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, May 10, 2021
6:00 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/848937013 or join the meeting online or call into the meeting by dialing 1-877-309-2073 or access code: **848-937-013**

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 6:00 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. April 12th Meeting Minutes

2) Architectural Board Applications

1. Jonathan Omer - **New Single-Family Residence**
Lot #3 - N. Birchwood Lane
Subdivision: N/A Contractor: Kingfogl Construction Co.
District 5 – 6:00 p.m. Architect: Kingfogl Construction Co.

2. Sanjay Patel - **Addition: 1st/2nd Floor Bathrooms/Closets**
1426 W. Donges Bay Road
Subdivision: Magnolia Manor Contractor: Platz Custom Homes
District 6 – 6:05 p.m. Architect: Fritsch Designs LLC

3. Jay & Bridget Sandlow - **Addition: Sunroom**
3711 W. Tremont Court
Subdivision: Gazebo Hills Contractor: Auchter Construction
District 6 – 6:15 p.m. Architect: Thrive Architects

4. Gary Quirk - **Detached Garage**
10052 N. Range Line Road
Subdivision: N/A Contractor: Owner
District 7 – 6:25 p.m. Architect: Owner

5. Michael Husmann & Toni Bonney - **Addition**: **1st Floor Bedroom Suite**
116 W. Boundary Square
Subdivision: Hickory Hollow Contractor: Miswald Builders
District 7 – 6:35 p.m. Architect: Patera LLC

6. Greg & Laura Marshall - **Addition: 2nd Floor Master Suite**
3403 W. Riviera Court
Subdivision: Lac du Cours Contractor: Brownstone Services
District 7 – 6:45 p.m. Architect: Zuerns

7. Jay & Stephanie Radtke - **Shed**
   10252 N. Range Line Road
   Subdivision: N/A — Contractor: Owner
   District 7 – 6:55 p.m. — Architect: Tough Sheds

8. Anderson Homes - **New Single-Family Residence**
   3560 W. Pine View Court
   Subdivision: Riverland Estates — Contractor: Anderson Homes LLC
   District 1 – 7:05 p.m. — Architect: Anderson Homes LLC

9. Anderson Homes LLC - **New Single-Family Residence**
   3650 W. Pine View Court
   Subdivision: Riverland Estates — Contractor: Anderson Homes LLC
   District 1 – 7:10 p.m. — Architect: Anderson Homes LLC

10. Jeffrey & Teresa McClellan - **New Single-Family Residence**
    12936 N. West Shoreland Drive
    Subdivision: West Shoreland — Contractor: Lemel Homes
    District 1 – 7:15 p.m. — Architect: Lemel Homes

11. Patricia Harkensee - **New Single-Family Residence**
    11430 N. Valley Drive
    Subd.: Hidden Acres Homesteads — Contractor: TBD
    District 2 – 7:20 p.m. — Architect: Russell Lafrombois

12. Ryan Ramos - **New Single-Family Residence**
    12221 N. Briarhill Road
    Subdivision: N/A — Contractor: TBD
    District 3 – 7:25 p.m. — Architect: Ramulo Gerardo Ramos

13. Veridian Homes - **New Single-Family Residence**
    7670 W. Preserve Parkway
    Subdivision: The Enclave (South) — Contractor: Veridian Homes LLC
    District 4 – 7:30 p.m. — Architect: Veridian Homes LLC

14. Wesam Yaghnam - **New Single-Family Residence**
    10920 N. Tartan Court
    Subdivision: Highlander Estates — Contractor: Bielinski Homes, Inc.
    District 4 – 7:35 p.m. — Architect: Bielinski Homes, Inc.

15. William Simmons - **Detached Garage**
    4821 W. Elmdale Road
    Subdivision: Little Farms — Contractor: American United Const.
    District 4 – 7:40 p.m. — Architect: Advanced House Plan

16. John Alden & Oscar Aromin - **Re-Submittal for New Single-Family Residence**
    12837 N. Highgate Court
    Subdivision: Highgate — Contractor: Trustway Homes, Inc.
    District 1 – 7:50 p.m. — Architect: Michael Kuhr

17. John Sileno - **Re-Submittal for New Single-Family Residence**
    6941 W. River Birch Drive
    Subdivision: Pine Reserve — Contractor: SCI Real Estates, Inc.
    District 3 – 7:55 p.m. — Architect: New Horizon

18. Benjamin & Eleanora Feinberg - **Re-Submittal for Exterior Changes**
    12285 N. Portland Avenue
    Subd.: Hidden River Condo. — Contractor: Dan Hillmann
    District 5 – 7:00 p.m. — Architect: N/A

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: **May 10, 2021**
SUBJECT: **April 12th Meeting Minutes**

Attachments:
4.12 (PDF)

City of Mequon

11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236-2924
Fax (262) 242-9655

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, April 12, 2021
6:30 PM
Via Teleconference GoToMeeting

Minutes

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

Present: Chairman Scott Reed

Members at Large: Paul Apfelbach, John Mikkelson

Aldermanic District Members: Anthony LaGalbo, Jason Dozark, Curtis Helm

Building Inspector: Mike Hadley

2. **Meeting Minutes**

Minutes from the March 8, 2021 meeting were approved by Chairman At-Large, Scott Reed and seconded by Architect At-Large, John Mikkelson.

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 4 6:30 pm	**Addition:** **Enclosed Porch**	John & Laura Leszczynski 8440 W. Highlander Drive Subd: Highlander Estates	Cont: Rustic Retreats Arch: Owner

Moved to Approve: _____
Seconded by: _____
Approved: _____
Vote: _____

CANCELED

Conditions:

Attachment: 4.12 (6192 : April 12th Meeting Minutes)

2)	Dist. 5 6:40 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: _____
Approved: _____
Vote: _____

CANCELED

Conditions:

3)	Dist. 7 6:45 pm	**Addition:** **Second Floor**	Tim & Amy Damon 3030 W. Donges Bay Road Subd: Wey Acres	Cont: Owner Arch: Meg Baniukiwicz

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

Conditions: Plans approved as submitted with the condition that a metal roof should be installed.

4)	Dist. 8 6:55 pm	**Addition:** **First & Second Floor**	Kane Harvey 729 W. San Jose Drive Subd: Bonnie Lynn Highlands	Cont: Entech Builders Arch: Drexel Building Supply

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

Conditions: Plans approved as submitted with the following conditions:
1. Add shutters to windows on addition except for small laundry room window.
2. Move windows on left elevation addition to allow for shutters.

Attachment: 4.12 (6192 : April 12th Meeting Minutes)

5)	Dist. 8 7:05 pm	**Addition:** **Attached Garage**	Drake & Jennifer Zortman 11027 N. Lake Shore Drive Subd: N/A	Cont: Owner Arch: Owner

Moved to Approve: Mikkelson
Seconded by: LaGalbo
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted with the condition that shutters be added to all windows (where possible).

6)	Dist. 8 7:15 pm	**New Single-Family** **Residence**	David & Judy Eager 10298 N. Wildwood Court Subd: Wildwood Preserve	Cont: Regency Builders Arch: Regency Builders

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

Conditions: Plans approved as submitted.

7)	Dist. 1 7:20 pm	**Inground Swimming** **Pool & Cabana**	Curt & Tammy Trau 13071 N. West Shoreland Dr. Subd: N/A	Cont: Owner Arch: Pool Works, Inc.

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

Conditions: Plans approved as submitted with the condition that grids are added to all double hung windows.

Attachment: 4.12 (6192 : April 12th Meeting Minutes)

8)	Dist. 1 7:30 pm	**Outbuilding**	Dave & Jean Johnson 3330 W. Freistadt Road Subd: N/A	Cont: Morton Building, Inc. Arch: Morton Building, Inc.

Moved to Deny: Reed
Seconded by: Mikkelson
Approved: Submitted Plans Denied
Vote: Unanimously

Conditions: Plans denied as submitted. Homeowner has the option of resubmitting to Architectural Board with new plans showing material (not metal) that is consistent with the Guidelines for a residential property or apply to the Board of Appeals for approval.

9)	Dist. 1 7:40 pm	**Detached Garage**	Adam & Kathryn Meltzer 8616 N. Bonniwell Road Subd: N/A	Cont: Coach House Homes Arch: Hundt Architecture

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

Conditions: Plans approved as submitted with the condition that the window grids match the existing structure..

10)	Dist. 1 7:50 pm	**New Single-Family Residence**	John Alden & Oscar Dromin 12837 N. Highgate Court Subd: Highgate	Cont: Trustway Homes, Inc. Arch: Michael Kuhr

Moved to Approve Foundation Only: Reed
Moved to Table Structure: Reed
Seconded by: Mikkelson
Approved: Yes
Vote: Unanimously

Conditions: Plans were tabled for redraw but were approved for footings and foundation only.

Attachment: 4.12 (6192 : April 12th Meeting Minutes)

11)	Dist. 1 7:55 pm	**New Single-Family Residence**	Michael & Ann Regenfuss 13420 N. Silver Fox Drive Subd: Fox Farms	Cont: Lakeside Development Arch: Lakeside Development

Moved to Approve: Mikkelson
Seconded by: LaGalbo
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted.

12)	Dist. 1 8:00 pm	**New Single-Family Residence**	Michael E. Van Treeck 12765 N. Rotary Park Court Subd: N/A	Cont: Demlang Builders, Inc. Arch: Demlang Builders, Inc.

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

Conditions: Plans approved as submitted with the following conditions:
1. Remove stone beltline from front and east elevation.
2. Stone focal point on front elevation bump-out/gables only, with stone dying at inside corners.
2. Window grids consistency throughout.

13)	Dist. 1 8:05 pm	**New Single-Family Residence**	Anderson Homes LLC 13774 N. Pine View Court Subd: Riverland Estates	Cont: Anderson Homes LLC Arch: Anderson Homes LLC

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

Conditions: Plans approved as submitted with the following condition:
1. Brick to be added on the east elevation around lower-level windows (recreation area) and dying on inside corners.

Attachment: 4.12 (6192 : April 12th Meeting Minutes)

14)	Dist. 1 8:10 pm	**New Single-Family Residence**	Anderson Homes LLC 13853 N. Pine View Court Subd: Riverland Estates	Cont: Anderson Homes LLC Arch: Anderson Homes LLC

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

Conditions: Plans approved as submitted with the following conditions:
1. Add stone beltline on front elevation left of the fireplace.
2. Add stone beltline on entire north elevation.
3. Add stone beltline on entire west elevation except on the master bedroom bump out.
4. All stone should dye on inside corners.

15)	Dist. 3 8:15 pm	**Addition:** **Second Floor**	Justin & Terri Black 11851 N. Ridgeway Avenue Subd: Solar Heights	Cont: Gabor Design Build Arch: Bryan Wick

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

Conditions: Plans approved as submitted.

16)	Dist. 5 8:25 pm	**Re-Submittal:** **New Single-Family Residence**	Jonathan Omer 2049 W. Martin Way Subd: Bonniwell Trace	Cont: Kingfogl Construction Arch: Kingfogl Construction

Moved to Approve: Helm
Seconded by: Mikkelson
Approved: Yes
Vote: Unanimously

Conditions: Re-submitted plans approved.

4. **Action:**

District Three Representative, Jason Dozark made a motion to adjourn
Architect At-Large, John Mikkelson seconded the motion
A vote was taken; vote passed unanimously

Meeting adjourned at 8:25 p.m.

Attachment: 4.12 (6192 : April 12th Meeting Minutes)

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: **May 10, 2021**
SUBJECT: **Jonathan Omer - New Single-Family Residence on Lot #3 - N. Birchwood Lane**

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Plans - With Window Grills (PDF)
Plans - With No Window Grills (PDF)

RE: The Omer residence – Lot 3 – Birchwood Lane

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 4 acres. The home will be set back 180' from Birchwood Lane. 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,

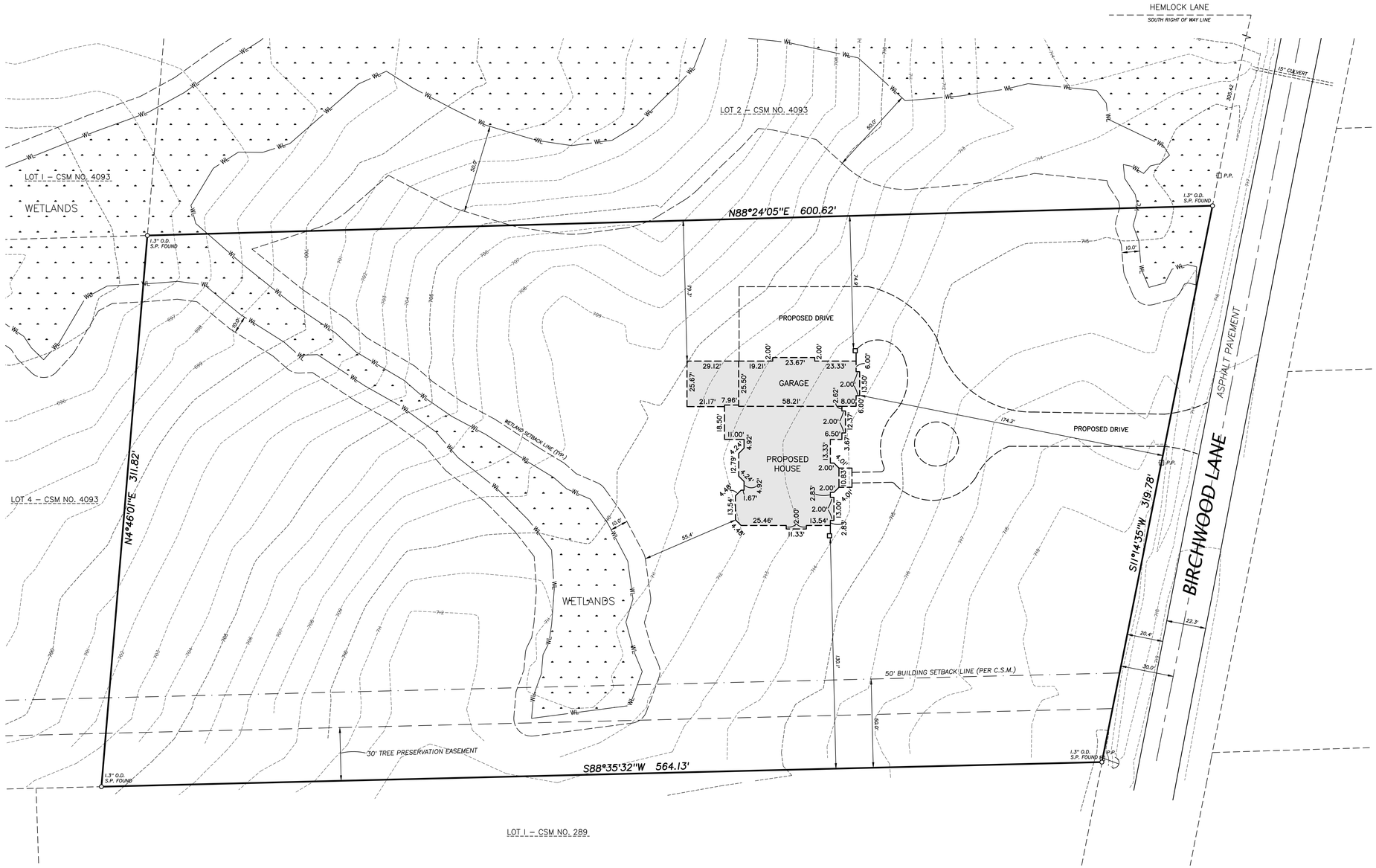
Kingfogl Construction Company

Attachment: Statement of Intent (6190 : Jonathan Omer)

LEGAL DESCRIPTION :

Lot 3 of Certified Survey Map No. 4093, as recorded in Document No. 1092867, being a part of the Northwest 1/4 and the Northeast 1/4 of the Fractional Southeast 1/4 of Section 5, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 181,073 sq. ft/4.157 acres of land, more or less.



SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, 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 4th day of May, 2021

James G. Schneider
Surveyor – S-2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

N

0 30 45 60 90

SCALE 1" = 30'

BEARING REFERENCE :

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE SE. 1/4 OF SECTION 5-9-22, WHICH BEARS S1°57'34"E, PER CSM 4093.)

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

MARK	DATE	REVISION	BY	APVD

"PROPERTY SURVEY"

Kingfogl Construction Co.
Omer Residence
Tax Parcel - 15-005-14-017.00

Birchwood lane
Mequon, WI

FIELD CREW:	E.A.J. & S.F.Z.	APPROVED:	
DWN. BY:	J.G.S.	DATE:	MAY 4, 2021
CHKD. BY:	J.W.H.	Plat No.	LS-5010-21

Attachment: Survey (6190 : Jonathan Omer)

Plans with Window Grills

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CARPENTERS TO INSTALL WHOLE HOUSE W/ TYVEK WRAP INCLUDING GARAGE @ TIME OF FRAMING

ALL EXTERIOR TRIM
5/4 MIRATEC

Keyway Schedule



FRONT 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

REAR ELEVATION

1/4" SCALE

~ The Omer Residence ~

LOT 3 BIRCHWOOD LANE
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

Kingfogl Construction Company
WWW.KINGFOGL.COM
© COPYRIGHT 2021 BY KINGFOGL CONSTRUCTION CO.
13703 W. GREENFIELD AVE. NEW BERLIN, WI. 53151
O. 262-781-4488 F. 414-374-9242
JAY CELL 262-613-3359

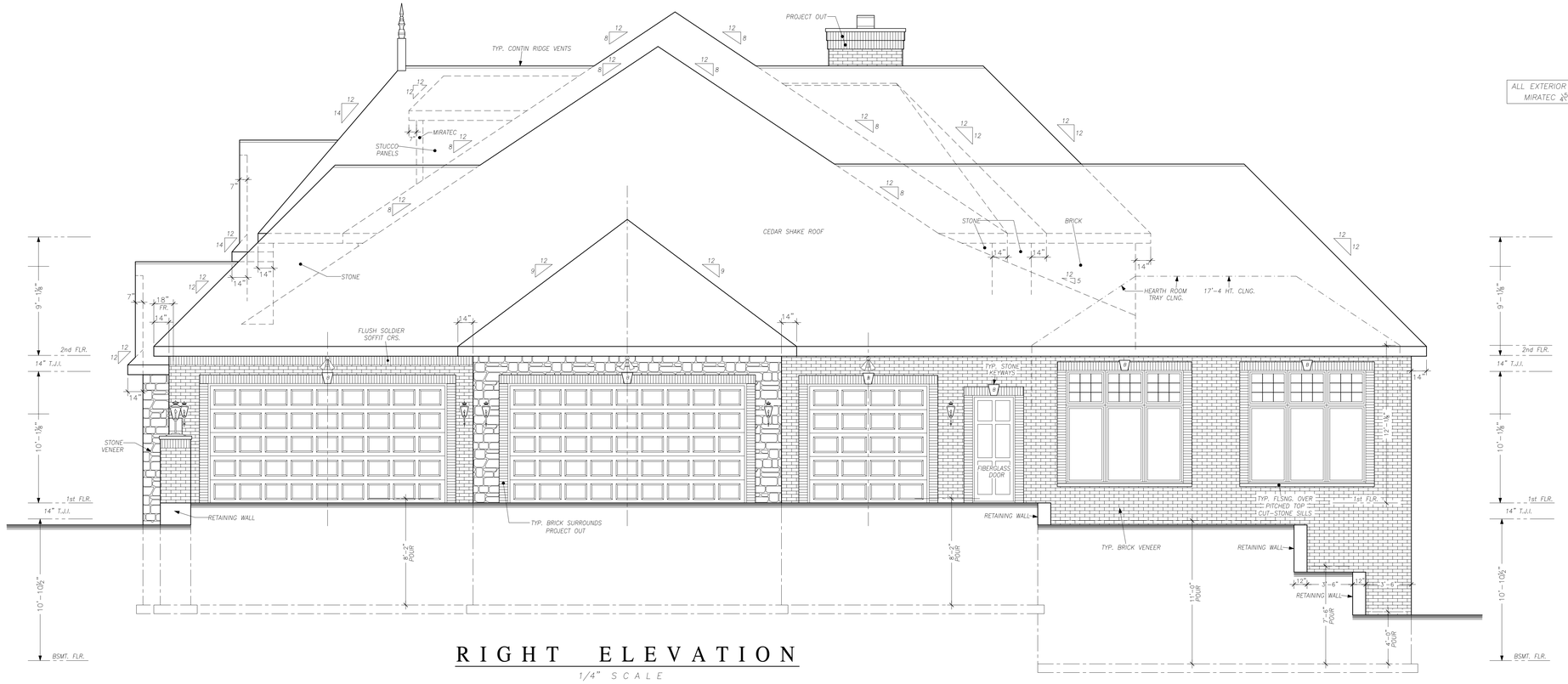
03-04-21

Omer Residence

Attachment: Plans - With Window Grills (6330 : Jonathan Omer)

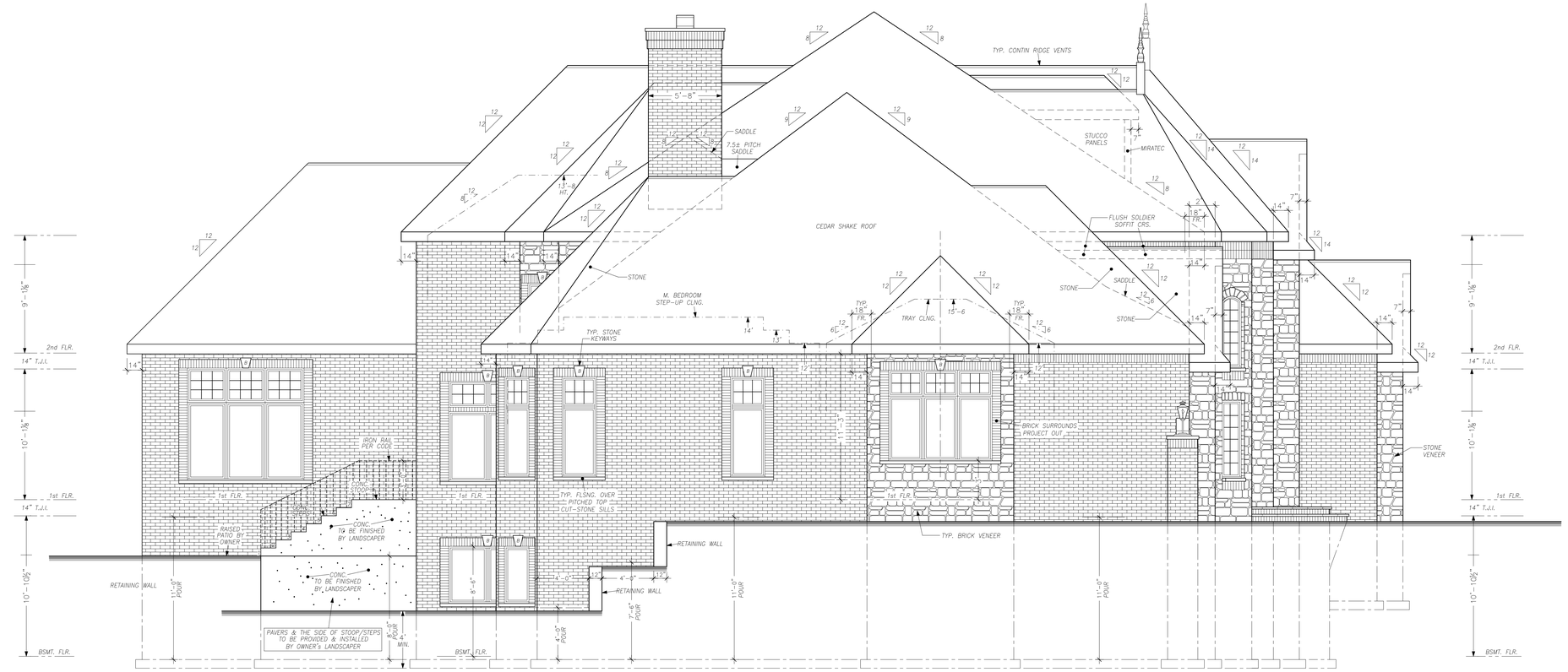
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ALL EXTERIOR TRIM
MIRATEC



RIGHT ELEVATION

1/4" SCALE



LEFT ELEVATION

1/4" SCALE

03-04-21

Omer Residence

Attachment: Plans - With Window Grills (6391 : Jonathan Omer)

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RAISED 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.

PAVERS & THE SIDE OF STOOP/STEPS TO BE PROVIDED & INSTALLED BY OWNER's LANDSCAPER

IRON RAIL PER CODE

CONC. STEPS BY BUILDER

PROVIDE GAS LINE FOR GRILL

CONC. STOOP BY BUILDER

2 UNIT - 20 TR.

4 DOOR ANDERSEN PATIO DR.

MATCH PATIO DR. HEAD HT.

RETAINING WALL

DIRECT VENT

RAISE HEAD 8"

GAS F.P.
T.V. ABOVE

RAISED HEARTH

10x10 DRYWALL BEAMS

CROWN MLDG.

T.&G. CEILING

TRAY CLNG.
12' WALLS

HEARTH ROOM
WOOD FLR.
17'-4 HT. CLNG.

A/C

RETAINING WALL

RAISE HEAD 8"

DINETTE
CER. TILE

PERIMETER CROWN

CASED OPEN

STAIRS CARPET

RUN 13" TREADS

RISERS

OPEN TO FOYER BELOW

STAIRS INSTALLED BY ROUGH CARPENTER

2nd FLR.

FLR. DR.

MECH. CHASE AS REQ'D.

14" T.J.I. 16" O.C.

MASTER BEDROOM
CARPET

12' WALLS

CROWN

RAISED HEARTH

CARPENTER/LUMBER SUPPLIER PROVIDE SUPPORT FOR FULL STONE FIREPLACE FACE

2 STORY
GREAT ROOM
WOOD FLR.

OPEN ABOVE

ICEMAKER W/DRAIN

RAISED SNACK

FLUSH ISLAND

R.O.

D.W.

W/HOOD ABOVE 48" GAS RANGE

BALCONY ABOVE

OPEN ABOVE

10' CLNG.
GRAND HALL
TRAVERTINE

PERIMETER CROWN

KITCHEN
CER. TILE

DOUBLE OVENS

VERIFY LOC. W/OWNER

HOT & COLD DURATUB

36" FRZ.

36" REF. R.O.

D.W. ARCH

9'-6 HT. CLNG. SURROUND

SH's.

FLUSH FLOORS

PANT.
CER. TILE

MICRO.

MUD
CER. TILE

BENCH

LOCKERS

1710 SQ. FT.

EPOXY FLOOR
5/8" D.W. ENTIRE CLNG.
5 CAR GARAGE
4" CONC. FLR. W/ MESH
PITCH TO O.H. DOORS
DRYWALL & INSULATE
ALL GAR. WALLS & CLNG.

MECH. CHASE AS REQ'D.
LOC./SIZE TO BE DETERMINED
BY H.V.A.C. CONTRACTOR
INSTALLED BY ROUGH CARPENTER

5/8" DRYWALL PER CODE OVER 1/2" O.S.B. SHEATHING @ GAR. COMMON WALLS

ENTRY
TRAVERTINE

FAUCET LOCATION

42x72 STAND ALONE TUB

15"-18" HT. FLAT CLNG.
3 SIDE TRAY CLNG.

12' WALLS
M. BATH
CER. TILE

SHWR.

STEAMER

LINEN

MAKE-UP

PKT. DOOR

36x36 SCUTTLE

LOC. T.B.D.

12' WALLS
W.I.C.
CARPET

2 STORY
FOYER
TRAVERTINE

2-TONE

OPEN ABOVE

10x6 D.W. BEAMS

TYP. 12"-0" CLNG.

MLDG. SURROUNDS BOTH SIDES

12" SQ. PAINTED WOOD COL's.

42" HEIGHT WAINSCOT @ DINING ROOM

DINING ROOM
TRAVERTINE

W.I.C.
CER. TILE

FRONT LOAD

UTIL.
CER. TILE

SINK

PDR.
CER. TILE

6" RECESS

CROWN

WROGHT IRON DOORS INSTALLED BY ROUGH CARPENTER

DRESSER BLOW WINDOW RAISE HEAD 27"

24/67 31/67 24/67
31/27 ARCHTOP

UP 1 R. SOFFIT

LINTEL

STOOP
BRICK

BRICK STEP

UP 2 R.

2nd FLOOR BRICK

STND. HEAD

12" RAISED CLNG.

RAISE HEAD 12"

10' WALLS-UNLESS NOTED

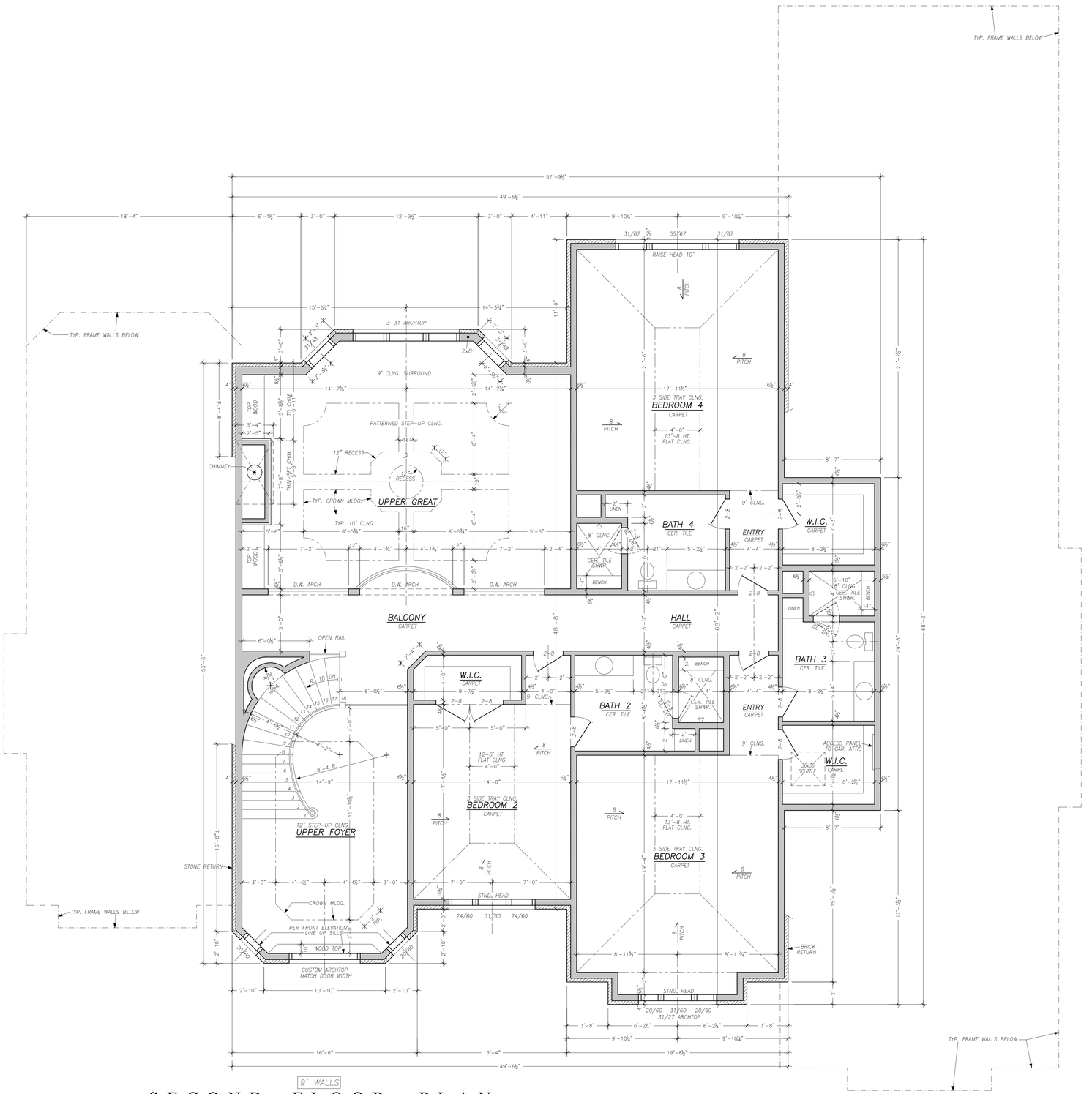
FIRST FLOOR PLAN

1/4" SCALE

ALL WINDOW SIZES ARE ANDERSON 400 SERIES. APPROX. GLASS SIZE.
ALL ANGLED WALLS @ 45.°
8'-0" HT. FIRST FLOOR DOORS.

Attachment: Plans - With Window Grills (6907 : Jonathan Omer)

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9' WALLS

SECOND FLOOR PLAN

1/4" SCALE

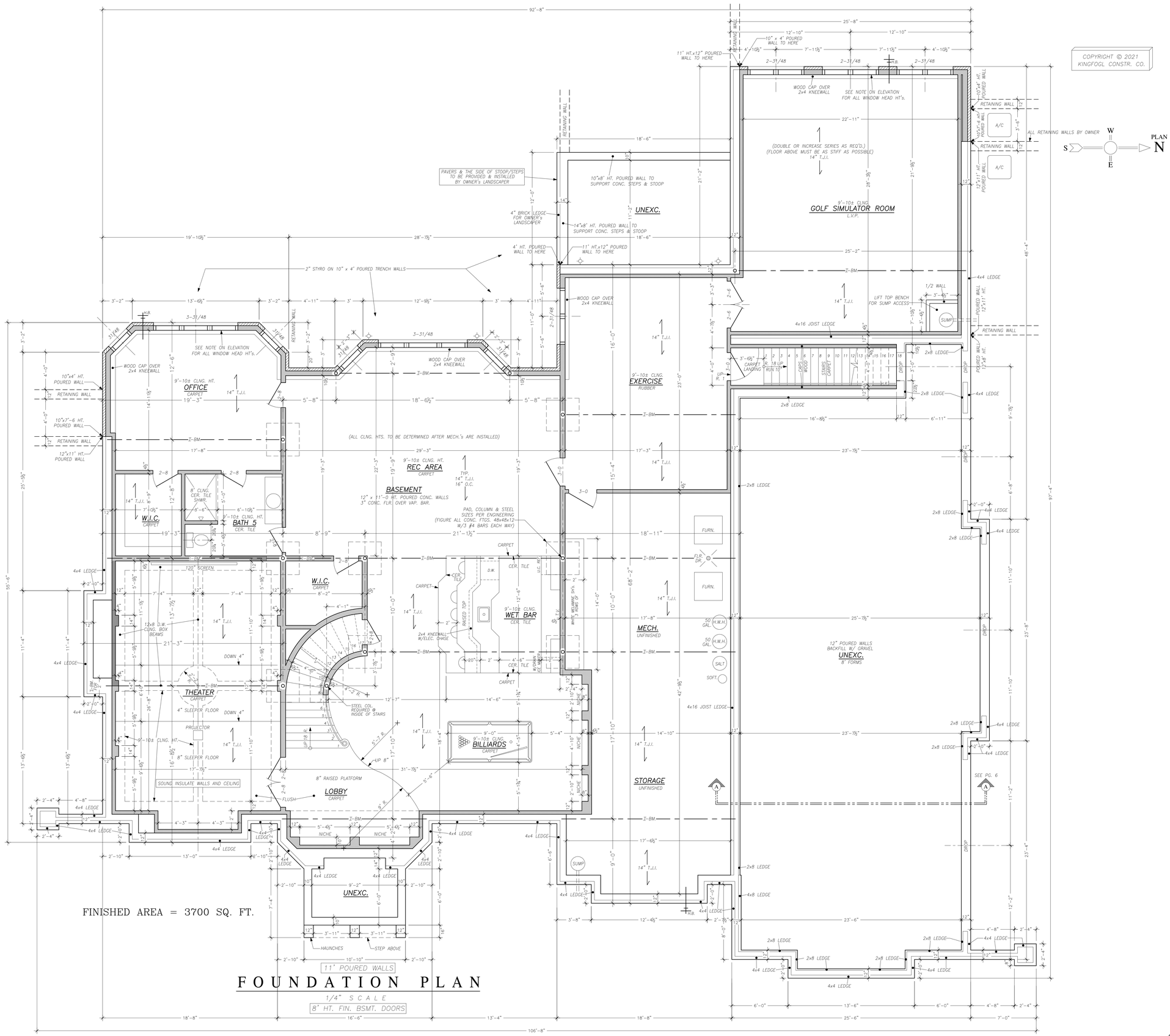
ALL WINDOW SIZES ARE ANDERSON 400 SERIES. APPROX. GLASS SIZE.
ALL ANGLED WALLS @ 45.
8'-0" HT. SECOND FLOOR DOORS.

03-04-21

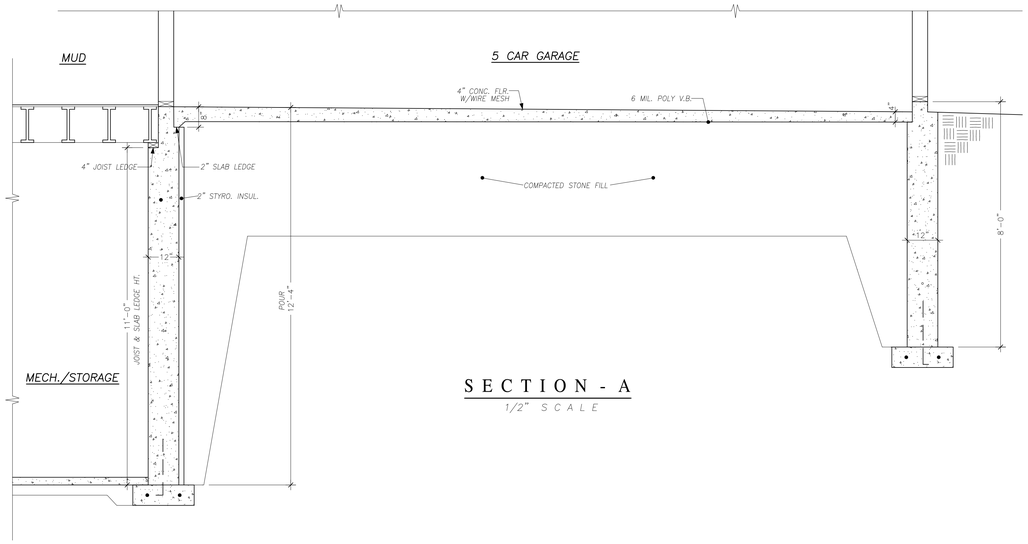
Omer Residence 4/7

Attachment: Plans - With Window Grills (6907 : Jonathan Omer)

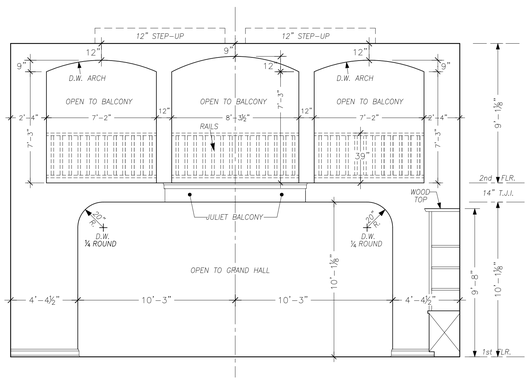
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92'-8"
25'-8"
12'-10"
12'-10"
10" x 4' POURED WALL TO HERE
11' HT.x12" POURED WALL TO HERE
4'-10½"
7'-11½"
7'-11½"
4'-10½"
2-3!/48
2-3!/48
2-3!/48
RETAINING WALL
WOOD CAP OVER 2x4 KNEEWALL
SEE NOTE ON ELEVATION FOR ALL WINDOW HEAD HT's.
10"x4' HT. POURED WALL
RETAINING WALL
12"x11' HT. POURED WALL
A/C
3'-6"
ALL RETAINING WALLS BY OWNER
W
S
E
N
PLAN
22'-11"
18'-6"
(DOUBLE OR INCREASE SERIES AS REQ'D.)
(FLOOR ABOVE MUST BE AS STIFF AS POSSIBLE)
14" T.J.I.
21'-9½"
28'-7½"
GOLF SIMULATOR ROOM
9'-10± CLNG.
L.V.P.
PAVERS & THE SIDE OF STOOP/STEPS TO BE PROVIDED & INSTALLED BY OWNER'S LANDSCAPER
10"x8' HT. POURED WALL TO SUPPORT CONC. STEPS & STOOP
4" BRICK LEDGE FOR OWNER'S LANDSCAPER
14"x8' HT. POURED WALL TO SUPPORT CONC. STEPS & STOOP
UNEXC.
11'-2"
19'-10½"
28'-7½"
18'-6"
4' HT. POURED WALL TO HERE
11' HT.x12" POURED WALL TO HERE
2" STYRO ON 10" x 4' POURED TRENCH WALLS
25'-2"
I-BM.
4x4 LEDGE
1/2 WALL
3'-4½"
LIFT TOP BENCH FOR SUMP ACCESS
SUMP
POURED WALL 12'x11' HT.
3'-2"
13'-6½"
3'-2"
4'-11"
3'
12'-9½"
3'
4'-11"
WOOD CAP OVER 2x4 KNEEWALL
14" T.J.I.
4x16 JOIST LEDGE
2x8 LEDGE
3'-6½" CARPET LANDING
RUN 10"
CARPET WOOD STAIRS
DROP
2x8 LEDGE
4x4 LEDGE
10"x4' HT. POURED WALL
RETAINING WALL
OFFICE
CARPET
9'-10± CLNG. HT.
14" T.J.I.
19'-3"
5'-8"
18'-6½"
5'-8"
EXERCISE
RUBBER
9'-10± CLNG.
10"x7'-6 HT. POURED WALL
RETAINING WALL
12"x11' HT. POURED WALL
(ALL CLNG. HTS. TO BE DETERMINED AFTER MECH.'s ARE INSTALLED)
17'-8"
29'-5"
17'-3"
23'-7½"
6'-11"
2x8 LEDGE
16'-8½"
22"
REC AREA
CARPET
9'-10± CLNG. HT.
TYP. 14" T.J.I. 16" O.C.
BASEMENT
12" x 11'-0 HT. POURED CONC. WALLS
3" CONC. FLR. OVER VAP. BAR.
PAD, COLUMN & STEEL SIZES PER ENGINEERING
(FIGURE ALL CONC. FTGS. 48x48x12 W/3 #4 BARS EACH WAY)
W.I.C.
CARPET
8'
CLNG. CER. TILE SHWR.
BATH 5
CER. TILE
9'-10± CLNG. HT.
6'-10½"
3'-6"
19'-3"
8'-9"
21'-1½"
18'-11"
FURN.
FLR. DR.
FURN.
CARPET
CER. TILE
W.I.C.
CARPET
8'-2"
4'-1"
CER. TILE
D.W.
RAISED TOP
9'-10± CLNG.
WET BAR
CER. TILE
W.I.C.
14" T.J.I.
2x4 KNEEWALL W/ELEC. CHASE
MECH.
UNFINISHED
50 GAL
H.W.H.
50 GAL
H.W.H.
SALT
SOFT.
17'-8"
25'-7½"
12" POURED WALLS BACKFILL W/ GRAVEL
UNEXC.
8' FORMS
4x16 JOIST LEDGE
2x8 LEDGE
4x4 LEDGE
2'-0"
4x4 LEDGE
2x8 LEDGE
23'-7½"
SEE PG. 6
A
A
55'-6"
11'-4"
11'-4"
4x4 LEDGE
2'-0"
4x4 LEDGE
2'-0"
4x4 LEDGE
13'-6½"
13'-6½"
120" SCREEN
7'-4"
7'-4"
12x8 D.W. CLNG. BOX BEAMS
21'-3"
DOWN 4"
THEATER
CARPET
4" SLEEPER FLOOR
PROJECTOR
9'-10± CLNG. HT.
16'-8½"
8" SLEEPER FLOOR
17'-7½"
SOUND INSULATE WALLS AND CEILING
DOWN 4"
14" T.J.I.
11'-10"
STEEL COL. REQUIRED @ INSIDE OF STAIRS
UP 18
5'-7 R
UP 8"
8" RAISED PLATFORM
LOBBY
CARPET
FLUSH
9'-10± CLNG.
BILLIARDS
CARPET
9'-0"
14" T.J.I.
31'-7½"
5'-3"
STORAGE
UNFINISHED
14" T.J.I.
4'-5"
5'-1¾"
14'-10"
17'-10"
NICHE
NICHE
NICHE
NICHE
4x4 LEDGE
4x4 LEDGE
4x4 LEDG

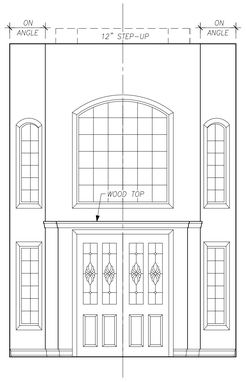
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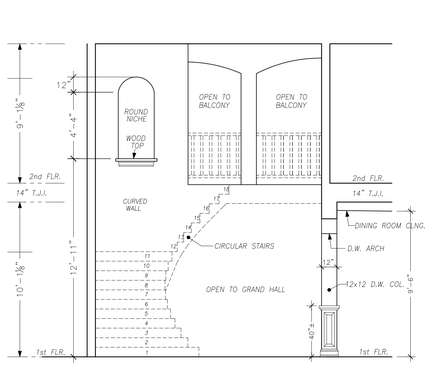
SECTION - A
1/2" SCALE



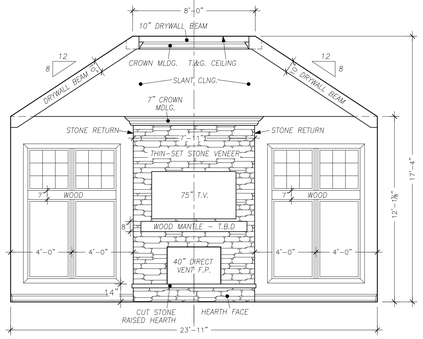
GREAT ROOM – NORTH WALL



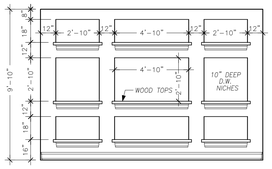
FOYER – NORTH WALL



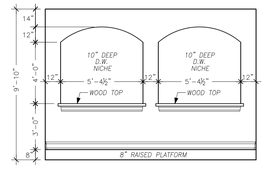
FOYER – SOUTH WALL



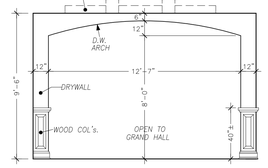
HEARTH ROOM – SOUTH WALL



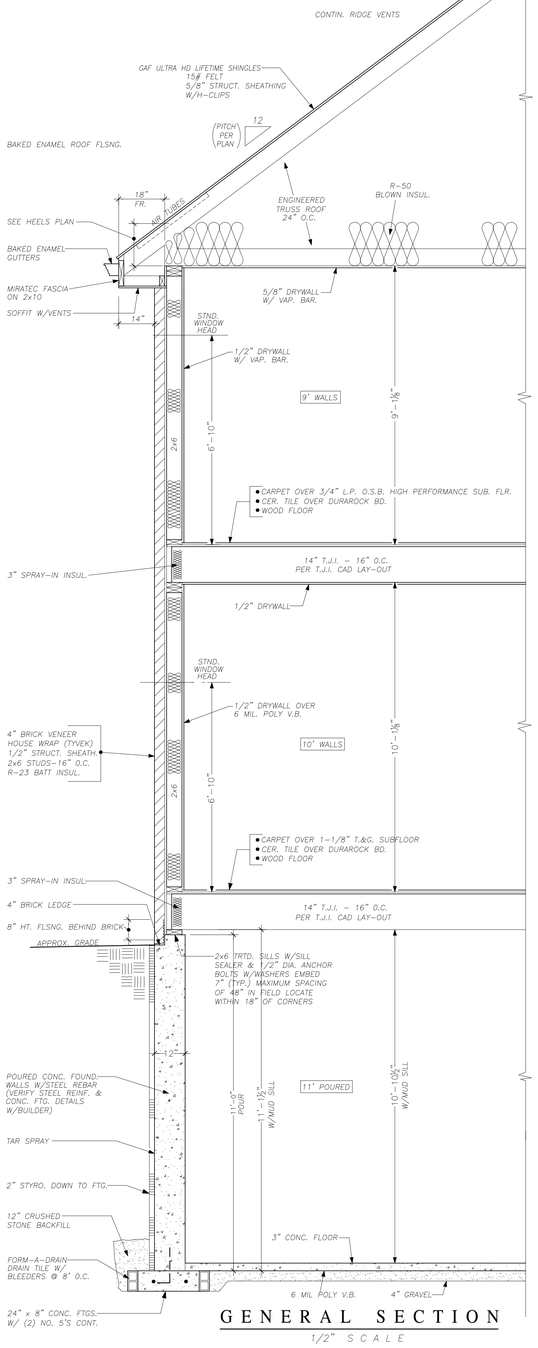
BILLIARDS – WEST WALL



LOBBY – NORTH WALL

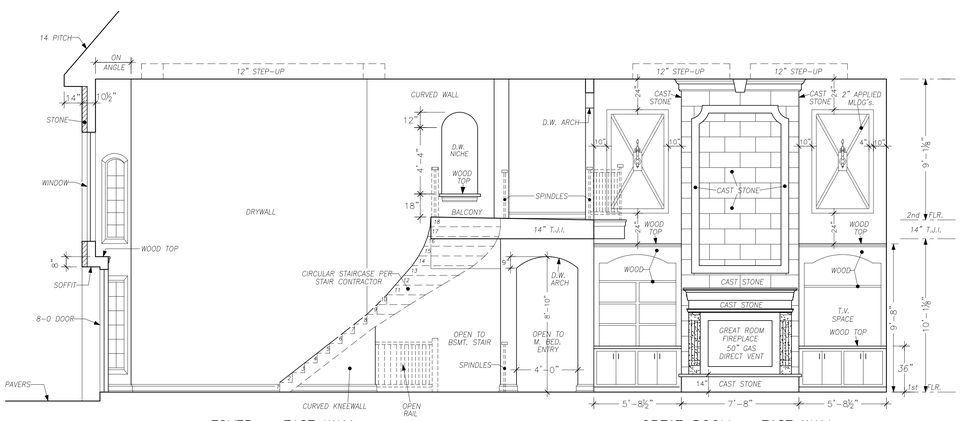


GRAND HALL TO DINING ROOM

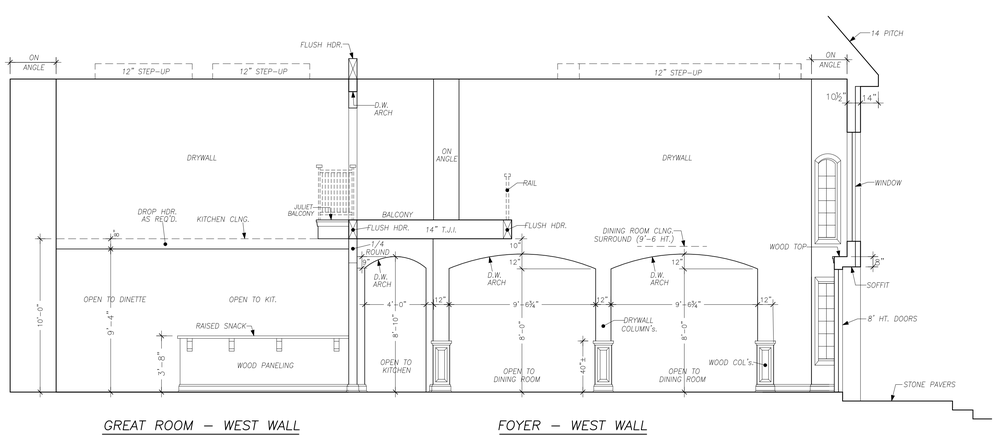


GENERAL SECTION
1/2" SCALE

INTERIOR VIEWS
1/4" SCALE



FOYER – EAST WALL
GREAT ROOM – EAST WALL

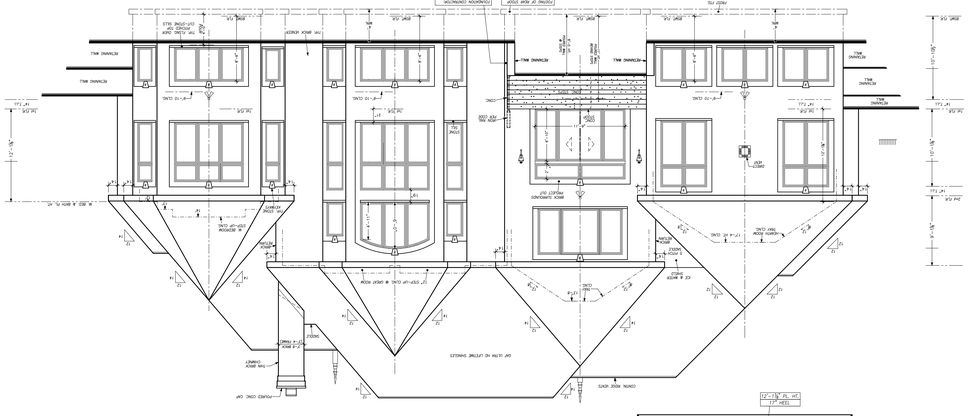


GREAT ROOM – WEST WALL
FOYER – WEST WALL

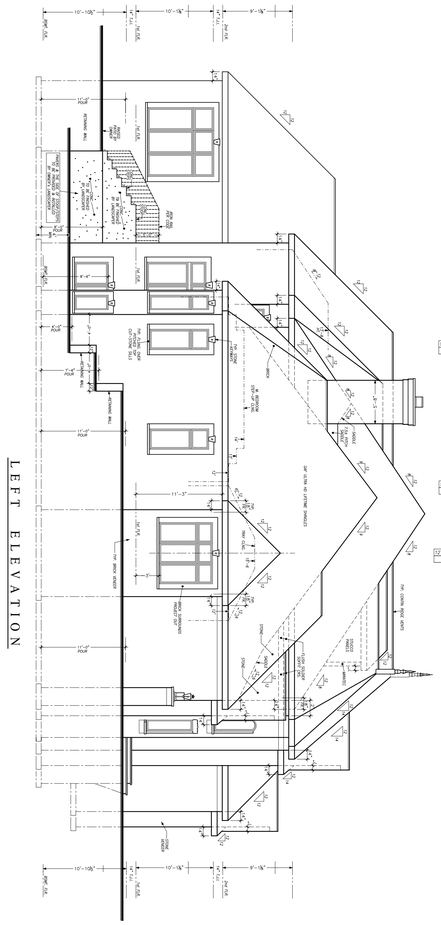
Attachment: Plans - With Window Grills (6907 : Jonathan Omer)

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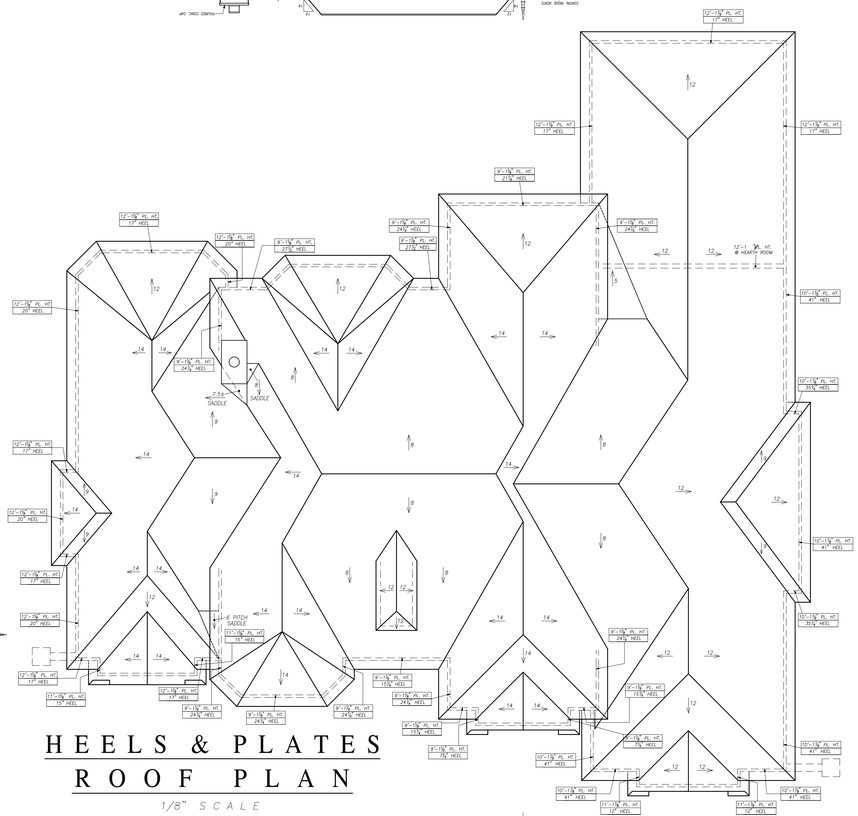
REAR ELEVATION



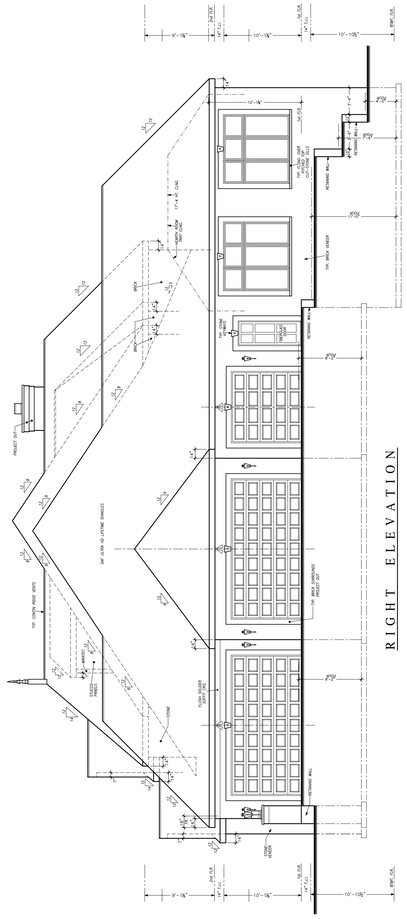
LEFT ELEVATION



HEELS & PLATES
ROOF PLAN
1/8" SCALE



RIGHT ELEVATION





FRONT ELEVATION

03-04-21

Omer Residence 7/7

Attachment: Plans - With Window Grills (6890 : Jonathan Omer)

Keyway Schedule

Plans with No Windows Grills

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CARPENTERS TO INSTALL WHOLE HOUSE W/ TYVEK WRAP INCLUDING GARAGE @ TIME OF FRAMING

ALL EXTERIOR TRIM
⅝ MIRATEC



FRONT 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

REAR ELEVATION

1/4" SCALE

~ The Omer Residence ~

LOT 3 BIRCHWOOD LANE
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

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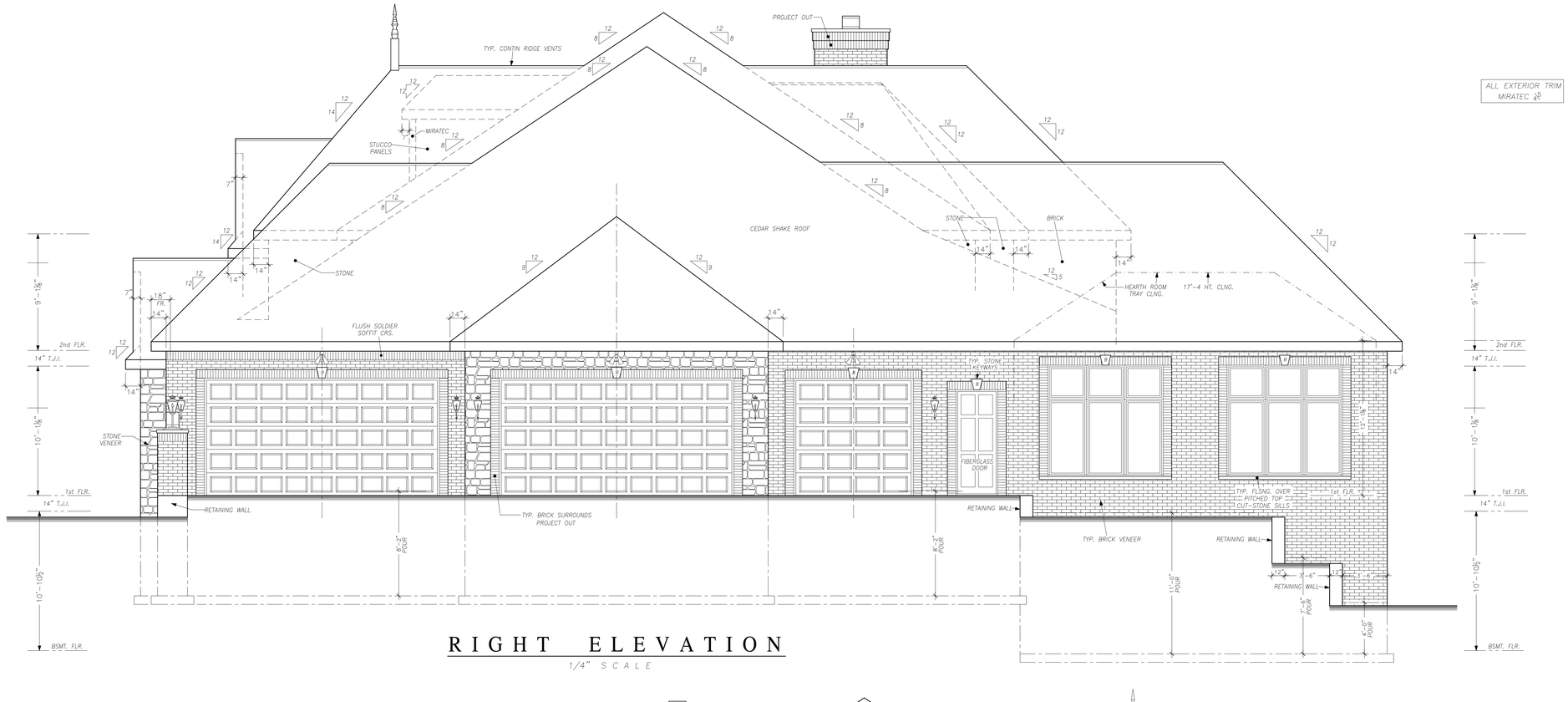
03-04-21

Omer Residence

Attachment: Plans - With No Window Grills (6190 : Jonathan Omer)

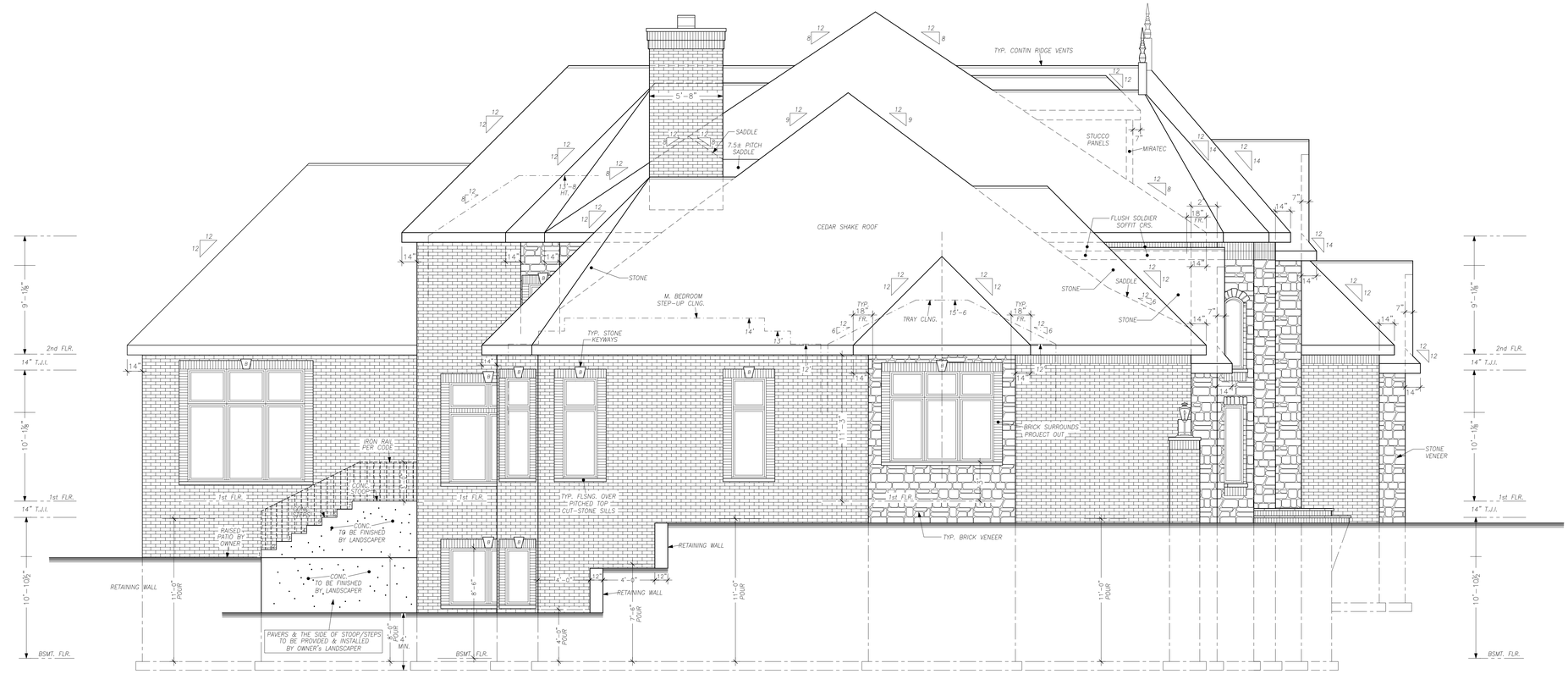
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ALL EXTERIOR TRIM
MIRATEC



RIGHT ELEVATION

1/4" SCALE



LEFT ELEVATION

1/4" SCALE

03-04-21

Omer Residence 2/7

Attachment: Plans - With No Window Grills (6190 : Omer)

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1st	FLR. =	4 6 7 0	SQ. FT.
2nd	FLR. =	2 1 9 0	SQ. FT.
TOTAL	=	6 8 6 0	SQ. FT.

RAISED PATIO BY OWNER's LANDSCAPER

PAVERS & THE SIDE OF STOOP/STEPS TO BE PROVIDED & INSTALLED BY OWNER's LANDSCAPER

IRON RAIL PER CODE

CONC. STEPS BY BUILDER

CONC. STOOP BY BUILDER

PROVIDE GAS LINE FOR GRILL

2 UNIT - 20 TR.

4 DOOR ANDERSEN PATIO DR.

MATCH PATIO DR. HEAD HT.

RETAINING WALL

DIRECT VENT

GAS F.P. T.V. ABOVE

RAISED HEARTH

RAISE HEAD 8"

RAISE HEADS 4"

10'x10' DRYWALL BEAMS

CROWN MLDG.

T.&G. CEILING

TRAY CLNG.

12' WALLS

HEARTH ROOM

WOOD FLR.

17'-4 HT. CLNG.

DINETTE

CER. TILE

PERIMETER CROWN

CAPS WOOD

STAIRS CARPET

RUN 10" TREAD

7 RISERS @ 7 3/4" H.

STAIRS INSTALLED BY ROUGH CARPENTER

12' WALLS

MASTER BEDROOM

CARPET

CROWN

CARPENTER/LUMBER SUPPLIER PROVIDE SUPPORT FOR FULL STONE FIREPLACE FACE

2 STORY

GREAT ROOM

WOOD FLR.

OPEN ABOVE

BALCONY ABOVE

10' CLNG.

GRAND HALL

TRAVERTINE

ENTRY

TRAVERTINE

D.W. ARCH

9'-6 HT. CLNG. SURROUND

SH's.

PANT.

CER. TILE

MICRO.

W.I.C.

CER. TILE

MUD

CER. TILE

LOCKERS

BENCH

DINING ROOM

TRAVERTINE

10x6 D.W. BEAMS

MLDG. SURROUND TYP. CROWN

12" SQ. PAINTED WOOD COL's.

42" HEIGHT WAINSCOT @ DINING ROOM

2-TONE

2 STORY

FOYER

TRAVERTINE

WROGHT IRON DOORS INSTALLED BY ROUGH CARPENTER

KITCHEN

CER. TILE

FLUSH ISLAND

ICEMAKER W/DRAIN

RAISED SNACK

W/HOOD ABOVE 48" GAS RANGE

DOUBLE OVENS

VERIFY LOC. W/OWNER

HOT & COLD DUNTUB

FLUSH FLOORS

36" FRZ.

W.C.

36" REF. R.O.

UTIL.

CER. TILE

W. FRONT LOAD

D. VENT

PDR.

CER. TILE

6" RECESS

SINK

CROWN

M. BATH

CER. TILE

42x72 GRAND ALONE TUB

FAUCET LOCATION

LINEN

MAKE-UP.

PKT. DOOR

STEAMER

15'-6 HT. FLAT. CLNG.

3 SIDE TRAY CLNG.

C.J. SHWR.

8' CLNG.

12' WALLS

W.I.C.

CARPET

16x16 SCUTTLE

LOC. T.B.D.

DRESSER BELOW WINDOW

BASE HEAD 22"

STOOP

BRICK

BRICK STEP

UP 2 R.

UP 1 R. SOFTIT

LINTEL

UP 10 R.

2nd FLR.

2nd FLOOR BRICK

FLR. DR.

MECH. CHASE AS REQ'D.

14" T.J.I. 16" O.C.

1710 SQ. FT.

EPOXY FLOOR

5/8" D.W. ENTIRE CLNG.

5 CAR GARAGE

4" CONC. FLR. W/ MESH PITCH TO O.H. DOORS

DRYWALL & INSULATE ALL GAR. WALLS & CLNG.

MECH. CHASE AS REQ'D. LOC./SIZE TO BE DETERMINED BY H.V.A.C. CONTRACTOR INSTALLED BY ROUGH CARPENTER

5/8" DRYWALL PER CODE OVER 1/2" O.S.B. SHEATHING @ GAR. COMMON WALLS

18'-0 x 9'-0 O.H. DR.

M.I. HDR.

A/C

RETAINING WALL

W
S
E
N
PLAN

FIRST FLOOR PLAN

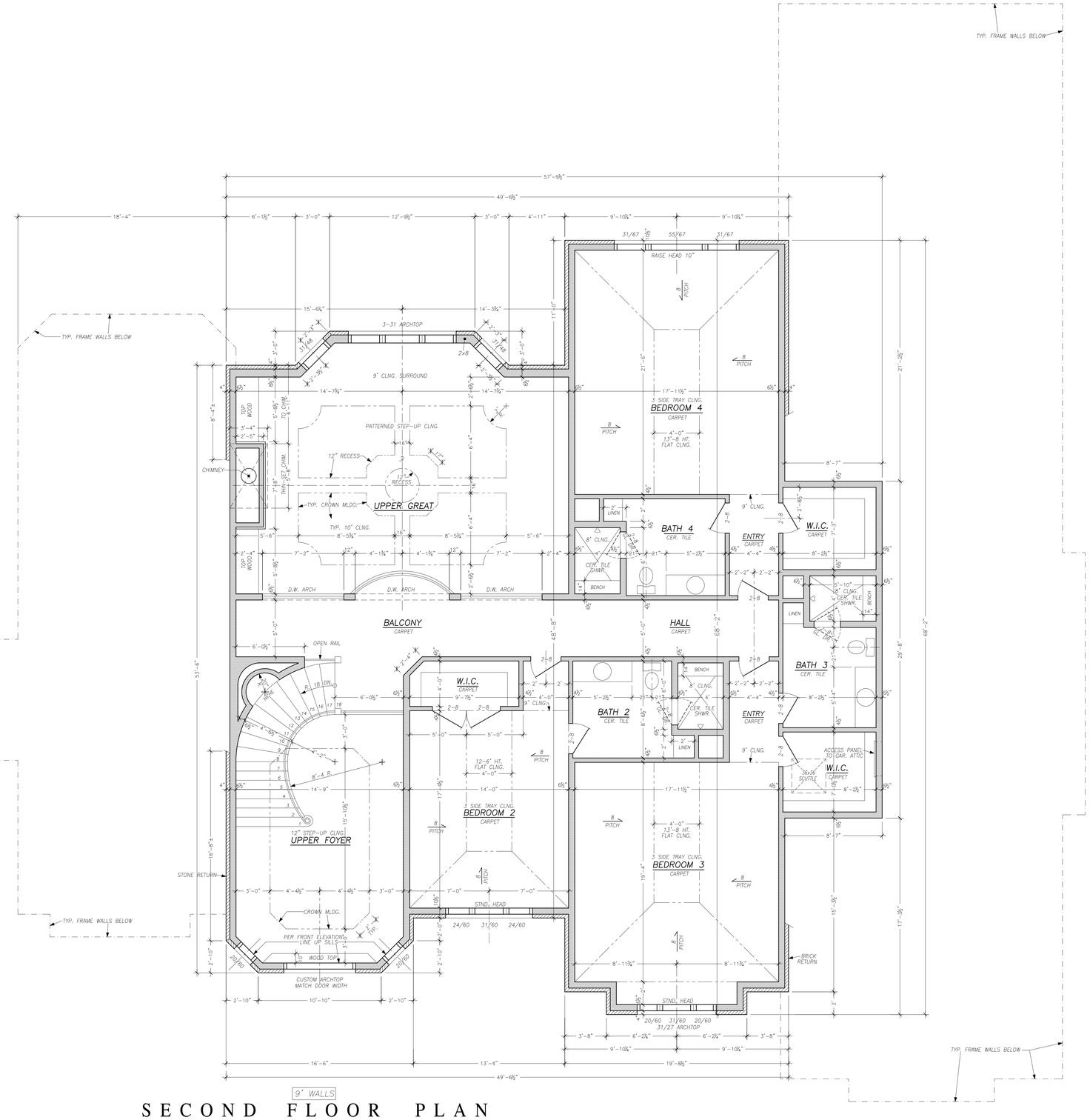
1/4" SCALE

10' WALLS—UNLESS NOTED

ALL WINDOW SIZES ARE ANDERSON 400 SERIES. APPROX. GLASS SIZE.
ALL ANGLED WALLS @ 45.°
8'-0" HT. FIRST FLOOR DOORS.

Attachment: Plans - With No Window Grills (6190 : Jonathan Omer)

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9' WALLS

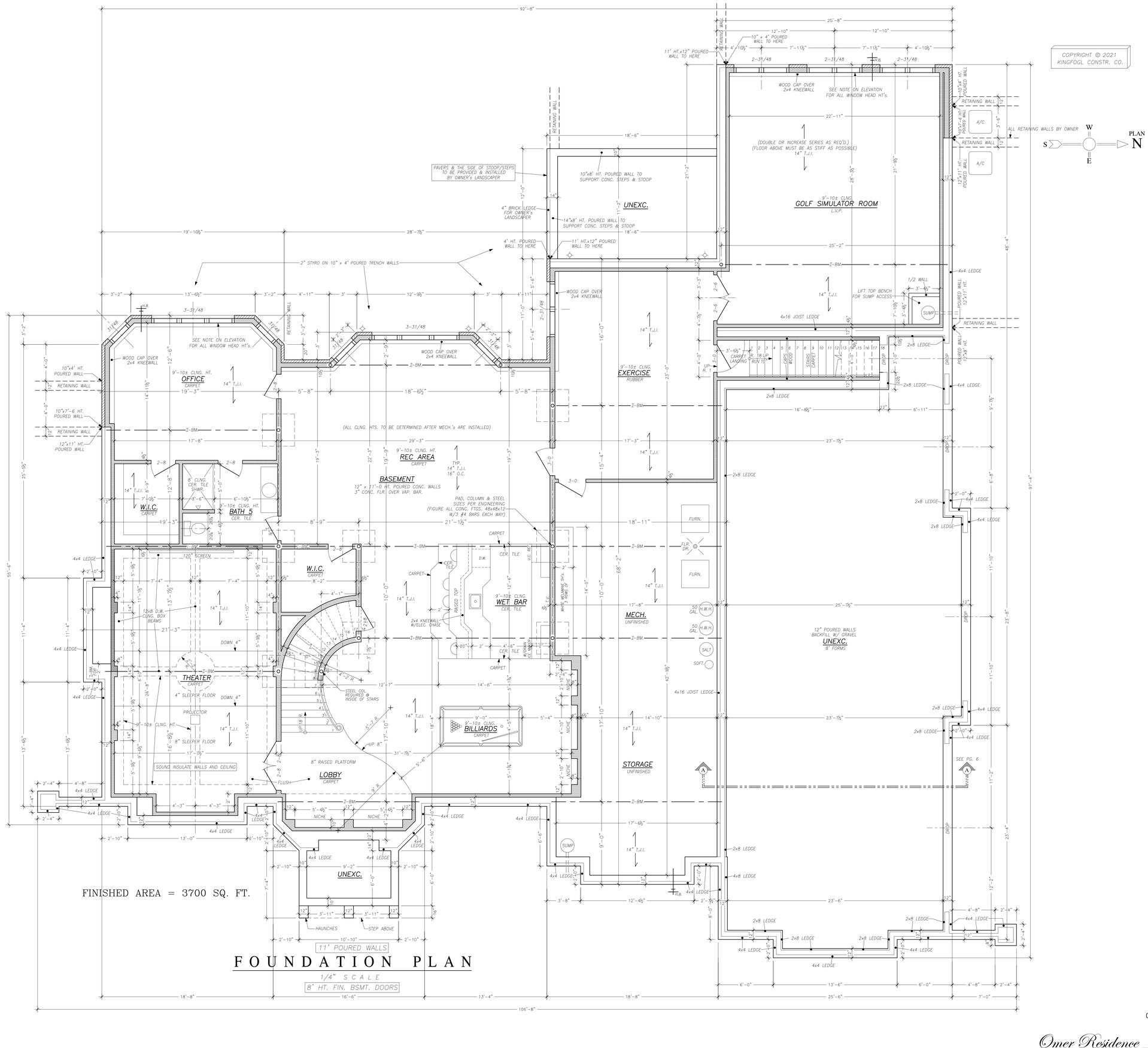
SECOND FLOOR PLAN

1/4" SCALE

ALL WINDOW SIZES ARE ANDERSON 400 SERIES. APPROX. GLASS SIZE.
ALL ANGLED WALLS @ 45°.
8'-0" HT. SECOND FLOOR DOORS.

Attachment: Plans - With No Window Grills (6190 : Jonathan Omer)

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FINISHED AREA = 3700 SQ. FT.

FOUNDATION PLAN

1/4" SCALE

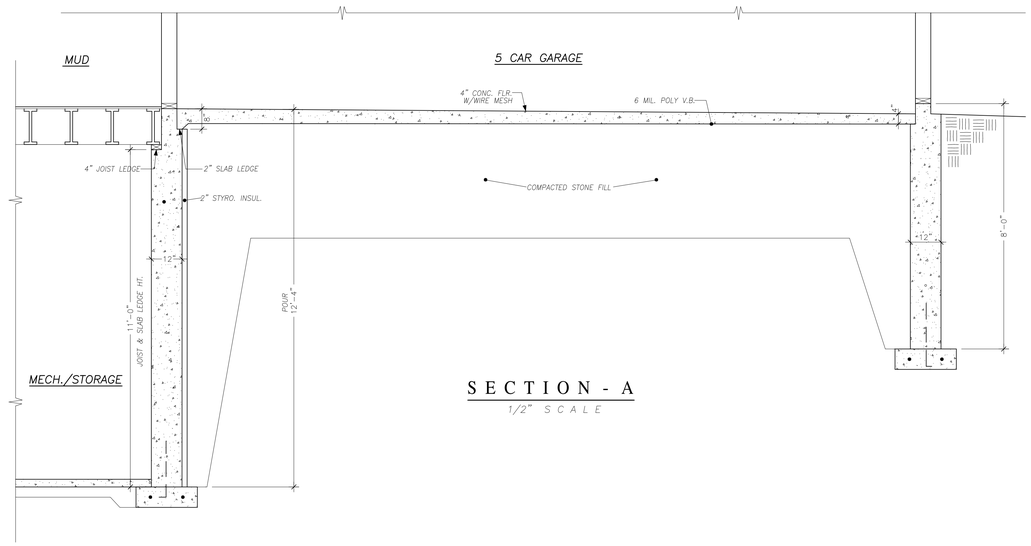
8' HT. FIN. BSMT. DOORS

Attachment: Plans - With No Window Grills (6190 : Jonathan Omer)

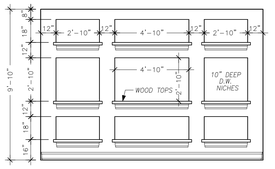
03-04-21

Omer Residence 5/7

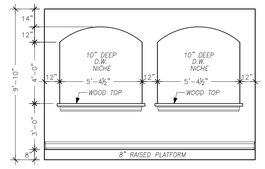
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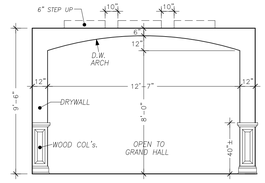
SECTION - A
1/2" SCALE



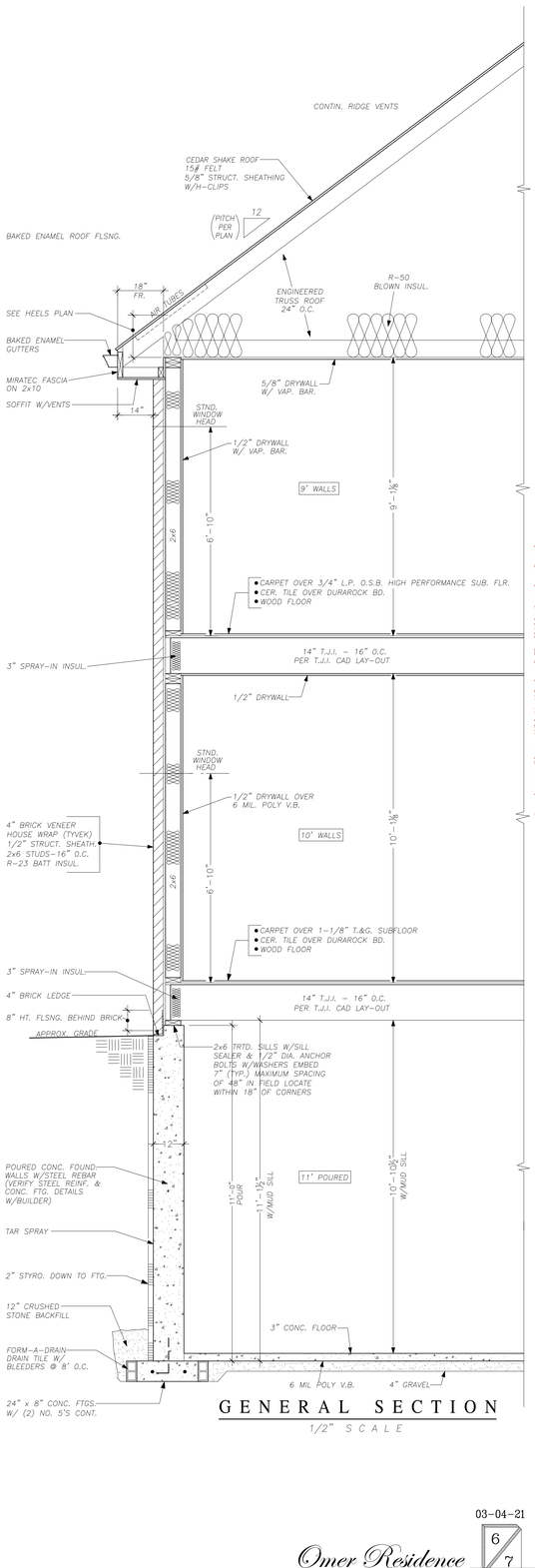
BILLIARDS – WEST WALL



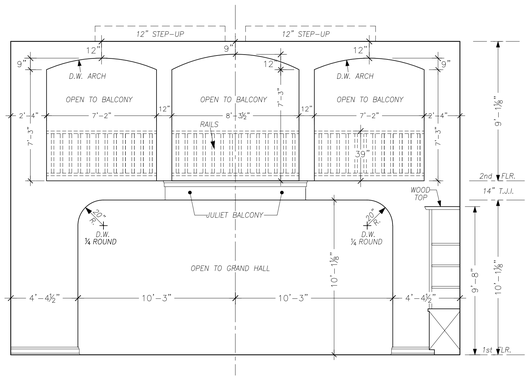
LOBBY – NORTH WALL



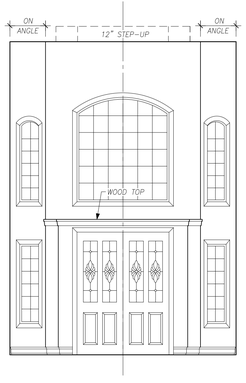
GRAND HALL TO DINING ROOM



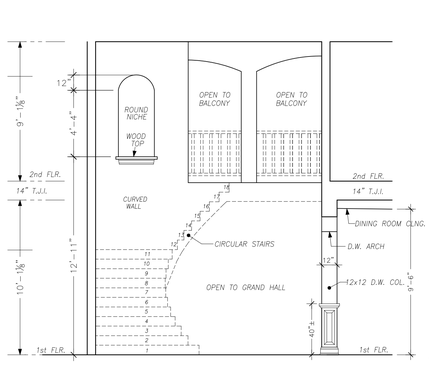
GENERAL SECTION
1/2" SCALE



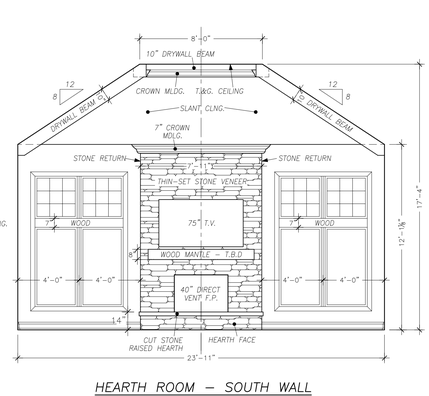
GREAT ROOM – NORTH WALL



FOYER – NORTH WALL

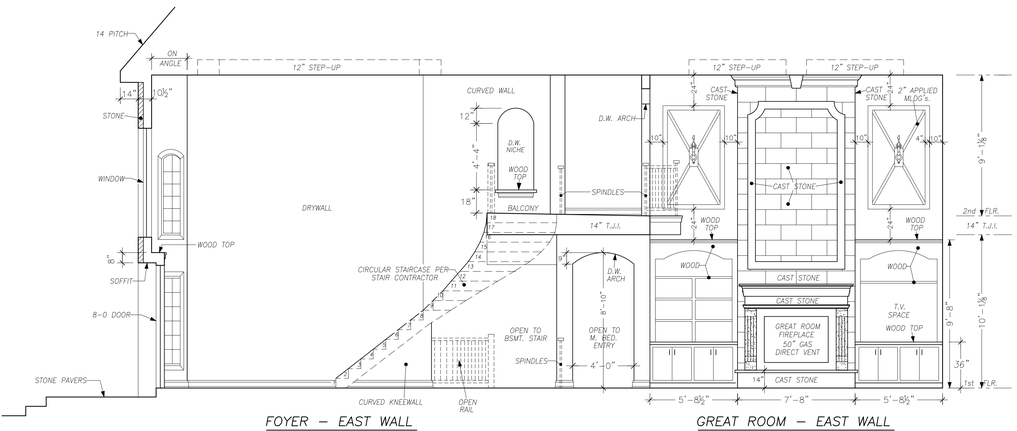


FOYER – SOUTH WALL



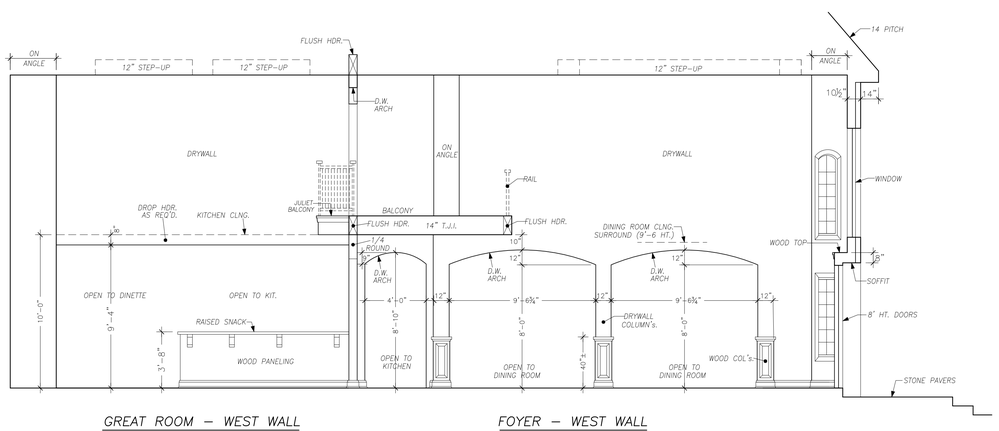
HEARTH ROOM – SOUTH WALL

INTERIOR VIEWS
1/4" SCALE



FOYER – EAST WALL

GREAT ROOM – EAST WALL



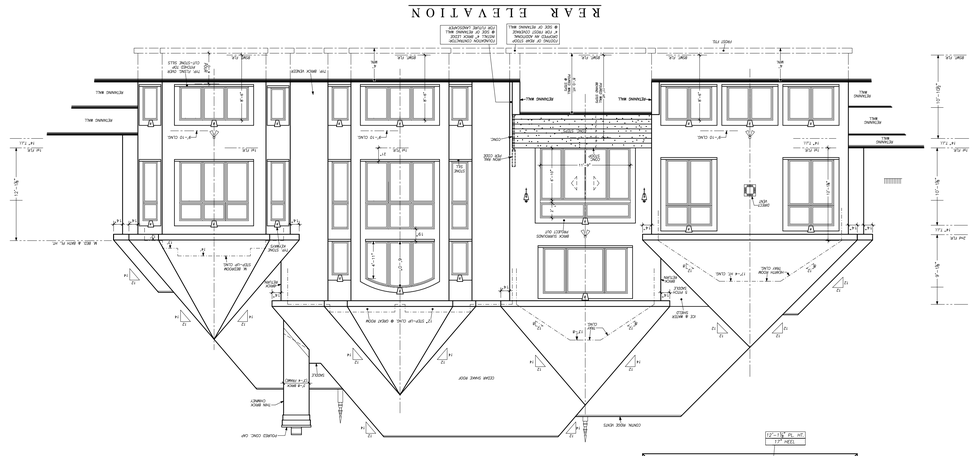
GREAT ROOM – WEST WALL

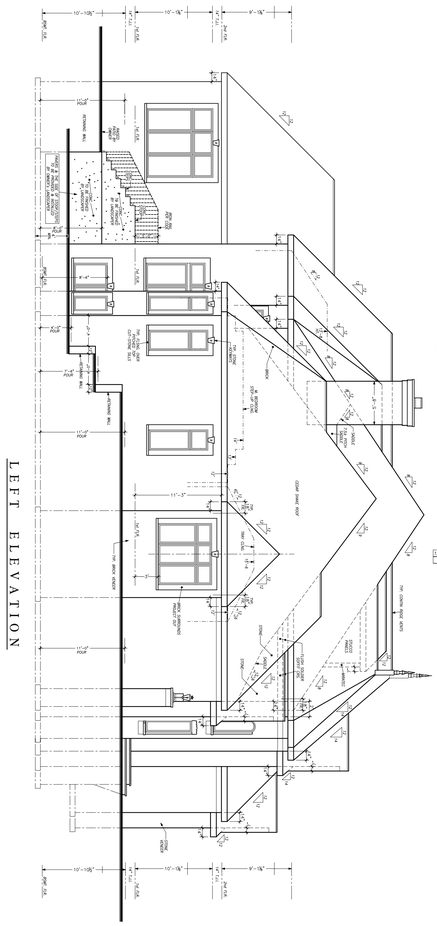
FOYER – WEST WALL

Attachment: Plans - With No Window Grills (6190 : Jonathan Omer)

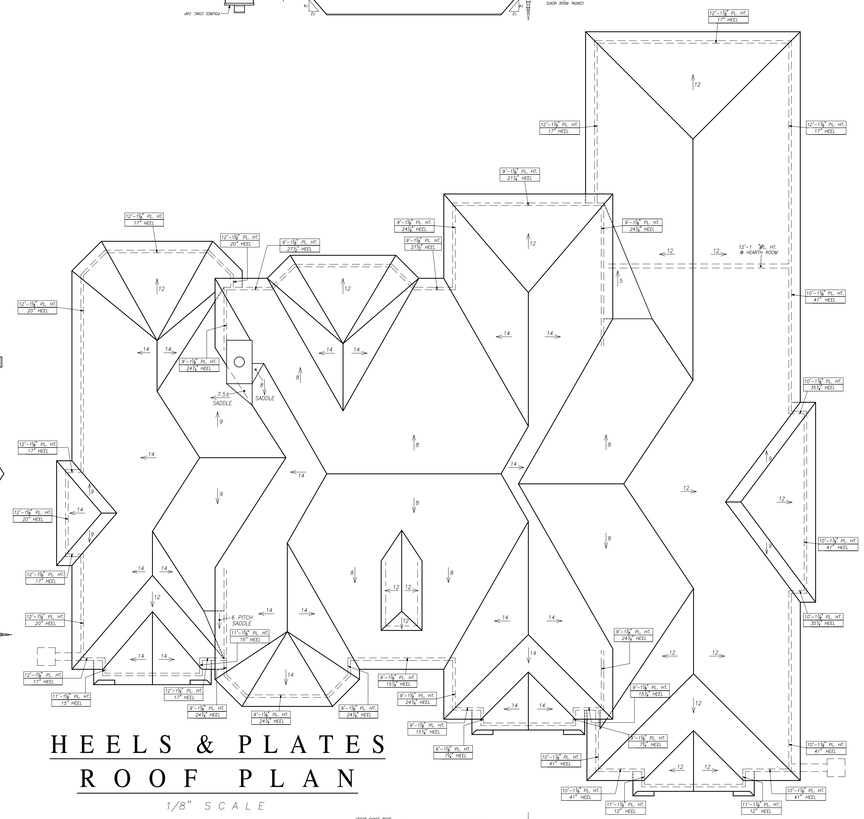
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KINGFOGL CONSTR. CO.

