City of Mequon

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, April 12, 2021
6:30 PM
Via Teleconference – GoToMeeting
Agenda

ELECTRONIC MEETING NOTICE: Pursuant to the current recommendation of the CDC limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting will be held virtually through the GoToMeeting platform with each member accessing the meeting remotely. Citizens may also join the meeting online or by phone. Please go to: https://global.gotomeeting.com/join/942258141 or join the meeting online or call into the meeting by dialing 1-877-309-2073 or access code: **942-258-141**

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

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

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

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

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

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

1) Approval of Meeting Minutes
Action requested: review and approve.

a. Meeting Minutes - March 8, 2021

2) Architectural Board Applications

1. John & Laura Leszczynski - **Addition: Enclosed Porch** **CANCELED**
8440 W. Highlander Drive
Subdivision: Highlander Estates Contractor: Rustic Retreats
District 4 – 6:30 p.m. Architect: Owner

2. Koben & Debbie Miceli - **New Single-Family Residence** **CANCELED**
2348 W. Saddlebrook Lane
Subdivision: Saddlebrook Park Contractor: Regency Builders
District 5 – 6:40 p.m. Architect: Steve Wollersheim

3. Tim & Amy Damon - **Addition: Second Floor**
3030 W. Donges Bay Road
Subdivision: Wey Acres Contractor: Owner
District 7 – 6:45 p.m. Architect: Meg Baniukiwicz

4. Kane Harvey - **Addition: First & Second Floor**
729 W. San Jose Drive
Subdivision: Bonnie Lynn Highlands Contractor: Entech Builders
District 8 – 6:55 p.m. Architect: Drexel Building Supply

5. Drake & Jennifer Zortmann - **Addition: Attached Garage**
11027 N. Lake Shore Drive
Subdivision: N/A Contractor: Owner
District 8 – 7:05 p.m. Architect: Owner

6. David & Judy Eager - **New Single-Family Residence**
10298 N. Wildwood Court
Subdivision: Wildwood Preserve Contractor: Regency Builders
District 8 – 7:15 p.m. Architect: Regency Builders

7. Curt & Tammy Trau - **Inground Swimming Pool & Cabana**
13071 N. West Shoreland Drive
Subdivision: N/A Contractor: Owner
District 1 – 7:20 p.m. Architect: Pool Works, Inc.

8. Dave & Jean Johnson - **Outbuilding**
3330 W. Freistadt Road
Subdivision: N/A Contractor: Morton Building, Inc.
District 1 – 7:30 p.m. Architect: Morton Building, Inc.

9. Adam & Kathryn Meltzer - 8616 N. Bonniwell Road
   Subdivision: N/A
   District 1 – 7:40 p.m.

   Detached Garage

   Contractor: Coach House Homes LLC
   Architect: Hundt Architecture

10. John Alden & Oscar Dromin - 12837 N. Highgate Court
    Subdivision: Highgate
    District 1 – 7:50 p.m.

    New Single-Family Residence

    Contractor: Trustway Homes, Inc.
    Architect: Michael Kuhr

11. Michael & Ann Regenfuss - 13420 N. Silver Fox Drive
    Subdivision: Fox Farms
    District 1 – 7:55 p.m.

    New Single-Family Residence

    Contractor: Lakeside Development Co.
    Architect: Lakeside Development Co.

12. Michael E. Van Treeck - 12765 N. Rotary Park Court
    Subdivision: N/A
    District 1 – 8:00 p.m.

    New Single-Family Residence

    Contractor: Demlang Builders, Inc.
    Architect: Demlang Builders, Inc.

13. Anderson Homes LLC - 13774 N. Pine View Court
    Subdivision: Riverland Estates
    District 1 – 8:05 p.m.

    New Single-Family Residence

    Contractor: Anderson Homes LLC
    Architect: Anderson Homes LLC

14. Anderson Homes LLC - 13853 N. Pine View Court
    Subdivision: Riverland Estates
    District 1 – 8:10 p.m.

    New Single-Family Residence

    Contractor: Anderson Homes LLC
    Architect: Anderson Homes LLC

15. Justin & Terri Black - 11851 N. Ridgeway Avenue
    Subdivision: Solar Heights
    District 3 – 8:15 p.m.

    Addition: Second Floor

    Contractor: Gabor Design Build
    Architect: Bryan Wick

16. Jonathan Omer - 2049 W. Martin Way
    Subdivision: Bonniwell Trace
    District 5 – 8:25 p.m.

    Re-Submittal for a New Single-Family Residence

    Contractor: Kingfogl Construction
    Architect: Kingfogl Construction

3) Adjourn

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

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 12, 2021**
SUBJECT: **Meeting Minutes - March 8, 2021**

Attachments:
3.8 (PDF)

City of Mequon

11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
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INSPECTION DIVISION

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

Minutes

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

Present: Chairman Scott Reed

Members at Large: Dawn Sederholm, Paul Apfelbach, John Mikkelson,

Aldermanic District Members: Tom Irvin, Carol Zolot, Jason Dozark

Building Inspector: Mike Hadley

2. **Meeting Minutes**

Minutes from the February 8, 2021 meeting were approved by At-Large Member, Paul Apfelbach and seconded by Chairman At-Large, Scott Reed.

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 3 6:30 pm	**New Single-Family Side x Side Condominiums with and without sunroom**	David Hoff Development 5951 W. Woods Court and 12448 N. Crane Bay Court Subd: The Woods at Highland Park	Cont: Northtrack Construction Arch: Architectural Develop. Serv.

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

Conditions: Plans approved as submitted.

Attachment: 3.8 (6107 : Meeting Minutes)

2)	Dist. 3 6:35 pm	**Addition:** **Attached Garage**	Cliff & Laura Hook 11416 N. Glenwood Drive Subd: Solar Heights	Cont: Mikkelson Builders Arch: Fred Dahms Jr.

Moved to Approve: Irvin
Seconded by: Dozark
Abstained: Mikkelson
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted.

3)	Dist. 5 6:45 pm	**New Single-Family** **Residence**	Koben & Debbie Miceli 2348 W. Saddlebrook Lane Subd: Saddlebrook Park	Cont: Regency Builders Arch: Steve Wollersheim

Moved to Approve:
Seconded by:

CANCELED

Approved:
Vote:

Conditions:

4)	Dist. 6 6:50 pm	**Addition:** **Attached Garage**	Catherine Frohman 10412 N. Sunflower Court Subd: North Shore Estates East	Cont: Creative Fabricators Arch: Minser Design

Moved to Approve: Apfelbach
Seconded by: Mikkelson
Opposed: Reed
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted

Attachment: 3.8 (6107 : Meeting Minutes)

5)	Dist. 7 7:00 pm	**Addition:** **Second Story**	Mark & Tammy Smith 10022 N. LaCresta Drive Subd: Town & Country	Cont: 12 Gauge Construction Arch: Patti Freymuth

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

Conditions: Plans approved as submitted with the following conditions:
1. Add matching transom window with shutters to second story on North elevation
2. All windows and doors to match with grids

6)	Dist. 7 7:10 pm	**New Single-Family Residence with Cabana**	Joe & Jill Kohli 9920 N. Range Line Road Subd: N/A	Cont: Mikkelson Builders Arch: Fred Dahms Jr.

Moved to Approve: Irvin
Seconded by: Reed
Abstained: Mikkelson
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted with the following condition:
1. Add stone beltway between sliding doors on left elevation

7)	Dist. 7 7:15 pm	**Re-Submittal:** Carport Tabled at 2/8/21 Meeting	Michael Trotnow 9637 N. Port Washington Lane Subd: N/A	Cont: Owner Arch: Owner

Moved to Approve: Apfelbach
Seconded by: Mikkelson
Opposed: Reed
Approved: Yes
Vote: Unanimously

Conditions: Re-Submitted plans approved

4. **Action:**

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

Meeting adjourned at 7:53

Attachment: 3.8 (6107 : Meeting Minutes)

City of Mequon

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 12, 2021**
SUBJECT: **John & Laura Leszczynski - Addition: Enclosed Porch at 8440 W. Highlander Drive - CANCELED**

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Pictures (PDF)
Site Plan and Plans (PDF)

PIONEER LOG HOMES MIDWEST
FINEST LOG HOMES IN THE WORLD

Letter of intent 3/20/2021

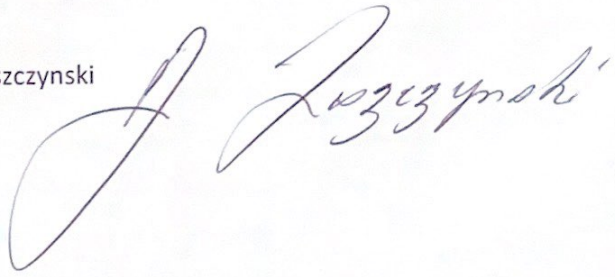
8440 West Highlander Dr.
Screen porch for John Leszczynski

My wife Laura and I have been looking forward to a screen porch for several years. We have worked with our neighbors to make sure any concerns have been addressed. We plan to landscape around the screen porch with Western red Cedar and Paper Birch trees to the north. We plan to match the trim on the screen porch with the trim on the house, basically white aluminum. If all goes well we will be enjoying our screen porch by June 2021. We plan to use our porch as an outdoor extension of our home.

Thanks for your consideration on our permit approval and thanks for your service to our community.

All the best,
John

John Leszczynski



1550 N. Port Washington Road • Grafton, WI 53024 • www.PioneerLogHomesMidwest.com
toll free: 866-255-6148 • local: 262-375-6050 • fax: 262-375-6055

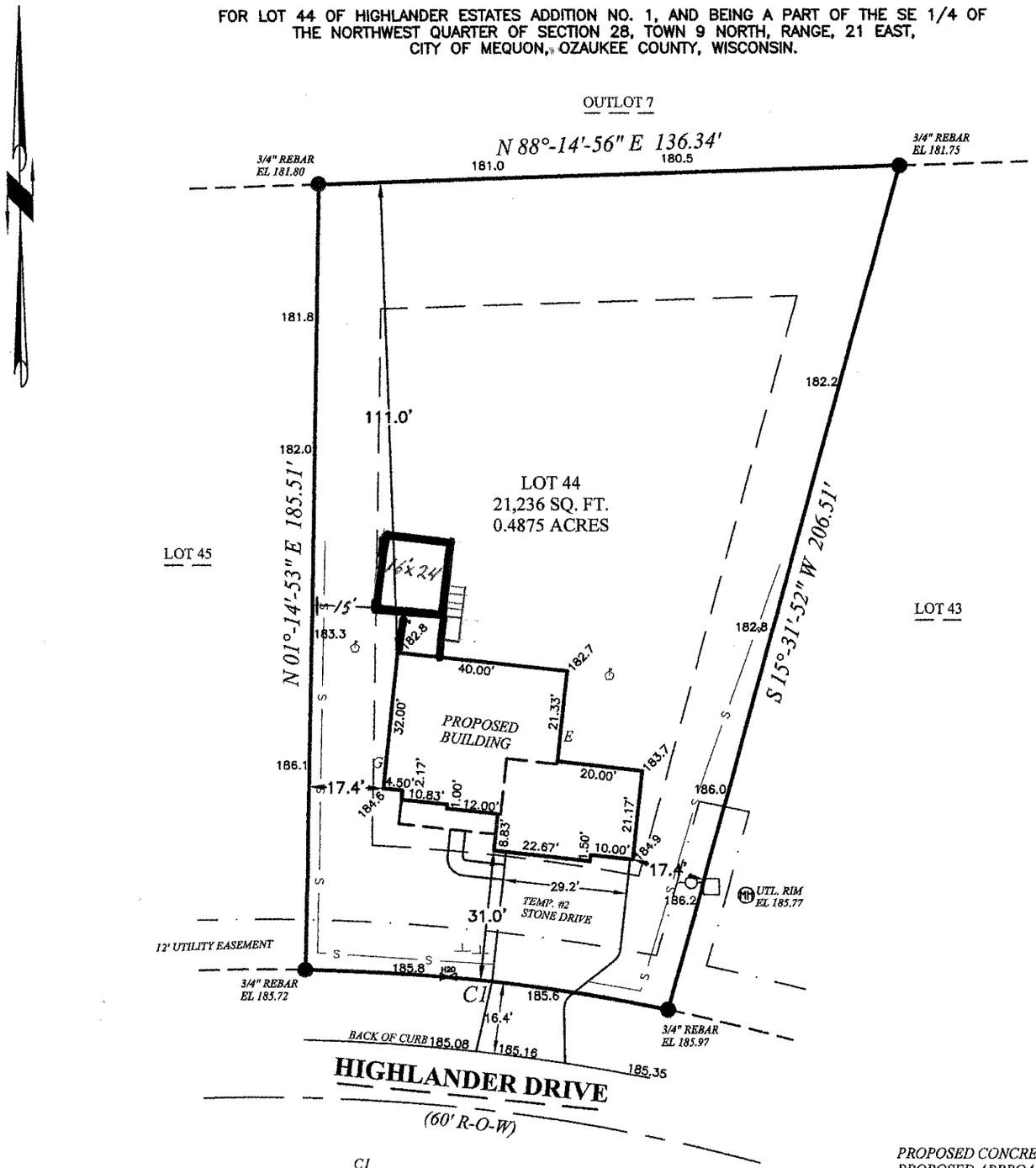
Attachment: Statement of Intent (6108 : John & Laura Leszczynski)

Attachment: Survey (6108 : John & Laura Leszczynski)

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

PLAT OF SURVEY

FOR LOT 44 OF HIGHLANDER ESTATES ADDITION NO. 1, AND BEING A PART OF THE SE 1/4 OF THE NORTHWEST QUARTER OF SECTION 28, TOWN 9 NORTH, RANGE, 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



C1
RAD = 480.00'
ARC = 85.65'
CHD = 85.53'
C.B. = N 83°-44'-00" W

PROPOSED CONCRETE AREAS:
PROPOSED APPROACH AREA: 315.8 SQ. FT.
PROPOSED DRIVEWAY AREA: 878.5 SQ. FT.
PROPOSED WALK AREA: 68.4 SQ. FT.

PROPOSED TOP OF FOUNDATION: 188.05
PROPOSED GARAGE FLOOR EL: 187.55
PROPOSED FINAL YARD GRADE: 187.30
PROPOSED EXPOSED GRADE: 183.30
PROPOSED TOP OF FOOTING: 180.05
DRIVEWAY SLOPE: 5.0% TO BACK OF 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 ALTERATIONS. 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 SCOTT D. THOMAS S-2354 JOHNSON CREEK WISCONSIN 12/12/18 AND SURVEYOR

State of Wisconsin } SS.
County of Jefferson }

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

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

30' 0 30'

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

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

- Lot Corner (Found) w/desc.
- Elec. Trans. Box
- Man Hole
- Utility Pedestal
- Fire Hydrant
- Water Valve
- E Proposed Electric Meter
- G Proposed Gas Meter
- Lateral End
- Offset Stake
- Platted Utility Easement
- Building Setback Line
- S Proposed Silt Fence

PROJECT: 60-044

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
DN: cn=Scott D. Thomas, o=Holland & Thomas, LLC, ou, email=sdthomas@tds.net, c=US
Date: 2018.12.12 14:34:09 -06'00'

C:\Holland&Thomas\181005.dwg;Drawn By:NLH;Checked By:SDT;10-12-18;Rev.10-25-18;Rev.12-12-18.







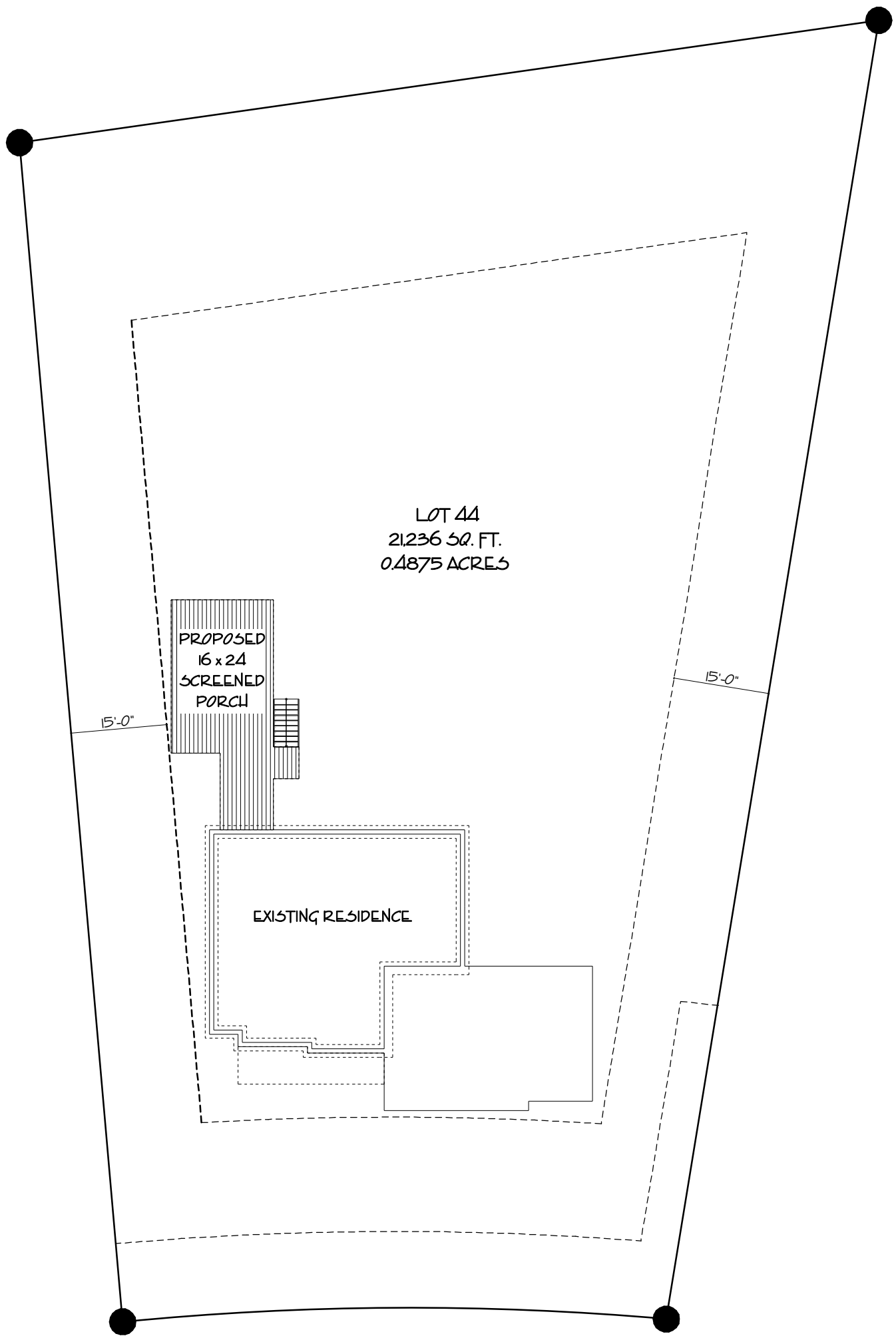






Attachment: Pictures (6108 : John & Laura Leszczynski)

NORTH

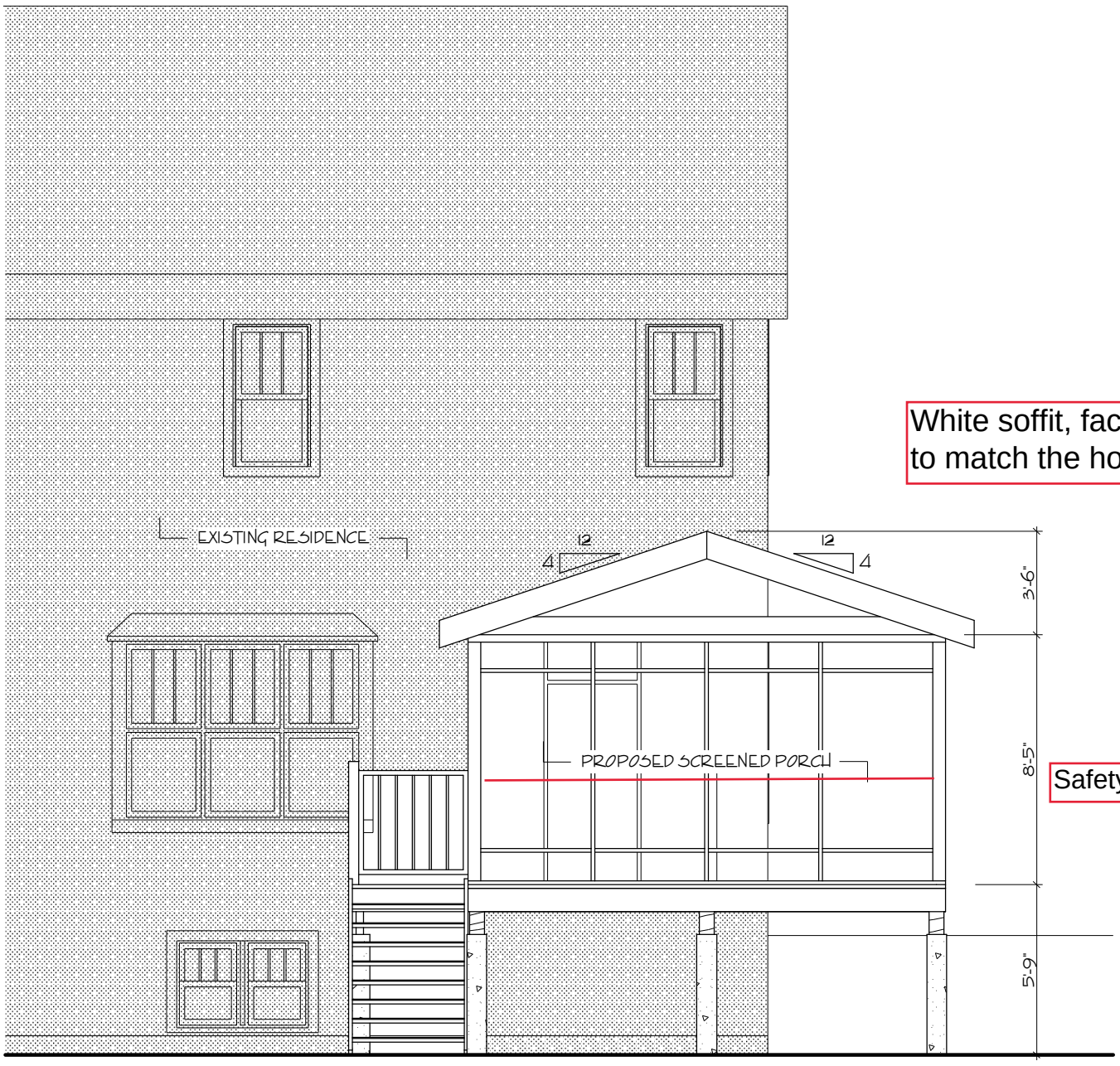


CLIENT NAME:
JOHN & LAURA
LESZCZYNSKI

PROPOSED SCREENED PORCH

DATE: MARCH 15, 2021
SCALE: 1" = 20'
SHEET #: A - 1

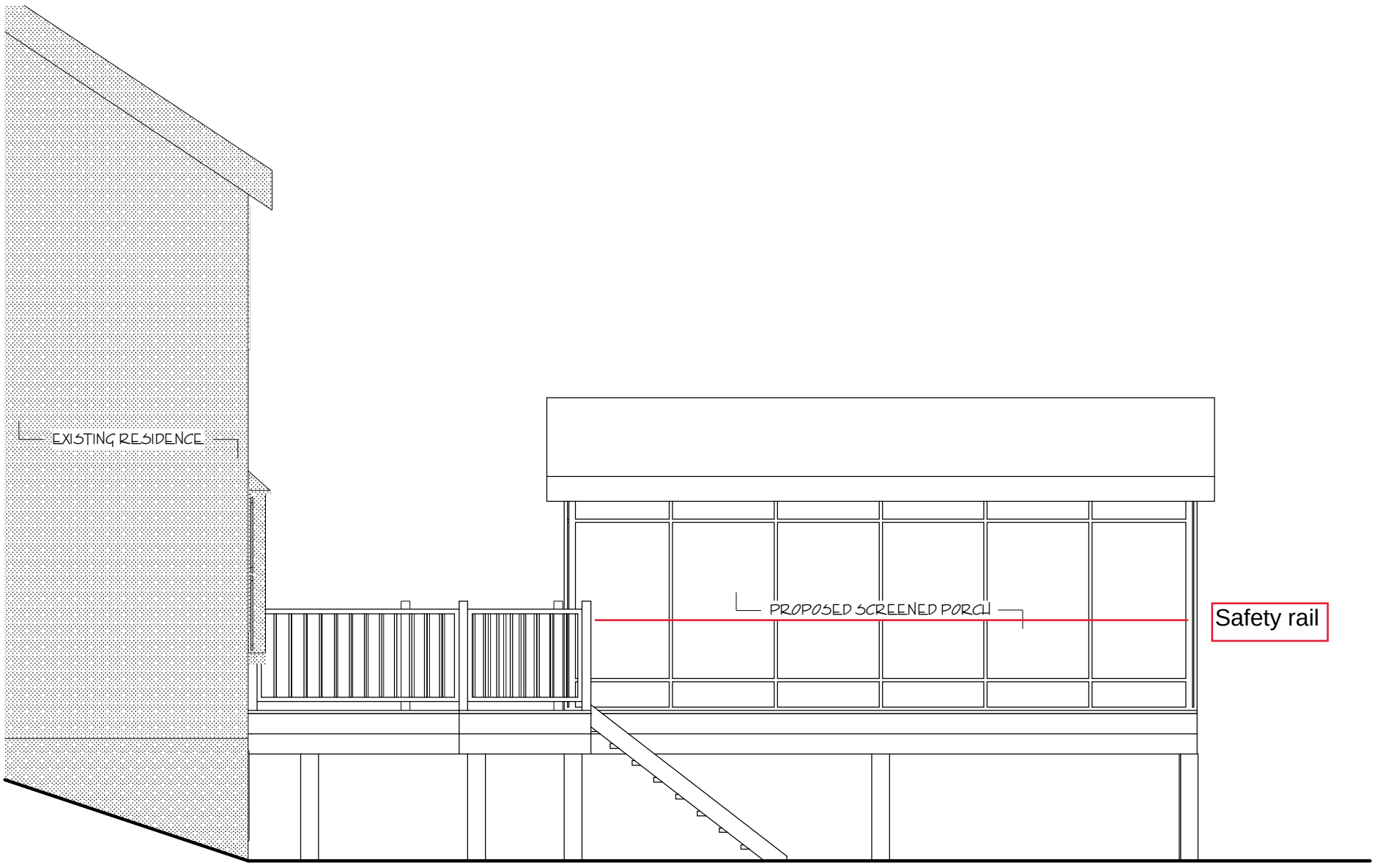
Attachment: Site Plan and Plans (6108 : John & Laura Leszczynski)



White soffit, facia and trim to match the house.

Safety rail

1 / A-1 ELEVATION

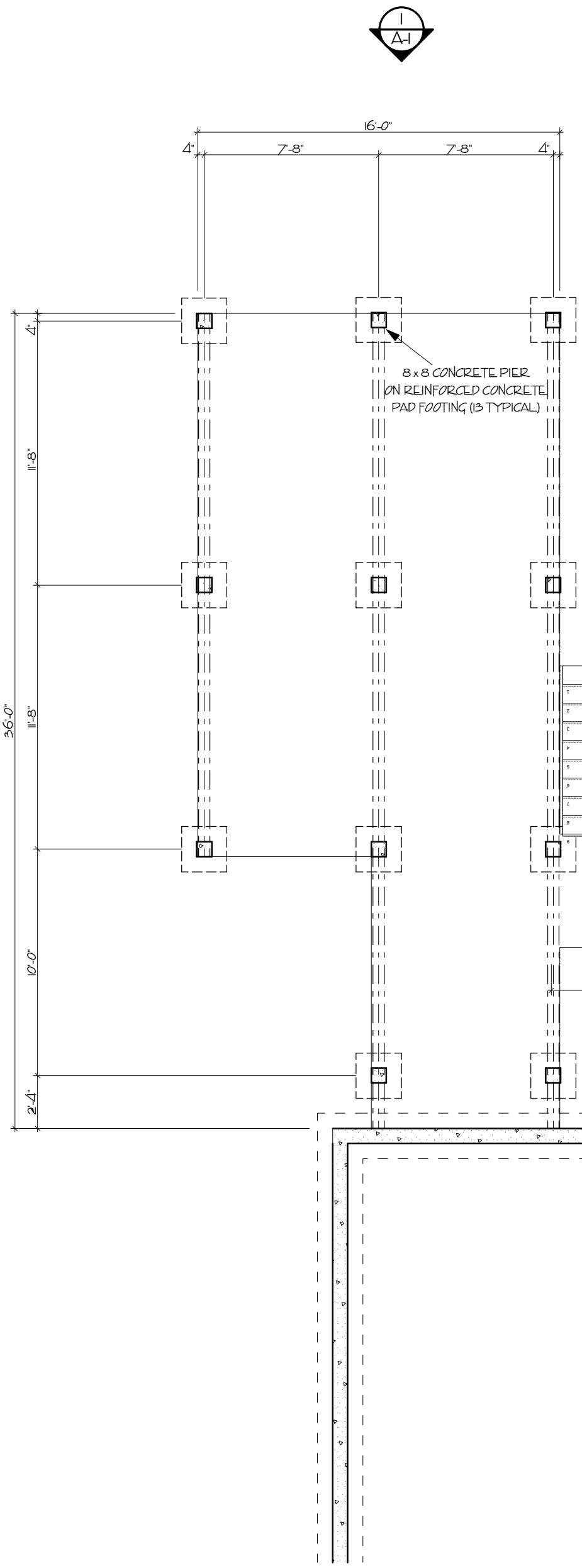


Safety rail

2 / A-1 ELEVATION

CLIENT NAME: JOHN & LAURA LESZCZYNSKI	PROPOSED SCREENED PORCH	DATE: MARCH 15, 2021 SCALE: 3/16" = 1'-0" SHEET #: A - 2

Attachment: Site Plan and Plans (6108 : John & Laura Leszczynski)

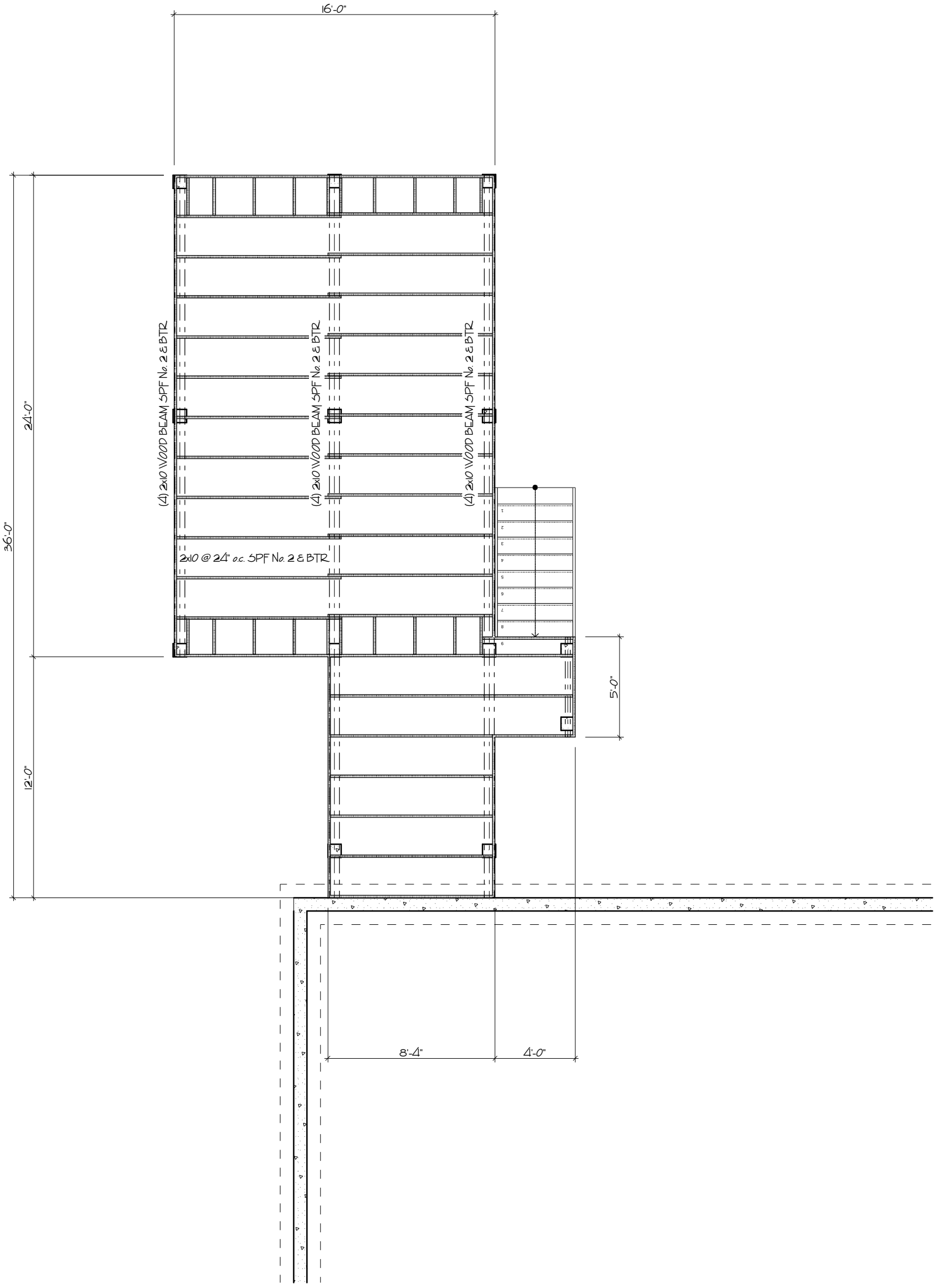


CLIENT NAME:
JOHN & LAURA
LESZCZYNSKI

PROPOSED SCREENED PORCH

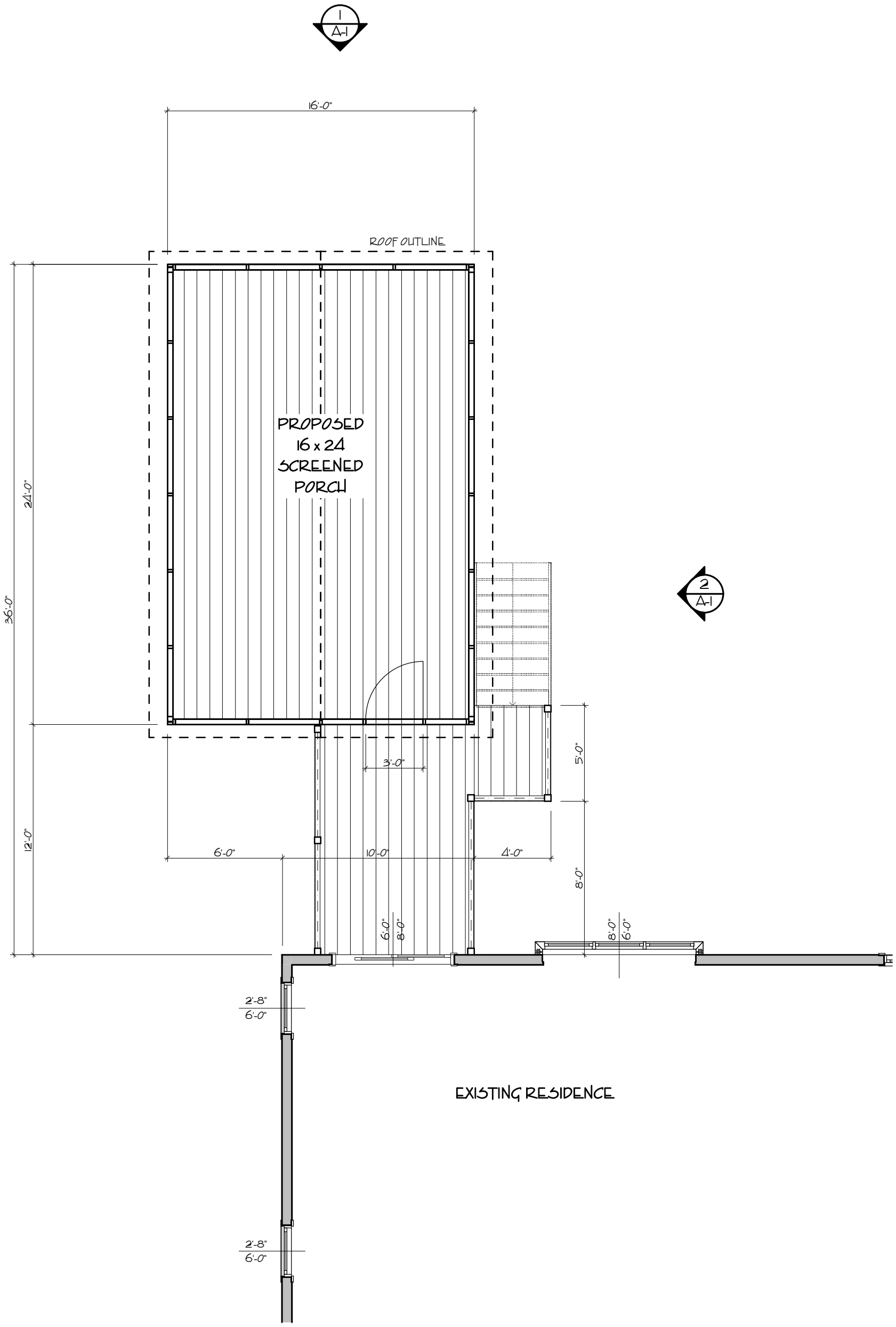
DATE: MARCH 15, 2021
SCALE: 3/16" = 1'-0"
SHEET #: A - 3

Attachment: Site Plan and Plans (6108 : John & Laura Leszczynski)



CLIENT NAME: JOHN & LAURA LESZCZYNSKI	PROPOSED SCREENED PORCH	DATE: MARCH 15, 2021 SCALE: 3/16" = 1'-0" SHEET #: A - 4

Attachment: Site Plan and Plans (6108 : John & Laura Leszczynski)



CLIENT NAME: JOHN & LAURA LESZCZYNSKI	PROPOSED SCREENED PORCH	DATE: MARCH 15, 2021 SCALE: 3/16" = 1'-0" SHEET #: A - 5

Attachment: Site Plan and Plans (6108 : John & Laura Leszczynski)

City of Mequon

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
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www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 12, 2021**
SUBJECT: **Koben & Debbie Miceli - New Single-Family Residence at 2348 W. Saddlebrook Lane - CANCELED**

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Color Elevations (PDF)
Plan 1 (PDF)
Plan 2 (PDF)

Miceli Residence

2348 W. Saddlebrook Lane, Mequon, WI

- **Design Objectives/ Principles:**
  - **Develop an exceptional home to not only fit the needs & desires of the inhabitants but additionally create a truely unique and exceptional design in both function and aesthetics.**
  - **Connect and enhance the Neighborhood with a style that is unique enough to set it apart from the others, but also fits into the context of the Neighborhood quality, size, Massing and "higher Level" Detailing**
  - **Use of the highest quality Materials & Finishes to be detailed accordingly**
  - **Balance Positioning and orientation of the home to take advantage of the Perspective approach views of the home, Grading Exposure, Sunlight Patterns at the Pool Patio, Privacy, and connecting to the existing "Nature" on the lot.**

  - **Style:**
    - Transitional-Modern Farmhouse" with "balanced" Traditional Massing Forms and High Quality materials.
    - Massing
      - Massing is designed to take advantage of the "Multi-Level" Intersecting Gable Roof Forms in combination with "contrasting" alternate Roof systems/ forms and massing to complement and enhance each other.
      - The use of high quality materials such as stone, masonry stucco and modern horizontal siding combined in varying sequences and contrasting colors/ tones/textures to create appeal.
      - The house was designed to "stretch" with its length and fit into the proportions of the property as well as the existing contours of the site rather than appearing to be built up onto the site.
    - Materials – exceptional quality construction and surface materials
      - Base- Masonry - Stone
      - Mid Areas- balance of Masonry stucco and Flat finish Cement Accent Panels
      - Dimensional Asphalt shingles
      - Marvin Windows with Modern Styling and grids

Attachment: Statement of Intent (6109 : Koben & Debbie Miceli)

PLAT OF SURVEY

LEGAL DESCRIPTION:

LOT 11 OF SADDLEBROOK PARK LOCATED IN THE SW. 1/4 OF THE NW. 1/4 OF SECTION 00, T.9N., R.22E., CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

LANDMARK ENGINEERING SCIENCES, INC.

119 COOLIDGE AVE., SUITE 100
WAUKESHA, WI 53186
(414) 719-2769
landmark-engineering@live.com

SURVEYOR:
MARK AUGUSTINE, PLS

SURVEY FOR:
REGENCY BUILDERS, INC.
1133 QUAIL COURT
PEWAUKEE, WI 53072

PROPERTY:
MICELI PROPERTY
2348 W. SADDLEBROOK LANE
MEQUON, WI 53097

LEGEND

- ◉ – 2" IRON PIPE FOUND
- ● – 1" IRON PIPE FOUND
- ■ – FIELD INLET
- ▣ – UTILITY BOX
- OHU – OVERHEAD UTILITY WIRE
- – UTILITY POLE W/ GUY WIRE
- – CONCRETE
- – ASPHALT

Ⓐ "I" LENGTH: 191.46'
ANGLE: 25°30'43"
RADIUS: 430.00'
CHORD: 189.89'
BEARING: S8°06'24.5"W

Ⓑ "I" LENGTH: 46.17'
ANGLE: 88°10'17"
RADIUS: 30.00'
CHORD: 41.74'
BEARING: S39°26'11.5"W

Ⓒ "I" LENGTH: 168.90'
ANGLE: 35°50'32"
RADIUS: 270.00'
CHORD: 166.16'
BEARING: N78°33'24"W

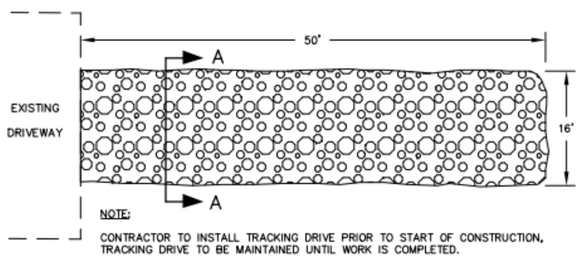
Ⓓ "I" LENGTH: 181.08'
ANGLE: 31°26'23"
RADIUS: 330.00'
CHORD: 178.82'
BEARING: N76°21'19.50"W

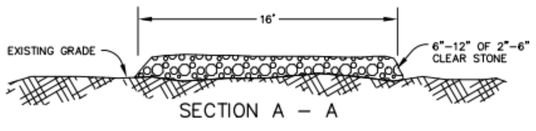
N

SCALE: 1" = 50'

0 25 50 100

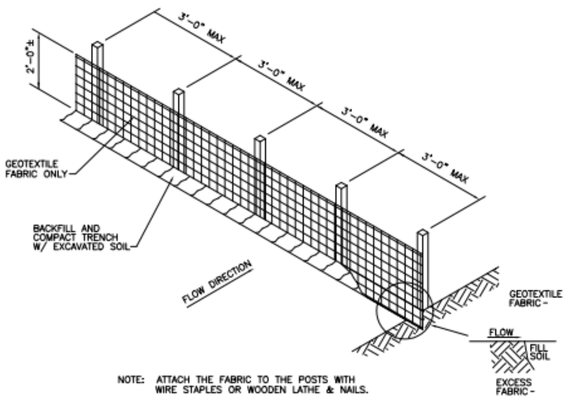
BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE NW 1/4 OF SECTION 6-9-22 AS N87°52'09"E.





TEMPORARY GRAVEL TRACKING DRIVE

NOT TO SCALE

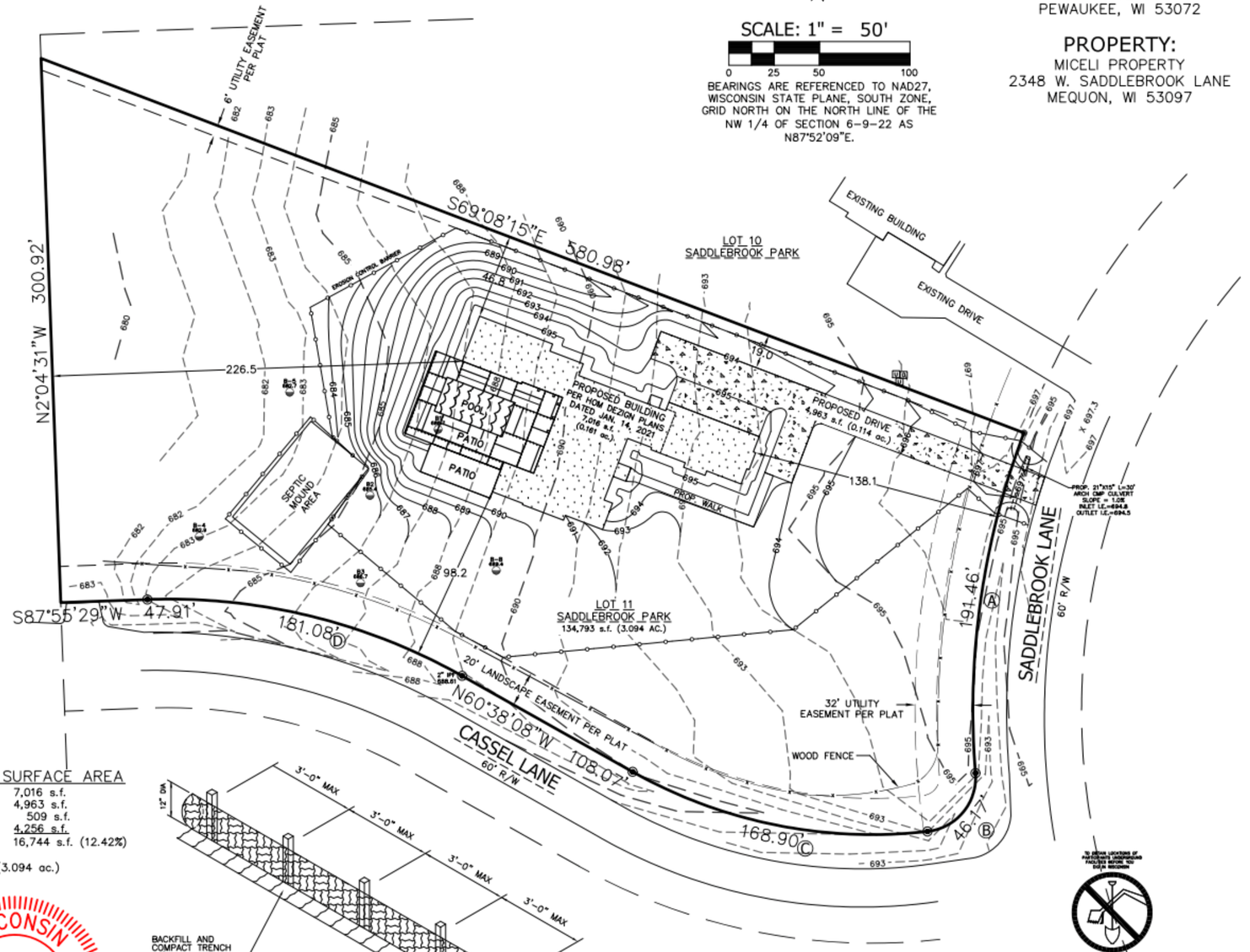


NOTE: ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATHE & NAILS.

SILT FENCE INSTALLATION DETAIL

NOT TO SCALE

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED



WAIVER:

IN ACCORDANCE WITH CHAPTER A-E 7, SECTION AE 7.01(2)(a) OF WISCONSIN ADMINISTRATIVE CODE, THE MISSING LOT CORNER MONUMENTS WERE NOT RESET AT THIS TIME AS AGREED TO BY PROFESSIONAL LAND SURVEYOR AND CLIENT.

Pete Hilly Regency Builders — 2/1/2021

CLIENT(s) — DATE

PROPOSED IMPERVIOUS SURFACE AREA

HOUSE W/ DETACHED GARAGE	7,016 s.f.
DRIVEWAY	4,963 s.f.
SIDEWALK	509 s.f.
PATIOS AND POOL	4,256 s.f.
TOTAL:	16,744 s.f. (12.42%)

TOTAL LOT SIZE IS 134,793 s.f. (3.094 ac.)

NOTES:

1. EASEMENTS PER SUBDIVISION PLAT.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
3. THE FIELD WORK WAS COMPLETED ON JAN 6, 2021.

SURVEYOR'S CERTIFICATE:

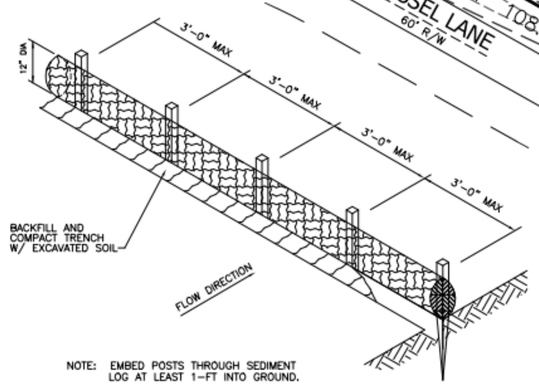
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND, IN MY PROFESSIONAL OPINION, THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

WISCONSIN
MARK D. AUGUSTINE
S-2780
WAUKESHA, WI.
LAND SURVEYOR

29 JAN 20211
GRADES REV'D 02FEB2021
UPDATED 10FEB2021

PROJECT #3138.00



NOTE: EMBED POSTS THROUGH SEDIMENT LOG AT LEAST 1-FT INTO GROUND.

SEDIMENT LOG INSTALLATION DETAIL

NOT TO SCALE

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED

PROPOSED HOUSE GRADES

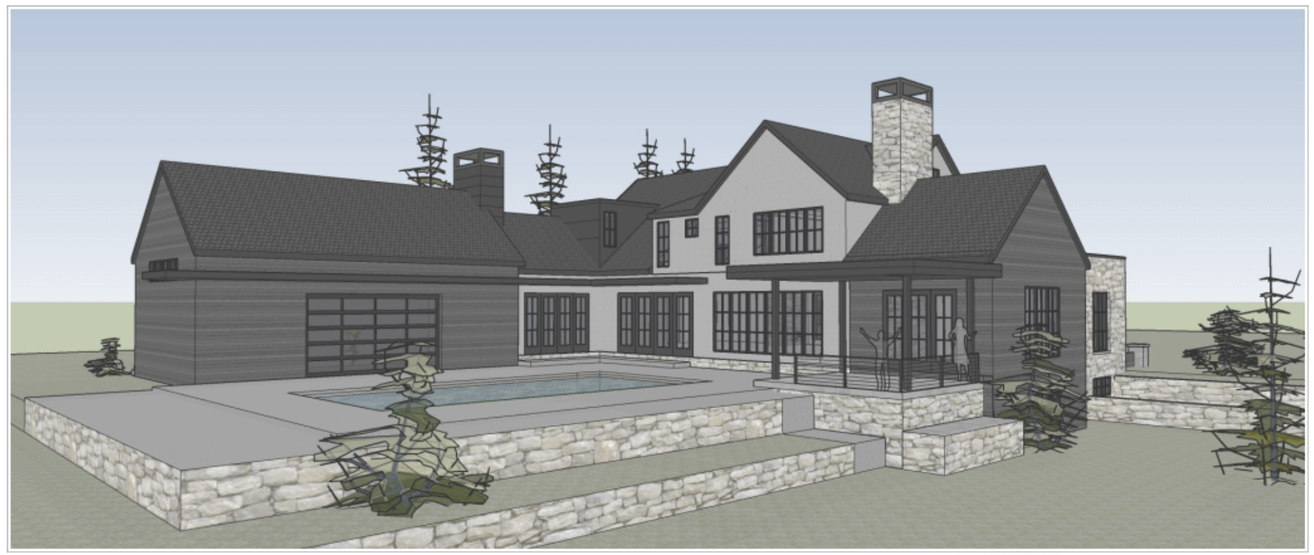
FRONT YARD	695.50
REAR YARD	690.50
FIRST FLOOR	697.27
TOP 10' FOUNDATION WALL	696.17
ATTACHED GARAGE FLOOR	695.84
BASEMENT FLOOR	686.50
TOP – BASEMENT FOOTING	686.17
BOTTOM –BASEMENT FOOTING	865.34

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

MILW. AREA 259-1181

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

Attachment: Survey (6109 : Koben & Debbie Miceli)





SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION



WEST SIDE ELEVATION



EAST SIDE ELEVATION

MICELI RESIDENCE

2348 W. Saddlebook Lane

Mequon, WI

"Context - Style Example"





Full 5-1/2" Exterior Stone Veneer Example



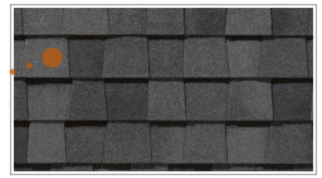


Masonry Stucco
"Warm Grey Taupe"

Windows - Style
Marvin Black color/finish combination of "Essential", Ultimate" and "Modern" Series

Simple Metal faced Horizontal Cantilevered
"Dark Bronze" (black)

Dimensional Asphalt Shingles
Charcoal/ Black



"Flat Accent Panel"
Smooth- Dark Grey- Bronze color



Regency BUILDERS There's More "Life" In A Regency Built Home

HOME

Attachment: Color Elevations (6109 : Koben & Debbie Miceli)

GENERAL NOTES:

1. SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL GENERAL AND SPECIFIC REQUIREMENTS

2. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS ARE REQUIRED, NOTIFY ARCHITECT IMMEDIATELY, FOR WRITTEN CLARIFICATION.

3. EACH SUB-CONTRACTOR SHALL CAREFULLY EXAMINE DRAWINGS AND SITE PRIOR TO BIDDING TO ASCERTAIN EXTENT OF NEW CONSTRUCTION REQUIRED. EXISTING CONDITIONS ARE SHOWN BASED ON ORIGINAL DRAWINGS AND FIELD OBSERVATIONS AND MAY VARY. ANY DISCREPANCIES FOUND IN THE DRAWINGS OR EXISTING CONDITIONS ARE TO BE REPORTED TO HOM. DEZIGN LLC IMMEDIATELY. ALL DISCREPANCIES WILL BE CLARIFIED IN WRITING.

4. IT SHOULD BE UNDERSTOOD BY ALL CONTRACTORS THAT THE OLD CONSTRUCTION MAY NOT BE COMPLETELY SQUARE, PLUMB OR TRUE, AND THAT ALL DIMENSIONS SHALL BE FIELD-VERIFIED AND ADJUSTED AS REQUIRED. FAILURE TO DO SO WILL IN NO WAY RELIEVE CONTRACTOR OF COMPLETING HIS WORK ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS AT NO ADDITIONAL COST. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

5. ALL REQUESTS FOR INFORMATION, INTERPRETATION, INTENT, ETC. MUST BE MADE AT LEAST (1) DAYS PRIOR TO BID DUE DATE. RESPONSES WILL BE CONFIRMED IN WRITING. HOM DEZIGN LLC. WILL NOT BE RESPONSIBLE FOR FOR ANY VERBAL INFORMATION.

6. VERIFY ALL DIMENSIONS AND UTILITY REQUIREMENTS OF ALL EQUIPMENT SUPPLIED BY OWNER PRIOR TO CONSTRUCTION RELATED TO THE PLACEMENT OF THE OWNERS EQUIPMENT. NOTIFY HOM DEZIGN LLC. OF DISCREPANCY PRIOR TO CONSTRUCTION.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME KNOWLEDGEABLE OF THE CONSTRUCTION REQUIREMENTS OF THE OWNER AND/OR OPERATOR. ALL CONDITIONS RELATIVE TO THE CONTRACTOR COMPLETING WORK WITHIN THE BUILDING TIME FRAME MUST BE ADHERED TO.

8. ALL WORK IS TO BE COMPLETED USING GOOD AND ACCEPTABLE CONSTRUCTION PRACTICES AND QUALITY MATERIALS. IF MATERIALS ARE NOT SPECIFIED AND SPECIFICS ARE REQUIRED, THE CONTRACTOR MAY SUGGEST MATERIALS TO THE OWNER AND THE DESIGNER FOR THEIR REVIEW AND APPROVAL. THE GENERAL CONTRACTOR HAS THE RIGHT AND RESPONSIBILITY TO REJECT WORK OR MATERIALS THAT DO NOT CONFORM TO THE INTENT OF THE PROJECT OR ARE NOT ACCEPTABLE QUALITY.

9. CONTRACTORS WORK SHALL CONFORM TO ALL APPLICABLE CODES AND GOVERNING AUTHORITIES.

10. CONTRACTOR SHALL FURNISH AND INSTALL MATERIALS INCLUDED WITHIN THE LIMITS OF THEIR CONTRACT. INCLUDE ALL LABOR TAXES, PERMIT FEES, MATERIALS, BLOCKING, EQUIPMENT, AND/OR ITEMS REQUIRED FOR THEIR COMPLETION.

11. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK WITH THE OWNER/ CONSTRUCTION MANAGER AND OTHER CONTRACTORS. WORK BY ANOTHER CONTRACTOR WHICH WOULD CHANGE OR ALTER WORK OF THE CONTRACTOR IN ANY WAY OR WHICH WOULD PREVENT THE CONTRACTOR FROM COMPLETING HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS MUST BE REPORT IMMEDIATELY TO HOM DEZIGN LLC.

12. CONTRACTORS SHALL PROVIDE SHOP DRAWINGS, MATERIALS SAMPLES, RELEVANT TECHNICAL DATA, FINISH SAMPLES, CATALOG CUTS, ETC, FOR GENERAL CONTRACTOR'S REVIEW AND ACTION PRIOR TO COMMENCEMENT OF WORK. SUBMITTALS TO INCLUDE BUT ARE NOT LIMITED TO CABINETRY, SIGNAGE, DOORS, HARDWARE, STEEL, ETC.,

13. CONTRACTORS SHALL COORDINATE THEIR SCHEDULES WITH THE GENERAL CONTRACTOR.

14. CONTRACTORS SHALL BE RESPONSIBLE FOR CLEANING UP AFTER THEMSELVES DAILY.

15. CONTRACTORS SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PORTIONS DAMAGES DURING CONSTRUCTION.

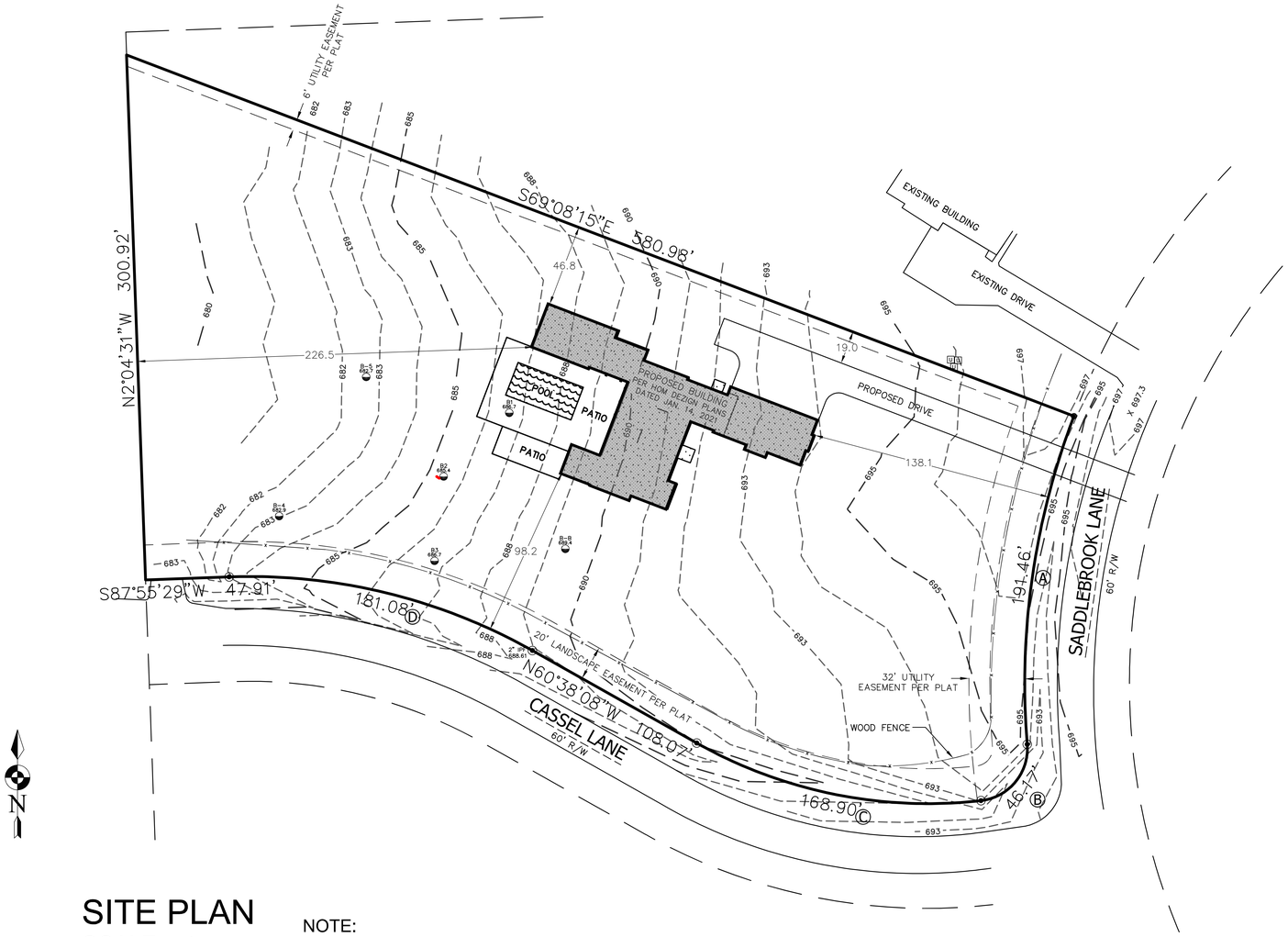
16. ALL CONTRACTORS SHALL GUARANTEE ALL THEIR WORK UNDER CONTRACT AGAINST DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF RECEIVING OCCUPANCY.CON

17. ALL CONTRACTOR SHALL PROVIDE ALL NECESSARY INSURANCE, PROGRESS SCHEDULES, PERMITS, AND OTHER PROVISIONS REQUIRED IN ACCORDANCE WITH AIA GENERAL CONDITION OF THE CONTRACT AND FOR CONSTRUCTION AND AS REQUIRED BY OWNER.

19. EACH CONTRACTOR MUST COMPLY FULLY WITH OSHA REGULATIONS FOR CONSTRUCTION.

20. OWNER SHALL FURNISH TEMPORARY SANITARY FACILITIES, WATER, AND ELECTRICAL. GENERAL CONTRACTOR SHALL MAINTAIN THE SAME TO BE IN GOOD WORKING ORDER.

21. ALL PLUMBING, HVAC, AND ELECTRICAL WORK SHALL BE COMPLETED AS A "DESIGN/BUILD" PROCESS. THESE CONTRACTORS SHALL PROVIDE ALL DESIGN DRAWINGS, CALCULATIONS, FEES, ETC. TO SECURE ALL REQUIRED PERMITS. THEY SHALL BE RESPONSIBLE FOR ALL EQUIPMENT, MATERIALS, LABOR, ETC. TO COMPLETE THEIR WORK AS SHOWN ON THEIR DRAWINGS AND AS NOTED ON ARCHITECTURAL DRAWINGS. ALLOW FOR THE COST OF COORDINATION WITH OTHER TRADES. ALL WORK SHALL MEET ALL STATE AND LOCAL CODES, ETC.



SITE PLAN

SCALE : nts

NOTE:
Architectural Site Plan is for Reference & Bidding Purposes Only. Please refer to Certified Survey for Specific information



NOTE: NTS
"Conceptual" Rendering is for Reference Only. Please refer to Exterior Elevations for accurate depiction

BUILDING DATA:

First Floor	**3,355 s.f.**
Firest Floor 4 Season Room	**607 s.f.**
Gym/ Sports Area	**1,008 s.f.**
Second Floor	**2,421 s.f.**
Second Floor Playroom	**994 s.f.**
Lower Level Area (fin.)	**2,160 s.f.**

GENERAL NOTES:
- Foundation Ht. 10'-0"
- First Floor Ht. 11'-0"
- Second floor ht. 9'-0"

INDEX OF DRAWINGS

1	Index of Drawings
2	Foundation Plan, Details
3	Lower Level Plan
4	First Floor Plan
5	Second Floor Plan
6	Roof Plan, Truss Details
7	Front & Left Side Elevations
8	Back & Right Side Elevations
9	Interior Elevations
10	Walls Sections
11	Building Cross Sections
12	Wall Sections, Details
13	First Floor Electrical Plan
14	Second Floor Electrical Plan
15	Lower Level Electrical Plan

Hóm Dezigr

MICELI RESIDENCE

PROJECT:
Miceli Residence

Address:
Saddlebrook Lane
Mequon, WI

Revision :

15300 Brigton Drive
ELM GROVE, WI 53122
PHONE: (262) 853-3422
EMAIL: homdezdgn@att.net

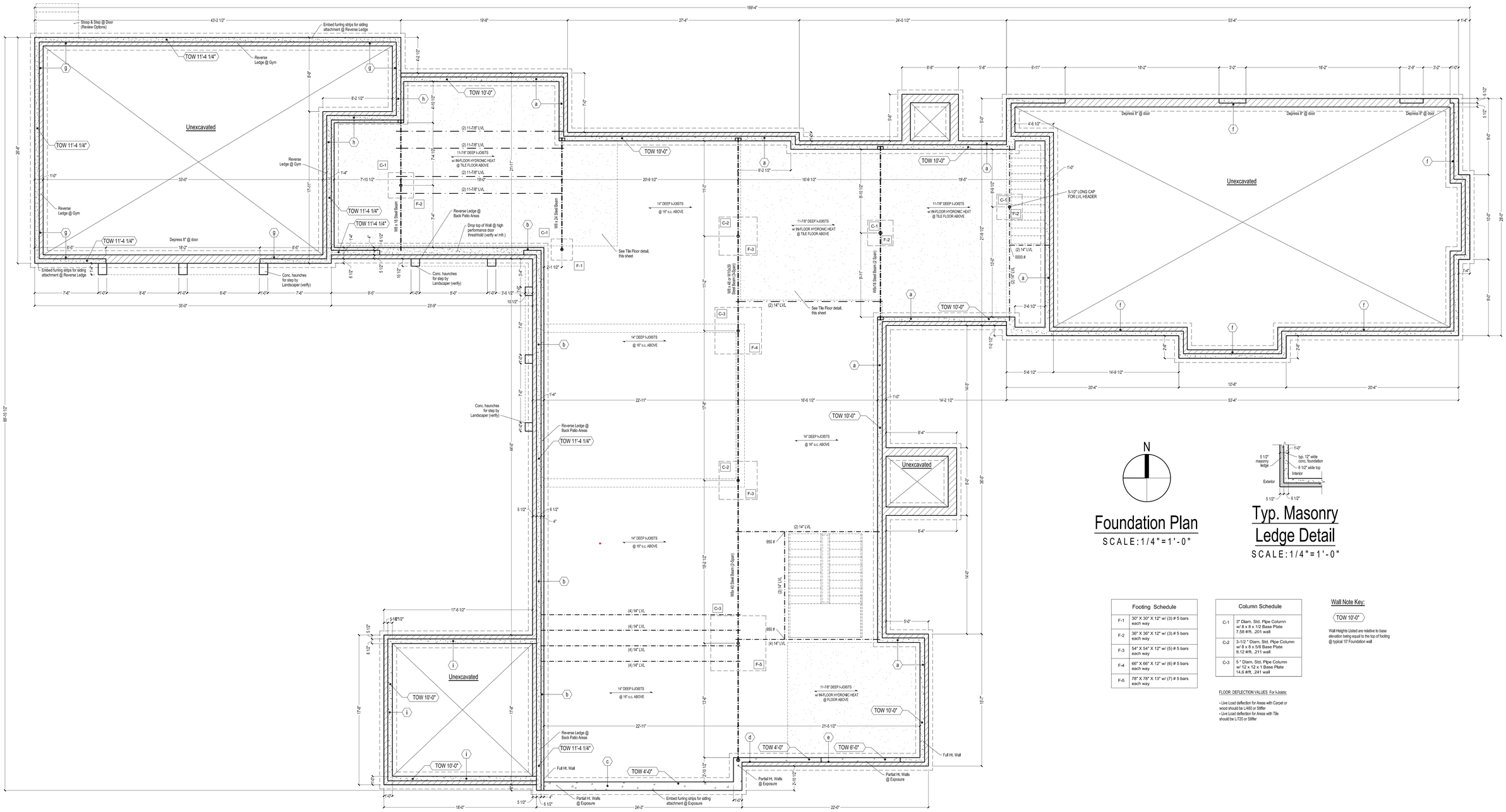
PROJECT: New Residence
JOB NO. 20-22
DATE: January 29, 2021

SHEET: 1

Attachment: Plan 1 (6109 : Kohen & Debbie Miceli)

Hôm Dezign

MICELI RESIDENCE



N

Foundation Plan

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

Typ. Masonry Ledge Detail

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

Footing Schedule	
F-1	30" X 30" X 12" w/ (3) # 5 bars each way
F-2	36" X 36" X 12" w/ (3) # 5 bars each way
F-3	54" X 54" X 12" w/ (5) # 5 bars each way
F-4	66" X 66" X 12" w/ (6) # 5 bars each way
F-5	78" X 78" X 13" w/ (7) # 5 bars each way

Column Schedule	
C-1	3" Diam. Std. Pipe Column w/ 8 x 8 x 1/2 Base Plate 7,58 #/ft. ,201 wall
C-2	3-1/2 " Diam. Std. Pipe Column w/ 8 x 8 x 5/8 Base Plate 9,12 #/ft. ,211 wall
C-3	5 " Diam. Std. Pipe Column w/ 12 x 12 x 1 Base Plate 14,6 #/ft. ,241 wall

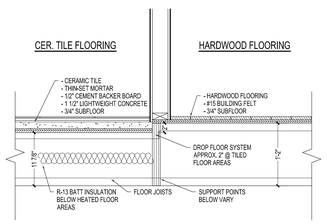
Wall Note Key:

TOW 10'-0"

Wall Heights Listed are relative to base elevation being equal to the top of footing @ typical 10' Foundation wall

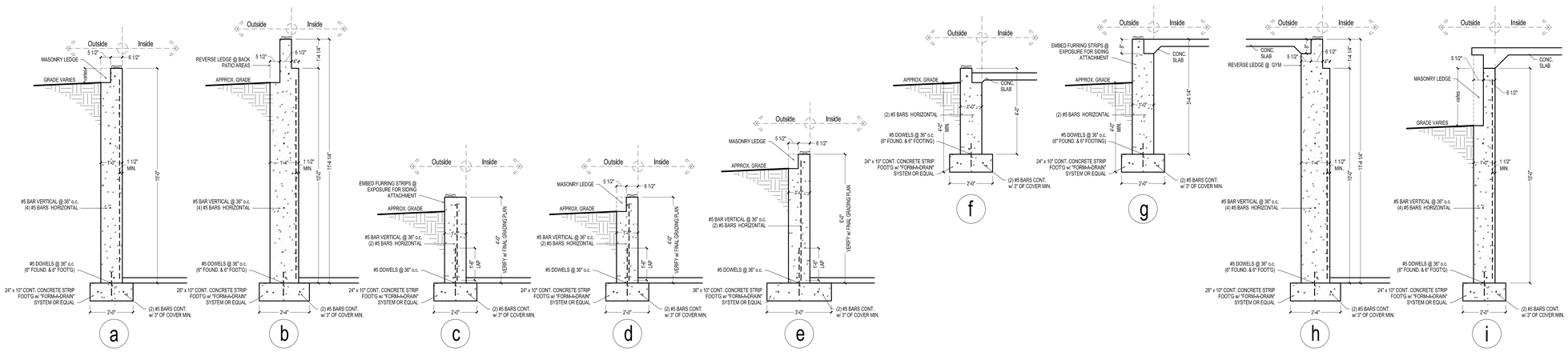
FLOOR DEFLECTION VALUES For I-Joists:

- Live Load deflection for Areas with Carpet or wood should be L/480 or Stiffer
- Live Load deflection for Areas with Tile should be L/720 or Stiffer



Dropped Floor @ Cer. Tile Detail

SCALE: 1"=1'-0"



Foundation Wall Details

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

Revision :

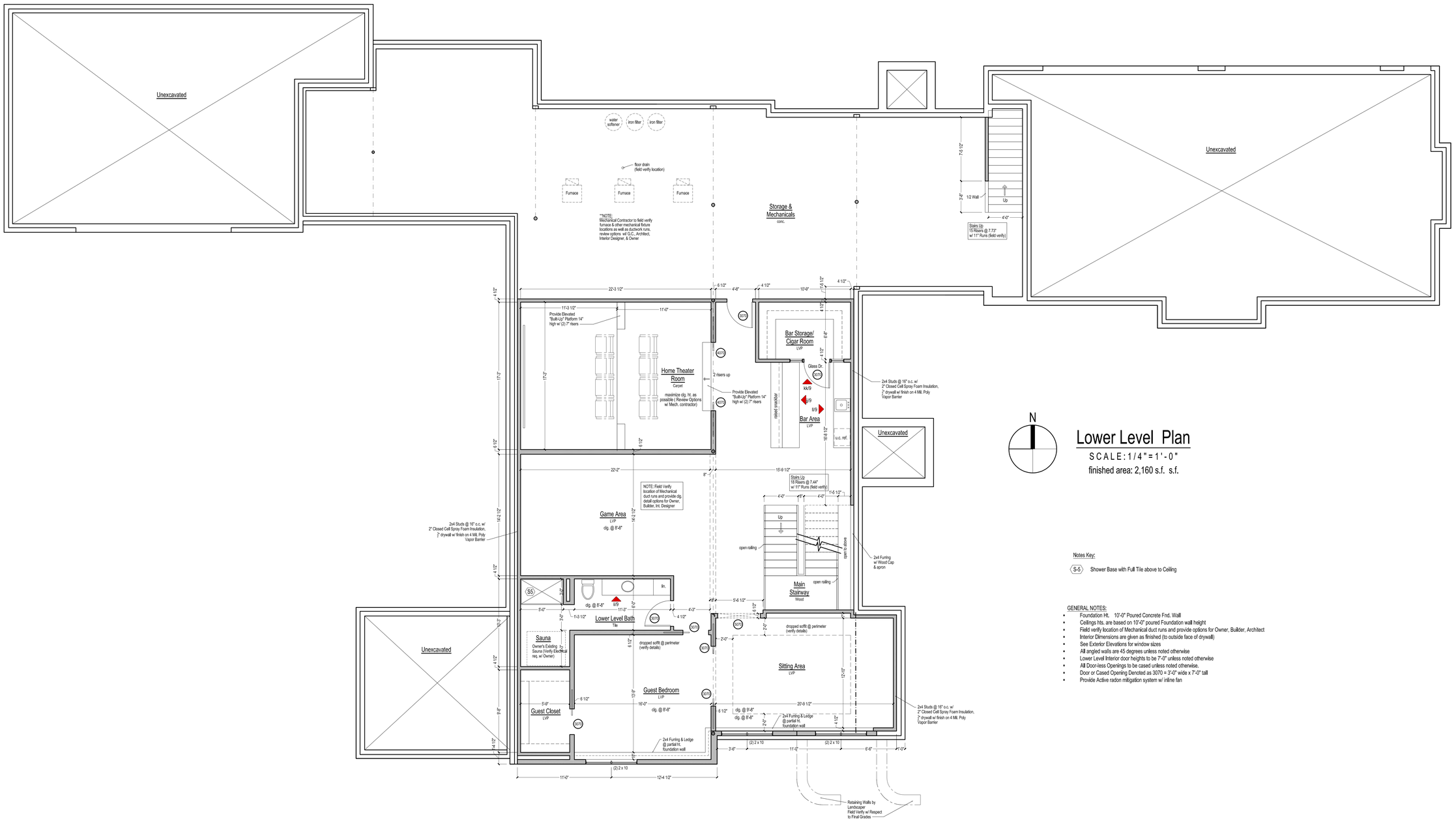
15300 Brigden Drive
ELM GROVE, WI 53122
PHONE: (262) 827-2422
EMAIL: homdesdsgn@att.nr.com

PROJECT: New Residence
JOB NO. 20-22
DATE: January 29, 2021

SHEET: 2

Hôm Design

MICELI RESIDENCE



N

Lower Level Plan

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

finished area: 2,160 s.f. s.f.

Notes Key:

S-5 Shower Base with Full Tile above to Ceiling

GENERAL NOTES:

- Foundation Ht. 10'-0" Poured Concrete Fnd. Wall
- Ceilings hts. are based on 10'-0" poured Foundation wall height
- Field verify location of Mechanical duct runs and provide options for Owner, Builder, Architect
- Interior Dimensions are given as finished (to outside face of drywall)
- See Exterior Elevations for window sizes
- All angled walls are 45 degrees unless noted otherwise
- Lower Level Interior door heights to be 7'-0" unless noted otherwise
- All Door-less Openings to be cased unless noted otherwise.
- Door or Cased Opening Denoted as 3070 = 3'-0" wide x 7'-0" tall
- Provide Active radon mitigation system w/ inline fan

Revision :

15300 Beigan Drive
PLAINFIELD, WI 53127
PH: (920) 810-2422
EMAIL: homdesdgn@att.net

PROJECT: New Residence
JOB NO. 20-22
DATE: January 29, 2021

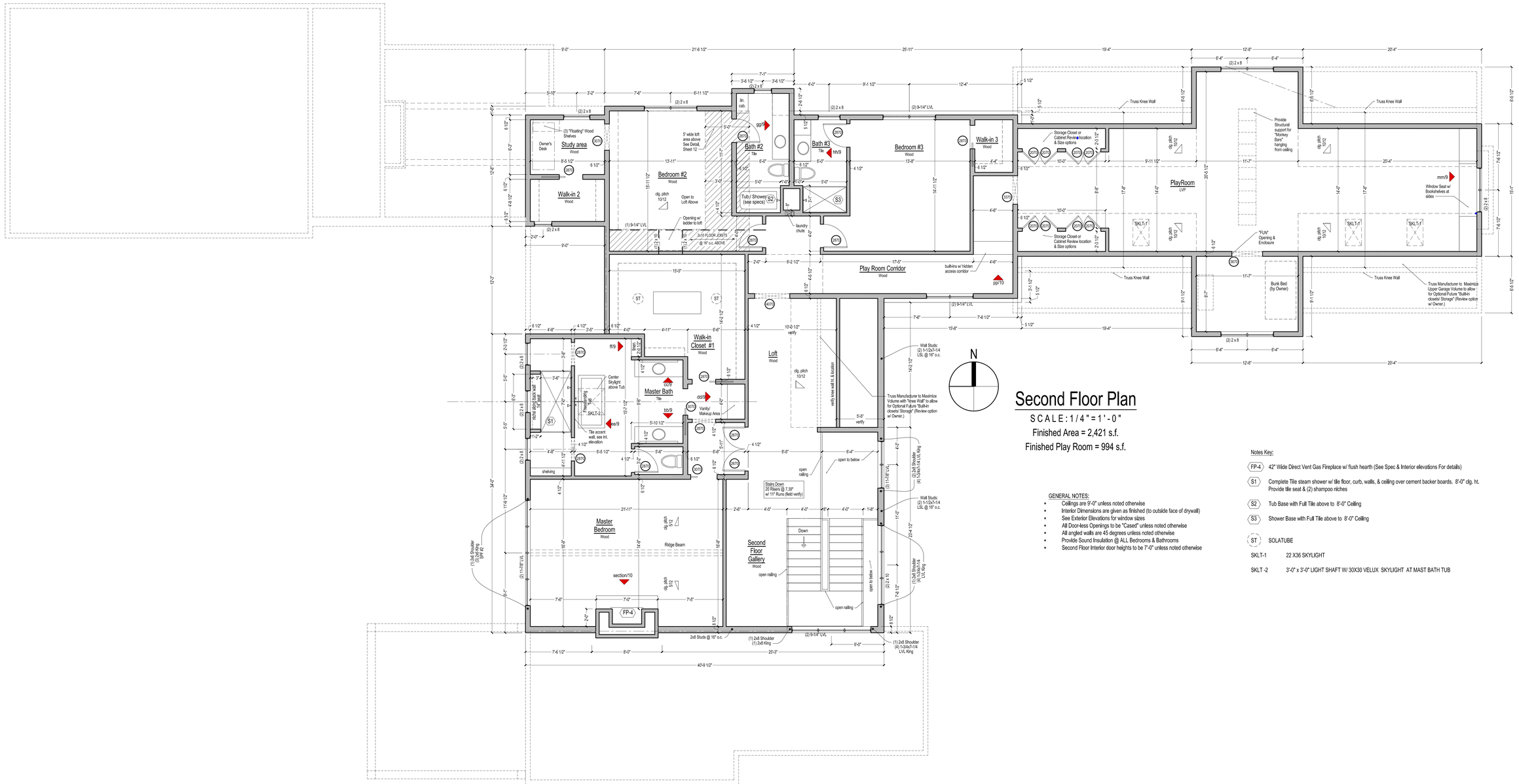
SHEET: 3

Attachment: Plan 1 (6109 : Kohen & Debbie Miceli)

Hôm Design

MICELI RESIDENCE


169'-4"
Gym
Rubber
Sports Closet
Rubber
Pool Bath Rm.
Tile
4 Seasons Rm.
Tile
Ridge
4 Seasons Kitchenette
Tile
Walk-in Pantry
Wood
Prep Kitchen (hidden)
Wood
Powder Rm.
Tile
Multi-Purpose Room
Tile
Walk-in Closet
Tile
Mudroom
Tile
Laundry Chute
Kitchen
Wood
Dining Room
Wood
Great Room
Wood
Entry Foyer
Wood
Main Stairway
Wood
Covered Stoop
Cohrose
Covered Entry
Concrete
4 Car Garage
Epoxy (fr & base at wall)
Covered Patio
Concrete
Reading/ Music Room
Wood
Storage
wood
Den
Wood
Courtyard
by Landscaper
Exterior Patio by Landscaper (see Landscaping Plan)
Pool by Others (see Pool Plan)
Step & Patio by Landscaper
Stoop & Step @ Door (Review Options)
Wall Studs: 1-1/2 x 7-1/4 LSL @ 16" o.c.
Bracket
See Overhang Header Bracket Detail Below
4'-0" overhang above (see detail below)
Down (2) risers / (1) tread
Down (1) riser
Stairs Down to Basement 15 Risers @ 7.73" w/ 11" Runs (field verify)
Stairs Up 20 Risers @ 7.39" w/ 11" Runs (field verify)
Stairs Down 16 Risers @ 7.44" w/ 11" Runs (field verify)
open railing
Overhang Above
Provide Exhaust fan @ Prep Kitchen (Review Options w/ Owner /Mechanical Contractor
Second Floor Cantilever
built-in grill
dog door @ base cabinet (review options w/ owner)
MARVIN- MODERN MULTI-SLIDE UNI-DIRECTION POCKET DOOR SYSTEM (W/ HIGH PERFORMANCE SILL)
Glass Dr.
"cabinet style" paneled doors for hidden Pantry Access
appliance shelves
ovens
dw dwr.
range
14" TJI 560 I-JOISTS @ 16" o.c. ABOVE
"Island with "Waterfall" & side Counter seating- verify
Provide support for free standing tub above
"Garbet Nook" Cabinets
2" stone veneer
9' high stone soffit
soffit @ 9'-0"
Laundry
lockers
"Broom Closet" w/ outlets fro vacuum
drop zone
window seat
bench
dog wash
2x4 stud 1/2 wall w/ spray foam Insulation to protect plumbing
(1) Riser down to platform (1) addit Riser to Garage floor
Down (1) riser
Down (2) risers
Covered Entry
Concrete
Courtyard
by Landscaper
SPLICE C CHANNEL w/ 3/16" FILLET WELD ALL AROUND
open to above & below
Retaining Walls by Landscaper Field Verify w/ Respect to Final Grades
NOTE: TYP. Stone Lintel: 5 x 5 x 1/4 Angle
flush hearth
built-in
bookcase
bench seat
upright piano by owner
Option for In Floor Radiant Heat
Glass Dr.
Bracket
1,240#
1,560#
1,810#
940#
1,950#
(1) 2 x 10
(2) 2 x 10
(3) 2 x 10
(2) 9-1/4" LVL
(3) 9-1/4" LVL
(2) 14" LVL
(3) 14" LVL
(4) 2x6
(2) 2x6
(2) 2 x 8
(2) 2 x 6
(3) 2x6 Shoulder (3) 2x6 King SPF #2
(3) 1-3/4" x 18" LVL
(2) 11-7/8" LVL
(1) 2x6 Shoulder (2) 2x6 King S.P.F. #2
(1) 2x6 Shoulder (2) 2x6 King S.P.F. #2
(2) 18" LVL
(2) 2x6 Shoulder (3) 2x6 King S.P.F. #2
(2) 5-1/2x7-1/4 LSL Shoulder (3) 5-3/4x7-1/4 2.0E LVL King
(1) 2x6 Shoulder (2) 2x6 King S.P.F. #2
(2) 11 1/4 LVL
(1) 11-1/4" LVL Ledger Bd. w/ (3) 5" Ledgerlok @ 16" o.c.
(1) 11 1/4 LVL
(2) 11 1/4 LVL
2x12 S.P.F. #2 @ 16" o.c. ABOVE
(3) 11 1/4 LVL
(1) 14" LVL
(1) 2x6 Shoulder (2) 2x6 King S.P.F. #2
(2) 2x6 Shoulder (3) 2x6 King S.P.F. #2
(1) 2x6 Shoulder (2) 2x6 King S.P.F. #2
(1) 2x6 Shoulder (2) 2x6 King S.P.F. #2
(1) 2x6 Shoulder (2) 2x6 King S.P.F. #2
(1) 2x6 Shoulder (2) 2x6 King S.P.F. #2
(1) 2x6 Shoulder (2) 2x6 King S.P.F. #2
(1) 2x6 Shoulder (2) 2x6 King S.P.F. #2
(3) 13 7/8" LVL DROPPED HDR.
(3) 14" LVL (FLUSH W/ BOTTOM OF FLOOR JOISTS)
(3) 9-1/4" LVL
(1) 14" LVL
(2) 14" LVL
(1) 2x6 Channel 2nd Floor Above
(2) 9-1/4" LVL
(2) 11-7/8" LVL
(2) 2x6 Shoulder (3) 2x6 King S.P.F. #2
(2) 2x6 Shoulder (3) 2x6 King S.P.F. #2
(3) 5-1/4" LVL
(1) 2x6 Shoulder (2) 2x6 King S.P.F. #2



Second Floor Plan

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

Finished Area = 2,421 s.f.

Finished Play Room = 994 s.f.

GENERAL NOTES:

- Ceilings are 9'-0" unless noted otherwise
- Interior Dimensions are given as finished (to outside face of drywall)
- See Exterior Elevations for window sizes
- All Door-less Openings to be "Cased" unless noted otherwise
- All angled walls are 45 degrees unless noted otherwise
- Provide Sound Insulation @ ALL Bedrooms & Bathrooms
- Second Floor Interior door heights to be 7'-0" unless noted otherwise

Notes Key:

FP-4 42" Wide Direct Vent Gas Fireplace w/ flush hearth (See Spec & Interior elevations For details)

S1 Complete Tile steam shower w/ tile floor, curb, walls, & ceiling over cement backer boards. 8'-0" clg. ht. Provide tile seat & (2) shampoo niches

S2 Tub Base with Full Tile above to 8'-0" Ceiling

S3 Shower Base with Full Tile above to 8'-0" Ceiling

ST SOLATUBE

SKLT-1 22 X36 SKYLIGHT

SKLT -2 3'-0" x 3'-0" LIGHT SHAFT W/ 30X30 VELUX SKYLIGHT AT MAST BATH TUB

MICELI RESIDENCE

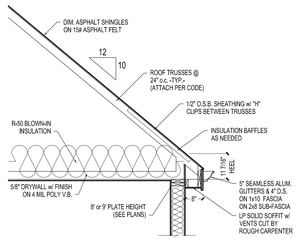
Revision :

15300 Brojan Drive
BROOKFIELD, WI 53122
PHONE: (262) 512-2422
EMAIL: homdesdjn@att.net

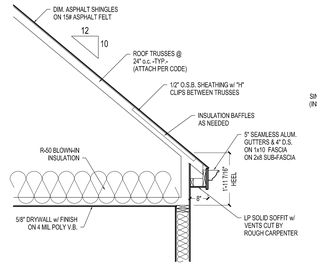
PROJECT: New Residence
JOB NO. 20-22
DATE: January 29, 2021

SHEET: 5

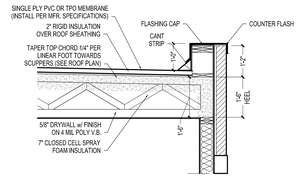
Attachment: Plan 1 (6109 : Kolben & Debbie Miceli)



2nd Floor - 10:12 Pitch



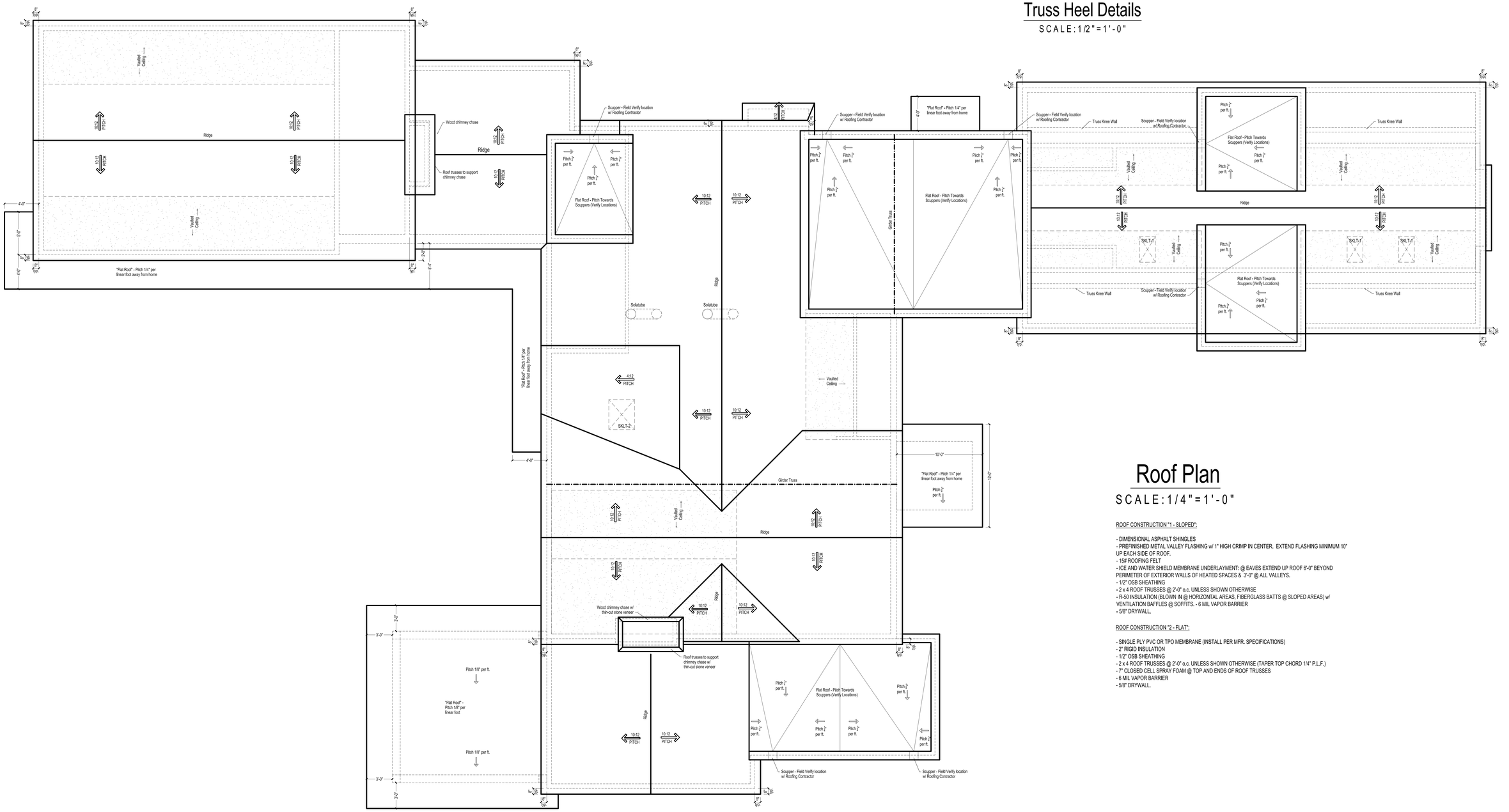
1st Floor - 10:12 Pitch



1st & 2nd Floor - Flat Roof

Truss Heel Details

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



Roof Plan

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

ROOF CONSTRUCTION "1 - SLOPED":

- DIMENSIONAL ASPHALT SHINGLES
- PREFINISHED METAL VALLEY FLASHING w/ 1" HIGH CRIMP IN CENTER. EXTEND FLASHING MINIMUM 10" UP EACH SIDE OF ROOF.
- 15# ROOFING FELT
- ICE AND WATER SHIELD MEMBRANE UNDERLAYMENT; @ EAVES EXTEND UP ROOF 6'-0" BEYOND PERIMETER OF EXTERIOR WALLS OF HEATED SPACES & 3'-0" @ ALL VALLEYS.
- 1/2" OSB SHEATHING
- 2 x 4 ROOF TRUSSES @ 2'-0" o.c. UNLESS SHOWN OTHERWISE
- R-50 INSULATION (BLOWN IN @ HORIZONTAL AREAS, FIBERGLASS BATTS @ SLOPED AREAS) w/ VENTILATION BAFFLES @ SOFFITS. - 6 MIL VAPOR BARRIER
- 5/8" DRYWALL.

ROOF CONSTRUCTION "2 - FLAT":

- SINGLE PLY PVC OR TPO MEMBRANE (INSTALL PER MFR. SPECIFICATIONS)
- 2" RIGID INSULATION
- 1/2" OSB SHEATHING
- 2 x 4 ROOF TRUSSES @ 2'-0" o.c. UNLESS SHOWN OTHERWISE (TAPER TOP CHORD 1/4" P.L.F.)
- 7" CLOSED CELL SPRAY FOAM @ TOP AND ENDS OF ROOF TRUSSES
- 6 MIL VAPOR BARRIER
- 5/8" DRYWALL.

