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 12, 2025
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

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

I) Call to Order

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

1. Meeting Minutes from April 14, 2025

III) Architectural Board Applications:

1. **Scott & Linda Greenlees** — **Shed**
   1432 W. County Line Road
   Subdivision: N/A
   District 7 – 6:00 pm
   Contractor: Owner
   Architect: Charles H. Western

2. **Fred & Ashley Robertson** — **Front Portico changes & New Pavilion**
   4234 W. Hilands Court
   Subdivision: Gazebo Hills
   District 7 – 6:10 pm
   Contractor: JDF Builders
   Architect: KCB Architects

3. **Tom & Colleen Fuller** — **Addition: Family Room, Kitchen & Mudroom**
   308 W. White Oak Way
   Subdivision: Ravine Farms
   District 8 – 6:20 pm
   Contractor: Earthrite Construction
   Architect: Brenda Fritch

4. **Leroy & Lori Haueser** — **New Single-Family Residence**
   12589 N. Wauwatosa Road
   Subdivision: N/A
   District 1 – 6:30 pm
   Contractor: Mikkelson Builders
   Architect: Fred Dahms, Jr.

5. **Mitch & Megan Hulbert** — **New Single-Family Residence**
   10523 W. Hawthorne Farms Lane
   Subdivision: Hawthorne Farms
   District 1 – 6:35 pm
   Contractor: James Craig Builders
   Architect: James Craig Builders

6. **Adam & Rachel Loomans**
   12980 N. Highgate Court
   Subdivision: Highgate
   District 1 – 6:40 pm

   New Single-Family Residence

   Contractor: Victory Homes of WI
   Architect: David Pluim

7. **Eugene & Alla Byhkovsky**
   3721 W. Club Circle
   Subdivision: The Green at Mequon
   District 2 – 6:45 pm

   New Single-Family Residence

   Contractor: Victory Homes of WI
   Architect: David Pluim

8. **Veridian Homes LLC**
   10609 N. Tree Sparrow Drive
   Subdivision: The Enclave
   District 3 – 6:50 pm

   New Single-Family Residence

   Contractor: Veridian Homes LLC
   Architect: Veridian Homes LLC

9. **Veridian Homes LLC**
   8211 W. Skylark Court
   Subdivision: The Enclave
   District 3 – 6:55 pm

   New Single-Family Residence

   Contractor: Veridian Homes LLC
   Architect: Veridian Homes LLC

10. **Veridian Homes LLC**
    8191 W. Skylark Drive
    Subdivision: The Enclave
    District 3 – 7:00 pm

    New Single-Family Residence

    Contractor: Veridian Homes LLC
    Architect: Veridian Home LLC

11. **Veridian Homes LLC**
    10592 N. Tree Sparrow Drive
    Subdivision: The Enclave
    District 3 – 7:05 pm

    Resubmittal: New Single-Family Residence

    Contractor: Veridian Homes LLC
    Architect: Veridian Homes LLC

12. **Bonnilake/Fred Bersch**
    9809 N. Cedarburg Road
    Subdivision: N/A
    District 4 – 7:10 pm

    New Single-Family Residence

    Contractor: Hillcrest Builders
    Architect: Hillcrest Builders

13. **Korndoerfer Homes LLC**
    9954 N. Migratory Lane
    Subdivision: Swan Ridge Farms
    District 4 – 7:15 pm

    New Single-Family Residence

    Contractor: Korndoerfer Homes
    Architect: SHP Design

14. **Redford Builders LLC** — **New Single-Family Residence**
    9401 W. Huntington Drive
    Subdivision: Swan Ridge Farms — Contractor: Espire Homes, Inc.
    District 4 – 7:20 pm — Architect: Espire Homes, Inc.

15. **Espire Homes, Inc.** — **New Single-Family Residence**
    9931 N. Migratory Lane
    Subdivision: Swan Ridge Farms — Contractor: Espire Homes, Inc.
    District 4 – 7:25 pm — Architect: Espire Homes, Inc.

16. **Redford Builders LLC** — **New Single-Family Residence**
    9951 N. Cygnet Court
    Subdivision: Swan Ridge Farms — Contractor: Espire Homes, Inc.
    District 4 – 7:30 pm — Architect: Espire Homes, Inc.

17. **Andrew Shoemaker** — **New Single-Family Residence**
    Lot #22 in Highland Meadows
    Subdivision: Highland Meadows — Contractor: Allan Builders
    District 5 – 7:35 pm — Architect: David Pluim

18. **Melinda Froncois** — **New Single-Family Residence**
    2790 W. Cassel Lane
    Subdivision: N/A — Contractor: TBD
    District 5 – 7:40 pm — Architect: Frederick Dahms

19. **Felix & Marina Raykh** — **Resubmittal: Detached Garage**
    9706 N. Sunset Lane — (Tabled at 4/14/25 AB Meeting)
    Subdivision: Rangeline Estates — Contractor: Owner
    District 7 – 7:45 pm — Architect: N/A

IV) Adjourn Meeting

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

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Meeting Minutes from April 14, 2025**

Attachments:
4.14 (PDF)

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

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, April 14, 2025
6:00 PM
Lower-Level Conference Room

Minutes

Attachment: 4.14 (10328 : Meeting Minutes from April 14, 2025)

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

Present:	Chairman Scott Reed
Members at Large:	Paul Apfelbach, Tom Irvin, Janet Ehn, Anthony LaGalbo, Ann Scherzinger
Architectural Board Liaison:	Greg Golden

2. **Meeting Minutes**

Minutes from March 10, 2025, meeting were approved by Vice-Chairman Paul Apfelbach and seconded by District Representative Tom Irvin.

Minutes passed unanimously.

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 5 6:00 pm	**New Single-Family Residence**	Gerald & Karen Splittgerber 12360 N. Lake Shore Drive Subd: N/A	Contractor: Lakeside Development Architect: Lakeside Development

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

Conditions: Plans approved with the following condition:
1. Add lattice to left side on the left elevation to balance windows and breakup siding.

2)	Dist. 5 6:05 pm	**Addition:** **Screen Porch**	Gregory & Susan Bach 12641 N. River Forest Circle Subd: River Forest Park	Contractor: 20/20 Construction Architect: Kelly C Frazier Design

Moved to Approve: Reed
Seconded by: Ehn
Approved: Yes
Vote: Unanimous

Conditions: Plans approved as submitted.

3)	Dist. 5 6:15 pm	**Exterior Changes**	Lauren Hoke 11650 N. Shorecliff Lane Subd: Shorecliff Park	Contractor: Owner Architect: William Feldman Studio

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

Conditions: Plans approved as submitted.

Attachment: 4.14 (10328 : Meeting Minutes from April 14, 2025)

4)	Dist. 6 6:25 pm	**New Single-Family Residence & Detached Garage**	Vladislav & Molly Melnikov 10490 N. Pine Tree Circle Subd: Eschrich Park	Contractor: Owner Architect: Kerry Sutton

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

Conditions: Plans approved as submitted.
Note: Letter from neighbor (John Lapinski & Helena Pycior) about sump pump drainage concerns was brought to the attention of the owners and should be addressed by the City Engineering Department.

5)	Dist. 6 6:35 pm	**New Single Family Side by Side Condominiums & Detached Garage**	Eastbrook Drive LLC 11405-11433 W. Eastbrook Dr. Subd: Eastbrook Place	Contractor: Eastbrook Drive LLC Architect: A.D.S.

Moved to Approve: Reed
Seconded by: Ehn
Approved: Yes
Vote: Unanimous

Conditions: Plans approved as submitted for 5-Condominium buildings and detached garage with the following condition:
1. Add a window to rear elevation of detached garage to be consistent with other sides.

6)	Dist. 6 6:45 pm	**New Single Family Side by Side Condominium**	Martin & Gail Komisar David & Sari Kramer 11682/11984 N. Aster Woods Circle Subd: Aster Woods	Contractor: Lakeside Dev. Architect: Lakeside Dev.

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

Conditions: Plans approved as submitted.

Attachment: 4.14 (10328 : Meeting Minutes from April 14, 2025)

7)	Dist. 7 6:50 pm	**New Detached Garage**	Felix & Marina Raykh 9706 N. Sunset Lane Subd: Range Line Estates	Contractor: Owner Architect: N/A

Moved to Table: Reed
Seconded by: Apfelbach
Approved: No
Vote: Unanimous

Conditions: Tabled for redesign to incorporate materials and design to emulate the house.

8)	Dist. 8 7:00 pm	**Addition**	Rick & Patty Cohen 320 E. Ravine Drive Subd: Michivue	Contractor: Lakeview Remodeling Architect: KCB Architects

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

Conditions: Plans approved as submitted.

9)	Dist. 1 7:10 pm	**New Single-Family Residence**	Ben & Amanda Uher 12070 W. Bonniwell Road Subd: Majestic Meadows South	Contractor: Aspen Homes Architect: Aspen Homes

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

Conditions: Plans approved as submitted.

10)	Dist. 1 7:15 pm	**Exterior Changes**	Choua & Lee Her 11401 W. Mequon Road Subd: N/A	Contractor: Turnkey Homes Architect: Turnkey Homes

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

Conditions: Plans approved as submitted.

Attachment: 4.14 (10328 : Meeting Minutes from April 14, 2025)

11)	Dist. 1 7:25 pm	**Addition**	Dale & Lori Moeller 14111 N. Cedarburg Road Subd: N/A	Contractor: Chuck & Chase Cont. Architect: Bill Hahn

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

Conditions: Plans approved as submitted.

12)	Dist. 1 7:35 pm	**New Single-Family Residence**	Keajen Properties LLC 3651 W. Pine View Court Subd: Riverland Estates	Contractor: Anderson Homes LLC Architect: Anderson Homes LLC

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

Conditions: Plans approved as submitted.

13)	Dist. 1 7:40 pm	**New Single-Family Residence**	Lee & Kathryn Katsikos 13775 N. Pine View Court Subd: Riverland Estates	Contractor: Anderson Homes LLC Architect: Anderson Homes LLC

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

Conditions: Plans approved as submitted.

14)	Dist. 2 7:45 pm	**New Single-Family Residence**	Michael Perlewitz 3640 W. Club Circle Subd: The Green at Mequon	Contractor: Michael James Design Build Architect: Fritsch Design LLC

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

Conditions: Plans dated 3/23/25 that were submitted to the meeting did not meet zoning requirements. Therefore, the Board approved the plans as submitted with the stipulation that finalized plans dated 4/7/25 will be zone compliant.

Attachment: 4.14 (10328 : Meeting Minutes from April 14, 2025)

15)	Dist. 3 7:50 pm	**Addition**	Chris & Nicky Wunsch 8402 W. Hillview Drive Subd: Solar Heights	Contractor: Larson Home Ext. Architect: Draftsmith

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

Conditions: Plans approved as submitted with the condition that double-hung windows with grids are used for consistency throughout.

16)	Dist. 3 8:00 pm	**Addition**	Michael & Kelly Grebe 11417 N. Spring Avenue Subd: N/A	Contractor: WI Craftsman LLC Architect: Wade Weissmann & HB Design

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

Conditions: Plans (Both Architect Sets) approved as submitted.

17)	Dist. 3 8:10 pm	**New Single-Family Residence**	Veridian Homes LLC 10592 N. Tree Sparrow Drive Subd: The Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes LLC

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

Conditions: Plans approved as submitted with the following conditions:

1. Add two horizontal windows on the lower-level basement area on right elevation.
2. Add one double-hung window on left elevation first floor, far left side to match double-hung window above.

Attachment: 4.14 (10328 : Meeting Minutes from April 14, 2025)

18)	Dist. 3 8:15 pm	**New Single-Family Residence**	Veridian Homes LLC 10600 N. Tree Sparrow Drive Subd: The Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes LLC

Moved to Approve: Reed
Seconded by: Scherzinger
Approved: Yes
Vote: Unanimous

Conditions: Plans approved as submitted.

19)	Dist. 4 8:20 pm	**Addition: Garage**	Jared & Amie Verba 10107 N. Meadow Lane Subd: Cedar Acres	Contractor: Farmington Woodworks Architect: Matt Lehn

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

Conditions: Plans approved with the following conditions:
1. All garage doors framed to match.
2. Windows to change from sliders to double-hung for consistency throughout.

20)	Dist. 4 8:30 pm	**New Single-Family Residence**	Tim O'Brien Homes 9773 N. Migratory Court Subd: Swan Ridge Farms	Contractor: Tim O'Brien Homes Architect: Tim O'Brien Homes

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

Conditions: Plans approved as submitted.

21)	Dist. 4 8:35 pm	**Exterior Changes**	Jason & Kate Stuewe 10808 N. Cedarburg Road Subd: N/A	Contractor: Owner Architect: Owner

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

Conditions: Plans approved as submitted.

Attachment: 4.14 (10328 : Meeting Minutes from April 14, 2025)

4. **Motion to Adjourn**

District Representative Janet Ehn made a motion to adjourn the meeting. District Representative Anthony LaGalbo seconded the motion.

A vote was taken; vote passed unanimously.

Meeting adjourned at 7:47 p.m.

Attachment: 4.14 (10328 : Meeting Minutes from April 14, 2025)

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Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Scott & Linda Greenlees - Shed at 1432 W. County Line Road**

Attachments:
Survey (PDF)
Plans & Pictures (PDF)

Elder Engineering, LLC

Plat of Survey

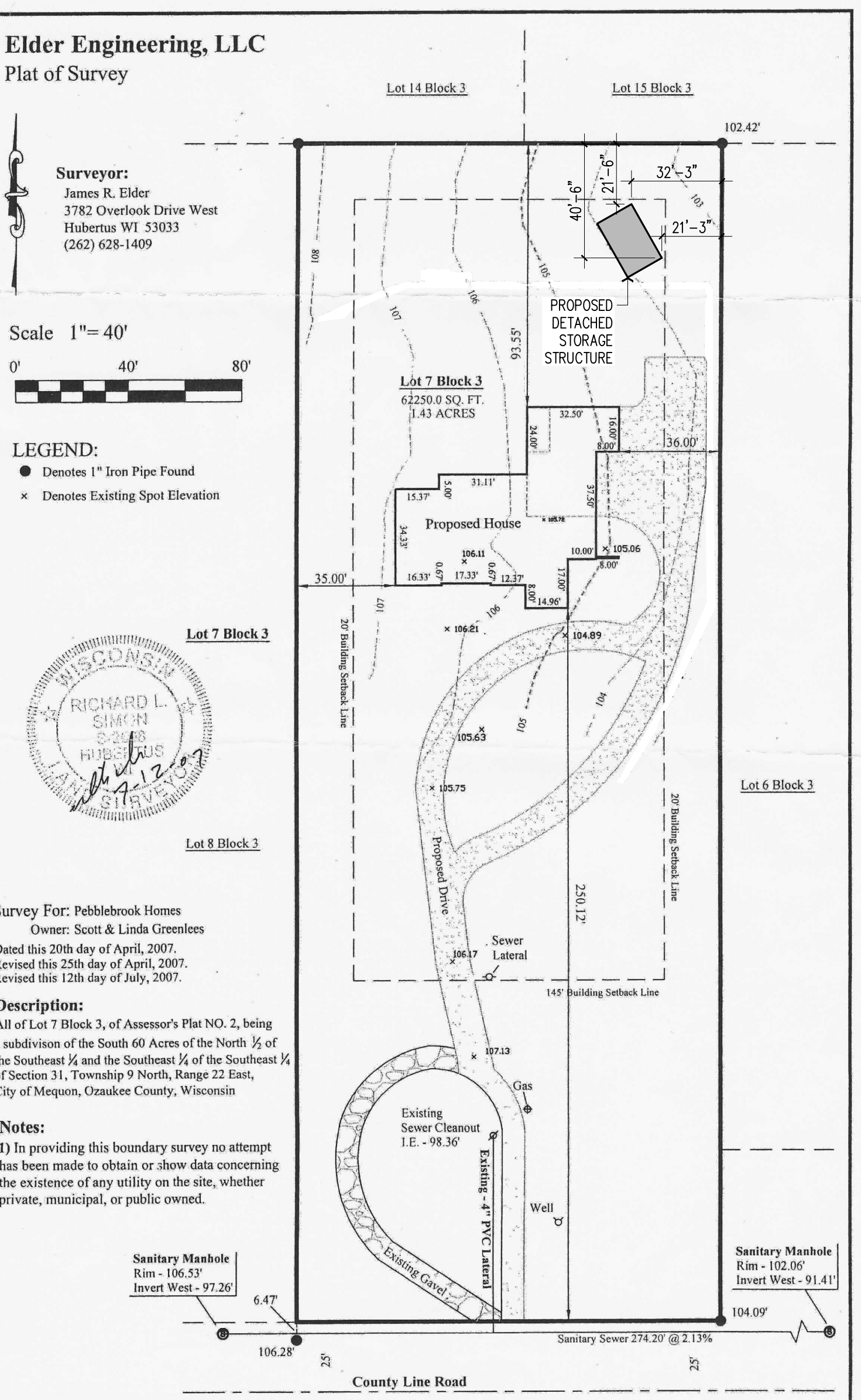
Surveyor:
James R. Elder
3782 Overlook Drive West
Hubertus WI 53033
(262) 628-1409

Scale 1"= 40'

0' 40' 80'

LEGEND:

- ● Denotes 1" Iron Pipe Found
- × Denotes Existing Spot Elevation



Lot 7 Block 3

Lot 8 Block 3

Survey For: Pebblebrook Homes
Owner: Scott & Linda Greenlees

Dated this 20th day of April, 2007.
Revised this 25th day of April, 2007.
Revised this 12th day of July, 2007.