REAR ELEVATION

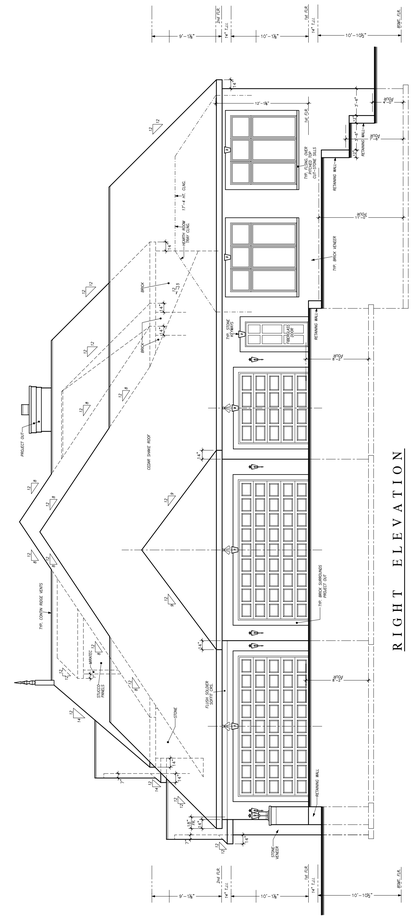




LEFT ELEVATION



HEELS & PLATES
ROOF PLAN
1/8" SCALE



RIGHT ELEVATION



FRONT ELEVATION

Attachment: Plans - With No Window Grills (6190 : Jonathan Omer)

03-04-21

Omer Residence 7/7

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: **May 10, 2021**
SUBJECT: **Sanjay Patel - Addition at 1426 W. Donges Bay Road**

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

Statement of Intent

Patel Residence

April 16th 2021

1426 W Donges Bay Rd.

Mequon WI 53092

Builder: Platz Custom Homes Inc

7610 W Evergreen Rd.

Mequon WI 52097

The existing house is a 2 story colonial 3 bedrooms on second floor and 1 full bathroom on the second floor. The new addition would be on rear of the house and affecting existing side yard setbacks. Addition siding will be painted to match existing painted aluminum siding.

The intent is to add a 2 story addition of 1st & 2nd floor bathrooms with walk-in closets and to build a deck over existing rear patio.

The addition is 2 story stacked bathrooms. Deck is resolve missing steps and 2 rear patio doors and update outdoor area.

1st floor convert dinning room into a 1st floor guest room (mother in-law room) add a walk-in closet and full bathroom, creating a 1st floor flex room with a full bathroom.

2nd floor of addition to have walk-in closet and full bathroom added to rear of the master bedroom to create a master suite.

Sanjay Patel

Owner; Sanjay Patel

4-16-21

Builder Platz Custom Homes Inc. Randy Platz

Attachment: Statement of Intent (6193 : Sanjay Patel)

PLAT NO. LS-4987-21
FIELD CREW: E.A.J.
DRAWN BY: J.G.S.

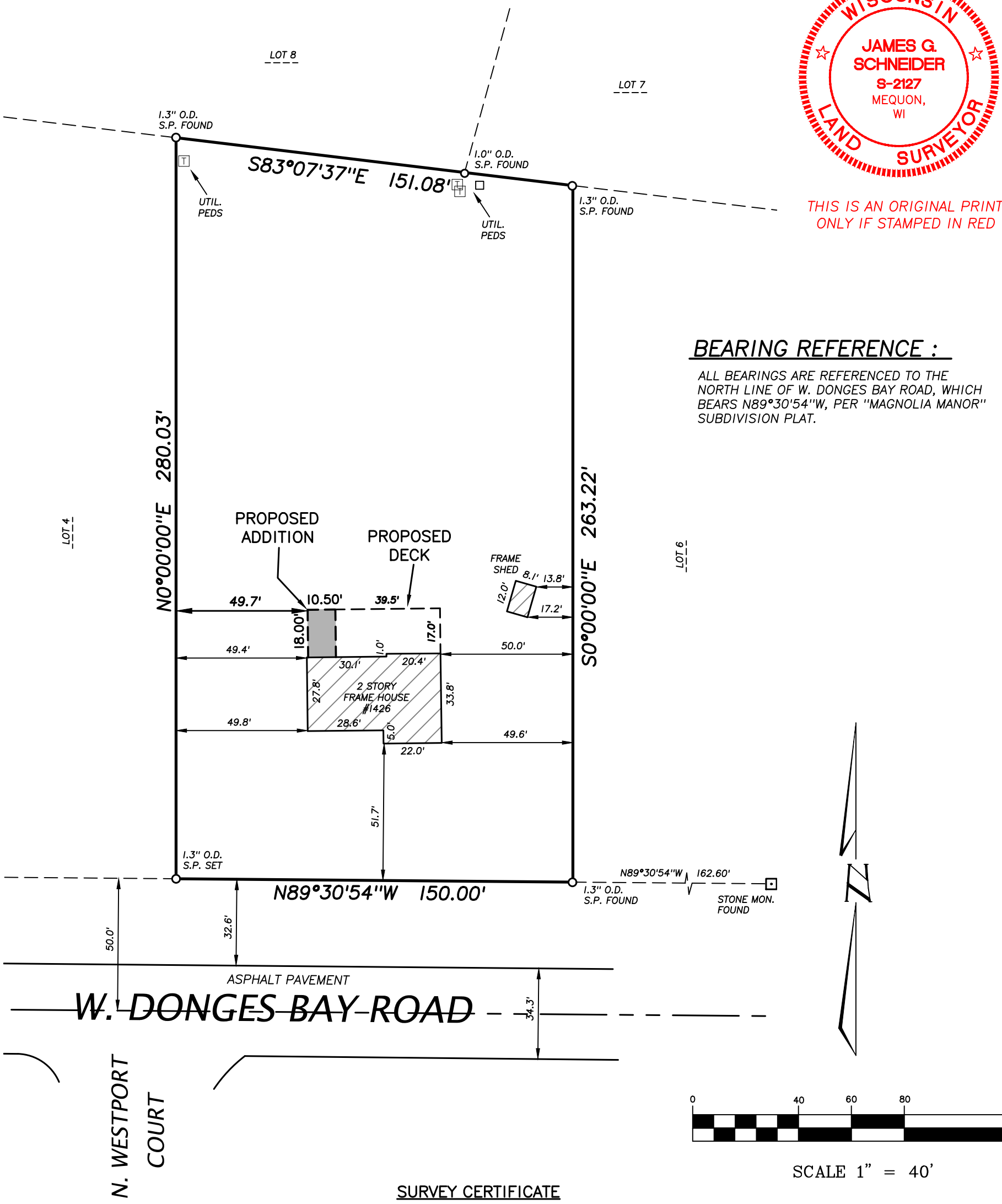
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

PLAT OF SURVEY

Prepared For: Platz Custom Homes – (Patel Residence) /1426 W. Donges Bay Road

Property Description: Lot 5, Block 1, IN "MAGNOLIA MANOR", being a subdivision of the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 40,743 sq. ft. / 0.935 acres of land, more or less.



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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

BEARING REFERENCE :

ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF W. DONGES BAY ROAD, WHICH BEARS N89°30'54"W, PER "MAGNOLIA MANOR" SUBDIVISION PLAT.

SCALE 1" = 40'

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 17th day of April , 20 21

Recertified _____ Surveyor _____

Attachment: Survey (6193 : Sanjay Patel)


426









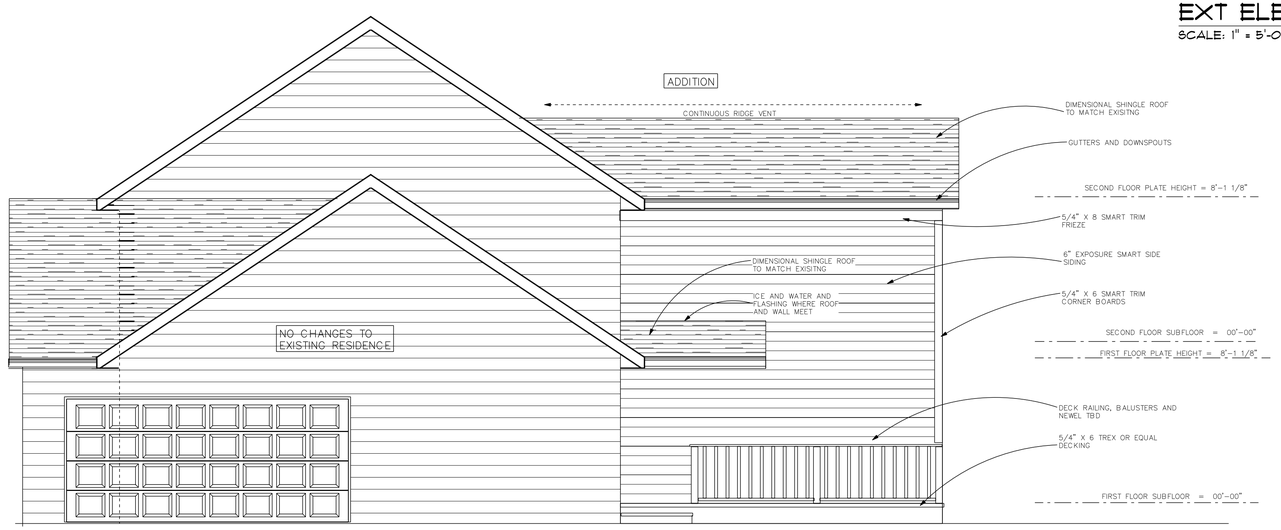
EXT ELEV REAR

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



EXT ELEV RIGHT

SCALE: 1" = 5'-0"



EXT ELEV LEFT

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

PAGE: 1/5

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

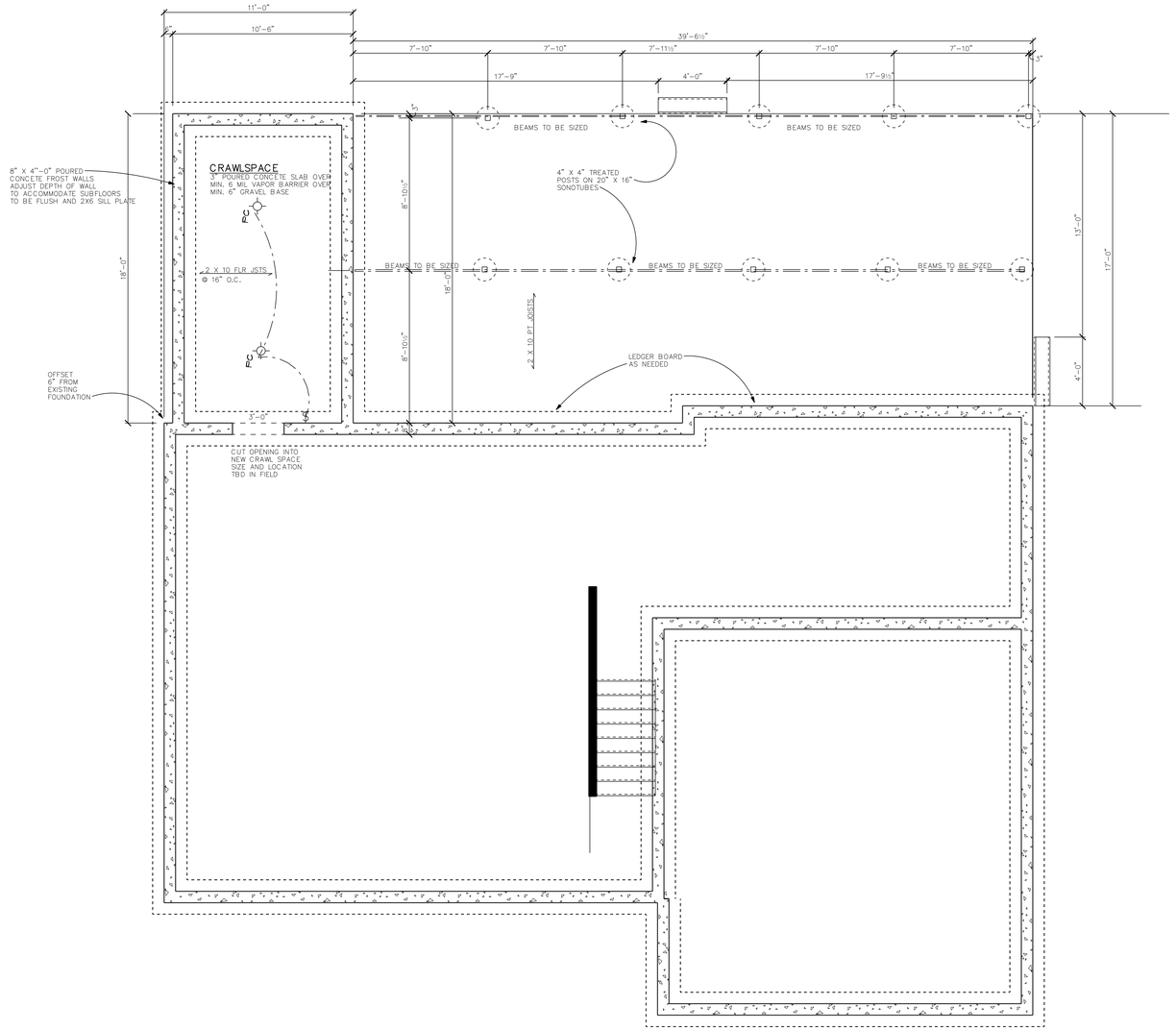
FRITSCH DESIGNS, LLC
1716 TERRACE DRIVE
PORT WASHINGTON
WI
53074
PHONE:262-483-4048
FRITSCHDESIGNS@YAHOO.COM

BID SET 03/27/21
FINAL SET 04/13/21

PATEL RESIDENCE
1426 W. Donges Bay Road
Mequon
WI

Attachment: Plans (6193 : Sanjay Patel)

NOTE:
VERIFY ALL DIMENSIONS IN
FIELD PRIOR TO CONSTRUCTION



PLAN FOUND

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

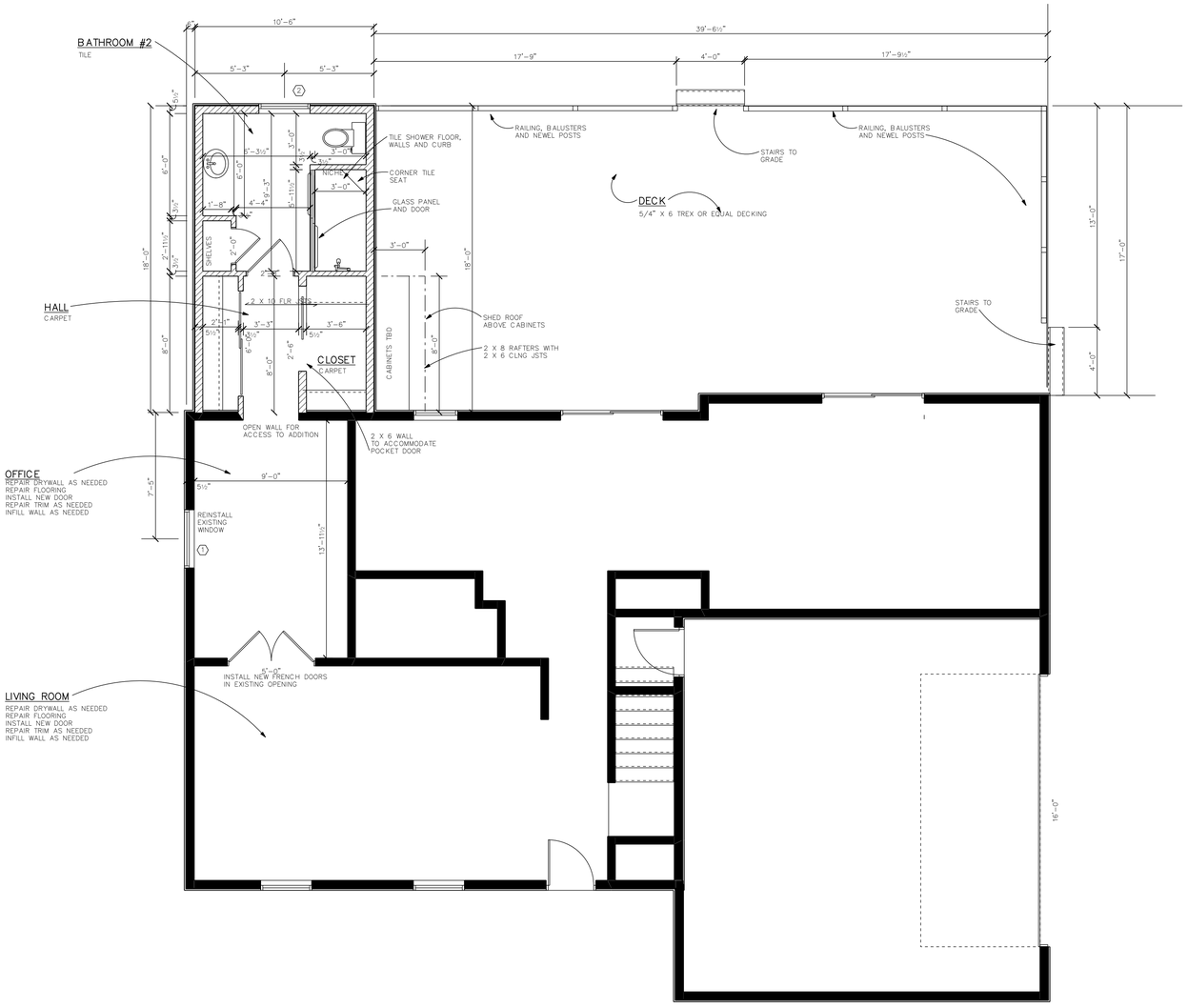
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FRITSCH DESIGNS, LLC
1716 TERRACE DRIVE
PORT WASHINGTON WI 53074
PHONE:262-483-4048
FRITSCHDESIGNS@YAHOO.COM

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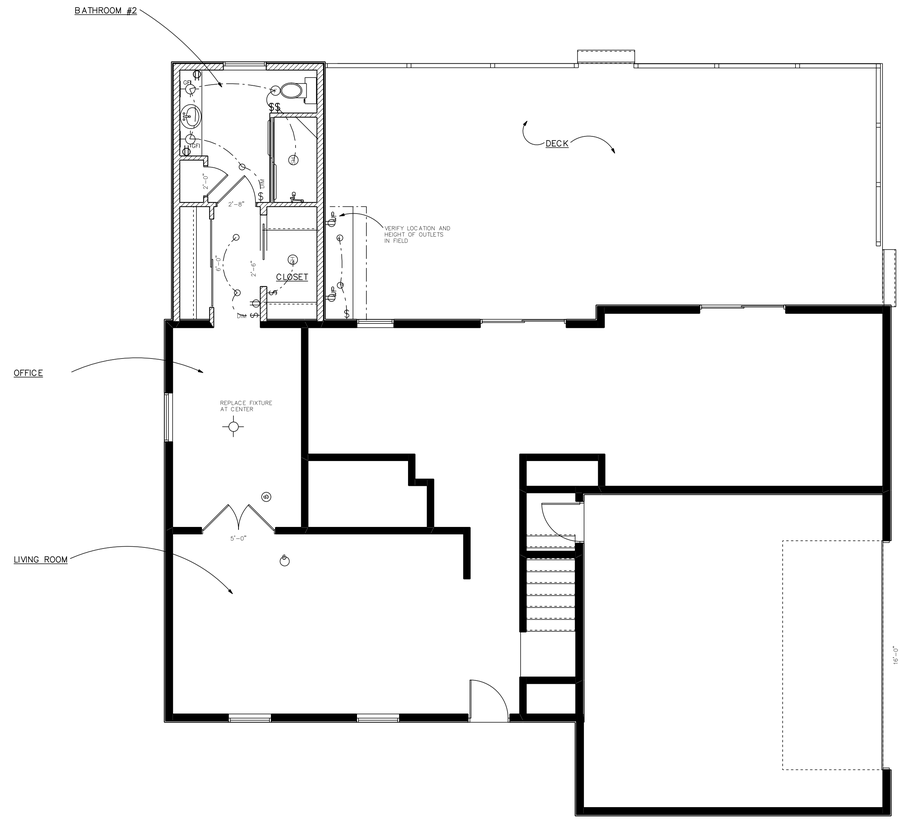
PATEL RESIDENCE
1426 W. Donges Bay Road
Mequon
WI

Attachment: Plans (6193 : Sanjay Patel)



PLAN FIRST FLOOR REMODEL

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



ELEC 1ST FLR

SCALE: 1" = 5'-0"

WIND MANUFACT	MARVIN
WIND SERIRES	INTERGRITY
EXTERIOR	CLAD COLOR TBD
INTERIOR	WOOD
GRILLES	NONE
WIND HARDWARE	TBD

WIND #	WIND UNIT	NOTES
1		EXISTING DINING ROOM WINDOW
		TO BE REINSTALLED
2	DBL HNG ITDH3648	TEMPERED
3	DBL HNG ITDH3648	
4	DBL HNG ITDH3648	TEMPERED

PAGE: 3/5

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

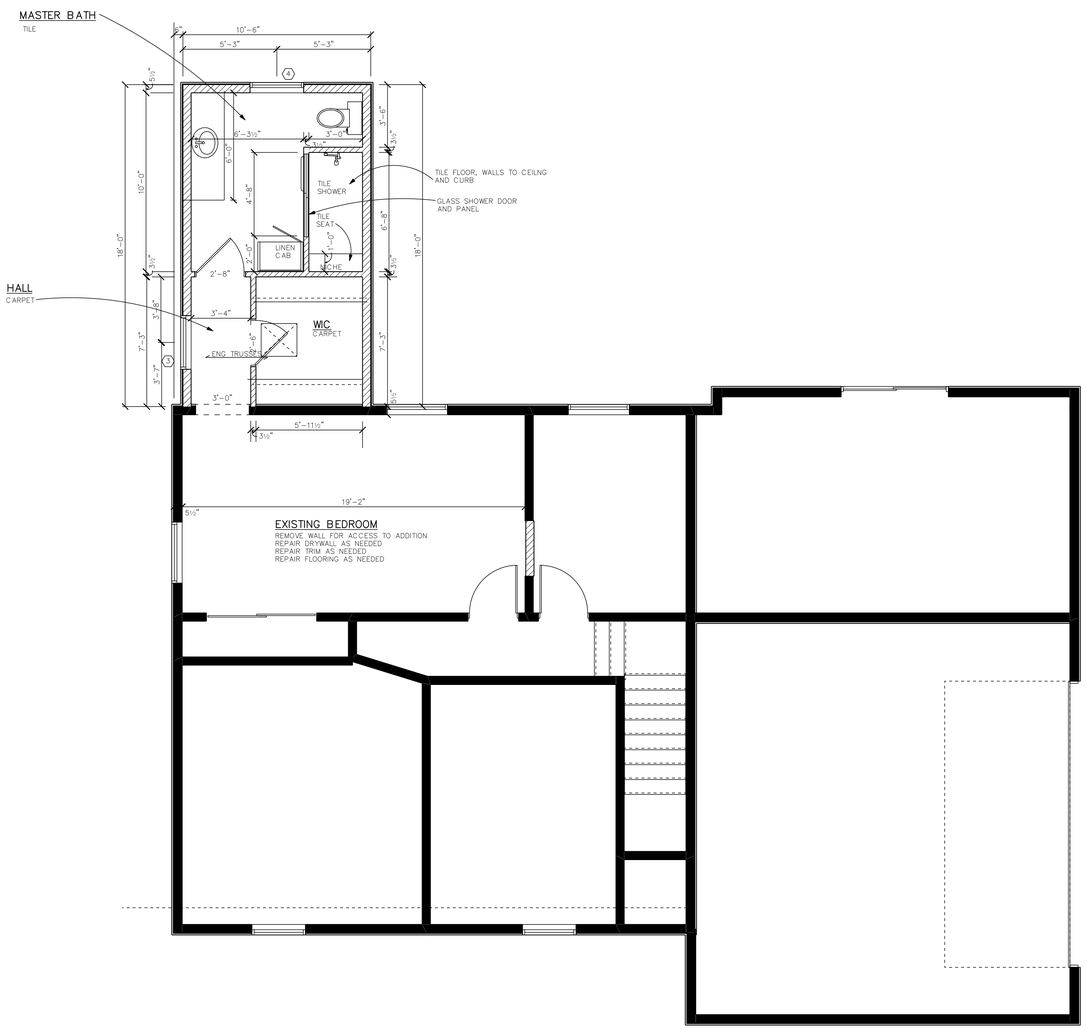
FRITSCH DESIGNS, LLC
1716 TERRACE DRIVE
PORT WASHINGTON WI 53074
PHONE:262-483-4048
FRITSCHDESIGNS@YAHOO.COM

BID SET 03/21/21

FINAL SET 04/13/21

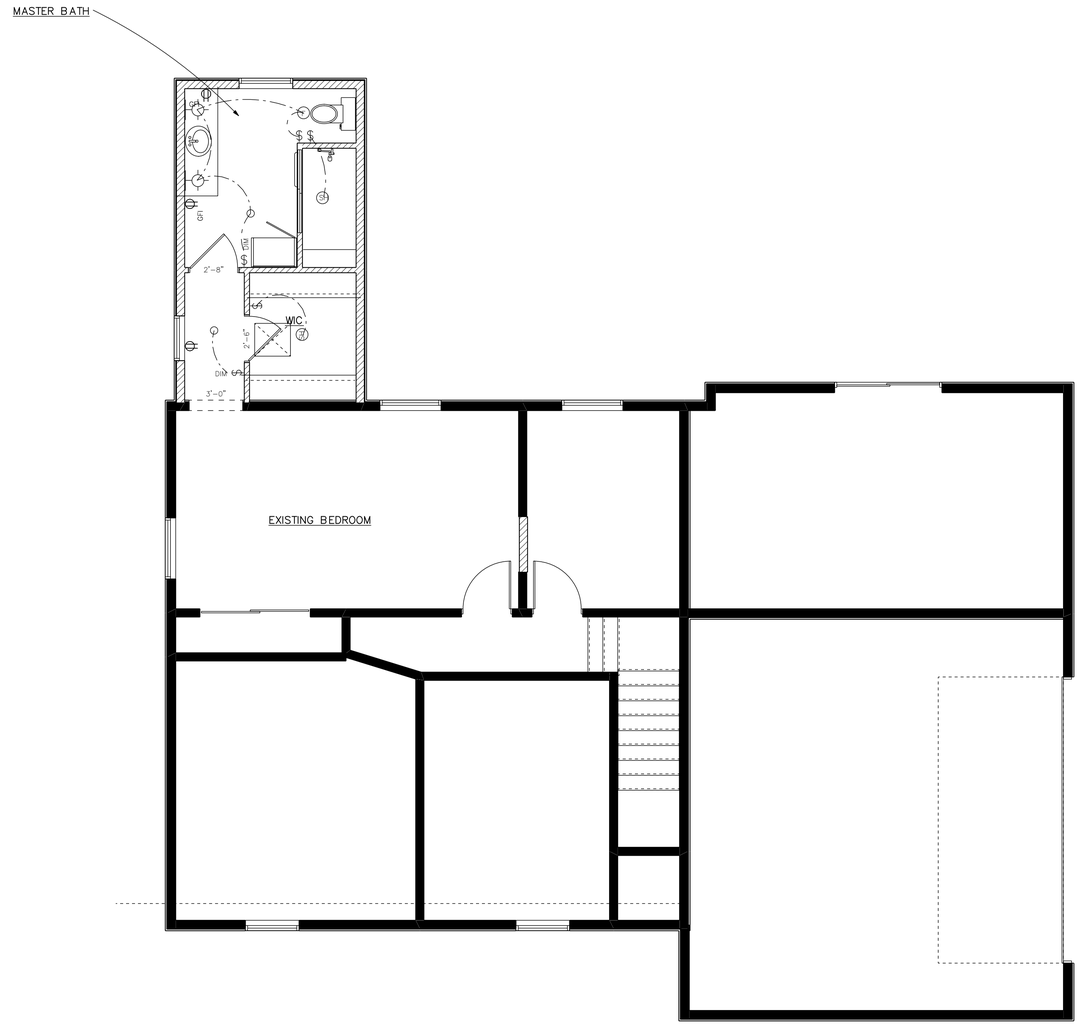
PATEL RESIDENCE
1426 W. Donges Bay Road
Mequon
WI

Attachment: Plans (6193 : Sanjay Patel)



PLAN SECOND FLOOR REMODEL

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



ELEC 2ND FLR

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

PAGE: 4/5

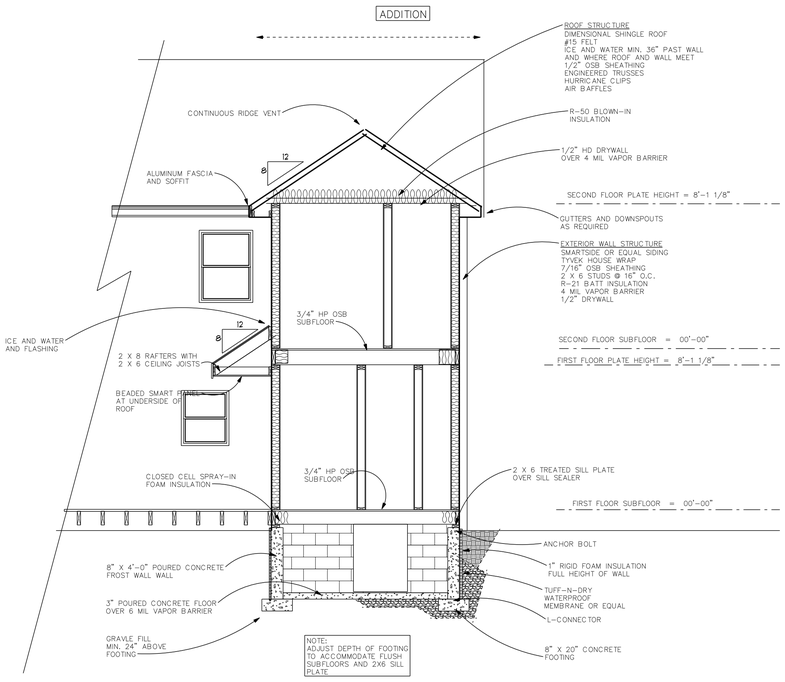
THESE DRAWINGS WERE CREATED FOR THE SOLE USE BY FRITSCH DESIGNS, LLC. ANY DUPLICATION WITHOUT THE CONSENT OF FRITSCH DESIGNS, LLC MAY RESULT IN LEGAL ACTION

FRITSCH DESIGNS, LLC
1716 TERRACE DRIVE
PORT WASHINGTON WI 53074
PHONE:262-483-4048
FRITSCHDESIGNS@YAHOO.COM

BID SET 03/27/21
FINAL SET 04/13/21

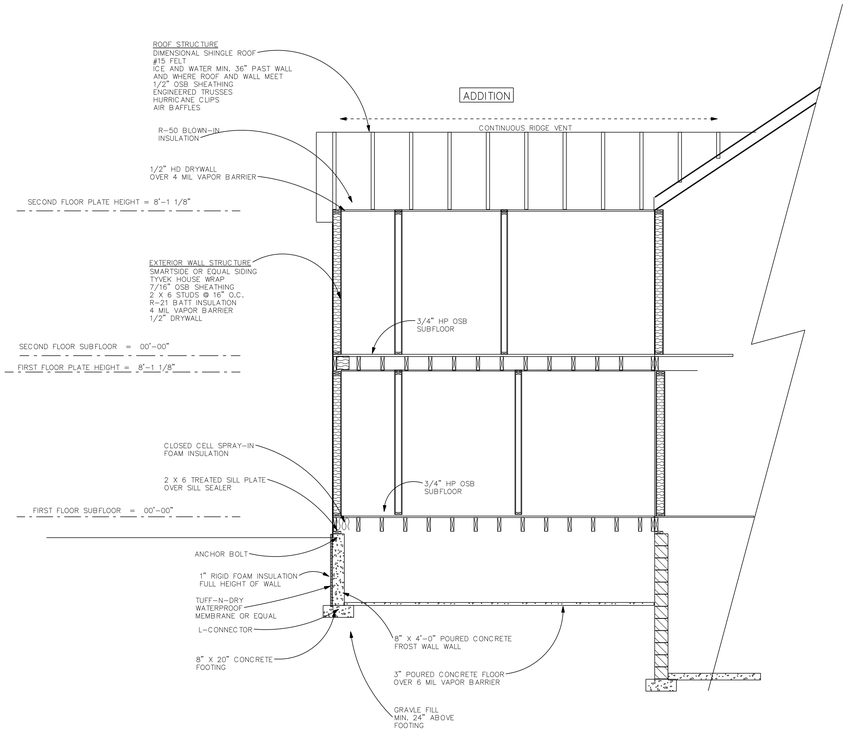
PATEL RESIDENCE
1426 W. Donges Bay Road
Mequon WI

Attachment: Plans (6193 : Sanjay Patel)



SECTION

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



PAGE: 5/5

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BY FRITSCH DESIGNS, LLC. ANY DUPLICATION WITHOUT
THE CONSENT OF FRITSCH DESIGNS, LLC MAY RESULT IN
LEGAL ACTION

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PORT WASHINGTON
WI
53074
PHONE:262-483-4048
FRITSCHDESIGNS@YAHOO.COM

BID SET 03/27/21
FINAL SET 04/13/21

PATEL RESIDENCE
1426 W. Donges Bay Road
Mequon
WI

Attachment: Plans (6193 : Sanjay Patel)

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: **May 11, 2021**
SUBJECT: **Jay & Bridget Sandlow - Addition at 3711 W. Tremont Court**

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

AUCHTER CONSTRUCTION INCORPORATED

APRIL 19TH, 2021

Re: 3711 Tremont Court
Mequon, WI 53092

City of Mequon,

We are proposing a sunroom addition on the south side of the residence. We will be using like materials and are within allowable setbacks. Our objective is to give the homeowner a more usable outdoor space for all seasons and enhance their existing outdoor deck area.
Thank you for your consideration.

Sincerely,



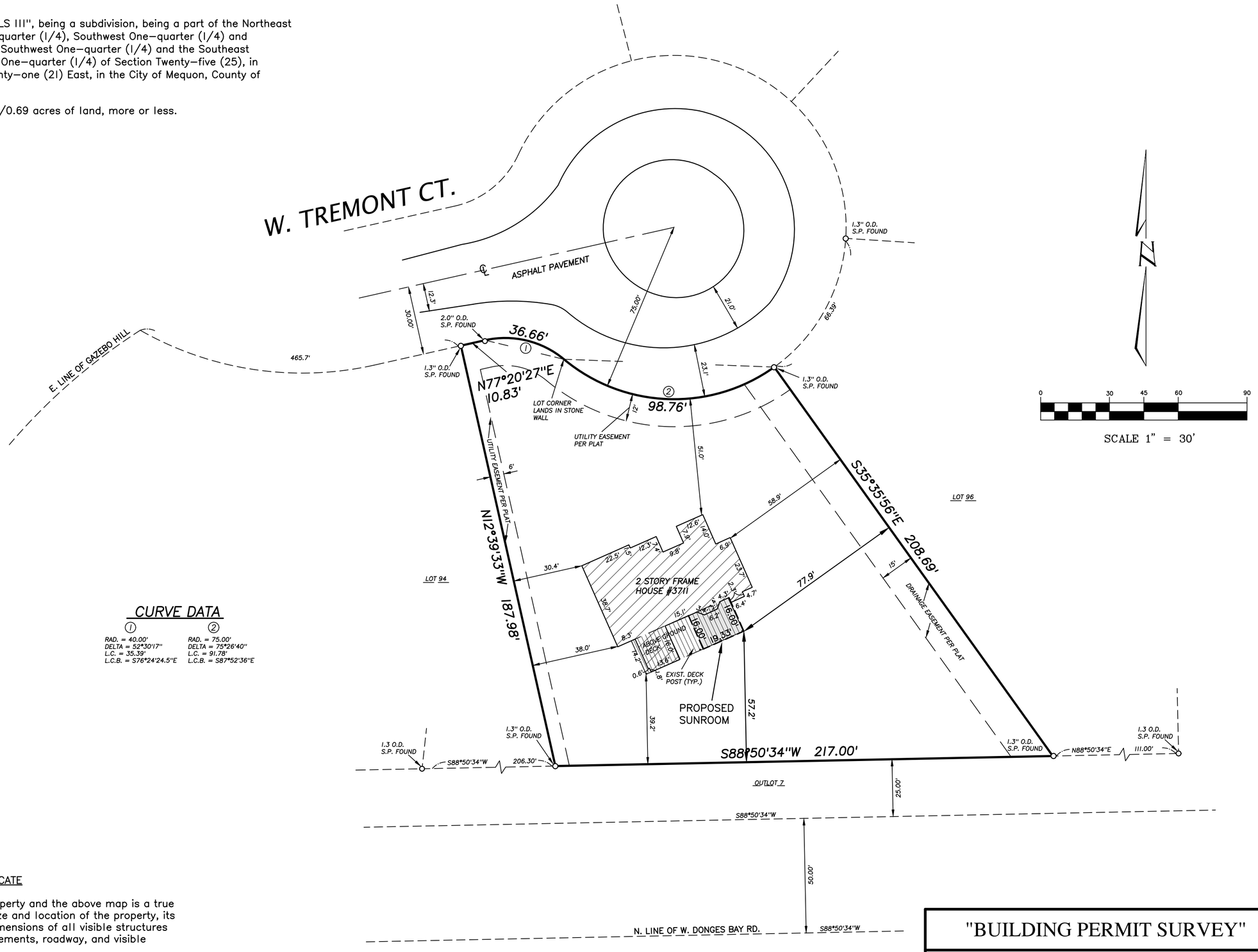
Steve Auchter, President
Auchter Construction Incorporated

1340 W Towne Square Road
Mequon WI, 53092
414-531-6443
steve@auchterconstruction.com
www.auchterconstruction.com

Attachment: Statement of Intent (6194 : Jay & Bridget Sandlow)

LEGAL DESCRIPTION :
Lot Ninety–five (95) in "GAZEBO HILLS III", being a subdivision, being a part of the Northeast One–quarter (1/4), Southeast One–quarter (1/4), Southwest One–quarter (1/4) and Northwest One–quarter (1/4) of the Southwest One–quarter (1/4) and the Southeast One–quarter (1/4) of the Northwest One–quarter (1/4) of Section Twenty–five (25), in Township Nine (9) North, Range Twenty–one (21) East, in the City of Mequon, County of Ozaukee, State of Wisconsin,

Said Parcel containing 30,020 sq. ft/0.69 acres of land, more or less.



CURVE DATA

① RAD. = 40.00' DELTA = 52°30'17" L.C. = 35.39' L.C.B. = S76°24'24.5"E

② RAD. = 75.00' DELTA = 75°26'40" L.C. = 91.78' L.C.B. = S87°52'36"E

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 16th day of April, 2021

James G. Schneider
Surveyor – S–2127

BEARING REFERENCE :

ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF W. DONGES BAY ROAD, WHICH BEARS S88°50'34"W, PER "GAZEBO HILLS III" SUBDIVISION PLAT.

MARK	DATE	REVISION	BY	AP'VD

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

"BUILDING PERMIT SURVEY"

for

Auchter Construction (Sandlow Res.)

3711 W. Tremont Ct.
Mequon, WI

DATE:	April 16, 2021	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-4983-21

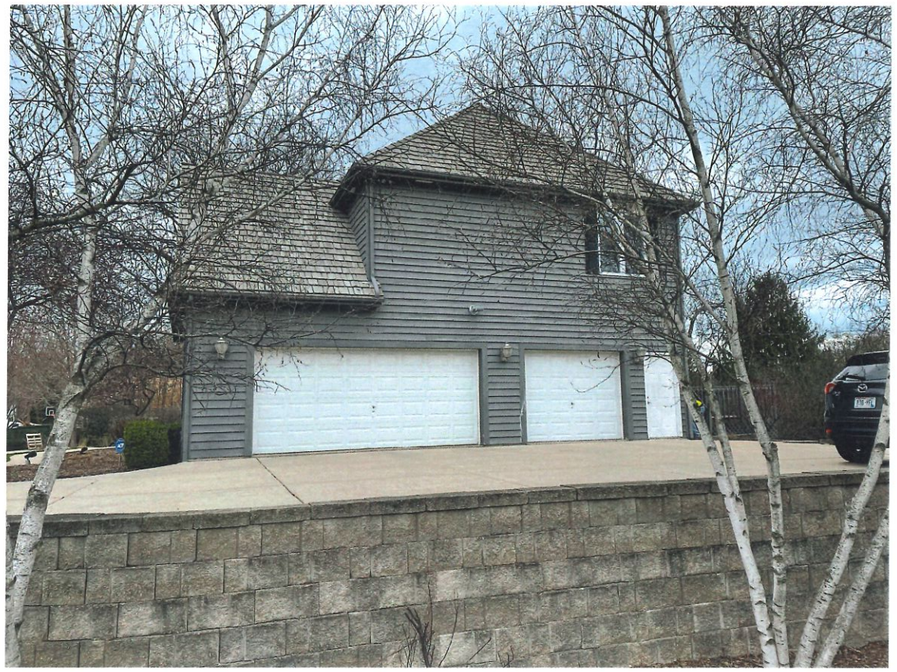
Attachment: Survey (6194 : Jay & Bridget Sandlow)







Attachment: Pictures (6194 : Jay & Bridget Sandlow)









Attachment: Pictures (6194 : Jay & Bridget Sandlow)

CONSTRUCTION NOTES

1) THE GENERAL CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE FINAL MATERIALS, METHODS OF CONSTRUCTION AND WARRANTY OF PRODUCT FOR THIS DWELLING.

2) ASSUMED SOIL BRG. CAPACITY OF 2,000 PSF PADS TYP. (FINE OR MEDIUM CLAY SOILS)

3) COORDINATE ALL FLOOR AND WALL FINISH REQUIREMENTS WITH OWNER.

4) COORDINATE THE LOCATION OF ALL EXTERIOR LIGHTING, HOSE BIBS, DRYER VENTS, AND OTHER PENETRATIONS WITH OWNER.

5) PROVIDE ALUMINUM GUTTERS AND DOWNSPOUTS ON ALL OVERHANGS. COORDINATE LOCATION OF DOWNSPOUTS WITH OWNER.

6) WINDOW MANUFACTURER AND STYLE TO BE CHOSEN BY OWNER. WINDOW SIZES INDICATED ARE THE FRAME SIZE. EACH MANUFACTURER'S DIMENSIONS VARY. SELECTED WINDOWS SHOULD BE AS CLOSE AS POSSIBLE TO NOTED DIMENSIONS.

7) ALL WOOD BLOCKING IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

8) ALL SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH NO. 2 GRADE OR EQUIVALENT.

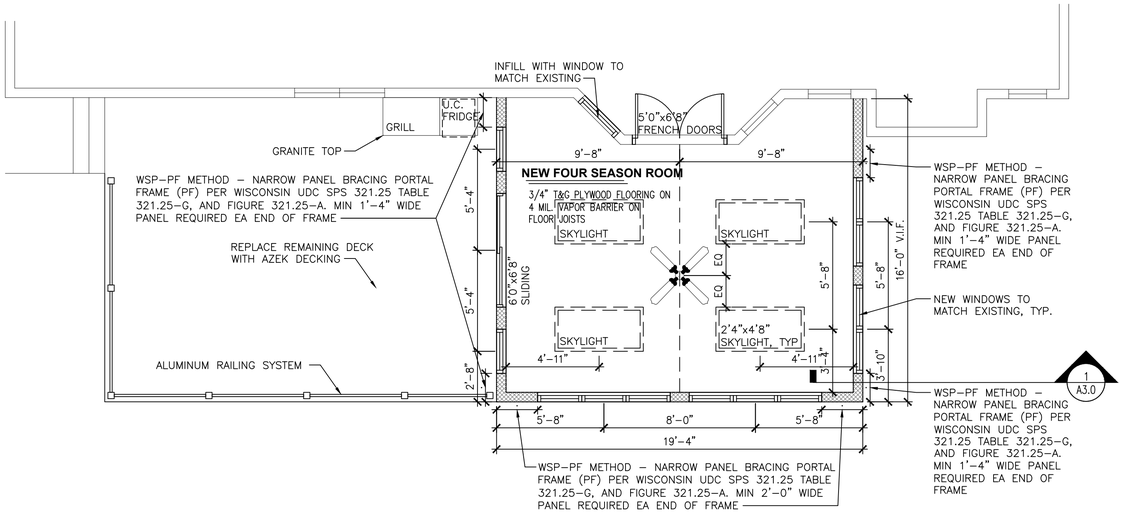
9) FOOTINGS SHALL BEAR ON FIRM SOIL.

BUILDING INFORMATION

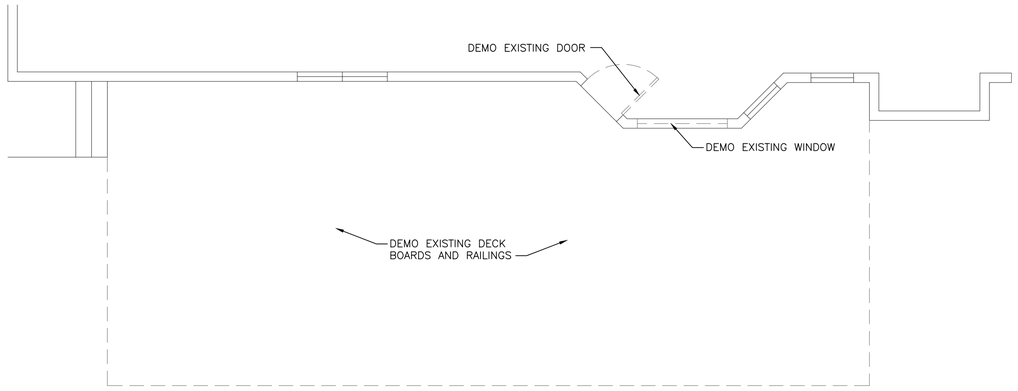
AREA OF HOUSE ADDITION 289 SF

DRAWING INDEX

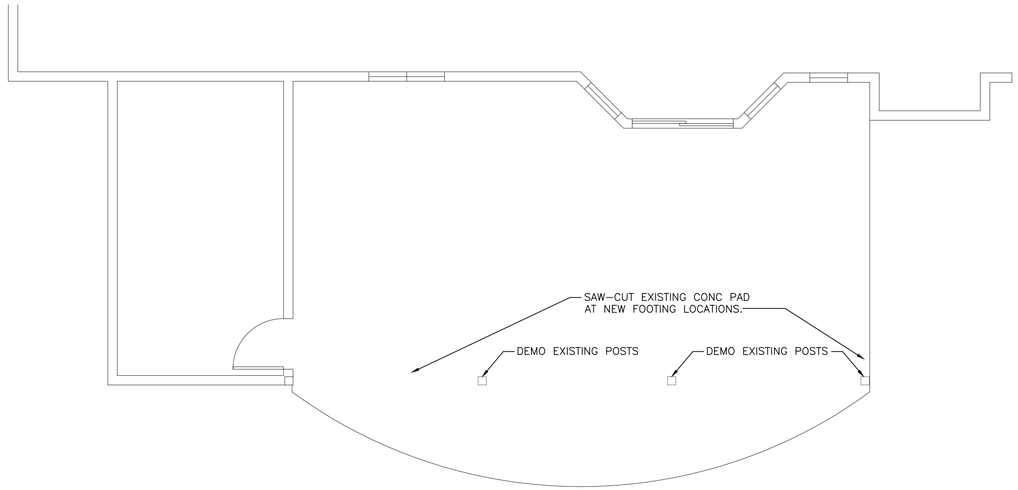
A1.0 PROJECT INFO, DEMO & NEW FLOOR PLANS
A1.1 STRUCTURAL PLANS AND NOTES
A2.0 EXTERIOR ELEVATIONS
A3.0 BUILDING SECTION



FIRST FLOOR PLAN & WALL BRACING PLAN 3
SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)



FIRST FLOOR DEMO PLAN 2
SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)



BASEMENT FLOOR DEMO PLAN 1
SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180
e: jdb@thrive-architects.com

AUCHTER CONSTRUCTION INCORPORATED
Contractor
1340 West Towne Square Road
Mequon, WI 53092
p: 414-531-6443
e: steve@auchterconstruction.com

Project Info. — 20086

SANDLOW RESIDENCE
ADDITION

3711 Tremont Ct.
Mequon, WI 53092

Sheet Title

PROJECT INFO, DEMO & NEW FLOOR PLANS

Revisions

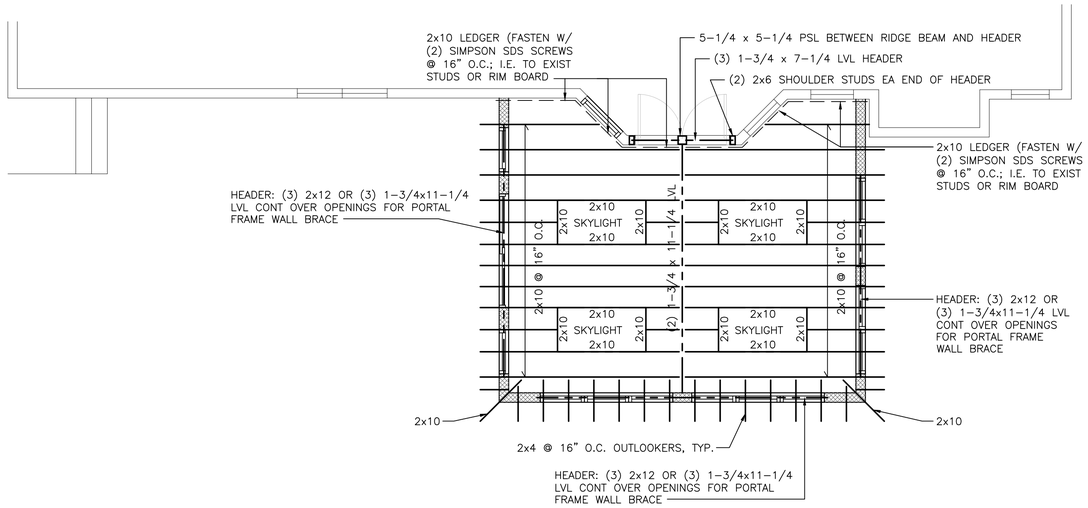
No.	Date	Description
	03-03-2021	Permit Set

2021-03-03 PERMIT SET

Sheet No.

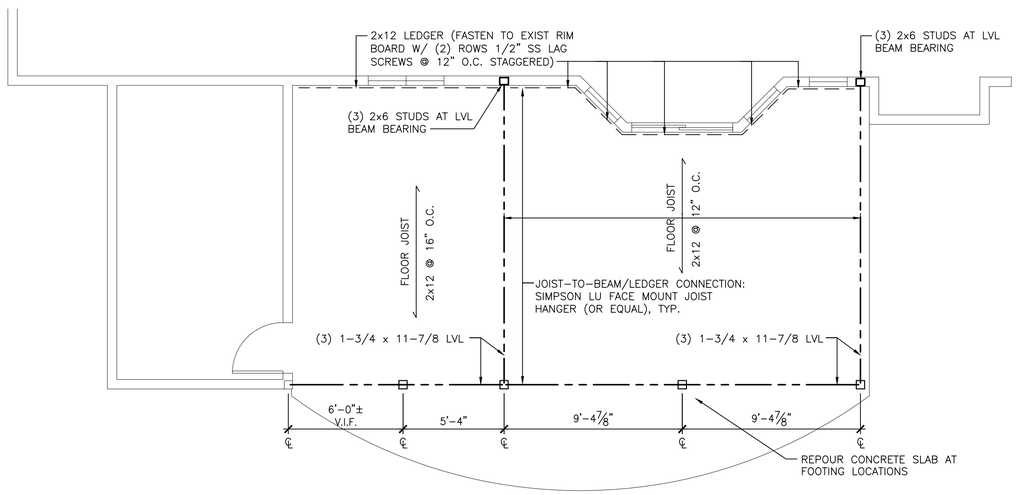
A1.0

Attachment: Plans (6194 : Jay & Bridget Sandlow)



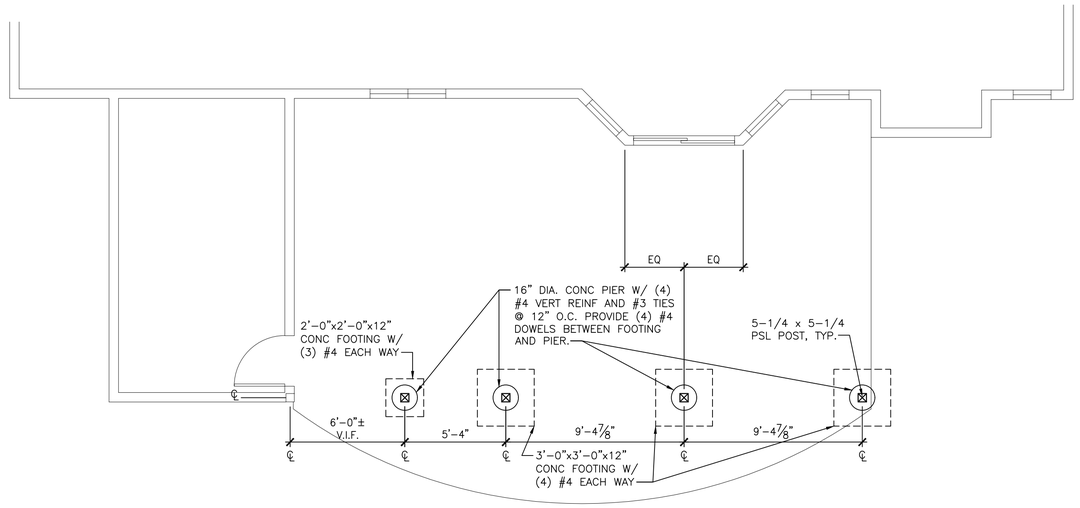
ROOF FRAMING PLAN — 3

SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)



FIRST FLOOR FRAMING PLAN — 2

SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)



FOUNDATION PLAN — 1

SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

STRUCTURAL NOTES

1. WOOD RAFTERS AND HEADERS:
   SPRUCE-PINE-FIR, SELECT STRUCTURAL
   Fb = 1250 PSI
   Fv = 135 PSI
   E = 1,500,000 PSI
2. WOOD FLOOR JOISTS:
   DOUGLAS FIR-LARCH, #1 & BETTER
   Fb = 1200 PSI
   Fv = 180 PSI
   E = 1,800,000 PSI
3. WOOD BEAMS AND HEADERS:
   LVLs (RIGIDLAM OR EQUAL)
   Fb = 3100 PSI
   Fv = 290 PSI
   E = 2,000,000 PSI
4. WOOD POSTS:
   PARALLAM PSL (SERVICE LEVEL 2)
   Fb - 1512 PSI
   Fc = 1300 PSI
   Fv = 120 PSI
   E = 1,800,000 PSI
5. WOOD STUDS & PLATES:
   SPRUCE PINE FIR, STUD:
   Fb = 675 PSI
   Fv = 135 PSI
   E = 1,200,000 PSI
6. BUILT-UP LVL BEAMS: MINIMUM (2) ROWS SIMPSON SDS HEAVY DUTY SCREWS @ 12" O.C. SIZED AND INSTALLED IN ACCORDANCE WITH SIMPSON AND LVL MANUFACTURER RECOMMENDATIONS -or- MINIMUM (2) ROWS TRUSSLOK SCREWS @ 12" O.C. INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
7. CONCRETE (NORMAL WEIGHT UNO):
   FOOTINGS.....f'c = 4000 PSI
   PIERS.....f'c = 4000 PSI
8. REINFORCING STEEL (ASTM A615, GRADE 60):
   fy = 60,000 PSI

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180
e: jdb@thrive-architects.com

AUCHTER CONSTRUCTION INCORPORATED
Contractor
1340 West Towne Square Road
Mequon, WI 53092
p: 414-531-6443
e: steve@auchterconstruction.com

Project Info. — 20086

SANDLOW RESIDENCE

ADDITION

3711 Tremont Ct.
Mequon, WI 53092

Sheet Title

STRUCTURAL PLANS AND NOTES

Revisions

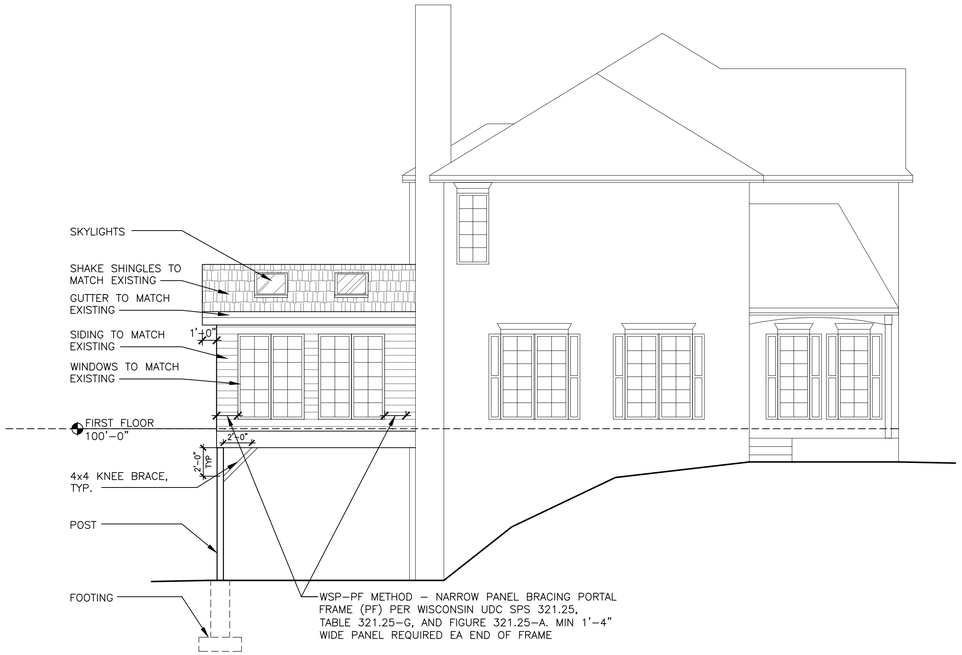
No.	Date	Description
	03-03-2021	Permit Set

2021-03-03 PERMIT SET

Sheet No.

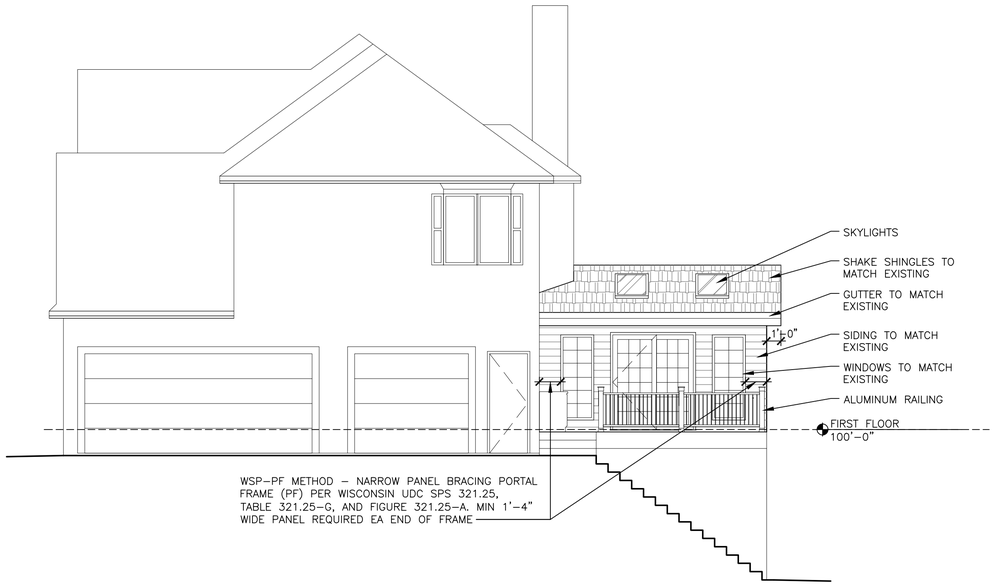
A1.1

Attachment: Plans (6194 : Jay & Bridget Sandlow)



EAST ELEVATION 3

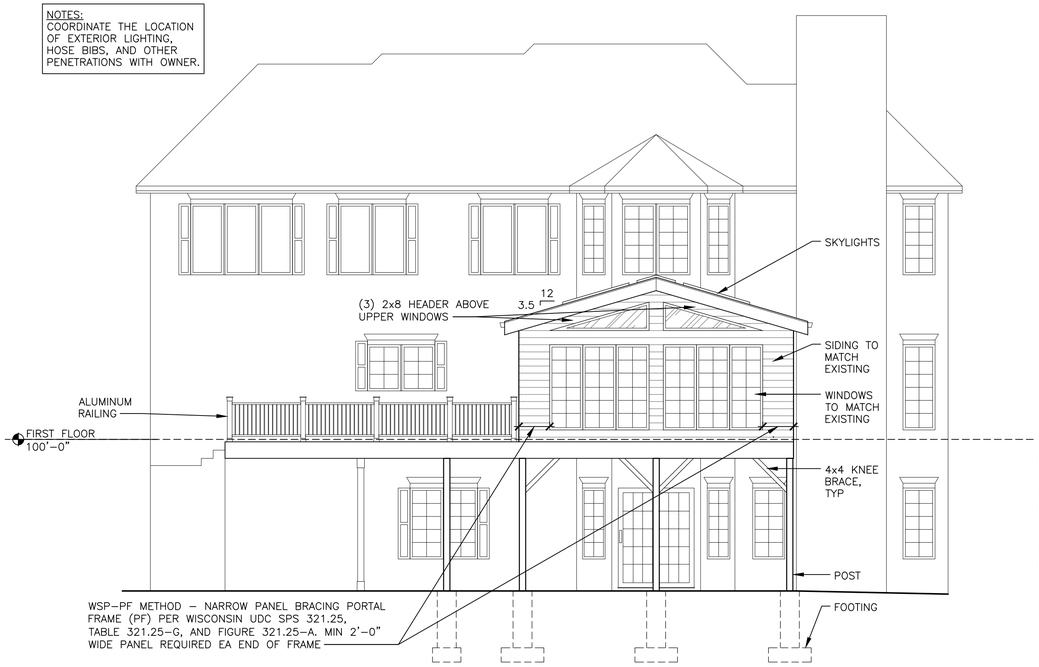
SCALE: 3/16"=1'-0" (22x34); 3/32"=1'-0" (11x17)



WEST ELEVATION 2

SCALE: 3/16"=1'-0" (22x34); 3/32"=1'-0" (11x17)

NOTES:
COORDINATE THE LOCATION OF EXTERIOR LIGHTING, HOSE BIBS, AND OTHER PENETRATIONS WITH OWNER.



SOUTH ELEVATION 1

SCALE: 3/16"=1'-0" (22x34); 3/32"=1'-0" (11x17)

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ADDITION

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Mequon, WI 53092

Sheet Title

EXTERIOR ELEVATIONS

Revisions

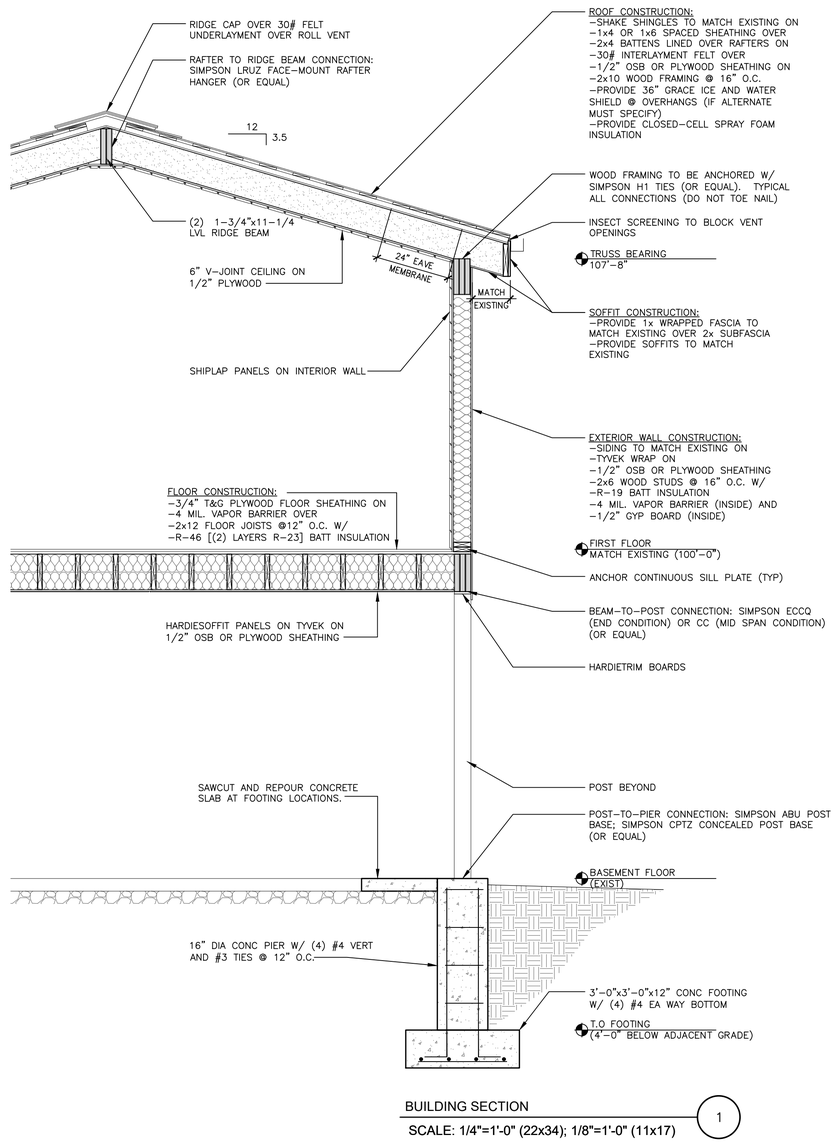
No.	Date	Description
	03-03-2021	Permit Set

2021-03-03 PERMIT SET

Sheet No.

A2.0

Attachment: Plans (6194 : Jay & Bridget Sandlow)



BUILDING SECTION 1

SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

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SANDLOW RESIDENCE

ADDITION

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Mequon, WI 53092

Sheet Title

BUILDING SECTION

Revisions

No.	Date	Description
	03-03-2021	Permit Set

2021-03-03 PERMIT SET

Sheet No.

A3.0

Attachment: Plans (6194 : Jay & Bridget Sandlow)

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: **May 10, 2021**
SUBJECT: **Gary Quirk - Detached Garage at 10052 N. Range Line Road**

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

10052 N Range Line Road
Mequon
WI 53092
18th February 2021

Detached New Garage Build – Statement of Intent

Dear Architectural Board,

This application is to build a detached garage to the rear of the property to accommodate an RV, motorcycle and general external household items- patio furniture etc.

All materials and finishes will be consistent with the existing property, asphalt shingles, color matched painted lap board and matching garage door, to ensure it blends with our property as shown in the photographs enclosed with this application.

We have discussed this application with all of our neighbors, none of whom have raised any objection.

Your sincerely,

Gary Quirk



Attachment: Statement of Intent (6195 : Gary Quirk)

LEGAL DESCRIPTION :

Parcel 1 of Certified Survey Map No. 3106, being a redivision of Parcels 1 and 2 of Certified Survey Map No. 2939, being part of the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, together with non-exclusive easements for ingress and egress as shown on the Certified Survey Map No. 3106, and as created in Declaration of Easements recorded on November 14, 1980 in Volume 457, Page 24, as Document No. 322971.

Said Parcel containing 95,833 sq. ft/2.20 acres of land, more or less.

SURVEY CERTIFICATE

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

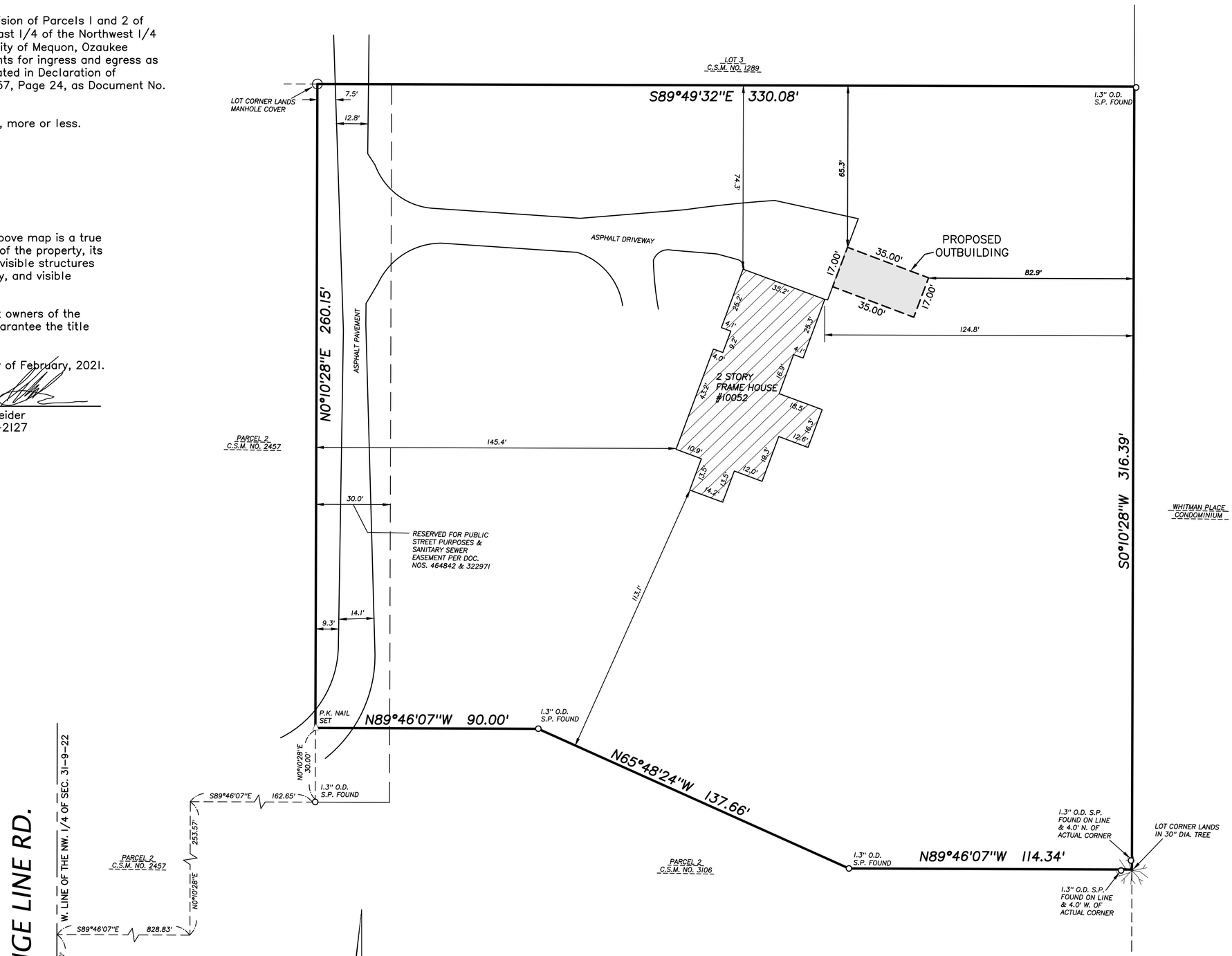
This survey is made for the exclusive use of the present owners of the property, and also those who purchase mortgage, or guarantee the title thereto within one (1) year form date hereof.

Dated at City of Mequon, State of Wisconsin this 8th day of February, 2021.

James G. Schneider
Surveyor – S-2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED



NOTE :

1. ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE NW. 1/4 OF SECTION 31-9-22 WHICH BEARS N0°04'55"E, PER C.S.M. NO. 3106.)

MARK	DATE	REVISION	BY	AP'VD
1	4-16-21	REVISION PROPOSED OUTBUILDING SIZE	JGS	JWH

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

"BUILDING PROPERTY SURVEY"

for

Gary Quirk

10052 N. Range Line Rd.
Mequon, WI

DATE:	FEBRUARY 8, 2021	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-4920-21

Attachment: Site Survey (6195 : Gary Quirk)





Attachment: Pictures (6195 : Gary Quirk)



Attachment: Pictures (6195 : Gary Quirk)





DETACHED GARAGE BUILD

GARY QUIRK - GaryIQ27@gmail.com; 414 248 9385.

10052 N. Range Line Rd, Mequon WI

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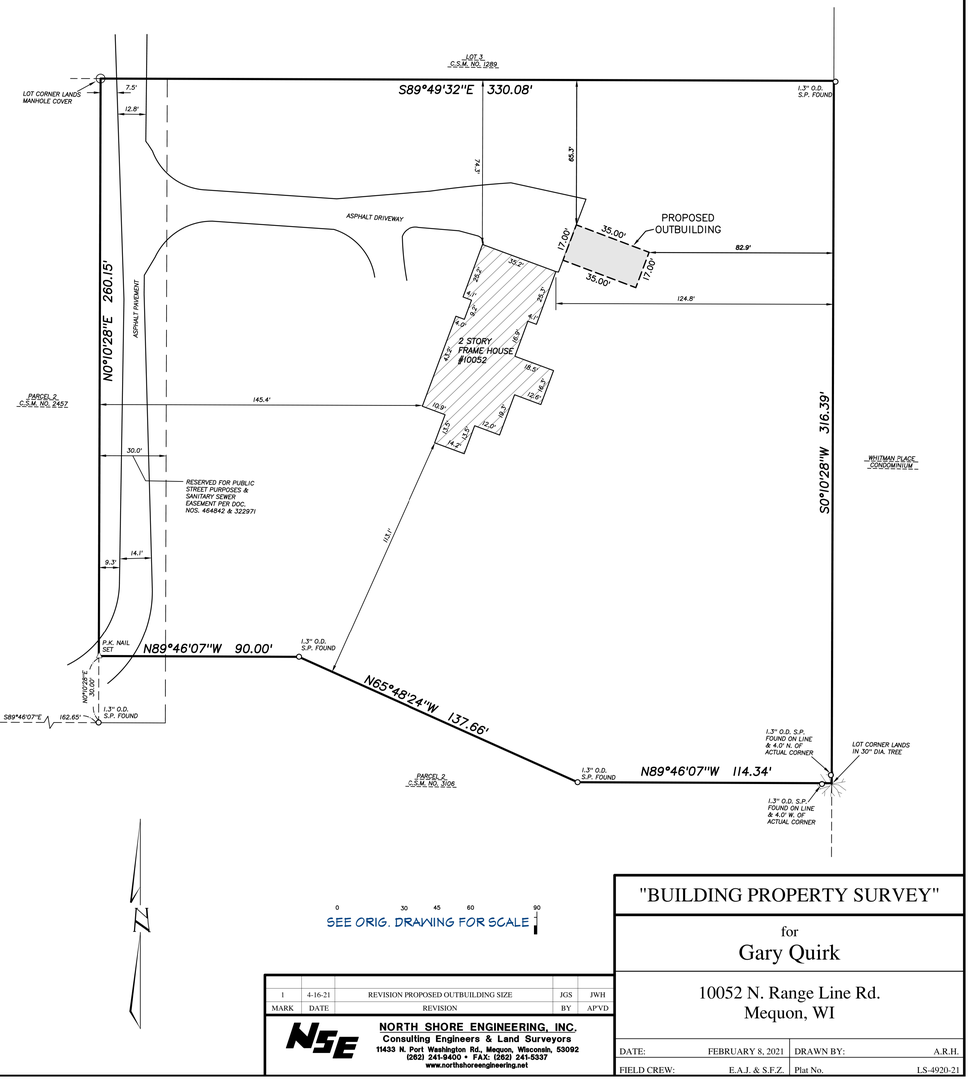
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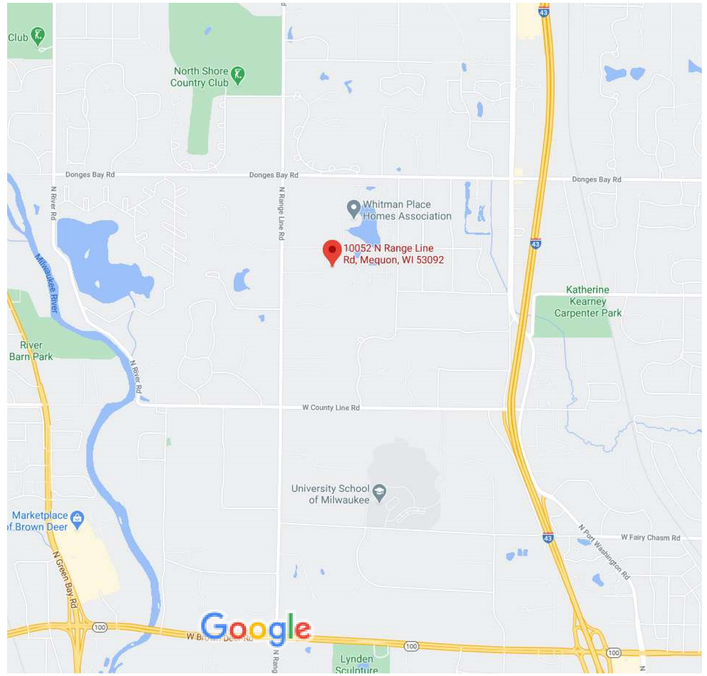
"BUILDING PROPERTY SURVEY"
for
Gary Quirk
10052 N. Range Line Rd.
Mequon, WI

DATE:	FEBRUARY 8, 2021	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-4920-21

SITE PLAN PROVIDED BY NORTH SHORE ENGINEERING SHOWN FOR REFERENCE

ISSUED FOR: PERMIT AND BIDDING

DATE: 4/19/21



LOCATION MAP
NOT TO SCALE

CODE NOTE:
SPS 320.05 EXCEPTION TO CODE: (4) ACCESSORY BUILDING EXEMPT FROM STATE CODE HOWEVER WE ARE FOLLOWING SPS CODE REGARDLESS REGARDING WALL AND ROOF DESIGN GUIDELINES ETC.

SITE NOTES:
1 THIS IS A SURVEY PROVIDED BY NORTH SHORE ENGINEERING LLC AND ASSUMED TO BE RELIABLE.
2 ALL WORK TO BE DONE BY LICENSED AND INSURED CONTRACTORS.
3 CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING WORK.
4 CONTRACTOR TO VERIFY LAYOUT ON SITE AND ENSURE COMPLIANCE WITH ALL APPLICABLE REGULATIONS, SETBACKS AND CODES. DISTANCES SHOWN FROM BUILDING TO PROPERTY LINES ARE APPROXIMATE
5 CONTRACTOR TO MAINTAIN CONSTRUCTION MATERIAL STORAGE WITHIN THE CONSTRUCTION SITE AT ALL TIMES.
6 CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY AT ALL TIMES.
7 ENSURE ROUGH AND FINISH GRADING AROUND THE ADDITION SLOPES POSITIVELY AWAY FROM DETACHED GARAGE - MINIMUM 1/2" PER FOOT FOR A MINIMUM OF 10 FEET.
8 SEE FIRST FLOOR PLAN, SECTIONS AND ELEVATIONS FOR FULL SCOPE OF WORK.
9 ALL DIMENSIONS ARE APPROXIMATE AND MUST BE VERIFIED IN FIELD PRIOR TO PREPARATIONS FOR CONSTRUCTION, CONSTRUCTION OR BIDDING
10 COMPLY WITH ALL LOCAL REGULATIONS AND GUIDELINES AS ISSUED BY THE CITY OF MEQUON AND OZAUKEE COUNTY
11 INCLUDE FINAL GRADING, TOP SOIL AND SOW SEED AROUND AREAS AFFECTED AROUND GARAGE BUILD. SLOPE / FEATHER TO MEET EXISTING
12 CALL BEFORE YOU DIG 800-428-4950

T

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DETACHED GARAGE
GARY QUIRK
10052 RANGE LINE RD
MEQUON, WI

TITLE SHEET / SITE PLAN

TRENKLE ARCHITECTURE

DATE: 4/19/2021

SCALE:

SHEET: T-1

Attachment: Plans (6195 : Gary Quirk)

GENERAL NOTES

1. It is the responsibility of the contractor to become fully aware of any and all conditions related to the site and existing conditions that may effect the cost of scheduling construction activities, prior to submitting a bid. Contractor will be responsible for any additional costs during construction for failure to verify a dimension or condition except for unforeseen conditions that could not be readily observed by Contractor during bidding.
2. Contractor shall verify all dimensions and conditions at the job site including soil conditions, and conditions related to the existing utilities and services before commencing work and be responsible for same. All discrepancies shall be reported to the owner immediately.
3. The presence of any instruction, detail, drawing or any element on one of the construction documents indicating a scope of work, whether on architectural sheets, mechanical, plumbing, electrical or any other engineering discipline, or on specifications or contract documents shall be construed as being on all sheets and will be interpreted to be as valid and binding as if it were present on all sheets. Contractor responsible for reviewing all construction documents and correlation with all trades during bidding and construction.
4. Do not scale drawings or details — Use given dimensions. Check details for location of all items not dimensioned on plans. Dimension on plans are to face of framing or center line of columns typically. Door and cased openings without dimensions are to be six (3) inches from face of adjacent wall or centered between walls.
5. The drawings indicate general and typical details of construction. The design intent of the drawings shall supersede actual construction assemblies used. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the architect and structural engineer.
6. Building systems and components not specifically detailed shall be installed, as per minimum manufacturers recommendations. Notify the architect of any resulting conflicts.
7. The Owner will not be required to pay for any additional changes to the contract for construction if a change was made in time or cost without consultation with the Architect.
8. All work shall conform to applicable building codes and ordinances. In case of any conflict wherein the methods or standards of installation or the materials specified do no equal or exceed the requirements of the laws or ordinances, the laws or ordinances shall govern.
9. Install dust barriers and other protection as required to protect installed finishes and facilities.
10. Plumbing, mechanical and electrical drawings, etc. are supplementary to the architectural drawings. It shall be in the responsibility of each contractor to check with the architectural drawings before installation of their work. Any discrepancy between the architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the owner's attention in writing.
11. Contractor shall minimize exposed pipe, conduits, ducts, vents, etc. All such lines shall be concealed or furred and finished as much as possible, unless noted as exposed construction on drawings. Offset studs where required, so that finished wall surface will be flush.
12. All wood framing details not shown otherwise shall be constructed to the minimum standards of the IBC
13. All wood in direct contact with concrete or steel or exposed to weather shall be pressure treated with an approved preservative unless decay resistant heartwood of cedar or redwood is used. Fasteners for pressure treated wood shall be hot dipped galvanized steel, stainless steel, silicon bronze, or copper.
14. Nail gypsum wallboard to all studs, top and bottom plates and blocking with cooler nails @ 7 inches o.c. maximum spacing unless shown otherwise. Use 5d for 1/2 wallboard, 6d for 5/8 inch wallboard.
15. Provide galvanic insulation between dissimilar metals.
16. Electrical and mechanical notes are located within this set of drawings.
17. No materials from the work are to be stock piled on public right-of-ways. All rubbish and debris is to be removed from the site.
18. Adjacent properties, streets and walks are to be protected from damage at all times.
19. All dimensions are face of stud wall, centerline of column, or face of concrete unless noted otherwise.
20. The contractor shall secure permits required by the fire department prior to building occupation.
21. The contractor shall take all necessary precautions to ensure the safety of the occupants and workers at all times during the course of the project.
22. Approved plans shall be kept protected in a plan box or other means and shall not be used by any workmen. All construction sets shall reflect the same information. The contractor shall also maintain in good condition, one complete set of plans with all revisions, addenda and changes orders on the premises at all times. Said plans are to be under the care of the job superintendent.
23. The contractor and/or the sub-contractors shall apply for , obtain and pay for all required permits and fees including the building permit.
24. All construction shall comply with all applicable local and municipal codes, ordinances and standards.
25. Construction hours, per jurisdiction, are to be observed for all phases of the project. Coordinate with building owner to ensure no disruption to operation of the existing apartment spaces adjacent to the work
26. Wall covering products sensitive to adverse weather shall not be installed until adequate weather protection for the installation is provided. Exterior sheathing shall be dry before applying exterior cover.
27. Interior coverings or wall finishes shall be installed in accordance with the IBC and Wisconsin amendments
28. Where conflicts occur between the IBC and the conditions of listing or the manufacturer's installation instructions occur, the provisions of the code shall apply.
29. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.
30. THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR. BY SUBMITTING A BID FOR THIS PROJECT THE CONTRACTOR HAS VERIFIED THAT ALL CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED.
31. Each Contractor shall obtain his/her ancillary permit(s) as required.
32. All exterior joints around windows and doors, openings between walls and roof or foundations, openings at penetrations, and all other such openings shall be sealed, caulked, gasketed or weather stripped to limit air leakage.