MICELI RESIDENCE

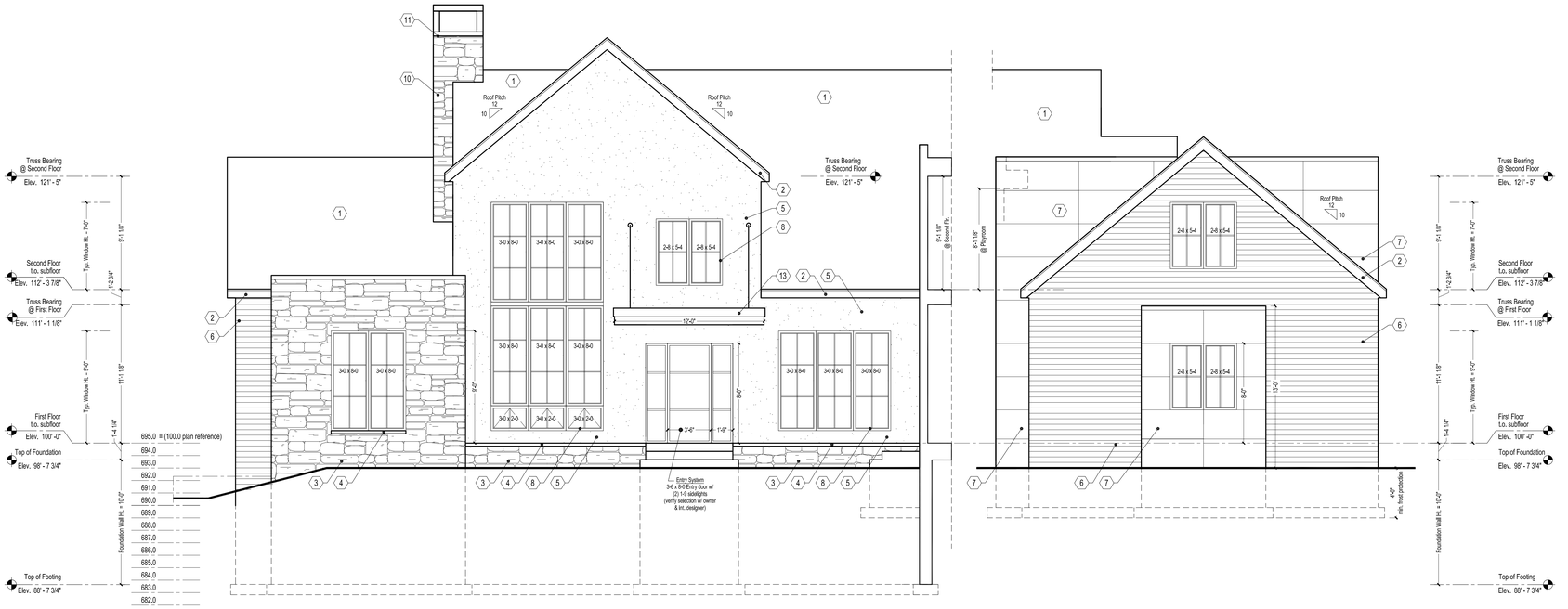
Revision :

15300 Brigitn Drive
ELM GROVE, WI 53122
PHONE: 262.227.4422
EMAIL: homdesign@att.nr.com

PROJECT: New Residence
JOB NO. 20-22
DATE: January 29, 2021

SHEET: 6

Attachment: Plan 1 (6109 : Kohen & Debbie Miceli)



Front (East) Elevation

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



Left Side (South) Elevation

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

Material Key

1. Dimensional Asphalt Roof Shingles
2. 1x10 LP Fascia, LP Smartside Soffit, & 5" Seamless Gutters & Downspouts
3. Full Depth Stone Veneer (as selected)
4. 3" Bedford Stone Sill
5. Masonry Stucco (over metal lath)
6. 5" LP Smooth Lap Siding w/ 3-1/2" LP Smartside Smooth Corner boards
7. "Reveal Panel System" (Cement Board by "James Hardie")
8. Marvin Window / Door System(s)
9. Aluminum Post & Railing System
10. 2" Thin Stone Veneer Over Wood Chase
11. Decorative Metal Shroud / Chimney Cap
12. Powder Coated Alum. Post & Railing System
13. Alum. Wrapped Canopy Roof

***Note: verify locations of all masonry stucco control joints (review options w/ owner, builder, architect)

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Revision :

15300 Bogan Drive
ELM GROVE, WI 53122
PH: (262) 827-2142
EMAIL: homdesign@att.n.com

PROJECT: New Residence
JOB NO. 20-22
DATE: January 29, 2021

SHEET: 7

Attachment: Plan 1 (6109 : Kohen & Debbie Miceli)



Rear (West Side) Elevation

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



Right Side (North) Elevation

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

Material Key

1. Dimensional Asphalt Roof Shingles
2. 1x10 LP Fascia, LP Smartside Soffit, & 5" Seamless Gutters & Downspouts
3. Full Depth Stone Veneer (as selected)
4. 3" Bedford Stone Sill
5. Masonry Stucco (over metal lath)
6. 5" LP Smooth Lap Siding w/ 3-1/2" LP Smartside Smooth Corner boards
7. "Reveal Panel System" (Cement Board by "James Hardie")
8. Marvin Window / Door System(s)
9. Aluminum Post & Railing System
10. 2" Thin Stone Veneer Over Wood Chase
11. Decorative Metal Shroud / Chimney Cap
12. Powder Coated Alum. Post & Railing System
13. Alum. Wrapped Canopy Roof

***Note: verify locations of all masonry stucco control joints (review options w/ owner, builder, architect)

Hôm Design

MICELI RESIDENCE

Attachment: Plan 1 (6109 : Kohen & Debbie Miceli)

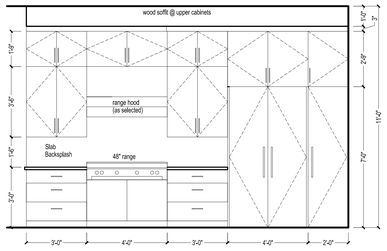
Revision :

15300 Bojan Drive
ELM GROVE, WI 53122
PH: 262.827.2122
EMAIL: homedsign@wi.rr.com

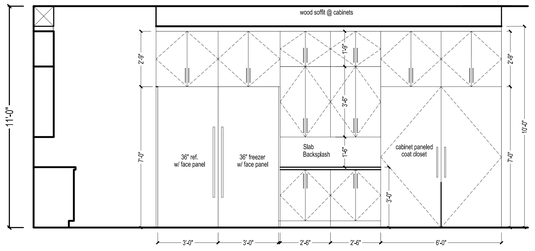
PROJECT: New Residence
JOB NO. 20-22
DATE: January 29, 2021

SHEET: 8

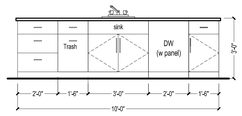
FOR BIDDING/ REFERNCE ONLY- REVIEW FINAL CABINET DESIGN/ LAYOUTS WITH OWNER/ CABINET SUPPLIER



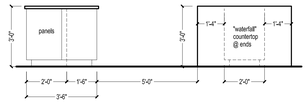
a Kitchen - Range Wall
SCALE: 3/8" = 1'-0"



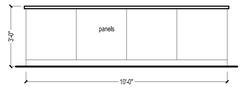
b Kitchen - Ref. Wall
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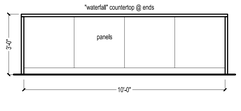
c Kitchen Island - Sink
SCALE: 3/8" = 1'-0"



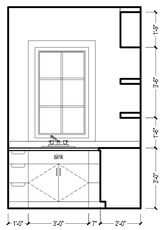
d Kitchen Island - Side
SCALE: 3/8" = 1'-0"



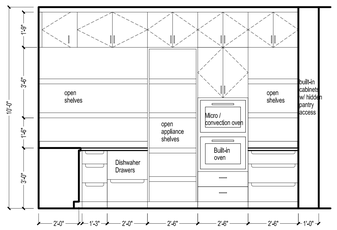
e Kitchen Sink Island - Back
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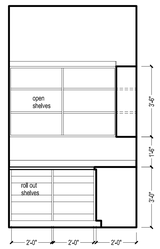
f Kitchen Eating Island - Back
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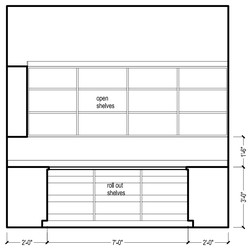
g Prep Kitchen
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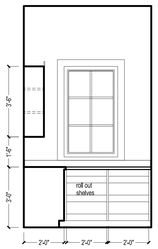
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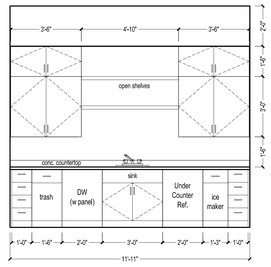
i Walk-In Pantry
SCALE: 3/8" = 1'-0"



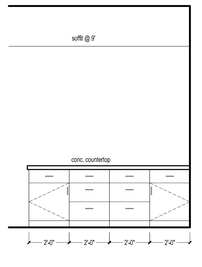
j Walk-In Pantry
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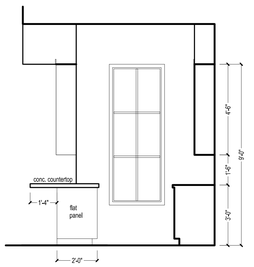
k Walk-In Pantry
SCALE: 3/8" = 1'-0"



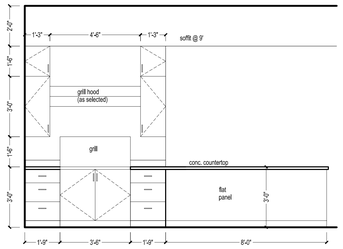
l Wet Bar
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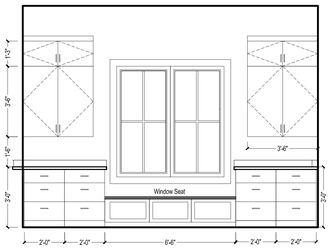
m Wet Bar - Peninsula
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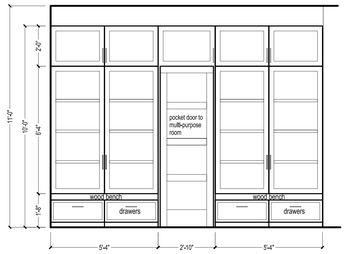
n Wet Bar - Peninsula
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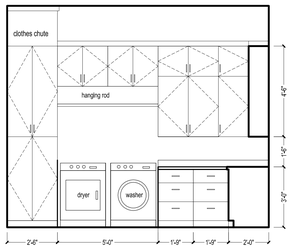
o 4-Seasons - Grill
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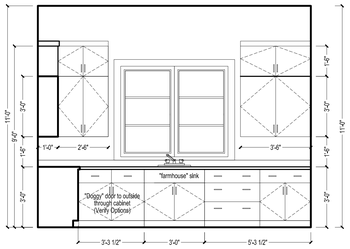
p Mudroom - Drop Zone
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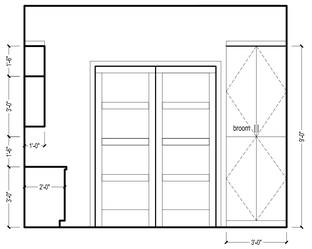
q Mudroom - Lockers
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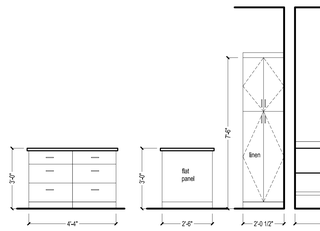
r Multi-Purpose - W / D
SCALE: 3/8" = 1'-0"



s Multi-Purpose - Sink
SCALE: 3/8" = 1'-0"

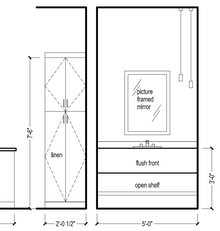


t Multi-Purpose Broom Closet
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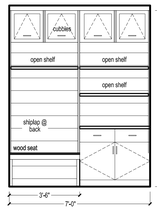


u Multi-Purpose Island
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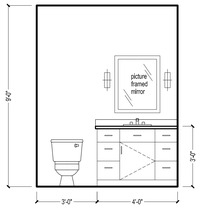
v



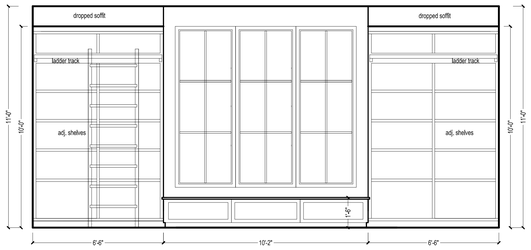
w Powder Room
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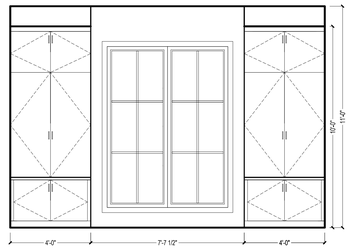
x Pool Bath Room
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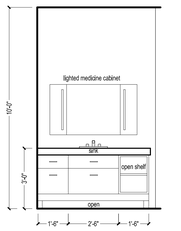
y Pool Bath Room
SCALE: 3/8" = 1'-0"



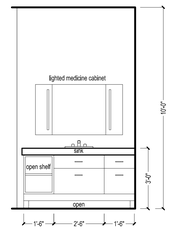
z Reading / Music Room
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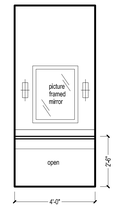
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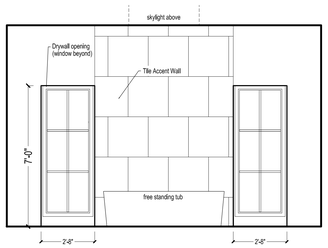
bb Master Bath - Vanity
SCALE: 3/8" = 1'-0"



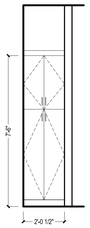
cc Master Bath - Vanity
SCALE: 3/8" = 1'-0"



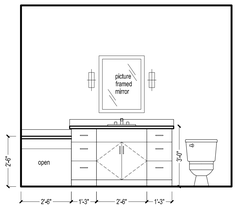
dd Vanity Area
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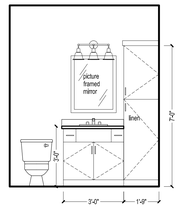
ee Master Bath - Tub Wall
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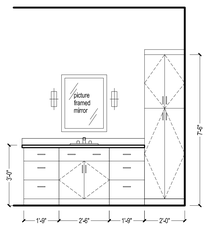
ff Master Bath - Llinen
SCALE: 3/8" = 1'-0"



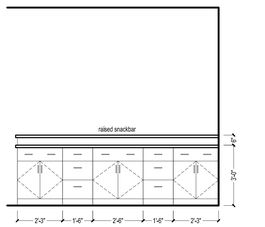
gg Bath #2
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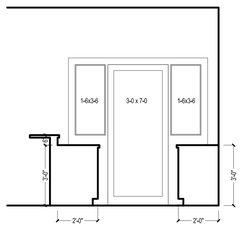
hh Bath #3
SCALE: 3/8" = 1'-0"



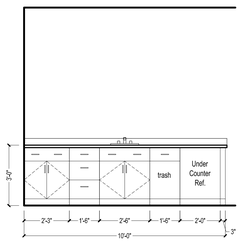
ii Lower Level Bath
SCALE: 3/8" = 1'-0"



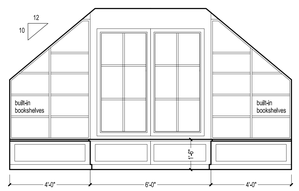
jj Lower Level Bar
SCALE: 3/8" = 1'-0"



kk Lower Level Bar
SCALE: 3/8" = 1'-0"



ll Lower Level Bar
SCALE: 3/8" = 1'-0"



mm Second Floor Playroom
SCALE: 3/8" = 1'-0"

Hôm Design

MICELI RESIDENCE

Revision :

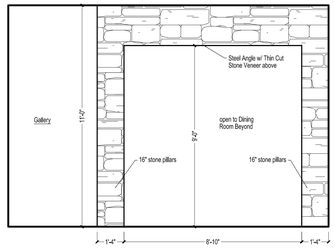
15300 Brojan Drive
BRIDGEPORT, WV 26330
PH: 304.842.7122
EMAIL: homdesdpn@wt.rr.com

PROJECT: New Residence
JOB NO. 20-22
DATE: January 29, 2021

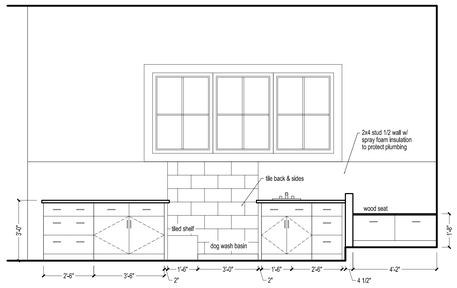
SHEET: 9

Packet Pg. 29

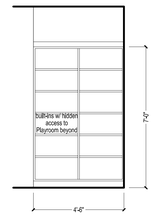
Attachment: Plan 2 (6109 : Kohen & Debbie Miceli)



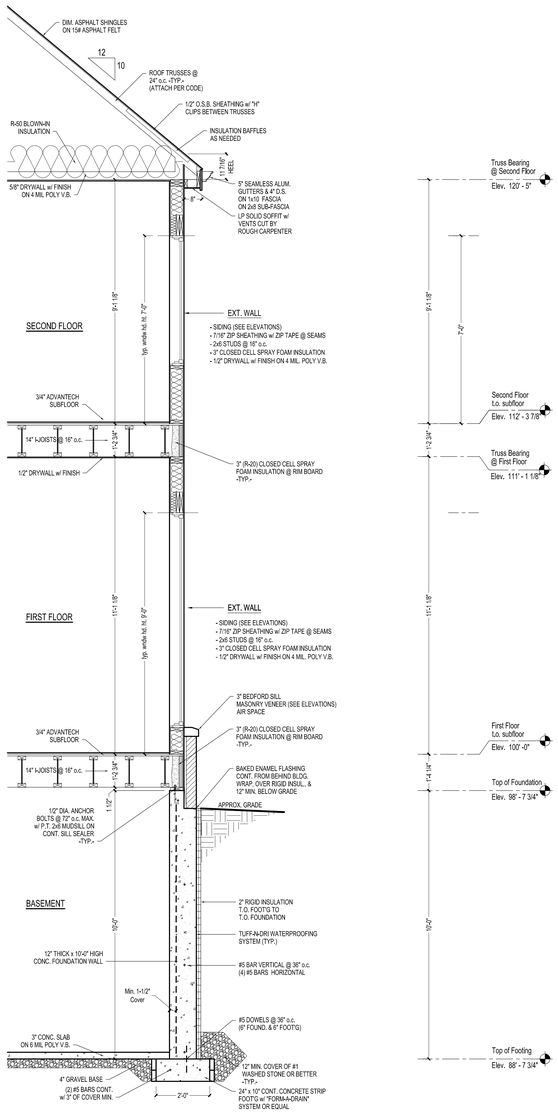
nn Dining Room Opening
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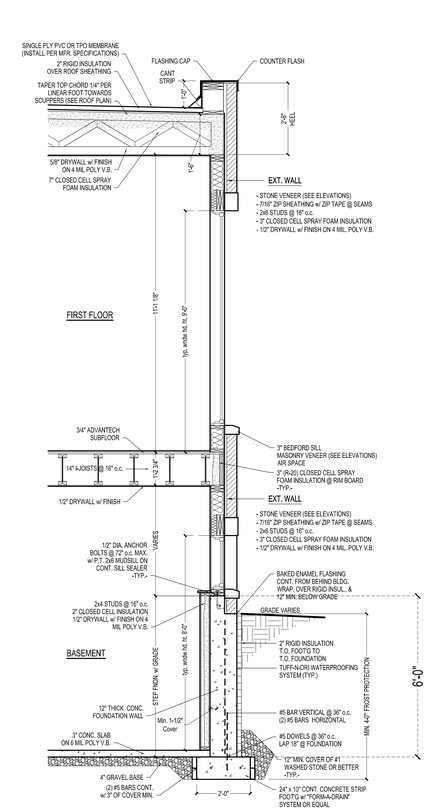
oo Garage
SCALE: 3/8" = 1'-0"



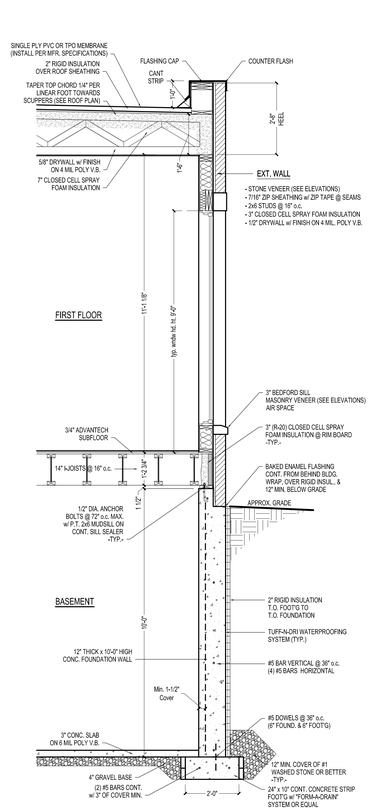
pp Playroom Corridor
SCALE: 3/8" = 1'-0"



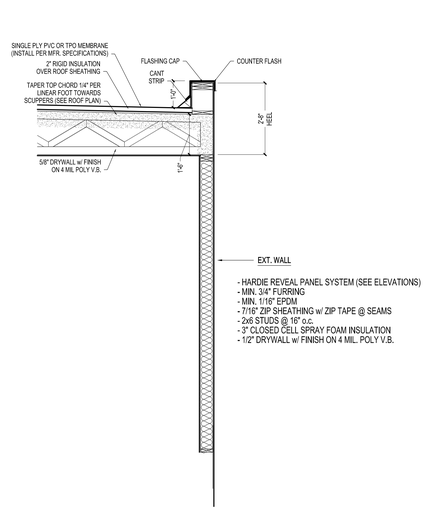
A Typ. 2 Story Wall Section
SCALE: 1/2" = 1'-0"



B Typ. Partial Exposure Wall Section
SCALE: 1/2" = 1'-0"



C Typ. 1 Story Flat Roof Wall Section
SCALE: 1/2" = 1'-0"



D Hardie Reveal Panel Wall Section
SCALE: 1/2" = 1'-0"

Hóm Design

MICELI RESIDENCE

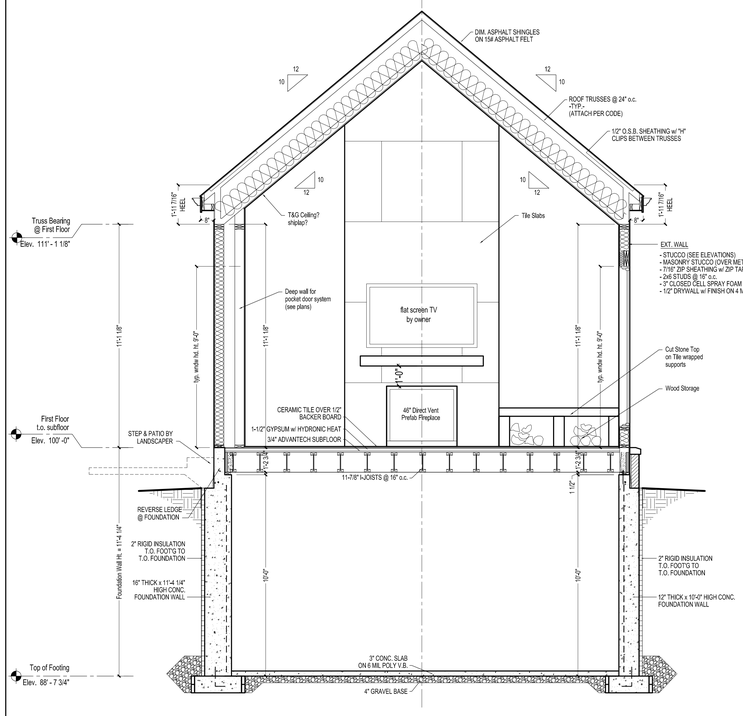
Revision :

15300 Broken Drive
BURNSVILLE, MN 55337
PHONE: (612) 867-1422
EMAIL: homdesdgn@wi.rr.com

PROJECT: New Residence
JOB NO. 20-22
DATE: January 29, 2021

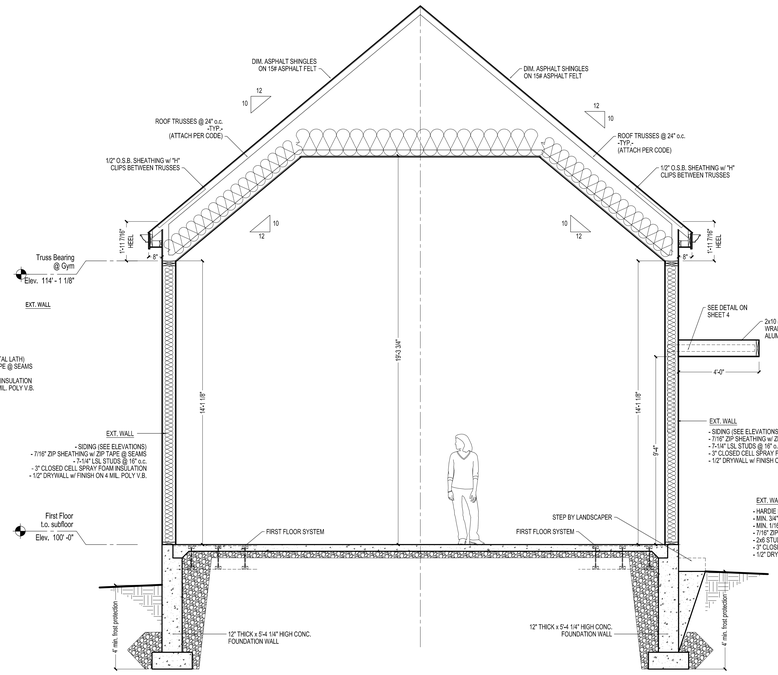
SHEET: 10

Attachment: Plan 2 (6109 : Koben & Debbie Miceli)



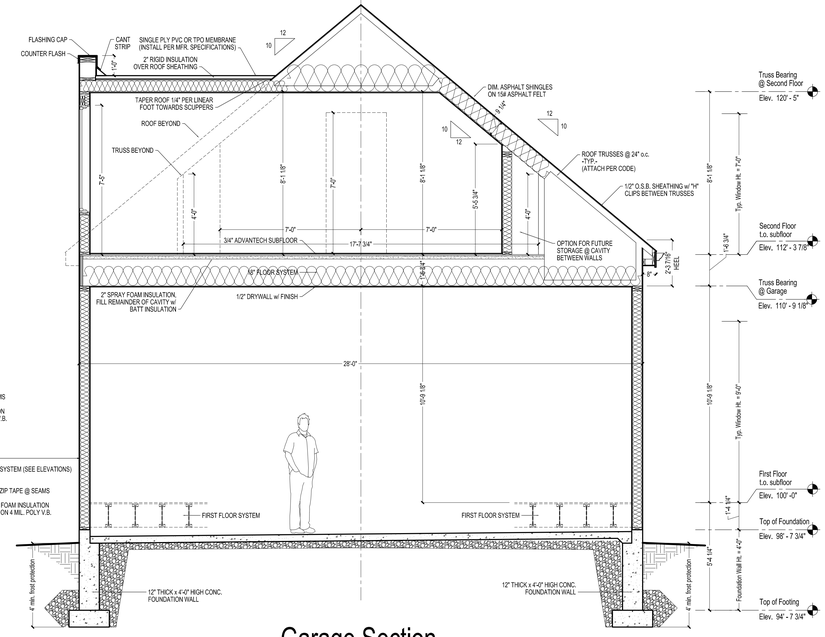
4 Season Rm. Section

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



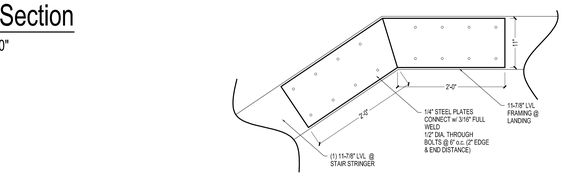
Gym Section

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



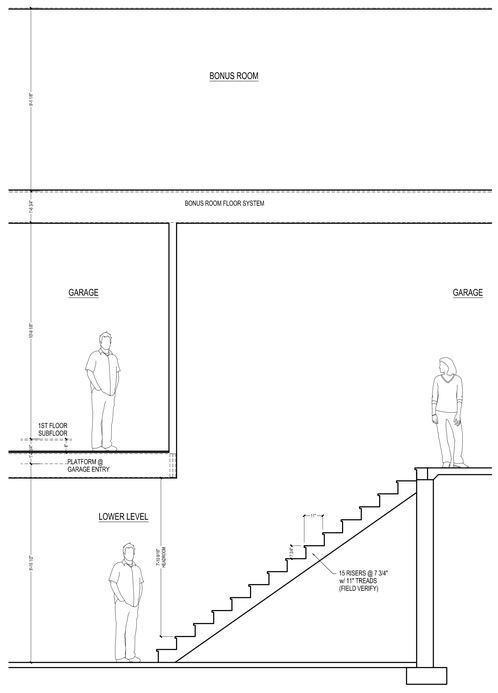
Garage Section

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



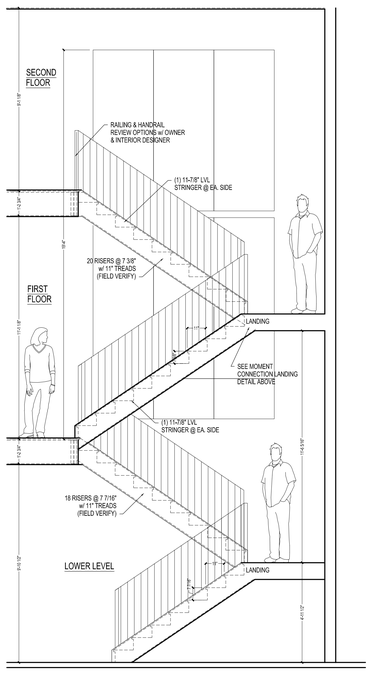
MOMENT CONNECTION @ LANDING

SCALE:1"=1'-0"



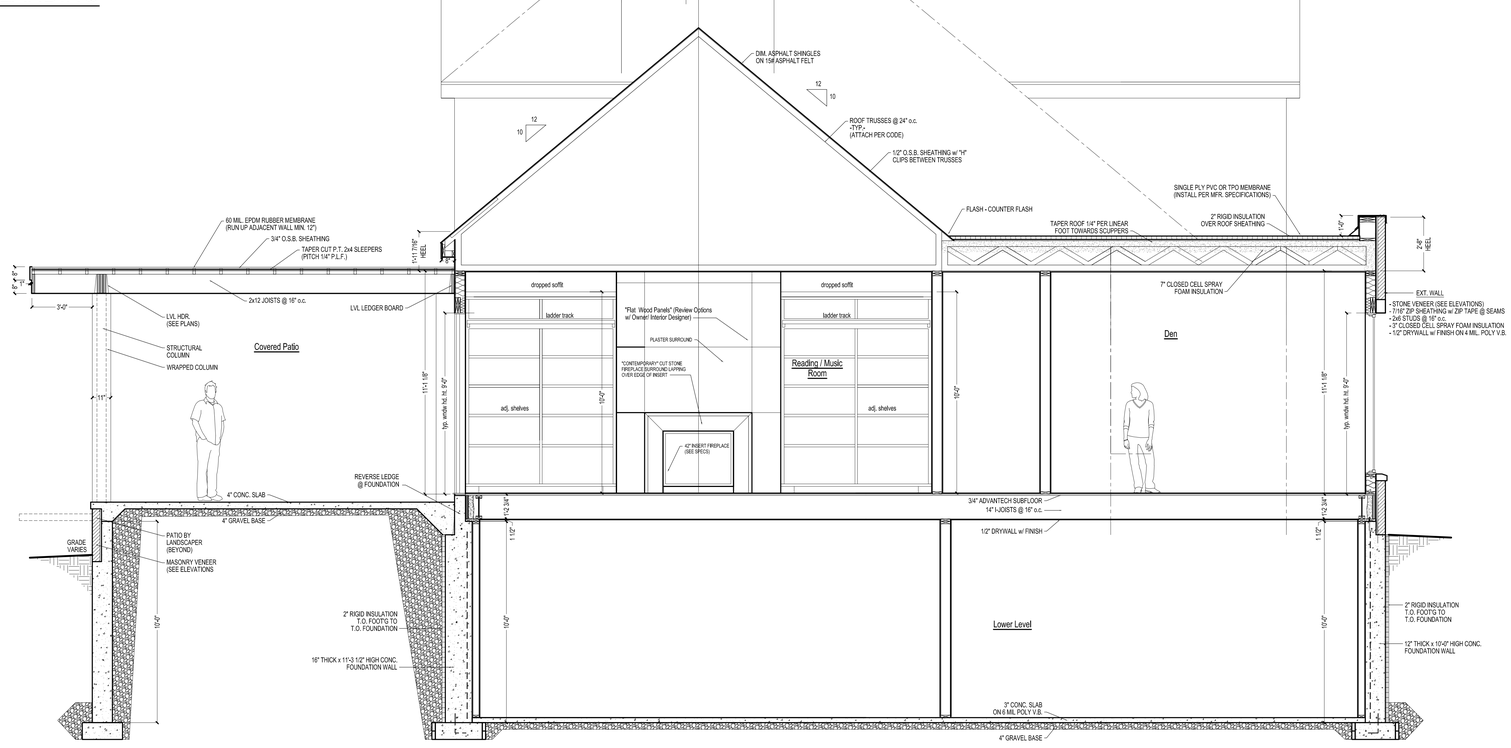
b Conceptual Stair Detail @ Garage

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



a Conceptual Switchback Stair Section

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



Reading Rm./ Den Section

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

Hôm Dezign

MICELI RESIDENCE

Revision :

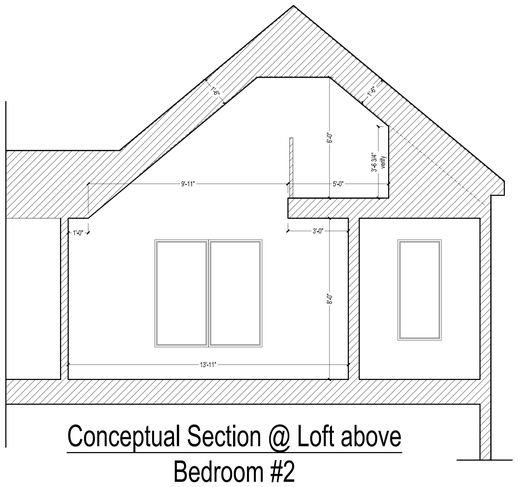
15300 Bolgan Drive
PLAIN, WISCONSIN 53577
PHONE: (608) 393-3422
EMAIL: homdezign@att.net

PROJECT: New Residence
JOB NO. 20-22
DATE: January 29, 2021

SHEET: 11

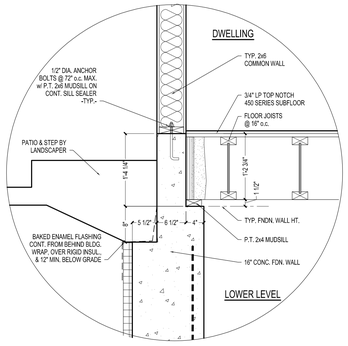
11 OF 15

Attachment: Plan 2 (6109 : Kohen & Debbie Miceli)



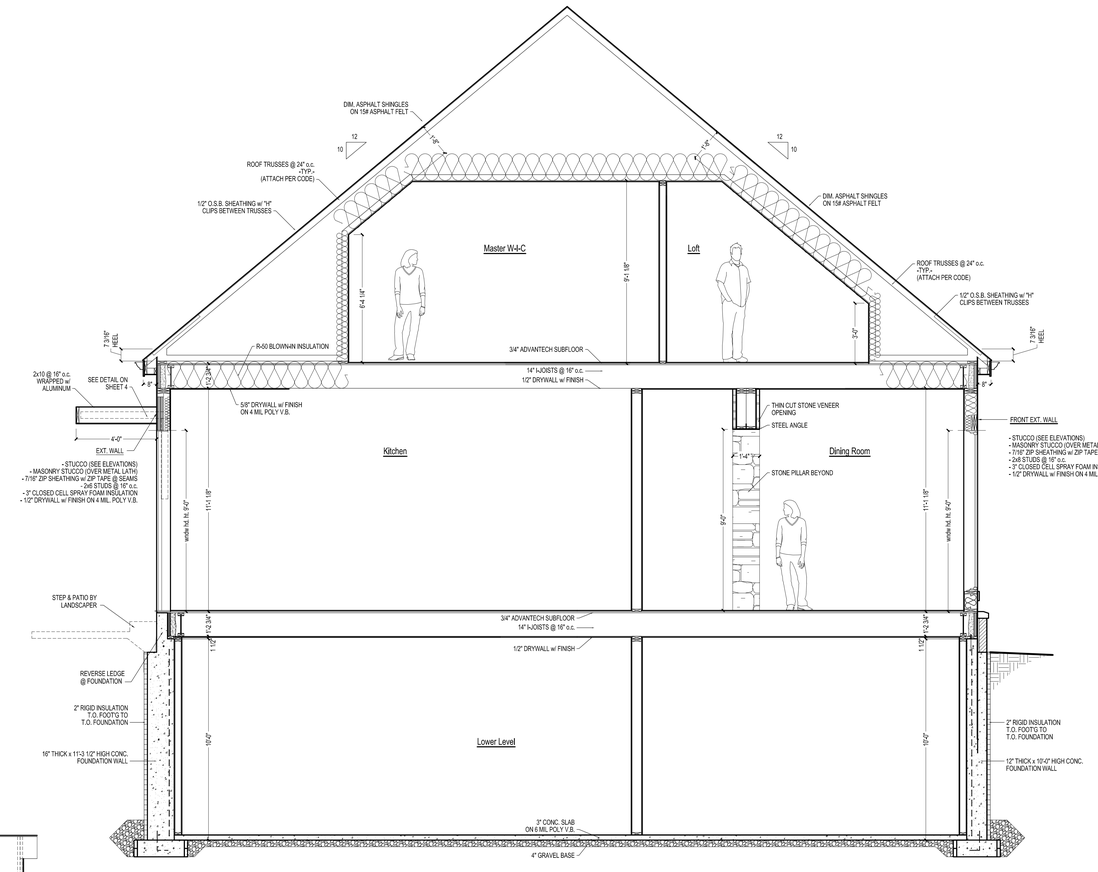
Conceptual Section @ Loft above Bedroom #2

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



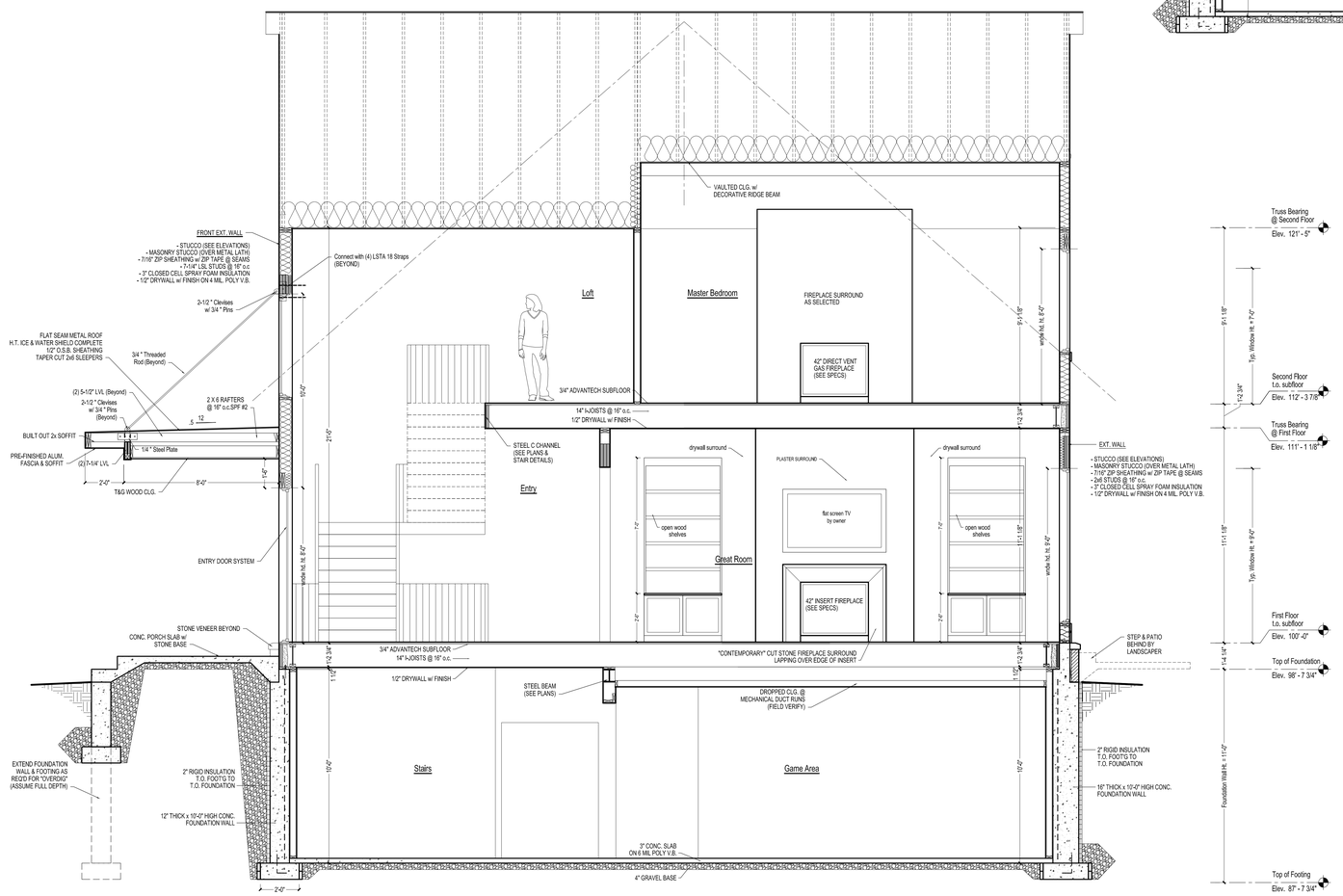
Reverse Ledge Detail

SCALE: 1" = 1'-0"



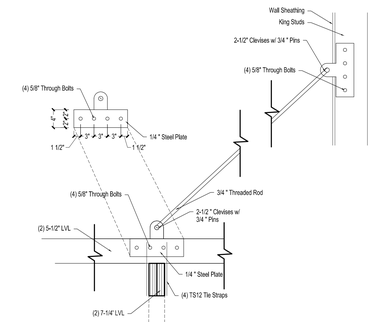
Dining - Kitchen Section

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



Entry - Great Room Section

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

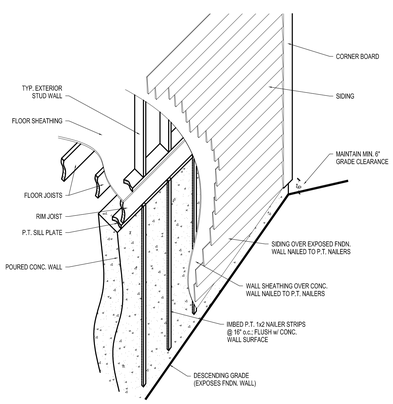


Side View

View from Top

Entry Overhang Detail

SCALE: 1" = 1'-0"



Siding over Poured Wall Detail

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

MICELI RESIDENCE

Revision :

15000 Brajan Drive
ELK GROVE, WI 53122
PHONE: (847) 561-4127
EMAIL: homdesdgn@wi.rr.com

PROJECT: New Residence
JOB NO. 20-22
DATE: January 29, 2021

SHEET: 12

Packet Pg. 32

Attachment: Plan 2 (6109 : Kohen & Debbie Miceli)

provide exhaust fan @ Prep Kitchen

floor outlet

floor outlet

First Floor Electrical Plan

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

Electrical Key

RECESSED CAN LIGHT		DUPLEX SPLIT OUTLET	
EXHAUST FAN		DUPLEX OUTLET	
CEILING LIGHT		GFI RECEPTACLE	GFI
SPOT CEILING LIGHT		220 RECEPTACLE	220V
WALL MOUNT LIGHT		SINGLE POLE SWITCH	$
FLUORESCENT LIGHT		3-WAY SWITCH	$3
FLUORESCENT STRIP		4-WAY SWITCH	$4
PHONE	PH	CEILING FAN	
SMOKE DETECTOR	SD		
CARBON MONOXIDE DETECTOR	CO	CABLE	C
CENTRAL VAC	V	SPEAKER	S
THERMOSTAT	T	SPEAKER CNTRL	SC

GENERAL NOTES:

- PROVIDE ALLOWANCE TO INCLUDE STAIRWAY INDIRECT TREAD LIGHTING 1ST TO 2ND & 1ST TO LOWER LEVEL TYPICAL (REVIEW OPTIONS W/ OWNER/ INTERIOR DESIGNER)
- PROVIDE UNDER CABINET LIGHTING @ ALL UPPER CABINETS - TYPICAL
- PROVIDE FOR ROUGH-IN ELECTRICAL SERVICE AT GARAGE FOR FUTURE ELECTRIC CAR CHARGING STATION.- VERIFY OPTIONS
- PROVIDE SWITCHES, ELECTRICAL LINES, AND CAPPED CONDUIT AT EXTERIOR FOR FUTURE LANDSCAPING LIGHTING.

Hôm Dezigr

MICELI RESIDENCE

Revision :

15300 Brojan Drive
DEARBORN, MI 48127
PH: (586) 907-3124
EMAIL: homdesdgn@wt.rr.com

PROJECT: New Residence
JOB NO. 20-22
DATE: January 29, 2021

SHEET: 13

Packet Pg. 33

Attachment: Plan 2 (6109 : Kohen & Debbie Miceli)



Second Floor Electrical Plan

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

Electrical Key

RECESSED CAN LIGHT		DUPLEX SPLIT OUTLET	
EXHAUST FAN		DUPLEX OUTLET	
CEILING LIGHT		GFI RECEPTACLE	GFI
SPOT CEILING LIGHT		220 RECEPTACLE	220v
WALL MOUNT LIGHT		SINGLE POLE SWITCH	S
FLUORESCENT LIGHT		3-WAY SWITCH	S_3
FLUORESCENT STRIP		4-WAY SWITCH	S_4
PHONE	DP	CEILING FAN	
SMOKE DETECTOR	SD		
CARBON MONOXIDE DETECTOR	CO	CABLE	C
CENTRAL VAC	CV	SPEAKER	S
THERMOSTAT	T	SPEAKER CNTRL	SC

GENERAL NOTES:

- PROVIDE ALLOWANCE TO INCLUDE STAIRWAY INDIRECT TREAD LIGHTING 1ST TO 2ND & 1ST TO LOWER LEVEL TYPICAL (REVIEW OPTIONS W/ OWNER/ INTERIOR DESIGNER)
- PROVIDE UNDER CABINET LIGHTING @ ALL UPPER CABINETS - TYPICAL
- PROVIDE FOR ROUGH-IN ELECTRICAL SERVICE AT GARAGE FOR FUTURE ELECTRIC CAR CHARGING STATION.- VERIFY OPTIONS
- PROVIDE SWITCHES, ELECTRICAL LINES, AND CAPPED CONDUIT AT EXTERIOR FOR FUTURE LANDSCAPING LIGHTING.

Hôm Design

MICELI RESIDENCE

Attachment: Plan 2 (6109 : Kohen & Debbie Miceli)

Revision :

15300 Broglen Drive
LOVELAND, MD 21142
PHONE: 443-812-4412
EMAIL: homdesignllc@wtr.com

PROJECT: New Residence
JOB NO. 20-22
DATE: January 29, 2021

SHEET: 14



Lower Level Electrical Plan

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

Electrical Key

RECESSED CAN LIGHT		DUPLEX SPLIT OUTLET	
EXHAUST FAN		DUPLEX OUTLET	
CEILING LIGHT		GFI RECEPTACLE	GFI
SPOT CEILING LIGHT		220 RECEPTACLE	220V
WALL MOUNT LIGHT		SINGLE POLE SWITCH	$
FLUORESCENT LIGHT		3-WAY SWITCH	$3
FLUORESCENT STRIP		4-WAY SWITCH	$4
PHONE	ph	CEILING FAN	
SMOKE DETECTOR	SD		
CARBON MONOXIDE DETECTOR	CO	CABLE	C
CENTRAL VAC	CV	SPEAKER	S
THERMOSTAT	T	SPEAKER CNTRL	SC

GENERAL NOTES:

- PROVIDE ALLOWANCE TO INCLUDE STAIRWAY INDIRECT TREAD LIGHTING 1ST TO 2ND & 1ST TO LOWER LEVEL TYPICAL (REVIEW OPTIONS W/ OWNER/ INTERIOR DESIGNER)
- PROVIDE UNDER CABINET LIGHTING @ ALL UPPER CABINETS - TYPICAL
- PROVIDE FOR ROUGH-IN ELECTRICAL SERVICE AT GARAGE FOR FUTURE ELECTRIC CAR CHARGING STATION - VERIFY OPTIONS
- PROVIDE SWITCHES, ELECTRICAL LINES, AND CAPPED CONDUIT AT EXTERIOR FOR FUTURE LANDSCAPING LIGHTING.

Hóm Design

MICELI RESIDENCE

Revision :

15300 Bright Drive
ELM GROVE, WI 53122
PHONE: (262) 227-2422
EMAIL: homdesign@att.nr.com

PROJECT: New Residence
JOB NO. 20-22
DATE: January 29, 2021

SHEET: 15

Attachment: Plan 2 (6109 : Kohen & Debbie Miceli)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **Tim & Amy Damon - Addition: Second Floor at 3030 W. Donges Bay Road**

Attachments:
Statement of Intent - HOA Approval (PDF)
Site Plan (PDF)
Pictures (PDF)
Damon Mequon A1 February 25 2021 (PDF)
Damon Mequon A2 February 25 2021 (PDF)

WEY ACRES ARCHITECTURAL BOARD
10518 N. COUNTRY CLUB DR.
MEQUON, WI 53092

March 11, 2021

TO: Amy & Tim Damon
3030 W. Donges Bay Rd.
Mequon, WI 53092

Architectural Board
City of Mequon

On or about March 5, 2021 Mr. & Mrs. Damon submitted to our board plans and elevations for an addition to their home. This project involves construction of a second floor bonus room/office and bathroom above the existing garage.

We understand that the roofing material for the shed dormer roof, facing east, must be standing seam metal, necessitated by the pitch indicated in the elevations. We approve that material and that specific area of the roof is permanently exempted from requirements of any present or future roofing material mandated by Covenants & Restrictions in Wey Acres.

The remaining exterior materials and the design of the addition are, in our opinion, in complete conformity with the letter and intent of our controlling architectural document. The project is hereby approved.

Thank you for submitting your plans for consideration.

Tom Berns, MD
10534 N. Country Club Dr.
Mequon, WI 53092
262-242-9545

Lawrence Berk
10518 N. Country Club Dr.
Mequon, WI 53092
262-242-1084

Attachment: Statement of Intent - HOA Approval (6110 : Tim & Amy Damon)

Dated at MILWAUKEE WIS this 10 day of [illegible] Survey

Recertified

2.3.b

I.P.

86.39

N 80°11'43"W 70.00

I.P. SET ON LINE 150 FT FROM NW COR.

12' W.E.P. CO. & WISC. BELL INC. UNDERGROUND EASEMENT

N 80°11'43"W 430.57

TYP IN 10"

TRIPLE 16"

12" MAPLE

14" MAPLE

TRIPLE 24"

12"-8"-8"

12" MAPLE

235.00

N 0°01'13"E

FENCE LINE

TO BE REMOVED

SUGGESTED LAWN GRADE MIN. 146.0

REC HSE

120.81

N 4°21'53"W

N 21°10'37"W

85

70

20

& DRIVE

N 88°23'53"E 88.60

N 58°41'08"E 47.6

2"IP

PP

50

MH RIM 143.15
INV. 128.63

N 89°46'25"E 425.00

SOUTH LINE OF SE¼ SEC 25-9-21

LAKE
WATER LEVEL 144.4

15

15

160.00

N 0°13'35"W

I.P.

BERM

DONGES BAY ROAD

Attachment: Site Plan (6110 : Tim & Amy Damon)

Office Project – Spring 2021

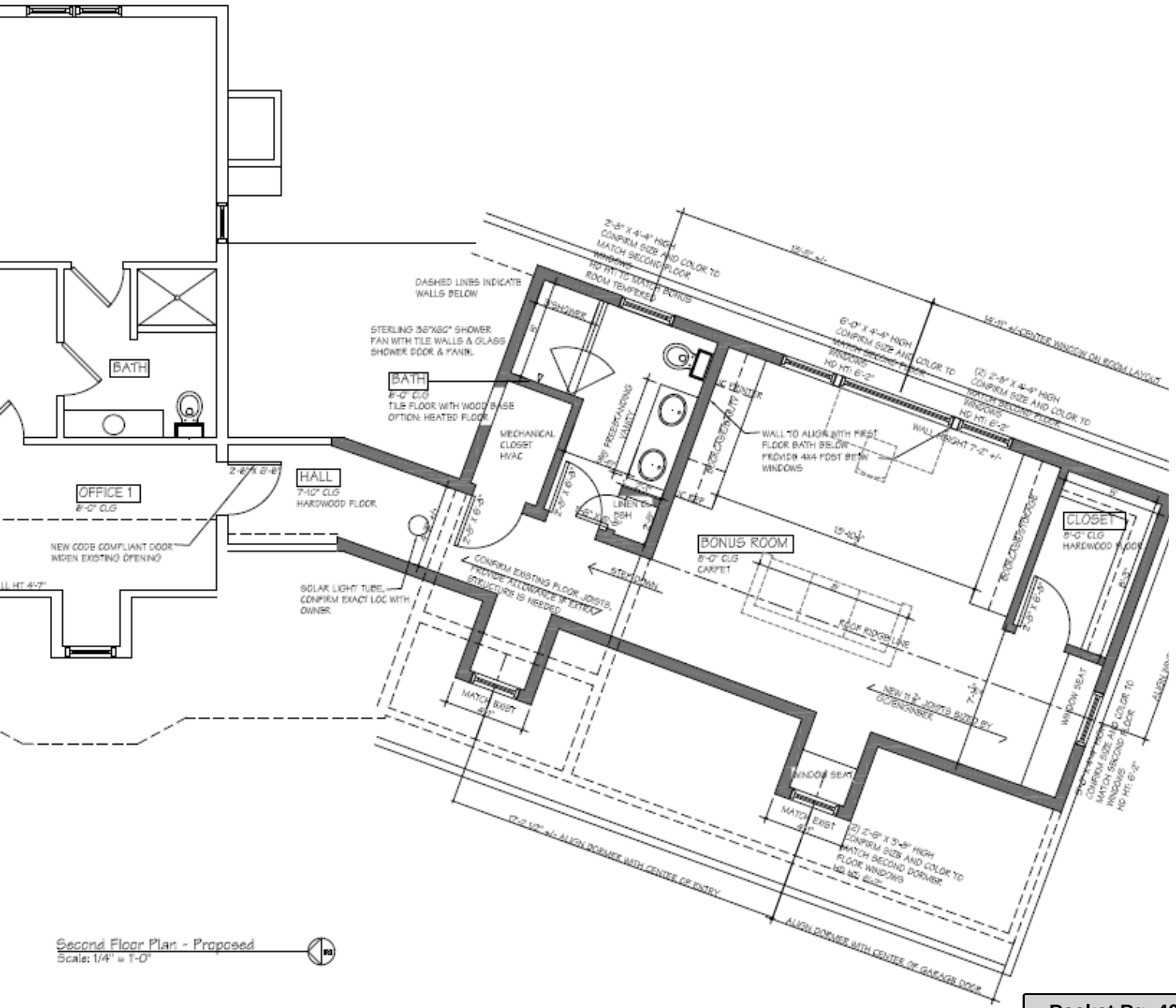


Tim Damon
3030 West Donges Bay Road
Mequon, Wisconsin 53092
(414) 232 – 7325
TimDamon8@gmail.com

Attachment: Pictures (6110 : Tim & Amy Damon)

Project Objective:

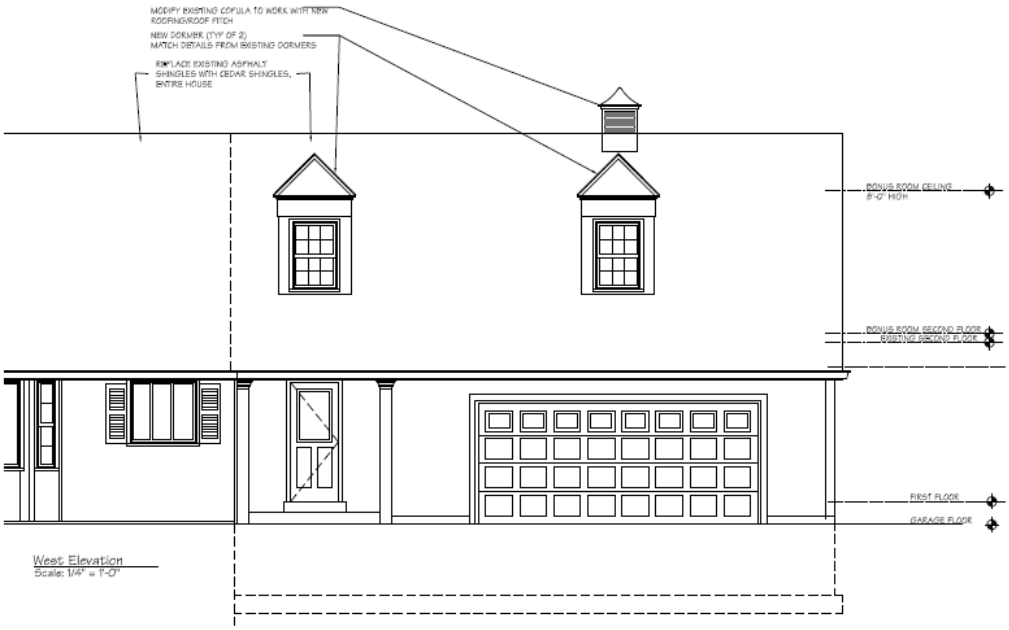
- To create an office space above the garage with views of the pond
- To complete the aesthetic look of the house balancing out dormer windows on front side (west facing)
- When not used as office, to function as a third upstairs bedroom / bath for guests or live-in help with special needs daughter



Attachment: Pictures (6110 : Tim & Amy Damon)



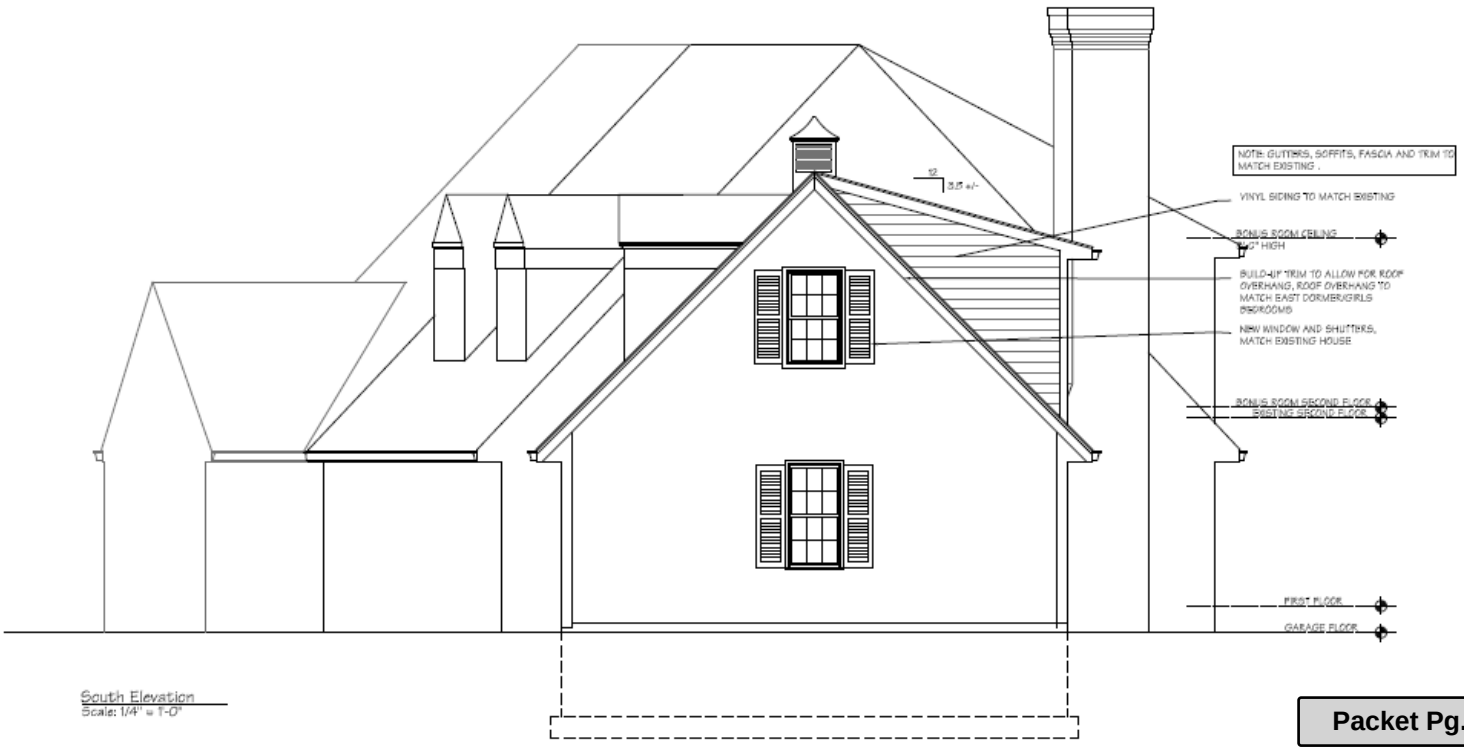
- Adding two identical dormer window over the garage (west facing)



Attachment: Pictures (6110 : Tim & Amy Damon)



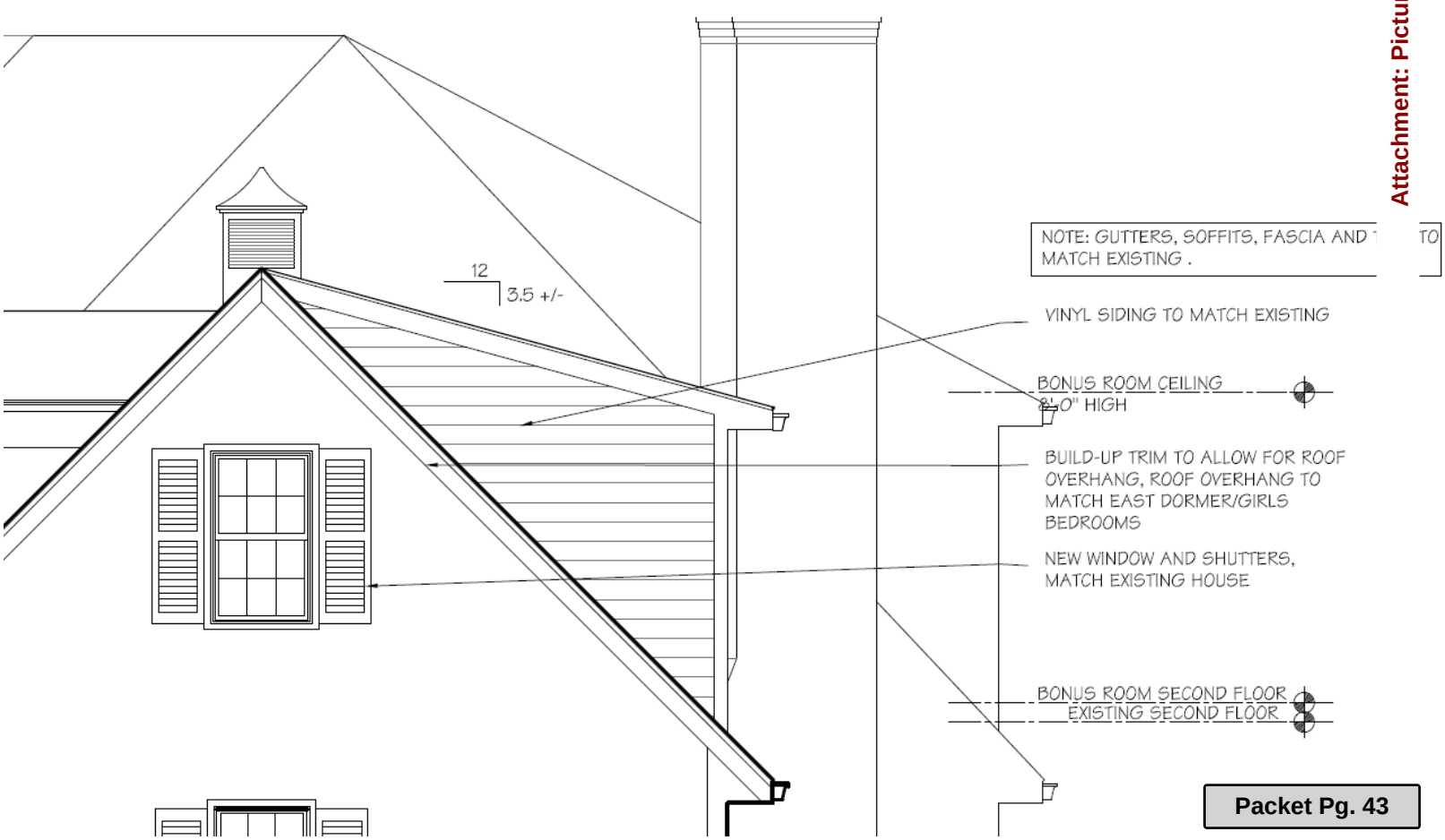
- Adding identical second floor window to match first floor window o side of garage (south facing to Donges Bay Road)



Attachment: Pictures (6110 : Tim & Amy Damon)



- Roofline bump out required **3.5 / 12 +/- pitch**.
- Roof may need to be rubber or standing metal seam to function at low pitch required for inside livable ceiling height.
- Budget permitting, we are getting bids to replace new 50 year asphal roof with cedar shake.



Attachment: Pictures (6110 : Tim & Amy Damon)



- Adding big window and roofline bump out that matches the two other bedrooms on north side of house.
- Adding bathroom window that is identical to existing first floor bathroom window.



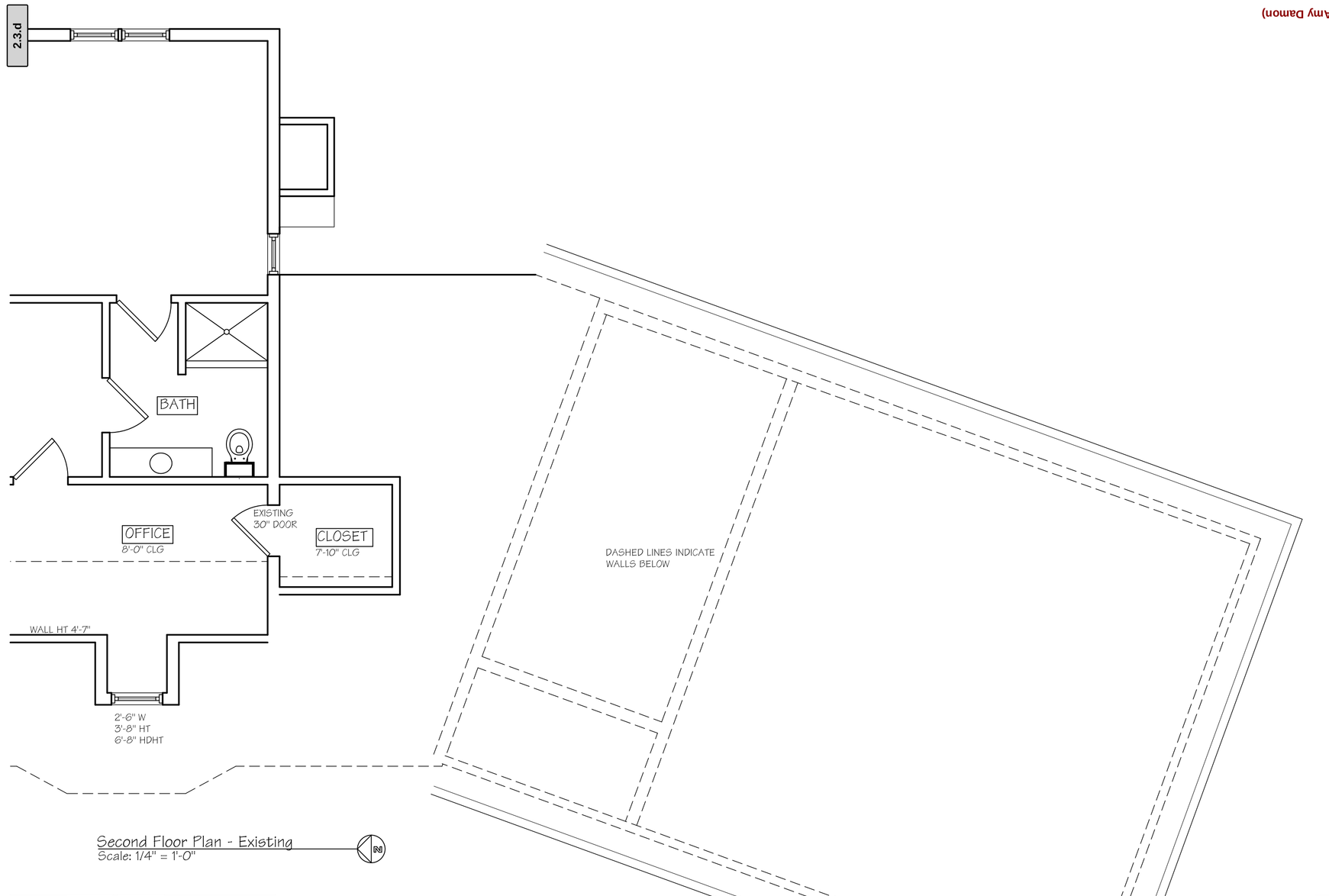
Attachment: Pictures (6110 : Tim & Amy Damon)



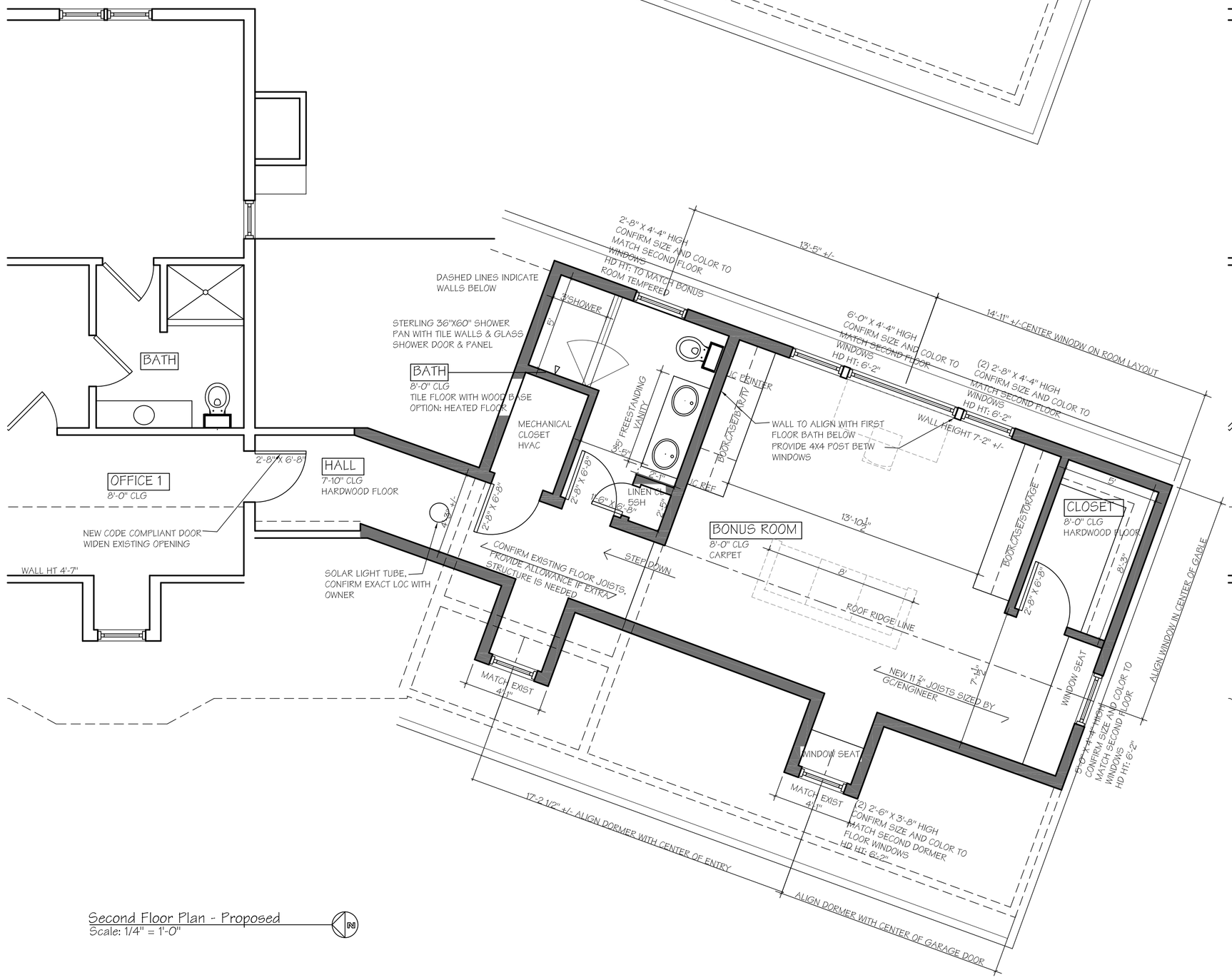




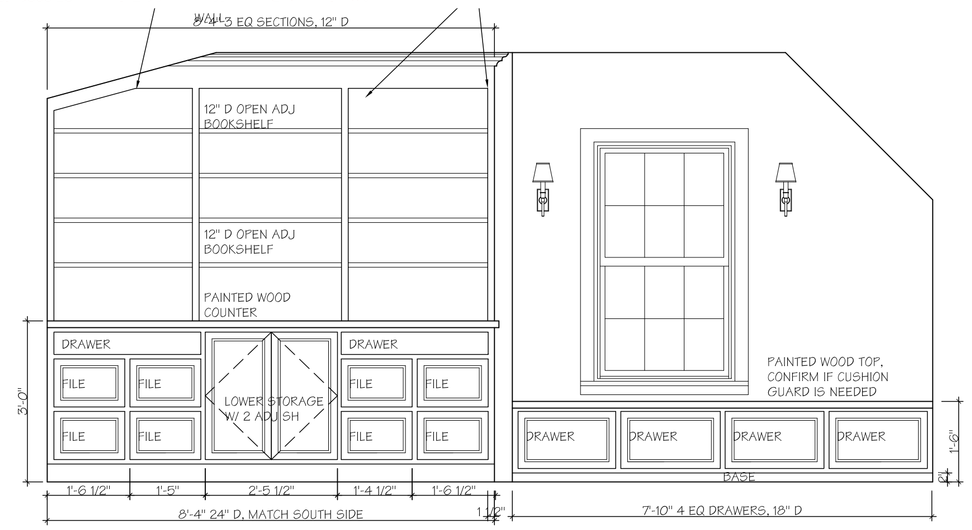
Attachment: Damon Mequon A1 February 25 2021 (6110 : Tim & Amy Damon)



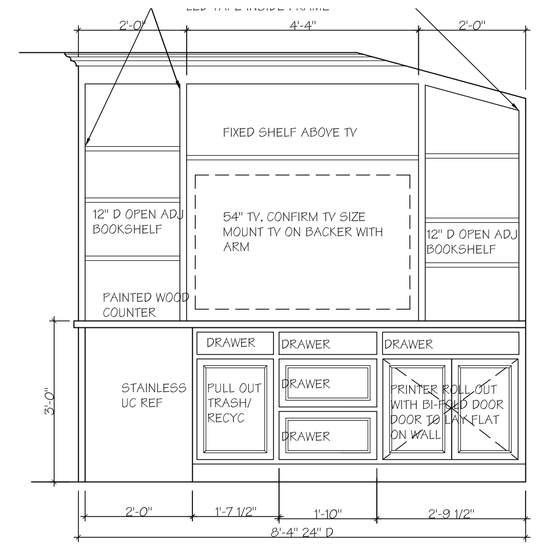
Second Floor Plan - Existing
Scale: 1/4" = 1'-0"



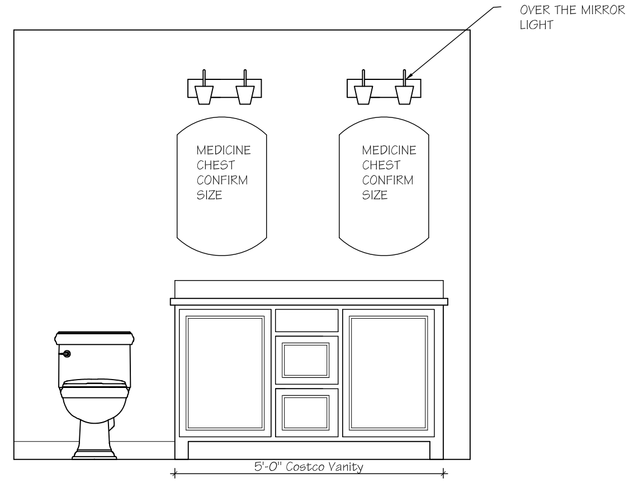
Second Floor Plan - Proposed
Scale: 1/4" = 1'-0"



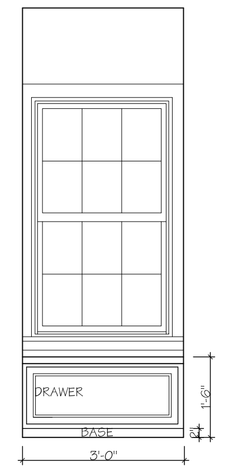
Second Floor Bonus Room South Elevation
Scale: 1/2" = 1'-0"



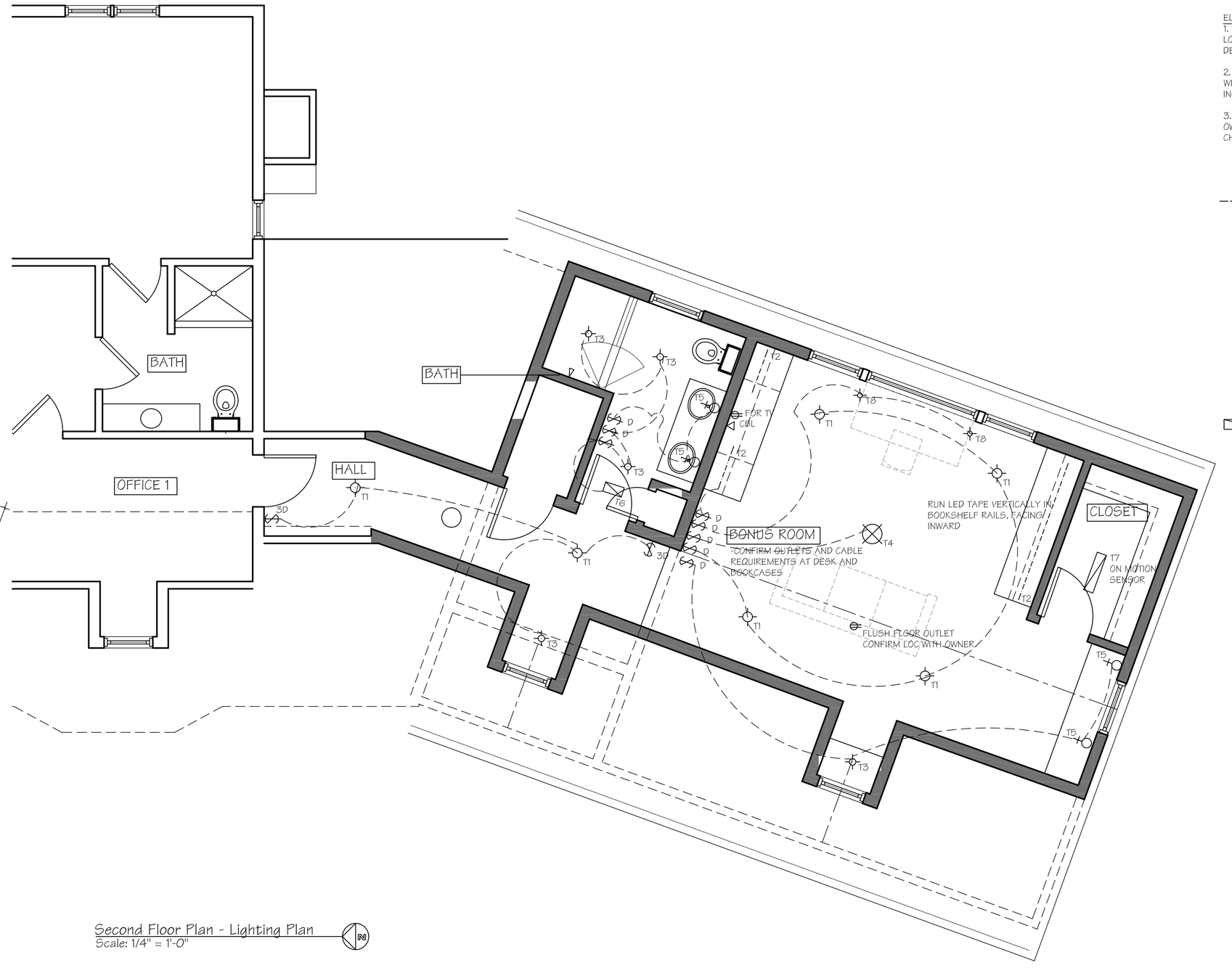
Second Floor Bonus Room North Elevation
Scale: 1/2" = 1'-0"



Bath South Elevation
Scale: 1/2" = 1'-0"



Dormer Bench
Scale: 1/2" = 1'-0"



Second Floor Plan - Lighting Plan
Scale: 1/4" = 1'-0"

ELECTRICAL GENERAL NOTES:
1. THIS SHEET IS FOR FIXTURE TYPE & LOCATION ONLY. ELECTRICAL SYSTEM IS DESIGN BUILD BY CONTRACTOR

2. ELECTRICAL CONTRACTOR TO COMPLY WITH ALL STATE & LOCAL CODES, INCLUDING RECEPTACLES REQ'D BY CODE

3. ELECTRICAL CONTRACTOR TO NOTIFY OWNER OF ANY DISCREPENCIES OR CHANGES PRIOR TO INSTALLATION.

T1 — 5" LED RECESSED CAN LIGHT BY ELEC CONTRACTOR

T2 — ELECTRICAL CONTRACTOR TO PROVIDE & INSTALL LED TAPE, SHALL BE DIMMABLE. TAPE TO BE WARM IN COLOR VALUE

T3 — 4" RECESSED LED CAN LIGHT BY ELEC CONTRACTOR

T4 — PENDANT LIGHT FIXTURE BY OWNER, ELEC CONTRACTOR TO INSTALL. ELEC CONTRACTOR TO VERIFY REQ SUPPORT FOR FIXTURE

T5 — WALL SCONCE BY OWNER, ELEC CONTRACTOR TO INSTALL, CONFIRM HT WITH OWNER PRIOR TO INSTALL

T6 — BATHROOM FAN UNIT BY ELEC CONTRACTOR. APPROVE WITH OWNER PRIOR TO INSTALL

T7 — LED UTILITY LIGHT APPROVED FOR CLOSETS, ELEC CONTRACTOR TO PROVIDE AND INSTALL. CONFIRM STYLE W/OWNER PRIOR TO INSTALL

T8 — 3" RECESSED LED CAN LIGHT BY ELEC CONTRACTOR

$ — ONE WAY SWITCH

$3 — THREE WAY SWITCH

$D — ONE WAY SWITCH W/DIMMER

— DUPLEX RECEPTACLE

CBL — CABLE RECEPTACLE

DATE:
FEBRUARY 25, 2021

PROJECT:
DAMON RESIDENCE
3939 W DONGES BAY RD
MEQUON, WI 53092

SHEET TITLE:
FLOOR PLANS
INTERIOR ELEVATIONS

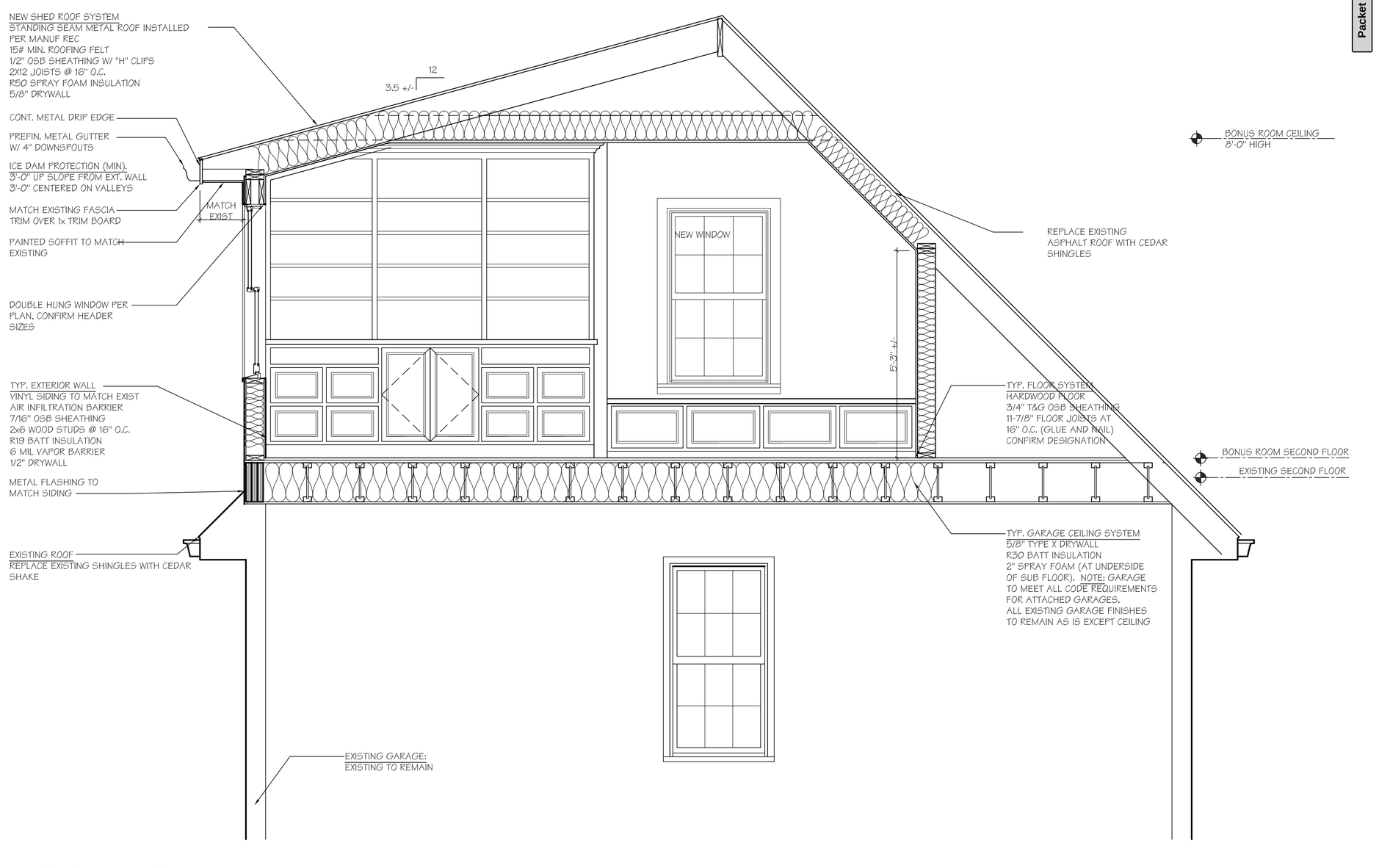
MB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH:414.961.6748

SHEET NO:
A1

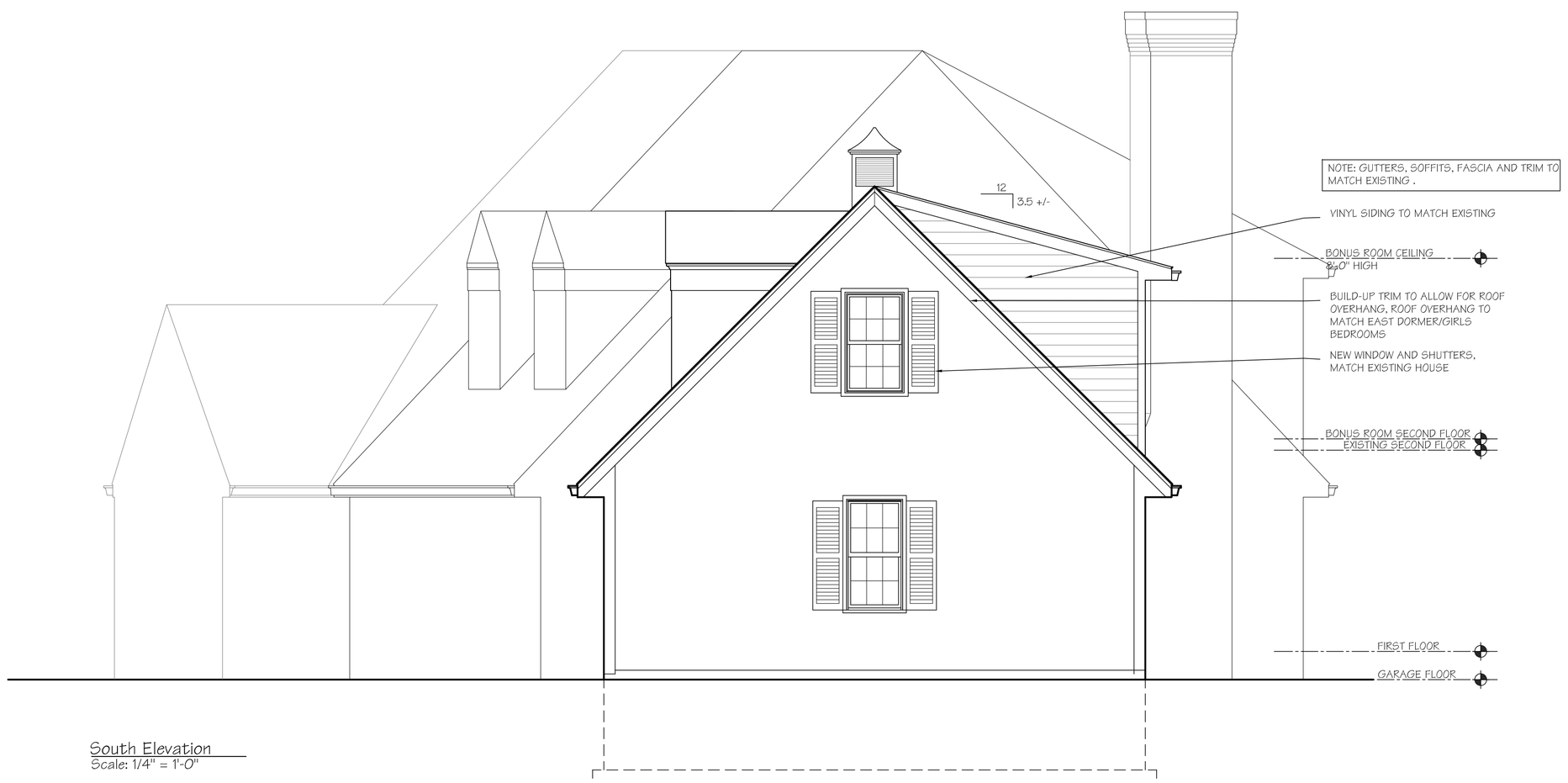
Attachment: Damon Mequon A2 February 25 2021 (6110 : Tim & Amy Damon)



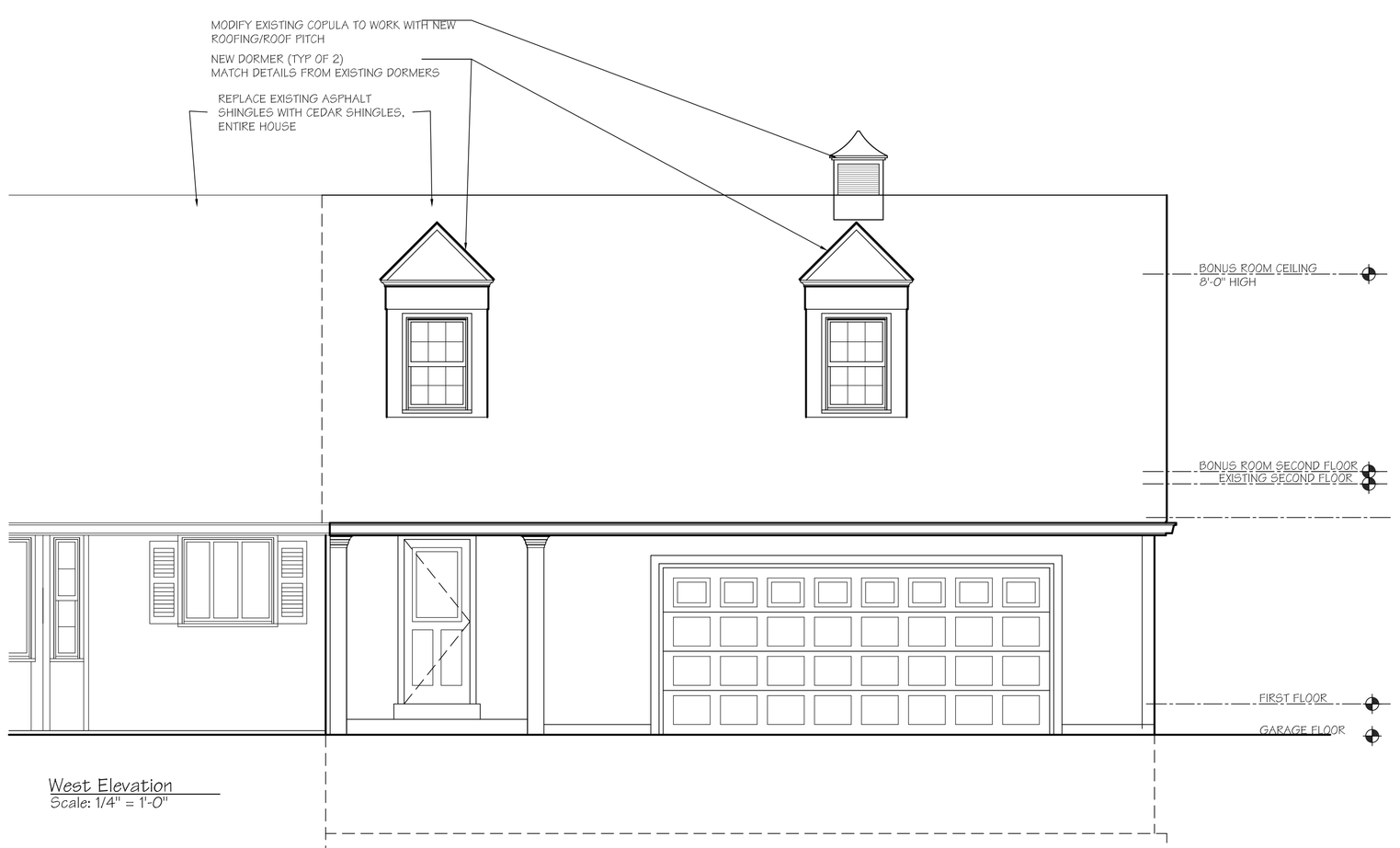
West Elevation
Scale: 1/4" = 1'-0"



Section through Dormer
Scale: 1/2" = 1'-0"



South Elevation
Scale: 1/4" = 1'-0"



West Elevation
Scale: 1/4" = 1'-0"

DATE:
FEBRUARY 25, 2021

PROJECT:
DAMON RESIDENCE
3939 W DONGES BAY RD
MEQUON, WI 53092

SHEET TITLE:
EXTERIOR ELEVATIONS

MB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH:414.961.6948

SHEET №:
A2

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 12, 2021**
SUBJECT: **Kane Harvey - Addition: First & Second Floor at 729 W. San Jose Drive**

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

Statement of Intent

We are looking to add additional square footage to our home simply for more room for our family and to create a master bedroom suite. We would like to add depth to our existing kitchen by extending out to the backyard 18 feet and then add a master bath above that on the 2nd floor. There are no known unique limitations.

Attachment: Statement of Intent (6111 : Kane Harvey)

PLAT NO. LS-4940-21
FIELD CREW: E.A.J. & S.F.Z.
DRAWN BY: A.R.H

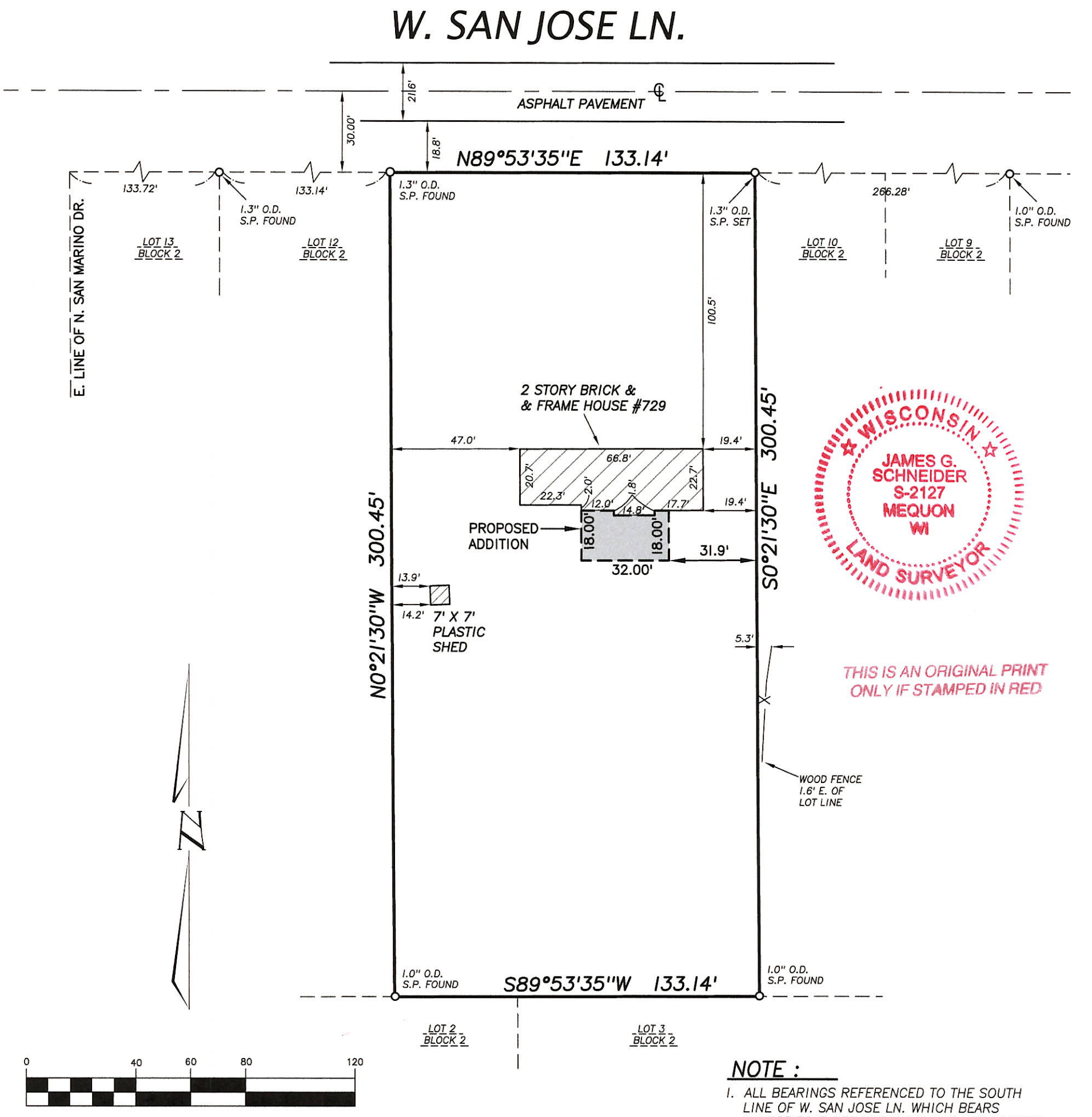
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

PLAT OF SURVEY

Prepared For: Kane & Laura Harvey/729 W. San Jose Ln.

Property Description: Lot Eleven (11), in Block Two (2), in "BONNIE LYNN HIGHLANDS", being a subdivision of a part of the Northwest One-quarter (1/4) of Section Twenty-nine (29), in Township Nine (9) North, Range Twenty-two (22) East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 40,001 sq. ft. / 0.92 acres of land, more or less.



SCALE 1" = 40'

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

NOTE :

1. ALL BEARINGS REFERENCED TO THE SOUTH LINE OF W. SAN JOSE LN. WHICH BEARS N89°53'35"E PER "BONNIE LYNN HIGHLANDS" SUBDIVISION.

SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 16th day of March , 20 21

Recertified _____ Surveyor _____

P:\Surveys\4000-4999\4900\4940-21-Harvey\LS-4940-21-Harvey.dwg, 3/19/2021 1:43:51 PM

Attachment: Survey (6111 : Kane Harvey)





Attachment: Pictures (6111 : Kane Harvey)





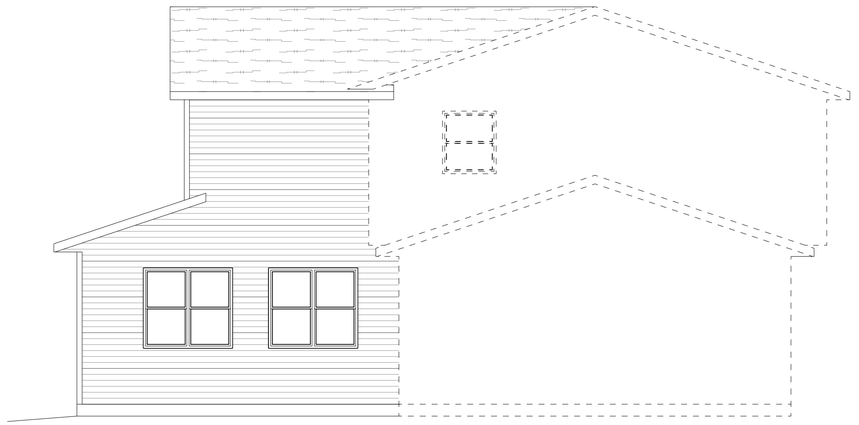
Attachment: Pictures (6111 : Kane Harvey)



Attachment: Pictures (6111 : Kane Harvey)

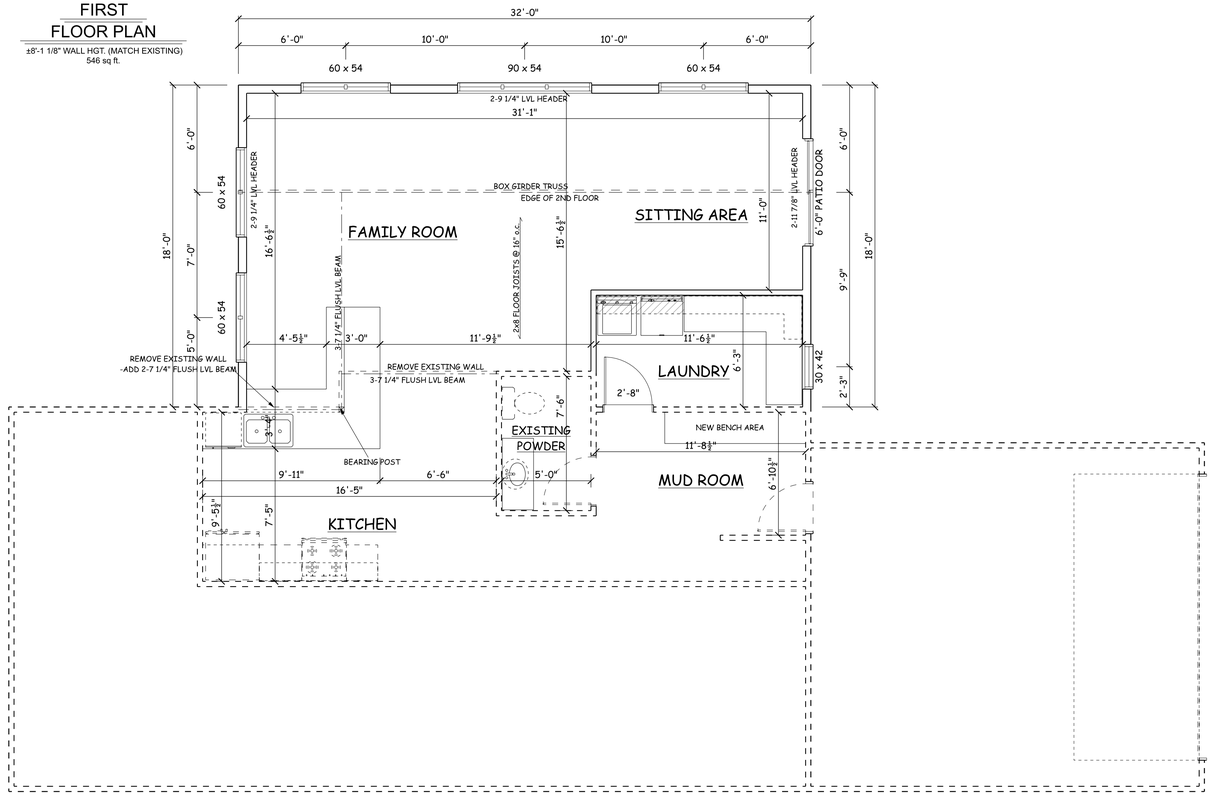


REAR ELEVATION
SCALE: 1/4" = 1'-0"

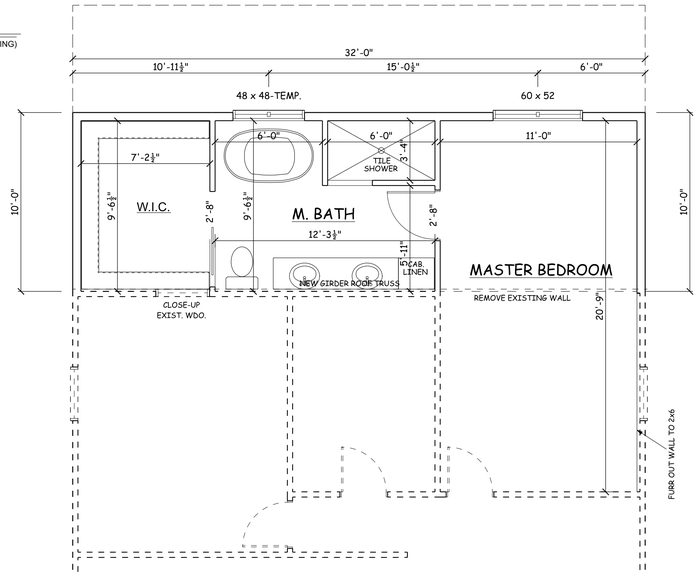


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

FIRST
FLOOR PLAN
±8'-1 1/8" WALL HGT. (MATCH EXISTING)
546 sq ft.



SECOND
FLOOR PLAN
±8'-1 1/8" WALL HGT. (MATCH EXISTING)
320 sq ft.



BID PLAN

- PRELIMINARY PLAN - 10/12/2020-4HRS.
- REVISIONS -
- REVISIONS -
- REVISIONS -
- REVISIONS -
- REVISIONS -
- BID PLAN - 10/30/2020-2HRS.
- FINAL PLAN -

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CALCULATED DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE. CONTACT BUILDING DESIGNER IF DISCREPANCIES ARE FOUND DUE TO OCCASIONAL PLOTTER MALFUNCTION. PLANS MAY NOT BE TO SCALE.

ALL HEADERS NOT LABELED AS LVL TO BE (3) 2x10 SPF #2
ALL DIMENSIONS ARE TO THE ROUGH STUD UNLESS NOTED OTHERWISE)
EXT. WALLS = 5 1/2"
2x4 WALLS = 3 1/2"

ROUGH OPENING SCHEDULE*
OVER-THE-DOOR TRANSOM WINDOW* = NOT
EXT. DOORS (SIDE) = 2'-2" DOOR + 2 1/2"
INT. DOORS = 2'-0" DOOR + 2 1/2" OR 2'-6" DOOR + 2 1/2"
DBL. DOOR (HAT/WALL) DOOR + 3 1/2"
PATIO DOOR = 6'-0" DOOR + 3 1/2" OR 6'-0" DOOR + 4"
BI-PASS DOOR=DOOR WIDTH *2 + 4"

*ROUGH OPENING TYPICALLY PROVIDED BY WINDOW MANUFACTURER. CONFIRM ROUGH OPENING WITH WINDOW MANUFACTURER BEFORE FRAMING.

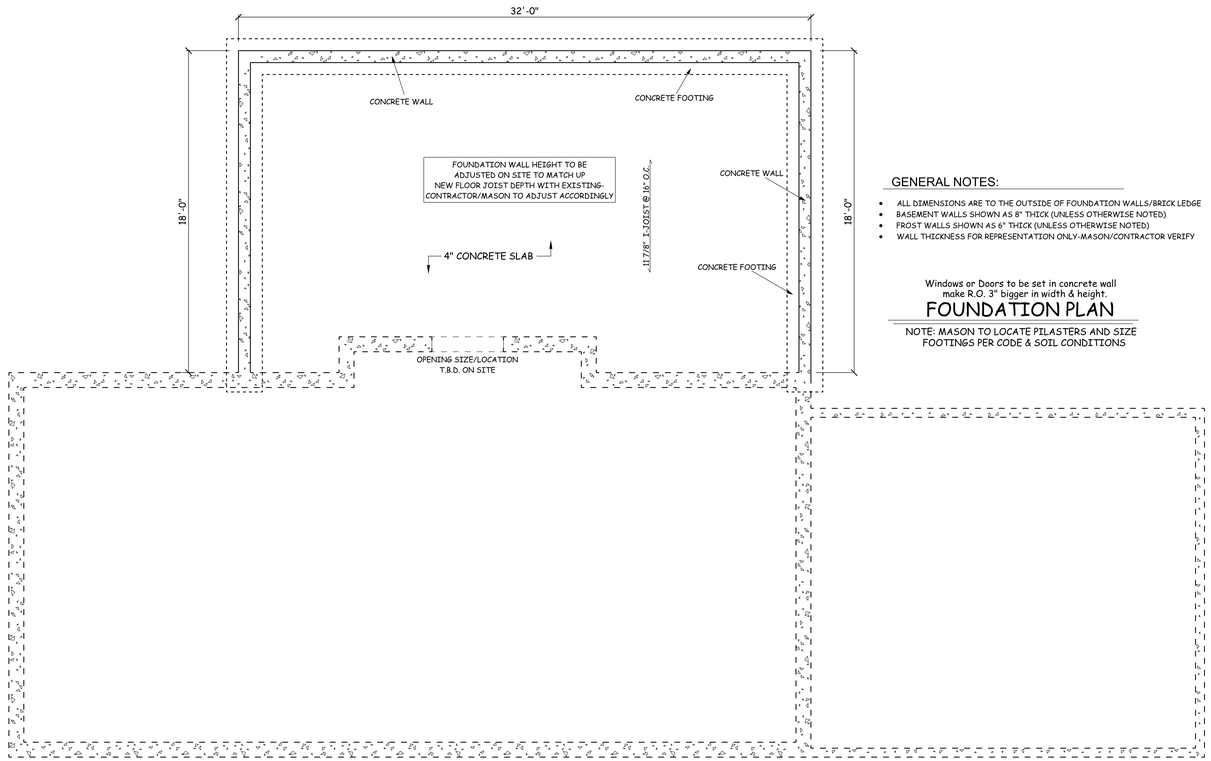
PROPOSED NEW PROJECT FOR:
KANE HARVEY RESIDENCE

729 W. SAN JOSE DR.
MEQUON, WI

Drexel BUILDING SUPPLY
DrexelTeam.com

DRAWN BY:	SCALE:	SHEET NO:	DRAWING NO:
K.M.S.	1/4" = 1'-0"	A1	A20-427-C

Attachment: Plans (6111 : Kane Harvey)



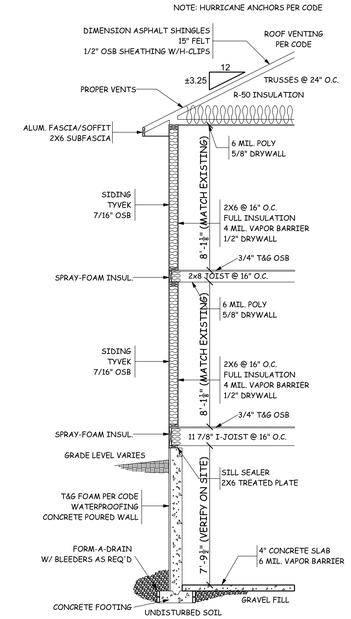
GENERAL NOTES:

- ALL DIMENSIONS ARE TO THE OUTSIDE OF FOUNDATION WALLS/BRICK LEDGE
- BASEMENT WALLS SHOWN AS 8" THICK (UNLESS OTHERWISE NOTED)
- FROST WALLS SHOWN AS 6" THICK (UNLESS OTHERWISE NOTED)
- WALL THICKNESS FOR REPRESENTATION ONLY-MASON/CONTRACTOR VERIFY

Windows or Doors to be set in concrete wall
make R.O. 3" bigger in width & height.