Description:

All of Lot 7 Block 3, of Assessor's Plat NO. 2, being a subdivison of the South 60 Acres of the North ½ of the Southeast ¼ and the Southeast ¼ of the Southeast ¼ of Section 31, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin

Notes:

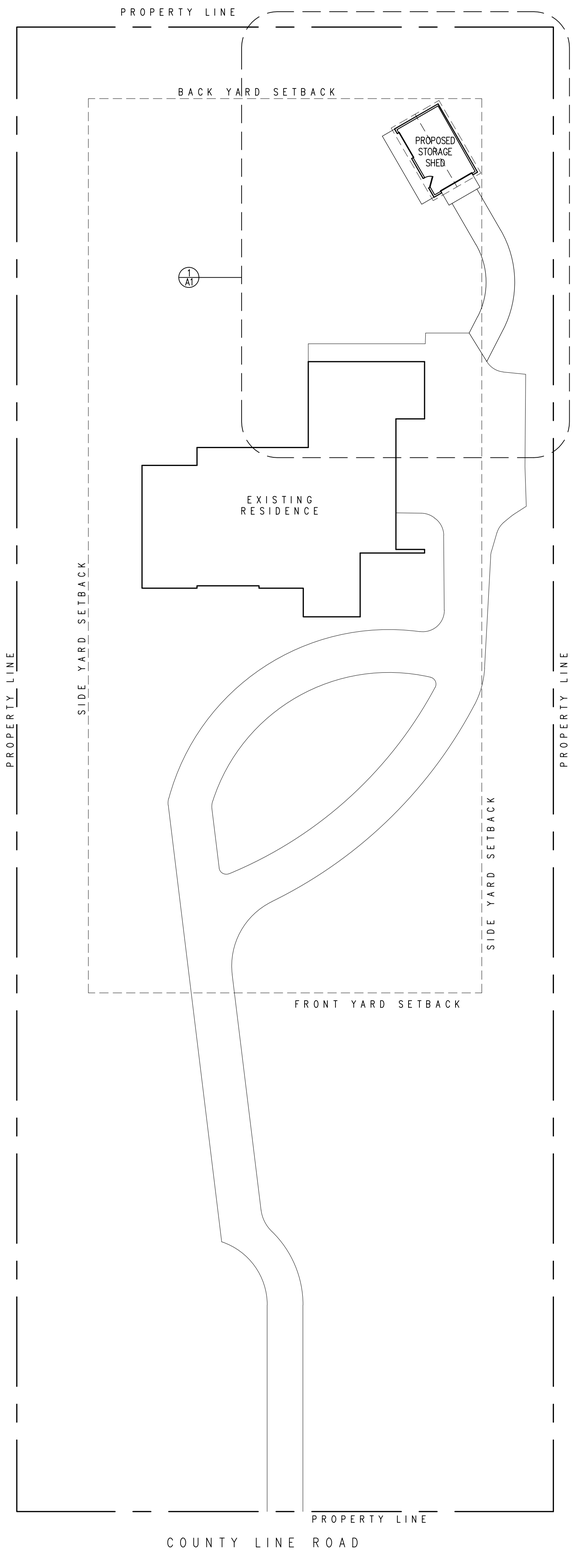
1) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)

"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEROF. 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 YEAR FROM THE DATE HERETO.

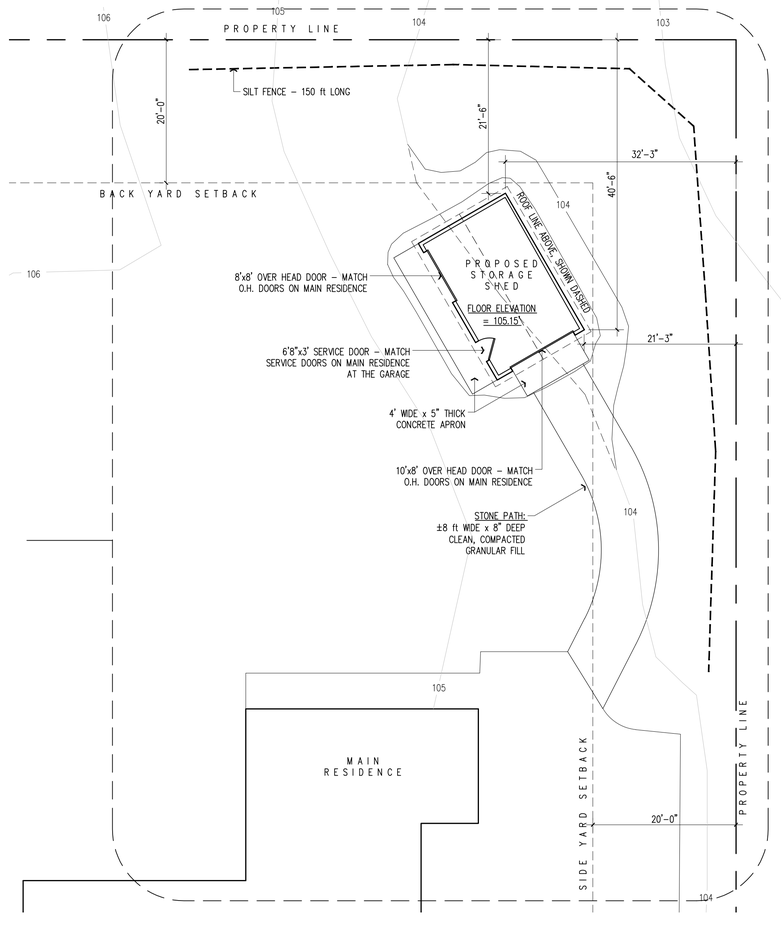
Attachment: Survey (10329 : Scott & Linda Greenlees)

DESIGN IMAGE ONLY – NOT FOR CONSTRUCTION



2 SITE PLAN
SCALE: 1" = 20'

NORTH



1 ENLARGED PARTITAL SITE PLAN
SCALE: 1" = 40'

NORTH

PROPOSED DETACHED STORAGE STRUCTURE

FOR
SCOTT & LINDA GREENLEES
AT
1432 WEST COUNTY LINE ROAD
MEQUON, WISCONSIN 53092

ZONING CODE TABLE

ITEM	COMMENT
DISCRIPTION	A NEW 308 ft² DETACHED STORAGE SHED FOR STORAGE OF EXISTING LAWN & GARDEN, AND LANDSCAPING EQUIPMENT AND TOOLS.
APPLICABLE CODES	THE LATEST ADDITION OF THE CITY OF MEQUON ZONING CODE. THE LATEST ADDITION OF THE STATE OF WISCONSIN UNIFORM DWELLING CODE.
TAX ID LOT NUMBER	15-050-03-07-000
MEQUON ZONING DISTRICT	R4
TYPE OF ACCESSORY USE	DETACHED STORAGE STRUCTURE
PERMITTED ACCESSORY USE PER TABLE 58-247	DETACHED STORAGE STRUCTURE IN AN R4 ZONING DISTRICT IS PERMITTED
AREA OF SITE	1.429 ACRES, (62,250 ft²)
ALLOWABLE SIZE PER ZONING CODE SECTION 58-247(C)(2) ACTUAL LOT SIZE	1% OF LOT SIZE (62,250 ft²) = 623 ft²
ALLOWABLE SIZE PER ZONING CODE SECTION 58-247(C)(2) MEQUON'S MINIMUM LOT SIZE IN AN R4 DISTRICT	1% OF R4 MINIMUM LOT SIZE (32,672 ft²) = 327 ft²
PROPOSED AREA OF DETACHED STORAGE STRUCTURE	308 ft², SMALLER FOOTPRINT THEN EITHER SIZING OPTION LISTED ABOVE
ALLOWABLE ACCESSORY STRUCTURE HEIGHT PER TABLE 58-249 IN R4 DISTRICT	15 ft ALLOWED, PROPOSED STRUCTURE HEIGHT = 14'-10¾"
MAXIMUM LOT COVERAGE PERCENTAGE PER TABLE 58-249 IN R4 DISTRICT	15% MAXIMUM = LOT SIZE (62,250 ft²) x 0.15 = 9,338 ft² ACTUAL LOT COVERAGE = RESIDENCE (2,301 ft²) + PROPOSED STRUCTURE (308 ft²) = 2,609 ft², LESS THAN ALLOWED MAXIMUM

SHEET INDEX

SHEET No.	SHEET TITLE
A1	TITLE DRAWING, ZONING DATA AND SITE PLANS
A2	PLANS, SECTIONS AND ELEVATIONS
A3	REFERENCE PHOTOS
T02.4	

Charles H. Western
architect
1907 West Fiesta Lane
Mequon, Wisconsin 53092
telephone: 414.418.6473
email: chuckwestern@gmail.com

© 2025 CHARLES H. WESTERN, ARCHITECT

project:
PROPOSED DETACHED STORAGE STRUCTURE
for
SCOTT & LINDA GREENLEES

at
THE GREENLEES RESIDENCE
1432 WEST COUNTY LINE ROAD
MEQUON, WISCONSIN 53092

revision / issuance:

mark:	date:	description:
00	04.21.25	ISSUED FOR CONSTRUCTION

plan review date: MAY, 2025
plan review authority: city of MEQUON
plan ID/permit number:

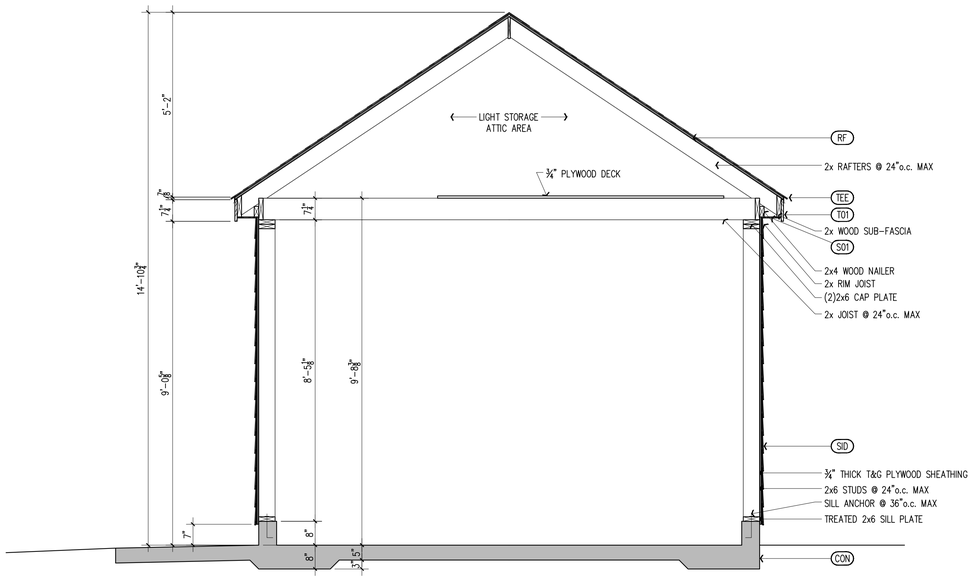
CHW project number: 25004
date: 04/21/2025

drawn by: CHW
reviewed by:
approved by:
sheet title:
TITLE DRAWING, ZONING DATA AND SITE PLANS

sheet number: A1

ISSUED FOR CONSTRUCTION

Attachment: Plans & Pictures (10329 : Scott & Linda Greenlees)



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

FINISH MATERIAL KEY:

(CON) AIR-ENTRAINED CONCRETE FOUNDATION/SLAB & APRONS REINFORCED WITH FIBER-MESH REINFORCING - SEE CONCRETE NOTES BELOW.

(SID) HARDY PLANK OR APPROVED EQUAL FIBER CEMENT LAP SIDING, MATCH PROFILE, EXPOSURE AND COLOR OF SIDING ON THE EXISTING RESIDENCE.

(KE1) MIRATEK OR APPROVED EQUAL "KEY STONE", MATCH PROFILE, THICKNESS AND COLOR OF "KEY STONE" ON THE EXISTING RESIDENCE.

(T01) MIRATEK OR APPROVED EQUAL 1x8 TRIM BOARDS, MATCH PROFILE, THICKNESS AND COLOR OF TRIM BOARDS ON THE EXISTING RESIDENCE.

(T02) NOT USED

(T03) MIRATEK OR APPROVED EQUAL 1x4 TRIM BOARDS, MATCH PROFILE, THICKNESS AND COLOR OF TRIM BOARDS ON THE EXISTING RESIDENCE.

(TEE) ALUMINUM TEE EDGE TRIM, MATCH PROFILE, THICKNESS AND COLOR OF TEE EDGE TRIM ON THE EXISTING RESIDENCE.

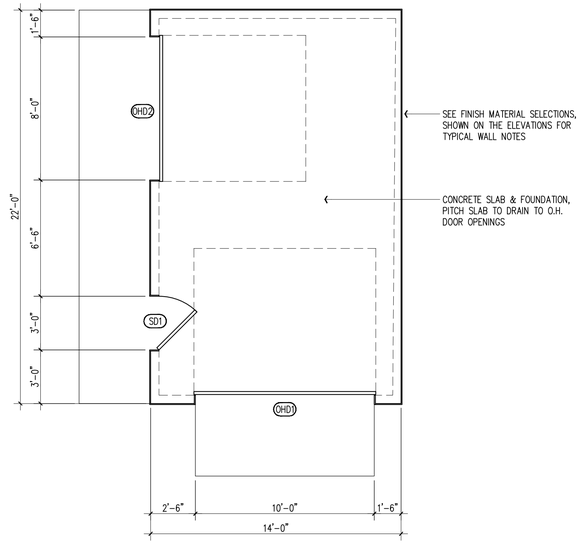
(RF) ARCHITECTURAL 30 YEAR ROOF SHINGLES, MATCH SHINGLE'S COLOR, PROFILE AND LAP OF THE SHINGLES ON THE EXISTING RESIDENCE.

DOOR KEY:

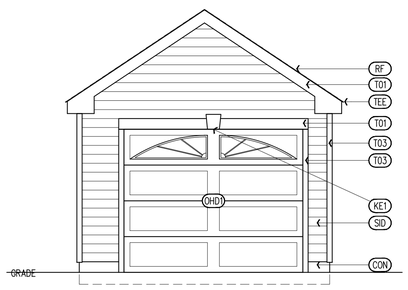
(OHD1) 10 ft WIDE x 8 ft HIGH OVER HEAD PANEL DOOR w/ GLAZING IN THE TOP PANEL, MATCH OVER HEAD PANEL DOORS AT THE GARAGE FOR THE PANEL STYLE, PROFILE, COLOR, AND FINISH.

(OHD2) 8 ft WDE x 8 ft HIGH OVER HEAD PANEL DOOR w/ GLAZING IN THE TOP PANEL, MATCH OVER HEAD PANEL DOORS AT THE GARAGE FOR THE PANEL STYLE, PROFILE, COLOR, AND FINISH.

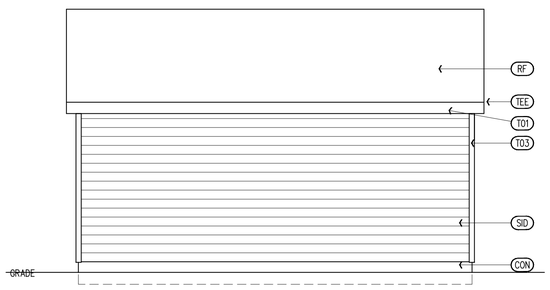
(SD1) 36" WDE x 6'-8" HIGH SERVICE DOOR, MATCH DOORS AT THE GARAGE FOR THE STYLE, PROFILE, COLOR, AND FINISH.



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



6 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



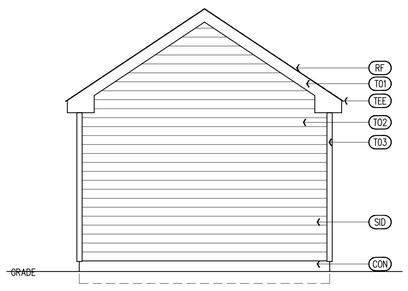
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

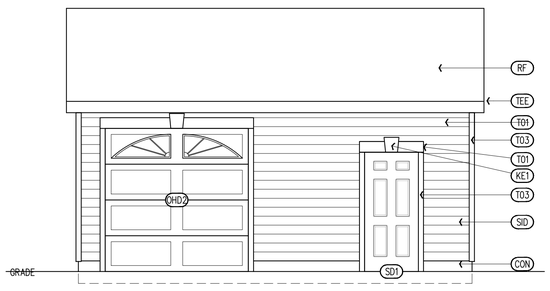
1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE.
2. THE CONTRACTOR SHALL FAMILIARIZE HIM OR HER SELF WITH THE ARCHITECTURAL STYLE OF THE EXISTING RESIDENCE.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS ELEVATIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK.
4. THESE DRAWINGS ARE DESIGN CONCEPT DOCUMENTS ONLY. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION ASSEMBLIES,
5. ALL STRUCTURAL MEMBERS SIZES SHALL BE THE RESPONSIBLE OF THE GENERAL CONTRACTOR AND COULD BE, BUT NOT REQUIRED TO BE DESIGNED BY THE LUMBER SUPPLIER.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.

CONCRETE NOTES:

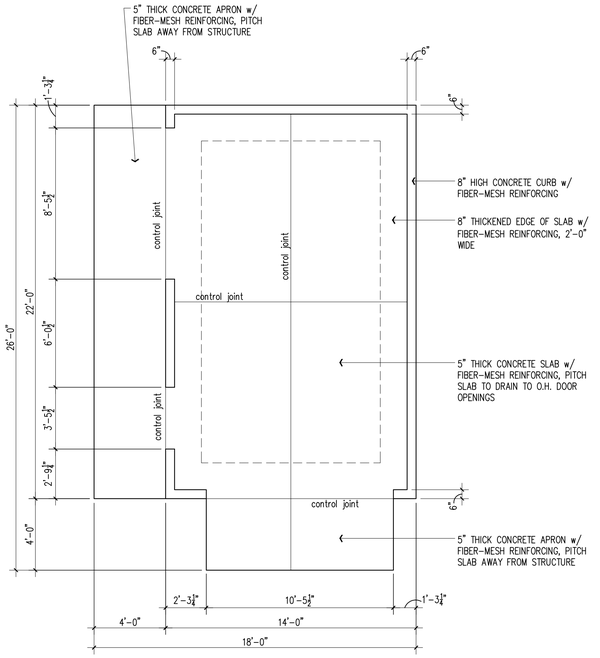
1. CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 1.1. ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
   - 1.2. ACI MCP - "MANUAL OF CONCRETE PRACTICE"
   - 1.3. ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
   - 1.4. ACI 318.1 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE
2. CONCRETE SHALL HAVE A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS:
   - 2.1. FOUNDATION WALLS 4,000 PSI
   - 2.2. FOOTINGS 4,000 PSI
   - 2.3. SLAB ON GRADE 4,000 PSI
   - 2.4. EXT. EXPOSED CONCRETE 4,000 PSI
3. CONCRETE MIX DESIGN (INCLUDING AGGREGATE SIZE, WATER/CEMENT RATIO, AIR ENTRAINMENT, ADMIXTURES AND SLUMP) MAXIMUM WATER/CEMENT RATIO PERMITTED IS:
   - 3.1. 0.50 FOR STRUCTURAL SLABS
   - 3.2. 0.54 FOR BELOW GRADE CONCRETE
   - 3.3. 0.48 FOR EXPOSED CONCRETE
4. CONCRETE TO BE EXPOSED TO THE WEATHER SHALL HAVE AIR-ENTRAINING ADMIXTURE AS REQUIRED TO PROVIDE 4-6% AIR ENTRAINMENT.
5. CONSTRUCTION JOINTS SHOWN ON THE CONTRACT DRAWINGS SHALL NOT BE ALTERED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
6. ALL CONCRETE SHALL BE REINFORCED WITH FIBER-MESH REINFORCING, AMOUNTS AND SIZES OF THE MESH SHALL BE DETERMINED BY THE CONCRETE SUPPLIER.