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ADJ	ADJUSTABLE
AB	ANCHOR BOLT
AHJ	AUTHORITY HAVING JURISDICTION
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
BM	BENCH MARK
BLK	BLOCK
BLKG	BLOCKING
BLDG	BUILDING
BO	BOTTOM OF
CB	CATCH BASIN
CLG	CEILING
CT	CERAMIC TILE
CL	CENTER LINE
CLR	CLEAR
COL	COLUMN
COMP	COMPOSITE
CONCCONCRETE	
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS OR CONTINUE
CONSTR	CONSTRUCTION
CJ	CONTROL JOINT
DBL	DOUBLE
DEMO	DEMOLISH / DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DR	DOOR
DWG	DRAWING / DRAWINGS
DWR	DRAWER
DF	DRINKING FOUNTAIN
DS	DOWNSPOUT
EA	EACH
ELEC	ELECTRIC
EL	ELEVATION
EQ	EQUAL
EX	EXISTING
EXIST	EXISTING
EB	EXPANSION BOLT
EMB	EMBED
EJ	EXPANSION JOINT
ETR	EXISTING TO REMAIN
EXT	EXTERIOR
EX	EXISTING
EN	END NAIL
EIFS	EXTERIOR INSULATION FINISH
SYSTEM	
EQPM	EQUIPMENT
EXP	EXPOSED
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FRAMING
FIN	FINISH
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FEC	FIRE EXTINGUISHER AND CABINET
FD	FLOOR DRAIN
FLR	FLOOR OR FRAMING
FTG	FOOTING
FN	FIELD NAIL
FNDN	FOUNDATION
FOIC	FURNISHED BY OWNER, INSTALLED
BY CONTRACTOR	
FOIO	FURN BY OWNER, INSTALL BY
OWNER	
FV	FIELD VERIFY
GA	GAGE
GALV	GALVANIZED
GB	GRAB BAR
GEN	GENERATOR
GL	GLASS
GLB	GLU-LAM BEAM
GR	GUARD RAIL
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HC	HANDICAPPED
HD	HOLD DOWN
HDR	HEADER
HDW	HARDWARE
HR	HAND RAIL
HVAC	HEATING, VENTILATING AND
AIR CONDITIONING	
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HW	HOT WATER
INSULINSULATION	
INT	INTERIOR
JT	JOINT
LAV	LAVATORY
LT WT	LIGHT WEIGHT
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
ME	MATCH EXISTING
MECHMECHANICAL	
MH	MANHOLE
MFR	MANUFACTURER
MAT	MATERIAL
MTL	METAL
MIN	MINIMUM
MLD	MOLDING
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OI	ON
O.C.	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OH	OVERHEAD
PTD	PAPER TOWEL DISPENSER
PVMT	PAVEMENT
PERF	PERFORATED
PLAM	PLASTIC LAMINATED
PVC	POLYVINYL CHLORIDE
PT	PRESSURE TREATED
PL	PROPERTY LINE
PLY	PLYWOOD
REF	REFRIGERATOR
REINF	REINFORCED
REQ'D	REQUIRED
ROW	RIGHT OF WAY
RM	ROOM
RO	ROUGH OPENING
RB	RUBBER BASE
RS	ROUGH SAWN
SIM	SIMILAR
SHT	SHEET
SAT	SUSPENDED ACOUSTICAL TILE
STL	STEEEL
SPEC	SPECIFICATION
SF	SQUARE FEET
STOR	STORAGE
SUSP	SUSPENDED
SYS	SYSTEM
TEL	TELEPONE
T&G	TONGUE & GROOVE
THK	THICK
TB	TOWEL BAR
TOB	TOP OF BEAM
TOS	TOP OF STEEL
TOW	TOOP OF WALL
TPD	TOILET PAPER DISPENSOR
TPL	TOP PLATE
TO	TOP OF
TYP	TYPICAL
UNO	UNLESS OTHERWISE NOTED
UR	URINAL
VB	VAPOR BARRIER
VENT	VENTILATION
VERT	VERTICAL
VIF	VERIFY IN FIELD
VG	VERTICAL GRAIN
WI	WITH
WB	WEATHER BARRIER
WIO	WITHOUT
WP	WATERPROOFING
WWF	WELDED WIRE FABRIC
WR	WATER RESISTANT
WND	WINDOW
WD	WOOD

T

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DETACHED GARAGE
GARY QUIRK
10052 RANGE LINE RD
MEQUON, WI

GENERAL NOTES

TRENKLE ARCHITECTURE

DATE:
4/19/2021

SCALE:

SHEET:
G-1

Attachment: Plans (6195 : Gary Quirk)

TYPICAL ROOF ASSEMBLY:
ASPHALT SHINGLES / SYNTHETIC UNDERLAYMENT / ICE & WATER SHIELD W/ IN 3' OF EAVES / 15/32" OSB / PRE-ENGINEERED TRUSSES W/ R30 SPRAY FOAM INSULATION

12

4

DRIP EDGE

12' BRG. HEIGHT ABV. TOP OF SLAB

ROXUL BATTS AT EAVE

ALUM. FASCIA

1'

PERFORATED SOFFIT PANELS BY SIDING MFR.

GYP. BOARD INTERIOR WALL BOARD AND FINISH B.O.

TYPICAL EXTERIOR WALL:
1/2" GYPSUM BOARD / 10' H. 2X6 STUD WALL @ 24" O.C. W/ R23 'ROXUL' BATT INSUL / OSB SHEATHING / WEATHER BARRIER / HORIZONTAL LP SMART SIDE LAP SIDING OR FIBER CEMENT LAP SIDING

SILL SEALER

1/2" DIA. ANCHOR BOLTS 7" EMBED. INTO CONC. 72" MAX. O.C. & WITH 18" OF CORNERS

FASTEN SIDING TO CONC. W/ FASTENERS APPROVED BY SIDING MFR.

8" CAST IN PLACE CONC. FROST WALL W/ 2-#5 BARS TOP AND BOTTOM

WHITE FOUNDATION WATERPROOFING

1/2" EXPANSION JOINT

6" 'WATERTABLE' TRIM BY SIDING MFR.

HOLD SIDING OFF GRADE 8"

2'

4" CONC. SLAB W/ CONTROL JOINTS PER PLAN & 6X6 -10/10 WWF OVER 2" RIGID INSUL OVER MIN. 6" CRUSHED STONE

2" EPS INSUL

6" GRAVEL

APPROX. GRADE - SLOPE MIN. 1/2" /FT. FOR MIN. 10' AWAY FROM BLDG

UNDISTURBED SOIL

3" I.D. PERF. DRAIN TILE W/ 2" GRAVEL COVER AND GEO TEXTILE FABRIC FULL PERIM. OF ADD'N. EXTEND / SLOPE PIPE SYSTEM TO DAYLIGHT

8"X16" CONC. FTG. W/ KEYWAY & 2-#5 CONT BARS SURROUNDED BY GRAVEL

4' BELOW GRADE

1 A-1 WALL SECTION
SCALE= 1 1/2" - 1'-0"

TYPICAL EXTERIOR NOTES

ASPHALT SHINGLES

ALUM. FASCIA WRAP

4" CASING BY SIDING MFR

TRUSS BRG.

INSULATED PREFIN. FIBERGLASS OR STEEL EXTERIOR DOOR W/ WOOD GRAIN LOOK & STOREROOM LOCKSET & ALUM. THRESHOLD

4" CORNER TRIM BY SIDING MFR, TYP.

6" H. WATERTABLE TRIM BY SIDING MFR.

12'

TOP OF CONC.

2'

SLAB ELEV.

4'

PORTION OF CONC. FNDN. WALL W/ WHITE WATERPROOFING

STEP UP MAX. 8"

TOP OF CONC.

4 A-1 SOUTH ELEVATION
SCALE= 1/4" - 1'-0"

8' HEAD HGT.

2' W. x 4' H. DBL. HUNG. INSUL. FIBERGLASS WINDOWS W/ DIVIDED LITES AS SHOWN

TOP OF CONC

2"

SLAB ELEV

4'

TOP OF FTG

3 A-1 NORTH ELEVATION
SCALE= 1/4" - 1'-0"

3 A-1

35'

MIN. 48" W. FULL HGT WOOD STRUCTURAL PANEL 7/16" OSB @ (4) CORNERS

7' 2' 17' 2' 7'

2040DH

PROVIDE 'PORTAL FRAME' CONSTRUCTION EACH SIDE OF GARAGE DOOR PER STATE CODE SPS FIGURE 321.25-A

HEADER (2) 2X12 W/ 2" RIGID INSUL.

6 A-1

17'

2'-0 1/2"

12'

2'-0 1/2"

CONTROL JOINT

C.J.

SLOPE SLAB TO DOOR MIN. 20'

12' W. X 10'-6" H. INSULATED STEEL SECTIONAL OVERHEAD DOOR W/ MANUAL OPERATOR

5 A-1

APPROX. AREA TO REMOVE EX. PAVING AS REQ'D FOR EXCAVATION. PROVIDE NEW PAVING TO M.E.

DROP FNDN WALL @ DOORS & POUR SLAB OVER W/ THICKENED EDGE

1'

3068

4 A-1

1 A-1

2 A-1 FLOOR PLAN
SCALE= 1/4" - 1'-0"

GENERAL NOTES

1 CONSTRUCTION TYPE IS CONVENTIONAL WOOD STUD WALLS WITH PRE-ENGINEERED ROOF TRUSSES. FOUNDATION IS CAST IN PLACE CONCRETE FROST WALLS TO 4' DEPTH WITH STRIP FOOTINGS AND SLAB ON GRADE. REFER TO SECTION DRAWING FOR DETAILS.
2 ALL WALL DIMENSIONS ARE TO FACE OF STUD OR POST UNLESS OTHERWISE NOTED (CENTERLINES OF POSTS). WINDOWS AND DOORS ARE GENERALLY DIMENSIONED TO CENTERLINES. CONTRACTOR TO VERIFY ACTUAL ROUGH OPENINGS OF THE WINDOWS AND DOORS DURING LAYOUT.
3 PROVIDE TREATED WOOD WHERE IN CONTACT WITH CONCRETE.
4 ALL INTERIOR FINISHES, PLANES, LINES AND CORNERS MUST BE STRAIGHT, NEAT AND CLEAN. ANY SAME MATERIALS ABUTTING EACH OTHER MUST ALIGN. EDGES SHALL BE SHARP AND TRUE.
5 NO MECHANICAL, ELECTRICAL OR PLUMBING WITHIN SCOPE OF WORK FOR DETACHED GARAGE
6 WINDOWS TO BE INSULATED VINYL DOUBLE HUNG WITH LITES AND DIMENSIONS SHOWN ON PLAN AND ELEVATIONS.
7 PLACE RIGID INSUL. BETWEEN HEADERS WHERE LOCATED IN AN EXTERIOR WALL..
8 NEW DOOR AND WINDOW DIMENSIONS SHOWN ON PLAN. HEAD HEIGHTS TO BE 6'-8"
9 COMPLY WITH STATE CODE SPS 321 FOR CONSTRUCTION DETAILS
10 FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION
11 STORE AND INSTALL ALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S DETAILS, INSTRUCTIONS AND RECOMMENDATIONS.
12 ALL FINISH AND COLOR SELECTIONS TO BE DETERMINED BY OWNER. CONTACT DIRECTLY. SUBMIT SPECIFICATIONS / CUT SHEETS OF ALL MATERIALS FOR OWNERS APPROVAL PRIOR TO ORDERING. GENERALLY, OWNERS INTENT IS TO MATCH COLORS AND MATERIALS OF EXISTING HOUSE.

4" CASING BY SIDING MFR.

DOOR DESIGN TO BE SELECTED BY OWNER

TOP OF CONC

SLAB ELEV

TOP OF FTG

6 A-1 WEST ELEVATION
SCALE= 1/4" - 1'-0"

RIDGE VENT IF BATT INSUL INSTEAD OF SPRAY FOAM @ ROOF

TOP OF CONC

SLAB ELEV

TOP OF FTG

5 A-1 EAST ELEVATION
SCALE= 1/4" - 1'-0"

T

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DETACHED GARAGE
GARY QUIRK
10052 RANGE LINE RD
MEQUON, WI

PLAN, DETAIL, ELEVS

TRENKLE ARCHITECTURE

DATE:
4/19/2021

SCALE:

SHEET:
A-1

Attachment: Plans (6195 : Gary Quirk)

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: **May 10, 2021**
SUBJECT: **Michael Husmann & Toni Bonney - Addition at 116 W. Boundary Square**

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

Statement of Intent

116 W. Boundary square

Mequon, Wi

The intent of this project is to provide a first-floor bedroom and full bathroom to the first floor of the house. The residents of the home are getting older and using the stairs to the second floor will get more difficult. The existing site area of proposed addition is a flat patch of grass off the south side of the existing house. We intend to design the addition with soffit heights, overhangs, window spacing, and materials to match the existing front elevation.

Attachment: Statement of Intent (6196 : Michael Husmann & Toni Bonney)

April 14, 2021

City of Mequon
Architectural Board
11333 N. Cedarburg Road
Mequon, WI 53092

Dear Architectural Board Members,

On behalf of the Hickory Hollow Association Architectural Review Committee, we approve of the plans submitted to us by Toni Bonney and Michael Husmann for the proposed addition at 116 W. Boundary Square. Their planned addition is suitable for their home and the neighborhood and maintains harmony with the homes adjacent to and visible from their property.

We appreciate their investment in our neighborhood and thank the City of Mequon for this opportunity to provide input regarding their project.

Sincerely,

Sally M. Lyne

Sally M. Lyne
Chair, Architectural Review Committee
Hickory Hollow Association

Attachment: HOA Approval (6196 : Michael Husmann & Toni Bonney)

PLAT NO. LS–4929–21
FIELD CREW: E.A.J. & S.F.Z.
DRAWN BY: A.R.H

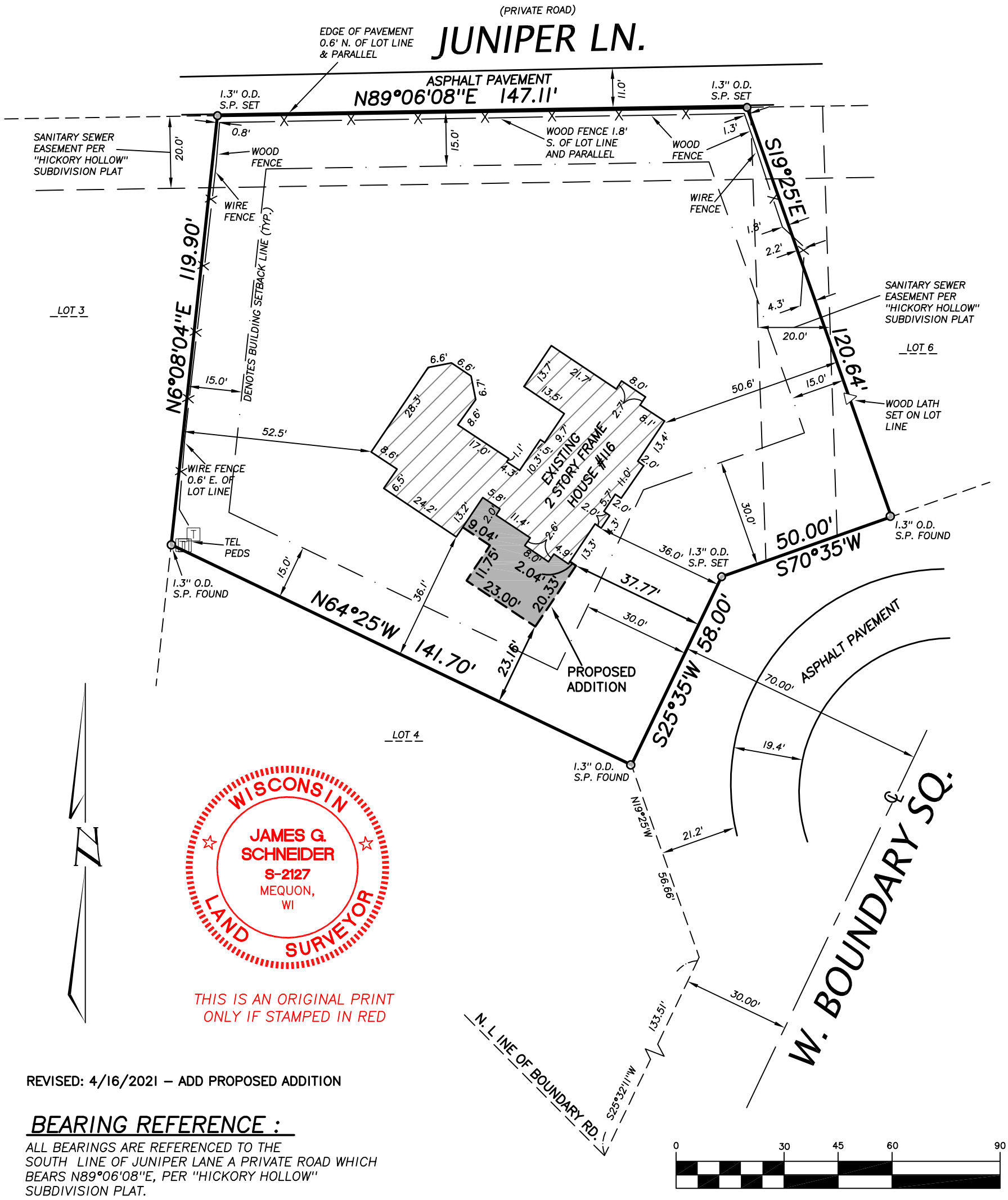
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

PLAT OF SURVEY

Prepared For: Toni Bonney/116 W. Boundary Square, Mequon, WI

Property Description: Lot Five (5) of HICKORY HOLLOW, being a Subdivision of part of the Southeast One–Quarter (1/4) of Section Thirty–two (32), Township Nine (9) North, Range Twenty–two (22) East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 25,876 sq. ft. /0.59 acres of land, more or less.



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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

REVISED: 4/16/2021 – ADD PROPOSED ADDITION

BEARING REFERENCE :

ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF JUNIPER LANE A PRIVATE ROAD WHICH BEARS N89°06'08"E, PER "HICKORY HOLLOW" SUBDIVISION PLAT.

SURVEY CERTIFICATE

SCALE 1" = 30'

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 17th day of February , 20 21

Recertified _____ Surveyor _____

Attachment: Survey (6196 : Michael Husmann & Toni Bonney)

116 BOUNDARY SQUARE



FRONT (WEST) ELEVATION

Attachment: Pictures (6196 : Michael Husmann & Toni Bonney)





SIDE (SOUTH) ELEVATION

Attachment: Pictures (6196 : Michael Husmann & Toni Bonney)



SIDE (NORTH) ELEVATION



COURT YARD (NORTH) ELEVATION

Attachment: Pictures (6196 : Michael Husmann & Toni Bonney)





REAR (WEST) ELEVATION

Attachment: Pictures (6196 : Michael Husmann & Toni Bonney)

PLAT NO. LS-4929-21
FIELD CREW: E.A.J. & S.F.Z.
DRAWN BY: A.R.H

NSE

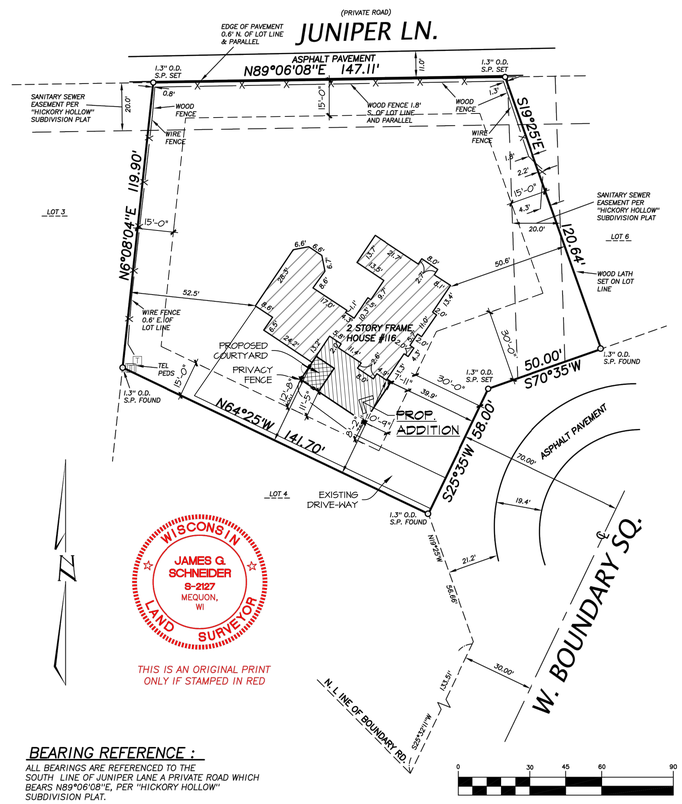
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Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

PLAT OF SURVEY

Prepared For: Toni Bonney/116 W. Boundary Sq.

Property Description: Lot Five (5) of HICKORY HOLLOW, being a Subdivision of part of the Southeast One-Quarter (1/4) of Section Thirty-two (32), Township Nine (9) North, Range Twenty-two (22) East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 25,876 sq. ft. /0.59 acres of land, more or less.



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

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BEARING REFERENCE :

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SURVEY CERTIFICATE

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

Dated at City of Mequon, State of Wisconsin this 17th day of February , 20 21

Recertified _____ Surveyor _____

GENERAL NOTES

1. THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
2. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
3. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
4. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE
5. UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGERS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
6. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
7. ALL STATE OF WISCONSIN, LOCAL AND O.S.H.A. SAFETY CODES SHALL BE A PART OF THESE PLANS, AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PARTIES THAT WORK AT OR VISIT THE JOB SITE COMPLY WITH SAME.
8. 1/2" OSB SHALL BE NAILED TO TRUSSES AT A MAXIMUM OF 8" O.C.. STEEL H-CLIPS SHALL BE USED BETWEEN TRUSSES
9. ALL WOOD FOR EXTERIOR WALLS, INTERIOR BEARING WALLS SHALL BE SPF-#2 GRADE OR BETTER UNLESS OTHER WISE NOTES. FLOOR JOIST SHALL BE ENGINEERED JOIST. ALL WOOD REQUIRED TO COMPLETE THE ROOF SHALL BE PER ROOF TRUSS MANUFACTURER SPECIFICATIONS.
10. DESIGN DATA:
    LIVE LOAD ROOF 30#/SQ.FT. WIND LOAD 20#/SQ.FT.
    LIVE LOAD FLOOR 40#/SQ.FT. LIVE LOAD STAIRS 40#/SQ.FT.
    CONCRETE 3000 PSI
    REINFORCED STEEL YIELD 60,000 PSI. CRSI SPECIFICATIONS.
    ASSUMED SOIL PRESSURE 3000 PSF.
    COMPACTION OF ANY FILL REQUIRED UNDER FLOOR SHALL BE TO 95% MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCOTOR TEST (ASTM 1557). THIRD PARTY TESTS SHALL BE REQUIRED TO BE FURNISHED TO DESIGNER TO INSURE THAT THE COMPACTION IS PER ABOVE.
11. ALL CONCRETE BLOCK SHALL BE STATE OF WISCONSIN APPROVED. BRICK SHALL BE SECURELY ATTACHED TO WOOD FRAMING WITH 22 GAUGE CORRUGATED GALVANIZED SHEET METAL TIES - 7/8" WIDE WITH AT LEAST ONE ANCHOR IN EVERY 2 SQUARE FEET OF WALL. MORTAR SHALL BE TYPE "M".
12. THERMAL PERFORMANCE BY OTHERS
13. VENTILATE ATTIC PER CODE.
14. ALL FRAMED WALLS IN PERIMETER OF BASEMENT (BOTH STRUCTURAL & FURRED WALLS) MUST BE INSULATED PER PLAN OR MINIMUM R-11 F.G. BATT.
15. TRUSS MANUFACTURER TO VERIFY FIREPLACE VENTING SPACE FOR ALL FIREPLACES.

PLAN NOTES:

1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST REVIEW ALL DETAILS OF THEIR TRADES AND BE RESPONSIBLE FOR THE SAME.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT GENERAL CONTRACTOR OR THE ARCHITECT WITH ANY QUESTIONS.
4. FOR PLACEMENT OF HOUSE ON LOT REFER TO SURVEYORS DRAWINGS. GRADES SHOWN ON THESE PLANS ARE ASSUMED, CONFIRM ALL GRADES WITH SURVEY OR SITE VERIFY.
5. ALL INTERIOR WALLS ARE 4-1/2" UNLESS OTHERWISE NOTED
6. ALL EXTERIOR WALLS ARE 6-1/2" UNLESS OTHERWISE NOTED
7. PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIP., APPLIANCES AND ELECTRICAL COMPONENTS IS SUBJECT TO FIELD ADJUSTMENT. ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE LOCATIONS INDICATED ON THESE DRAWINGS

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND THE EXACT LOCATION OF EXISTING PLUMBING, MECHANICAL, AND STRUCTURAL COMPONENTS AND ADJUST THE PLANS AS NECESSARY TO ACCOMMODATE.

SCOPE OF DRAWING:

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.

SHEET INDEX:

SHEET C-1	PROPOSED SITE DEVELOPMENT PLAN & GENERAL NOTES
SHEET EX-1	EXISTING/DEMO FOUNDATION & FIRST FLOOR PLANS
SHEET EX-2	EXISTING/DEMO ELEVATIONS
SHEET EX-3	EXISTING/DEMO ELEVATIONS
SHEET A-1	PROPOSED FOUNDATION, FIRST FLOOR, & ROOF PLAN
SHEET A-2	PROPOSED ELEVATIONS
SHEET A-3	PROPOSED ELEVATIONS
SHEET A-4	PROPOSED CROSS SECTION
SHEET A-5	PROPOSED ALTERNATE ELEVATIONS W/ DORMERS
SHEET S-1	PROPOSED LATERAL BRACING PLANS

WALL KEY:

= EXIST. WALL TO REMAIN
= EXIST. WALL TO BE REMOVED
= NEW STUD WALL

PATRA LLC
Excellence in Architecture
2601 S. Sunny Slope Rd. • New Berlin, WI 53151
262-786-6776 FAX 262-786-7036

REVISIONS:
2/25/21: PRELIM #1
3/18/21: PRELIM #2
4/7/21: HICKORY ARCH. BD.
4/15/21: MEQUON ARCH. BD.
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-

MASTER BEDROOM ADDITION

116 BOUNDARY SQUARE
MEQUON, WI 53092

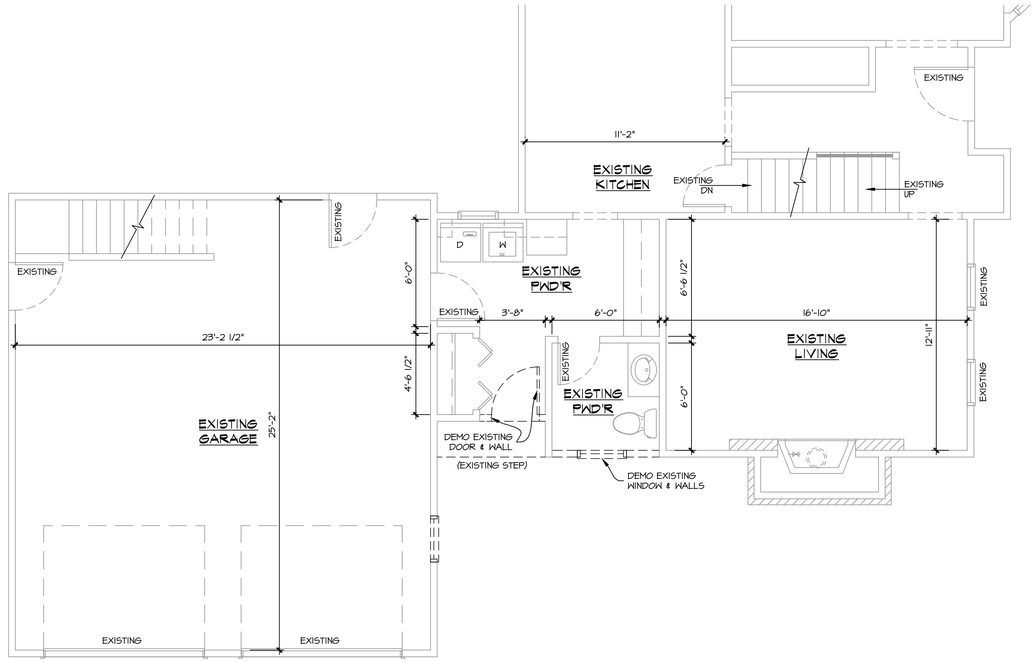
SHEET TITLE:
PROPOSED SITE PLAN & GENERAL NOTES

C-1

DATE: FEB. 23RD, 2021

PROJECT NUMBY: 21-128

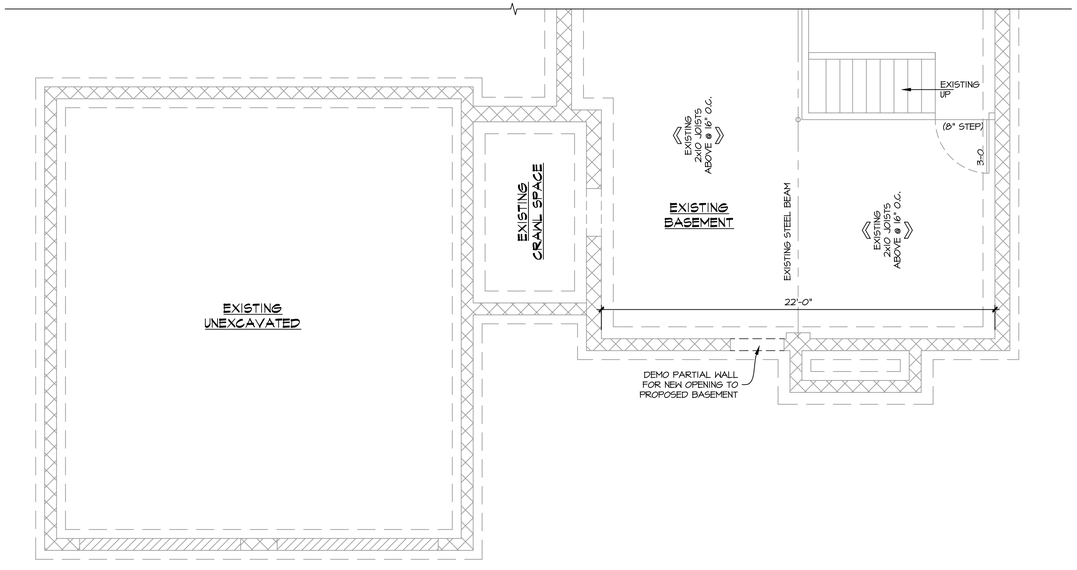
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Attachment: Plans (6196 : Michael Husmann & Toni Bonney)



NORTH

EXISTING/DEMO FIRST FLOOR PLAN

1/4" = 1'-0"



NORTH

EXISTING/DEMO FOUNDATION PLAN

1/4" = 1'-0"

WALL KEY:

= EXIST. WALL TO REMAIN
= EXIST. WALL TO BE REMOVED
= NEW STUD WALL

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MASTER BEDROOM ADDITION

116 BOUNDARY SQUARE
MEQUON, WI 53092

SHEET TITLE:
EXISTING/DEMO FIRST FLOOR PLAN & FOUNDATION PLAN

EX-1

DATE: FEB. 23RD, 2021

PROJECT NUMBER: 21-128

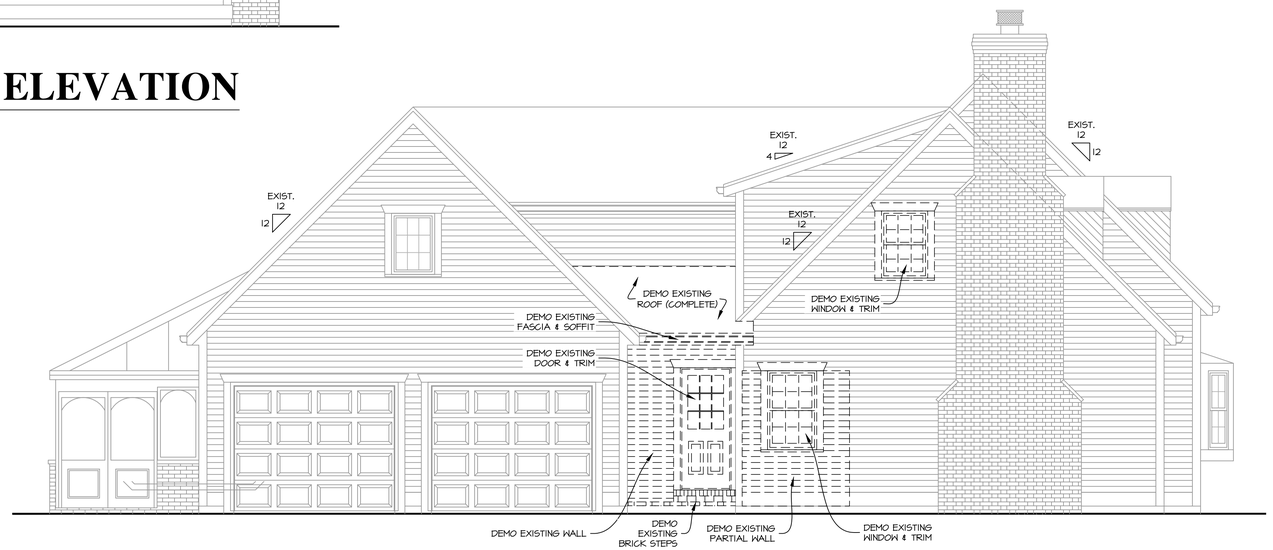
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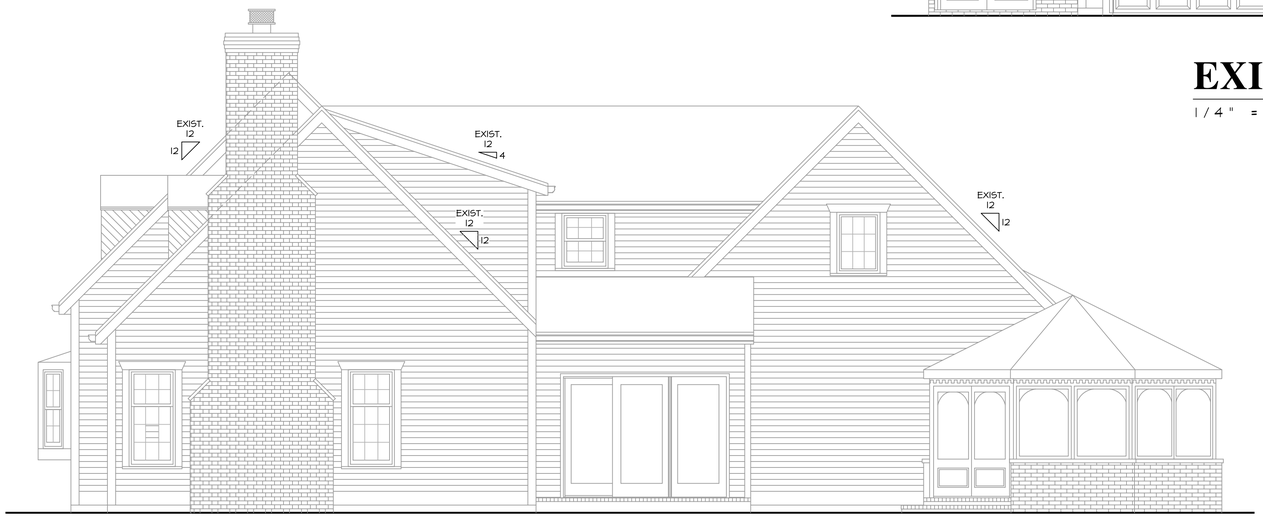
EXISTING/DEMO FRONT (EAST) ELEVATION

1/4" = 1'-0"



EXISTING/DEMO SIDE (SOUTH) ELEVATION

1/4" = 1'-0"



EXISTING/DEMO SIDE (NORTH) ELEVATION

1/4" = 1'-0"

WALL KEY:

= EXIST. WALL TO REMAIN
= EXIST. WALL TO BE REMOVED
= NEW STUD WALL

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-
-

MASTER BEDROOM ADDITION

116 BOUNDARY SQUARE
MEQUON, WI 53092

SHEET TITLE:
EXISTING/DEMO ELEVATIONS

EX-2

DATE: FEB. 23RD, 2021

PROJECT NUMBER: 21-128

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Attachment: Plans (6196 : Michael Husmann & Toni Bonney)



EXISTING/DEMO REAR (WEST) ELEVATION

1/4" = 1'-0"



EXISTING/DEMO REAR (WEST) ELEVATION

1/4" = 1'-0"

WALL KEY:

= EXIST. WALL TO REMAIN
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MASTER BEDROOM ADDITION

116 BOUNDARY SQUARE
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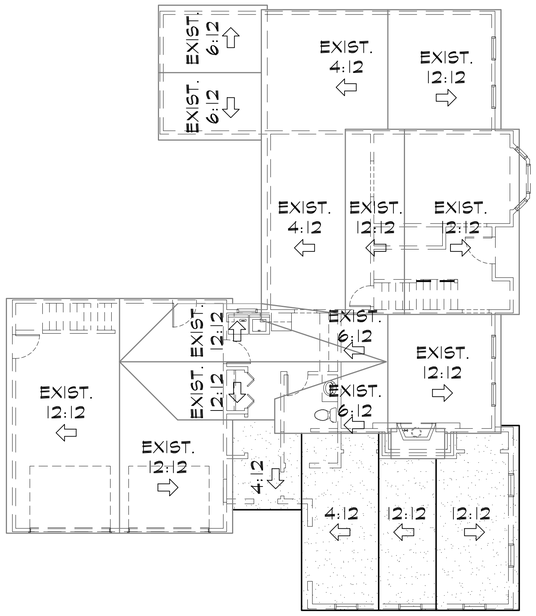
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EXISTING/DEMO ELEVATIONS

EX-3

DATE: FEB. 23RD, 2021

PROJECT NUMBER: 21-128

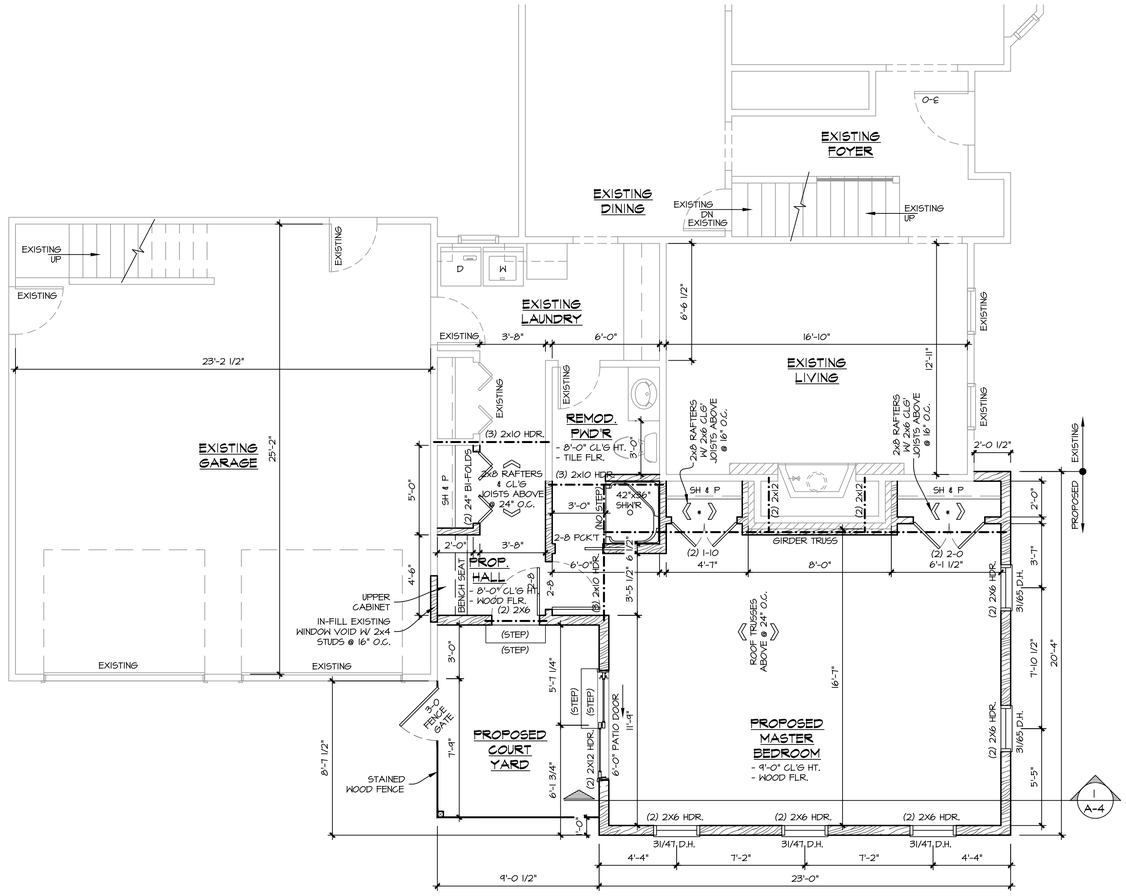
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Attachment: Plans (6196 : Michael Husmann & Toni Bonney)



NORTH

PROPOSED ROOF PLAN

1/8" = 1'-0"

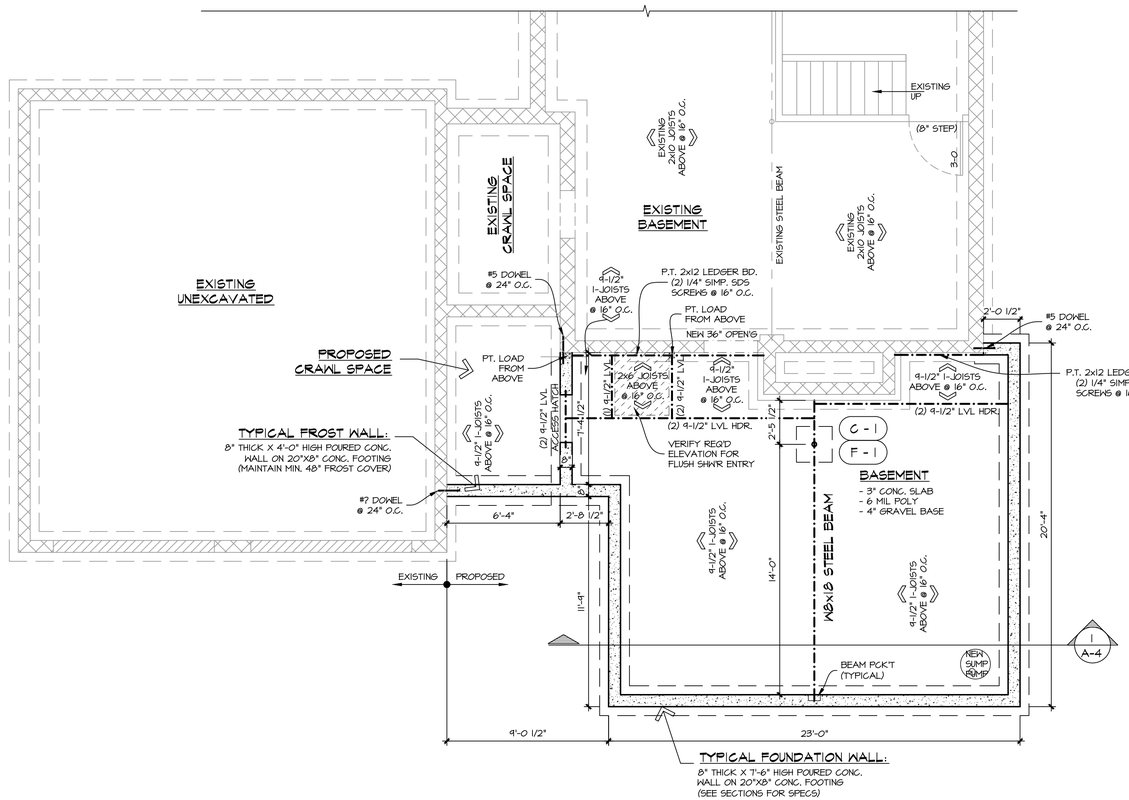


NORTH

PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

ADDITION = 519 SQ. F.T



NORTH

PROPOSED FOUNDATION PLAN

1/4" = 1'-0"

WALL KEY:

= EXIST. WALL TO REMAIN
= EXIST. WALL TO BE REMOVED
= NEW STUD WALL

PATERA LLC
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MASTER BEDROOM ADDITION

116 BOUNDARY SQUARE
MEQUON, WI 53092

SHEET TITLE:
PROPOSED FIRST FLOOR, FOUNDATION & ROOF PLAN

A-1

DATE: FEB. 23RD, 2021

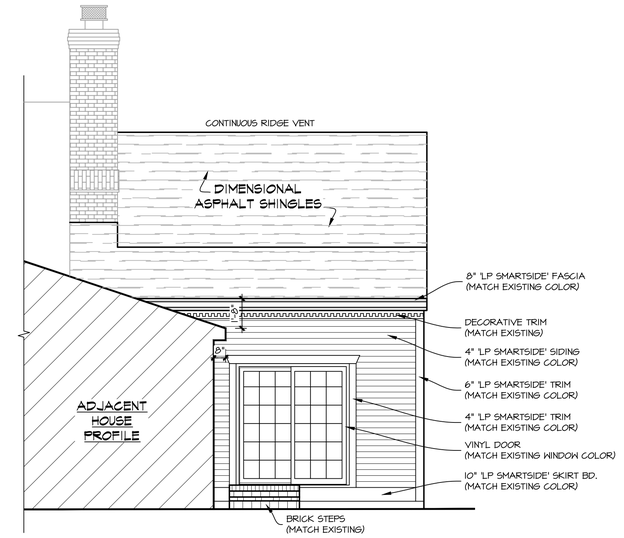
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Attachment: Plans (6196 : Michael Husmann & Toni Bonney)



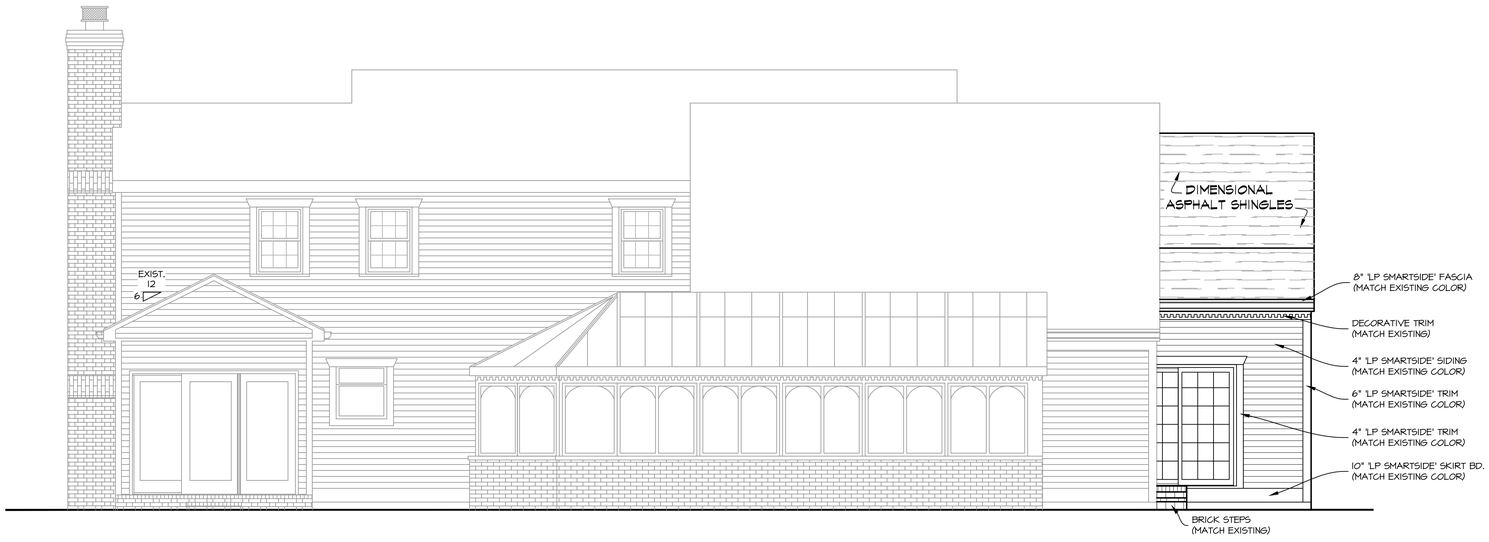
PROPOSED FRONT (WEST) ELEVATION

1/4" = 1'-0"



PROPOSED COURT YARD (WEST) ELEVATION

1/4" = 1'-0"



PROPOSED REAR (WEST) ELEVATION

1/4" = 1'-0"



PROPOSED REAR WEST) ELEVATION

1/4" = 1'-0" (WITH FENCE SHOWN)

WALL KEY:

= EXIST. WALL TO REMAIN
= EXIST. WALL TO BE REMOVED
= NEW STUD WALL

PATERA LLC
Excellence in Architecture
2601 S. Sunny Slope Rd. • New Berlin, WI 53151
262-786-6776 FAX 262-786-7036

REVISIONS:
2/25/21: PRELIM #1
3/18/21: PRELIM #2
4/7/21: HICKORY ARCH. BD.
4/15/21: MEQUON ARCH. BD.
-
-

MASTER BEDROOM ADDITION

116 BOUNDARY SQUARE
MEQUON, WI 53092

SHEET TITLE:
PROPOSED ELEVATIONS & FLOOR PLAN

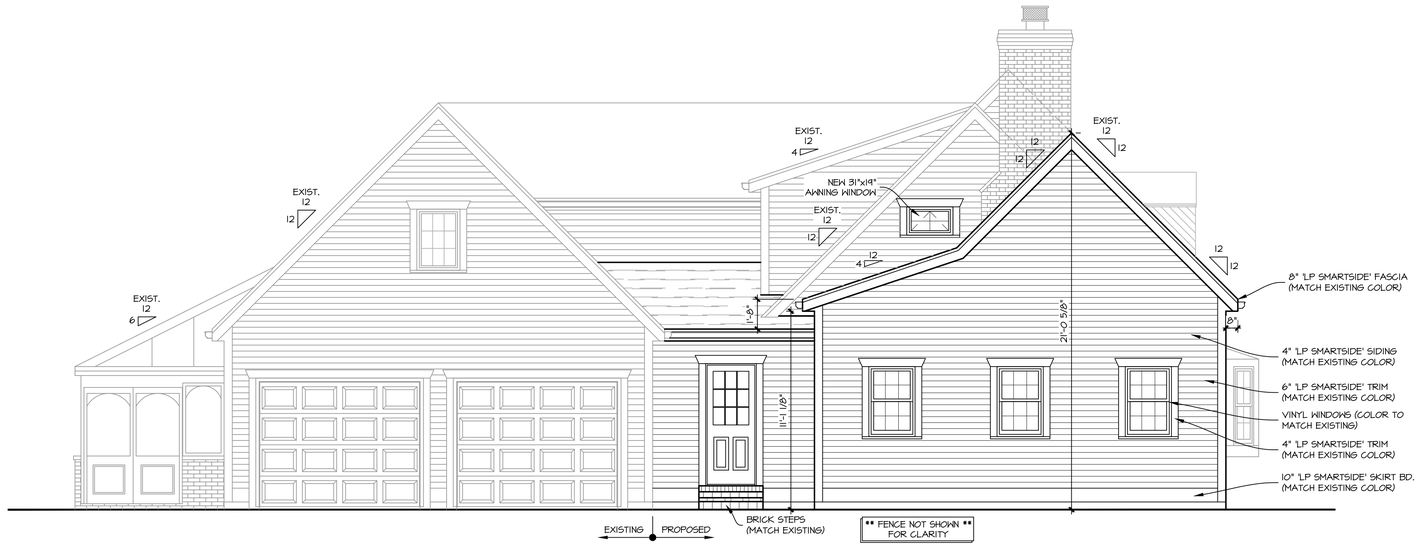
A-2

DATE: FEB. 23RD, 2021

PROJECT NUMBER: 21-128

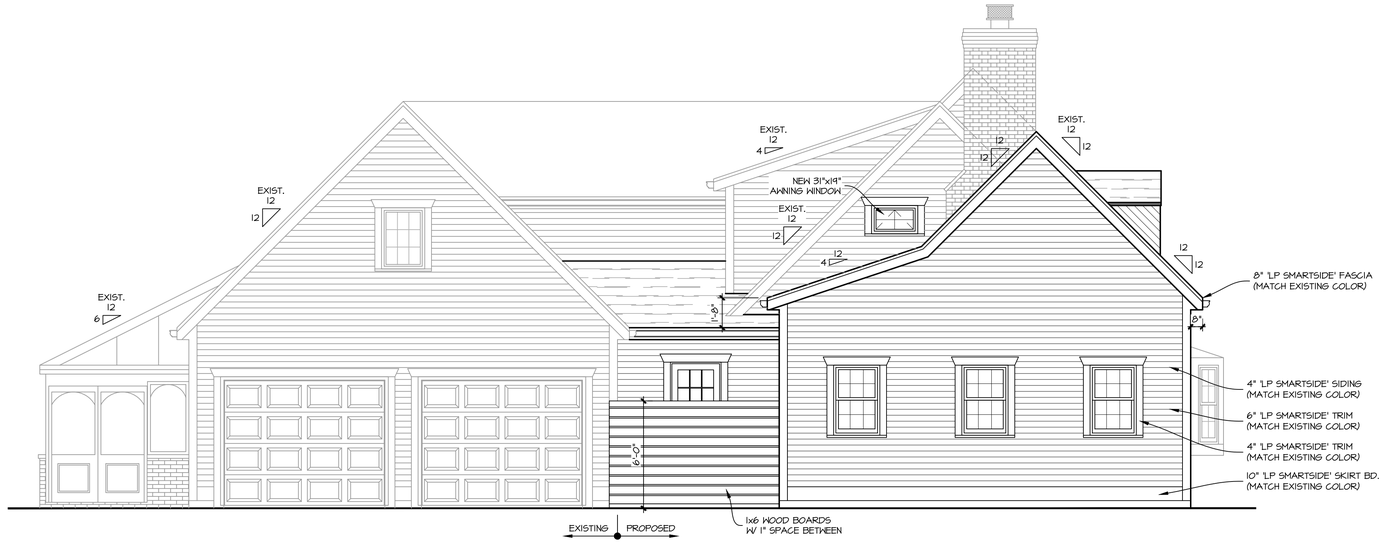
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Attachment: Plans (6196 : Michael Husmann & Toni Bonney)



PROPOSED SIDE (SOUTH) ELEVATION

1/4" = 1'-0"



PROPOSED SIDE (SOUTH) ELEVATION (ALT.)

1/4" = 1'-0" (WITH FENCE SHOWN)

WALL KEY:

- = EXIST. WALL TO REMAIN
- = EXIST. WALL TO BE REMOVED
- = NEW STUD WALL

PATERA LLC
Excellence in Architecture
2601 S. Sunny Slope Rd. • New Berlin, WI 53151
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REVISIONS:
2/25/21: PRELIM #1
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4/15/21: MEQUON ARCH. BD.
-
-

MASTER BEDROOM ADDITION

116 BOUNDARY SQUARE
MEQUON, WI 53092

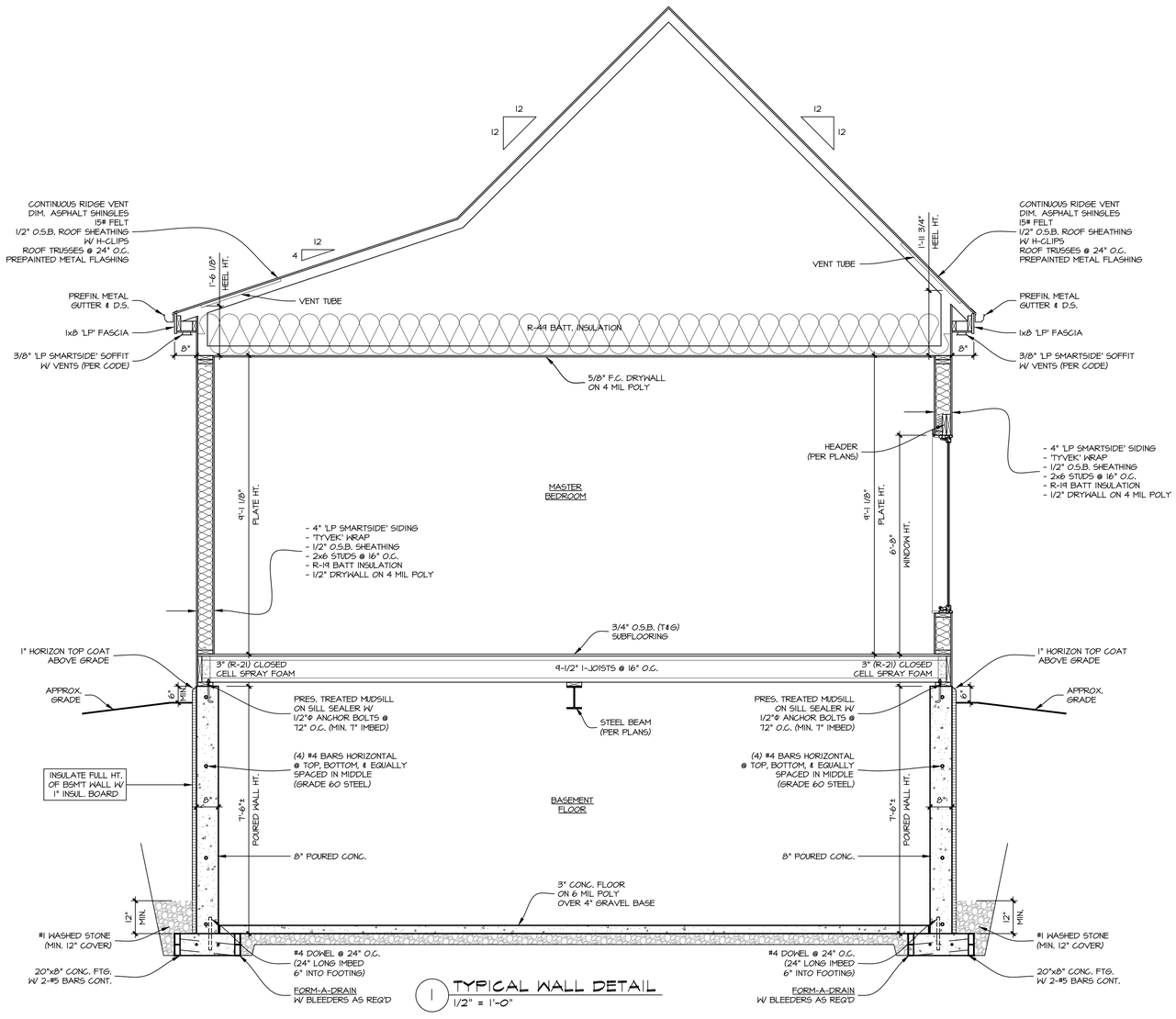
SHEET TITLE:
PROPOSED ELEVATIONS & FLOOR PLAN

A-3

DATE: FEB. 23RD, 2021

PROJECT NUMBER: 21-128

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Attachment: Plans (6196 : Michael Husmann & Toni Bonney)



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

WALL KEY:

= EXIST. WALL TO REMAIN
= EXIST. WALL TO BE REMOVED
= NEW STUD WALL

PATERA LLC
Excellence in Architecture
2601 S. Sunny Slope Rd. • New Berlin, WI 53151
262-786-6776 FAX 262-786-7036

REVISIONS:
2/25/21: PRELIM #1
3/18/21: PRELIM #2
4/7/21: HICKORY ARCH. BD.
4/15/21: MEQUON ARCH. BD.
-
-

MASTER BEDROOM ADDITION

116 BOUNDARY SQUARE
MEQUON, WI 53092

SHEET TITLE:
SECTION & DETAILS

A-4

DATE: FEB. 23RD, 2021

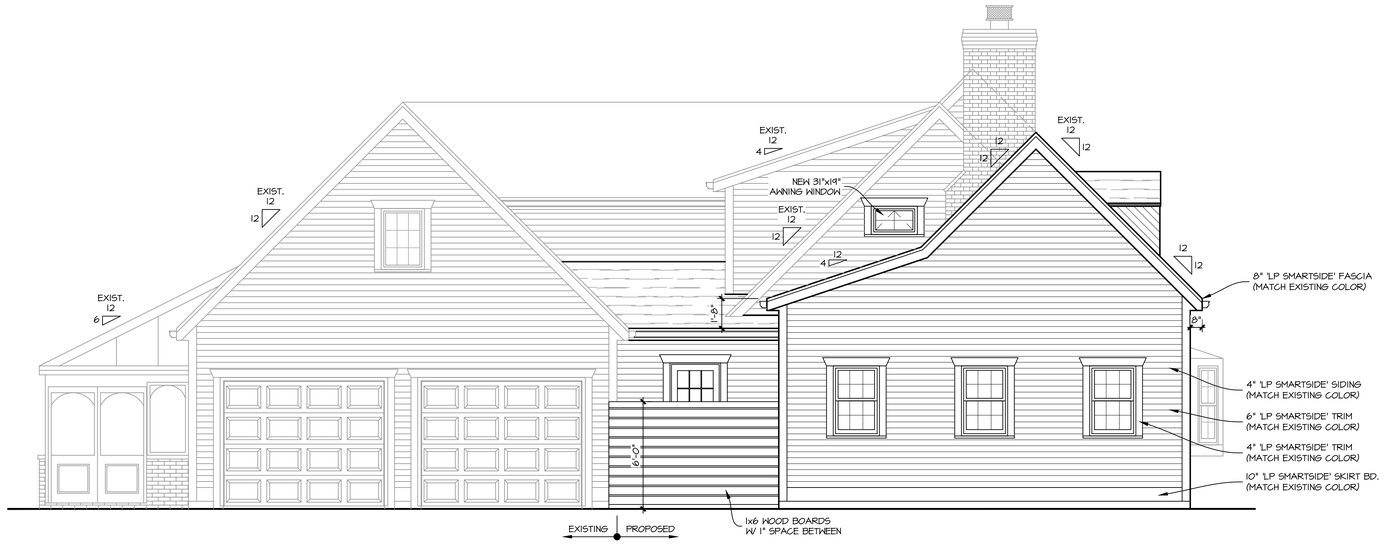
PROJECT NUMBER: 21-128

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Attachment: Plans (6196 : Michael Husmann & Toni Bonney)



PROPOSED FRONT (WEST) ELEVATION (ALT.)

1/4" = 1'-0" (WITH DORMERS)



PROPOSED SIDE (SOUTH) ELEVATION (ALT.)

1/4" = 1'-0" (WITH FENCE SHOWN)

WALL KEY:

= EXIST. WALL TO REMAIN
= EXIST. WALL TO BE REMOVED
= NEW STUD WALL

PATERA LLC
Excellence in Architecture
2601 S. Sunny Slope Rd. • New Berlin, WI 53151
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REVISIONS:
2/25/21: PRELIM #1
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-
-

MASTER BEDROOM ADDITION

116 BOUNDARY SQUARE
MEQUON, WI 53092

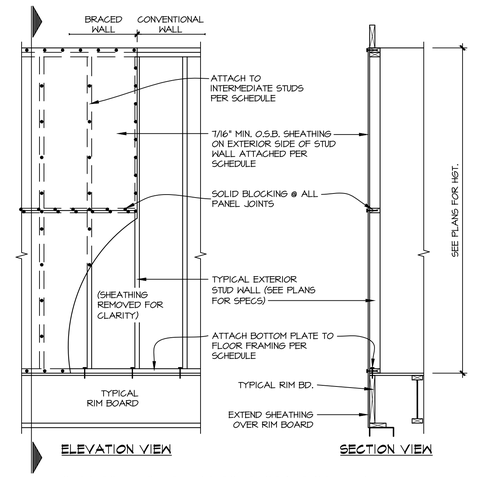
SHEET TITLE:
PROPOSED ELEVATIONS & FLOOR PLAN

A-5

DATE: FEB. 23RD, 2021

PROJECT NUMBER: 21-128

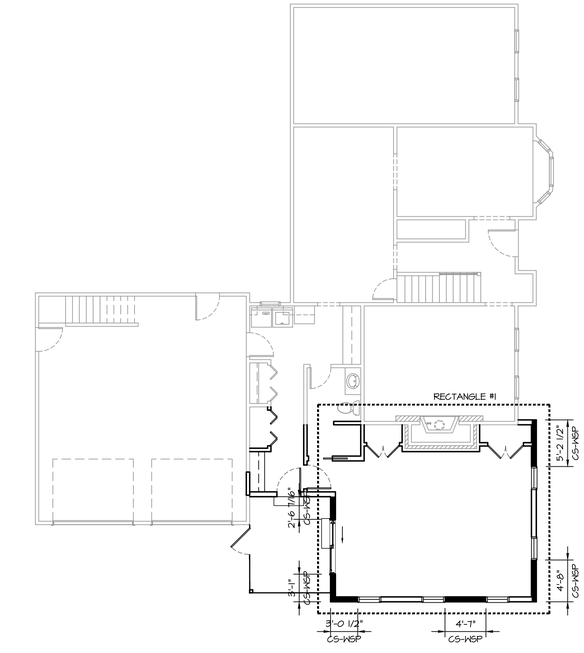
COPYRIGHT: PATERA LLC...IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE BY ANY MEANS ALL OR ANY PORTION OF THESE CONSTRUCTION DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF PATERA LLC.
Attachment: Plans (6196 : Michael Husmann & Toni Bonney)



"WSP" & "CS-WSP" SHEATHED WOOD STRUCTURAL PANEL DETAIL

1 1/2" = 1'-0"

PERSCRIPTIVE WALL BRACING SCHEDULE (PER SPS-APPENDIX)			
MARK	SHEATHING	SHEATHING ATTACHMENT	TOP PLATE ANCHOR TO ROOF OR FLOOR ABOVE
WSP OR CS-WSP	BLOCKED 7/16" (MIN.) O.S.B. SHEATHING	6d COMMON NAILS @ 6" O.C. @ ALL PANEL EDGES, AND 12" O.C. IN THE FIELD OR 16 ga. 1 1/4" LONG STAPLES @ 3" O.C. @ EDGES & 6" O.C. IN FIELD.	SEE DETAIL



NORTH

LATERAL BRACING PLAN

1/4" = 1'-0"

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2601 S. Sunny Slope Rd. • New Berlin, WI 53151
262-786-6776 FAX 262-786-7036

REVISIONS:
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4/7/21: HICKORY ARCH. BD.
4/15/21: MEQUON ARCH. BD.
-
-

MASTER BEDROOM ADDITION

116 BOUNDARY SQUARE
MEQUON, WI 53092

SHEET TITLE:
LATERAL BRACING PLANS

S-1

DATE: FEB. 23RD, 2021

PROJECT NUMBER: 21-128

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Attachment: Plans (6196 : Michael Husmann & Toni Bonney)

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: **May 10, 2021**
SUBJECT: **Greg & Laura Marshall - Addition at 3403 W. Riviera Court**

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

BROWNSTONE
QUALITY THAT LASTS FOR GENERATIONS

Statement of intent for renovation of 3403 Riviera Ct.

Adding the dormer which will allow for the addition of a master bath. Other than that, the intent is a general updating of kitchen cabinetry, flooring, and a few other finishes.

Perry Brown
262-470-3784
brownstonellc.com

Attachment: Statement of Intent (6197 : Greg & Laura Marshal)

Lac du Cours
MEQUON, WISCONSIN

Lac du Cours Homes Association, Inc.

April 23rd, 2021

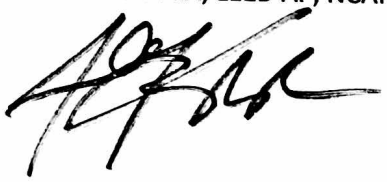
Laura Marshall
3403 West Riviera Court
Mequon, Wisconsin 53092

Laura,

The Lac du Cours Architectural Committee has reviewed your proposed addition (attached) and find it appro te to the overall design esthetic of the community. Please consider this letter as your formal approval to proce

Good luck!

Andrew Kerr AIA, LEED AP, NCARB



Attachment: HOA Approval (6197 : Greg & Laura Marshal)

Attachment: Survey (6197 : Greg & Laura Marshal)

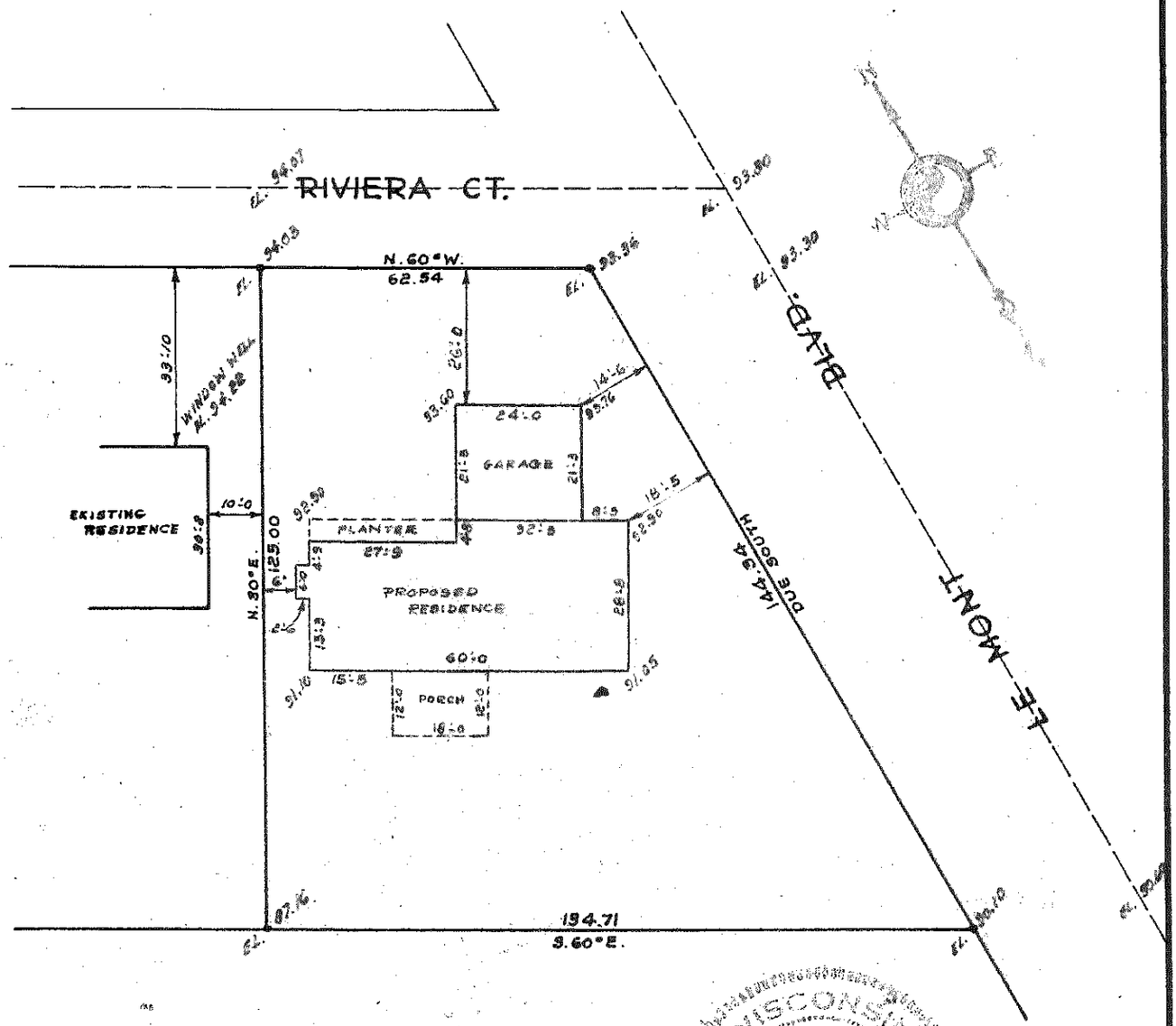
Plat No. 66-311

3960

PLAT OF SURVEY

Lot No. Ninetey-five (95) in LAC DU COURS; being a subdivision of parts of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4, the Northwest 1/4, the Northeast 1/4, the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4, the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 36, Town 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

Survey made for Paton-Prossen Constr.



STATE OF WISCONSIN }
COUNTY OF MILWAUKEE } SS

I, Russell G. Behling, certify that I have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundaries and location of buildings and other improvements on said property and the correct measurements thereof.

Milwaukee, Wisconsin - Oct. 31, 1966

Russell G. Behling

Russell Behling, Surveyor

SCHILLING 102 1M-3-66



Attachment: Pictures (6197 : Greg & Laura Marshal)



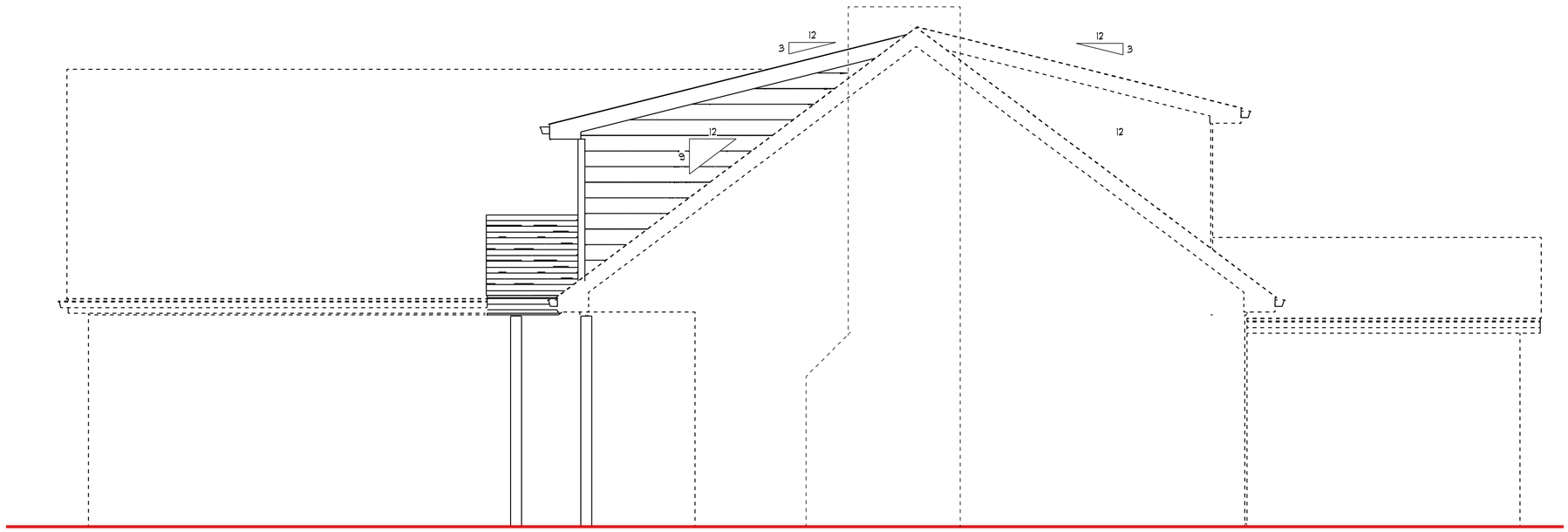
Attachment: Pictures (6197 : Greg & Laura Marshal)



Attachment: Pictures (6197 : Greg & Laura Marshal)



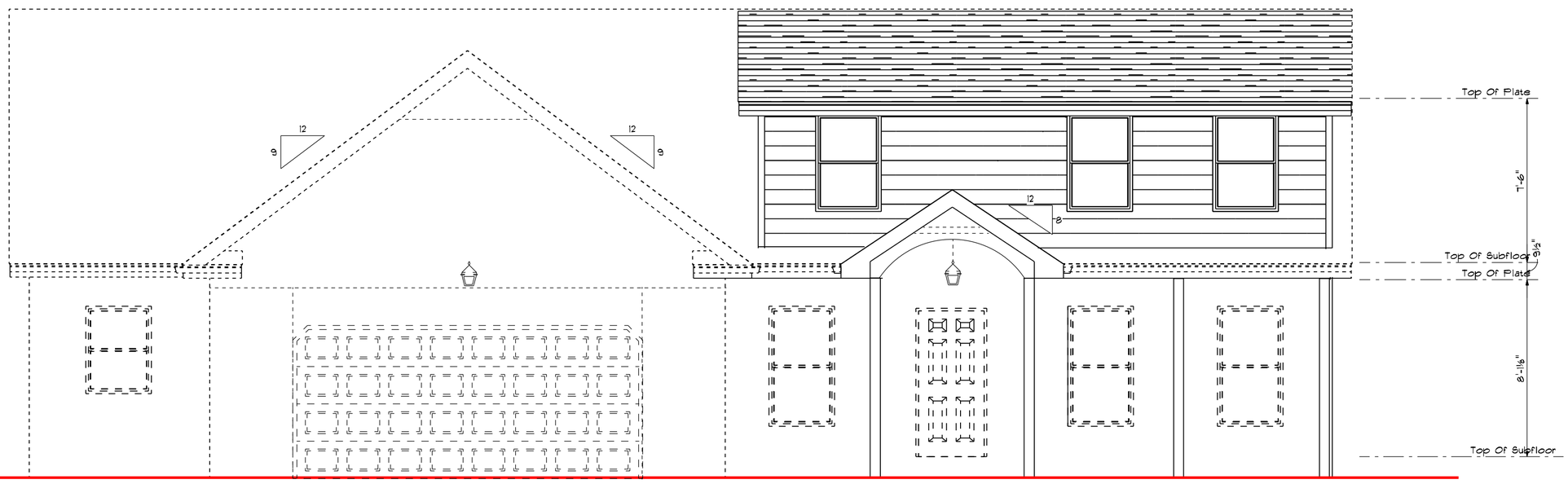
Attachment: Pictures (6197 : Greg & Laura Marshal)



RIGHT ELEVATION

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

NOTE: ALL DIMENSIONS AND ELEVATIONS ARE APPROXIMATE, OWNER/CONTRACTOR TO MAKE ANY NECESSARY CHANGES IN CONSTRUCTION TO MEET ALL CODES AND MANUFACTURERS SPECIFICATIONS.



FRONT ELEVATION

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

DW'G BY:
GNF

DATE 02/09/21

REVISED

OWNER: MARSHALL ADDITION

DRAWING NUMBER
1 OF 3

JOB#4053

ZUERN BUILDING PRODUCTS & DESIGN CENTER

Tuesday, February 9, 2021 01:44 AM

Attachment: Plans (6197 : Greg & Laura Marshal)

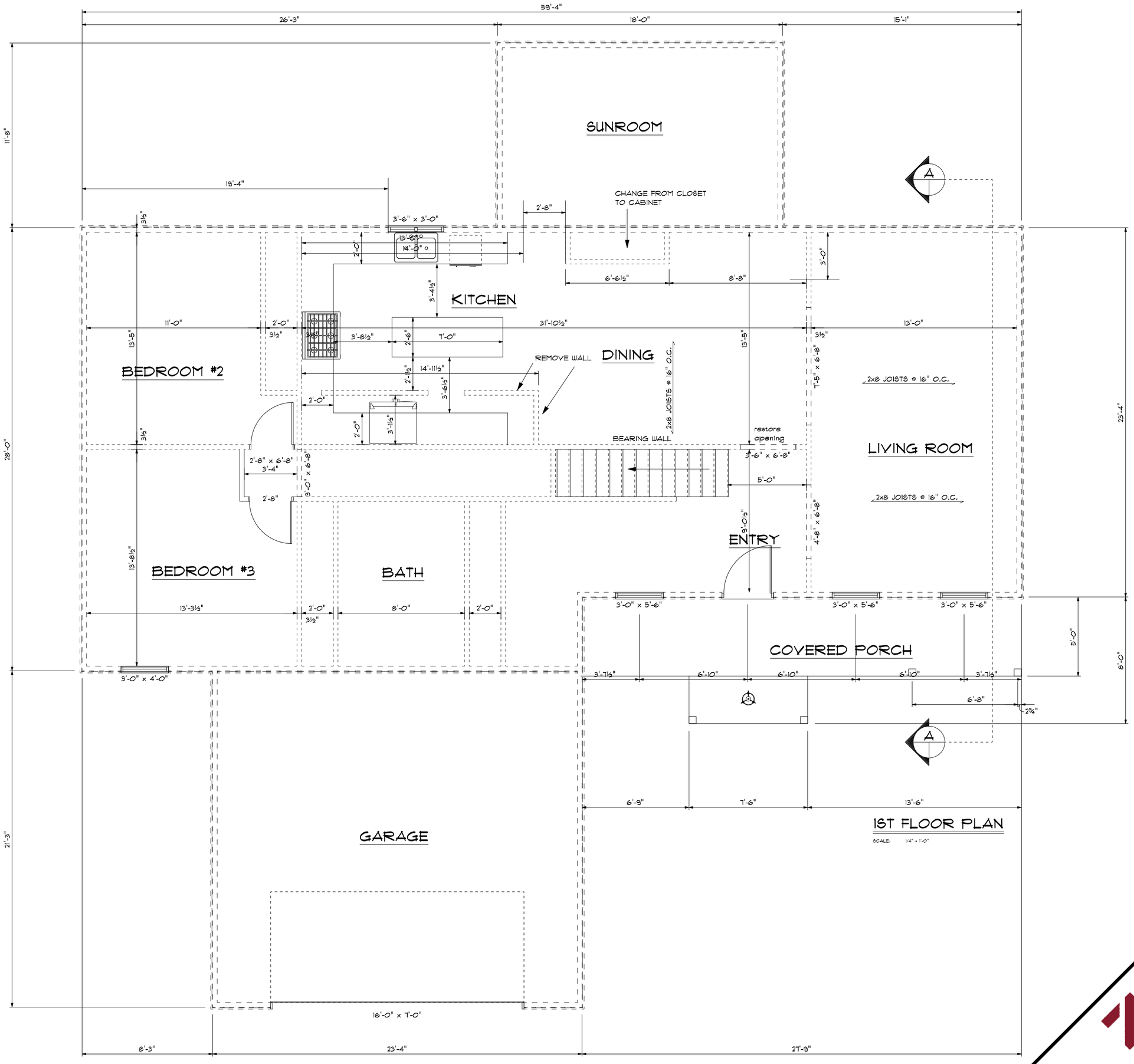
DW'G BY:
GNF

DATE 02/09/21

REVISED

MARSHALL ADDITION

OWNER:



1ST FLOOR PLAN

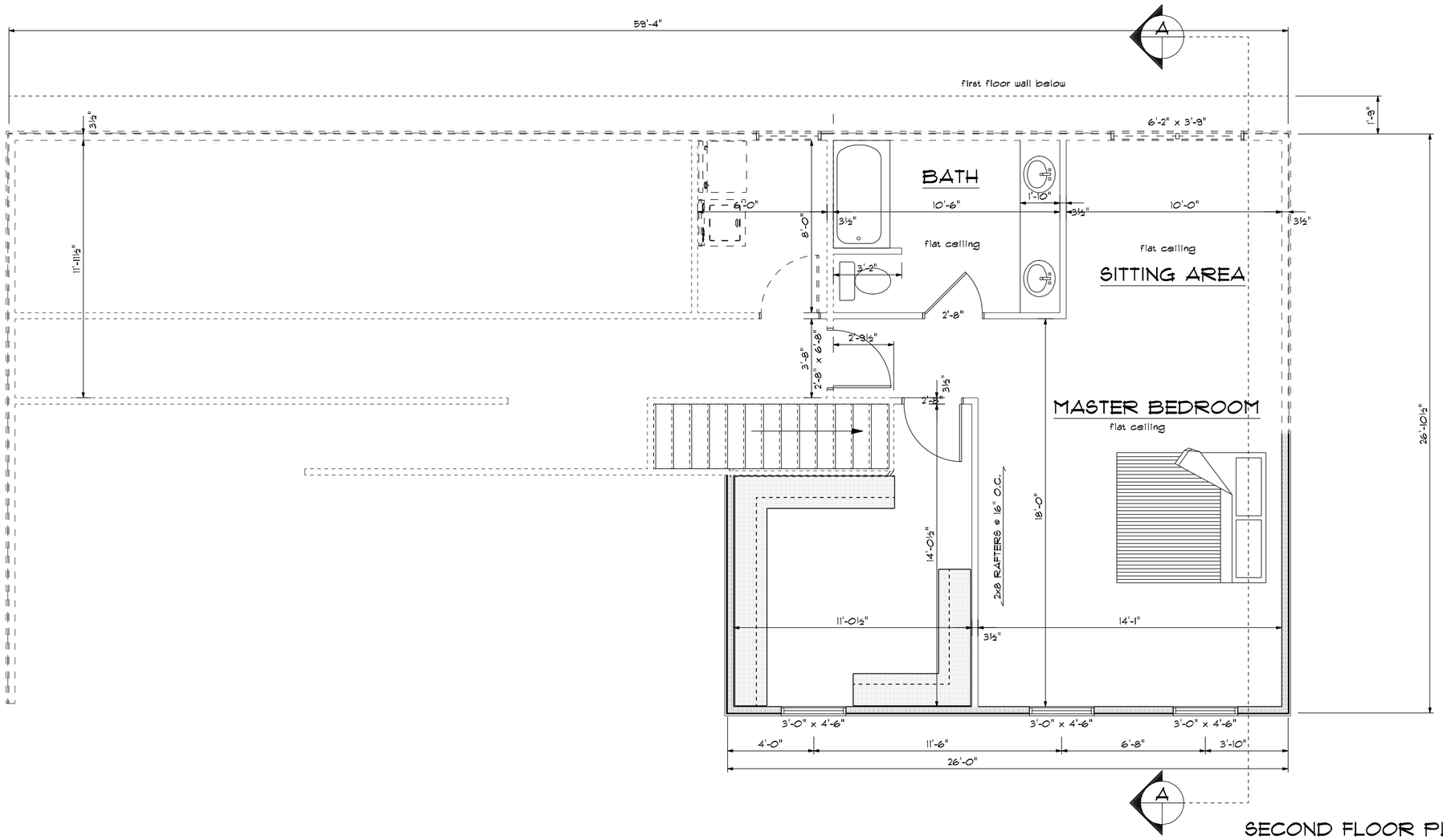
SCALE: 1/4" = 1'-0"

DRAWING NUMBER
2 OF 3

JOB#4053

Tuesday, February 9, 2021 01:45 AM

Attachment: Plans (6197 : Greg & Laura Marshal)



SECOND FLOOR PLAN

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

DW'G BY:
GNF

DATE 02/09/21

REVISED

OWNER:

MARSHALL ADDITION

ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER
3 OF 3

JOB#4053

Tuesday, February 9, 2021 01:46 AM

Attachment: Plans (6197 : Greg & Laura Marshal)

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: **May 10, 2021**
SUBJECT: **Jay & Stephanie Radtke - Shed at 10252 N. Range Line Road**

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

Jay & Stephanie Radtke Shed Building Statement of Intent

We would like to construct a new 20 x 15 outdoor shed on our property at 10252 N. Range Line Road. We plan to use Tuff Shed to construct the shed to be located in an infrequently used area of our property (2 acres total) located in a previously wooded part of our property that is hidden from all neighbors. The look and materials will be consistent with our home.