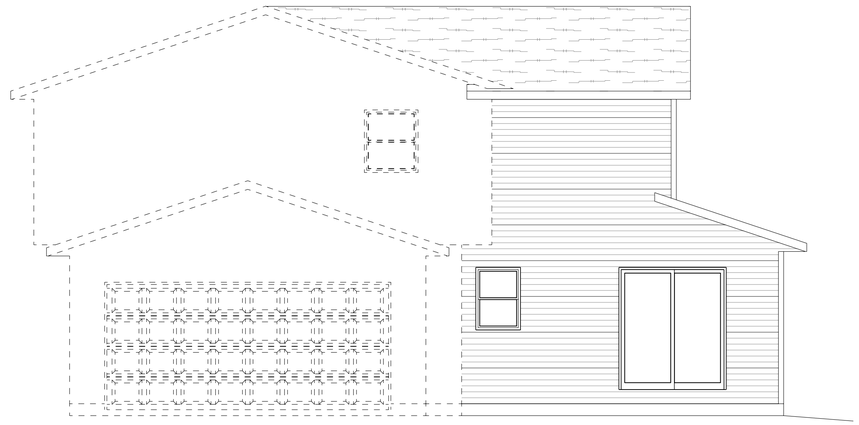
FOUNDATION PLAN

NOTE: MASON TO LOCATE PILASTERS AND SIZE
FOOTINGS PER CODE & SOIL CONDITIONS



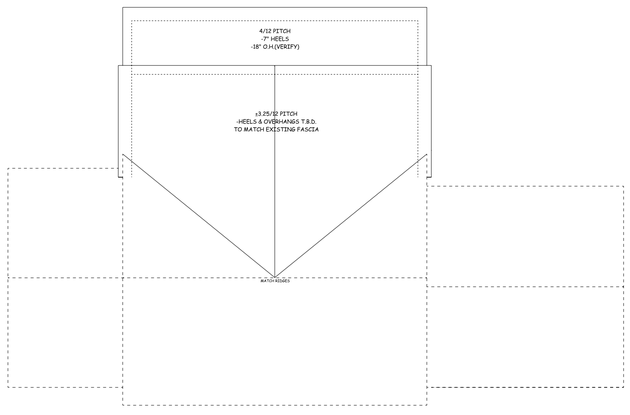
WALL DETAIL

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



RIGHT ELEVATION

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



ROOF PLAN

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

BID PLAN
- PRELIMINARY PLAN -
- REVISIONS -
- REVISIONS -
- REVISIONS -
- REVISIONS -
- REVISIONS -
- BID PLAN -
- FINAL PLAN -

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CALCULATED DIMENSIONS MAY PRESENCE SLIGHT MEASUREMENTS BY SCALE. CONTACT BUILDING DEPARTMENT FOR EXACT MEASUREMENTS. DUE TO OCCASIONAL PLOTTER MALFUNCTION, A SCALE MAY BE TESTED.

ALL HEADERS NOT LABELED AS I.W. TO BE (2) 2X10 UNLESS NOTED OTHERWISE
ALL DIMENSIONS ARE TO THE ROUGH STUD UNLESS NOTED OTHERWISE
ALL WALLS = 5 1/2"
2x4 WALLS = 3 1/2"

ROUGH OPENING SCHEDULE*
OVER-SIZE ALL ROUGH OPENINGS 2" * NOT
EXT. DOORS-DOOR + 2 DOORS + 2 1/2"
INT. DOORS-DOOR + 2 DOORS + 2 1/2"
DBL. DOOR (FRAMED) = DOOR + 2 1/2"
PATIO DOOR (FRAMED) = DOOR + 2 1/4"
BI-PASS DOOR=DOOR WIDTH +2 + 2"

*THESE ARE TYPICAL ROUGH OPENINGS FOR MOST MANUFACTURERS. CONFIRM ROUGH OPENINGS WITH MANUFACTURER BEFORE ORDERING.

PROPOSED NEW PROJECT FOR:
KANE HARVEY RESIDENCE
729 W. SAN JOSE DR.
MEQUON, WI

Drexel™ BUILDING SUPPLY
DrexelTeam.com

DRAWN BY:	SCALE:	SHEET NO:	DRAWING NO:
K.M.S.	As Noted	A2	A20-427-C

Attachment: Plans (6111 : Kane Harvey)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 12, 2021**
SUBJECT: **Drake & Jennifer Zortmann - Addition: Attached Garage at 11027 N. Lake Shore Drive**

Attachments:
Statement of Intent (PDF)
Site Plan (PDF)
Pictures (PDF)
Plans (PDF)
Material List (PDF)

Statement of Intent: March 22, 2021

Garage Expansion for the Zortman Residence 11027 N Lakeshore Rd.

The Zortman's are requesting to increase the size of the current attached 2 car garage. This will allow them to park additional future cars for their family inside along with various equipment needed to maintain their property. The current garage does not provide adequate room to store the necessary equipment for property maintenance as well as the two cars that are currently at the residence. There are three future drivers with the oldest turning sixteen within two years.

Adding this additional space will allow them to maintain the properties appearance that is appropriate for the current address.

Attachment: Statement of Intent (6112 : Drake & Jennifer Zortmann)

PLAT OF SURVEY

New Survey required Before Building Permit can be issued.

BADGER SURVEYING CO., INC.

7970 NORTH 47TH ST. BROWN DEER, WISCONSIN 53223
PHONE 354-9080
CLARENCE H. PIEPENBURG, PRESIDENT
REGISTERED LAND SURVEYOR

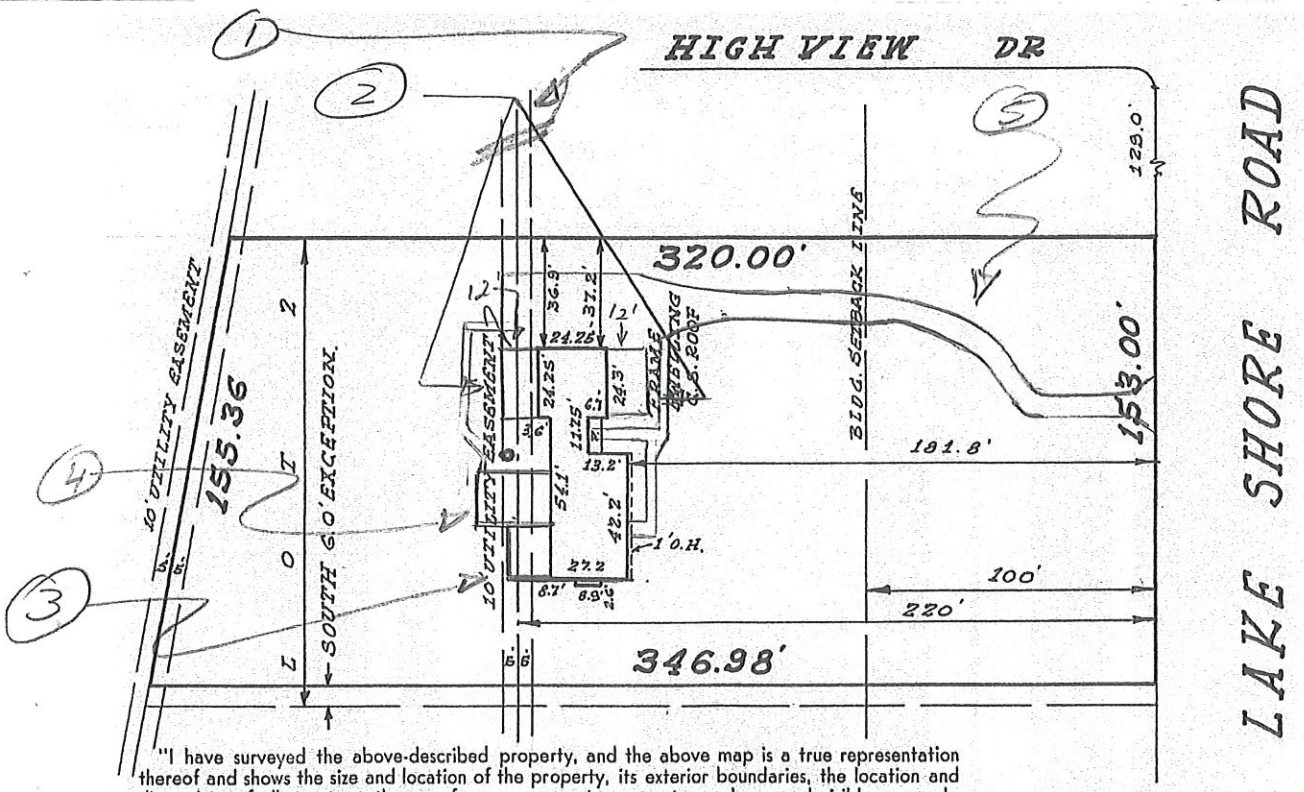
PROPERTY AT Lake Shore Road OWNER.

LEGAL DESCRIPTION— Lot 2, Block 2, except the south 6.00 feet thereof, in Lake View Estates Addition, being a subdivision of part of the North East 1 1/4 of the North East 1/4 of Section 29, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Notes for 11027 N. Lakeshore Rd. Plat Survey March, 22, 2021

1. WE abandoned the 10' utility easement running along west side of structure in 2010. Maintaining the 10" Utility Easement along the western boarder of the lot line for the full 155.36 FT.
2. Garage Expansion – Proposed construction of two bays 12' x 24' one each on the east and west side of the existing garage. Maintaining existing setbacks from the Northern lot lines.
3. Existing structure that was constructed by previous owners prior to 1990 but not shown on the 1978 survey.
4. Existing Concrete Patio
5. Existing Driveway and sidewalks, (Asphalt drive and Concrete Sidewalk).

1" = 50'



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

This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from date hereof, and as to them I warrant the accuracy of said survey and map."

Prepared For Family S/L Assn.

at Brown Deer, Wisconsin this 11th Day of May 19 78

Plat No. A78-367 Signed Clarence H. Piepenburg
Registered Land Surveyor

Attachment: Site Plan (6112 : Drake & Jennifer Zortmann)



Attachment: Pictures (6133 : Notice & Invitation Ceremony)





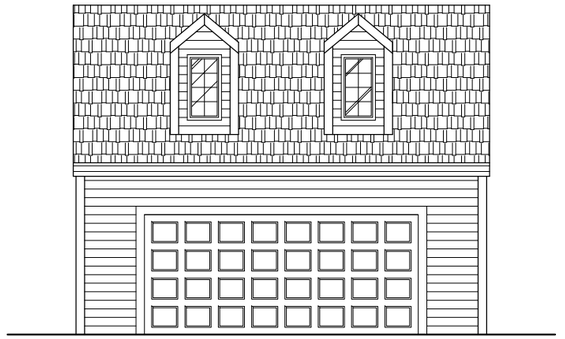
Attachment: Pointer, 8153 (Deed & Permitz Comments)



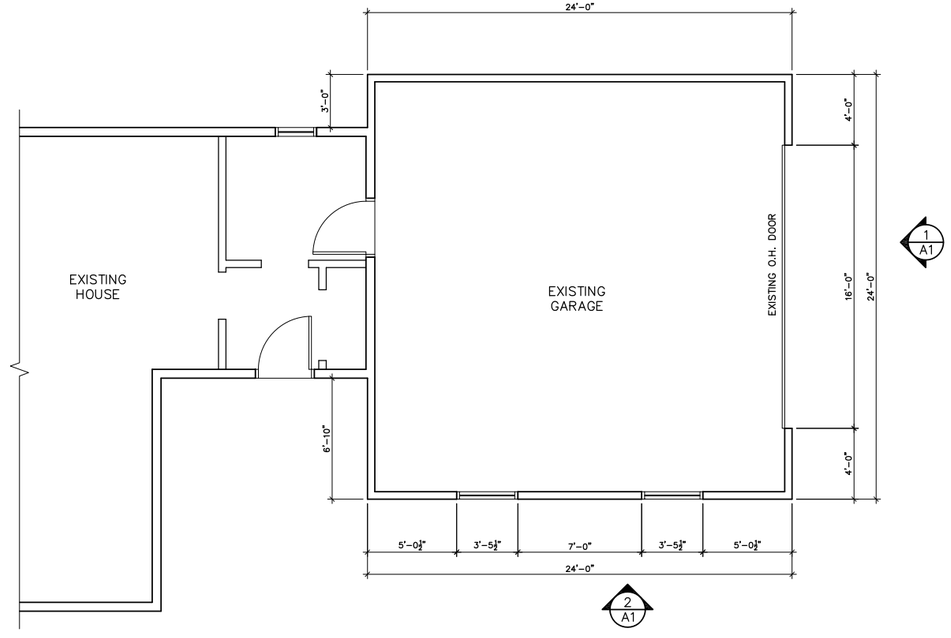
Attachment: Resolution 8933 (Home Economy)



2 A1 EXISTING SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



1 A1 EXISTING FRONT ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



GARAGE EXPANSION
Zortman Residence
11027 N. Lakeshore Drive
Mequon, WI 53092

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER STATE AND LOCAL CODES VARY WIDELY. THE DESIGNER, JASON CANHAM, SHALL NOT BE HELD LIABLE FOR ANY ERRORS. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS. VERIFY WITH THE WINDOW MANUFACTURE ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS. ALL DIMENSIONS ARE TAKEN FROM/TO NOMINAL WALLS OR TO THE OUTSIDE OF MASONARY. CONTRACTOR SHALL VERIFY ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCES. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE.

IF ANY CHANGES ARE TO BE MADE TO THESE PLANS, THEY MUST BE APPROVED BY THE OWNER IN WRITTING

EXISTING FLOOR PLAN AND ELEVATIONS

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

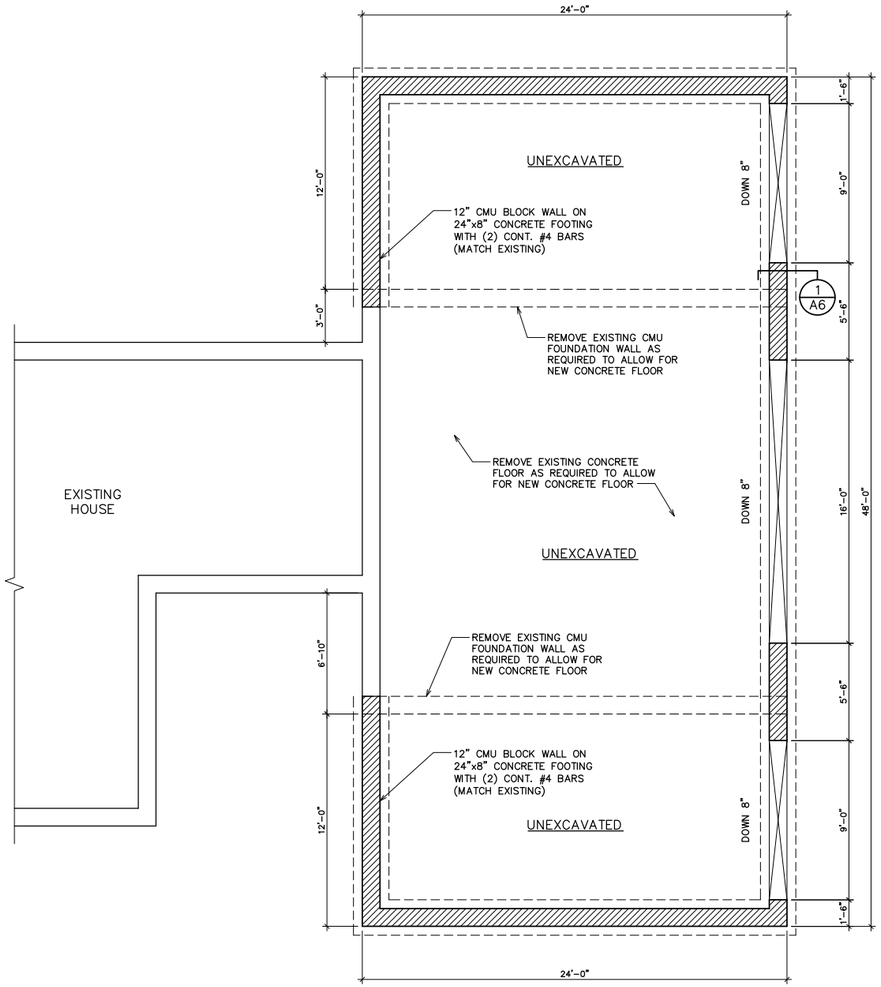
No.	Date	Revision Description
–	03-10-21	Printed for Owner Review
–	04-12-21	Architectural Board Meeting

Project No. 022421
Date 03-10-21
Drawn by JRC
Checked by GW

Sheet
A1

Attachment: Plans (6112 : Drake & Jennifer Zortmann)

GARAGE EXPANSION
Zortman Residence
11027 N. Lakeshore Drive
Mequon, WI 53092



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

W
S
N
E

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER STATE AND LOCAL CODES VARY WIDELY. THE DESIGNER, JASON CANHAM, SHALL NOT BE HELD LIABLE FOR ANY ERRORS. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS. VERIFY WITH THE WINDOW MANUFACTURE ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS. ALL DIMENSIONS ARE TAKEN FROM/TO NOMINAL WALLS OR TO THE OUTSIDE OF MASONARY. CONTRACTOR SHALL VERIFY ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCES. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE.

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FOUNDATION PLAN

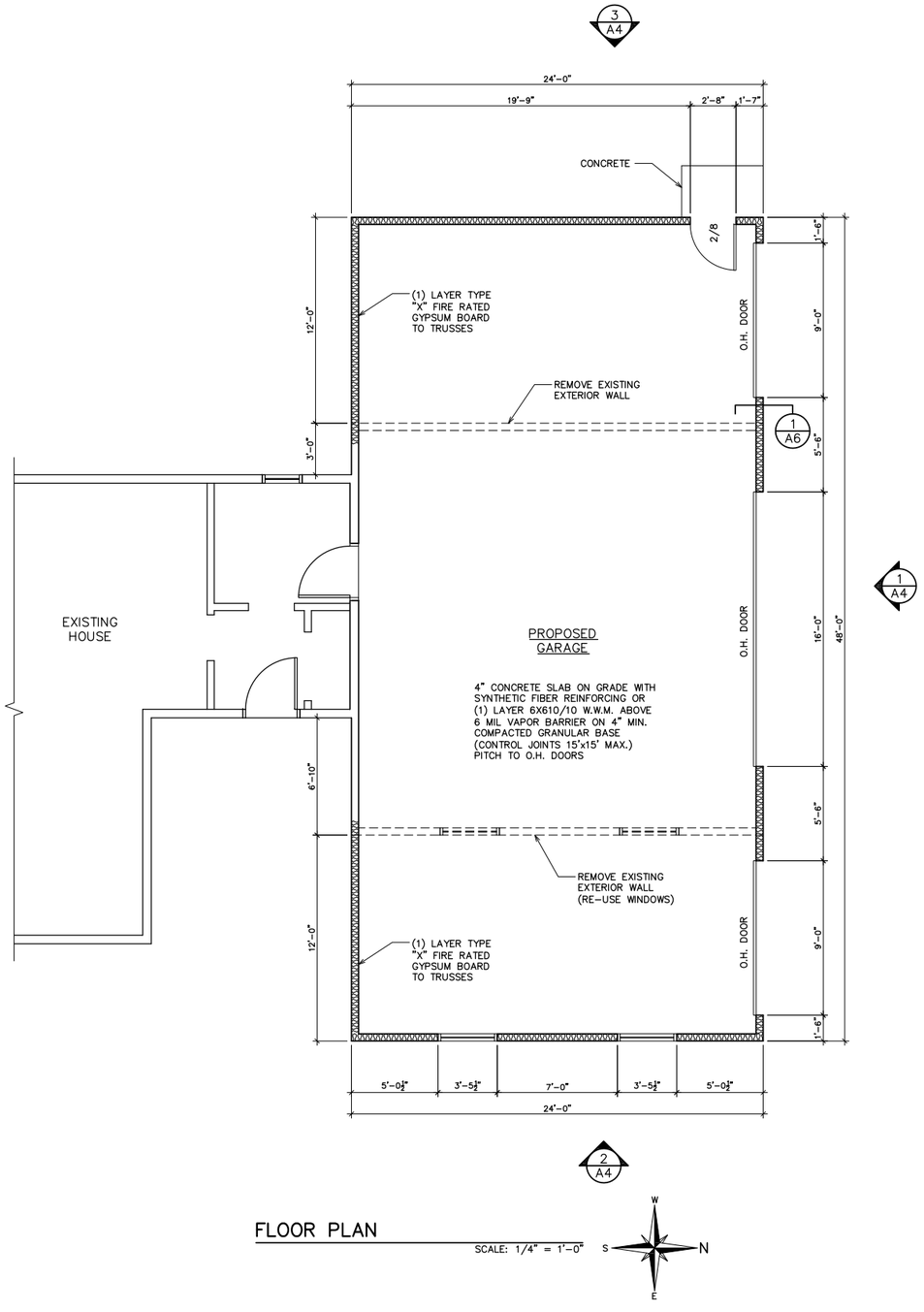
SCALE: 1/4" = 1'-0"

No.	Date	Revision Description
–	03-10-21	Printed for Owner Review
–	04-12-21	Architectural Board Meeting

Project No. 022421
Date 03-10-21
Drawn by JRC
Checked by GW

Sheet
A2

Attachment: Plans (6112 : Drake & Jennifer Zortmann)



FLOOR PLAN

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

GARAGE EXPANSION

Zortman Residence
11027 N. Lakeshore Drive
Mequon, WI 53092

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FLOOR PLAN

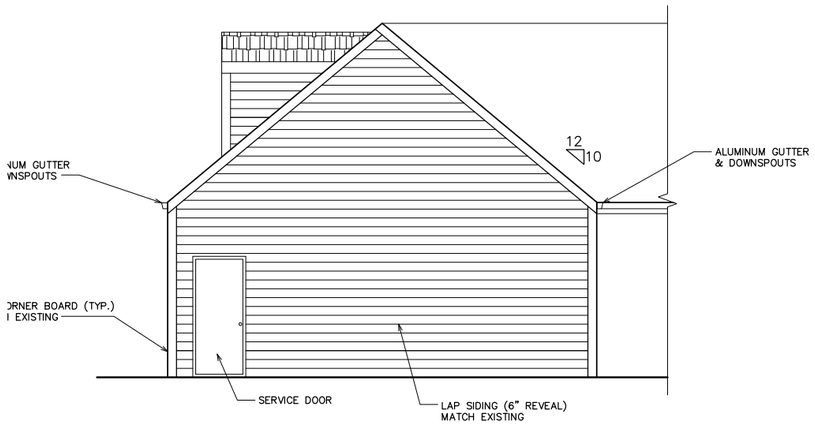
SCALE: 1/4" = 1'-0"

No.	Date	Revision Description
–	03-10-21	Printed for Owner Review
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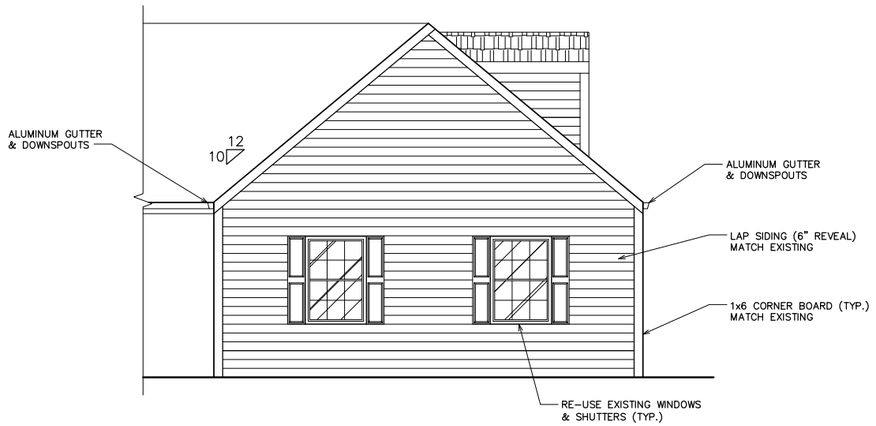
Project No. 022421
Date 03-10-21
Drawn by JRC
Checked by GW

Sheet
A3

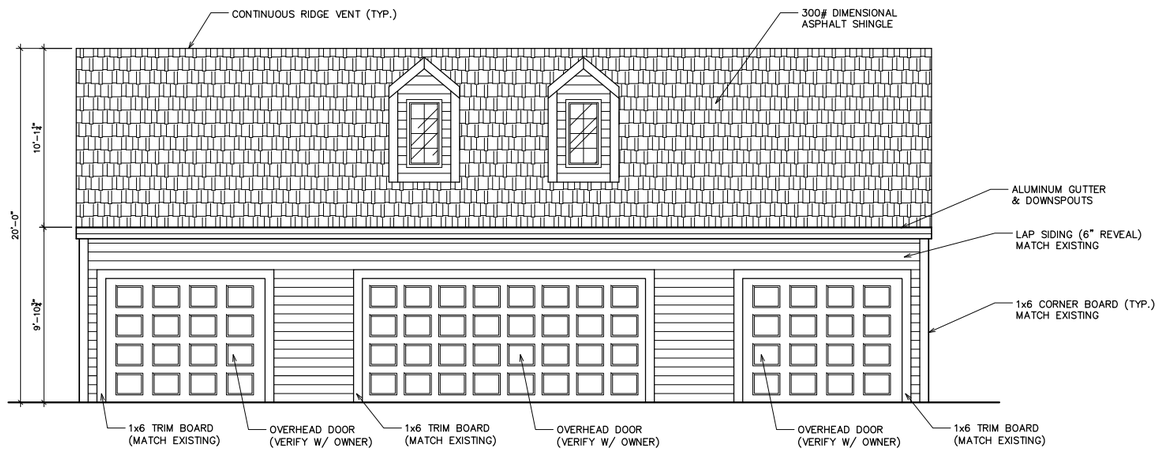
Attachment: Plans (6112 : Drake & Jennifer Zortmann)



3 / A4 SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



2 / A4 SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



1 / A4 FRONT ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

GARAGE EXPANSION

Zortman Residence
11027 N. Lakeshore Drive
Mequon, WI 53092

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ELEVATIONS

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

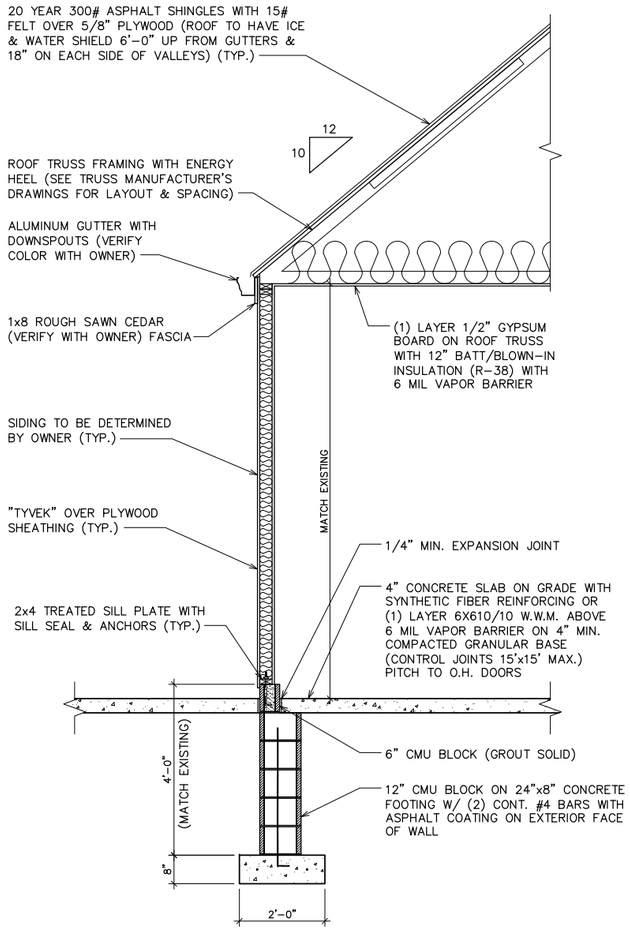
No.	Date	Revision Description
–	03-10-21	Printed for Owner Review
–	04-12-21	Architectural Board Meeting

Project No. 022421
Date 03-10-21
Drawn by JRC
Checked by GW

Sheet **A4**

Attachment: Plans (6112 : Drake & Jennifer Zortmann)

GARAGE EXPANSION
Zortman Residence
11027 N. Lakeshore Drive
Mequon, WI 53092



1 / A5 WALL SECTION (TYP.)
SCALE: 1/2" = 1'-0"

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER STATE AND LOCAL CODES VARY WIDELY. THE DESIGNER, JASON CANHAM, SHALL NOT BE HELD LIABLE FOR ANY ERRORS. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS. VERIFY WITH THE WINDOW MANUFACTURE ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS. ALL DIMENSIONS ARE TAKEN FROM/TO NOMINAL WALLS OR TO THE OUTSIDE OF MASONARY. CONTRACTOR SHALL VERIFY ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCES. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE.

IF ANY CHANGES ARE TO BE MADE TO THESE PLANS, THEY MUST BE APPROVED BY THE OWNER IN WRITTING

WALL SECTION

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

No.	Date	Revision Description
–	03-10-21	Printed for Owner Review
–	04-12-21	Architectural Board Meeting

Project No. 022421
Date 03-10-21
Drawn by JRC
Checked by GW

Sheet A5

Attachment: Plans (6112 : Drake & Jennifer Zortmann)

Garage Expansion March 22, 2021

Zortman Residence

11027 N Lakeshore Rd.

Mequon, Wi 53092

Garage Expansion Material List Exterior Surfaces

Roofing

Certainteed Landmark AR Moire Black

Certainteed Winterguard Ice & Water Sand

Siding

7 ¼" Hardieplank Lap Siding Cedarmill

5/4 x 6" Roughsawn Hardietrim Statement Collection

5/4 x 4" Roughsawn Hardietrim Statement Collection

Windows

Reuse Existing Windows in Eastside of Garage

Gutters

Match existing Al gutters & downspouts on existing structure

Sidewalks

Concrete Sidewalks replaced on East and West side of garages that will match existing size and finish of existing sidewalks.

Attachment: Material List (6112 : Drake & Jennifer Zortmann)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 13, 2021**
SUBJECT: **David & Judy Eager - New Single-Family Residence at 10298 N. Wildwood Court**

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

Eager Residence

10298 N. Wildwood Court, Mequon, WI

Design Objectives/Principles:

- **Develop an exceptional home to not only fit the needs & desires of the inhabitants but additionally create a truly unique and brilliant design in both function and aesthetics**
- **Connect and enhance the Neighborhood with a style that is unique enough to set it apart from the others while also fitting into the context of the Neighborhood quality, size, massing and "higher level" detailing**
- **Use of the highest quality Materials & Finished to bee detailed accordingly**
- **Balance positioning and orientation of the home to take advantage of the perspective approach views of the home, grading exposure, sunlight patterns at the back patio, privacy and connecting to the existing "nature" on the lot.**
- **Locate the building footprint to minimize the number of coniferous trees removed. Maximum number for removal on this lot was (6); careful planning between the client, builder & Mequon reduced total number for removal to (3)**

Style:

- French Provincial with "balanced" traditional massing forms and high-quality materials
- Massing
  - Massing designed to take advantage of French Provincial architecture
  - The use of high-quality materials such as stone and masonry stucco combined in varying sequences and textures to create appeal
  - Designed to "stretch" with its length and fit into the proportions of the property as well as the existing contours of the site rather than appearing to be built-up onto the site
- Materials
  - Base – Masonry – Stone
  - Mid Areas – Masonry stucco with varying dimensions & depths
  - Dimensional Asphalt shingles
  - Marvin Windows with French Provincial grids

Attachment: Statement of Intent (6113 : David & Judy Eager)

PLAT OF SURVEY

BEING ALL OF LOT 14 OF WILDWOOD PRESERVE
LOCATED IN PART OF THE SW. 1/4 OF THE NW. 1/4 OF
SECTION 33, T.9N., R.22E.,
CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
JONATHAN SCHOENHEIDER
REGENCY BUILDERS INC
1133 QUAIL CT #300
PEWAUKEE, WI. 53072

PROPERTY ADDRESS
10298 N. WILDWOOD CT

① Chord: 182.32'
Course: S17°26'37"E
Arc Length: 200.15'
Radius: 135.00'
Delta: 84°56'58"

② Chord: 77.24'
Course: N53°11'50"W
Arc Length: 77.42'
Radius: 330.00'
Delta: 13°26'32"

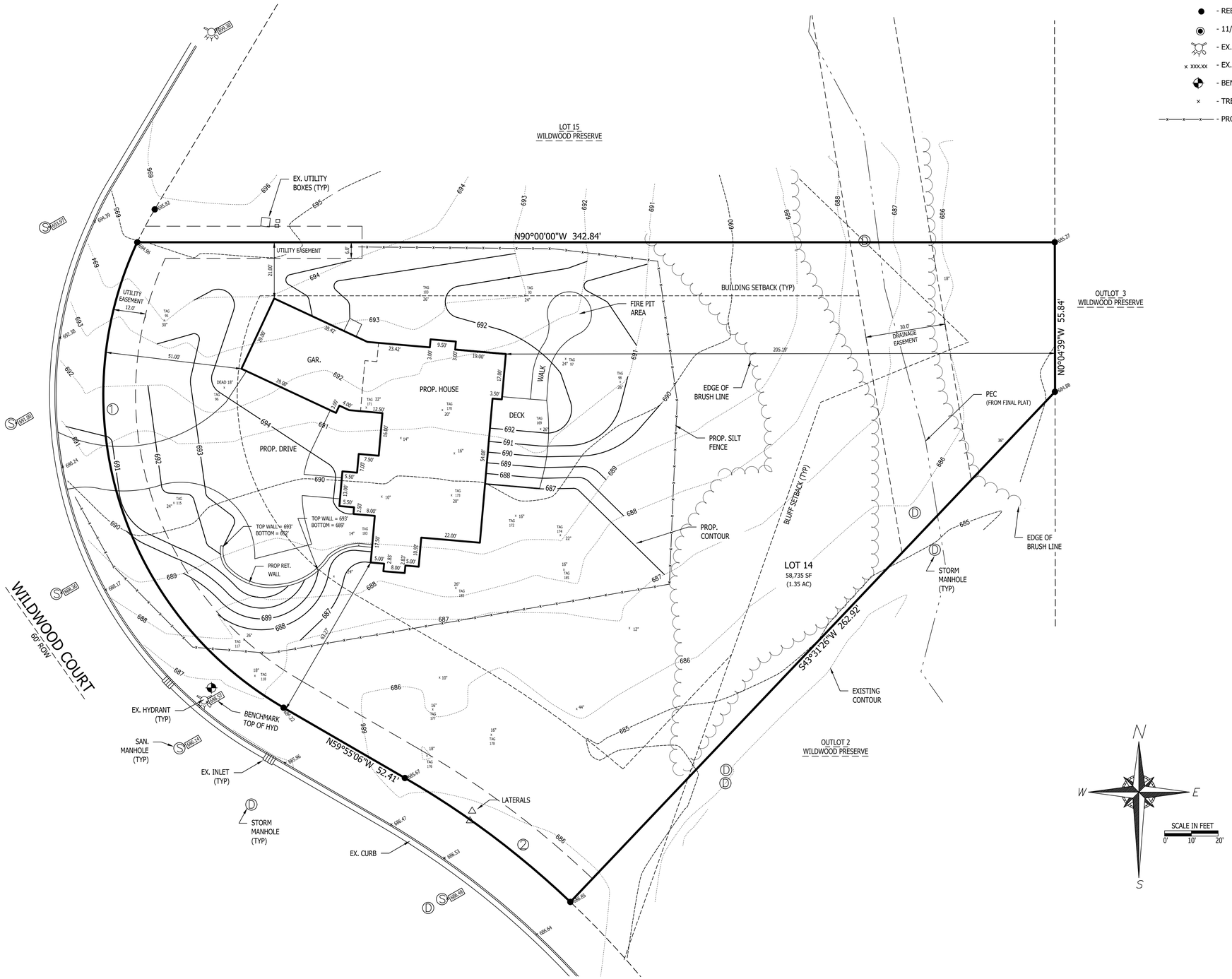
BUILDING SETBACK
(PER FINAL PLAT)
FRONT = 50'
SIDE = 20'

NOTES:
1. UTILITY EASEMENTS SHOWN PER FINAL PLAT--NO TITLE POLICY PROVIDED
2. THIS SURVEY IS SUBJECT TO ALL RESTRICTIONS AND NOTES SHOWN ON THE WILDWOOD PRESERVE, OZAUKEE COUNTY REGISTER OF DEEDS OFFICE.
3. PENALTY FOR DISTURBING LOT CORNER MONUMENTS $250.00 OR UP TO 1 YEAR IMPRISONMENT PER SS. 236.32(2)
4. BENCHMARK OBTAINED FROM THE NW 1/4 CORNER OF SECTION 33-9-22 = 700.56'
5. EXPOSE SANITARY SEWER LATERAL PRIOR TO CONSTRUCTION TO VERIFY GRAVITY FLOW FROM BASEMENT

Top of Foundation *	693.25
Garage Grade *	694.50
First Floor *	694.92
Yard Grade	
Front	694.17
Exposure	7.00
Rear	687.17
Wall Height per plans	10.00
Footing Grade *	683.25
End of Drive Grade	690.24
Drive Length	100.00
Drive Grade	4.3%

Note: Contractor to verify grades and wall height prior to excavation.

* = GRADES PER ARCHITECTUAL PLANS DATED 3-8-2021



NOTE: CAUTION
THE UTILITIES SHOWN IN THIS PLAT ARE AS OBSERVED IN THE FIELD. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTTFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

WISCONSIN
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

MARCH 16, 2021

SURVEYOR'S CERTIFICATE:

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, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

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

SEH Project REGBU 157903
Drawn By PETER TUFTEE
Designed By
Checked By KEITH KINDRED

Rev.#	Revision Issue Description	Date

Rev.#	Revision Issue Description	Date

LOT 14 WILDWOOD PRESERVE

OZAUKEE COUNTY, WISCONSIN

COUNTY PID: 123-456-7890

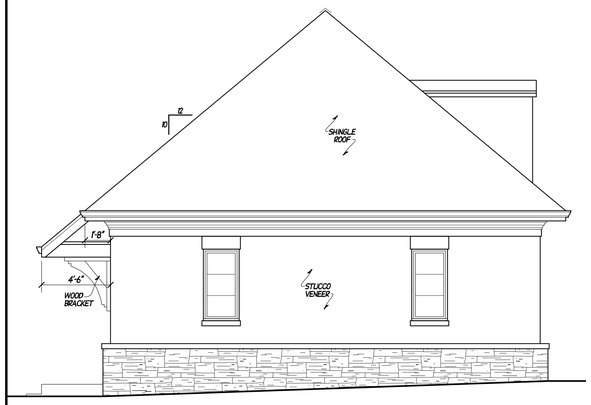
KEITH A. KINDRED
501 MAPLE AVE
DELAFIELD, WI. 53018

SEH

DATE MARCH 16, 2021 LICENSE NO. PLS S-2082

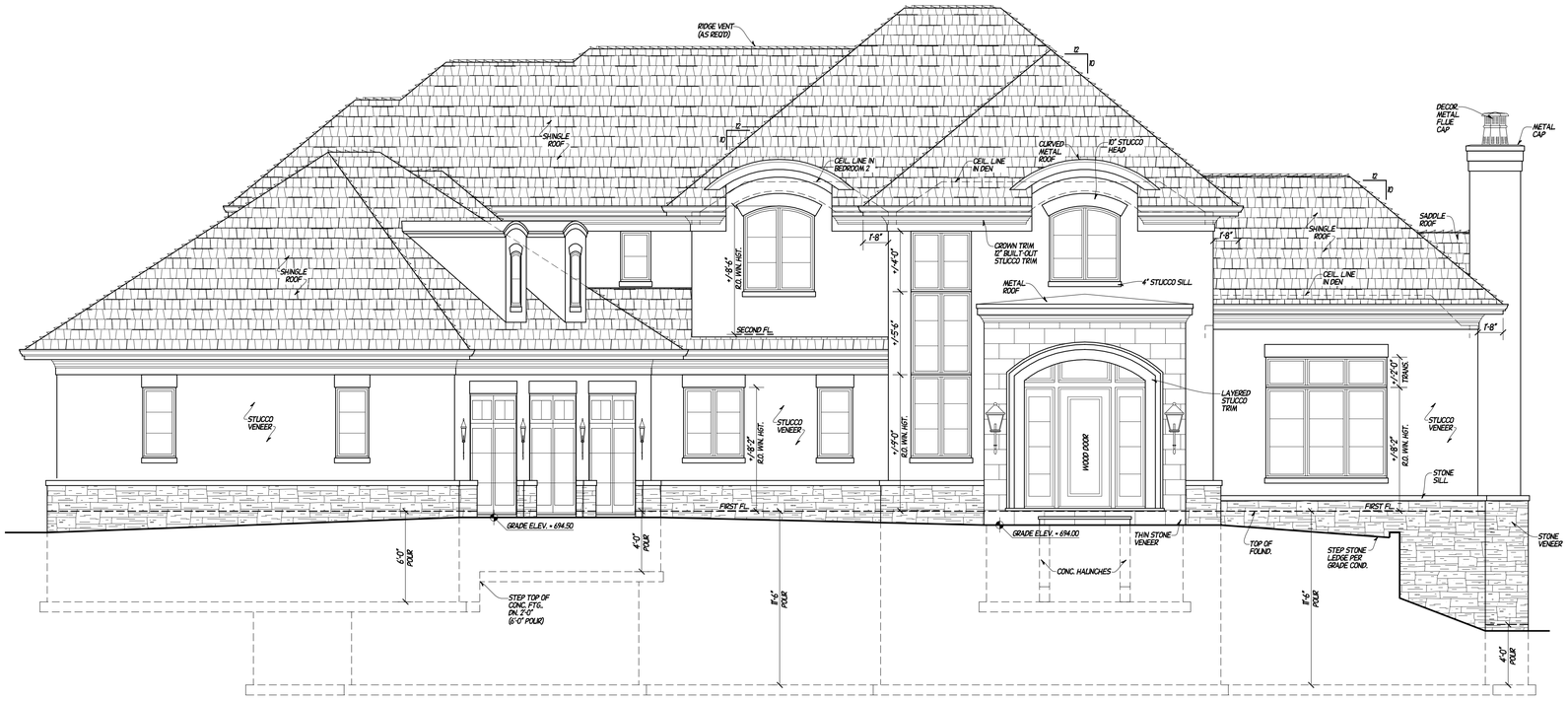
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Attachment: Survey (6113 : David & Judy Eager)



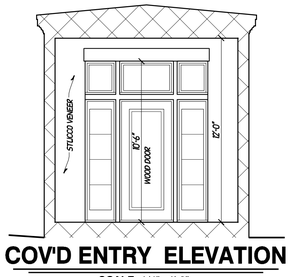
PARTIAL FRONT ELEVATION

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



FRONT ELEVATION

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



COV'D ENTRY ELEVATION

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

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL TRIM BRDS. TO BE COMPOSITE.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL RAILING SYSTEMS TO BE COMPOSITE RAILING SYSTEM.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL EXTERIOR DECKING TO BE COMPOSITE.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE 1X6 T&G.

CONC. FTG. DEPTH NOTE:

- STEP CONC. FTGS. DEEPER (OR SHALLOWER) AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.

WIN. & WALL HGTS.: (FIRST FL.)

- ROUGH FRAMING DIMENSIONS FOR WALL HGTS. ARE 2" GREATER THAN STANDARD CONSTRUCTION TO ALLOW FOR 2" HYDRONIC MUD BED
- ALL LABELED WALL HGTS. ARE FINISHED WALL HGTS. ADD 3 1/8" FOR ROUGH FRAMING.
  EXAMPLE: 10'-0" FIRST FL. WALL HGT. = 10'-3 1/8" ROUGH FRAMING WALL HGT.
- ALL FIRST FL. WIN. R.O. HGTS HAVE 2" ADDED COMPARED TO STANDARD CONSTRUCTION TO ALLOW FOR 2" HYDRONIC MUD BED (VERIFY WIN. R.O. W/ WIN. & DR. MANUF.)

BUILDER SPECIFICATIONS

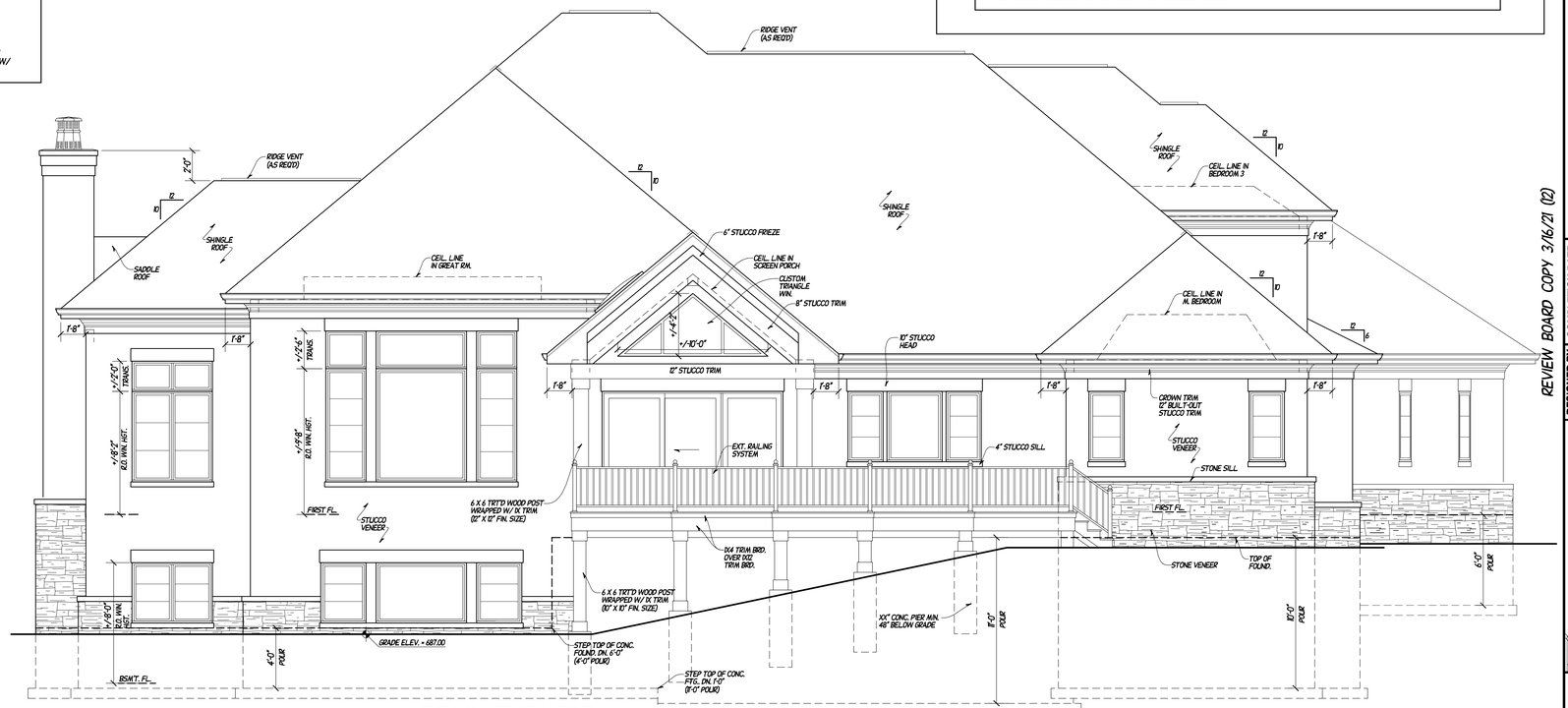
SEE BUILDER'S "DESCRIPTION OF MATERIALS & SPECIFICATIONS" FOR ALL MATERIAL SELECTIONS.

IF ANY DISCREPANCIES ARE TO ARISE BETWEEN THIS CONSTRUCTION PLAN AND REGENCY BUILDER'S SPECIFICATIONS, REGENCY BUILDER'S MATERIALS & SPECIFICATIONS WILL TAKE PRECEDENCE. CONTACT REGENCY BUILDERS IF ANY FURTHER CLARIFICATION IS REQUIRED.



PARTIAL RIGHT ELEVATION

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



REAR ELEVATION

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

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BUILDER
REGENCY BUILDERS, INC.
163 QUAIL COURT
PEWAUKEE, WI 53072
(262) 691-9622

OWNER & PROJECT LOCATION
MR. & MRS. DAVE & JUDY EAGER
1028 N. WILDWOOD CT.
LOT 14 WILDWOOD ACRES SUBDIV.
MEQUON, WI

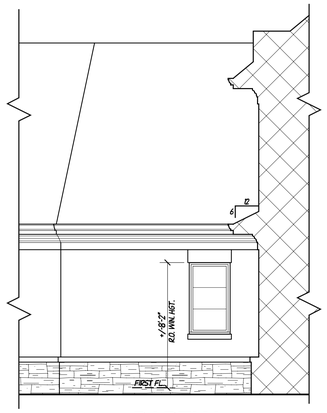
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B. TOM	NOT COMPLETE	REVISIONS
DRAWN BY		
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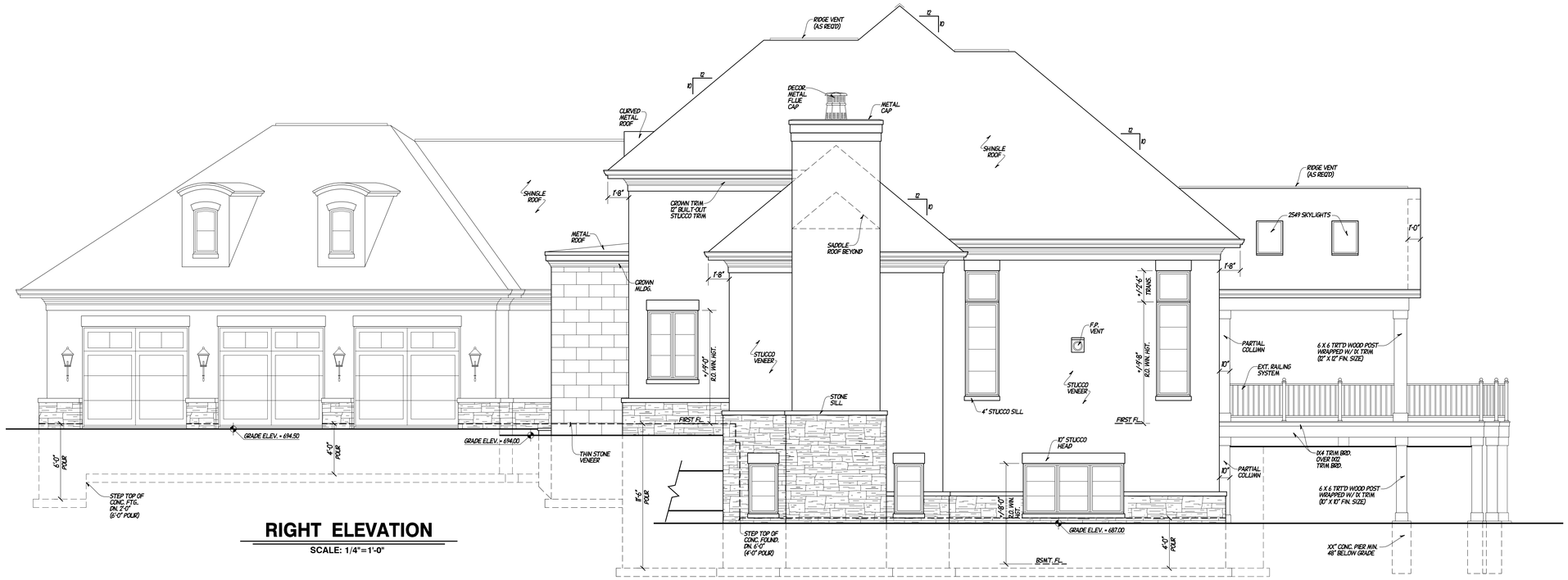
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1 OF 11

Attachment: Plans (6113 : David & Judy Eager)



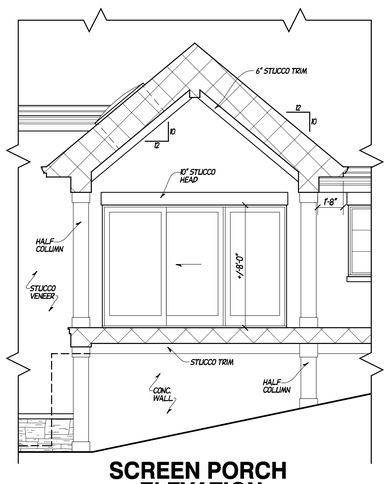
PARTIAL RIGHT ELEVATION

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



RIGHT ELEVATION

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



SCREEN PORCH ELEVATION

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

EXTERIOR MATERIAL NOTES:

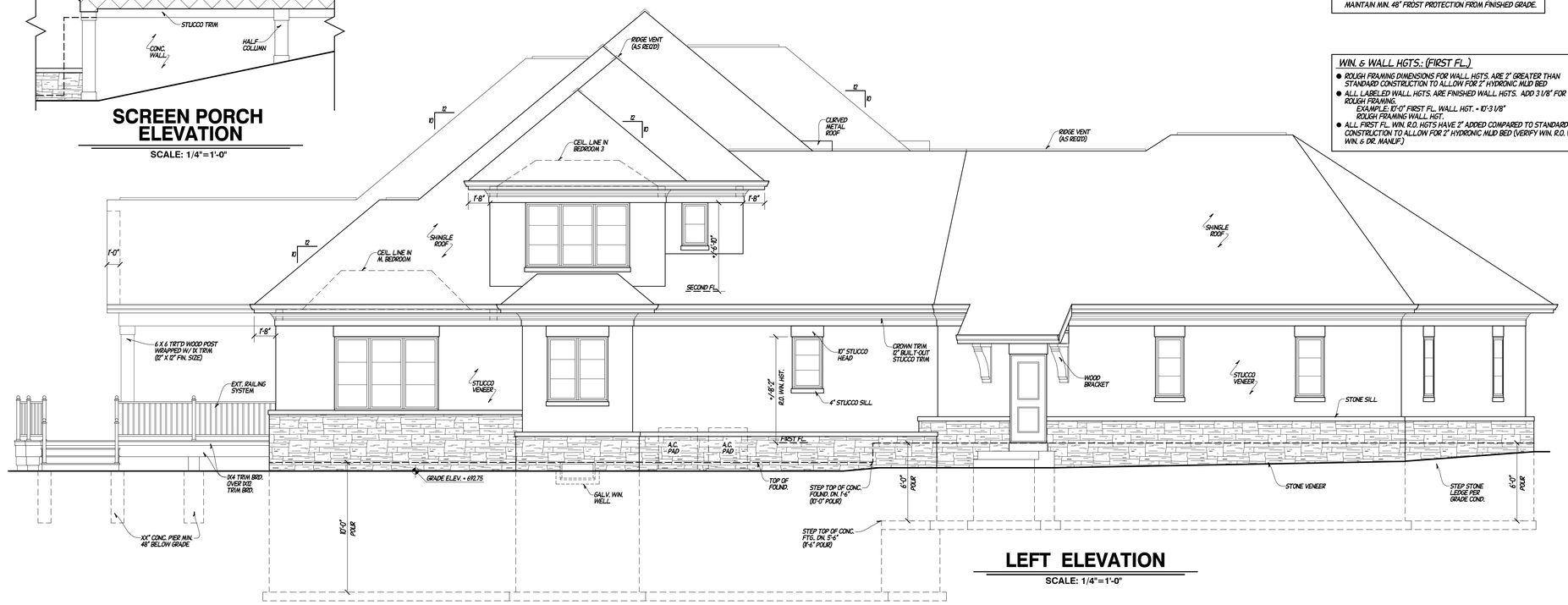
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CONC. FTG. DEPTH NOTE:

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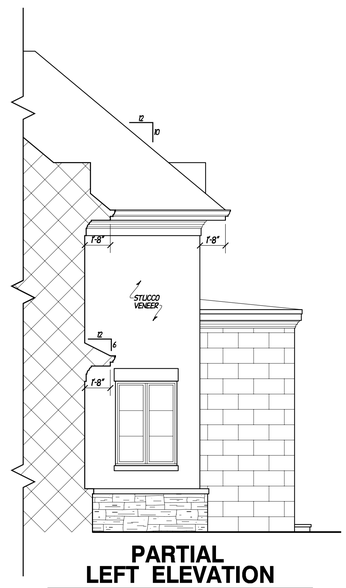
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LEFT ELEVATION

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



PARTIAL LEFT ELEVATION

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

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BUILDER

OWNER & PROJECT LOCATION

MR. & MRS. DAVE & JUDY EAGER

1208 N. WILDWOOD CT.

LOT 14 WILDWOOD ACRES SUBDIV.

MEQUON, WI

REVIEW BOARD COPY 3/16/21 (2)

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G.T.H. / M.J.V.	
CHECKED	
B. TOM	

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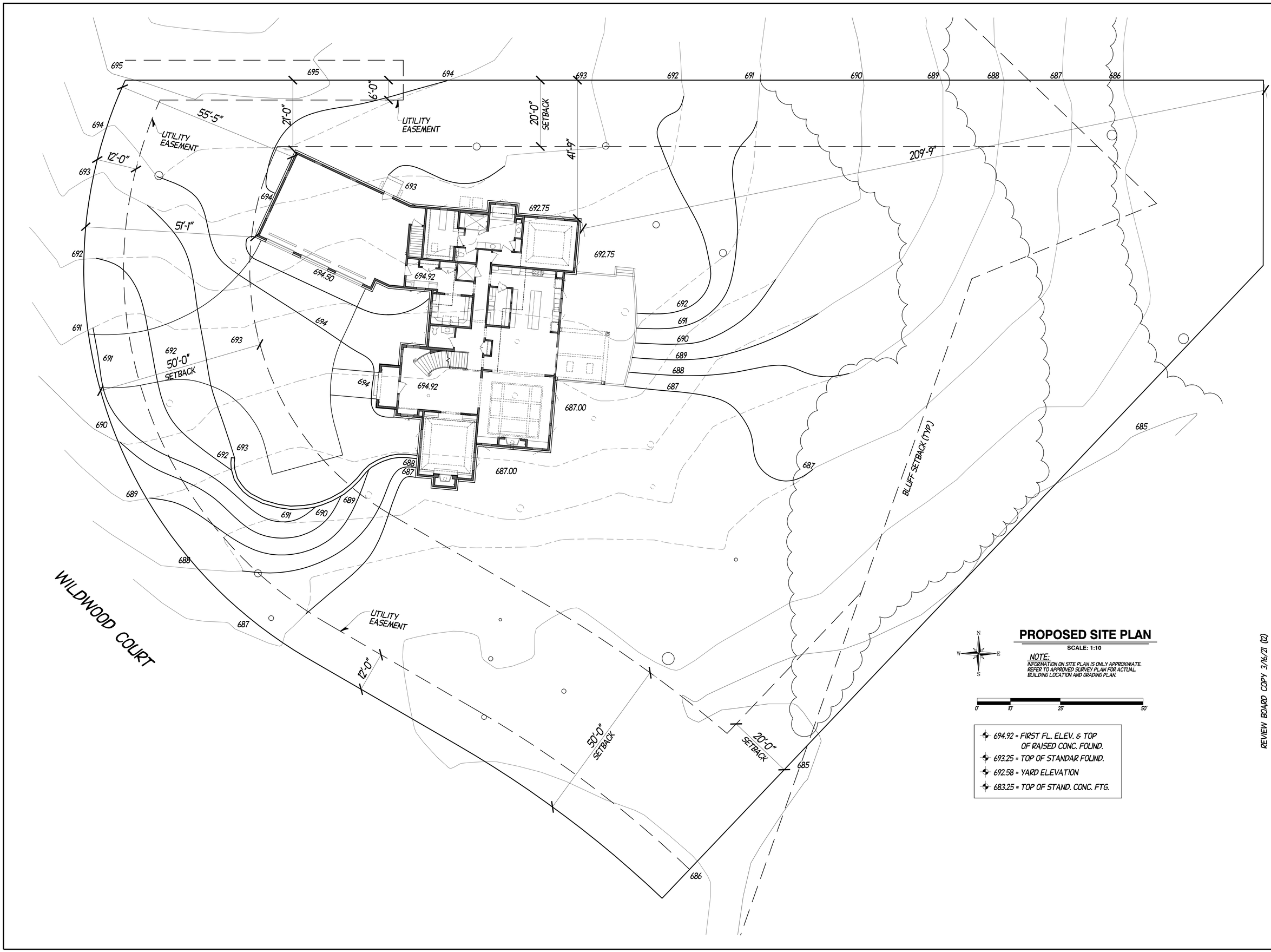
JOB NUMBER

163120-E

SHEET NO.

2 OF 11

Attachment: Plans (6113 : David & Judy Eager)



PROPOSED SITE PLAN

SCALE: 1:10

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

0' 10' 25' 50'

- 694.92 = FIRST FL. ELEV. & TOP OF RAISED CONC. FOUND.
- 693.25 = TOP OF STANDAR FOUND.
- 692.58 = YARD ELEVATION
- 683.25 = TOP OF STAND. CONC. FTG.

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LOT 14 W. WILDWOOD ACRES SUBDIV.
NEGAUNEE, WI

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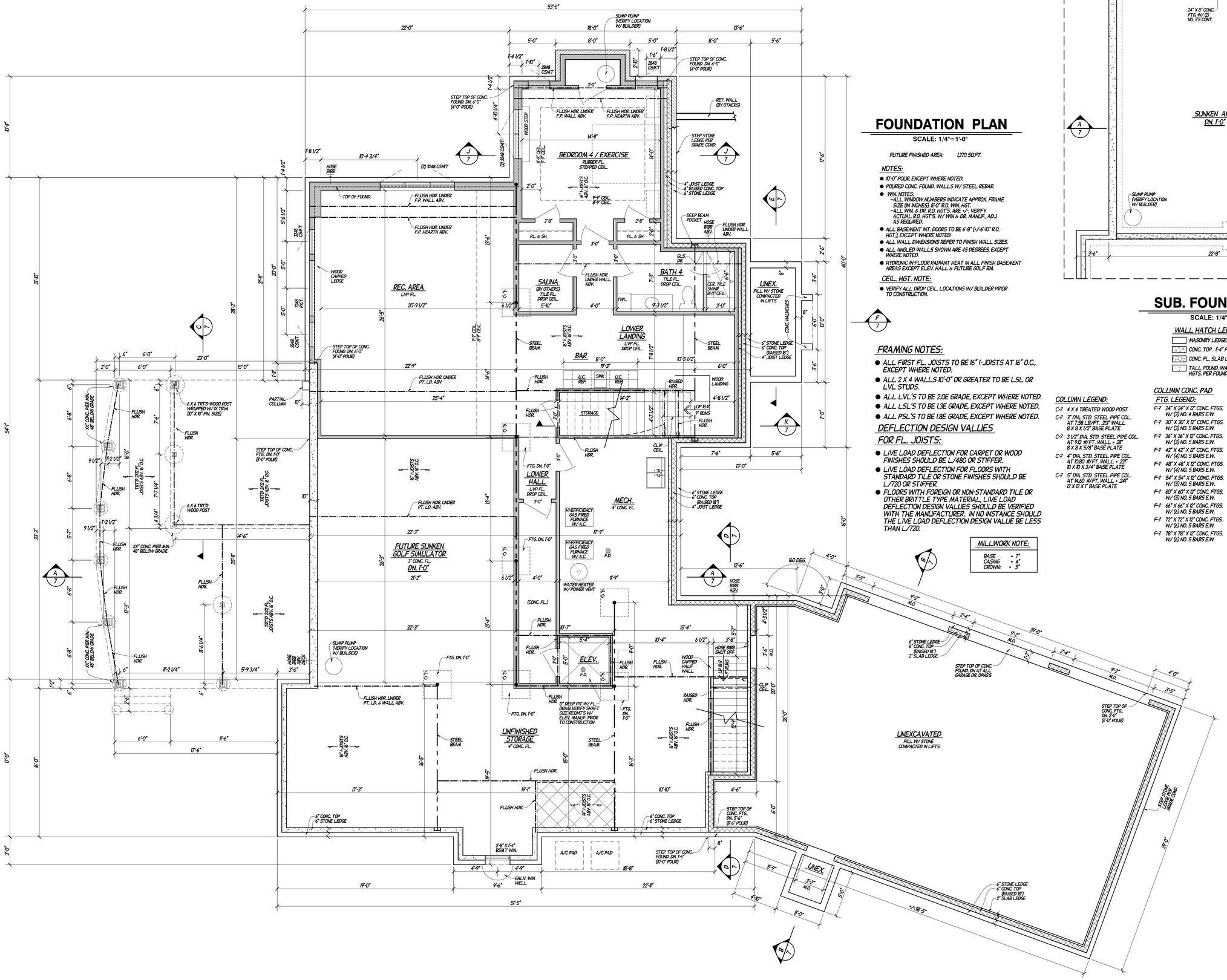
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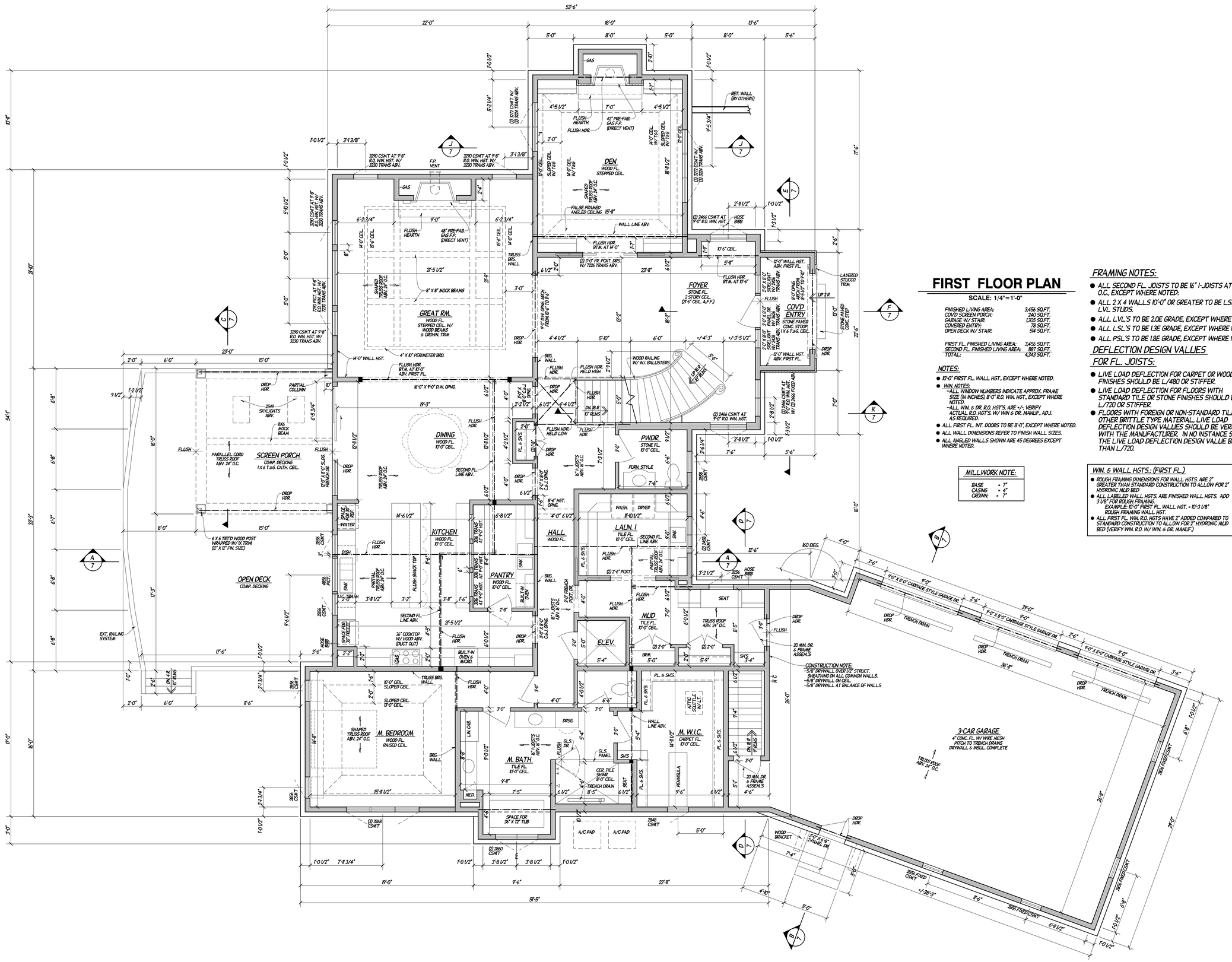
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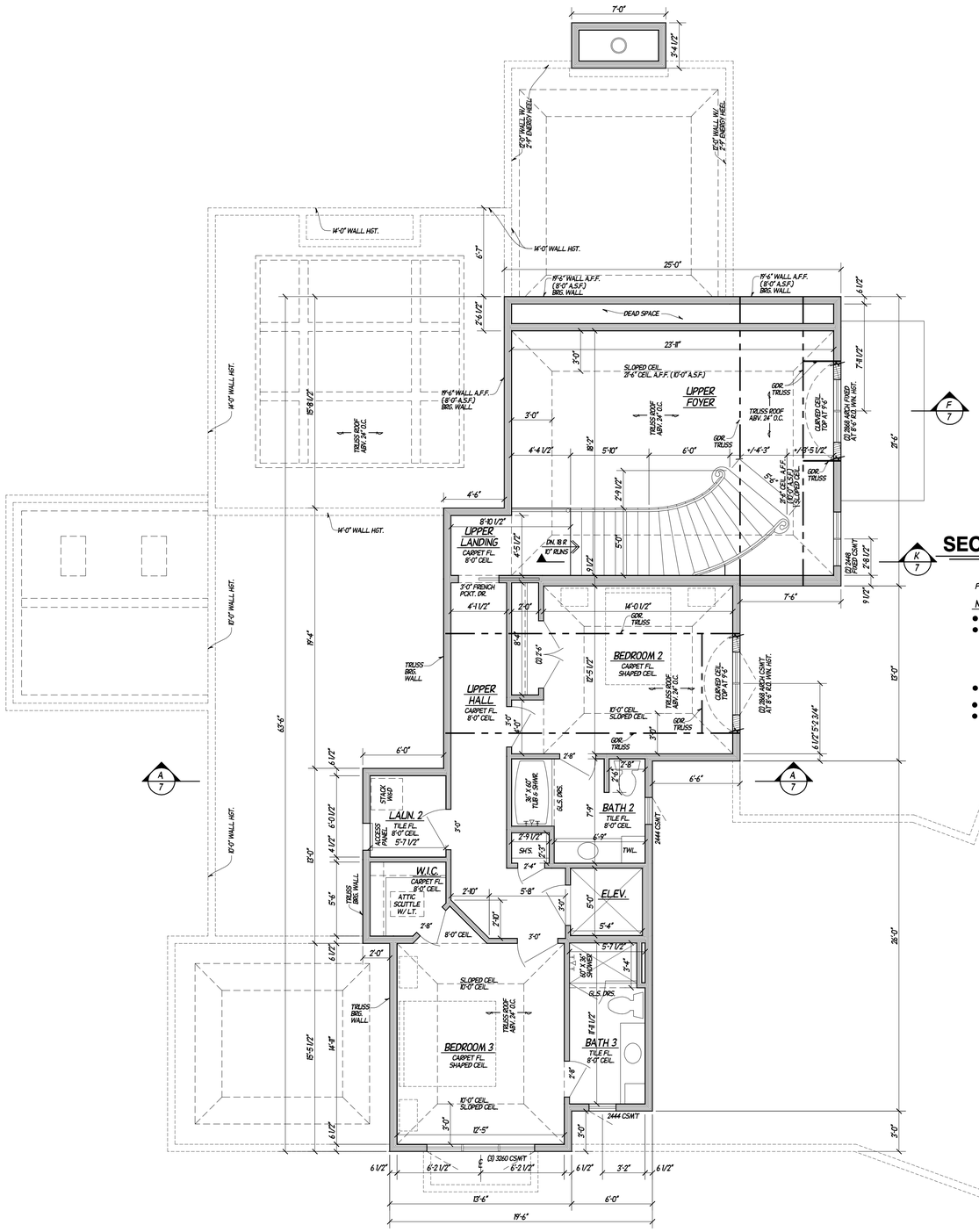
JOB NUMBER
163120-E

SHEET NO.
3 OF 11

Attachment: Plans (6113 : David & Judy Eager)


BEDROOM 4 / EXERCISE
RUBBER FL.
STEPPED CEIL.
REC. AREA
LVP FL.
SAUNA
(BY OTHERS)
TILE FL.
DROP CEIL.
BATH 4
TILE FL.
DROP CEIL.
LOWER LANDING
LVP FL.
DROP CEIL.
BAR
LOWER HALL
LVP FL.
DROP CEIL.
MECH.
4" CONC. FL.
FUTURE SUNKEN GOLF SIMULATOR
3" CONC. FL.
DN. 1'-0"
ELEV.
UNFINISHED STORAGE
4" CONC. FL.
UNEX.
FILL W/ STONE COMPACTED IN LIFTS
UNEXCAVATED
FILL W/ STONE COMPACTED IN LIFTS
STORAGE
LINEN
LINEN
LINEN


53'-6"
22'-0"
18'-0"
13'-6"
5'-0"
8'-0"
5'-0"
8'-0"
5'-6"
GREAT RM.
WOOD FL.
STEPPED CEIL. W/ WOOD BEAMS & CROWN. TRIM
DEN
WOOD FL.
STEPPED CEIL.
FOYER
STONE FL.
2 STORY CEIL. (2F-6" CEIL. A.F.F.)
COVD ENTRY
STONE PAVED CONC. STOOP
SCREEN PORCH
COMP. DECKING
1X6 T.&G. CATH. CEIL.
OPEN DECK
COMP. DECKING
DINING
WOOD FL.
10'-0" CEIL.
KITCHEN
WOOD FL.
10'-0" CEIL.
HALL
WOOD FL.
PANTRY
WOOD FL.
10'-0" CEIL.
LAUN. 1
TILE FL.
10'-0" CEIL.
PWDR.
STONE FL.
10'-0" CEIL.
MUD
TILE FL.
10'-0" CEIL.
ELEV.
M. BEDROOM
WOOD FL.
RAISED CEIL.
M. BATH
TILE FL.
10'-0" CEIL.
M. W.I.C.
CARPET FL.
10'-0" CEIL.
3-CAR GARAGE
4" CONC. FL. W/ WIRE MESH
PITCH TO TRENCH DRAINS
DRYWALL & INSUL. COMPLETE
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
FINISHED LIVING AREA: 3,456 SQ.FT.
COVD SCREEN PORCH: 240 SQ.FT.
GARAGE W/ STAIR: 1,305 SQ.FT.
COVERED ENTRY: 78 SQ.FT.
OPEN DECK W/ STAIR: 514 SQ.FT.
FIRST FL. FINISHED LIVING AREA: 3,456 SQ.FT.
SECOND FL. FINISHED LIVING AREA: 887 SQ.FT.
TOTAL: 4,343 SQ.FT.
NOTES:
10'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
WIN. NOTES:
-ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), 8'-0" R.O. WIN. HGT., EXCEPT WHERE NOTED.
-ALL WIN. & DR. R.O. HGT'S. ARE +/-. VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., ADJ. AS REQUIRED.
ALL FIRST FL. INT. DOORS TO BE 8'-0", EXCEPT WHERE NOTED.
ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.
MILLWORK NOTE:
BASE - 7"
CASING - 4"
CROWN: - 7"
FRAMING NOTES:
ALL SECOND FL. JOISTS TO BE 16" I-JOISTS AT 16" O.C., EXCEPT WHERE NOTED:
ALL 2 X 4 WALLS 10'-0" OR GREATER TO BE LSL OR LVL STUDS.
ALL LVL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.
ALL LSL'S TO BE 1.3E GRADE, EXCEPT WHERE NOTED.
ALL PSL'S TO BE 1.8E GRADE, EXCEPT WHERE NOTED.
DEFLECTION DESIGN VALUES
FOR FL. JOISTS:
LIVE LOAD DEFLECTION FOR CARPET OR WOOD FINISHES SHOULD BE L/480 OR STIFFER.
LIVE LOAD DEFLECTION FOR FLOORS WITH STANDARD TILE OR STONE FINISHES SHOULD BE L/720 OR STIFFER.
FLOORS WITH FOREIGN OR NON-STANDARD TILE OR OTHER BRITTLE TYPE MATERIAL, LIVE LOAD DEFLECTION DESIGN VALLUES SHOULD BE VERIFIED WITH THE MANUFACTURER. IN NO INSTANCE SHOULD THE LIVE LOAD DEFLECTION DESIGN VALLUE BE LESS THAN L/720.
WIN. & WALL HGTS.: (FIRST FL.)
ROUGH FRAMING DIMENSIONS FOR WALL HGTS. ARE 2" GREATER THAN STANDARD CONSTRUCTION TO ALLOW FOR 2" HYDRONIC MUD BED
ALL LABELED WALL HGTS. ARE FINISHED WALL HGTS. ADD 3 1/8" FOR ROUGH FRAMING. EXAMPLE: 10'-0" FIRST FL. WALL HGT. = 10'-3 1/8" ROUGH FRAMING WALL HGT.
ALL FIRST FL. WIN. R.O. HGTS HAVE 2" ADDED COMPARED TO STANDARD CONSTRUCTION TO ALLOW FOR 2" HYDRONIC MUD BED (VERIFY WIN. R.O. W/ WIN. & DR. MANUF.)
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LOT 14 WILDWOOD ACRES SUBDIV.
MEQUON, WI
COMPLETION DATE
NOT COMPLETE
REVISIONS
DESIGNED BY B. TOM
DRAWN BY G.T.H. / A.J.N.
CHECKED B. TOM
ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
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BROOKFIELD, WI 53005
(262) 787 - 1701
JOB NUMBER
163120-E
SHEET NO.
5 OF 11
Attachment: Plans (6113 : David & Judy Eager)
Packet Pg. 77



SECOND FLOOR PLAN

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

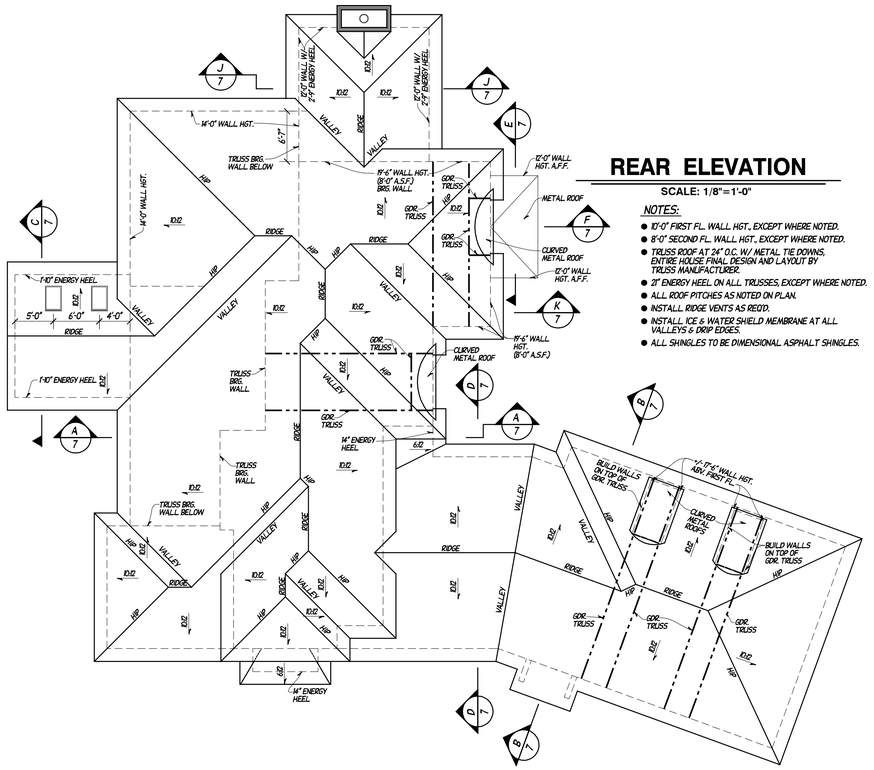
FINISHED LIVING AREA: 887 SQ.FT.

NOTES:

- 8'-0" SECOND FL. WALL HGT., EXCEPT WHERE NOTED.
- WIN. NOTES:
  - ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), 6'-10" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - ALL WIN. & DR. R.O. HGT'S. ARE +/- VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., AD.J. AS REQUIRED.
- ALL SECOND FL. INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.

MILLWORK NOTE:

BASE	= 7"
CASING	= 4"
CROWN:	= 7"

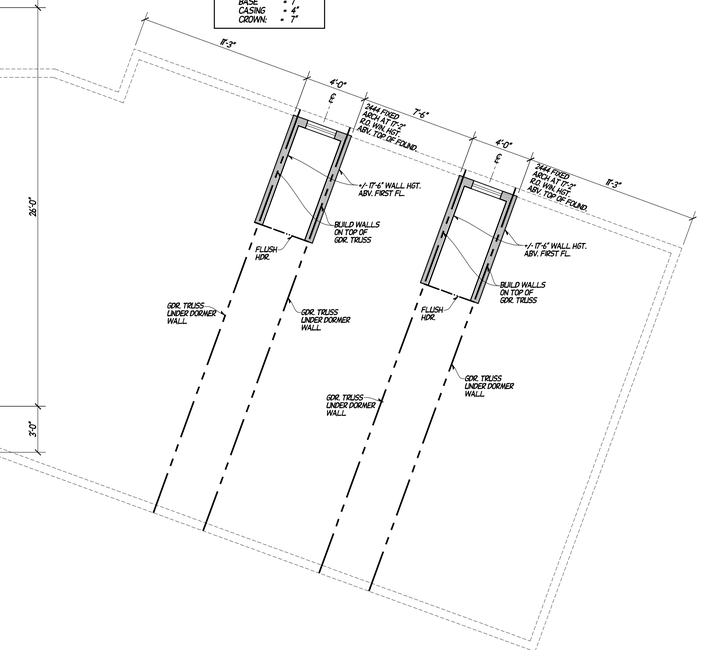


REAR ELEVATION

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

NOTES:

- 10'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- 8'-0" SECOND FL. WALL HGT., EXCEPT WHERE NOTED.
- TRUSS ROOF AT 24" O.C. W/ METAL TIE DOWNS. ENTIRE HOUSE FINAL DESIGN AND LAYOUT BY TRUSS MANUFACTURER.
- 21" ENERGY HEEL ON ALL TRUSSES, EXCEPT WHERE NOTED.
- ALL ROOF PITCHES AS NOTED ON PLAN.
- INSTALL RIDGE VENTS AS REQ'D.
- INSTALL ICE & WATER SHIELD MEMBRANE AT ALL VALLEYS & DRIP EDGES.
- ALL SHINGLES TO BE DIMENSIONAL ASPHALT SHINGLES.



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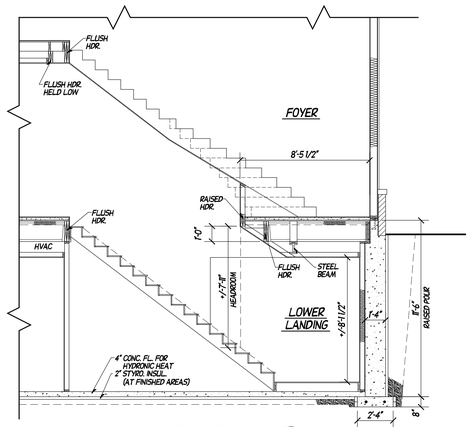
DESIGNED BY	COMPLETION DATE
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DRAWN BY	REVISIONS
G.T.H. / A.L.H.	
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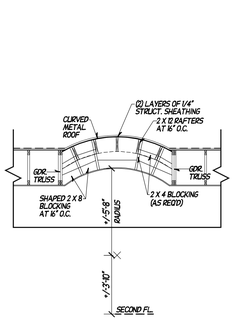
JOB NUMBER
163120-E

SHEET NO.
6 OF 11

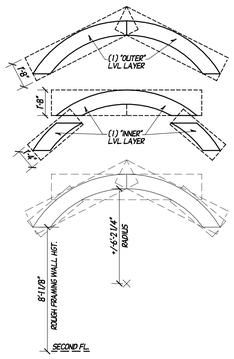
Attachment: Plans (6113 : David & Judy Eager)



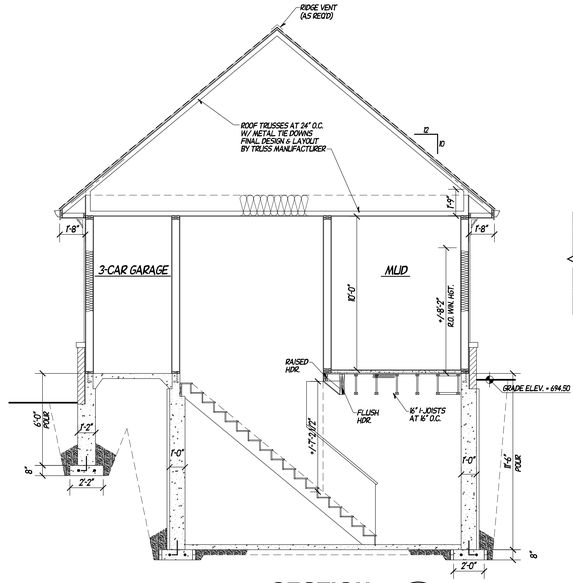
SECTION K — SCALE: 1/4"=1'-0" — 7



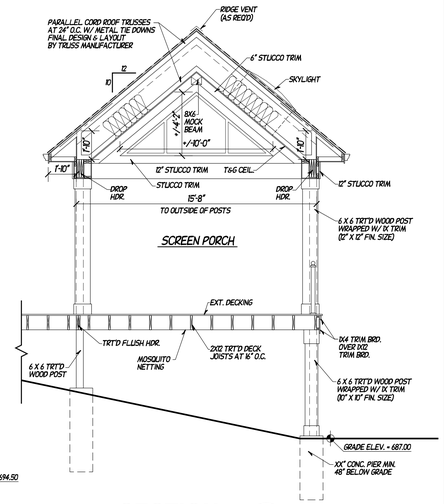
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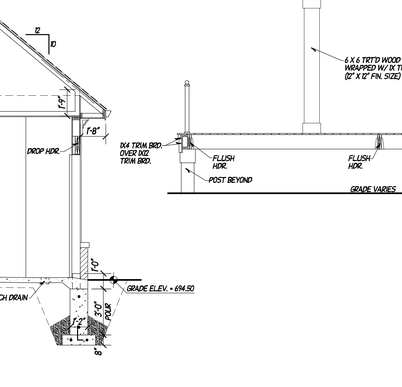


SECTION D — SCALE: 1/4"=1'-0" — 7



SECTION C — SCALE: 1/4"=1'-0" — 7

SECTION J — SCALE: 1/4"=1'-0" — 7



SECTION F — SCALE: 1/4"=1'-0" — 7

SECTION E — SCALE: 1/4"=1'-0" — 7

EXTERIOR MATERIAL NOTES:

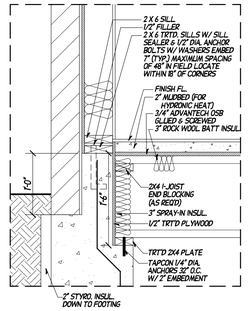
- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL TRIM BRDS. TO BE COMPOSITE.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL RAILING SYSTEMS TO BE COMPOSITE RAILING SYSTEM.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL EXTERIOR DECKING TO BE COMPOSITE.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE IX6 T&G.

CONC. FTG. DEPTH NOTE:

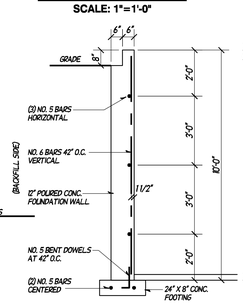
- STEP CONC. FTGS. DEEPER (OR SHALLOWER) AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.

WIN. & WALL HGTS.: (FIRST FL.)

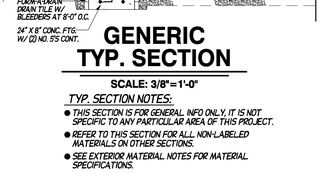
- ROUGH FRAMING DIMENSIONS FOR WALL HGTS. ARE 2" GREATER THAN STANDARD CONSTRUCTION TO ALLOW FOR 2" HYDRONIC MUD BED
- ALL LABELED WALL HGTS. ARE FINISHED WALL HGTS. ADD 3 1/8" FOR ROUGH FRAMING.
  EXAMPLE: 8'-0" FIRST FL. WALL HGT. + 10"-3 1/8" ROUGH FRAMING WALL HGT.
- ALL FIRST FL. WIN. R.O. HGTS HAVE 2" ADDED COMPARED TO STANDARD CONSTRUCTION TO ALLOW FOR 2" HYDRONIC MUD BED (VERIFY WIN. R.O. W/ WIN. & DR. MANUF.)



18" RAISED CONC. DETAIL — SCALE: 1"=1'-0"



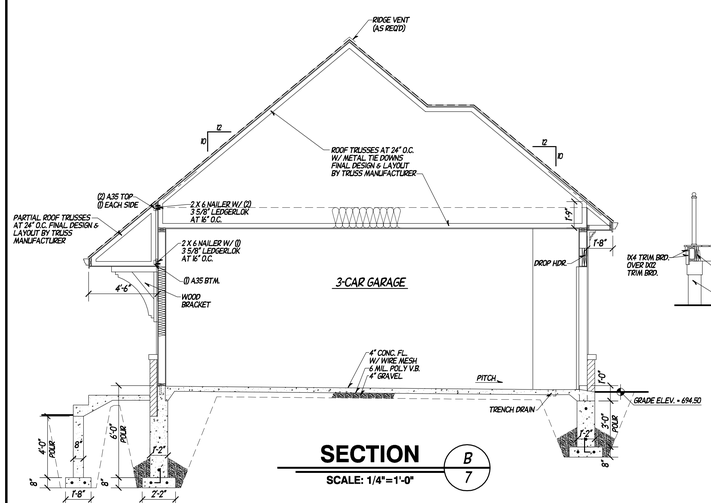
POURED CONC. WALL DETAIL — SCALE: 3/8" = 1'-0"



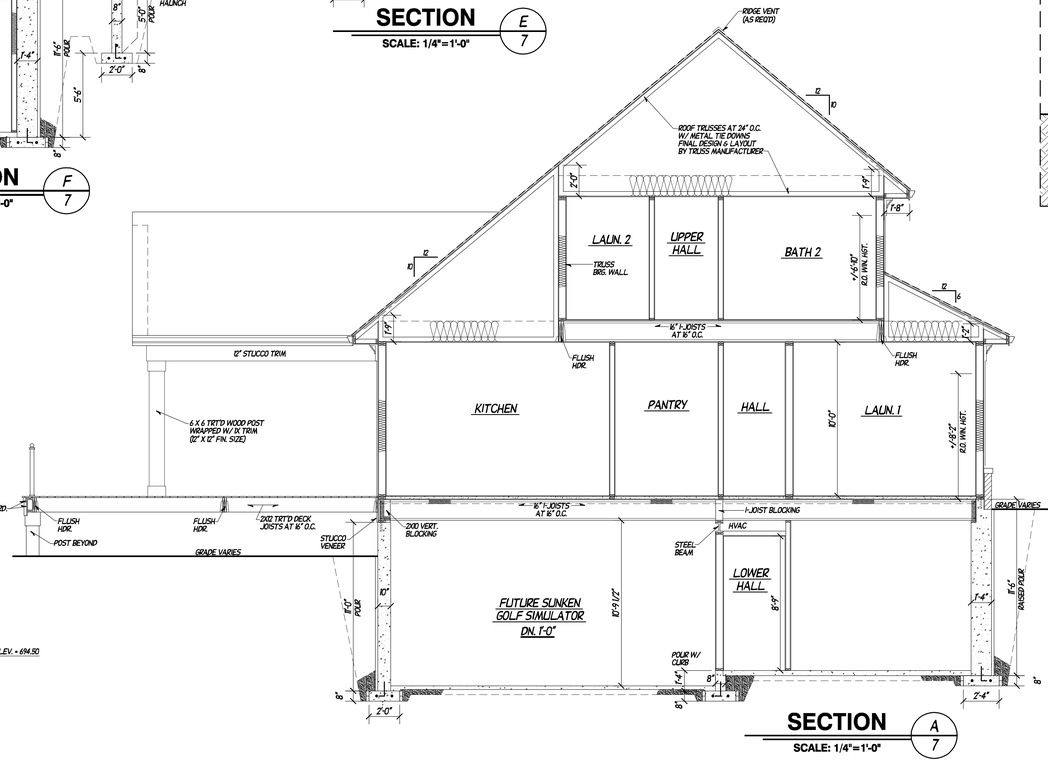
GENERIC TYP. SECTION — SCALE: 3/8" = 1'-0"

TYP. SECTION NOTES:

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



SECTION B — SCALE: 1/4"=1'-0" — 7



SECTION A — SCALE: 1/4"=1'-0" — 7

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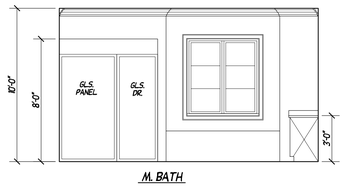
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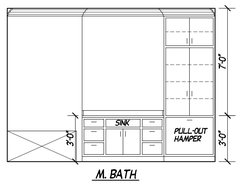
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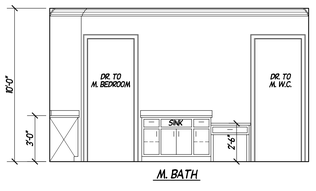
Attachment: Plans (6113 : David & Judy Eager)



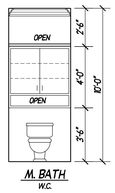
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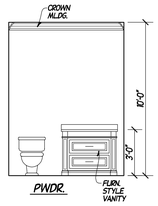
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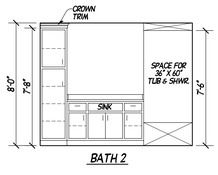
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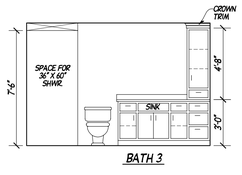
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W.C.



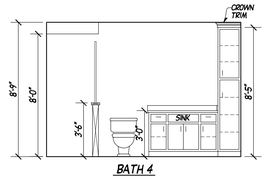
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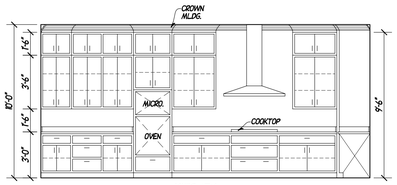
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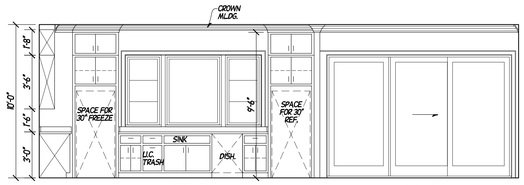
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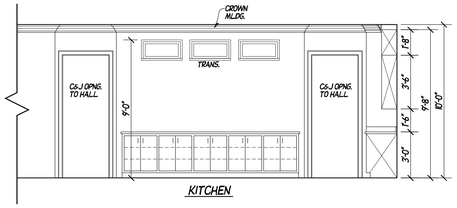
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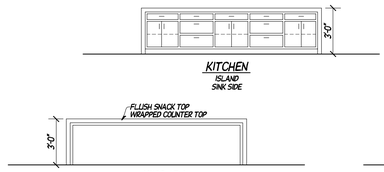
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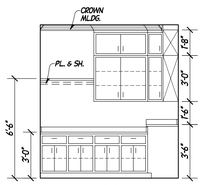


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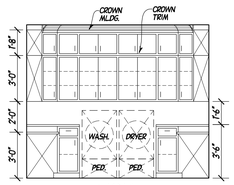


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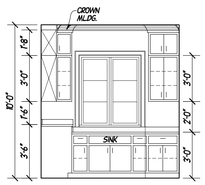




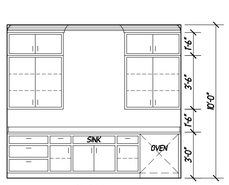
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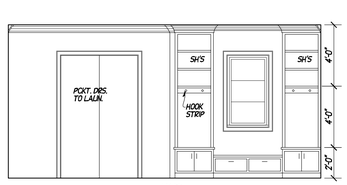
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LAUN. 1



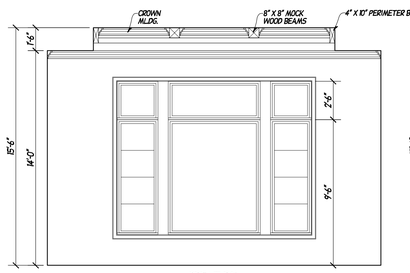
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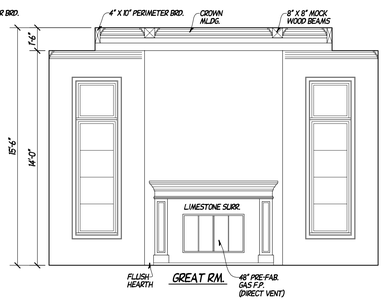
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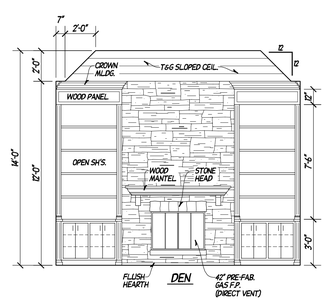


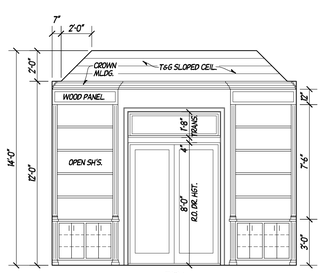
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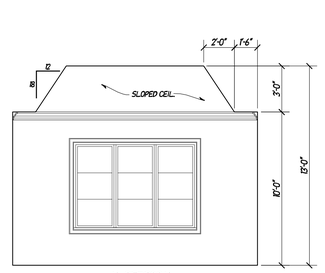


GREAT RM.

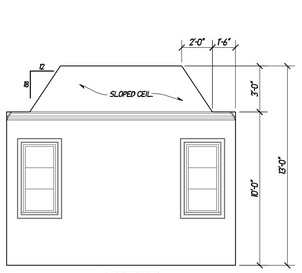




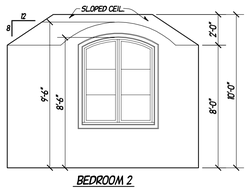




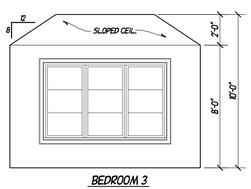
M. BEDROOM



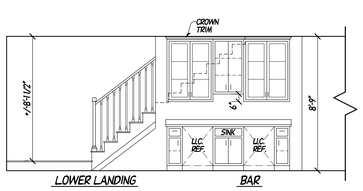
M. BEDROOM



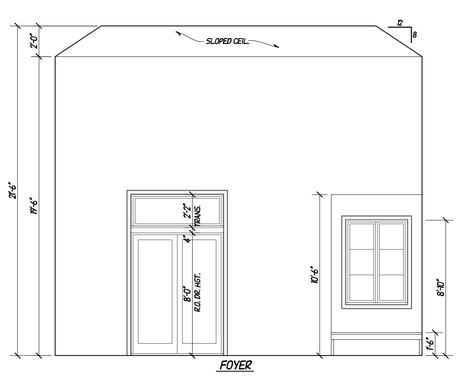
BEDROOM 2



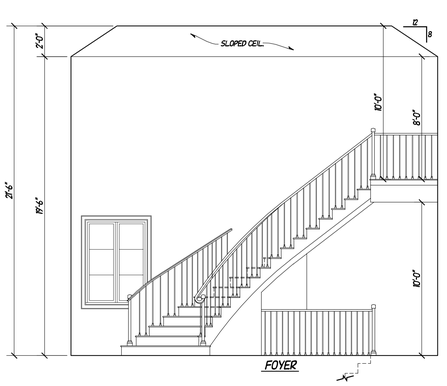
BEDROOM 3



LOWER LANDING BAR



FOYER



FOYER

CABINET DETAILS & WALL ELEVATIONS

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

REVIEW BOARD COPY 3/16/21 (12)

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BUILDER

OWNER & PROJECT LOCATION
MR. & MRS. DAVE & JUDY EAGER
1228 N. WILDWOOD CT.
LOT 14 WILDWOOD ACRES SUBDIV.
MEQUON, WI

DESIGNED BY	COMPLETION DATE	REVISIONS
B. TOM	NOT COMPLETE	
DRAWN BY		
G.T.H. / M.J.W.		
CHECKED		
B. TOM		

ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 350
BROOKFIELD, WI 53005
(262) 797 - 1701

JOB NUMBER
163120-E

SHEET NO.
8 OF 11

Attachment: Plans (6113 : David & Judy Eager)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 12, 2021**
SUBJECT: **Curt & Tammy Trau - Inground Swimming Pool & Cabana at 13071 N. West Shoreland Drive**

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

To Whom it May Concern:

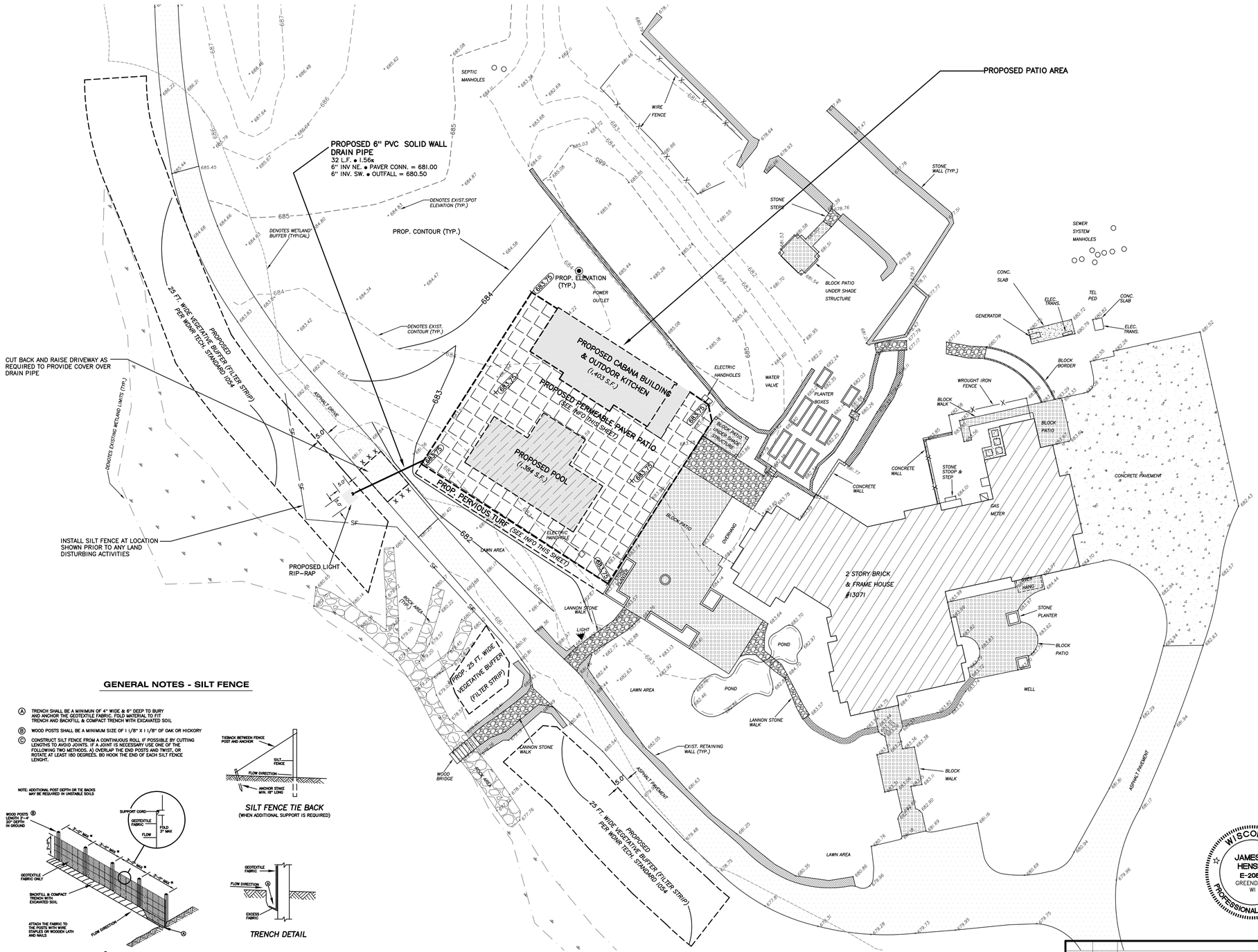
The Enclosed Plans to Build a In Ground Swimming Pool and Cabana on our 20 + Acre property at:
13071 N W Shoreland.