5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

Charles H. Western
architect
1907 West Fiesta Lane
Mequon, Wisconsin 53092
telephone: 414.418.6473
email: chuckwestern@gmail.com

© 2025 CHARLES H. WESTERN, ARCHITECT

project:

PROPOSED DETACHED STORAGE STRUCTURE

for

SCOTT & LINDA GREENLEES

at

THE GREENLEES RESIDENCE

1432 WEST COUNTY LINE ROAD
MEQUON, WISCONSIN 53092

revision / issuance:

mark:	date:	description:
00	04.21.25	ISSUED FOR CONSTRUCTION

plan review date: MAY, 2025
plan review authority: city of MEQUON
plan ID/permit number:

CHW project number: 25004
date: 04/21/2025

drawn by: CHW
reviewed by:
approved by:
sheet title:

PLANS, ELEVATIONS AND SECTIONS

sheet number: A2

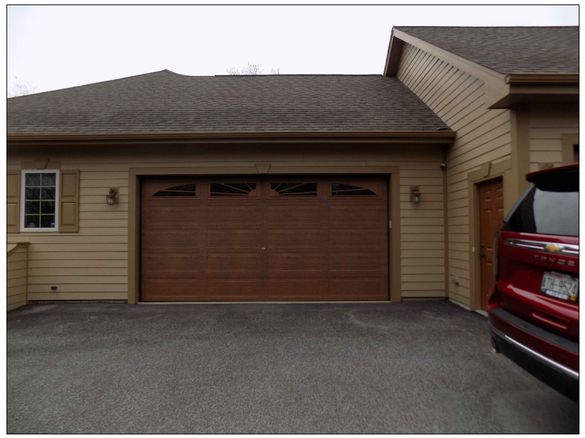
ISSUED FOR CONSTRUCTION

Attachment: Plans & Pictures (10329 : Scott & Linda Greenlees)

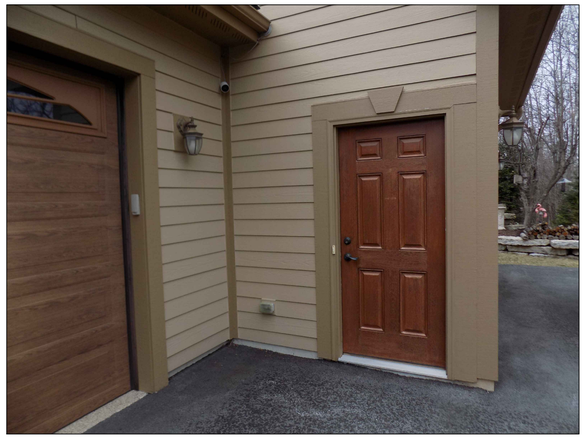
FRONT OF RESIDENCE, LOOKING NORTHEAST

BACK OF RESIDENCE, LOOKING SOUTHEAST

FRONT OF RESIDENCE, LOOKING NORTH/NORTHWEST



RESIDENCE GARAGE AREA, LOOKING WEST



RESIDENCE GARAGE AREA, LOOKING WEST

RESIDENCE GARAGE AREA, LOOKING WEST

PROPOSED LOCATION BEYOND GARAGE, LOOKING NORTH

PROPOSED LOCATION OF STRUCTURE, LOOKING NORTHEAST

PROPOSED LOCATION OF STRUCTURE, LOOKING EAST/NORTHEAST

Charles H. Western
architect

1907 West Fiesta Lane
Mequon, Wisconsin 53092
telephone: 414.418.6473
email: chuckwestern@gmail.com

© 2025 CHARLES H. WESTERN, ARCHITECT

project:

PROPOSED DETACHED
STORAGE STRUCTURE

for

SCOTT & LINDA GREENLEES

at

THE
GREENLEES RESIDENCE
1432 WEST COUNTY LINE ROAD
MEQUON, WISCONSIN 53092

revision / issuance:

mark:	date:	description:
00	04.21.25	ISSUED FOR CONSTRUCTION

plan review date: MAY, 2025
plan review authority: city of MEQUON
plan ID/permit number:

CHW project number: 25004
date: 04/21/2025

drawn by: CHW
reviewed by:
approved by:
sheet title:

REFERENCE PHOTOS

sheet number: A3

ISSUED FOR CONSTRUCTION

Attachment: Plans & Pictures (10229 : Scott & Linda Greenlees)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Fred & Ashley Robertson - Front Portico changes & New Pavilion at 4234 W. Hilands Court**

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

March 24, 2025

KCB Buildings LLC
Keith Barnes, AIA, LEED AP – Registered Wisconsin Architect
P (WI): 608-669-4923
keith@kcbbuildings.com

Statement of Intent

4234 W Hilands Ct – Mequon, WI – Two-story Existing Single Family Residential Exterior Gazebo/Pergola Addition with Partial Entry Renovation

The single-family residence located at 4234 W Hilands Ct is an existing Two-story home with an attached 2.5-car garage.

The proposed project is to create a new front exterior portico and to create a new attached rear covered pavilion with an outdoor fireplace.

Keith C. Barnes, AIA, LEED AP
Architect, Owner
KCB Buildings LLC
P (WI): 608-669-4923

Attachment: Statement of Intent (10330 : Fred & Ashley Robertson)

Plat of Survey

SCALE 1" = 50'

JAHNKE & JAHNKE ASSOCIATES INC.
Consultants in Engineering, Planning, Subdivisions and Surveying
711 W. MORELAND BLVD. -- WAUKESHA, WISCONSIN 53188
TELEPHONE (414) 542-5797 FAX (414) 542-7698

FOR: COLEY BUILDERS RE: MAROTTA

LEGAL DESCRIPTION: Lot 55, GAZEBO HILL II, part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 and Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 25, Town 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

Bench Mark 119.47 (City Datum) Southwest sanitary sewer invert located in front of lot as shown.

133.6 - Existing elevation

Suggested Residence Grade: First Floor 136.8*

Top of Foundation 135.8*

*suggested grade only

Existing Top of Foundation 135.34

Garage Opening 134.64

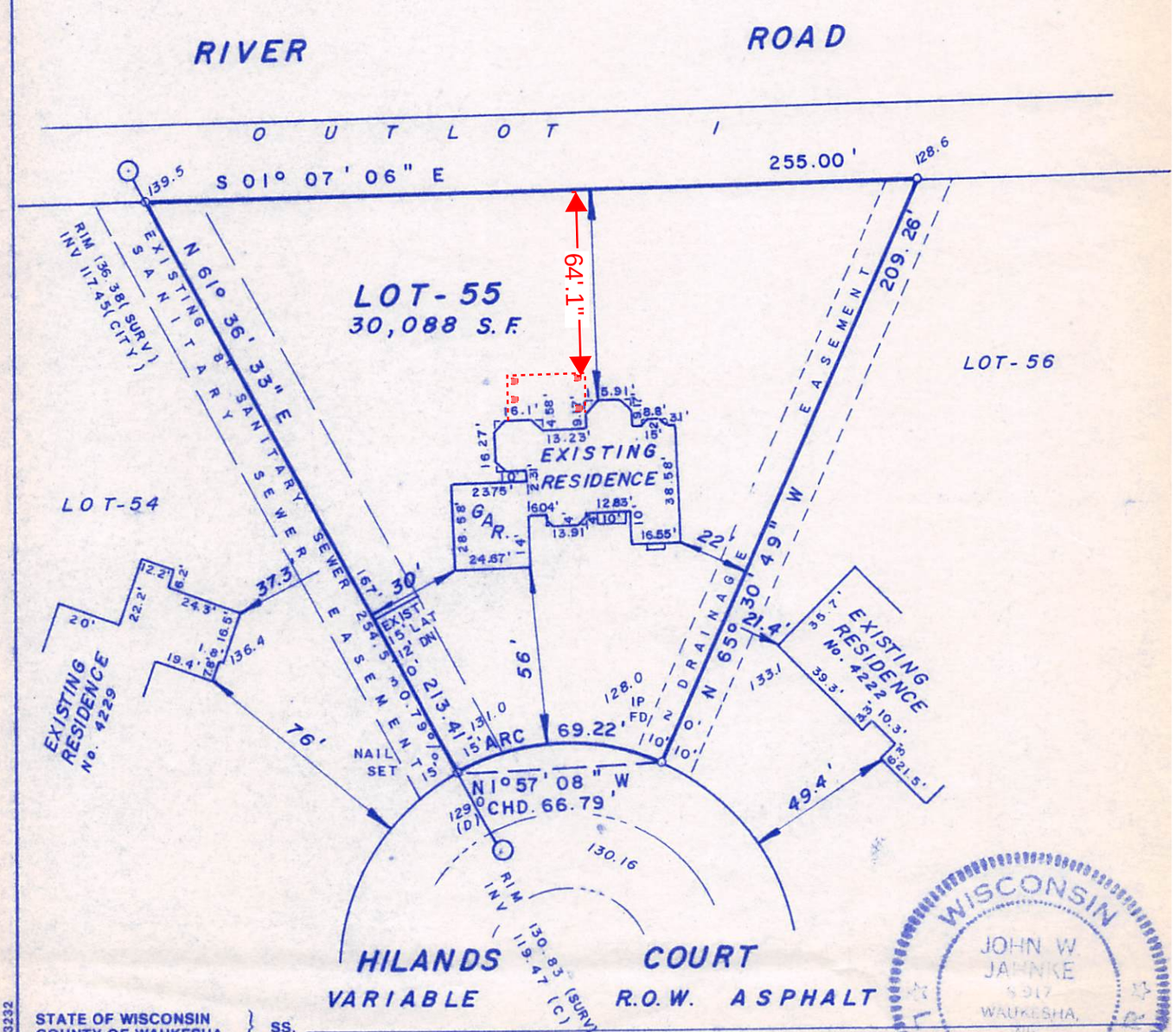
6/2/94 - Basement constructed and located as shown.

• Iron pipes found/set at lot corners as part of this survey.

NOTE: Expose sanitary sewer lateral before construction to verify gravity flow from the basement.

REFERENCE BEARING: All bearings are referenced to the west line of the Southwest 1/4 of Section 25-9-21, which has an assumed bearing of North 01°07'06" West.

SURVEY CERTIFICATE: I have surveyed the above described property and the map shown 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, fences, apparent easements and roadways and visible encroachments if any. This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof and as to them I warrant the accuracy of said survey and map.



STATE OF WISCONSIN
COUNTY OF WAUKESHA } SS.

WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

Revised 6/3/94 (Basement survey)

DATED THIS 30th DAY OF March 19 94

PLAT No. P.S. Ozaukee 346 BOOK Ozaukee #9 PAGE 34

WISCONSIN JOHN W. JAHNKE S-917 WAUKESHA, WIS. LAND SURVEYOR

RICHARD P. JAHNKE - Wis. Reg. No. S-318

JOHN W. JAHNKE - Wis. Reg. No. S-917

BADGER BLUEPRINT CO. 553232

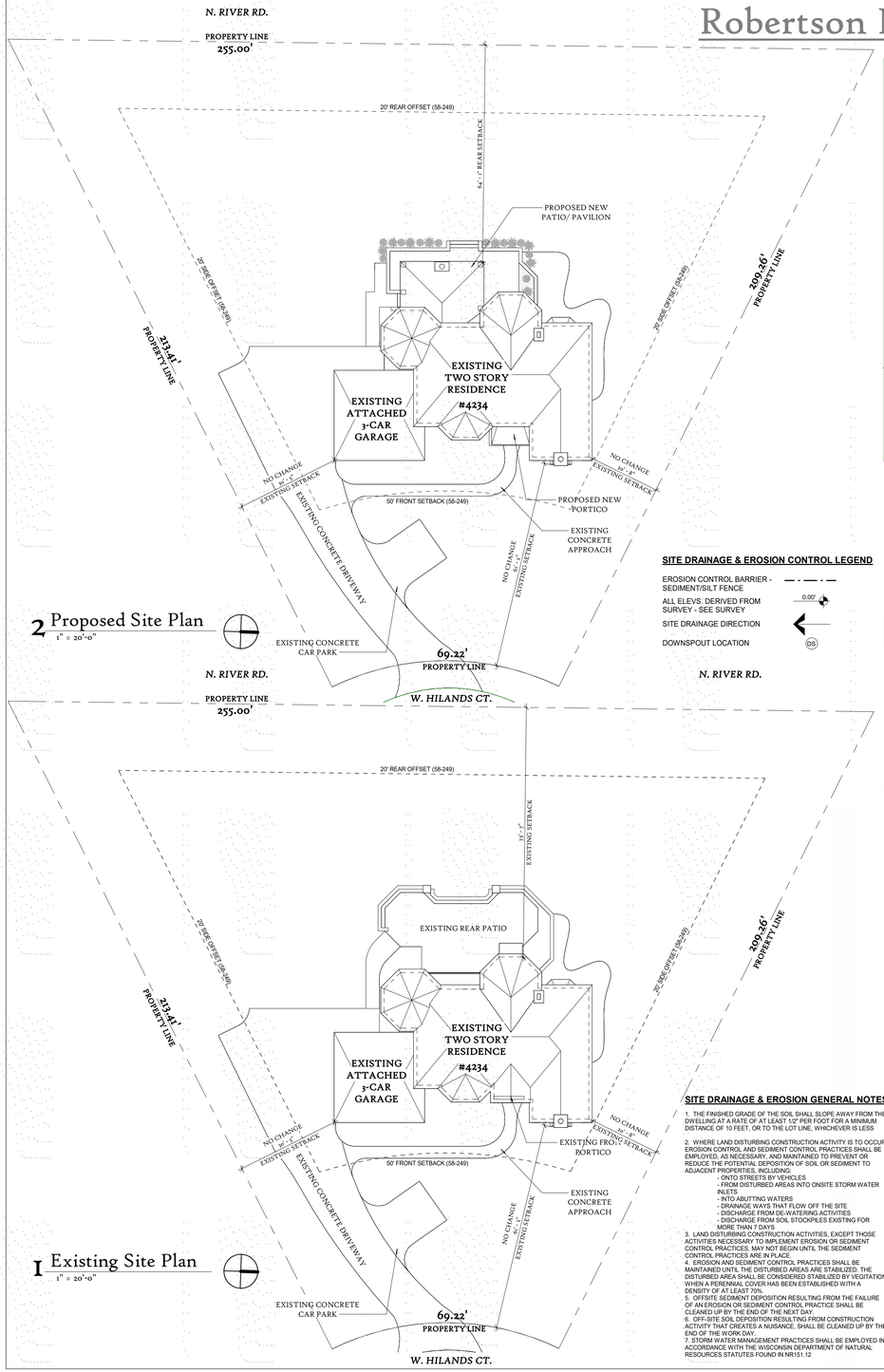
Attachment: Survey (10330 : Fred & Ashley Robertson)

PHOTOGRAPHS OF EXISTING HOUSE
4234 W Hilands Ct - Mequon, WI

Attachment: Pictures (10330 : Fred & Ashley Robertson)

RESIDENTIAL FRONT PORTICO RENOVATION & REAR PATIO/PAVILION ADDITION

Robertson Residence - 4234 W Hilands Ct.



2 Proposed Site Plan
1" = 20'-0"

1 Existing Site Plan
1" = 20'-0"

SITE DRAINAGE & EROSION CONTROL LEGEND

EROSION CONTROL BARRIER - SEDIMENT/SILT FENCE

ALL ELEVS. DERIVED FROM SURVEY - SEE SURVEY (0.00')

SITE DRAINAGE DIRECTION

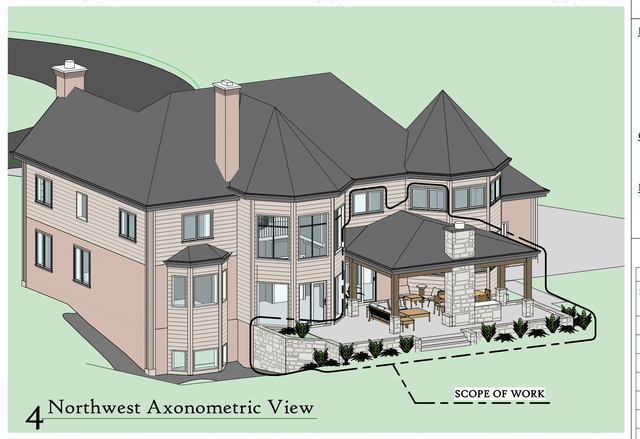
DOWNSPOUT LOCATION (DS)

SITE DRAINAGE & EROSION GENERAL NOTES

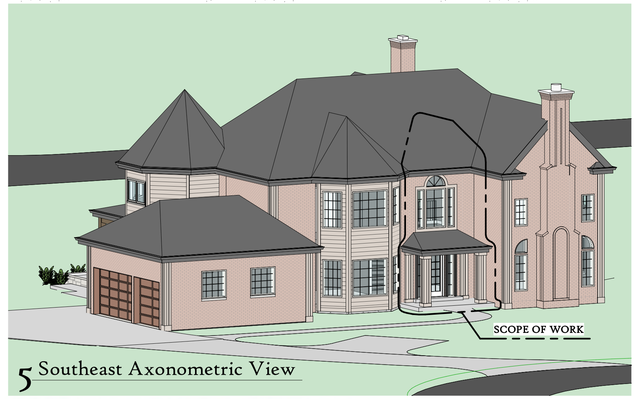
1. THE FINISHED GRADE OF THE SOIL SHALL SLOPE AWAY FROM THE DWELLING AT A RATE OF AT LEAST 1/2" PER FOOT FOR A MINIMUM DISTANCE OF 10 FEET, OR TO THE LOT LINE, WHICHEVER IS LESS

2. WHERE LAND DISTURBING CONSTRUCTION ACTIVITY IS TO OCCUR EROSION CONTROL AND SEDIMENT CONTROL PRACTICES SHALL BE EMPLOYED, AS NECESSARY, AND MAINTAINED TO PREVENT OR REDUCE THE POTENTIAL DEPOSITION OF SOIL OR SEDIMENT TO ADJACENT PROPERTIES, INCLUDING:
   - ONTO STREETS BY VEHICLES
   - FROM DISTURBED AREAS INTO ONSITE STORM WATER INLETS
   - INTO ABUTTING WATERS
   - DRAINAGE WAYS THAT FLOW OFF THE SITE
   - DISCHARGE FROM DE-WATERING ACTIVITIES
   - DISCHARGE FROM SOIL STOCKPILES EXISTING FOR MORE THAN 7 DAYS
3. LAND DISTURBING CONSTRUCTION ACTIVITIES, EXCEPT THOSE ACTIVITIES NECESSARY TO IMPLEMENT EROSION OR SEDIMENT CONTROL PRACTICES, MAY NOT BEGIN UNTIL THE SEDIMENT CONTROL PRACTICES ARE IN PLACE.
4. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE STABILIZED. THE DISTURBED AREA SHALL BE CONSIDERED STABILIZED BY VEGITATION WHEN A PERENNIAL COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70%
5. OFFSITE SEDIMENT DEPOSITION RESULTING FROM THE FAILURE OF AN EROSION OR SEDIMENT CONTROL PRACTICE SHALL BE CLEANED UP BY THE END OF THE NEXT DAY.
6. OFF-SITE SOIL DEPOSITION RESULTING FROM CONSTRUCTION ACTIVITY THAT CREATES A NUISANCE, SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
7. STORM WATER MANAGEMENT PRACTICES SHALL BE EMPLOYED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES STATUTES FOUND IN NR151.12