Attachment: Statement of Intent (6202 : Jay & Stephanie Radtke)

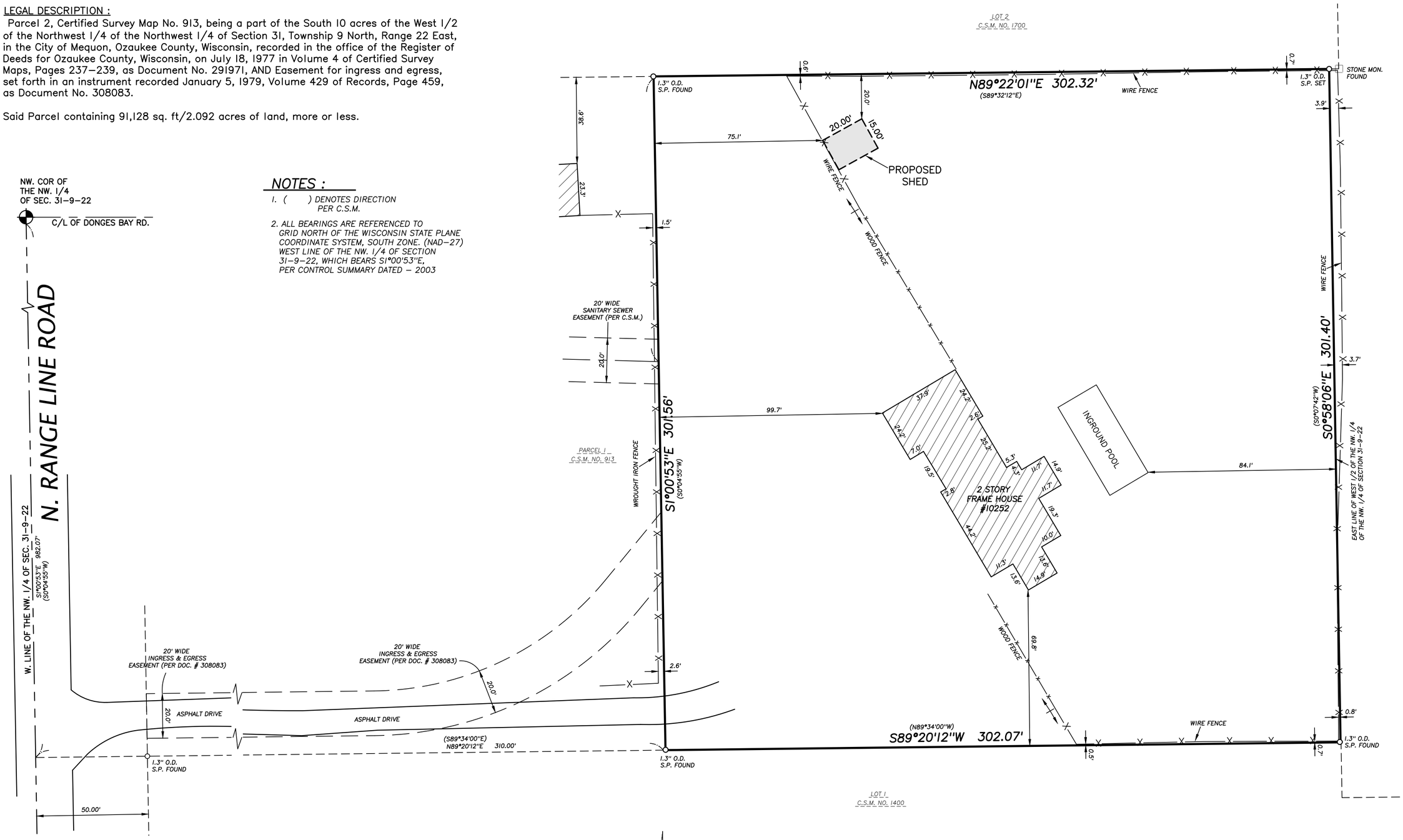
LEGAL DESCRIPTION :

Parcel 2, Certified Survey Map No. 913, being a part of the South 10 acres of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin, on July 18, 1977 in Volume 4 of Certified Survey Maps, Pages 237–239, as Document No. 291971, AND Easement for ingress and egress, set forth in an instrument recorded January 5, 1979, Volume 429 of Records, Page 459, as Document No. 308083.

Said Parcel containing 91,128 sq. ft/2.092 acres of land, more or less.

NOTES :

1. ( ) DENOTES DIRECTION PER C.S.M.
2. ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. (NAD–27) WEST LINE OF THE NW. 1/4 OF SECTION 31–9–22, WHICH BEARS S1°00'53"E, PER CONTROL SUMMARY DATED – 2003



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 30th day of April, 2021

James G. Schneider
Surveyor – S–2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

N

0 30 45 60 90

SCALE 1" = 30'

MARK	DATE	REVISION	BY	AP'VD

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

"PROPERTY SURVEY"

for

Jay & Stephanie Radtke

10252 N. Range Line Rd.
Mequon, WI

DATE:	APRIL 30, 2021	DRAWN BY:	J.G.S.
FIELD CREW:	E.A.J.	Plat No.	LS-4975-21

Attachment: Survey (6202 : Jay & Stephanie Radtke)





Attachment: Pictures (6202 : Jay & Stephanie Radtke)

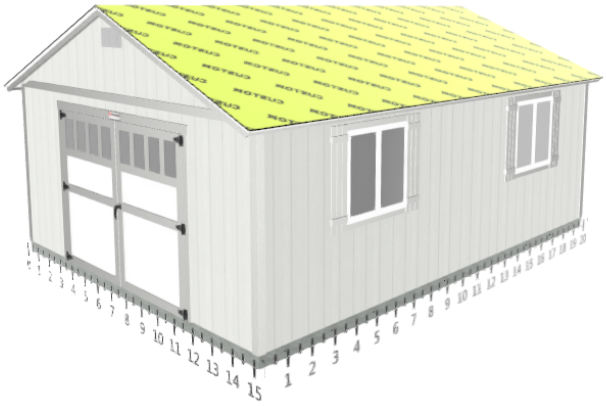


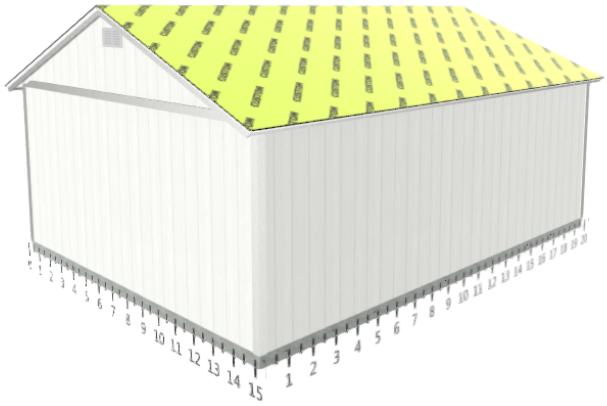
Attachment: Pictures (6202 : Jay & Stephanie Radtke)



Attachment: Pictures (6202 : Jay & Stephanie Radtke)

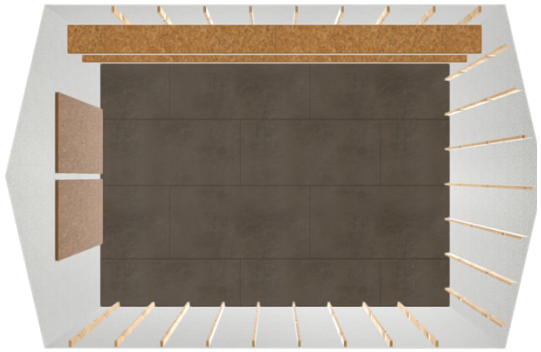
Stephanie Radtke
10252 N Ran
Mequon WI 53092
Q-9684





Wall D

Wall A



Wall C

Wall B

Attachment: Plans (6202 : Jay & Stephanie Radtke)

Base Details

Building Size & Style
Premier Pro Ranch - 15' wide by 20' long

Paint Selection
Base: Delicate White, Trim: Delicate White
Customer to apply 2nd coat

Roof Selection
Custom Roof Option - Black Metal Roof

Drip Edge
White

Options Details

Doors
4' x 6'2" Double Shed Door (8'), In Door Vertical Transom (4' door), Decorative Door Hardware

Windows
2 Ea 3'x3' Insulated Horizontal Sliding Window, shutters

Floor and Foundation
10 Ea Shed Anchor to Concrete - A24 & Wegde Anchor

Interior
40 Lin Ft Shelving - 16" deep

Vents
2 Ea 16"x8" Wall Vent - White

Shelving Locations
Shelving on Side D at 39", 60".

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
No

Is there a power outlet within 100 feet of installation location?
Yes

The building location must be level to properly install the building. How level is the install location?
Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes

Substrate Shed will be installed on?
Anchored to Concrete with Shed Floor

Signature: _____ Date: _____

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: **May 10, 2021**
SUBJECT: **Anderson Homes - New Single-Family Residence at 3560 W. Pine View Court**

Attachments:
Statement of Intent (PDF)
HOA Approval (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 #13 that will consist of a 2-story home with finished basement. This home has a patio. The plan is designed for no exposure.

Attachment: Statement of Intent (6198 : Anderson Homes)

Karen Heil

From: Kevin Emmer <kevin.emmer@andersonhomeswi.com>
Sent: Monday, April 19, 2021 4:26 PM
To: Karen Heil
Cc: Kelsey Krueger; Eric Siudak
Subject: Riverland HOA Approval.

Karen,

Hope your having a great start to your work week. This email is to confirm with you that the HOA for Riverland Estates being Anderson Homes LLC approves the designs submitted for both Lot #12 and Lot #13 in Riverland Estates. Any other questions please let me know.

Thanks,

ANDERSON HOMES

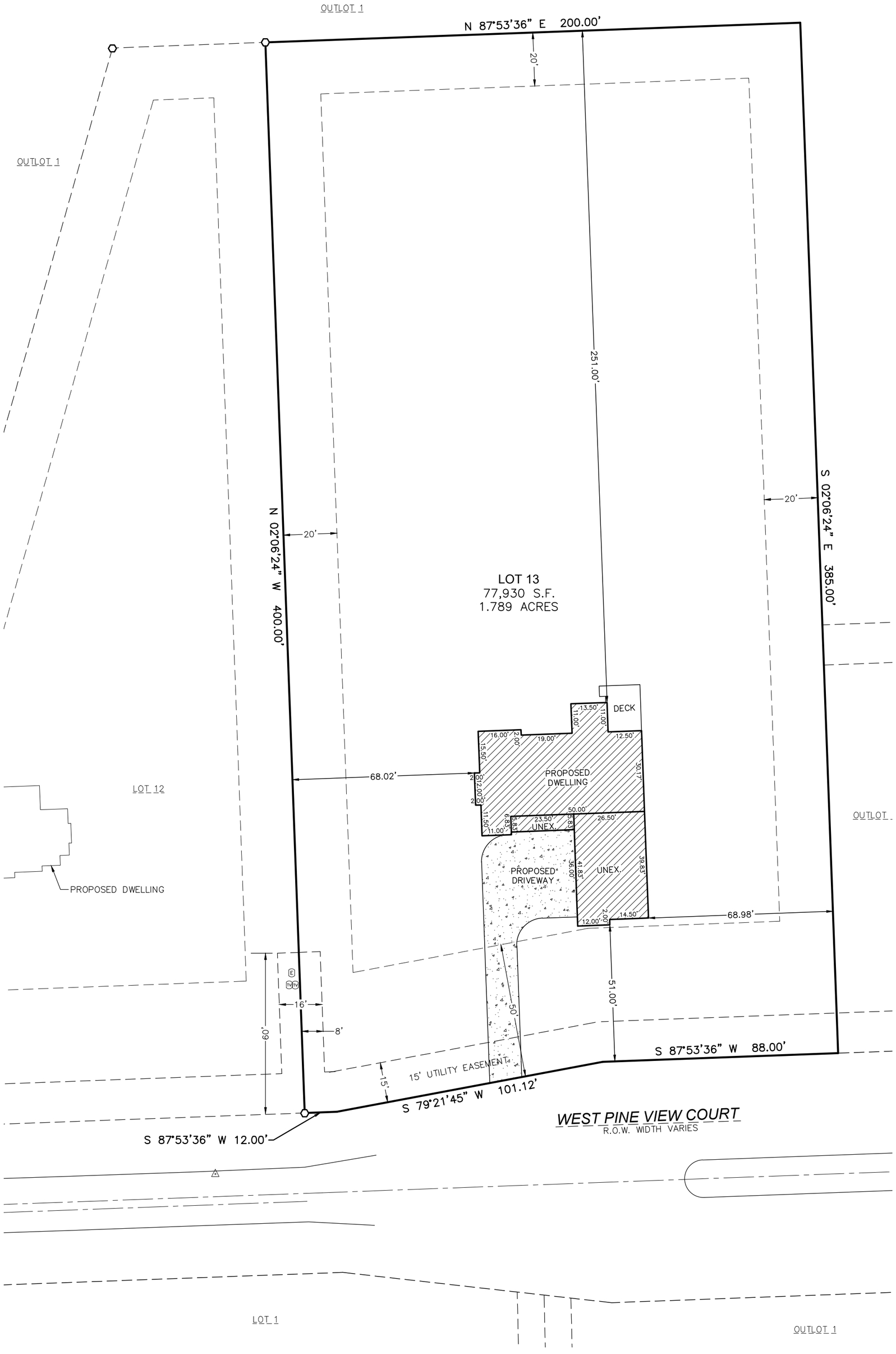
Kevin Emmer
General Manager
Anderson Homes
585 Ryan Street
Pewaukee, WI 53072

Direct: 262.746.9955
Office: 262.746.9999
Mobile: 262.305.6474
Fax: 262.746.9965
Email: kevin.emmer@andersonhomeswi.com
Website: www.andersonhomeswi.com

Attachment: HOA Approval (6198 : Anderson Homes)

PLAT OF SURVEY

LOT 13 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.



SETBACK REQUIREMENTS
FRONT YARD = 50'
SIDE YARD = 20'
REAR YARD = 20'

*** THIS MAP IS TO BE USED FOR PRELIMINARY ***
PLANNING PURPOSES ONLY

0' 30' 60'
1 INCH = 30 FEET

SHEET 1 OF 1	JOB NO. 21100	DATE 04/19/21	CLIENT: ANDERSON HOMES
			PROJECT: BROOKHAVEN MODEL
			LAYOUT: PLAT OF SURVEY
			DRAWING: .DWG
			LOCATION: 3560 WEST PINE VIEW CT, CITY OF MEQUON, OZAUKEE CO, WISCONSIN
			DRAWN BY: LJS
			CHECKED BY: MTO
			REV.
			REV.
			REV.
			REV.

LandTech SURVEYING
LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

Attachment: Site Plan (6198 : Anderson Homes)

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 MANUFACTURER'S INSTALLATION INSTRUCTIONS. THIS ALSO TO INCLUDE A SILL FLASHING.

THIN SET STONE NOTE:
TWO LAYER OF WATER RESISTANT BARRIER – (60 MIL.)
WEEP SCREED – TYPICAL AT BOTTOM OF WALLS
EFFECTIVE FLASHING AT ALL JOINTS AND PENETRATIONS

AREA DEFINITION:

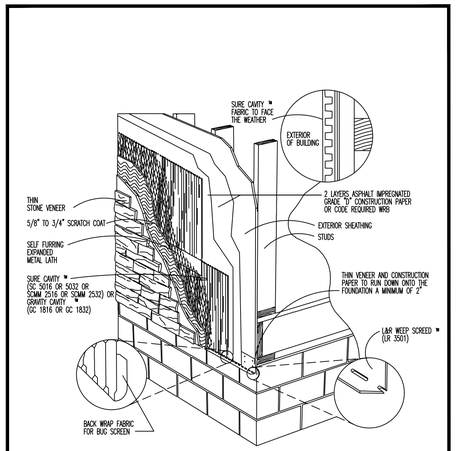
FIRST FLOOR AREA:	2244 SQUARE FEET
SECOND FLOOR AREA:	1135 SQUARE FEET
TOTAL LIVING AREA:	3379 SQUARE FEET
OPT. FINISHED LOWER LEVEL:	1059 SQUARE FEET
GARAGE AREA:	1084 SQUARE FEET
COVERED PORCH AREA:	141 SQUARE FEET
CONCRETE PATIO AREA:	228 SQUARE FEET
UNFINISHED BASEMENT AREA:	990 SQUARE FEET



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



REAR ELEVATION
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
A / A-5

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ANDERSON HOMES

BROOKHAVEN 2

RIVERLAND ESTATES LOT 13
MEQUON, WI

ANDERSON HOMES
585 RYAN STREET, PEWAUKEE, WI 53072
ANDERSONHOMESWI.COM 262-746-9999

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PROJECT DATE:
4.19.21

REVISIONS:	BY:

SHEET NUMBER:
A-1

Attachment: Plans (6198 : Anderson Homes)



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



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

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PROJECT DATE:
4.19.21

REVISIONS:	BY:

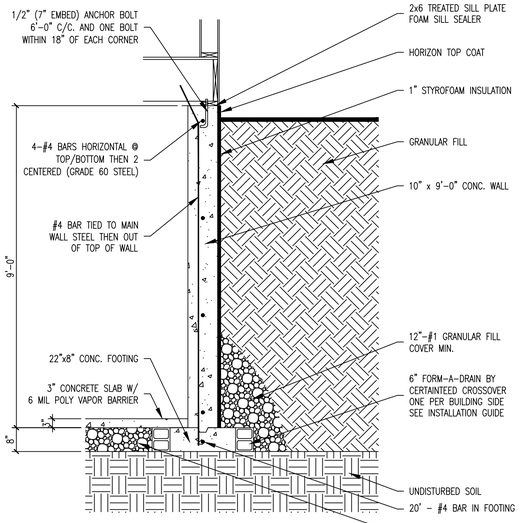
SHEET NUMBER:
A-2

Attachment: Plans (6198 : Anderson Homes)

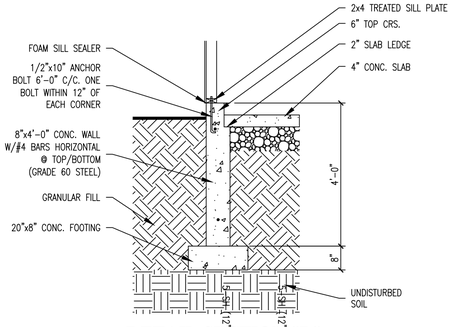
NOTE:
- LEVELING MAY BE NEEDED FOR CONCRETE PITCH IN BASEMENT WHEN USING VINYL, LAMINATE, TILE OR HARDWOOD FLOORINGS

NOTE:
- ALL MECHANICAL LOCATIONS WILL BE FIELD VERIFIED BY THEIR RESPECTIVE INSTALLERS
- THEY MAY NEED TO BE RELOCATED FOR OPTIMAL EFFICIENCY PER SITE

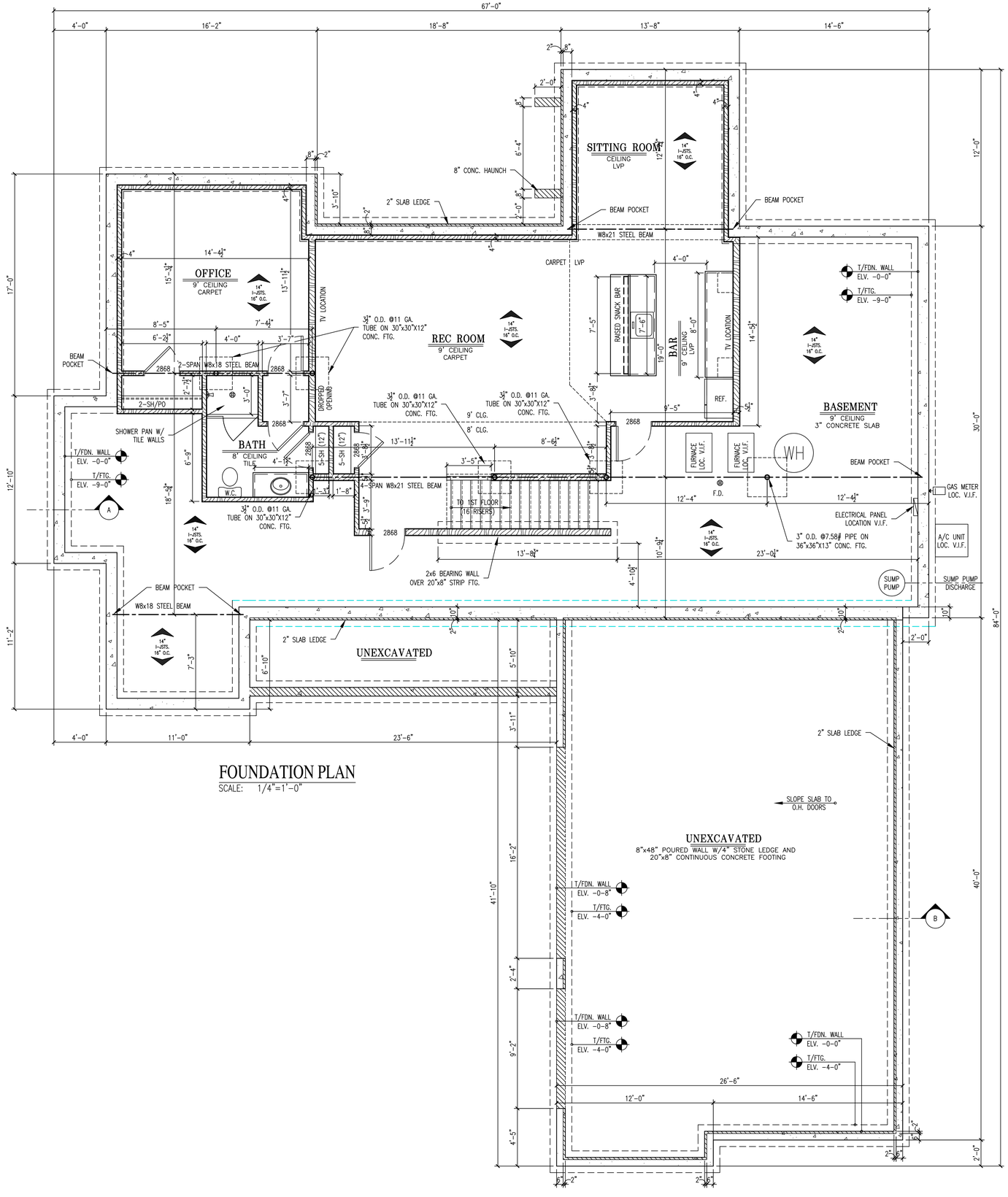
NOTE:
- JOIST LAYOUTS TO BE PROVIDED BY JOIST SUPPLIER
- SUPPLIER TO RE-CALC ALL BEAMS, HEADERS, AND JOISTS
- PLAN LAYOUT SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES
- ALL I-JOISTS LAYOUTS SHOULD CONFORM TO EQUAL A PRO-RATING OF 45



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



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



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

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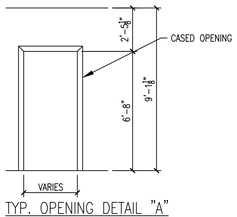
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ALL CONSTRUCTION METHODS SHALL CONFORM TO ALL APPLICABLE CODES AND GOVERNING AUTHORITIES.

PROJECT DATE:
4.19.21

REVISIONS:	BY:

SHEET NUMBER:
A-3

Attachment: Plans (6198 : Anderson Homes)



TYP. OPENING DETAIL "A"
SCALE: 1/4" = 1'-0"

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 SPECIFICATION FOR INSTALLATION AND ARE TO PROVIDE A ONE YEAR WARRANTY FROM THE DAY OF COMPLETION OR OCCUPANCY, WHICHEVER COMES FIRST.
- DOUBLE EVERY JOIST UNDER CERAMIC TILE AREAS WHEN NOT USING AN I-JOIST TYPE PRODUCT.
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL ROUGH AND FINISH OPENINGS FOR WINDOWS, DOORS, FIREPLACES, STAIRS AND STAIRWELL. MAKING SURE THEY 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, HAVING 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 ARE 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 JURISDICTION 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 GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, & FEDERAL) & THE DESIGNER SHALL HAVE NO LIABILITY FOR FAILURE OF COMPLIANCE
- IF ANY UNFORESEEN AESTHETIC OR STRUCTURAL ISSUES ARISE FOR THE OWNER DURING THE CONSTRUCTION OF THE CUSTOM PLAN DESIGN DESCRIBED IN THIS CONTRACT WILL BE THE OWNERS RESPONSIBILITY FOR ANY SUCH REMEDIES AS THEY SEE FIT

STANDARD NOTES:

- 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
- VENT ALL BATH EXHAUST FANS TO OUTSIDE, TYPICAL
- VENT ALL MICROWAVE OR STOVE HOODS TO OUTSIDE, TYPICAL
- SET ALL WINDOW HEAD HEIGHTS AT 8'-6" ABOVE FIRST FLOOR UNLESS NOTED ON THE PLAN
- ALL INTERIOR DIMENSIONS ARE MEASURED FROM STUD TO STUD
- ALL EXTERIOR DIMENSIONS ARE FROM THE STUD FACE
- HEADERS OVER 6' LONG SHALL HAVE DOUBLE SHOULDER STUDS AT EACH END. UNDER 6' LONG SHALL HAVE SINGLE SHOULDER UNDER EACH END
- MULTIPLE PLY SAWN LUMBER HEADERS ARE TO BE NAILED TOGETHER WITH ROWS OF 10D COMMONS AT 16" C/C. 4 PER ROW FOR 2"x10" MEMBERS AND LARGER
- HEADERS HAVE BEEN IDENTIFIED IN ALL BEARING WALLS. HEADERS IN NON-BEARING WALLS SHALL BE A MINIMUM OF (2) 2"x6" MEMBERS
- THE NUMBER OF SHOULDER STUDS SUPPORTING A GIRDER TRUSS SHALL MATCH THE NUMBER OF PLYS MAKING UP THE GIRDER TRUSS
- PROVIDE JOIST WEB STIFFENERS AND NAILING PER MANUFACTURER'S RECOMMENDATIONS AT INTERIOR BEARING POINTS

NOTE:

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- 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
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NOTE:

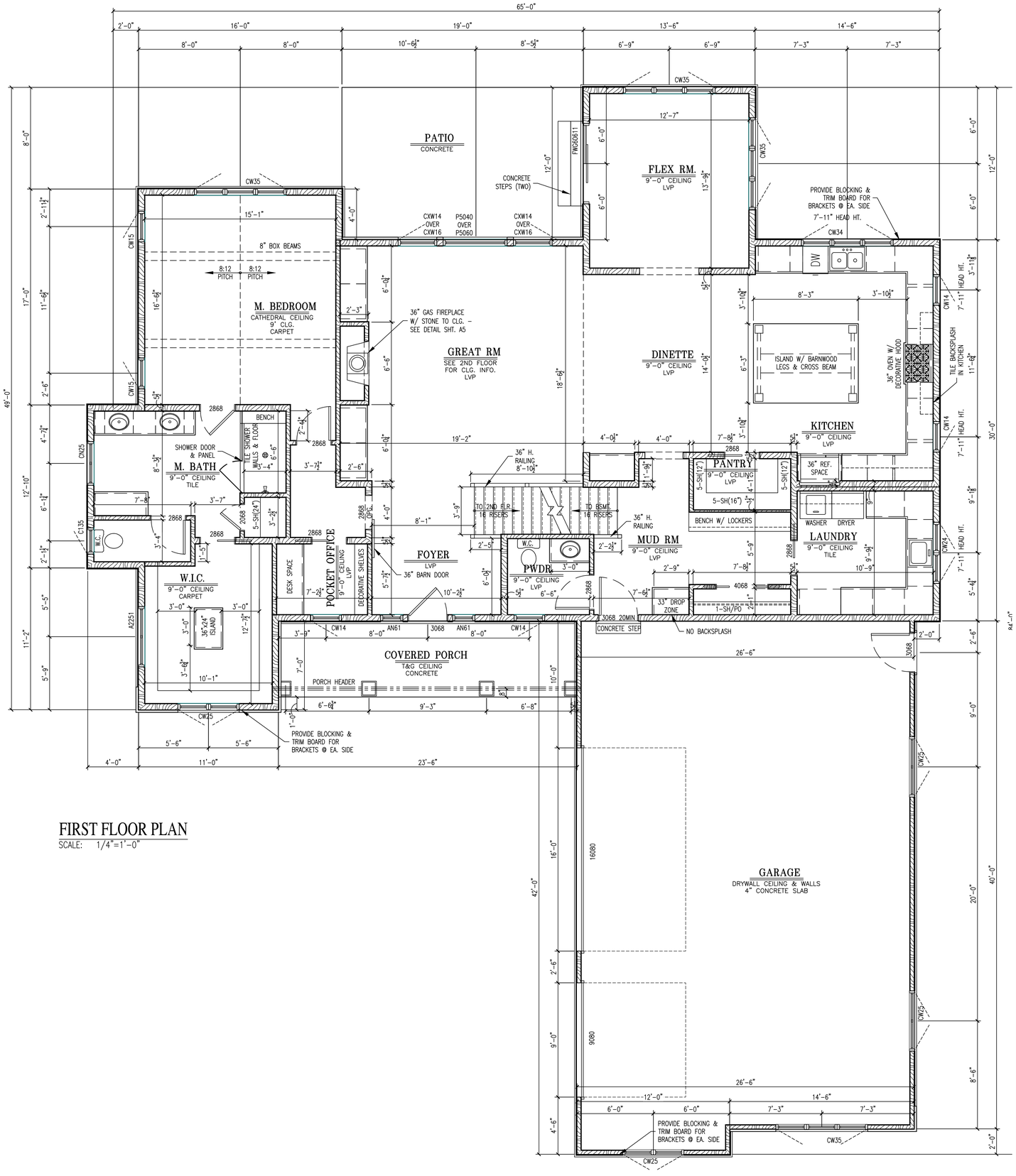
- 2x4 AND 2x6 WALLS MAY NOT EXCEED 10'-0"
- ANY WALL EXCEEDING 10'-0" WILL NEED ENGINEERING BY MANUFACTURER
- THE SUPPLIER MUST FURNISH THOSE DOCUMENTS

NOTE:

- FINISH CARPENTER'S ARE TO BID AND INCLUDE LABOR TO INSTALL ALL STORM DOORS AND ALL BEARING PORCH POST FINISH WRAPPING TRIM

AREA DEFINITION:

FIRST FLOOR AREA:	2244 SQUARE FEET
SECOND FLOOR AREA:	1135 SQUARE FEET
TOTAL LIVING AREA:	3379 SQUARE FEET
OPT. FINISHED LOWER LEVEL:	1059 SQUARE FEET
GARAGE AREA:	1084 SQUARE FEET
COVERED PORCH AREA:	141 SQUARE FEET
CONCRETE PATIO AREA:	228 SQUARE FEET
UNFINISHED BASEMENT AREA:	990 SQUARE FEET



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

ANDERSON HOMES

BROOKHAVEN 2

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MEQUON, WI

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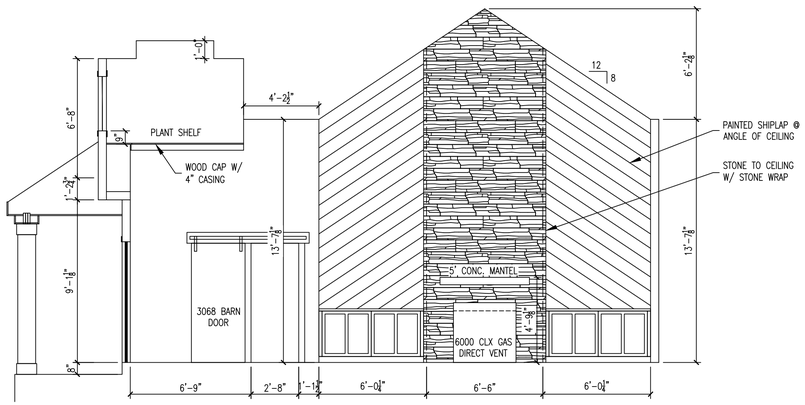
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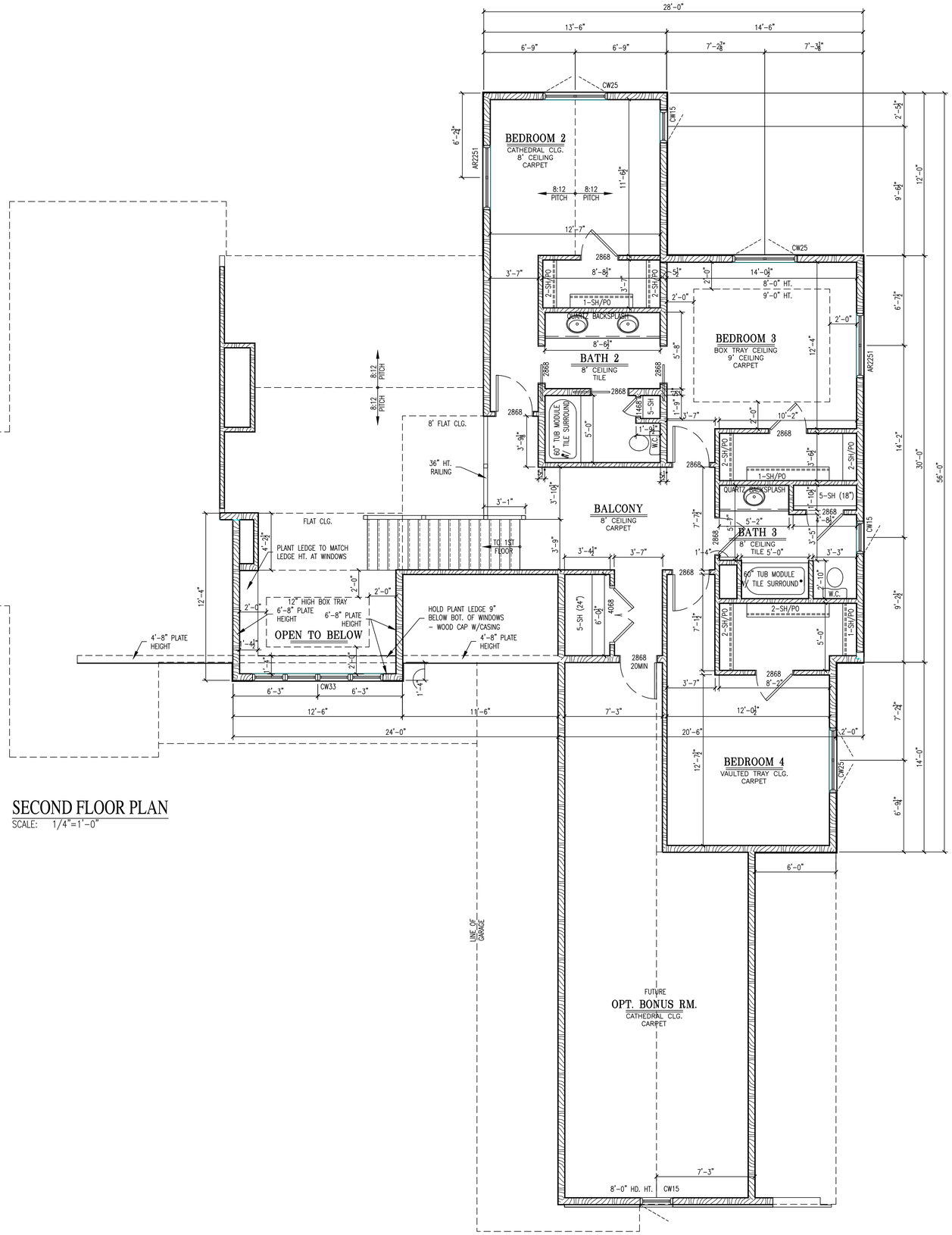
SHEET NUMBER:
A-4

Attachment: Plans (6198 : Anderson Homes)



FIREPLACE DETAIL/GREAT ROOM/FOYER SECTION

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



SECOND FLOOR PLAN

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

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RIVERLAND ESTATES LOT 13
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ANDERSON HOMES

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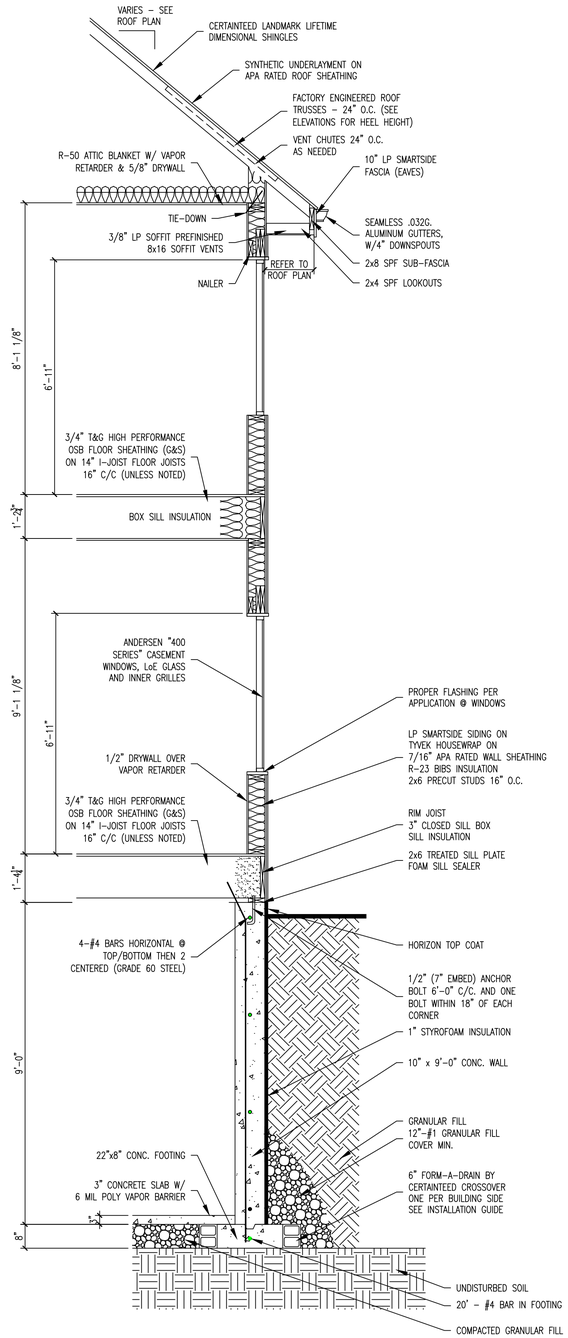
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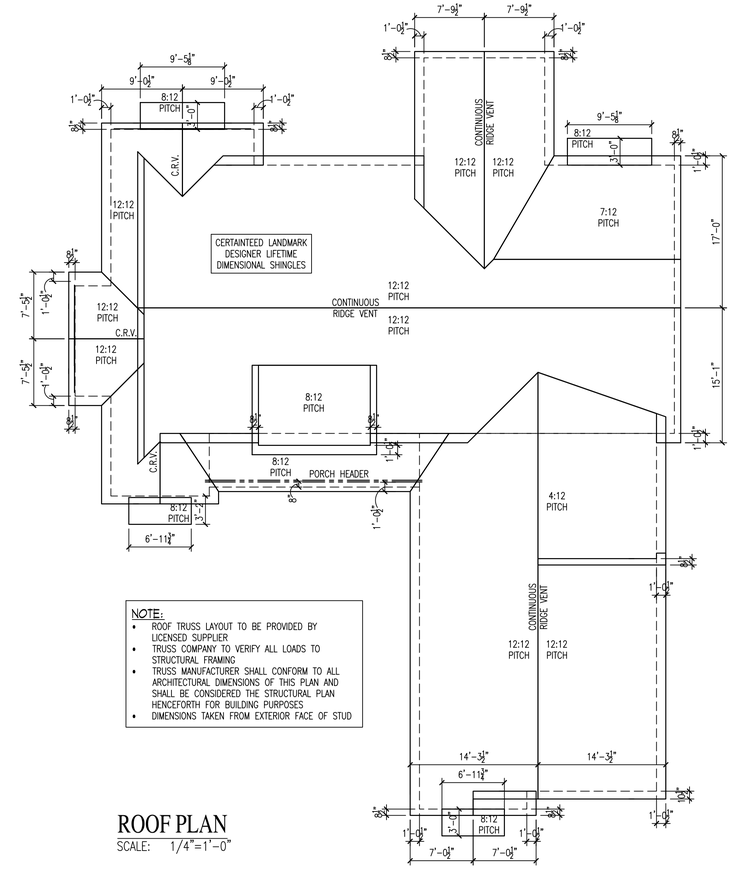
SHEET NUMBER:
A-5

Attachment: Plans (6198 : Anderson Homes)



TYPICAL WALL SECTION

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



ROOF PLAN

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

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RIVERLAND ESTATES LOT 13
MEQUON, WI

ANDERSON HOMES

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PROJECT DATE:
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REVISIONS:	BY:

SHEET NUMBER:
A-6

Attachment: Plans (6198 : Anderson Homes)

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: **May 10, 2021**
SUBJECT: **Anderson Homes LLC - New Single-Family Residence at 3650 W. Pine View Court**

Attachments:
Statement of Intent (PDF)
HOA Approval (PDF)
Survey (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 #12 that consists of a ranch plan with finished basement. Designed into the plan is a covered patio. The plan is designed for no exposure.

Attachment: Statement of Intent (6203 : Anderson Homes)

Karen Heil

From: Kevin Emmer <kevin.emmer@andersonhomeswi.com>
Sent: Monday, April 19, 2021 4:26 PM
To: Karen Heil
Cc: Kelsey Krueger; Eric Siudak
Subject: Riverland HOA Approval.

Karen,

Hope your having a great start to your work week. This email is to confirm with you that the HOA for Riverland Estates being Anderson Homes LLC approves the designs submitted for both Lot #12 and Lot #13 in Riverland Estates. Any other questions please let me know.

Thanks,



ANDERSON HOMES

Kevin Emmer
General Manager
Anderson Homes
585 Ryan Street
Pewaukee, WI 53072

Direct: 262.746.9955
Office: 262.746.9999
Mobile: 262.305.6474
Fax: 262.746.9965
Email: kevin.emmer@andersonhomeswi.com
Website: www.andersonhomeswi.com

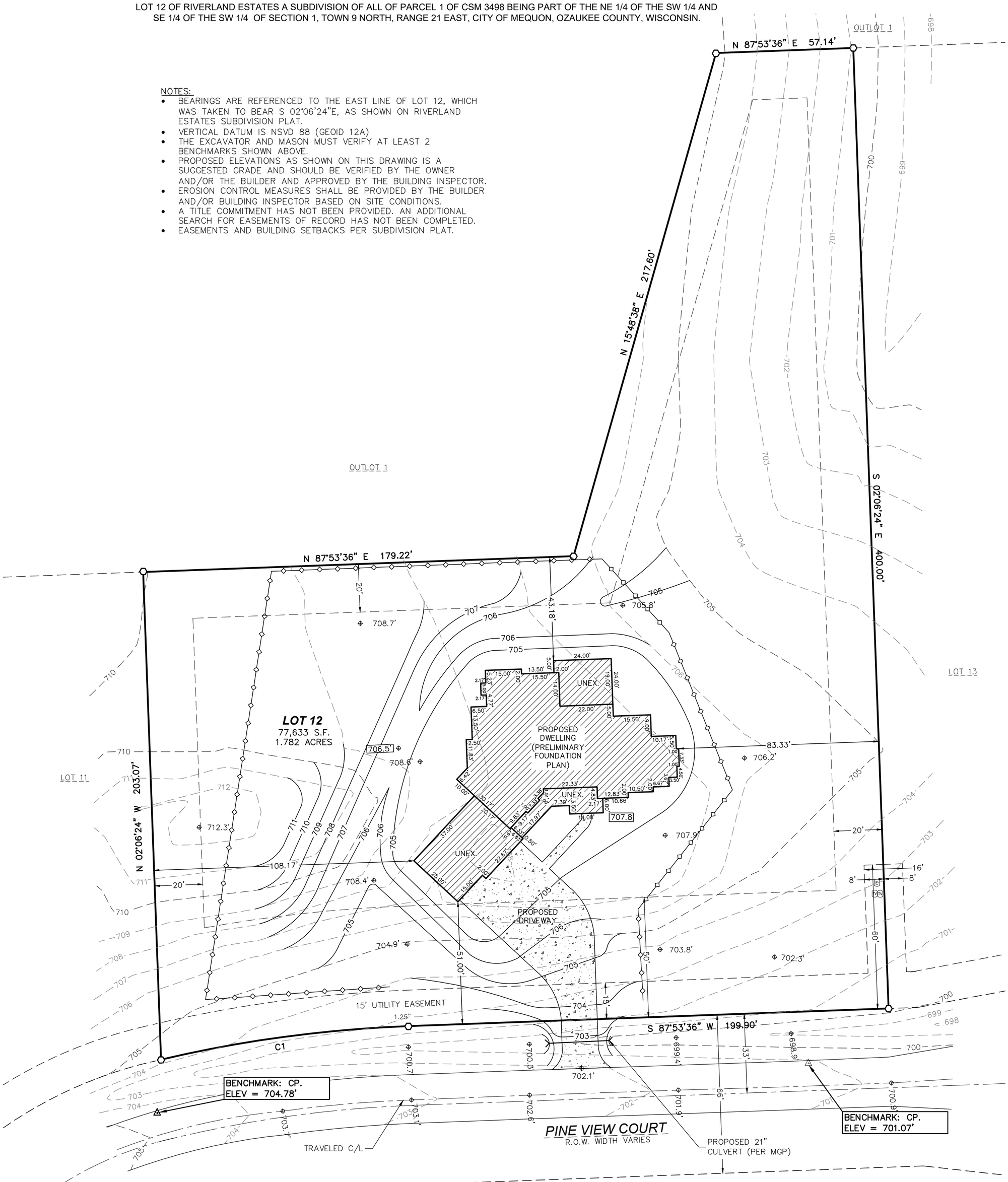
Attachment: HOA Approval (6203 : Anderson Homes)

PLAT OF SURVEY

LOT 12 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.

NOTES:

- BEARINGS ARE REFERENCED TO THE EAST LINE OF LOT 12, WHICH WAS TAKEN TO BEAR S 02°06'24"E, AS SHOWN ON RIVERLAND ESTATES SUBDIVISION PLAT.
- VERTICAL DATUM IS NSVD 88 (GEOID 12A)
- THE EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
- PROPOSED ELEVATIONS AS SHOWN ON THIS DRAWING IS A SUGGESTED GRADE AND SHOULD BE VERIFIED BY THE OWNER AND/OR THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR.
- EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE BUILDER AND/OR BUILDING INSPECTOR BASED ON SITE CONDITIONS.
- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- EASEMENTS AND BUILDING SETBACKS PER SUBDIVISION PLAT.



CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	536.84'	11°06'21"	104.06'	103.90'	S 82°18'20" W	S 87°51'30" W	S 76°45'09" W

WISCONSIN
MATTHEW T. O'ROURKE
S-2771
NEOSHO, WI
LAND SURVEYOR

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S–2771

SETBACK REQUIREMENTS
FRONT YARD = 50'
SIDE YARD = 20'
REAR YARD = 20'

PROPOSED GRADES PER GRADING PLAN
FINISH YARD GRADE: 707.80
GARAGE FLOOR: 708.13
TOP OF WALL: 708.47
TOP OF FOOTING: 699.47 (9' WALL)
DRIVE SLOPE = 7%

0' 30' 60'
1 INCH = 30 FEET

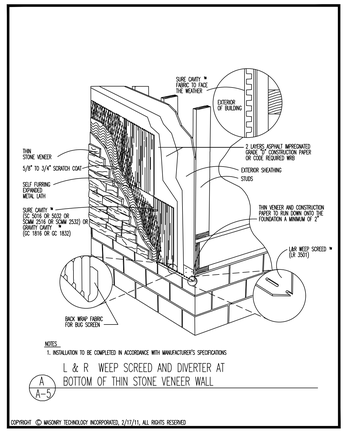
LEGEND

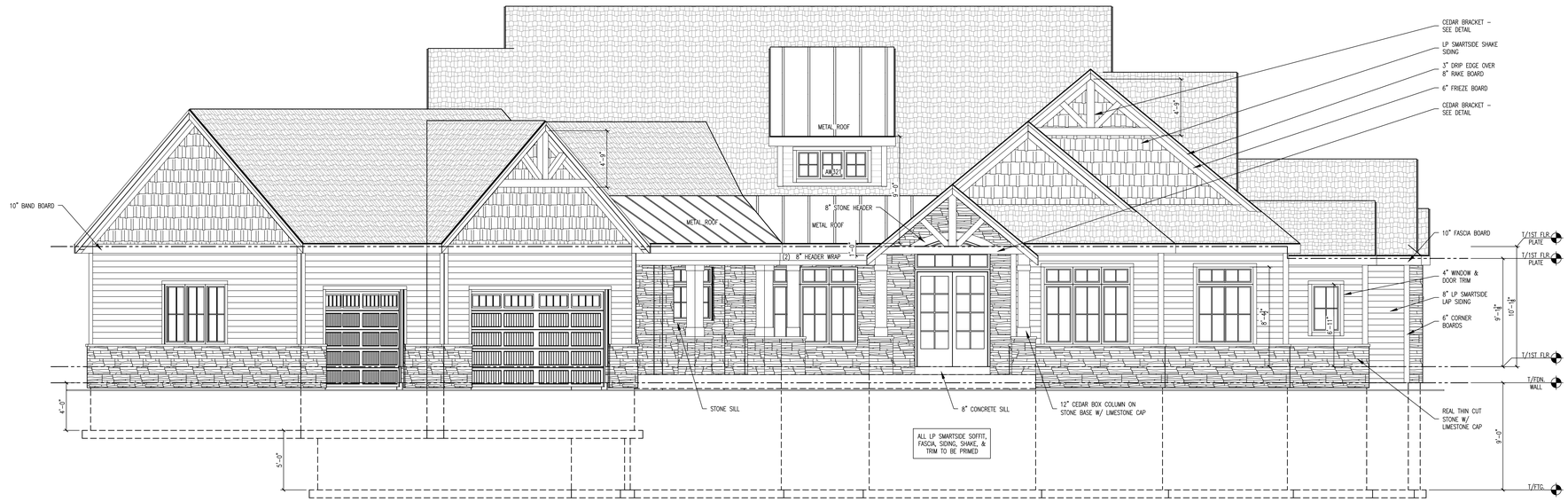
- FOUND 1" IRON PIPE OR NOTED
- PROPOSED CULVERT
- 800.0 EXISTING SPOT GRADE
- 800 EXISTING CONTOUR
- 800 PROPOSED CONTOUR
- PROPOSED SILT FENCE
- 800.0 PROPOSED ELEVATION
- CONTROL POINT BENCHMARK

SHEET 1 OF 1	JOB NO. 21070	DATE 04/18/21	
CLIENT: ANDERSON HOMES	LOCATION: 3560 WEST PINE VIEW CT. MEQUON, WISCONSIN	REV.	
PROJECT: THE HUNTINGTON		REV.	
LAYOUT: PLAT OF SURVEY		REV.	
DRAWING: 21070_SURVEY.DWG	DRAWN BY: LJS / CHECKED BY: MTO	REV.	

LandTech SURVEYING
LAND SURVEYING • LAND PLANNING
111 W. SECOND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

Attachment: Survey (6203 : Anderson Homes)





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

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 MANUFACTURER'S INSTALLATION INSTRUCTIONS. THIS ALSO TO INCLUDE A SILL FLASHING.

THIN SET STONE NOTE:
TWO LAYER OF WATER RESISTANT BARRIER – (60 MIL.)
WEEP SCREED – TYPICAL AT BOTTOM OF WALLS
EFFECTIVE FLASHING AT ALL JOINTS AND PENETRATIONS

AREA DEFINITION:

FIRST FLOOR AREA:	3571 SQUARE FEET
TOTAL LIVING AREA:	3571 SQUARE FEET
FINISHED LOWER LEVEL:	1981 SQUARE FEET
GARAGE AREA:	974 SQUARE FEET
COVERED PORCH AREA:	330 SQUARE FEET
COVERED PATIO AREA:	428 SQUARE FEET
UNFINISHED BASEMENT AREA:	1336 SQUARE FEET



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

ANDERSON HOMES

ANDERSON HOMES
585 RYAN STREET, PEWAUKEE, WI 53072
ANDERSONHOMESWI.COM 262-746-9999

THE HUNTINGTON
RIVERLAND ESTATES LOT 12
MEQUON, WI

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ANDERSON HOMES, LLC. DISCLAIMS ALL RESPONSIBILITY AND LIABILITY FOR ANY CHANGES, MODIFICATIONS, OR ADDITIONS TO THESE DRAWINGS NOT MADE BY ANDERSON HOMES, LLC.
ALL CONSTRUCTION SHALL BE IN THE WORKMANLIKE QUALITY OF MATERIALS AND GOVERNED ACCORDING TO THE LOCAL CODES IN EFFECT. ALL WORK SHALL COMPLY TO ALL APPLICABLE CODES AND GOVERNING AUTHORITIES.

PROJECT DATE:
4.19.21

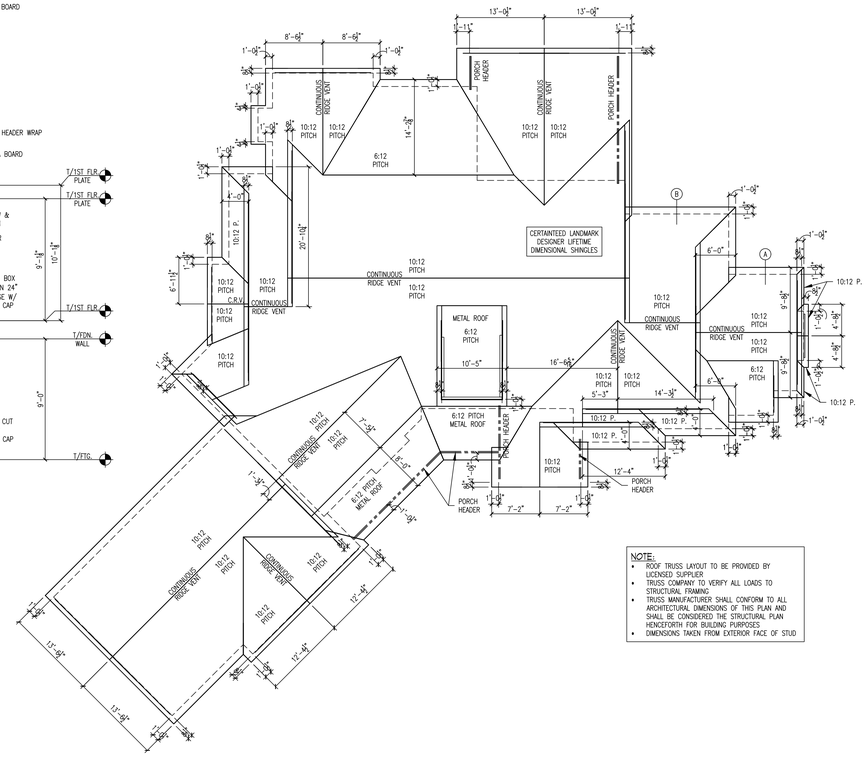
REVISIONS:	BY:

SHEET NUMBER:
A-1

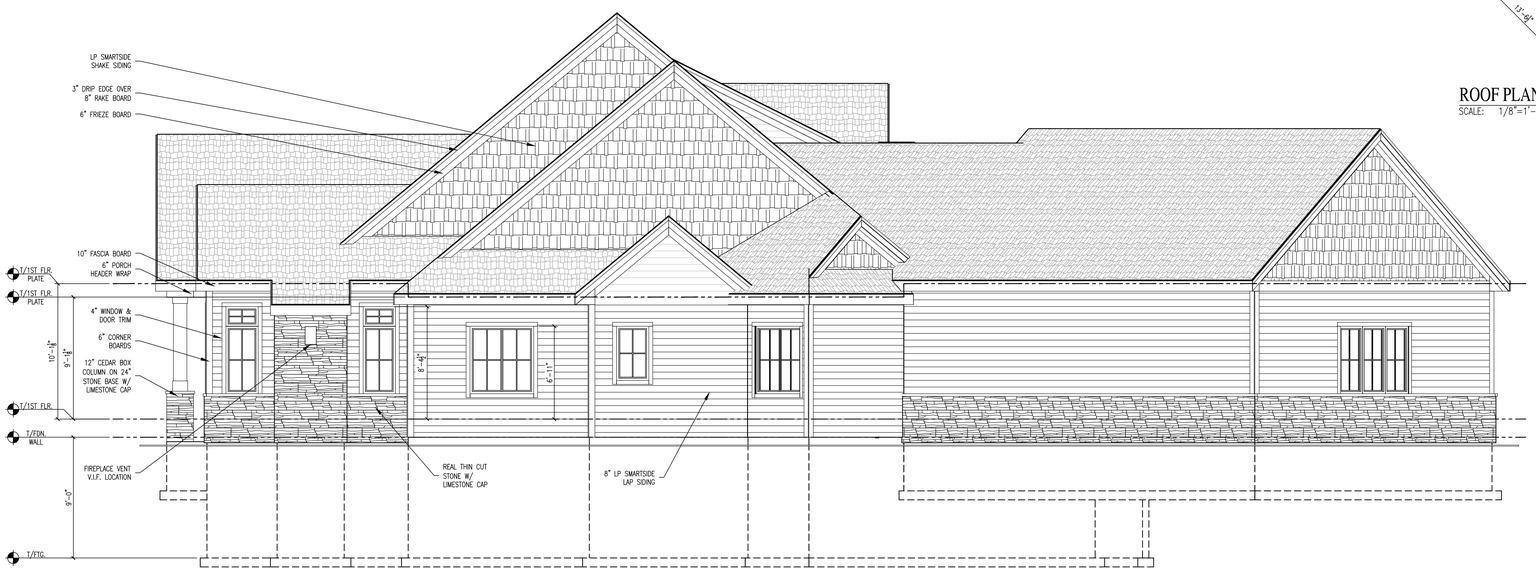
Attachment: Plans (6203 : Anderson Homes)



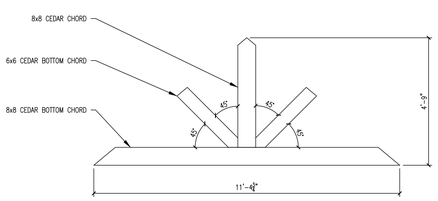
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



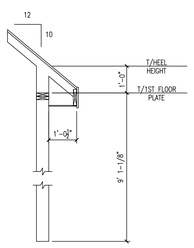
ROOF PLAN
SCALE: 1/8"=1'-0"



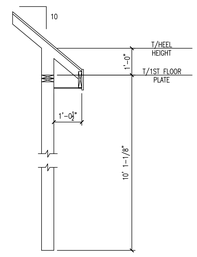
LEFT ELEVATION
SCALE: 1/4"=1'-0"



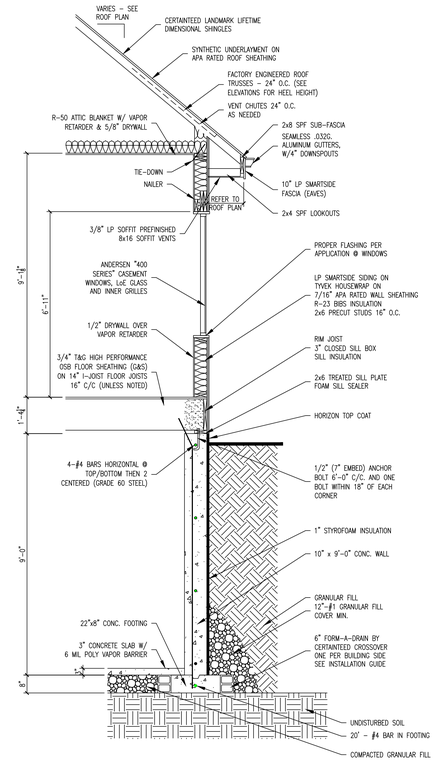
GABLE BRACKET DETAIL - SITE BUILT
SCALE: 1/2"=1'-0"



HEEL HEIGHT A
SCALE: 1/2"=1'-0"



HEEL HEIGHT B
SCALE: 1/2"=1'-0"



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

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PROJECT DATE:
4.9.21

REVISIONS:	BY:

SHEET NUMBER:
A-2

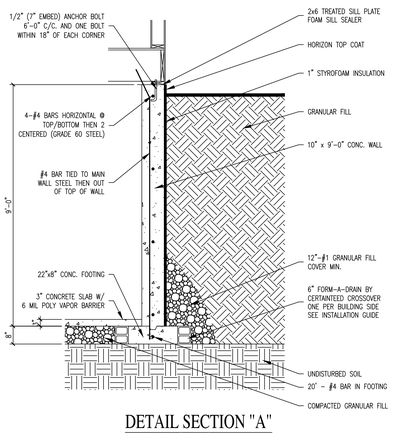
ANDERSON HOMES

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THE HUNTINGTON
RIVERLAND ESTATES - LOT 12
MEQUON, WI

ANDERSON HOMES
585 RYAN STREET, PEWAUKEE, WI 53072
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Attachment: Plans (6203 : Anderson Homes)



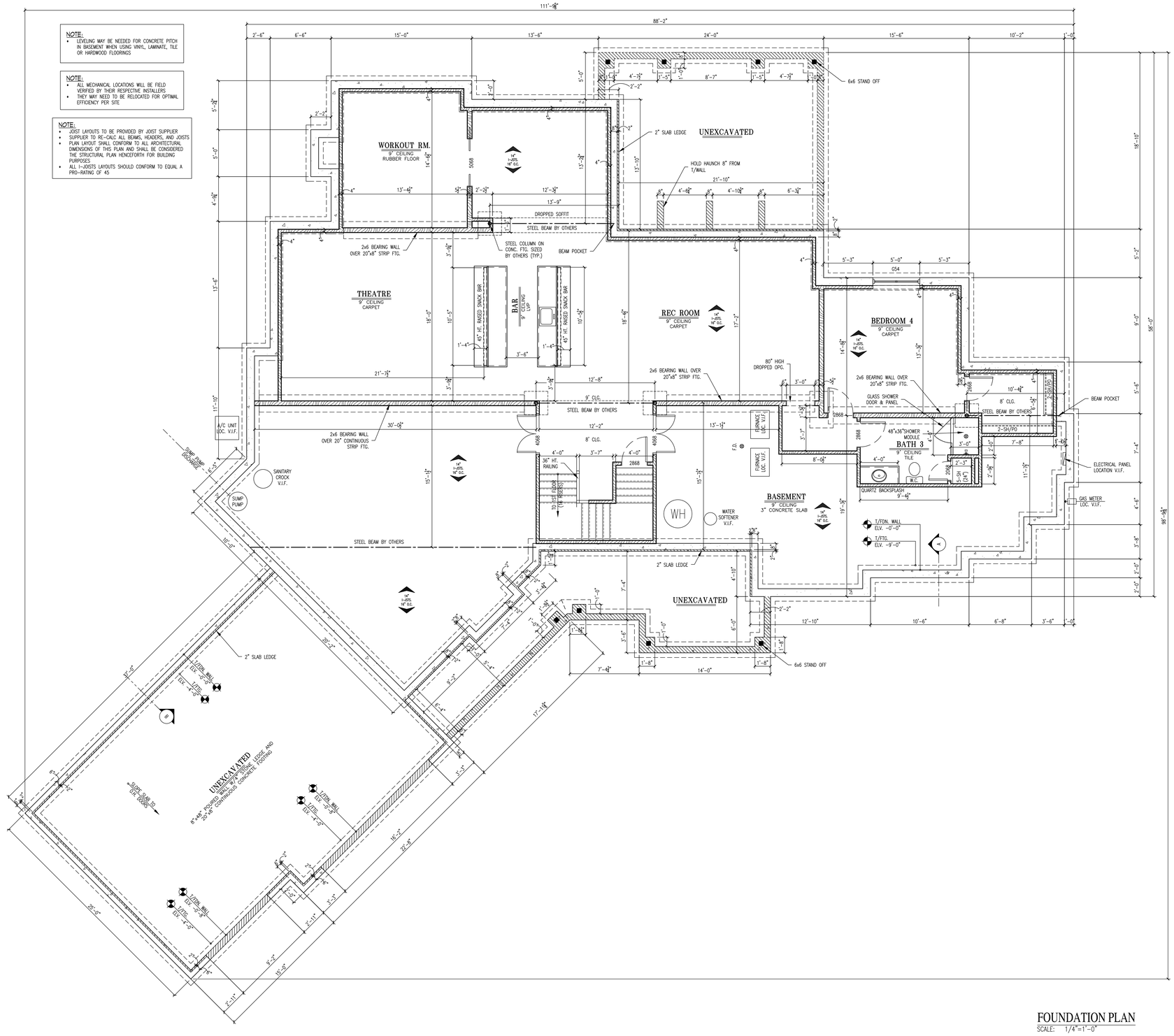
DETAIL SECTION "A"
SCALE: 1/2"=1'-0"

DETAIL SECTION "B"
SCALE: 1/2"=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:
- 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
- ALL I-JOISTS LAYOUTS SHOULD CONFORM TO EQUAL A PRO-RATING OF 45



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

ANDERSON HOMES

THE HUNTINGTON
RIVERLAND ESTATES LOT 12
MEQUON, WI

ANDERSON HOMES
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PROJECT DATE:
4.9.21

REVISIONS:	BY:

SHEET NUMBER:
A-3

Attachment: Plans (6203 : Anderson Homes)

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 SPECIFICATION FOR INSTALLATION AND ARE TO PROVIDE A ONE YEAR WARRANTY FROM THE DAY OF COMPLETION OR OCCUPANCY, WHICHEVER COMES FIRST.
- DOUBLE EVERY JOIST UNDER CERAMIC TILE AREAS WHEN NOT USING AN I-JOIST TYPE PRODUCT.
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL ROUGH AND FINISH OPENINGS FOR WINDOWS, DOORS, FIREPLACES, STAIRS AND STAIRWELL. MAKING SURE THEY 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 ARE 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 JURISDICTION 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 GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, & FEDERAL) & THE DESIGNER SHALL HAVE NO LIABILITY FOR FAILURE OF COMPLIANCE
- IF ANY UNFORESEEN AESTHETIC OR STRUCTURAL ISSUES ARISE FOR THE OWNER DURING THE CONSTRUCTION OF THE CUSTOM PLAN DESIGN DESCRIBED IN THIS CONTRACT WILL BE THE OWNERS RESPONSIBILITY FOR ANY SUCH REMEDIES AS THEY SEE FIT

STANDARD NOTES:

- SMOKE DETECTORS TO BE WIRED INTO HOUSE CURRENT W/BATTERY BACK-UP, INTERCONNECT SO IF ONE SOUNDS, THEY ALL SOUND – TYP. IN EVERY FLOOR AND EACH BEDROOM
- VENT ALL BATH EXHAUST FANS TO OUTSIDE, TYPICAL
- VENT ALL MICROWAVE OR STOVE HOODS TO OUTSIDE, TYPICAL
- SET ALL WINDOW HEAD HEIGHTS AT 6'-11" ABOVE FIRST FLOOR UNLESS NOTED ON THE PLAN
- ALL INTERIOR DIMENSIONS ARE MEASURED FROM STUD TO STUD
- ALL EXTERIOR DIMENSIONS ARE FROM THE STUD FACE
- HEADERS OVER 6' LONG SHALL HAVE DOUBLE SHOULDER STUDS AT EACH END. UNDER 6' LONG SHALL HAVE SINGLE SHOULDER UNDER EACH END
- MULTIPLE PLY SAWN LUMBER HEADERS ARE TO BE NAILED TOGETHER WITH ROWS OF 10D COMMONS AT 16" C/C. 4 PER ROW FOR 2"x10" MEMBERS AND LARGER
- HEADERS HAVE BEEN IDENTIFIED IN ALL BEARING WALLS. HEADERS IN NON-BEARING WALLS SHALL BE A MINIMUM OF (2) 2"x6" MEMBERS
- THE NUMBER OF SHOULDER STUDS SUPPORTING A GIRDER TRUSS SHALL MATCH THE NUMBER OF PLYS MAKING UP THE GIRDER TRUSS
- PROVIDE JOIST WEB STIFFENERS AND NAILING PER MANUFACTURER'S RECOMMENDATIONS AT INTERIOR BEARING POINTS

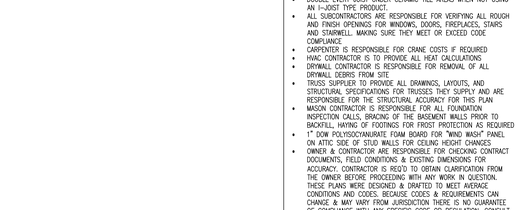
NOTE:
- JOIST LAYOUTS TO BE PROVIDED BY JOIST SUPPLIER
- SUPPLIER TO RE-CALC ALL BEAMS, HEADERS, AND JOISTS
- PLAN LAYOUT SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES
- ALL I-JOISTS LAYOUTS SHOULD CONFORM TO EQUAL A PRO-RATING OF 45

NOTE:
- 2x4 AND 2x6 WALLS MAY NOT EXCEED 10'-0"
- ANY WALL EXCEEDING 10'-0" WILL NEED ENGINEERING BY MANUFACTURER
- THE SUPPLIER MUST FURNISH THOSE DOCUMENTS

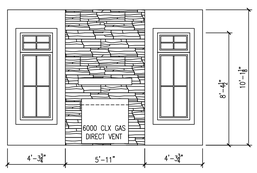
NOTE:
- FINISH CARPENTER'S ARE TO BID AND INCLUDE LABOR TO INSTALL ALL STORM DOORS AND ALL BEARING PORCH POST FINISH WRAPPING TRIM

AREA DEFINITION:

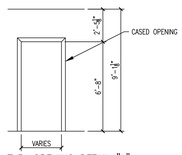
FIRST FLOOR AREA:	3571 SQUARE FEET
TOTAL LIVING AREA:	3571 SQUARE FEET
FINISHED LOWER LEVEL:	1981 SQUARE FEET
GARAGE AREA:	974 SQUARE FEET
COVERED PORCH AREA:	330 SQUARE FEET
COVERED PATIO AREA:	428 SQUARE FEET
UNFINISHED BASEMENT AREA:	1336 SQUARE FEET



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



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



TYP. OPENING DETAIL "A"
SCALE:1/4" = 1'-0"



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

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ANDERSONHOMESWI.COM 262-746-9999

THE HUNTINGTON
RIVERLAND ESTATES LOT 12
MEQUON, WI

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PROJECT DATE:
4.21.21

REVISIONS:	BY:

SHEET NUMBER:
A-4

Attachment: Plans (6203 : Anderson Homes)

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: **May 10, 2021**
SUBJECT: **Jeffrey & Teresa McClellan - New Single-Family Residence at 12936 N. West Shoreland Drive**

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

Statement of Intent for 12936 N West Shoreland Dr

We plan to construct a new residence at 12936 N West Shoreland Dr. The existing home on the property was built in 1940. Experts tell us it requires many major, costly improvements, including a new well, HVAC and electrical upgrades, and lead abatement, in order to bring it up to current quality and neighborhood standards. We will be replacing that structure with a custom, Arts & Crafts style design home. The new home will be approximately 2,000 square feet that complements neighboring properties, fits within the legal offsets and takes advantage of the river bank location. Our goal is to build a more efficient, high-quality home that will enhance the value of the property, while utilizing materials from the existing structure. As part of the deconstruction process, we are partnering with Habitat for Humanity to recycle and re-use as much as possible from the existing home.

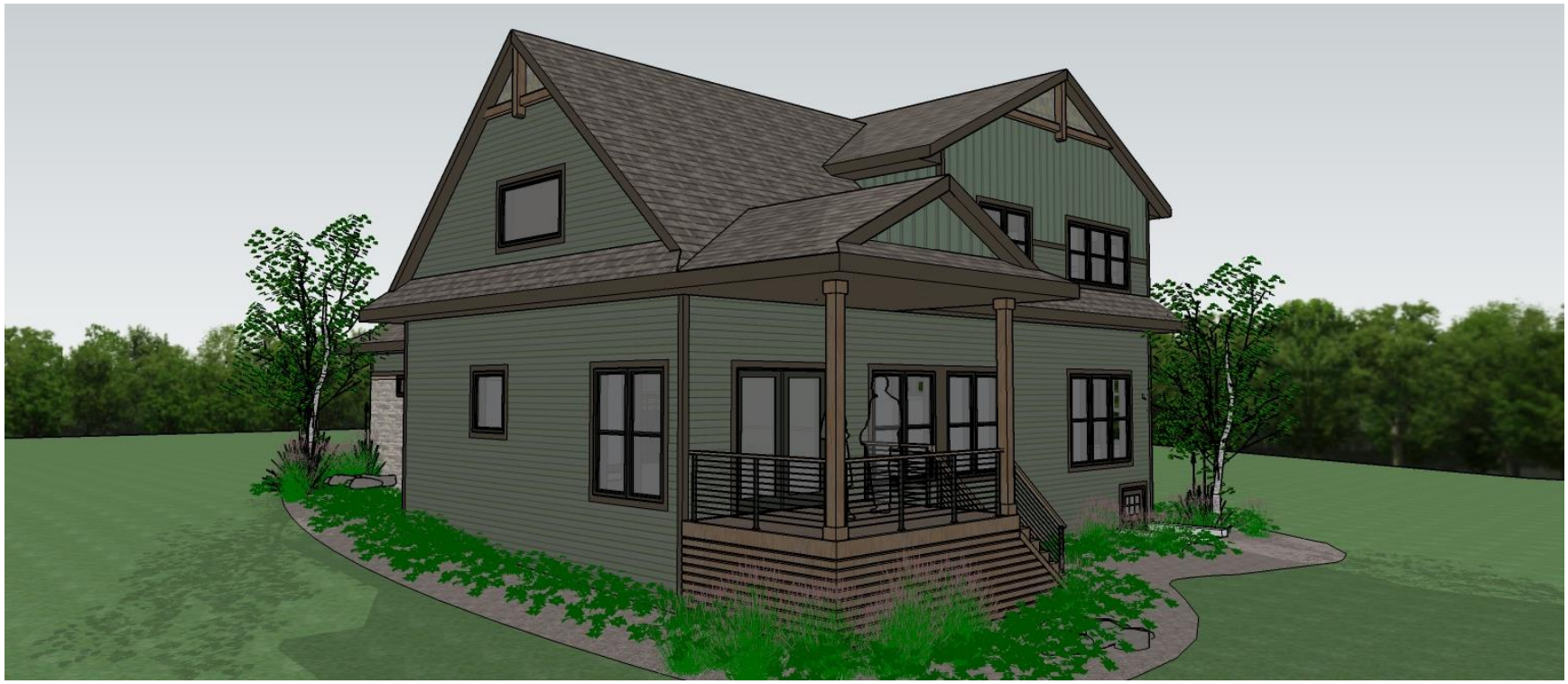
Attachment: Statement of Intent (6205 : Jeffrey & Teresa McClellan)



Attachment: Renderings (6205 : Jeffrey & Teresa McClellan)



Attachment: Renderings (6205 : Jeffrey & Teresa McClellan)



Attachment: Renderings (6205 : Jeffrey & Teresa McClellan)



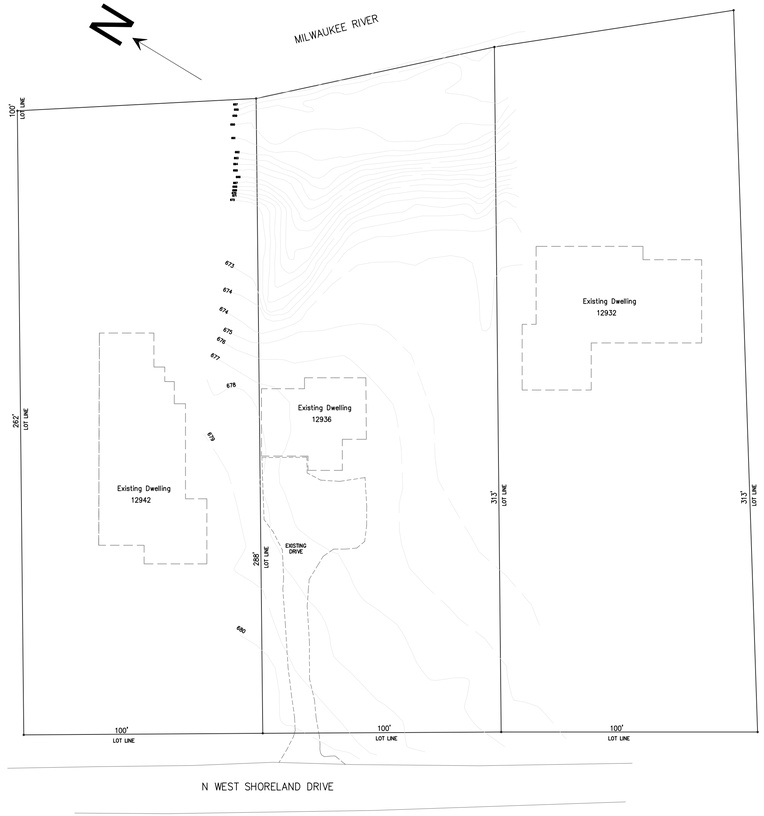
Attachment: Renderings (6205 : Jeffrey & Teresa McClellan)



Attachment: Renderings (6205 : Jeffrey & Teresa McClellan)



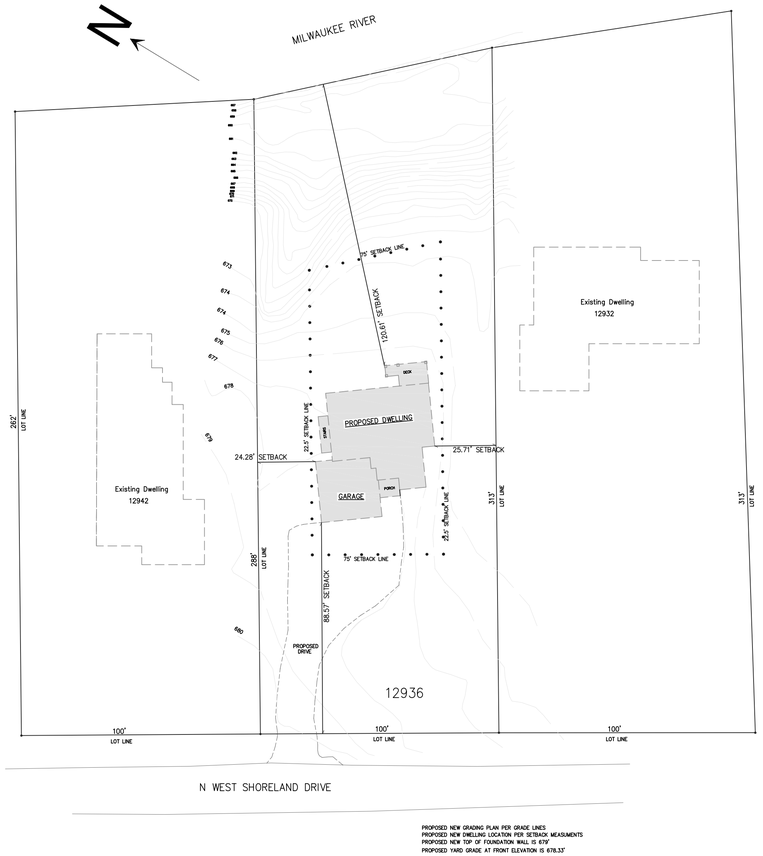
Attachment: Renderings (6205 : Jeffrey & Teresa McClellan)



EXISTING LOT PLAT OF SURVEY & GRADING PLAN

SCALE: 1" = 30'

Approx. 27,694 Sq. Ft. Lot Size



PROPOSED NEW PLAT OF SURVEY & GRADING PLAN

SCALE: 1" = 30'

Approx. 27,694 Sq. Ft. Lot Size

Approx. 2,381 Sq. Ft Building Foot Print Size

Site Plan & Survey Sheets

McClellan Residence
12939 N Shoreland Dr
Mequon, WI

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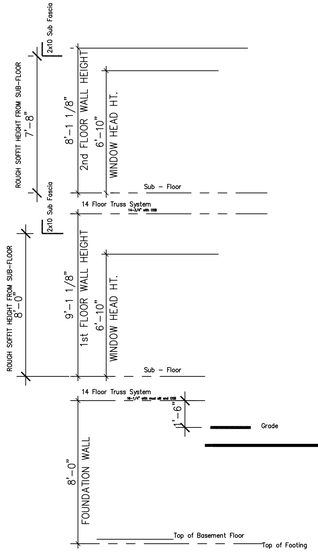
DATE 04-19-21

LEMEL HOMES, INC.
7161 N. Port Washington Rd.
Milwaukee, WI 53217-8046
Phone (414)228-1800
Fax (414)228-4067
www.lemelhomes.com

Attachment: Site Plan and Plans (6205 : Jeffrey & Teresa McClellan)

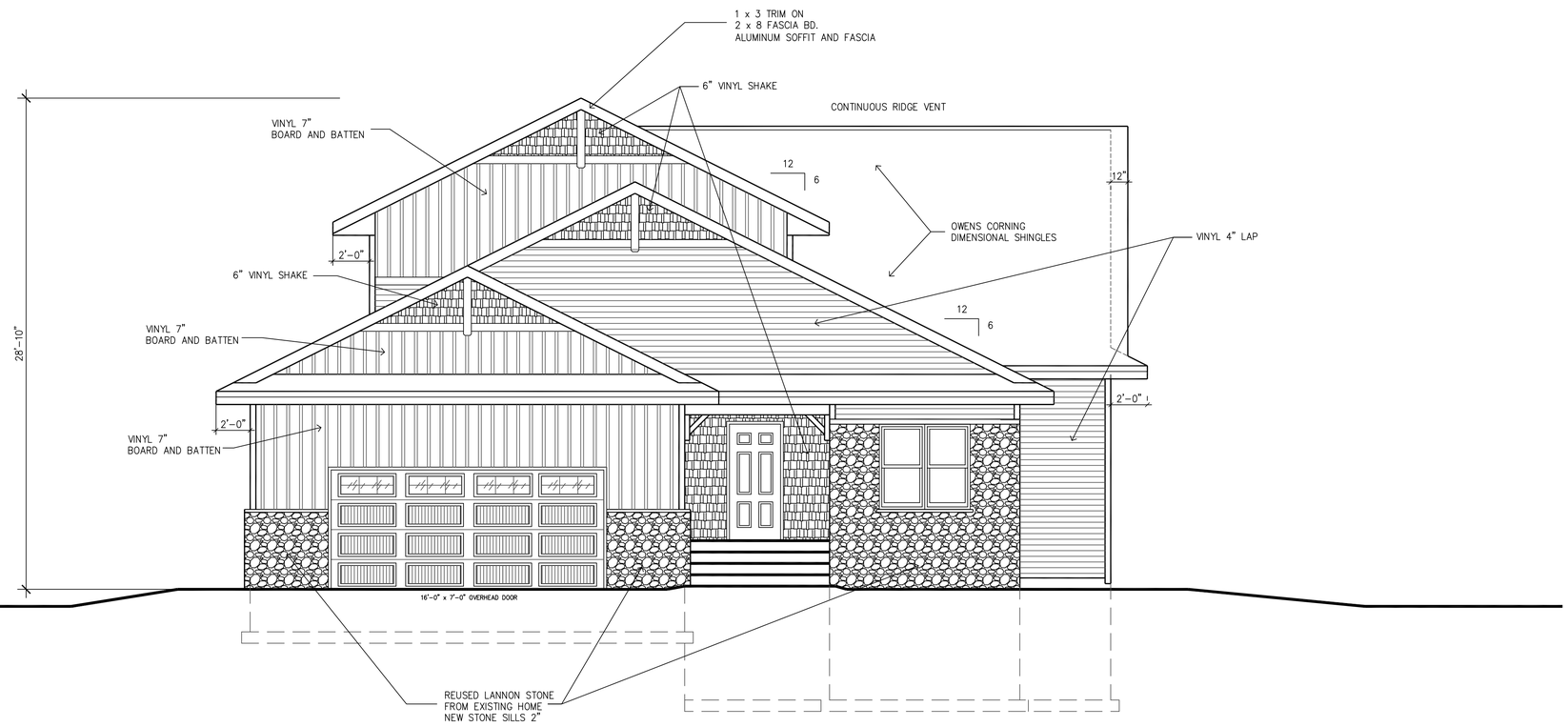
GENERAL NOTES:

- ALL WINDOWS ARE NOTED AS APPROX. UNIT SIZES CONTRACTOR TO VERIFY FINAL SIZE WITH WINDOW SUPPLIER AND CONFIRM BEDROOM EGRESS
- ALL WINDOWS HAVE 3-1/2" VINYL TRIM
- ALL CORNERS AT SIDING HAVE 4" VINYL CORNERS
- ALL GABLE END OVERHANGS ARE 12" DEEP WITH 2X8 SUB-FASCIA WRAPPED IN ALUMINUM WITH A 1X3 RAKE BOARD
- ALL ROOF END OVERHANGS ARE 24" DEEP WITH 2X10 SUB-FASCIA WRAPPED IN ALUMINUM WITH ALUMINUM SOFFIT
- GABLE END BEAMS ARE CEDAR 2X6 BEAMS



Wall Height Notes

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



Front Elevation

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

McClellan Residence
12939 N Shoreland Dr
Mequon, WI

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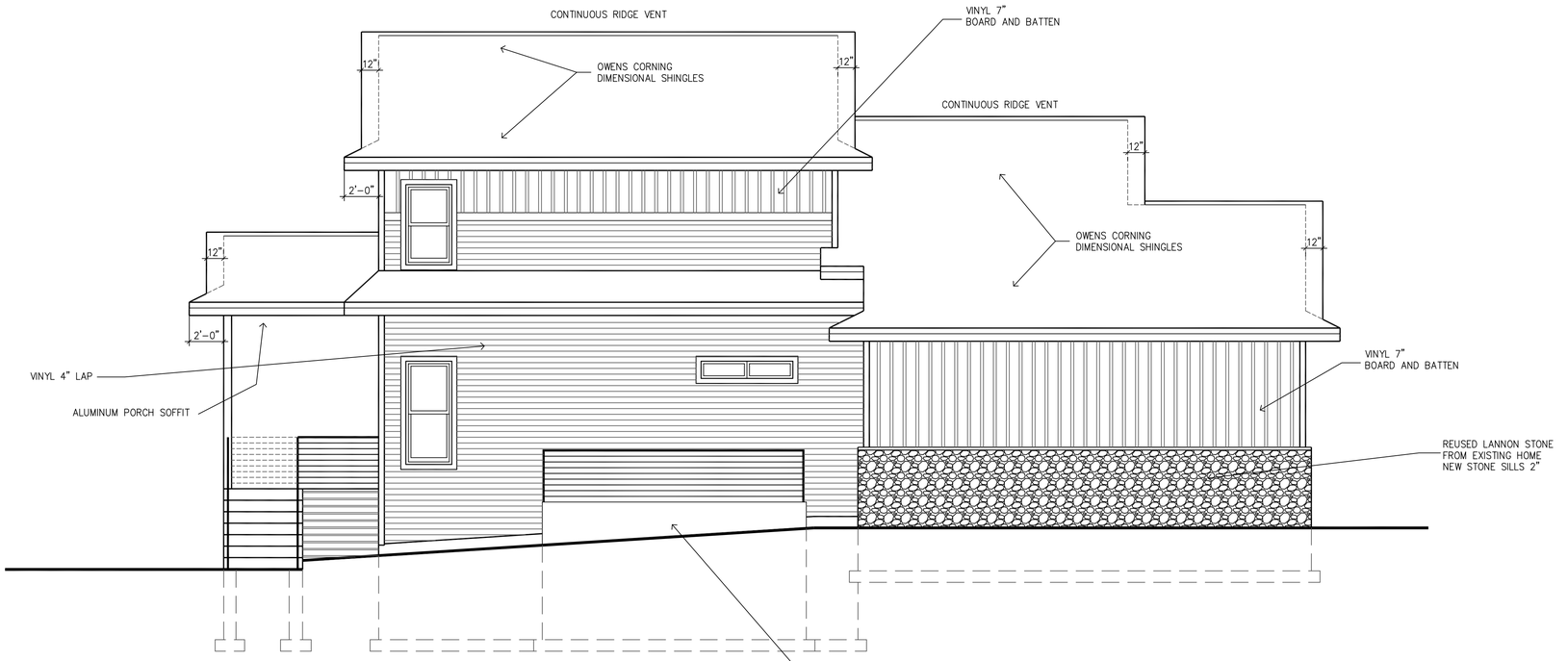
DATE 04-19-21

LEMEL HOMES, INC.
7161 N. Port Washington Rd.
Milwaukee, WI 53217-8046
Phone (414)228-1800
Fax (414)228-4067
www.lemelhomes.com

Attachment: Site Plan and Plans (6205 : Jeffrey & Teresa McClellan)

GENERAL NOTES:

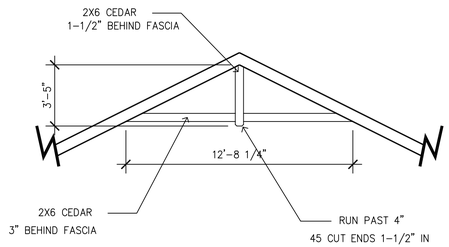
- ALL WINDOWS ARE NOTED AS APPROX. UNIT SIZES CONTRACTOR TO VERIFY FINAL SIZE WITH WINDOW SUPPLIER AND CONFIRM BEDROOM EGRESS
- ALL WINDOWS HAVE 3-1/2" VINYL TRIM
- ALL CORNERS AT SIDING HAVE 4" VINYL CORNERS
- ALL GABLE END OVERHANGS ARE 12" DEEP WITH 2X8 SUB-FASCIA WRAPPED IN ALUMINUM WITH A 1X3 RAKE BOARD
- ALL ROOF END OVERHANGS ARE 24" DEEP WITH 2X10 SUB-FASCIA WRAPPED IN ALUMINUM WITH ALUMINUM SOFFIT
- GABLE END BEAMS ARE CEDAR 2X6 BEAMS



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

EXTERIOR STAIR NOTES:

- FULL HEIGHT FOUNDATION AROUND STAIRS
- CONCRETE STEPS AND LANDING WITH DRAIN
- RAIL SYSTEM IS ALUMINUM WITH HORIZONTAL RODS
- CONCRETE WALLS TO BE LEFT EXPOSED



Gable Beam Detail
SCALE: 1/4" = 1'-0"

McClellan Residence
12939 N Shoreland Dr
Mequon, WI

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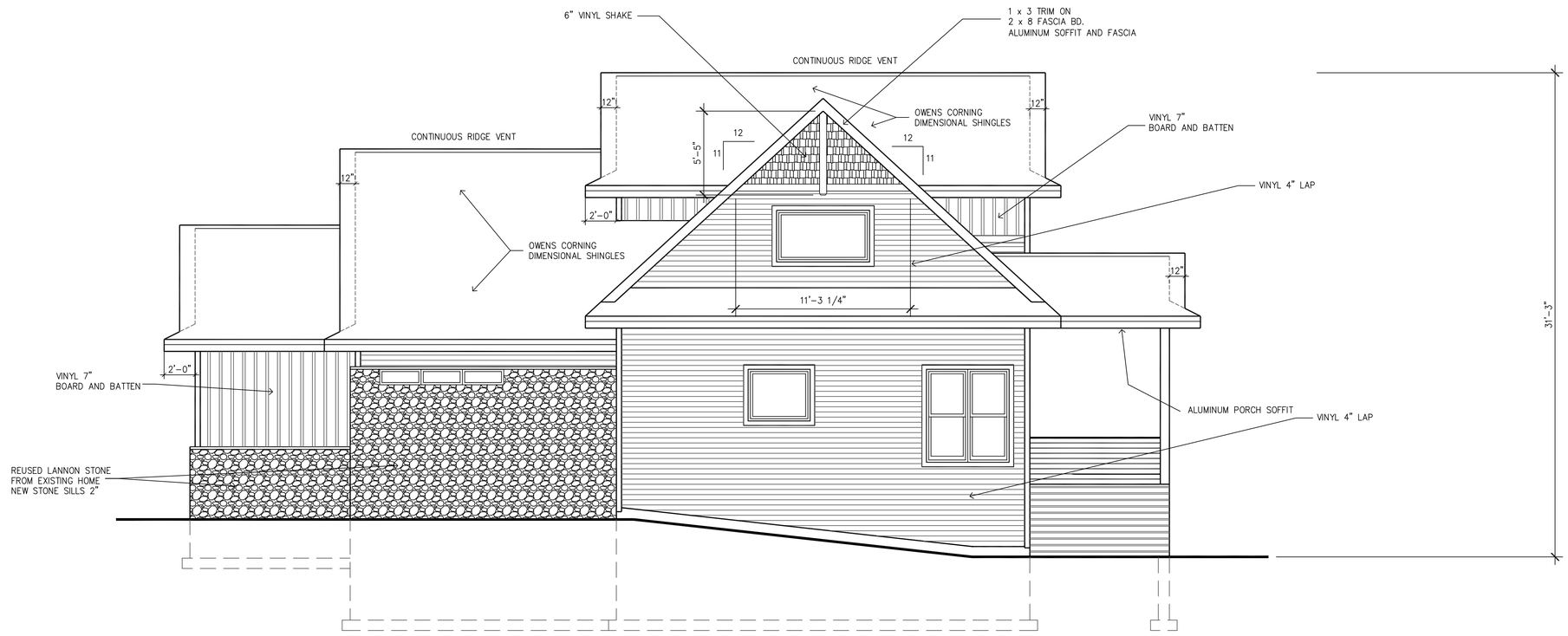
DATE 04-19-21

LemeL HOMES, INC.
7161 N. Port Washington Rd.
Milwaukee, WI 53217-8046
Phone (414)228-1800
Fax (414)228-4067
www.lemelhomes.com

Attachment: Site Plan and Plans (6205 : Jeffrey & Teresa McClellan)

GENERAL NOTES:

- ALL WINDOWS ARE NOTED AS APPROX. UNIT SIZES CONTRACTOR TO VERIFY FINAL SIZE WITH WINDOW SUPPLIER AND CONFIRM BEDROOM EGRESS
- ALL WINDOWS HAVE 3-1/2" VINYL TRIM
- ALL CORNERS AT SIDING HAVE 4" VINYL CORNERS
- ALL GABLE END OVERHANGS ARE 12" DEEP WITH 2X8 SUB-FASCIA WRAPPED IN ALUMINUM WITH A 1X3 RAKE BOARD
- ALL ROOF END OVERHANGS ARE 24" DEEP WITH 2X10 SUB-FASCIA WRAPPED IN ALUMINUM WITH ALUMINUM SOFFIT
- GABLE END BEAMS ARE CEDAR 2X6 BEAMS



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

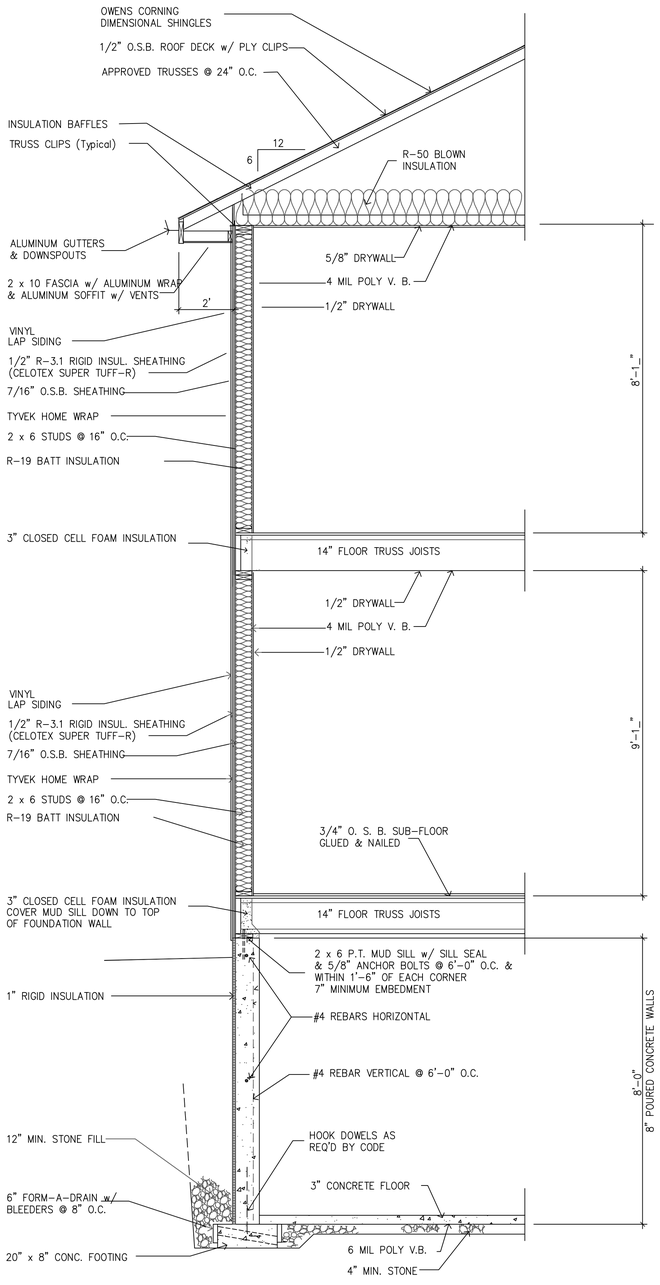
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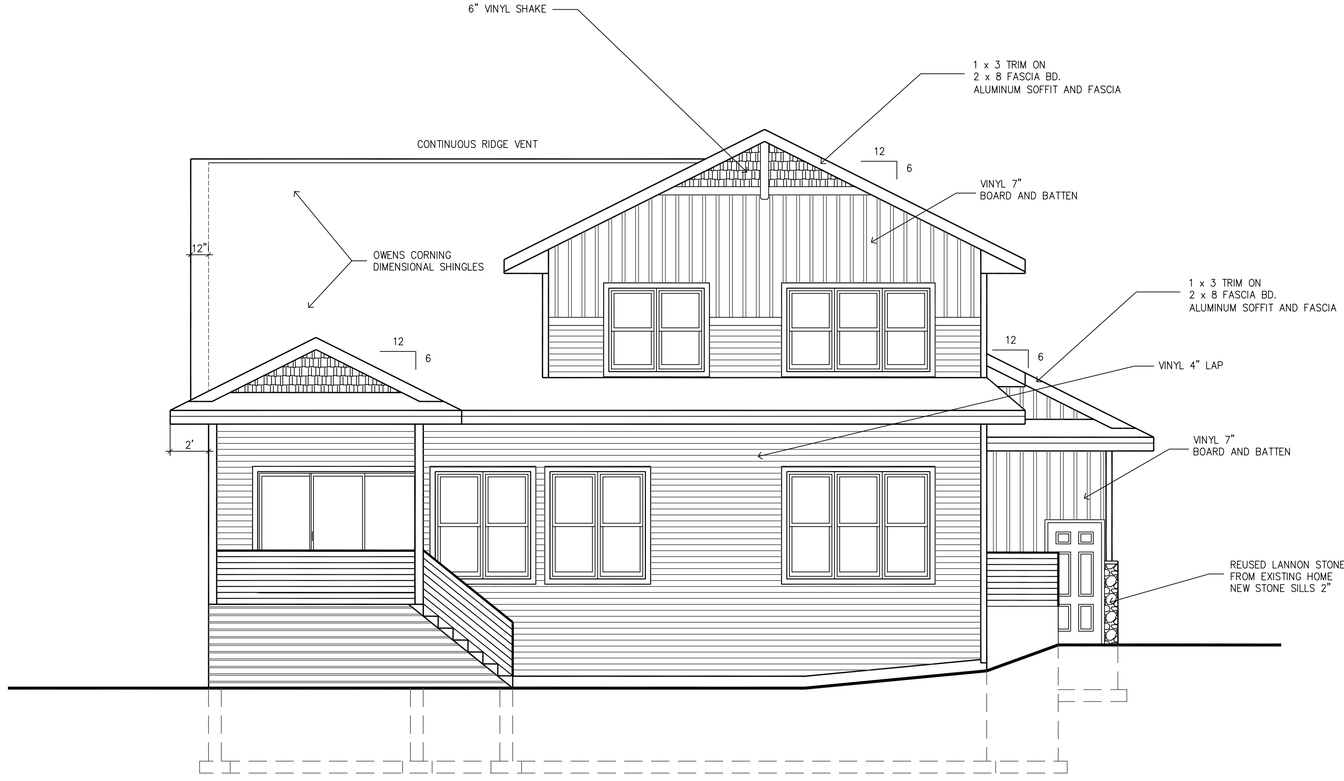
Attachment: Site Plan and Plans (6205 : Jeffrey & Teresa McClellan)



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

GENERAL NOTES:

- ALL WINDOWS ARE NOTED AS APPROX. UNIT SIZES CONTRACTOR TO VERIFY FINAL SIZE WITH WINDOW SUPPLIER AND CONFIRM BEDROOM EGRESS
- ALL WINDOWS HAVE 3-1/2" VINYL TRIM
- ALL CORNERS AT SIDING HAVE 4" VINYL CORNERS
- ALL GABLE END OVERHANGS ARE 12" DEEP WITH 2X8 SUB-FASCIA WRAPPED IN ALUMINUM WITH A 1X3 RAKE BOARD
- ALL ROOF END OVERHANGS ARE 24" DEEP WITH 2X10 SUB-FASCIA WRAPPED IN ALUMINUM WITH ALUMINUM SOFFIT
- GABLE END BEAMS ARE CEDAR 2X6 BEAMS



DECK NOTES:

- DECK FRAME IS 2X10 TREATED LUMBER
- DECKING IS COMPOSITE MATERIAL
- RAIL SYSTEM IS ALUMINUM WITH HORIZONTAL RODS
- SKIRTING IS CLOSED OFF WITH HORIZONTAL VINYL BOARD AND BATTEN

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

McClellan Residence
12939 N Shoreland Dr
Mequon, WI

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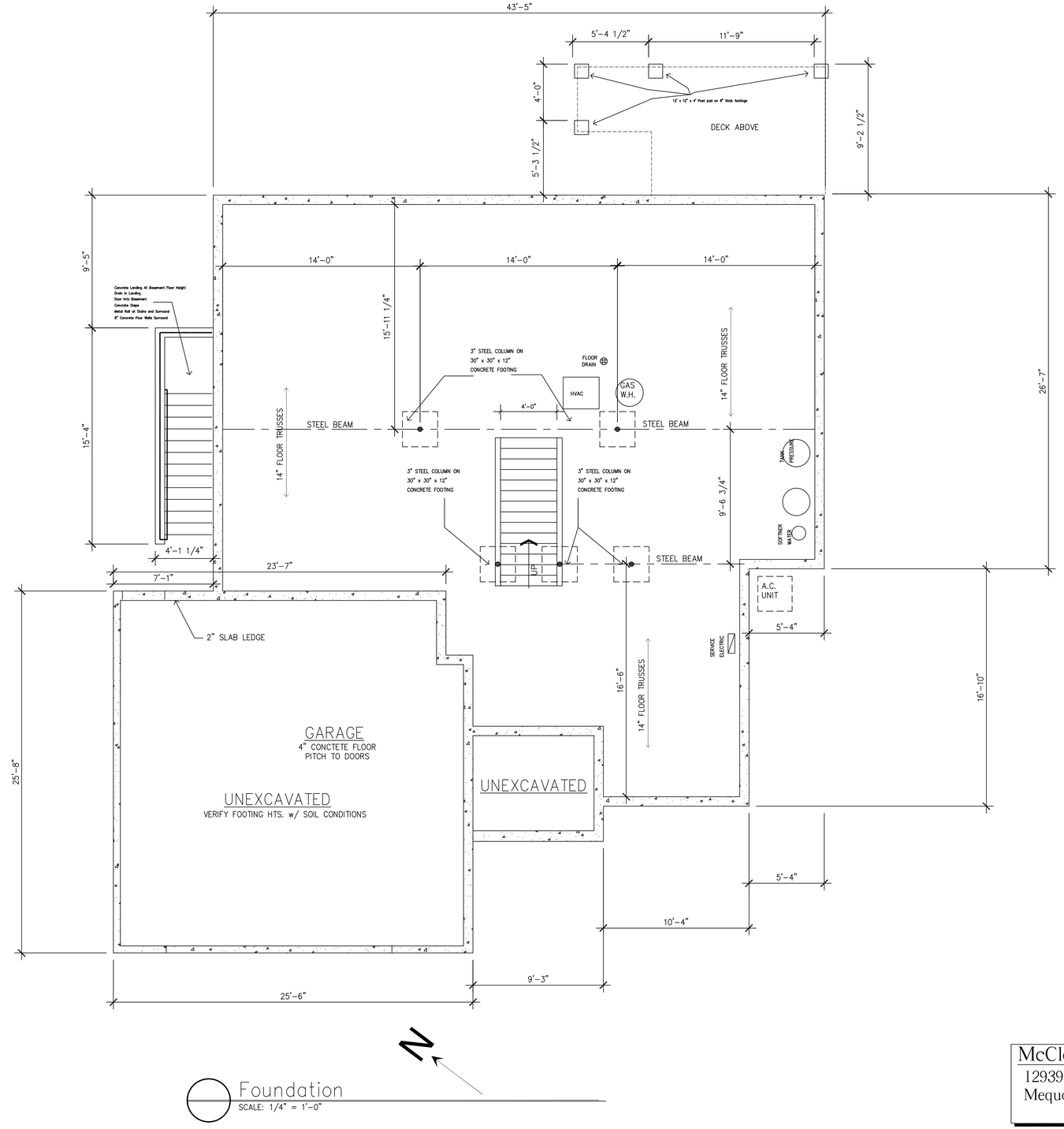
DATE 04-19-21

LEMEL HOMES, INC.
7161 N. Port Washington Rd.
Milwaukee, WI 53217-8046
Phone (414)228-1800
Fax (414)228-4067
www.lemelhomes.com

Attachment: Site Plan and Plans (6205 : Jeffrey & Teresa McClellan)

GENERAL NOTES:

- ALL WINDOWS ARE NOTED AS APPROX. UNIT SIZES CONTRACTOR TO VERIFY FINAL SIZE WITH WINDOW SUPPLIER AND CONFIRM BEDROOM EGRESS



Foundation

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

McClellan Residence
12939 N Shoreland Dr
Mequon, WI

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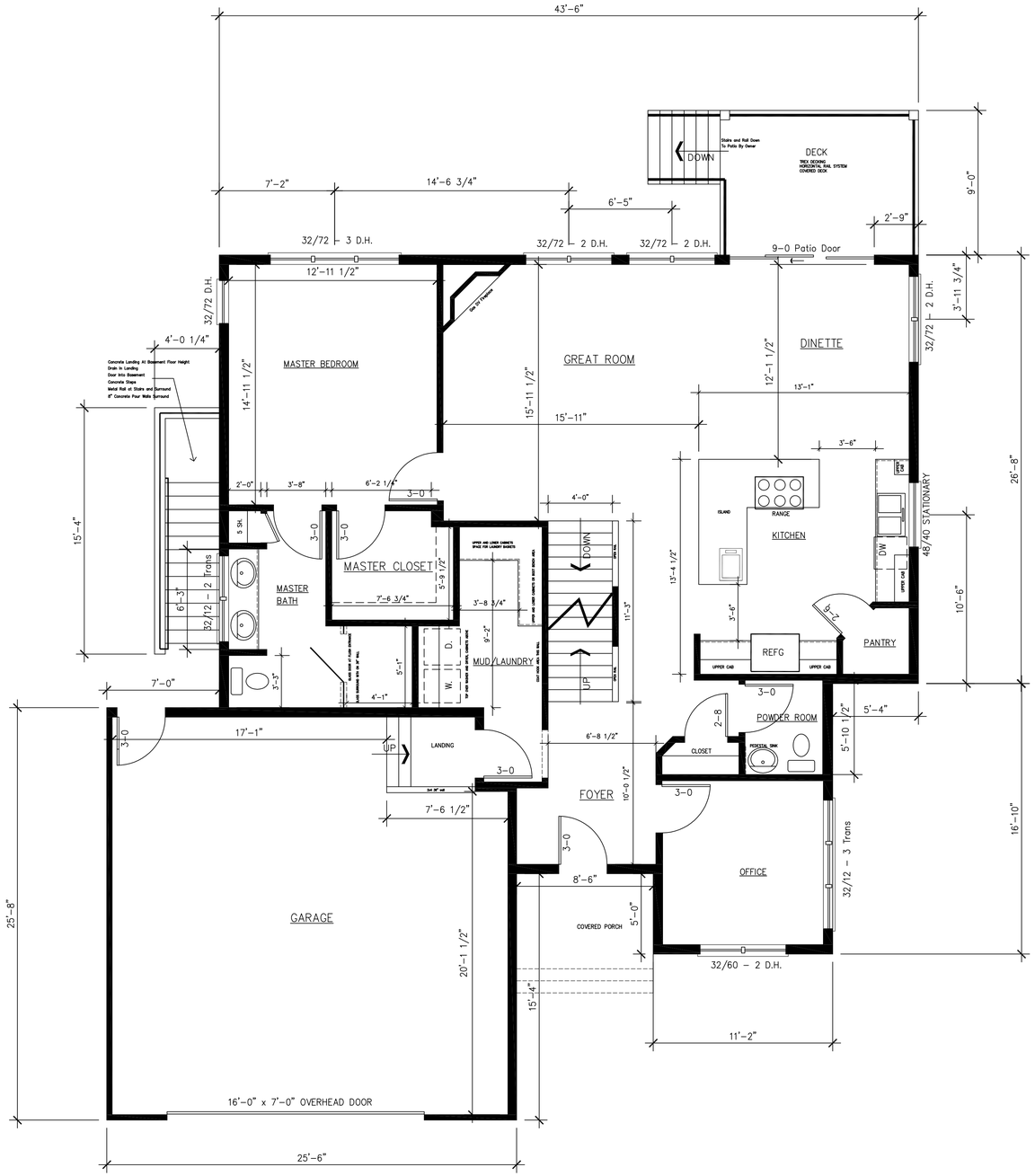
DATE 04-19-21

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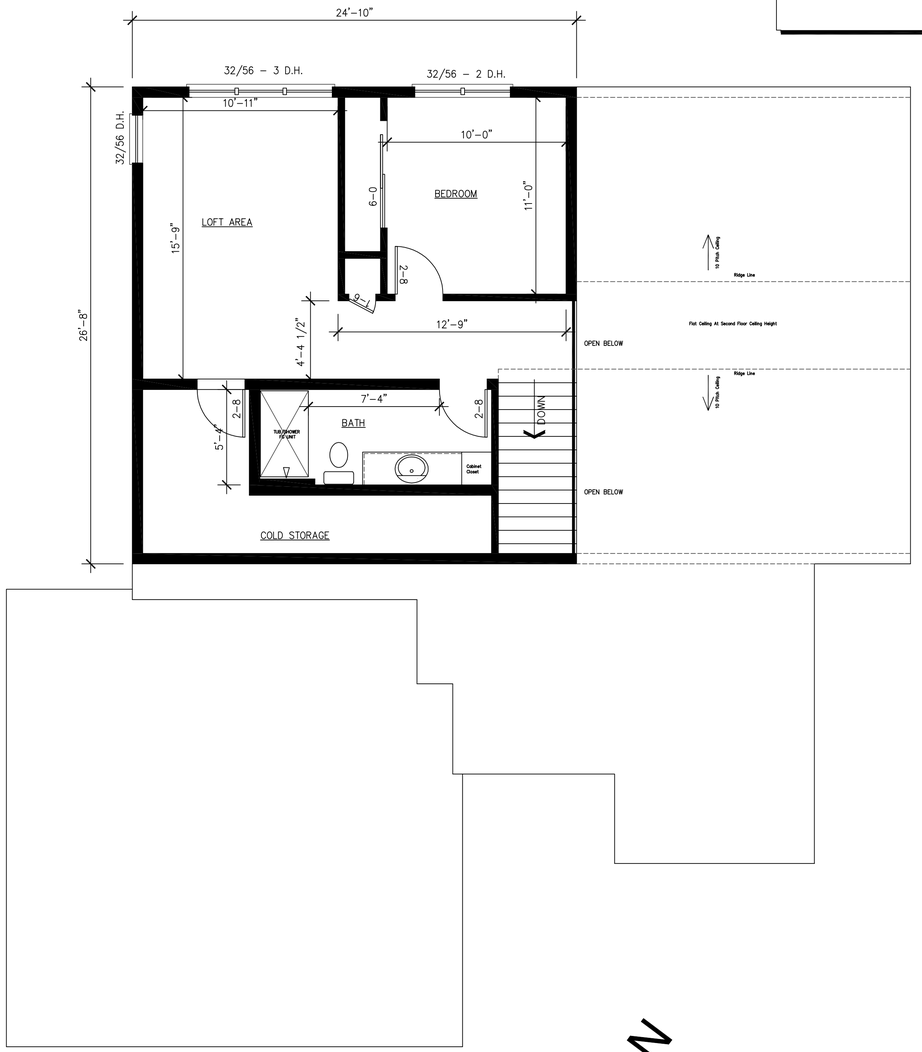
Attachment: Site Plan and Plans (6205 : Jeffrey & Teresa McClellan)

GENERAL NOTES:

- ALL WINDOWS ARE NOTED AS APPROX. UNIT SIZES CONTRACTOR TO VERIFY FINAL SIZE WITH WINDOW SUPPLIER AND CONFIRM BEDROOM EGRESS



First Floor
SCALE: 1/4" = 1'-0" Approx. 1498 Sq. Ft. Living Space



Second Floor
SCALE: 1/4" = 1'-0" Approx. 528 Sq. Ft. Living Space

McClellan Residence
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Mequon, WI

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Milwaukee, WI 53217-8046
Phone (414)228-1800
Fax (414)228-4067
www.lemelhomes.com

Attachment: Site Plan and Plans (6205 : Jeffrey & Teresa McClellan)

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: **May 10, 2021**
SUBJECT: **Patricia Harkensee - New Single-Family Residence at 11430 N. Valley Drive**

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

russell e. lafrombois, iii architect, llc
229 east wisconsin avenue
suite 701
milwaukee.wisconsin.53202
phone:414.727.1141
fax: 414.727.1142
email: russl@rel-3.com
web: www.rel-3.com

Letter of Intent

April 19, 2021

For the new home for

PATRICIA HARKENSEE
10013 North Concord Drive
Mequon, Wisconsin 53097

The intent of this project is to replace an existing house with a new, approximately 2300 sf, home which will be more accessible for aging in place. It will be placed on the northern end of the property to allow for the larger footprint. The site is basically level and the new first floor will be approximately 1'-0" above the natural grade. It will be a single story so all functions on the main level.

The existing structure will remain occupied until 2 weeks prior to occupying the new residence.

During this 2 week period, all utilities will be disconnected from the existing structure.

Immediately after occupying the new residence, the unoccupied structure will be demolished and the area re-landscaped

Attachment: Statement of Intent (6206 : Patricia Harkensee)



1 EXTERIOR VIEW - WEST SIDE_04-19-21

contented copyrighted russell e lafrombois iii llci

New Home For

PATRICIA HARKENSEE

11430 North Valley Drive Mequon, Wisconsin 53092

SD-1

08/27/20

russell e lafrombois iii architect 229 east wisconsin ave milwaukee, wisconsin 414-727-1141 russl@rel-3.com

Attachment: Elevation Pictures (6206 : Patricia Harkensee)



1 EXTERIOR VIEW - SOUTH SIDE_04-19-21

contented copyrighted russell e lafrombois iii llci

Attachment: Elevation Pictures (6206 : Patricia Harkensee)

New Home For

PATRICIA HARKENSEE

11430 North Valley Drive Mequon, Wisconsin 53092

SD-2

08/27/20

russell e lafrombois iii architect 229 east wisconsin ave milwaukee, wisconsin 414-727-1141 russl@rel-3.com



1 EXTERIOR VIEW - EAST SIDE_04-19-21

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New Home For

PATRICIA HARKENSEE

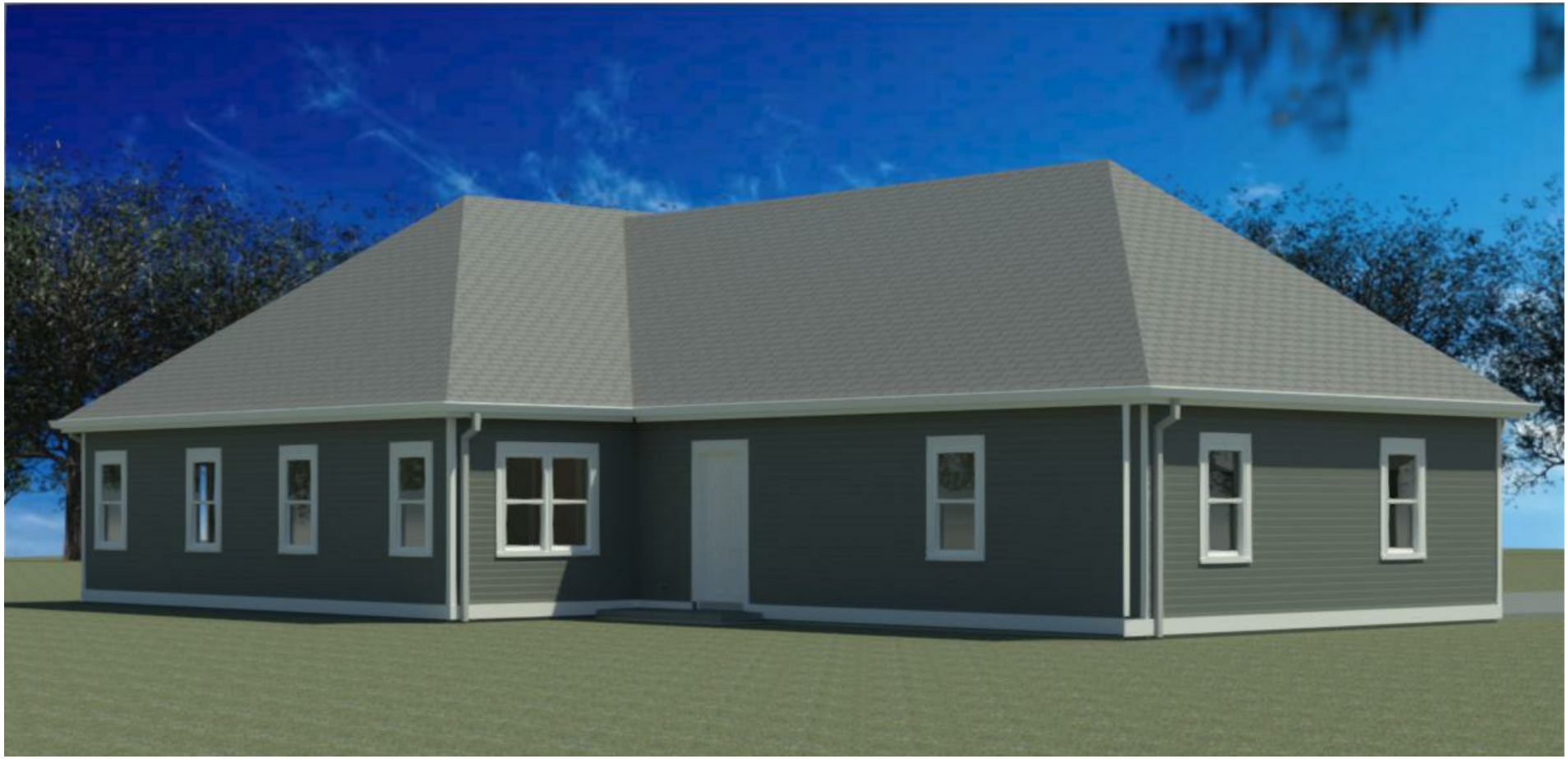
11430 North Valley Drive Mequon, Wisconsin 53092

SD-3

08/27/20

russell e lafrombois iii architect 229 east wisconsin ave milwaukee, wisconsin 414-727-1141 russl@rel-3.com

Attachment: Elevation Pictures (6206 : Patricia Harkensee)



1 EXTERIOR VIEW - NORTH SIDE_04-19-21

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New Home For

PATRICIA HARKENSEE

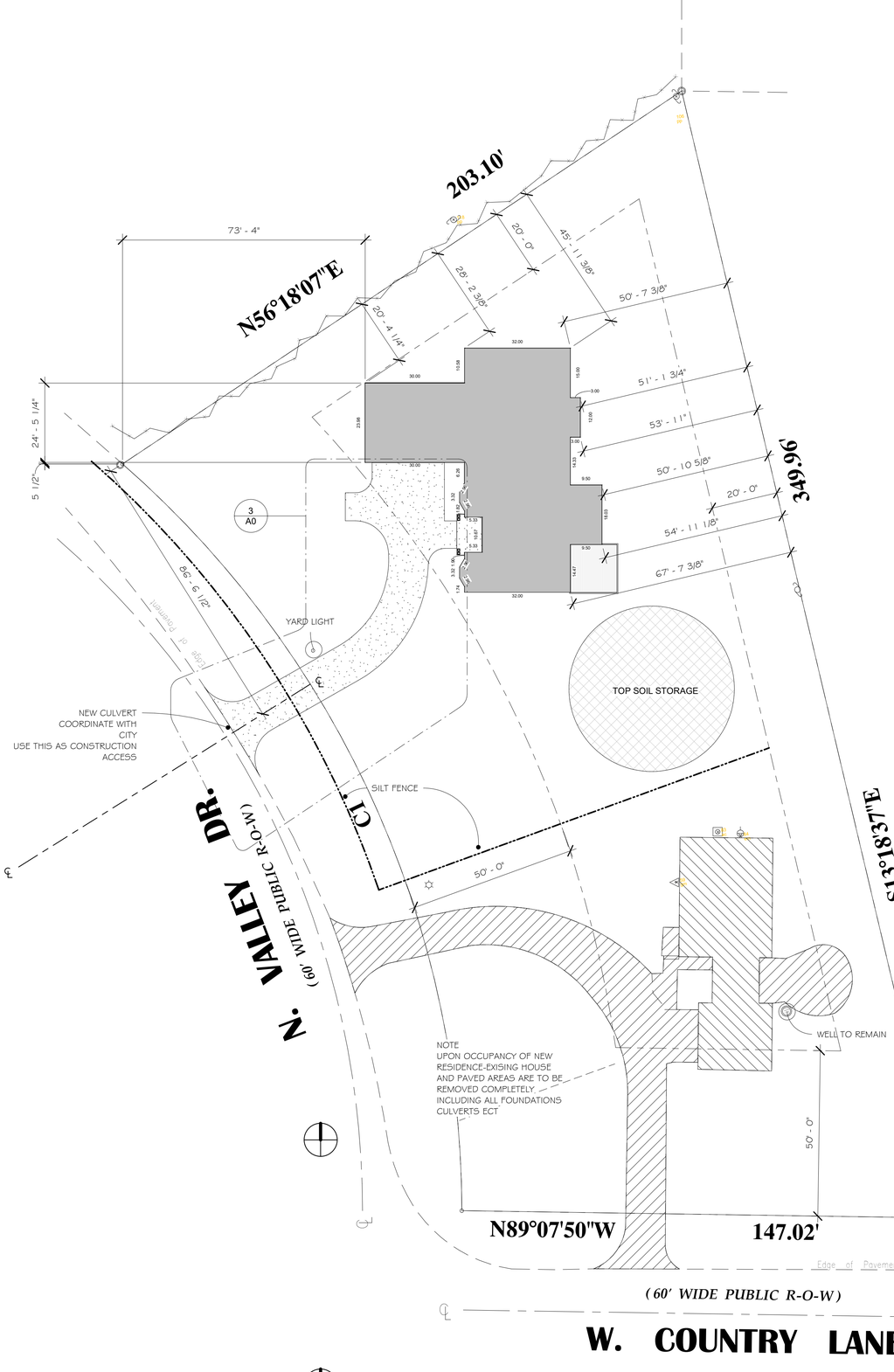
11430 North Valley Drive Mequon, Wisconsin 53092

SD-4

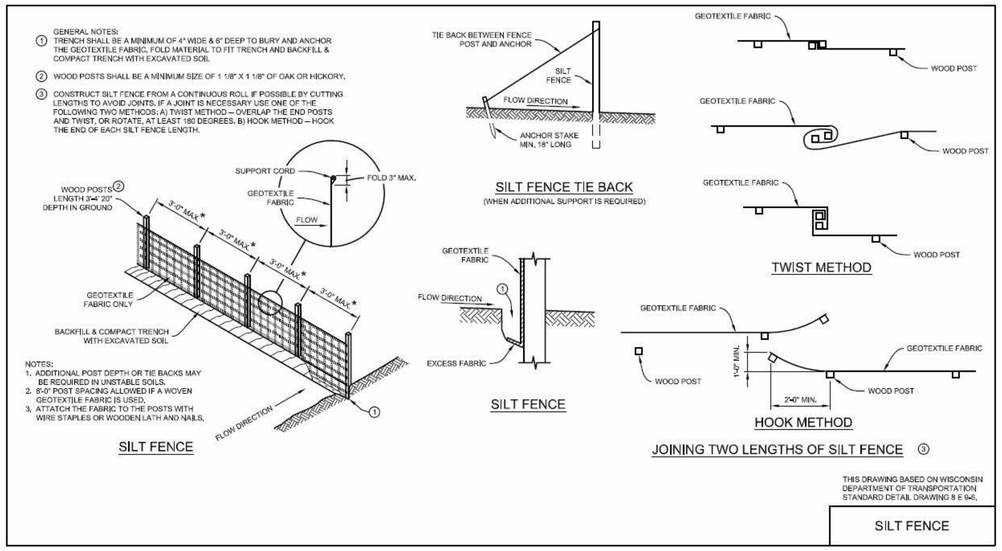
08/27/20

russell e lafrombois iii architect 229 east wisconsin ave milwaukee, wisconsin 414-727-1141 russl@rel-3.com

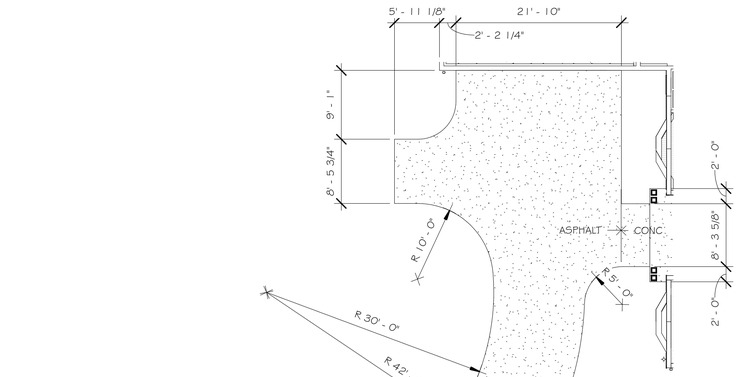
Attachment: Elevation Pictures (6206 : Patricia Harkensee)



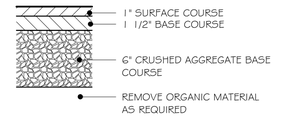
1 PROPOSED PLAN -SITE
1" = 20'-0"



2 SILT FENCE



3 PROPOSED DRIVE WAY PLAN
1" = 10'-0"



4 ASPHALT SECTION
1 1/2" = 1'-0"

PATRICIA HA[illegible] 2.11.c SE

11430 North Valley Drive eq
Wisconsin 53092

russell e. lafrombois, iii arch ct,
229 east wisconsin avenue
suite 701
milwaukee wisconsin 5320
phone 414-727-1141
email russl@rel-3.com
web www.rel-3.com

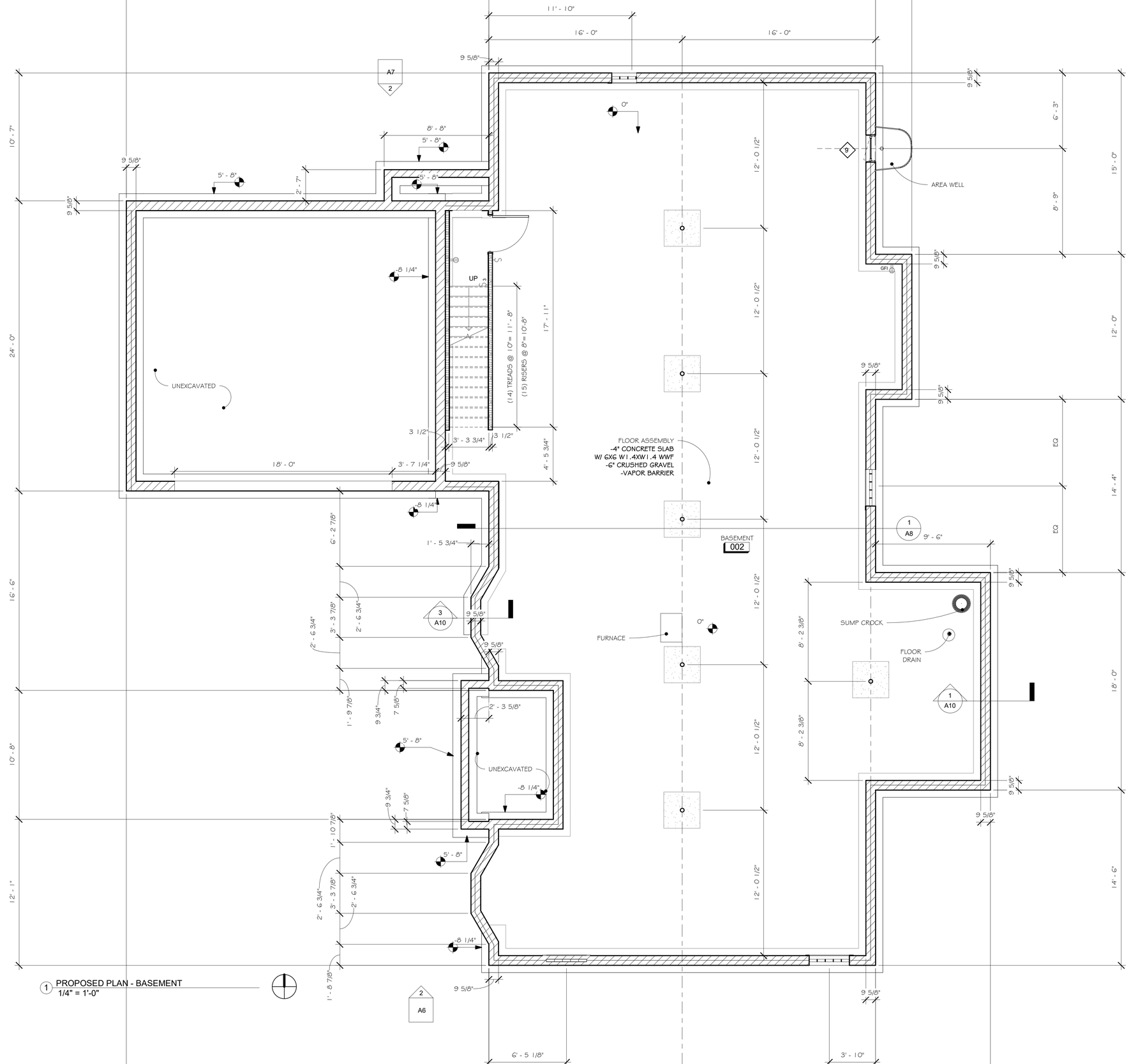
DIGGERS HOTLINE
WISCONSIN STATE STATUTE 182.0175 REQUIRES THREE WORK DAYS NOTICE BEFORE YOU EXCAVATE
CALL DIGGERS HOTLINE 1-800-242-8511

Sheet Number
SITE PLAN

A0

Date 04-19-21

Attachment: Plans (6206 : Patricia Harkensee)



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

PATRICIA HA[illegible]SE

11430 North Valley Drive
Wisconsin 53092

russell e. lafrombois, iii arch
229 east wisconsin avenue
suite 701
milwaukee wisconsin 5320[illegible]
phone 414-727-1141
email russl@rel-3.com
web www.rel-3.com

Sheet Number
FLOOR PLAN

A1

Date 04-19-21

2.11.c

Attachment: Plans (6206 : Patricia Harkensee)

Packet Pg. 138

PATRICIA HA[illegible]SE

11430 North Valley Drive
Wisconsin 53092

russell e. lafrombois, iii arch
229 east wisconsin avenue
suite 701
milwaukee wisconsin 5320[illegible]
phone 414-727-1141
email russl@rel-3.com
web www.rel-3.com

Attachment: Plans (6206 : Patricia Harkensee)

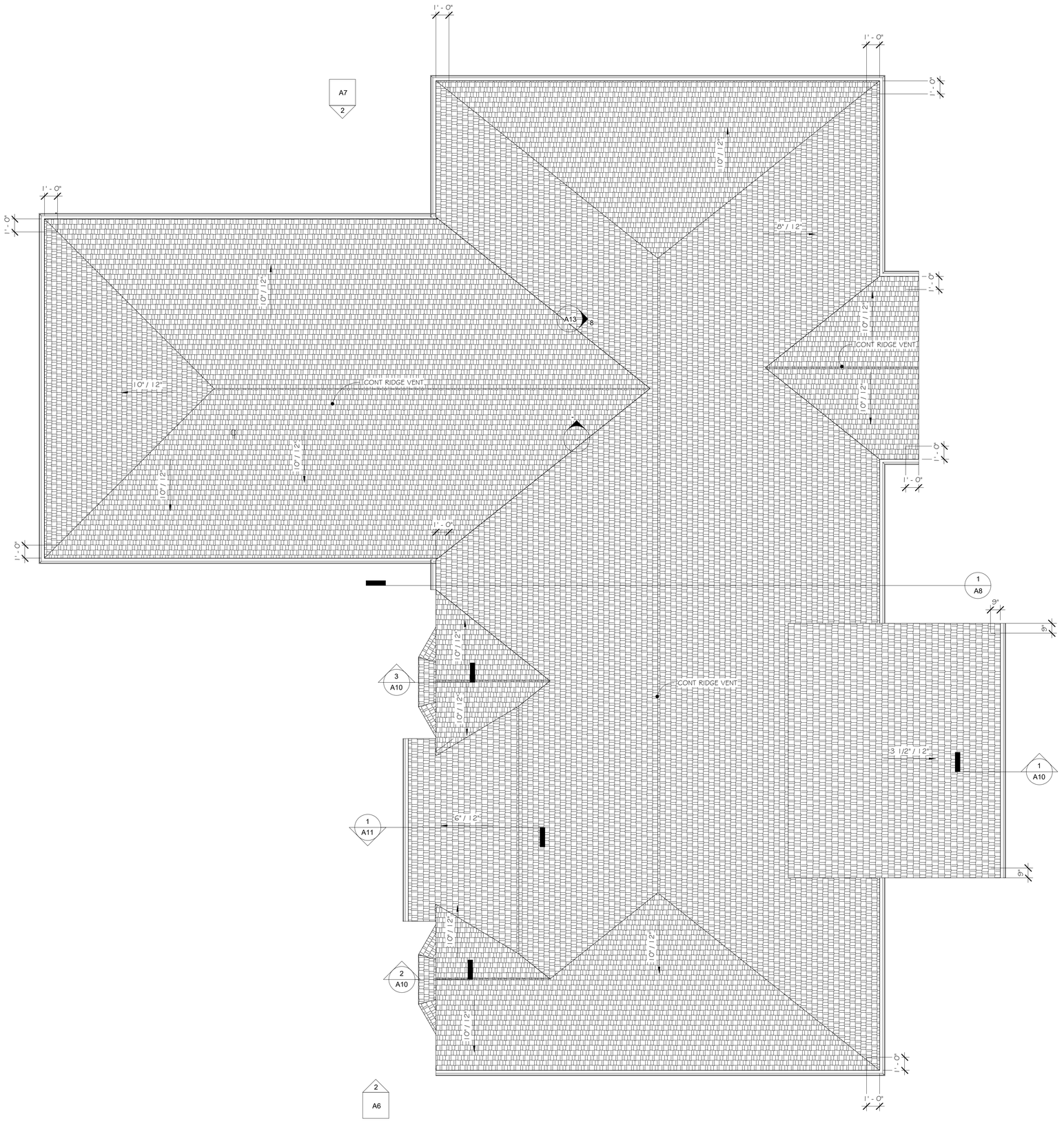


1 PROPOSED PLAN - FIRST FLOOR

Sheet Number
FLOOR PLAN

A2

Date 04-19-21



A6 1

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

PATRICIA HA 2.11.c **SE**

11430 North Valley Drive
Wisconsin 53092

russell e. lafrombois, iii arch
229 east wisconsin avenue
suite 701
milwaukee wisconsin 5320
phone 414-727-1141
email russl@rel-3.com
web www.rel-3.com

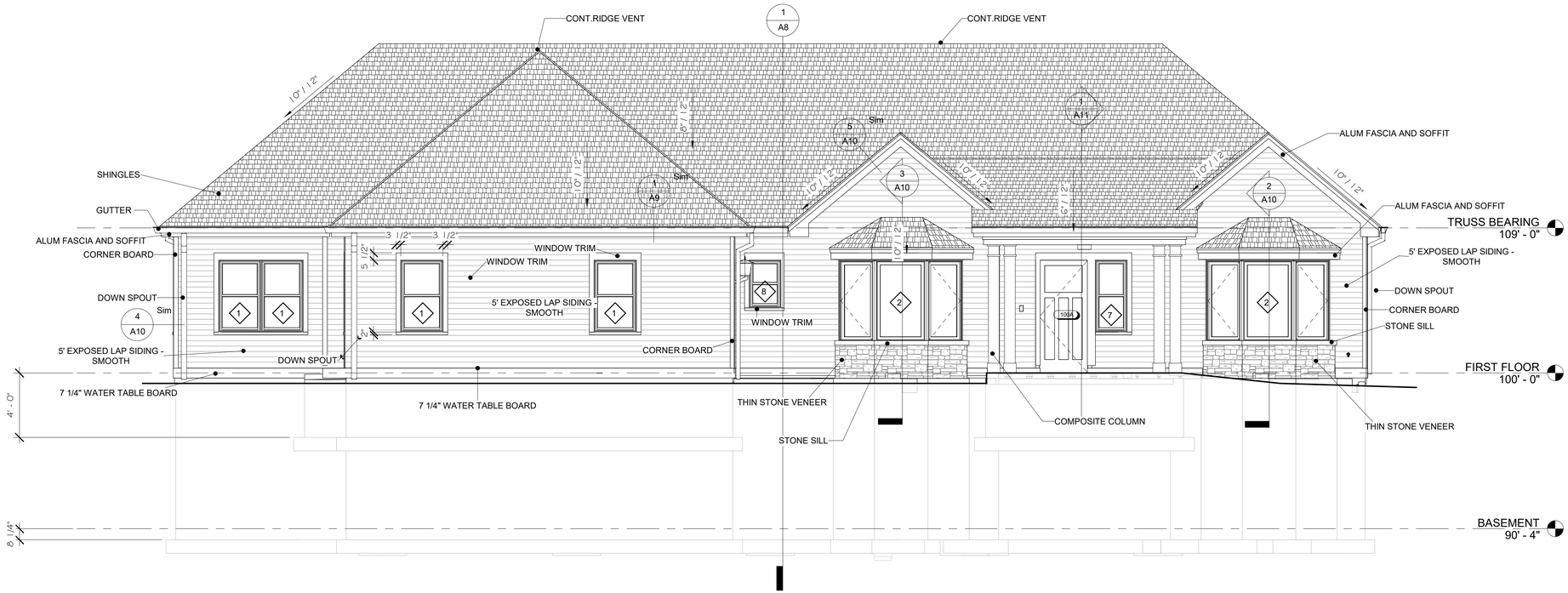
Sheet Number
FLOOR PLAN

A3

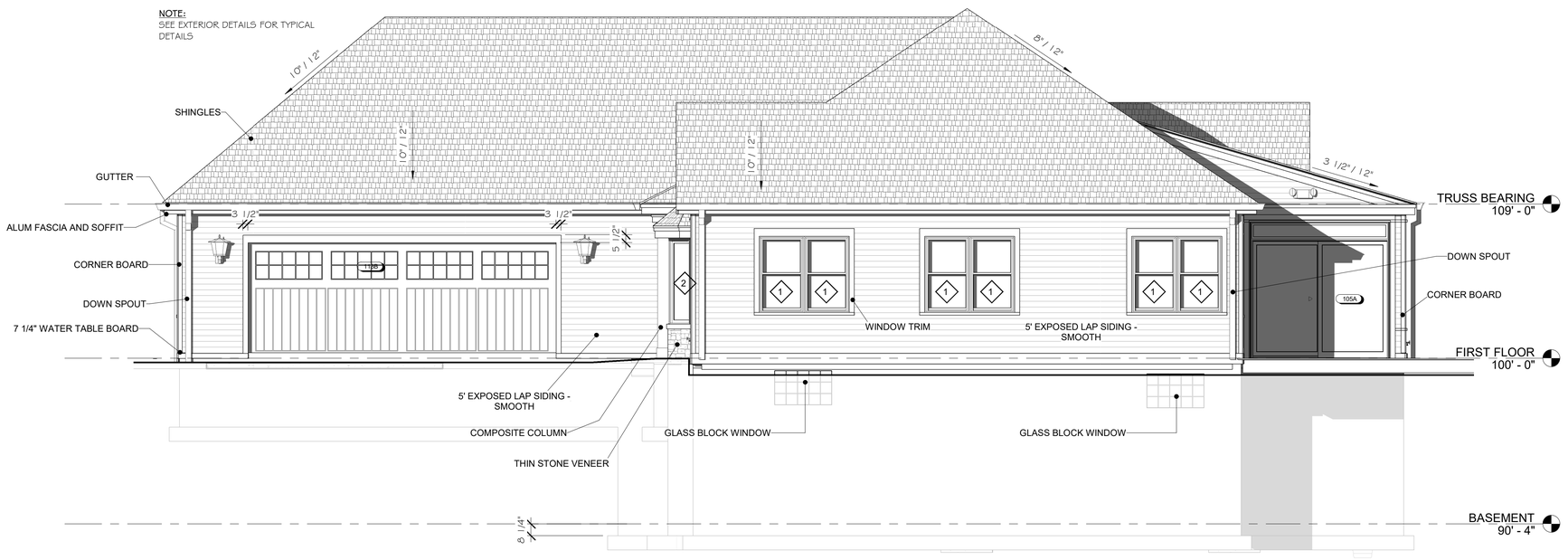
Date 04-19-21

Packet Pg. 140

Attachment: Plans (6206 : Patricia Harkensee)



1 PROPOSED EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

PATRICIA HA[illegible]SE

11430 North Valley Drive
Wisconsin 53092

russell e. lafrombois, iii arch
229 east wisconsin avenue
suite 701
milwaukee wisconsin 5320[illegible]
phone 414-727-1141
email russl@rel-3.com
web www.rel-3.com

Sheet Number
EXTERIOR ELEVATIONS

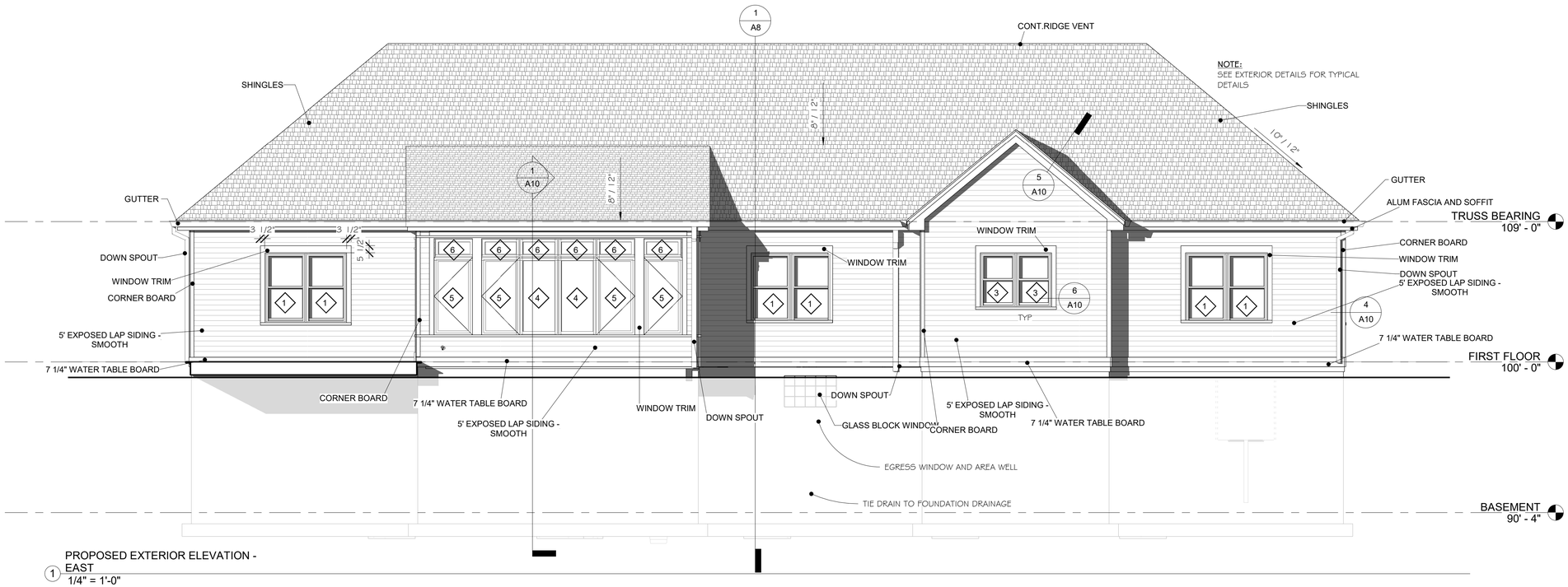
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Date 3-19-21

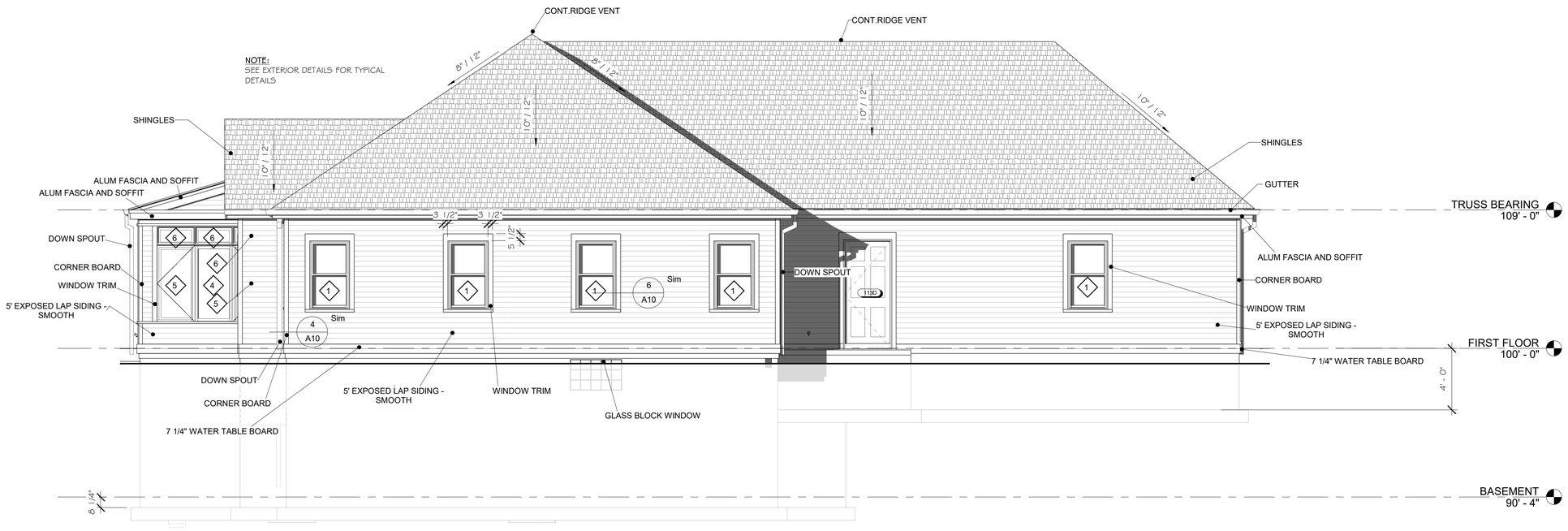
2.11.c

Attachment: Plans (6206 : Patricia Harkensee)

Packet Pg. 141



1 PROPOSED EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

PATRICIA HA[illegible]SE
11430 North Valley Drive
Wisconsin 53092

russell e. lafrombois, iii arch
229 east wisconsin avenue
suite 701
milwaukee wisconsin 5320[illegible]
phone 414-727-1141
email russl@rel-3.com
web www.rel-3.com

Sheet Number
EXTERIOR ELEVATIONS

A7

Date 3-19-21

Attachment: Plans (6206 : Pat[illegible]ricia Harkensee)

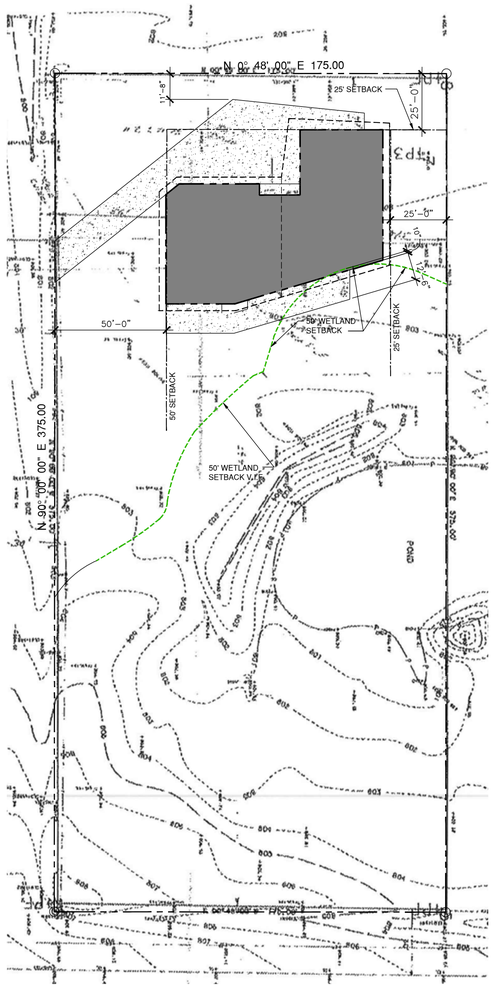
City of Mequon

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**

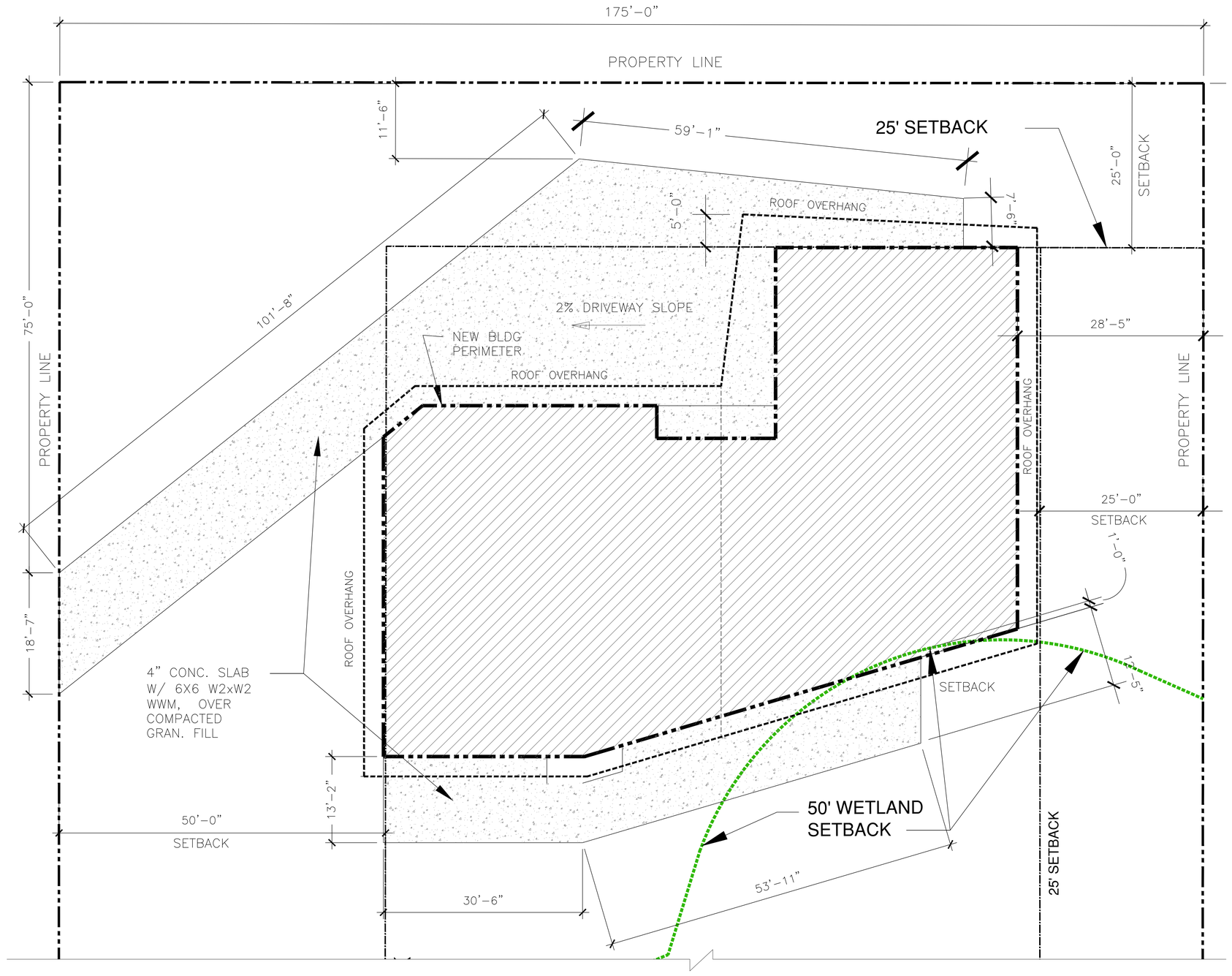
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 10, 2021**
SUBJECT: **Ryan Ramos - New Single-Family Residence at 12221 N. Briarhill Road**

Attachments:
Site Plan (PDF)
Plans (PDF)



N SITE PLAN

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



N SITE PAVING PLAN

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

REV.	DATE	REMARKS
	4/12/21	ISSUED FOR REVIEW

PROJECT NAME:

RYAN & HEIDI RAMOS RESIDENCE
12221 N. Brialhill Rd.
Mequon, WI 53097

DRAWING TITLE:

SITE PLAN

RAMOS & ASSOCIATES
10416 W. Whitnall Edge Ct, Ste. 203
Franklin, WI 53132
Architects •Designers •Planners •

Date: 3/05/21

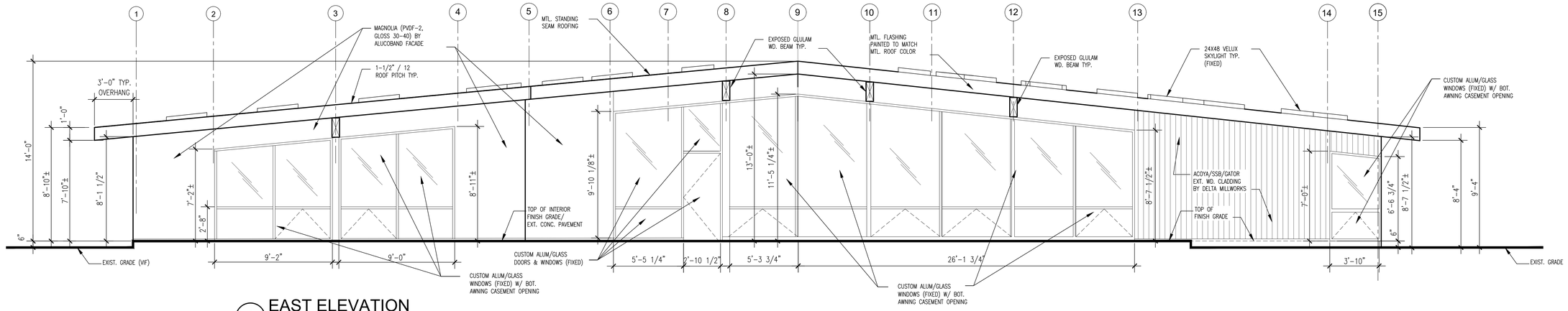
Scale: AS NOTED

Drawn: RSM

Job:

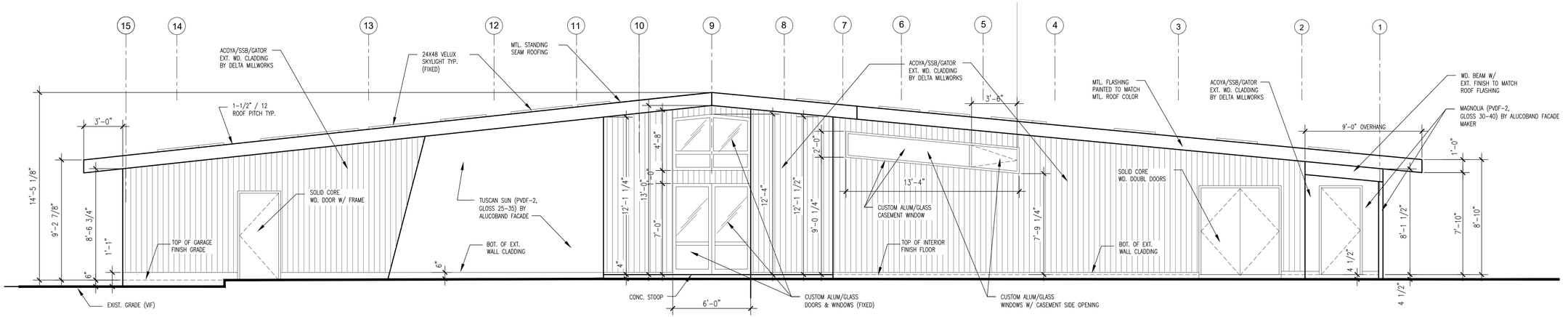
Sheet
A1.0

Attachment: Site Plan (6207 : Ryan Ramos)



A EAST ELEVATION

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



B WEST ELEVATION

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

REV.	DATE	REMARKS
	4/12/21	ISSUED FOR REVIEW

PROJECT NAME:

RYAN & HEIDI RAMOS RESIDENCE
12221 N. Brialhill Rd.
Mequon, WI 53097

DRAWING TITLE:

EAST & WEST ELEVATIONS

RAMOS & ASSOCIATES
10416 W. Whitnall Edge Ct, Ste. 203
Franklin, WI 53132
Architects •Designers •Planners •

Date: 4/15/18

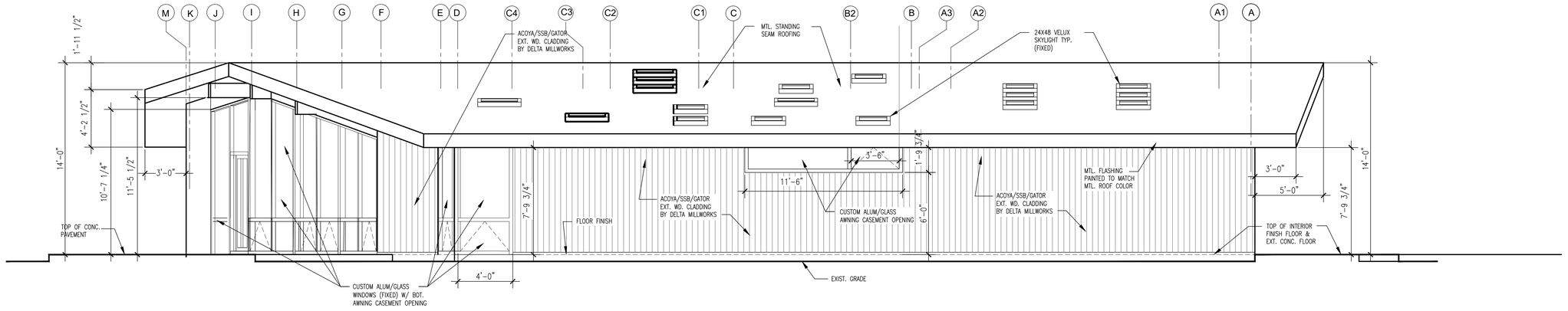
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Drawn: RSM

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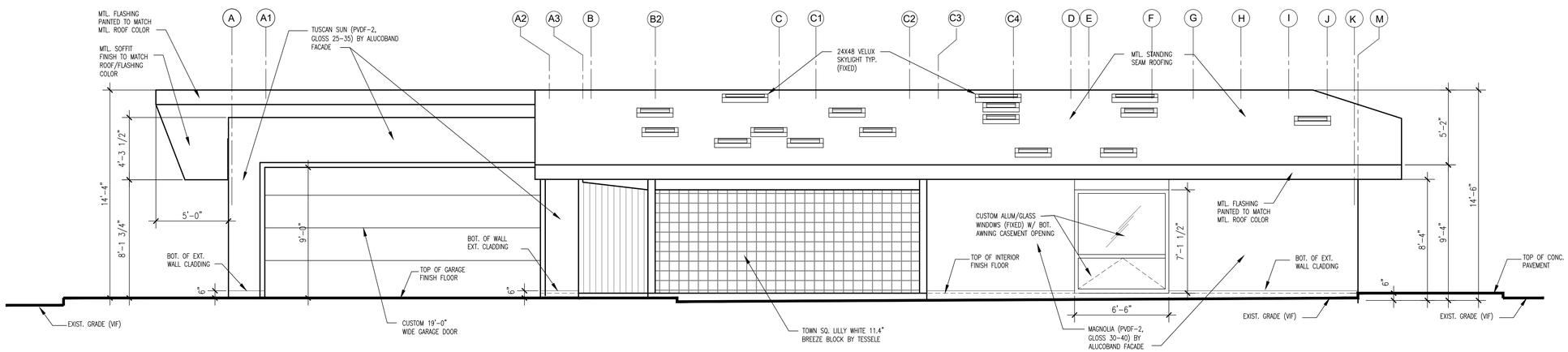
Sheet **A3.0**

Attachment: Plans (6207 : Ryan Ramos)



A NORTH ELEVATION

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



B SOUTH ELEVATION

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

REV.	DATE	REMARKS
	4/12/21	ISSUED FOR REVIEW

PROJECT NAME:

RYAN & HEIDI RAMOS RESIDENCE
12221 N. Brialhill Rd.
Mequon, WI 53097

DRAWING TITLE:

NORTH & SOUTH ELEVATIONS

RAMOS & ASSOCIATES
10416 W. Whitnall Edge Ct, Ste. 203
Franklin, WI 53132
Architects • Designers • Planners •

Date: 3/05/21

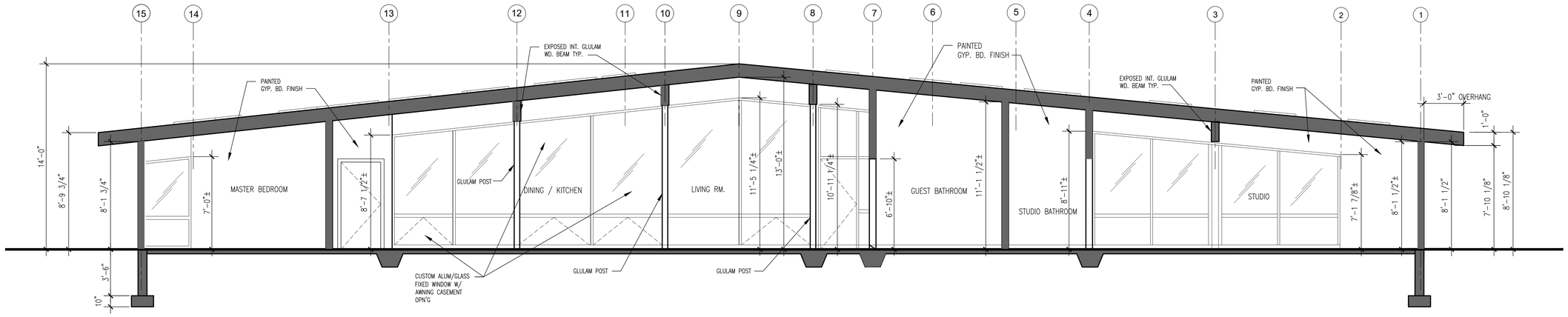
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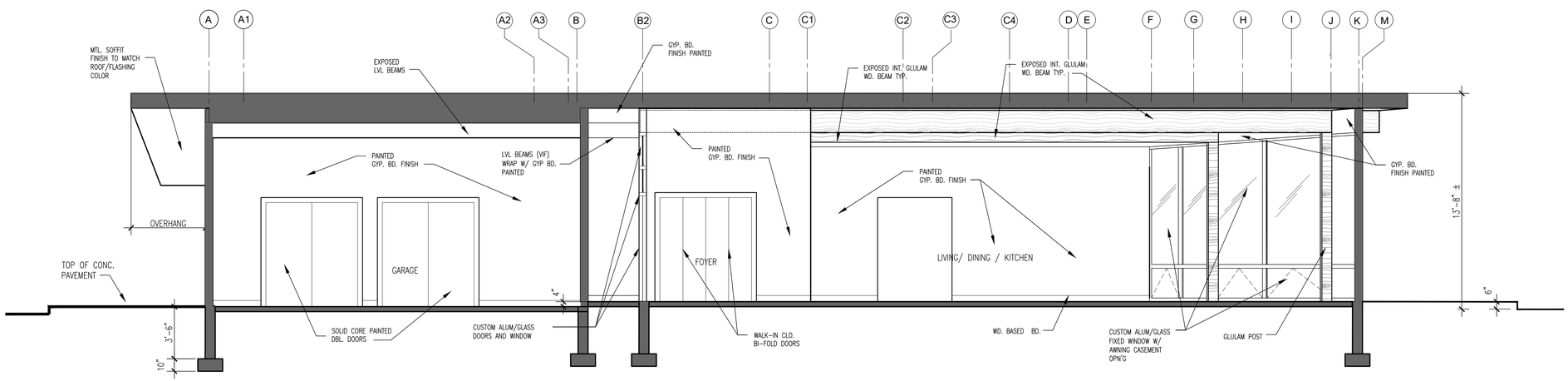
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Attachment: Plans (6207 : Ryan Ramos)



1 A-A CROSS SECTION

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



2 B-B CROSS SECTION

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

REV.	DATE	REMARKS
	4/12/21	ISSUED FOR REVIEW

PROJECT NAME:

RYAN & HEIDI RAMOS RESIDENCE
12221 N. Brialhill Rd.
Mequon, WI 53097

DRAWING TITLE:

BLDG. CROSS SECTIONS

RAMOS & ASSOCIATES
10416 W. Whitnall Edge Ct, Ste. 203
Franklin, WI 53132
Architects •Designers •Planners •

Date: 3/05/21

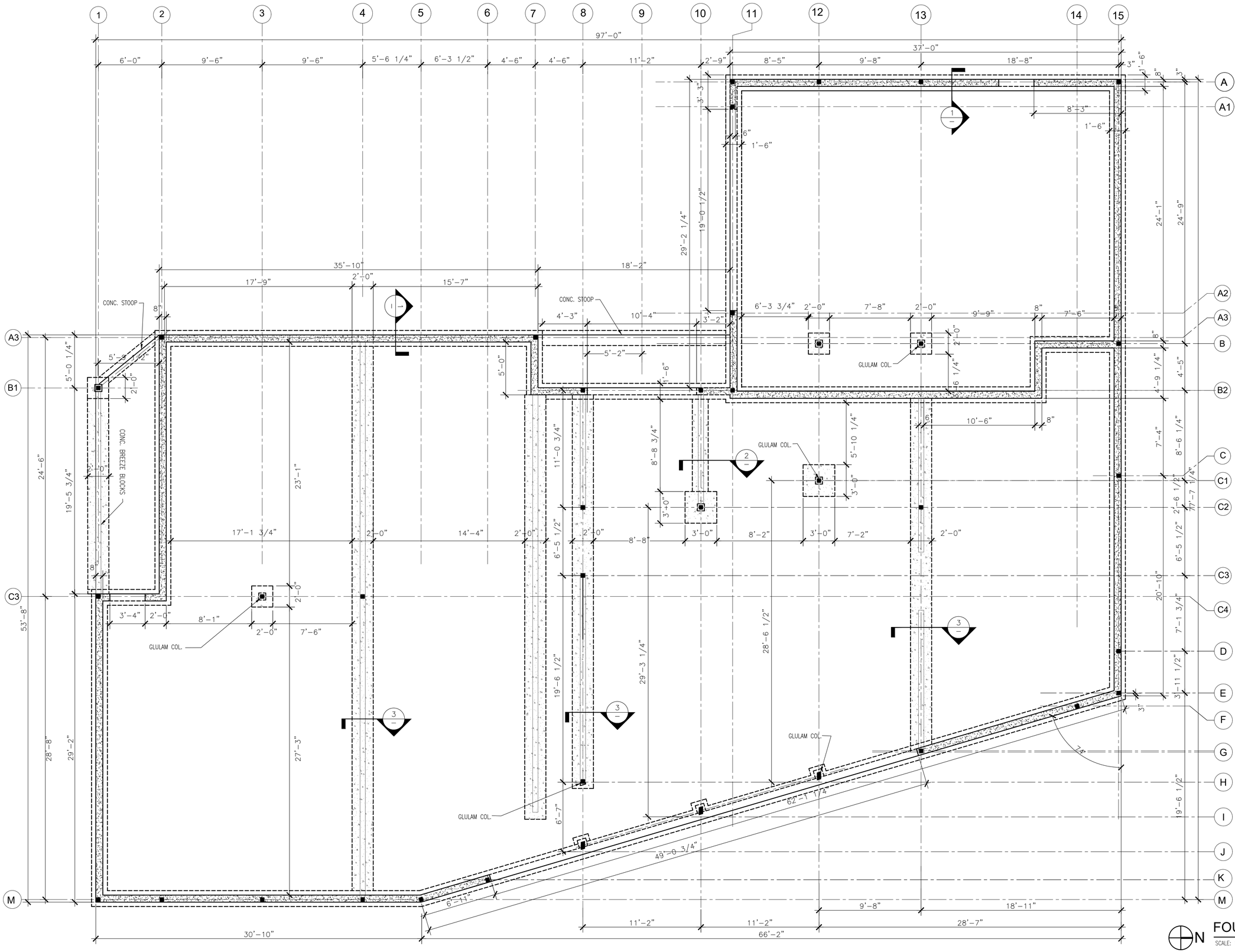
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Drawn: RSM

Job:

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Attachment: Plans (6207 : Ryan Ramos)



N

FOUNDATION PLAN

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

REV.	DATE	REMARKS
	04/12/21	ISSUED FOR REVIEW

PROJECT NAME:

RYAN & HEIDI RAMOS Residence
12221 N. Brialhill Rd.
Mequon, WI 53097

DRAWING TITLE:

FOUNDATION PLAN

RAMOS & ASSOCIATES
10416 W. Whitnall Edge Ct, Ste. 203
Franklin, WI 53132
Architects •Designers •Planners •

Date: 03/05/21
Scale: AS SHOWN
Drawn: RSM
Job:

Sheet
S1.0

Attachment: Plans (6207 : Ryan Ramos)

FLOOR PLAN

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

N

REV.	DATE	REMARKS
	4/12/21	ISSUED FOR REVIEW

PROJECT NAME:

RYAN & HEIDI RAMOS RESIDENCE
12221 N. Brialhill Rd.
Mequon, WI 53097

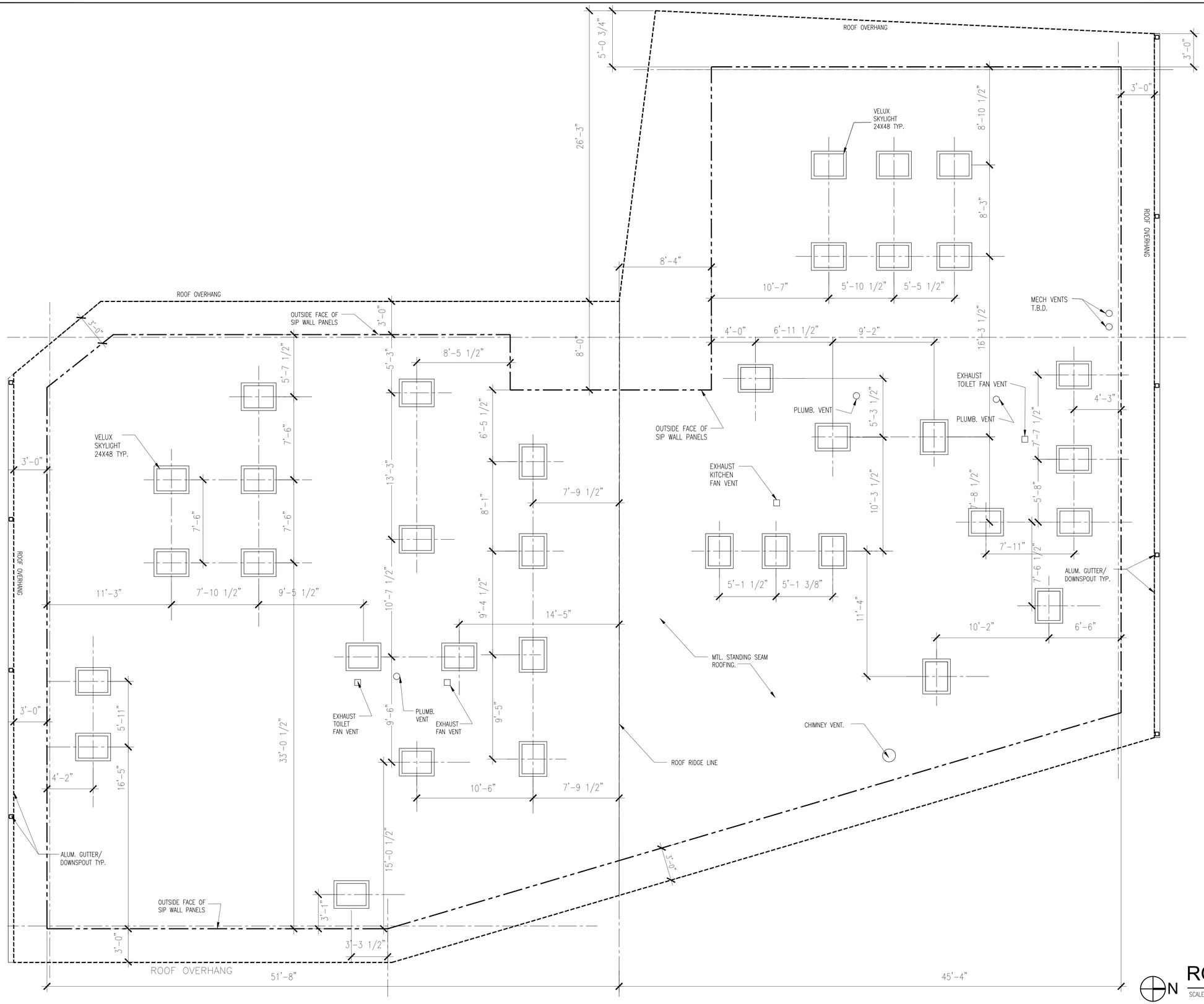
DRAWING TITLE:

FLOOR PLAN

RAMOS & ASSOCIATES
10416 W. Whitnall Edge Ct, Ste. 203
Franklin, WI 53132
Architects •Designers •Planners •

Date: 3/05/21
Scale: AS NOTED
Drawn: RSM
Job:
Sheet **A2.0**

Attachment: Plans (6207 : Ryan Ramos)



N

ROOF PLAN

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

REV.	DATE	REMARKS
	4/12/21	ISSUED FOR REVIEW

PROJECT NAME:

RYAN & HEIDI RAMOS RESIDENCE
12221 N. Brialhill Rd.
Mequon, WI 53097

DRAWING TITLE:

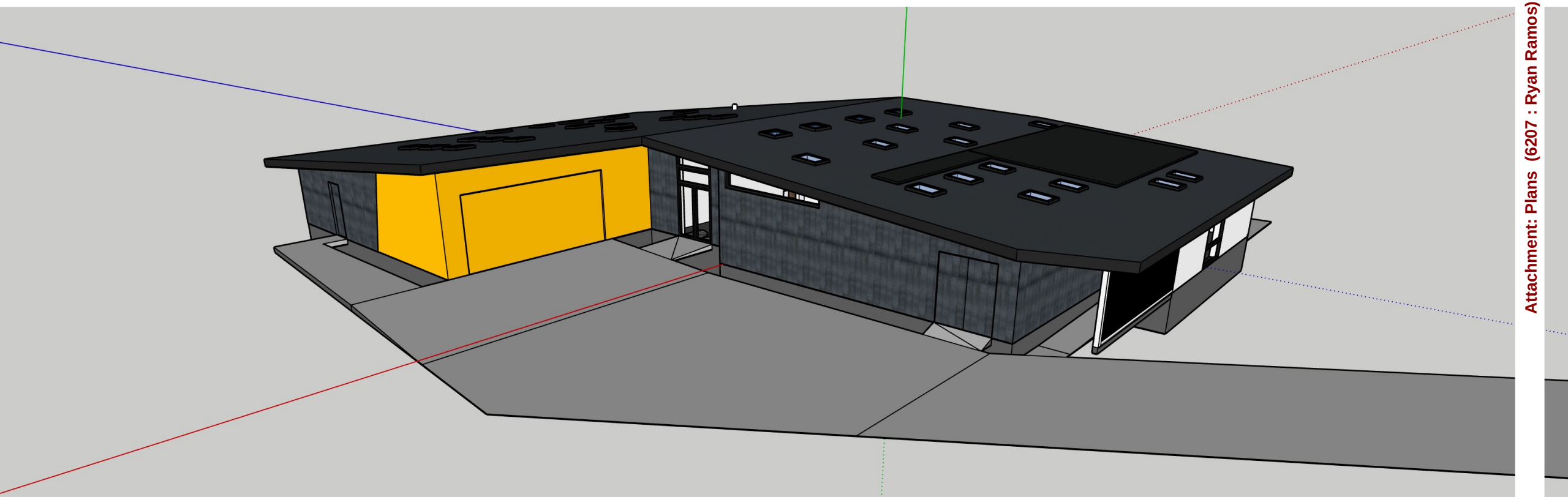
ROOF PLAN

RAMOS & ASSOCIATES
10416 W. Whitnall Edge Ct. Ste. 203
Franklin, WI 53132
Architects •Designers •Planners •

