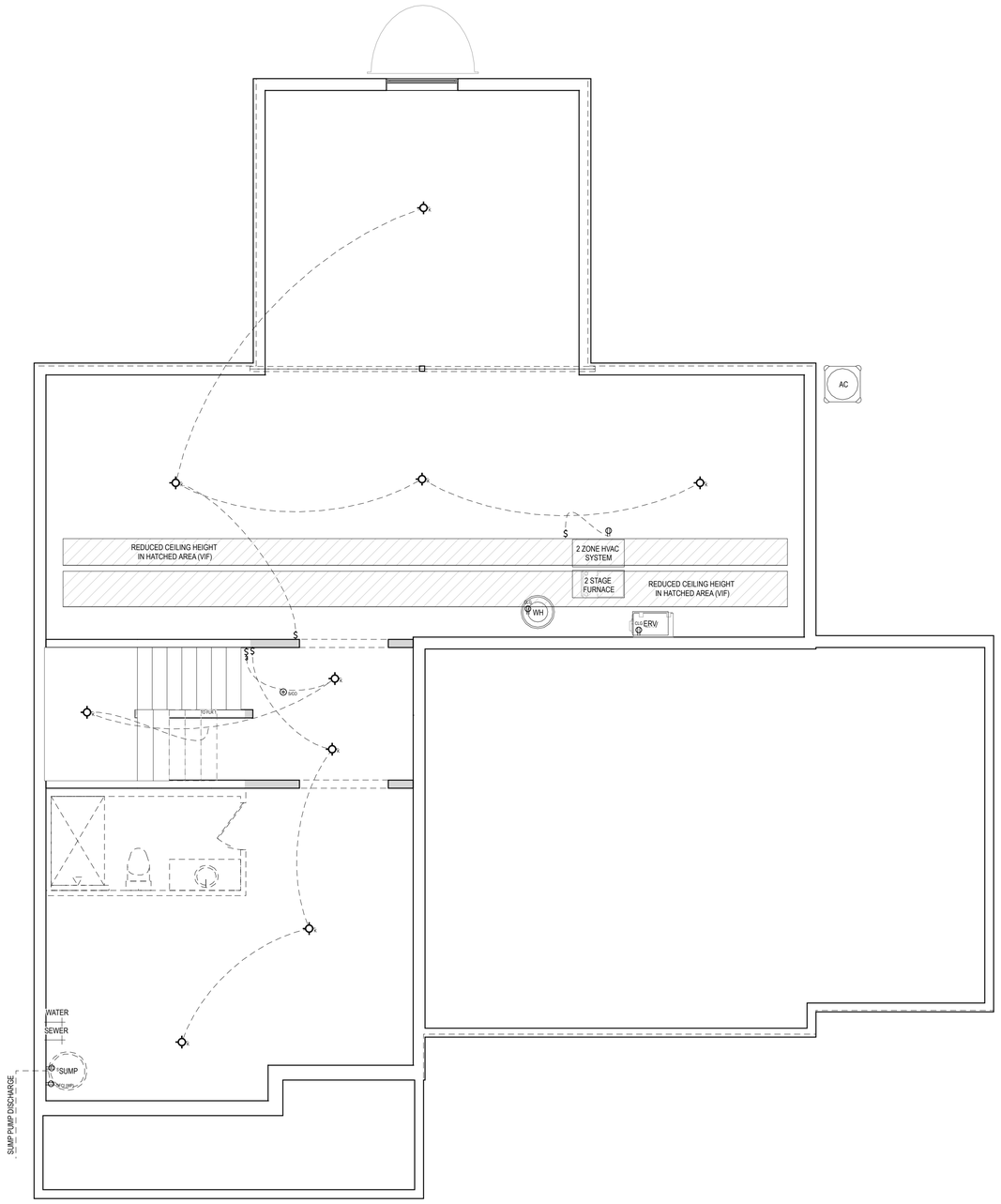
D-180

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Attachment: Plans (10144 : Tim O'Brien Homes)

SYMBOLS	
$	Switch
3 $	Three Way Switch
TO FLR 1	
SCO	Carbon Monoxide/Smoke Detector
GFCI (WP)	GFCI Outlet Waterproof
	Keyless Ceiling Light
	Outlet
CLG	Outlet - Ceiling
Sump	Sump Outlet

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



1 / E-100 ELECTRICAL PLAN

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

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/14/2025

PROJECT

PLAN: Sycamore at (MKE) Swan Ridge Farms for SR01E

ELEV: Craftsman

LOT: 18

LOT ADDRESS:

DRAWING TITLE

FINISHED BASEMENT ELECTRICAL PLAN

SHEET NUMBER

E-100

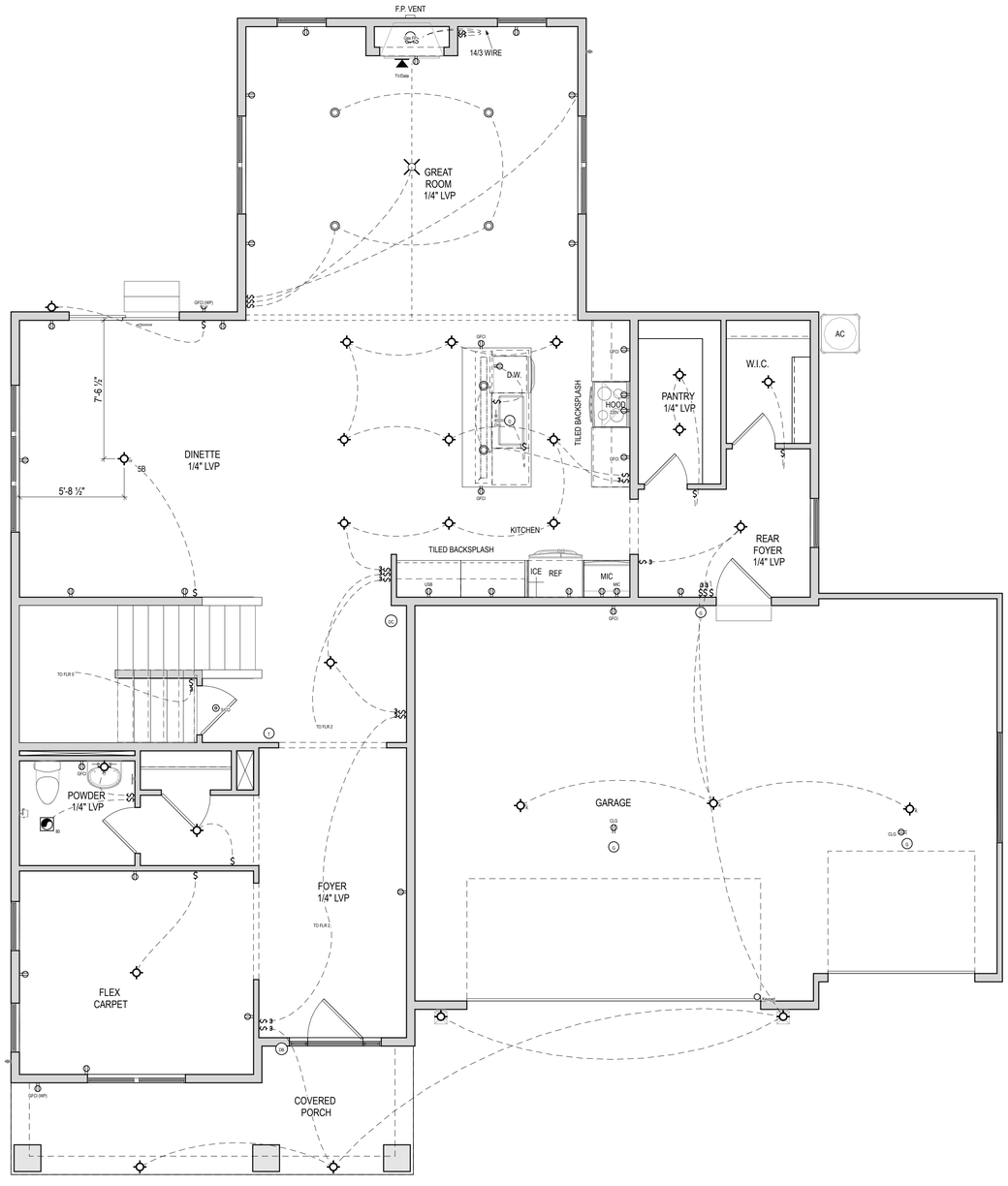
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Attachment: Plans (10144 : Tim O'Brien Homes)

SYMBOLS

$	Switch
3 $	Three Way Switch
TO FLR 1	
80	80 CFM Fan
SCO	Carbon Monoxide/Smoke Detector
	Ceiling Mounted Light
D	Disposal
DB	Doorbell
DC	Doorbell Chime
	Fan Prewire
	Fireplace Outlet (no symbol)
G	Garage Door Opener
GAS	Gas Fireplace
GFCI	GFCI Outlet
GFCI (WP)	GFCI Outlet Waterproof
HL	Hanging Light
KL	Keyless Ceiling Light
Keypad	Keypad
	Outlet
CLG	Outlet - Ceiling
MC	Outlet - Microwave
USB	Outlet - USB
220V	Outlet 220V
PL	Pendant Light
	Recessed Ceiling Light
T	Thermostat
TV/Data	TV/Data Combo
	Wall Mounted Light

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



1 ELECTRICAL PLAN
E-101
1/4" = 1'-0" @ 22" x 34"

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/14/2025

PROJECT

PLAN: Sycamore at (MKE) Swan Ridge Farms for SR01

ELEV: Craftsman

LOT: 18

LOT ADDRESS:

DRAWING TITLE

FIRST FLOOR ELECTRICAL PLAN

SHEET NUMBER

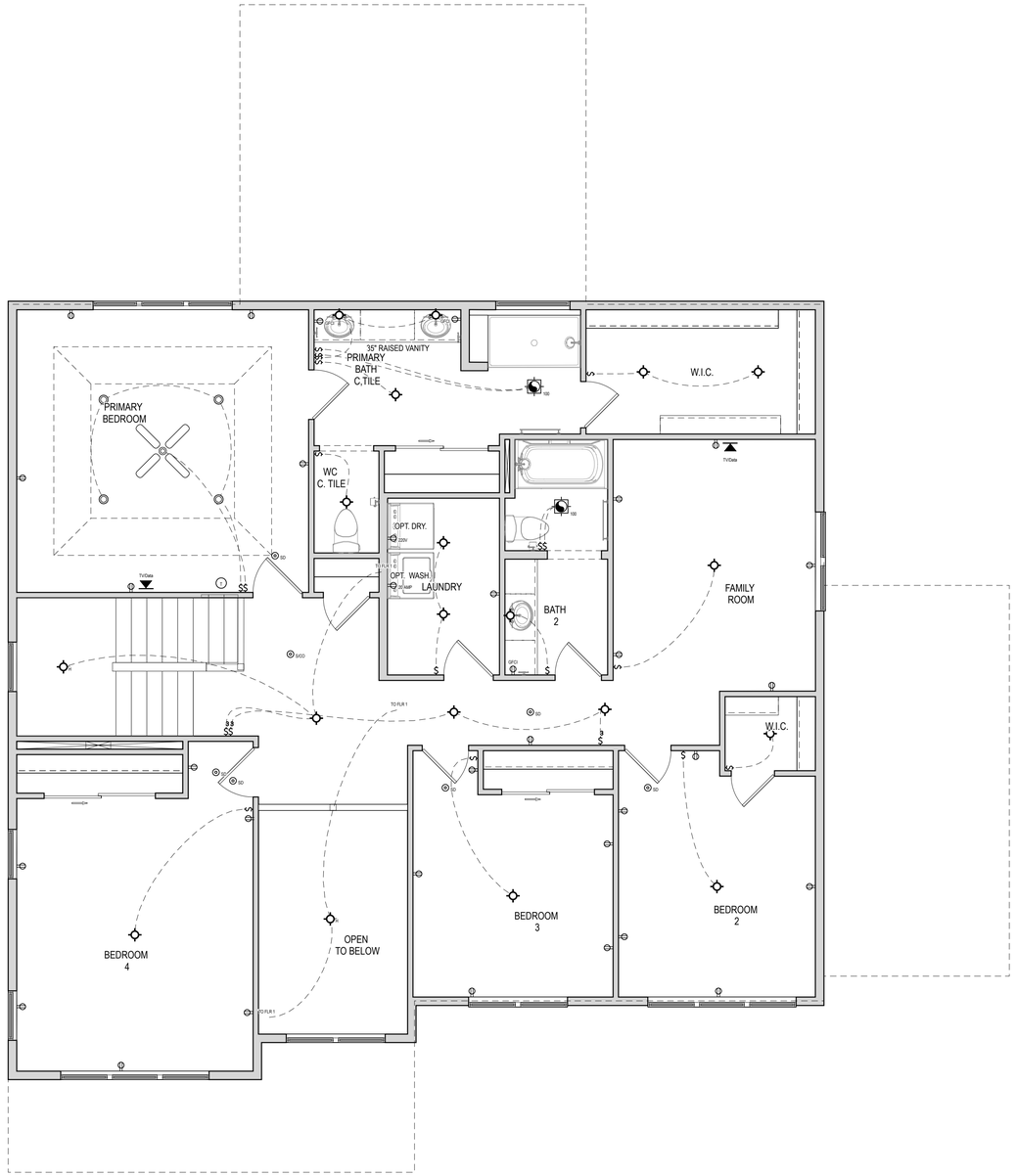
E-101

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Attachment: Plans (10144 : Tim O'Brien Homes)

SYMBOLS	
S	Switch
3 S	Three Way Switch
TO FLR 1	
BF 100	Bath Fan/Light
SCO	Carbon Monoxide/Smoke Detector
	Ceiling Fan/Light
	Ceiling Mounted Light
GFCI	GFCI Outlet
	Hanging Light
	Outlet
220V	Outlet 220V
20 AMP	Outlet: 20 AMP
	Recessed Ceiling Light
SD	Smoke Detector
T	Thermostat
TVData	TV/Data Combo
	Wall Mounted Light

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



1 ELECTRICAL PLAN
E-102
1/4" = 1'-0" @ 22" x 34"

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/14/2025

PROJECT

PLAN: Sycamore at (MKE) Swan Ridge Farms for SR01E
ELEV: Craftsman
LOT: 18

LOT ADDRESS:

DRAWING TITLE

SECOND FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-102

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Attachment: Plans (10144 : Tim O'Brien Homes)