It is because our immediate Family has continued to grow to the point where we are approaching 30 family members including our 12 Grandchildren. We would like to provide them with a place for all of them to enjoy the Summer months on our Property. Please Be aware that the Materials used in the Construction of the Pool House will be the same materials used on the Exterior of our Existing Home and we will make the Entire area match the Existing home and grounds.

Thank you.

Curt and Tammy Trau

Attachment: Statement of Intent (6114 : Curt & Tammy Trau)

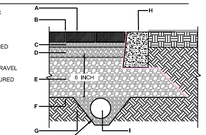


PROPOSED PERMEABLE PAVER PATIO:

- "BLU 60" PATIO SLAB BY TECHNO–BLOC (SEE BELOW)
- PAVER DRAINAGE TO BE DESIGNED & SPECIFIED BY OTHERS

TECHO—BLOC SEGMENTAL PERMEABLE PAVEMENT FULL INFILTRATION

A. PERMEABLE PAVER FROM TECHO-BLOC
B. JOINT FILLING MATERIAL ¾" CRUSHED GRANITE
C. BEDDING COURSE, 1" DEPTH, ¾" CRUSHED GRANITE
D. BASE COURSE, 1" DEPTH PEA STONE GRAVEL
E. SUBBASE COURSE, 6" DEPTH, 2" FRACTURED STONE
F. GEOTEXTILE
G. SUBGRADE
H. MORTAR EDGE
I. 6" DIA. PERFORATED DRAIN IN SOCK, CONNECTED TO DRAINAGE SYSTEM



CASE No 1 - FULL INFILTRATION

CONNECTION FROM 6" SOLID DRAIN PIPE TO PERFORATED PATIO PERMEABLE PAVER DRAIN TO BE DESIGNED BY PAVER DESIGNER

PROPOSED PERVIOUS TURF:

- "NATURAL 74" BY PERFECT TURF W/ PERFORATIONS 2"x4" ON CENTER
- TO BE DESIGNED & SPECIFIED BY OTHERS

PROPOSED PATIO IMPERVIOUS CALCULATIONS

- POOL = 1,384 S.F. NEW IMPERVIOUS
- CABANA/KITCHEN = 1,403 S.F. NEW IMPERVIOUS
- PERMEABLE PAVER PATIO = 4,605 S.F. NEW NON–IMPERVIOUS
- PERVIOUS TURF 406 S.F. NEW NON–IMPERVIOUS

2,787 S.F. OF NEW IMPERVIOUS AREA, THEREFORE GREEN INFRASTRUCTURE PLAN IS NOT REQUIRED.

N

0 20 30 40 60

SCALE 1" = 20'

GENERAL NOTES - SILT FENCE

A. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL

B. WOOD POSTS SHALL BE A MINIMUM SIZE OF I 1/8" X I 1/8" OF OAK OR HICKORY

C. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS. A) OVERLAP THE END POSTS AND TWIST, OR ROTATE AT LEAST I80 DEGREES. B0 HOOK THE END OF EACH SILT FENCE LENGHT.

SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

TRENCH DETAIL

DIGGERS HOTLINE
Call 811 or Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

811 Know what's below. Call before you dig.

CERTAIN UNDERGROUND STRUCTURES HAVE BEEN LOCATED ON THE DRAWING. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND STRUCTURES, WHETHER SHOWN ON THE DRAWING OR NOT.

WISCONSIN JAMES W. HENSEL E-20831 GREENDALE, WI PROFESSIONAL ENGINEER

MARK	DATE	REVISION	BY	APVD

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

CITY OF MEQUON
OZAUKEE COUNTY WISCONSIN

TRAU RESIDENCE

Proposed Drainage for New Patio Area
13071 N. Shoreland Dr.

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.W.H.	J.M.B.	J.W.H.	C1
DATE: 03/12/2021	SCALE: 1"=20'		1
APPROVED:	PROJECT: LS-2612		

Attachment: Survey (6114 : Cut & Tammy Trau)



Attachment: Pictures (6114 : Curt & Tammy Trau)



Attachment: Pictures (6114 : Curt & Tammy Trau)



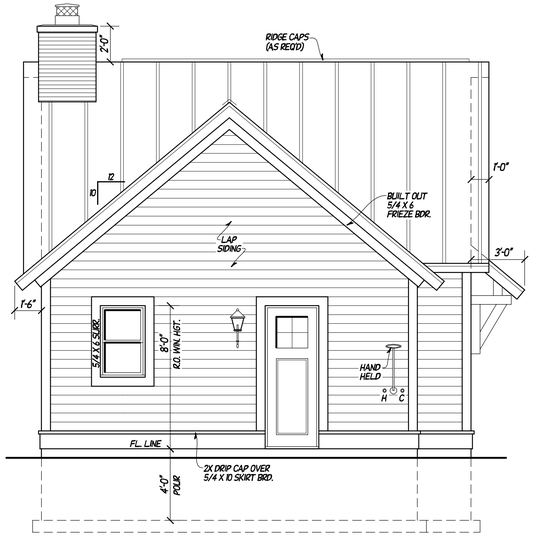


Attachment: Pictures (6114 : Curt & Tammy Trau)



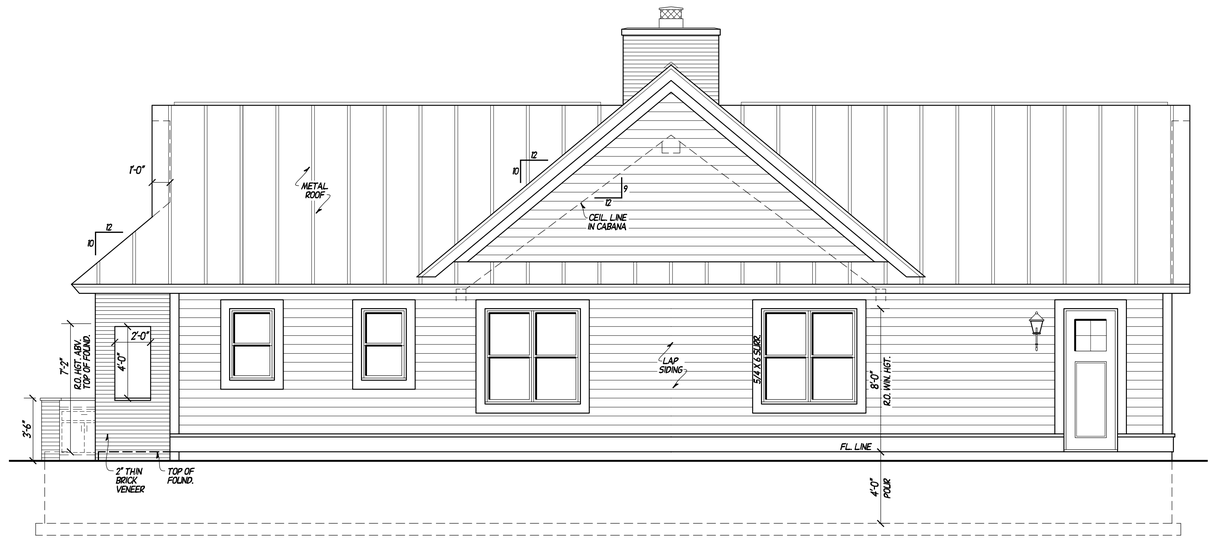


Attachment: Pictures (6114 : Curt & Tammy Trau)



LEFT ELEVATION

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



REAR ELEVATION

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

NOTE:

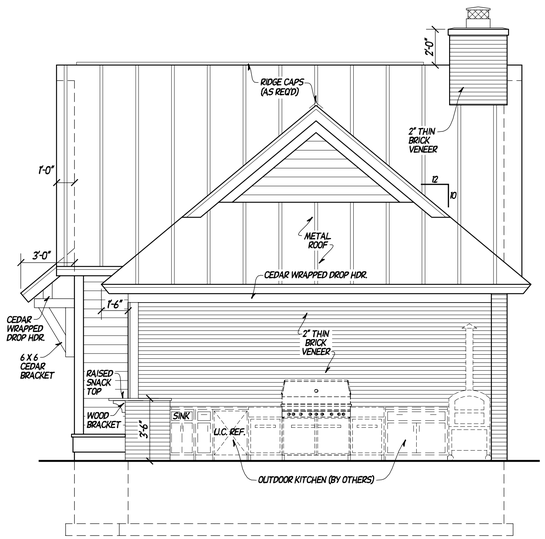
- ALL EXTERIOR DETAILS & MATERIALS TO MATCH EXIST. HOUSE ON SITE

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- ALL LAP SIDING TO BE CEMENT BRD., 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL TRIM BRDS. TO BE COMPOSITE
- ALL ROOFS TO BE METAL
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE 1X6 T&G.
- OWNER TO SUPPLY ALL EXT. L.T. FIXTURES

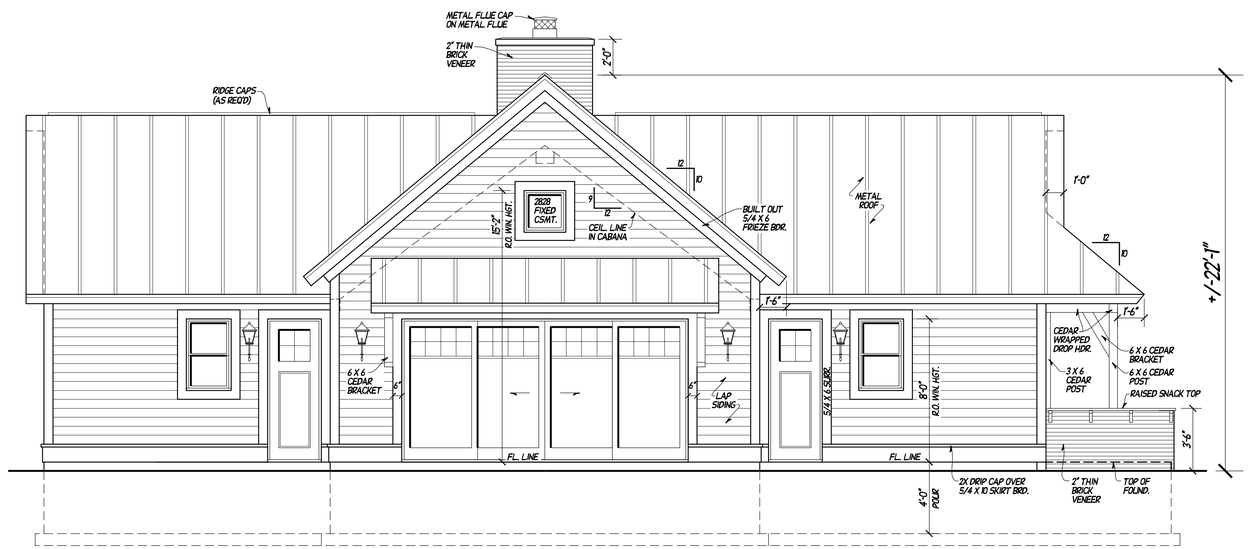
CONC. FTG. DEPTH NOTE:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.



RIGHT ELEVATION

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



FRONT ELEVATION

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

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BUILDER
GM BUILDING & REMODELING
GREG MANICI
PHONE: (262) 894-4453

OWNER & PROJECT LOCATION
MR. & MRS. CURT & TAMMY TRAU
13071 NW SHORELAND DR.
MEQUON, WI 53097

COMPLETION DATE	REVISIONS
FINAL: 12/7/20 (ADS-HS)	

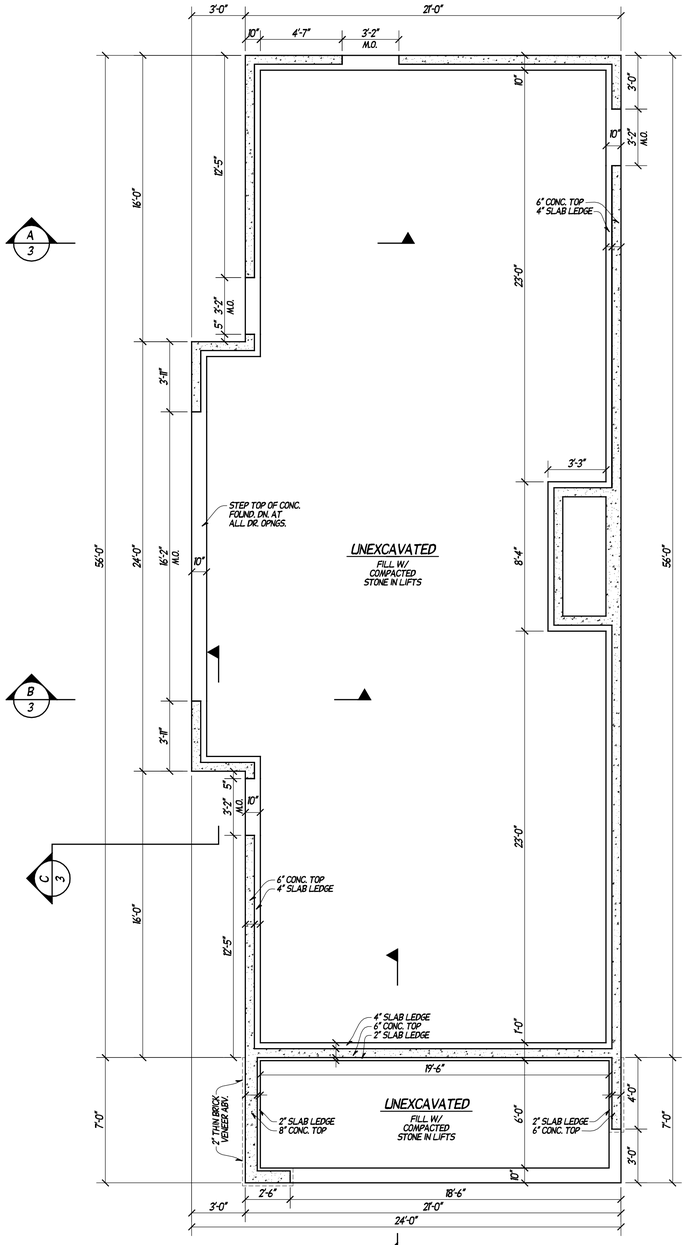
DESIGNED BY	DRAWN BY	CHECKED
B. TOM	M.LV.	B. TOM

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

JOB NUMBER
162520-D

SHEET NO.
1 OF 3

Attachment: Plans (6114 : Curt & Tammy Trau)



FOUNDATION PLAN

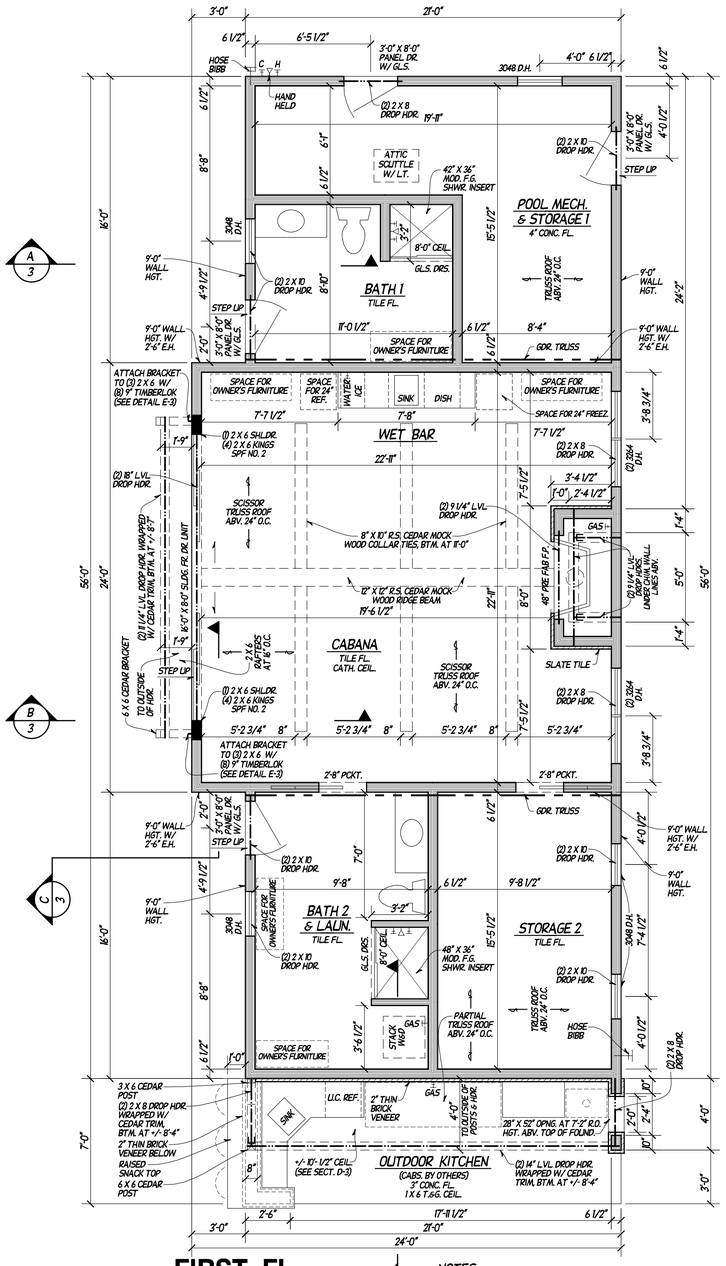
SCALE: 1/4"=1'-0"

NOTES:

- 4'-0" POURED CONC. FOUND. WALLS W/ STEEL REBAR

CONC. FTG. DEPTH NOTE:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.



FIRST FL. FIRST FLOOR PLAN

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

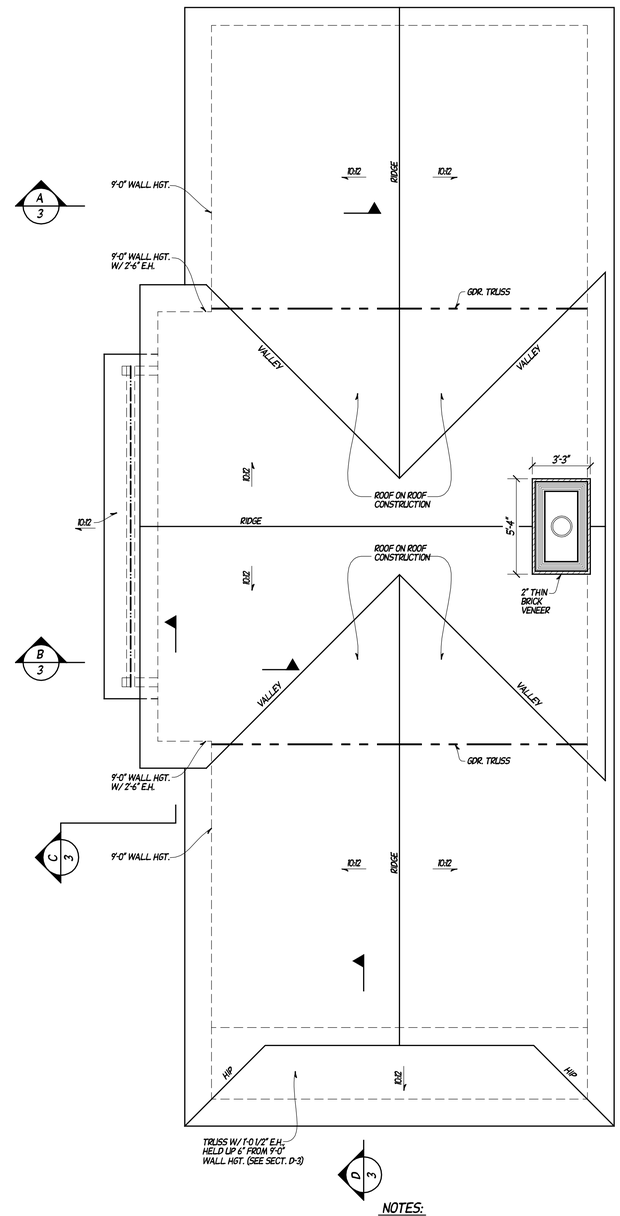
FINISHED LIVING AREA:	863 SQ.FT.
POOL MECH & STORAGE 1:	221 SQ.FT.
STORAGE 2:	164 SQ.FT.
OUTDOOR KITCHEN:	147 SQ.FT.
BUILDING FOOTPRINT:	1395 SQ.FT.

INTERIOR NOTES:

- INTERIOR TRIM TO BE 1 X 4 ROUGH SAWN CEDAR (UNFINISHED)
- ALL TILE FLOORS TO HAVE TILE BASE USING SAME TILE AS FLOOR (NO BULL NOSE FINISH)
- CABINETS TO BE STAINED ALDER W/ FLAT PANEL DRS.

NOTES:

- 9'-0" FIRST FL. WALL HGT.
- WIN. NOTES:
  - --ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), 8'-0" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - --ALL WIN. & DR. R.O. HGT'S. ARE +/-, VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF. AD.I. AS REQUIRED SO WIN. & DR. R.O. HGT'S. MATCH.
- ALL INT. DOORS TO BE 8'-0" TALL FLAT 2 PANEL ALDER
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- ALL FINISHED LIVING AREAS TO HAVE 4" CONC. FL. W/ WIRE MESH & HYDRONIC
- OWNER TO SUPPLY ALL APPLIANCES
- OWNER TO SUPPLY ALL EXT. LT. FIXTURES



ROOF PLAN

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

NOTES:

- 9'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- TRUSS ROOF AT 24" O.C. W/ METAL TIE DOWNS, ENTIRE HOUSE FINAL DESIGN AND LAYOUT BY TRUSS MANUFACTURER.
- 18" ENERGY HEEL ON ALL TRUSSES, EXCEPT WHERE NOTED.
- ALL ROOF PITCHES AS NOTED ON PLAN.
- INSTALL RIDGE VENTS AS REQ'D.
- INSTALL ICE & WATER SHIELD MEMBRANE AT ALL VALLEYS & DRIP EDGES.
- ALL ROOFS TO BE METAL

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GM BUILDING & REMODELING
GREG MANACI
PHONE: (262) 894-4463

OWNER & PROJECT LOCATION
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12077 NW SHORELAND DR.
NEOLON, WI 53097

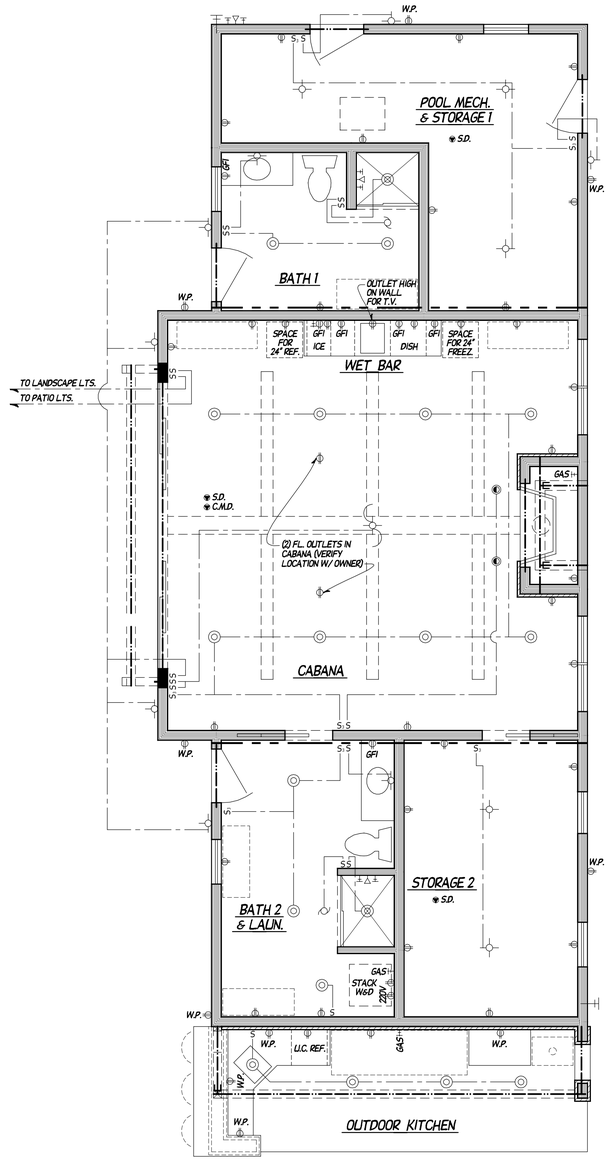
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B. TOM	FINAL-1 12/7/20 (ADS-45)	
DRAWN BY	REVISIONS	
M.JV.		
CHECKED		
B. TOM		

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

JOB NUMBER
162520-D

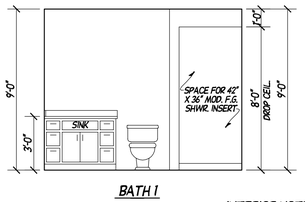
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2 OF 3

Attachment: Plans (6114 : Curt & Tammy Trau)

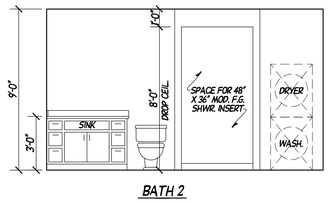


ELECTRICAL FIRST FLOOR PLAN

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



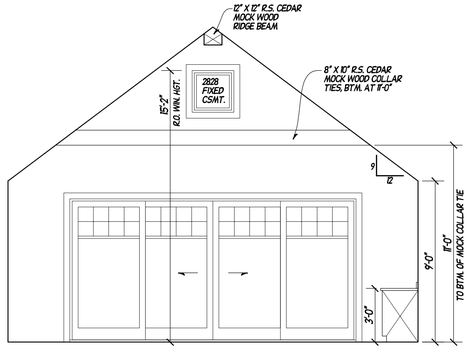
BATH 1



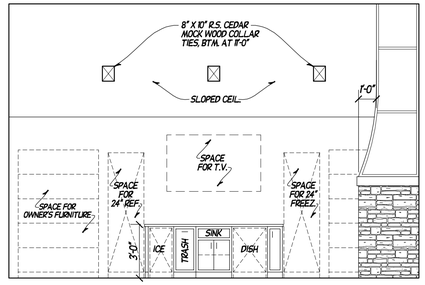
BATH 2

INTERIOR NOTES:

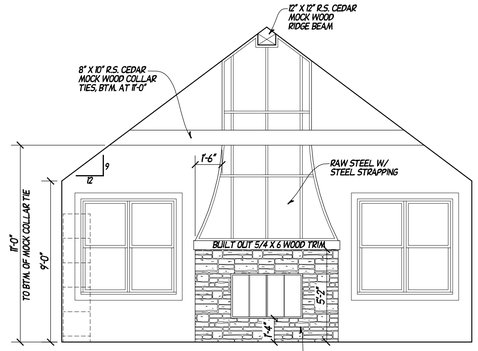
- INTERIOR TRIM TO BE 1 X 4 ROUGH SAWN CEDAR (UNFINISHED)
- ALL TILE FLOORS TO HAVE TILE BASE USING SAME TILE AS FLOOR (NO BULL NOSE FINISH)
- CABINETS TO BE STAINED ALDER W/ FLAT PANEL DRS.
- ALL INT. DOORS TO BE 8'-0" TALL FLAT 2 PANEL ALDER



CABANA



WET BAR



CABANA

S	STANDARD SWITCH
S_3	3 - WAY SWITCH
S_4	4 - WAY SWITCH
	STANDARD OUTLET
220	220 VOLT OUTLET
GFI	GFCI PROTECTED OUTLET
W.P.	WEATHER PROTECTED OUTLET
	SPECIAL APPLIANCE CONNECTION
DISP.	SINK DISPOSAL
S.D.	SMOKE DETECTOR
C.M.D.	CARBON MONOXIDE DETECTOR
	HANGING / CEIL. MOUNTED LIGHT FIXTURE
	WALL SCONCE
	RECESSED CAN LIGHT

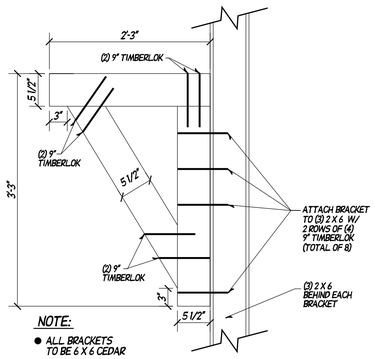
	EYEBALL LIGHT
	LIGHT UNDER UPPER CABINET
	PENDANT LIGHT
	CHANDELIER
	PADDLE FAN W/ LIGHT
	PADDLE FAN
	VENT FAN (DUCT OUT)
	L.T. W/ VENT FAN (DUCT OUT)
TO U.C. LTS.	TO LIGHTS UNDER UPPER CABINETS
TO OUTLETS	TO ALL OUTLETS IN ROOM, TOP OUTLET SWITCHED ONLY

ELECTRICAL DISCLAIMER:

ELECTRICAL PLAN IS FOR PRELIMINARY DESIGN PURPOSES ONLY. ELECTRICAL CONTRACTOR IS TO REVIEW & MAKE MODIFICATIONS AS REQUIRED FOR ELECTRICAL CODE COMPLIANCE.

ALL ELECTRICAL TO BE VERIFIED IN FIELD WITH OWNERS PRIOR TO INSTALLATION

OWNER TO SUPPLY ALL EXT. LT. FIXTURES

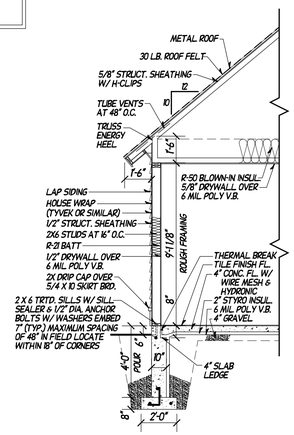


NOTE:

- ALL BRACKETS TO BE 6 X 6 CEDAR

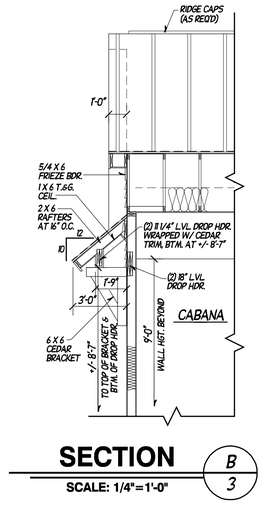
SECTION E/3

SCALE: 1"=1'-0"



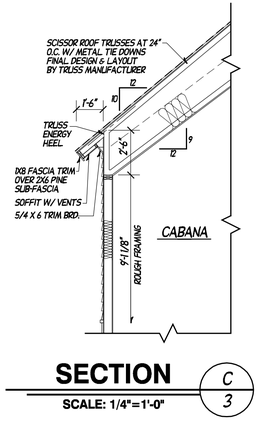
SECTION A/3

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



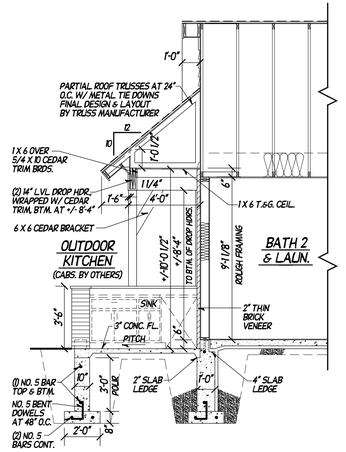
SECTION B/3

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



SECTION C/3

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



SECTION D/3

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

NOTE:

- ALL EXTERIOR DETAILS & MATERIALS TO MATCH EXIST. HOUSE ON SITE

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- ALL LAP SIDING TO BE CEMENT BRD., 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL TRIM BRDS. TO BE COMPOSITE
- ALL ROOFS TO BE METAL
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALLUMINUM.
- ALL EXTERIOR CEILINGS TO BE 1X6 T&G.
- OWNER TO SUPPLY ALL EXT. LT. FIXTURES

CONC. FTG. DEPTH NOTE:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.

CABINET DETAILS & WALL ELEVATIONS

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

THESE CONSTRUCTION DOCUMENTS ARE OFF INTERPRETATION IN WHOLE OR IN PART IS A VIOLATION OF APPLICABLE LAWS AND STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT ACT OF THE UNITED STATES, AS AMENDED FROM TIME TO TIME. THESE CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WHATSOEVER AND NOT DISCLOSED TO ANY OTHER PROJECT OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARCHITECTURAL DEVELOPMENT SERVICES INC. © COPYRIGHT 2020

BUILDER
GM BUILDING & REMODELING
GREG MANACI
PHONE: (262) 894-4453

OWNER & PROJECT LOCATION
MR. & MRS. CURT & TAMMY TRAU
12071 NW SHORELAND DR.
MEQUON, WI 53097

COMPLETION DATE	REVISIONS
FINAL: 12/7/20 (ADS#5)	

DESIGNED BY	DRAWN BY	CHECKED
B. TOM	M.LV.	B. TOM

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

JOB NUMBER
162520-D

SHEET NO.
3 OF 3

Attachment: Plans (6114 : Curt & Tammy Trau)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 12, 2021**
SUBJECT: **Dave & Jean Johnson - Outbuilding at 3330 W. Freistadt Road**

Attachments:
Statement of Intent (PDF)
Site Plan (PDF)
Pictures (PDF)
Outbuilding Rendering (PDF)
Plans (PDF)

ARCHITECTURAL BOARD STATEMENT OF INTENT

David & Jean Johnson

3330 W. Freistadt Rd. Mequon WI

We would like to replace a 50+ year old 72 ft by 45.5 ft steel pole barn that collapsed by the weight of snow with a smaller 56 ft by 36 ft steel pole barn. The original building was 1.5 ft from east lot line. New building would be within existing footprint but moved to 10 ft from east lot line. See written letter attached from "The River Club of Mequon" stating they have no problem with location of proposed shed. This is a 150 year old Mequon Landmark property. Location of the existing 150 year old smokehouse/ice house make it impossible to move farther away from lot line.

The size of the building is necessary to the upkeep of the property as much maintenance equipment is needed to keep up the property. No indoor work area is possible with a 150 year old home with an old small basement. Also, there is no garage on the property for our cars. The colors we chose are in keeping with the existing house with tan siding, dark brown roof and rust red trim, all to match existing home. We will have two cupolas on roof like there was on the barn original to the property.

This is *not* in the 100 year flood plain per topographical survey.

Attachment: Statement of Intent (6115 : Dave & Jean Johnson)

Attachment: Site Plan (6115 : Dave & Jean Johnson)

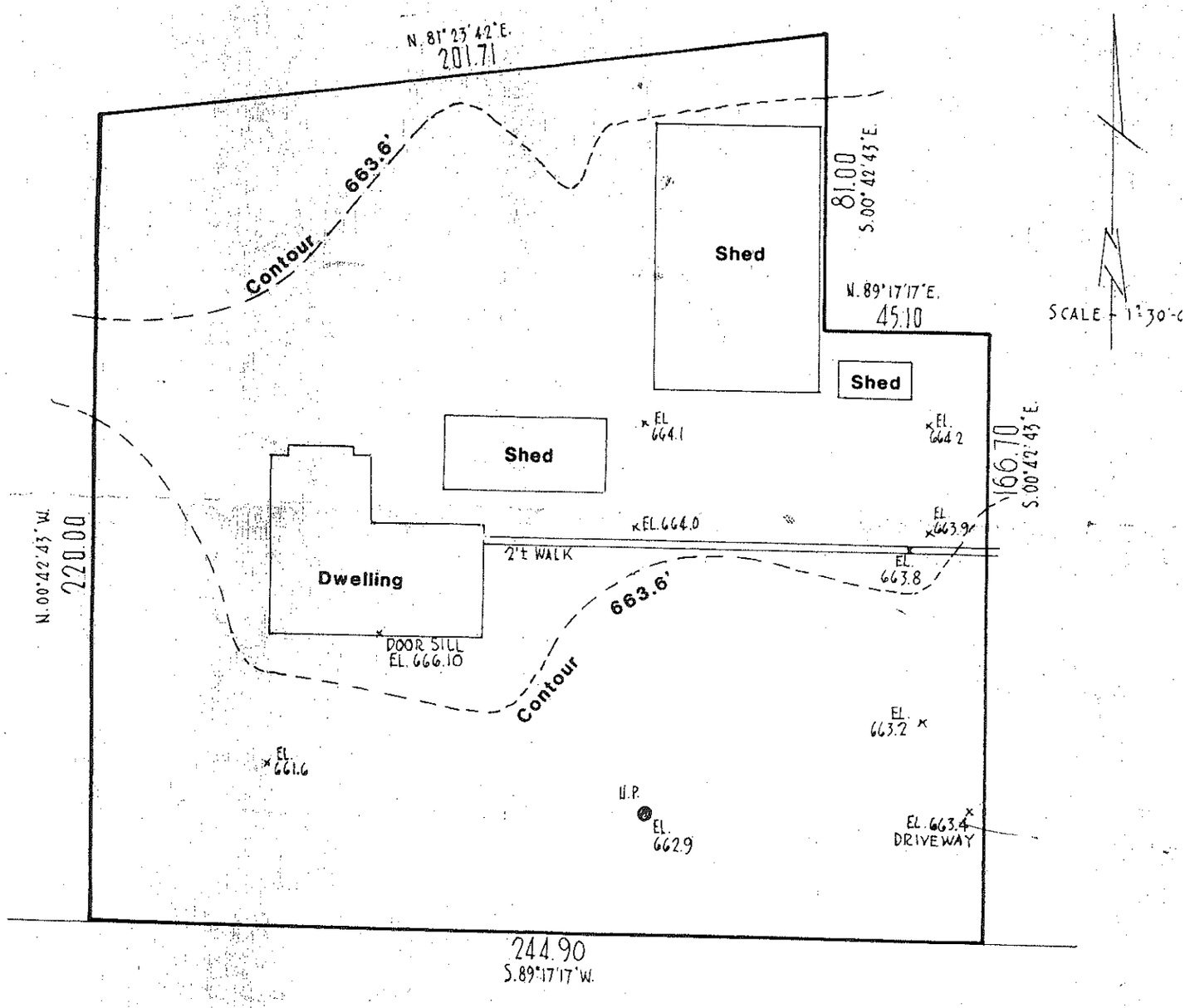
SITE LAYOUT

3330 West Freistadt Road

City of Mequon Ozaukee County, Wisconsin

PARCEL 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 98 IN THE NW 1/4 OF THE SE 1/4 OF SECTION 13, T 9 N, R 21 E, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

JULY 3, 1987 JEAN JOHNSON SURVEY NO. 151661-E



EL. 662.74 West Freistadt Road

100 year flood line: 663.6'

Note: 1st floor of dwelling must be at least 2' above 100 year flood line

national survey & engineering
3470 north 127th street • p.o. box 444 • brookfield, wisconsin, 53005 • phone 414 / 781-1000





Attachment: Pictures (6115 : Dave & Jean Johnson)





Attachment: Pictures (6115 : Dave & Jean Johnson)





Attachment: Pictures (6115 : Dave & Jean Johnson)





Attachment: Pictures (6115 : Dave & Jean Johnson)





Attachment: Pictures (6115 : Dave & Jean Johnson)





Attachment: Pictures (6115 : Dave & Jean Johnson)



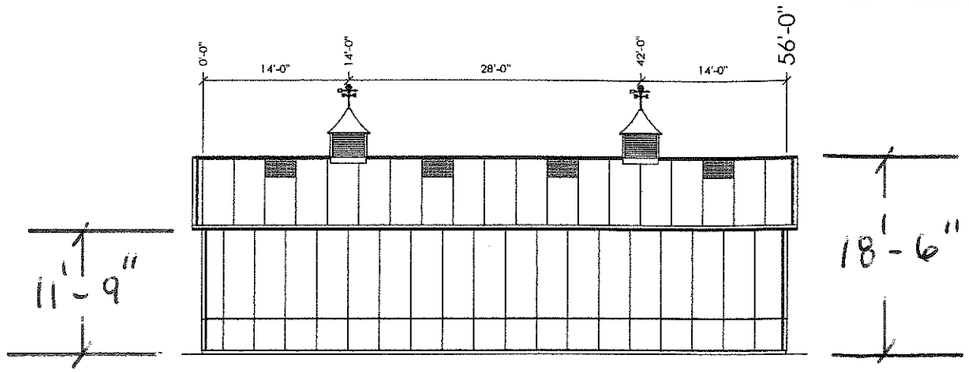
Attachment: Outbuilding Rendering (6115 : Dave & Jean Johnson)



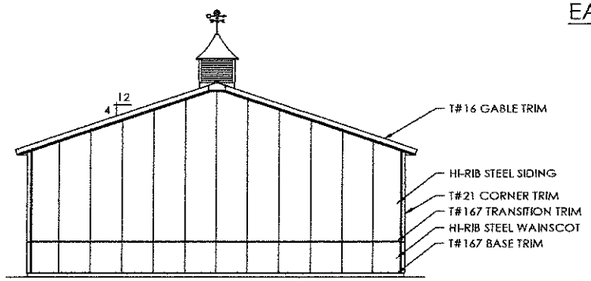
Attachment: Outbuilding Rendering (6115 : Dave & Jean Johnson)

DESIGN AND EXPLANATORY NOTES

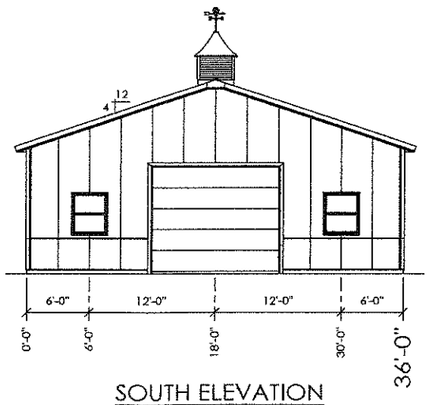
1.) EXTERIOR DOOR AND WINDOW LOCATIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE NAILERS AND ARE TO THE CENTER OF THE DOOR AND WINDOW UNITS. VERIFY ALL DOOR AND WINDOW LOCATIONS WITH THE OWNER.



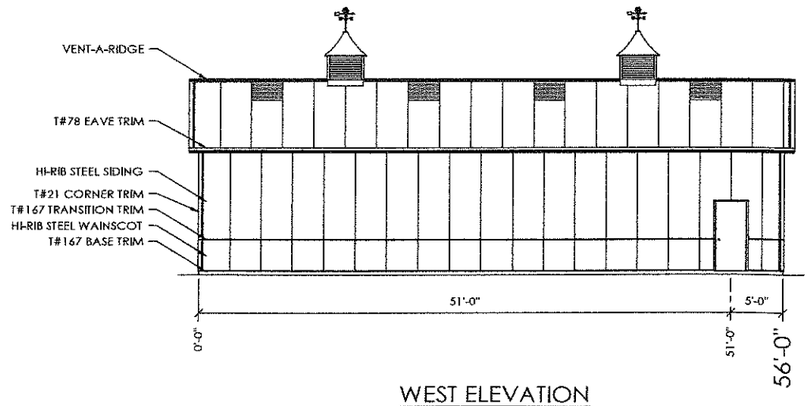
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

SCALE: 1' 2' 4' 8' 16'

OFFICE: IXONIA, WI
JOB NO. 091-106915

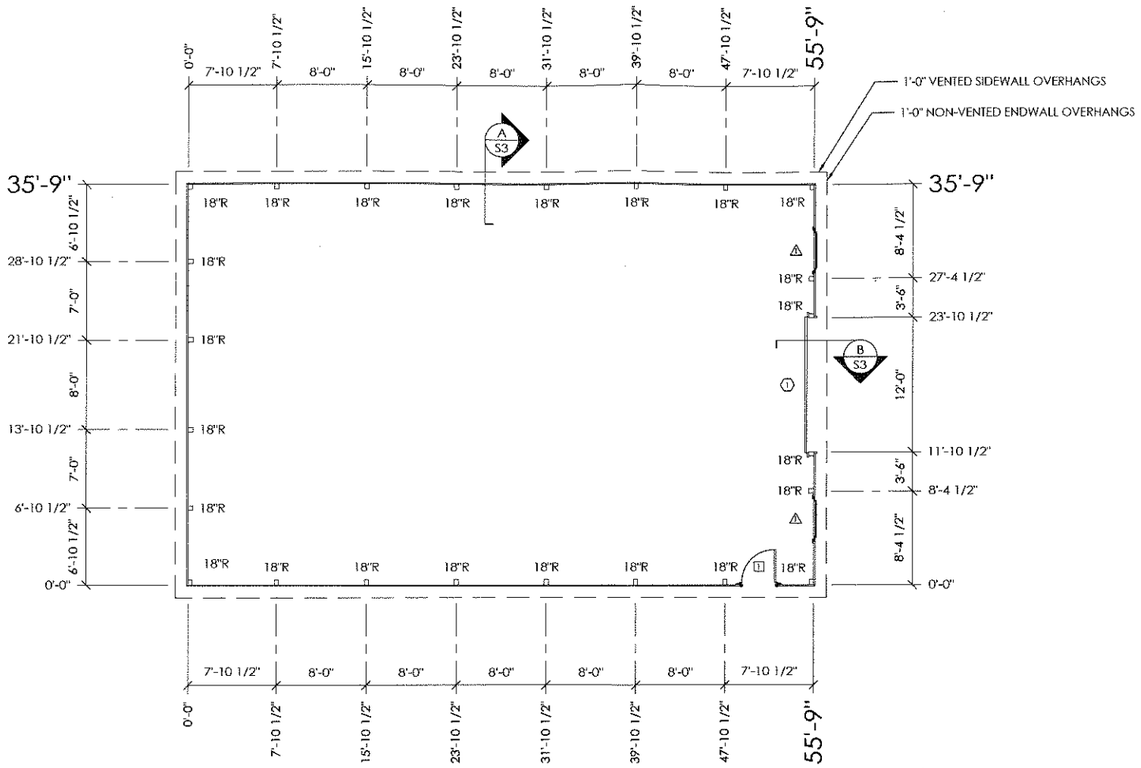
DAVE OR JEAN JOHNSON
MEQUON, WI

MORTON BUILDINGS, INC.
© MORTON BUILDINGS, INC. P.O. BOX 399 MORTON, IL 61550-0399 309-263-7474

DRAWN BY:	DJT
DATE:	3/12/2021
CHECKED BY:	SR
DATE:	3/18/2021
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---

SCALE: AS NOTED
SHEET NO. S2 OF S3

Attachment: Plans (6115 : Dave & Jean Johnson)



COLUMN PLAN

COLUMN PLAN LEGEND

- D - 3-2x6 LAMINATED COLUMN LOCATION
- 1 - 3068 MB910 PLAIN FLAT LEAF WALKDOOR, IN SWING, LEFT HINGE WITH LOCKSET
- A - (2) 3440 MB SINGLE HUNG WINDOWS WITH 14"x47" OPEN LOUVERED SHUTTERS
- 1 - 12'-2"x10'-1" OVERHEAD DOOR
- 36' 3090 R.C. TRUSS @ 8'-0" O.C. TYPICAL
- CONTINUOUS 2x4 LOWER CHORD TRUSS TIES AND 2x6 DIAGONAL END BRACES APPROXIMATELY 7'-0", 8'-0" O.C. TYPICAL
- (8) 3065 SKYLITES (VERIFY LOCATION)
- (2) 3'-6"x3'-6" NON-FUNCTIONAL CUPOLA WITH 'M' 30" WEATHERVANE

18"R - 18" DIAMETER FOOTING WITH 8" THICK MINIMUM READY-MIX CONCRETE BELOW BOTTOM OF LOWER COLUMN WITH ADDITIONAL READY-MIX TO TOP OF 218M STILT (9"±). PLACE CONCRETE BELOW AND ABOVE BOTTOM OF LOWER COLUMN IN ONE OPERATION.

ROUGH OPENING SCHEDULE		
UNIT SYMBOL FROM LEGEND	WIDTH	HEIGHT
1	37 3/4"	81"
A	40 1/4"	48 1/4"

N

SCALE: 1' 4' 8' 16'

36'-0" DIAGONAL DIMENSION = 66'-2 3/4"

CONSTRUCTION PLANS

THIS IS A FINAL SET OF CONSTRUCTION DRAWINGS. ALL ALTERATIONS TO THESE PLANS MUST BE ACKNOWLEDGED BY A CHANGE ORDER.

ESTIMATOR'S SIGNATURE

FIRST CONTACT: _____ ESTIMATOR ____ PHONE EXTENSION

SECOND CONTACT: _____ ESTIMATOR _____ PHONE EXTENSION

DATE PLANS SENT _____

OFFICE: IXONIA, WI

JOB NO. 091-106915

DAVE OR JEAN JOHNSON

MEQUON, WI

MORTON BUILDINGS, INC. 309-263-7474

P.O. BOX 399 MORTON, IL 61550-0399

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DRAWN BY:	DJT
DATE:	3/12/2021
CHECKED BY:	SR
DATE:	3/18/2021
REVISED DATE:	----
REVISED DATE:	----
REVISED DATE:	----
REVISED DATE:	----

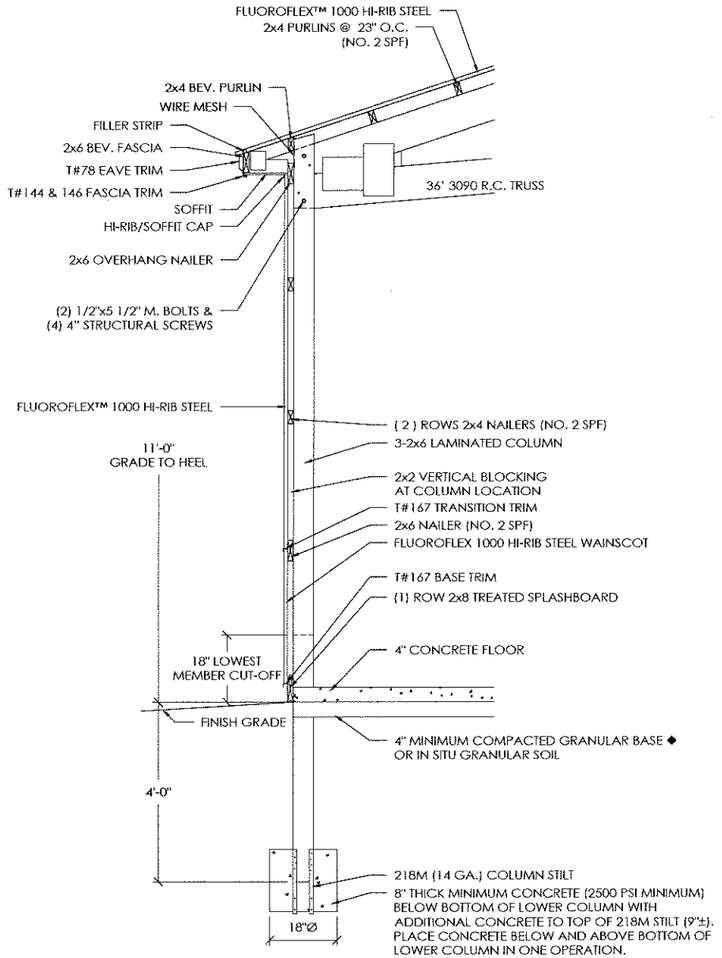
SCALE: AS NOTED

SHEET NO. S1 OF S3

Attachment: Plans (6115 : Dave & Jean Johnson)

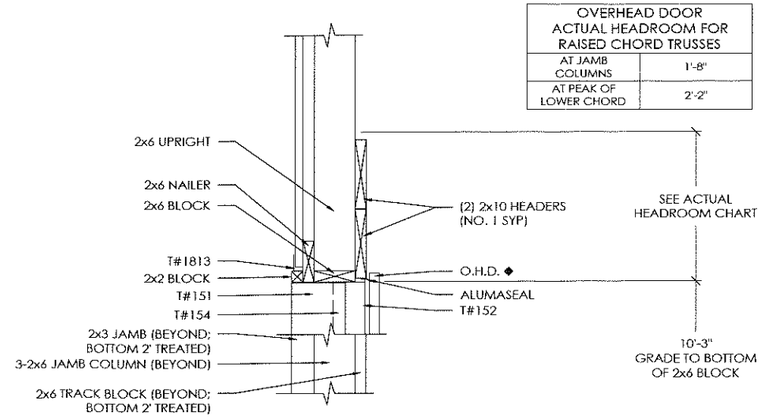
DESIGN AND EXPLANATORY NOTES

1.) ◆ THE PRECEDING SYMBOL IDENTIFIES ITEMS THROUGHOUT THE PLANS THAT ARE NOT PROVIDED BY MORTON BUILDINGS, INC. OR MORTON BUILDINGS' SUBCONTRACTORS AND ARE THE OWNER'S RESPONSIBILITY.



SIDEWALL SECTION A
SCALE: 1/2" = 1'-0"

OVERHEAD DOOR ACTUAL HEADROOM FOR RAISED CHORD TRUSSES	
AT JAMB COLUMNS	1'-8"
AT PEAK OF LOWER CHORD	2'-2"



OHD HEADER SECTION B
SCALE: 1" = 1'-0"

OFFICE: IXONIA, WI
JOB NO. 091-106915

DAVE OR JEAN JOHNSON
MEQUON, WI

MORTON BUILDINGS, INC.
P.O. BOX 399 MORTON, IL 61550-0399 309-263-7474
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DRAWN BY:	DJT
DATE:	3/12/2021
CHECKED BY:	SR
DATE:	3/18/2021
REVISED DATE:	----
REVISED DATE:	----
REVISED DATE:	----
REVISED DATE:	----

SCALE: AS NOTED
SHEET NO. S3 OF S3

Attachment: Plans (6115 : Dave & Jean Johnson)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 12, 2021**
SUBJECT: **Adam & Kathryn Meltzer - Detached Garage at 8616 N. Bonniwell Road**

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

Letter of Intent

Meltzer Garage Build Out at 8616 W. Bonniwell Road

The purpose of this two-story garage at the Meltzer residence is to provide additional parking and or first floor storage for their residence. The second floor will provide additional conditioned storage. The building is to compliment the design of the existing home, providing a design that brings character and charm to the overall 5 acre property. The exterior will be painted to match the existing home.

Attachment: Statement of Intent (6116 : Adam & Kathryn Meltzer)



HUNDT ARCHITECTURE
ph: 414-554-3853
3058 N. Newhall Street
Milwaukee, WI 53211
www.hundt-architecture.com

Kathryn & Adam Meltzer

Project Name: Meltzer Residence
Project Address: 8616 N. Bonniwell Rd., Mequon, WI 53097

Site Plan

Project number	20.021	A100
Date	4/7/2021	
Drawn by	RSH	Scale 1" = 40' 0"

Attachment: Site Plan (6116 : Adam & Kathryn Meltzer)

Attachment: Survey (6116 : Adam & Kathryn Meltzer)

SURVEYING ASSOCIATES, INC.
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

sai@wi.rr.com
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX : (414) 257-2443

MARC C. PASSARELLI P.L.S.

TOPOGRAPHIC / BOUNDARY SURVEY

Surveyed for: ***KATHRYN & ADAM MELTZER***

PLAT OF SURVEY

Lot Two (2) of Certified Survey Map No. 1809, being a redivision of Lot 1 of Certified Survey Map No. 1295 located in the Southwest ¼ of Section 4, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin as recorded in the Office of the Register of Deeds for Ozaukee County, Wisconsin on December 4, 1986 in Volume 14 of Certified Survey Maps, Pages 65-66, as Document No. 381083.

EXCEPTING THEREFROM that part of the Southwest ¼ of Section 4, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, State of Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said ¼ Section; thence West along the South line of said ¼ Section 328.00 feet to a point; thence North on a line at right angles to the South line of said ¼ Section 435.00 feet to the point of beginning of the land to be described; thence North 56° 41' 43" West on a line 472.64 feet to a point; thence North 36° 54' 00" West on a line 75.00 feet to a point; thence South 3° 20' 22" East on a line 98.44 feet to a point; thence South 56° 31' 54" East on a line 243.75 feet to a point; thence South 69° 24' 09" East on a line 246.75 feet to the point of beginning.

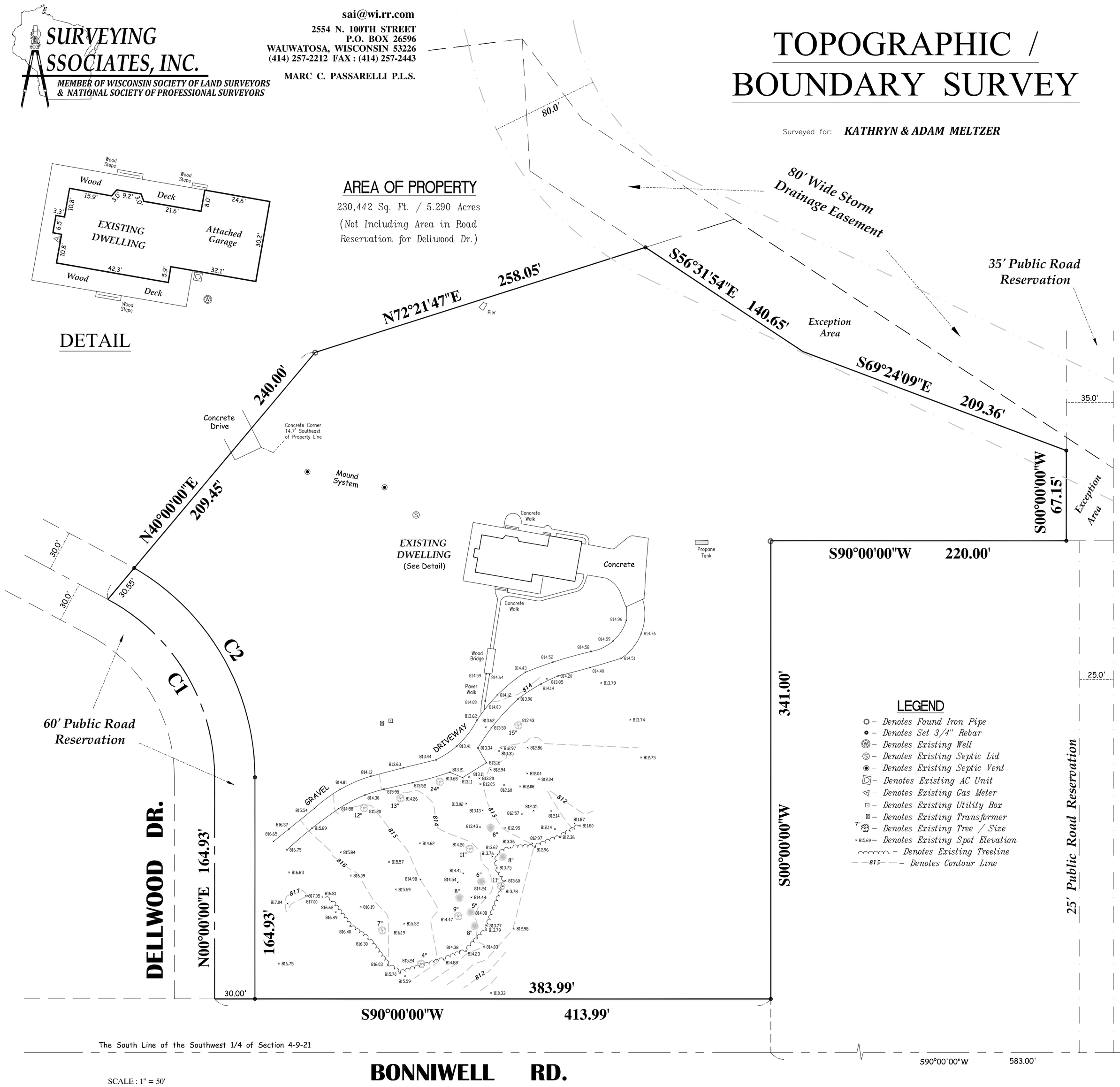
FURTHER EXCEPTING THEREFROM that part of the Southwest ¼ of Section 4, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, State of Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said ¼ Section; thence West along the South line of said ¼ Section 353.00 feet to a point; thence North on a line at right angles to the South line of said ¼ Section 381.00 feet to the point of beginning of the land to be described; thence West on a line parallel to the South line of said ¼ Section 10.00 feet to a point; thence North on a line at right angles to the South line of said ¼ Section 77.00 feet to a point in the South line of Outlot One of Certified Survey Map No. 501; thence South 56° 41' 43" East along the South line of said Outlot One 41.88 feet to the Southeast corner of said Outlot One; thence South on a line of right angles to the South line of said ¼ Section 54.00 feet; thence West on a line parallel to the South line of said ¼ Section, 25.00 feet to the point of beginning.

Address: 8616 W. Bonniwell Rd.

AREA OF PROPERTY

230,442 Sq. Ft. / 5.290 Acres
(Not Including Area in Road Reservation for Dellwood Dr.)

DETAIL



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	162.23'	150.00'	N30°59'00"W	154.44'	61°58'00"
C2	188.34'	180.00'	N29°58'31"W	179.87'	59°57'02"

LEGEND

- Denotes Found Iron Pipe
- Denotes Set 3/4" Rebar
- Denotes Existing Well
- Denotes Existing Septic Lid
- Denotes Existing Septic Vent
- Denotes Existing AC Unit
- Denotes Existing Gas Meter
- Denotes Existing Utility Box
- Denotes Existing Transformer
- Denotes Existing Tree / Size
- Denotes Existing Spot Elevation
- Denotes Existing Treeline
- Denotes Contour Line

BENCHMARK FOR ELEVATIONS:

Concrete Monument with Brass Cap Marking the Northwest Corner of the Southwest 1/4 of Section 4-9-21.
Elevation: 829.18' NGVD 1929 Datum

SCALE : 1" = 50'

50' 40' 30' 20' 10' 0 25' 50' 100'

WISCONSIN REGISTERED LAND SURVEYOR

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

"This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

NOTE : THIS IS NOT AN ORIGINAL SURVEY UNLESS THIS SEAL IS RED.

10/05/2020	NAS / DAG	10/22/2020	MCP	35842
FIELD WORK DATE	FIELD WORK BY	DATE DRAFTED	DRAFTED BY	JOB NUMBER



Attachment: Pictures (6116 : Adam & Kathryn Meltzer)



Attachment: Pictures (6116 : Adam & Kathryn Meltzer)



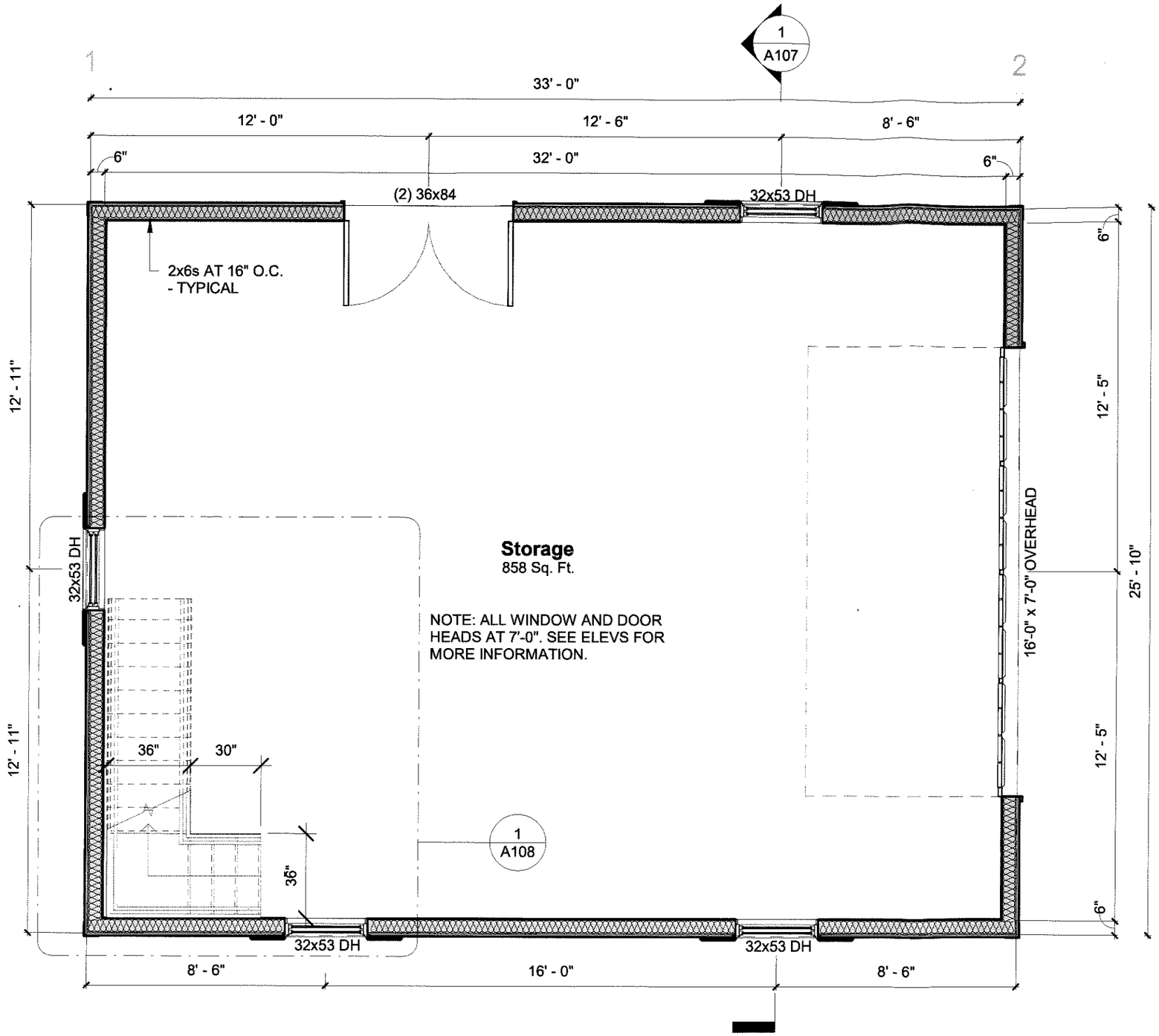
Attachment: Pictures (6116 : Adam & Kathryn Meltzer)



Attachment: Pictures (6116 : Adam & Kathryn Meltzer)



Attachment: Pictures (6116 : Adam & Kathryn Meltzer)



GENERAL NOTES:

1. WINDOWS: *Pella* IMPERVIA FIBERGLASS; SIZES PER PLAN
2. SIDING: *LP* COMPOSITE LAP SIDING WITH 6" EXPOSURE, PRIMED
3. ROOFING: GAF *Glenwood Chelsea Gray* ARCHITECTURAL SHINGLES
4. OVERHEAD DOOR: GEIS *Timeless Collection* STAMPED CARRIAGE HOUSE 5283 WITH STOCKTON INSERTS, PAINTED WHITE
5. SERVICE DOORS: 6'-0"x7'-0" SHAKER STYLE FIBERGLASS DOUBLE DOOR WITH SDL LOW-E GLASS, PAINTED BLACK
6. K-STYLE GUTTERS: PREFINISHED, WHITE, 5"x5"
7. FASCIA: LP COMPOSITE BOARDS. 5/4 THICK, PRIMED, SHAPES PER ELEVS
8. SOFFIT: LP COMPOSITE, VENTED, 12", PRIMED
9. RAKE SOFFIT: LP COMPOSITE, CLOSED, 12", PRIMED

2 Grade
1/4" = 1'-0"

PLAN NORTH

TRUE NORTH

Attachment: Plans (6116 : Adam & Kathryn Meltzer)

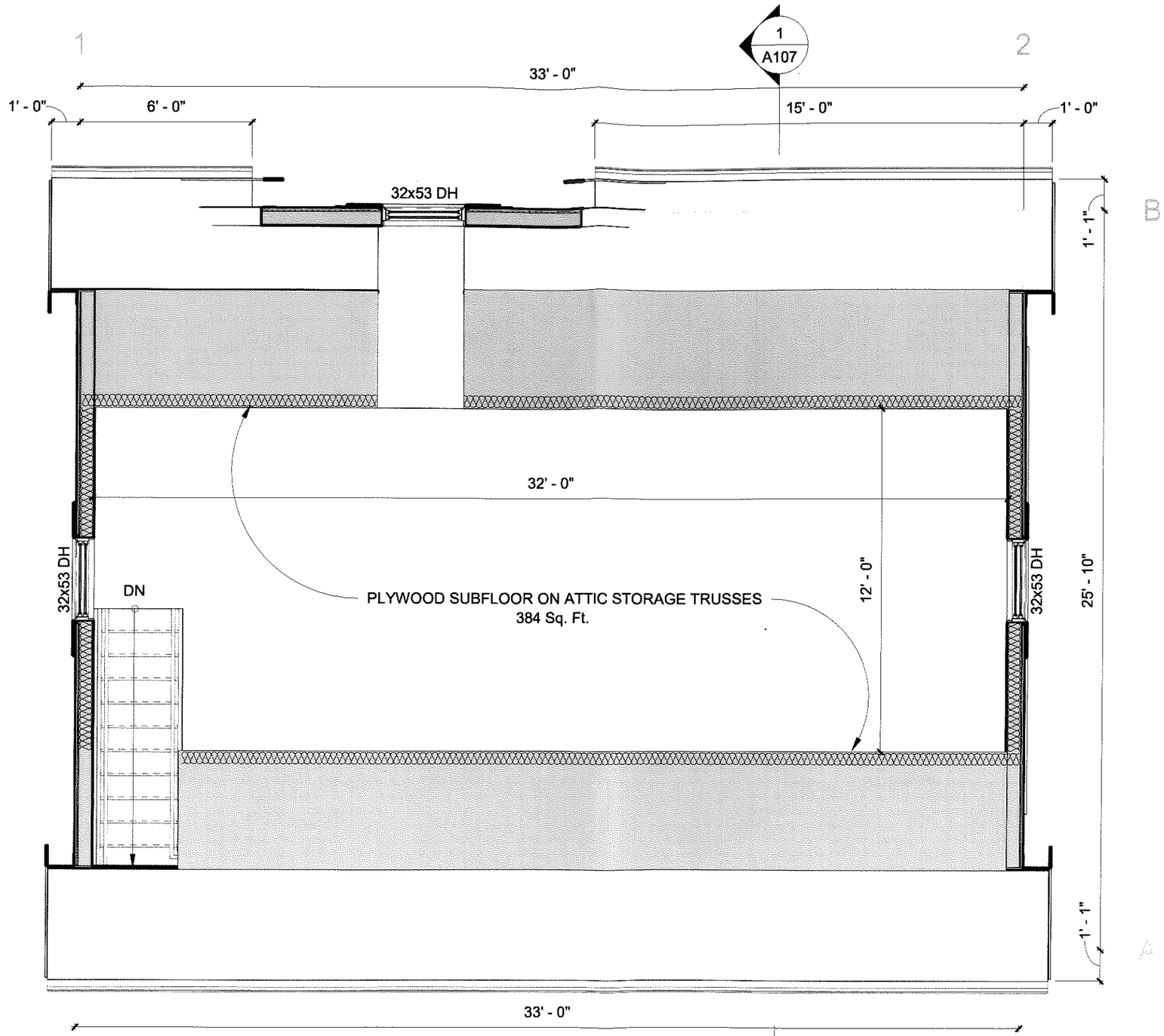
HUNDT ARCHITECTURE
ph: 414-554-3853
3058 N. Newhall Street
Milwaukee, WI 53211
www.hundt-architecture.com

Kathryn & Adam Meltzer

Project Name: Meltzer Residence
Project Address: 8616 N. Bonniwell Rd., Mequon, WI 53097

First Floor Plan

Project number	20.021	A101
Date	3/19/2021	
Drawn by	RSH	Scale 1/4"



1 Second Floor Plan
1/4" = 1'-0"

HUNDT ARCHITECTURE
ph: 414-554-3853
3058 N. Newhall Street
Milwaukee, WI 53211
www.hundt-architecture.com

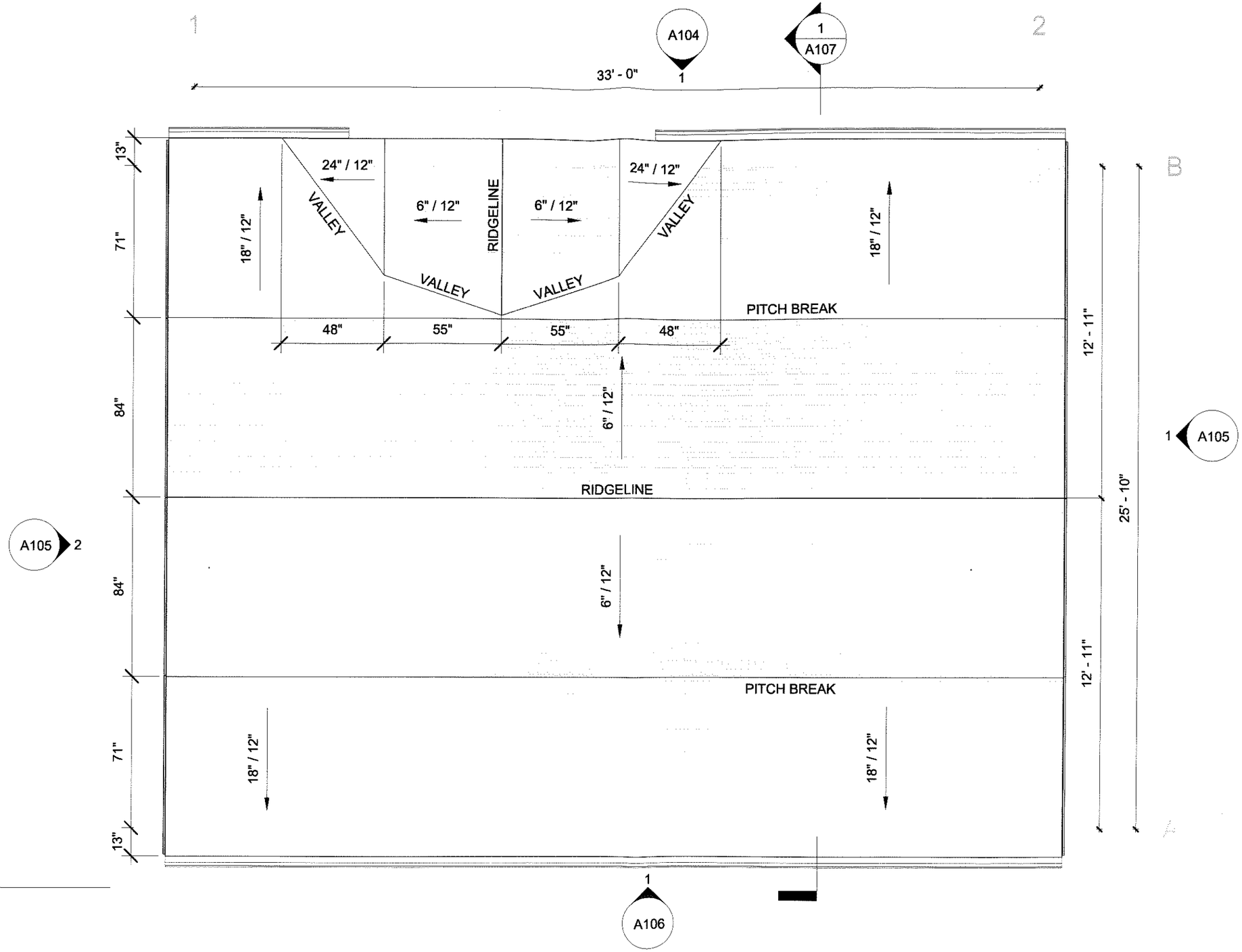
Kathryn & Adam Meltzer

Project Name: Meltzer Residence
Project Address: 8616 N. Bonniwell Rd., Mequon, WI 53097

Garage Storage Plan

Project number	20.021	A102
Date	3/19/2021	
Drawn by	Author	Scale 1/4"

Attachment: Plans (6116 : Adam & Kathryn Meltzer)



1 Roof Plan
1/4" = 1'-0"

HUNDT ARCHITECTURE
ph: 414-554-3853
3058 N. Newhall Street
Milwaukee, WI 53211
www.hundt-architecture.com

Kathryn & Adam Meltzer

Project Name: Meltzer Residence
Project Address: 8616 N. Bonniwell Rd., Mequon, WI 53097

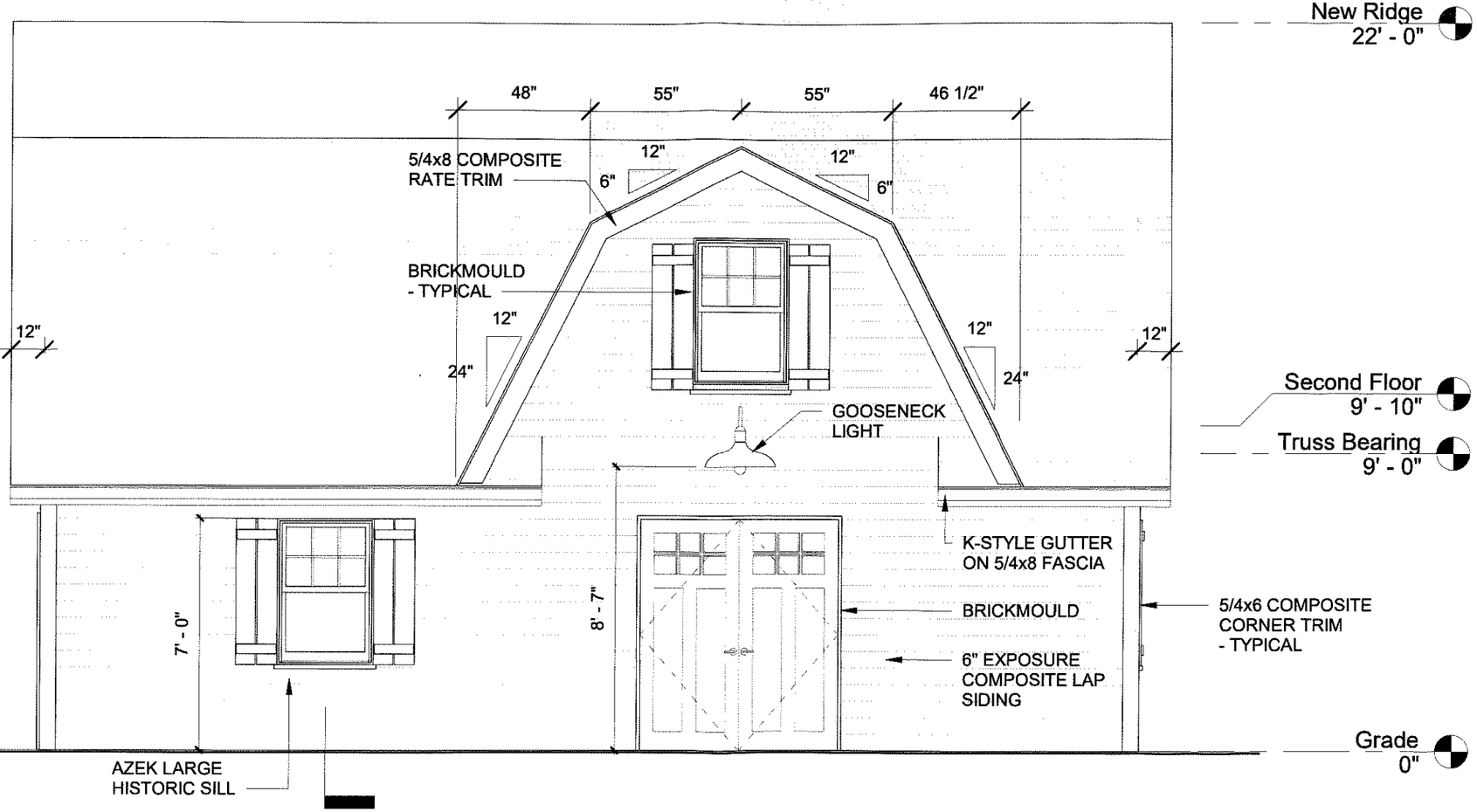
Roof Plan		
Project number	20.021	A103
Date	3/19/2021	
Drawn by	RSH	Scale 1/4"

Attachment: Plans (6116 : Adam & Kathryn Meltzer)

2 1

1
A107

21' - 0" 12' - 0"



1 Front Elevation
1/4" = 1'-0"

HUNDT
ARCHITECTURE
ph: 414-554-3853
3058 N. Newhall Street
Milwaukee, WI 53211
www.hundt-architecture.com

Kathryn & Adam Meltzer

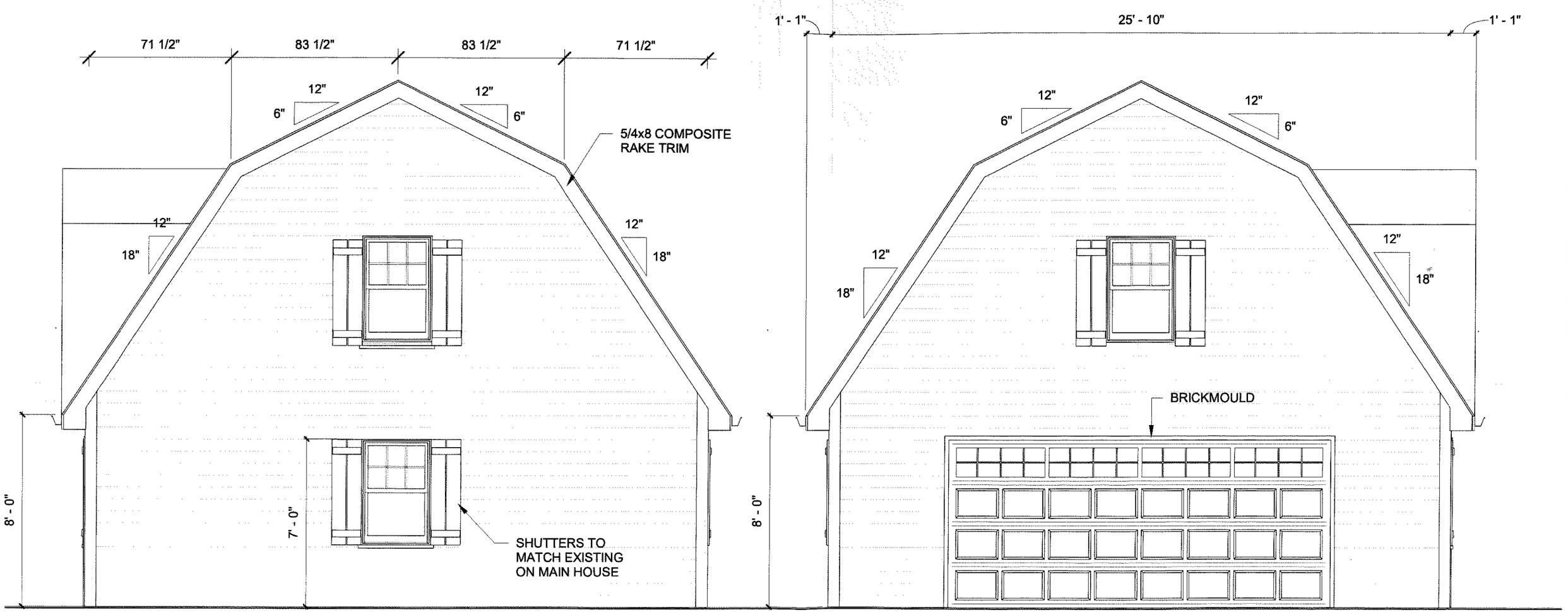
Project Name: Meltzer Residence
Project Address: 8616 N. Bonniwell Rd., Mequon, WI 53097

Front Elevation

Project number	20.021	A104
Date	3/19/2021	
Drawn by	RSH	Scale 1/4"

Attachment: Plans (6116 : Adam & Kathryn Meltzer)

B A A B



2 Left Elevation
1/4" = 1'-0"

1 Right Elevation
1/4" = 1'-0"

HUNDT ARCHITECTURE
ph: 414-554-3853
3058 N. Newhall Street
Milwaukee, WI 53211
www.hundt-architecture.com

Kathryn & Adam Meltzer

Project Name: Meltzer Residence
Project Address: 8616 N. Bonniwell Rd., Mequon, WI 53097

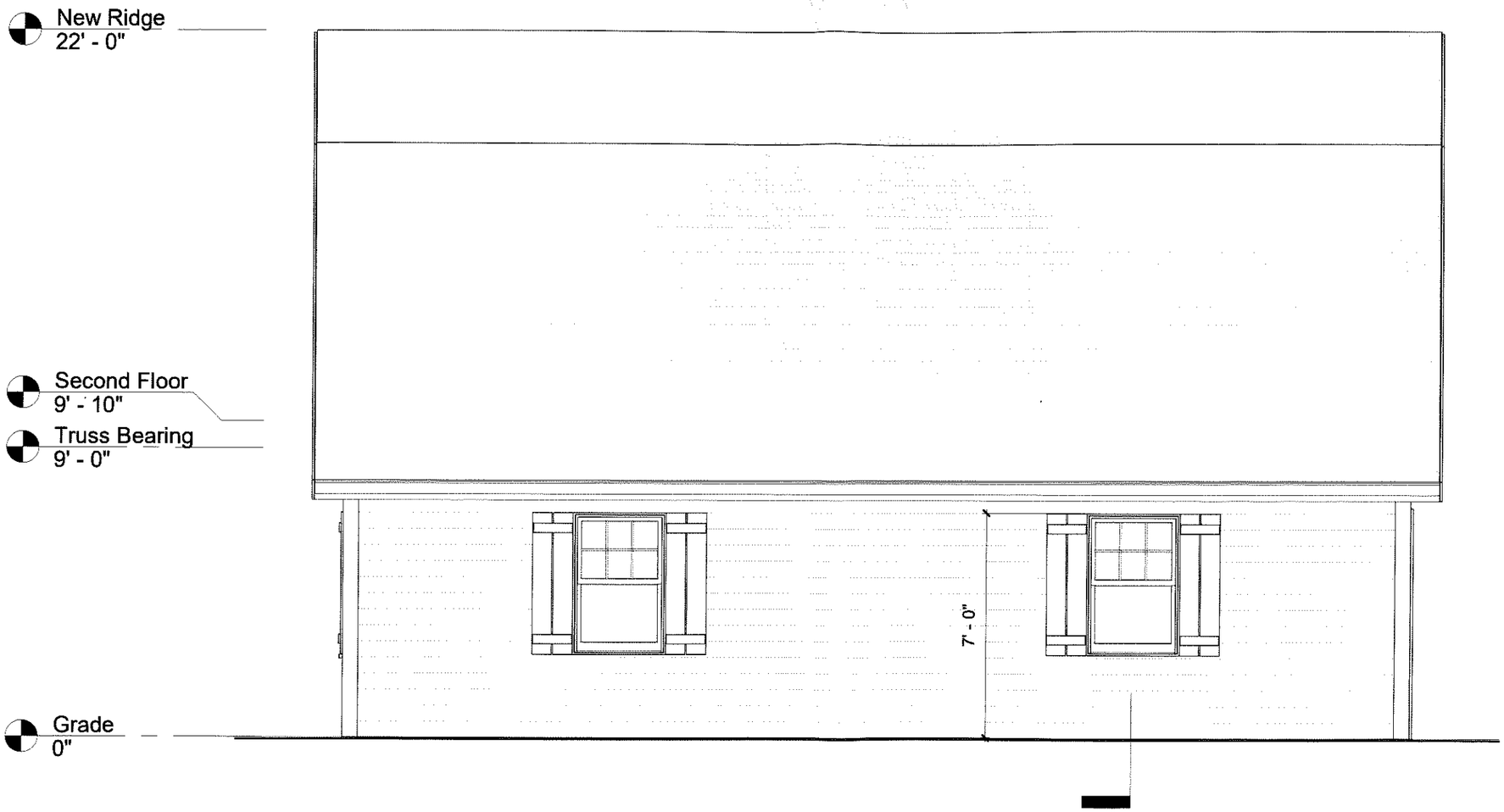
Right and Left Elevations

Project number	20.021	A105
Date	3/19/2021	
Drawn by	RSH	Scale 1/4" = 1'-0"

Attachment: Plans (6116 : Adam & Kathryn Meltzer)

1 2

1
A107



1 Rear Elevation
1/4" = 1'-0"

HUNDT
ARCHITECTURE
ph: 414-554-3853
3058 N. Newhall Street
Milwaukee, WI 53211
www.hundt-architecture.com

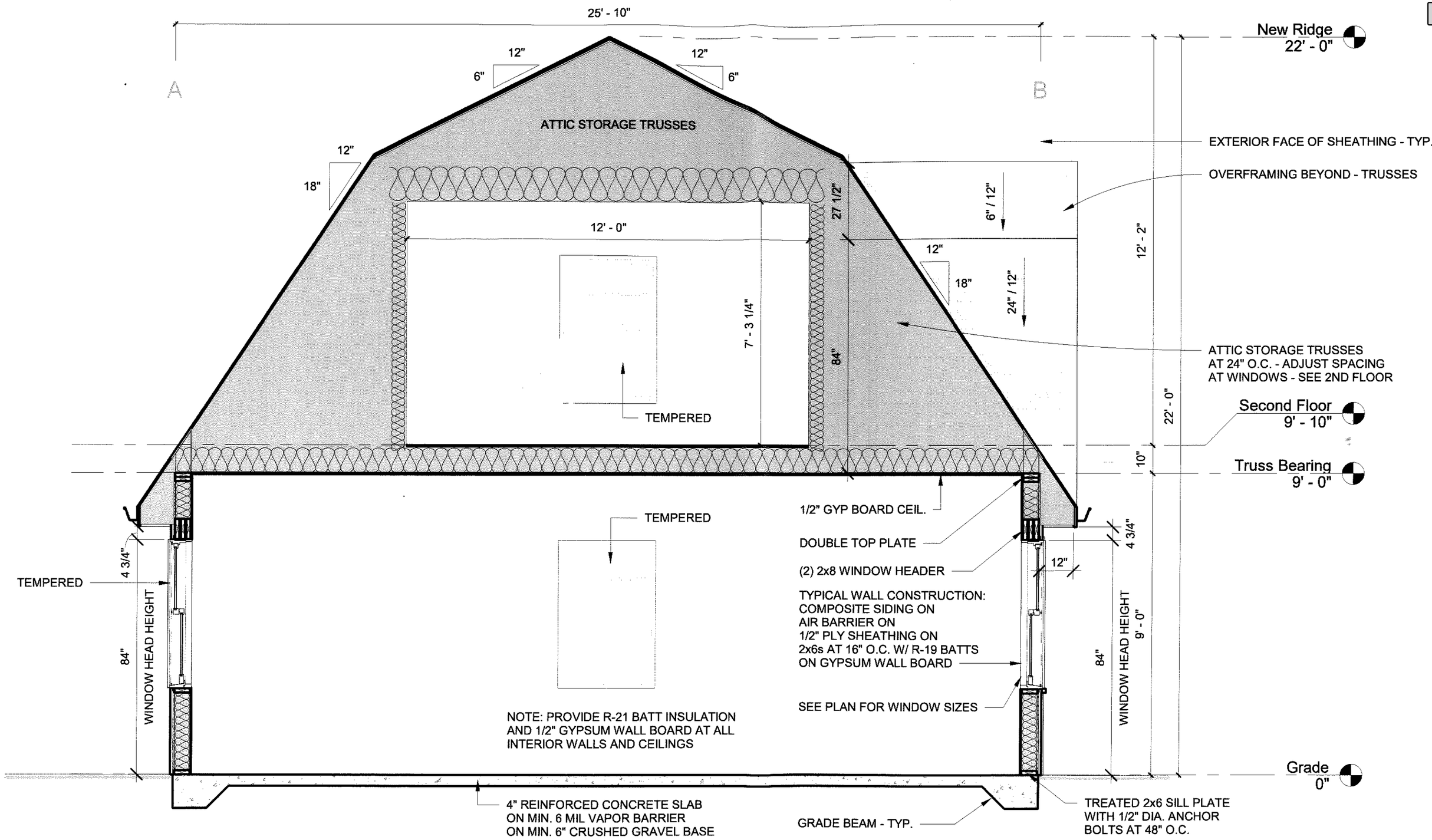
Kathryn & Adam Meltzer

Project Name: Meltzer Residence
Project Address: 8616 N. Bonniwell Rd., Mequon, WI 53097

Rear Elevation

Project number	20.021	A106
Date	3/19/2021	
Drawn by	RSH	Scale 1/4"

Attachment: Plans (6116 : Adam & Kathryn Meltzer)



HUNDT
ARCHITECTURE
ph: 414-554-3853
3058 N. Newhall Street
Milwaukee, WI 53211
www.hundt-architecture.com

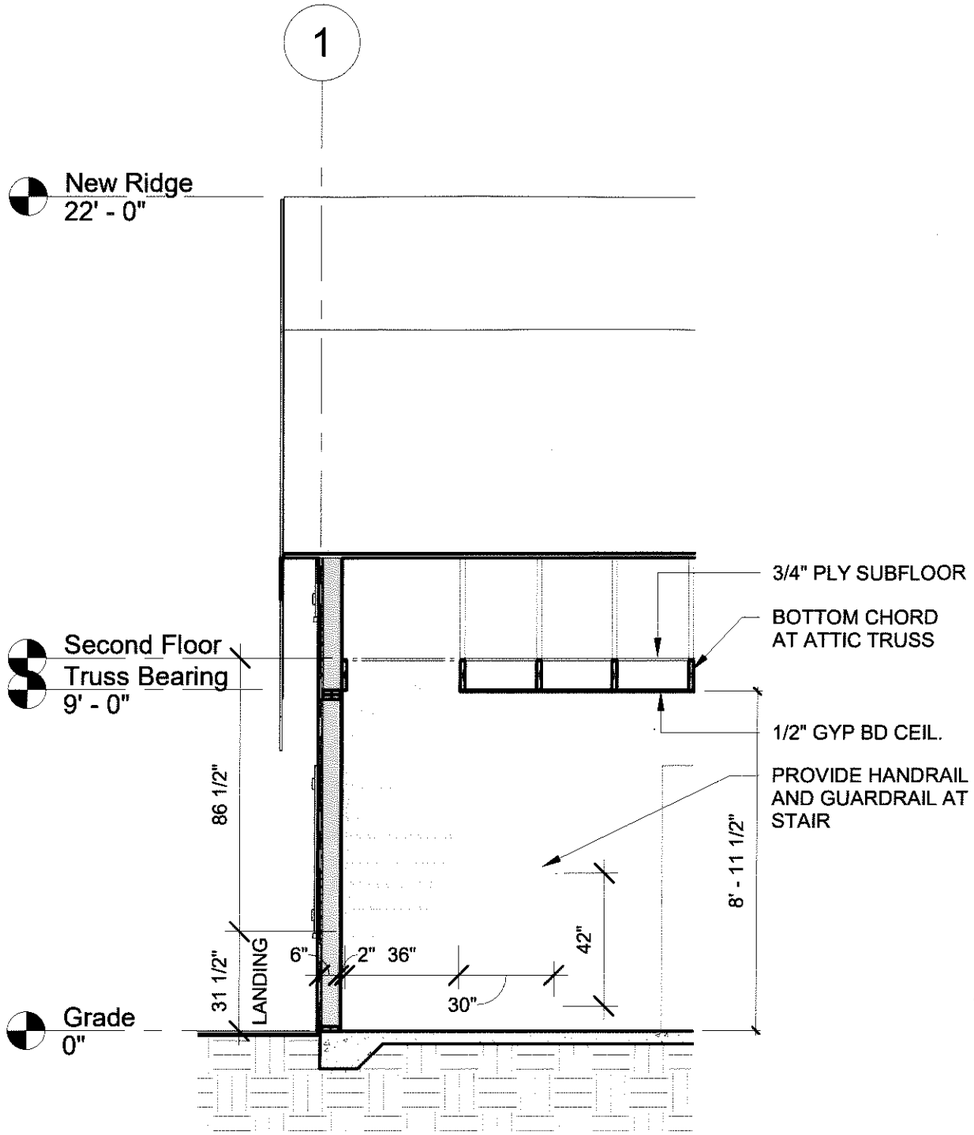
Kathryn & Adam Meltzer

Project Name: Meltzer Residence
Project Address: 8616 N. Bonniwell Rd., Mequon, WI 53097

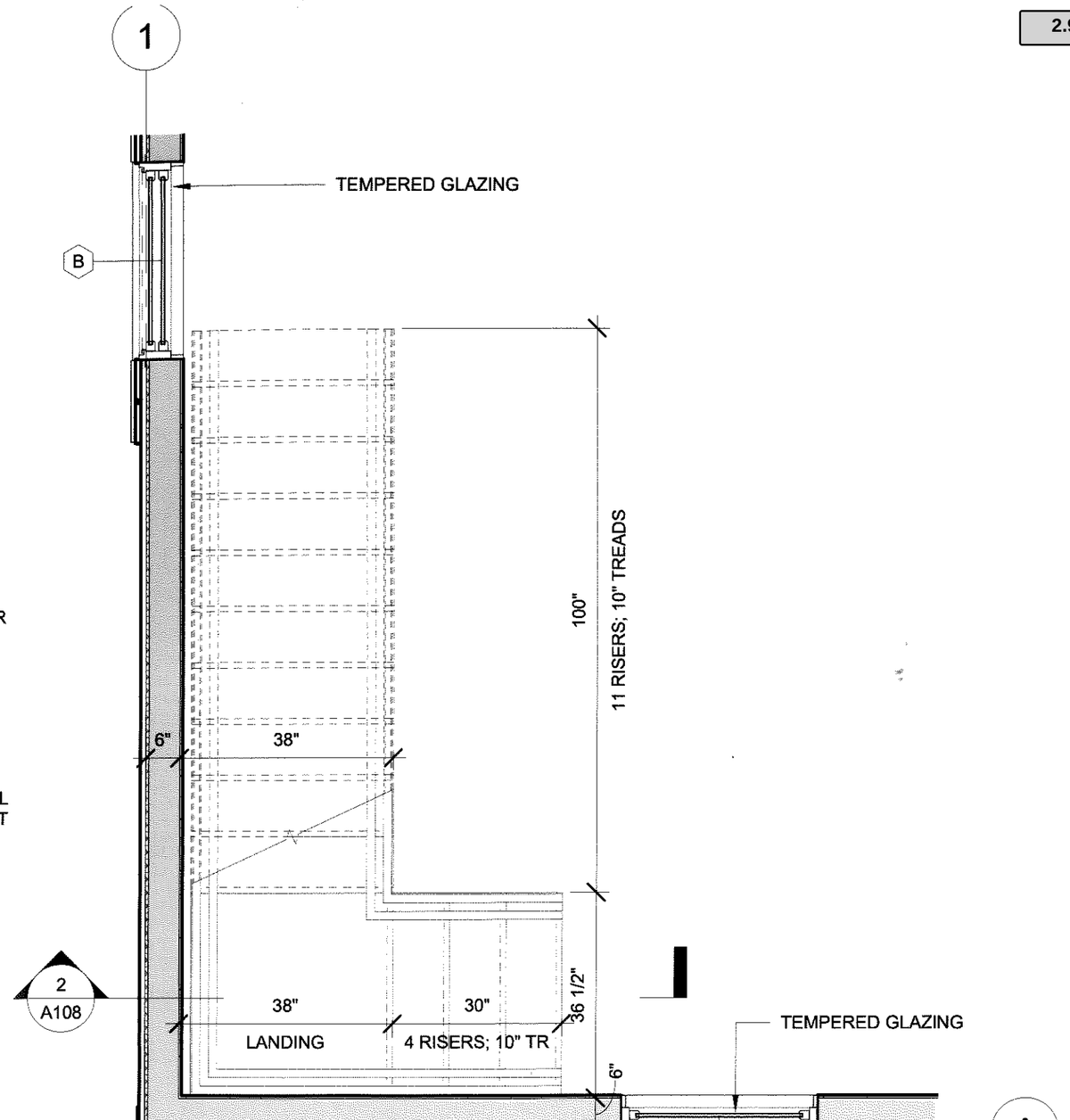
Building Section

Project number	20.021	A107
Date	3/19/2021	
Drawn by	RSH	Scale 3/8"

Attachment: Plans (6116 : Adam & Kathryn Meltzer)



2 Stair Looking North
1/4" = 1'-0"



1 Stair Plan
1/2" = 1'-0"

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ph: 414-554-3853
3058 N. Newhall Street
Milwaukee, WI 53211
www.hundt-architecture.com

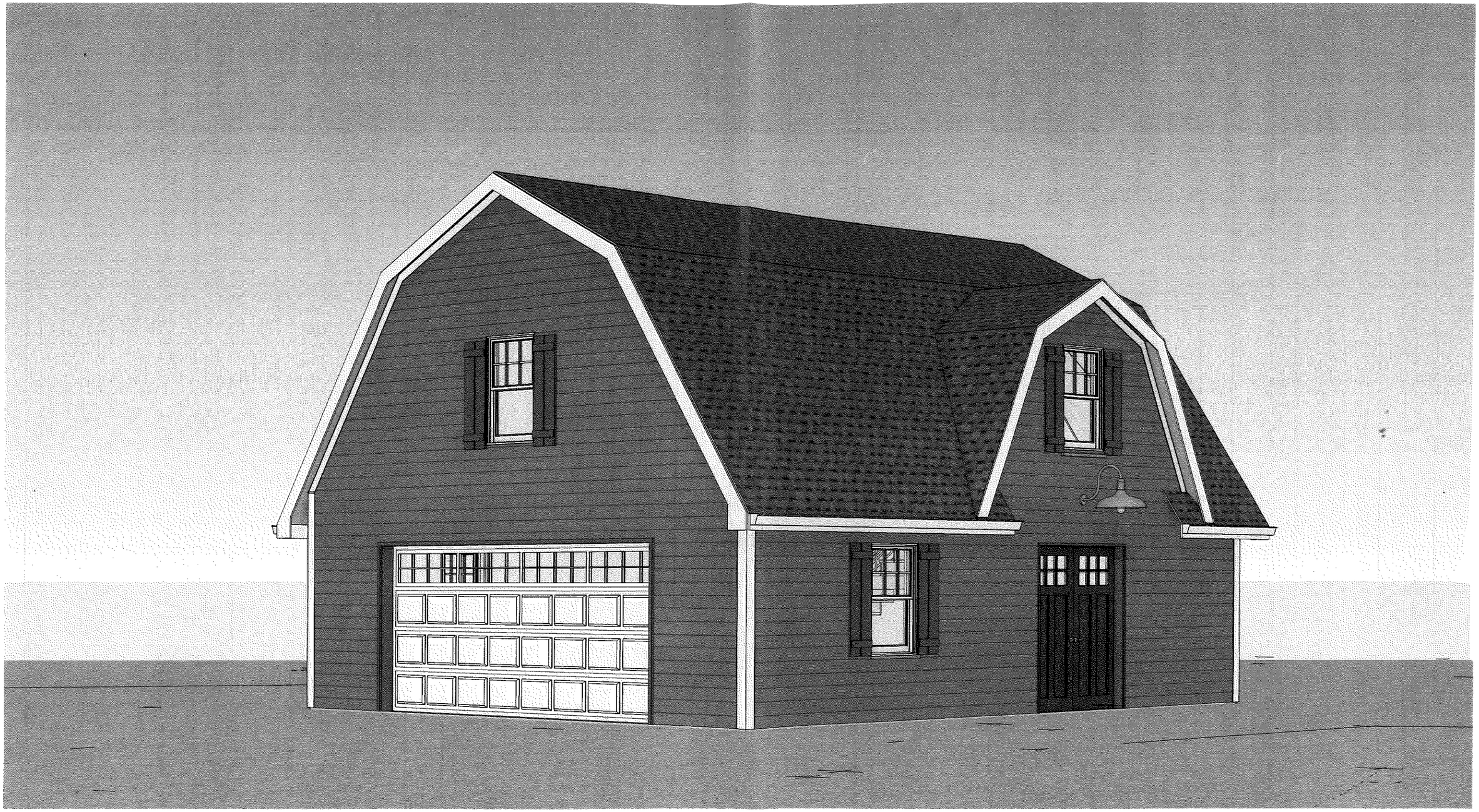
Kathryn & Adam Meltzer

Project Name: Meltzer Residence
Project Address: 8616 N. Bonniwell Rd., Mequon, WI 53097

Stair Drawings

Project number	20.021	A108
Date	3/19/2021	
Drawn by	RSH	Scale As indicated

Attachment: Plans (6116 : Adam & Kathryn Meltzer)



HUNDT ARCHITECTURE
ph: 414-554-3853
3058 N. Newhall Street
Milwaukee, WI 53211
www.hundt-architecture.com

Kathryn & Adam Meltzer

Project Name: Meltzer Residence
Project Address: 8616 N. Bonniwell Rd., Mequon, WI 53097

Outbuilding View

Project number	20.021	A109
Date	3/19/2021	
Drawn by	RSH	Scale

Attachment: Plans (6116 : Adam & Kathryn Meltzer)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 12, 2021**
SUBJECT: **John Alden & Oscar Dromin - New Single-Family Residence at 12837 N. Highgate Court**

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

March 9, 2021

To Whom It May Concern:

Homeowner is building a two-story residence. Property has a high water table which will require the construction of the foundation to be only partially in ground. Due to the foundation being out of the ground versus standard in ground foundations, fill will be required to be brought into the site.