Date: 3/05/21
Scale: AS NOTED
Drawn: RSM
Job:
Sheet **A2.1**

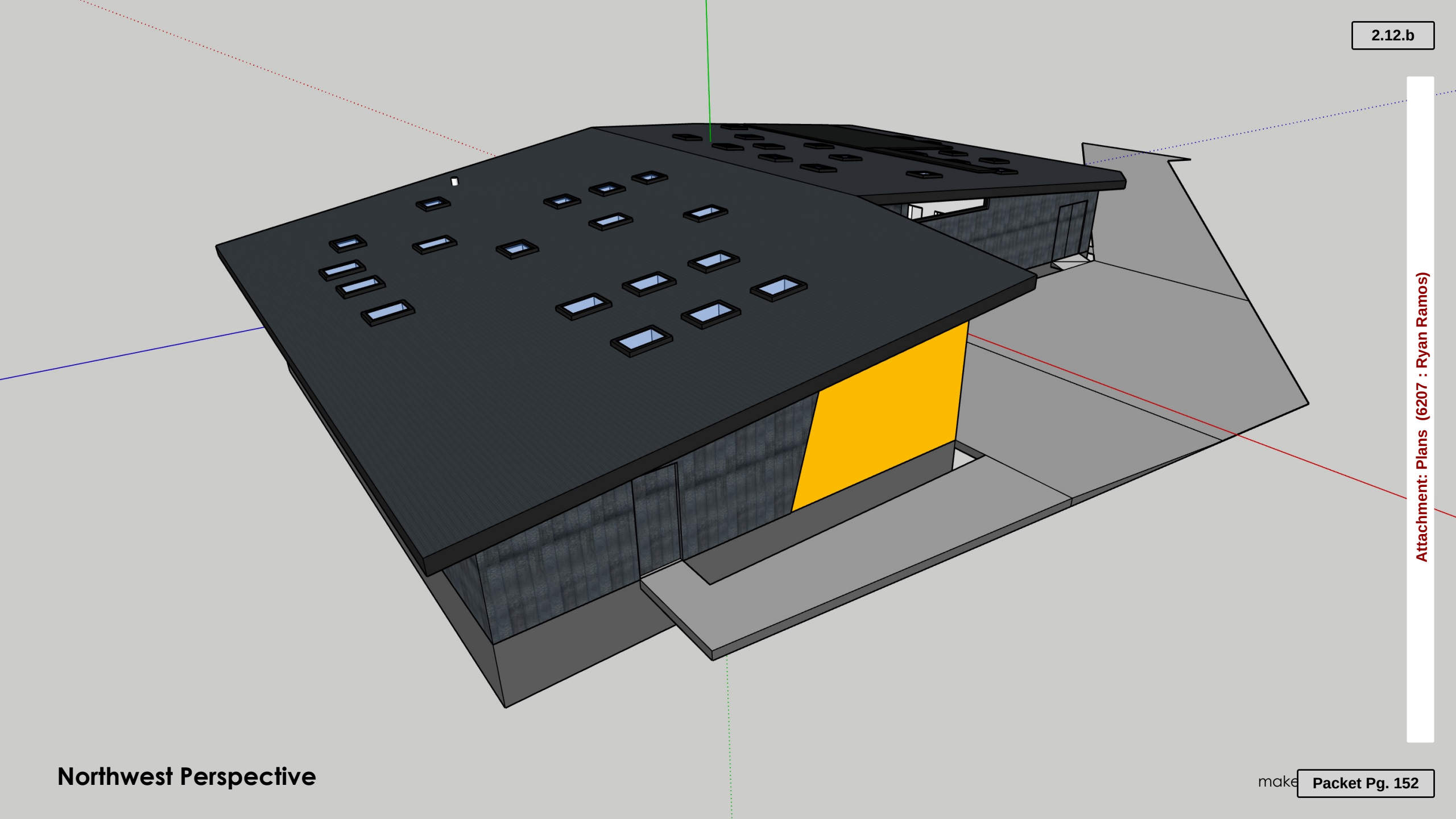
Attachment: Plans (6207 : Ryan Ramos)

12221 N. Briarhill Road
Mequon, WI 53097



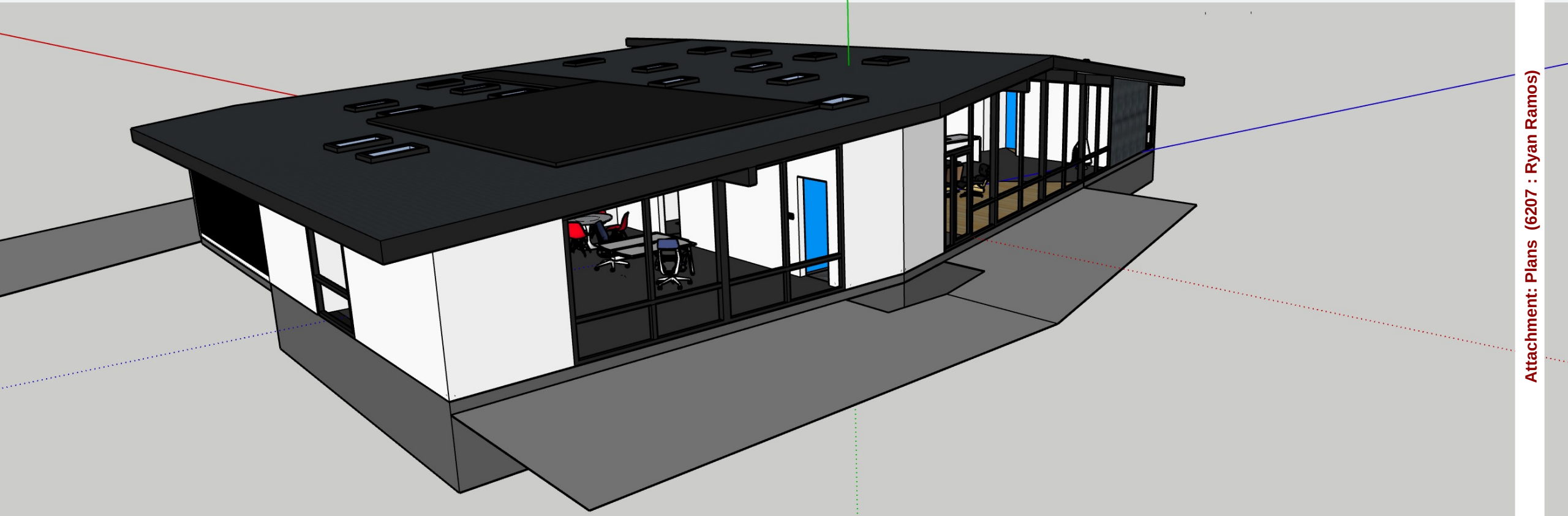
Attachment: Plans (6207 : Ryan Ramos)

Southwest Perspective



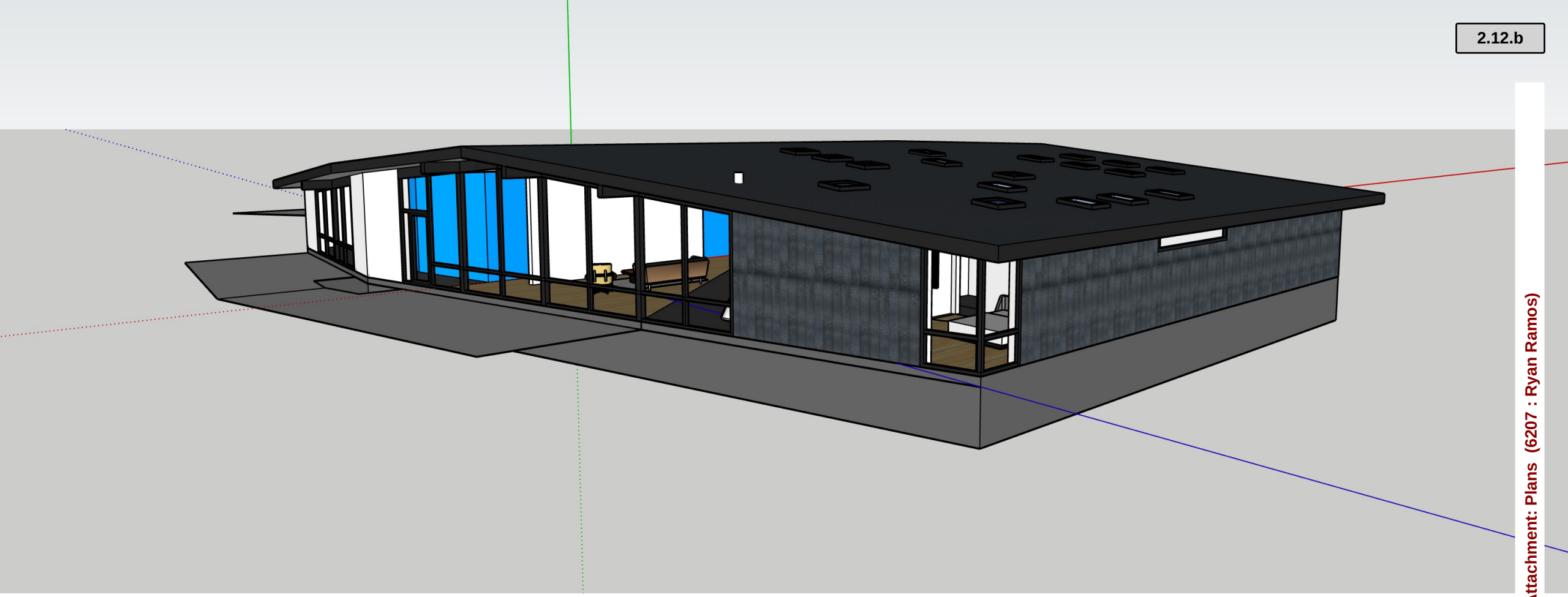
Attachment: Plans (6207 : Ryan Ramos)

Northwest Perspective



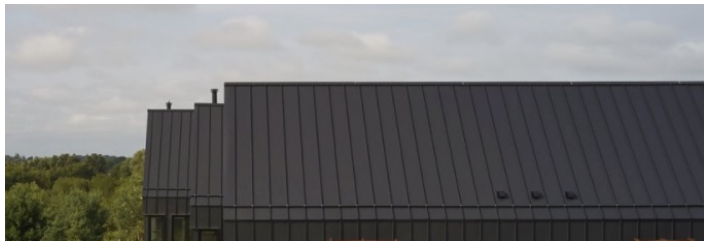
Southeast Perspective

Attachment: Plans (6207 : Ryan Ramos)



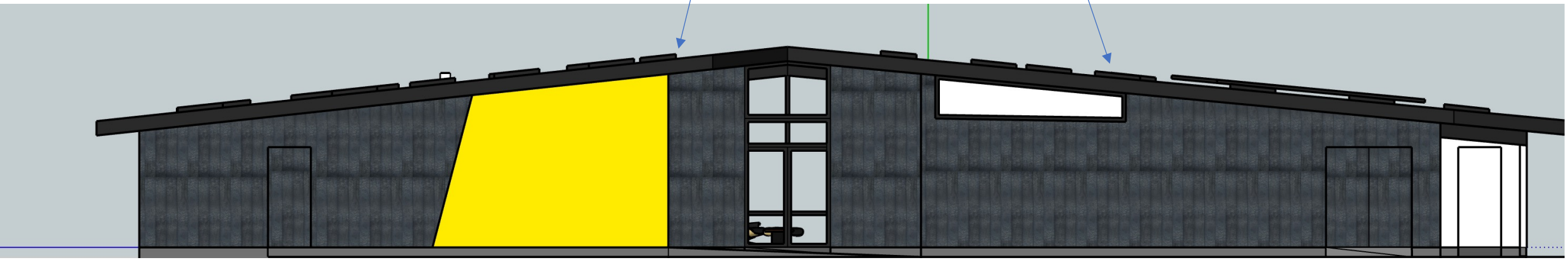
Attachment: Plans (6207 : Ryan Ramos)

Northeast Perspective



Standing seam aluminum roof with aluminum trim

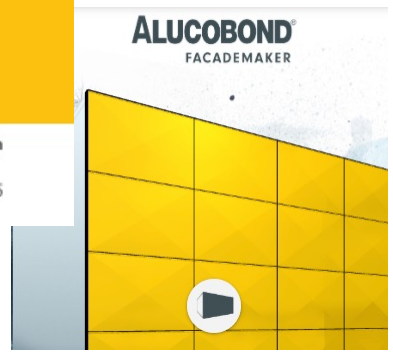
Solar panels







Tuscan Sun
PVDF 2
Gloss 25–35





Alucobond



Magnolia
PVDF 2
Gloss 30-40

Attachment: Plans (6207 : Ryan Ramos)

West Elevation



Alucobond



Magnolia
PVDF 2
Gloss 30-40



North Elevation

Attachment: Plans (6207 : Ryan Ramos)



Alucobond



Magnolia
PVDF 2
Gloss 30-40



Attachment: Plans (6207 : Ryan Ramos)

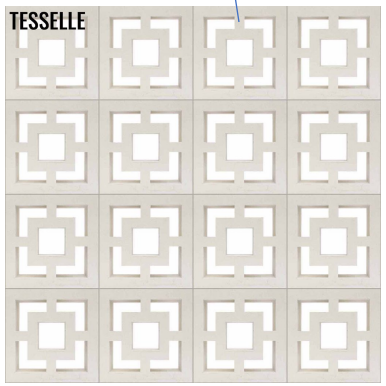
East Elevation





Tuscan Sun
PVDF 2
Gloss 25–35







Alucobond

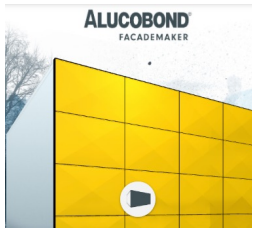
Magnolia
PVDF 2
Gloss 30-40

Attachment: Plans (6207 : Ryan Ramos)

South Elevation



Tuscan Sun
PVDF 2
Gloss 25–35



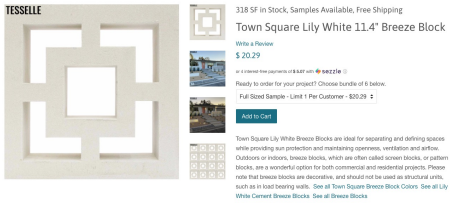


Magnolia
PVDF 2
Gloss 30-40

Alucobond

https://www.alucobondusa.com/product/alucobond-plus/





Tesselle

https://tesselle.com/collections/breeze-blocks/products/town-square-lily-white-11-4-breeze-block

---



Accoya | SSB | Gator

Delta Millworks

https://deltamillworks.com/product-line/accoya-ssb-gator/

Attachment: Plans (6207 : Ryan Ramos)

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**

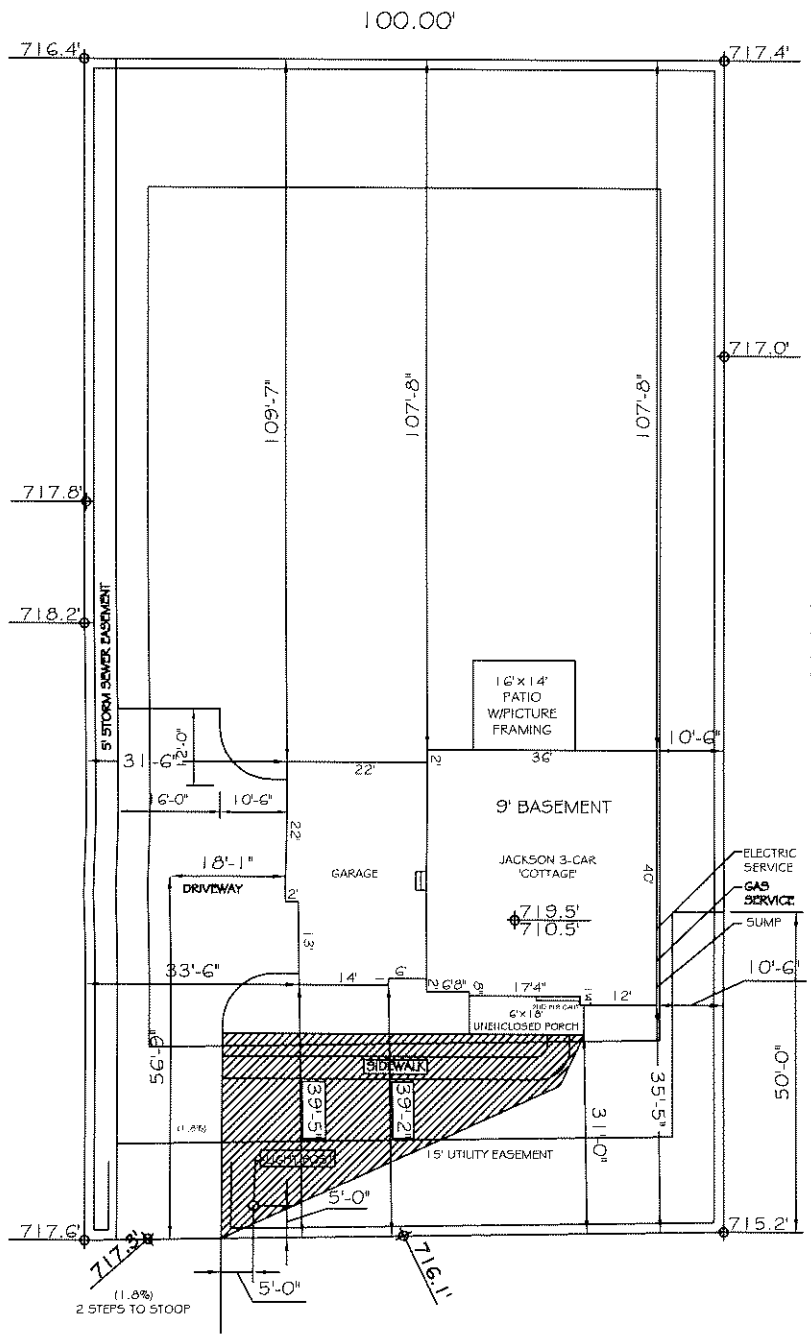
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 10, 2021**
SUBJECT: **Veridian Homes - New Single-Family Residence at 7670 W. Preserve Parkway**

Attachments:
Site Plan (PDF)
Plans (PDF)

PHASE 1
LOT 51
18,378 S.F.

NO PORCH ENCROACHMENTS

OPEN SPACE



OPEN SPACE

N

GL
1'-6"
CUT

XXXX.X' = FINAL GRADE
(XXXX.X') = EXISTING GRADE

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=719.5'
TOP OF FOOTING=710.5'
GARAGE FLOOR ELEV.=718.5'
DRIVEWAY SLOPE=1.8%
YARD GRADE=(10%)

LANDSCAPE KEY
REFER TO SUBDIVISION ADDENDUM
SHADE TREE
ORNAMENTAL TREE
CONIFER
ROCK RETAINING WALL
STRAW EROSION MATT.

KEY
STD. SETBACK LINE
VARIANCE SETBACK
EASEMENT SETBACK
DRAINAGE ARROW
RETAINING WALL ARROW
EROSION CONTROL
MAIN TRANSFORMER
SM. TRANSFORMER

NOTE:
*EROSION MATTING TO BE APPLIED AND INSTALLED BY LANDSCAPING CONTRACTOR AT TIME OF FINE GRADE AND SEED
*RETAINING WALL SYMBOLS ARE ONLY TO REPRESENT WHERE THEY ARE NEEDED-IT IS UP TO THE LANDSCAPER TO DETERMINE THE LENGTH NEEDED AND IN WHAT DIRECTION THEY SHOULD BE PLACED.

OMESITE: 51
CUSTOMER: MOVE-IN-READY
IGHBORHOOD: ENCLAVE @ MEQUON PRESERVE SOUTH
ADDRESS: 7670 WEST PRESERVE PARKWAY
ODEL: JACKSON 3CAR SIDE ENTRY COTTAGE
MEQUON, WI 53097
TE AREA: 18,378 SQ. FT.
IPERVIOUS EA: 4,191 SQ. FT.
SCALE: 1"=30'-0"
MVL

CUSTOMER APPROVAL:
SPF 4/15/2021 DATE: / /21
DATE: / /21
VH APPROVAL:
DATE: / /21

ZONED:
MINIMUM SETBACKS
FRONT: 30'
REAR: 20'
SIDE: 10'
TOTAL SIDE: -
CORNER SIDE: -

VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
(608)226-3100 Fax: (608)226-0600

2.13.a

Attachment: Site Plan (6208 : Veridian Homes)

NOTE:
ALL WINDOWS NOT IN MASONRY 1X4 SMART TRIM ALL ELEVATIONS
PATIO DOOR AND GARAGE DOORS 1X4 SMART TRIM
ALL CORNERS 1X6 SMART TRIM ALL ELEVATIONS



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



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

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 51 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 7670 WEST PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval: / /
SPF Apr 15 2021
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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: MVL Date: 3/12/2021

Print Date:
4/15/2021
10:38:42 AM
Revisions:

Drawing No.:
ARB1

Attachment: Plans (6208 : Veridian Homes)



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



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

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 51 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 7670 WEST PRESERVE PARKWAY
MEQUON, WI 53097

Customer Approval: / /

SPF Apr 15 2021

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Madison, WI 53713
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Fax 608.226.0600

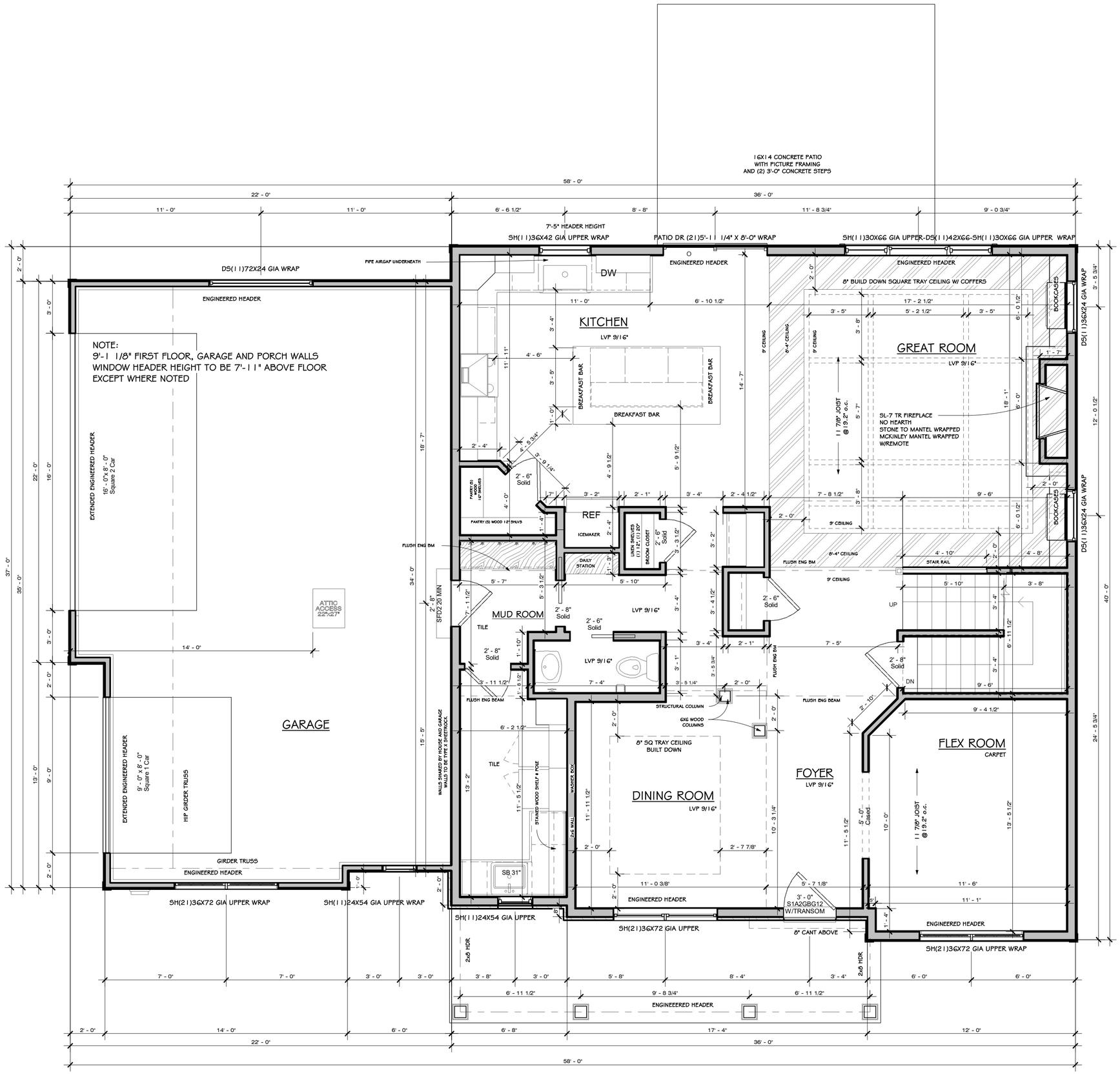
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

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Elevation: ARB
Revised Base Plan:
Drawn By: MVL Date: 3/12/2021

Print Date:
4/15/2021
10:38:44 AM
Revisions:

Drawing No.:
ARB2

Attachment: Plans (6208 : Veridian Homes)



ARB First Floor - Cottage

1/4" = 1'-0"

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 51 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 7670 WEST PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval: / /
SPF Apr 15 2021
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Fax 608.226.0600

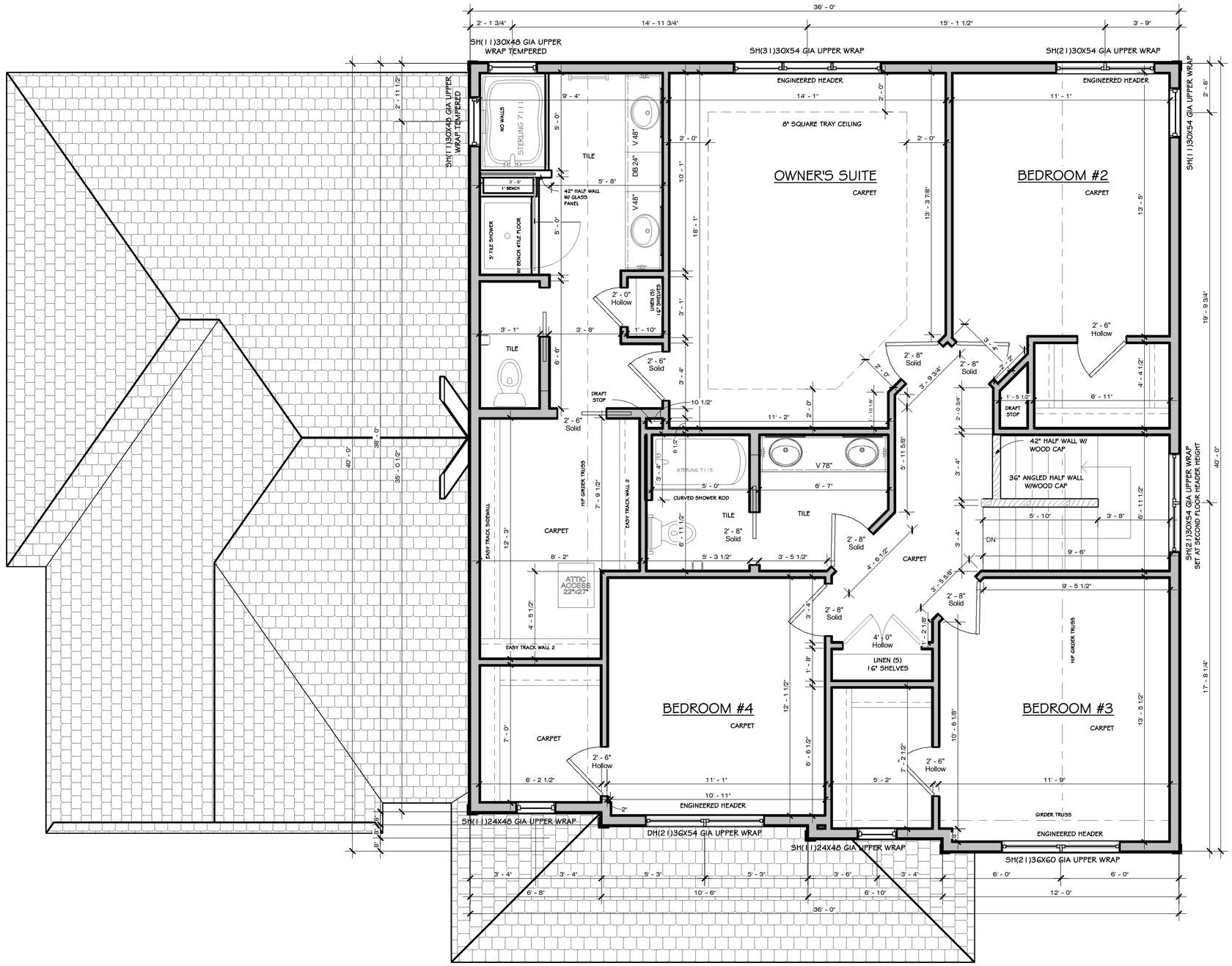
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON - 3 Car Side Entry
Elevation: ARB
Revised Base Plan: Date: 3/12/2021
Drawn By: MVL

Print Date: 4/15/2021 10:38:46 AM
Revisions:

Drawing No.: ARB3

Attachment: Plans (6208 : Veridian Homes)



ARB Second Floor - Cottage

1/4" = 1'-0"

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 51 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 7670 WEST PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval: / /
SPF Apr 15 2021
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VERIDIAN HOMES
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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

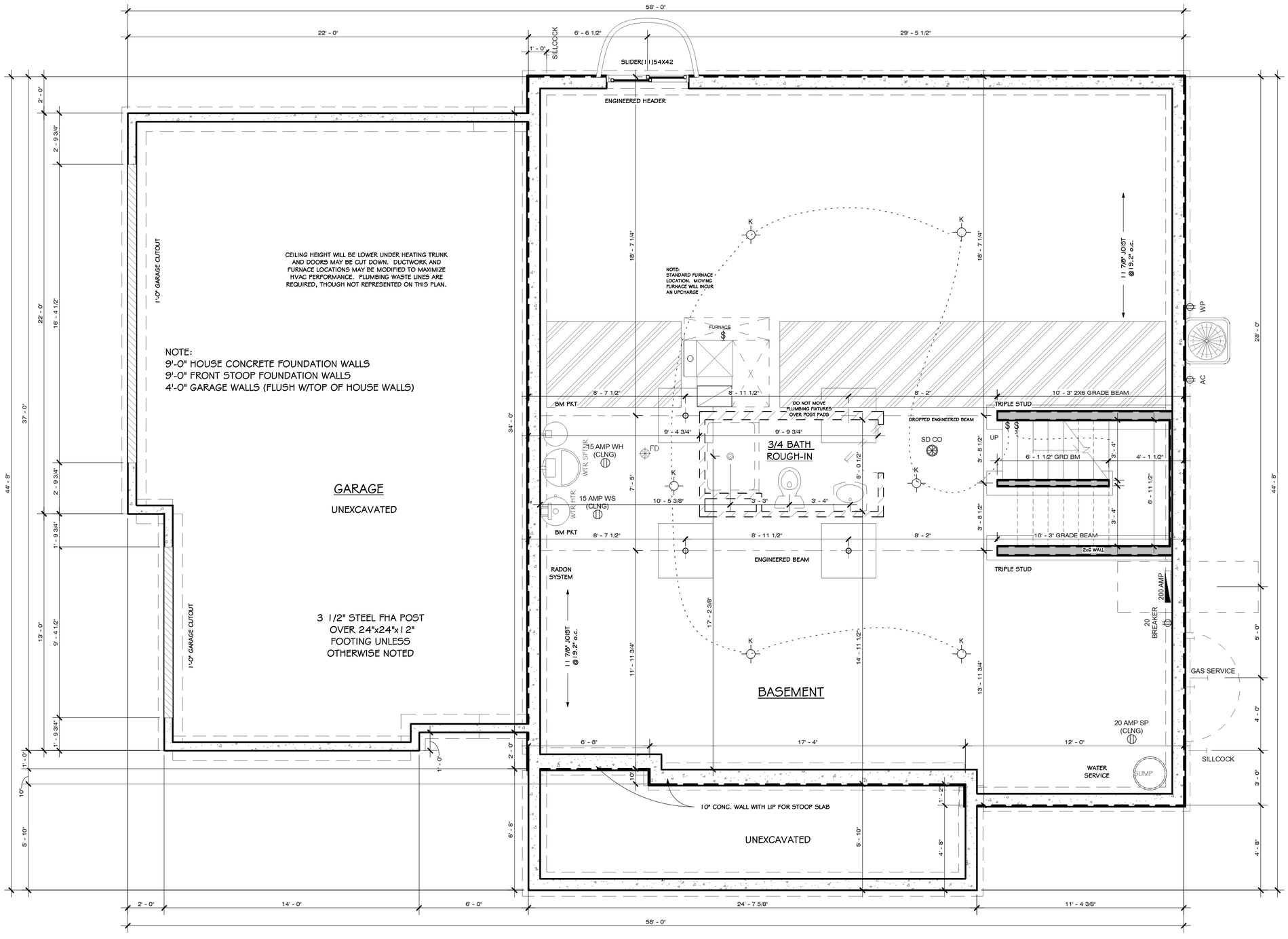
Do Not Scale Note: All dimensions are stub to stub
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON - 3 Car Side Entry
Elevation: ARB
Revised Base Plan: Date: 3/12/2021
Drawn By: MVL

Print Date: 4/15/2021 10:38:47 AM
Revisions:

Drawing No.: ARB4

Attachment: Plans (6208 : Veridian Homes)



ARB Foundation Plan
1/4" = 1'-0"

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 51 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 7670 WEST PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval: / /
SPF Apr 15 2021
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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON - 3 Car Side Entry
Elevation: ARB
Revised Base Plan: Date: 3/12/2021
Drawn By: MVL

Print Date: 4/15/2021 10:38:48 AM
Revisions:

Drawing No.: ARB5

Attachment: Plans (6208 : Veridian Homes)

Attachment: Plans (6208 : Veridian Homes)

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: MVL Date: 3/12/2021

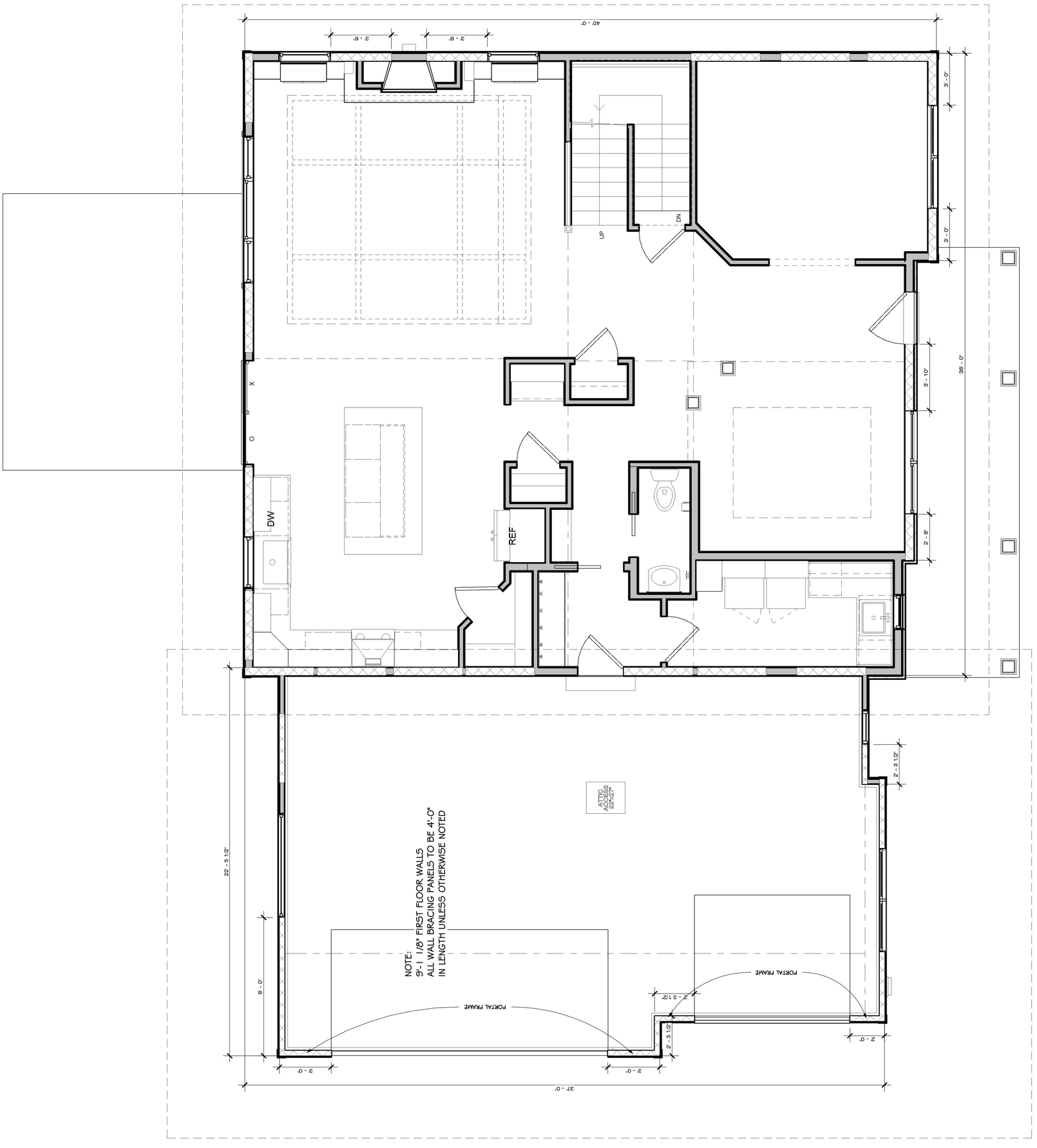
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Revisions:

Drawing No.: ARB6

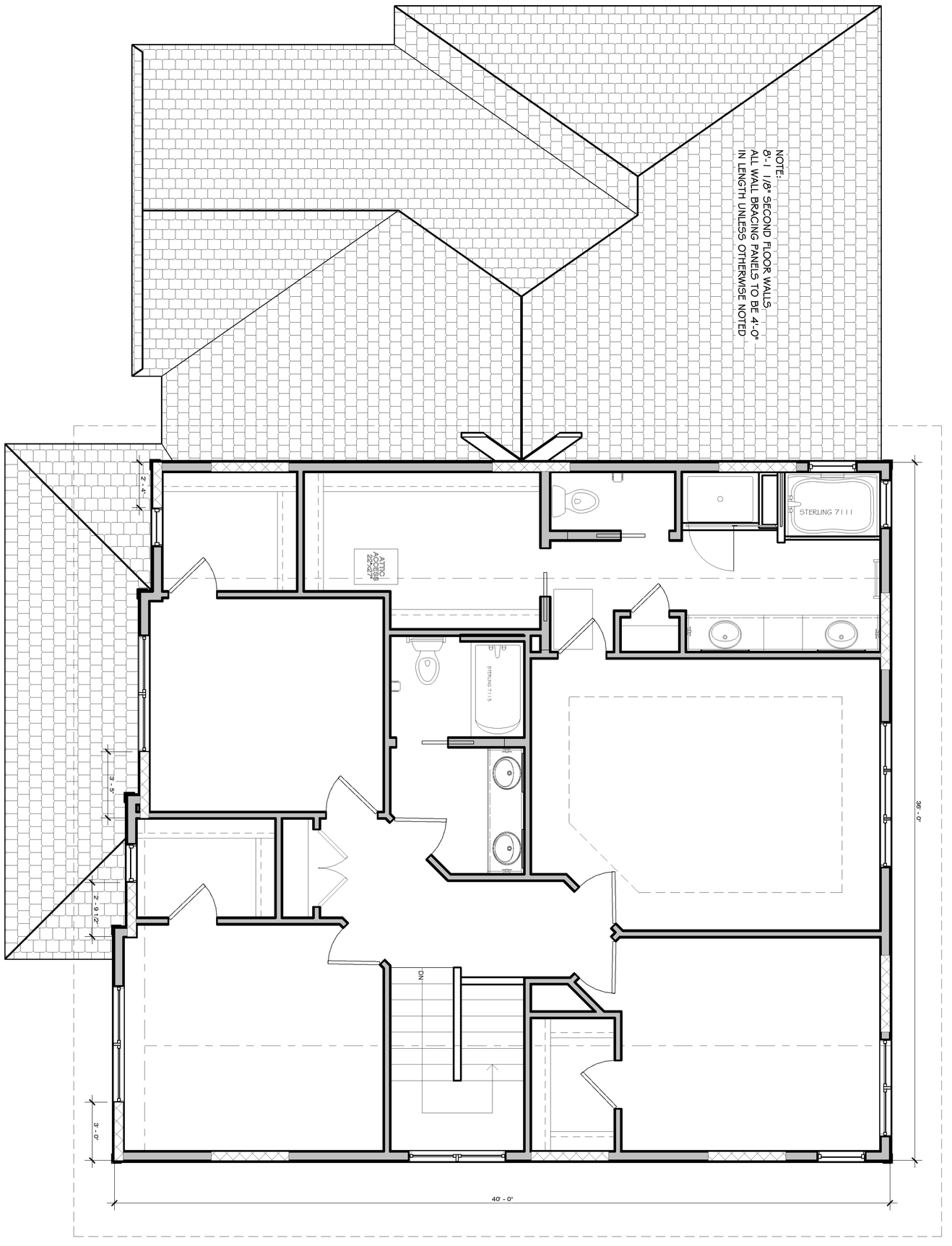
VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 51 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 7670 WEST PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval: SPF Apr 15 2021 / /

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ARB First Floor Bracing
1/4" = 1'-0"



ARB Second Floor Bracing

1/4" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.: ARB7

Print Date: 4/15/2021 10:38:50 AM

Revisions:

Model: JACKSON - 3 Car Side Entry

Elevation: ARB

Revised Base Plan:

Drawn By: MVL Date: 3/12/2021

VERIDIAN HOMES

6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: MOVE-IN-READY

Homesite / Neighborhood: 51 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: 7670 WEST PRESERVE PARKWAY
MEQUON, WI 53097

Customer Approval: **SPF Apr 15 2021** / /

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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: **May 10, 2021**
SUBJECT: **Wesam Yaghnam - New Single-Family Residence at 10920 N. Tartan Court**

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

Statement of Intent

The proposed project is located at on the corner of Highlander Drive and Tartan Court being lot 77 in the Highlander Estates Addition #2 in the City of Mequon, Ozaukee County. The existing site condition is that this is a vacant lot. I have contracted with Bielinski Homes, Inc. to build a single family dwelling with attached garage and foundation for me as the lot owner, Igor Sulim. The square footage of the home will be 2780 square feet.

Homeowner Signature

* Wesam Yaghnam

Date

* 4-6-21

Contractor Signature

Date

4/6/2021

Attachment: Statement of Intent (6209 : Wesam Yaghnam)

NEUMANN
DEVELOPMENTS, INC.

April 23, 2021

Stacy Kusel

Bielinski Homes

1830 Meadow Lane, Suite A

Pewaukee, WI 53072

Dear Stacy:

Your updated plans for the home to be built on Lot 77 Highlander Estates Subdivision appear to conform to the covenants and restrictions.

As part of the covenants and restrictions for Highlander Estates Subdivision, your site is required to conform to grading standards. We cannot review your grading plan as part of architectural control, please contact your building inspector so that you can be sure your site plan conforms to grading standards.

Please also be advised that you are responsible for your own erosion control measures.

Thank you,

Melissa Bock

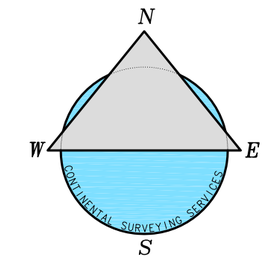
Neumann Developments, Inc.

Attachment: HOA Approval (6209 : Wesam Yaghnam)

PLAT OF SURVEY

PROPERTY DESCRIPTION: (As-Surveyed)

Lot 77, of Highlander Estates Addition No. 2, being a subdivision of a part of the Southwest ¼ and Southeast ¼ of the Northwest ¼ of Section 28, Town 9 North, Range 21 East, located in the City of Mequon, Ozaukee County, Wisconsin.



0' 15' 30' 60'

SCALE:
1"=30'

Proposed Concrete Walk - 0 S.F.
Proposed Driveway - 903 S.F.
Proposed Drive Approach - 206 S.F.

Prop. & Approx. 1st Floor - 191.4
Prop. Top of Wall - 190.17
Prop. Garage Slab - 189.83
Prop. Finished Yard Grade - 189.5/185.5
(Per Grading Plan)
Prop. Top of Footing - 182.17

Proposed 31.5' Driveway
Driveway Slope - 5.5 %

Proposed Wall Height per Plans/Builder 8'
Poured Wall

PROPOSED GRADES NOTE:

As a Professional Land Surveyor of the State of Wisconsin my license does not cover nor does it allow me to render a Professional opinion of the effects of the grading shown hereon within the Subject Property or onto adjoining properties. Proposed Grades shown hereon are **STRICTLY** taken from an approved grading plan prepared by a Licensed Professional Engineer or have been suggested by a 3rd party. Proposed Grades shown hereon may be the opinion of the Surveyor identified on this map as being the best grades possible for the lot and proposed house as shown. These grades are only **SUGGESTED** and do not come guarantees whatsoever. **THEREFORE**, all Proposed Grades shown must be verified and checked by an Licensed Professional Engineer or by another party willing to provide an opinion of the adverse effects of the Proposed Grades shown hereon and **THEREFORE**, all Parties involved agree and understand that the Surveyor accepts no responsibility of any adverse effects for said proposed grades shown on this survey. If the Client does not want to release the Surveyor named on this map of the liability of the Proposed Grades shown, the Surveyor at the cost of the Client will hire a Civil Engineer who could determine the adverse effects of the proposed grades shown hereon.
ALL RECOMMENDATIONS ARE WELCOMED.

PROPOSED BUILDING NOTE:

The Proposed building(s) and or addition(s) shown on this survey has been drawn and or was field staked per drawings dated February, 3rd, 2021 and was submitted to the Surveyor on February, 9th, 2021. All dimensions shall be verified by all parties involved to ensure their accuracy. Surveyor accepts no responsibility of errors from said drawings. If discrepancies or errors arise, Surveyor will contact responsible party for a remedy of said discrepancies and or errors. In regards to the proposed building(s) and or addition(s) please direct all questions to Client named on this map.

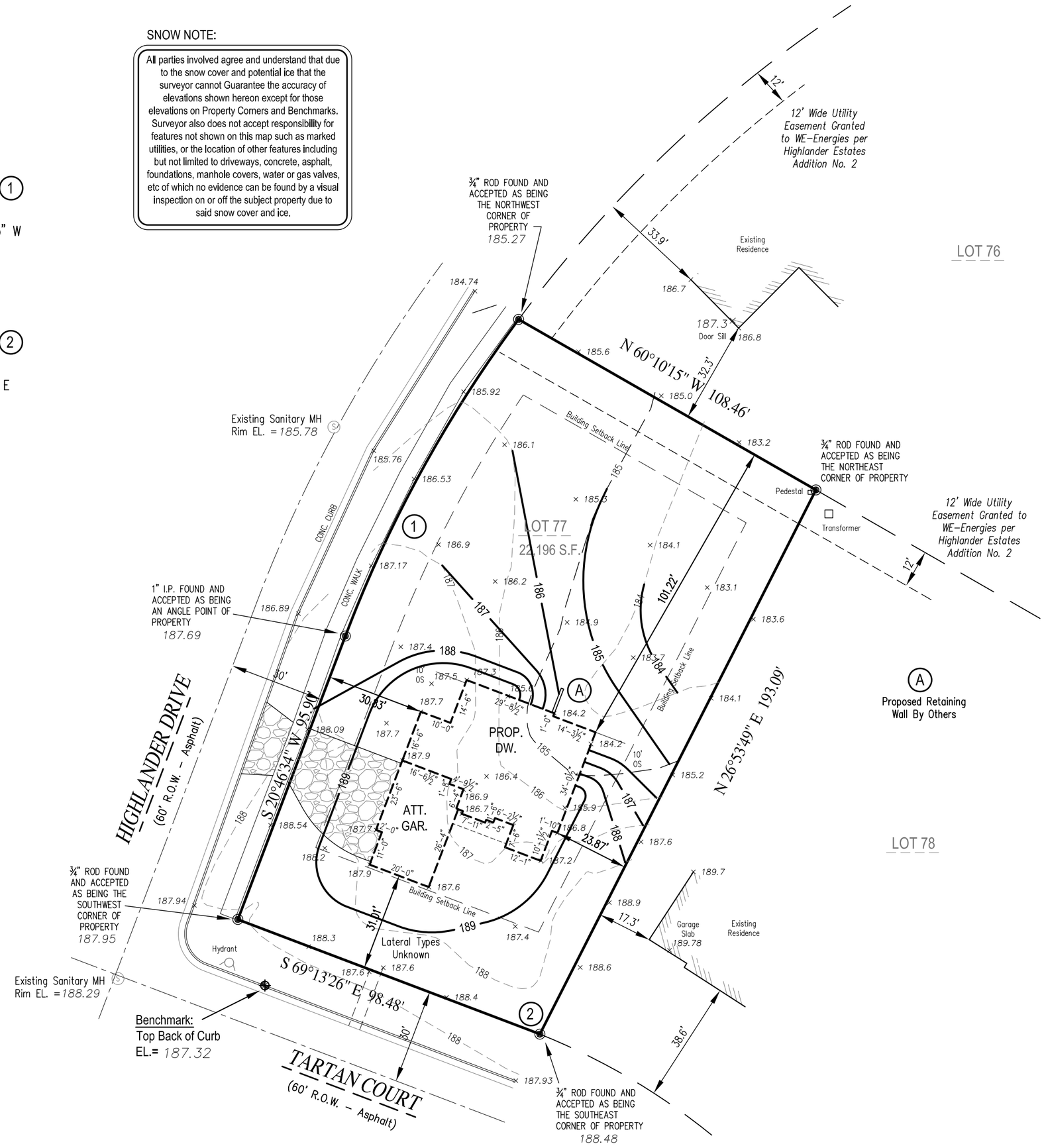
SETBACKS: per Highlander Estates Addition No. 2
Front: 30'
Side: 15'
Rear: 20'
Rear (North lots): 30'

SNOW NOTE:

All parties involved agree and understand that due to the snow cover and potential ice that the surveyor cannot Guarantee the accuracy of elevations shown hereon except for those elevations on Property Corners and Benchmarks. Surveyor also does not accept responsibility for features not shown on this map such as marked utilities, or the location of other features including but not limited to driveways, concrete, asphalt, foundations, manhole covers, water or gas valves, etc of which no evidence can be found by a visual inspection on or off the subject property due to said snow cover and ice.

Curve Data
RAD.= 415.00'
ARC = 114.57'
CHD. = 114.21'
BRG. = S 28°41'06.5" W
(1)

Curve Data
RAD.= 210.00'
ARC = 3.76'
CHD. = 3.76'
BRG. = S 68°42'39" E
(2)



Conversion Table	
Decimal to Inches	Inches to Decimal
0.1' = 1¼"	1" = 0.083'
0.2' = 2½"	2" = 0.166'
0.3' = 3½"	3" = 0.250'
0.4' = 4¾"	4" = 0.333
0.5' = 6"	5" = 0.416'
0.6' = 7¼"	6" = 0.500'
0.7' = 8½"	7" = 0.583'
0.8' = 9½"	8" = 0.666'
0.9' = 10½"	9" = 0.750'
1.0' = 12"	10" = 0.833'
	11" = 0.916'
	12" = 1.000'

Revised this 17th Day of March, 2021.
(Revised Grading Plan)

Revised this 11th Day of March, 2021.
(New House Layout)

This map was drafted by: LMM

LEGAL NOTICE: *UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP,CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.*

CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

CLIENT:
Bielinski Homes, Inc.
1830 Meadow Lane, Suite A
Pewaukee, Wisconsin 53072

PROPERTY ADDRESS:
Lot 77 Highlander Drive
Mequon,
Wisconsin 53097

PARCEL INFO:
TAX KEY NUMBER: 14-204-0077.000
PROJECT NO.: 20210209_BS00001
SERVICE PERFORMED: BSO

For questions regarding underground utilities please contact:
DIGGERS HOTLINE
PHONE: Wisconsin 1 Call center 1 (800) 242-8511

NOTE: Underground Utilities

Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.

NOTE: Guarantees and Title Policy

No Title Policy has been provided AND unless an ALTA/NSPS Survey has been ordered this Note shall remain on the face of this map. Without performing an ALTA/NSPS Survey this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS Survey.

WISCONSIN
RICK R. HILLMANN
S-3005
MENOMONEE FALLS
WI.
LAND SURVEYOR

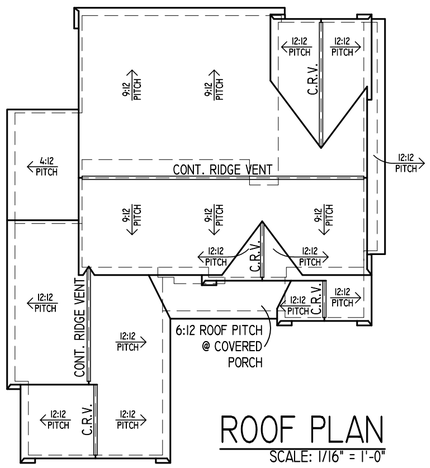
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Dated this 2nd Day of MARCH, 2021.

By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services

Attachment: Survey (6209 : Wesam Yaghnam)



ROOF PLAN
SCALE: 1/16" = 1'-0"

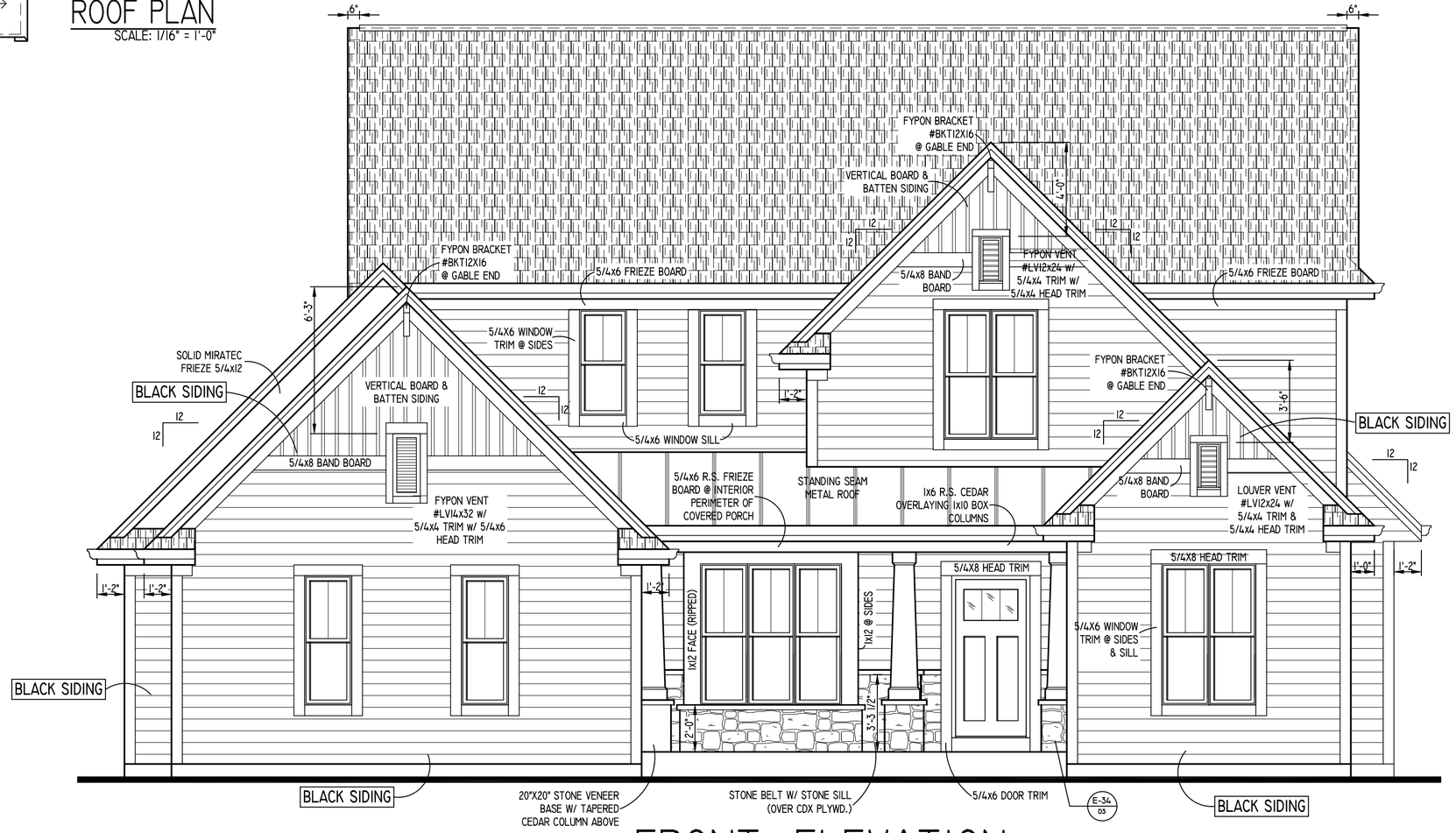
EXTERIOR MATERIALS

- ROOFING: PRO 30 DIMENSIONAL SHINGLES.
- SIDING: PRE-FINISHED HARDI-PLANK SIDING
- 5/4x6 & 5/4x4 MIRATEC CORNERS BOARDS.
- VINYL CORNER ON INSIDE CORNERS.
- FASCIA: 8" ALUMINUM CLAD.
- SOFFIT: VENTED ALUMINUM.
- RAKE FASCIA: 6" ALUMINUM CLAD.
- RAKE TRIM: 3" ALUMINUM CLAD.
- RAKE FRIEZE: 5/4x6 MIRATEC.

FIXTURE BLOCKS: VINYL J-BLOCK.

- GARAGE JAMB: 5/4x6 PAINTED MIRATEC.
- ICE & WATER SHIELD AS REQUIRED @ SADDLES.

NOTE: HEEL HEIGHTS ARE AS FOLLOWS:
-4:12 ROOF PITCH (7" HEEL) W/ 1'-2" OVERHANG
-9:12 ROOF PITCH (10 7/8" HEEL) W/ 1'-2" OVERHANG
-12:12 ROOF PITCH (12 3/8" HEEL) W/ 1'-2" OVERHANG



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

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Model: CHARLOTTE | Elevation: ARTS & CRAFTS | Series: PREMIERE | Plan: #2560

BIELINSKI HOMES
1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Built for:

Yaghnam, Wesam & Fedaa
Lot 77, Tartan Ct.,
Mequon, WI 53097

Job Number:
BOYL-H-1015

Phase: WORKING PLANS

Date	Description

Drawn By: BK | Wkst Date: ----
Plan Date: 2/3/21 | Release Date: ----

Technical Data:

SQUARE FOOTAGE:
1ST FLOOR - 1844 SQ. FT.
2ND FLOOR - 936 SQ. FT.
OPEN VOLUME - N/A
TOTAL 2780 SQ. FT.

GARAGE AREA - 723 SQ. FT.

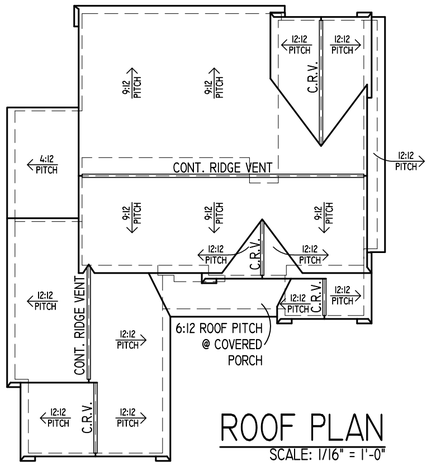
OVERALL WIDTH - 54'-1"
OVERALL DEPTH - 65'-6"

Model: CHARLOTTE
Elevation: ARTS & CRAFTS
Plan: #2560 | Series: PREMIERE

Sheet Title
FRONT ELEVATION

Sheet Number
1.1 OF 4

Attachment: Plans (6209 : Wesam Yaghnam)



ROOF PLAN
SCALE: 1/16" = 1'-0"



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

EXTERIOR MATERIALS

- ROOFING: PRO 30 DIMENSIONAL SHINGLES.
- SIDING: PRE-FINISHED HARDI-PLANK SIDING
- 5/4x6 & 5/4x4 MIRATEC CORNERS BOARDS.
- VINYL CORNER ON INSIDE CORNERS.
- FASCIA: 8" ALUMINUM CLAD.
- SOFFIT: VENTED ALUMINUM.
- RAKE FASCIA: 6" ALUMINUM CLAD.
- RAKE TRIM: 3" ALUMINUM CLAD.
- RAKE FRIEZE: 5/4x6 MIRATEC.

FIXTURE BLOCKS: VINYL J-BLOCK.

- GARAGE JAMB: 5/4x6 PAINTED MIRATEC.
- ICE & WATER SHIELD AS REQUIRED @ SADDLES.

NOTE: HEEL HEIGHTS ARE AS FOLLOWS:
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-9:12 ROOF PITCH (10 7/8" HEEL) W/ 1'-2" OVERHANG
-12:12 ROOF PITCH (12 3/8" HEEL) W/ 1'-2" OVERHANG

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Model: CHARLOTTE | Elevation: ARTS & CRAFTS | Series: PREMIERE | Plan: #2560

BIELINSKI HOMES
1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Built for:

Yaghnam, Wesam & Fedaa
Lot 77, Tartan Ct.,
Mequon, WI 53097

Job Number:
BOYL-H-1015

Phase: WORKING PLANS

Date	Description

Drawn By: BK | Wkst Date: ----
Plan Date: 2/3/21 | Release Date: ----

Technical Data:
SQUARE FOOTAGE:
1ST FLOOR - 1844 SQ. FT.
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TOTAL 2780 SQ. FT.

GARAGE AREA - 723 SQ. FT.

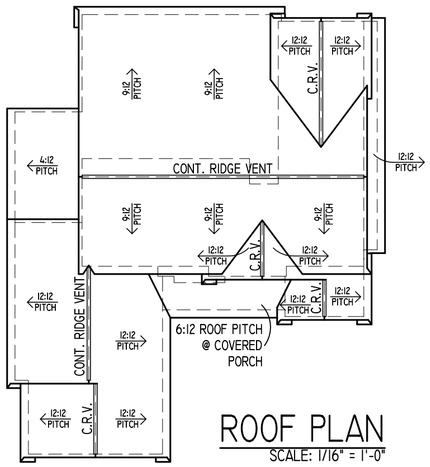
OVERALL WIDTH - 54'-1"
OVERALL DEPTH - 65'-6"

Model: CHARLOTTE
Elevation: ARTS & CRAFTS
Plan: #2560 | Series: PREMIERE

Sheet Title
REAR ELEVATION

Sheet Number
1.2 OF 4

Attachment: Plans (6209 : Wesam Yaghnam)



ROOF PLAN
SCALE: 1/16" = 1'-0"

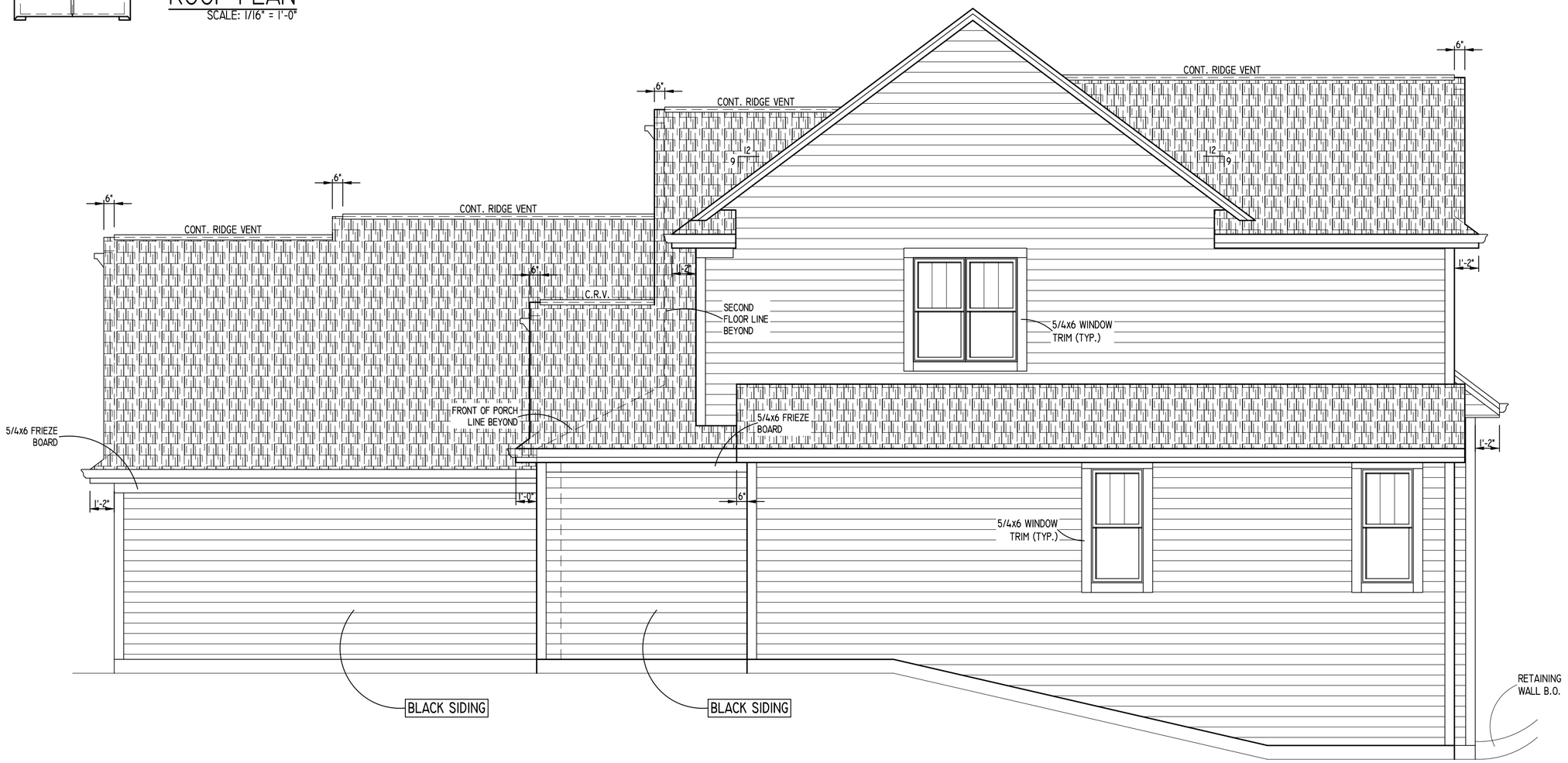
EXTERIOR MATERIALS

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-12:12 ROOF PITCH (12 3/8" HEEL) W/ 1'-2" OVERHANG



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

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BIELINSKI HOMES
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Built for:
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Lot 77, Tartan Ct.,
Mequon, WI 53097

Job Number:
BOYL-H-1015

Phase: WORKING PLANS

Date	Description

Drawn By: BK | Wkst Date: ----
Plan Date: 2/3/21 | Release Date: ----

Technical Data:
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2ND FLOOR - 936 SQ. FT.
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TOTAL 2780 SQ. FT.

GARAGE AREA - 723 SQ. FT.

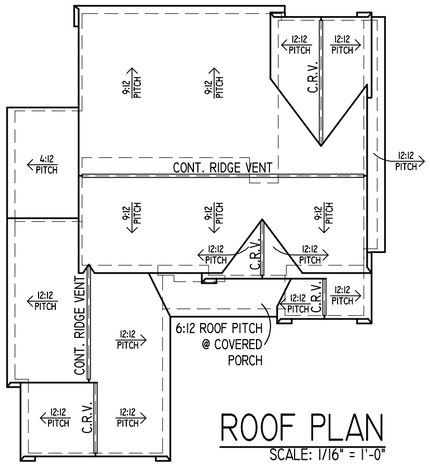
OVERALL WIDTH - 54'-1"
OVERALL DEPTH - 65'-6"

Model: CHARLOTTE
Elevation: ARTS & CRAFTS
Plan: #2560 | Series: PREMIERE

Sheet Title
RIGHT SIDE ELEVATION

Sheet Number
1.3 OF 4

Attachment: Plans (6209 : Wesam Yaghnam)



ROOF PLAN
SCALE: 1/16" = 1'-0"

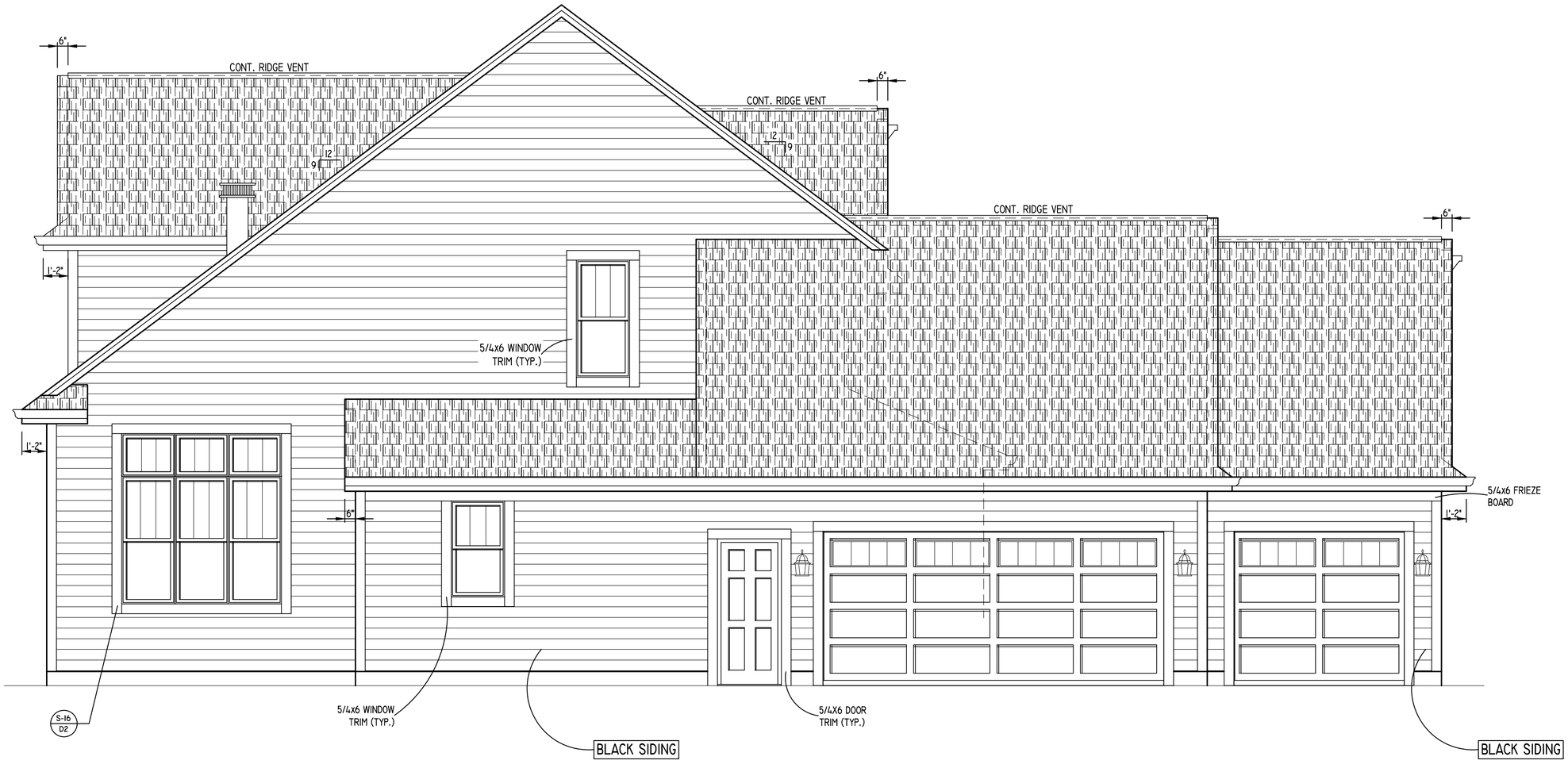
EXTERIOR MATERIALS

- ROOFING: PRO 30 DIMENSIONAL SHINGLES.
- SIDING: PRE-FINISHED HARDI-PLANK SIDING
- 5/4x6 & 5/4x4 MIRATEC CORNERS BOARDS.
- VINYL CORNER ON INSIDE CORNERS.
- FASCIA: 8" ALUMINUM CLAD.
- SOFFIT: VENTED ALUMINUM.
- RAKE FASCIA: 6" ALUMINUM CLAD.
- RAKE TRIM: 3" ALUMINUM CLAD.
- RAKE FRIEZE: 5/4x6 MIRATEC.

FIXTURE BLOCKS: VINYL J-BLOCK.

- GARAGE JAMB: 5/4x6 PAINTED MIRATEC.
- ICE & WATER SHIELD AS REQUIRED @ SADDLES.

NOTE: HEEL HEIGHTS ARE AS FOLLOWS:
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-12:12 ROOF PITCH (12 3/8" HEEL) W/ 1'-2" OVERHANG



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

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Model: CHARLOTTE | Elevation: ARTS & CRAFTS | Series: PREMIERE | Plan: #2560

BIELINSKI HOMES
1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Built for:

Yaghnam, Wesam & Fedaa
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Mequon, WI 53097

Job Number:
BOYL-H-1015

Phase: WORKING PLANS

Date	Description

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Plan Date: 2/3/21 | Release Date: ----

Technical Data:
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1ST FLOOR - 1844 SQ. FT.
2ND FLOOR - 936 SQ. FT.
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TOTAL 2780 SQ. FT.

GARAGE AREA - 723 SQ. FT.

OVERALL WIDTH - 54'-1"
OVERALL DEPTH - 65'-6"

Model: CHARLOTTE
Elevation: ARTS & CRAFTS
Plan: #2560 | Series: PREMIERE

Sheet Title
LEFT SIDE ELEVATION

Sheet Number
1.4 OF 4

Attachment: Plans (6209 : Wesam Yaghnam)

NOTE:
FRAME WALLS ABOVE TO BE CANTILEVERED OVER FOUNDATION WALL 1/2" SO OSB SHEATHING @ FRAME WALL IS ALIGNED WITH 1" FOAM SHEATHING @ FOUNDATION

FIRST FLOOR PLAN

9'-1 1/8" PLATE HGT. SCALE: 1/4" = 1'-0"

- WINDOW DESIGNATIONS ARE FEET/INCHES
- WINDOW HEAD HGT. @ 6'-10" A.F.F.
- 4 1/4" COLONIAL BASE
- 3 1/4" COLONIAL CASING
- BUYER TO INSTALL RANGE HOOD @ KITCHEN
- BUYER TO SUPPLY & INSTALL MIRRORS @ ALL BATHROOMS
- BUYER TO SUPPLY & INSTALL TOILET PAPER & TOWEL HOLDERS @ ALL BATHROOMS
- BUYER TO INSTALL BARN DOOR @ KITCHEN PANTRY

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Model: CHARLOTTE | Elevation: ARTS & CRAFTS | Series: PREMIERE | Plan: #2560

BIELINSKI HOMES

1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

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Job Number:
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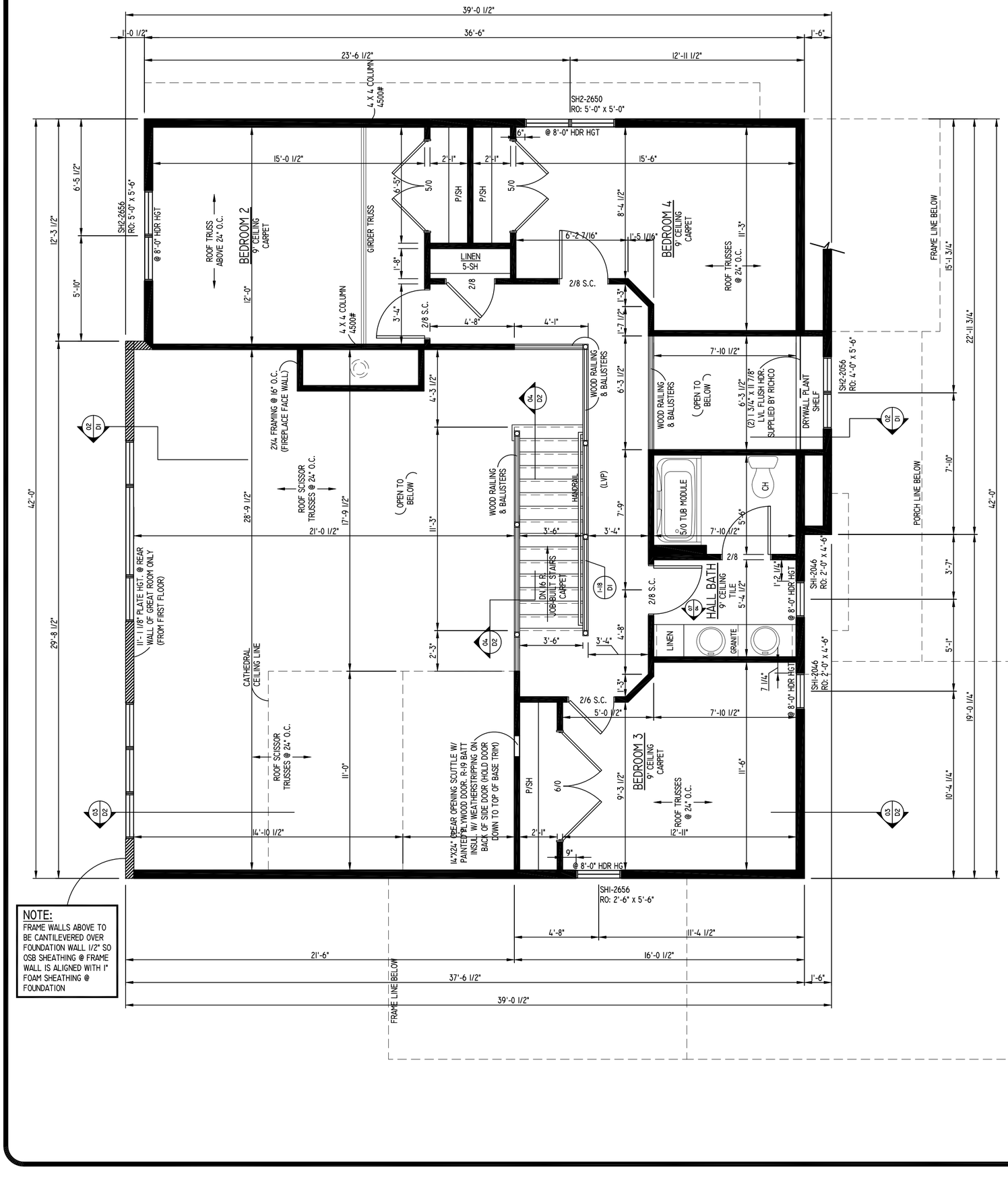
OVERALL WIDTH - 54'-1"
OVERALL DEPTH - 65'-6"

Model: CHARLOTTE
Elevation: ARTS & CRAFTS
Plan: #2560 | Series: PREMIERE

Sheet Title
1ST FLOOR PLAN

Sheet Number
2 OF 4

Attachment: Plans (6209 : Wesam Yaghnam)



SECOND FLOOR PLAN

9'-1 1/8" PLATE HGT. SCALE: 1/4" = 1'-0"

- WINDOW DESIGNATIONS ARE FEET/INCHES
- WINDOW HEAD HGT. @ 6'-10" A.F.F.

NOTE:
FRAME WALLS ABOVE TO BE CANTILEVERED OVER FOUNDATION WALL 1/2" SO OSB SHEATHING @ FRAME WALL IS ALIGNED WITH 1" FOAM SHEATHING @ FOUNDATION

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Model: CHARLOTTE | Elevation: ARTS & CRAFTS | Series: PREMIERE | Plan: #2560

BIELINSKI HOMES
1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Built for:

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Lot 77, Tartan Ct.,
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Job Number:
BOYL-H-1015

Phase: WORKING PLANS

Date	Description

Drawn By: BK Wkst Date: ----
Plan Date: 2/3/21 Release Date: ----

Technical Data:
SQUARE FOOTAGE:
1ST FLOOR - 1844 SQ. FT.
2ND FLOOR - 936 SQ. FT.
OPEN VOLUME - N/A
TOTAL 2780 SQ. FT.

GARAGE AREA - 723 SQ. FT.

OVERALL WIDTH - 54'-1"
OVERALL DEPTH - 65'-6"

Model: CHARLOTTE
Elevation: ARTS & CRAFTS
Plan: #2560 | Series: PREMIERE

Sheet Title
2ND FLOOR PLAN

Sheet Number
3 OF 4

Attachment: Plans (6209 : Wesam Yaghnam)

FOUNDATION PLAN

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

- ACTIVE RADON AND HUMIDITY CONTROL ABATEMENT SYSTEM w/110V SINGLE OUTLET

NOTE:
FRAME WALLS ABOVE TO BE CANTILEVERED OVER FOUNDATION WALL 1/2" SO OSB SHEATHING @ FRAME WALL IS ALIGNED WITH 1" FOAM SHEATHING @ FOUNDATION

NOTE:
CANTILEVER MUD SILL, RIM BOARD, 'I'JOISTS, & 2x6 FRAME WALL 1/2" OVER FOUNDATION WALL

NOTE:
ALL OUTSIDE DIMENSIONS ON FOUNDATION PLAN ARE FROM OUTSIDE OF FOUNDATION WALL TO OUTSIDE OF FOUNDATION WALL. FRAME WALLS TO BE CANTILEVERED OVER FOUNDATION WALL 1/2".

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Model: CHARLOTTE | Elevation: ARTS & CRAFTS | Series: PREMIERE | Plan: #2560

BIELINSKI HOMES
1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Built for:

Yaghnam, Wesam & Fedaa
Lot 77, Tartan Ct.,
Mequon, WI 53097

Job Number:
BOYL-H-1015

Phase: WORKING PLANS

Date	Description

Drawn By: BK | Wkst Date: ----
Plan Date: 2/3/21 | Release Date: ----

Technical Data:

SQUARE FOOTAGE:
1ST FLOOR - 1844 SQ. FT.
2ND FLOOR - 936 SQ. FT.
OPEN VOLUME - N/A
TOTAL 2780 SQ. FT.

GARAGE AREA - 723 SQ. FT.