3 Southwest Axonometric View



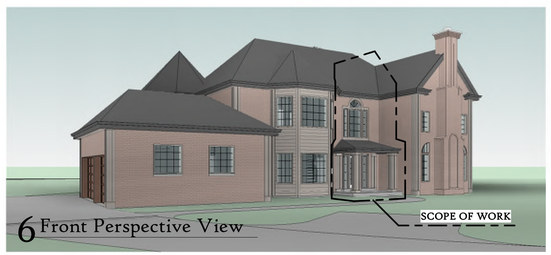
4 Northwest Axonometric View



5 Southeast Axonometric View

PHOTOGRAPH OF EXISTING FRONT

PHOTOGRAPH OF EXISTING REAR



6 Front Perspective View

7 Rear Perspective View

DRAWING INDEX

Sheet Number	Sheet Name
A-001	Cover Sheet & Site Information
A-101	First Floor Partial Plan
A-102	Second Floor Partial Plan
A-103	Partial Foundation & Roof Plan
A-201	Exterior Elevations
A-202	Exterior Elevations
A-300	Sections

ZONING INFO:

1. Lot Area: 30,096 sf

2. Zoning District: R3, Single Family Suburban Residential District

3. Setbacks:

Required	Actual
Front: 50'	Front: 61'-2" Existing - No change
Side offset: 20'	Side offset: 20'-8" Existing - No Change
Rear offset: 20'	Rear offset: 64'-1"

ARCHITECT:

KCB
ARCHITECTURE & DESIGN
400 E. Wisconsin Ave. #205
Milwaukee, WI 53202
(414) 261-8956
admin@kcbbuildings.com

PROJECT:

Robertson Residence - Exterior Renovation

OWNER:

Fred & Ashley Robertson

PROJECT ADDRESS:

4234 W Hilands Ct
Mequon, WI 53092

Drawing Issuance Schedule:

No.	Description	Date
1	Architectural Review Board Submittal	4/21/2025

NOT FOR CONSTRUCTION

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Sheet Title:

Cover Sheet & Site Information

Scale 1" = 20'-0"

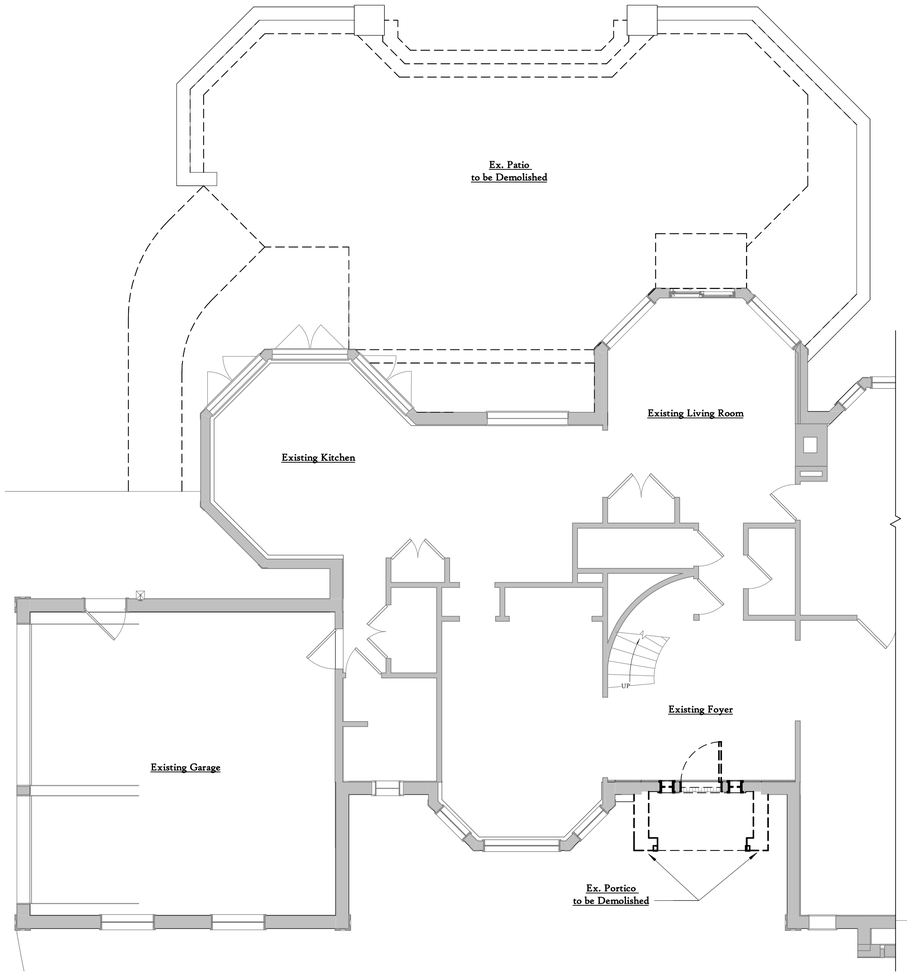
Date 04/21/2025

Sheet No.

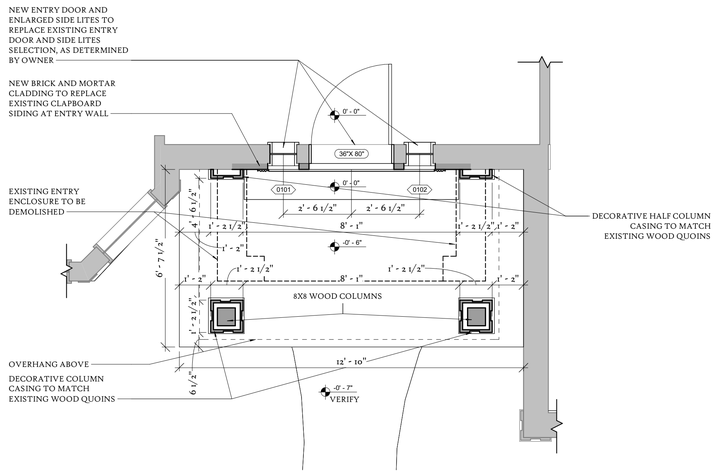
A-001

4/21/2025 8:53:26 AM

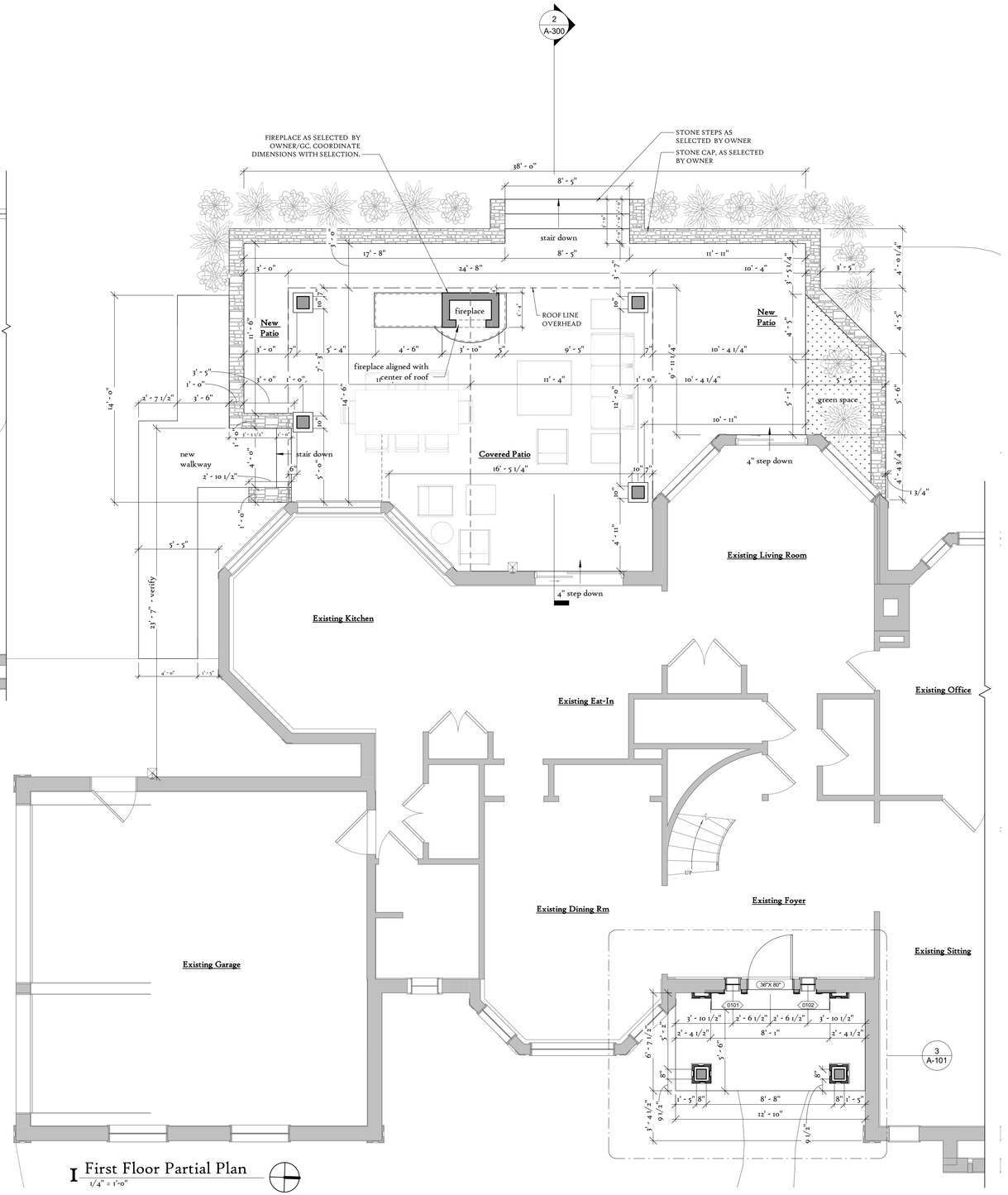
Attachment: Plans (10330 : Fred & Ashley Robertson)



2 First Floor Partial Existing/ Demo Plan
3/16" = 1'-0"



3 Front Portico Enlarged Plan
3/8" = 1'-0"



1 First Floor Partial Plan
1/4" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- (E) 0000 — EXISTING WINDOW OPENING TO REMAIN UNALTERED - REPLACE WINDOW
- 0000 — NEW WINDOW & OPENING

ARCHITECT:

KCB
ARCHITECTURE & DESIGN

400 E. Wisconsin Ave. #205
Milwaukee, Wi 53202
(414) 261-8956
admin@kcbbuildings.com

PROJECT:

Robertson Residence - Exterior Renovation

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Mequon, WI 53092

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1	Architectural Review Board Submittal	4/21/2025

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Sheet Title:

First Floor Partial Plan

Scale	As indicated
Date	04/21/2025

Sheet No.

A-101

4/21/2025 8:55:30 AM

Attachment: Plans (10330 : Fred & Ashley Robertson)

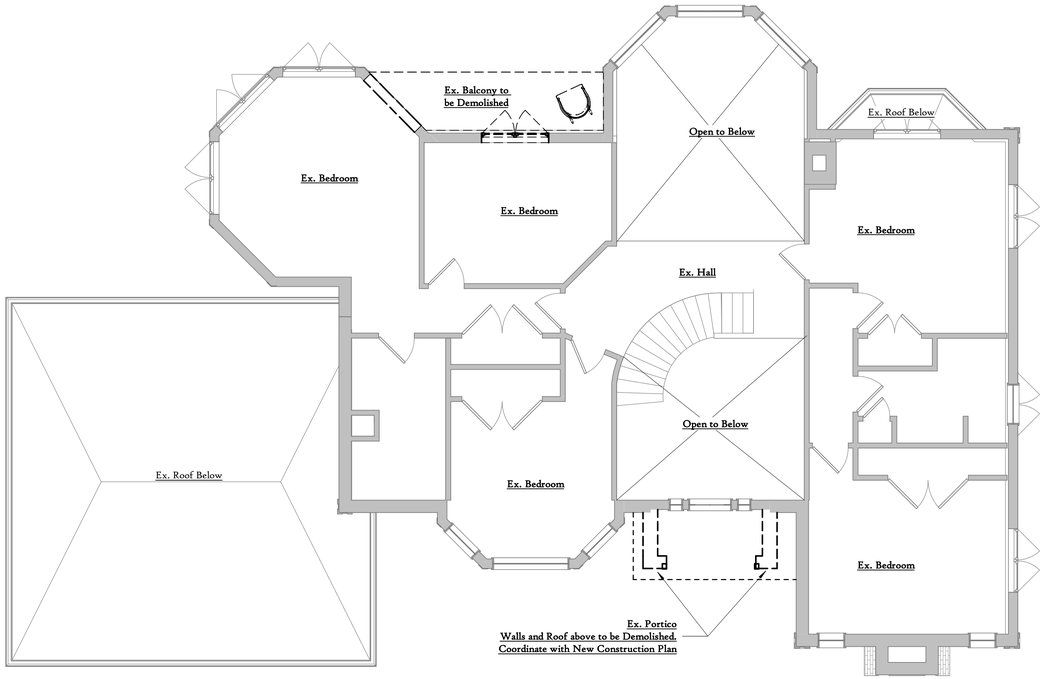
FLOOR PLAN LEGEND

EXISTING WALL TO REMAIN

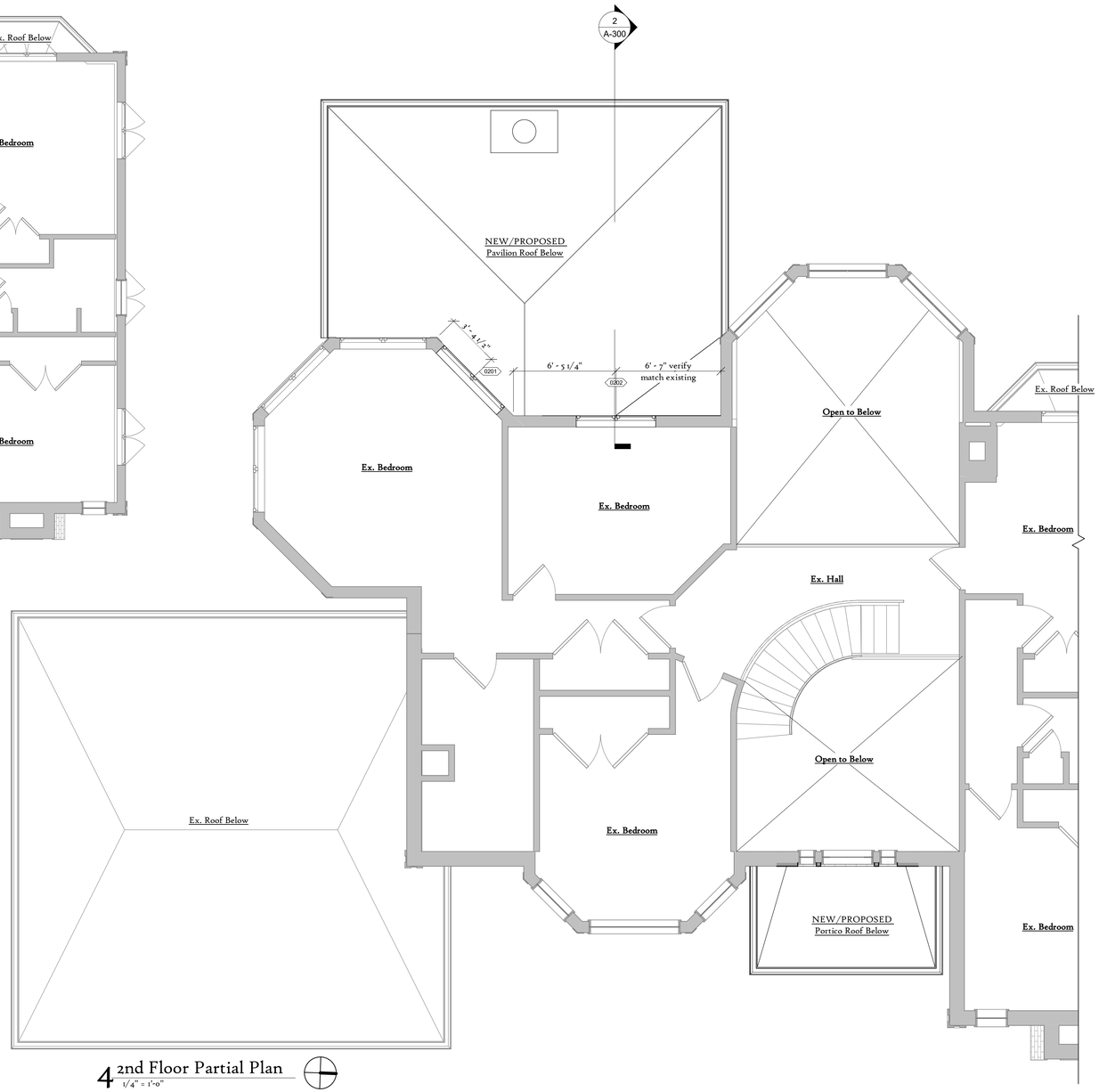
NEW WALL

(E) 0000 — EXISTING WINDOW OPENING TO REMAIN UNALTERED - REPLACE WINDOW

0000 — NEW WINDOW & OPENING



3 2nd Floor Partial Existing/ Demo Plan
3/16" = 1'-0"



4 2nd Floor Partial Plan
1/4" = 1'-0"

ARCHITECT:

KCB
ARCHITECTURE & DESIGN

400 E. Wisconsin Ave. #205
Milwaukee, Wi 53202
(414) 261-8956
admin@kcbbuildings.com

PROJECT:

Robertson Residence - Exterior Renovation

OWNER:

Fred & Ashley Robertson

PROJECT ADDRESS:

4234 W Hilands Ct
Mequon, WI 53092

Drawing Issuance Schedule:

No.	Description	Date
1	Architectural Review Board Submittal	4/21/2025

NOT FOR CONSTRUCTION

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

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Sheet Title:

Second Floor Partial Plan

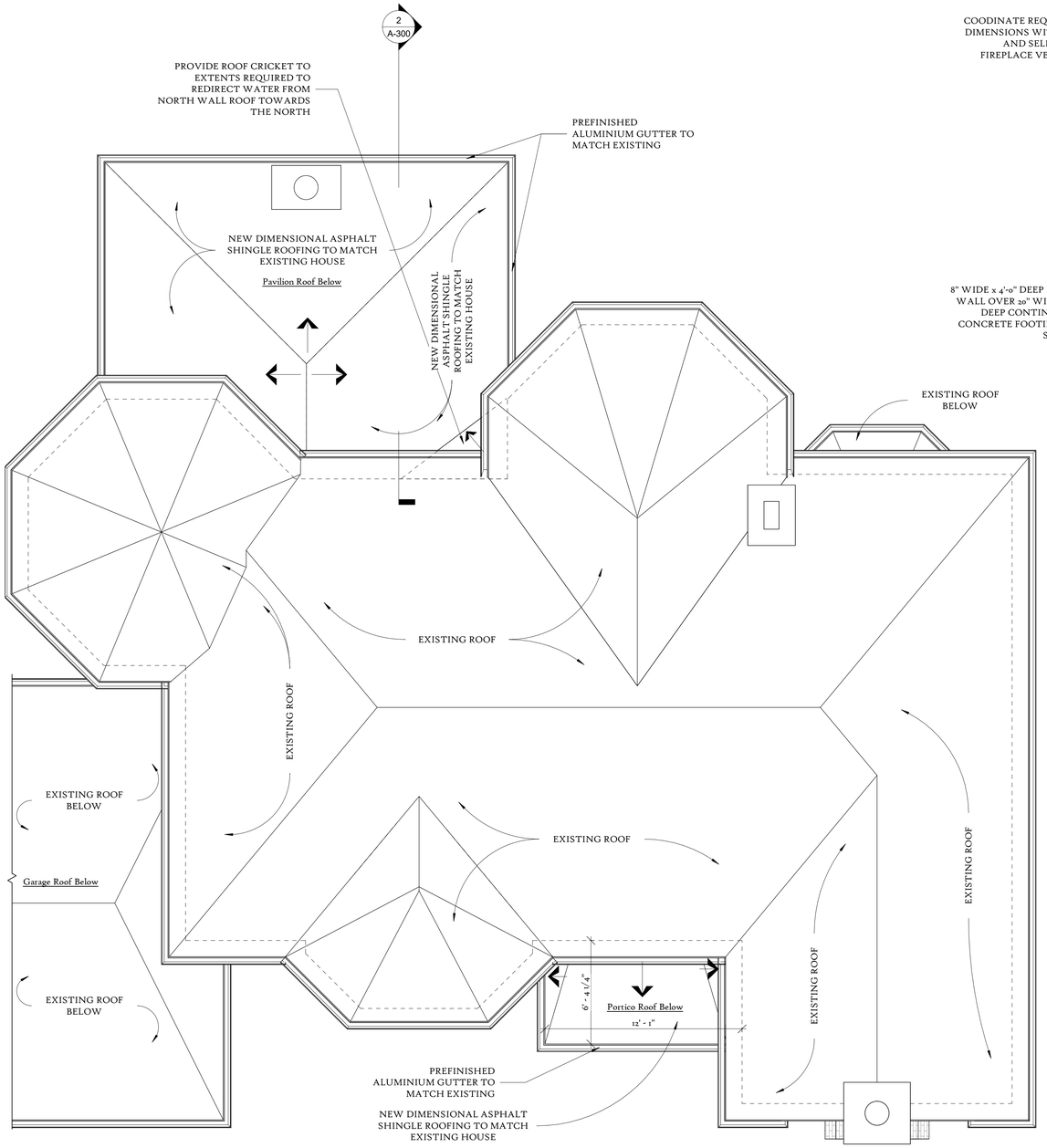
Scale	As indicated
Date	04/21/2025

Sheet No.

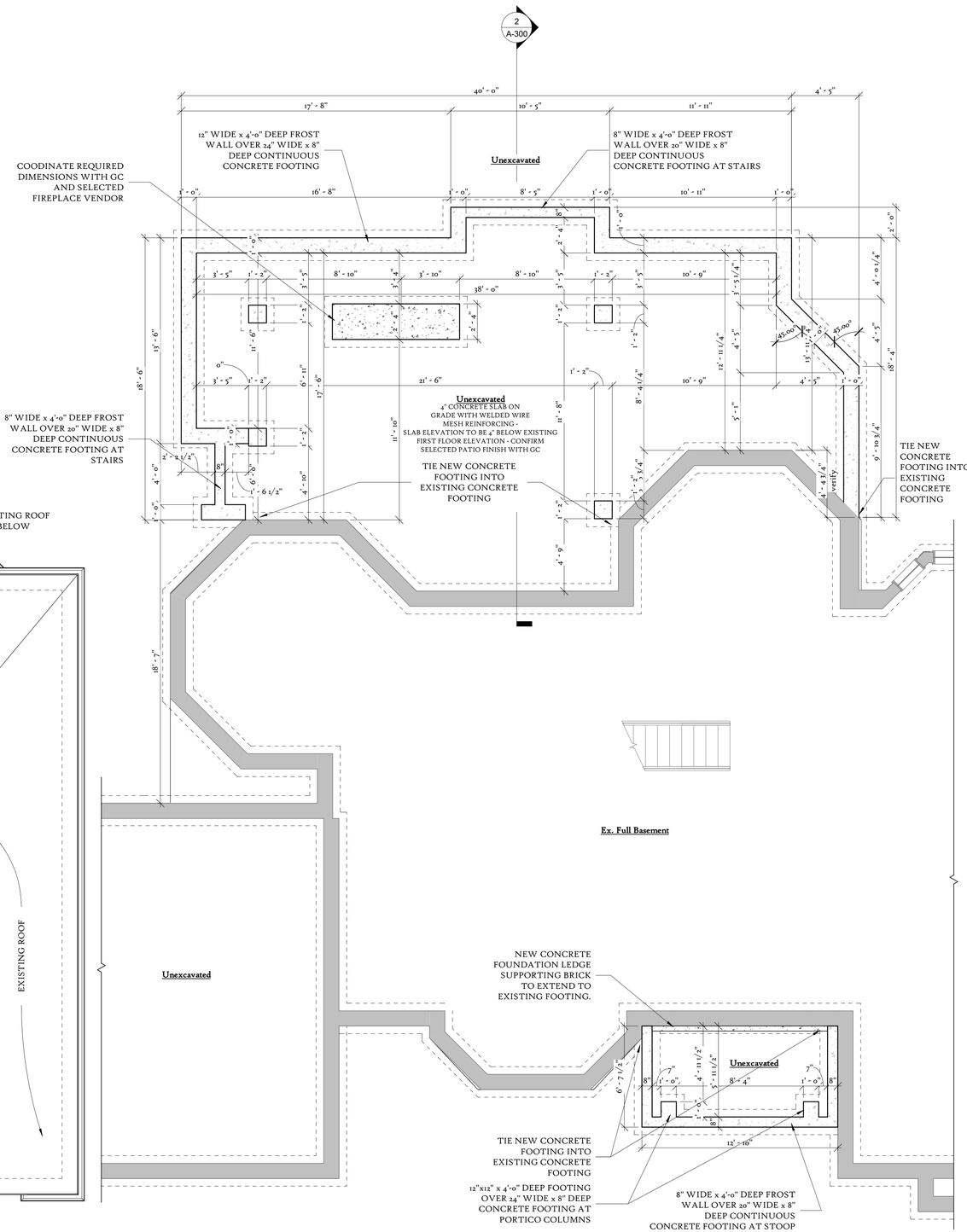
A-102

4/21/2025 8:55:21 AM

Attachment: Plans (10330 : Fred & Ashley Robertson)



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



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

ARCHITECT:

KCB
ARCHITECTURE & DESIGN

400 E. Wisconsin Ave. #205
Milwaukee, WI 53202
(414) 261-8956
admin@kcbbuildings.com

PROJECT:

Robertson Residence - Exterior Renovation

OWNER:

Fred & Ashley Robertson

PROJECT ADDRESS:

4234 W Hilands Ct
Mequon, WI 53092

Drawing Issuance Schedule:

No.	Description	Date
1	Architectural Review Board Submittal	4/21/2025

NOT FOR CONSTRUCTION

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

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No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Sheet Title:

Partial Foundation & Roof Plan

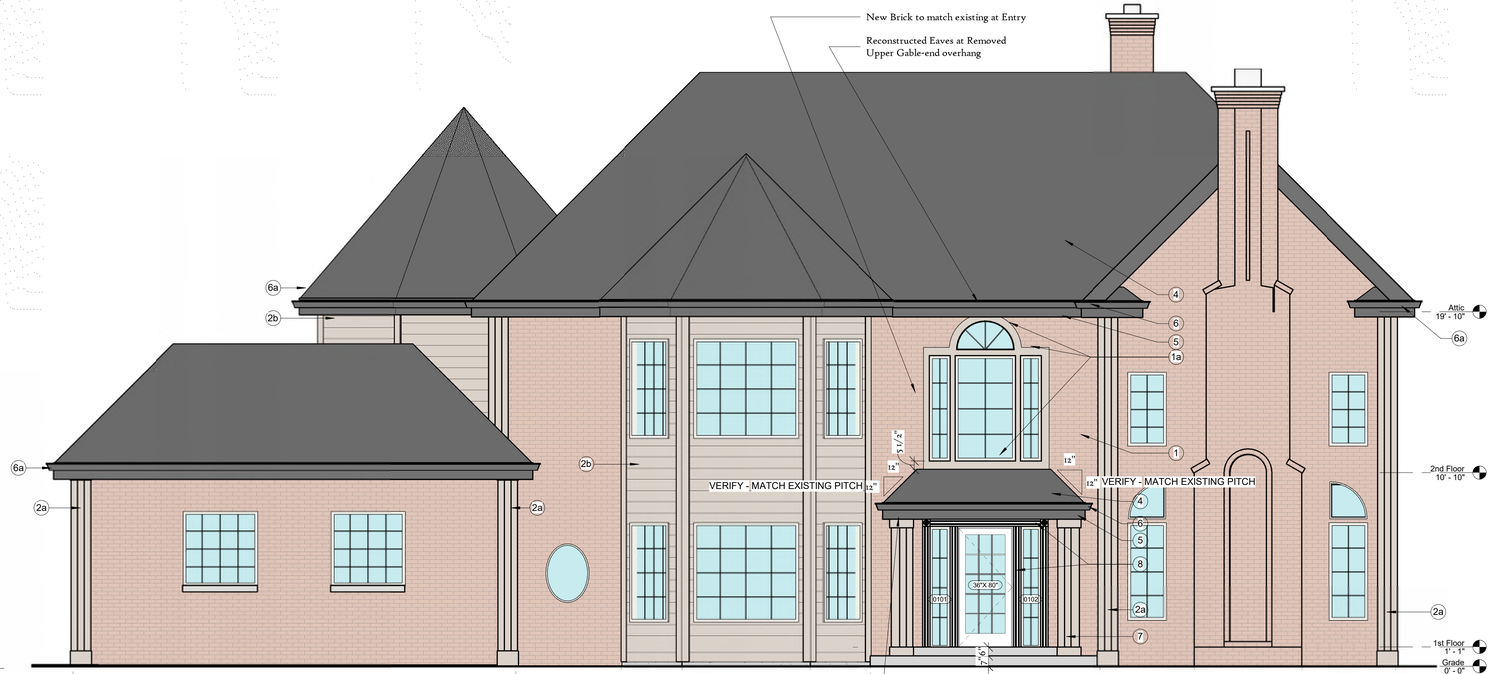
Scale	1/4" = 1'-0"
Date	04/21/2025

Sheet No.

A-103

4/21/2025 8:53:32 AM

Attachment: Plans (10330 : Fred & Ashley Robertson)



2 East (Front) Elevation
1/4" = 1'-0"

1 North (Side) Elevation
1/4" = 1'-0"

EXTERIOR GENERAL NOTES

1. FINAL DOWNSPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

EXTERIOR KEYED NOTES

1. NEW BRICK AND MORTAR TO REPLACE EXISTING CLAPBOARD SIDING AT ENTRY AND ALIGN WITH ADJACENT BRICK SIDING - COLOR TO MATCH EXISTING
1a. NEW BRICK SILL AND WINDOW SURROUNDINGS TO MATCH EXISTING
2a. EXISTING WOOD QUOINS TO BE PAINTED AS DETERMINED BY OWNER
2b. EXISTING SIDING AND TRIM TO BE PAINTED AS DETERMINED BY OWNER
3. NATURAL STONE VENEER (THIN)
4. NEW DIMENSIONAL ASPHALT SHINGLES TO MATCH EXISTING
5. NEW COMPOSITE FASCIA - TO MATCH EXISTING
6. PREFINISHED ALUMINUM GUTTER - TO MATCH EXISTING
6a. EXISTING FASCIA AND GUTTER TO BE PAINTED TO MATCH EXISTING
7. NEW 8" WOOD COLUMN WITH 1'-1 1/2" DECORATIVE WOOD TRIM PAINTED TO MATCH EXISTING QUOINS
8. NEW DECORATIVE SURROUNDING TRIM AROUND NEW ENTRY DOOR AND SIDE LITES
9. ENGINEERED WOOD COLUMN AND BEAM W/ WOOD TRIM WRAPS

Window Schedule

Tag	Window Type	Height	Width	Sill Height	Head Height	Notes
0101	Fixed Window	6' - 8"	1' - 0"	0' - 0"	6' - 8"	2
0102	Fixed Window	6' - 8"	1' - 0"	0' - 0"	6' - 8"	2
0201	Window-Casement-Double	3' - 3 5/8"	5' - 5"	3' - 10 3/8"	7' - 2"	1,3
0202	Window-Casement-Double	3' - 4"	5' - 0"	3' - 10"	7' - 2"	2

Grand total: 4

GENERAL WINDOW SCHEDULE NOTES:

1. VERIFY ALL ROUGH OPENING SIZES WITH SELECTED WINDOW VENDOR.
2. ALL NEW WINDOWS TO BE MARVIN ELEVATE WINDOWS (OR SIMILAR) EXTERIOR FINISH TO MATCH EXISTING AND WOOD INTERIOR. ALL GLAZING SHALL BE CLEAR INSULATED GLASS WITH ULTRA CLEAR LOW-E COATING. ALL DIVIDED LITES SHALL BE SDLS WITH BLACK SPACER BARS.

GENERAL WINDOW SCHEDULE NOTES:

1. EGRESS WINDOW - VERIFY WITH MANUFACTURER THAT MINIMUM 20"X24" CLEAR OPENING IS PROVIDED.
2. TEMPERED GLASS
3. VERIFY AND MATCH EXISTING ADJACENT WINDOWS HEAD HEIGHT

ARCHITECT:

KCB
ARCHITECTURE & DESIGN
400 E. Wisconsin Ave. #205
Milwaukee, Wi 53202
(414) 261-8956
admin@kcbbuildings.com

PROJECT:

Robertson Residence - Exterior Renovation

OWNER:

Fred & Ashley Robertson

PROJECT ADDRESS:

4234 W Hilands Ct
Mequon, WI 53092

Drawing Issuance Schedule:

No.	Description	Date
1	Architectural Review Board Submittal	4/21/2025

NOT FOR CONSTRUCTION

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Sheet Title:

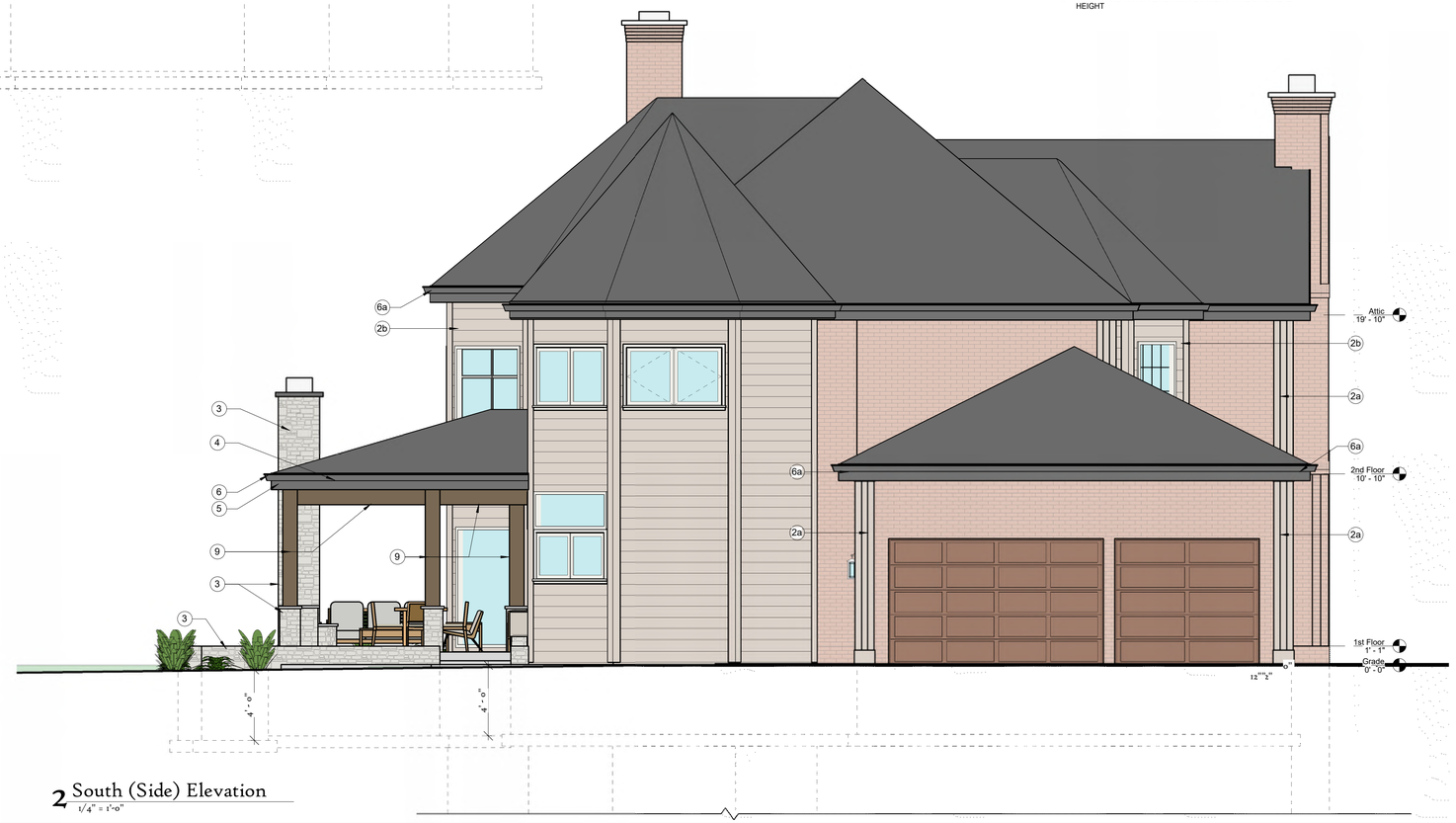
Exterior Elevations

Scale	1/4" = 1'-0"
Date	04/21/2025
Sheet No.	A-201

4/21/2025 8:53:49 AM

Attachment: Plans (10330 : Fred & Ashley Robertson)

3 West (Rear) Elevation
1/4" = 1'-0"



2 South (Side) Elevation
1/4" = 1'-0"

EXTERIOR GENERAL NOTES

1. FINAL DOWNSPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

EXTERIOR KEYED NOTES

1. NEW BRICK AND MORTAR TO REPLACE EXISTING CLAPBOARD SIDING AT ENTRY AND ALIGN WITH ADJACENT BRICK SIDING - COLOR TO MATCH EXISTING
1a. NEW BRICK SILL AND WINDOW SURROUNDINGS TO MATCH EXISTING
2a. EXISTING WOOD QUOINS TO BE PAINTED AS DETERMINED BY OWNER
2b. EXISTING SIDING AND TRIM TO BE PAINTED AS DETERMINED BY OWNER
3. NATURAL STONE VENEER (THIN)
4. NEW DIMENSIONAL ASPHALT SHINGLES TO MATCH EXISTING
5. NEW COMPOSITE FASCIA - TO MATCH EXISTING
6. PREFINISHED ALUMINUM GUTTER - TO MATCH EXISTING
6a. EXISTING FASCIA AND GUTTER TO BE PAINTED TO MATCH EXISTING
7. NEW 8" WOOD COLUMN WITH 1'-1 1/2" DECORATIVE WOOD TRIM PAINTED TO MATCH EXISTING QUOINS
8. NEW DECORATIVE SURROUNDING TRIM AROUND NEW ENTRY DOOR AND SIDE LITES
9. ENGINEERED WOOD COLUMN AND BEAM W/ WOOD TRIM WRAPS

Window Schedule

Tag	Window Type	Height	Width	Sill Height	Head Height	Notes
0101	Fixed Window	6' - 8"	1' - 0"	0' - 0"	6' - 8"	2
0102	Fixed Window	6' - 8"	1' - 0"	0' - 0"	6' - 8"	2
0201	Window-Casement-Double	3' - 3 5/8"	5' - 5"	3' - 10 3/8"	7' - 2"	1,3
0202	Window-Casement-Double	3' - 4"	5' - 0"	3' - 10"	7' - 2"	2

Grand total: 4

GENERAL WINDOW SCHEDULE NOTES:

1. VERIFY ALL ROUGH OPENING SIZES WITH SELECTED WINDOW VENDOR.
2. ALL NEW WINDOWS TO BE MARVIN ELEVATE WINDOWS (OR SIMILAR) EXTERIOR FINISH TO MATCH EXISTING AND WOOD INTERIOR. ALL GLAZING SHALL BE CLEAR INSULATED GLASS WITH ULTRA CLEAR LOW-E COATING. ALL DIVIDED LITES SHALL BE SDLS WITH BLACK SPACER BARS.