As with other properties in the development, the fill will be graded to create a more natural residential site.

Steven R. Clavette

President

Trustway Homes

P.O. Box 541

Hartland, WI 53029

414-339-9921

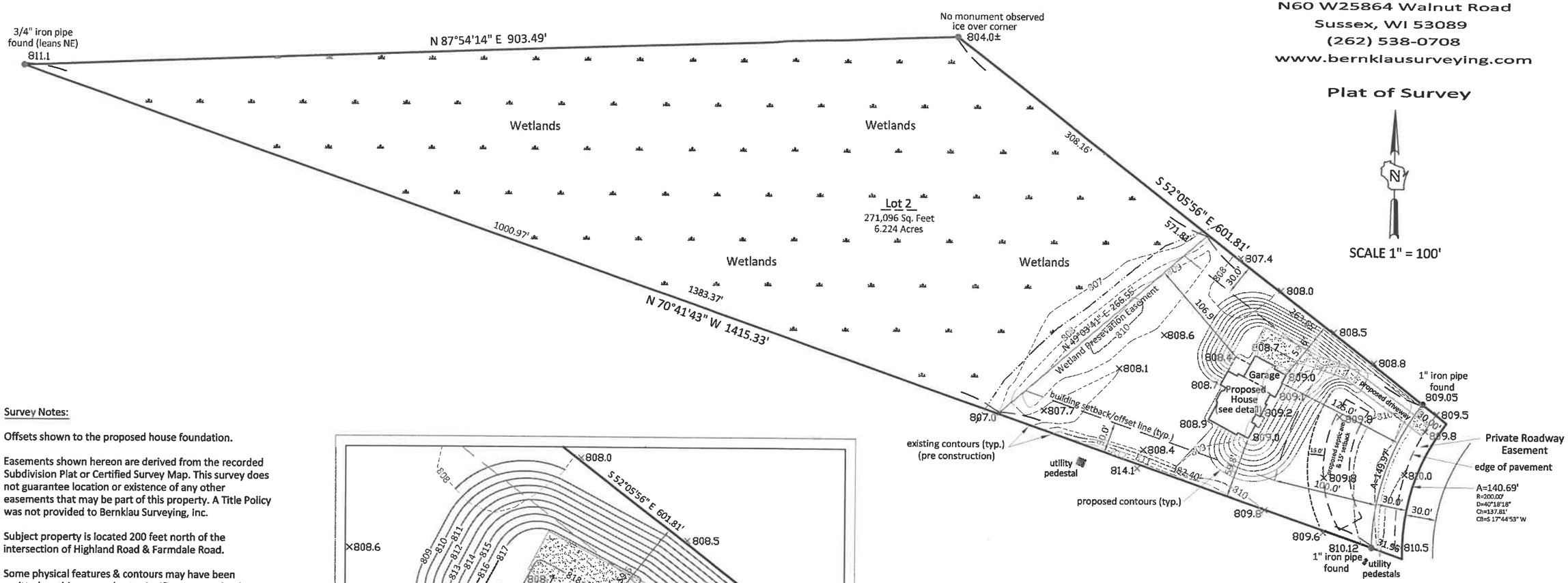
sclavette@trustway.com

Trustway HOMES

Attachment: Statement of Intent (6117 : John Alden & Oscar Dromin)

Bernklau
Surveying, Inc.
N60 W25864 Walnut Road
Sussex, WI 53089
(262) 538-0708
www.bernklausurveying.com

Plat of Survey



Survey Notes:

Offsets shown to the proposed house foundation.

Easements shown hereon are derived from the recorded Subdivision Plat or Certified Survey Map. This survey does not guarantee location or existence of any other easements that may be part of this property. A Title Policy was not provided to Bernklau Surveying, Inc.

Subject property is located 200 feet north of the intersection of Highland Road & Farmdale Road.

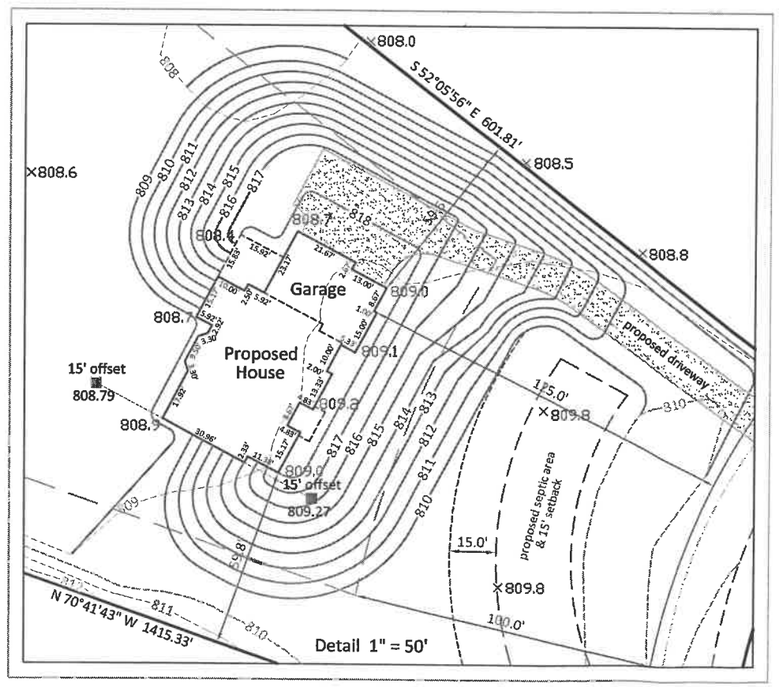
Some physical features & contours may have been omitted on this survey due to significant snow depth.

Suggested yard grade = 818.33/809.33

Suggested top of foundation elevation = 819.00

Suggested garage floor elevation = 818.67

Suggested top of footing elevation = 810.00 (9' wall)



Lot 2, Highgate, being a all of the South ½ of the Southeast ¼ of the Southwest ¼ and part of the Northwest ¼ and Southwest ¼ of the Southeast ½ of Section 8, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

I, Thomas M. Bernklau, Professional Land Surveyor, certify that I have surveyed the above described property to the official records, to the best of my knowledge and belief, and that the map shown hereon is a true representation thereof, and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, and all visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage or guarantee title thereto, within one year hereof.

Date February 9, 2021
Revised February 16, 2021

Thomas M. Bernklau, PLS - 2147

WISCONSIN THOMAS M. BERNKLAU 2147 SUSSEX WI AND SURVEYOR

Prepared for:
Trustway Homes, Inc.
P.O. Box 541
Hartland, WI 53029

Owner: Alden

PN 4240-21

Attachment: Survey (6117 : John Alden & Oscar Dromin)

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THE ALDEN - AROMIN RESIDENCE

LOT: 2 SUBDIVISION: HIGHGATE
MEQUON, OZAUKEE COUNTY
WISCONSIN

Trustway HOMES

PO BOX 541
HARTLAND, WISCONSIN 53029
(262) 695-6400

THE SIESTA II

MODEL #5110

FOR CONSTRUCTION

SHEET INDEX	
NO.	DESCRIPTION
1	FRONT & RIGHT ELEVATIONS
2	REAR & LEFT ELEVATIONS
3	FOUNDATION PLAN
4	FIRST FLOOR PLAN
5	FIRST FLOOR ELECTRICAL PLAN
6	SECOND FLOOR PLAN
7	SECOND FLOOR ELECTRICAL PLAN
8	ROOF PLAN
9	SCHEDULES
10	INTERIOR ELEVATIONS
11	SECTIONS

CHECK PRINTS
REVISED PER PCA #1
REVISED PER PCA #2
REVISED LOWER LEVEL BATH
FOR CONSTRUCTION

Trustway HOMES
PO BOX 541
HARTLAND, WISCONSIN 53029
(262) 695-6400

Area Schedule	
Name	Area
FIRST FLOOR	2214 SF
SECOND FLOOR	998 SF
TOTAL	3212 SF
SCREEN PORCH	247 SF
GARAGE	820 SF

Date	Designer
2 / 06 / 21	MK
2 / 12 / 21	MK
2 / 18 / 21	MK
2 / 22 / 21	MK
2 / 23 / 21	MK

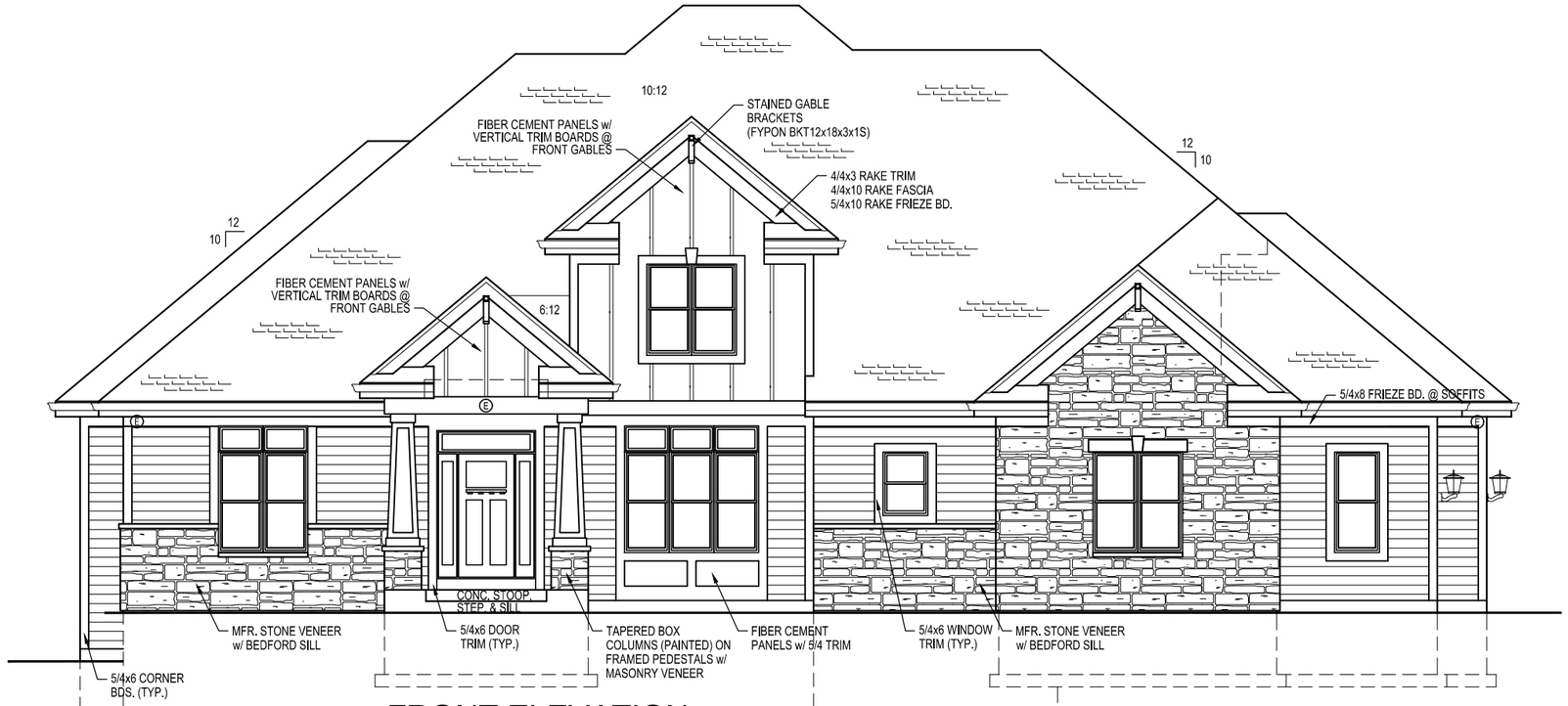
MODEL NO.
5110

JOB NO.
2020-12

SHEET NO.
COVER

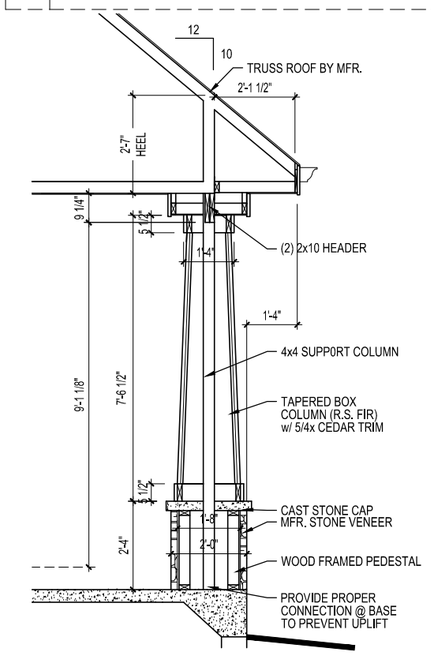
Attachment: Plans (6117 : John Alden & Oscar Dromin)

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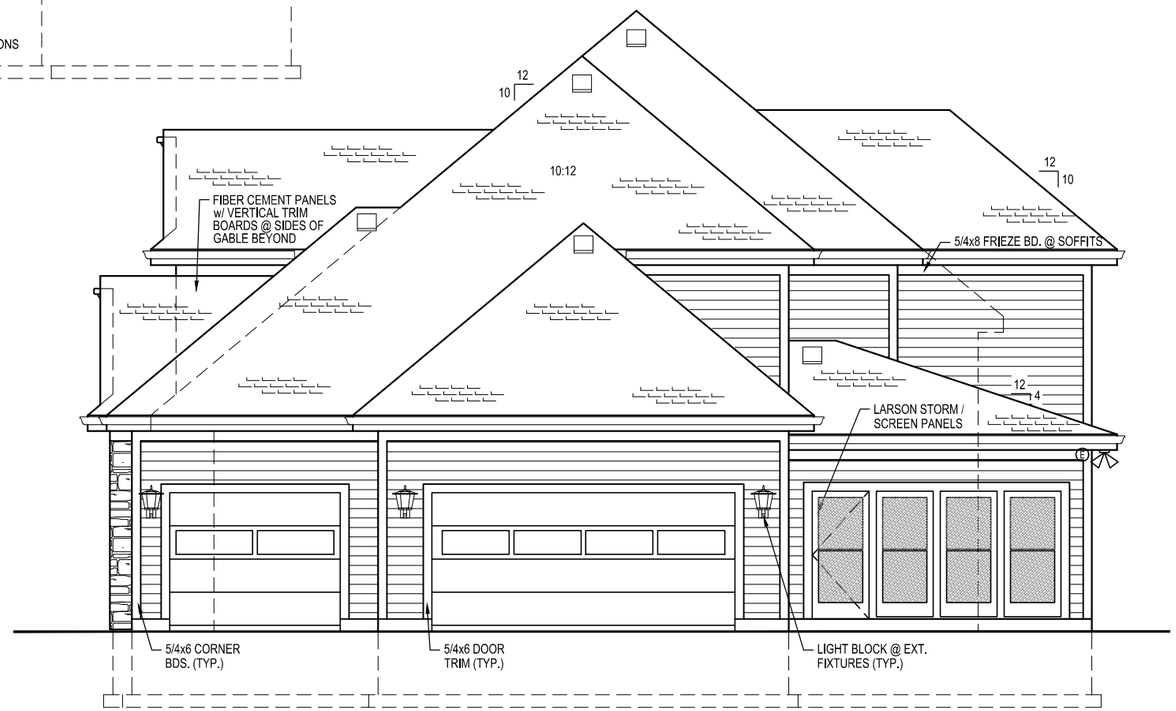
FRONT ELEVATION

SCALE: 1/4" = 1'-0" Ⓔ ETHERNET WALL DROP LOCATIONS (FIELD VERIFY w/ BUYER)



FRONT COLUMN DETAIL

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



RIGHT ELEVATION

SCALE: 1/4" = 1'-0" Ⓔ ETHERNET WALL DROP LOCATIONS (FIELD VERIFY w/ BUYER)

EXTERIOR

SHINGLE:	MALARKEY VISTA ARCHITECTURAL
FLASHING:	BAKED ENAMEL
SIDING TYPE:	7 1/4" FIBER CEMENT LAP SIDING W/ 6" EXPOSURE
TRIM:	5/4 MIRATEC (SEE ELEVATIONS)
FASCIA:	4/4 MIRATEC (SEE ELEVATIONS)
SOFFIT:	3/8" PRIMED LP SMARTSIDE
MASONRY VENEER:	MANUFACTURED STONE (WHERE SHOWN)

NOTE: ALL EXTERIOR TRIM & SIDING TO RECEIVE (2) TWO COATS OF PAINT

TYVEK HOMEWRAP AT ALL WALLS AND GABLES (INCLUDES GARAGE AND CHIMNEY CHASE) TAPE ALL SEAMS

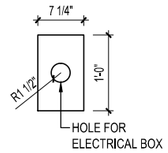
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JOB NO.
2020-12

SHEET NO.
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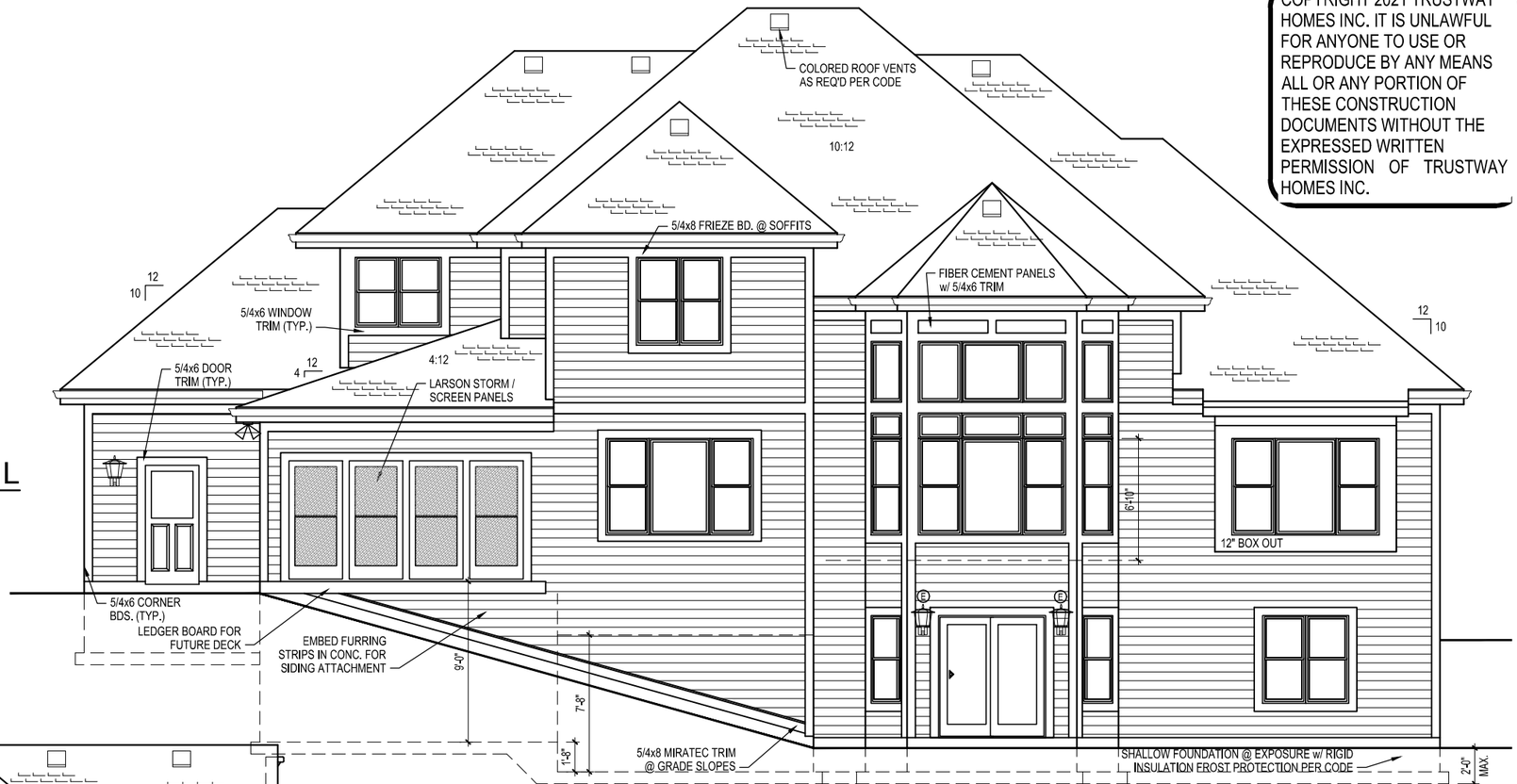
Attachment: Plans (6117 : John Alden & Oscar Dromin)

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LIGHT BLOCK DETAIL

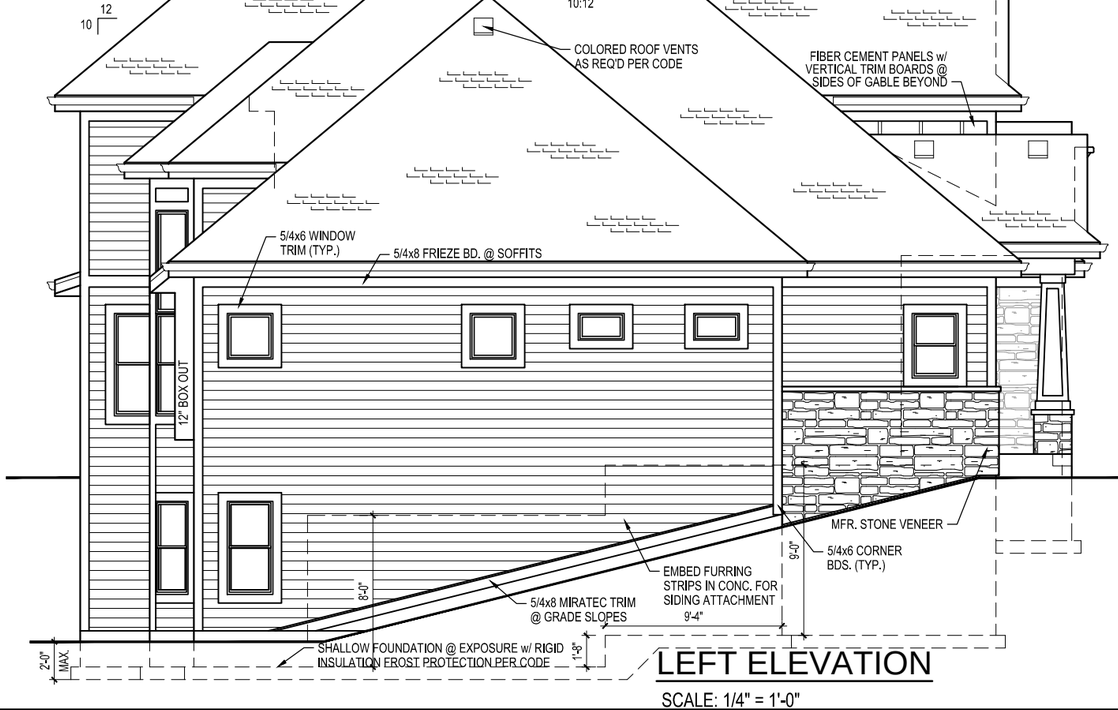
SCALE: 1" = 1'-0"



REAR ELEVATION

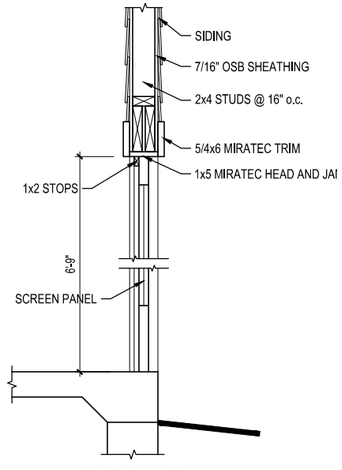
SCALE: 1/4" = 1'-0"

Ⓔ ETHERNET WALL DROP LOCATIONS
(FIELD VERIFY w/ BUYER)

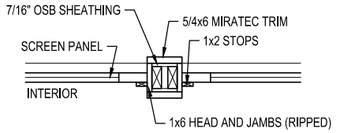


LEFT ELEVATION

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



SECTION VIEW



PLAN VIEW

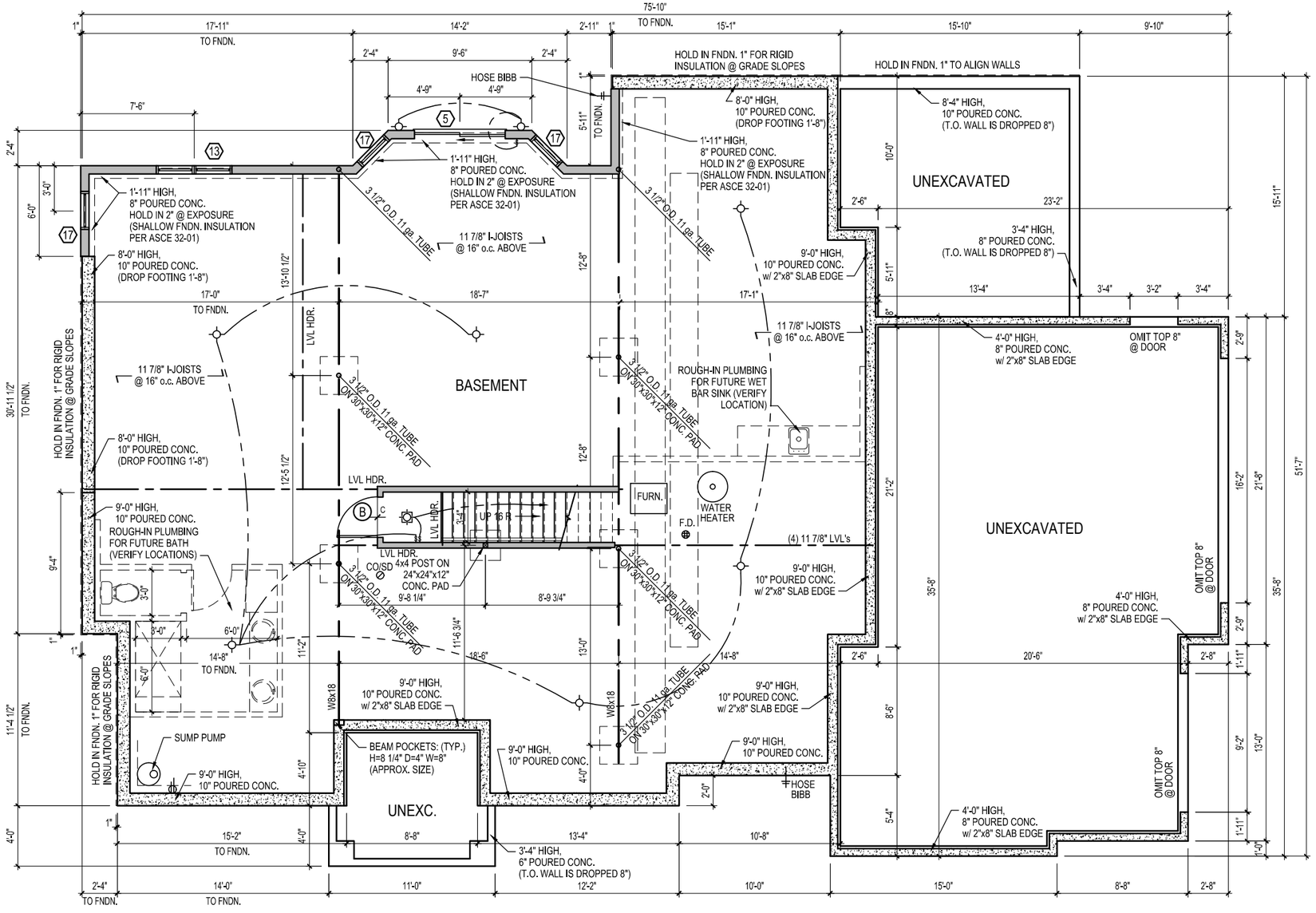
SCREEN PORCH DETAILS

SCALE: 1" = 1'-0"

MODEL NO.	5110
JOB NO.	2020-12
SHEET NO.	2

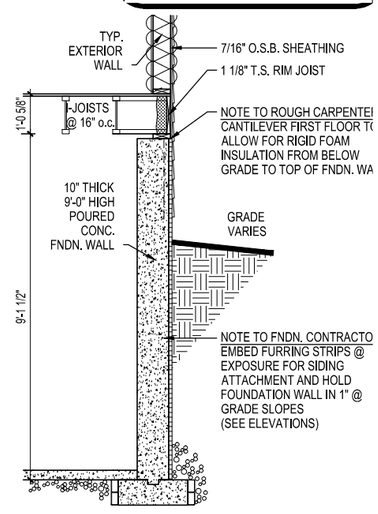
Attachment: Plans (6117 : John Alden & Oscar Dromin)

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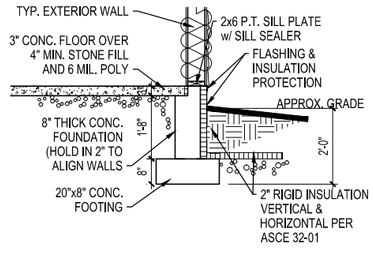
FOUNDATION PLAN

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



DETAIL @ GRADE SLOPES

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



DETAIL @ EXPOSURE

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

NOTE:
FINAL LOCATIONS OF ALL MECHANICAL ITEMS (I.E. ELECTRICAL, HVAC, AND PLUMBING) WILL BE DETERMINED BY THE APPLICABLE CONTRACTOR, AND EACH WILL BE INSTALLED IN SUCH A MANNER TO BEST SERVICE THE HOME AND COMPLY WITH ALL APPLICABLE BUILDING CODES.

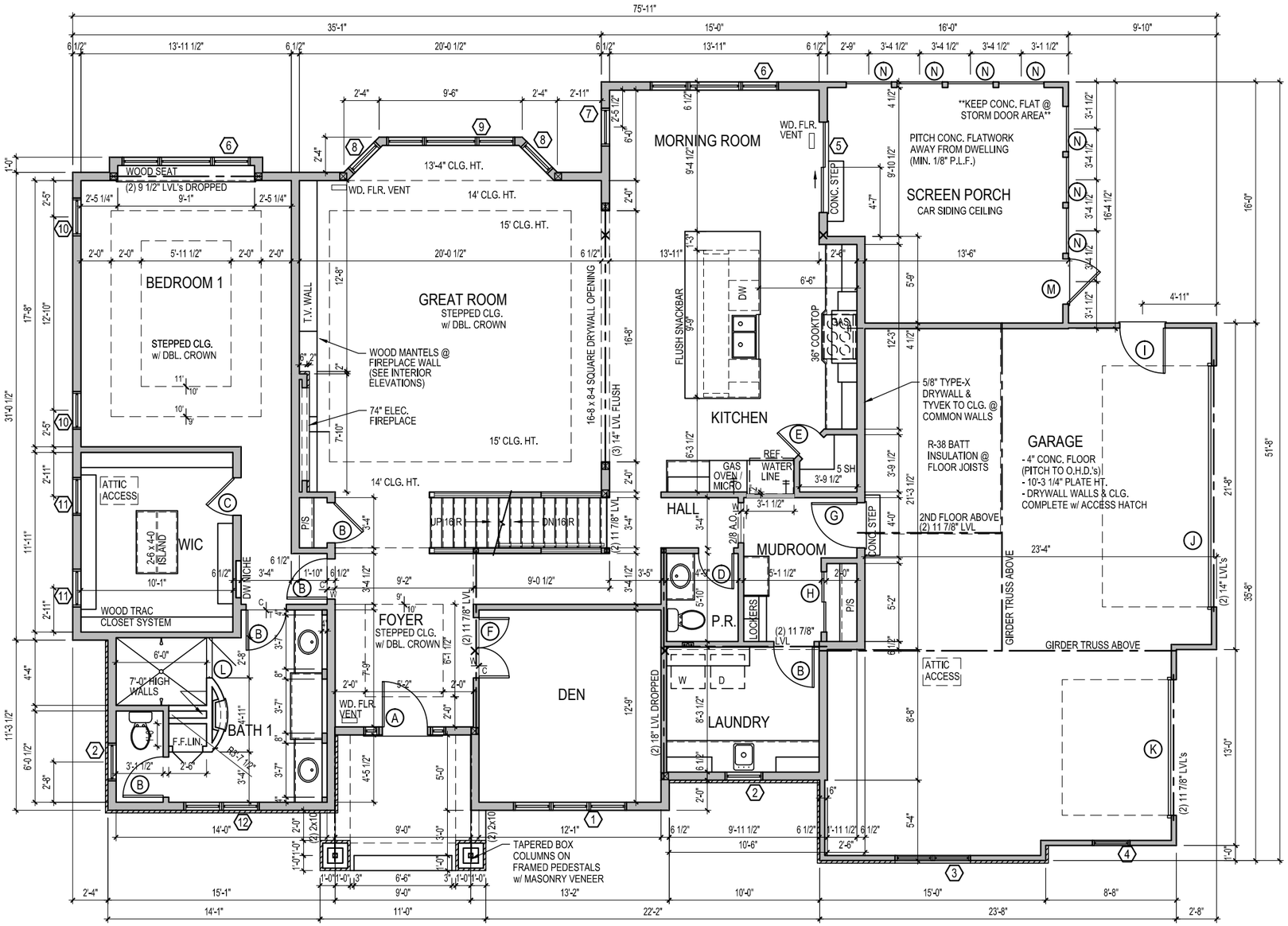
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SHEET NO.
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Attachment: Plans (6117 : John Alden & Oscar Dromin)

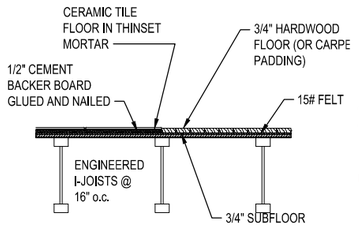
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FIRST FLOOR PLAN

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

NOTE: 9'-1 1/8" FIRST FLOOR PLATE HT.
NOTE: ALL INTERIOR WALLS ARE 4 1/2" (DRYWALL TO DRYWALL) UNLESS NOTED OTHERWISE.



CERAMIC TILE DETA

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

NOTE:
FINAL LOCATIONS OF ALL MECHANICAL ITEMS (I.E. ELECTRICAL, HVAC, AND PLUMBING) WILL BE DETERMINED BY THE APPLICABLE CONTRACTOR, AND EACH WILL BE INSTALLED IN SUCH A MANNER TO BEST SERVICE THE HOME AND COMPLY WITH ALL APPLICABLE BUILDING CODES.

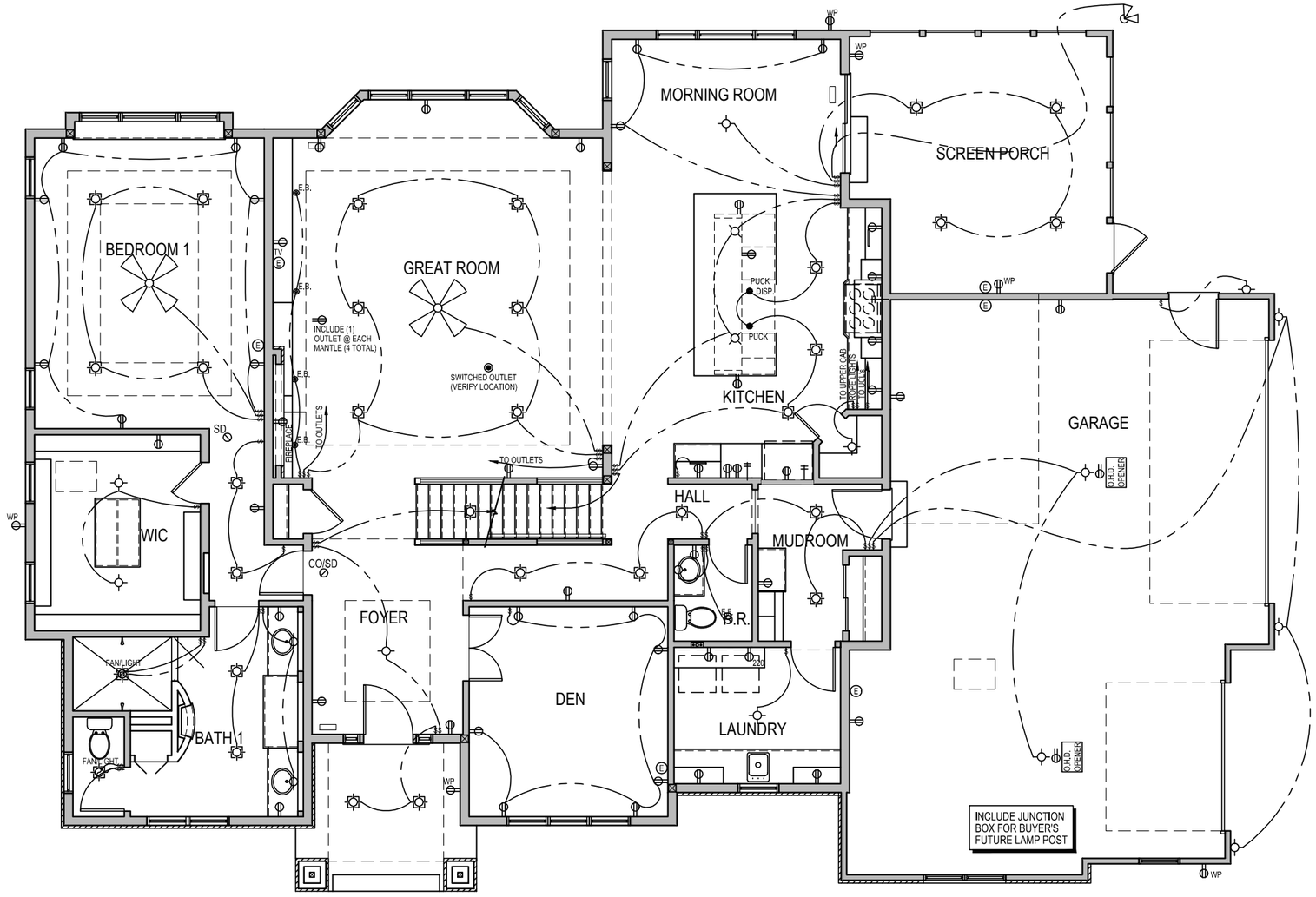
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2020-12

SHEET NO.
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Attachment: Plans (6117 : John Alden & Oscar Dromin)

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ELECTRICAL

SERVICE:	200 AMP
PHONE:	(3) THREE
CABLE JACKS:	(3) THREE

NOTE: ELECTRICAL ALLOWANCE FOR FUTURE TRANSFER SWITCH

(E) ETHERNET JACK (FIELD VERIFY LOCATIONS w/ BUYER):
(1) @ BED 1, GREAT ROOM, DEN, BEDROOM 4, & SCREEN PORCH
(2) @ GARAGE

(E) PROVIDE ETHERNET DROPS @ THE FOLLOWING LOCATIONS (FIELD VERIFY LOCATIONS w/ BUYER):
(1) SINGLE DROP @ FRONT DOOR & EA. SIDE OF BASEMENT PATIO DOOR
(2) DROPS @ LEFT CORNER OF FRONT OF HOME, RIGHT CORNER OF GARAGE, & BACK OUTSIDE CORNER OF SCREEN PORCH

FIRST FLOOR ELECTRICAL PLAN

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

NOTE:
FINAL LOCATIONS OF ALL MECHANICAL ITEMS (I.E. ELECTRICAL, HVAC, AND PLUMBING) WILL BE DETERMINED BY THE APPLICABLE CONTRACTOR, AND EACH WILL BE INSTALLED IN SUCH A MANNER TO BEST SERVICE THE HOME AND COMPLY WITH ALL APPLICABLE BUILDING CODES.

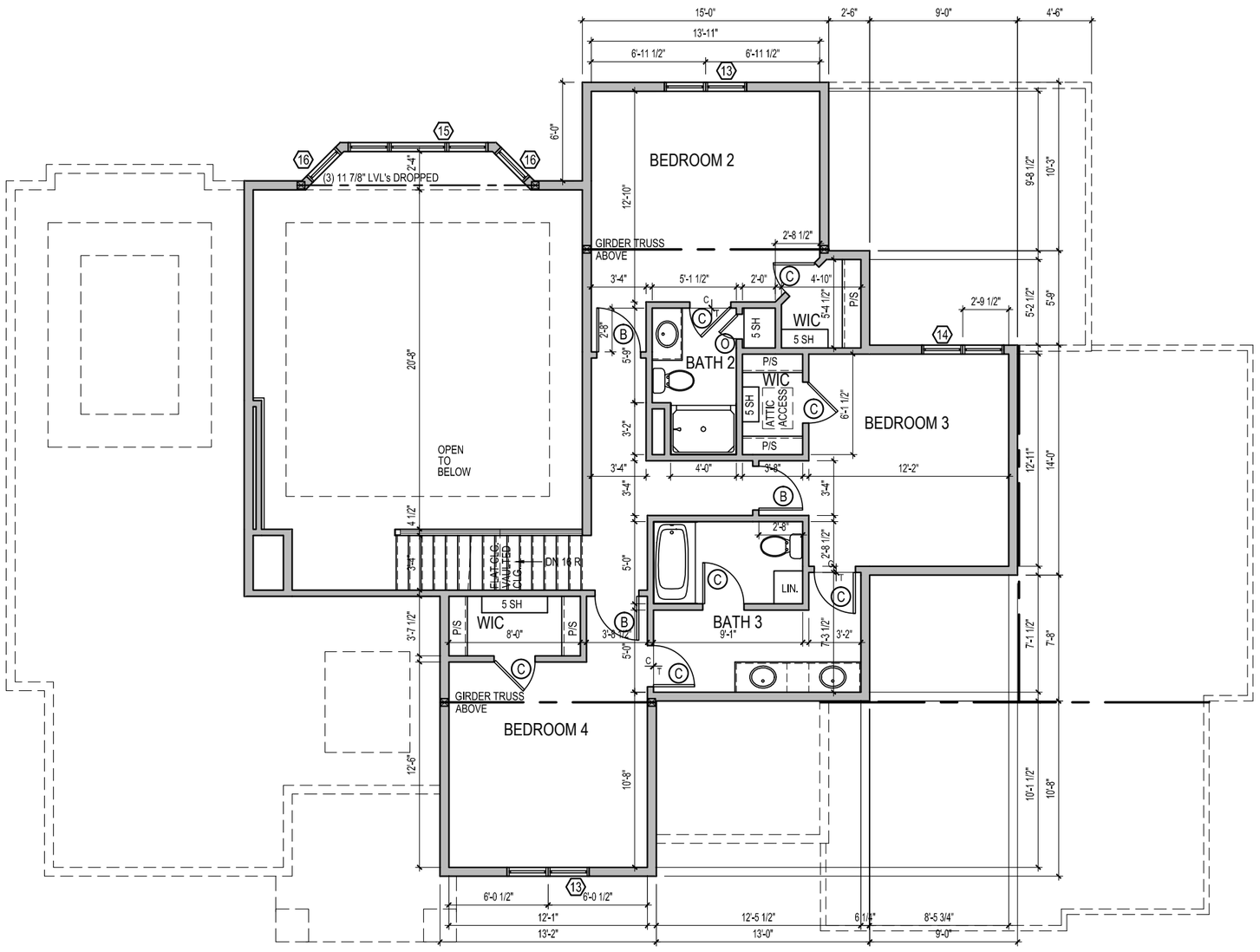
MODEL NO.
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JOB NO.
2020-12

SHEET NO.
5

Attachment: Plans (6117 : John Alden & Oscar Dromin)

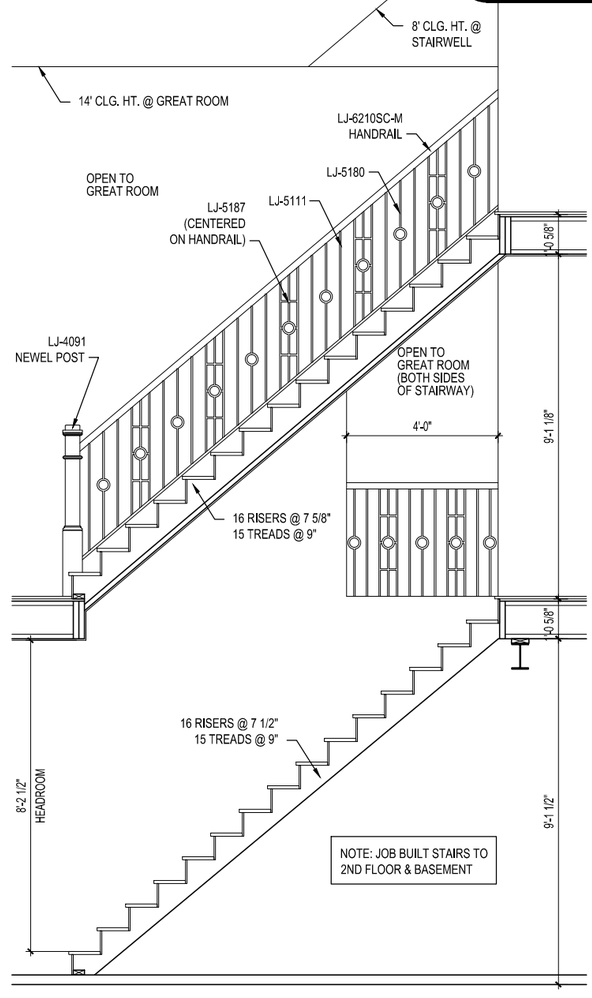
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SECOND FLOOR PLAN

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

NOTE: 8'-1 1/8" SECOND FLR. PLATE HT.
NOTE: ALL INTERIOR WALLS ARE 4 1/2" (DRYWALL TO DRYWALL) UNLESS NOTED OTHERWISE.



STAIR SECTION

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

NOTE:
FINAL LOCATIONS OF ALL MECHANICAL ITEMS (I.E. ELECTRICAL, HVAC, AND PLUMBING) WILL BE DETERMINED BY THE APPLICABLE CONTRACTOR, AND EACH WILL BE INSTALLED IN SUCH A MANNER TO BEST SERVICE THE HOME AND COMPLY WITH ALL APPLICABLE BUILDING CODES.

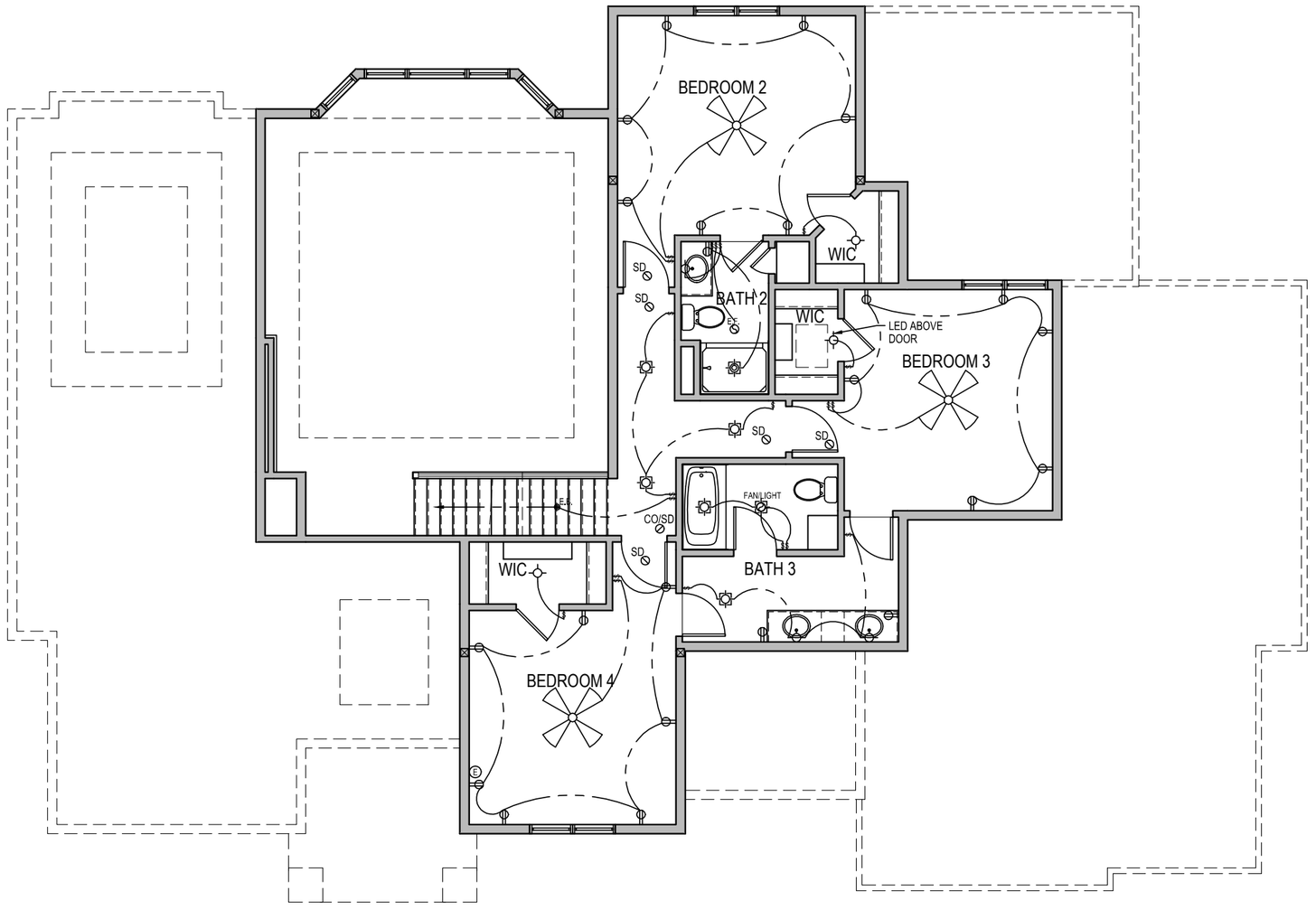
MODEL NO.
5110

JOB NO.
2020-12

SHEET NO.
6

Attachment: Plans (6117 : John Alden & Oscar Dromin)

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SECOND FLOOR ELECTRICAL PLAN

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

NOTE:
FINAL LOCATIONS OF ALL MECHANICAL ITEMS (I.E. ELECTRICAL, HVAC, AND PLUMBING) WILL BE DETERMINED BY THE APPLICABLE CONTRACTOR, AND EACH WILL BE INSTALLED IN SUCH A MANNER TO BEST SERVICE THE HOME AND COMPLY WITH ALL APPLICABLE BUILDING CODES.

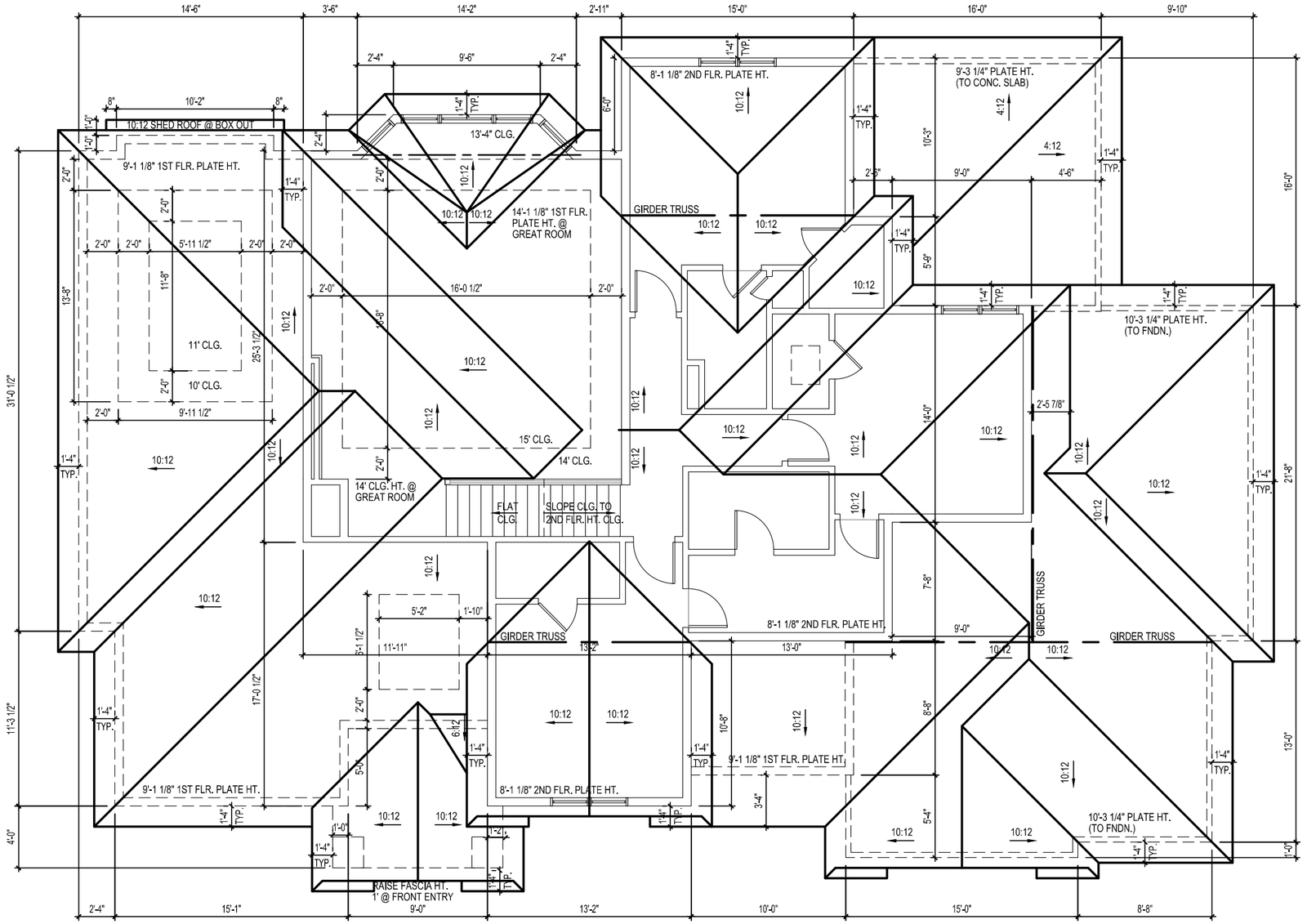
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2020-12

SHEET NO.
7

Attachment: Plans (6117 : John Alden & Oscar Dromin)

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ROOF PLAN

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

NOTE:
FINAL LOCATIONS OF ALL MECHANICAL ITEMS (I.E. ELECTRICAL, HVAC, AND PLUMBING) WILL BE DETERMINED BY THE APPLICABLE CONTRACTOR, AND EACH WILL BE INSTALLED IN SUCH A MANNER TO BEST SERVICE THE HOME AND COMPLY WITH ALL APPLICABLE BUILDING CODES.

MODEL NO.
5110

JOB NO.
2020-12

SHEET NO.
8

Attachment: Plans (6117 : John Alden & Oscar Dromin)

WINDOW SCHEDULE

GRID NOTES: NO GRIDS (SEE ELEVATIONS)

SYM.	TYPE & SIZE	QTY.	ROUGH OPENING	REMARKS
1	DH3-2656 w/ TRN3-2616 ABOVE	1		TRANSOMS ABOVE
2	DH1-2636	2		
3	DH2-2656	1		4 9/16" JAMB @ GARAGE
4	DH1-2656	1		4 9/16" JAMB @ GARAGE
5	6-0 x 6-10 PATIO	2	6'-0" x 6'-10"	SLIDING PATIO DOOR
6	DH1-2656 / PIC1-3656 / DH1-2656	2		
7	DH1-2656	1		
8	DH1-2656 w/ TRN1-2616 ABOVE	2		TRANSOM ABOVE
9	DH1-2656 / PIC1-3656 / DH1-2656 w/ TRN -2616/ 3616 / 2616 ABOVE	1		TRANSOMS ABOVE
10	TRN1-2626	2		
11	TRN1-2616	2		
12	DH2-2656 w/ TRN2-2616 ABOVE	1		TRANSOMS ABOVE
13	DH2-2650	3		
14	DH2-2640	1		
15	PIC1-2636 / PIC1-3636 / PIC1-2636	1		
16	PIC1-2636	2		
17	DH1-2650	3		

NOTES: ALL WINDOWS TO BE PELLA IMPERVIA (FIBERGLASS) DOUBLE HUNGS UNLESS NOTED OTHERWISE. NO GRIDS (SEE ELEVATIONS). INSTALL FLASHING TAPE AT ALL OPENINGS PER MANUFACTURER'S SPECIFICATIONS.
PROVIDE "DRYWALL WINDOW" AT FRONT OF 2ND STORY OF THE HOME FOR LOADING DRYWALL

DOOR SCHEDULE

SYM.	SIZE	TYPE	QTY.	REMARKS
A	3/0 x 6/8	ENTRY w/ (2) 12" SIDELITES, & TRANSOM	1	THERMA-TRU CCA-210 w/ CCA-3400 12" SIDELITES & 1922OT TRANSOM (CLEAR GLASS)
B	2/8 x 6/8	ENTRY	9	MASONITE - 3 PANEL SHAKER
C	2/6 x 6/8	ENTRY	8	MASONITE - 3 PANEL SHAKER
D	2/4 x 6/8	ENTRY	1	MASONITE - 3 PANEL SHAKER
E	2/0 x 6/8	ENTRY	1	MASONITE - 3 PANEL SHAKER
F	2- 2/0 x 6/8	DOUBLE FRENCH ENTRY	1	COMPOSITE - NO GRIDS
G	3/0 x 6/8	PRE-HUNG ENTRY	1	3-PANEL, 20 MIN. FIRE RATED (PLASTPRO SFD6)
H	4/0 x 6/8	SLIDE BY	1	MASONITE - 3 PANEL SHAKER
I	3/0 x 6/8	SERVICE	1	COMPOSITE - 1/2 LITE
J	16/0 x 7/0	O.H. GARAGE	1	CHI2158 "SKYLINE FLUSH" w/ 2ND ROW WINDOWS
K	9/0 x 7/0	O.H. GARAGE	1	CHI2158 "SKYLINE FLUSH" w/ 2ND ROW WINDOWS
L	---	GLASS SHOWER DOOR	1	FRAMELESS CLEAR GLASS
M	3/0 x 6/8	STORM / SCREEN DOOR	1	LARSON STORM / SCREEN DOOR
N	3/0 x 6/8	STORM / SCREEN PANEL	7	LARSON STORM / SCREEN PANEL
O	1/6 x 6/8	ENTRY	1	MASONITE - 3 PANEL SHAKER

PLUMBING

HOSE BIBBS:	(2) TWO
WATER HEATER:	50 GALLON POWER VENT
WATER SUPPLY:	FLOWGUARD (CPVC)
SUMP:	1/3 HP SUBMERSIBLE
DISPOSAL:	BADGER 1
KITCHEN SINK:	KOHLER VAULT K-3945-NA (S.S. UNDERMOUNT & APRON FRONT) w/ KOHLER K-596-VS FAUCET
POWDER ROOM SINK:	KOHLER K-2373-B11 (ICE GLASS) w/ DELTA 768-LF FAUCET
WATER CLOSETS:	KOHLER K-3950-0 TRESHAM ELONGATED (WHITE)
BATH 1 SINKS:	KOHLER K-2355-0 w/ DELTA 568LF-MPU FAUCETS
BATH 1 SHOWER:	CER. TILE (7'-0" HIGH WALLS) w/ DELTA T17267 FAUCET
BATH 2, 3 SINKS:	MOLDED MARBLE w/ DANZE D225533 FAUCET
BATH 2 SHOWER:	OASIS SH-4836LS (SMOOTH WALL) w/ DANZE D510533T FAUCET
BATH 3 TUB / SHOWER:	OASIS TS-6032R (SMOOTH WALLS) w/ DANZE D510033T FAUCET
LAUNDRY SINK:	MUSTEE #11 w/ MOEN #74998 FAUCET
NOTE:	PROVIDE WATER LINE TO REFRIGERATOR
NOTE:	ROUGH-IN PLUMBING FOR FUTURE BATH & WET BAR @ LOWER LEVEL

ROOM FINISH SCHEDULE

NOTE: STRAIGHT DRYWALL CORNERS THROUGHOUT

ROOM	FLOORING				COUNTERTOPS						WALL FINISH		CEILING FINISH		NICHE	
	(W) WOOD FLOOR - MELISSA II ELM (STANDARD TIER COLORS)	(C) CARPET	(V) VINYL	(T) CERAMIC TILE	LAMINATE (SINGLE COVE)	MOLDED MARBLE	1 1/4" GRANITE (STANDARD COLORS AND EDGES)	QUARTZ (STANDARD EDGE & SET-ON SPLASH)	CERAMIC TILE BACKSPLASH	CERAMIC TILE SHOWER	ORANGE PEEL	SANDSPRAY	ORANGE PEEL	SANDSPRAY	MARBLE	WOOD
FOYER	●										●		●			
DEN		●									●		●			
LAUNDRY				●	●						●		●			
POWDER	●						●				●		●			
MUDROOM				●	●						●		●			
HALL	●										●		●			
KITCHEN	●						●				●		●			
MORNING ROOM	●										●		●			
GREAT ROOM	●										●		●			
BEDROOM 1		●									●		●			●
WIC		●				●					●		●			
BATH 1				●			●			●	●		●			
STAIRS		●									●		●			
GARAGE												●		●		
BEDROOM 2		●									●		●			
BATH 2				●		●					●		●			
BEDROOM 3		●									●		●			
BATH 3				●		●					●		●			
BEDROOM 4		●									●		●			

FINISHES

EXTERIOR CAULKING:	BY TRUSTWAY
EXTERIOR STAINING:	BY TRUSTWAY
INTERIOR WOODWORK:	BY TRUSTWAY
INTERIOR WALL TEXTURE:	BY TRUSTWAY

NOTE: (2) COATS OF PAINT @ EXTERIOR SIDING, TRIM, FASCIA, & SOFFITS

MILLWORK

CASING:	3 1/2" PRIMED MDF (W312)
BASE:	5 1/2" PRIMED MDF (W512) (INSTALLED 3/8" ABOVE SUBFLOOR)
CLOSET TRIM:	2 1/4" CASING w/ 3 1/4" BASE (PRIMED MDF)
KITCHEN CABINETS:	MID CONTINENT / RAISED PANEL
NOTE:	KITCHEN DRAWERS ARE WOOD DOVETAIL WITH SOFT CLOSING GLIDES.
BATHROOM CABINETS:	MID CONTINENT / FLAT PANEL
LAUNDRY CABINETS:	MID CONTINENT / FLAT PANEL
MUDROOM CABINETS:	MID CONTINENT / FLAT PANEL
HANDRAIL:	LJ-6210SC BEECH
BALUSTERS:	FORGED LJ-5187-S, LJ-5180-S, LJ5111-S (SEE DETAIL FOR SEQUENCE)
NEWEL POST:	LJ-4091 BEECH BOX NEWEL
CHAIR RAIL:	N/A
DBL. CROWN MOLDING:	4 5/8" TOP; 2 3/4" BOTTOM - PRIMED MDF
NOTE:	JOB-BUILT STAIRS TO 2ND FLOOR & BASEMENT

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HARDWARE

DOOR HANDLES:	SCHLAGE ACCENT
DEADBOLTS:	FRONT AND GARAGE ENTRY
PRIVACY LOCKS:	BEDROOM 1, BATHS, POWDER ROOM
CABINET HINGES:	FULLY CONCEALED
HARDWARE SYLE:	___
HARDWARE FINISH:	BRUSHED NICKEL
MIRRORS:	BY TRUSTWAY (ALLOWANCE @ POWDER ROOM)

FIREPLACE (GREAT ROOM)

MFR. & MODEL:	DIMPLEX IGNITE XL 74" LINEAR ELECTRIC FIREPLACE
HEARTH:	NONE (HARDWOOD FLOOR)
SURROUND:	MFR. STONE VENEER
MANTLE:	WOOD BOX MANTLE (SEE INTERIOR ELEVATION)
STANDARD FEATURES:	PRESET COLOR EFFECTS, REMOTE CONTROL

FOUNDATION

FOUNDATION WALLS:	10" THICK, 9'-0" HIGH POURED CONC.
REINFORCING:	PER CODE
BASEMENT FLOOR:	3" CONCRETE
VAPOR BARRIER:	6 MIL POLY
FILL:	4" GRAVEL FILL
SILL PLATE:	2x6 P.T. SILL PLATE w/ SILL SEALER

HVAC

FURNACE:	LENNOX 95% EFFICIENCY
A/C:	LENNOX (13 SEER)
ZONES:	NONE
THERMOSTAT:	(1) ONE "NEST"
AIR CLEANER:	ULTRAVATION MERV 11 MEDIA AIR CLEANER
HUMIDIFIER:	APRILAIRE
WATER HEATER:	POWER VENT

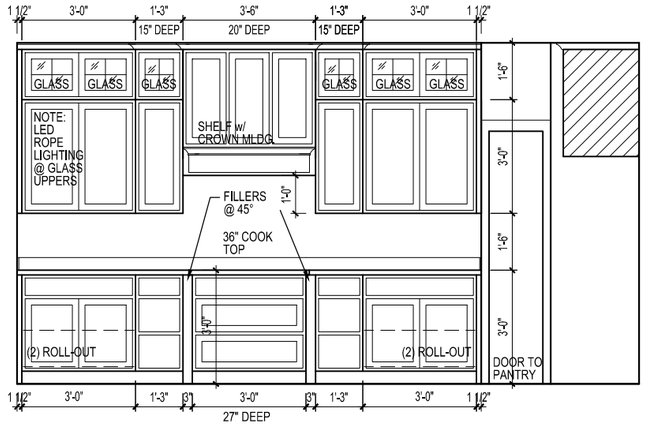
MODEL NO.
5110

JOB NO.
2020-12

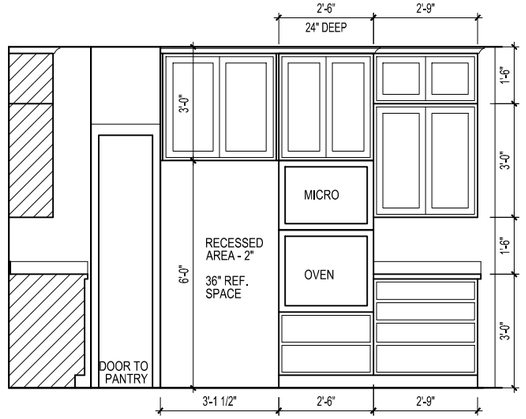
SHEET NO.
9

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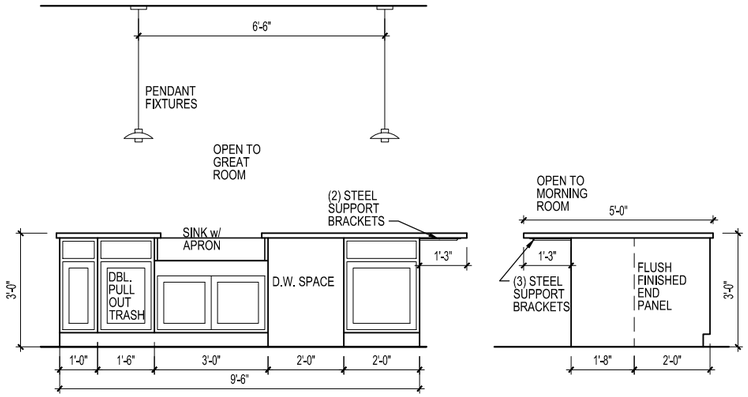
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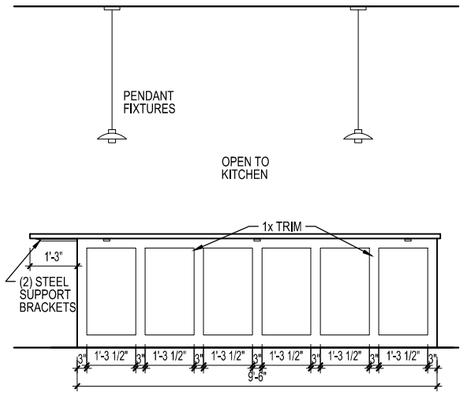
KITCHEN - RANGE WALL
SCALE: 1/2" = 1'-0"



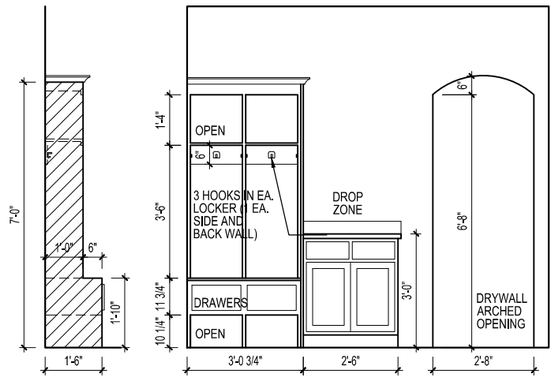
KITCHEN - REF. WALL
SCALE: 1/2" = 1'-0"



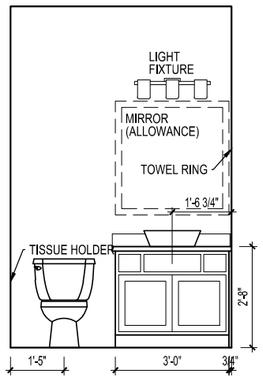
KITCHEN - ISLAND
SCALE: 1/2" = 1'-0"



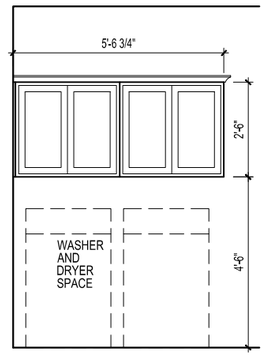
KITCHEN ISLAND
SCALE: 1/2" = 1'-0"



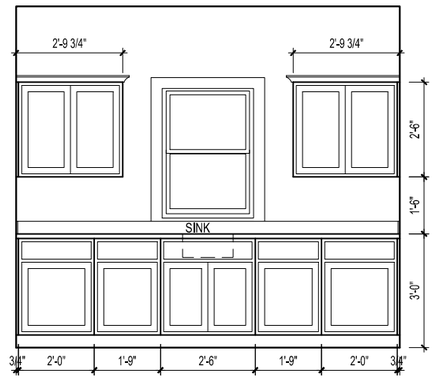
MUDROOM LOCKERS
SCALE: 1/2" = 1'-0"



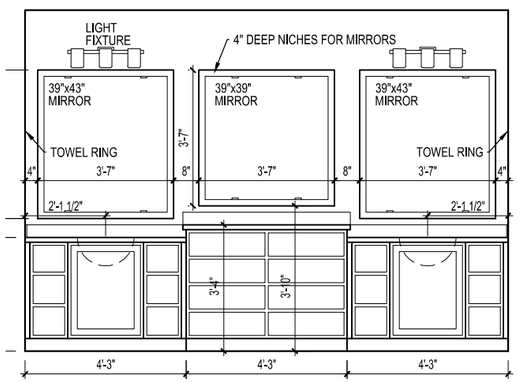
POWDER ROOM
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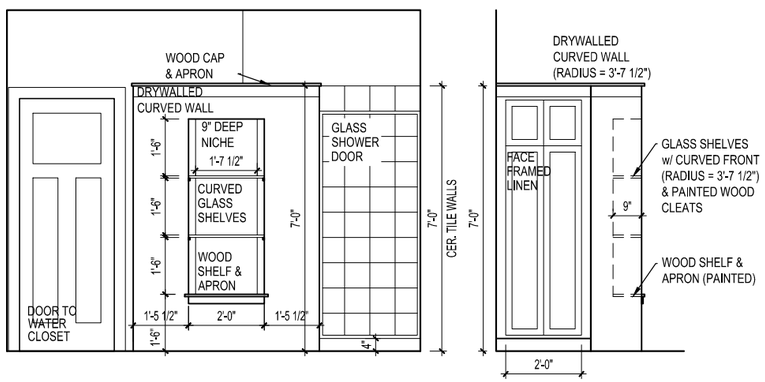
LAUNDRY
SCALE: 1/2" = 1'-0"



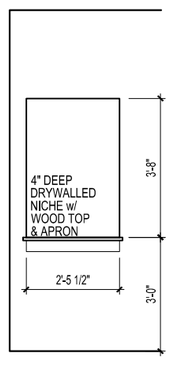
LAUNDRY
SCALE: 1/2" = 1'-0"



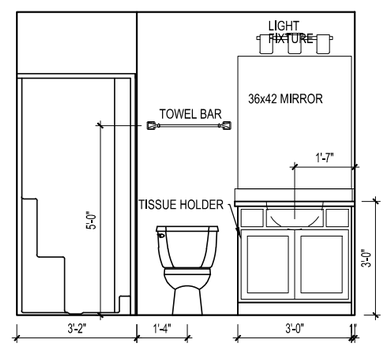
BATH 1 - VANITY
SCALE: 1/2" = 1'-0"



BATH 1 - DISPLAY SHELF LINEN
SCALE: 1/2" = 1'-0"



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

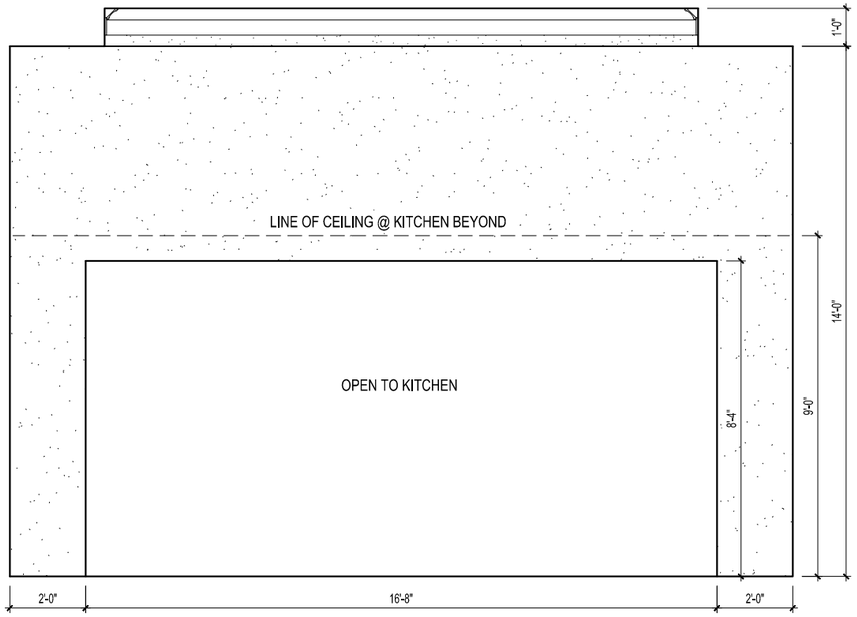


BATH 2
SCALE: 1/2" = 1'-0"

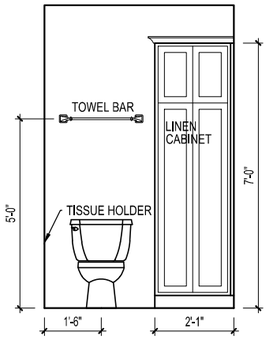
MODEL NO.	5110
JOB NO.	2020-12
SHEET NO.	10

Attachment: Plans (6117 : John Alden & Oscar Dromin)

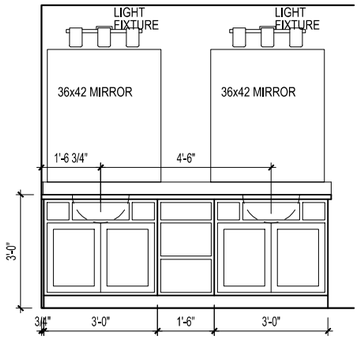
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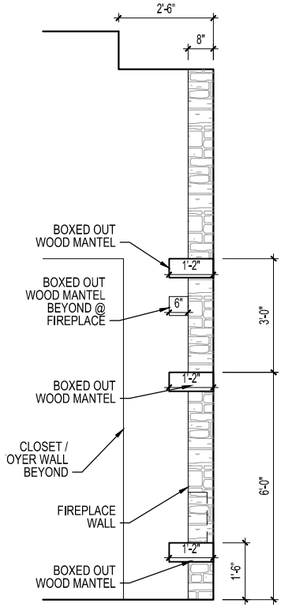
GREAT ROOM OPENING TO KITCHEN
SCALE: 1/2" = 1'-0"



BATH 3 - LINEN
SCALE: 1/2" = 1'-0"

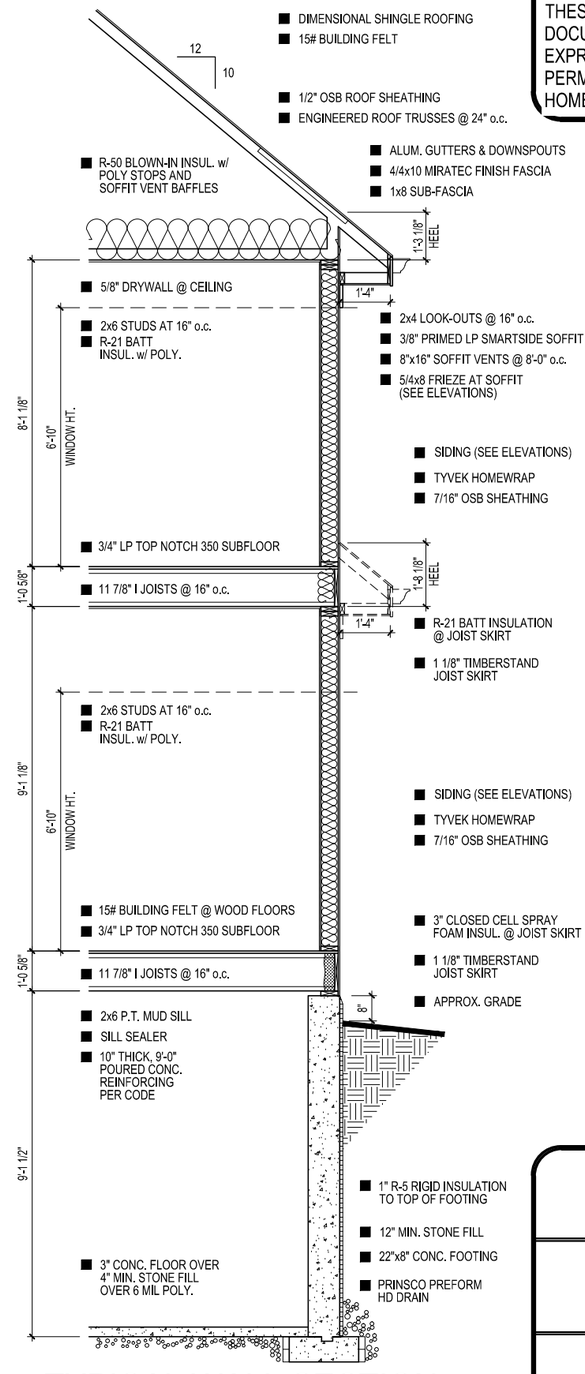


BATH 3 VANITY
SCALE: 1/2" = 1'-0"



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

GREAT ROOM FIREPLACE
SCALE: 1/2" = 1'-0"



TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

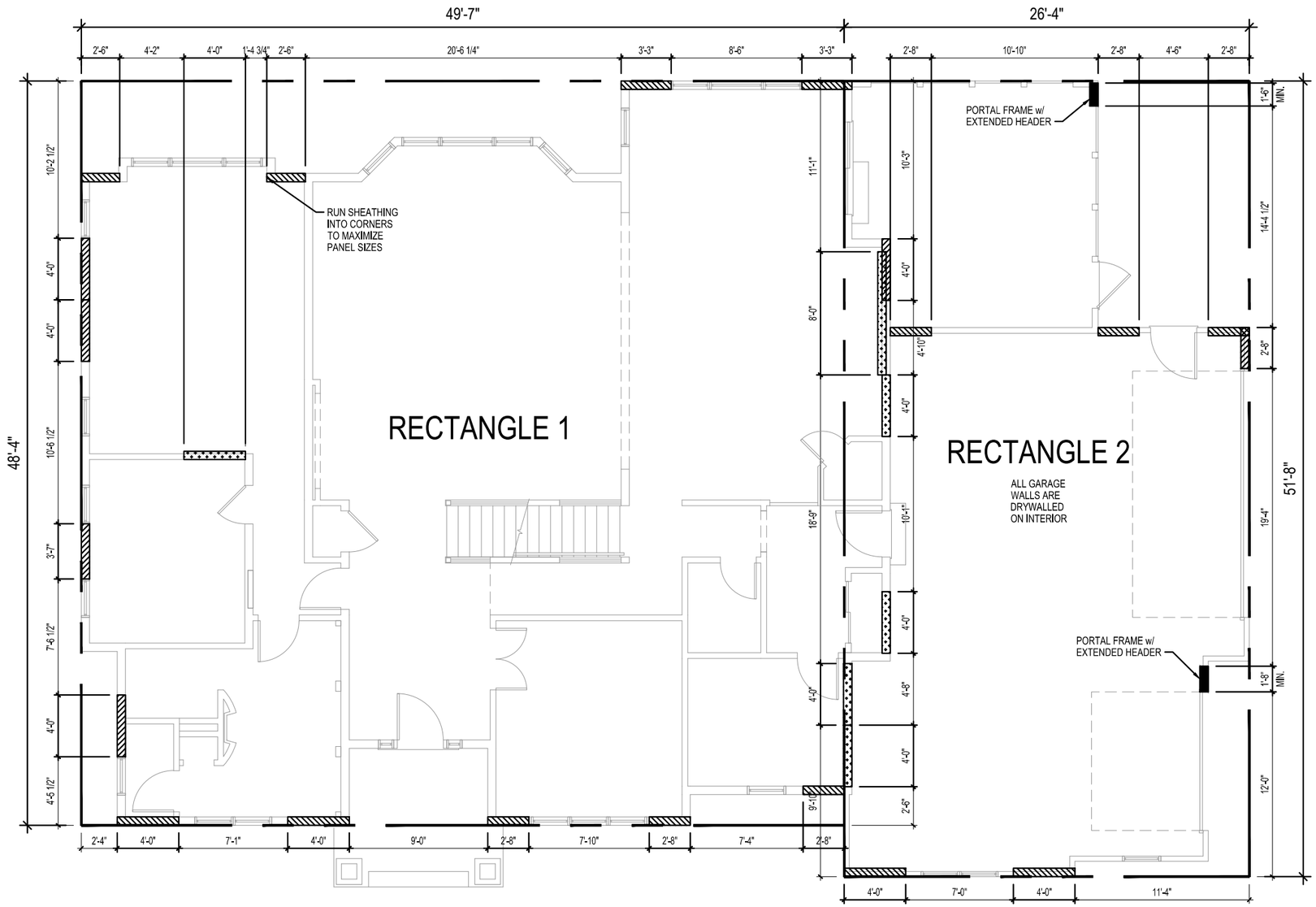
MODEL NO.
5110

JOB NO.
2020-12

SHEET NO.
11

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KEY

- CIRCUMSCRIBED RECTANGLE
- PORTAL FRAMING = PF
- CONTINUOUS SHEATHING = CS
- 1/2" GYP. BOARD = GB

ASSUMED WIND CATEGORY: B

WALL BRACING - CONT. SHEATHED			
RECTANGLE 1	LENGTH OF PANELS REQ'D	LENGTH OF PANELS PROVIDED	Eve to Ridge = 14'
FRONT	15.02	16.00	
RIGHT SIDE	15.37	16.00	
REAR	15.02	15.50	
LEFT SIDE	15.37	15.58	

WALL BRACING - CONT. SHEATHED			
RECTANGLE 2	LENGTH OF PANELS REQ'D	LENGTH OF PANELS PROVIDED	Eve to Ridge = 10'
FRONT	7.75	8.00	
RIGHT SIDE	4.45	8.83	Portal Frame @ (2) Locations
REAR	7.75	8.00	
LEFT SIDE	4.45	8.00	

FIRST FLOOR WALL BRACING

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

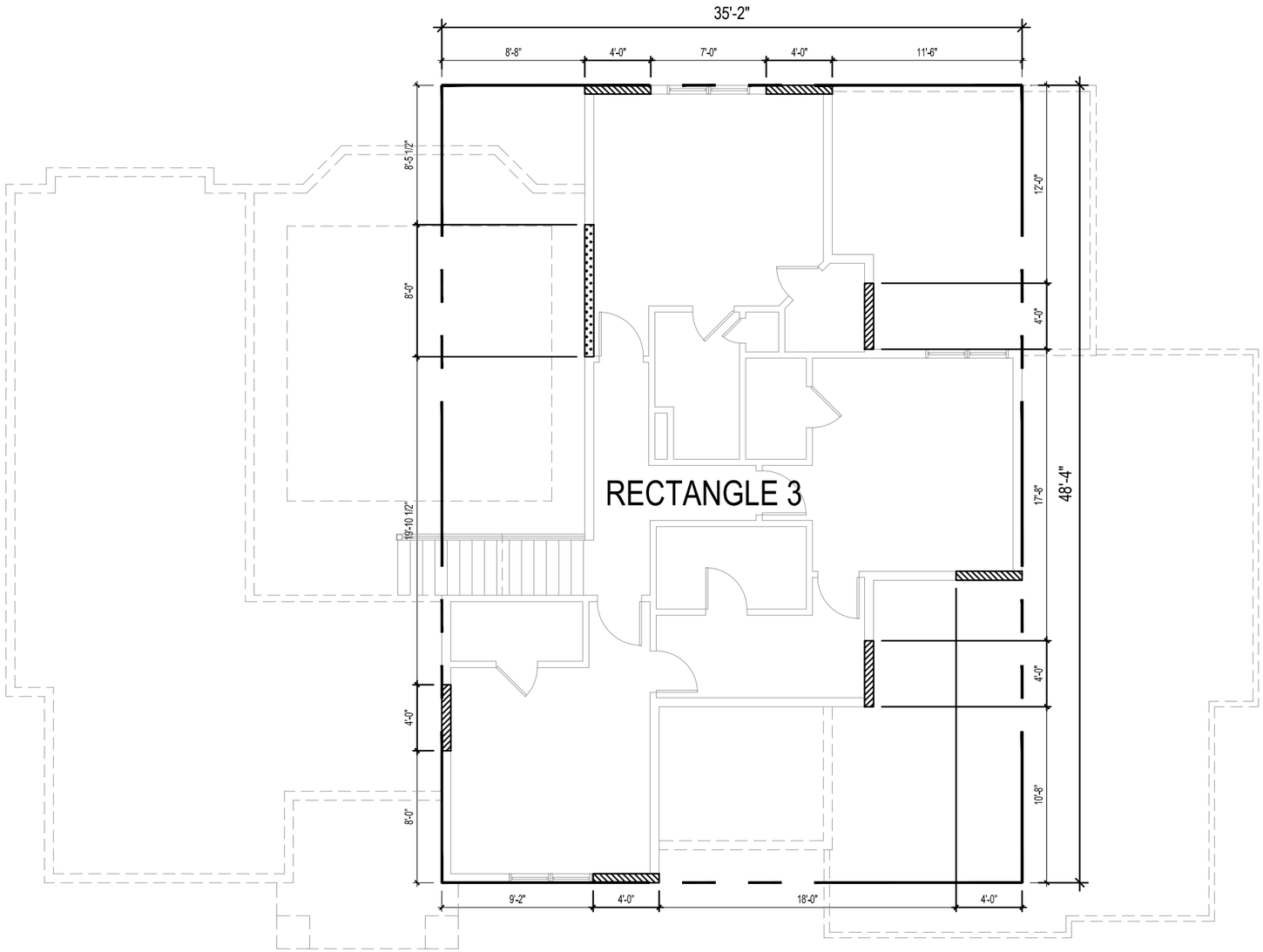
MODEL NO.
5110

JOB NO.
2020-12

SHEET NO.
WB-1

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KEY

- CIRCUMSCRIBED RECTANGLE
- PORTAL FRAMING = PF
- CONTINUOUS SHEATHING = CS
- 1/2" GYP. BOARD = GB

ASSUMED WIND CATEGORY: B

WALL BRACING - CONT. SHEATHED			
RECTANGLE 3	LENGTH OF PANELS REQ'D	LENGTH OF PANELS PROVIDED	Eve to Ridge = 12'
FRONT	7.30	8.00	
RIGHT SIDE	5.55	8.00	
REAR	7.30	8.00	
LEFT SIDE	5.55	8.00	

SECOND FLOOR WALL BRACING

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

MODEL NO.
5110

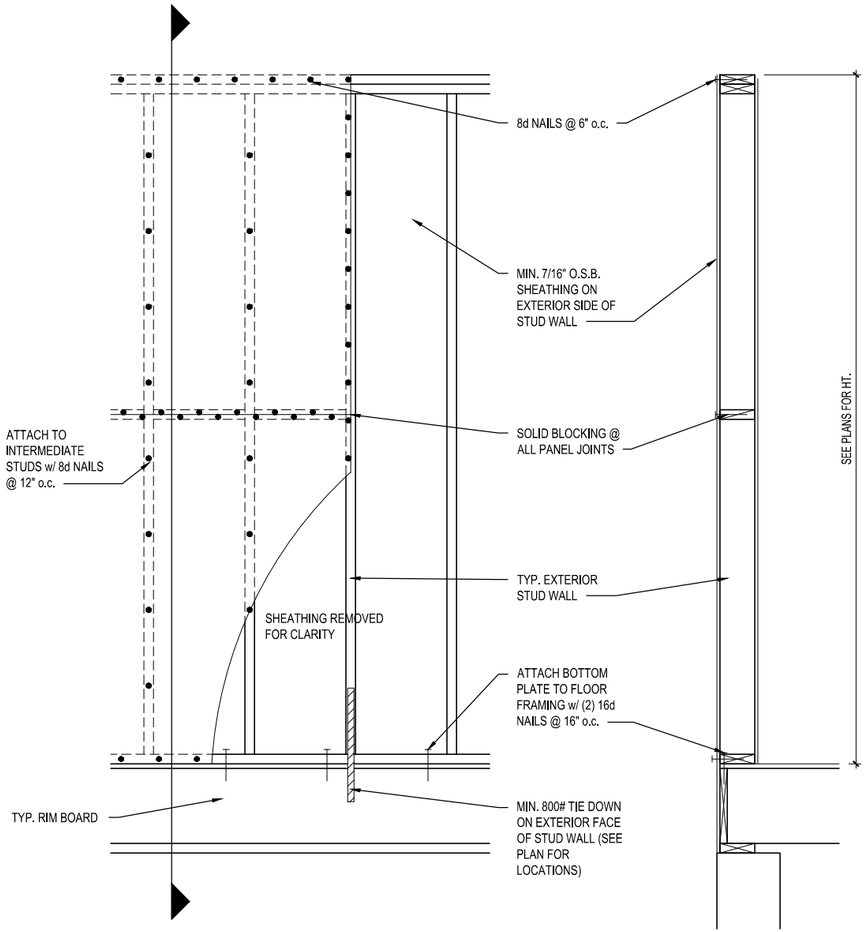
JOB NO.
2020-12

SHEET NO.
WB-2

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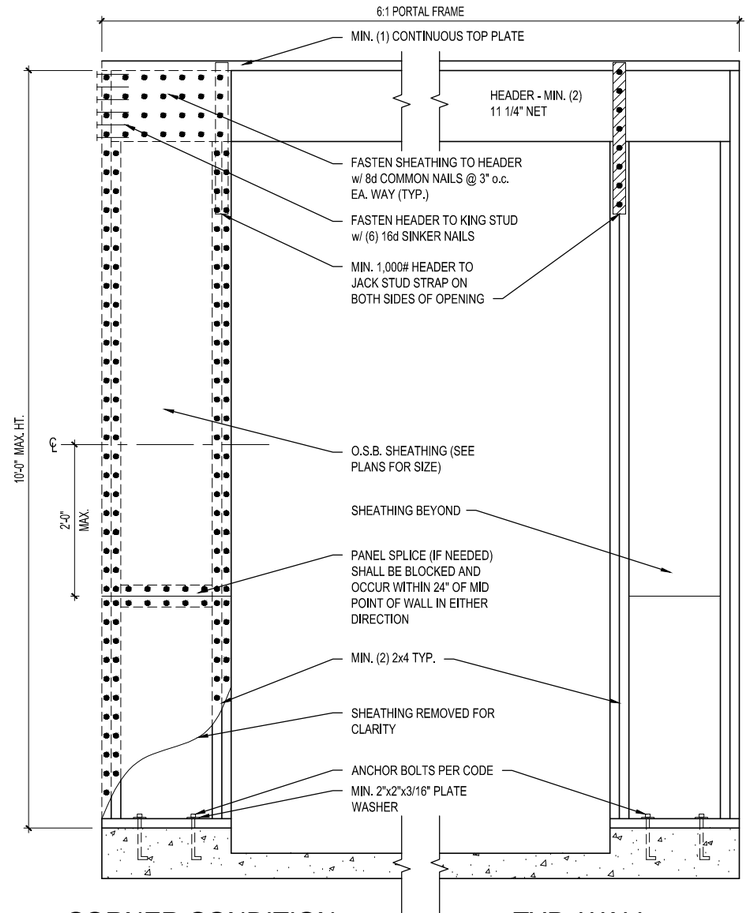
Attachment: Plans (6117 : John Alden & Oscar Dromin)



ELEVATION VIEW SECTION VIEW

BRACED WALL PANEL DETAILS

SCALE: 1" = 1'-0"



CORNER CONDITION (EXTERIOR VIEW) TYP. WALL (INTERIOR VIEW)

6:1 EXTENDED HEADER DETAIL

SCALE: 1" = 1'-0"

MODEL NO.	5110
JOB NO.	2020-12
SHEET NO.	WB-3

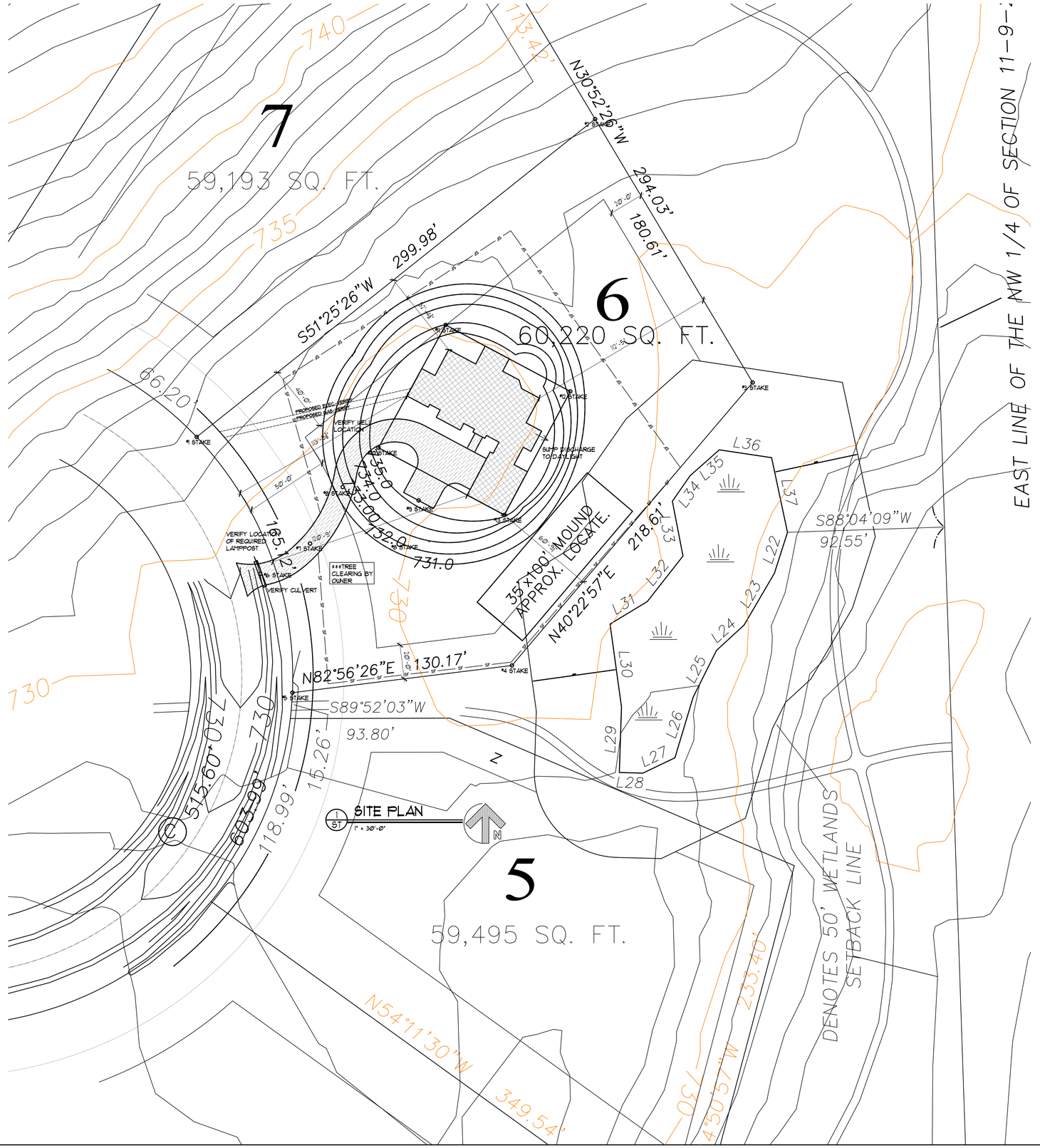
City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 12, 2021**
SUBJECT: **Michael & Ann Regenfuss - New Single-Family Residence at 13420 N. Silver Fox Drive**

Attachments:
Plans (PDF)



ELEVATION NOTE

PROPOSED TOP OF FOUNDATION WALL = 736.167
TYPICAL GRADE AT FOUNDATION WALL = 735.5
GRADE AT EXPOSURE = N.A.
FIRST FLOOR SUBFLOOR = 737.5

TOP OF FIRST FLOOR SUBFLOOR (A.S.F.-1) REFERENCED AS 0'-0" HEREAFTER

* HEIGHT ELEVATIONS (◆) ARE REFERENCED FROM ABOVE FIRST FLOOR SUBFLOOR IF NOTED A.S.F.-1
ABOVE SECOND FLOOR SUBFLOOR IF NOTED A.S.F.-2
BELOW FIRST FLOOR SUBFLOOR IF NOTED B.S.F.-1

SQUARE FEET

TOTAL FINISHED SQUARE FOOTAGE = 2,600 S.F.
LOWER LEVEL FINISHED = 0 S.F.
FIRST FLOOR = 2,600 S.F.
SECOND FLOOR = 0 S.F.

LEGEND

- PLAN DETAILS SEE SHEETS 2 THRU 4.1
- ELEVATION DETAIL-SEE SHEETS 1 AND 1.1
- INTERIOR ELEVATION DETAILS SEE SHEET 6 AND 6.1
- 00-1 DOOR NUMBER
- ELEVATION DATUM
- 2x4 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES
- 2x4 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES-INSULATED
- 2x4 STUD WALL FLAT FRAMING W/ 1/2" GYP. BD. BOTH SIDES
- 2x6 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES
- 2x6 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES-INSULATED
- CONCRETE FOUNDATION WALL THICKNESS AND HEIGHT PER PLAN

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

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

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

MILW. AREA 414-259-1181

SHEET INDEX:

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

SITE MAP



FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION

REVISIONS
REV. 3/17/2021

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N. SILVER FOX DR.
MEQUON, WI

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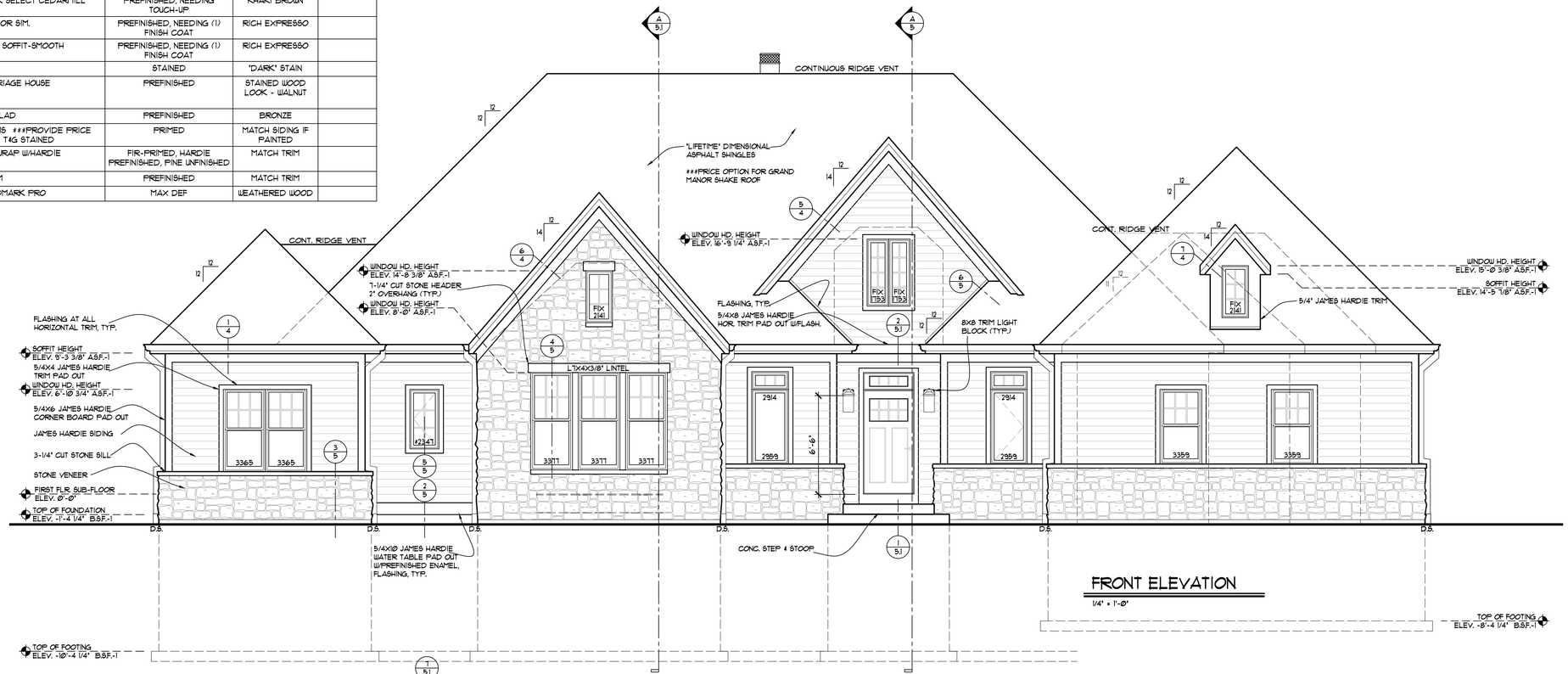
ARC SUBMIT

ST

SITE PLAN

Attachment: Plans (6118 : Michael & Ann Regenfuss)

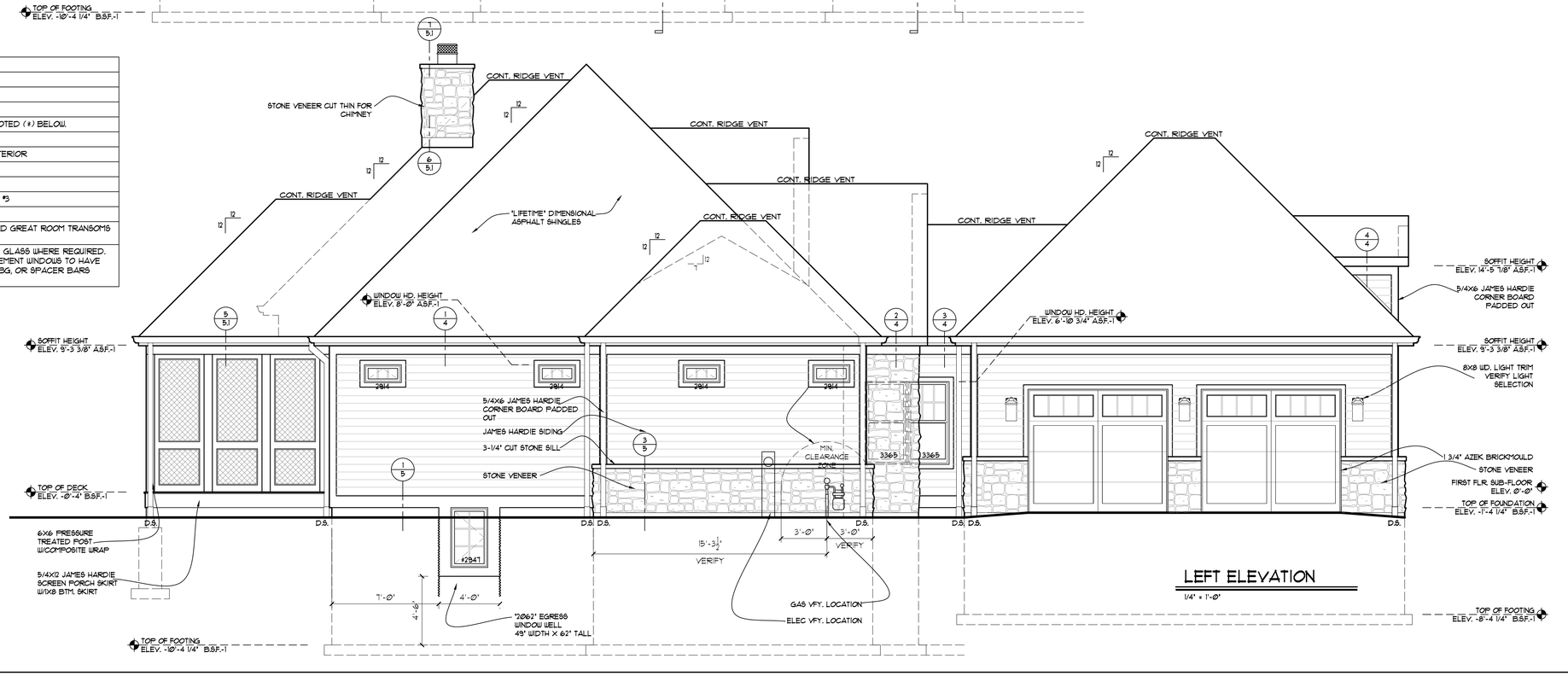
EXTERIOR FINISH SCHEDULE				
LOCATION	MATERIAL	FINISH	COLOR	SHEEN
SIDING	JAMES HARDIE HARDIEPLANK SELECT CEDARMILL	PREFINISHED, NEEDING TOUCH-UP	KHAKI BROWN	
TRIM/FRIEZE	JAMES HARDIE OR SIM.	PREFINISHED, NEEDING (1) FINISH COAT	RICH EXPRESSO	
SOFFITS	JAMES HARDIE VENTING SOFFIT-SMOOTH	PREFINISHED, NEEDING (1) FINISH COAT	RICH EXPRESSO	
FRONT DOOR	FIR	STAINED	"DARK" STAIN	
GARAGE DOORS	C.H.I. STAMPED CARRIAGE HOUSE	PREFINISHED	STAINED WOOD LOOK - WALNUT	
WINDOWS/FRENCH DOORS	ALUMINUM CLAD	PREFINISHED	BRONZE	
SCREEN PORCH CEILING	FIR W/1X4 HARDIE TRIM @ SEAMS ###PROVIDE PRICE OPTION FOR 1X6 PINE T&G STAINED	PRIMED	MATCH SIDING IF PAINTED	
SCREEN PORCH SCREEN/POSTS	6X6 TREATED POSTS WRAP W/HARDIE	FIR-PRIMED, HARDIE PREFINISHED, PINE UNFINISHED	MATCH TRIM	
GUTTERS & DOWNSPOUTS	ALUMINUM	PREFINISHED	MATCH TRIM	
ROOFING	CERTAINTEED LANDMARK PRO	MAX DEF	WEATHERED WOOD	



FRONT ELEVATION

1/4" = 1'-0"

WINDOW SPECIFICATIONS	
MANUFACTURER	MARVIN OR SIMILAR
FRAME	ALUMINUM CLAD WOOD WINDOW
GLASS TYPE	LOW-E 2 ARGON GAS
GRIDS	GRIDS BETWEEN GLASS WHERE DRAWN, EXCEPT AS NOTED (*) BELOW.
HARDWARE COLOR	T.B.D.
SCREEN COLOR	WHITE WHERE INTERIOR, MATCH EXT. CLAD WHERE EXTERIOR
EXTERIOR COLOR	BRONZE
BRICKMOULD	NONE
INTERIOR FINISH	PREFINISHED "WHITE", UNFINISHED IN STUDY/BEDROOM #3
LITE PATTERN	SEE EXTERIOR ELEVATIONS
EXTENSION JAMBS	TOP & SIDES, EXCEPT GARAGE, GARAGE DORMER AND GREAT ROOM TRANSOMS ALL SIDES
NOTE	WINDOW SUPPLIER TO PRICE AND SUPPLY TEMPERED GLASS WHERE REQUIRED. BATH #2, LAUNDRY, KITCHEN, MASTER BATH, AND BASEMENT WINDOWS TO HAVE PREFINISHED WOOD REMOVABLE GRIDS ONLY. NO GBG, OR SPACER BARS INSIDE GLASS.