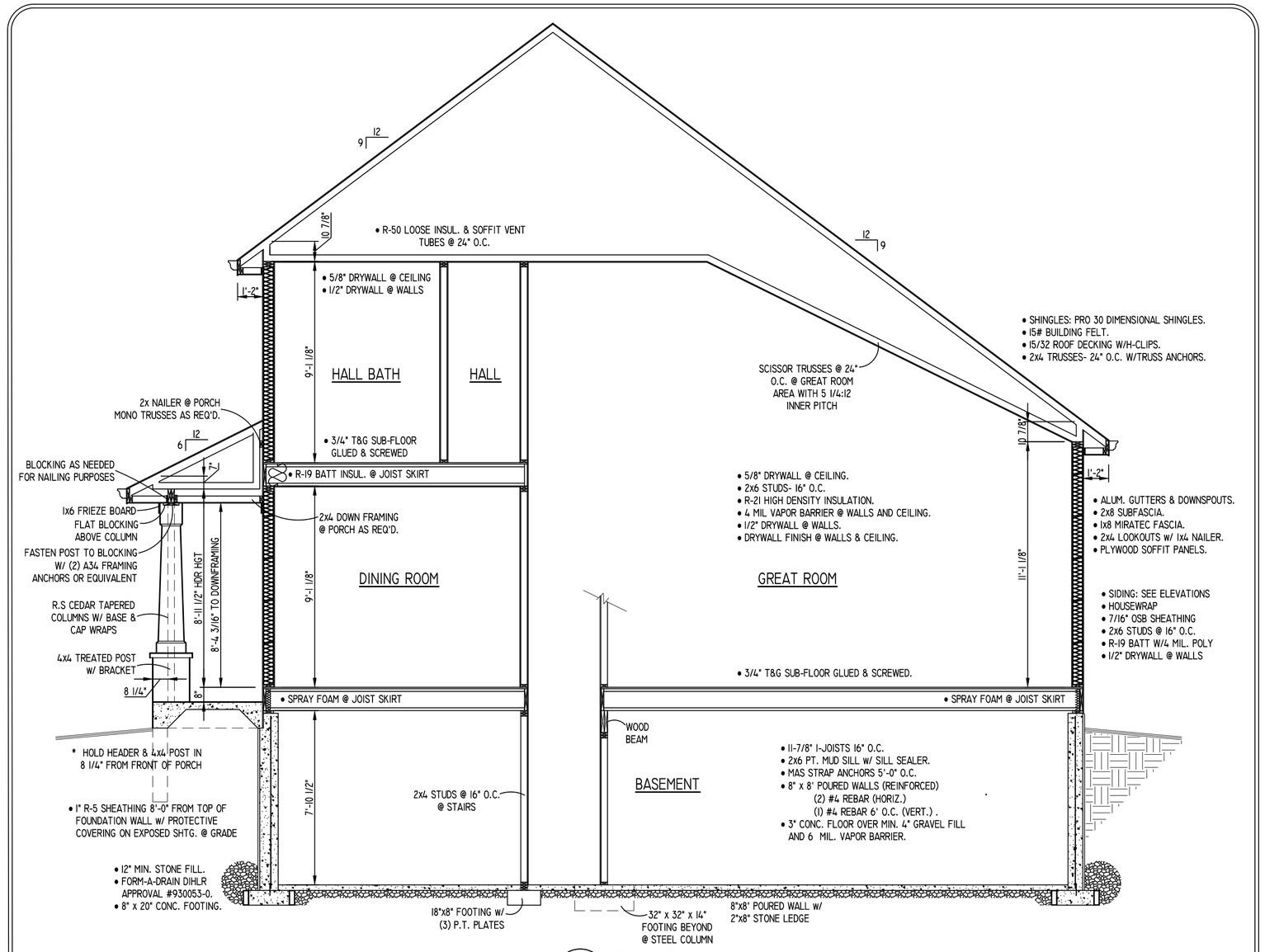
OVERALL WIDTH - 54'-1"
OVERALL DEPTH - 65'-6"

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Elevation: ARTS & CRAFTS
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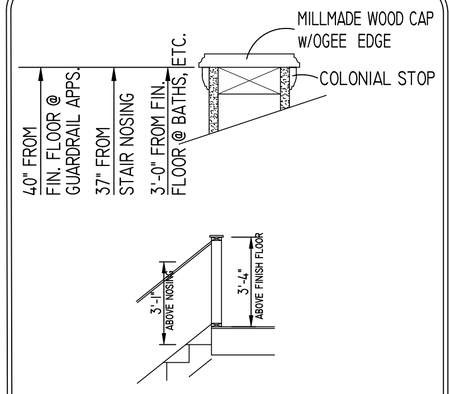
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FOUNDATION PLAN

Sheet Number
4 OF 4

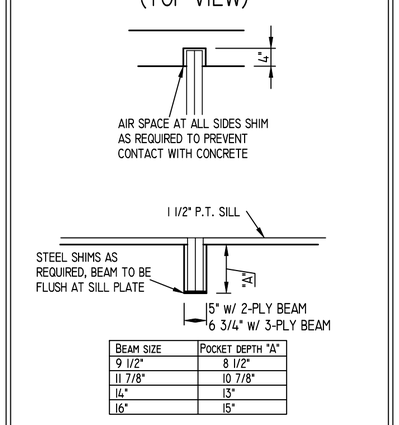
Attachment: Plans (6209 : Wesam Yaghnam)



02 CROSS SECTION
1/4" = 1'-0"

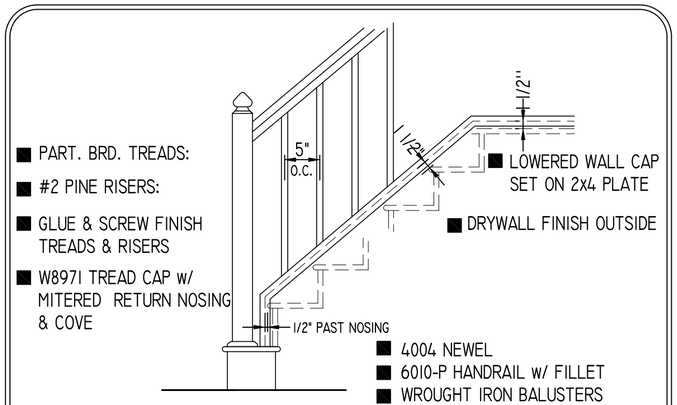


I-18 HALF WALL DETAIL
SEE FLOOR PLAN FOR WALL TYPE

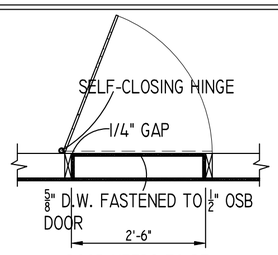


BEAM SIZE	POCKET DEPTH "A"
9 1/2"	8 1/2"
11 7/8"	10 7/8"
14"	13"
16"	15"

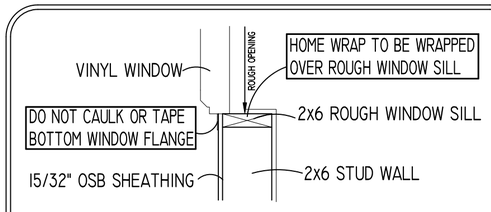
S-9 BEAM POCKET DETAIL
WOOD BEAMS ONLY



I-7 STAIR DETAIL
W-500 BALUSTERS LOWERED WALL



I-21 SCUTTLE DOOR DETAIL
SELF CLOSING



S-15 WINDOW SILL DETAIL

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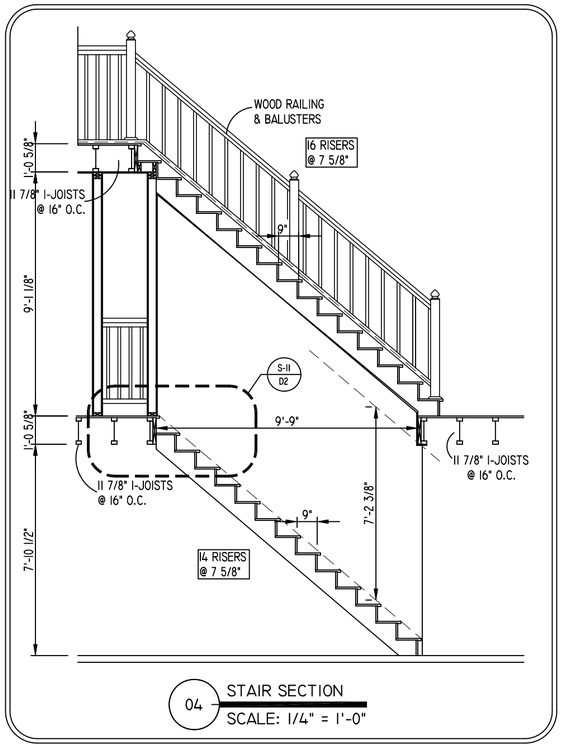
OVERALL WIDTH - 54'-1"
OVERALL DEPTH - 65'-6"

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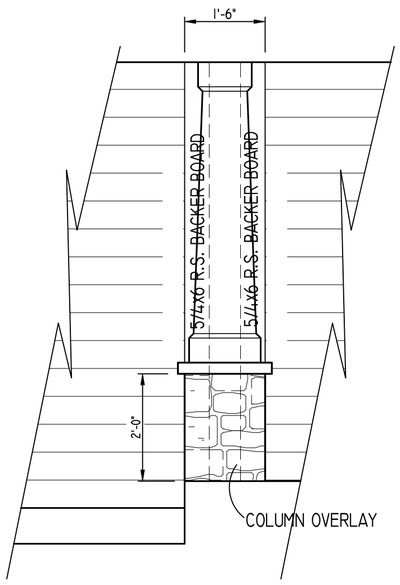
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DETAILS

Sheet Number
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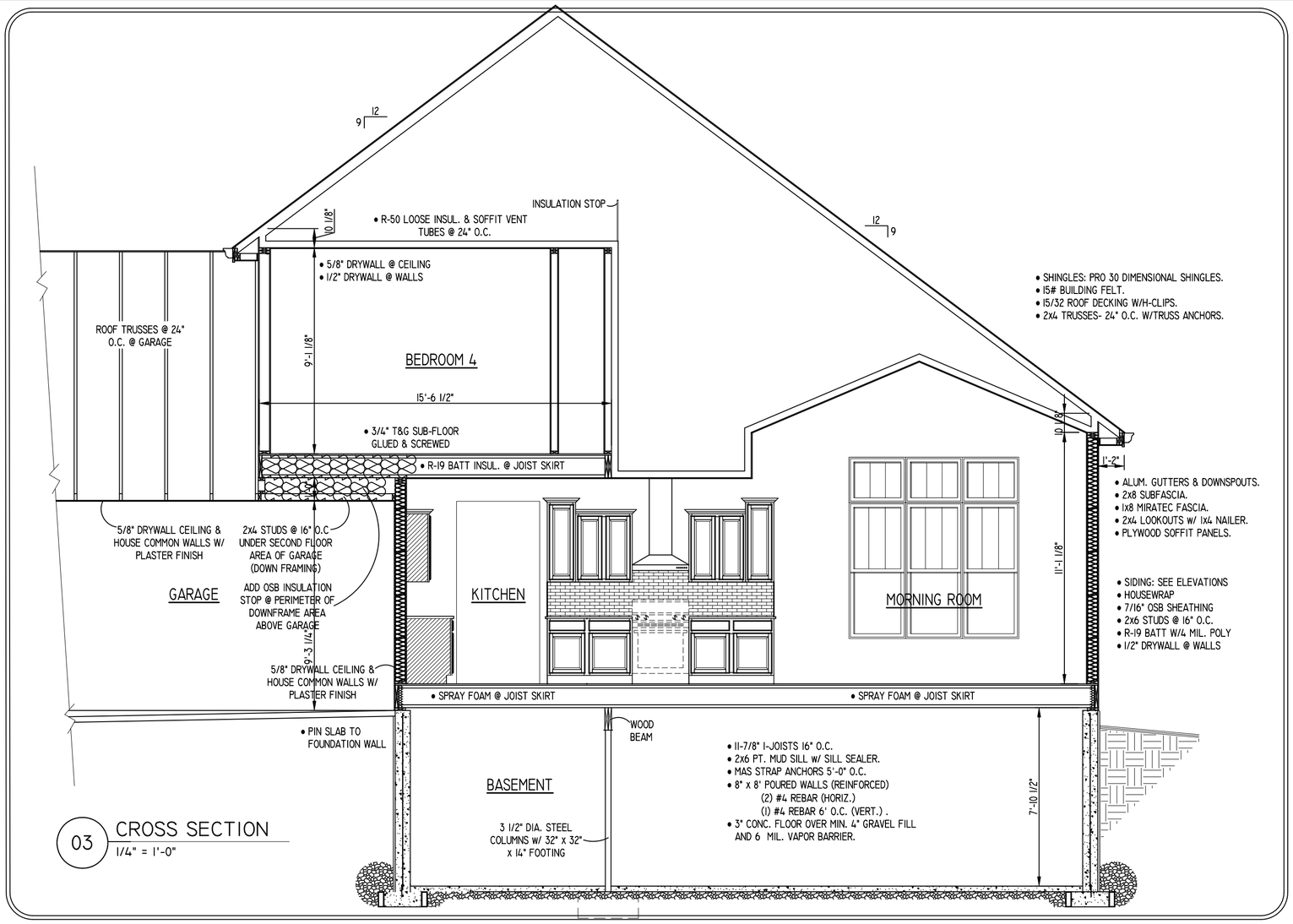
Attachment: Plans (6209 : Wesam Yaghnam)



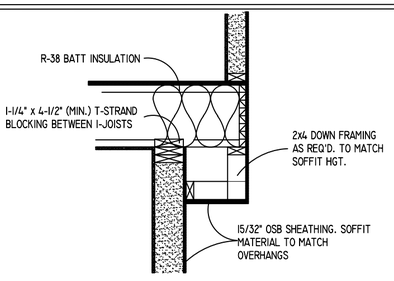
04 STAIR SECTION
SCALE: 1/4" = 1'-0"



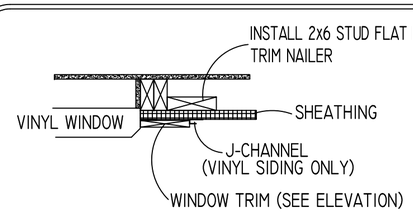
E-25 COLUMN BACKER DETAIL
APPLIED BY ROUGH CARPENTER



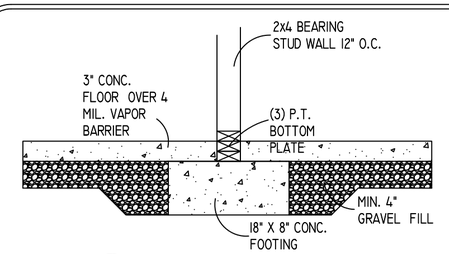
03 CROSS SECTION
1/4" = 1'-0"



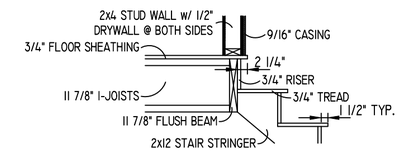
S-25A CANTILEVER DETAIL



S-16 WINDOW TRIM DETAIL



S-8 BASEMENT BEARING WALL



S-11 ENLARGED STAIR SECTION
SCALE: 1/2" = 1'-0"

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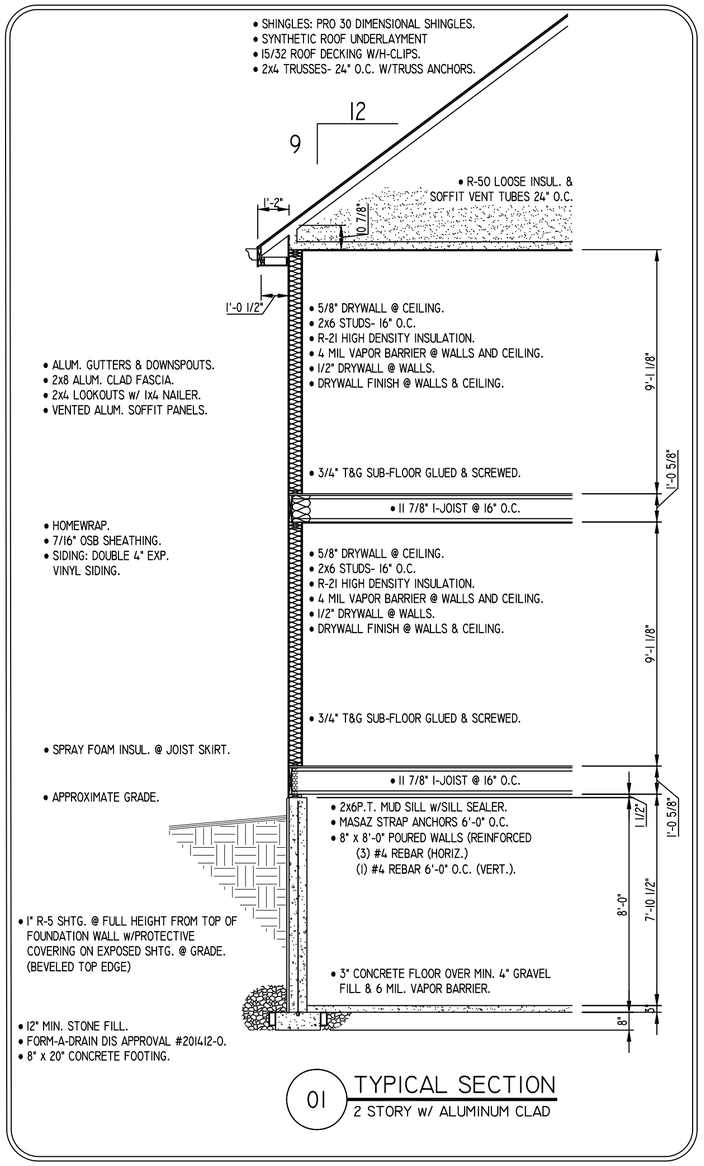
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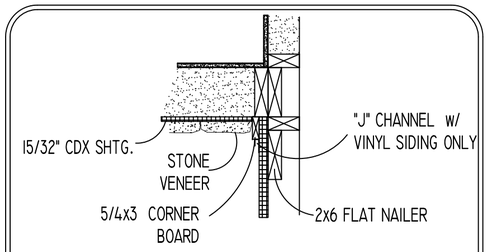
Sheet Title
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Sheet Number
D2 OF 4

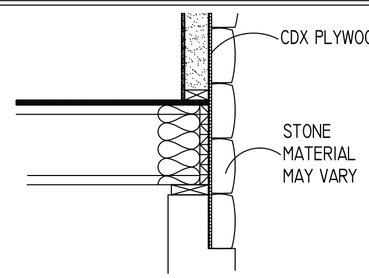
Attachment: Plans (6209 : Wesam Yaghnam)



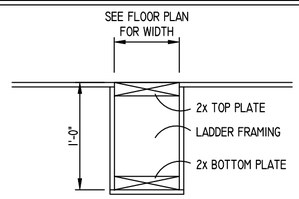
01 TYPICAL SECTION
2 STORY w/ ALUMINUM CLAD



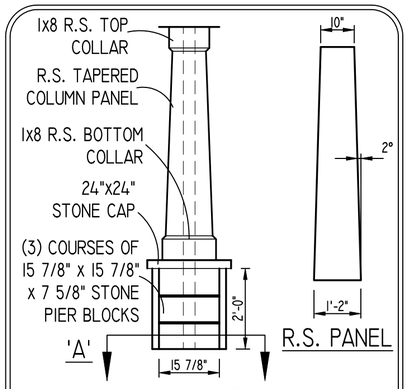
E-8 STONE INSIDE CORNER DETAIL



S-7 STONE LEDGE DETAIL



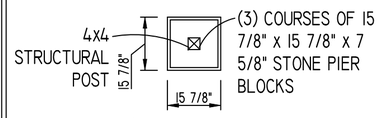
1-13 FALSE DROPPED HEADER DETAIL
SECTION VIEW



COLUMN DETAIL

1x8 R.S. COLLAR w/ 2° ANGLE @ TOP & BOTTOM

COLLAR DETAIL



SECTION 'A'

E-34 ARTS & CRAFTS COLUMN

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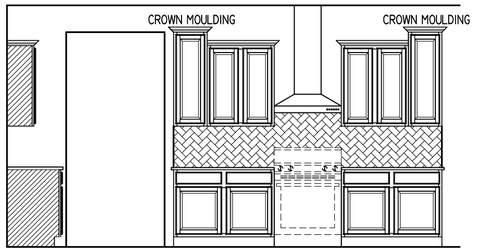
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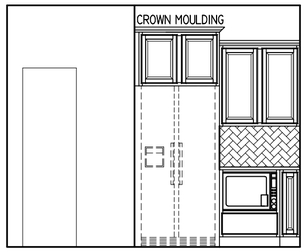
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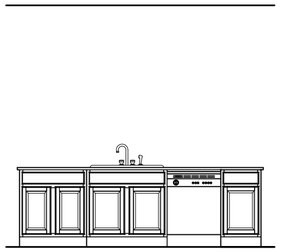
Attachment: Plans (6209 : Wesam Yaghnam)



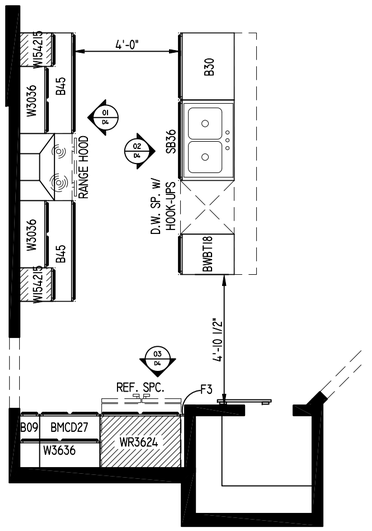
01 KITCHEN ELEVATION
1/4" = 1'-0"



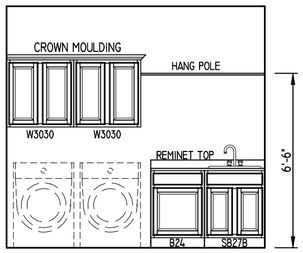
02 KITCHEN ELEVATION
1/4" = 1'-0"



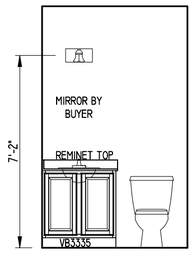
03 KITCHEN ELEVATION
1/4" = 1'-0"



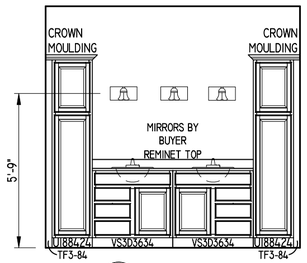
K-1 KITCHEN CABINET LAYOUT
SCALE: 1/4" = 1'-0"



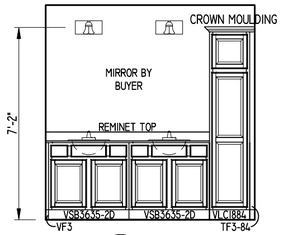
04 LAUNDRY
1/4" = 1'-0"



05 POWDER ROOM
1/4" = 1'-0"

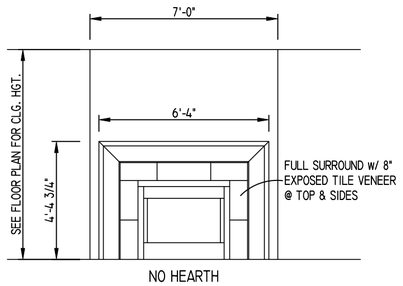


06 OWNER'S BATH
1/4" = 1'-0"



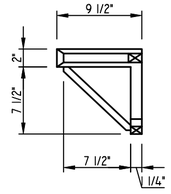
07 HALL BATH
1/4" = 1'-0"

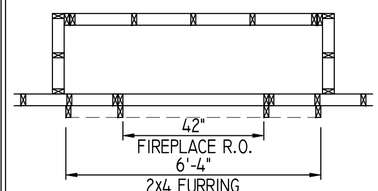
- BASE LEVEL CABINET DOOR HARDWARE THROUGHOUT
- KITCHEN CABINET UPGRADE LEVEL I PAINTED AT RANGE & REFRIGERATOR WALLS ONLY (ISLAND TO REMAIN BASE STAINED)
- CROWN MOULDING @ KITCHEN
- QUARTZ COUNTERTOPS @ KITCHEN (NO QUARTZ BACKSPLASH)
- CERAMIC TILE BACKSPLASH @ KITCHEN



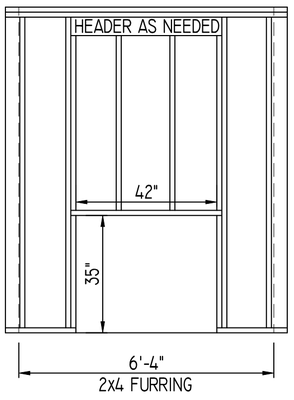
NO HEARTH

F-4 FIREPLACE DETAIL
DIRECT VENT GAS FIREPLACE w/FANS





TOP VIEW



FRONT VIEW

- FIREPLACE INSTALLER TO FURNISH DUROCK MATERIAL & LABOR TO COMPLETE FINISHED OPENING
- FIREPLACE INSTALLER TO FURNISH ALL FRAMING MATERIALS & LABOR FOR 12" FIREPLACE PLATFORM WHEN NEEDED AND DOWN FRAMING OF ROUGH OPENING HEIGHT

S-13 FIREPLACE FRAMING DETAIL
STANDARD UNIT

NOTES

1. GENERAL NOTES:
1. SOME NOTES MAY NOT PERTAIN. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR OR VENDER TO CLARIFY WHICH NOTES DO NOT PERTAIN.
2. THESE NOTES ARE TO BE COMBINED WITH THE CONSTRUCTION WORK SHEET. IF THERE ARE VAGUE OR CONFLICTING INSTRUCTIONS, IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR OR VENDER TO GET CLARIFICATION FROM OUR CONSTRUCTION DEPARTMENT.

EXTERIOR:

3. FLOOR PLAN DIMENSIONS ARE OUT-TO-OUT OF STUD WALLS.
4. OUTSIDE FACE OF 2X6 WALL STUDS ARE TO BE FLUSH WITH OUTSIDE OF FOUNDATION WALL.
5. ALL EXTERIOR WALLS ARE 2X6, 16" O.C. , CONSTRUCTION UNLESS NOTED AT WALL LOCATION OR DETAIL.
6. ALL WINDOWS ARE LISTED IN FEET/INCHES.
7. ALL EXTERIOR HEADERS ARE TO BE (2) 2X6'S UNLESS OTHERWISE NOTED ON THE FLOOR PLAN.
8. WINDOW HEADERS HEIGHTS ARE TO BE AS FOLLOWS;
   - 6'-10" FOR 8'-0" CEILINGS; UNLESS NOTED OTHERWISE
9. HOME WRAP TO BE INSTALLED ON THE ENTIRE EXTERIOR OF THE HOUSE INCLUDING GABLE ENDS.
10. GARAGE TO HAVE OSB SHEATHING @ ALL EXTERIOR WALLS & GABLES, DOUBLE SOLE PLATES W/ PRESSURE TREATED BOTTOM PLATE, AND THE FLOOR TO BE 4" CONCRETE, SLOPED TOWARDS DOOR.
11. ALL GABLE ENDS TO HAVE 1/2" OSB SHEATHING.
12. ICE & WATER SHIELD TO BE USED AT ALL SADDLES AND DORMERS.
13. 8" MAX @ ALL EXTERIOR STEPS.

INTERIOR

5. ALL INTERIOR WALLS ARE 2X4, 16" O.C. , CONSTRUCTION UNLESS NOTED AT WALL LOCATION OR DETAIL.
6. ALL INTERIOR HEADERS ARE TO BE LADDER FRAME UNLESS OTHERWISE NOTED ON THE FLOOR PLAN.
7. PLUMBER TO VERIFY IF SEWER HOOK UP FOR SUMP PUMP IS REQUIRED. LOCATE CROCK FOR SEWER LATERAL. DO NOT DRILL THROUGH ANY LOAD BEARING STUDS @ WINDOW HEADERS. USE ISLAND VENT AS NEEDED.
8. ALL 36" HIGH MIRRORS ARE TO BE RAISED 4" ABOVE BACKSPLASH.
9. STANDARD HEIGHTS:
   - TOILET PAPER HOLDERS 26" A.F.F.
   - TOWEL BARS 54" A.F.F.
   - HAND RAILS 30" TO 36" ABOVE NOSING
   - GUARD RAILS 40" A.F.F.
19. SOLID BLOCKING REQUIRED @ SHOWER DOORS ON TILED WALLS AND WITHIN 1'-0" OF EACH END OF HAND RAILS.
20. STAIRS
   - MINIMUM HEADROOM FOR ALL STAIRS TO BE 6'-8" UNLESS OTHERWISE NOTED.
   - 8" RISER HEIGHT MAX.
21. 20 MIN. FIRE RATED DOOR @ GARAGE COMMON WALL.
22. GARAGE COMMON WALL TO BE 5/8" FIRECODE DRYWALL W/ A 3/4 HOUR FIRE RATING.
23. ALL AREAS WITH VINYL FLOORING ARE TO BE FLUSH WITH ADJACENT WOOD OR CERAMIC FLOORS.
24. LOCATIONS OF HVAC, ELECTRICAL OUTLETS, LIGHTS & SWITCHES ARE APPROXIMATE; UNLESS NOTED OTHERWISE.
25. GFI OUTLETS @ WASHING MACHINE TO BE 38" A.F.F.
26. CEILING @ BASEMENT STAIR OPENINGS TO BE FLAT 6" ABOVE BOTTOM OF HEADER.
27. SCUTTLE DOORS TO BE SELF CLOSING W/ LATCH.
28. TEMPERED GLASS @ DOORS, SIDELIGHTS, TUB ENCLOSURES, STAIR LANDINGS & PANELS WITHIN 24" OF DOORS.

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Model: CHARLOTTE | Elevation: ARTS & CRAFTS | Plan: #2560 | Series: PREMIERE

BIELINSKI HOMES
1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Built for:

Yaghnam, Wesam & Fedaa
Lot 77, Tartan Ct.,
Mequon, WI 53097

Job Number:
BOYL-H-1015

Phase: WORKING PLANS

Date	Description

Drawn By: BK | Wkst Date: ----
Plan Date: 2/3/21 | Release Date: ----

Technical Data:
SQUARE FOOTAGE:
1ST FLOOR - 1844 SQ. FT.
2ND FLOOR - 936 SQ. FT.
OPEN VOLUME - N/A
TOTAL 2780 SQ. FT.

GARAGE AREA - 723 SQ. FT.

OVERALL WIDTH - 54'-1"
OVERALL DEPTH - 65'-6"

Model: CHARLOTTE
Elevation: ARTS & CRAFTS
Plan: #2560 | Series: PREMIERE

Sheet Title
DETAILS
(INTERIOR ELEV.)

Sheet Number
D4 OF 4

Attachment: Plans (6209 : Wesam Yaghnam)

FIRST FLOOR PLAN



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Model: CHARLOTTE | Elevation: ARTS & CRAFTS | Series: PREMIERE | Plan: #2560

BIELINSKI HOMES

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Built for:

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Job Number:
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Date	Description

Drawn By: BK | Wkst Date: ----
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OPEN VOLUME - N/A
TOTAL 2780 SQ. FT.

GARAGE AREA - 723 SQ. FT.

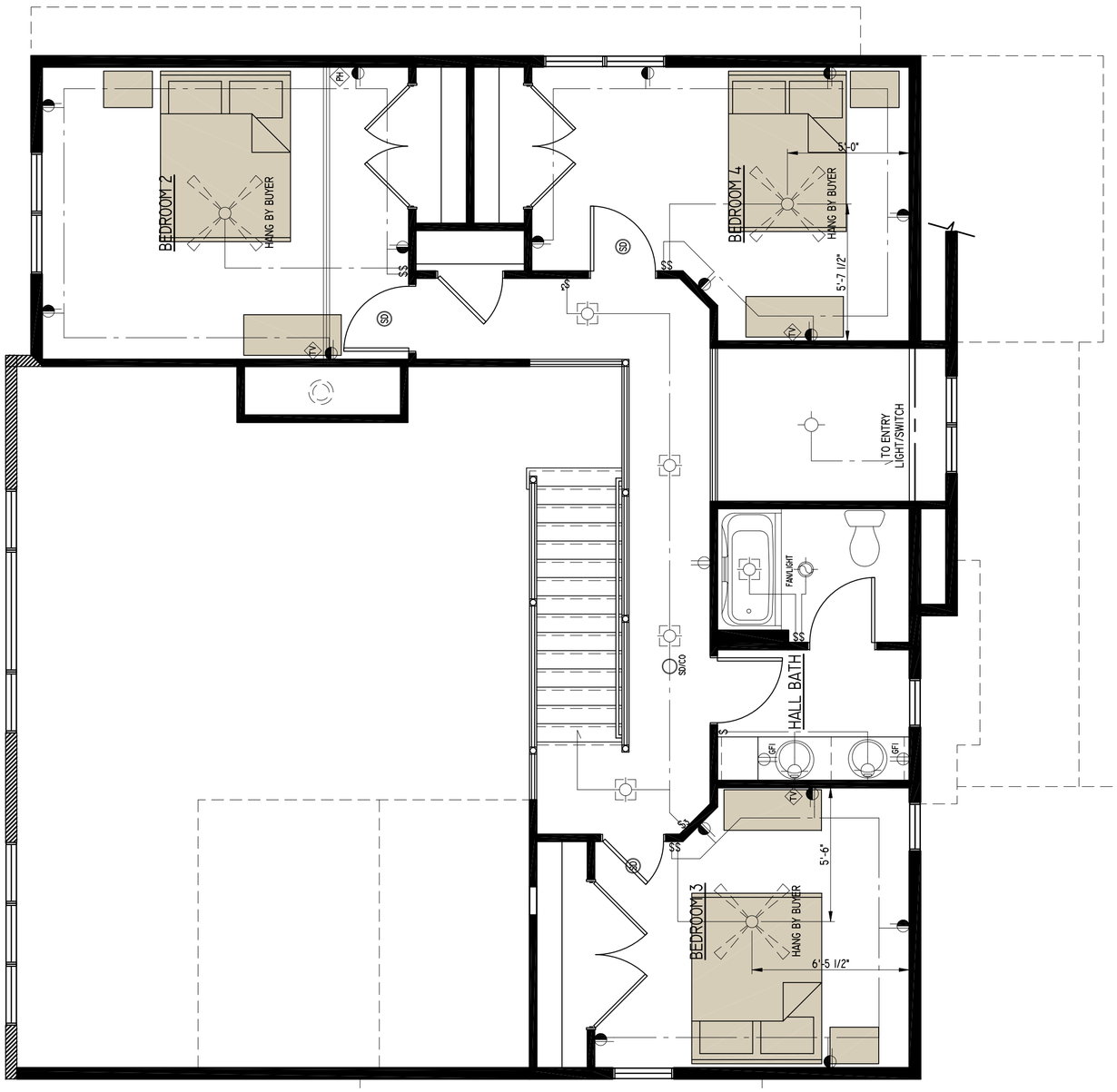
OVERALL WIDTH - 54'-1"
OVERALL DEPTH - 65'-6"

Model: CHARLOTTE
Elevation: ARTS & CRAFTS
Plan: #2560 | Series: PREMIERE

Sheet Title
1ST FLOOR ELECTRICAL PLAN

Sheet Number
E1 OF 2

Attachment: Plans (6209 : Wesam Yaghnam)



SECOND FLOOR PLAN

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Model: CHARLOTTE | Elevation: ARTS & CRAFTS | Series: PREMIERE | Plan: #2560

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Built for:
Yaghnam, Wesam & Fedaa
Lot 77, Tartan Ct.,
Mequon, WI 53097

Job Number:
BOYL-H-1015

Phase: WORKING PLANS

Date	Description

Drawn By: BK | Wkst Date: ----
Plan Date: 2/3/21 | Release Date: ----

Technical Data:
SQUARE FOOTAGE:
1ST FLOOR - 1844 SQ. FT.
2ND FLOOR - 936 SQ. FT.
OPEN VOLUME - N/A
TOTAL 2780 SQ. FT.

GARAGE AREA - 723 SQ. FT.

OVERALL WIDTH - 54'-1"
OVERALL DEPTH - 65'-6"

Model: CHARLOTTE
Elevation: ARTS & CRAFTS
Plan: #2560 | Series: PREMIERE

Sheet Title
2ND FLOOR
ELECTRICAL PLAN

Sheet Number
E2 OF 2

Attachment: Plans (6209 : Wesam Yaghnam)

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: **May 10, 2021**
SUBJECT: **William Simmons - Detached Garage at 4821 W. Elmdale Road**

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

Statement of Intent

To: Whom it may concern

This statement is regarding property 4821 N. Elmdale Road, Mequon, WI 53092

The homeowner would like to build a detached 24 x 38 wood construction garage (672 square feet). Our plans are to fill and grade the site with approved fill to bring the new garage to the existing grade of current home.

The garage area will be concrete along with the approach which will tie into the existing driveway. We designed the garage to replicate the exterior look of existing home.

Thank you
American United Construction , Inc.
Skyler Bouwma
262-664-9848
04-28-2021

Attachment: Statement of Intent (6210 : William Simmons)

PLAT NO. LS-3396-12
FIELD CREW: D.R.G. & A.R.H.
DRAWN BY: J.G.S.

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

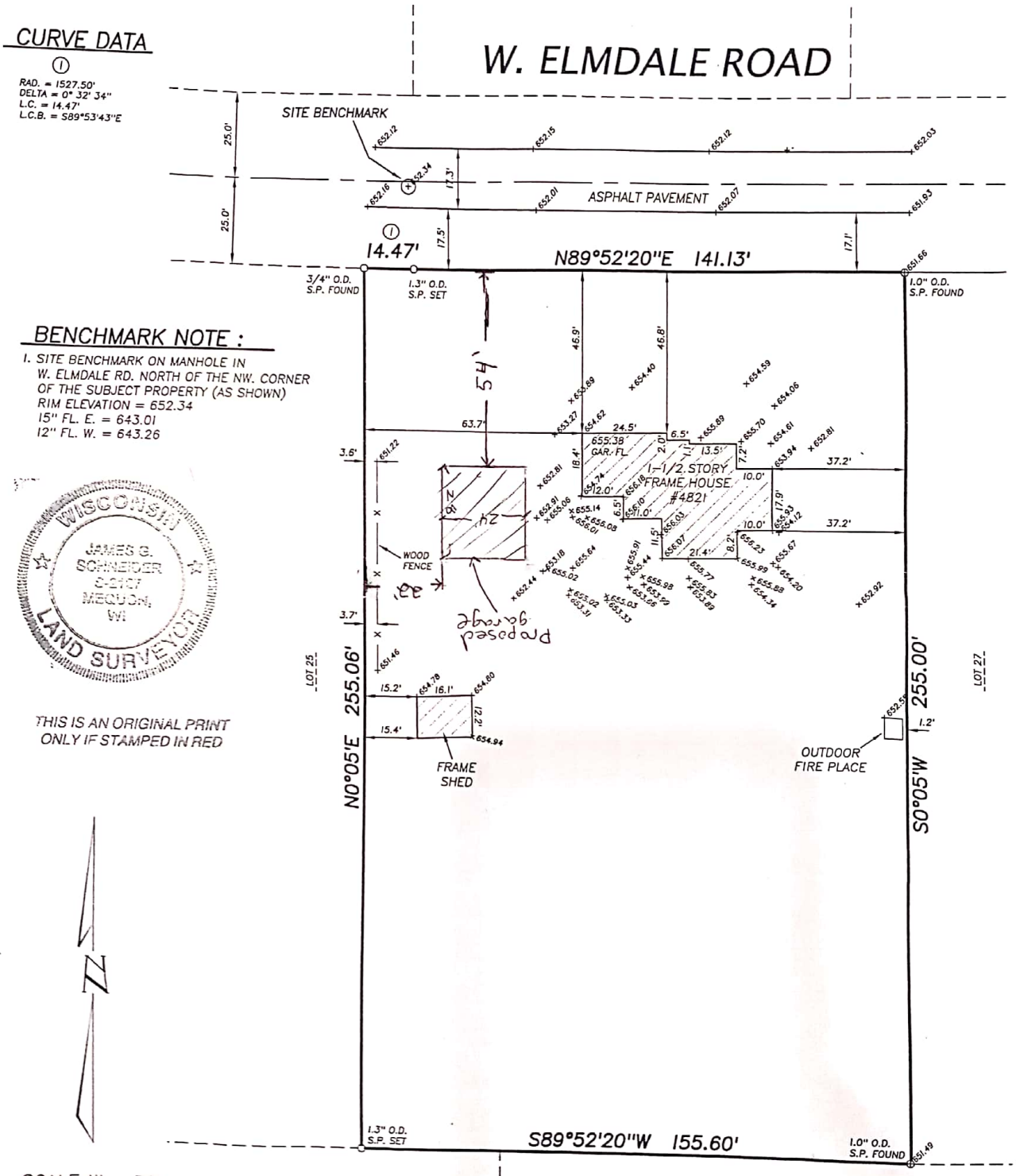
PLAT OF SURVEY

Prepared For: P.H.A. Development, Inc. / 4821 N. Elmdale Rd.

Property Description: Lot Twenty-six (26) of "LITTLE FARMS", being a Subdivision of the Southeast One-quarter (¼) of Section Thirty-five (35), in Township Nine (9) North, Range Twenty-one (21) East, in the City of Mequon, Ozaukee County, Wisconsin.

CURVE DATA

① RAD. = 1527.50'
DELTA = 0° 32' 34"
L.C. = 14.47'
L.C.B. = S89°53'43"E



BENCHMARK NOTE :

1. SITE BENCHMARK ON MANHOLE IN W. ELMDALE RD. NORTH OF THE NW. CORNER OF THE SUBJECT PROPERTY (AS SHOWN)
RIM ELEVATION = 652.34
15" FL. E. = 643.01
12" FL. W. = 643.26

WISCONSIN JAMES G. SCHNEIDER S-2167 MEQUON, WI LAND SURVEYOR

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N

SCALE 1" = 30'

SURVEY CERTIFICATE

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

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

Dated at Mequon, Wisconsin. this 4th day of October, 20 12

Recertified _____ Surveyor _____

\\Jgsold\f\Surveys\LS-3300-LS-3396-12.dwg

Scanned with CamScanner

Attachment: Site Plan (6210 : William Simmons)



Attachment: Pictures (6210 : William Simmons)





Attachment: Pictures (6210 : William Simmons)



Attachment: Pictures (6210 : William Simmons)

GENERAL NOTES

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REVISION

This plan was designed and drafted BY Advanced House Plans to meet average conditions and codes in the State of Nebraska at the time it was designed. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, AHP cannot warrant compliance with any specific code or regulation. Consult your local building official to determine the suitability of these plans for your specific site and application. This plan can be adapted to your local building codes and requirements, however, it is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes (city, county, state and federal). The purchaser and/or builder of this plan releases the designer from any claims or lawsuits that may arise during the construction of this structure or anytime thereafter.

• If the contractor or sub-contractor, in the course of their work finds any discrepancies between the plan and the physical conditions of the site or structure, or any errors in the plans or specifications, it shall be their responsibility to immediately inform AHP, who will promptly verify and if necessary correct the working drawings. Any work done after such discovery will be done at the contractor's expense.

• Only the purchaser of this plan has permission to build this plan. The purchaser is given permission to reproduce the drawings only as required for such construction. The purchaser also has permission to modify this plan. No permission is given to any party to claim copyright on the original or modified plan. The modified plans shall remain subject to the license and may not be sold, distributed or otherwise transferred without the express written consent of Advanced House Plans. Infringing upon Advanced House Plans copyright through reproduction, distribution, construction or redrawing of design is punishable by law with fine up to $150,000 as defined by architectural copyright laws.

DESIGN LOADS:

• Ultimate design wind speed: 115 mph, Exposure Category: B

• Seismic Design Category A

• Floor: 40 psf. live, 15 psf. dead
  Roof: 30 psf. live, 10 psf. dead
  Ceiling: 10 psf. live, 5 psf. dead

• Soil bearing Capacity - 1500 psf.

• Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS:
- All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
- All interior slabs on grade shall bear on 4" compacted granular fill with 6 mil. polyethylene vapor barrier underneath.
- Provide proper expansion and control joints as per local requirements.
- All 36" x 36" x 18" concrete pads to have (3) #5 rods each way.
- All 48" x 48" x 24" concrete pads to have (4) #5 rods each way.
- Foundation walls are not to be backfilled until properly braced.
- Verify depth of frost footings with your local codes.
- Provide termite protection as required by HUD minimum property standards.
- Foundation bolts must be anchored to sill plate with 5/8" bolts embedded 15" in concrete walls.
- For window openings in conc. wall, provide #5 bars @4" o.c. (two total) w/2" clearance from top & sides of opg. for jamb & lintel reinforcing. Extend reinforcing a minimum of 2' past opening edges.

STEEL:
- All structural steel for beams and plates shall comply with ASTM specification A-36.
- All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501.
- All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.
- Provide steel shims in all beam pockets.
- Steel columns are to be 3" I.D. (inside diamster) unless noted otherwise.

FRAMING MEMBERS:
- Unless noted otherwise, all framing lumber shall have the following characteristics:
  Fb = 1,000 psi Fv = 75 psi E = 1,400,000 psi
- Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.
- Wall bracing method assumed as CS-WSP. Since braced wall line spacing and braced wall panel calculations vary by location, purchaser will need to consult a local professional for specific wall bracing calculations and diagrams.
- Hole sizes and locations in GluLam or Laminated Veneered Lumber (L.V.L.) members are to be confirmed by a professional engineer.
- Any structural or framing members not indicated on the plan are to be sized by contractor.
- Double floor joists under all partition walls, unless noted otherwise.
- All subflooring is assumed to be 3/4" thick, glued & nailed.
- All exterior walls are dimensioned to outside of 1/2" sheathing
- Calculated dimensions take precedence over scaled dimensions.
- All angled walls on floor plans are at 45 degree angle, unless othsrwise noted.
- Laterally unsupported walls 12'-0" high or higher shall be 2x6 and balloon framed unless noted otherwise.
- Unless noted otherwise, above all openings that are:
  (1) Load bearing and less than or equal to 3 ft. ..... use 4x6.
  (2) Load bearing and more than 3 ft. ..... use (2) 2x12 with 1/2" Plywood between.
  (3) Non-load bearing and less than or equal to 6 ft. .....use 4x6.
  (4) Non-load bearing and more than 6 ft. ..... use (2) 2x12 with 1/2" Plywood between.
  (5) All exterior openings use (2) 2x12 with 1/2" Plywood between.
- All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
- All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.
- Place (1) row of 1" x 3" cross-bridging on all spans over 8'-0" and (2) rows of 1" x 3" cross-bridging on all spans over 16'-0".
- Collar ties are to be spaced 4'-0" o.c.
- All purlins and kickers are to be 2x6's unless noted otherwise.
- Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (L.V.L.).

MISC. NOTES:
- Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and per local codes and requirements.
- Provide proper insulation for all plumbing.
- 1/2" water-resistant drywall around showers, tubs and whirlpools.
- 1/2" drywall on interior walls and ceilings.
- 5/8" type "X" fire code drywall on garage walls and ceilings.
- When no brand is specified windows are called out by glass size only.
- In dwelling units, where the top of the sill of an operable window opening unit is located less than 24 inches above the finished floor and greater than 72 inches above the finished grade, fall protection must comply with R312.2.1
- Window opening control devices on windows serving as a required emergency escape and rescue shall comply with ASTM F2090.
- Windows, if not noted, are assumed to be casements.
- Header heights are labeled to bottom of arched transoms.
- Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- Headroom at stairs shall have a minimum clearance of 6'-8" high.
- Provide proper handrails at stairs per local codes.
- The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
- Jog flue to rear of ridge as necessary.
- Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools per manufacturer's specifications.
- Air conditioner locations may vary depending on restrictive covenants and codes.

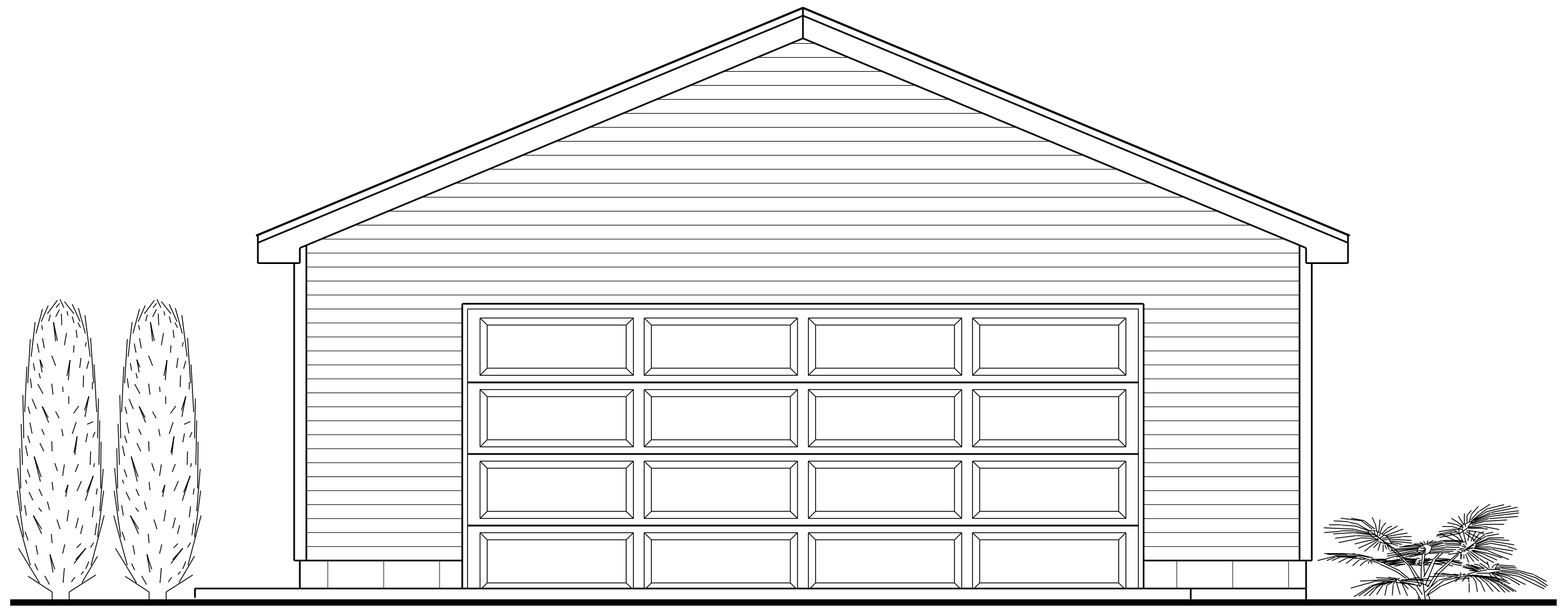
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SHEET 1 OF 7

100% SCALE

Attachment: Plans (6210 : William Simmons)

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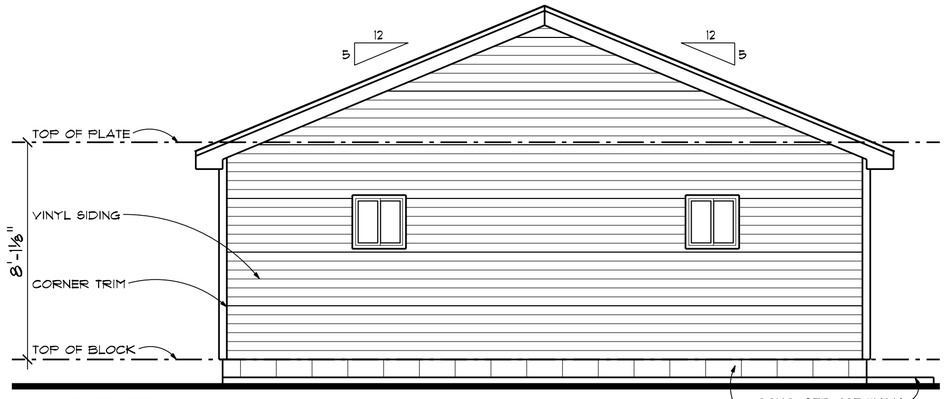
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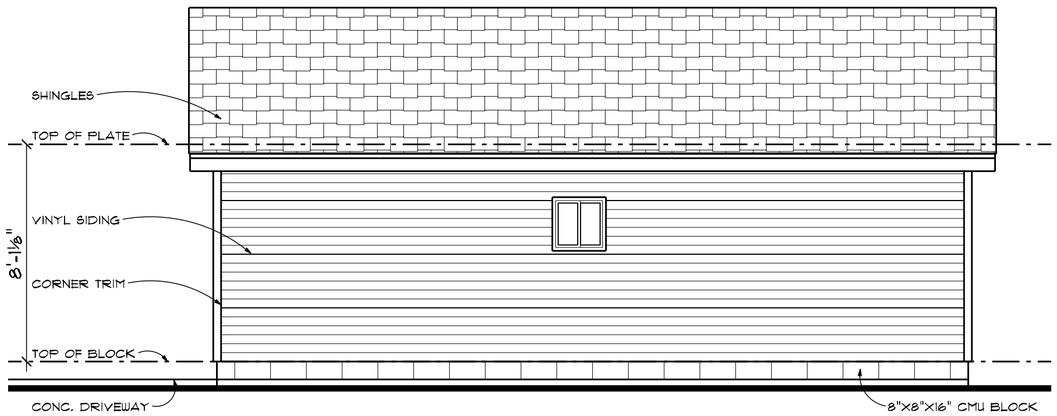
LEFT ELEVATION

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



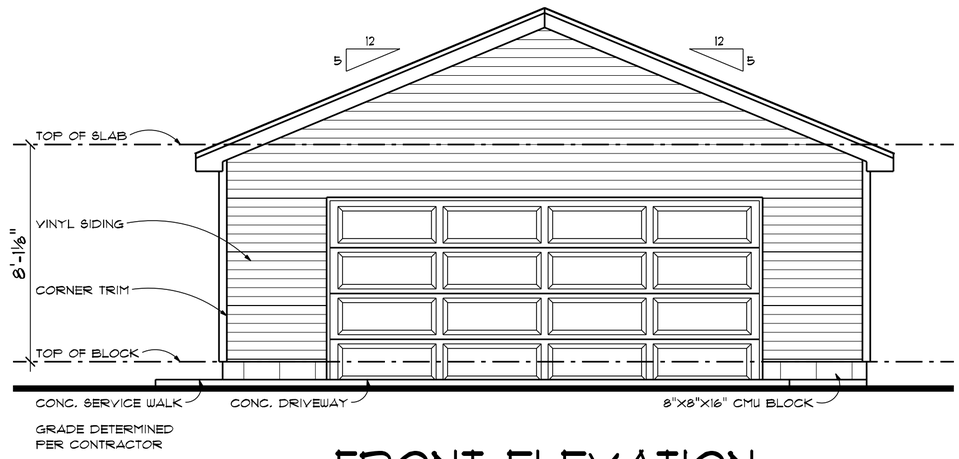
REAR ELEVATION

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



RIGHT ELEVATION

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



FRONT ELEVATION

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

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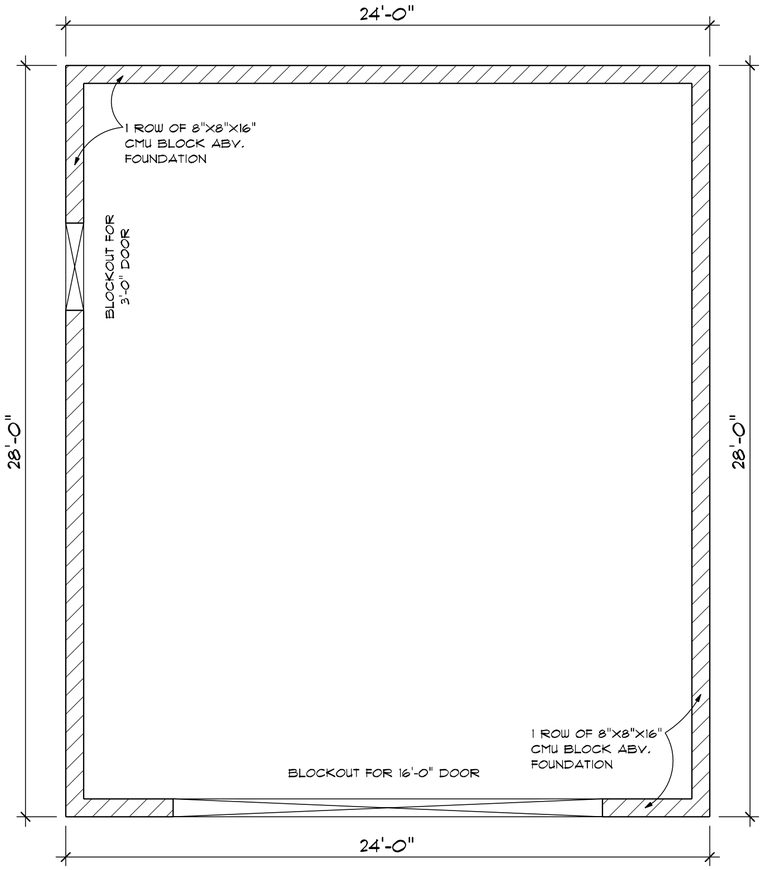
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FOUNDATION PLAN

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



BLOCK LAYERS

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

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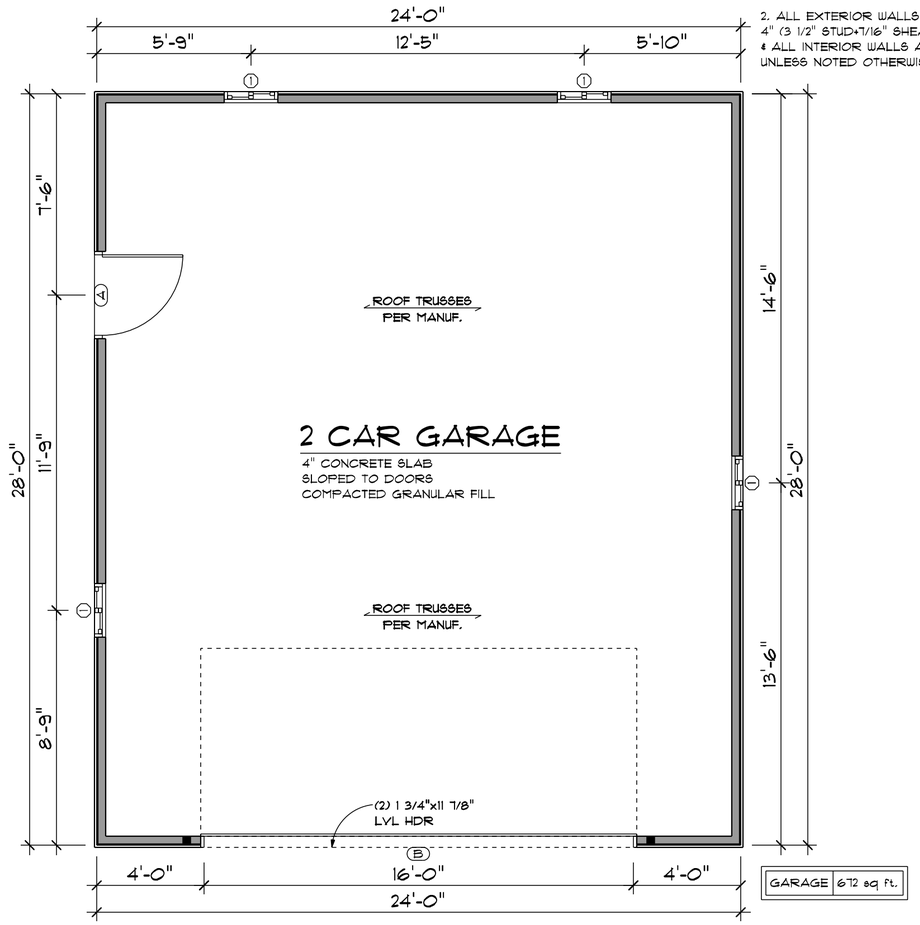
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OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	24X24 SLIDER 1	2'-0" x 2'-0"	4
A	DOOR	36X80 EXTERIOR 1	3'-0" x 6'-8"	1
B	GARAGE	192X84 4 PANEL	16'-0" x 7'-0"	1

GENERAL NOTES:

1. ALL MAIN LEVEL WALLS ARE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE

2. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD+7/16" SHEATHING) & ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE



GARAGE	672 sq ft.

MAIN LEVEL FLOOR PLAN

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

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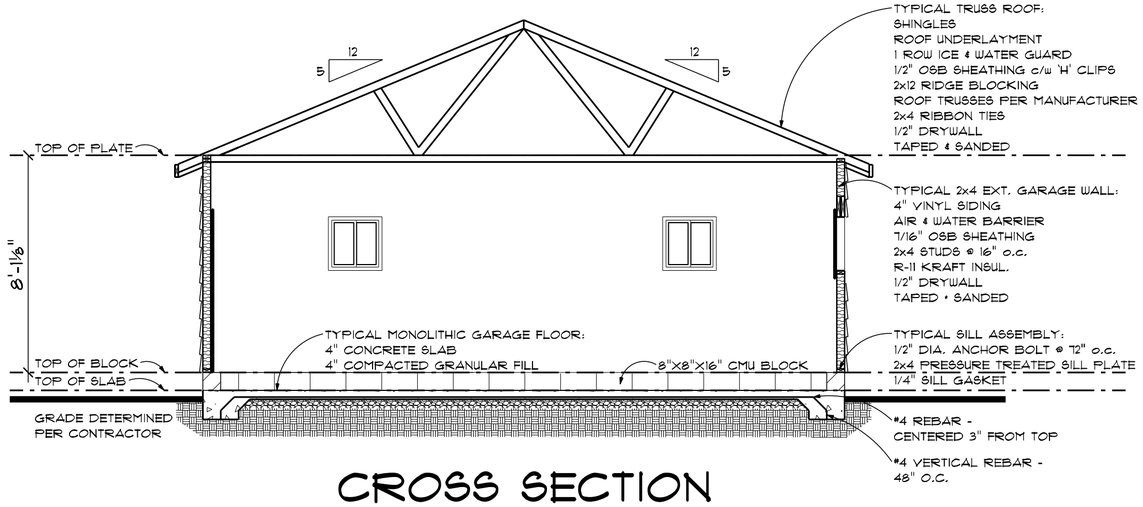
SHEET 4 OF 7

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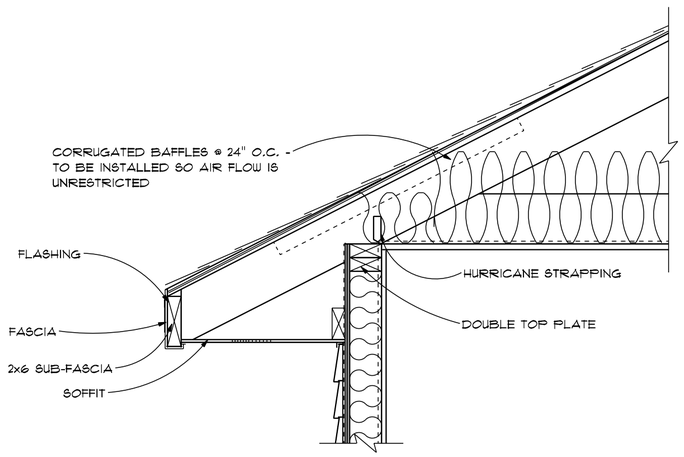
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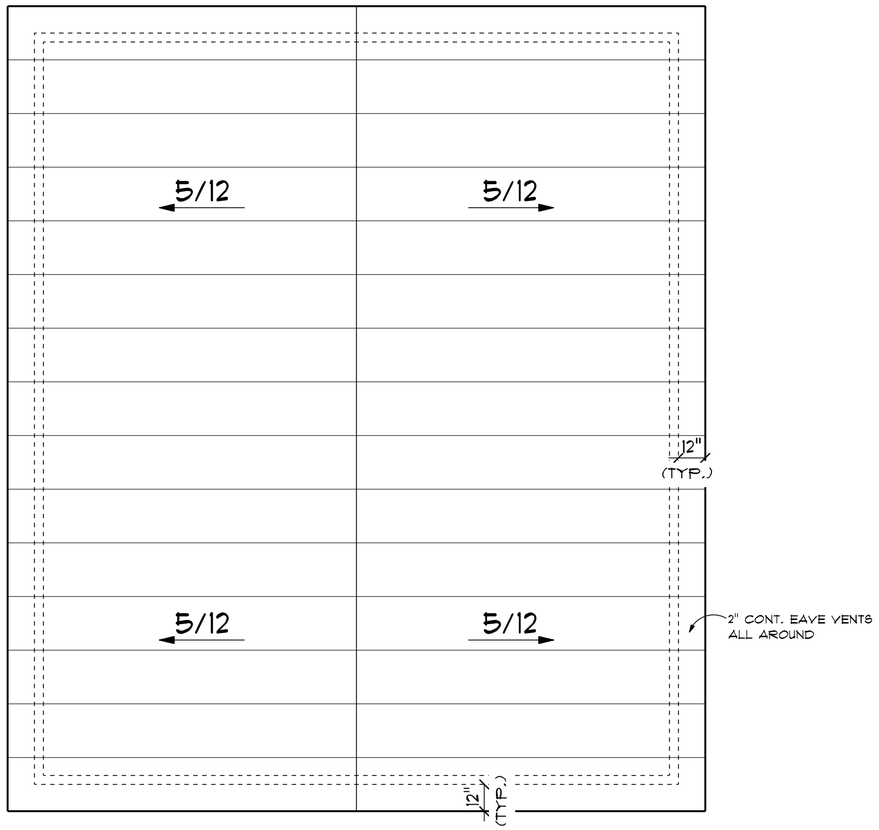
CROSS SECTION

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



EAVE VENT

SCALE: 1"=1'-0"



ROOF PLAN

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

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SHEET 5 OF 7

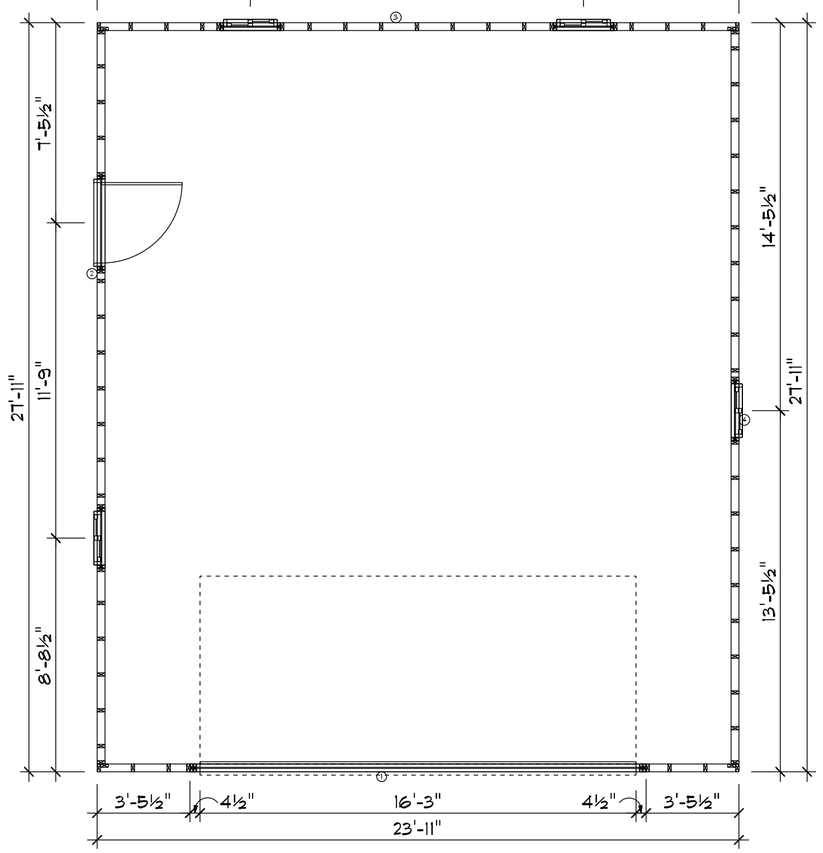
Attachment: Plans (6210 : William Simmons)

MENARDS
ALL STRUCTURE IS DESIGNED BY MENARDS LUMBERYARD DESIGN-IT-CENTER. AHP IS NOT LIABLE FOR ANY STRUCTURE. HOMEOWNER/CONTRACTOR TO VERIFY ALL STRUCTURE BEFORE CONSTRUCTION.

PRELIM
FINAL
04/22/2021
REVISION

AMERICAN HOME RENO

NOTE:
1. DIMENSIONS TO FRAMING ONLY - DOES NOT INCLUDE 7/16" SHEATHING.
2. ALL WALLS ARE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.



MAIN LEVEL FRAMING PLAN

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

FRAMING DIAGRAM

NOT TO SCALE

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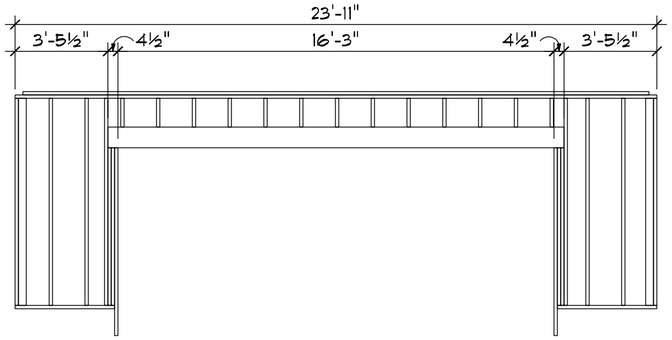
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SHEET 6 OF 7

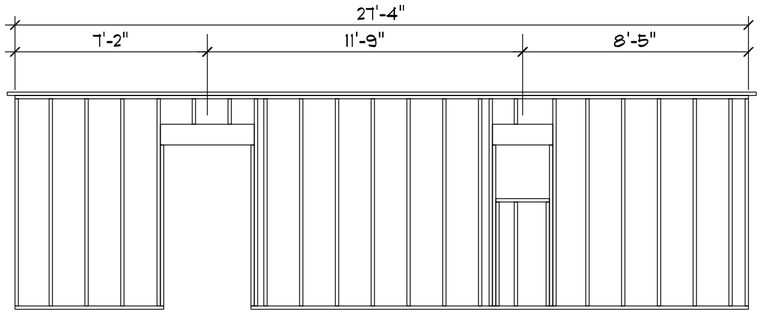
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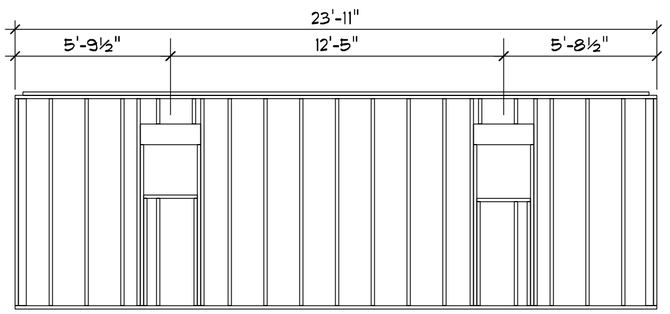
VERIFY ALL ROUGH OPENINGS BEFORE FRAMING

WALL NO. 1



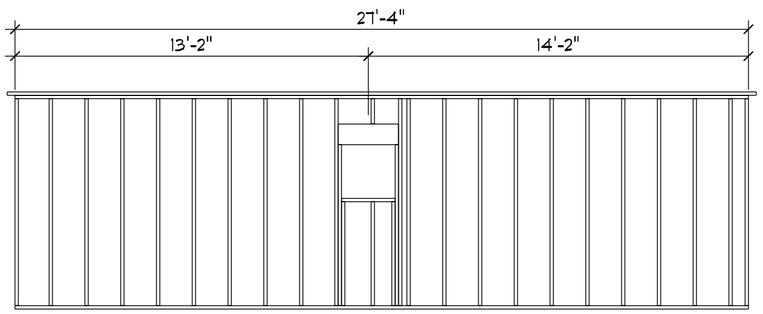
VERIFY ALL ROUGH OPENINGS BEFORE FRAMING

WALL NO. 2



VERIFY ALL ROUGH OPENINGS BEFORE FRAMING

WALL NO. 3



VERIFY ALL ROUGH OPENINGS BEFORE FRAMING

WALL NO. 4

WALL PANELS

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

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SHEET 1 OF 1

Attachment: Plans (6210 : William Simmons)

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: **May 11, 2021**
SUBJECT: **John Alden & Oscar Aromin - Re-Submittal for New Single-Family Residence at 12837 N. Highgate Court**

Attachments:
Statement of Intent (PDF)
HOA Approval (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 (6211 : John Alden & Oscar Aromin)

Approved as noted
By Main Masci Pres
On 4/13/2021
Highgate HomeOwners Assoc.

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	2 / 06 / 21
REVISED PER PCA #1	2 / 12 / 21
REVISED PER PCA #2	2 / 18 / 21
REVISED LOWER LEVEL BATH	2 / 22 / 21
FOR CONSTRUCTION	2 / 23 / 21
CLARIFIED GAS APPLIANCE LOCATIONS	3 / 08 / 21
1 REVISED BATH 1	4 / 08 / 21
REVISED STONE @ EXTERIOR	4 / 13 / 21

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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
3 / 08 / 21	MK
4 / 08 / 21	MK
4 / 13 / 21	MK

MODEL NO.
5110

JOB NO.
2020-12

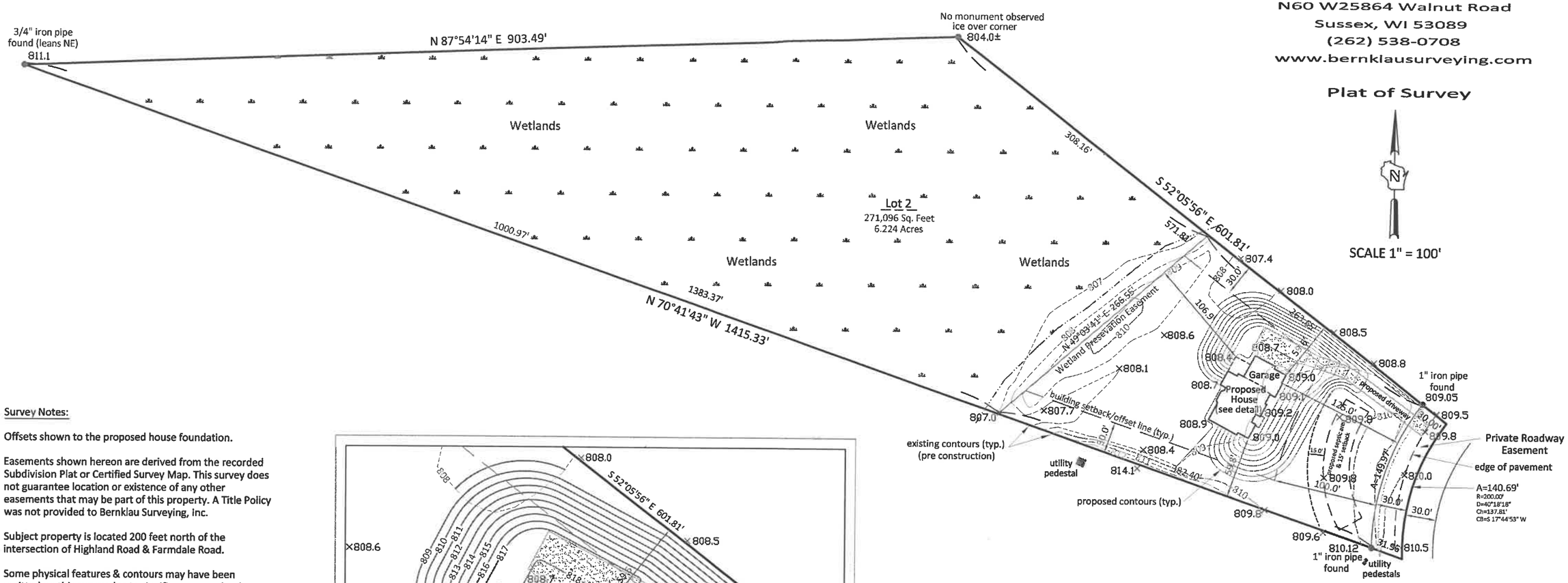
SHEET NO.
COVER

Revised Plans

Attachment: HOA Approval (6211 : John Alden & Oscar Aromin)

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.

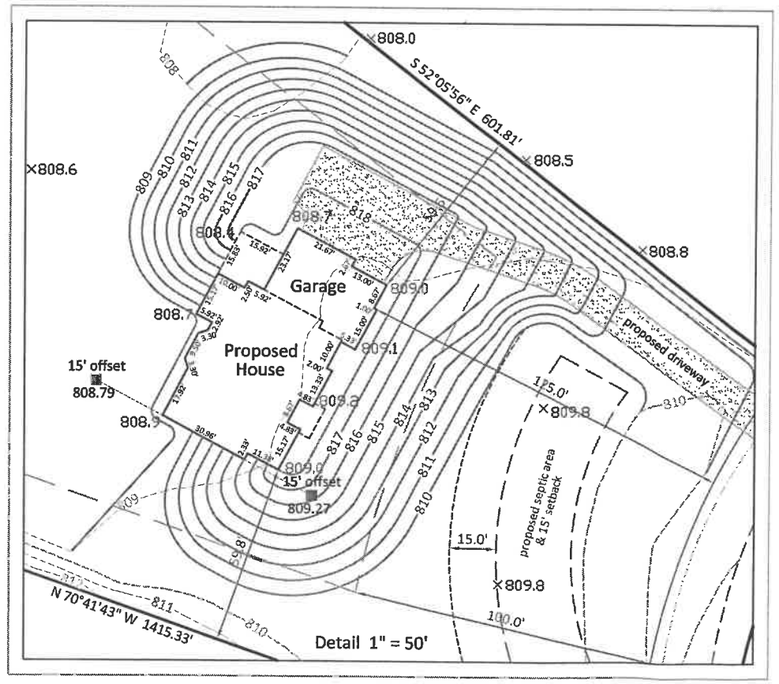
Some physical features & contours may have been omitted on this survey due to significant snow depth.

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)



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

Owner: Alden

PN 4240-21

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 ¼ 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.

WISCONSIN THOMAS M. BERNKLAU 2147 SUSSEX WI PROFESSIONAL LAND SURVEYOR AND SURVEYOR

Date February 9, 2021
Revised February 16, 2021

Thomas M. Bernklau, PLS - 2147

Attachment: Survey (6211 : John Alden & Oscar Aromin)

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THE ALDEN - AROMIN RESIDENCE

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MEQUON, OZAUKEE COUNTY
WISCONSIN

Trustway HOMES

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

THE SIESTA II

MODEL #5110

FOR CONSTRUCTION

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Trustway HOMES

PO BOX 541
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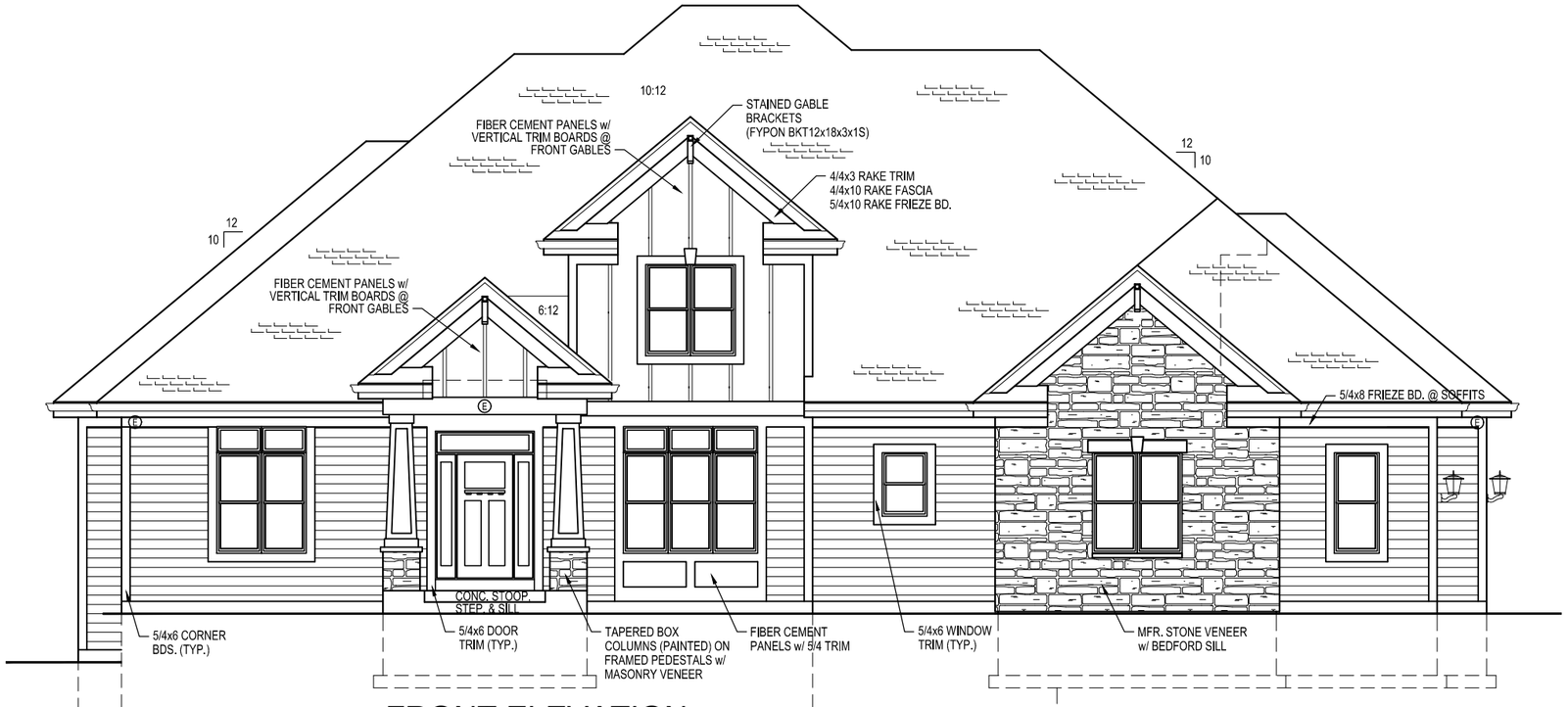
MODEL NO.
5110

JOB NO.
2020-12

SHEET NO.
COVER

Attachment: Plans (6211 : John Alden & Oscar Aromin)

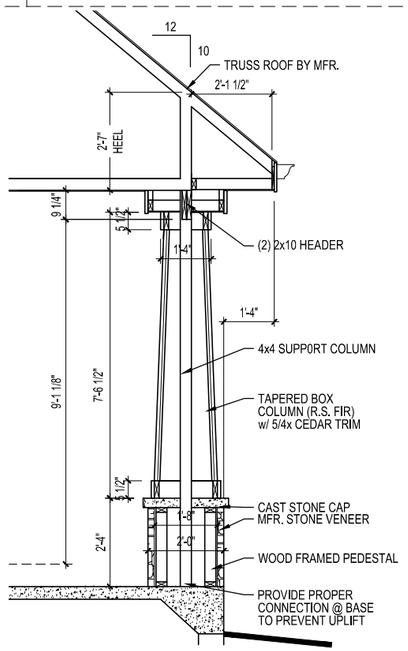
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FRONT ELEVATION

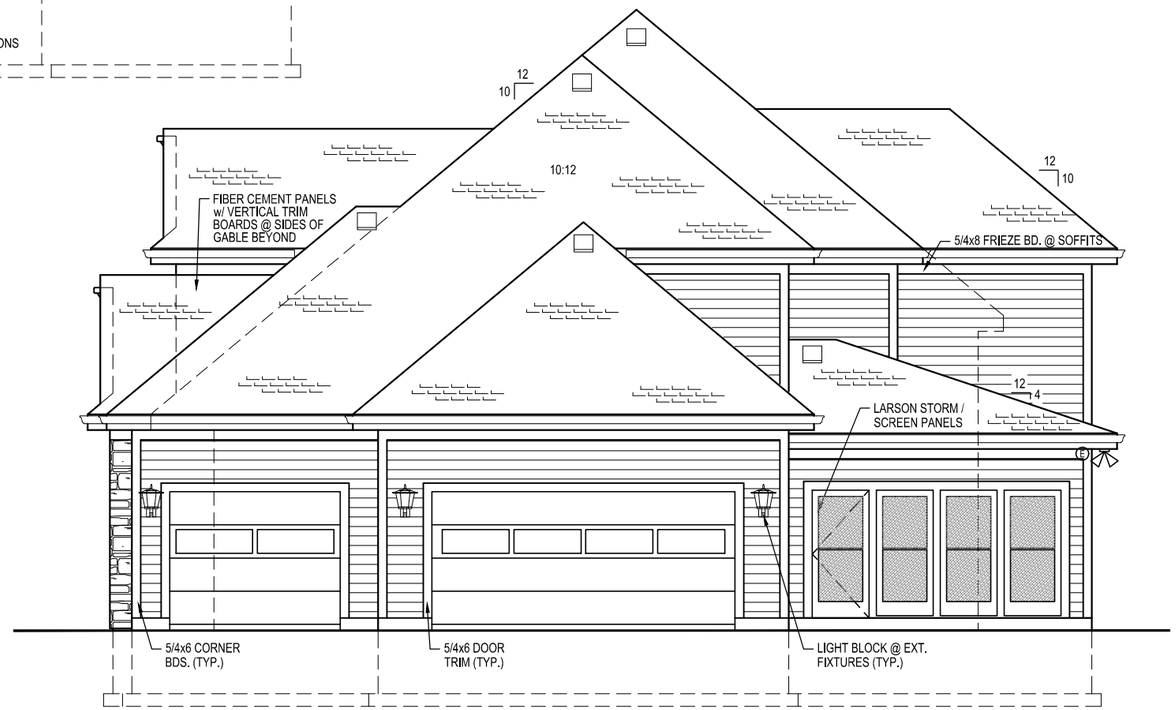
SCALE: 1/8" = 1'-0"

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



FRONT COLUMN DETAIL

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



RIGHT ELEVATION

SCALE: 1/8" = 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

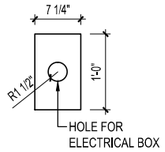
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2020-12

SHEET NO.
1

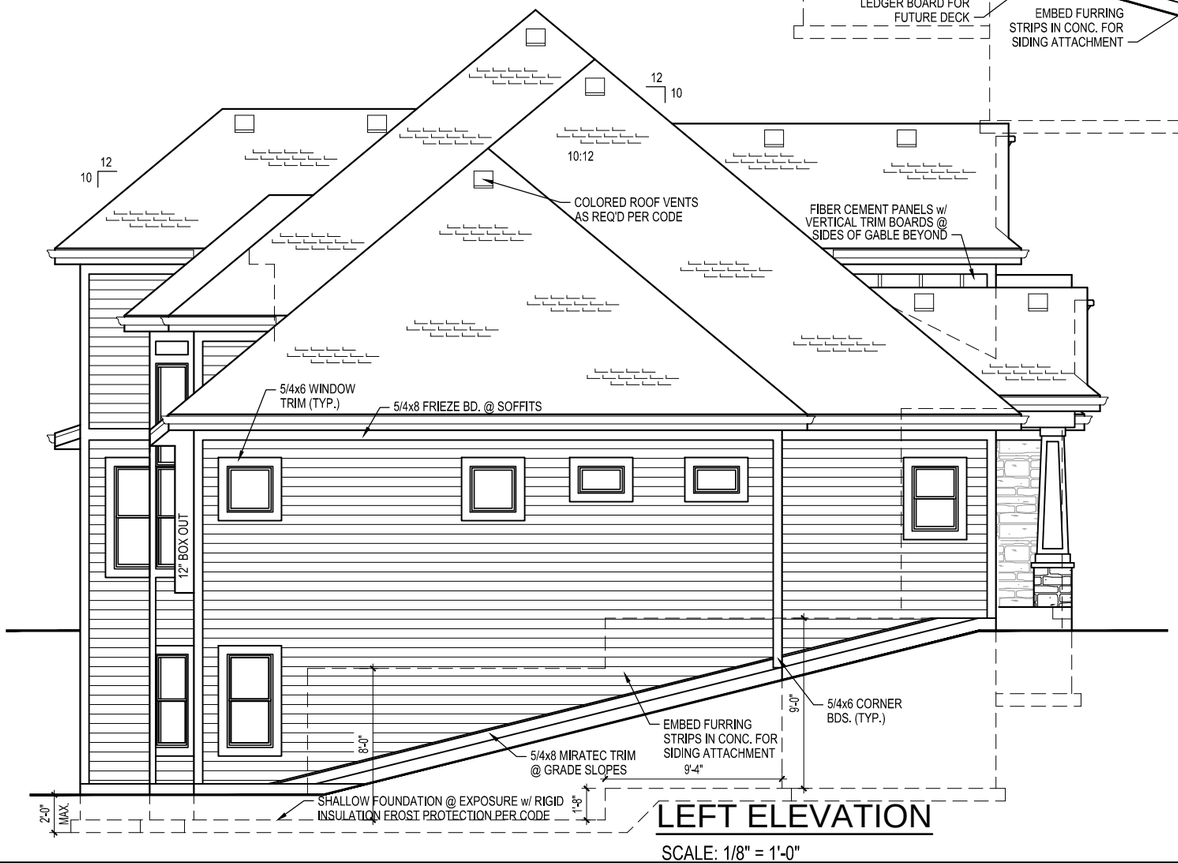
Attachment: Plans (6211 : John Alden & Oscar Aromin)

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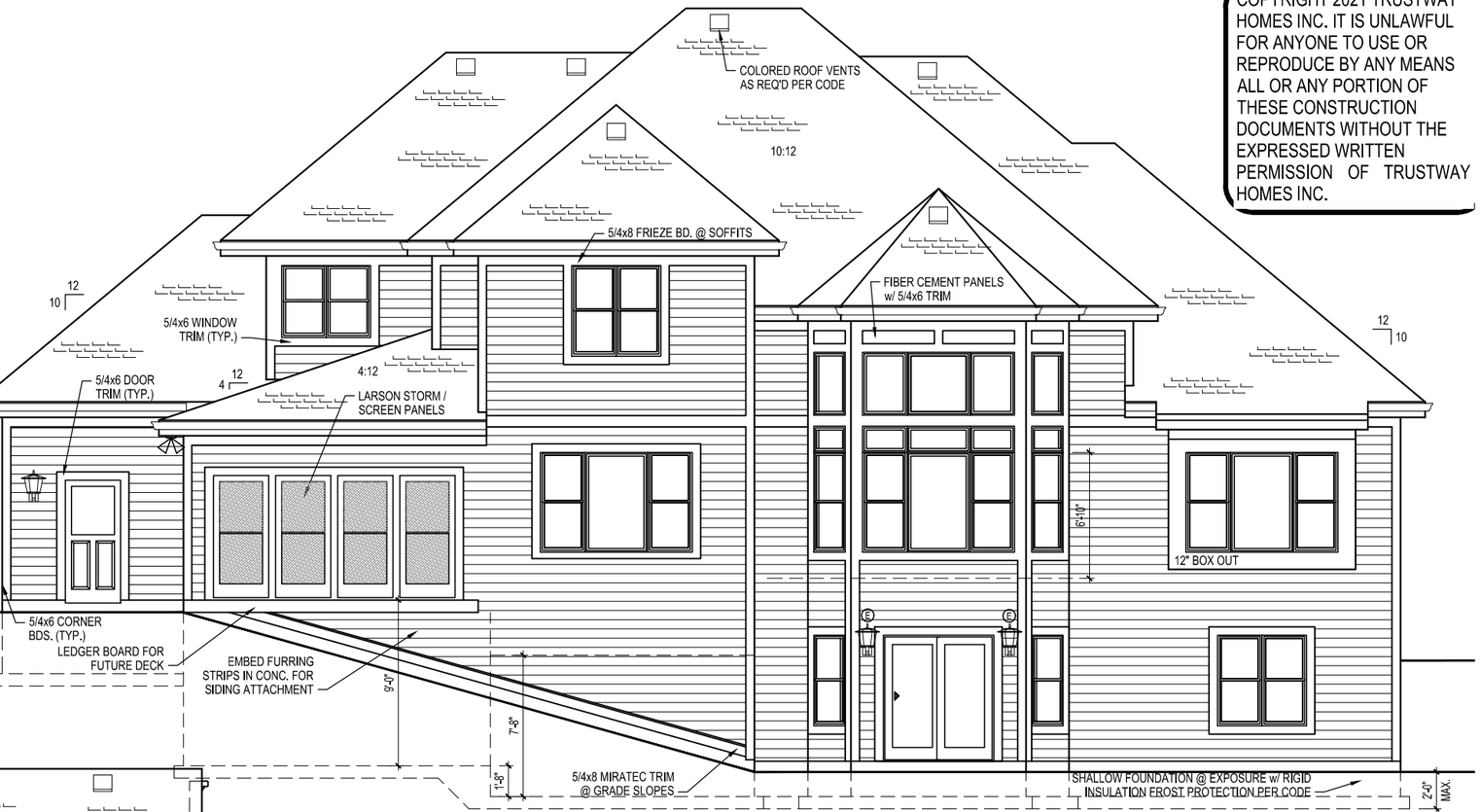
LIGHT BLOCK DETAIL

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



LEFT ELEVATION

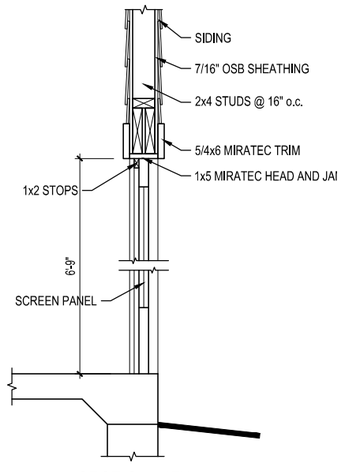
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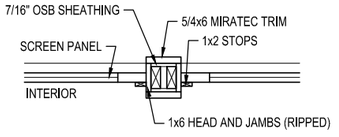
REAR ELEVATION

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

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



SECTION VIEW



PLAN VIEW

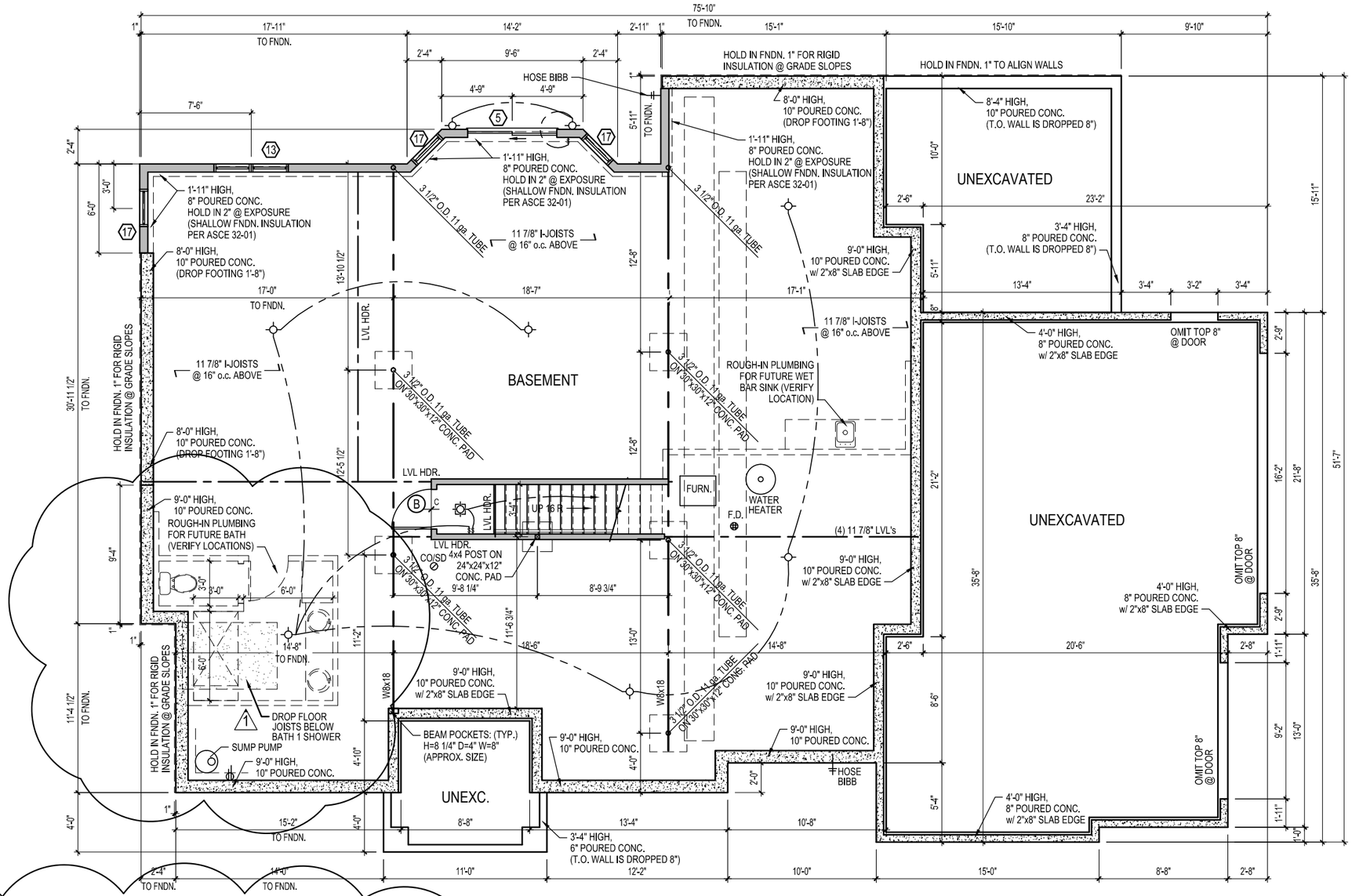
SCREEN PORCH DETAILS

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

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

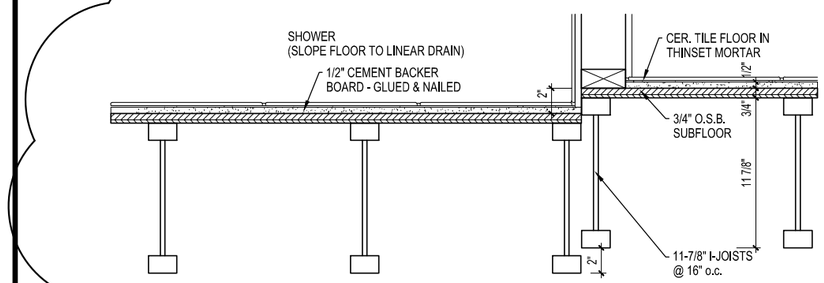
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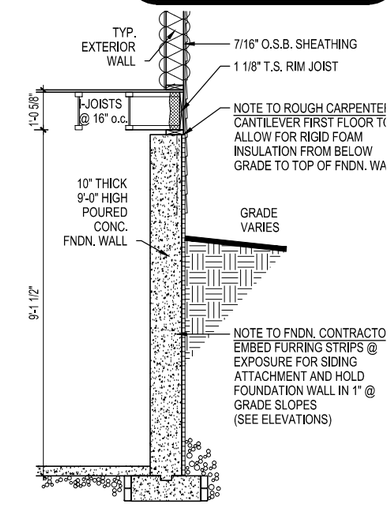
FOUNDATION PLAN

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



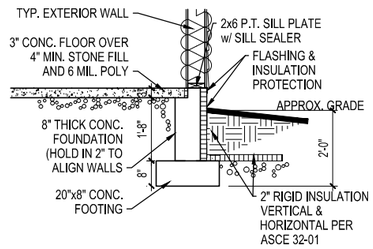
DROPPED FLOOR @ SHOWER

SCALE: 1" = 1'-0"



DETAIL @ GRADE SLOPES

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



DETAIL @ EXPOSURE

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.