GENERAL WINDOW SCHEDULE NOTES:

1. EGRESS WINDOW - VERIFY WITH MANUFACTURER THAT MINIMUM 20"X24" CLEAR OPENING IS PROVIDED.
2. TEMPERED GLASS
3. VERIFY AND MATCH EXISTING ADJACENT WINDOWS HEAD HEIGHT

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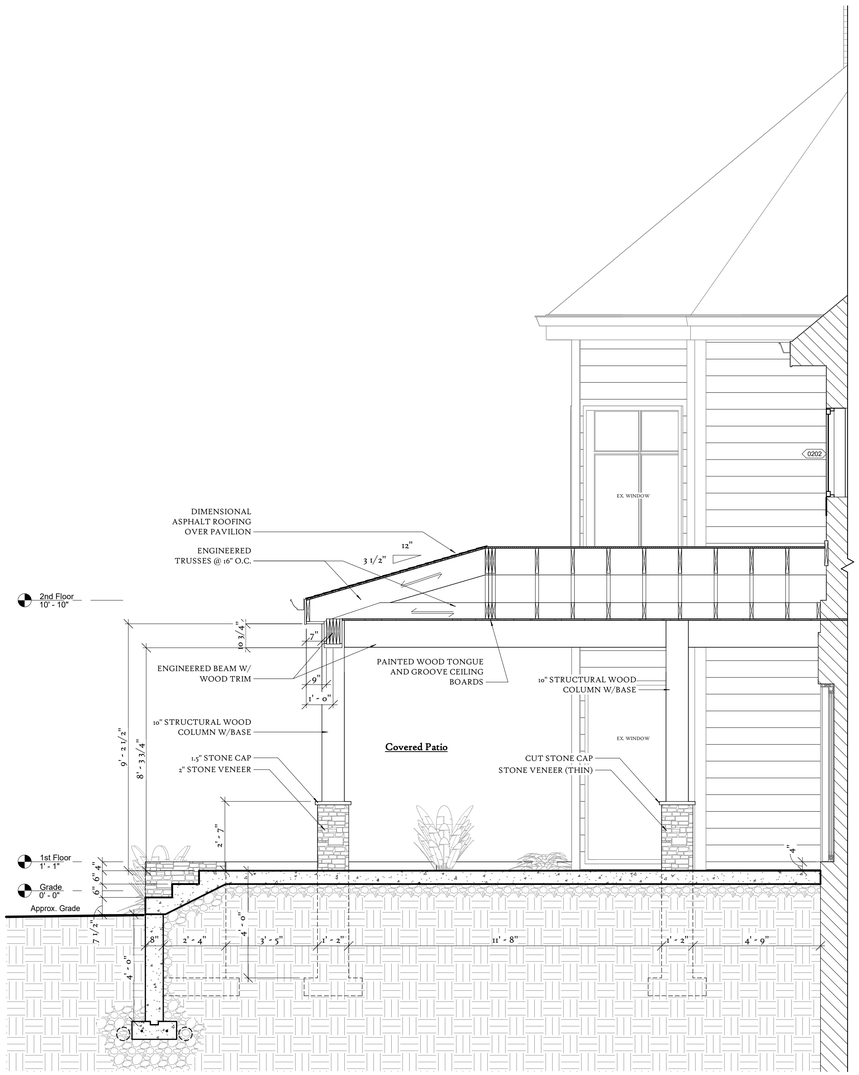
Sheet Title:

Exterior Elevations

Scale	1/4" = 1'-0"
Date	04/21/2025
Sheet No.	A-202

4/21/2025 8:56:16 AM

Attachment: Plans (10330 : Fred & Ashley Robertson)



2 Pavilion West-East Section
3/8" = 1'-0"

ARCHITECT:

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ARCHITECTURE & DESIGN

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Sheet Title:

Sections

Scale	3/8" = 1'-0"
Date	04/21/2025

Sheet No.

A-300

4/21/2025 8:56:29 AM

Attachment: Plans (10330 : Fred & Ashley Robertson)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Tom & Colleen Fuller - Addition: Family Room, Kitchen & Mudroom at 308 W. White Oak Way**

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

FROM THE DESK OF

Earthrite Construction

Statement of intent: **Fuller addition-remodel**

April 21, 2025

Architectural Board Of Mequon
City Hall
Mequon, Wi 53092

To whom it may concern,

The project consists of a new 350 sq. Ft. addition at the rear elevation. The existing kitchen, laundry room and mudroom will also be expanded into the new addition space. The great room will be excavated for a full height basement, which will have a full bedroom and bathroom with egress. The kitchen Bump-out per plan will have a crawl space. The intent for this addition and remodel is to provide the owners with more room for their growing family and upgrade the current space which is considered to be dated.

Sincerely yours,

Erik B. Knuth

Erik Knuth

1234 MAIN STREET ANYTOWN, STATE ZIP (123)-456-7890 NO_REPLY@EXAMPLE.COM

Attachment: Statement of Intent (10331 : Tom & Colleen Fuller)

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 3, BLOCK 1, **RAVINE FARM**, BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

ADDRESS:	308W WHITE OAK WAY, MEQUON, WI 53092
PARCEL ID:	15-114-01-030.000
DEED:	DOCUMENT NO. 1119694
PARCEL AREA:	28,603 SQUARE FEET OR 0.657 ACRES

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE CONSTRUCTION OF A NEW HOUSE ADDITION.

ALL MEASURED COURSES ANNOTATED ON THIS SURVEY ARE TO THE PHYSICAL MONUMENTS. I ACCEPT THE FOUND MONUMENTS AS CONTROLLING THE PROPERTY BOUNDARY.

THE FIELD WORK WAS PERFORMED BY CADE KUFAHL ON 3/04/2025.

ZONING & SETBACKS

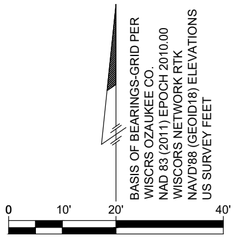
R-4 SINGLE-FAMILY SUBURBAN RESIDENTIAL DISTRICT - PUD

MINIMUM FRONT SETBACK	50 FEET
MINIMUM SIDE SETBACK	20 FEET
MINIMUM REAR SETBACK	20 FEET

BUILDING PLANS

THE PROPOSED ADDITION IS SHOWN PER THE PRELIMINARY REVISED PLANS DATED 03/03/2025

ARCHITECT/DESIGNER:	FRITSCH DESIGNS, LLC - BRENDA FRITSCH
CONTRACTOR:	ERIK KNUTH - DCQ-091200051



LEGEND

- ● = FOUND 1" IRON PIPE (1.3" O.D.) OR AS NOTED
- ——— = PROPERTY BOUNDARY LINE
- ——— = PARCEL LINES
- — - — = EASEMENT LINE - STORM WATER EASEMENT
- — – — = EASEMENT LINE - PUBLIC UTILITY EASEMENT
- ( )R1 = RECORD PER THE PLAT OF **RAVINE FARM** - DOC. NO. 2822042
- ○ = TREE - DECIDUOUS
- ○ = TREE - CONIFEROUS

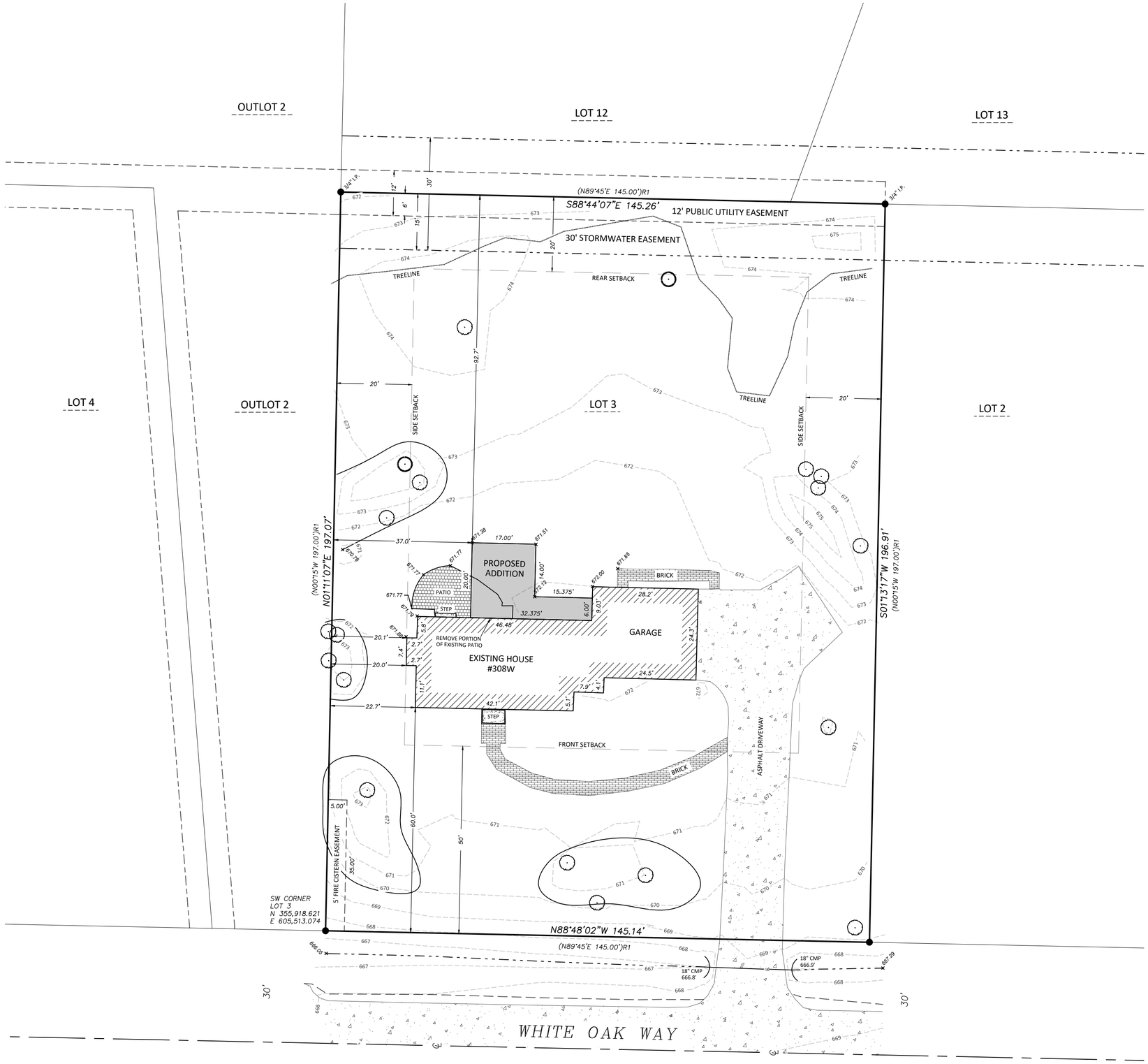
SURVEY CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN COMPLIANCE WITH WISCONSIN ADMINISTRATIVE CODE CHAPTER A-E 7, I HAVE CORRECTLY SURVEYED THE ABOVE-DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS, AND THIS MAP IS A TRUE REPRESENTATION OF THE SIZE AND LOCATION OF THE PROPERTY, THE RETRACEMENT AND RESOLUTION OF ITS EXTERIOR BOUNDARIES, AND THE LOCATION AND DESCRIPTION OF THE FOUND OR SET CORNER MONUMENTS CONTROLLING SAID BOUNDARIES. I DO ALSO CERTIFY THE LOCATION OF ALL VISIBLE STRUCTURES, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND ENCROACHMENTS, IF ANY.

PRELIMINARY

K. ADAM DEGROOT
WISCONSIN PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER S-4019
MY LICENSE RENEWS 1/31/2026

WISCONSIN ☆ K. ADAM DEGROOT S-4019 WEST BEND, WI ☆ LAND SURVEYOR



M SQUARED ENGINEERING LLC *N19 W6719 COMMERCE CT* *CEDARBURG, WI 53012* *PHONE (262) 376-4246* *msquaredengineering.com*			***TITLE:*** ***PLAT OF SURVEY*** ***308W WHITE OAK WAY*** ***LOT 3, BLOCK 1, RAVINE FARM - SE1/4, SECTION 32, T. 09 N., R. 22 E.*** ***CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN***	***CLIENT:*** ***TOM & COLLEEN FULLER*** ***308W WHITE OAK WAY*** ***MEQUON, WI 53092***	
PROJECT NO.	25-307	***DATE***	***DESCRIPTION OF REVISION***	***SURVEY COORDINATE SYSTEM***	***SHEET:***
HORIZ. SCALE:	1" = 20'	03/06/2025	PLAT OF SURVEY	***GEODETIC DATUM:*** NAD83 (2011) EPOCH 2010.00	**1 OF 1**
DRAWN BY:	A. DEGROOT			***HORIZ. PROJECTION:*** WISCRS OZAUKEE COUNTY ZONE	
				VERTICAL DATUM: NAVD'88 (GEOID 18)	

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Attachment: Survey (10331 : Tom & Colleen Fuller)

Attachment: Pictures (10331 : Tom & Colleen Fuller)

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NO CHANGES TO FRONT ELEVATION
EXCEPT LISTED BELOW:

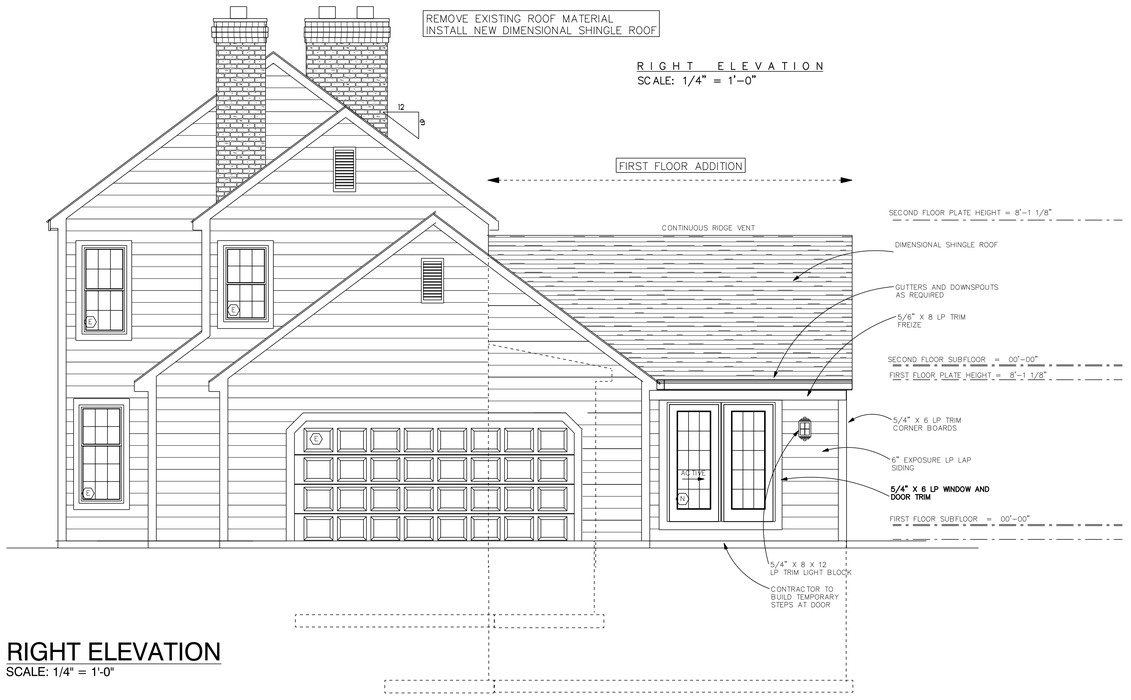
REMOVE EXISTING ROOF MATERIAL
INSTALL NEW DIMENSIONAL SHINGLE ROOF

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

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

REMOVE EXISTING ROOF MATERIAL
INSTALL NEW DIMENSIONAL SHINGLE ROOF

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



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

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COPYWRITE 2013

DATE	PLAN DEVELOPMENT
02/24/25	PRELIMINARY PLANS REVISED
03/03/25	PRELIMINARY PLANS REVISED
03/12/25	WINDOW LIST
04/14/25	BID SET

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11/01/24	PRELIMINARY PLAN REVISED