LEFT ELEVATION

1/4" = 1'-0"

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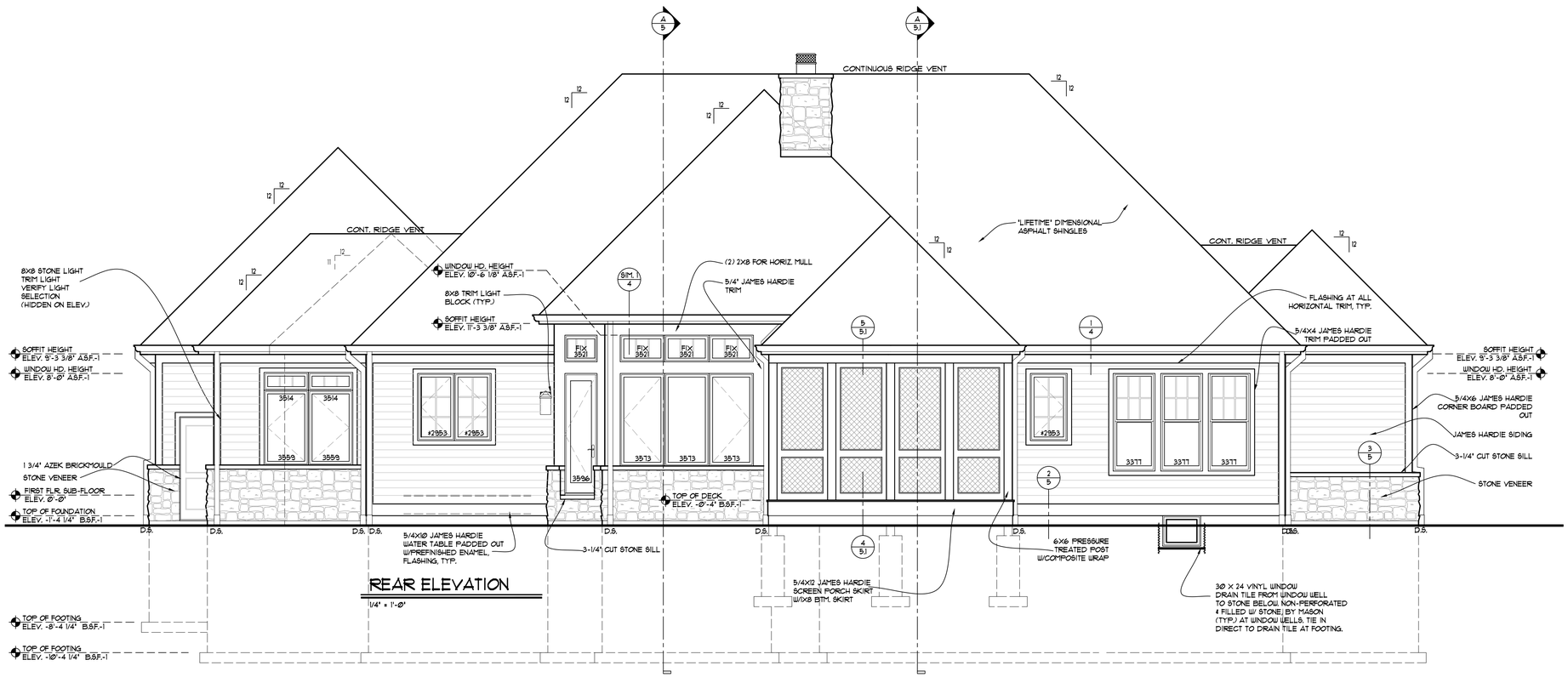
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1

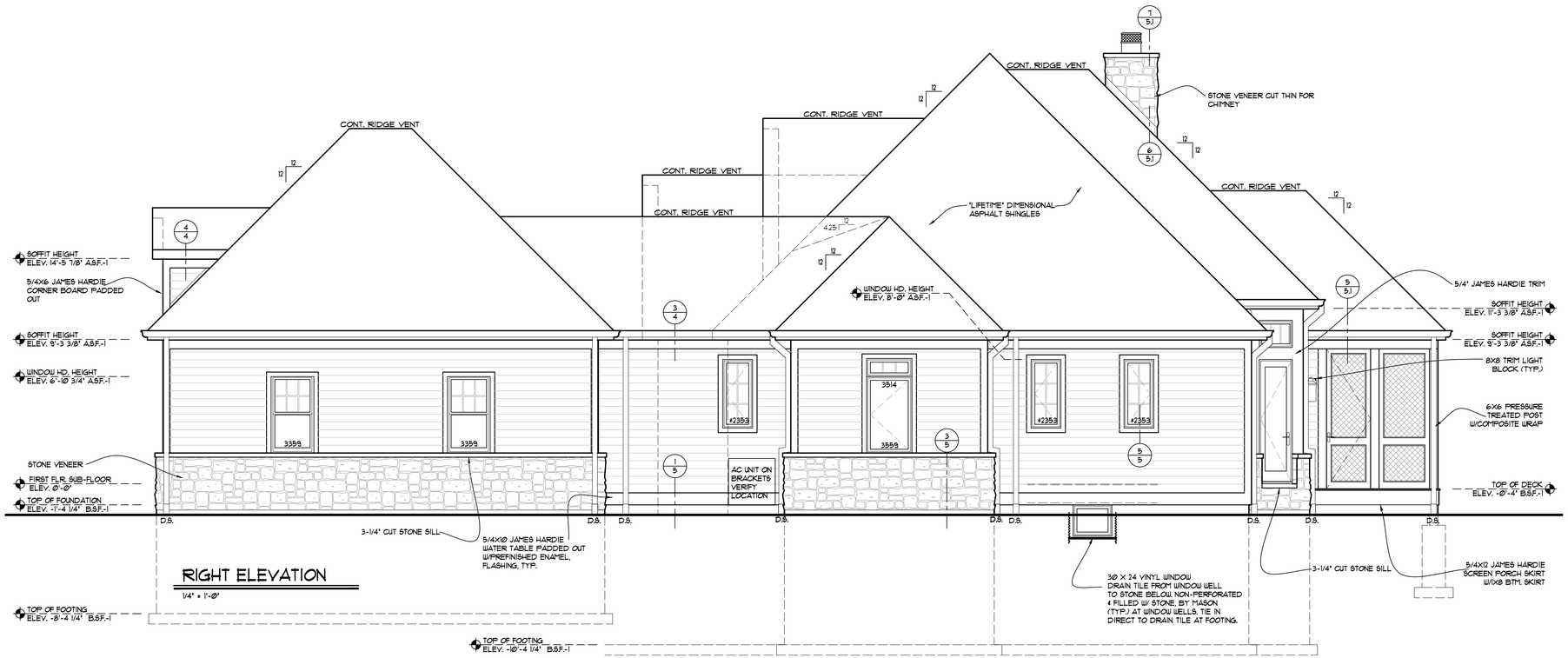
EXTERIOR ELEVATIONS

Attachment: Plans (6118 : Michael & Ann Regenfuss)



REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

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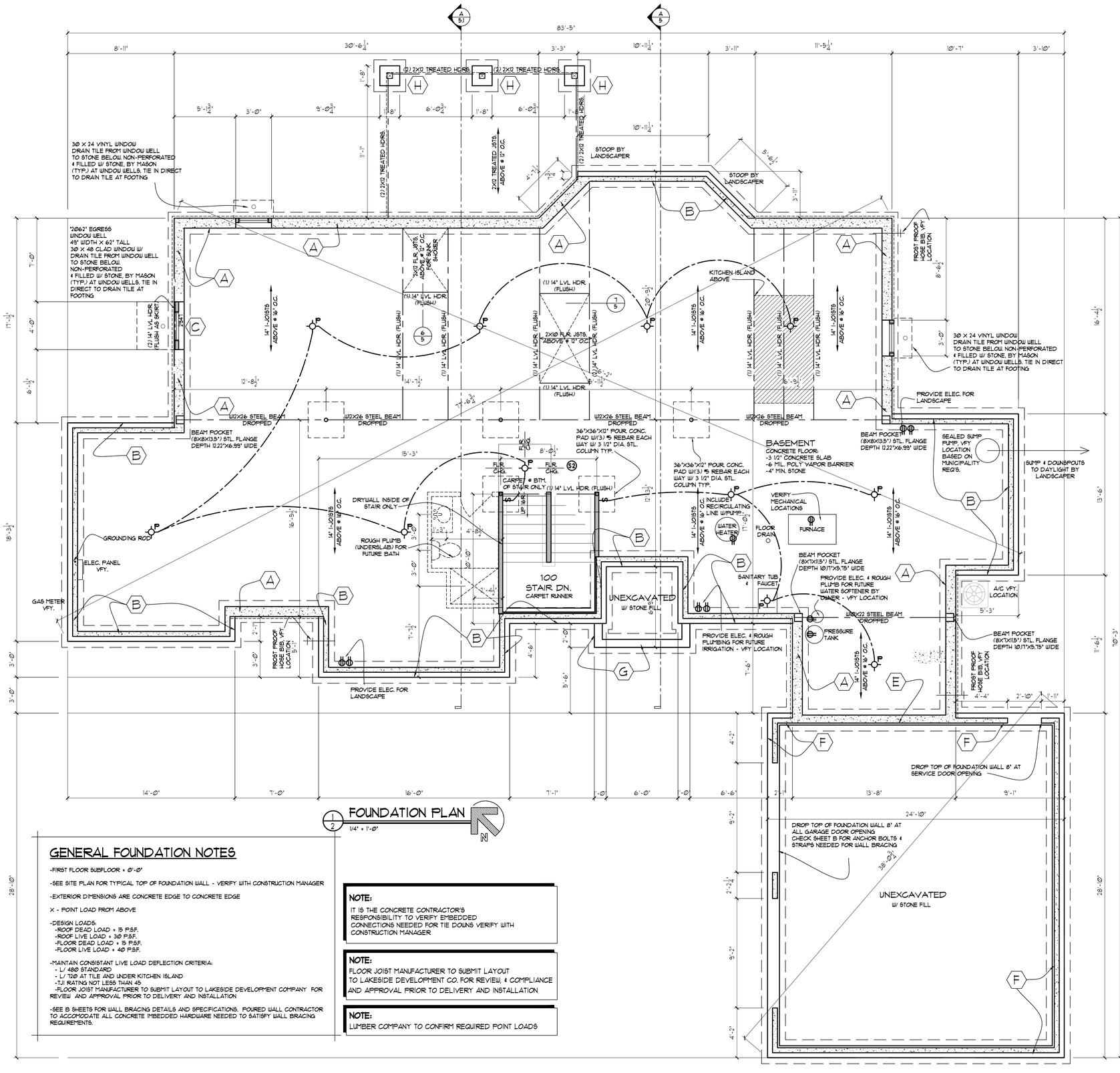
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1.1

EXTERIOR ELEVATIONS

Attachment: Plans (6118 : Michael & Ann Regenfuss)



FOUNDATION PLAN

1/4" = 1'-0"

GENERAL FOUNDATION NOTES

-FIRST FLOOR SUBFLOOR = 0'-0"

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

-EXTERIOR DIMENSIONS ARE CONCRETE EDGE TO CONCRETE EDGE

X - POINT LOAD FROM ABOVE

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

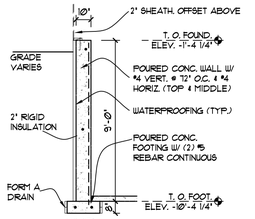
-MAINTAIN CONSISTANT LIVE LOAD DEFLECTION CRITERIA:
- - L/ 480 STANDARD
- - L/ 720 AT TILE AND UNDER KITCHEN ISLAND
- -TJI RATING NOT LESS THAN 45
- -FLOOR JOIST MANUFACTURER TO SUBMIT LAYOUT TO LAKESIDE DEVELOPMENT COMPANY FOR REVIEW AND APPROVAL PRIOR TO DELIVERY AND INSTALLATION

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

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

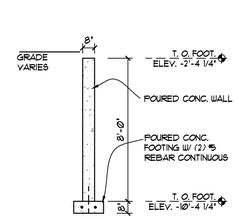
NOTE:
FLOOR JOIST MANUFACTURER TO SUBMIT LAYOUT TO LAKESIDE DEVELOPMENT CO. FOR REVIEW, & COMPLIANCE AND APPROVAL PRIOR TO DELIVERY AND INSTALLATION

NOTE:
LUMBER COMPANY TO CONFIRM REQUIRED POINT LOADS



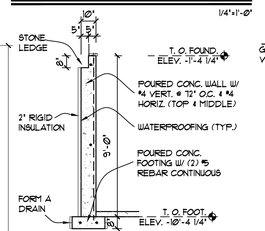
FOUNDATION A

1/4"=1'-0"



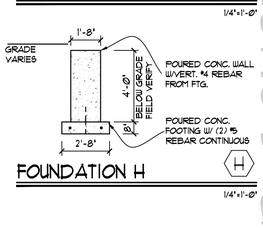
FOUNDATION G

1/4"=1'-0"



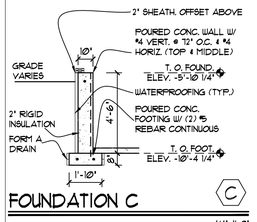
FOUNDATION B

1/4"=1'-0"



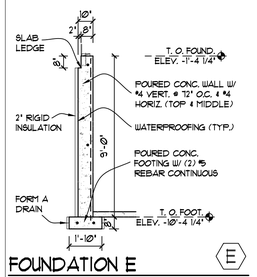
FOUNDATION H

1/4"=1'-0"



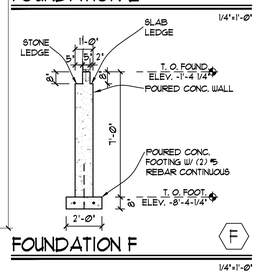
FOUNDATION C

1/4"=1'-0"



FOUNDATION E

1/4"=1'-0"



FOUNDATION F

1/4"=1'-0"

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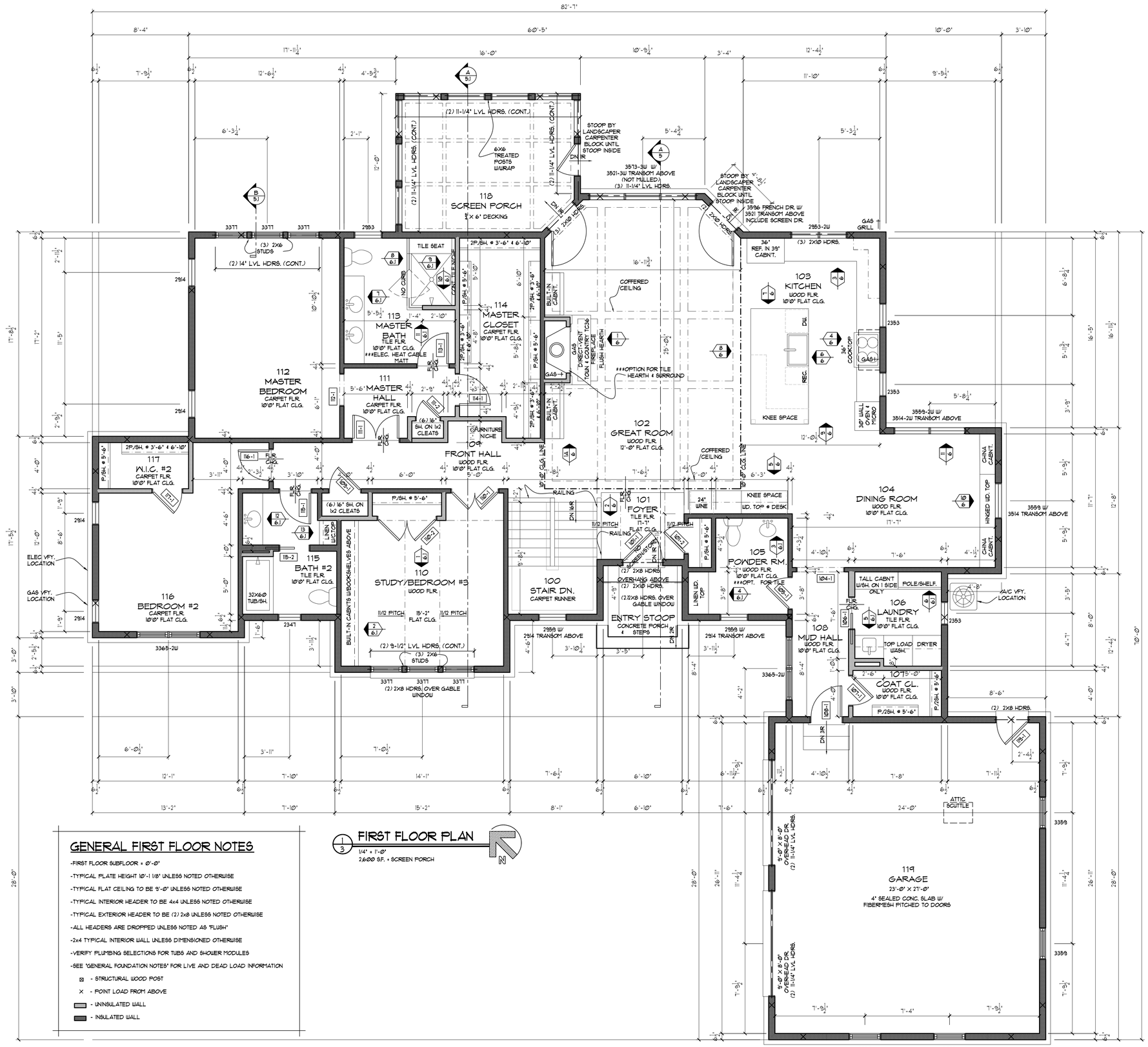
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2

FOUNDATION PLAN

Attachment: Plans (6118 : Michael & Ann Regenfuss)



GENERAL FIRST FLOOR NOTES

-FIRST FLOOR SUBFLOOR = 0'-0"
-TYPICAL PLATE HEIGHT 10'-1 1/8" UNLESS NOTED OTHERWISE
-TYPICAL FLAT CEILING TO BE 9'-0" UNLESS NOTED OTHERWISE
-TYPICAL INTERIOR HEADER TO BE 4x4 UNLESS NOTED OTHERWISE
-TYPICAL EXTERIOR HEADER TO BE (2) 2x8 UNLESS NOTED OTHERWISE
-ALL HEADERS ARE DROPPED UNLESS NOTED AS "FLUSH"
-2x4 TYPICAL INTERIOR WALL UNLESS DIMENSIONED OTHERWISE
-VERIFY PLUMBING SELECTIONS FOR TUBS AND SHOWER MODULES
-SEE "GENERAL FOUNDATION NOTES" FOR LIVE AND DEAD LOAD INFORMATION

⊠ - STRUCTURAL WOOD POST
× - POINT LOAD FROM ABOVE
▭ - UNINSULATED WALL
▬ - INSULATED WALL

3 FIRST FLOOR PLAN

1/4" = 1'-0"
2,600 S.F. + SCREEN PORCH

N

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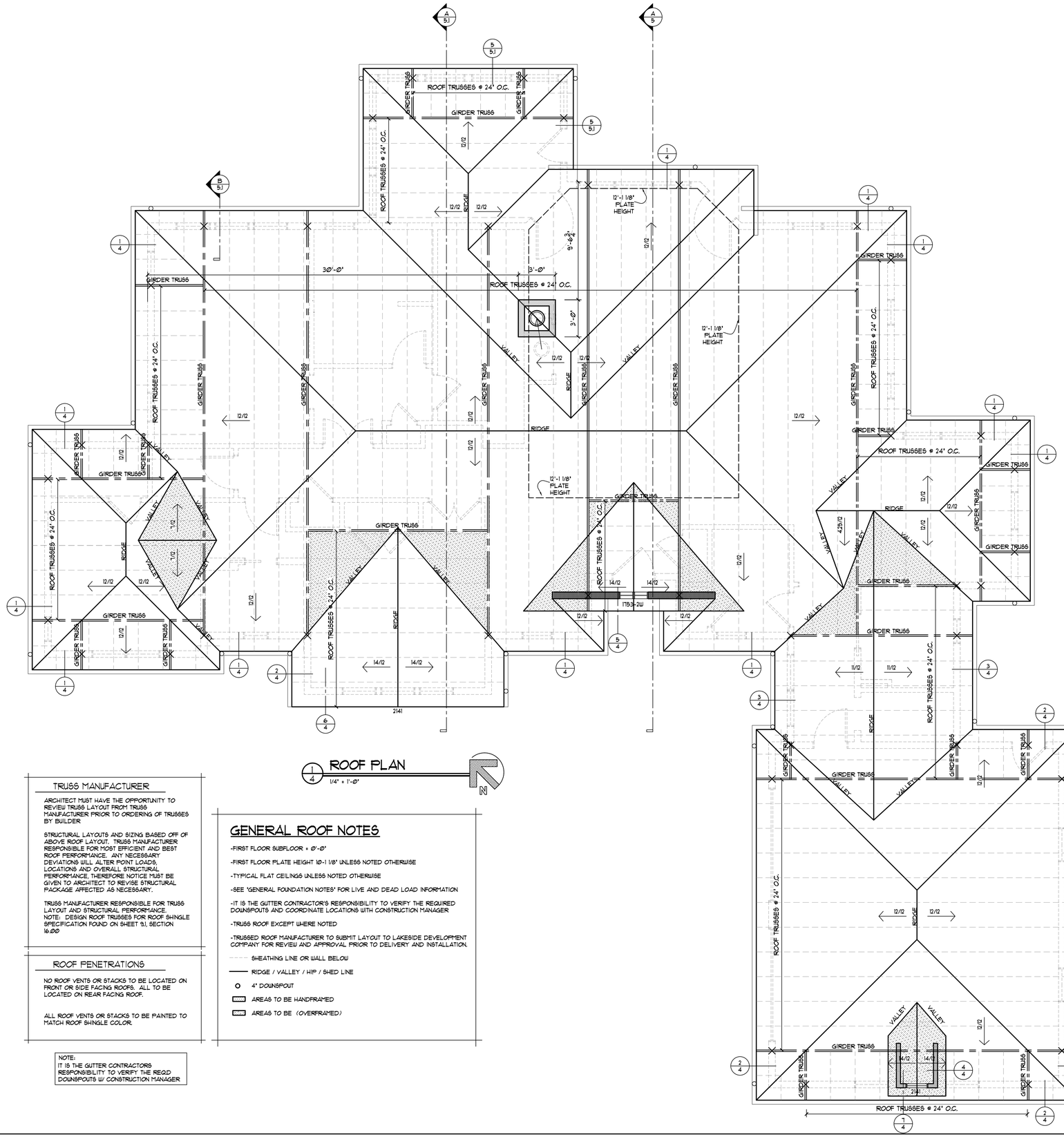
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3

FIRST FLOOR PLAN

Attachment: Plans (6118 : Michael & Ann Regenfuss)



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

TRUSS MANUFACTURER

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

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

TRUSS MANUFACTURER RESPONSIBLE FOR TRUSS LAYOUT AND STRUCTURAL PERFORMANCE.
NOTE: DESIGN ROOF TRUSSES FOR ROOF SHINGLE SPECIFICATION FOUND ON SHEET S1, SECTION 16000

ROOF PENETRATIONS

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

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

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

GENERAL ROOF NOTES

-FIRST FLOOR SUBFLOOR = 0'-0"

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

-TYPICAL FLAT CEILINGS UNLESS NOTED OTHERWISE

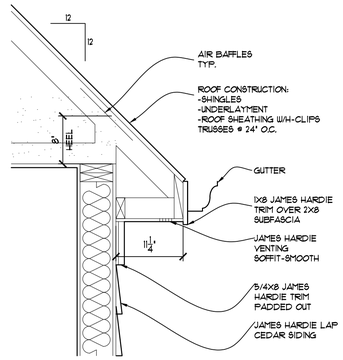
-SEE 'GENERAL FOUNDATION NOTES' FOR LIVE AND DEAD LOAD INFORMATION

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

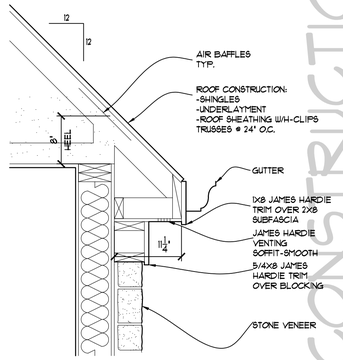
-TRUSS ROOF EXCEPT WHERE NOTED

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

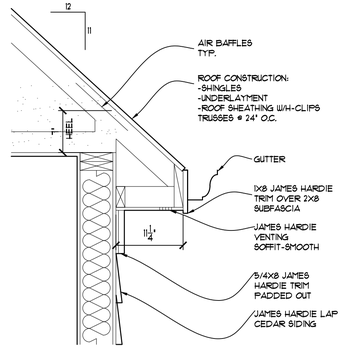
- SHEATHING LINE OR WALL BELOW
- RIDGE / VALLEY / HIP / SHED LINE
- 4" DOWNSPOUT
- AREAS TO BE HANDFRAMED
- AREAS TO BE (OVERFRAMED)



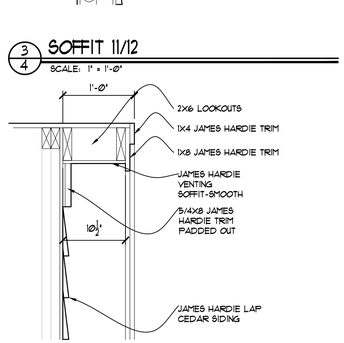
1/4 SOFFIT 12/12 TYP. @ SIDING
SCALE: 1" = 1'-0"

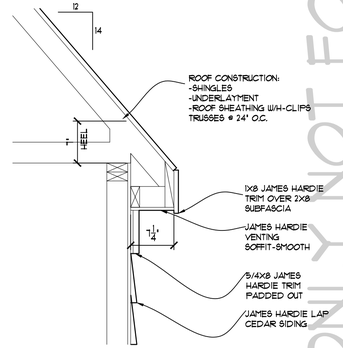


2/4 SOFFIT 12/12 TYP. @ STONE VENEER
SCALE: 1" = 1'-0"

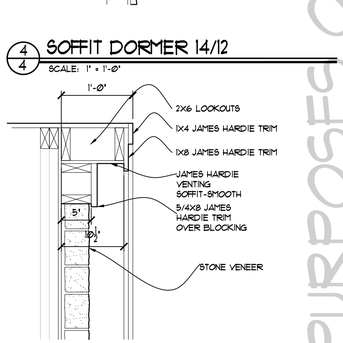


3/4 SOFFIT 11/12
SCALE: 1" = 1'-0"

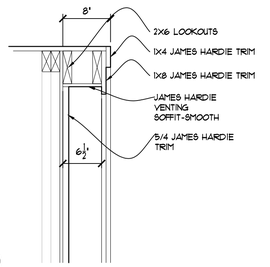




4/4 SOFFIT DORMER 14/12
SCALE: 1" = 1'-0"



5/4 GABLE END - SIDING
SCALE: 1" = 1'-0"



6/4 GABLE END - STONE
SCALE: 1" = 1'-0"

7/4 GABLE END - DORMER
SCALE: 1" = 1'-0"

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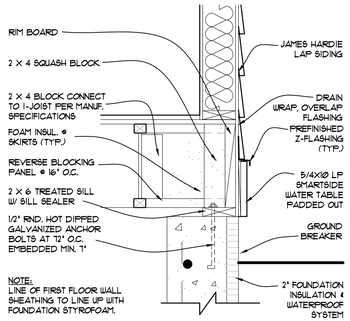
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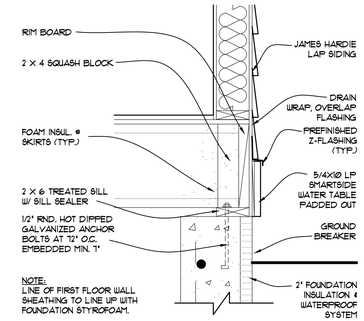
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ROOF PLAN

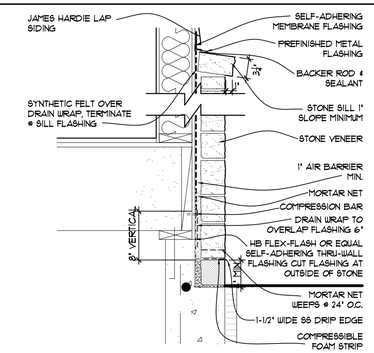
Attachment: Plans (6118 : Michael & Ann Regenfuss)



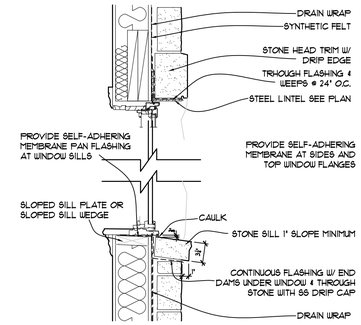
1/5 WATER TABLE DTL. - LAP SIDING
FLOOR FRAMING PARALLEL TO FOUNDATION WALL — SCALE 1" = 1'-0"



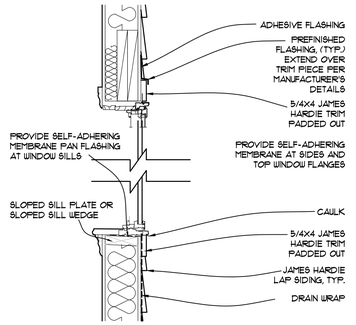
2/5 WATER TABLE DTL. - LAP SIDING
FLOOR FRAMING PERP. TO FOUNDATION WALL — SCALE 1" = 1'-0"



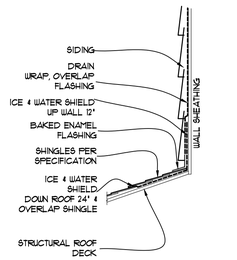
3/5 STONE DETAIL - TYP.
SCALE 1" = 1'-0"



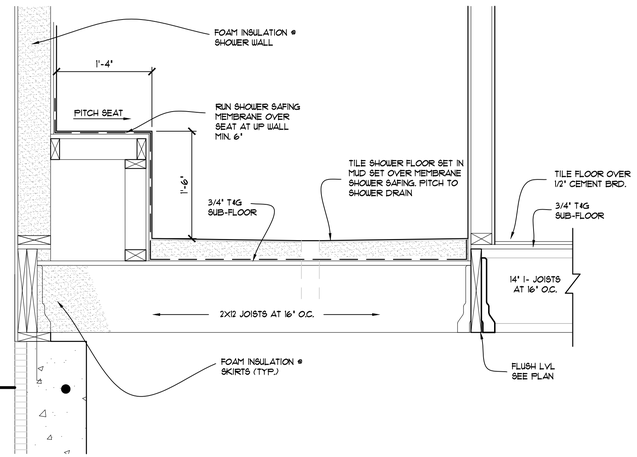
4/5 HEAD / SILL DETAIL - STONE
SCALE 1" = 1'-0"



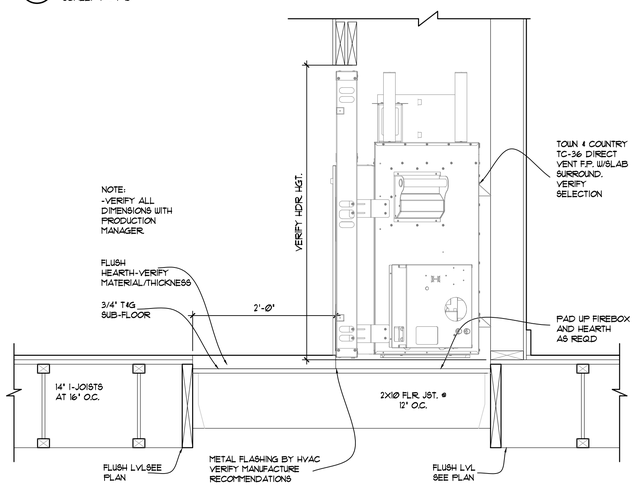
5/5 HEAD / SILL DETAIL - SIDING
SCALE 1" = 1'-0"



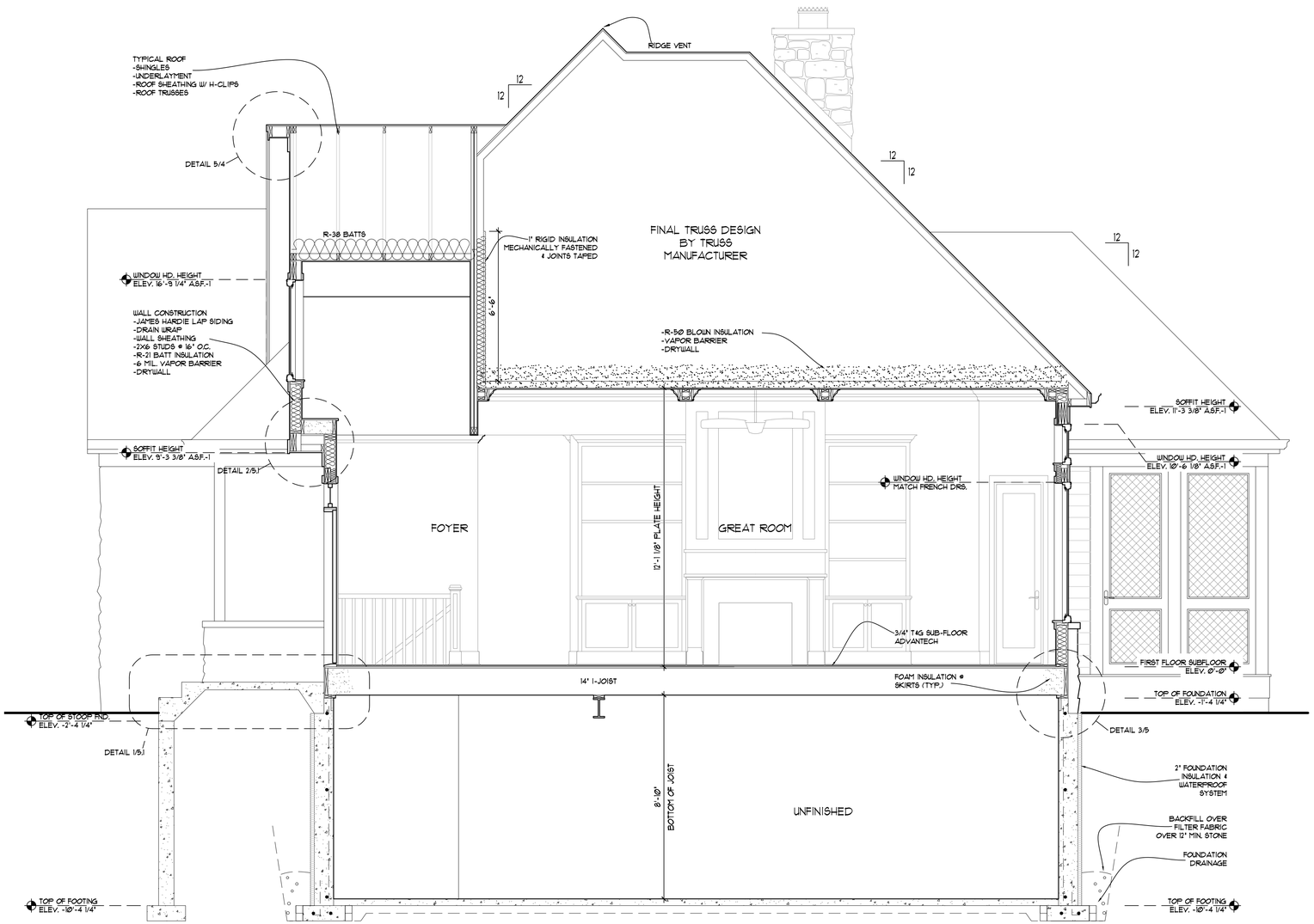
6/5 ROOF TO WALL DETAIL
SCALE 1" = 1'-0"



6/5 MASTER BATH SHOWER SECTION
SCALE: 1" = 1'-0"



7/5 GREAT ROOM FIREPLACE DETAIL
SCALE 1" = 1'-0"



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

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REVISIONS

REGENFUSS RESIDENCE
LOT 6 FOX FARMS
N. SILVER FOX DR.
MEQUON, WI

Lakeside Development Company
The finest in architecture & construction management
1500 W. Market Street Mequon, Wisconsin 53092
Tel: (262) 241-2300 Fax (262) 241-2310
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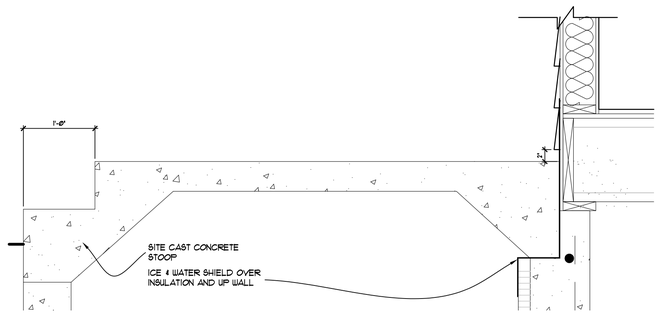
DATE: 19 MAR. 2021
JOB: 2023
DRAWN BY: TAR
CHECKED BY: TAR

ARC SUBMIT

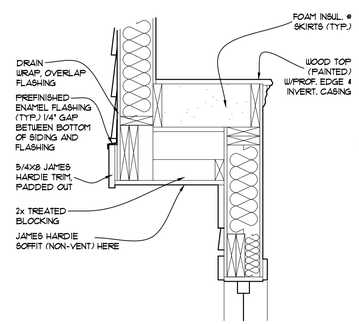
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SECTIONS & DETAILS

Attachment: Plans (6118 : Michael & Ann Regenfuss)

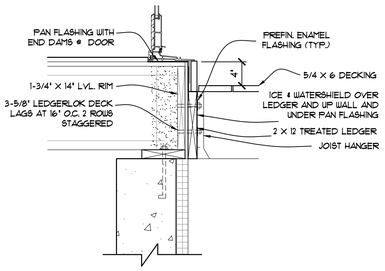


1 5.1 ENTRY STOOP DETAIL



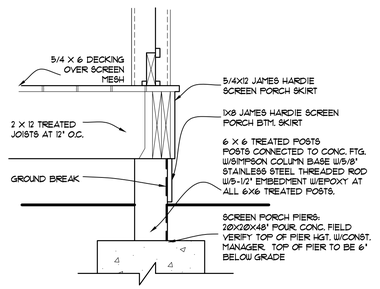
2 5.1 COVERED ENTRY STOOP DETAIL

SCALE 1" = 1'-0"



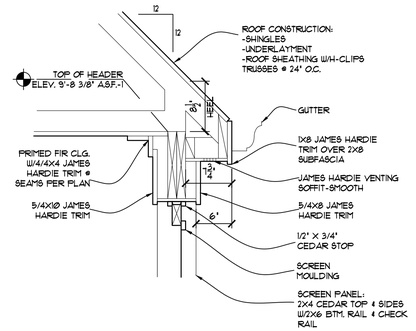
3 5.1 SCREEN PORCH LEDGER DETAIL

SCALE: 1" = 1'-0"



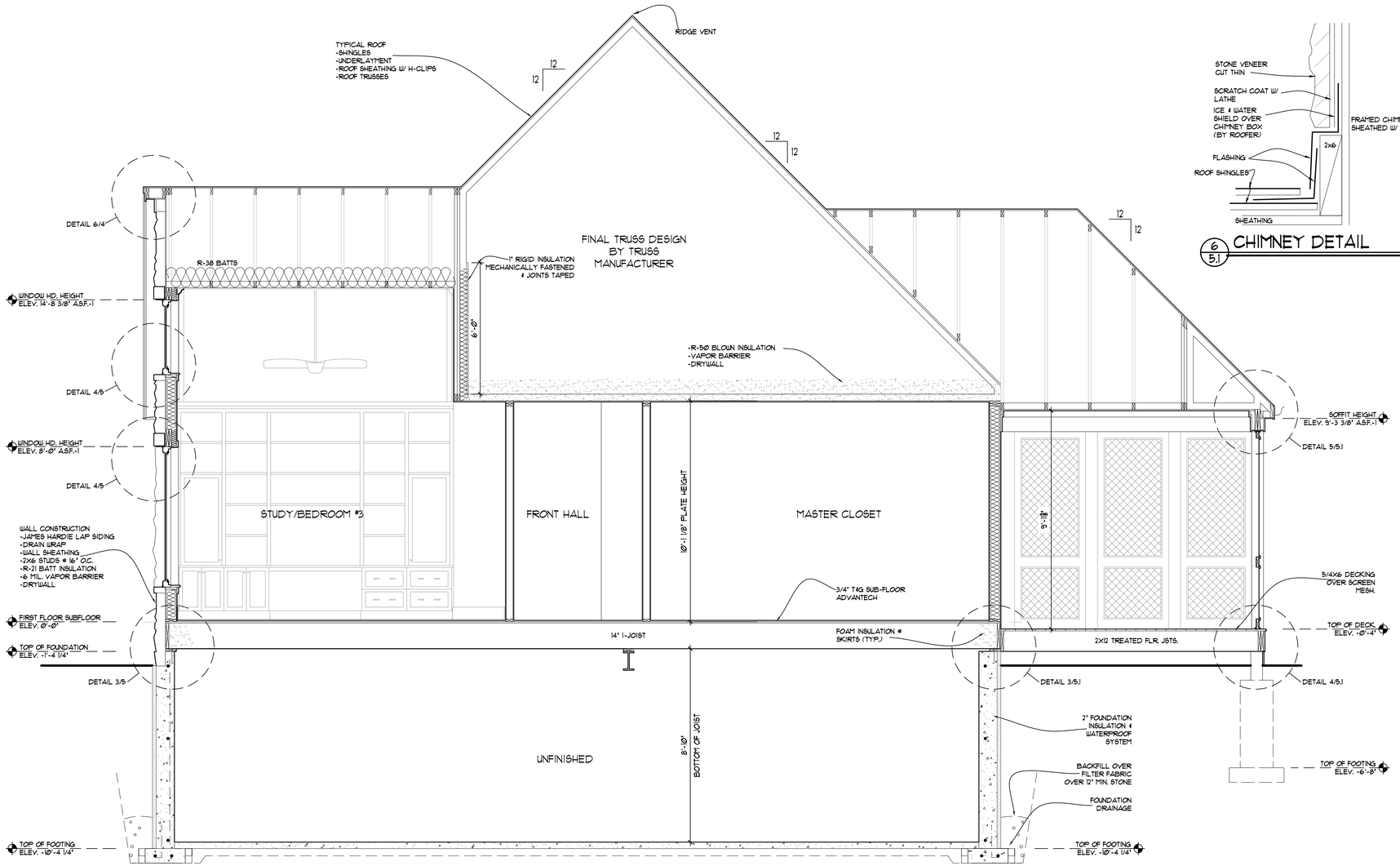
4 5.1 SCREEN PORCH LEDGER DETAIL

SCALE: 1" = 1'-0"



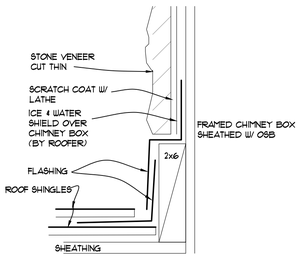
5 5.1 SCREEN PORCH SOFFIT DETAIL

SCALE: 1" = 1'-0"



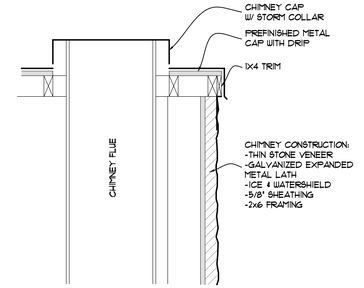
A 5.1 STUDY/SCREEN PORCH SECTION

3/8" = 1'-0"



6 5.1 CHIMNEY DETAIL

3"=1'-0"



7 5.1 CHIMNEY CAP DETAIL

SCALE 1" = 1'-0"

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DATE: 19 MAR. 2021
JOB: 2023
DRAWN BY: TAR
CHECKED BY: TAR

ARC SUBMIT

5.1

SECTIONS & DETAILS

Attachment: Plans (6118 : Michael & Ann Regenfuss)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 12, 2021**
SUBJECT: **Michael E. Van Treeck - New Single-Family Residence at 12765 N. Rotary Park Court**

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

Wisconsin's Home Building Team
Contact Us: 262-246-0330

Builder: Demlang Builders Inc.
Homeowner: Michael Van Treeck
Proposed Location: 12765 N. Rotary Park Ct. Mequon, WI

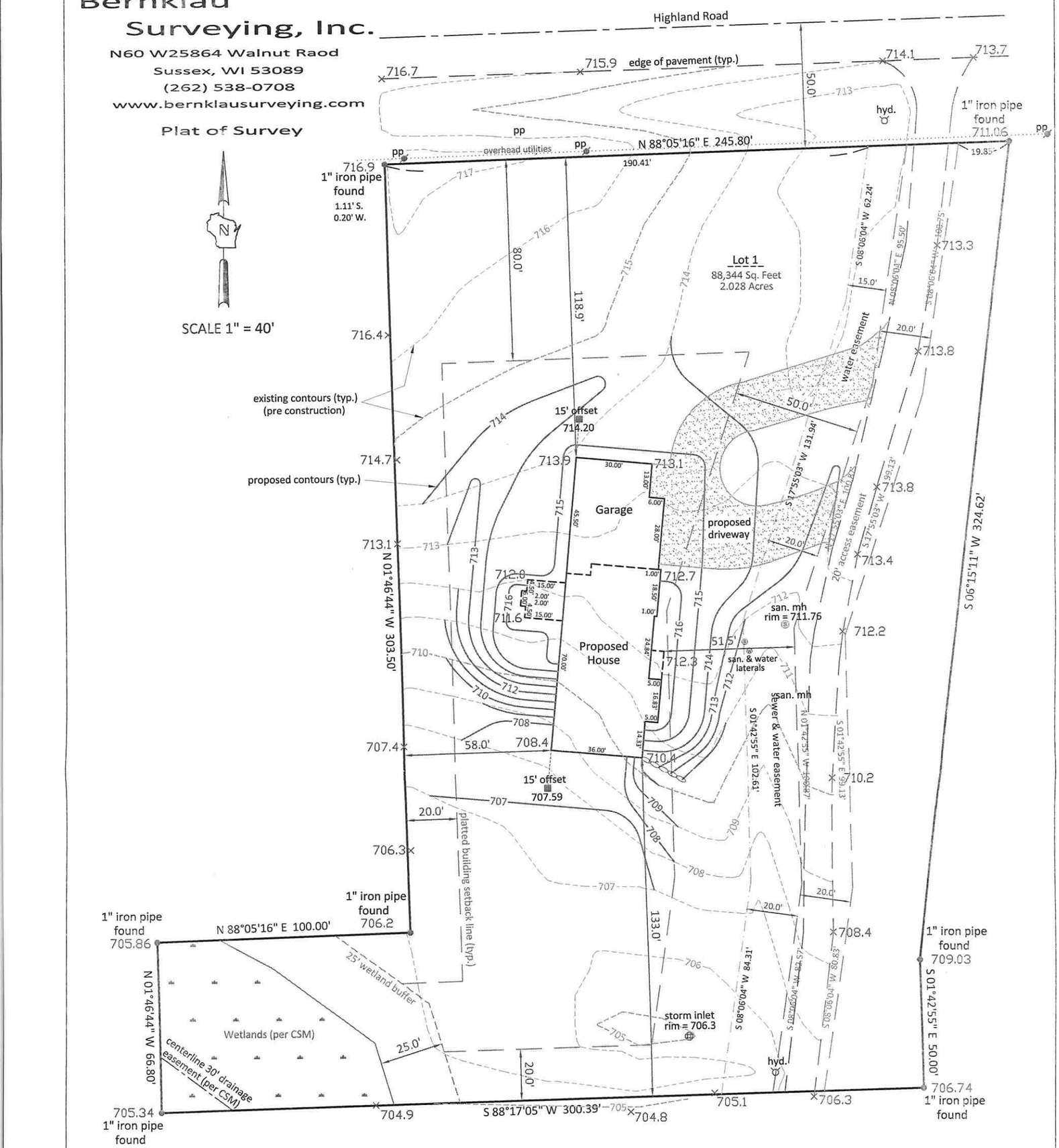
Statement of Intent

Our intent is to build a single-family ranch style residential house 2,681 sq ft for main level on a 2.028-acre lot on N. Rotary Park Ct. We will have a finished lower level of 1,547 sq ft. The house will have combination of natural stone veneer, cement board siding, and cedar accents. The front elevation will have carriage style garage doors with windows to enhance the front elevation. The home will have a partial exposure due to the grade of the lot, that will be sided to match all elevations. Please refer to attached plans.

Attachment: Statement of Intent (6119 : Michael E. Van Treeck)

Bernklau
Surveying, Inc.
N60 W25864 Walnut Raod
Sussex, WI 53089
(262) 538-0708
www.bernklausurveying.com

Plat of Survey



Survey Notes:

Offsets shown to the proposed house foundation.

Easements shown hereon are derived from the recorded Subdivision Plat or Certified Survey Map. This survey does not guarantee location or existence of any other easements that may be part of this property. A Title Policy was not provided to Bernklau Surveying, Inc.

Some physical features & contours may have been omitted on this survey due to significant snow depth.

Suggested yard grade = 716.67/715.67/707.67

Suggested top of main foundation elevation = 717.33

Suggested garage floor elevation = 716.00 (1' drop)

Suggested top main of footing elevation = 708.33 (9' wall)

Prepared for:
Demlang Builders, Inc.
N67 W27770 Moraine Drive
Sussex, WI 53089

Owner: Van Treeck

Lot 1, Certified Survey Map No. 3591, being a re-division of Lot 1 of Certified Survey Map No. 2688, recorded in Volume 19, Page 216, being a part of the NW ¼ of the NW ¼ of Section 13, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

I, Thomas M. Bernklau, Professional Land Surveyor, certify that I have surveyed the above described property to the official records, to the best of my knowledge and belief, and that the map shown hereon is a true representation thereof, and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, and all visible encroachments, if any.

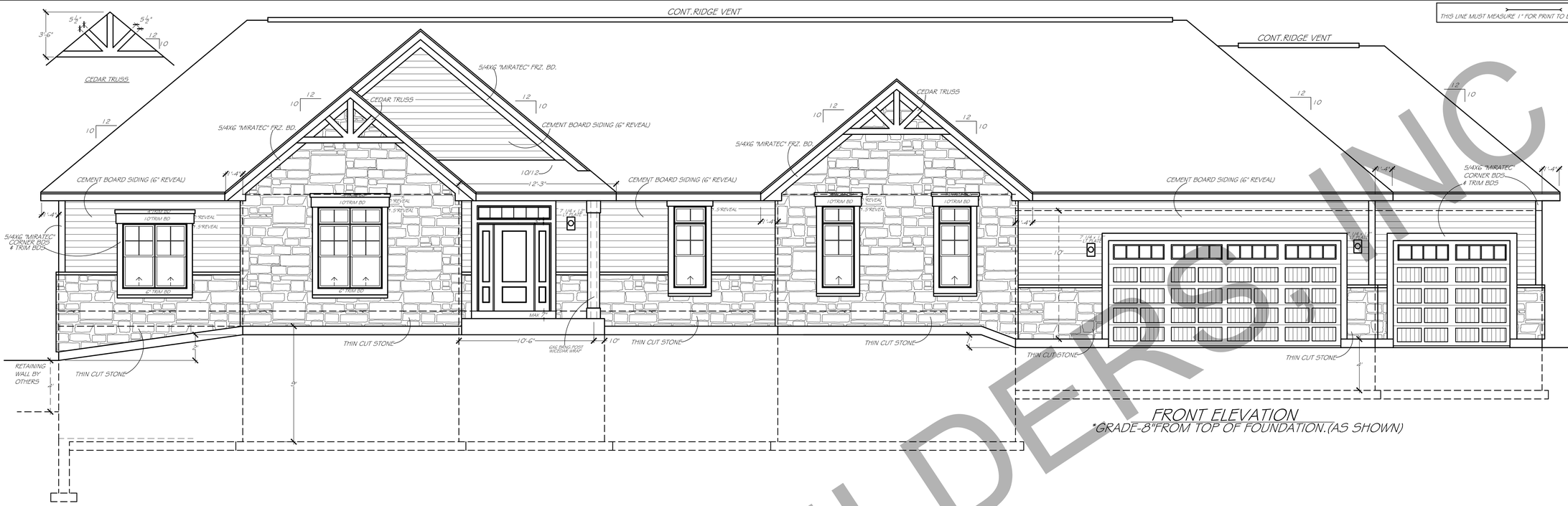
This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage or guarantee title thereto, within one year hereof.

Date February 15, 2021
Revised February 23, 2021
Revised March 15, 2021

WISCONSIN THOMAS M. BERNKLAU S-2147 LAND SURVEYOR

Thomas M. Bernklau, PLS - 2147

PN 4243-21



FRONT ELEVATION
*GRADE-8"FROM TOP OF FOUNDATION.(AS SHOWN)



BACK ELEVATION
*GRADE-8"FROM TOP OF FOUNDATION.(AS SHOWN)

DEMLANG BUILDERS, INC.

THESE PLANS ARE NOT FINAL UNLESS STAMPED FINAL BY BLDR.

THIS LINE MUST MEASURE 1" FOR PRINT TO BE CORRECT SCALE

MICHAEL VAN TREECK RESIDENCE

FRONT & BACK ELEVATIONS

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

3.4.21

PAGE 1 OF

IT IS OUR DUTY TO NOTIFY YOU, WITH WRITTEN NOTICE, IF ANYTHING AFFECTS PLANS AND CHECKING THEY OR DIMENSIONAL STRUCTURAL AND GENERAL ACCURACY. THE CONTRACTOR DIMENSIONS OF THESE TRUSS AND BE RESPONSIBLE

DUE TO UNFORESEEN CIRCUMSTANCES, DEMLANG BUILDERS RESERVES THE RIGHT TO MODIFY ADD OR DELETE ANY PLAN DETAILS OR SPECIFICATIONS WITHOUT PRIOR NOTICE.

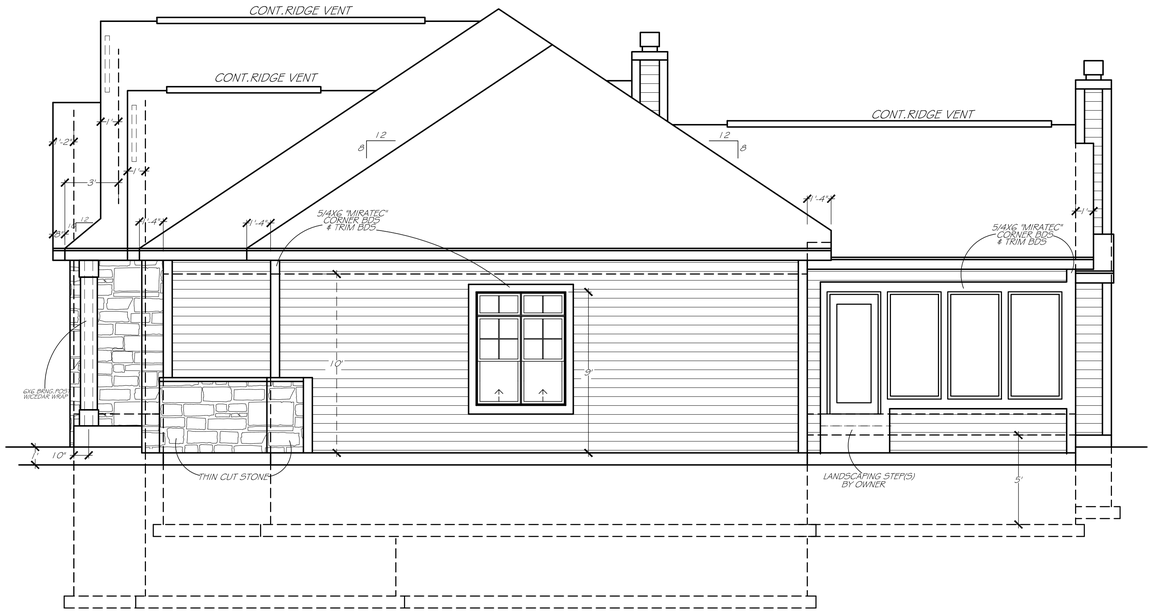
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THE DAWSON

DEMLANG BUILDERS, INC.
N67 W277710 MORAINE DRIVE
SUSSEX, WI 53089
(262) 246-0330

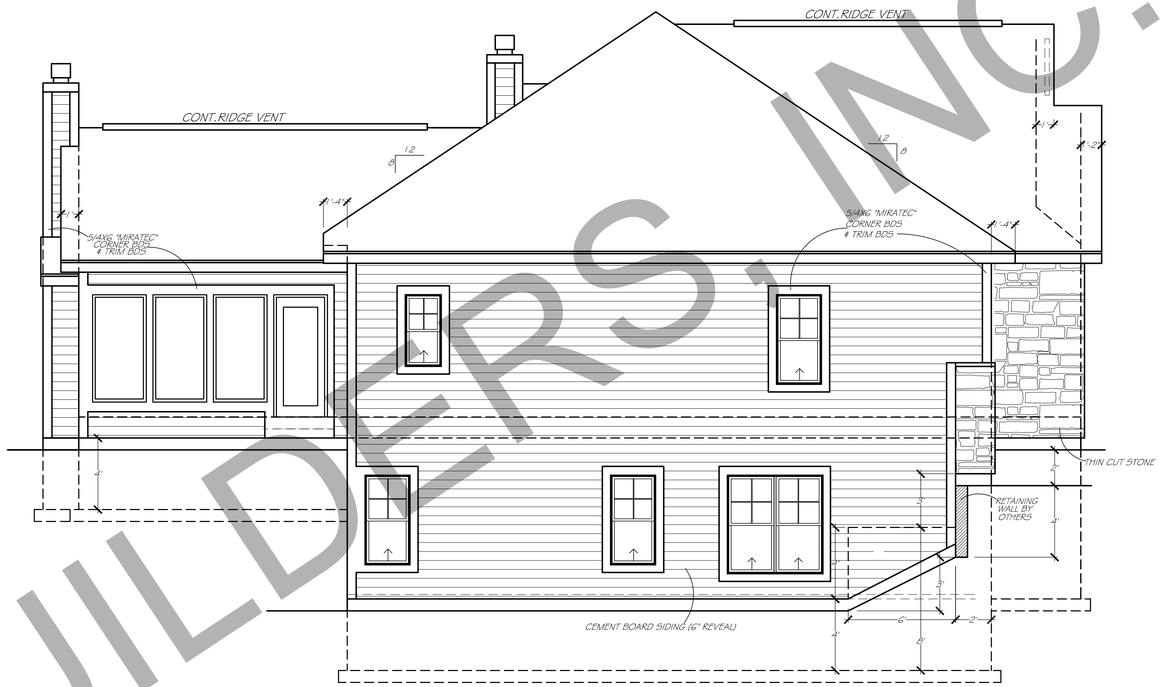
Attachment: Plans (6119 : Michael E. Van Treeck)

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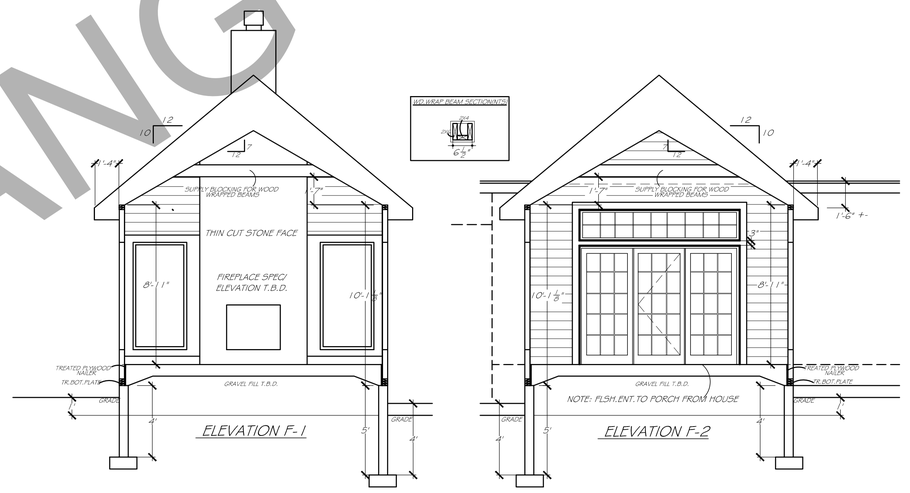
RIGHT SIDE ELEVATION

*GRADE-8"FROM TOP OF FOUNDATION.(AS SHOWN)



LEFT SIDE ELEVATION

*GRADE-8"FROM TOP OF FOUNDATION.(AS SHOWN)



DEMLANG BUILDERS INC.

THESE PLANS ARE NOT FINAL UNLESS STAMPED FINAL BY BUILDER

MICHAEL VAN TREECK RESIDENCE

FRONT & BACK ELEVATIONS

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

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS TO ASSURE ACCURACY, THE CONTRACTOR STRUCTURAL AND GENERAL ACCURACY, THE CONTRACTOR SHOULD REVIEW AND BE RESPONSIBLE FOR ALL DIMENSIONS OF THESE PLANS AND BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES.

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(6119 : Michael E. Van Treeck)

THE DAWSON

DEMLANG BUILDERS, INC.
N67 W27770 MORAINE DRIVE
SUSSEX, WI 53089
(262) 246-0330

Attachment: Plans

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MICHAEL VAN TREECK RESIDENCE

FOUNDATION

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

3.4.21

PAGE 3 OF

ALTHOUGH ALL EFFORTS HAVE BEEN MADE IN PREPARING THESE PLANS AND SPECIFICATIONS TO PROVIDE A FUNCTIONAL AND STRUCTURAL AND GENERAL ACCURACY, THE CONTRACTOR OR OWNER SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS OF THEIR TASK AND BE RESPONSIBLE

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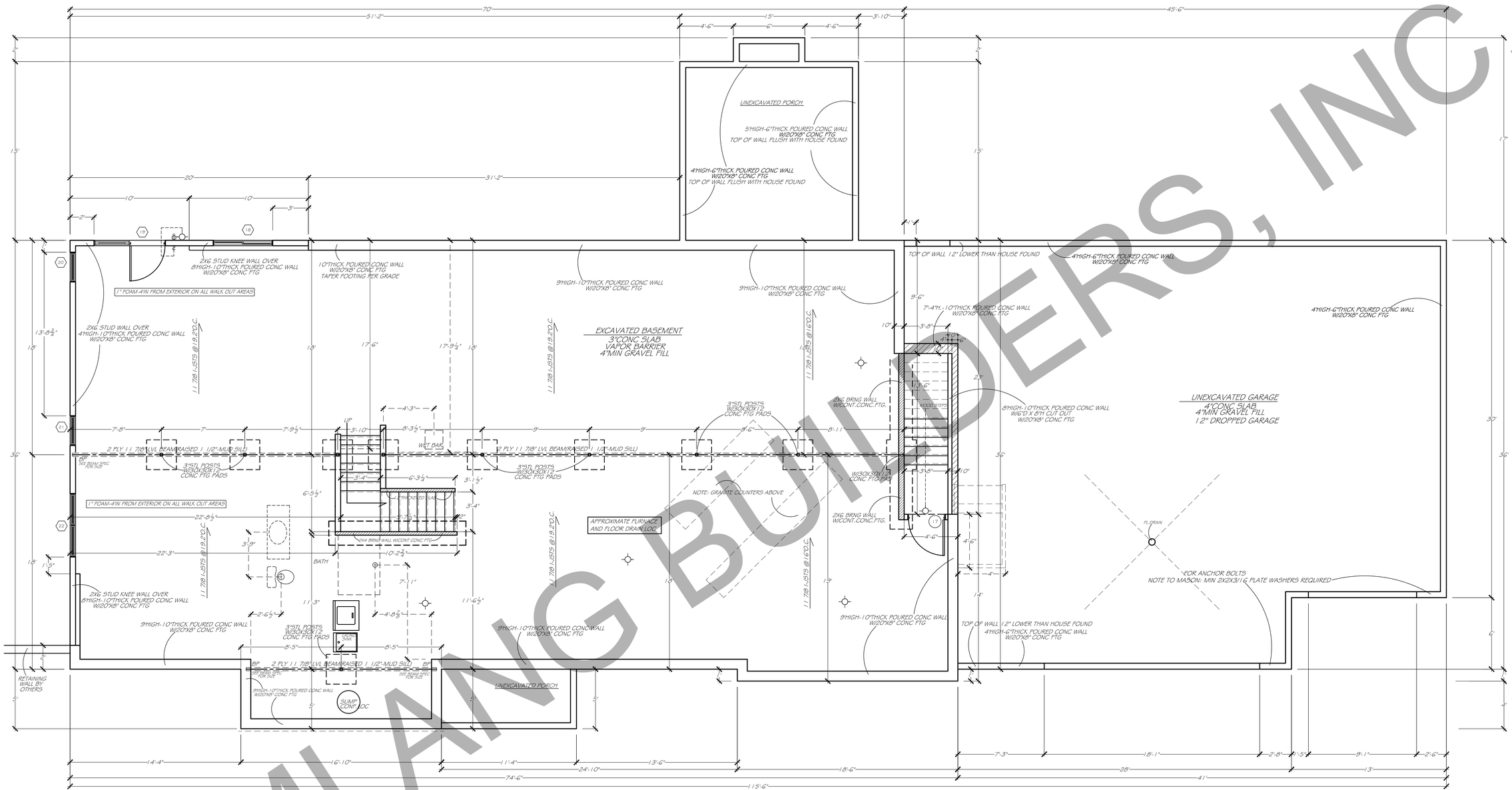
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Attachment: Plans (6119 : Michael E. Van Treeck)

THE DAWSON

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SUSSEX, WI 53089
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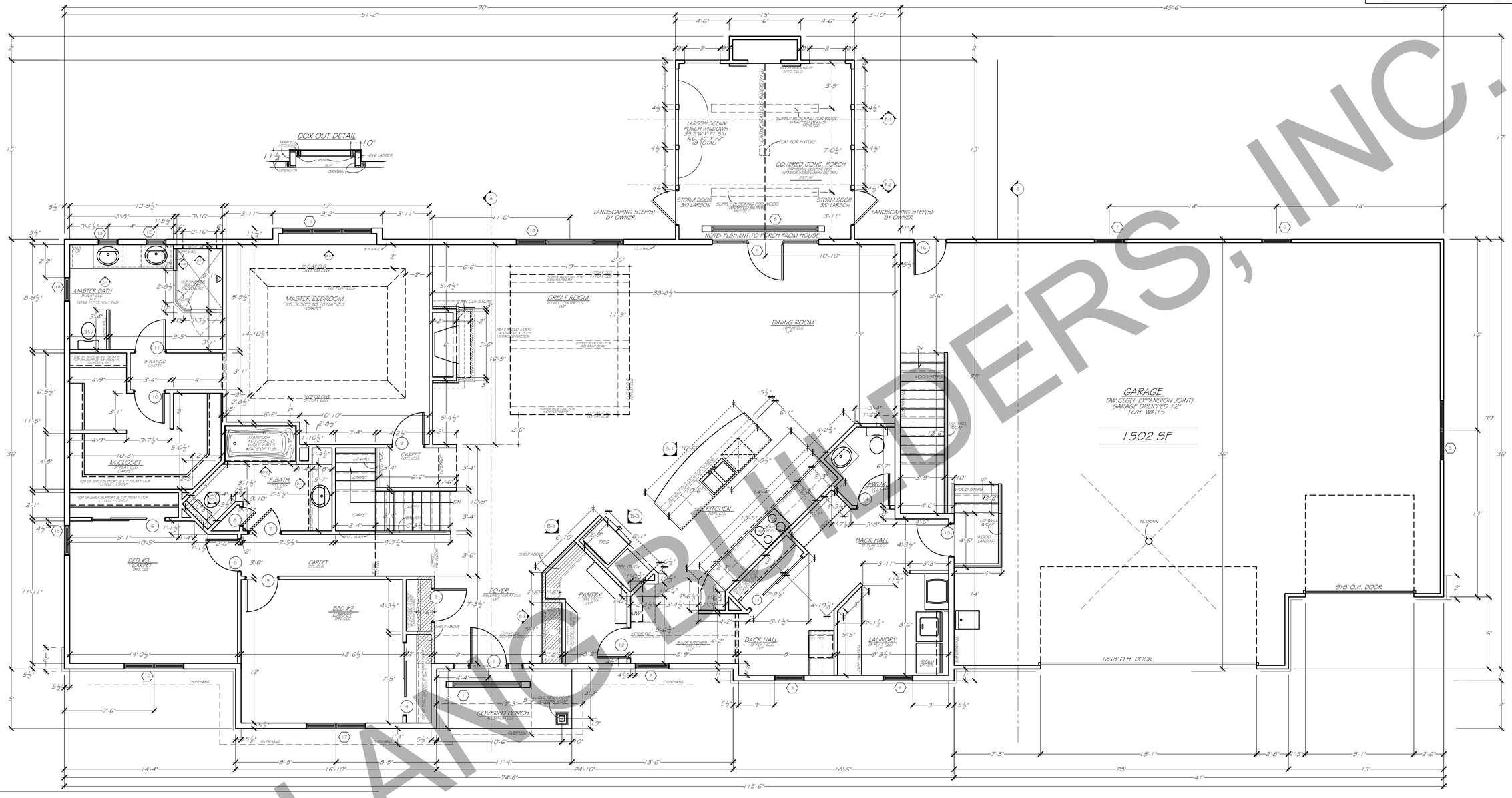
DEMLANG BUILDERS



ALL EXPOSED, SIDED WALLS ON CONCRETE ARE TO HAVE FURRING STRIPS

DEMLANG BUILDERS, INC.

THIS LINE MUST MEASURE 1" FOR PRINT TO BE CORRECT SCALE



DOOR SCHEDULE

MARK	DOOR SIZE WD	DOOR SIZE HGT	HINGE PULL SIDE	Style	Remarks	FIRE
001	3'-0"	6'-8"	Right	Hinged – Single	Western O82CLR1 w/(2)14"SLO37CLR1 Sidelites w/tecton frame (r.o. 5'-9" x 6'-10 1/4" from fin.ft) Cust. Window Trans. above (see window Schedule)	--
002	2'-8"	6'-8"	Right	Hinged – Single	--	--
003	2'-8"	6'-8"	Left	Hinged – Single	--	--
004	PR 3'-0"	6'-8"	Right	Sliding – Double	--	--
005	2'-8"	6'-8"	Left	Hinged – Single	--	--
006	PR 3'-0"	6'-8"	Right	Sliding – Double	--	--
007	2'-8"	6'-8"	Right	Hinged – Single	--	--
008	1'-6"	6'-8"	Left	Hinged – Single	--	--
009	2'-8"	6'-8"	Left	Hinged – Single	--	--
010	2'-6"	6'-8"	Right	Hinged – Single	--	--
011	2'-6"	6'-8"	Left	Hinged – Single	--	--
012	2'-6"	6'-8"	Right	Hinged – Single	Glass Panel Door	--
013	PR 3'-0"	6'-8"	Left	Sliding – Double	--	--
014	2'-8"	6'-8"	Left	Hinged – Single	--	--
015	2'-8"	6'-8"	Left	Hinged – Single	Western W422 Steel (r.o. 2'-10 3/8" x 6'-10 1/2" from fin.ft)	20 MIN
016	2'-8"	6'-8"	Left	Hinged – Single	Western Paneled Steel (r.o. 2'-10 3/8" x 6'-10 1/2" from fin.ft)	--
017	3'-0"	6'-8"	Right	Hinged – Single	Western Fish Steel (r.o. 3'-2 3/8" x 6'-10 1/4" from fin.ft)	20 MIN
018	2'-8"	6'-8"	Left	Hinged – Single	--	--
019	2'-8"	6'-8"	Right	Hinged – Single	--	--
020	2'-8"	6'-8"	Left	Hinged – Single	--	--
021	2'-8"	6'-8"	Right	Hinged – Single	--	--

WINDOW SCHEDULE

MARK	MANUFACTURER/TYPE	CALLOUT NUMBER	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	REMARKS
001	Windgate Custom Transom	Custom Transom	5'-8 3/4"	1'-1"	Custom Front Door Transom (unit dimension width is 5'-8 5/8") Door and transom unit dimensions to be the same width 3"spacer between door and transom
002	Windgate Single Hung w/Transom	_2-10x1-4-1w Trans over 2-10x5-0-1w SH	2'-10"	6'-4"	Place top R.O. 8'-2" from floor. Temp GL. lower unit only
003	Windgate Single Hung w/Transom	_2-6x1-4-1w Trans over 2-6x5-0-1w SH	2'-6"	6'-4"	Place top R.O. 8'-2" from floor.
004	Windgate Single Hung w/Transom	_2-6x1-4-1w Trans over 2-6x5-0-1w SH	2'-6"	6'-4"	Place top R.O. 8'-2" from floor.
005	Windgate Single Hung w/Transom	_2-6x1-4-2w Trans over 2-6x5-0-2w SH	5'-0"	6'-4"	Place top of R.O. 9' from bottom plate
006	Windgate Single Hung w/Transom	_2-6x1-4-1w Trans over 2-6x5-0-1w SH	2'-6"	6'-4"	Place top of R.O. 9' from bottom plate
007	Windgate Single Hung w/Transom	_2-6x1-4-1w Trans over 2-6x5-0-1w SH	2'-6"	6'-4"	Place top of R.O. 9' from bottom plate
008	Windgate Custom Transom	Custom Transom	8'-10 15/16"	1'-9"	3" spacer between door and transom
009	Andersen A Single Hinged Door Triple Unit	__FWH081168 UNIT A SERIES	8'-11"	6'-8"	3" spacer between door and transom.
010	Windgate Picture w/Flanking Single Hungs w/Transoms above	_2-6x2-0-1wTrans 4-0x2-0-1wTrans 2-6x1-2-0wTrans over 2-6x5-0-1wSH 4-0x5-0P 2-6x5-0-1wSH	9'-0"	7'-0"	Place top R.O. 8'-8" from floor. (Top to match adjacent patio door/transom) 3" spacer between door and transom
011	Windgate Single Hung w/Transom	__2-6 x 1-4 (3) Trans over 2-6 x 5-0 (3) SH	7'-6"	6'-4"	Place top R.O. 7'-8 3/8" from floor. (For casing/9 1/4" hdr. clearance due to box out)
012	Windgate Transom	_1-8x1-6 Transom	1'-8"	1'-6"	Place top R.O. 8'-2" from floor.
013	Windgate Transom	_1-8x1-6 Transom	1'-8"	1'-6"	Place top R.O. 8'-2" from floor.
014	Windgate Single Hung	_2-0x3-6-1w SH	2'-0"	3'-6"	
015	Windgate Single Hung	_2-6x5-0-1w SH	2'-6"	5'-0"	
016	Windgate Single Hung	_2-6x5-0-2w SH	5'-0"	5'-0"	
017	Windgate Single Hung w/Transom	_2-6x1-4-2w Trans over 2-6x5-0-2w SH	5'-0"	6'-4"	Place top R.O. 8'-2" from floor.
018	Windgate Slide By	_5-0 x 3-0 Slide By	5'-0"	3'-0"	
019	Andersen 400 Single Hinged Door Double Unit	_FWH6068 Sing Swing	6'-0"	6'-8"	
020	Windgate Single Hung	_2-6x5-0-1w SH	2'-6"	5'-0"	
021	Windgate Single Hung	_2-6x5-0-1w SH	2'-6"	5'-0"	
022	Windgate Single Hung	_2-8x5-6-2w SH	5'-4"	5'-6"	

NOTE: WALL DIMENSIONS-DIM. P/PLAN

ALL 5 1/2" DIMENSIONED HOUSE EXT. WALLS
1/2" SHEATHING RUNS PAST FOUNDATION

3 1/2" THICK HOUSE INT. WALLS
(UNLESS OTHER NOTED).

ALL 3 1/2" DIMENSIONED GARAGE WALLS
1/2" SHEATHING RUNS PAST FOUNDATION

GENERAL NOTES

ELECTRICAL LOCATIONS ARE SUBJECT TO CHANGE P/STRUCTURE & CODE

STAIRCASE TREADS & RISERS TO BE VERIFIED PER CONDITIONS ON SITE
-TREADS TO MAINTAIN A MIN. 9 1/4" MEASURED HORIZONTALLY FROM NOSING TO NOSING.
-RISERS NOT TO EXCEED 8" MEASURED VERTICALLY FROM TREAD TO TREAD.

DEMLANG BUILDERS, INC.

THESE PLANS ARE NOT FINAL UNLESS STAMPED FINAL BY BLDR.

FLOOR PLAN

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

3.4.21

PAGE 4 OF

ALTHOUGH ALL EFFORTS HAVE BEEN MADE IN PREPARING THESE PLANS TO PROVIDE ACCURATE, STRUCTURAL AND GENERAL ACCURACY, THE CONTRACTOR OR OWNER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THEIR TASK AND BE RESPONSIBLE FOR THE SAME.

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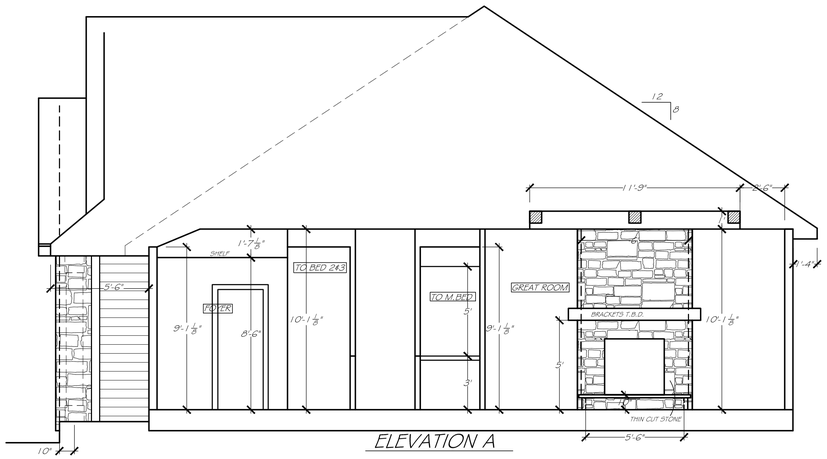
THE DAWSON

DEMLANG BUILDERS, INC.
N67 W27770 MORAINE DRIVE
SUSSEX, WI 53089
(262) 246-0330

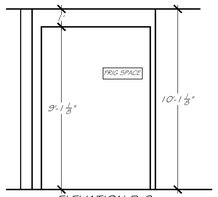
Attachment: Plans (6119 : Michael E. Van Treeck)

THIS LINE MUST MEASURE 1" FOR PRINT TO BE CORRECT SCALE

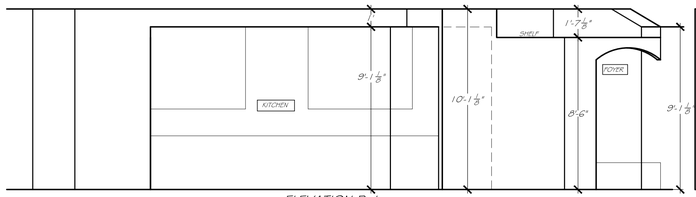
THESE PLANS ARE NOT FINAL UNLESS STAMPED FINAL BY BUILDER



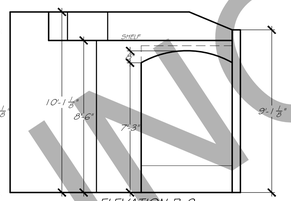
ELEVATION A



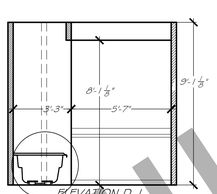
ELEVATION B-3



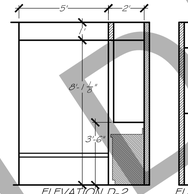
ELEVATION B-1



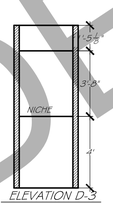
ELEVATION B-2



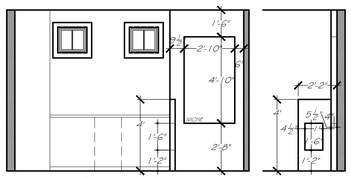
ELEVATION D-1



ELEVATION D-2

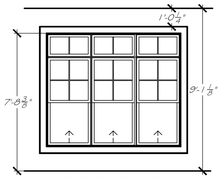


ELEVATION D-3



M.BATH-ELEVATION E-1

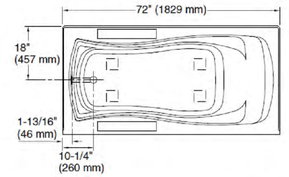
E-2



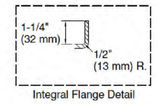
M.BED-ELEVATION E-3

KOHLER

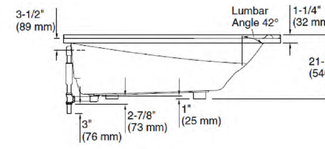
Mariposa®
72" x 36" alcove bath
K-1259-L

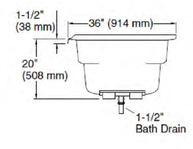


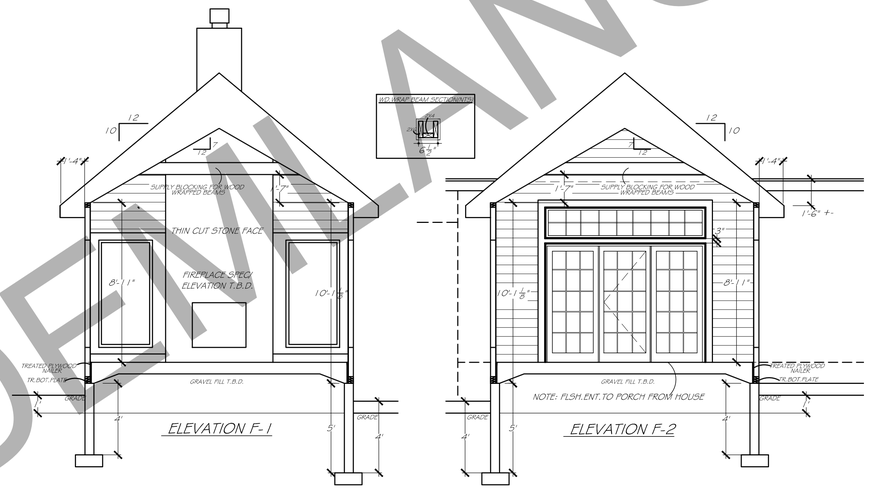
No change in measurements if connected with drain illustrated. (K-7166-AF)
Recommended Faucet Location



Integral Flange Detail

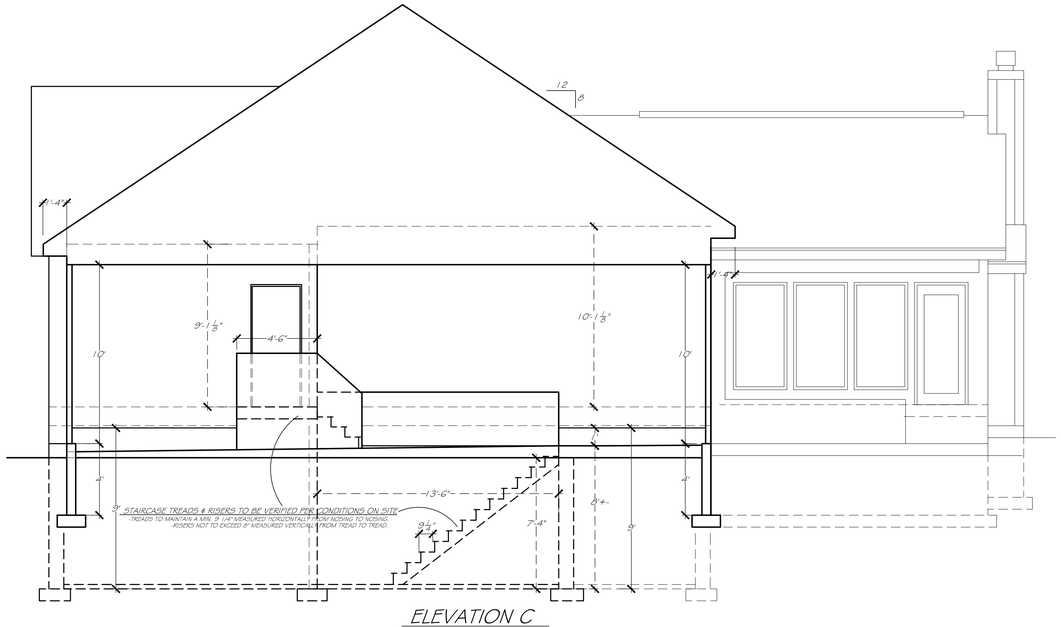






ELEVATION F-1

ELEVATION F-2



ELEVATION C

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ATTACHED FLOOR PLANS HAVE BEEN MADE IN PREPARING STRUCTURAL AND GENERAL ACCURACY. THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO CHECK ALL DIMENSIONS OF THESE PLANS AND BE RESPONSIBLE

DUE TO UNAVOIDABLE SLIGHT DIFFERENCES DEMLANG BUILDERS RESERVES THE RIGHT TO MOVE, ADJUST OR OTHERWISE CHANGE ANY

MICHAEL VAN TREECK RESIDENCE

SECTIONS

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

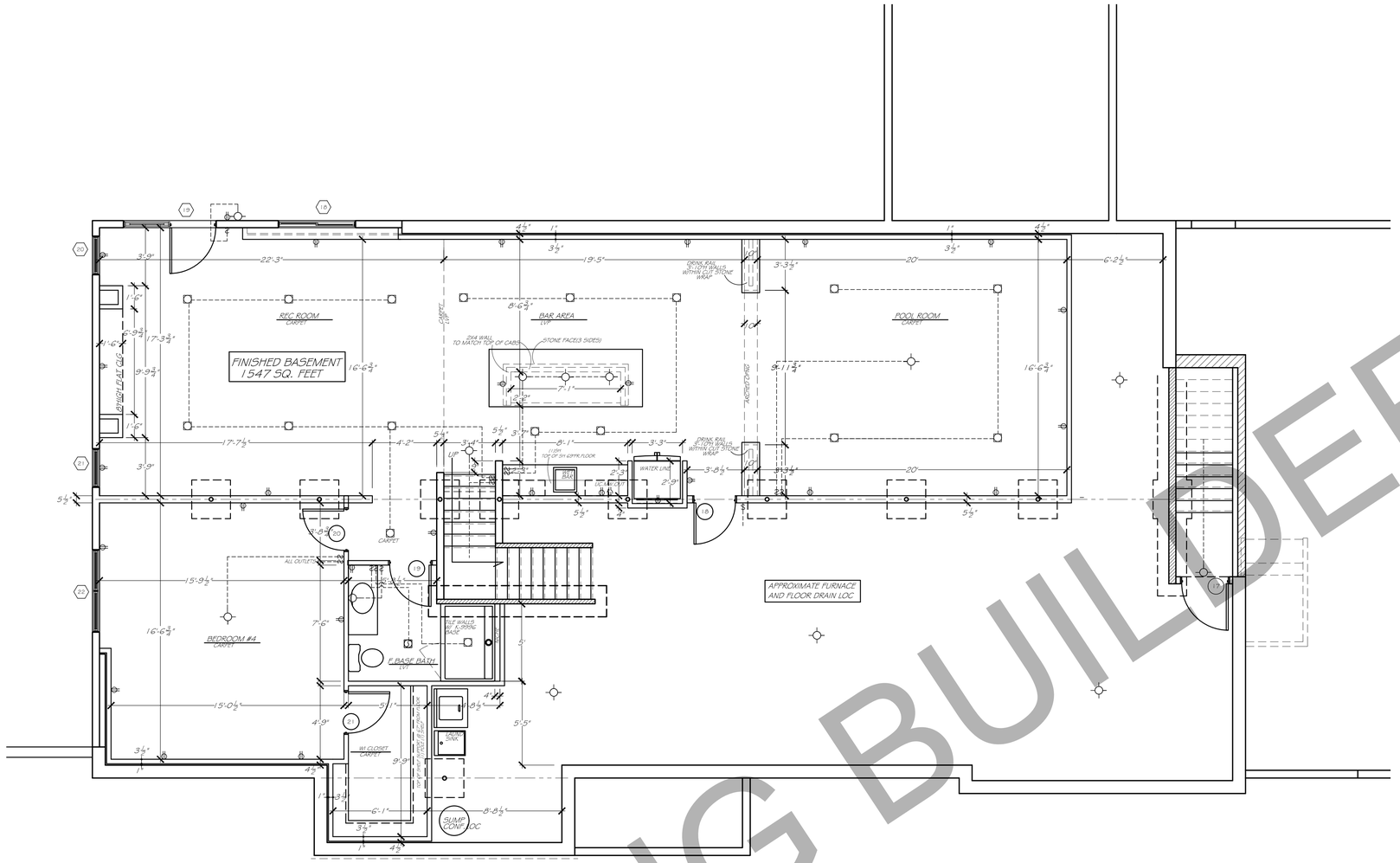
THE DAWSON

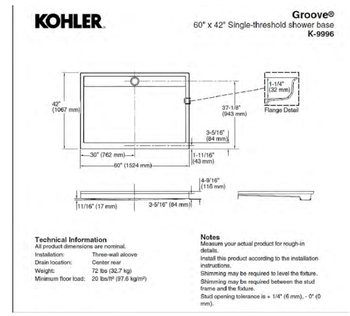
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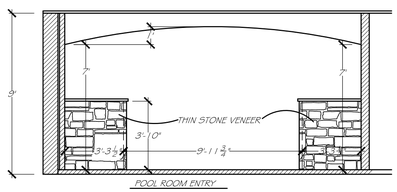
Attachment: Plans (6119 : Michael E. Van Treeck)

THIS LINE MUST MEASURE 1" FOR PRINT TO BE CORRECT SCALE

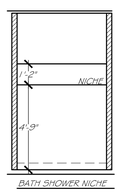
THESE PLANS ARE NOT FINAL UNLESS STAMPED FINAL BY BLDR.







POOL ROOM ENTRY



BATH SHOWER NICHE

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ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS TO CHECK AND REVIEW ARCHITECTURAL, STRUCTURAL AND GENERAL ACCURACY, THE CONTRACTOR OR OWNER MUST VERIFY ALL DIMENSIONS AND CONDITIONS. ANY DIMENSIONS OF "HERE TOLD" ARE TO BE RESPONSIBLE

DUE TO UNFORESEEN CIRCUMSTANCES, DEMLANG BUILDERS RESERVES THE RIGHT TO MOVE, ADJUST, OR OTHERWISE CHANGE ANY DIMENSIONS

FINISHED BASEMENT

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

3.4.21

PAGE 6 OF

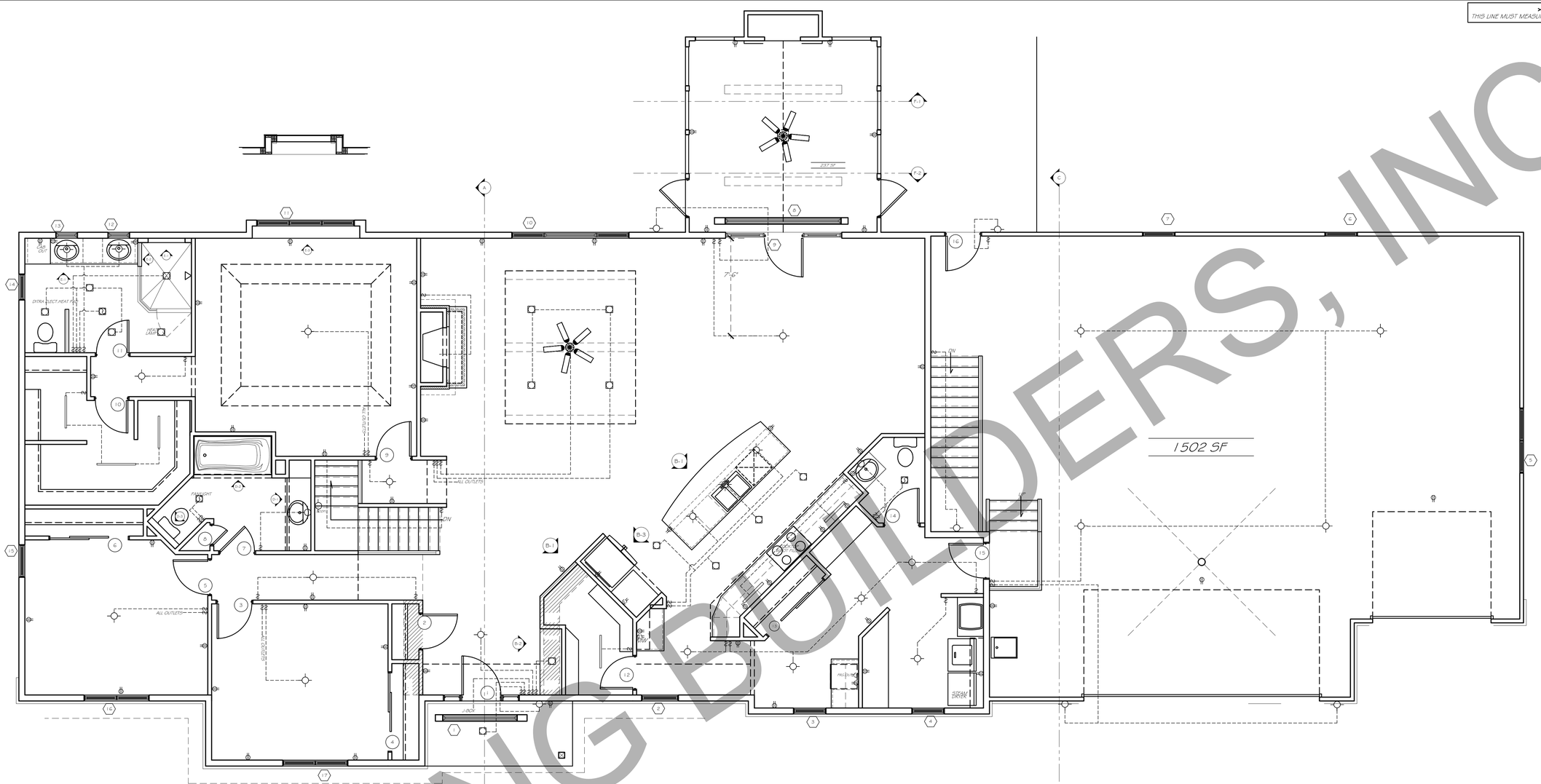
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SUSSEX, WI 53089
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Attachment: Plans (6119 : Michael E. Van Treeck)

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237 SF
7'-6"
1502 SF
EXTRA DUCT HEAT PUMP
HEAT PUMP
ALL OUTLETS
GUARD TYP.
LAUNDRY
LINEN
PANTRY
DW
RANGE
REF
SINK
DISH WASHER
B-1
B-2
B-3
LAUNDRY
PANTRY
LINEN
LAUNDRY

THIS LINE MUST MEASURE 1" FOR PRINT TO BE CORRECT SCALE

THESE PLANS ARE NOT FINAL UNLESS STAMPED FINAL BY BUDS.

ROOF & CLG ONLY
16 LF GIVEN / 13.5 LF REQ.

ROOF & CLG ONLY
20 LF GIVEN / 8.8 LF REQ.

ROOF & CLG ONLY
12 LF GIVEN / 7.5 LF REQ.

ROOF & CLG ONLY
24 LF GIVEN / 22.3 LF REQ.

ROOF & CLG ONLY
12 LF GIVEN / 8.8 LF REQ.

ROOF & CLG ONLY
16 LF GIVEN / 8.8 LF REQ.

ROOF & CLG ONLY
9 LF GIVEN / 7.5 LF REQ.

DITRA ELECT. HEAT PAD

237 SF

3'-5"

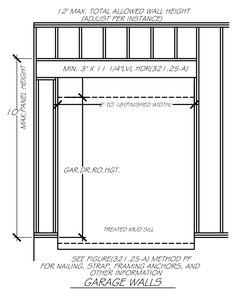
1502 SF

2681 SF

FIGURE 321.25A
30" PANEL

FIGURE 321.25A
32" PANEL

UDC WALL BRACING PROVISIONS PERMANENT RULE EFFECTIVE 9-1-14
EACH FOOTPRINT FALLS WITHIN 75' LIMIT SEE EACH SIDE FOR DESCRIPTION BRACING IS FOR THE LESS THAN 20' ROOF EAVE-TO-RIDGE HEIGHT
TYPE: TABLE 321.25-G CONT. SHEATHED CS-WSP 7/16" SHEATHING MINIMUM FASTENERS: 6d COMMON NAIL OR 8d BOX NAIL (2 1/2" LONG X 0.113" DIA) OR 7/16" CROWN 16 GAGE STAPLES, MAXIMUM SPACING: 6" EDGES, 12" FIELD(NAILS) 3" EDGES, 6" FIELD(STAPLES)
ALL PANELS ARE 4' WIDE UNLESS OTHER NOTED



SEE FIGURE(321.25-A) METHOD PF FOR NAILING, STRAP, FRAMING ANCHORS, AND OTHER INFORMATION

GARAGE WALLS

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Attachment: Plans (6119 : Michael E. Van Treeck)

MICHAEL VAN TREECK RESIDENCE

WALL BRACING

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

AUTHOR'S DRY: EFFORT HAS BEEN MADE IN PREPARING THESE PLANS TO PROVIDE ACCURATE AND COMPLETE STRUCTURAL AND GENERAL ACCURACY. THE CONTRACTOR AND/OR OWNER ASSUMES ALL RESPONSIBILITY FOR THE ENFORCING OF THESE PLANS AND SPECIFICATIONS.

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SUSSEX, WI 53089
(262) 246-0330

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: **April 12, 2021**
SUBJECT: **Anderson Homes LLC - New Single-Family Residence at 13774 N. Pine View Court**

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

ANDERSON HOMES

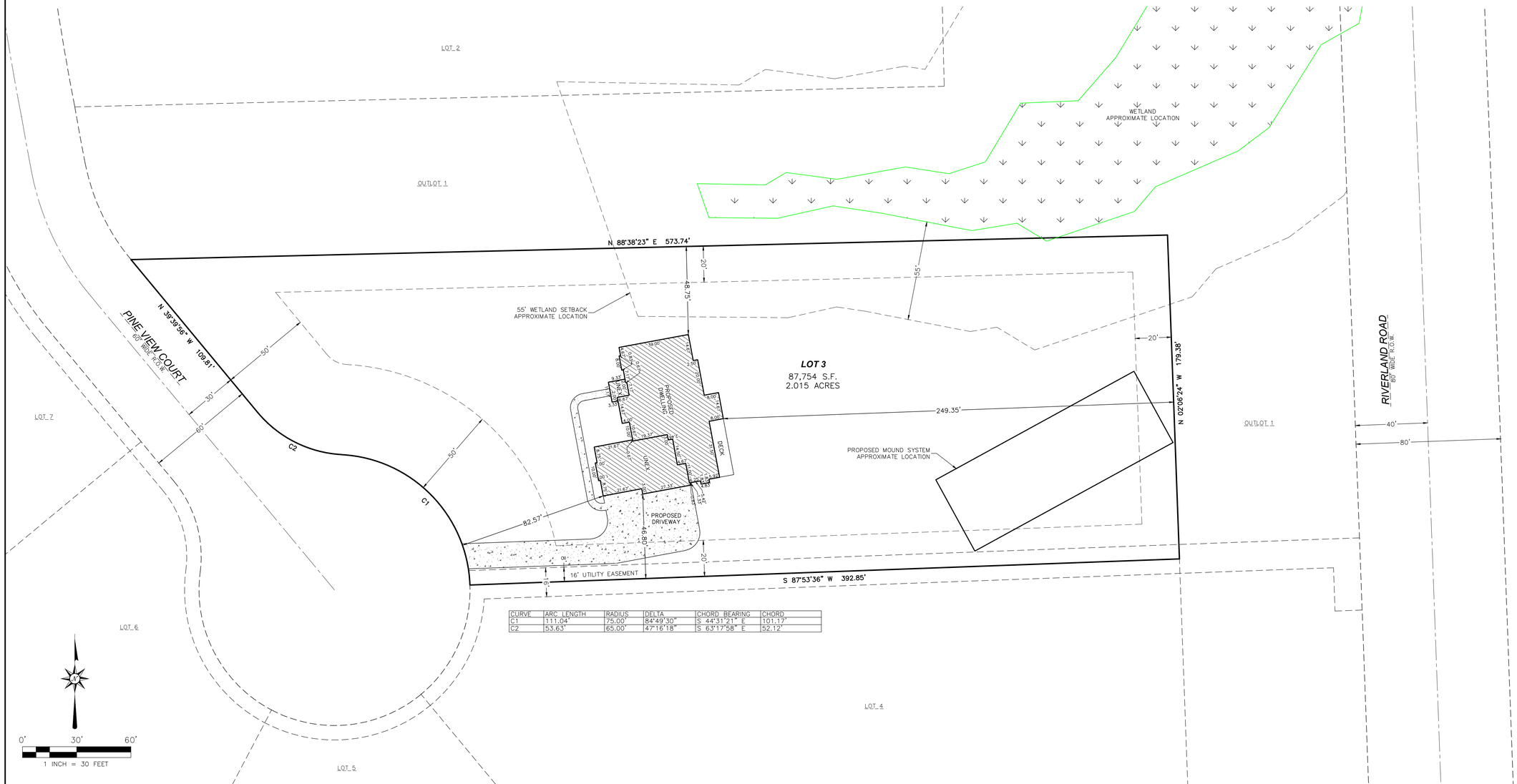
585 Ryan St. Pewaukee, WI 53072 262.746.9999 www.AndersonHomesWI.com

It is our intent to construct a single-family residential house in the Riverland Estates subdivision on Lot #3 that will consist of a 2-story home with finished basement. Designed into the plan is a private level master suite. This home has a full exposure on the north side wrapping around to a partial.