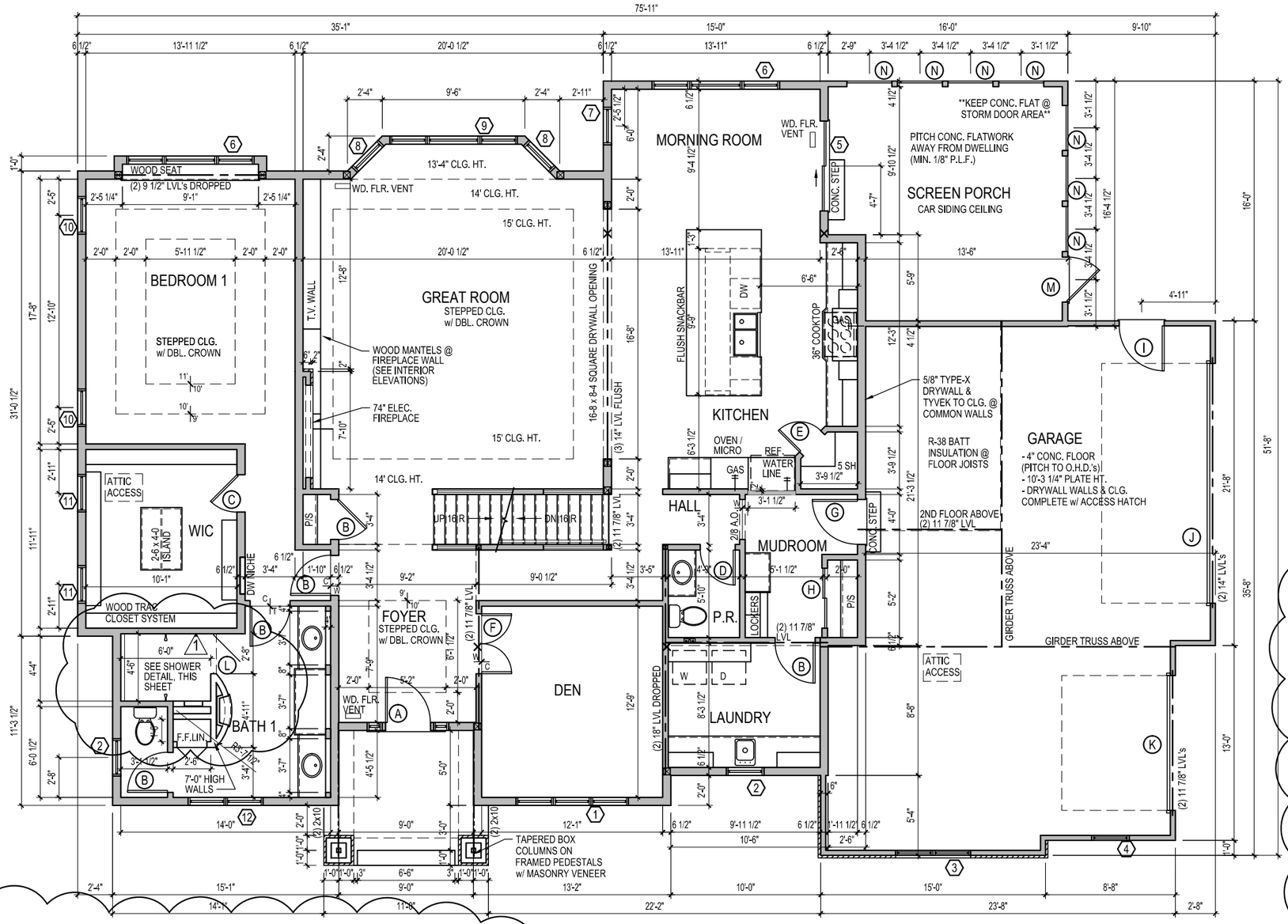
MODEL NO.
5110

JOB NO.
2020-12

SHEET NO.
3

Attachment: Plans (6211 : John Alden & Oscar Aromin)

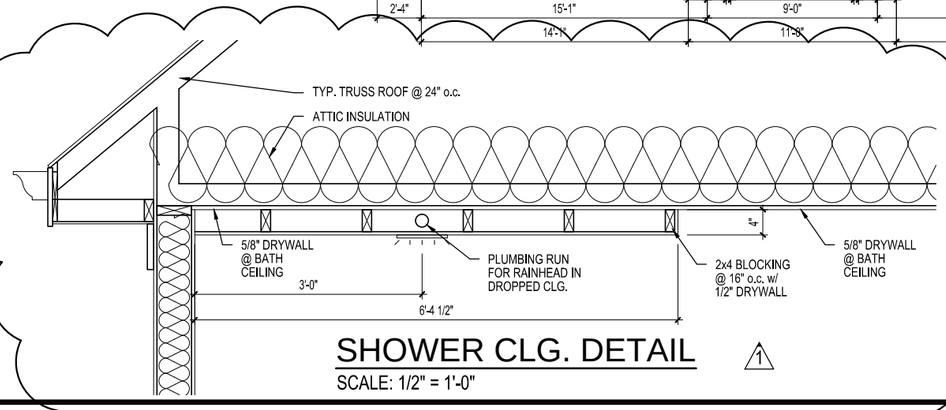
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FIRST FLOOR PLAN

SCALE: 1/8" = 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.

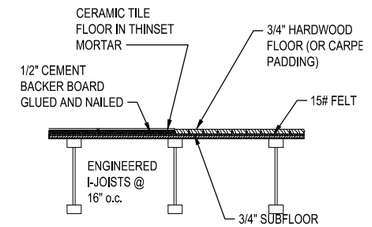


SHOWER CLG. DETAIL

1

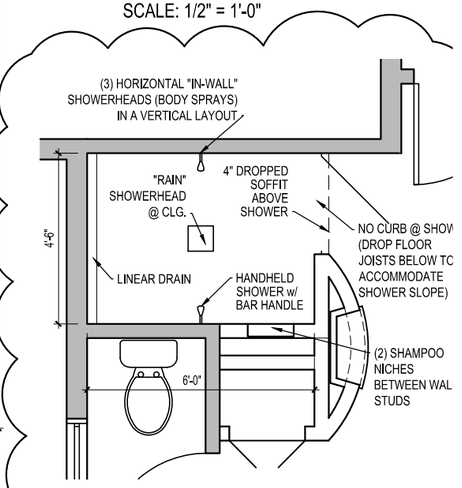
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CERAMIC TILE DETA

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



1

BATH 1 SHOWER DETAI

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

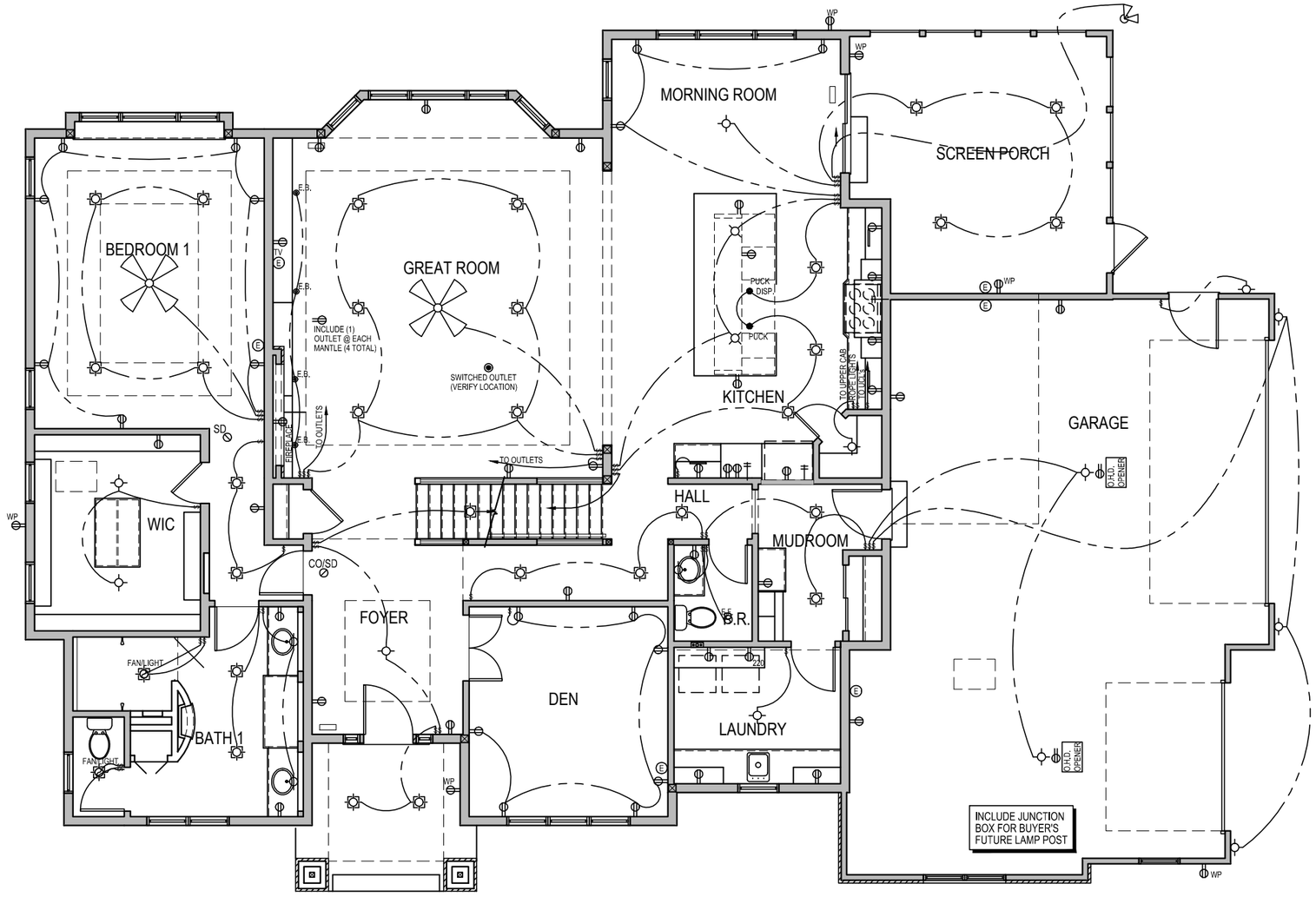
MODEL NO.
5110

JOB NO.
2020-12

SHEET NO.
4

Attachment: Plans (6211 : John Alden & Oscar Aromin)

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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: 1/8" = 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.

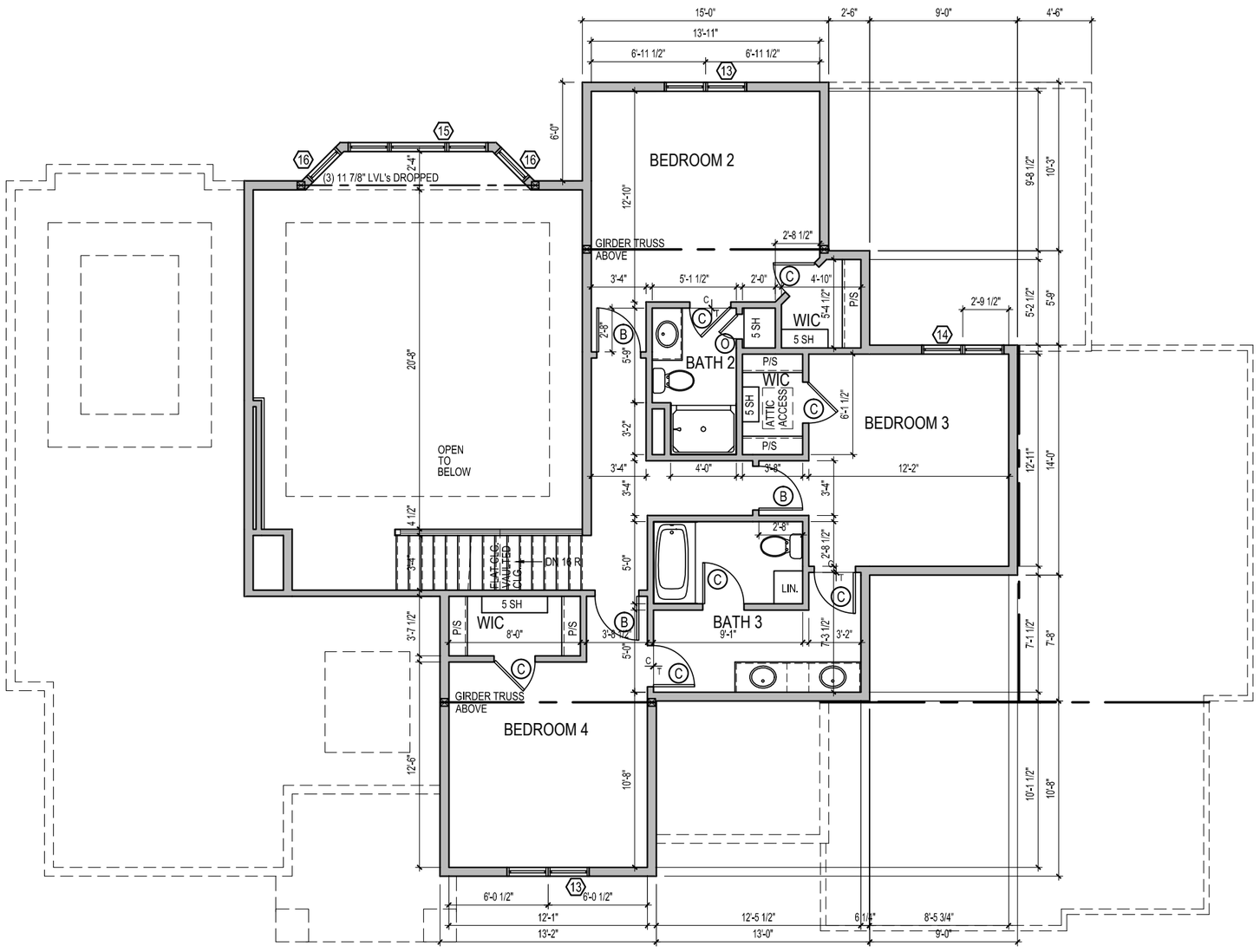
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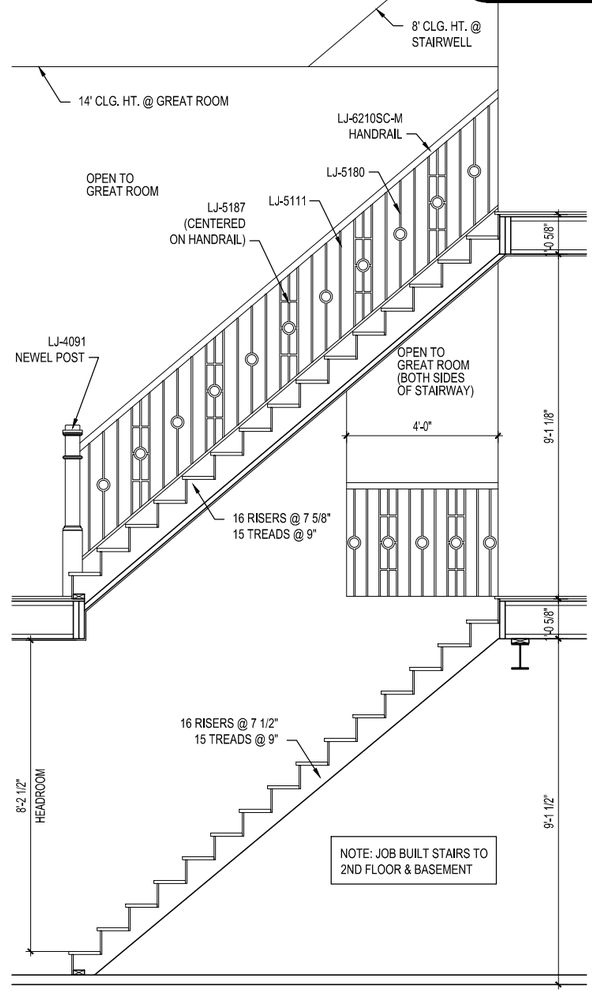
JOB NO.
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SHEET NO.
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STAIR SECTION

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

SECOND FLOOR PLAN

SCALE: 1/8" = 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.

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.

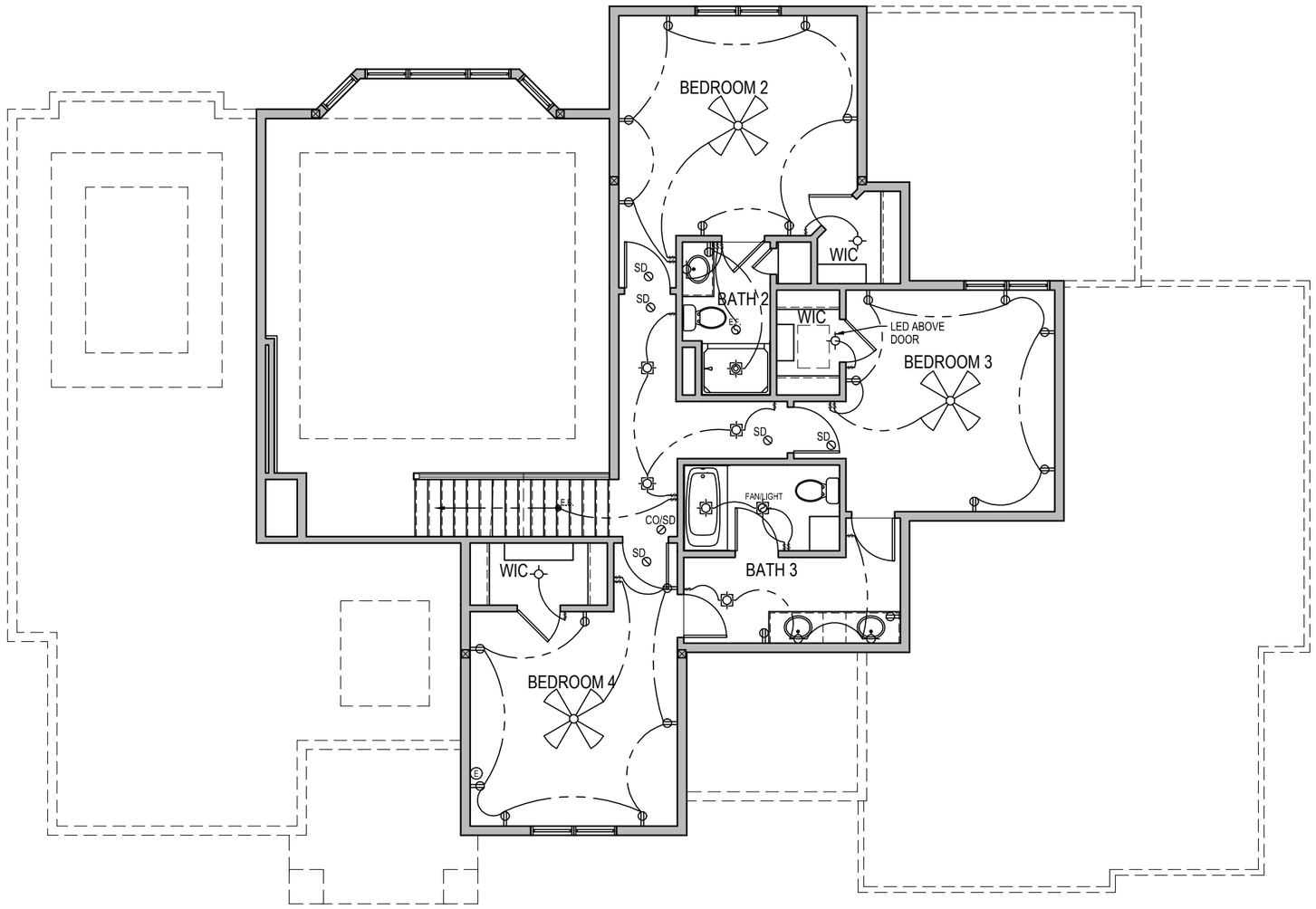
MODEL NO.
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SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 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.

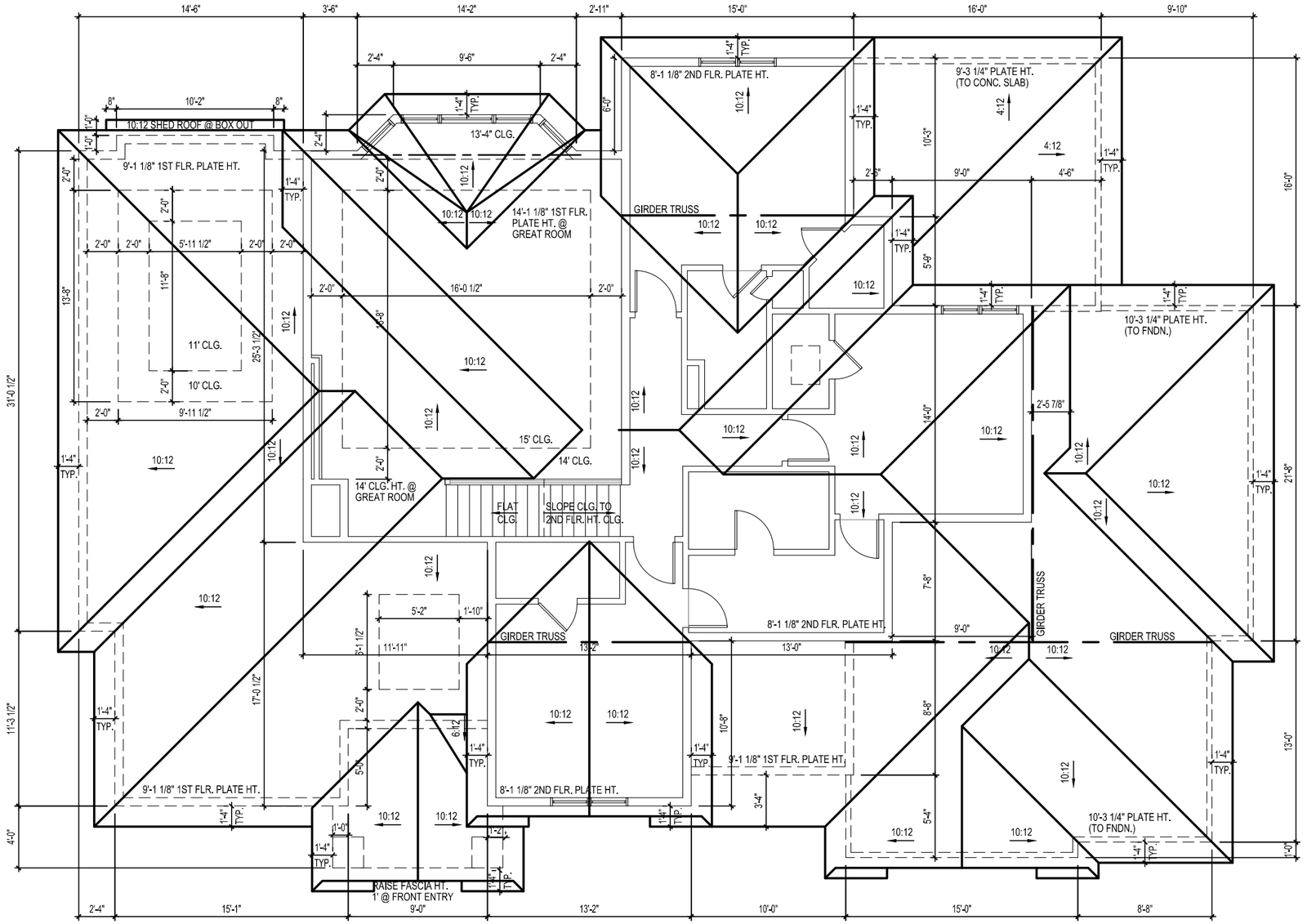
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ROOF PLAN

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

NOTE:
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MODEL NO.
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JOB NO.
2020-12

SHEET NO.
8

Attachment: Plans (6211 : John Alden & Oscar Aromin)

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/ LINEAR DRAIN AND NO CURB
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

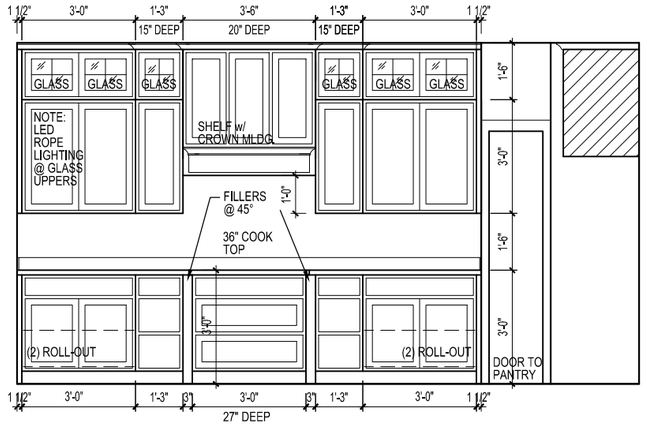
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5110

JOB NO.
2020-12

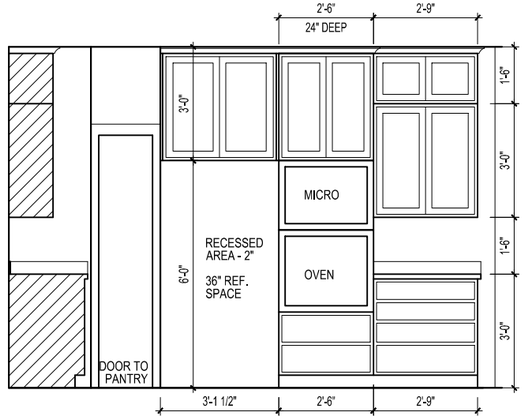
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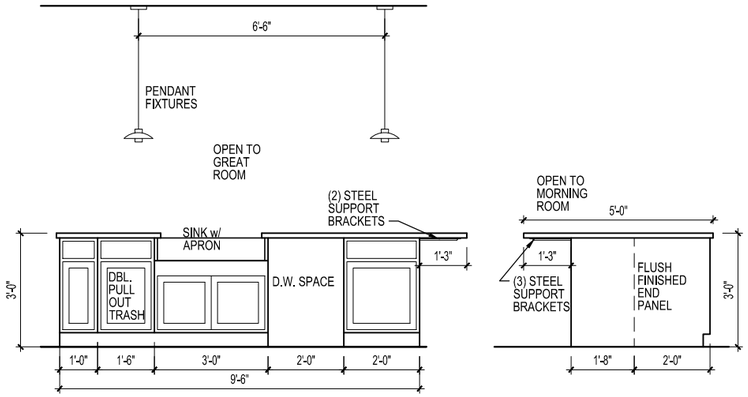
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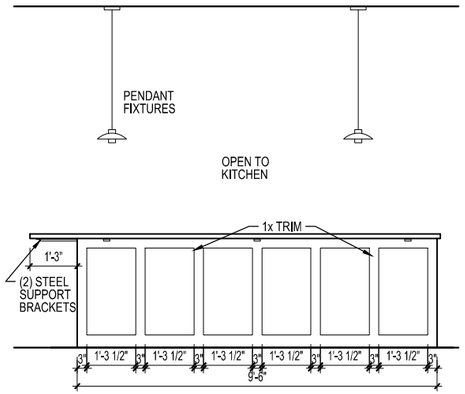
KITCHEN - RANGE WALL
SCALE: 1/4" = 1'-0"



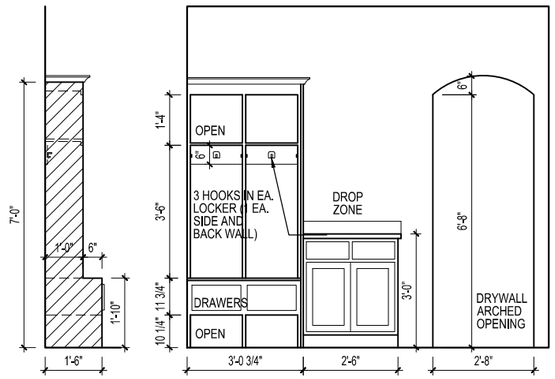
KITCHEN - REF. WALL
SCALE: 1/4" = 1'-0"



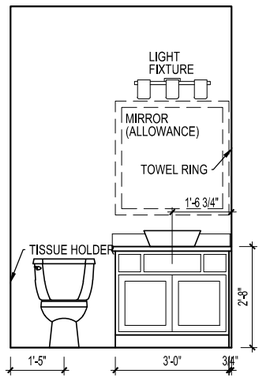
KITCHEN - ISLAND
SCALE: 1/4" = 1'-0"



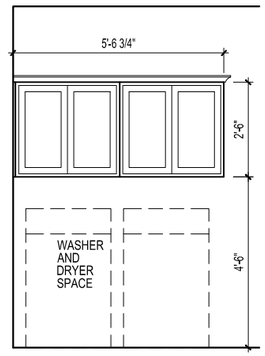
KITCHEN ISLAND
SCALE: 1/4" = 1'-0"



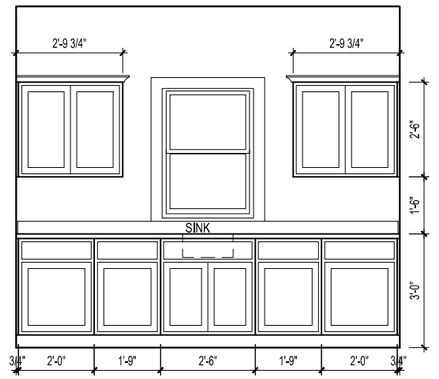
MUDROOM LOCKERS
SCALE: 1/4" = 1'-0"



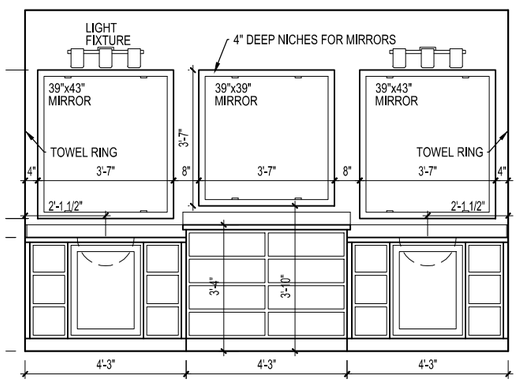
POWDER ROOM
SCALE: 1/4" = 1'-0"



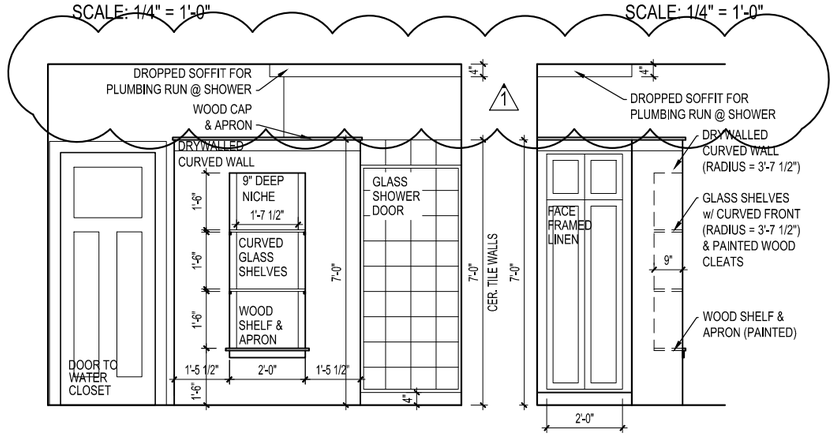
LAUNDRY
SCALE: 1/4" = 1'-0"



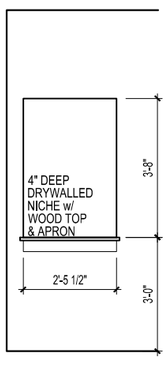
LAUNDRY
SCALE: 1/4" = 1'-0"



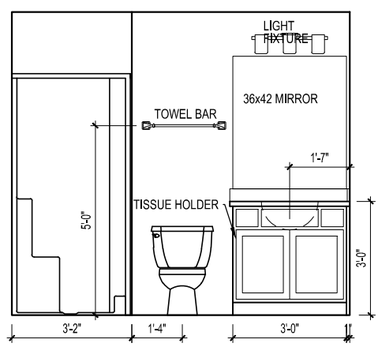
BATH 1 - VANITY
SCALE: 1/4" = 1'-0"



BATH 1 - DISPLAY SHELF LINEN
SCALE: 1/4" = 1'-0"



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

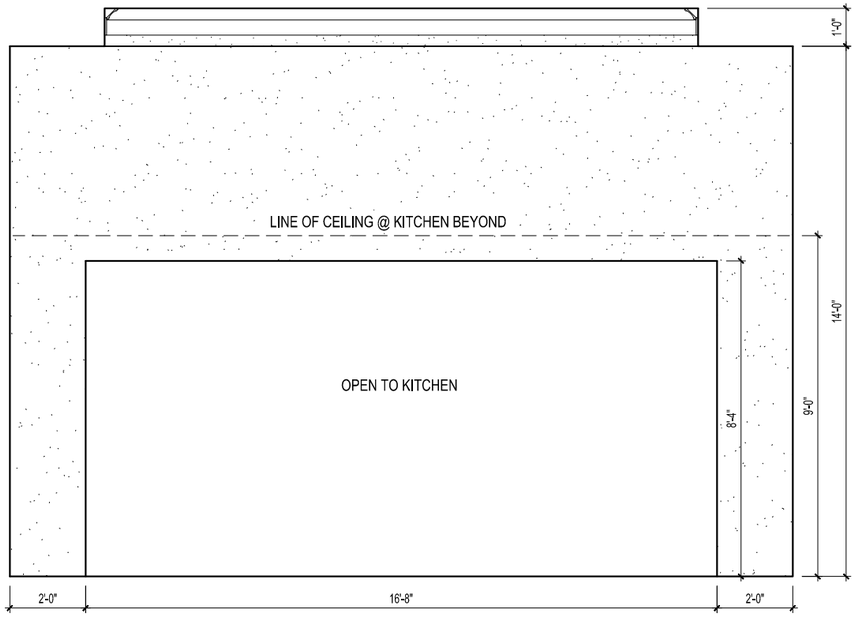


BATH 2
SCALE: 1/4" = 1'-0"

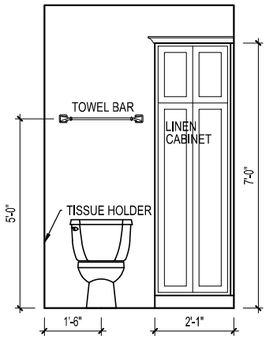
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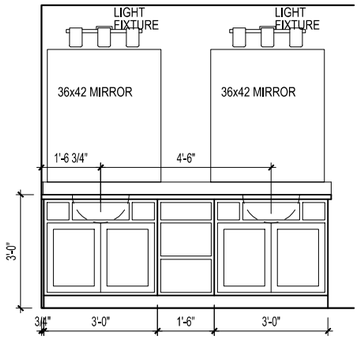
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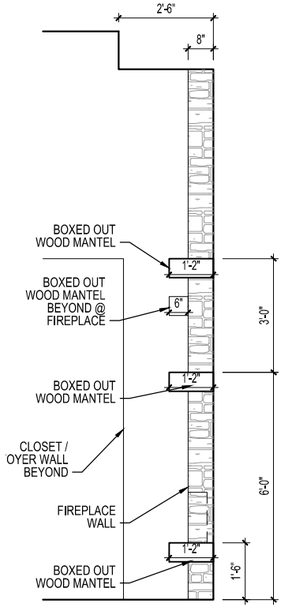
GREAT ROOM OPENING TO KITCHEN
SCALE: 1/4" = 1'-0"



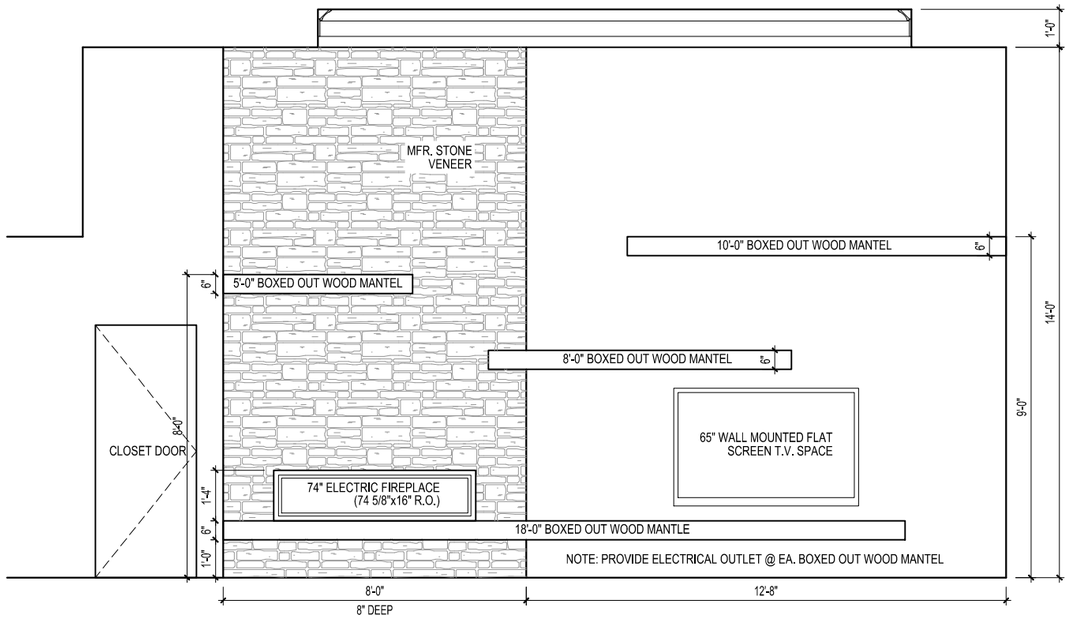
BATH 3 - LINEN
SCALE: 1/4" = 1'-0"



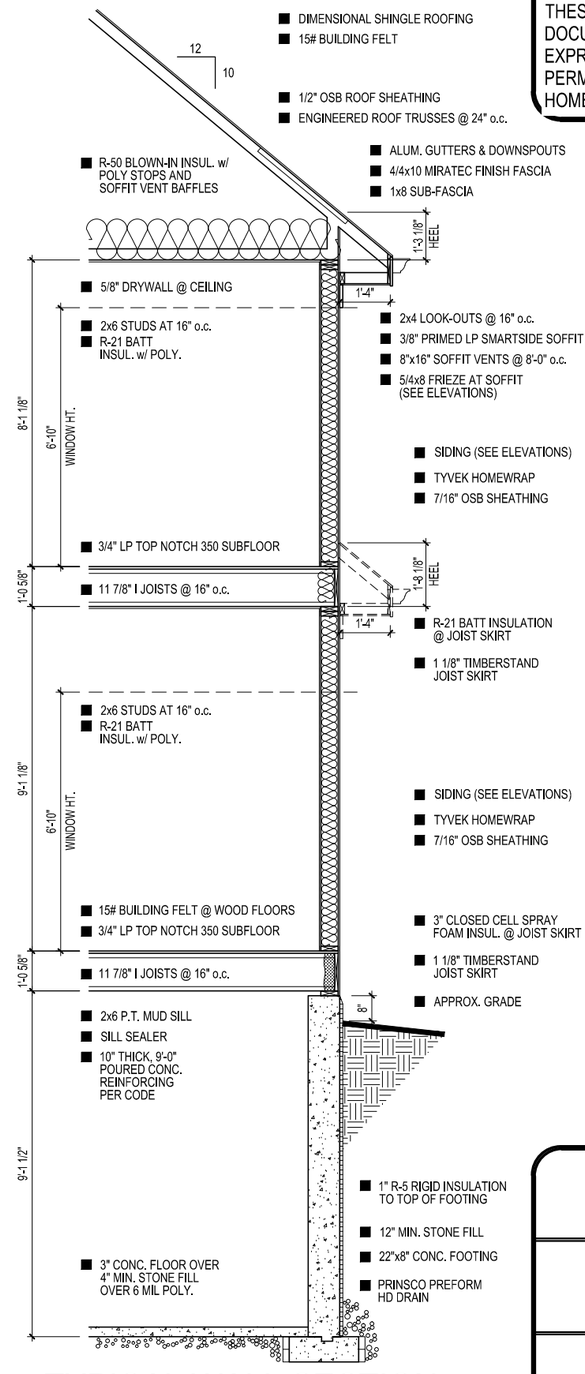
BATH 3 VANITY
SCALE: 1/4" = 1'-0"



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



GREAT ROOM FIREPLACE
SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION
SCALE: 1/4" = 1'-0"

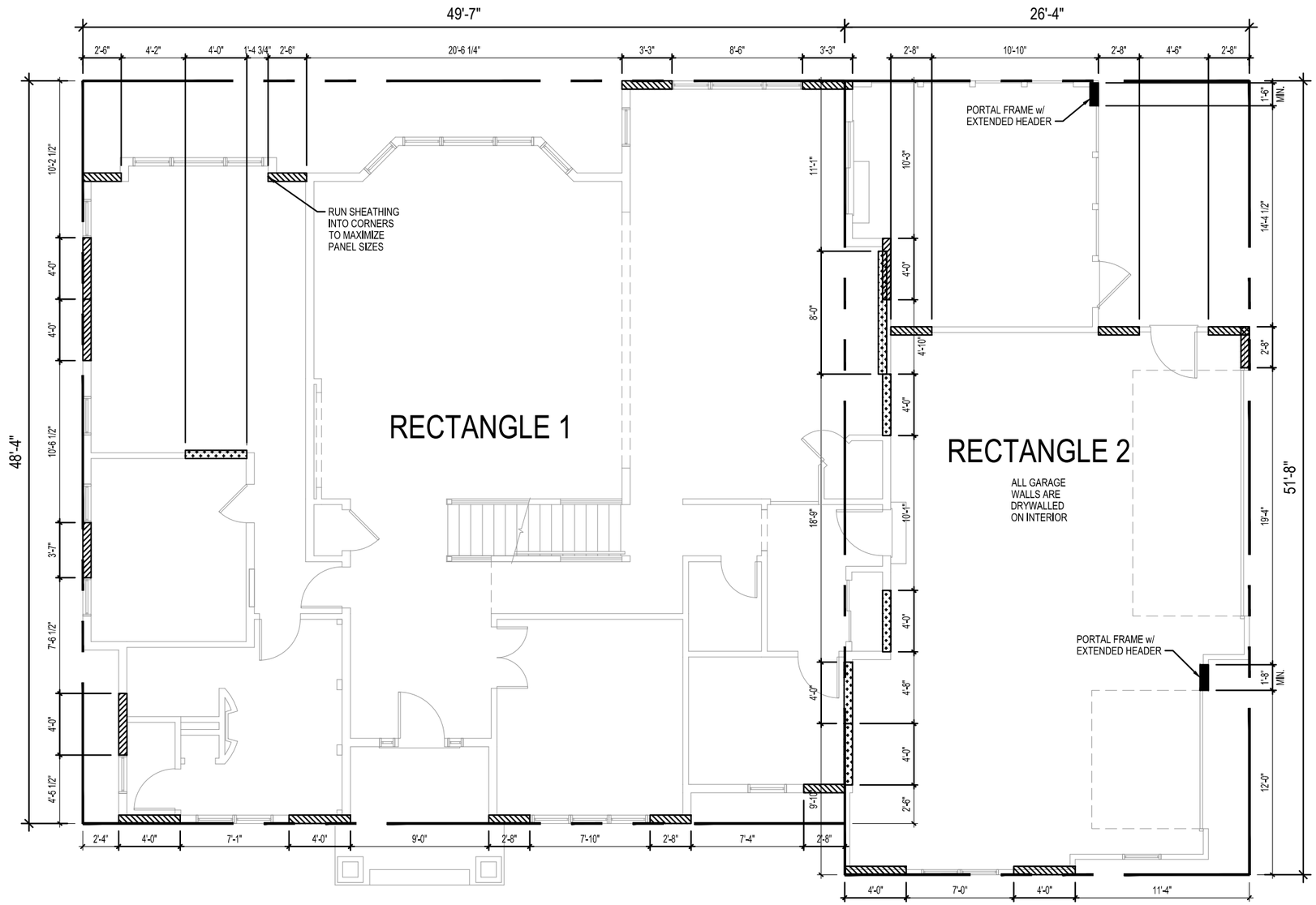
MODEL NO.
5110

JOB NO.
2020-12

SHEET NO.
11

Attachment: Plans (6211 : John Alden & Oscar Aromin)

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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: 1/8" = 1'-0"

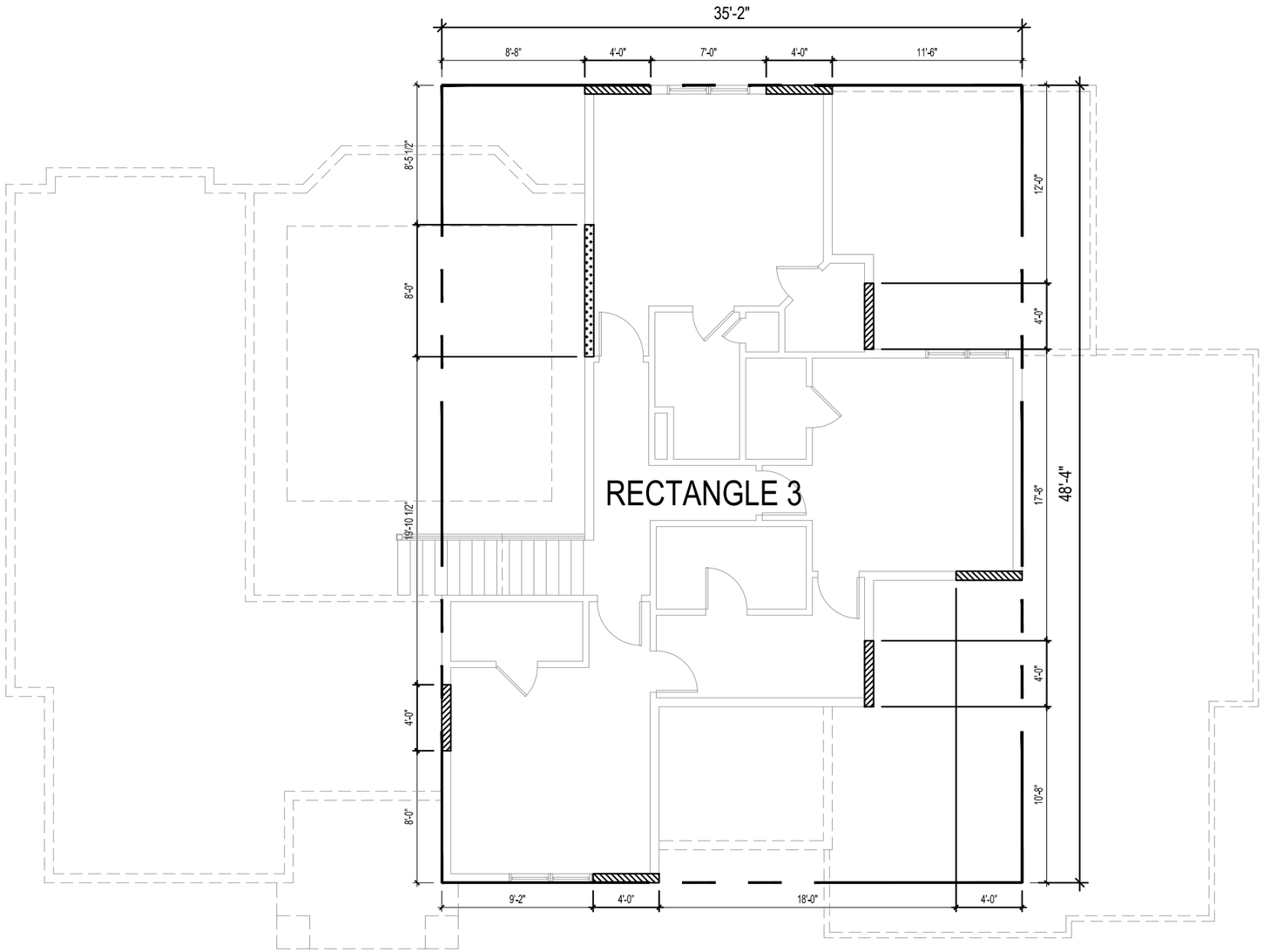
MODEL NO.
5110

JOB NO.
2020-12

SHEET NO.
WB-1

Attachment: Plans (6211 : John Alden & Oscar Aromin)

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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: 1/8" = 1'-0"

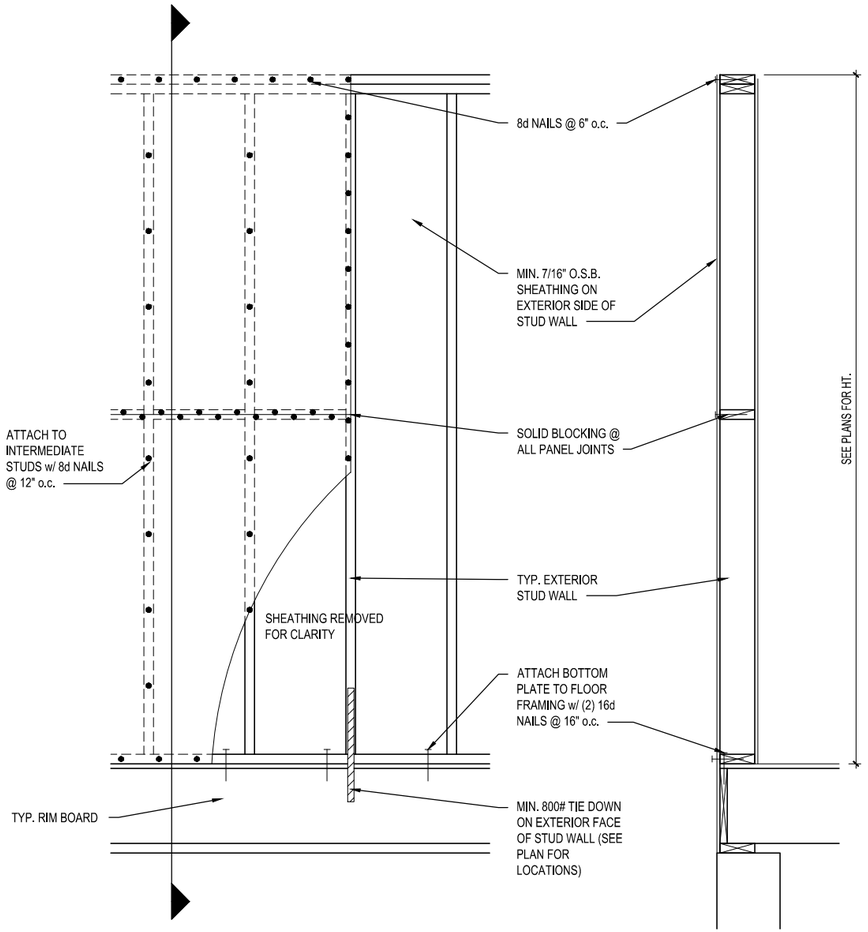
MODEL NO.
5110

JOB NO.
2020-12

SHEET NO.
WB-2

Attachment: Plans (6211 : John Alden & Oscar Aromin)

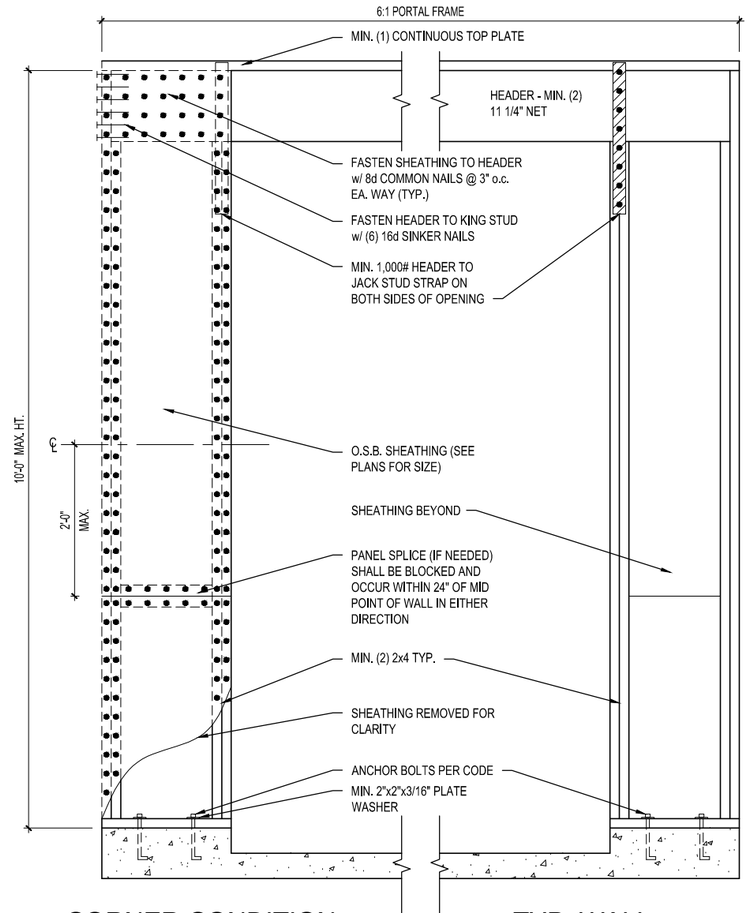
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ELEVATION VIEW SECTION VIEW

BRACED WALL PANEL DETAILS

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



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

6:1 EXTENDED HEADER DETAIL

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

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

Attachment: Plans (6211 : John Alden & Oscar Aromin)

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: **May 10, 2021**
SUBJECT: **John Sileno - Re-Submittal for New Single-Family Residence at 6941 W. River Birch Drive**

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

ARCHITECTURAL BOARD
City of Mequon
11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930

Re: Lot 4 River Birch Drive

Statement of Intent

We intend to construct one single family home on the newly created single family Lot 4 on River Birch Drive, that was previously part of Pine Reserve Condominium.

The unique feature of the lot is the close proximity to the detention pond. The lot will require the structure to have an exposed basement. The home is designed with access to a deck from the Kitchen Dinette, that will overlook the pond. The home is designed with a complimentary mix of building materials including natural stone, brick, cement board siding, and shingle veneer. The stone will be a charcoal gray ledgestone, with brown focal point brick, and white trim boards, and gray siding. The accent fixtures on the front elevation and front door will be dark brown. The roofing shingles will be dimensional asphalt lifetime, color is natural wood.

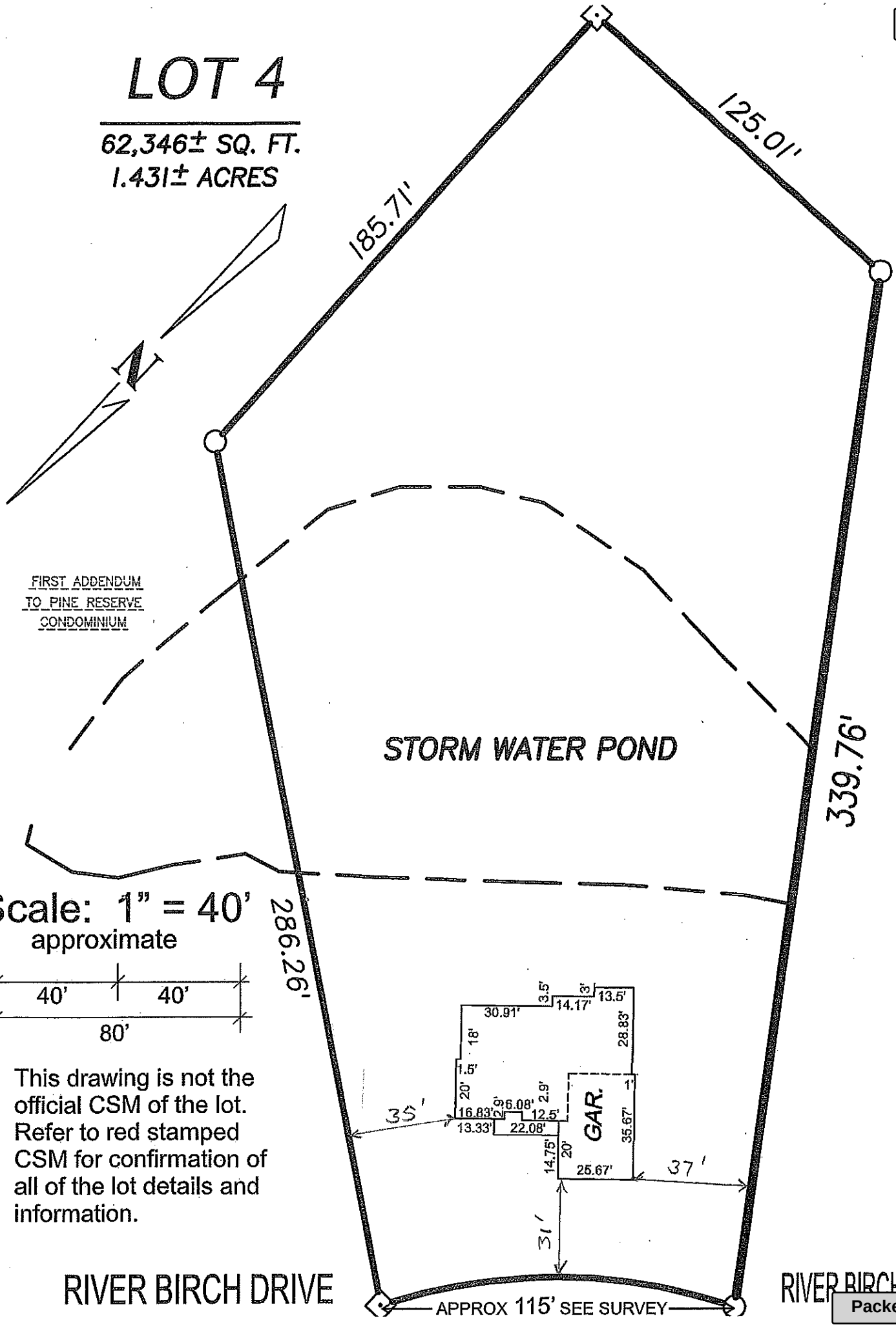
John Sileno
SCI Select Homes, Inc.
5429 N. 118th Court
Milwaukee, WI 53225

(414)349-0345

Attachment: Statement of Intent (6212 : John Sileno)

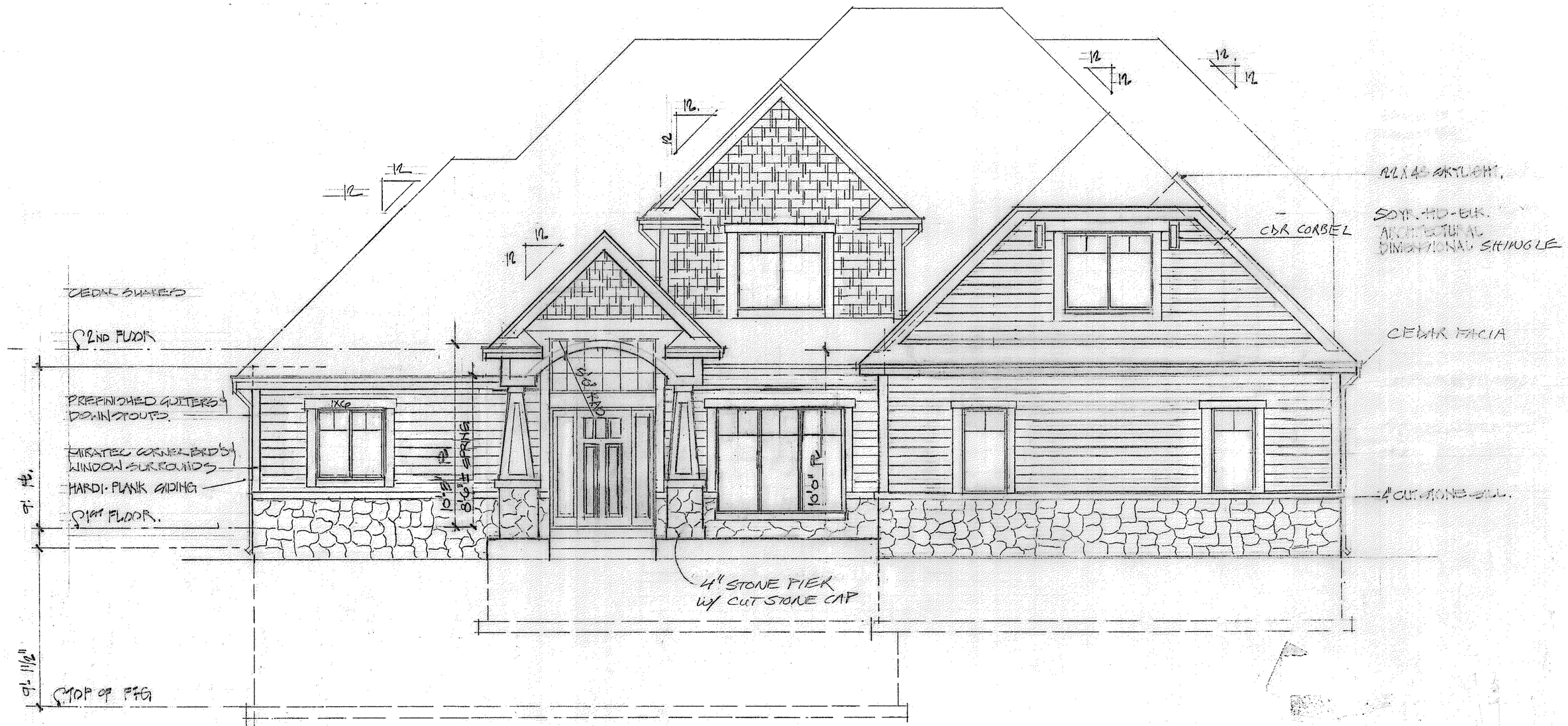
LOT 4

62,346± SQ. FT.
1.431± ACRES



This drawing is not the official CSM of the lot. Refer to red stamped CSM for confirmation of all of the lot details and information.

Attachment: Site Plan (6212 : John Sileno)



FRONT ELEVATION

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

1ST FLOOR	1,037 S.F.
2ND FLOOR	1,373 S.F.
TOTAL	2,410 S.F.

REVISED : 20 AUG., 2020

Attachment: Plans (6212 : John Sileno)



RIGHT ELEVATION

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

Attachment: Plans (6212 : John Sileno)



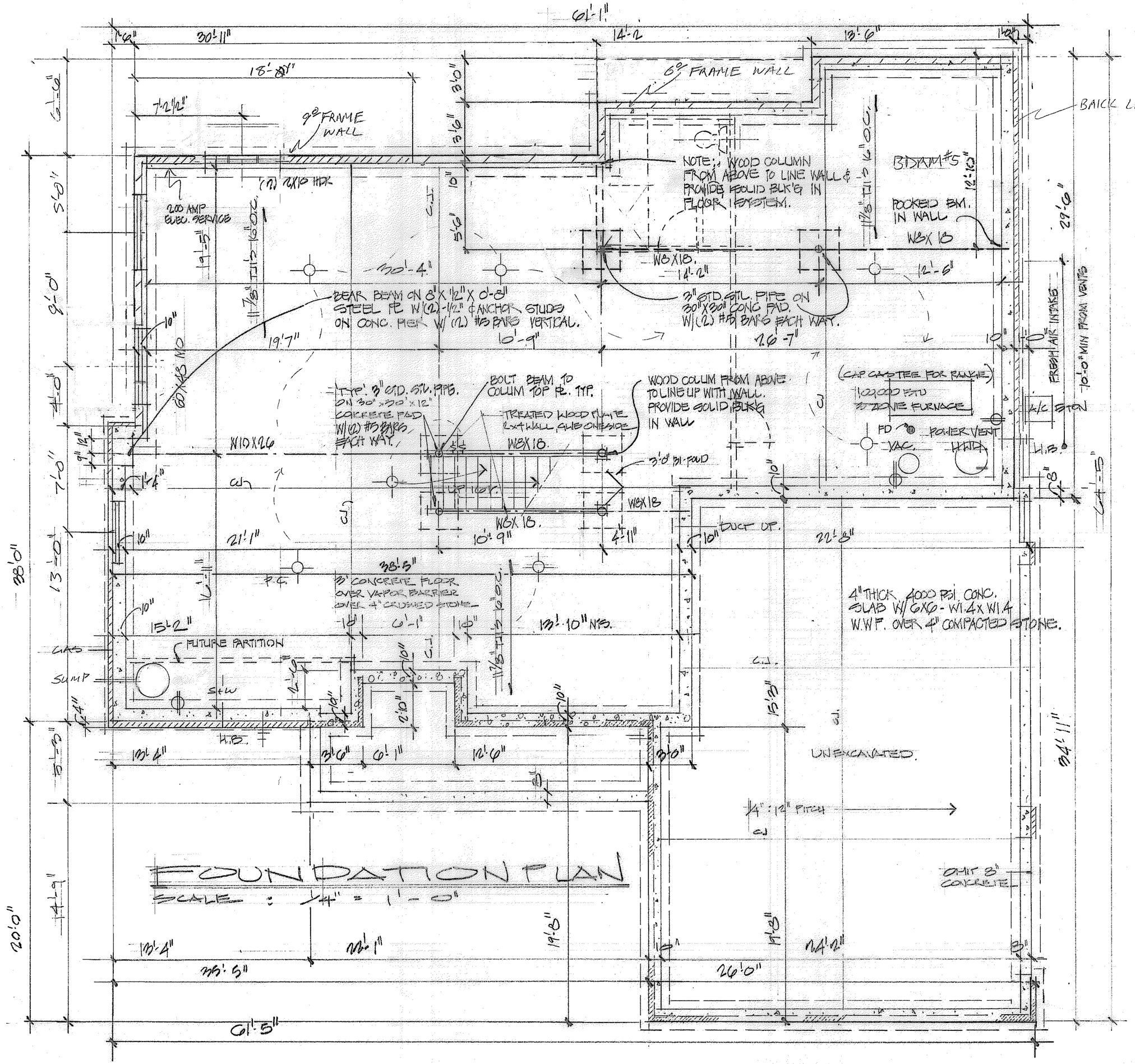
LEFT ELEVATION
SCALE : 1/4" = 1'-0"

Attachment: Plans (6212 : John Sileno)

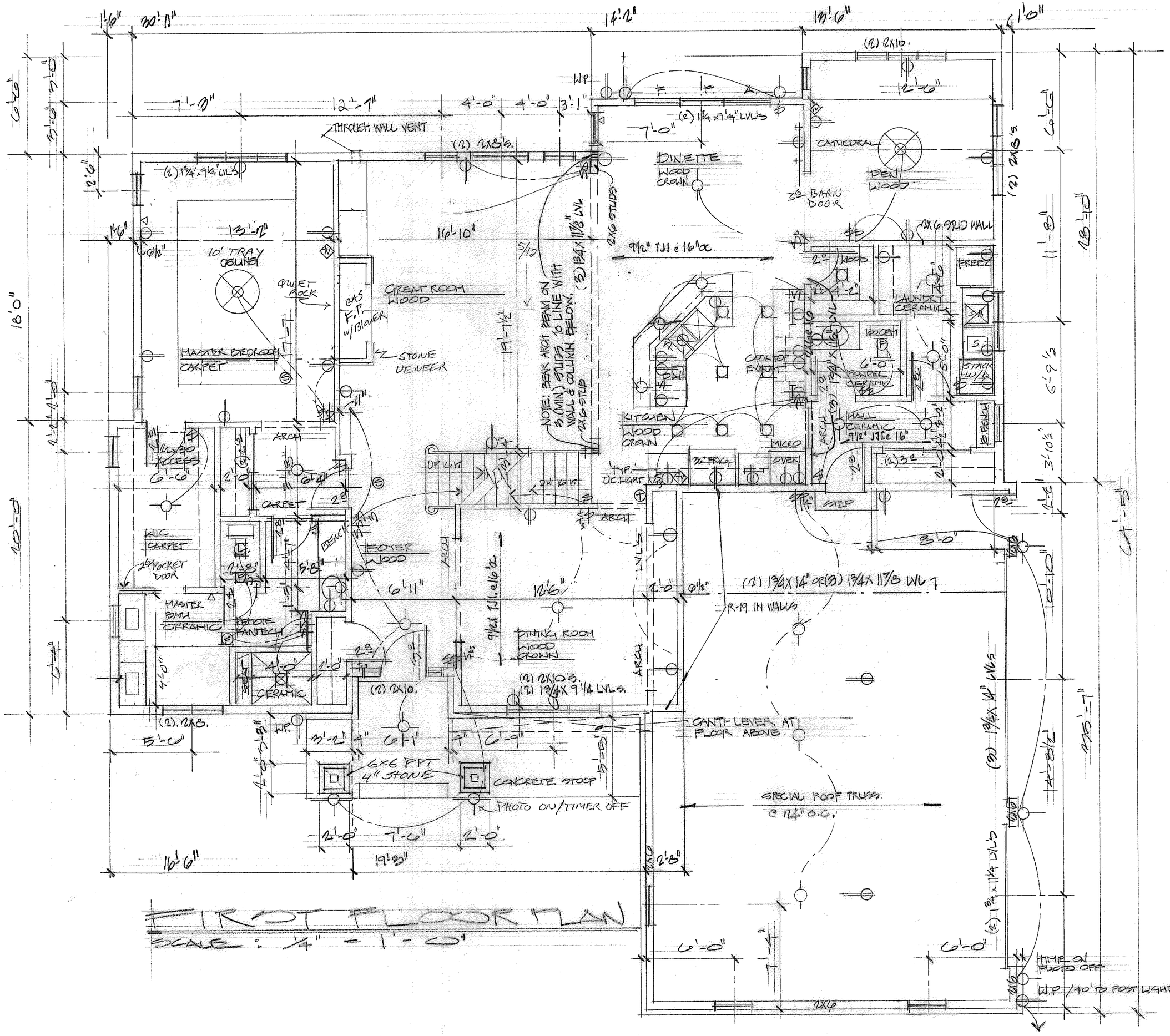


REAR ELEVATION
SCALE - 1/4" = 1'-0"

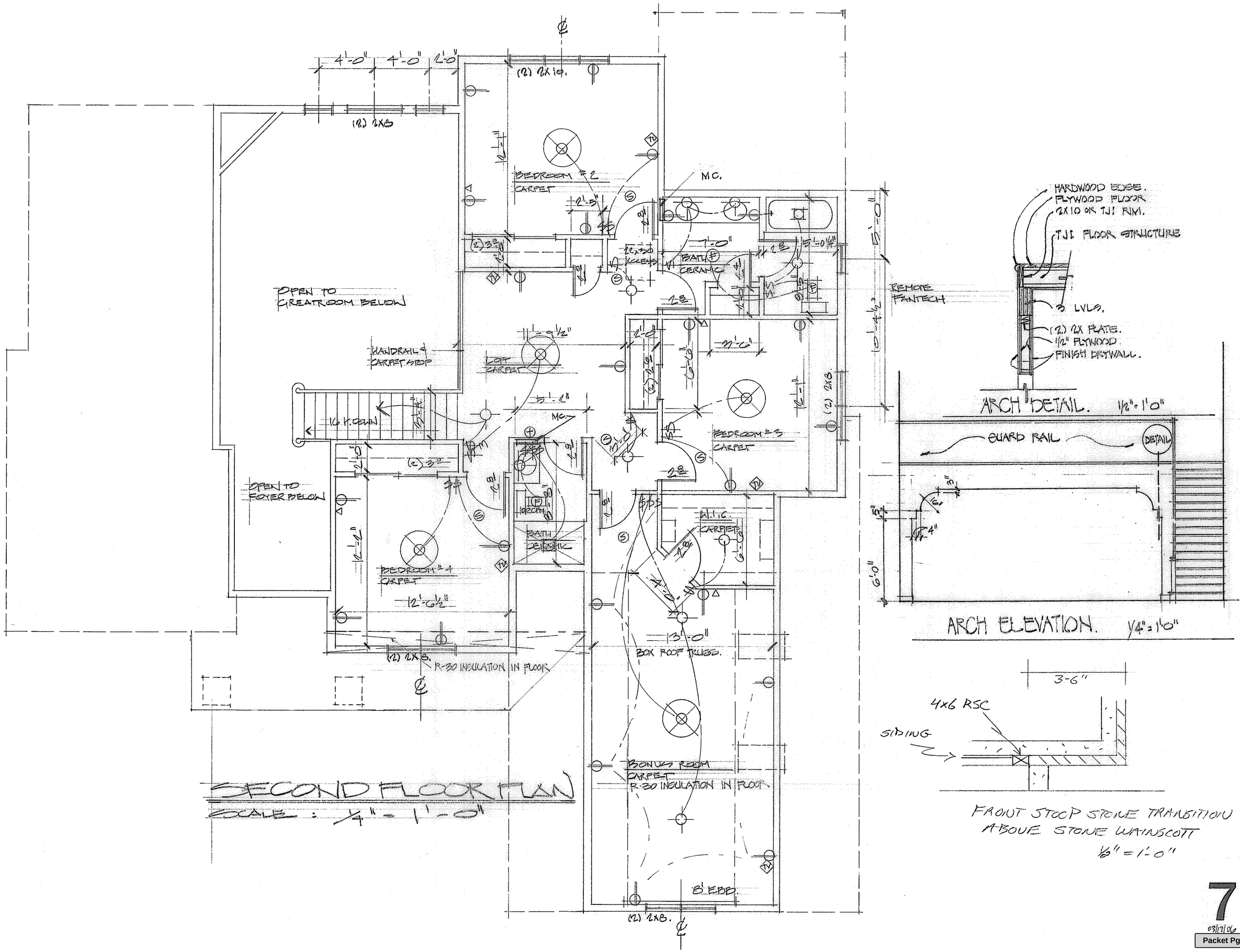
Attachment: Plans (6212 : John Sileno)



Attachment: Plans (6212 : John Sileno)



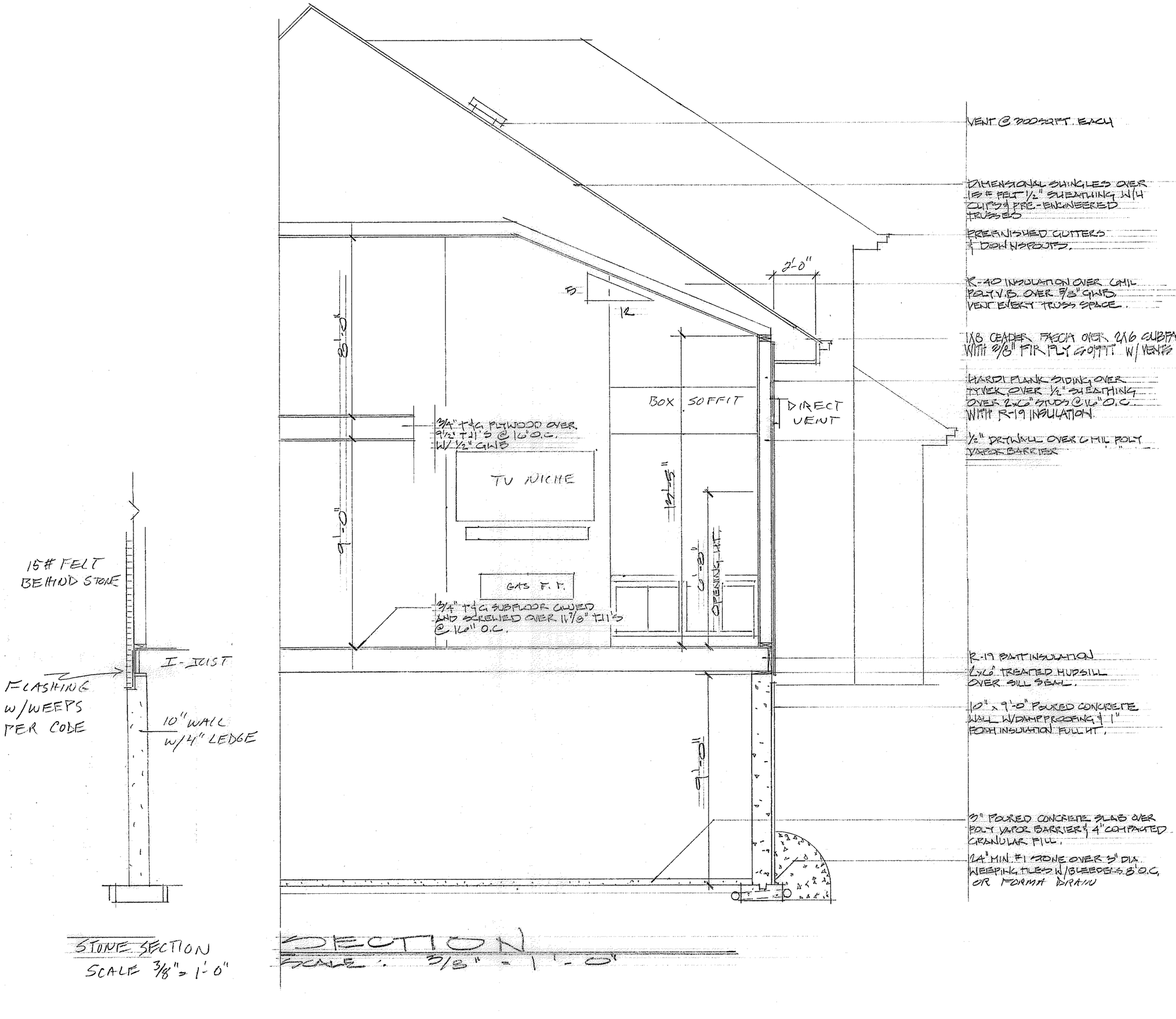
Attachment: Plans (6212 : John Sileno)



SECOND FLOOR PLAN

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

Attachment: Plans (6212 : John Sileno)



STONE SECTION
SCALE 3/8" = 1'-0"

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

Attachment: Plans (6212 : John Sileno)

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: **May 10, 2021**
SUBJECT: **Benjamin & Eleanora Feinberg - Re-Submittal for Exterior Changes at 12285 N. Portland Avenue**

Attachments:
Statement of Intent (PDF)
HOA Approval (PDF)
Pictures (PDF)
Plans (PDF)

April 22, 2021

Benjamin & Ella Feinberg
12285 N. Portland Ave.
Mequon, WI 53092
Cell: (414) 350-9251

Karen Heil
Inspection Division/Building Permit Application
11333 N. Cedarburg Rd 60W
Mequon, WI 53092
(262) 236-2924

RE: Building Plan for next Architectural Board Meeting

Dear Karen:

We had stone applied to our home in 2020 and two exposed edges of stone cement were left exposed. The Architectural Board requested that this be corrected, i.e. that all stone work has to end in a corner. Mike Hadley came to our home to inspect this problem and indicated again that the stone work needed to wrap around until it ends in a corner.

We have enclosed four photo printouts that clearly show how we plan to deal with the exposed "ends" of our current stone work. In Figures 1 & 2, we plan to wrap the stone around to our garage where it will "end" the indicated corner. In Figures 3 & 4, we show the exposed edge; stone will wrap around a long wall and will wrap again to end in a corner. This work will be done at considerable expense to us, even though we are deep into our retirement.

We look forward to your review of our plan. We will apply for a building permit for this work after approval by the Board.

Sincerely yours,

Benjamin & Ella Feinberg
Four (4) enclosures

Attachment: Statement of Intent (6213 : Benjamin & Eleanora Feinberg)

4/21/2020

The Hidden River Association approves the changes to Ben Feinberg's home located at 12285 N. Portland Rd. Mequon, WI for the addition of stone in the front of the home. We felt as a board this adds value to the home and the association.

Thanks,

David Charney
President

Attachment: HOA Approval (6213 : Benjamin & Eleanora Feinberg)


South



Attachment: Pictures (6213 : Benjamin & Eleanora Feinberg)



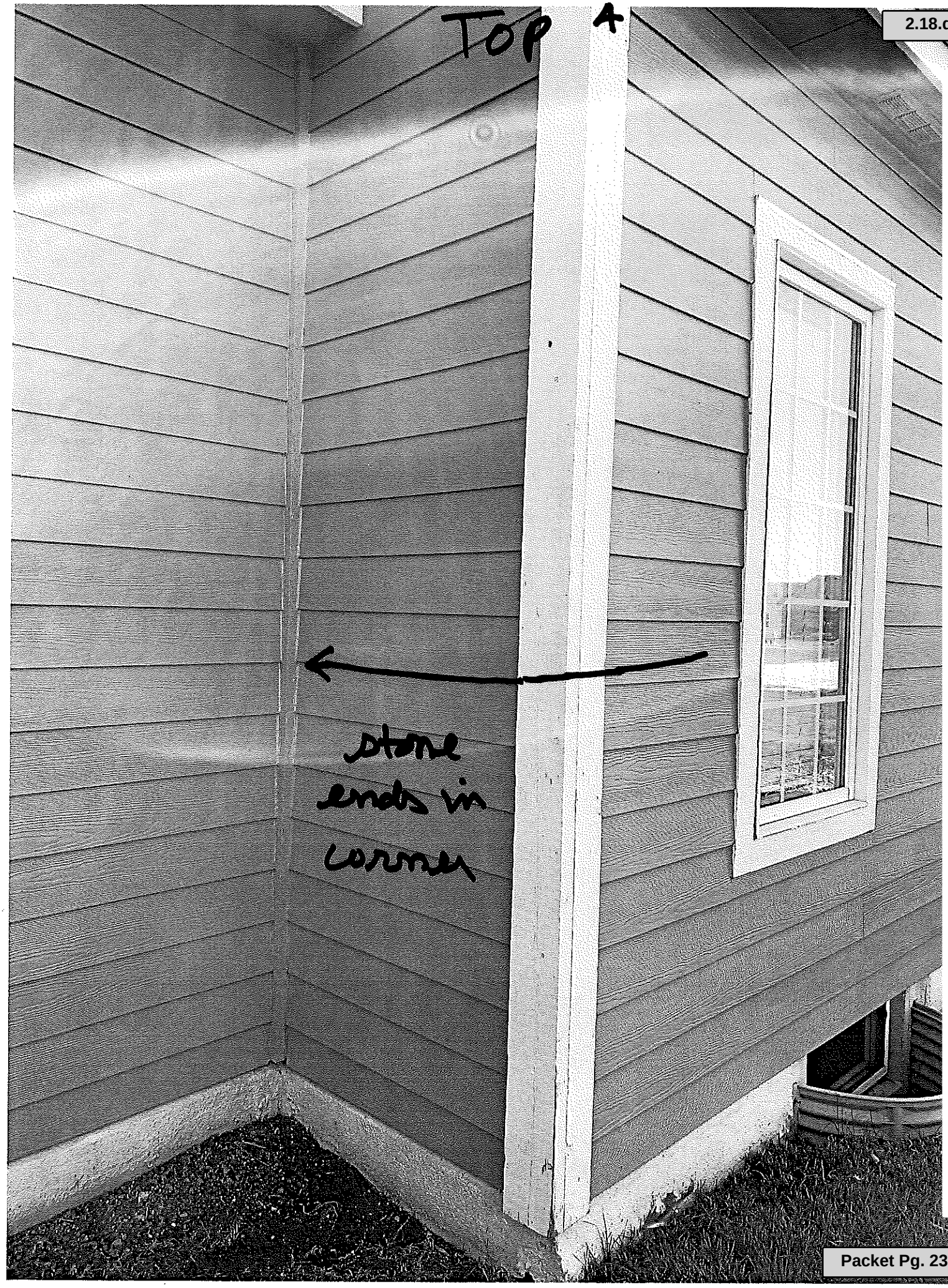
Attachment: Pictures (6213 : Benjamin & Eleanora Feinberg)

Attachment: Plans (6213 : Benjamin & Eleanora Feinberg)



Attachment: Plans (6213 : Benjamin & Eleanora Feinberg)

West
Stone to soffit
stone wrap around
exposed edge



Attachment: Plans (6213 : Benjamin & Eleanora Feinberg)