BID DATE
04/14/25

FINAL DATE

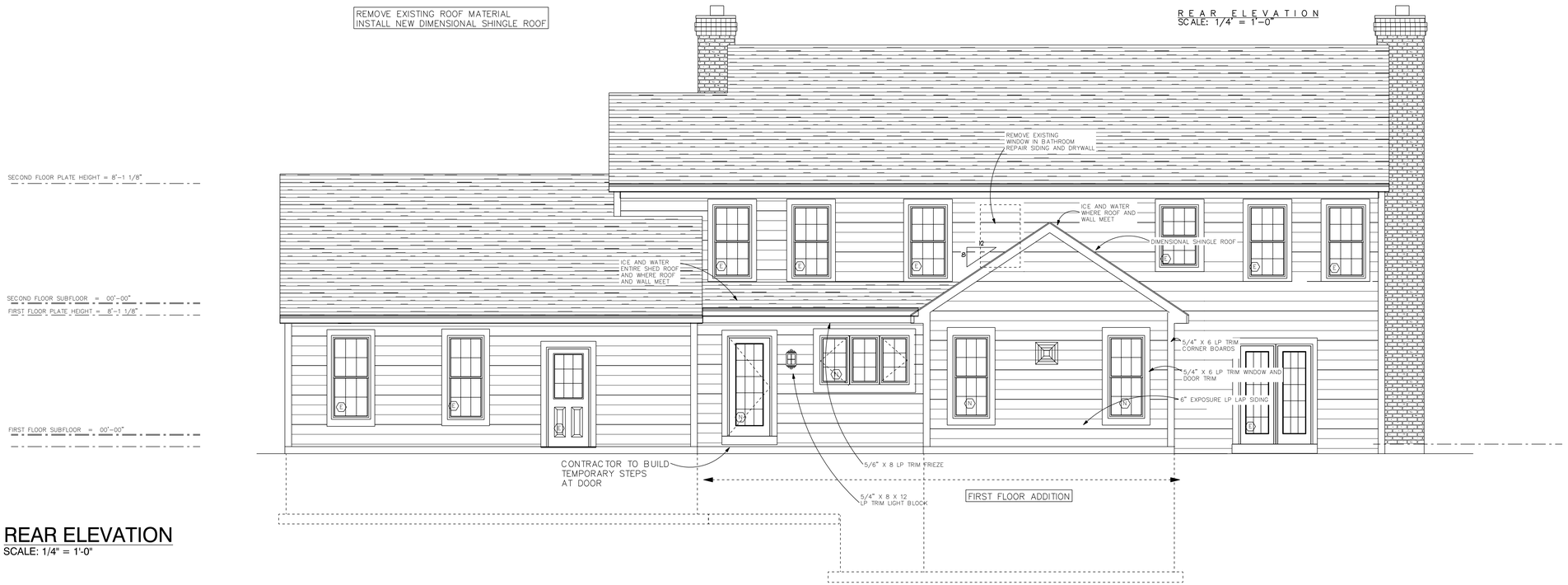
FULLER RESIDENCE
308 W WHITE OAK WAY
MEQUON, WI

SHEET
1 OF 6

Attachment: Plans (10331 : Tom & Colleen Fuller)

REMOVE EXISTING ROOF MATERIAL
INSTALL NEW DIMENSIONAL SHINGLE ROOF

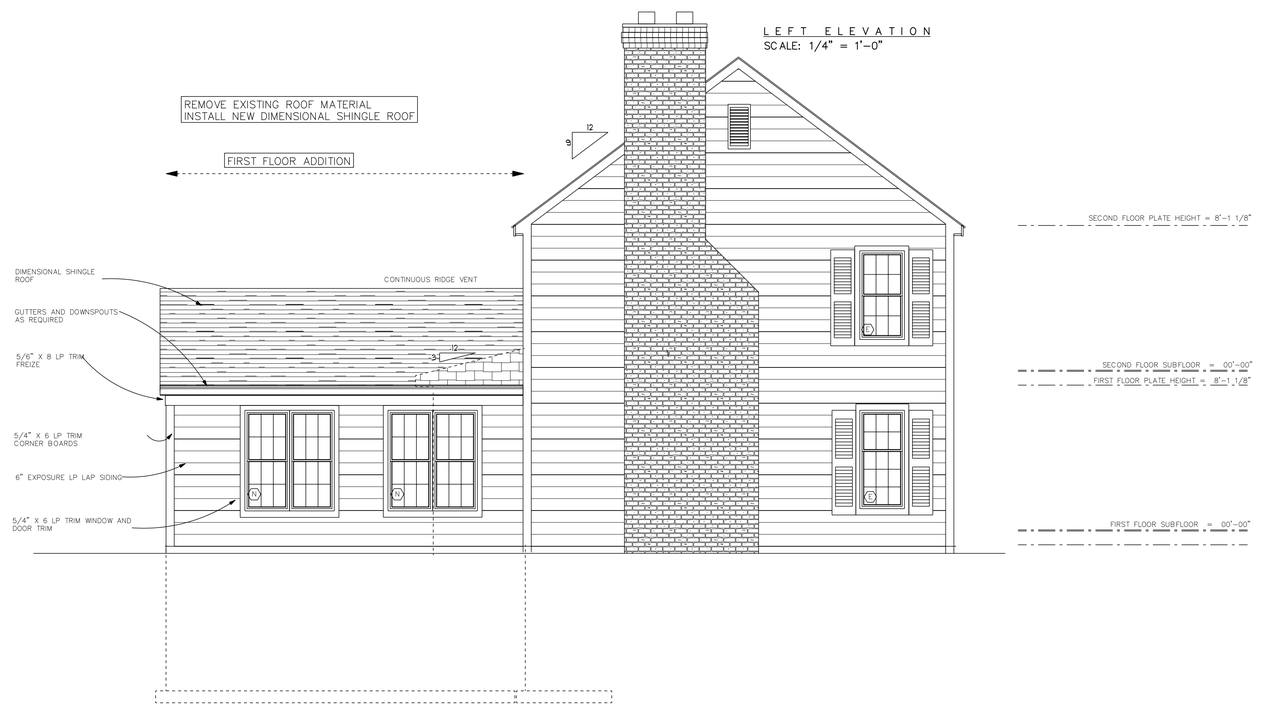
REAR ELEVATION
SCALE: 1/4" = 1'-0"



REMOVE EXISTING ROOF MATERIAL
INSTALL NEW DIMENSIONAL SHINGLE ROOF

FIRST FLOOR ADDITION

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



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

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

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MEQUON, WI

SHEET
2 OF 6

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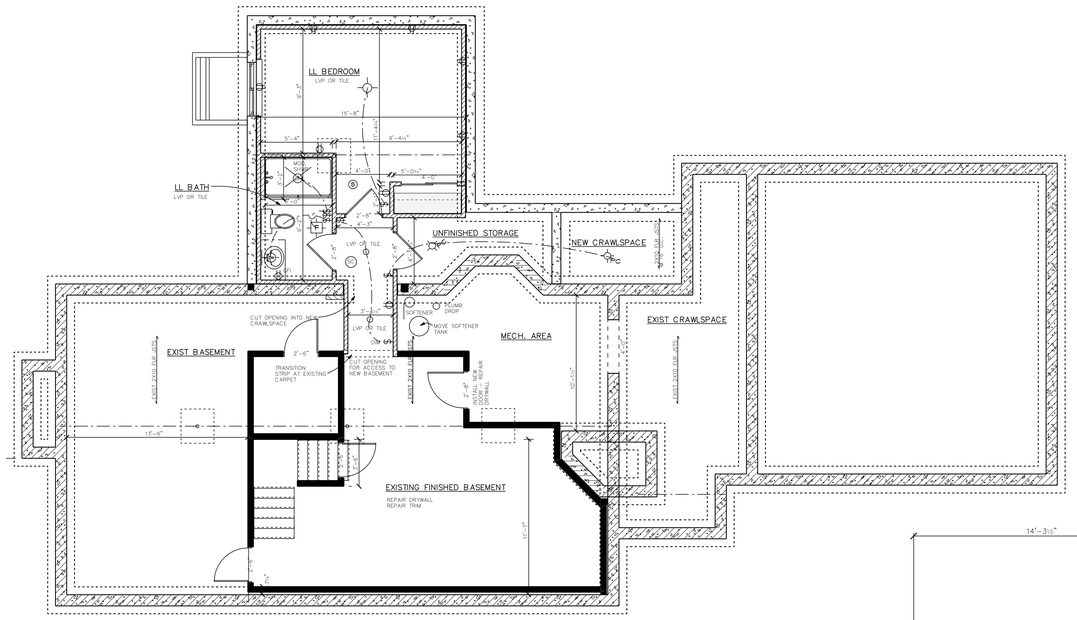
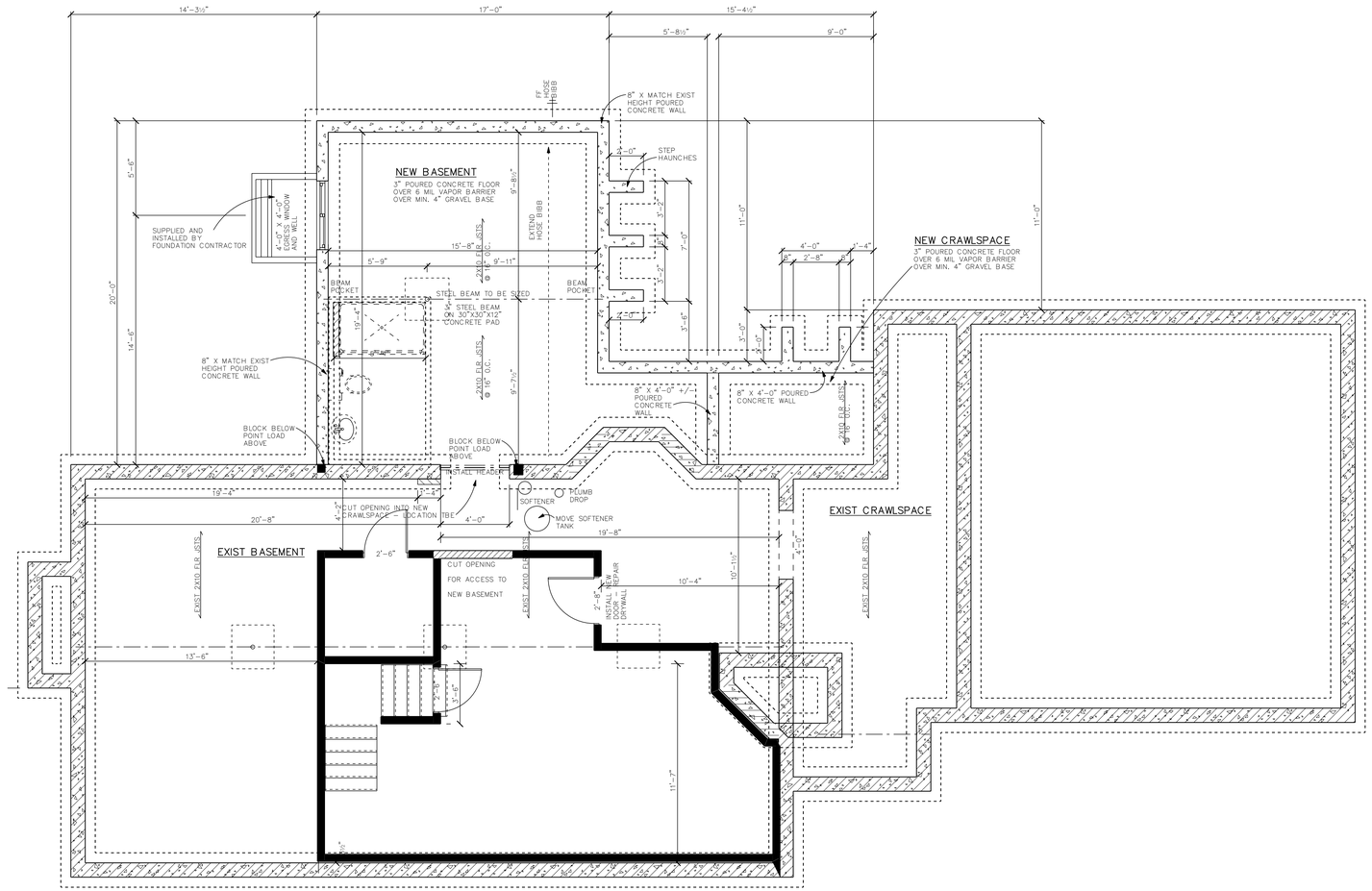


FINISHED LOWER LEVEL PLAN
SCALE: 3/16" = 1'-0"

DETAIL EGRESS WINDOW
SCALE: 3/8" = 1'-0"



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

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FULLER RESIDENCE
308 W WHITE OAK WAY
MEQUON, WI

SHEET
3 OF 6

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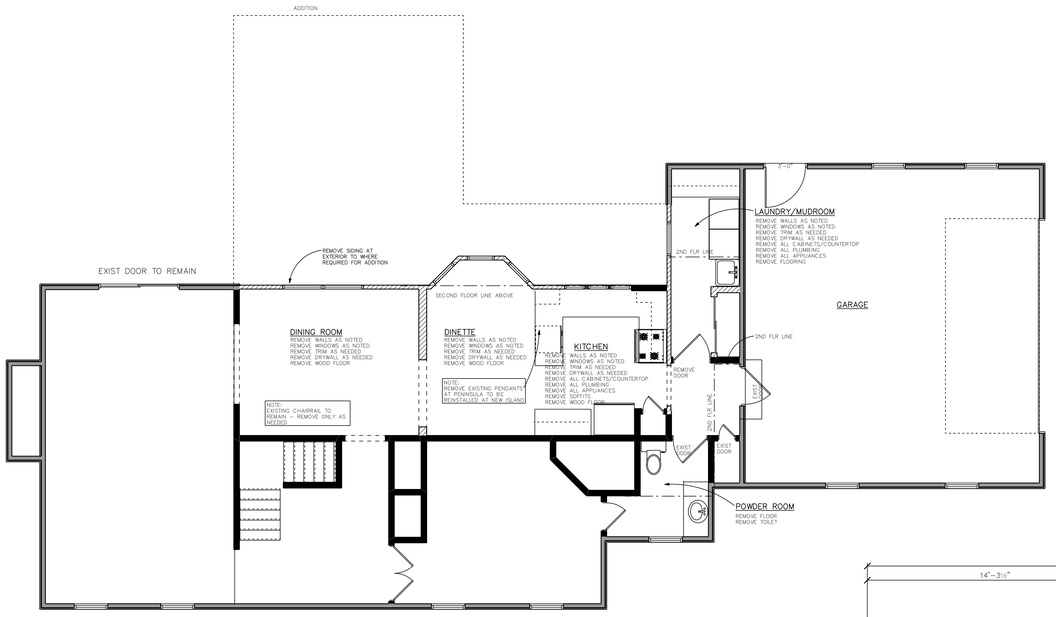
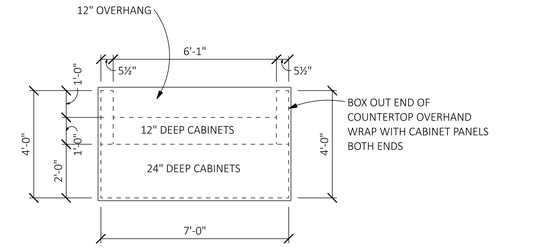


FIRST FLOOR DEMO PLAN

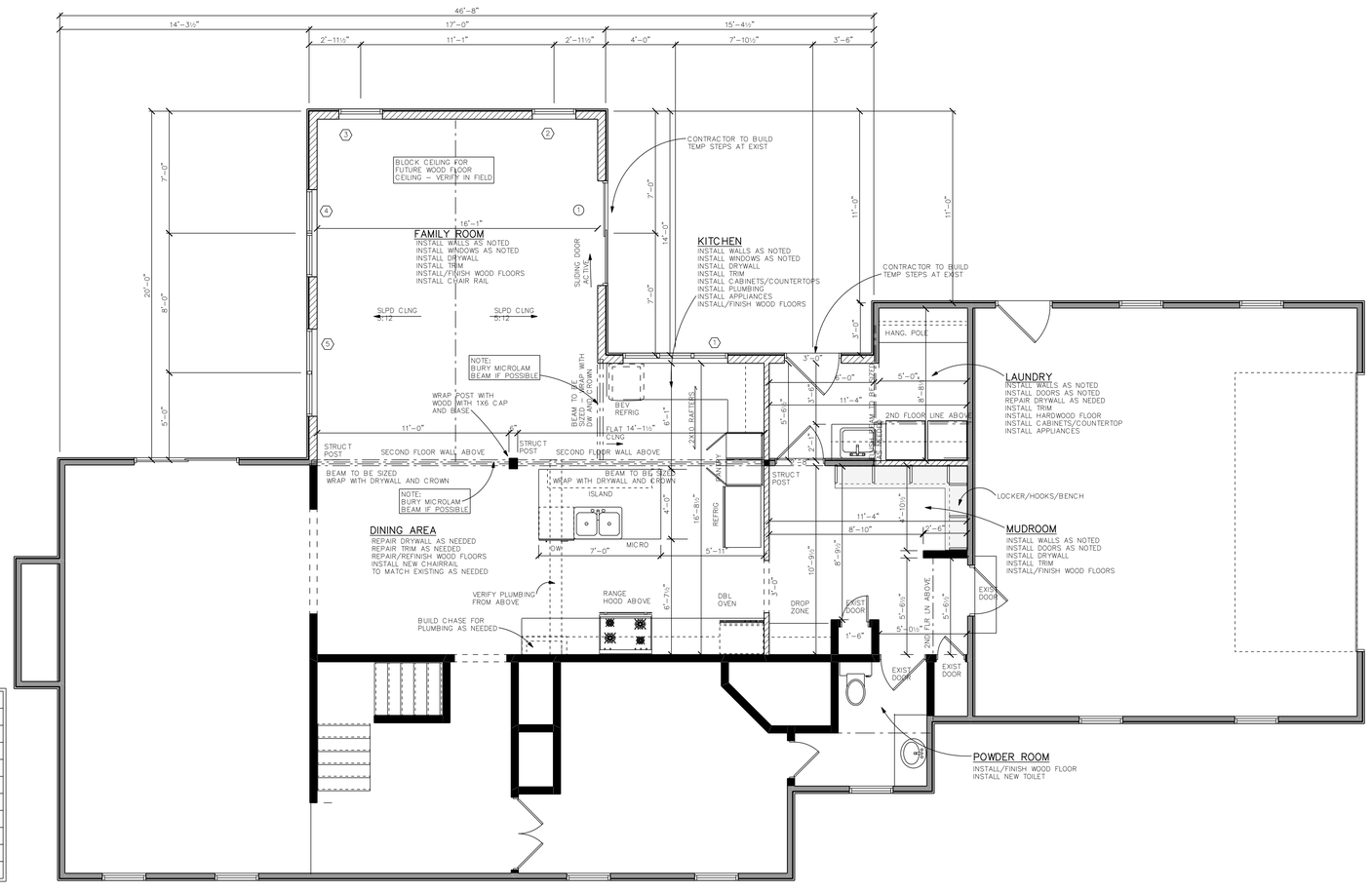
FIRST FLOOR PLAN - DEMO

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



DETAIL ISLAND

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



FIRST FLOOR PLAN - REMODEL

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

WINDOW MANUFACT	MARVIN
WINDOW SERIES	DOUBLE HUNG
	CASEMENT
GRILLES	SIMULATED DIVIDED LIGHT
	WITH SPACER BAR (SDLS)
SCREENS	INCLUDED
EXTERIOR COLOR	VERIFY
INTERIOR	WOOD
HARDWARE COLOR	VERIFY