Attachment: Statement of Intent (6120 : Anderson Homes LLC)

PRELIMINARY LAYOUT

LOT 3 OF RIVERLAND ESTATES A SUBDIVISION OF ALL OF PARCEL 1 OF CSM 3498 BEING PART OF THE NE 1/4 OF THE SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	111.04'	75.00'	84°49'30"	S 44°31'21" E	101.17'
C2	53.63'	65.00'	47°16'18"	S 63°17'58" E	52.12

SETBACK REQUIREMENTS
FRONT YARD = 50'
SIDE YARD = 20'
REAR YARD = 20'

*** THIS MAP IS TO BE USED FOR PRELIMINARY ***
PLANNING PURPOSES ONLY

LAND TECH SURVEYING
LAND SURVEYING • LAND PLANNING
1116 WEST FOREST AVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV. | REV. | REV. | REV. | REV. | REV.

LOCATION: 13774 NORTH PINE VIEW CT
CITY OF MEQUON
OZAUKEE CO., WISCONSIN

DRAWN BY: JIL
CHECKED BY: MTO

CLIENT: ANDERSON HOMES
PROJECT: MONTEREY
LAYOUT: PRELIM.
DRAWING: 21063_SURVEY.DWG

SEAL

SCALE: 1:30
DATE: 03/17/2021
JOB NO.: 21063
SHEET: 1 OF 1

Attachment: Site Plan (6120 : Anderson Homes LLC)

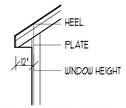
GENERAL NOTES:

- ALL CONTRACTORS ARE RESPONSIBLE FOR CLEANING THEIR OWN DEBRIS TO THE DUMPSTER AND ARE TO BROOM CLEAN BUILDING UPON COMPLETION OF THEIR WORK EACH DAY.
- ALL CONTRACTORS ARE COMPLETELY RESPONSIBLE FOR THE QUALITY AND INTEGRITY OF ANY AND ALL MATERIALS, AND / OR LABOR THEY SUPPLY, AND ARE RESPONSIBLE FOR ALL FEDERAL, STATE, AND LOCAL CODE COMPLIANCE, OR FOLLOWING MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION AND ARE TO PROVIDE A ONE YEAR WARRANTY FROM THE DAY OF COMPLETION OR OCCUPANCY, WHICHEVER COMES FIRST.
- ALL CONTRACTORS AND / OR SUPPLIERS ARE TO INCLUDE ANY AND ALL TAXES, DELIVERY, HANDLING CHARGES, AND OVERHEAD COSTS IN ANY PROPOSAL SUBMITTED TO THE BUILDER. A CERTIFICATE OF LIABILITY AND WORKMANS COMPENSATION COVERAGES ARE REQUIRED, ALONG WITH LEIN WAIVERS FOR ALL WORK PERFORMED AND / OR MATERIALS SUPPLIED, AT THE TIME OF INVOICING AND PAYMENT.
- DOUBLE EVERY JOIST UNDER CERAMIC TILE AREAS WHEN NOT USING AN I-JOIST TYPE PRODUCT.
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFING ALL ROUGH AND AND FINISH OPENINGS FOR WINDOWS, DOORS, FIREPLACES, STAIRS AND STAIRWELL. MAKING SURE THERE MEET OR EXCEED CODE COMPLIANCE
- CARPENTER IS RESPONSIBLE FOR CRANE COSTS IF REQUIRED
- HVAC CONTRACTOR IS TO PROVIDE ALL HEAT CALCULATIONS
- DRYWALL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DRYWALL DEBRIS FROM SITE.
- TRUSS SUPPLIER TO PROVIDE ALL DRAWINGS, LAYOUTS, AND STRUCTURAL SPECIFICATIONS FOR TRUSSES THEY SUPPLY AND ARE RESPONSIBLE FOR THE STRUCTURAL ACCURACY FOR THIS PLAN.
- MASON CONTRACTOR IS RESPONSIBLE FOR ALL FOUNDATION INSPECTION CALLS, BRACING OF THE BASEMENT WALLS PRIOR TO BACKFILL, HAYING OF FOOTINGS FOR FROST PROTECTION AS REQUIRED.
- 1" DOW POLYISOCYANURATE FOAM BOARD FOR "WIND WASH" PANEL ON ATTIC SIDE OF STUD WALLS FOR CEILING HEIGHT CHANGES.
- OWNER & CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS & EXISTING DIMENSIONS FOR ACCURACY. CONTRACTOR IS REQ'D TO OBTAIN CLARIFICATION FROM THE OWNER BEFORE PROCEEDING WITH ANY WORK IN QUESTION. THESE PLANS WERE DESIGNED & DRAFTED TO MEET AVERAGE CONDITIONS AND CODES. BECAUSE CODES & REQUIREMENTS CAN CHANGE & MAY VARY FROM JURISDICITION THERE IS NO GUARANTEE OF COMPLIANCE WITH ANY SPECIFIC CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING PROFESSIONAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR SPECIFIC SITE & APPLICATION.
- IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER &/OR BUILDER OF THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERING MUNICIPAL CODES (CITY,COUNTY,STATE,& FEDERAL)& THE DESIGNER SHALL HAVE NO LIABILITY FOR FAILURE OF COMPLIANCE.
- IF ANY UNFORESEEN AESTHETIC OR STRUCURAL ISSUES ARISE FOR THE OWNER DURING THE CONSTRUCTION OF THE CUSTOM PLAN DESIGN DESRIBED IN THIS CONTRACT WILL BE THE OWNERS RESPONSIBILITY FOR ANY SUCH REMEDIES AS THEY SEE FIT.

THIN SET STONE NOTE:

SEE DETAIL A/ A-5
WEEP SCREED - TYPICAL AT BOTTOM OF WALLS
EFFECTIVE FLASHING AT ALL JOINTS AND PENETRATIONS

NOTE:
ALL FINISH GRADING IS THE RESPONSIBILITY OF THE OWNER AND OWNERS SUB-CONTRACTORS OR LANDSCAPER AND NOT A PART OF THIS CONTRACT OR PLAN.



* ALL OVERHANGS ON THIS PLAN ARE MEASURED FROM THE FACE OF STUD TO THE BACK SIDE OF CEDAR FASCIA



WEST ELEVATION

SCALE 1/4"=1'-0"



SOUTH ELEVATION

SCALE 1/4"=1'-0"

NOTE:
ALL WINDOWS AND DOORS TO BE FLASHED PER CODE AND SEALED WITH A SELF-ADHERED FLASHING, PER MANUFACTURES INSTALLATION INSTRUCTIONS
THIS ALSO TO INCLUDE A SILL FLASHING.

STANDARD NOTE:

1.) SMOKE DETECTORS TO BE WIRED INTO HOUSE CURRENT W/BATTERY BACK-UP, INTERCONNECT SO IF ONE SOUNDS, THEY ALL SOUND, TYP. @ EVERY FLOOR AND EACH BEDROOM.
2.) VENT ALL BATH EXHAUST FANS TO OUTSIDE, TYPICAL.
3.) VENT ALL MICROWAVE OR STOVE HOODS TO OUTSIDE, TYPICAL.
4.) SET ALL WINDOW HEAD HEIGHTS @ 6'-11" ABOVE FIRST FLOOR AND 8'-11" ABOVE THE SECOND FLOOR UNLESS NOTED.
5.) ALL INTERIOR DIMENSIONS ARE MEASURED FROM THE DRYWALL FACE.
6.) ALL EXTERIOR DIMENSIONS ARE FROM THE STUD FACE.
7.) HEADERS OVER 6' LONG SHALL HAVE DOUBLE SHOULDER STUDS AT EACH END. UNDER 6' LONG SHALL HAVE SINGLE SHOULDER UNDER EACH END.
8.) MULTIPLE PLY SAUN LUMBER HEADERS ARE TO BE NAILED TOGETHER WITH ROWS OF Ø" COMMONS AT 16" C/C. 4 PER ROW FOR 2" x 10" MEMBERS AND LARGER.
9.) HEADERS HAVE BEEN INDENTIFIED IN ALL BEARING WALLS. HEADERS IN NON-BEARING WALLS SHALL BE A MINIMUM OF (2) 2" x 6" MEMBERS.
Ø.) THE NUMBER OF SHOULDER STUDS SUPPORTING A GIRDER TRUSS SHALL MATCH THE NUMBER OF PLYS MAKING UP THE GIRDER TRUSS.
11.) PROVIDE JOIST WEB STIFFNERS AND NAILING PER MANUFACTURERS RECOMMENDATIONS AT INTERIOR BEARING POINTS.

SHEET INDEX:

SHEET A1 ..... NORTH AND EAST ELEVATIONS, SHEET INDEX AREA DATA, NOTES.
SHEET A2 ..... FOUNDATION PLAN
SHEET A3 ..... FIRST FLOOR PLAN
SHEET A4 ..... SECOND FLOOR PLAN, TYPICAL SECTION
SHEET A5 ..... SOUTH AND WEST ELEVATIONS

KEY TO MATERIALS

EARTH	ROUGH WOOD FRAMING (PLAN/ELV)
CONCRETE	FRAMING (SECTION)
GRAVEL	BATT/BLOWN INSULATION
CONRETE BLOCK	STONE (ELEVATION)
BRICK	STONE (PLAN)

AREA DEFINITION:

FIRST FLOOR AREA:	2844 SQUARE FEET
SECOND FLOOR AREA:	1440 SQUARE FEET
TOTAL LIVING AREA:	4284 SQUARE FEET
GARAGE AREA:	1398 SQUARE FEET
DECK AREA:	267 SQUARE FEET
FINISHED BASEMENT AREA:	1971 SQUARE FEET
EXTERIOR COVERED PORCH AREA:	0 SQUARE FEET

ANDERSON HOMES

THE MONTERAY MODEL

LOT 3, RIVERLAND ESTATES SUB., MEQUON, WI 53092

ANDERSON HOMES
585 RYAN STREET, PEWAUKEE WI 53072
ANDERSONHOMESWI.COM 262-746-9999

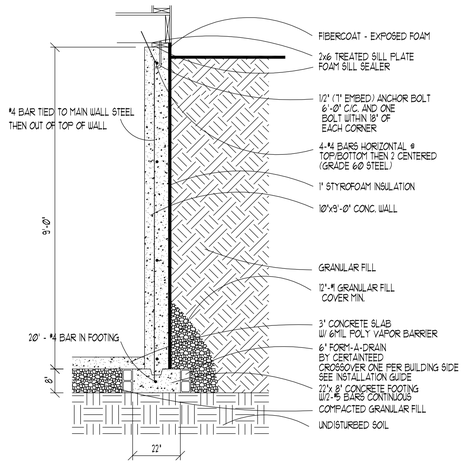
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PROJECT DATE:
03. 16. 2021

REVISIONS:

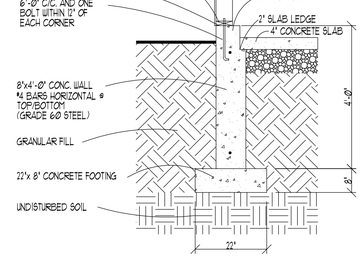
SHEET NUMBER:
A-1

Attachment: Plans (6120 : Anderson Homes LLC)



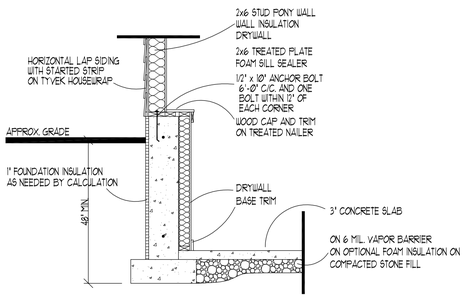
DETAIL SECTION "A"

SCALE 1/2"=1'-0"



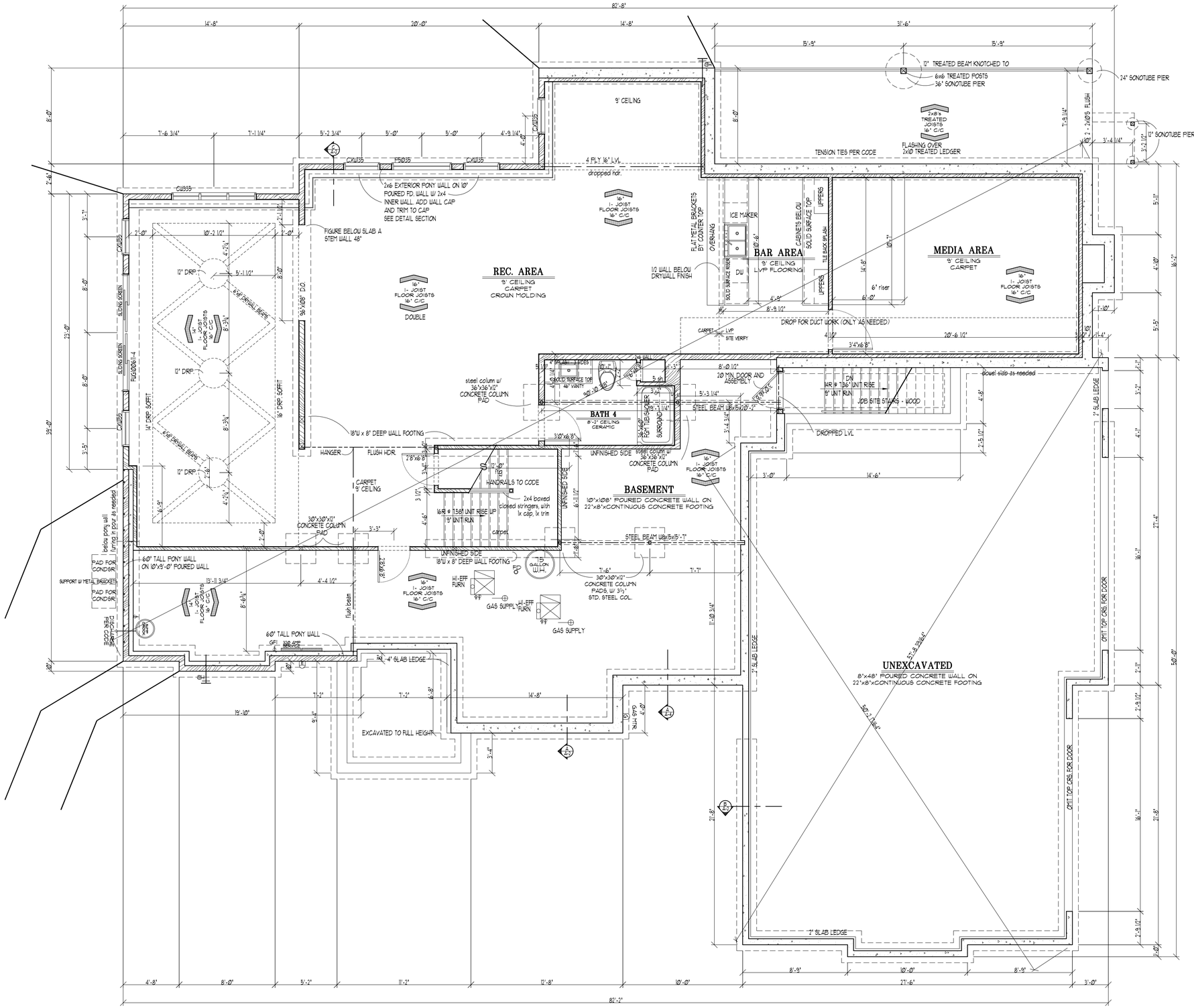
DETAIL SECTION "B"

SCALE 1/2"=1'-0"



DETAIL SECTION "C"

SCALE 1/2"=1'-0"



FOUNDATION PLAN

1911 SQUARE FEET OF FINISHED BASEMENT
2707 SQUARE FEET OF SLAB

SCALE 1/4"=1'-0"

NOTE:
LEVELING MAY BE NEEDED FOR CONCRETE PITCH IN BASEMENT WHEN USING VINYL, LAMINATE, TILE OR HARDWOOD FLOORINGS.

NOTE:
ALL MECHANICAL LOCATIONS WILL BE FIELD VERIFIED BY THEIR RESPECTIVE INSTALLERS. THEY MAY NEED TO BE RELOCATED FOR OPTIMAL EFFICIENCY, PER SITE.

NOTE:
ALL I-JOISTS LAYOUTS SHOULD CONFORM TO EQUAL A PRO-RATING OF 45.

ANDERSON HOMES

THE MONTERAY MODEL

LOT 3, RIVERLAND ESTATES SUB, MEQUON, WI 53014

ANDERSON HOMES
585 RYAN STREET, PEWAUKEE WI 53072
ANDERSONHOMESWI.COM 262-746-9999

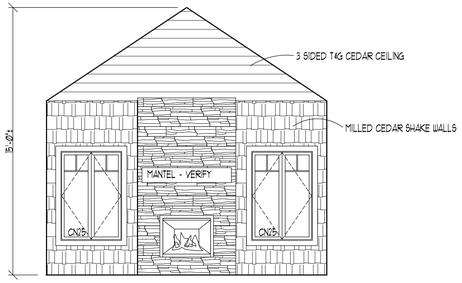
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IF THESE DRAWINGS ARE USED AS A PROJECT WHERE ANDERSON HOMES, LLC IS NOT THE BUILDER OF RECORD, THE BUILDER OF RECORD SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND WORKMANSHIP. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND GOVERNING AUTHORITIES

PROJECT DATE:
03. 16. 2021

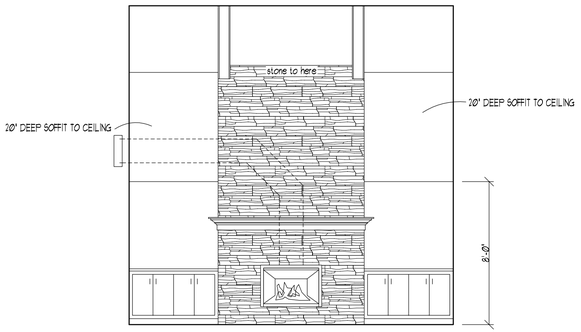
REVISIONS:

SHEET NUMBER:
A-2

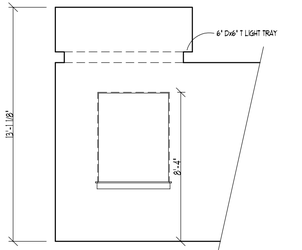
Attachment: Plans (6120 : Anderson Homes LLC)



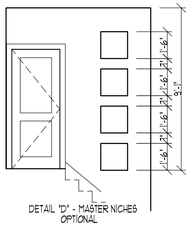
DETAIL 'A' - 3 SEASON PORCH



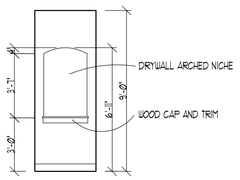
DETAIL 'B' - GREAT ROOM



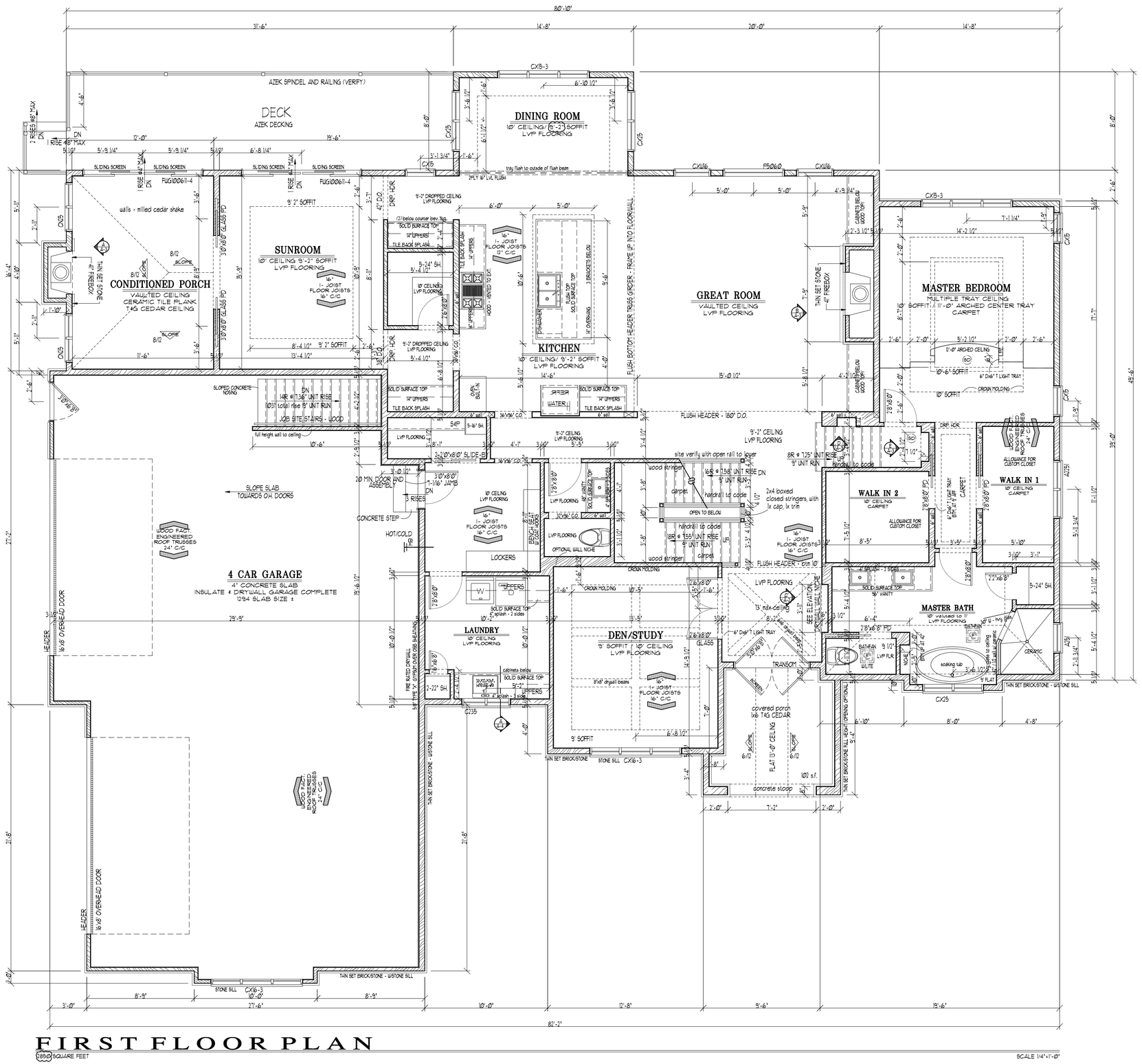
DETAIL 'C' - FOYER NICHE

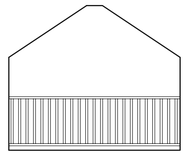


DETAIL 'D' - MASTER NICHES OPTIONAL



DETAIL 'E' - MASTER NICHE 2

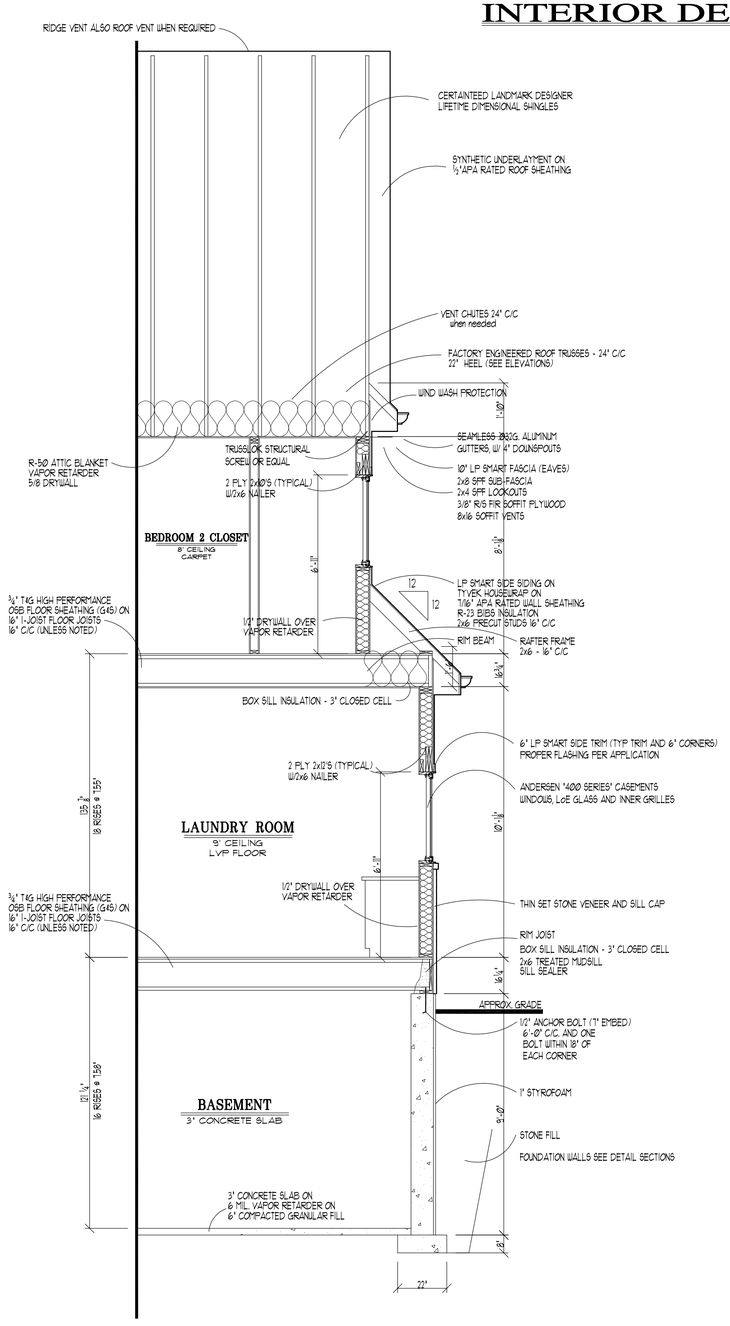

80'-10"
31'-6"
14'-8"
20'-0"
14'-8"
AZEK SPINDEL AND RAILING (VERIFY)
DECK
AZEK DECKING
DINING ROOM
10' CEILING/ 8'-2" SOFFIT
LVP FLOORING
SUNROOM
10' CEILING 9'-2" SOFFIT
LVP FLOORING
CONDITIONED PORCH
VAULTED CEILING
CERAMIC TILE PLANK
T&G CEDAR CEILING
walls - milled cedar shake
KITCHEN
10' CEILING/ 9'-2" SOFFIT
LVP FLOORING
GREAT ROOM
VAULTED CEILING
LVP FLOORING
MASTER BEDROOM
MULTIPLE TRAY CEILING
SOFFIT / 11'-0" ARCHED CENTER TRAY
CARPET
MASTER BATH
10' vaulted to 11'
LVP FLOORING
WALK IN 1
10' CEILING
CARPET
WALK IN 2
10' CEILING
CARPET
4 CAR GARAGE
4" CONCRETE SLAB
INSULATE & DRYWALL GARAGE COMPLETE
1294 SLAB SIZE ±
LAUNDRY
10' CEILING
LVP FLOORING
DEN/STUDY
9' SOFFIT / 10' CEILING
LVP FLOORING
covered porch
x6 T&G CEDAR
concrete stoop
FLAT 13'-0" CEILING
10' s.f.
SLOPE SLAB TOWARDS O.H. DOORS
CONCRETE STEP
HOT/COLD
LOCKERS
UPPERS
LOWERS
FLUSH HEADER - 180" D.O.
FLUSH HEADER - 60in 10'
FLUSH BOTTOM HEADER TRUSS GIRDERS - FRAME UP INTO FLOOR/WALL
tray flush to outside of flush beam
2PLY 16" LVL FLUSH
9'-2" SOFFIT
9'-2" DROPPED CEILING
LVP FLOORING
9'-1" CEILING
LVP FLOORING
10' CEILING
LVP FLOORING
10' SOFFIT
11'-0" ARCHED CEILING
10'-6" SOFFIT
6" DxT LIGHT TRAY
CROWN MOLDING
SOLID SURFACE TOP
14" UPPERS
TILE BACK SPLASH
6" sink
5-24" SH
5-24 1/2" SH
2-22" SH
SLIDING SCREEN
FUG1Ø0611-4
FUG1Ø0611-4
FUG1Ø0611-4
3'0"x8'0" GLASS PD
3'0"x8'0" GLASS PD
2'8"x8'0" PD
2'8"x6'8" PD
2'6"x8'0" GLASS
3'0"x6'8" GLASS PD
3'0"x6'8" GLASS PD
3'0"x8'0" SLIDE-IN
3'0"x8'0" 7-1/16" JAMB DN
20 MIN. DOOR AND ASSEMBLY
16'x8'0" OVERHEAD DOOR
HEADER
FIRE RATED DRYWALL
5/8" TYPE 'X' GYPSUM OVER OSB SHEATHING
THIN SET BRICKSTONE - LIMESTONE SILL
STONE SILL CX16-3
SLOPED CONCRETE NOSING
full height wall to ceiling
JOB SITE STAIRS - WOOD
DN
14R @ 7.36" UNIT RISE
103" total rise 91 UNIT RUN
8R @ 7.25" UNIT RISE
9" UNIT RUN
hardrail to code
site verify with open rail to lower
wood stringer
carpet
2x4 boxed closed stringers, with 1x cap, 1x trim
OPEN TO BELOW
16" I- JOIST FLOOR JOISTS 16" C/C
WOOD FLOOR ENGINEERED ROOF TRUSSES 24" C/C
ALLOWANCE FOR CUSTOM CLOSET
4" SPLASH - 2 SIDES
SOLID SURFACE TOP
36" VANITY
TRANSOM
SEE ELEVATION
6" DxT LIGHT TRAY
9' FLAT
SOAKING TUB
CERAMIC
BATHTUB
LVP FLR
NICHE
CX15
CX16
F5060
CX1616
CX15-3
CX15
CX15
CX15



DETAIL 'A' - OPEN TO GREAT ROOM

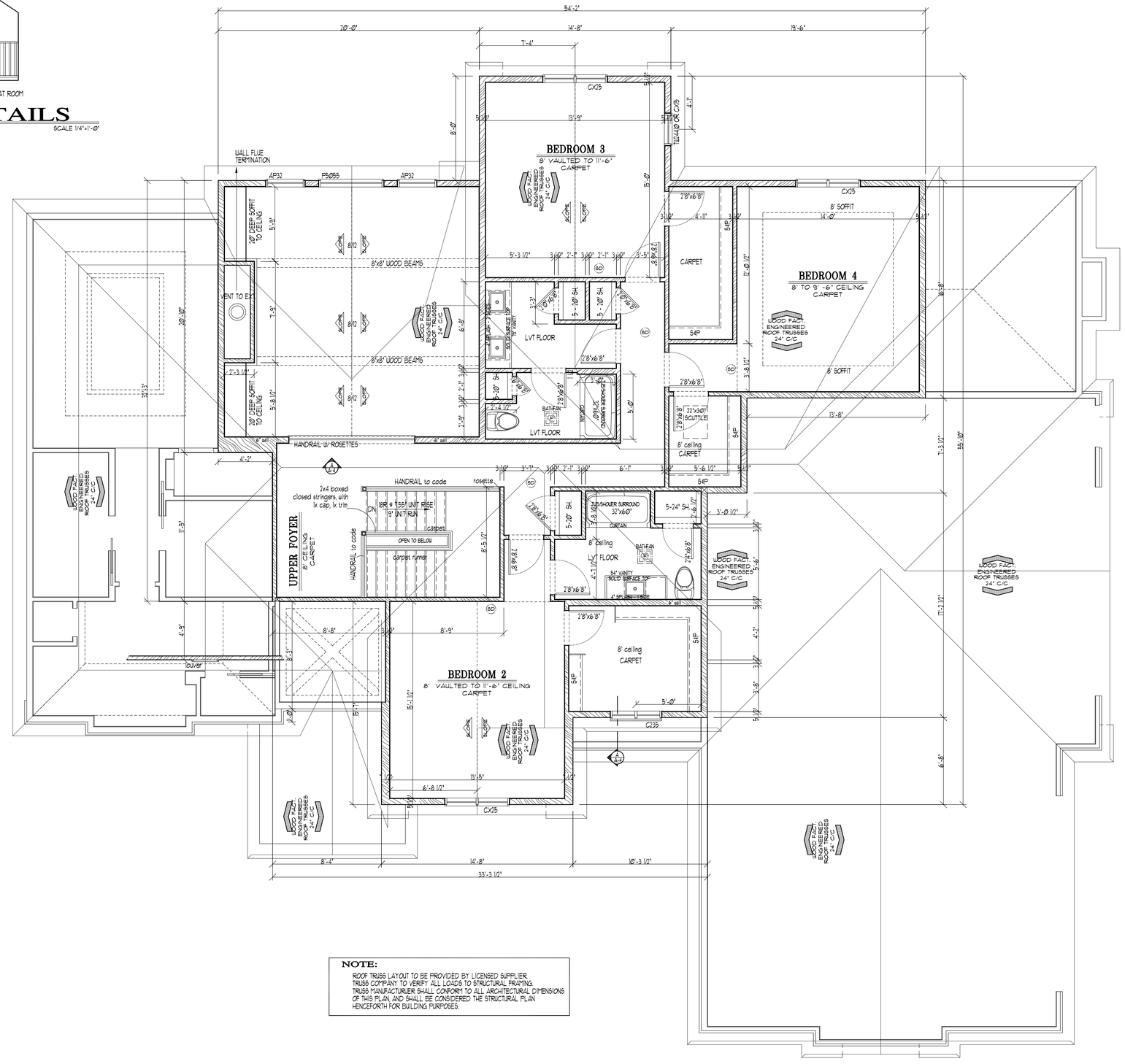
INTERIOR DETAILS

SCALE 1/4"=1'-0"



SECTION "A"

SCALE 3/8"=1'-0"



NOTE:

ROOF TRUSS LAYOUT TO BE PROVIDED BY LICENSED SUPPLIER. TRUSS COMPANY TO VERIFY ALL LOADS TO STRUCTURAL FRAMING. TRUSS MANUFACTURER SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN, AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES.

SECOND FLOOR PLAN

1450 SQUARE FEET

SCALE 1/4"=1'-0"

ANDERSON HOMES

THE MONTERAY MODEL

LOT 3, RIVERLAND ESTATES SUB., MEQUON, WI 5/2024

ANDERSON HOMES

585 RYAN STREET, PEWAUKEE WI 53072

ANDERSONHOMESWI.COM 262-746-9999

Attachment: Plans (6120 : Anderson Homes LLC)

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PROJECT DATE:

03. 16. 2021

REVISIONS:

SHEET NUMBER:

A-1

STANDARD NOTE:

1.) SMOKE DETECTORS TO BE WIRED INTO HOUSE CURRENT W/BATTERY BACK-UP, INTERCONNECT SO IF ONE SOUNDS, THEY ALL SOUND, TYP. @ EVERY FLOOR AND EACH BEDROOM.
2.) VENT ALL BATH EXHAUST FANS TO OUTSIDE, TYPICAL.
3.) VENT ALL MICROWAVE OR STOVE HOODS TO OUTSIDE, TYPICAL.
4.) SET ALL WINDOW HEAD HEIGHTS @ 6'-11" ABOVE FIRST FLOOR AND 6'-11" ABOVE THE SECOND FLOOR UNLESS NOTED.
5.) ALL INTERIOR DIMENSIONS ARE MEASURED FROM THE DRYWALL FACE.
6.) ALL EXTERIOR DIMENSIONS ARE FROM THE STUD FACE.
7.) HEADERS OVER 6' LONG SHALL HAVE DOUBLE SHOULDER STUDS AT EACH END, UNDER 6' LONG SHALL HAVE SINGLE SHOULDER UNDER EACH END.
8.) MULTIPLE PLY SAWN LUMBER HEADERS ARE TO BE NAILED TOGETHER WITH ROWS OF 10D COMMONS AT 16" O/C, 4 PER ROW FOR 2" x 10" MEMBERS AND LARGER.
9.) HEADERS HAVE BEEN INDENTIFIED IN ALL BEARING WALLS. HEADERS IN NON-BEARING WALLS SHALL BE A MINIMUM OF (2) 2" x 6" MEMBERS.
10.) THE NUMBER OF SHOULDER STUDS SUPPORTING A GIRDER TRUSS SHALL MATCH THE NUMBER OF PLYS MAKING UP THE GIRDER TRUSS.
11.) PROVIDE JOIST WEB STIFFNERS AND NAILING PER MANUFACTURERS RECOMMENDATIONS AT INTERIOR BEARING POINTS.

NOTE:

ALL FINISH GRADING IS THE RESPONSIBILITY OF THE OWNER AND OWNERS SUB-CONTRACTORS OR LANDSCAPER AND NOT A PART OF THIS CONTRACT OR PLAN.

NOTE:

ALL WINDOWS AND DOORS TO BE FLASHED PER CODE AND SEALED WITH A SELF-ADHERED FLASHING PER MANUFACTURES INSTALLATION INSTRUCTIONS

THIS ALSO TO INCLUDE A SILL FLASHING.



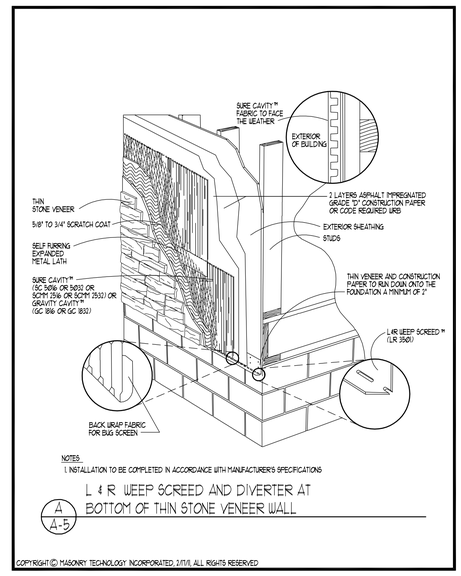
EAST ELEVATION

SCALE 1/4"=1'-0"



NORTH ELEVATION

SCALE 1/4"=1'-0"



L & R WEEP SCREED AND DIVERTER AT BOTTOM OF THIN STONE VENEER WALL

A / A-5

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ANDERSON HOMES

THE MONTERAY MODEL

LOT 3, RIVERLAND ESTATES SUB., MEQUON, WI 5302146

ANDERSON HOMES
585 RYAN STREET, PEWAUKEE WI 53072
ANDERSONHOMESWI.COM 262-746-9999

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THESE PLANS ARE NOT TO BE USED AS A PRODUCT WHERE ANDERSON HOMES, LLC. HAS NOT BEEN PROVIDED WITH A SIGNED CONTRACT.
ALL CONSTRUCTION AND DIMENSIONS SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

PROJECT DATE:
03. 16. 2021

REVISIONS:

SHEET NUMBER:
A-5

Attachment: Plans (6120 : Anderson Homes LLC)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 12, 2021**
SUBJECT: **Anderson Homes LLC - New Single-Family Residence at 13853 N. Pine View Court**

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

ANDERSON HOMES

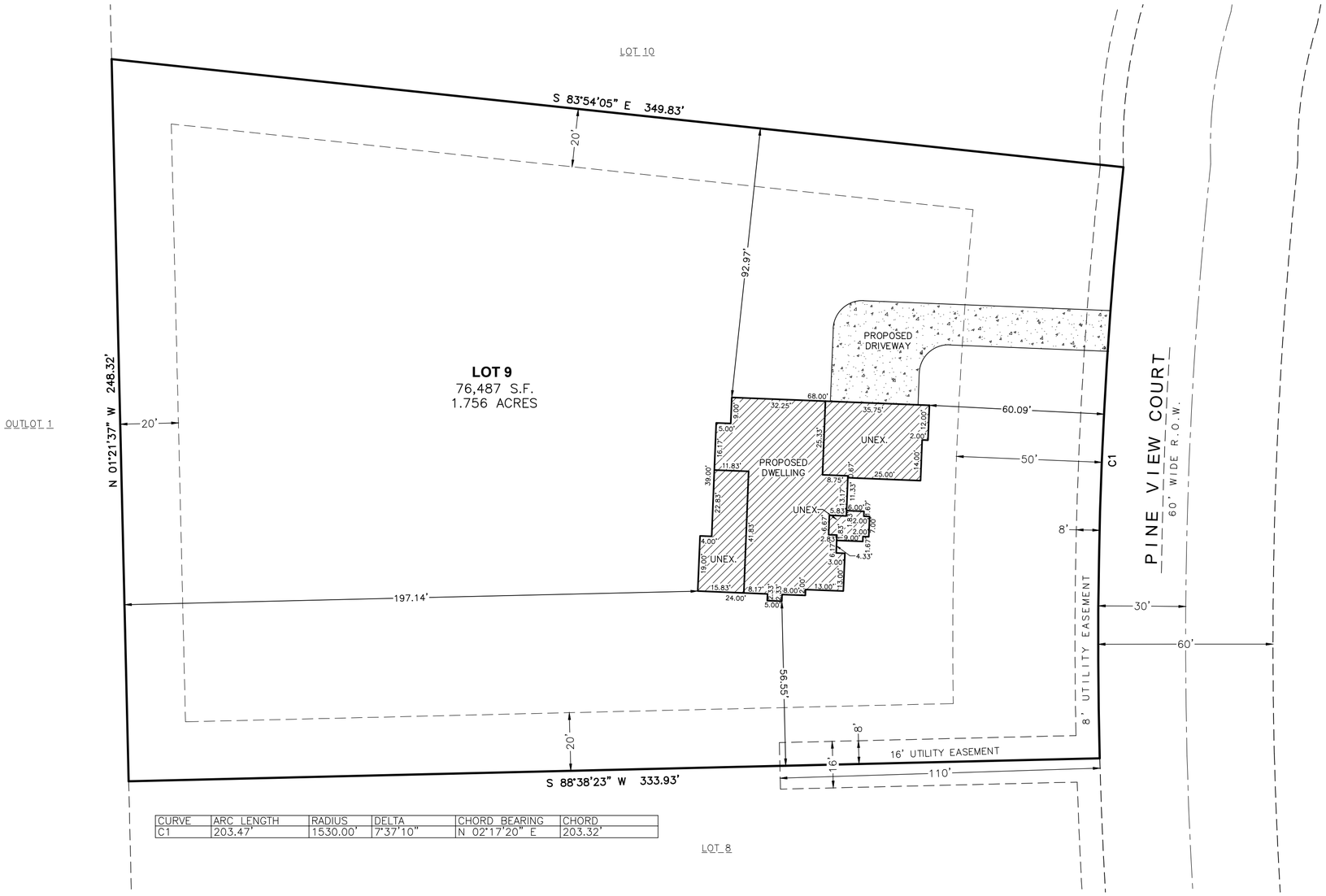
585 Ryan St. Pewaukee, WI 53072 262.746.9999 www.AndersonHomesWI.com

It is our intent to construct a single-family residential house in the Riverland Estates subdivision on Lot #9 that will consist of a 2-story home with an optional finished basement.

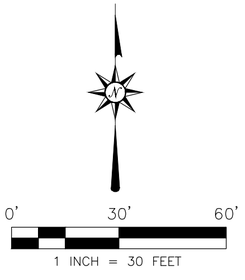
Attachment: Statement of Intent (6121 : Anderson Homes LLC)

PRELIMINARY LAYOUT

LOT 9 OF RIVERLAND ESTATES A SUBDIVISION OF ALL OF PARCEL 1 OF CSM 3498 BEING PART OF THE NE 1/4 OF THE SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	203.47'	1530.00'	7°37'10"	N 02°17'20" E	203.32'



SETBACK REQUIREMENTS
FRONT YARD = 50'
SIDE YARD = 20'
REAR YARD = 20'

*** THIS MAP IS TO BE USED FOR PRELIMINARY ***
PLANNING PURPOSES ONLY

LandTech
SURVEYING
LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV. | REV. | REV. | REV.

LOCATION: 13853 NORTH PINE VIEW CT
CITY OF MEQUON
OZAUKEE CO, WISCONSIN

DRAWN BY: JIL | CHECKED BY: MTO

CLIENT: ANDERSON HOMES
PROJECT: PRELIMINARY LAYOUT
LAYOUT: PLAT OF SURVEY
DRAWING: 21072_SURVEY.DWG

DATE: 03/23/2021
JOB NO.: 21072
SHEET: 1 OF 1

Attachment: Site Plan (6121 : Anderson Homes LLC)



EAST (FRONT) ELEVATION

SCALE 1/4"=1'-0"

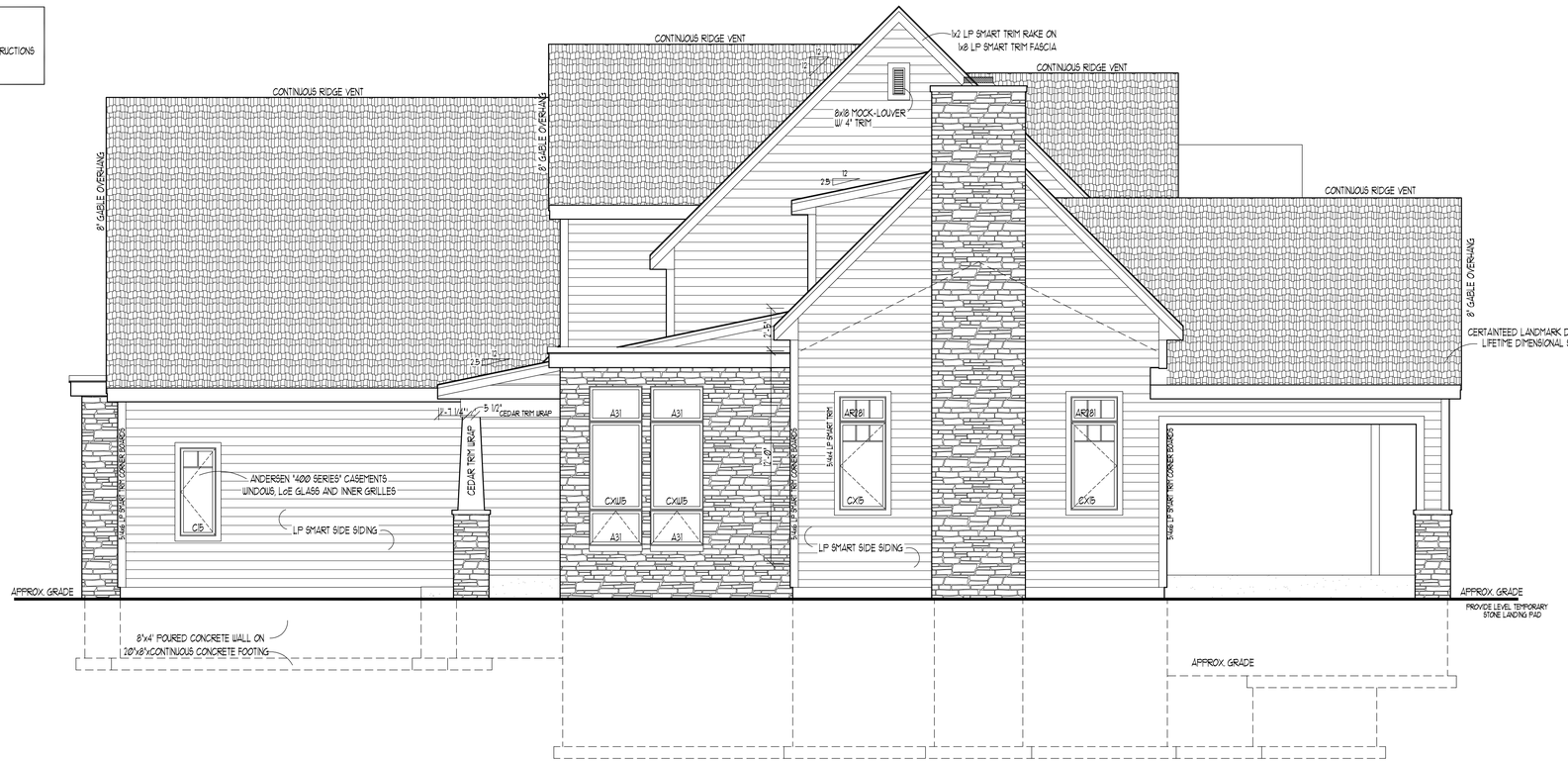
NOTE:
ALL DOWNPOUT LOCATIONS TO BE SITE VERIFIED AND AND ANY TRENCHING OR BURYING IS BY OWNER.

NOTE:
ALL FINISH GRADING IS THE RESPONSIBILITY OF THE OWNER AND OWNERS SUB-CONTRACTORS OR LANDSCAPER AND NOT A PART OF THIS CONTRACT OR PLAN.

GENERAL NOTES:

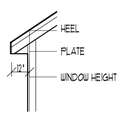
- ALL CONTRACTORS ARE RESPONSIBLE FOR CLEANING THEIR OWN DEBRIS TO THE DUMPSTER, AND ARE TO BROOM CLEAN BUILDING UPON COMPLETION OF THEIR WORK EACH DAY.
- ALL CONTRACTORS ARE COMPLETELY RESPONSIBLE FOR THE QUALITY AND INTEGRITY OF ANY AND ALL MATERIALS, AND / OR LABOR THEY SUPPLY, AND ARE RESPONSIBLE FOR ALL FEDERAL, STATE, AND LOCAL CODE COMPLIANCE, OR FOLLOWING MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION AND ARE TO PROVIDE A ONE YEAR WARRANTY FROM THE DAY OF COMPLETION OR OCCUPANCY, WHICHEVER COMES FIRST.
- ALL CONTRACTORS AND / OR SUPPLIERS ARE TO INCLUDE ANY AND ALL TAXES, DELIVERY, HANDLING CHARGES, AND OVERHEAD COSTS IN ANY PROPOSAL SUBMITTED TO THE BUILDER. A CERTIFICATE OF LIABILITY AND WORKMANS COMPENSATION COVERAGES ARE REQUIRED, ALONG WITH LIEN WAIVERS FOR ALL WORK PERFORMED AND / OR MATERIALS SUPPLIED, AT THE TIME OF INVOICING AND PAYMENT.
- DOUBLE EVERY JOIST UNDER CERAMIC TILE AREAS WHEN NOT USING AN I-JOIST TYPE PRODUCT.
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFING ALL ROUGH AND AND FINISH OPENINGS FOR WINDOWS, DOORS, FIREPLACES, STAIRS AND STAIRWELL. MAKING SURE THERE MEET OR EXCEED CODE COMPLIANCE
- CARPENTER IS RESPONSIBLE FOR CRANE COSTS IF REQUIRED
- HVAC CONTRACTOR IS TO PROVIDE ALL HEAT CALCULATIONS
- DRYWALL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DRYWALL DEBRIS FROM SITE.
- TRUSS SUPPLIER TO PROVIDE ALL DRAWINGS, LAYOUTS, AND STRUCTURAL SPECIFICATIONS FOR TRUSSES THEY SUPPLY AND ARE RESPONSIBLE FOR THE STRUCTURAL ACCURACY FOR THIS PLAN.
- MASON CONTRACTOR IS RESPONSIBLE FOR ALL FOUNDATION INSPECTION CALLS, BRACING OF THE BASEMENT WALLS PRIOR TO BACKFILL, HAYING OF FOOTINGS FOR FROST PROTECTION AS REQUIRED.
- 1" DOW POLYISOCYANURATE FOAM BOARD FOR "WIND WASH" PANEL ON ATTIC SIDE OF STUD WALLS FOR CEILING HEIGHT CHANGES.
- OWNER & CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS & EXISTING DIMENSIONS FOR ACCURACY. CONTRACTOR IS REQ'D TO OBTAIN CLARIFICATION FROM THE OWNER BEFORE PROCEEDING WITH ANY WORK IN QUESTION. THESE PLANS WERE DESIGNED & DRAFTED TO MEET AVERAGE CONDITIONS AND CODES. BECAUSE CODES & REQUIREMENTS CAN CHANGE & MAY VARY FROM JURISDICITION THERE IS NO GUARANTEE OF COMPLIANCE WITH ANY SPECIFIC CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING PROFESSIONAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR SPECIFIC SITE & APPLICATION.
- IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER &/OR BUILDER OF THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERING MUNICIPAL CODES (CITY/COUNTY/STATE & FEDERAL)& THE DESIGNER SHALL HAVE NO LIABILITY FOR FAILURE OF COMPLIANCE.
- IF ANY UNFORESEEN AESTHETIC OR STRUCURAL ISSUES ARISE FOR THE OWNER DURING THE CONSTRUCTION OF THE CUSTOM PLAN DESIGN DESRIBED IN THIS CONTRACT WILL BE THE OWNERS RESPONSIBILITY FOR ANY SUCH REMEDIES AS THEY SEE FIT.

NOTE:
ALL WINDOWS AND DOORS TO BE FLASHED PER CODE AND SEALED WITH A SELF-ADHERED FLASHING. PER MANUFACTURES INSTALLATION INSTRUCTIONS THIS ALSO TO INCLUDE A SILL FLASHING.



SOUTH SIDE ELEVATION

SCALE 1/4"=1'-0"



* ALL OVERHANGS ON THIS PLAN ARE MEASURED FROM THE FACE OF STUD TO THE BACK SIDE OF CEDAR FASCIA

SHEET INDEX:

SHEET A1	FRONT AND RIGHT SIDE ELEVATION, SHEET INDEX, PROJECT DATA, NOTES,
SHEET A2	FDN, BASEMENT PLAN AND DETAILS
SHEET A3	FIRST FLOOR PLAN
SHEET A4	SECOND FLOOR PLAN, ROOF PLAN
SHEET A5	LEFT SIDE AND REAR ELEVATIONS
SHEET A6	BUILDING SECTION

KEY TO MATERIALS

EARTH	ROUGH WOOD FRAMING (PLAN/ELV)
CONCRETE	FRAMING (SECTION)
GRAVEL	BATT/BLOWN INSULATION
CONCRETE BLOCK	STONE (ELEVATION)
BRICK	STONE (PLAN)

AREA DEFINITION:

FIRST FLOOR AREA:	2231 SQUARE FEET
SECOND FLOOR AREA:	1224 SQUARE FEET
TOTAL LIVING AREA:	3411 SQUARE FEET
GARAGE AREA:	902 SQUARE FEET
REAR COVERED PORCH AREA:	304 SQUARE FEET
FINISHED BASEMENT AREA: (OPT)	1231 SQUARE FEET
FRONT COVERED PORCH AREA:	210 SQUARE FEET

2.14.c

ANDERSON HOMES

THE MONTGOMERY MODEL

LOT 26, AEROPARK SUBDIVISION, VILLAGE OF MENOMONEE FALLS, WISCONSIN

ANDERSON HOMES

585 RYAN STREET, PEWAUKEE WI 53072

ANDERSONHOMESWI.COM 262-746-9999

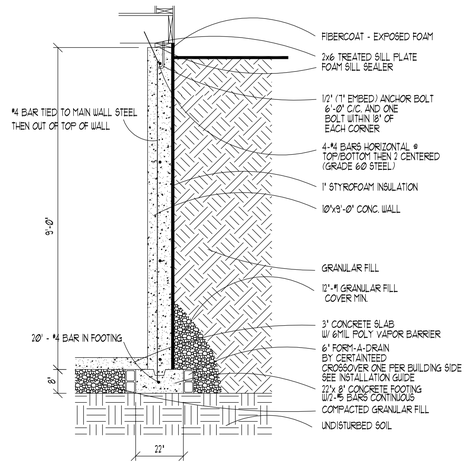
Attachment: Plans (6121 : Anderson Homes LLC)

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ADDITIONAL SHEETS TO THESE DRAWINGS
DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES, MODIFICATIONS OR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS MADE BY ANY PERSON OTHER THAN THE DESIGNER OR THOSE PERSONS DIRECTLY UNDER THE DESIGNER'S SUPERVISION. DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES, MODIFICATIONS OR DEVIATIONS MADE BY THE CONTRACTOR OR ANY SUBCONTRACTOR FROM THESE PLANS AND SPECIFICATIONS.

PROJECT DATE:
11. 22. 2019

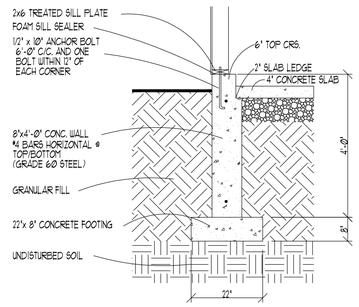
REVISIONS:
03. 23. 2021

SHEET NUMBER:
A-1



DETAIL SECTION "A"

SCALE 1/2"=1'-0"



DETAIL SECTION "B"

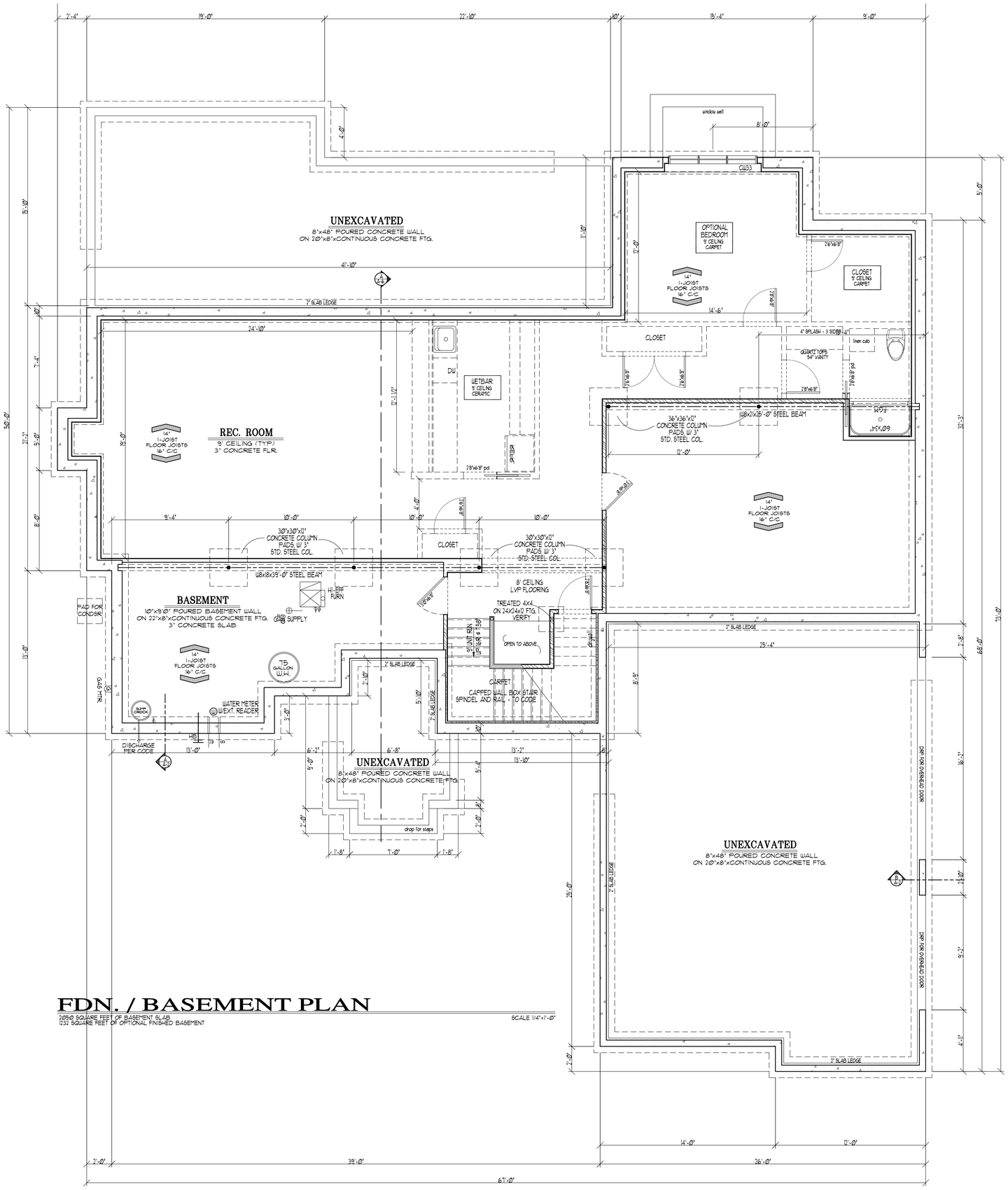
SCALE 1/2"=1'-0"

NOTE:
JOIST LAYOUTS TO BE PROVIDED BY JOIST SUPPLIER.
SUPPLIER TO RE-CALC ALL BEAMS, HEADERS, AND JOISTS.
PLAN LAYOUT SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN, AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES.

NOTE:
ALL I-JOISTS LAYOUTS SHOULD CONFORM TO EQUAL A PRO-RATING OF 45.

NOTE:
ALL MECHANICAL LOCATIONS WILL BE FIELD VERIFIED BY THEIR RESPECTIVE INSTALLERS. THEY MAY NEED TO BE RELOCATED FOR OPTIMAL EFFICIENCY, PER SITE.

NOTE:
LEVELING MAY BE NEEDED FOR CONCRETE PITCH IN BASEMENT WHEN USING VINYL, LAMINATE, TILE OR HARDWOOD FLOORINGS.



FDN. / BASEMENT PLAN

2050 SQUARE FEET OF BASEMENT SLAB
1232 SQUARE FEET OF OPTIONAL FINISHED BASEMENT

SCALE 1/4"=1'-0"

2.14.c

ANDERSON HOMES

THE MONTGOMERY MODEL

LOT 26, AEROPARK SUBDIVISION, VILLAGE OF MENOMONEE FALLS, WISCONSIN

ANDERSON HOMES

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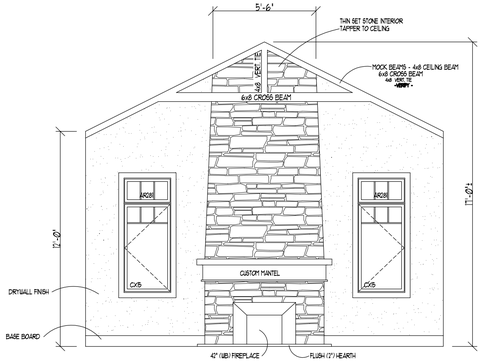
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ADDITIONS MADE TO THESE DRAWINGS OR ANY CHANGES MADE FOR ANY CHANGES, MODIFICATIONS OR ADDITIONS TO THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE PERSON OR PERSONS MAKING SUCH CHANGES. MODIFICATIONS OR ADDITIONS. ANDERSON HOMES, LLC SHALL NOT BE HELD RESPONSIBLE FOR ANY CHANGES MADE TO THESE DRAWINGS.
ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND GOVERNING AUTHORITIES.

PROJECT DATE:
11. 22. 2019

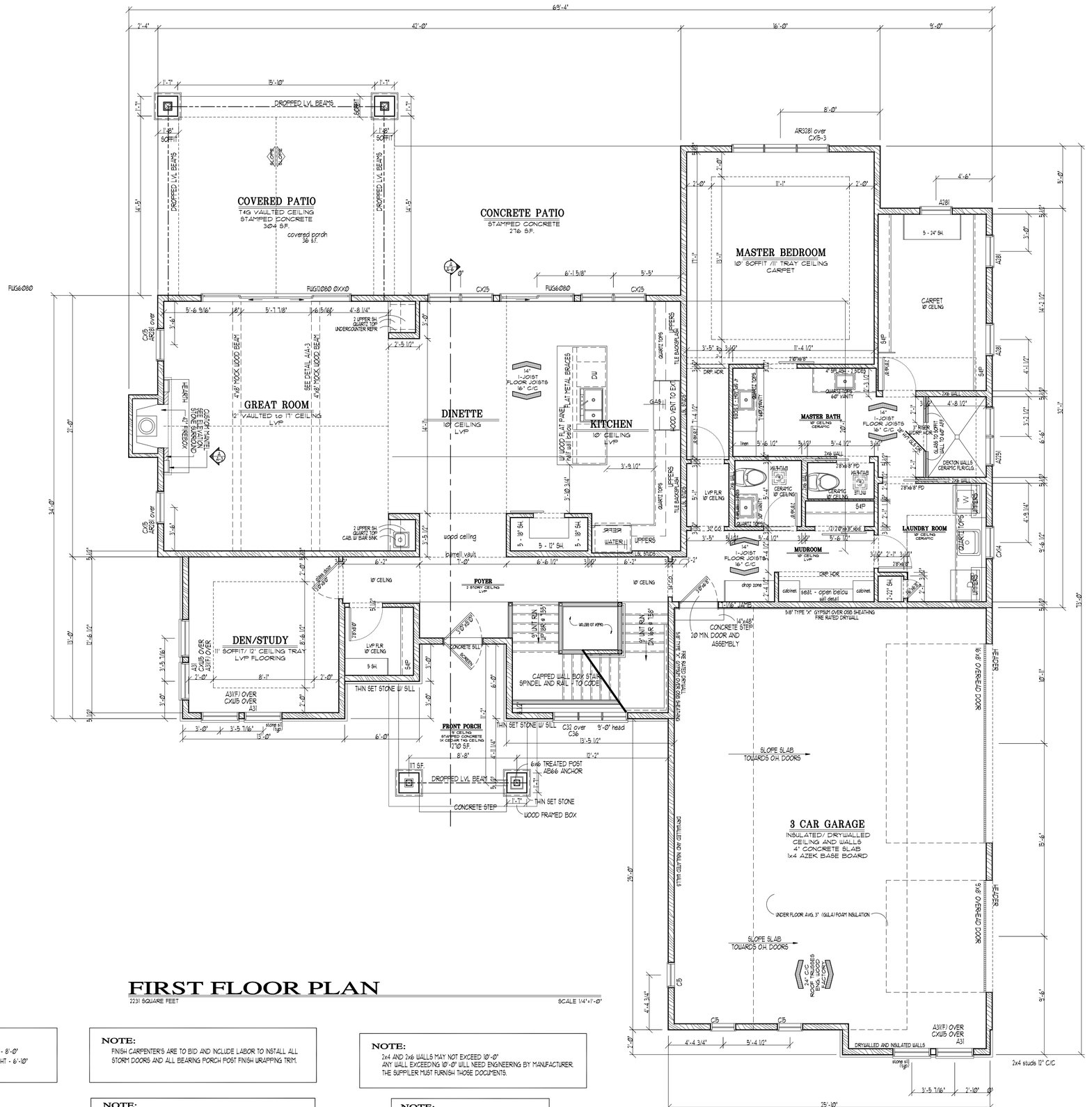
REVISIONS:
03. 23. 2021

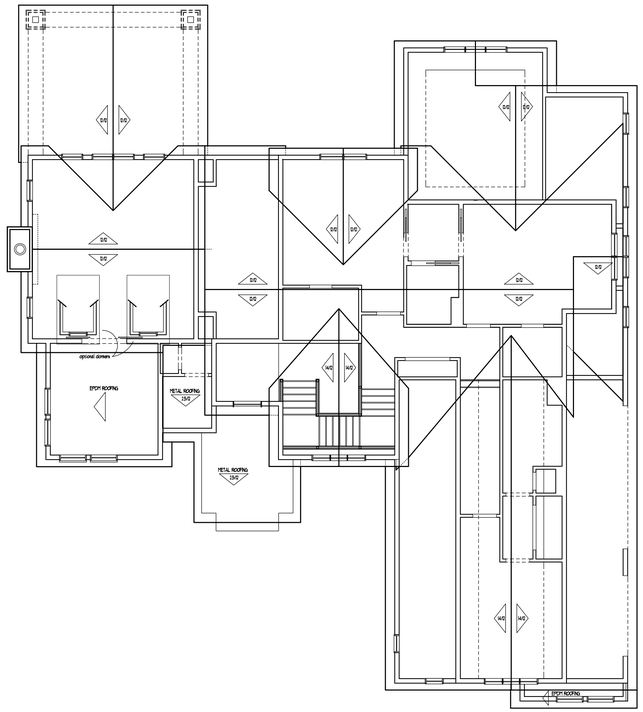
SHEET NUMBER:
A-2



DETAIL ELEVATION "A"

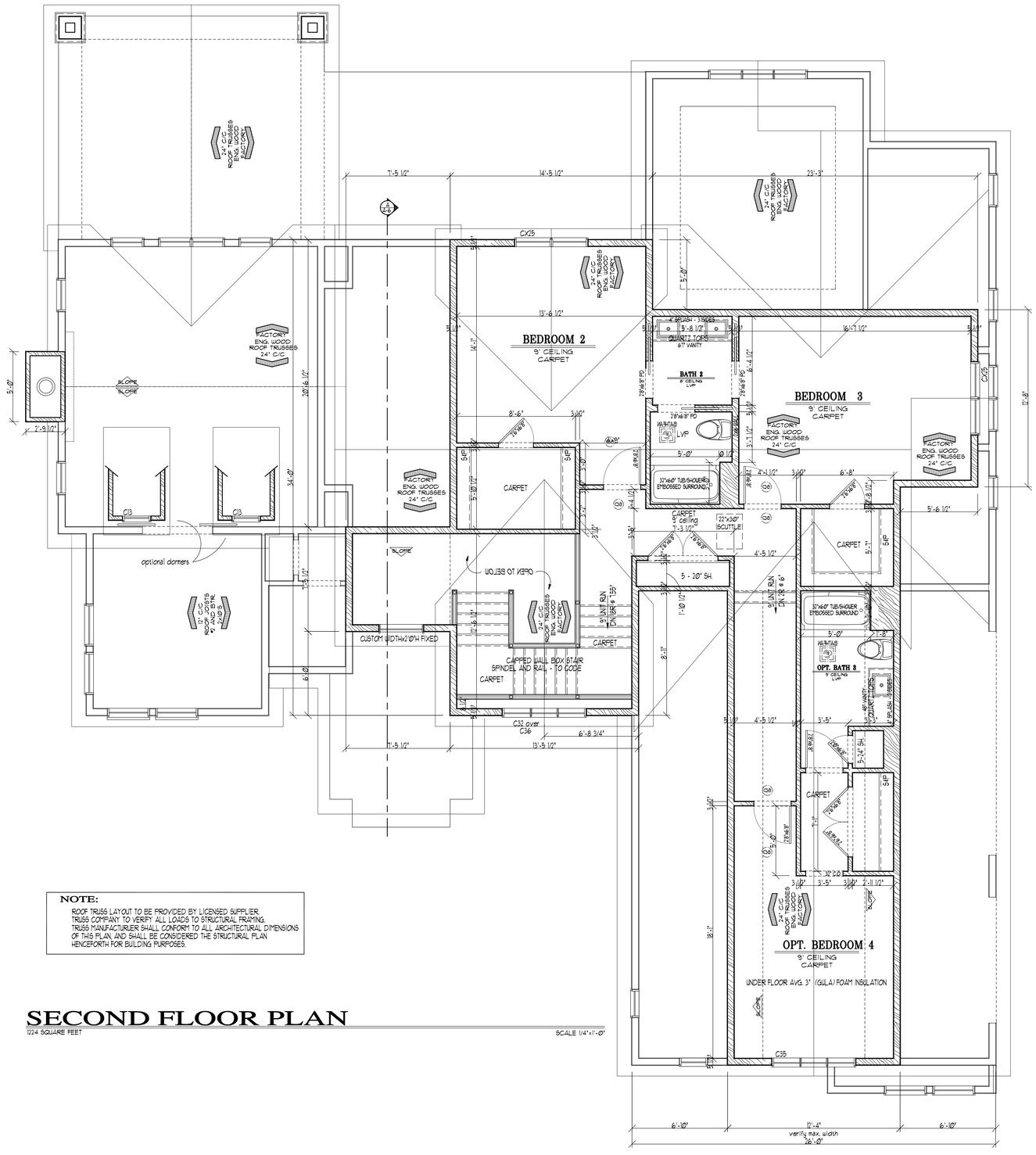
SCALE 3/8"=1'-0"


69'-4"
2'-4"
47'-0"
16'-0"
9'-0"
15'-10"
1'-7"
1'-7"
DROPPED LVL BEAMS
1'-8" SOFFIT
1'-8" SOFFIT
8'-0"
AR3181 over CX18-3
COVERED PATIO
T&G VAULTED CEILING
STAMPED CONCRETE
304 S.F.
covered porch 36 s.f.
CONCRETE PATIO
STAMPED CONCRETE
276 S.F.
MASTER BEDROOM
10' SOFFIT /// TRAY CEILING
CARPET
CARPET
10' CEILING
5 - 24" SH.
A28
A28
A28
A28
A25
A25
A25



ROOF PLAN

SCALE 1/8"=1'-0"



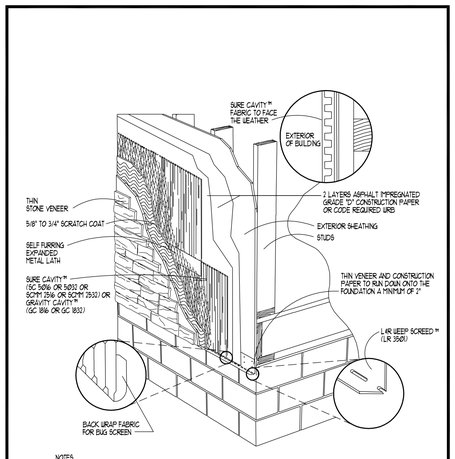
NOTE:

ROOF TRUSS LAYOUT TO BE PROVIDED BY LICENSED SUPPLIER. TRUSS COMPANY TO VERIFY ALL LOADS TO STRUCTURAL FRAMING. TRUSS MANUFACTURER SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN, AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES.

SECOND FLOOR PLAN

1224 SQUARE FEET

SCALE 1/4"=1'-0"



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

L & R WEEP SCREED AND DIVERTER AT BOTTOM OF THIN STONE VENEER WALL

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ANDERSON HOMES

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THE MONTGOMERY MODEL

LOT 26, AEROPARK SUBDIVISION, VILLAGE OF MENOMONEE FALLS, WISCONSIN

ANDERSON HOMES

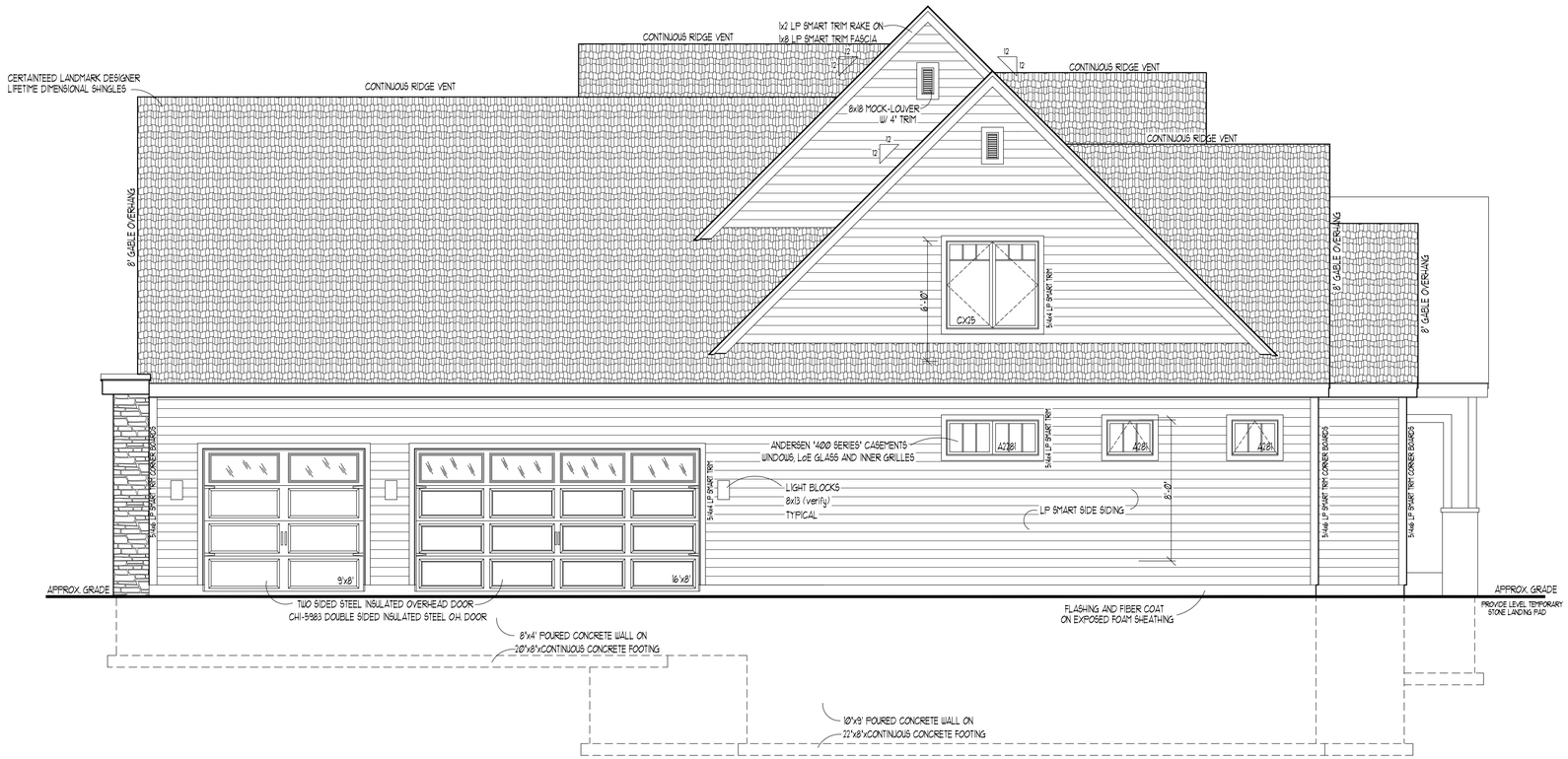
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ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND GOVERNING AUTHORITIES.

PROJECT DATE:
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REVISIONS:
03. 23. 2021

SHEET NUMBER:
A-4

Attachment: Plans (6121 : Anderson Homes LLC)



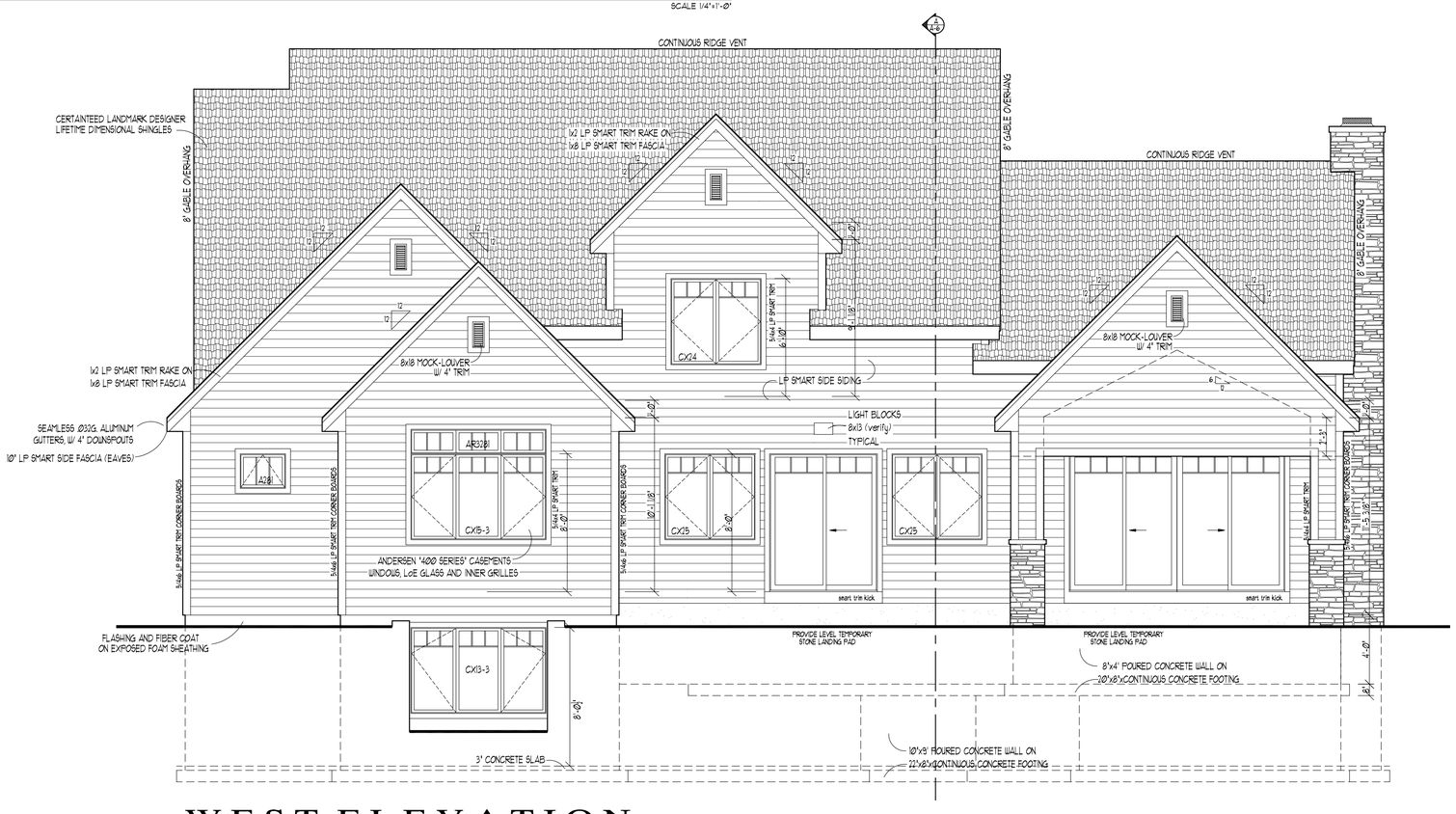
NORTH SIDE ELEVATION

NOTE:
ALL DOWNPOUT LOCATIONS TO BE SITE VERIFIED AND AND ANY TRENCHING OR BURYING IS BY OWNER.

NOTE:
ALL FINISH GRADING IS THE RESPONSIBILITY OF THE OWNER AND OWNERS SUB-CONTRACTORS OR LANDSCAPER AND NOT A PART OF THIS CONTRACT OR PLAN.

NOTE:
ALL WINDOWS AND DOORS TO BE FLASHED PER CODE AND SEALED WITH A SELF-ADHERED FLASHING. PER MANUFACTURES INSTALLATION INSTRUCTIONS THIS ALSO TO INCLUDE A SILL FLASHING.

SCALE 1/4"=1'-0"



WEST ELEVATION

SCALE 1/4"=1'-0"

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THE MONTGOMERY MODEL
LOT 26, AEROPARK SUBDIVISION, VILLAGE OF MENOMONEE FALLS, WISCONSIN

ANDERSON HOMES

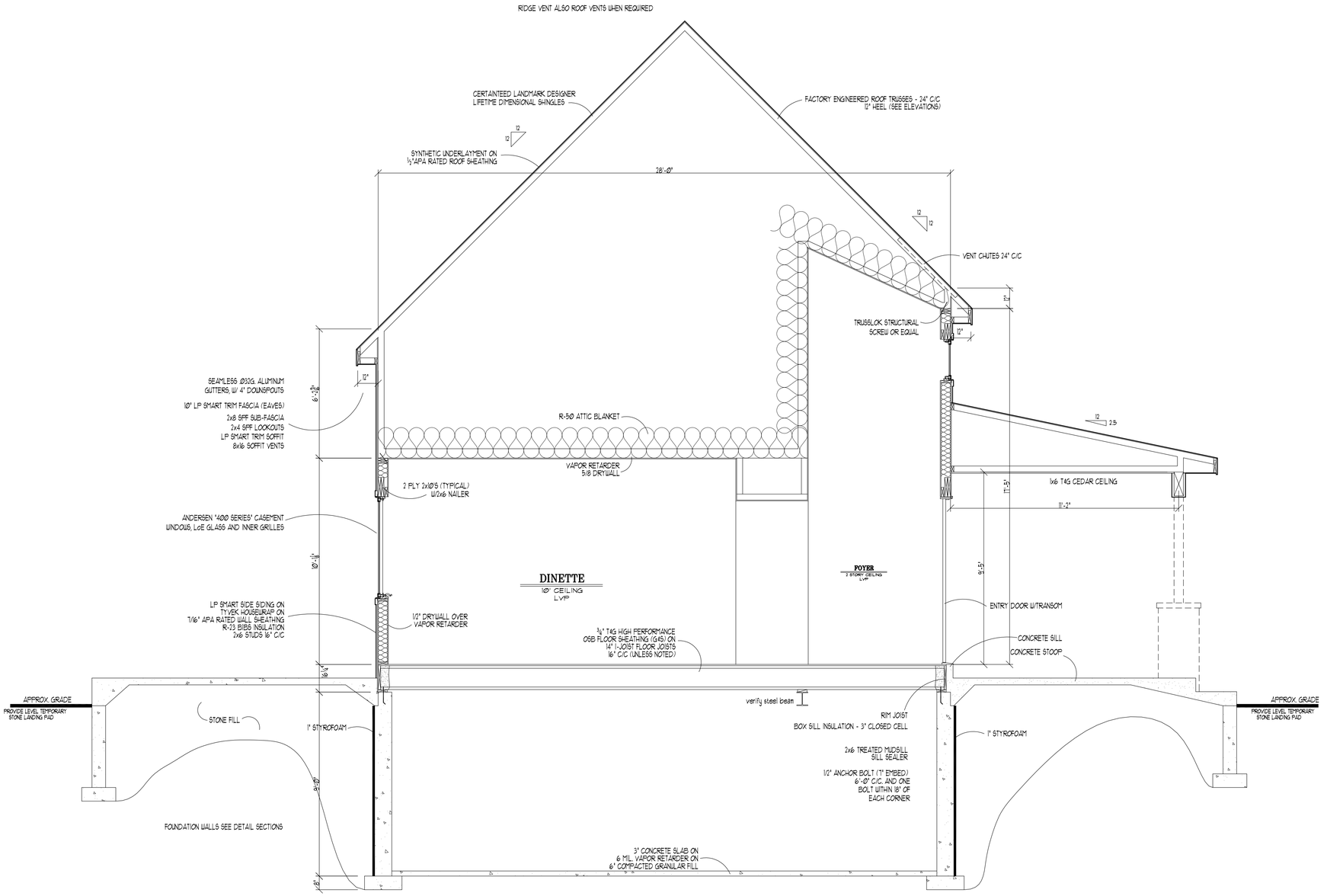
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PROJECT DATE:
11. 22. 2019

REVISIONS:
03. 23. 2021

SHEET NUMBER:
A-5

Attachment: Plans (6121 : Anderson Homes LLC)



BUILDING SECTION

SCALE 3/8"=1'-0"

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ADDITIONS MADE TO THESE DRAWINGS BECOME PART OF THE CONTRACT DOCUMENTS AND ARE SUBJECT TO THESE CONDITIONS. ANDERSON HOMES, L.L.C. IS NOT RESPONSIBLE FOR ANY CHANGES, MODIFICATIONS OR ADDITIONS MADE TO THESE DRAWINGS.
PRIOR TO OBTAINING LABOR AND MATERIAL QUOTATIONS OR COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL CAREFULLY REVIEW THESE CONTRACT DOCUMENTS AND SHALL REPORT ANY ERRORS, OMISSIONS OR CONFLICTS TO ANDERSON HOMES, L.L.C. FOR CLARIFICATION. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE CONTRACT DOCUMENTS. IN THE EVENT THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT SUCH NOTIFICATION, HE SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY RESULTING DEFECTIVE WORK.
ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND GOVERNING AUTHORITIES.

PROJECT DATE:
11. 22. 2019

REVISIONS:
03. 23. 2021

SHEET NUMBER:
A-6.1

Attachment: Plans (6121 : Anderson Homes LLC)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 12, 2021**
SUBJECT: **Justin & Terri Black - Addition: Second Floor at 11851 N. Ridgeway Avenue**

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

Gabor Design Build

Building Integrity by Design

3-15-2021

RE: Black Residence
11851 N Ridgeway Ave
Mequon, WI

Statement of Intent

The proposed project consists of a second story addition and remodeling the existing first floor to accommodate the additional space needs for a growing family. The architectural language and all exterior materials and colors including roof, roof pitch, soffits, fascias, and white double hung windows proposed are to complement the existing home.

Attachment: Statement of Intent (6122 : Justin & Terri Black)

Showroom - W156 N11238 Pilgrim Road, Germantown, WI 53022 (262) 437-2100
www.GaborDesignBuild.com

BADGER SURVEYING CO., INC.

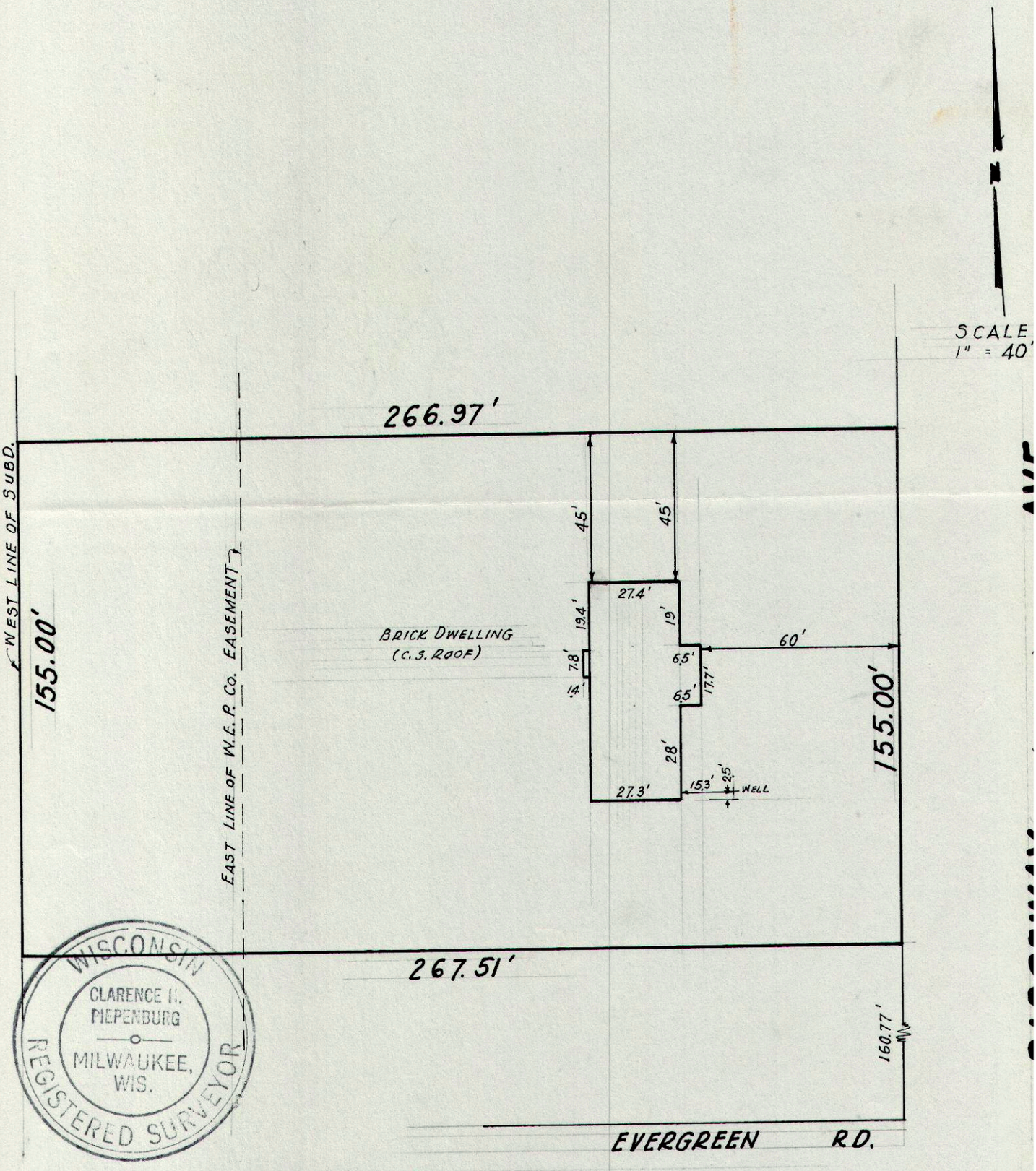
REGISTERED LAND SURVEYORS
MILTON H. SCHMIDT, Pres.
CLARENCE H. PIEPENBURG, Vice-Pres.
JAMES A. EIDE, Sec.-Treas.

PHONE CONCORD [illegible]
823 W. ATKINSON AVE.
MILWAUKEE 6, WIS.

PLAT OF SURVEY

Property at Leon & Louise Staszak Owner

Legal Description: Lot 6, Block 12, Solar Heights Plat No. 2, located in the North East 1/4 of Section 21, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.



WISCONSIN
CLARENCE H. PIEPENBURG
MILWAUKEE, WIS.
REGISTERED SURVEYOR

Prepared for A. L. GROOTEMAAT & SONS, INC.

State of Wisconsin, County of Milwaukee } ss.

I hereby certify that on the 19TH day of NOVEMBER, 1957, I have accurately surveyed the above described property and that the above plat is a correct representation thereof and shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

Plat No. 57-1164

Signed Clarence H. Piepenburg Reg. No. S
Surveyor

Attachment: Survey (6122 : Justin & Terri Black)

Existing Conditions Photos: 11851 N Ridgeway Ave



East Elevation



North Elevation

Attachment: Pictures (6122 : Justin & Terri Black)



West Elevation



South Elevation

Attachment: Pictures (6122 : Justin & Terri Black)

JUSTIN & TERRI BLACK RENOVATION

11851 N RIDGEWAY AVE
MEQUON, WISCONSIN

GABOR
DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

SHEET INDEX

T1.1	TITLE SHEET
D2.1	DEMOLITION PLANS
A2.0	LOWER LEVEL PLAN
A2.1	FIRST & SECOND FLOOR PLANS
A2.2	ROOF PLAN
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A5.1	BUILDING SECTION
A8.1	SCHEDULES
S2.2	SECOND FLOOR WALL BRACING PLAN
M2.1	FIRST & SECOND FLOOR MECHANICAL PLANS



PERMIT PLANS

DATE OF ISSUANCE: 3-15-2021

JUSTIN & TERRI BLACK RENOVATION
11851 N RIDGEWAY AVE
MEQUON, WISCONSIN

REVISIONS

DRAWING TITLE

TITLE SHEET

DRAWING NUMBER

T1.1

3-15-2021 BW

Attachment: Plans (6122 : Justin & Terri Black)

WALL SYMBOLS KEY

EXISTING STUD OR MASONRY WALL TO REMAIN

WALL OR MATERIAL TO BE REMOVED INCLUDING DRYWALL, FRAMING, CABINETS, AND FIXTURES

GENERAL DEMOLITION NOTES:

1) USE LEAD SAFE RENOVATION PRACTICES AS NECESSARY THROUGHOUT ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.

2) BEFORE DEMOLITION BEGINS, INSTALL 6 MIL MINIMUM PLASTIC DUST BARRIER TO CLOSE OFF PROJECT AREA, TAPE AND SEAL ALL EDGES. VERIFY THAT ALL BARRIERS ARE INTACT AND WORKING THROUGHOUT DEMOLITION.

3) COVER AND TAPE ALL HVAC VENT SUPPLIES AND RETURNS. FORM AN AIR-TIGHT SEAL.

4) HARD FLOORS: INSTALL RAM BOARD FLOOR PROTECTION OVER ALL HARD FLOORS TO REMAIN NEAR PROJECT AREA. COMPLETELY VACUUM AND REMOVE ALL DEBRIS BEFORE INSTALLATION. APPLY BLUE PAINTER'S TAPE AROUND PERIMETER OF AREA AND DUCT TAPE RAM BOARD TO BLUE TAPE. ***DO NOT*** APPLY DUCT TAPE DIRECTLY TO HARDWOOD SURFACE.

5) CARPET FLOORS: AVOID CONTACT and/or USE AS MUCH AS POSSIBLE OF CARPET FLOOR AREAS TO REMAIN NEAR PROJECT AREA. IF WORK OR TRAFFIC USE IS NECESSARY, INSTALL SELF ADHESIVE POLYETHYLENE CARPET PROTECTION STRIPS THROUGHOUT AFFECTED AREA. THOROUGHLY CLEAN AND VACUUM AREA OF DEBRIS PRIOR TO INSTALLING CARPET PROTECTION. ADDITIONAL PROTECTION, SUCH AS RAM BOARD MAY NEED TO BE INSTALLED IN HIGH TRAFFIC AREAS.

6) PRIOR TO DEMOLITION, PLUMBER IS TO DISCONNECT AND CAP EXISTING PLUMBING AS REQUIRED PER PLANS.

7) PRIOR TO DEMOLITION, ELECTRICIAN IS TO DISCONNECT AND CAP EXISTING ELECTRICAL COMPONENTS AS REQUIRED PER PLANS.

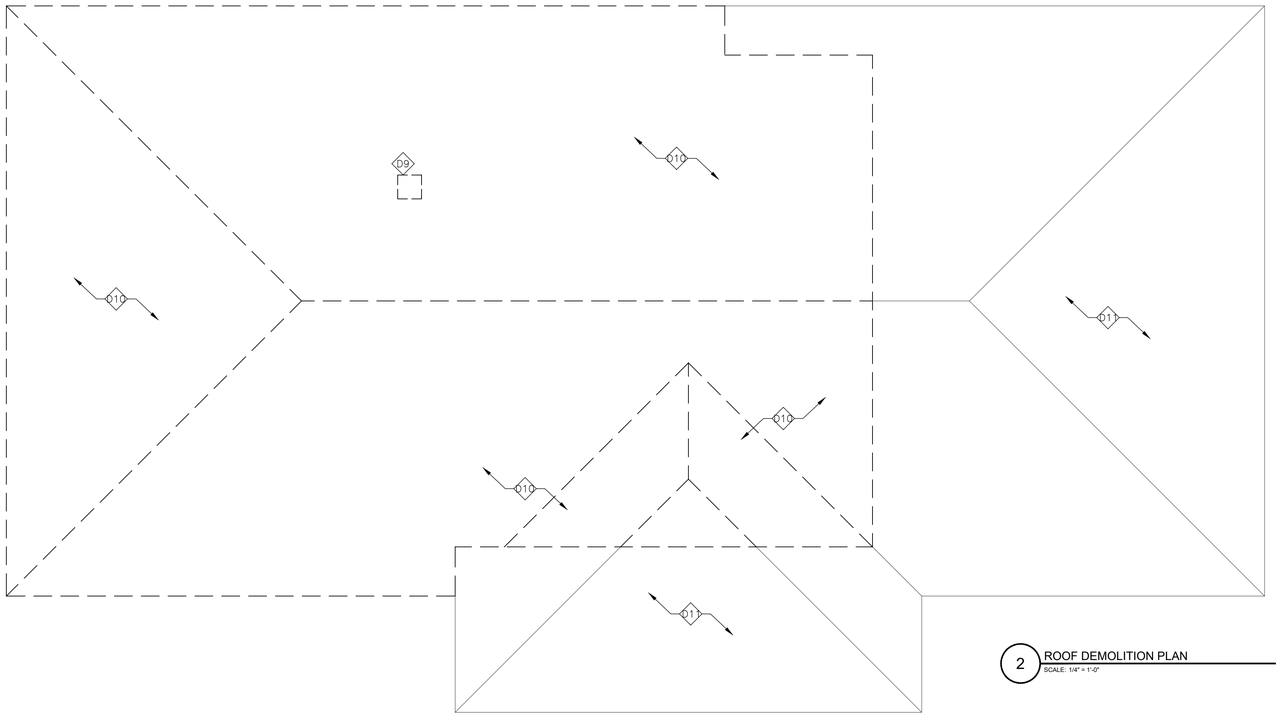
8) REMOVE WITH CARE ANY ITEMS AND FIXTURES TO BE SALVAGED FOR DONATION OR REUSE.

9) CLEAN STRUCTURE OF FASTENERS AND MISCELLANEOUS PARTS. VACUUM ALL DUST AND DEBRIS FROM STRUCTURE SPACES INCLUDING STUD AND JOIST CAVITIES.

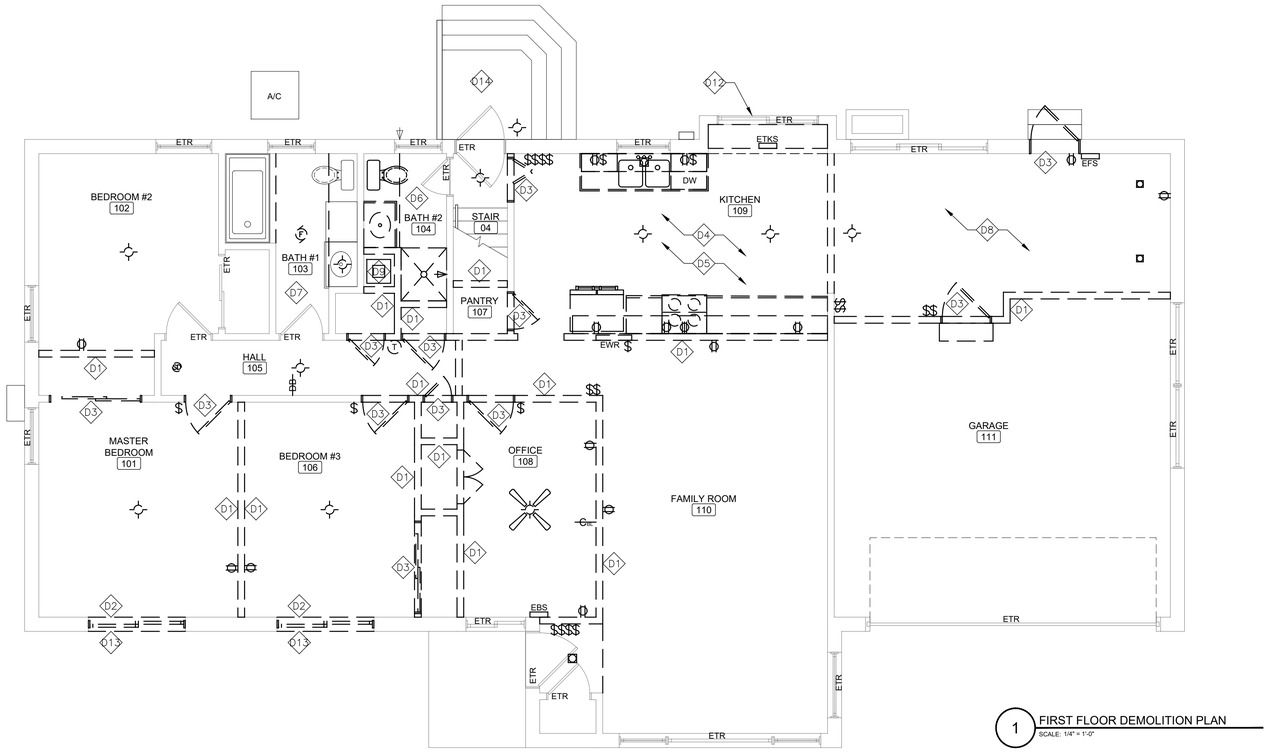
DEMOLITION NOTES:

- REMOVE CEILING & FIXTURES THROUGHOUT INTERIOR LIVING SPACE.
- REMOVE ALL ELECTRICAL DEVICES & FIXTURES THROUGHOUT INTERIOR LIVING SPACE.
- EXISTING DRYWALL & MILLWORK TO REMAIN UNLESS PART OF A WALL THAT IS BEING REMOVED.
- REMOVE ALL FINISH FLOORING THROUGHOUT FIRST FLOOR EXCLUDING BATH #1.
- REMOVE ALL ATTIC INSULATION.
- ALL EXTERIOR BRICK VENEER TO REMAIN.
- REMOVE ALL EXISTING GUTTERS & DOWNSPOUTS.

1. REMOVE WOOD STUD WALL.
2. REMOVE WINDOW & CASING.
3. REMOVE DOOR, FRAME & CASING.
4. REMOVE & SALVAGE KITCHEN APPLIANCES.
5. REMOVE ALL KITCHEN CABINETRY.
6. BATH #2: REMOVE SHOWER, TOILET, VANITY & FINISH FLOOR.
7. BATH #1: SHOWER OVER TUB, TOILET, CABINETRY & FINISH FLOOR TO REMAIN.
8. REMOVE RAISED WOOD FLOOR STRUCTURE DOWN TO CONCRETE SLAB.
9. REMOVE CHIMNEY DOWN TO BELOW FIRST FLOOR FRAMING.
10. REMOVE EXISTING ROOFING MATERIALS & ROOF STRUCTURE AS INDICATED.
11. REMOVE ROOFING MATERIALS DOWN TO SHEATHING. ROOF STRUCTURE TO REMAIN.
12. REMOVE EXISTING EXTERIOR SIDING MATERIALS DOWN TO SHEATHING ON (3) SIDES OF CANTILEVERED FIRST FLOOR.
13. REMOVE & SALVAGE MASONRY WINDOW SILLS FOR REINSTALLATION.
14. EXTERIOR WOOD LANDING TO REMAIN.



2 ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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

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JUSTIN & TERRI BLACK RENOVATION
11851 N RIDGEWAY AVE
MEQUON, WISCONSIN

Attachment: Plans (6122 : Justin & Terri Black)

REVISIONS

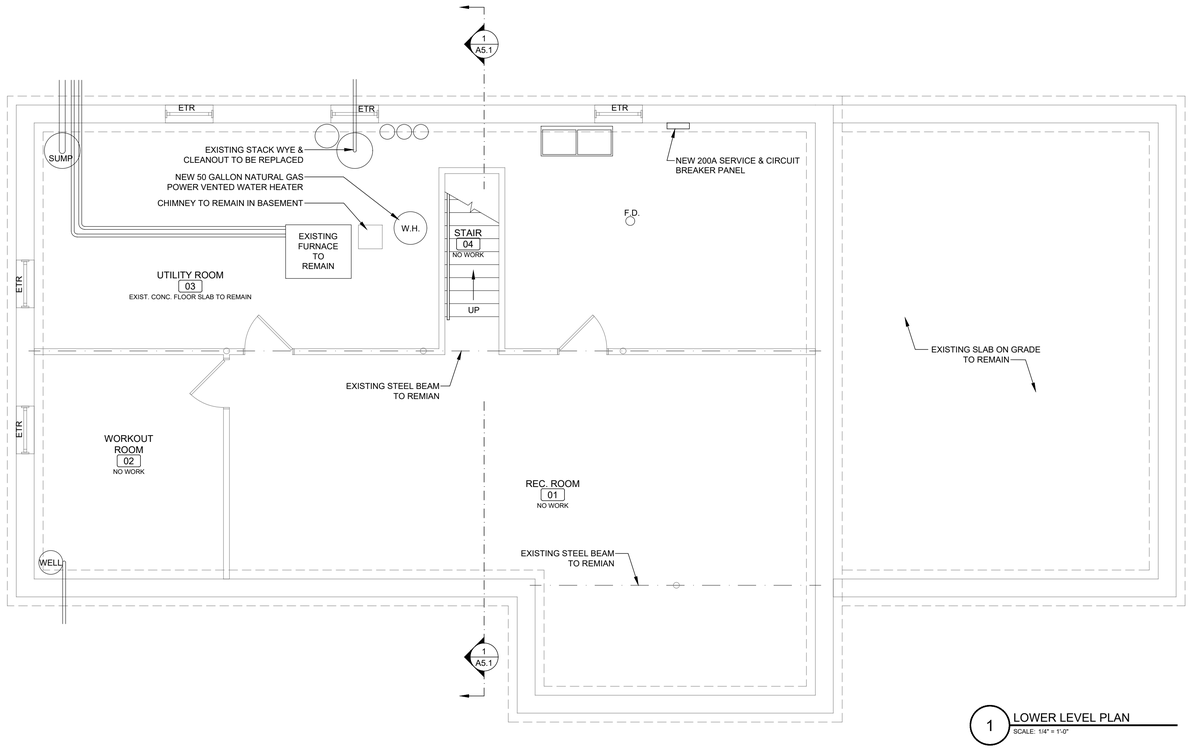
DRAWING TITLE

DEMOLITION PLANS

DRAWING NUMBER

D2.1

3-15-2021 BW



1 LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

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LOWER LEVEL
PLAN

DRAWING NUMBER

A2.0

3-15-2021 BW

R ROUGH CARPENTRY NOTES:

1. NEW INTERIOR WALL: 2X4 STUDS AT 16" O.C.
2. NEW WOOD BEAM & POSTS (SIZED BY LUMBER SUPPLIER) IN DROPPED HEADER.
3. ADD XXXX WOOD HEADER OVER ALL EXISTING EAST & WEST EXTERIOR WALL OPENINGS.
4. NEW 2X4 FURRED WALL FOR MUDROOM MECHANICALS.
5. NEW 36" 2X4 HALF WALL.
6. INFILL FLOOR AT FORMER PARTITION WALL TO PROVIDE FLUSH SURFACE.
7. INFILL FIRST FLOOR FRAMING AS NECESSARY AT FORMER CHIMNEY LOCATION.
8. SECOND FLOOR EXTERIOR WALLS: 2X6 STUDS AT 16" O.C. SEE ALSO SECTION 1/A5.1.
9. LOWER EXISTING WINDOW SILL TO PROVIDE 48" TALL R.O.
10. SQUARE PVC COLUMN WRAP PER EXTERIOR ELEVATIONS.
11. FRAME NEW HIPPED ROOF END TO EXISTING ROOF.
12. FRAME 24X36 ATTIC ACCESS.

B INSULATION NOTES:

- 3" CLOSED CELL POLYURETHANE SPRAY FOAM INSULATION AT ALL SECOND FLOOR RIM JOIST CAVITIES.
- R-38 BLOWN-IN FIBERGLASS ATTIC INSULATION.

1. R-13 FIBERGLASS BATT INSULATION IN WALL ASSEMBLY BETWEEN DWELLING AND ATTACHED GARAGE.
2. R-21 FIBERGLASS BATT INSULATION IN ALL NEW SECOND FLOOR EXTERIOR WALLS.

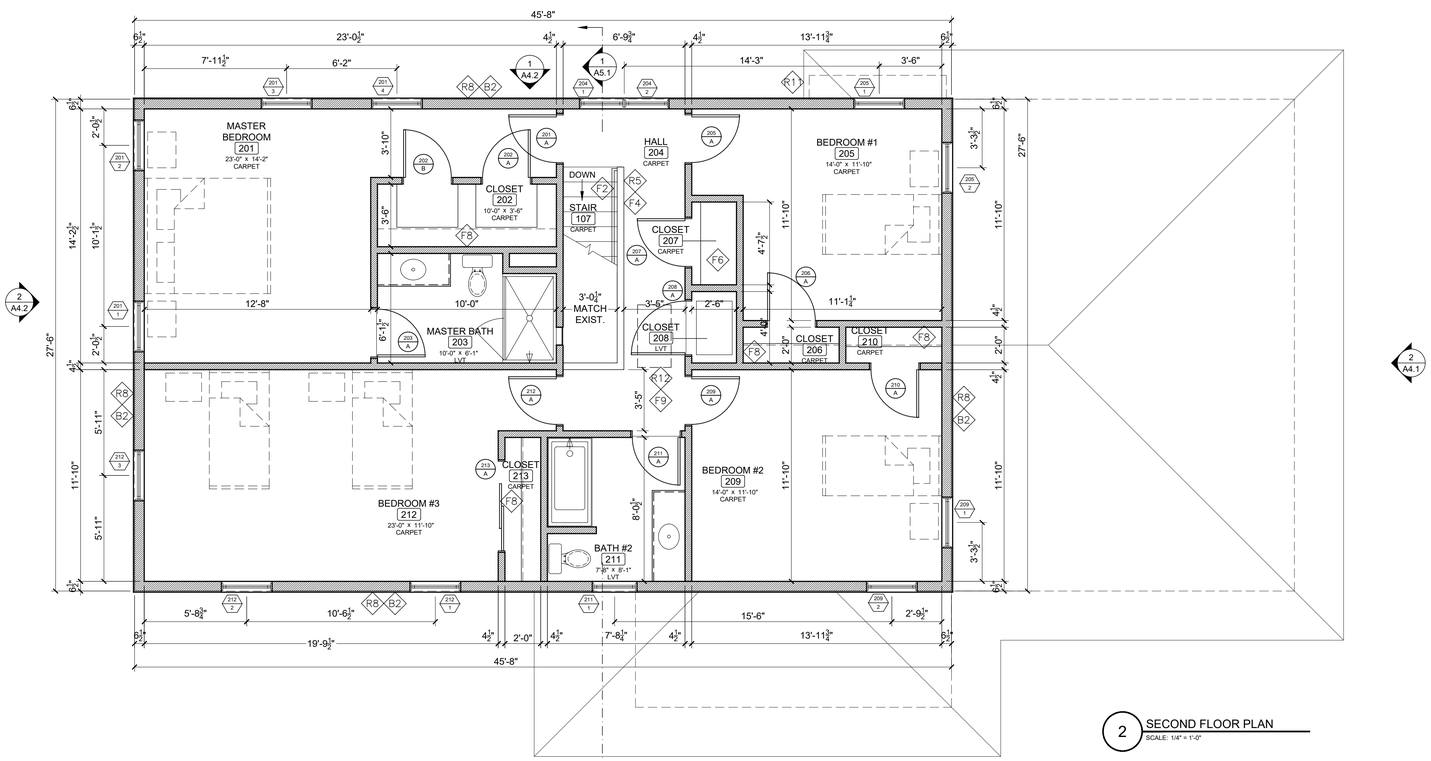
M MASONRY NOTES:

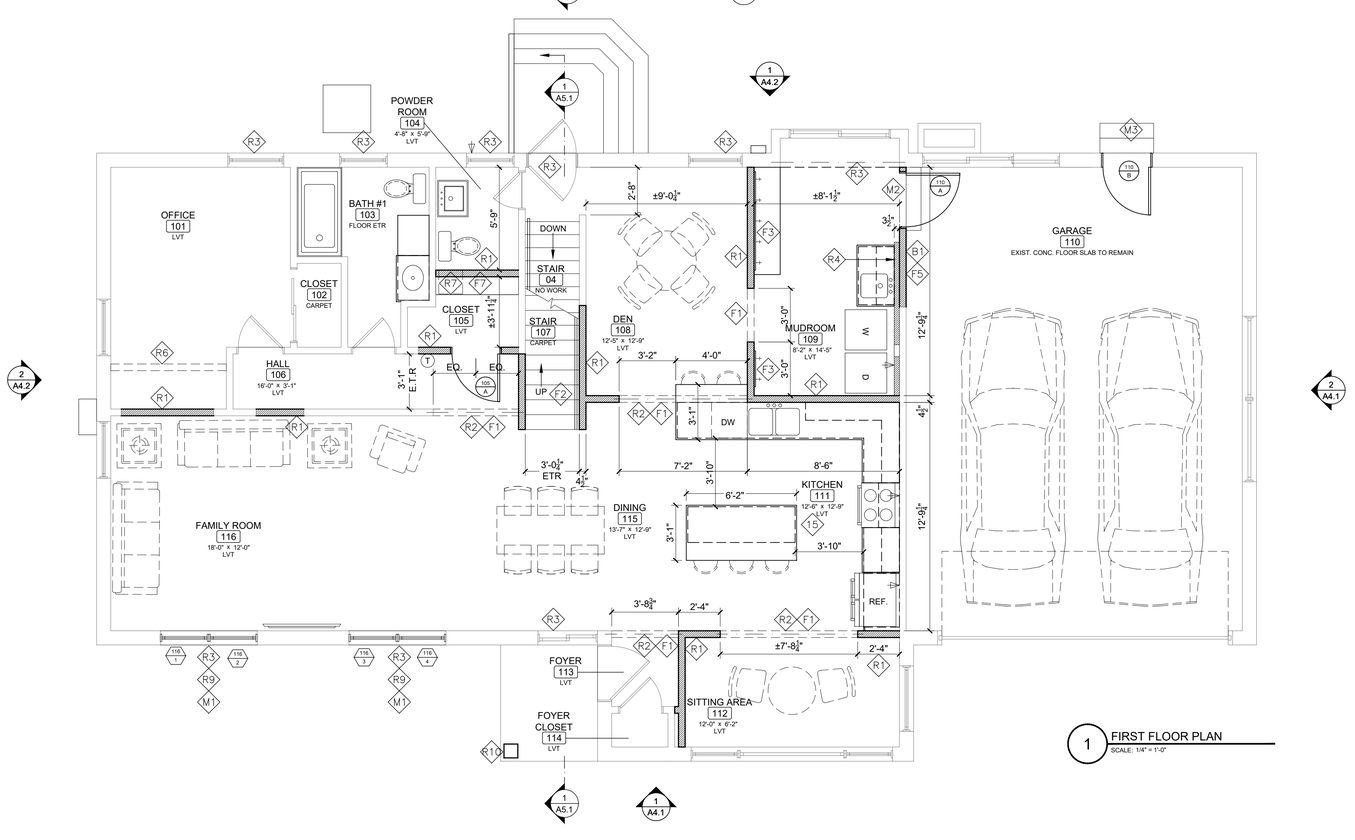
1. LOWER BRICK & REINSTALL EXISTING PRECAST WINDOW SILL TO PROVIDE 48" TALL OPENING.
2. NEW 12" DEEP CONCRETE STEP IN GARAGE.
3. EXISTING EXTERIOR CONCRETE STEPS TO REMAIN.

F FINISH NOTES:

- PAINT ALL WALLS & CEILINGS THROUGHOUT WORK AREA.
- NEW DRYWALL FINISHES TO MATCH EXISTING.
- ALL NEW MILLWORK TO BE PAINT GRADE WOOD.
- ALL NEW DOORS ARE TO BE PAINTED.

1. DRYWALL OPENING.
2. NEW CONTINUOUS PAINTED STAIR HANDRAIL.
3. WALL HOOKS MOUNTED TO PAINTED 1X AT 48" A.F.F. W/ BENCH BELOW.
4. PAINTED 1X WALL CAP & APRON ON HALF WALL.
5. 5/8" TYPE X DRYWALL ON GARAGE SIDE OF WALL ASSEMBLY BETWEEN DWELLING AND ATTACHED GARAGE. EXTEND FROM BOTTOM PLATE TO BOTTOM OF ROOF DECK.
6. (5) WHITE MELAMINE SHELVES.
7. (1) WHITE MELAMINE SHELF AT 60" A.F.F.
8. (1) WHITE MELAMINE SHELF & HANGING ROD AT 60" A.F.F.
9. ATTIC ACCESS DOOR: DRYWALL OVER PLYWOOD, FRAMED W/ PAINTED CASING.





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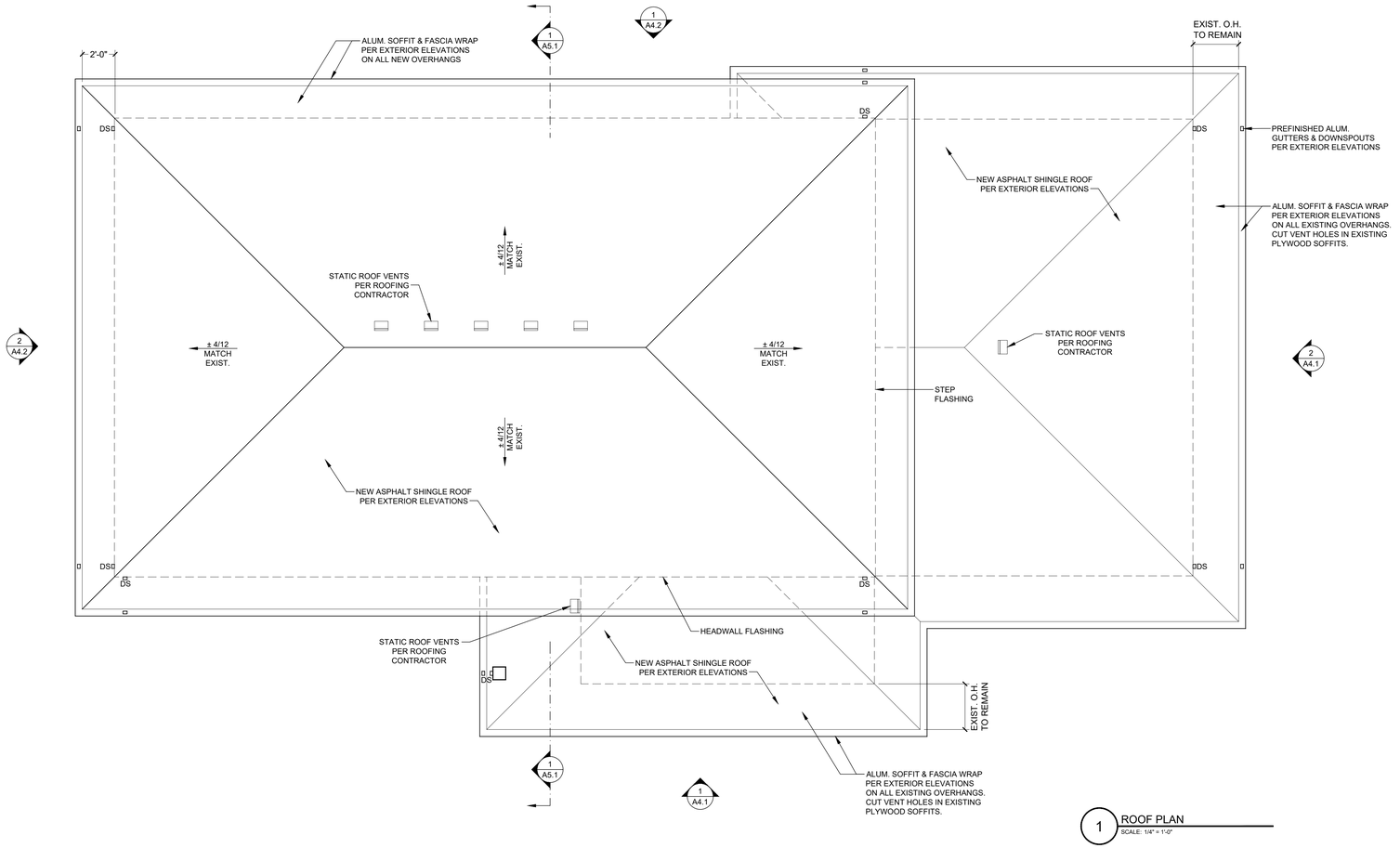
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FIRST & SECOND FLOOR PLANS

DRAWING NUMBER

A2.1

3-15-2021 BW



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

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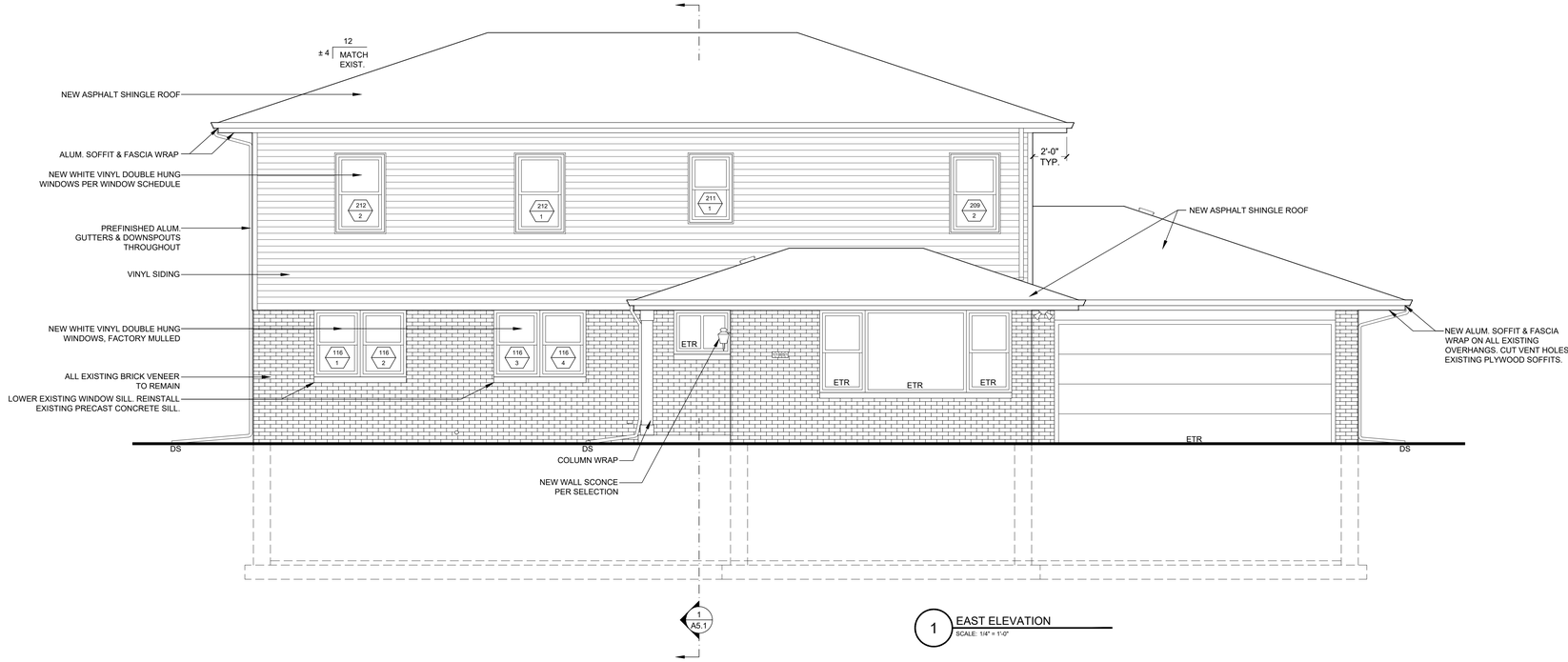
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ROOF PLAN

DRAWING NUMBER

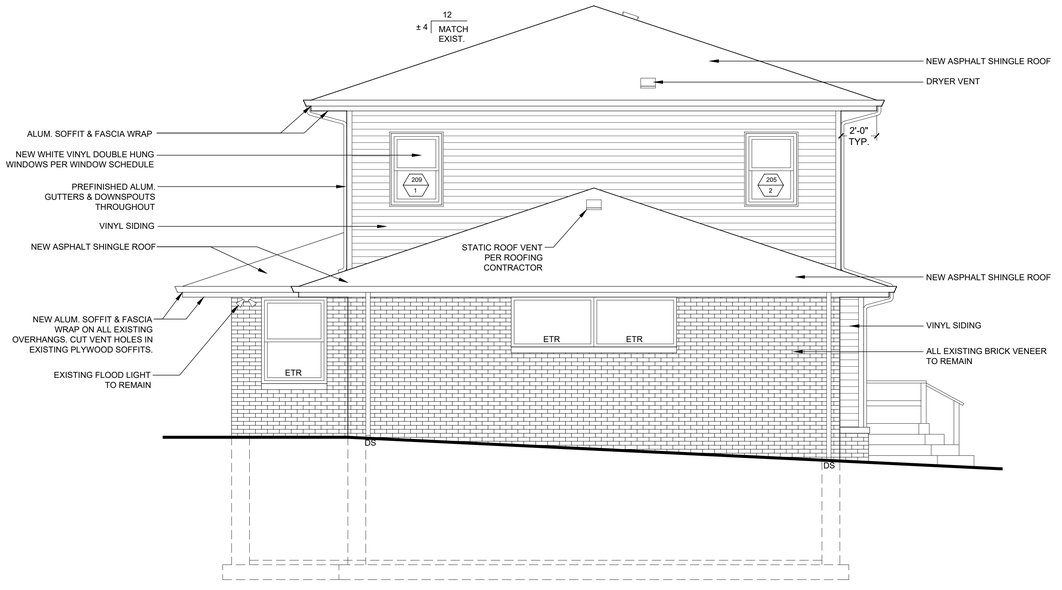
A2.2

3-15-2021 BW



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

EXTERIOR FINISH SCHEDULE						
MATERIAL	MANUFACTURER	**MODEL**	SIZE	COLOR	FINISH	NOTES
ASPHALT ROOF SHINGLE	CERTAINTEED	LANDMARK	DIMENSIONAL	HEATHER BLEND	-	-
LAP SIDING	PLYGAM MASTIC	CARVEDWOOD 44	5" EXP.	WICKER	WOODGRAIN	-
COLUMN WRAP	HB & G	PERMAWRAP	PLAIN SQUARE 8"	-	-	PRIME & PAINT: BM 2112-20 BROWN SUGAR
WINDOW TRIM	EXTERIOR WINDOW TRIM INTEGRATED INTO WINDOW. SEE WINDOW SCHEDULE.					
GUTTERS & DOWNSPOUTS	NORANDEX	-	5" K-STYLE GUTTERS 3X4 DOWNSPOUTS	MUSKET BROWN	PREFINISHED	-
ALUM. FASCIA WRAP	NORANDEX	-	-	MUSKET BROWN	PREFINISHED	-
VENTED ALUM. SOFFIT	NORANDEX	-	-	MUSKET BROWN	PREFINISHED	-
STEP FLASHING	ACM	-	-	ROYAL BROWN	PREFINISHED	-
W-VALLEY FLASHING	ACM	-	-	ROYAL BROWN	PREFINISHED	-
DRIP EDGE	ACM	-	-	ROYAL BROWN	PREFINISHED	-



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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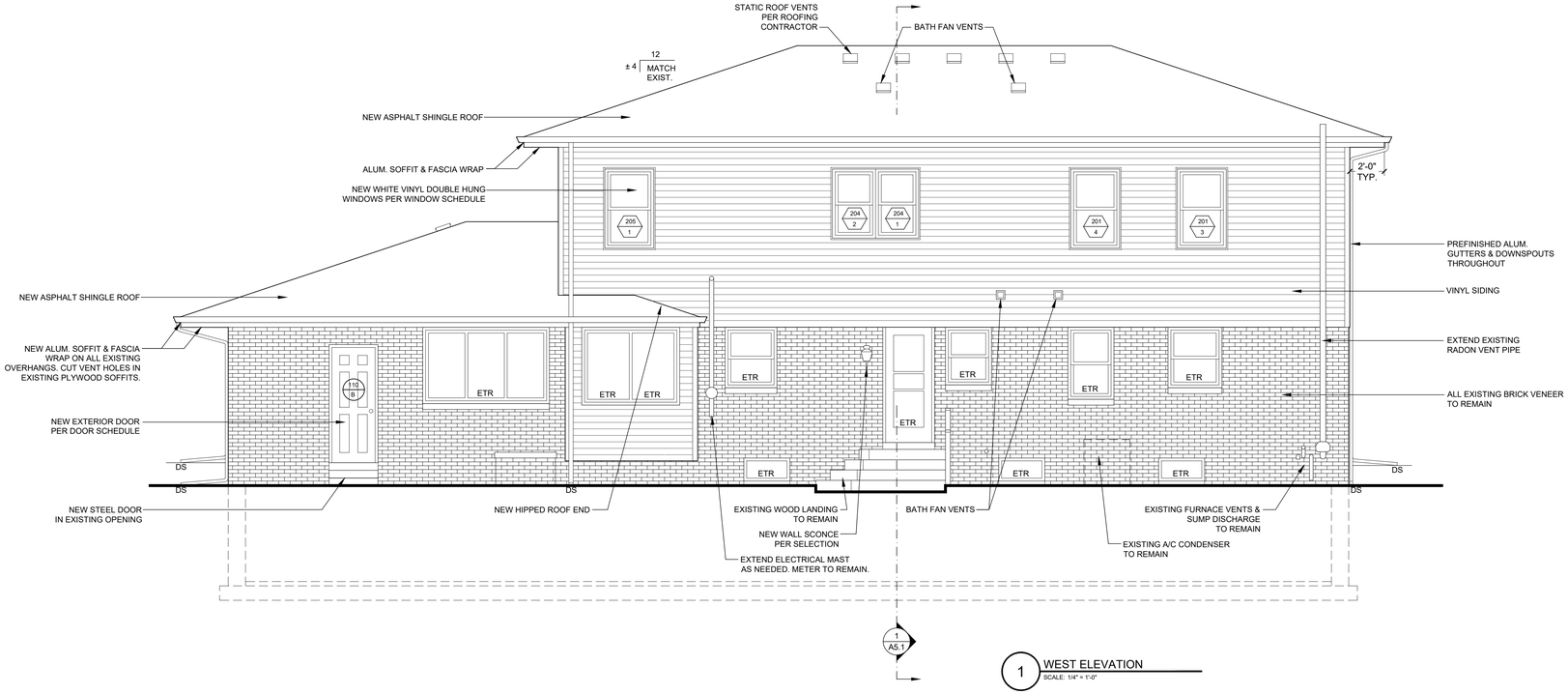
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EXTERIOR ELEVATIONS

DRAWING NUMBER

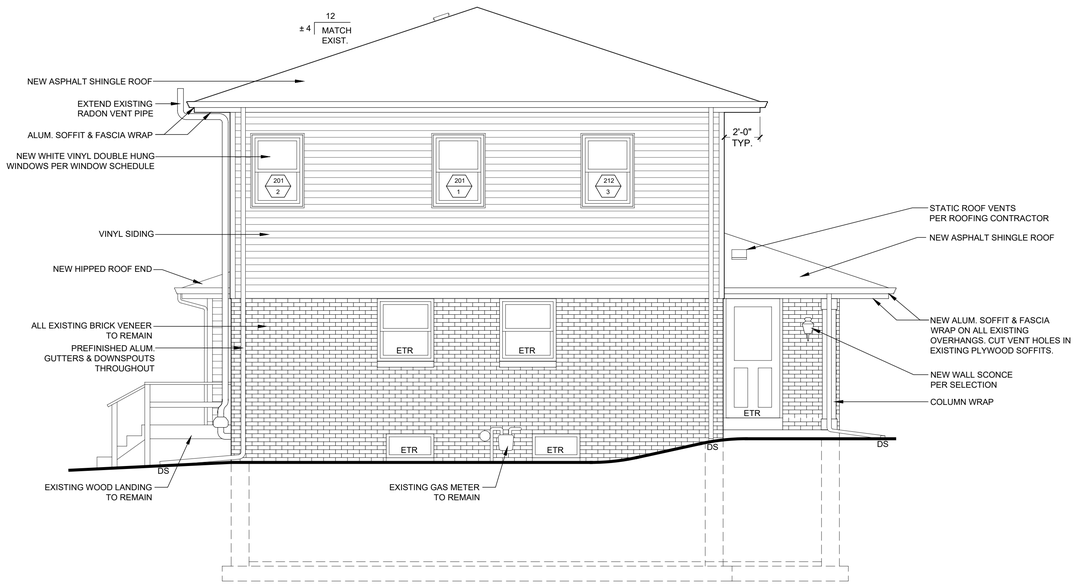
A4.1

3-15-2021 BW



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

EXTERIOR FINISH SCHEDULE						
MATERIAL	MANUFACTURER	**MODEL**	SIZE	COLOR	FINISH	NOTES
ASPHALT ROOF SHINGLE	CERTAINTEED	LANDMARK	DIMENSIONAL	HEATHER BLEND	-	-
LAP SIDING	PLYGAM MASTIC	CARVEDWOOD 44	5" EXP.	WICKER	WOODGRAIN	-
COLUMN WRAP	HB & G	PERMAWRAP	PLAIN SQUARE 8"	-	-	PRIME & PAINT: BM 2112-20 BROWN SUGAR
WINDOW TRIM	EXTERIOR WINDOW TRIM INTEGRATED INTO WINDOW. SEE WINDOW SCHEDULE.					
GUTTERS & DOWNSPOUTS	NORANDEX	-	5" K-STYLE GUTTERS 3X4 DOWNSPOUTS	MUSKET BROWN	PREFINISHED	-
ALUM. FASCIA WRAP	NORANDEX	-	-	MUSKET BROWN	PREFINISHED	-
VENTED ALUM. SOFFIT	NORANDEX	-	-	MUSKET BROWN	PREFINISHED	-
STEP FLASHING	ACM	-	-	ROYAL BROWN	PREFINISHED	-
W-VALLEY FLASHING	ACM	-	-	ROYAL BROWN	PREFINISHED	-
DRIP EDGE	ACM	-	-	ROYAL BROWN	PREFINISHED	-



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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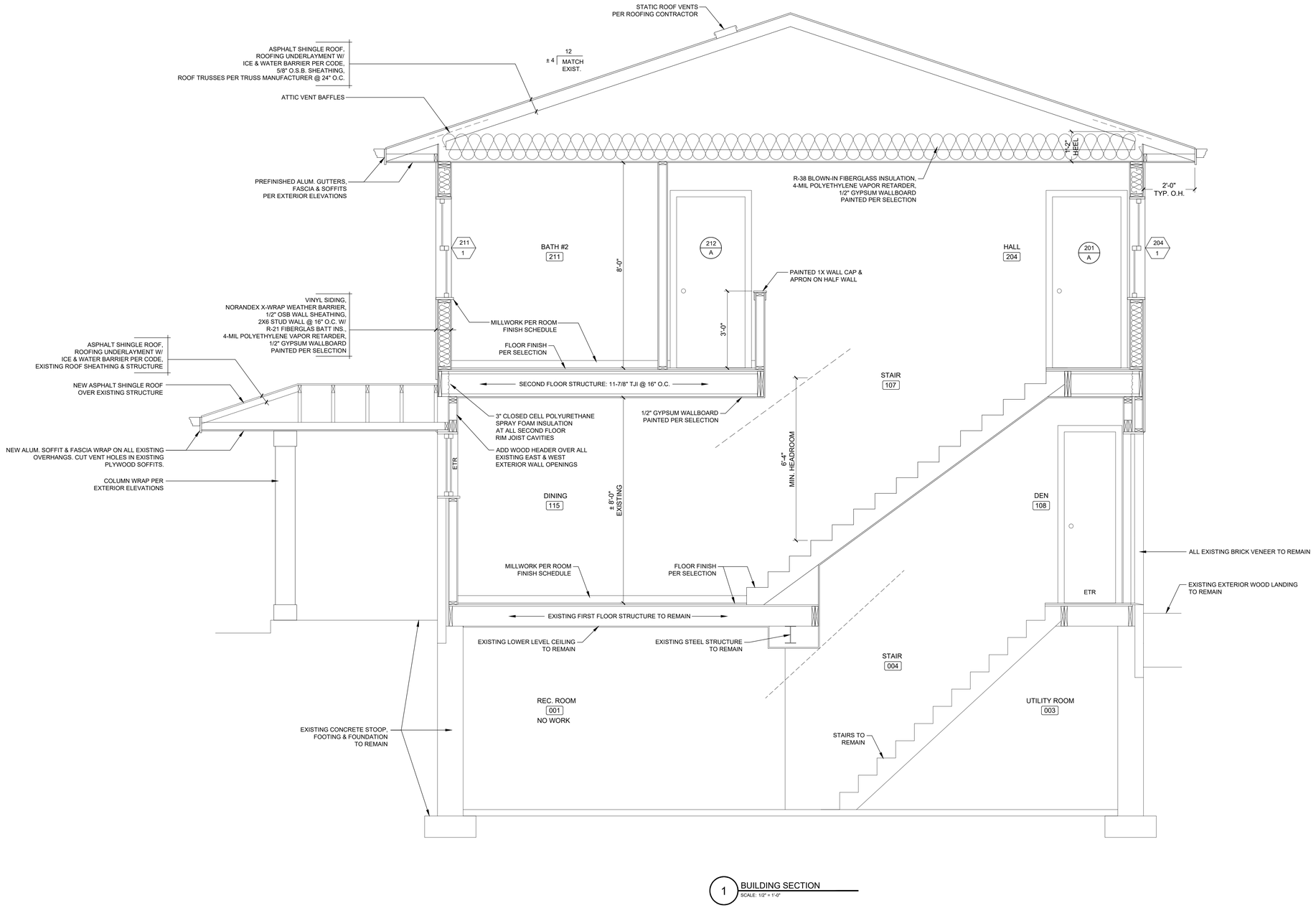
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EXTERIOR ELEVATIONS

DRAWING NUMBER
A4.2

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

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DRAWING TITLE

BUILDING
SECTION

DRAWING NUMBER

A5.1

3-15-2021 BW

ROOM FINISH SCHEDULE

ROOM NAME	ROOM NUMBER	FLOORING	CEILING		WALLS		BASE				CASING				SHOE				WINDOW APRON				WINDOW STOOL			NOTES
		MATERIAL	FINISH	TEXTURE	FINISH	WALL TEXTURE	PROFILE	MATERIAL	FINISH	SIZE	PROFILE	MATERIAL	FINISH	SIZE	PROFILE	MATERIAL	FINISH	SIZE	PROFILE	MATERIAL	FINISH	SIZE	MATERIAL	FINISH	STYLE	
STAIR	04	ETR	DRYWALL	SAND	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--
OFFICE	101	LVT	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	ETR	ETR	ETR	ETR	BLF-50	PAINT GRADE WOOD	PAINT	1/2 X 3/4	ETR	ETR	ETR	ETR	ETR	ETR	ETR	--
CLOSET	102	CARPET	DRYWALL	SAND	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--
BATH #1	103	ETR	DRYWALL	SAND	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	BLF-50	PAINT GRADE WOOD	PAINT	1/2 X 3/4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--
POWDER ROOM	104	LVT	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	ETR	ETR	ETR	ETR	BLF-50	PAINT GRADE WOOD	PAINT	1/2 X 3/4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--
CLOSET	105	LVT	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	BLF-50	PAINT GRADE WOOD	PAINT	1/2 X 3/4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--
HALL	106	LVT	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	BLF-50	PAINT GRADE WOOD	PAINT	1/2 X 3/4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--
STAIR	107	CARPET	DRYWALL	SAND	DRYWALL	SAND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--
DEN	108	LVT	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	ETR	ETR	ETR	ETR	BLF-50	PAINT GRADE WOOD	PAINT	1/2 X 3/4	ETR	ETR	ETR	ETR	ETR	ETR	ETR	--
MUDROOM	109	LVT	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	BLF-50	PAINT GRADE WOOD	PAINT	1/2 X 3/4	ETR	ETR	ETR	ETR	ETR	ETR	ETR	--
GARAGE	110	ETR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--
KITCHEN	111	LVT	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	N/A	N/A	N/A	N/A	BLF-50	PAINT GRADE WOOD	PAINT	1/2 X 3/4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--
SITTING AREA	112	LVT	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	N/A	N/A	N/A	N/A	BLF-50	PAINT GRADE WOOD	PAINT	1/2 X 3/4	ETR	ETR	ETR	ETR	ETR	ETR	ETR	--
FOYER	113	LVT	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	ETR	ETR	ETR	ETR	BLF-50	PAINT GRADE WOOD	PAINT	1/2 X 3/4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--
FOYER CLOSET	114	LVT	DRYWALL	SAND	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	BLF-50	PAINT GRADE WOOD	PAINT	1/2 X 3/4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--
DINING	115	LVT	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	ETR	ETR	PAINT	ETR	BLF-50	PAINT GRADE WOOD	PAINT	1/2 X 3/4	ETR	ETR	PAINT	ETR	ETR	PAINT	ETR	--
FAMILY ROOM	116	LVT	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	BLF-50	PAINT GRADE WOOD	PAINT	1/2 X 3/4	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	PAINT GRADE WOOD	PAINT	MATCH EXIST.	REINSTALL EXIST. WINDOW STOOLS & APRONS IF POSSIBLE
MASTER BEDROOM	201	CARPET	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	N/A	N/A	N/A	N/A	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	PAINT GRADE WOOD	PAINT	MATCH EXIST.	--
CLOSET	202	CARPET	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--
MASTER BATH	203	LVT	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	BLF-50	PAINT GRADE WOOD	PAINT	1/2 X 3/4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--
HALL	204	CARPET	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	N/A	N/A	N/A	N/A	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	PAINT GRADE WOOD	PAINT	MATCH EXIST.	--
BEDROOM #1	205	CARPET	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	N/A	N/A	N/A	N/A	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	PAINT GRADE WOOD	PAINT	MATCH EXIST.	--
CLOSET	206	CARPET	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--
CLOSET	207	CARPET	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--
CLOSET	208	LVT	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	BLF-50	PAINT GRADE WOOD	PAINT	1/2 X 3/4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--
BEDROOM #2	209	CARPET	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	N/A	N/A	N/A	N/A	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	PAINT GRADE WOOD	PAINT	MATCH EXIST.	--
CLOSET	210	CARPET	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--
BATH #2	211	LVT	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	BLF-50	PAINT GRADE WOOD	PAINT	1/2 X 3/4	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	PAINT GRADE WOOD	PAINT	MATCH EXIST.	--
BEDROOM #3	212	CARPET	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	N/A	N/A	N/A	N/A	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	PAINT GRADE WOOD	PAINT	MATCH EXIST.	--
CLOSET	213	CARPET	DRYWALL	SAND	DRYWALL	SAND	F207	PAINT GRADE WOOD	PAINT	3/8 X 3	BLF-100	PAINT GRADE WOOD	PAINT	1/2 X 2-1/4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--

MILLWORK PROFILES:

CASING & WINDOW APRON
BLIFFERT BLF-100: 1/2" x 2-1/4"

BASE
FERCHE F207: 3/8" x 3"

SHOE
BLIFFERT BLF-50: 1/2" x 3/4"

DOOR SCHEDULE

ROOM NAME	ROOM NUMBER	LETTER	- - - - DOOR - - - -				- - - - JAMB & CASING - - - -			HARDWARE	NOTES
			MANUFACTURER MODEL#	SIZE W x H x T	TYPE	MATERIAL	FINISH	JAMB MATERIAL	FRAME FINISH	JAMB SIZE	TYPE	
CLOSET	105	A	STEVES & SONS	32 x 80	A	SMOOTH SOLID CORE FLUSH HARDBOARD	PAINTED PER INTERIOR FINISH SCHED.	WOOD	PAINT	4-9/16"	PASSAGE	
GARAGE	110	A	PLASTPRO S1 SMOOTH FLUSH	36 x 80	B	INSULATED FIBERGLASS	PAINTED PER INTERIOR FINISH SCHED.	COMPOSITE	PAINT	4-9/16"	KEYED ENTRY	20-MINUTE RATED
GARAGE	110	B	* PLASTPRO S2 SMOOTH 6-PANEL	32 x 80	C	INSULATED FIBERGLASS	PAINTED BM 2112-20 BROWN SUGAR	COMPOSITE	PAINT	VERIFY	KEYED ENTRY	EXIST. MASONRY OPENING TO REMAIN. PLASTPRO WM180 COMPOSITE BRICK MOULD.
MASTER BEDROOM	201	A	STEVES & SONS	32 x 80	A	SMOOTH SOLID CORE FLUSH HARDBOARD	PAINTED PER INTERIOR FINISH SCHED.	WOOD	PAINT	4-9/16"	PRIVACY	
CLOSET	202	A	STEVES & SONS	32 x 80	A	SMOOTH SOLID CORE FLUSH HARDBOARD	PAINTED PER INTERIOR FINISH SCHED.	WOOD	PAINT	4-9/16"	PASSAGE	
CLOSET	202	B	STEVES & SONS	32 x 80	A	SMOOTH SOLID CORE FLUSH HARDBOARD	PAINTED PER INTERIOR FINISH SCHED.	WOOD	PAINT	4-9/16"	PASSAGE	
MASTER BATH	203	A	STEVES & SONS	32 x 80	A	SMOOTH SOLID CORE FLUSH HARDBOARD	PAINTED PER INTERIOR FINISH SCHED.	WOOD	PAINT	4-9/16"	PRIVACY	
BEDROOM #1	205	A	STEVES & SONS	32 x 80	A	SMOOTH SOLID CORE FLUSH HARDBOARD	PAINTED PER INTERIOR FINISH SCHED.	WOOD	PAINT	4-9/16"	PASSAGE	
CLOSET	206	A	STEVES & SONS	32 x 80	A	SMOOTH SOLID CORE FLUSH HARDBOARD	PAINTED PER INTERIOR FINISH SCHED.	WOOD	PAINT	4-9/16"	PASSAGE	
CLOSET	207	A	STEVES & SONS	32 x 80	A	SMOOTH SOLID CORE FLUSH HARDBOARD	PAINTED PER INTERIOR FINISH SCHED.	WOOD	PAINT	4-9/16"	PASSAGE	
CLOSET	208	A	STEVES & SONS	36 x 80	A	SMOOTH SOLID CORE FLUSH HARDBOARD	PAINTED PER INTERIOR FINISH SCHED.	WOOD	PAINT	4-9/16"	PASSAGE	
BEDROOM #2	209	A	STEVES & SONS	32 x 80	A	SMOOTH SOLID CORE FLUSH HARDBOARD	PAINTED PER INTERIOR FINISH SCHED.	WOOD	PAINT	4-9/16"	PASSAGE	
CLOSET	210	A	STEVES & SONS	32 x 80	A	SMOOTH SOLID CORE FLUSH HARDBOARD	PAINTED PER INTERIOR FINISH SCHED.	WOOD	PAINT	4-9/16"	PASSAGE	
BATH #2	211	A	STEVES & SONS	32 x 80	A	SMOOTH SOLID CORE FLUSH HARDBOARD	PAINTED PER INTERIOR FINISH SCHED.	WOOD	PAINT	4-9/16"	PRIVACY	
BEDROOM #3	212	A	STEVES & SONS	32 x 80	A	SMOOTH SOLID CORE FLUSH HARDBOARD	PAINTED PER INTERIOR FINISH SCHED.	WOOD	PAINT	4-9/16"	PASSAGE	
CLOSET	213	A	STEVES & SONS	60 x 80	D	SMOOTH SOLID CORE FLUSH HARDBOARD	PAINTED PER INTERIOR FINISH SCHED.	WOOD	PAINT	4-9/16"	FLUSH FINGER PULLS	

* FIELD VERIFY ROUGH OPENING BEFORE MANUFACTURE.

DOOR TYPES:

A
HINGED FLUSH
INTERIOR DOOR

B
HINGED FLUSH
INSULATED
20-MIN. RATED
FIBERGLASS DOOR

C
HINGED 6-PANEL
INSULATED
FIBERGLASS DOOR

D
DOUBLE SLIDING FLUSH
INTERIOR DOORS

WINDOW SCHEDULE

ROOM NAME	ROOM NUMBER	NUMBER	- - - - WINDOW - - - -						- - - - EXTERIOR FINISH - - - -				- - - - INTERIOR FINISH - - - -				HARDWARE	NOTES
			MODEL	R.O. WIDTH	R.O. HEIGHT	HEAD HEIGHT	OPERATION	GLASS TYPE	SCREEN	MATERIAL	TRIM STYLE	FINISH	GRILLES	MATERIAL	FINISH	JAMB SIZE	INTERIOR CASING		
FAMILY ROOM	116	1	* HAYFIELD VINYL CLASSICS 801	2'-8 1/2"	4'-0"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	WHITE VINYL BRICKMOLD	WHITE	NONE	VINYL	WHITE	VERIFY	PER ROOM FINISH SCHED.	WHITE	EXIST. HEAD & JAMBS. NEW LOWERED SILL.
FAMILY ROOM	116	2	* HAYFIELD VINYL CLASSICS 801	2'-8 1/2"	4'-0"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	WHITE VINYL BRICKMOLD	WHITE	NONE	VINYL	WHITE	VERIFY	PER ROOM FINISH SCHED.	WHITE	EXIST. HEAD & JAMBS. NEW LOWERED SILL.
FAMILY ROOM	116	3	* HAYFIELD VINYL CLASSICS 801	2'-8 1/2"	4'-0"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	WHITE VINYL BRICKMOLD	WHITE	NONE	VINYL	WHITE	VERIFY	PER ROOM FINISH SCHED.	WHITE	EXIST. HEAD & JAMBS. NEW LOWERED SILL.
FAMILY ROOM	116	4	* HAYFIELD VINYL CLASSICS 801	2'-8 1/2"	4'-0"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	WHITE VINYL BRICKMOLD	WHITE	NONE	VINYL	WHITE	VERIFY	PER ROOM FINISH SCHED.	WHITE	EXIST. HEAD & JAMBS. NEW LOWERED SILL.
MASTER BEDROOM	201	1	HAYFIELD VINYL CLASSICS 801	2'-10"	4'-0"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	INTEGRATED J-TRIM	WHITE	NONE	VINYL	WHITE	6-9/16"	PER ROOM FINISH SCHED.	WHITE	
MASTER BEDROOM	201	2	HAYFIELD VINYL CLASSICS 801	2'-10"	4'-0"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	INTEGRATED J-TRIM	WHITE	NONE	VINYL	WHITE	6-9/16"	PER ROOM FINISH SCHED.	WHITE	
MASTER BEDROOM	201	3	HAYFIELD VINYL CLASSICS 801	2'-10"	4'-7"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	INTEGRATED J-TRIM	WHITE	NONE	VINYL	WHITE	6-9/16"	PER ROOM FINISH SCHED.	WHITE	
MASTER BEDROOM	201	4	HAYFIELD VINYL CLASSICS 801	2'-10"	4'-7"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	INTEGRATED J-TRIM	WHITE	NONE	VINYL	WHITE	6-9/16"	PER ROOM FINISH SCHED.	WHITE	
HALL	204	1	* HAYFIELD VINYL CLASSICS 801	2'-6"	4'-0"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	INTEGRATED J-TRIM	WHITE	NONE	VINYL	WHITE	6-9/16"	PER ROOM FINISH SCHED.	WHITE	
HALL	204	2	* HAYFIELD VINYL CLASSICS 801	2'-6"	4'-0"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	INTEGRATED J-TRIM	WHITE	NONE	VINYL	WHITE	6-9/16"	PER ROOM FINISH SCHED.	WHITE	
BEDROOM #1	205	1	HAYFIELD VINYL CLASSICS 801	2'-10"	4'-7"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	INTEGRATED J-TRIM	WHITE	NONE	VINYL	WHITE	6-9/16"	PER ROOM FINISH SCHED.	WHITE	
BEDROOM #1	205	2	HAYFIELD VINYL CLASSICS 801	2'-10"	4'-0"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	INTEGRATED J-TRIM	WHITE	NONE	VINYL	WHITE	6-9/16"	PER ROOM FINISH SCHED.	WHITE	
BEDROOM #2	209	1	HAYFIELD VINYL CLASSICS 801	2'-10"	4'-0"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	INTEGRATED J-TRIM	WHITE	NONE	VINYL	WHITE	6-9/16"	PER ROOM FINISH SCHED.	WHITE	
BEDROOM #2	209	2	HAYFIELD VINYL CLASSICS 801	2'-10"	4'-7"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	INTEGRATED J-TRIM	WHITE	NONE	VINYL	WHITE	6-9/16"	PER ROOM FINISH SCHED.	WHITE	
BATH #2	211	1	HAYFIELD VINYL CLASSICS 801	2'-6"	4'-0"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	INTEGRATED J-TRIM	WHITE	NONE	VINYL	WHITE	6-9/16"	PER ROOM FINISH SCHED.	WHITE	
BEDROOM #3	212	1	HAYFIELD VINYL CLASSICS 801	2'-10"	4'-7"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	INTEGRATED J-TRIM	WHITE	NONE	VINYL	WHITE	6-9/16"	PER ROOM FINISH SCHED.	WHITE	
BEDROOM #3	212	2	HAYFIELD VINYL CLASSICS 801	2'-10"	4'-7"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	INTEGRATED J-TRIM	WHITE	NONE	VINYL	WHITE	6-9/16"	PER ROOM FINISH SCHED.	WHITE	
BEDROOM #3	212	3	HAYFIELD VINYL CLASSICS 801	2'-10"	4'-0"	6'-8"	DOUBLE HUNG	LOW-E, DOUBLE PANE INSULATED	STANDARD CHARCOAL MESH	VINYL	INTEGRATED J-TRIM	WHITE	NONE	VINYL	WHITE	6-9/16"	PER ROOM FINISH SCHED.	WHITE	

NOTE: FIELD VERIFY ALL ROUGH OPENINGS BEFORE MANUFACTURE.
* WINDOW UNITS TO BE FACTORY MULLED TO ADJACENT UNITS.
** WINDOW UNITS TO BE FIELD MULLED TO ADJACENT UNITS.

BEDROOM WINDOWS - EGRESS, NATURAL LIGHT & VENTILATION

ROOM NAME	ROOM NUMBER	AREA (SF)	- - - - REQUIRED PER CODE - - - -			- - - - PROVIDED - - - -			
			EGRESS REQUIRED	NATURAL LIGHT REQUIRED	NAT. VENTILATION REQUIRED	EGRESS WINDOW MODEL	EGRESS	NATURAL LIGHT	NATURAL VENTILATION
MASTER BEDROOM	201	220	20" x 24" MIN.	17.6 SF (8% TOTAL AREA REQUIRED)	7.7 SF (3.5% TOTAL AREA REQUIRED)	HAYFIELD VINYL CLASSIC 801 34X55	29" X 20-3/8"	33.5 SF	14.98 SF
BEDROOM #1	205	145	20" x 24" MIN.	11.6 SF (8% TOTAL AREA REQUIRED)	5.08 SF (3.5% TOTAL AREA REQUIRED)	HAYFIELD VINYL CLASSIC 801 34X55	29" X 20-3/8"	16.75 SF	7.49 SF
BEDROOM #2	209	165	20" x 24" MIN.	13.2 SF (8% TOTAL AREA REQUIRED)	5.78 SF (3.5% TOTAL AREA REQUIRED)	HAYFIELD VINYL CLASSIC 801 34X55	29" X 20-3/8"	16.75 SF	7.49 SF
BEDROOM #3	212	245	20" x 24" MIN.	19.6 SF (8% TOTAL AREA REQUIRED)	8.58 SF (3.5% TOTAL AREA REQUIRED)	HAYFIELD VINYL CLASSIC 801 34X55	29" X 20-3/8"	25.8 SF	11.59 SF

GABOR
DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

JUSTIN & TERRI BLACK RENOVATION
11851 N RIDGEWAY AVE
MEQUON, WISCONSIN

REVISIONS

DRAWING TITLE

SCHEDULES

DRAWING NUMBER

A8.1

3-15-2021 BW

Attachment: Plans (6122 : Justin & Terri Black)

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MEQUON, WISCONSIN

Attachment: Plans (6122 : Justin & Terri Black)

WALL BRACE SYMBOLS KEY

CONTINUOUS SHEATHED BRACING
WOOD STRUCTURAL PANEL (METHOD CS-WSP)

EXTERIOR SIDE: 1/2" CDX SHEATHING. BLOCK ALL EDGES. FASTEN WITH 8d NAILS AT 6" o/c AT ALL EDGES AND 12" o/c AT INTERMEDIATE SUPPORTS.

INTERIOR SIDE: 48" MIN WIDTH OF 1/2" GYPSUM BOARD. FASTEN WITH 5d COOLER NAILS OR #6 SCREWS AT 7" o/c AT ALL EDGES AND INTERMEDIATE SUPPORTS.

GENERAL WALL BRACING NOTES:

1) THIS WALL BRACING LAYOUT UTILIZES THE PRESCRIPTIVE WALL BRACING REQUIREMENTS PER SECTION SPS 321.25 (8) OF THE 2014 UNIFORM DWELLING CODE. REFER TO SECTION FOR BRACING MATERIAL REQUIREMENTS, CONNECTION INFORMATION, AND CORNER CONSTRUCTION REQUIREMENTS.

2) PRESCRIPTIVE BRACED WALL PANELS SHALL BE WITHIN 12'-6" FROM CORNERS AND A MAXIMUM OF 21'-0" BETWEEN PANELS. PARALLEL BRACED WALL LINE SPACING SHALL NOT EXCEED 75' FOR INTERMITTENT BRACING AND 80' FOR CONTINUOUSLY SHEATHED BRACING.

3) EACH BRACED PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN 10% OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FOURTHS OF THE PANEL.

4) SEE FIGURE 321.25-A OF THE WISCONSIN UNIFORM BUILDING CODE FOR REQUIREMENTS AND SPECIFICATIONS CONCERNING THE PORTAL FRAME BRACE CONSTRUCTION METHOD.

1 SECOND FLOOR WALL BRACING PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

DRAWING TITLE

SECOND FLOOR WALL BRACING PLAN

DRAWING NUMBER

S2.2

3-15-2021 BW

ELECTRICAL SYMBOLS KEY

- DECORATIVE LIGHT FIXTURE, CEILING MOUNTED
- DECORATIVE LIGHT FIXTURE, WALL MOUNTED
- 5" LED RECESSED LIGHT FIXTURE (CAN LIGHT)
- CEILING MOUNTED EXHAUST FAN
- CEILING MOUNTED EXHAUST FAN / LIGHT FIXTURE
- ELECTRICAL OUTLET - DUPLEX
- GFI GROUND FAULT CIRCUIT INTERRUPTED
- USB DUPLEX OUTLET WITH (2) USB PORTS
- 240 VOLT CIRCUIT OUTLET
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- OH GARAGE DOOR OPENER SWITCH
- $ WALL SWITCH
- $3 3 - WAY SWITCH
- $D DIMMER SWITCH
- ~~C~~ CABLE JACK
- ~~DB~~ DOOR BELL CHIME

HVAC LEGEND
E = EXISTING

SYMBOL	TYPE	DEFINITION	SIZE	COLOR
BS	BASE SUPPLY	PREFINISHED STEEL	4 x 10	MATCH HARDWOOD SPECIES
BR	BASE RETURN	PREFINISHED STEEL	4 x 10	MATCH HARDWOOD SPECIES
WS	WALL SUPPLY	PREFINISHED STEEL	6 x 12	WHITE
WR	WALL RETURN	PREFINISHED STEEL	6 x 12	WHITE
S	CEILING SUPPLY	PREFINISHED STEEL	6	WHITE
R	CEILING RETURN	PREFINISHED STEEL	6	WHITE
T	THERMOSTAT			WHITE

M FLOOR PLAN MECHANICAL NOTES:

1. NEW FURNACE AND SUPPLY & RETURN DUCTWORK TO SERVICE SECOND FLOOR. ALL SUPPLY DUCTS IN ATTIC TO BE INSULATED R-6 MIN.
2. EXISTING A/C CONDENSER TO REMAIN.
3. VENT RANGE HOOD
4. VENT DRYER
5. VENT POWDER ROOM #104 EXHAUST FAN
6. VENT BATH #103 EXHAUST FAN
7. VENT MASTER BATH #203 EXHAUST FAN
8. VENT BATH #211 EXHAUST FAN

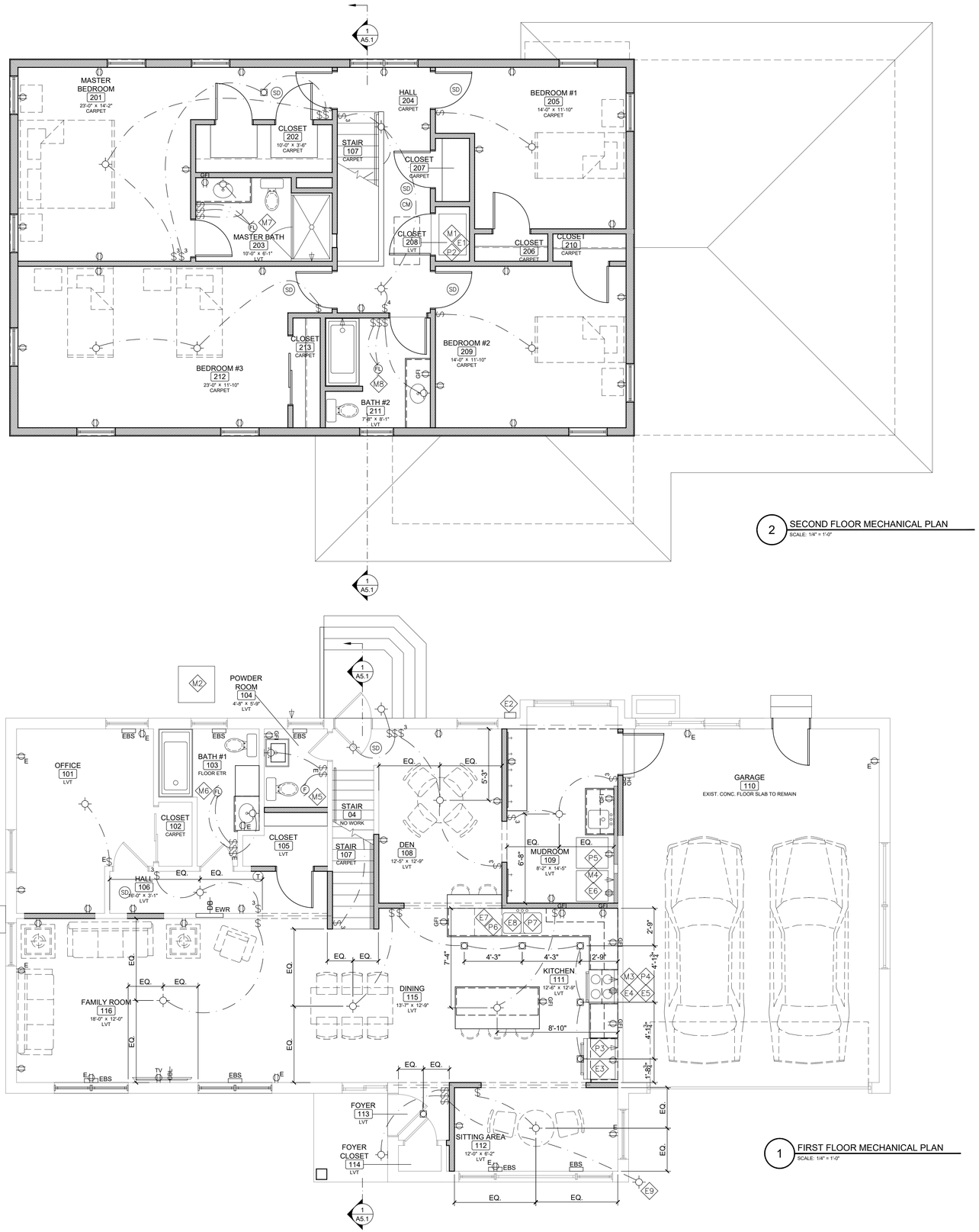
E FLOOR PLAN ELECTRICAL NOTES:

- ALL EXISTING ELECTRICAL DEVICES & FIXTURES TO BE REPLACED THROUGHOUT WORK AREA OF THE HOME. AT ELECTRICAL DEVICE/FIXTURE LOCATIONS, 'E' DESIGNATES A DEVICE/FIXTURE REPLACEMENT AT AN EXISTING LOCATION (CONTRACTOR TO VERIFY IF EXISTING WIRING MEETS THE REQUIREMENTS OF THE NEW SWITCH/FIXTURE USE). ALL OTHER DEVICES/FIXTURES ARE NEW LOCATIONS WHICH WILL REQUIRE NEW WIRING.
- INSTALL OUTLETS, SWITCHES, AND GFI CIRCUITS PER CODE.
- HARDWIRED INTERCONNECTED SMOKE/CARBON MONOXIDE DETECTORS PER CODE.

1. NEW FURNACE: PROVIDE ELECTRICAL POWER PER FURNACE SPECIFICATIONS.
2. EXTEND EXISTING ELECTRIC UTILITY MAST. METER TO REMAIN.
3. 36" REFRIGERATOR BY OWNER: PROVIDE 120V OUTLET.
4. 30" SLIDE IN RANGE BY OWNER: 240V OUTLET.
5. PROVIDE 120V POWER TO RANGE HOOD.
6. WASHER & DRYER BY OWNER: PROVIDE (1) 120V OUTLET AND (1) 240V OUTLET.
7. DISHWASHER BY OWNER: PROVIDE 120V POWER.
8. PROVIDE POWER FOR DISPOSER & AIR SWITCH AT KITCHEN SINK.
9. CONTRACTOR TO REINSTALL EXISTING SOFFIT FIXTURE.

P FLOOR PLAN PLUMBING NOTES:

1. EXISTING GAS UTILITY METER TO REMAIN.
2. NEW FURNACE: PROVIDE GAS LINE.
3. 36" REFRIGERATOR BY OWNER: PROVIDE WATER LINE.
4. 30" SLIDE IN RANGE BY OWNER: PROVIDE GAS LINE.
5. WASHER & DRYER BY OWNER: PROVIDE RECESSED GREYBOX W/ WATER SUPPLY & DRAIN & GAS LINE.
6. DISHWASHER BY OWNER: PROVIDE WATER SUPPLY & DRAIN.
7. PROVIDE WATER SUPPLY, DRAIN, AND DISPOSER W/ AIR SWITCH AT KITCHEN SINK.



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MEQUON, WISCONSIN

Attachment: Plans (6122 : Justin & Terri Black)

REVISIONS

DRAWING TITLE

FIRST & SECOND FLOOR MECHANICAL PLANS

DRAWING NUMBER

M2.1

3-15-2021 BW

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **April 12, 2021**
SUBJECT: **Jonathan Omer - Re-Submittal for a New Single-Family Residence at 2049 W. Martin Way**

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

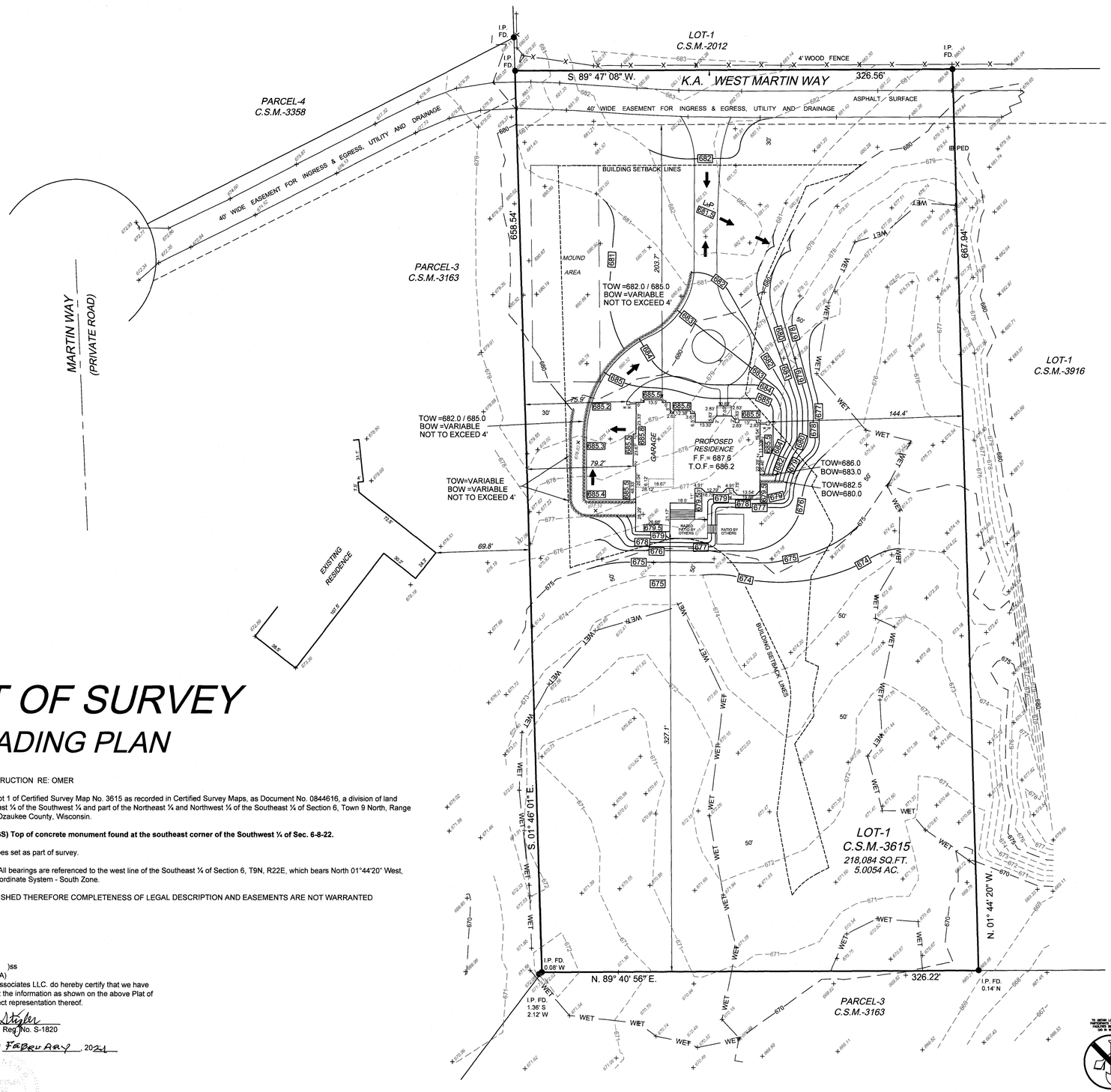
RE: The Omer residence – 2049 W. Martin Way

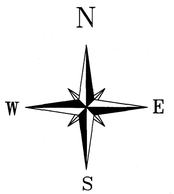
The purpose of this project is to build a single-family residence to be occupied by the owners, Mr. Jonathan Omer and Mrs. Marnie Omer. The lot is over 5 acres. The home will be set back 200' from W. Martin Way. The 2-story home will have 6,860 square feet on the first two floors plus a 3,700 square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

Thank you,

Kingfogl Construction Company

Attachment: Statement of Intent (6123 : Jonathan Omer)





LEGEND:

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

PLAT OF SURVEY
& GRADING PLAN

FOR: KINGFOGL CONSTRUCTION RE: OMER

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

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

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

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

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

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

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

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820

Dated this 26th day of February, 2021

JOHN R. STIGLER
S-1820
WAUKESHA
WISC.
LAND SURVEYOR

SURVEY NOTES:

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

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

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

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

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

6) Reference bearing is assumed unless noted.

7) No measurements are to be assumed by scaling.

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

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

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

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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
NO STREET, SIDEWALK, ROAD OR ALLEY SHALL LEFT UNTIL NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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

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

SCALE IN FEET
0 40'

SHEET: 1 OF 1

FOR: KINGFOGL CONSTRUCTION RE: OMER
DRAWN BY: P.M. | CHECKED BY: J.R.S. | JOB NO.: 21-9312 | DATE: February,3,2021
BOOK No.: Ozaukee- 26 Pg -32

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

JAHNKE & JAHNKE ASSOCIATES, LLC.
ENGINEERS, PLANNERS, SURVEYORS
ENGINEERING SOLUTIONS SINCE 1994

PLAT OF SURVEY & GRADING PLAN
LOT-1 of Certified survey Map No. 3615
CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN

REVISIONS
2-24-21 GRADING PLAN
2-26-21 PATIO/GRADING PLAN

File Name: Omer.dwg 21-9312

Embossed Jahnke & Jahnke Corporate Seal
Authorized Print

Attachment: Survey (6123 : Jonathan Omer)

Keyway Schedule



FRONT ELEVATION

1/4" SCALE

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

ALL EXTERIOR TRIM ¾ MIRATEC

~ The Omer Residence ~

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

Sheet Index

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



REAR ELEVATION

1/4" SCALE

FOOTING OF REAR STOOP DROPPED AN ADDITIONAL 4" FOR FROST COVERAGE @ SIDE OF RETAINING WALL

FOUNDATION CONTRACTOR: INSTALL 4" BRICK LEDGE @ SIDE OF RETAINING WALL FOR FUTURE LANDSCAPER

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

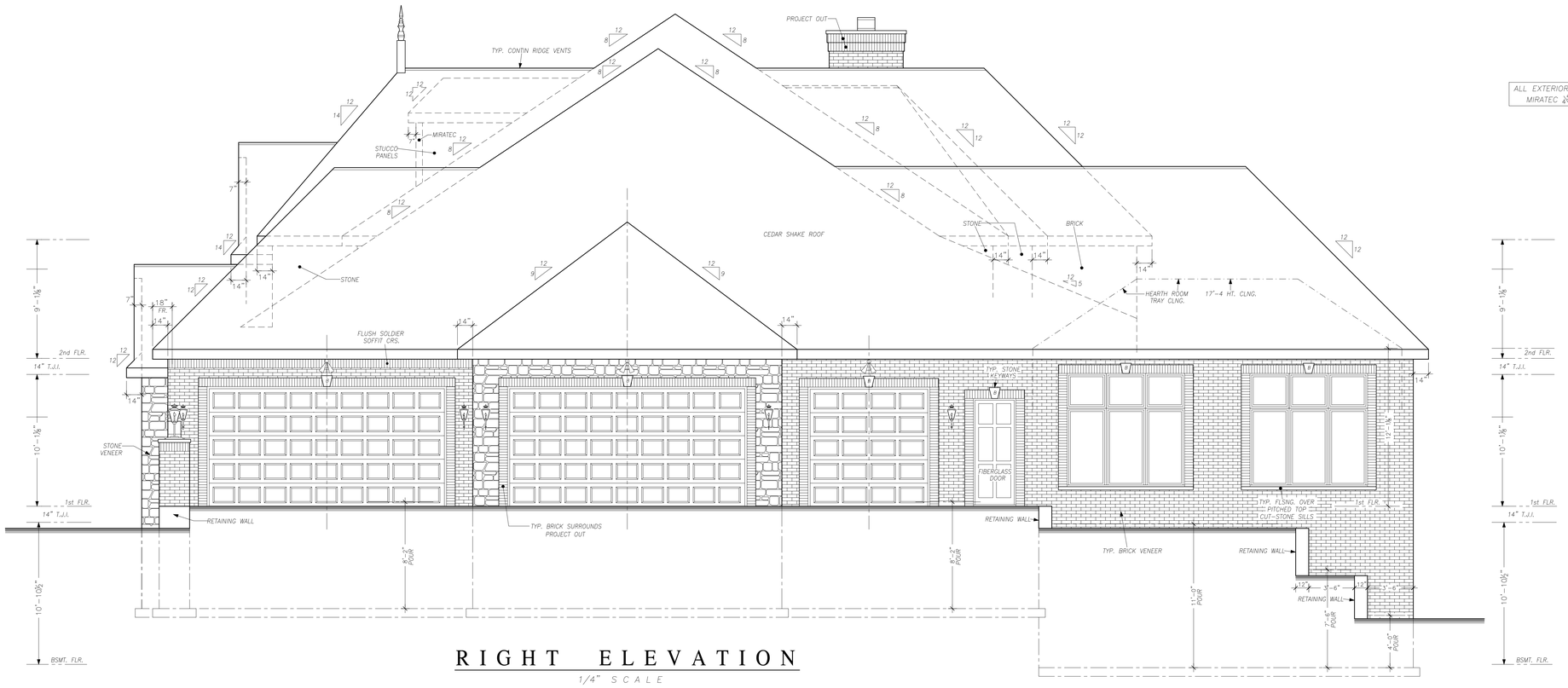
03-04-21

Omer Residence

Attachment: Plans (6123 : Omer Residence)

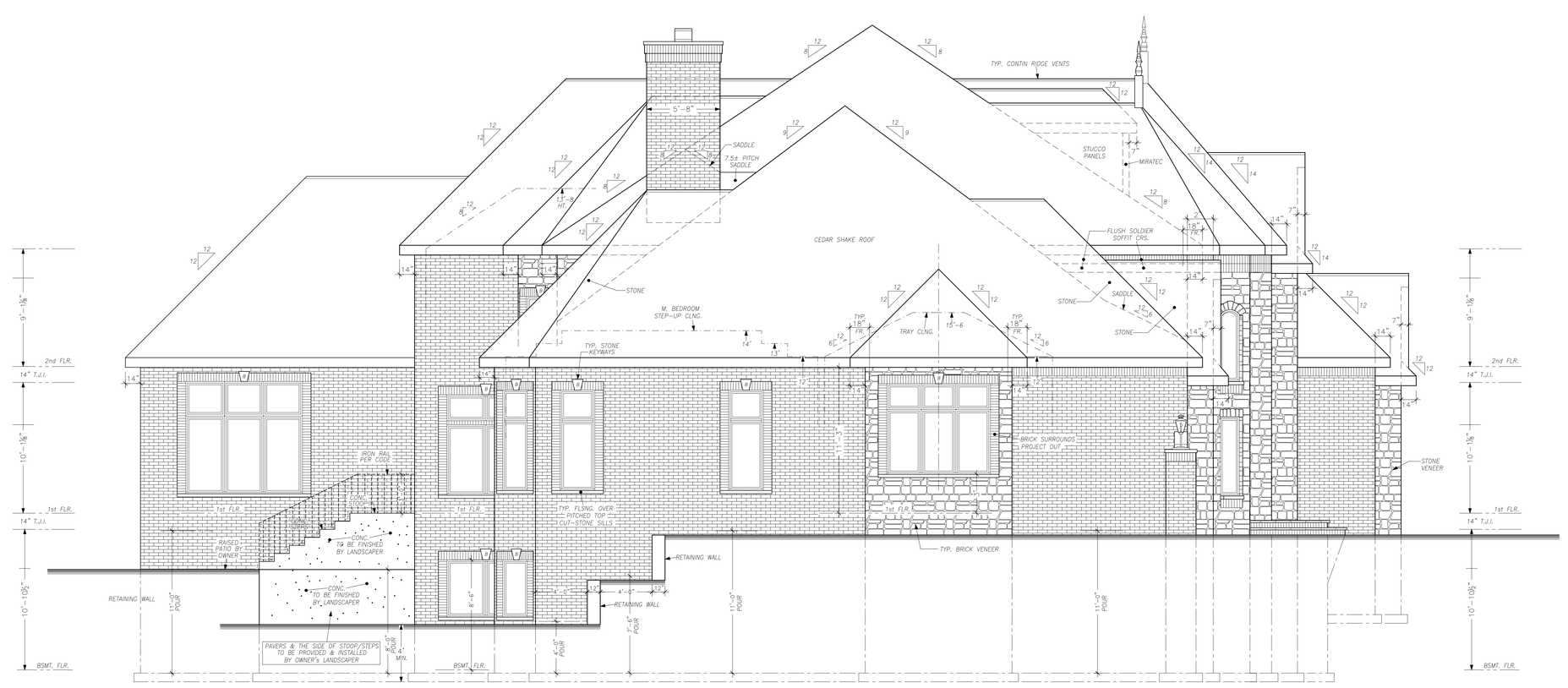
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ALL EXTERIOR TRIM
MIRATEC



RIGHT ELEVATION

1/4" SCALE



LEFT ELEVATION

1/4" SCALE

03-04-21

Omer Residence 2/7

Attachment: Plans (6123 : Jonathan Omer)

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LOWER PATIO BY OWNER's LANDSCAPER

UPPER PATIO BY OWNER's LANDSCAPER

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

S
E = = W
N
PLAN

FIRST FLOOR PLAN

1/4" SCALE

10' WALLS–UNLESS NOTED

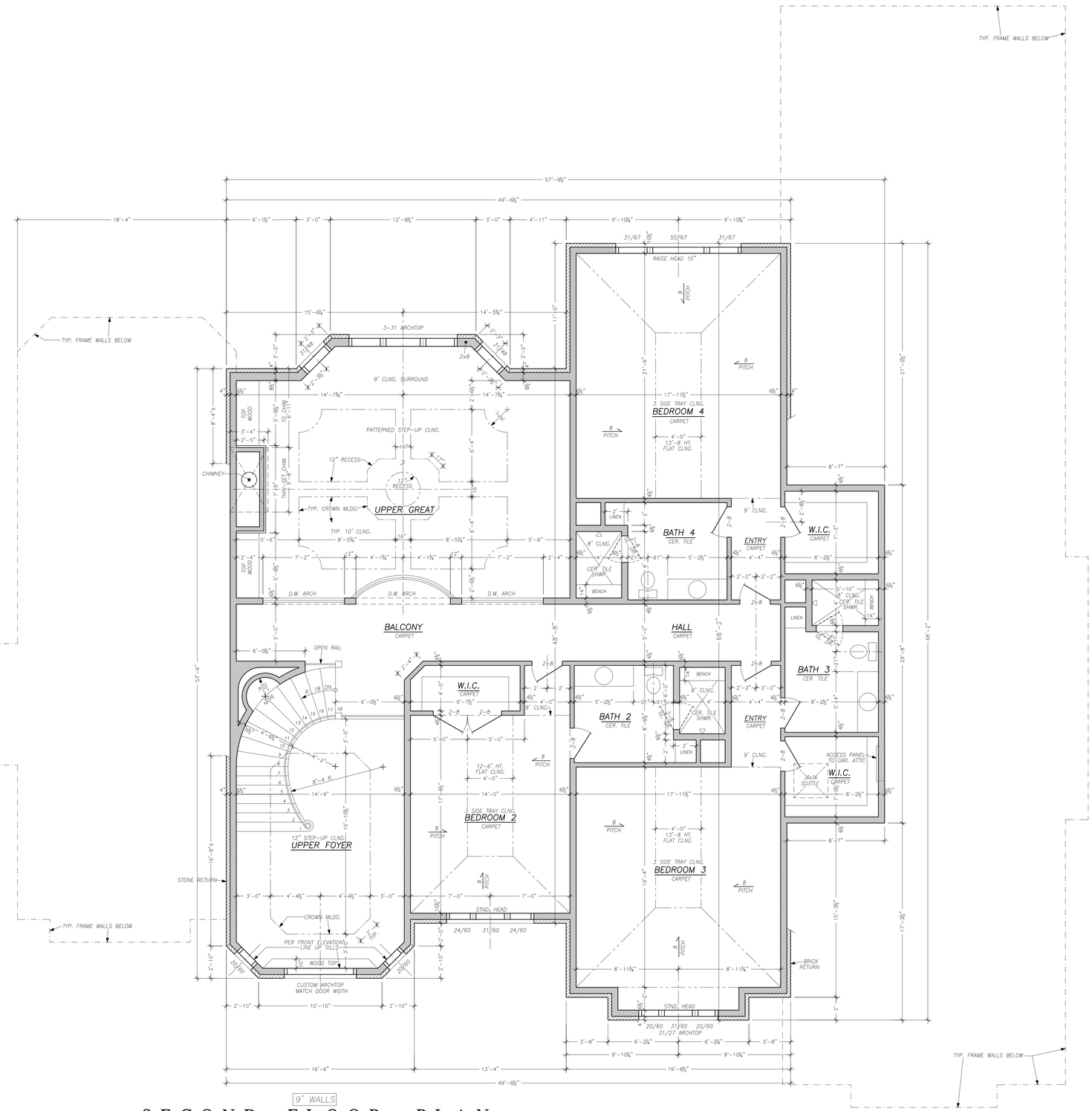
ALL WINDOW SIZES ARE ANDERSON 400 SERIES, APPROX. GLASS SIZE.
ALL ANGLED WALLS @ 45°
8'–0" HT. FIRST FLOOR DOORS.

03-04-21

Omer Residence 3/7

Attachment: Plans (6123 : Jonathan Omer)

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9' WALLS

SECOND FLOOR PLAN

1/4" SCALE

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

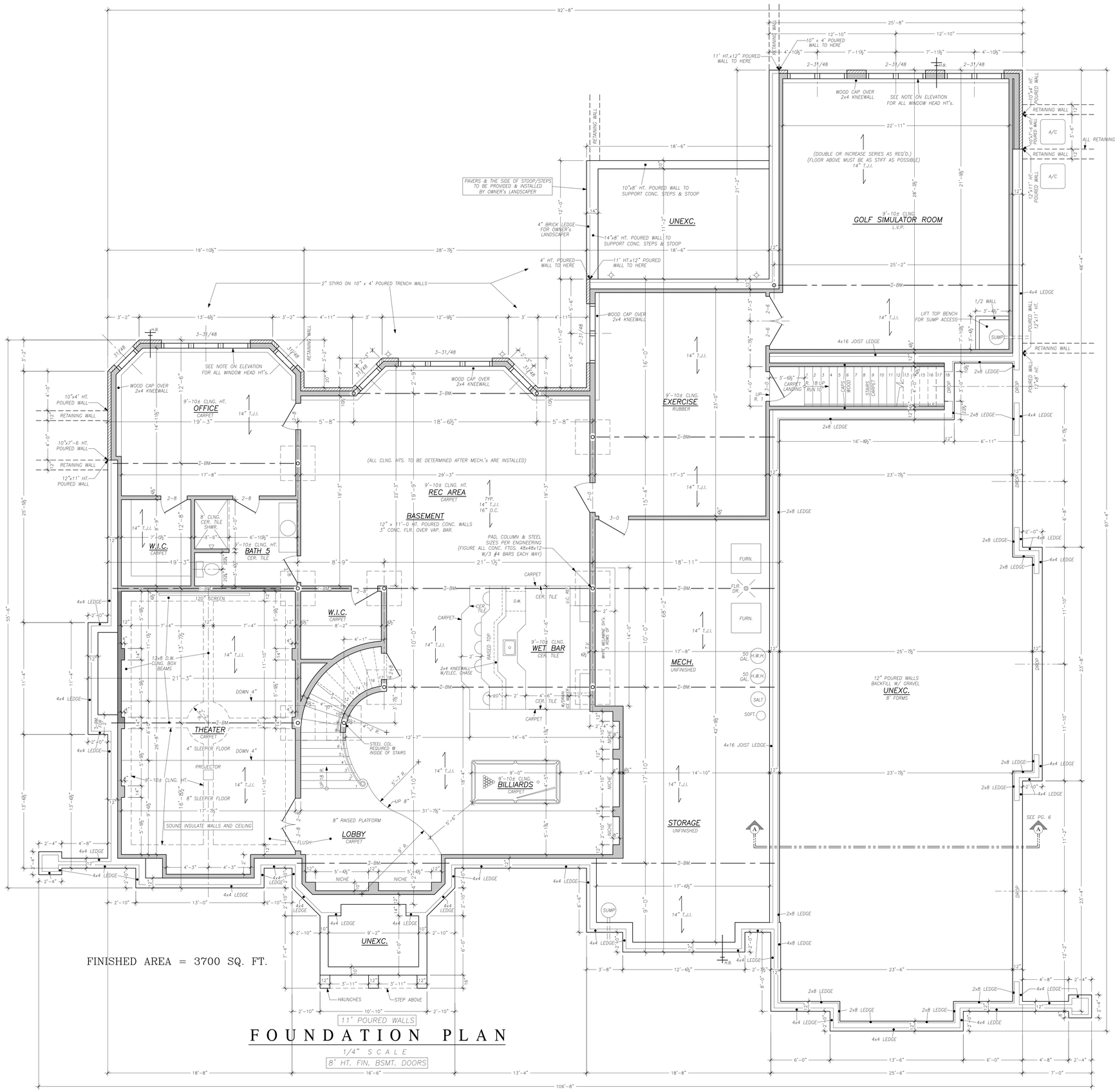
S
E W
N
PLAN

03-04-21

Omer Residence 4/7

Attachment: Plans (6123 : Jonathan Omer)

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FOUNDATION PLAN

1/4" SCALE

8' HT. FIN. BSMT. DOORS

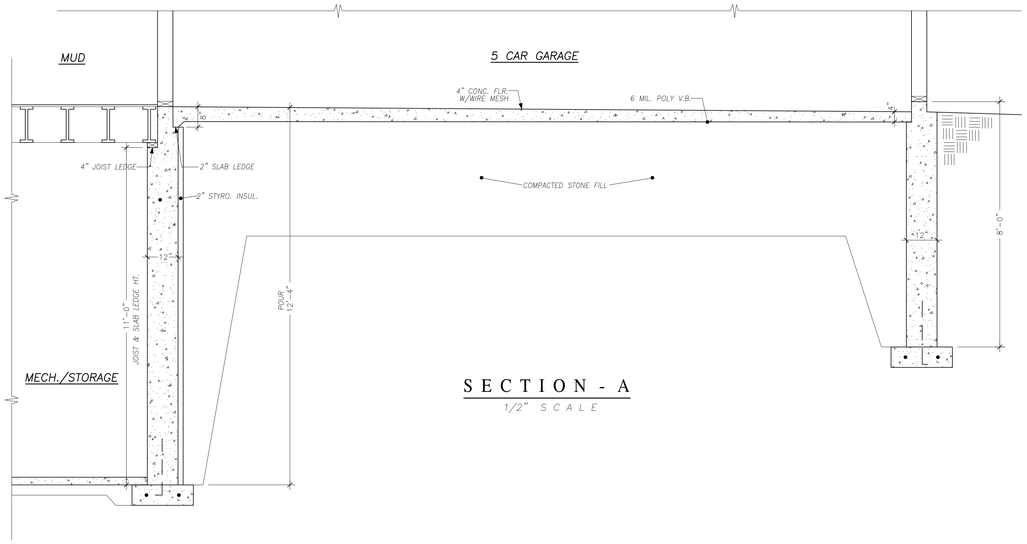
FINISHED AREA = 3700 SQ. FT.

Attachment: Plans (6123 : Jonathan Omer)

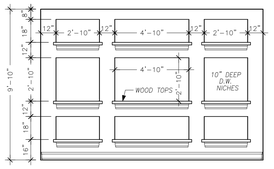
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Omer Residence 5/7

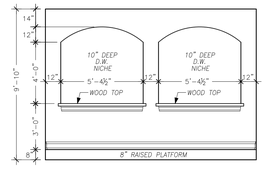
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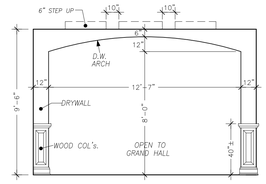
SECTION - A
1/2" SCALE



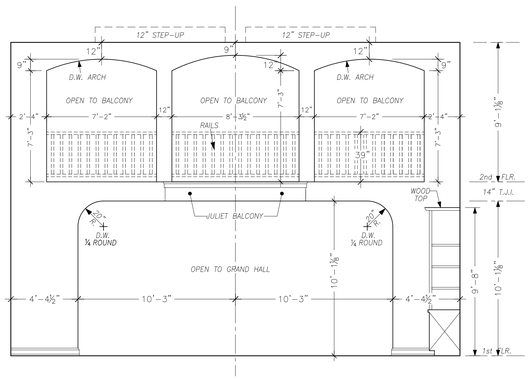
BILLIARDS – WEST WALL



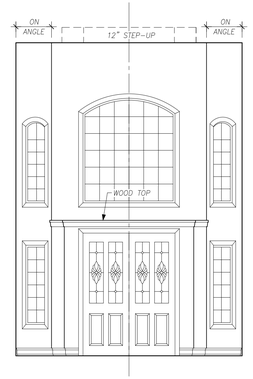
LOBBY – NORTH WALL



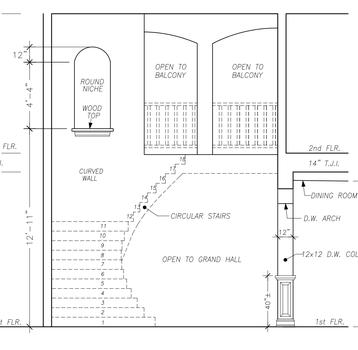
GRAND HALL TO DINING ROOM



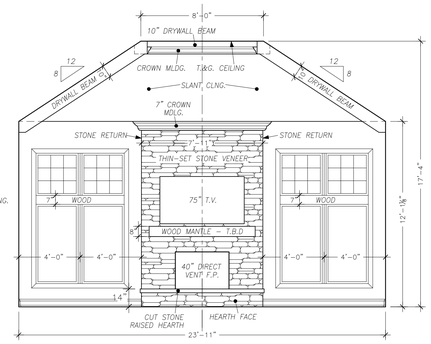
GREAT ROOM – NORTH WALL



FOYER – NORTH WALL

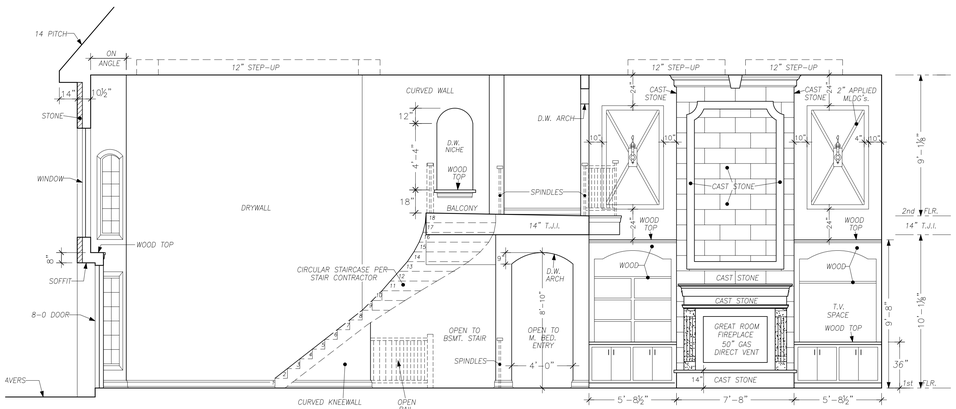


FOYER – SOUTH WALL



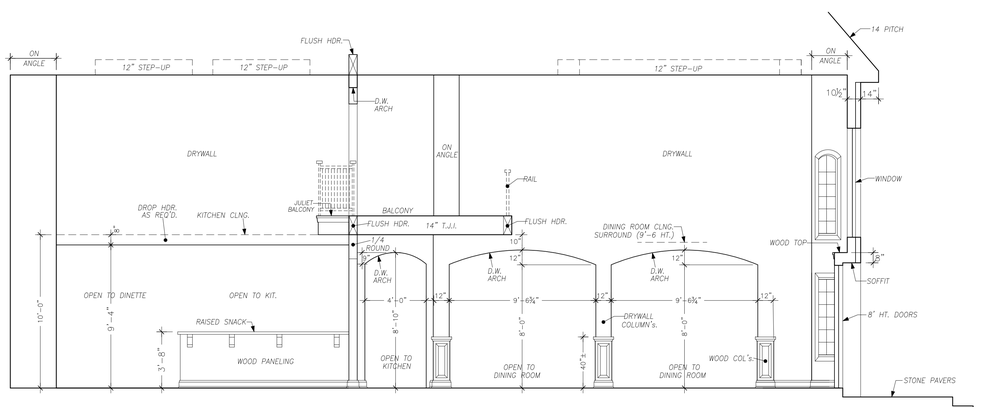
HEARTH ROOM – SOUTH WALL

INTERIOR VIEWS
1/4" SCALE



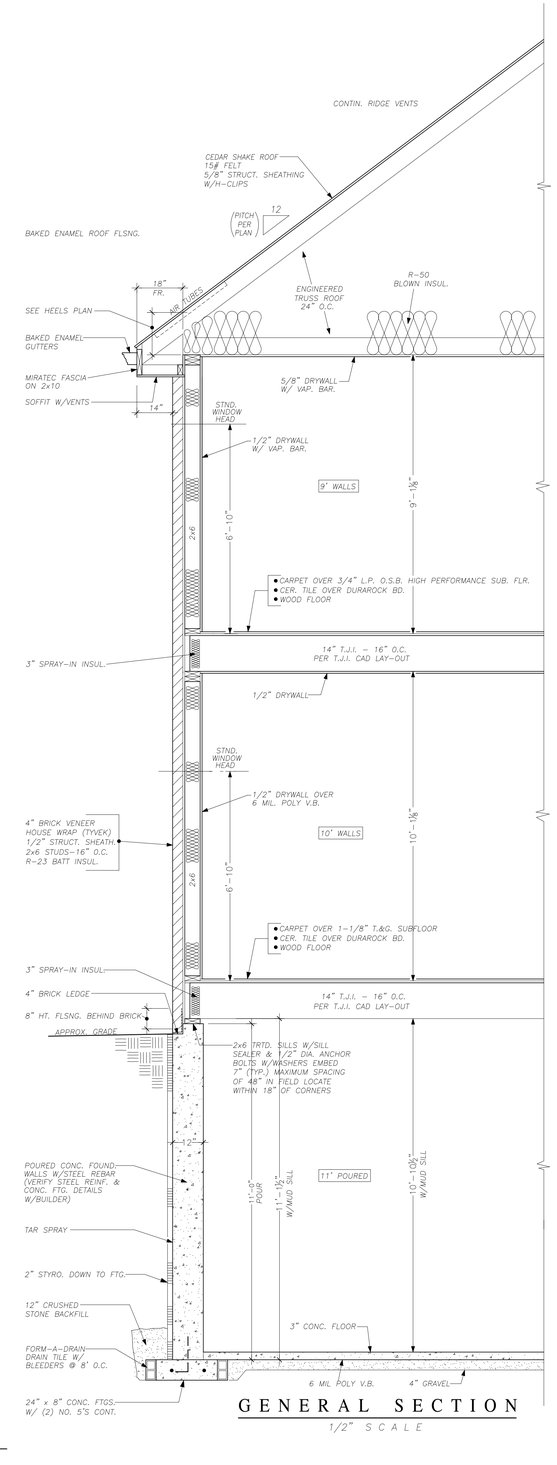
FOYER – EAST WALL

GREAT ROOM – EAST WALL



GREAT ROOM – WEST WALL

FOYER – WEST WALL



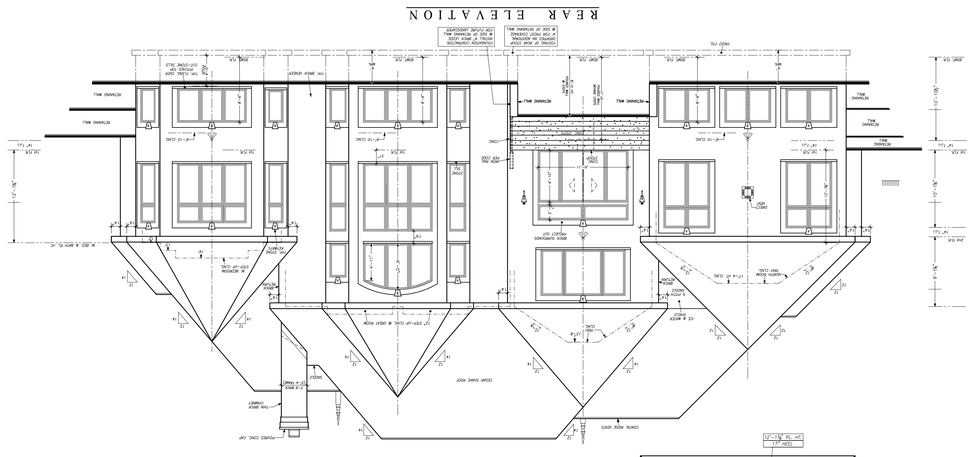
GENERAL SECTION
1/2" SCALE

Attachment: Plans (6123 : Jonathan Omer)

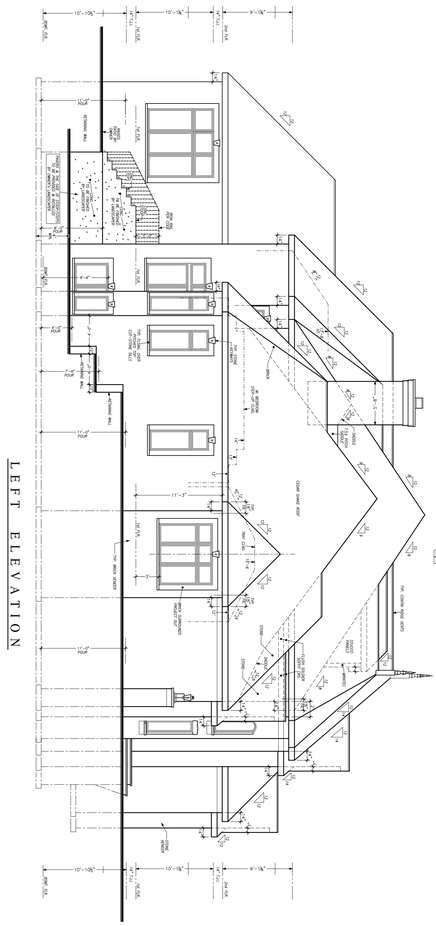
03-04-21

Omer Residence 6/7

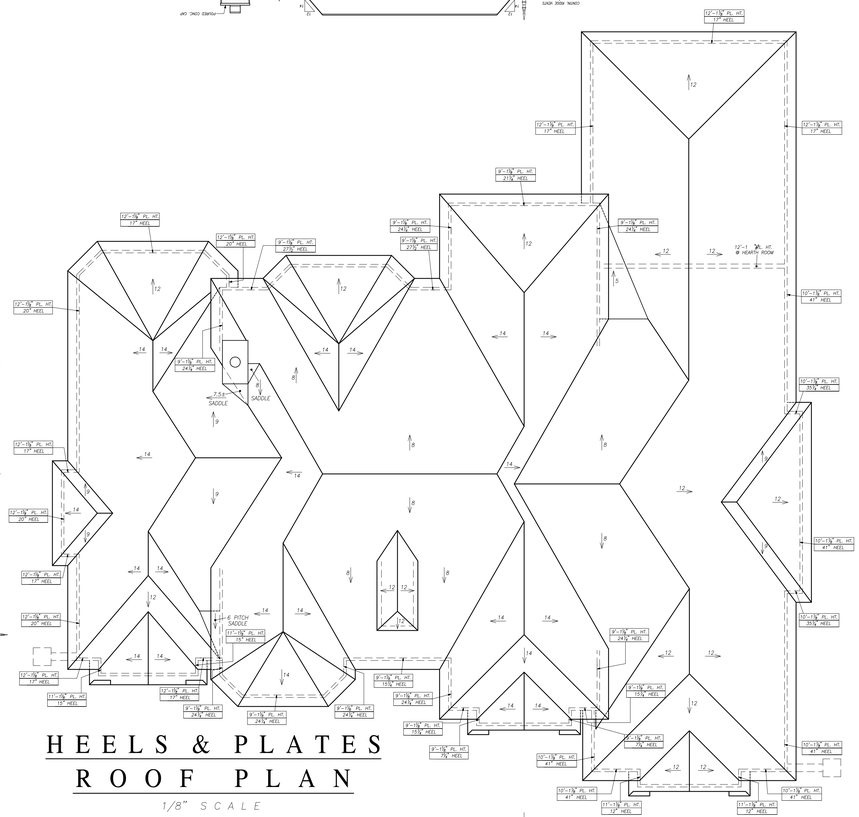
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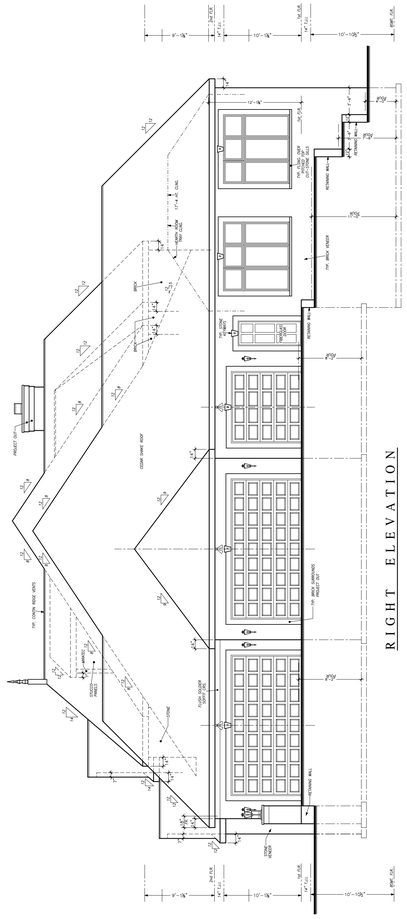
REAR ELEVATION



LEFT ELEVATION



HEELS & PLATES
ROOF PLAN
1/8" SCALE



RIGHT ELEVATION



FRONT ELEVATION

03-04-21

Omer Residence 7/7

Attachment: Plans (6123 : Jonathan Omer)