WIND #	UNIT #	SWING	NOTES
1	ELCA2539-3WIDE	LSR	
2	ELDH3068		
3	ELDH3068		
4	ELDH3068-2WIDE		
5	ELDH3068-2WIDE		
DOOR			
1	ELSPD6068		LEFT PANEL ACTIVE
			FROM EXTERIOR

NOTES	
1	VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
2	VERIFY ALL SELECTIONS WITH HOMEOWNER PRIOR
	TO ORDERING AND INSTALLING
3	INTERIOR DOORS TO MATCH EXISTING (PAINTED 6 PANEL)
4	INTERIOR TRIM TO MATCH EXISTING (PAINTED)
5	DRYWALL TEXTURE TO MATCH EXISTING

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MEQUON, WI

SHEET

4 OF 6

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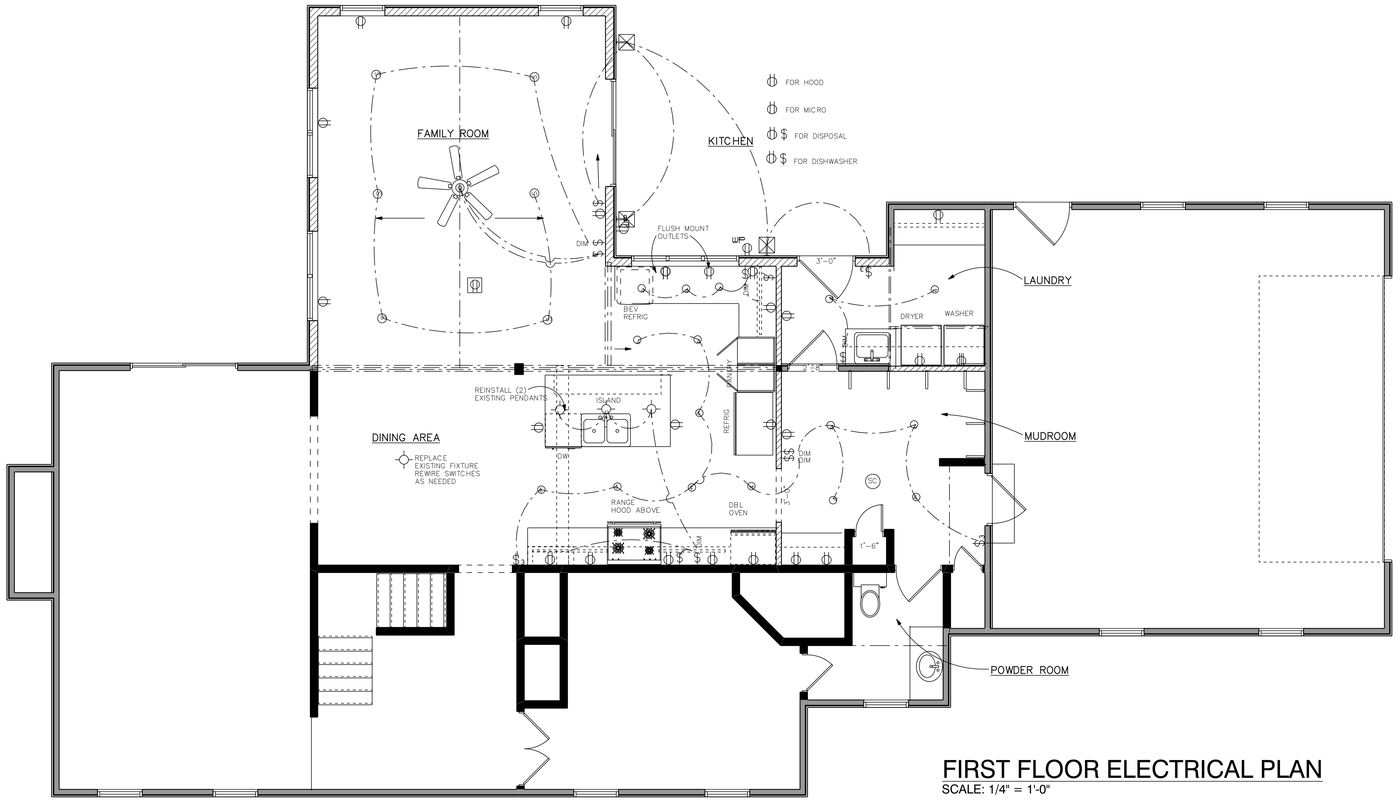
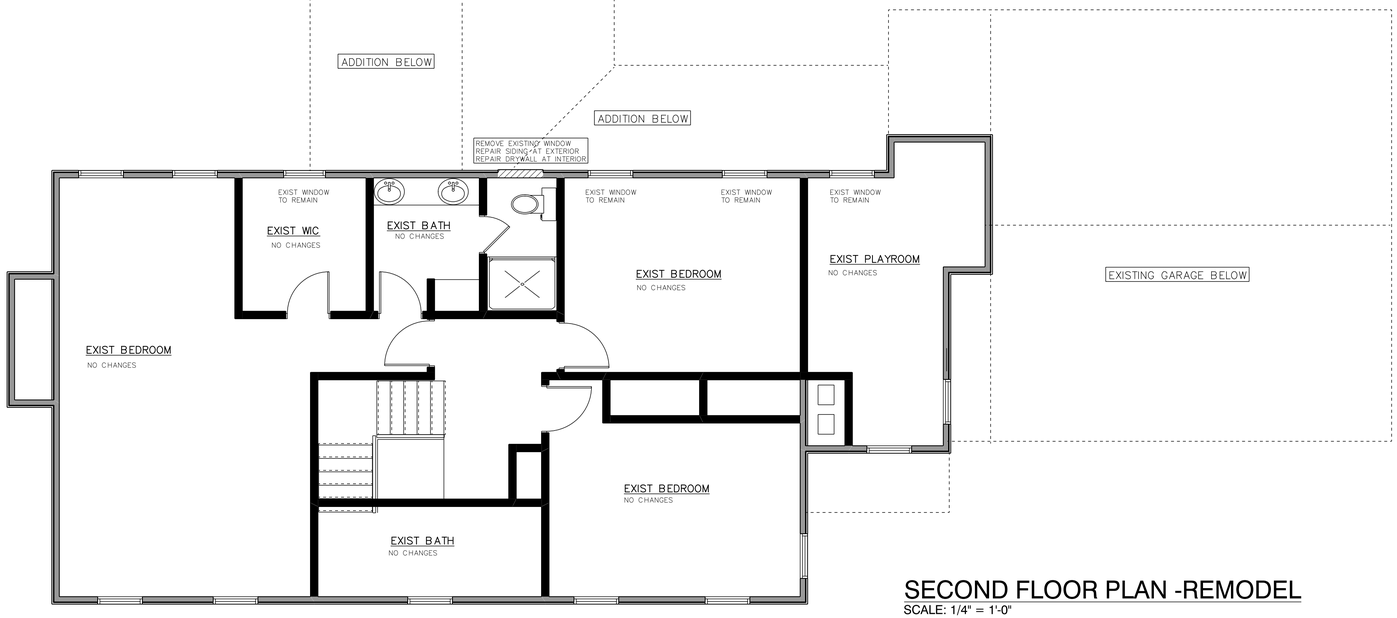


FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



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

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
CEILING FAN 5 BLADED 02	
3-WAY SWITCH	$_3
4 INCH RECESSED	
6 INCH RECESSED SLOPED	
OUTLET	
OUTLET - FLOOR MOUNT	
OUTLET WATERPROOF	WP
SMOKE CARBON	SC
SWITCH	$
SWITCH DIMMER	DIM
UNDER CABINET LIGHT	
EXTERIOR CRAFTSMAN LIGHT FIXTURE	
LIGHT	
STOVE OUTLET 220V	

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04/14/25	BID SET

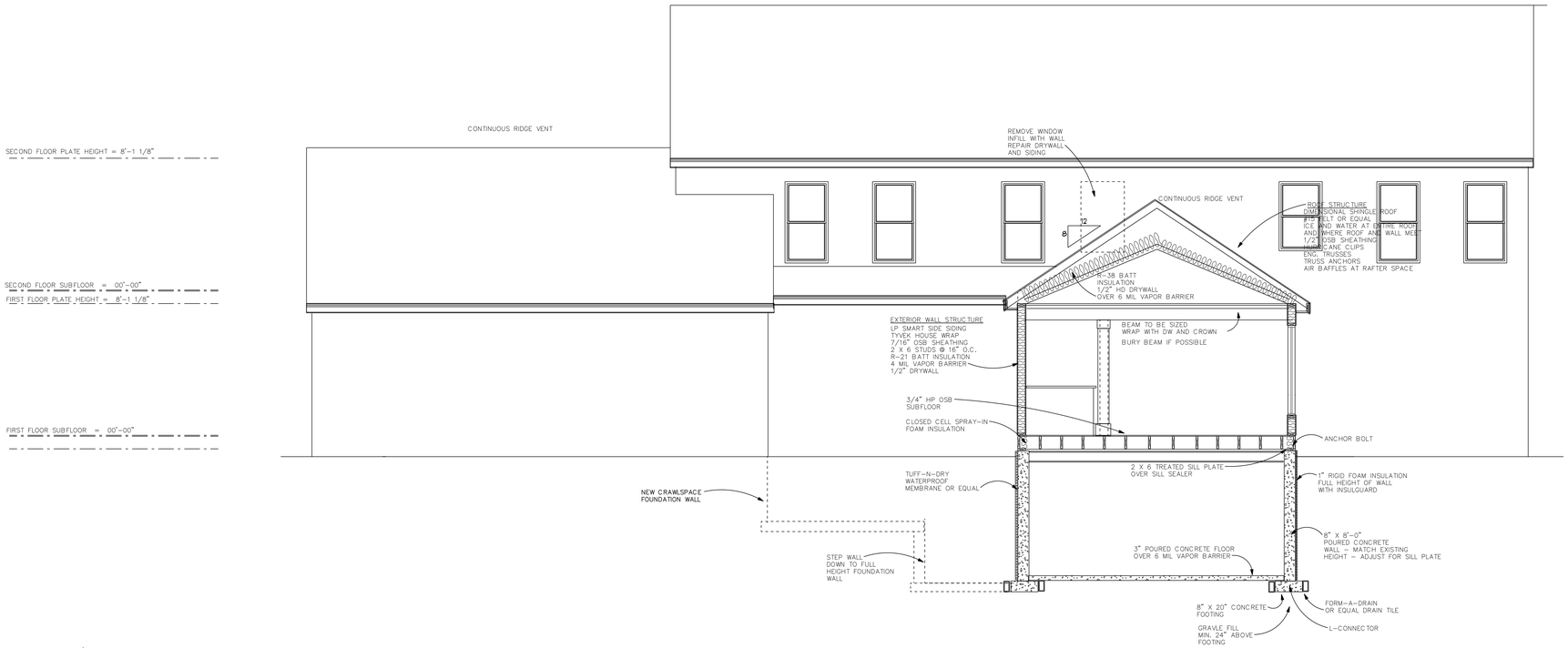
BID DATE
04/14/25

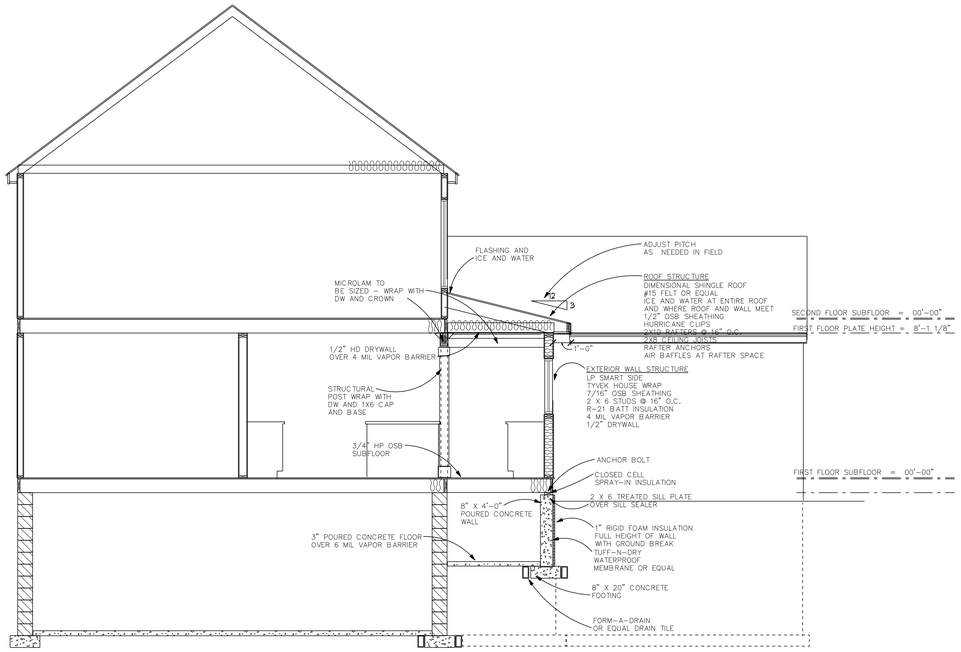
FINAL DATE

FULLER RESIDENCE
308 W WHITE OAK WAY
MEQUON, WI

SHEET
5 OF 6

Attachment: Plans (10331 : Tom & Colleen Fuller)





SECTIONS

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

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08/14/24	PRELIMINARY PLAN
09/25/24	PRELIMINARY PLAN REVISED
09/27/24	PRELIMINARY PLAN REVISED
10/18/24	PRELIMINARY PLAN REVISED
11/01/24	PRELIMINARY PLAN REVISED
02/24/25	PRELIMINARY PLANS REVISED
03/03/25	PRELIMINARY PLANS REVISED
03/12/25	WINDOW LIST
04/14/25	BID SET

BID DATE

04/14/25

FINAL DATE

FULLER RESIDENCE
308 W WHITE OAK WAY
MEQUON, WI

SHEET

6 OF 6

Attachment: Plans (10331 : Tom & Colleen Fuller)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Leroy & Lori Haueser - New Single-Family Residence at 12589 N. Wauwatosa Road**

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

Statement of Intent

The existing home on 12589 N. Wauwatosa Road recently had a fire and was damaged beyond repair. The existing home has been demolished down to the foundation. We are proposing a new, single-family home that will be built using the existing foundation. The proposed dwelling has been designed to replicate the style and features as the existing outbuilding, which will remain onsite.

Attachment: Statement of Intent (10332 : Leroy & Lori Haueser)

Attachment: Survey (10332 : LeRoy & Lori Haueser)

PLAT OF SURVEY

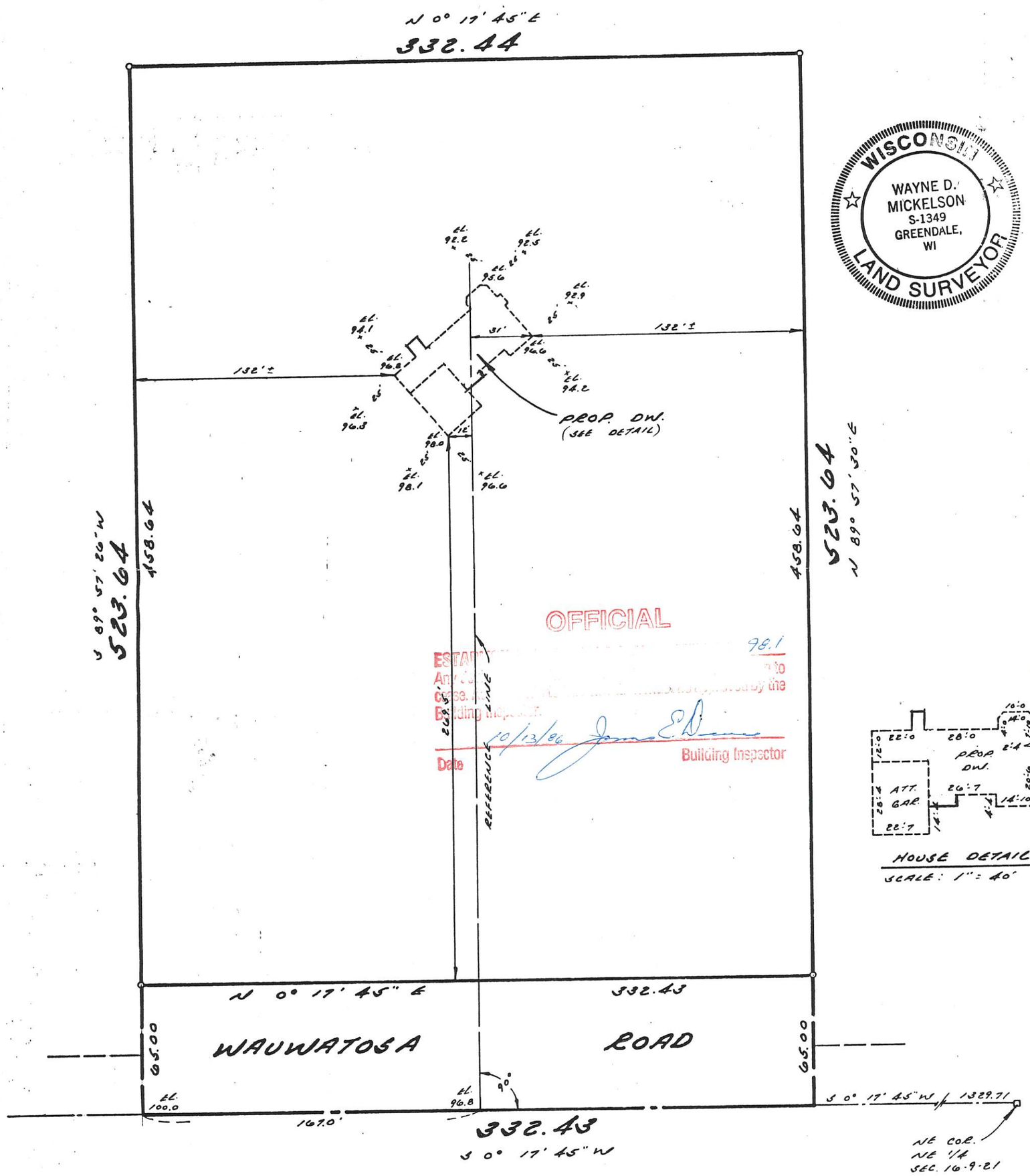
LeRoy Haeuser

LOCATION: 12589 N. Wauwatosa Road, Mequon, Wisconsin

LEGAL DESCRIPTION: Parcel 1 of CERTIFIED SURVEY MAP NO. , being a re-division of a part of the SE 1/4 of the NE 1/4 of Section 16, T 9 N, R 21 E, in the City of Mequon, Ozaukee County, Wisconsin.

August 8, 1986

Survey No. 67710



METROPOLITAN SURVEY SERVICE, INC.
REGISTERED LAND SURVEYORS
11000 W. JANESVILLE RD. HALES CORNERS, WI 53130
529-5350

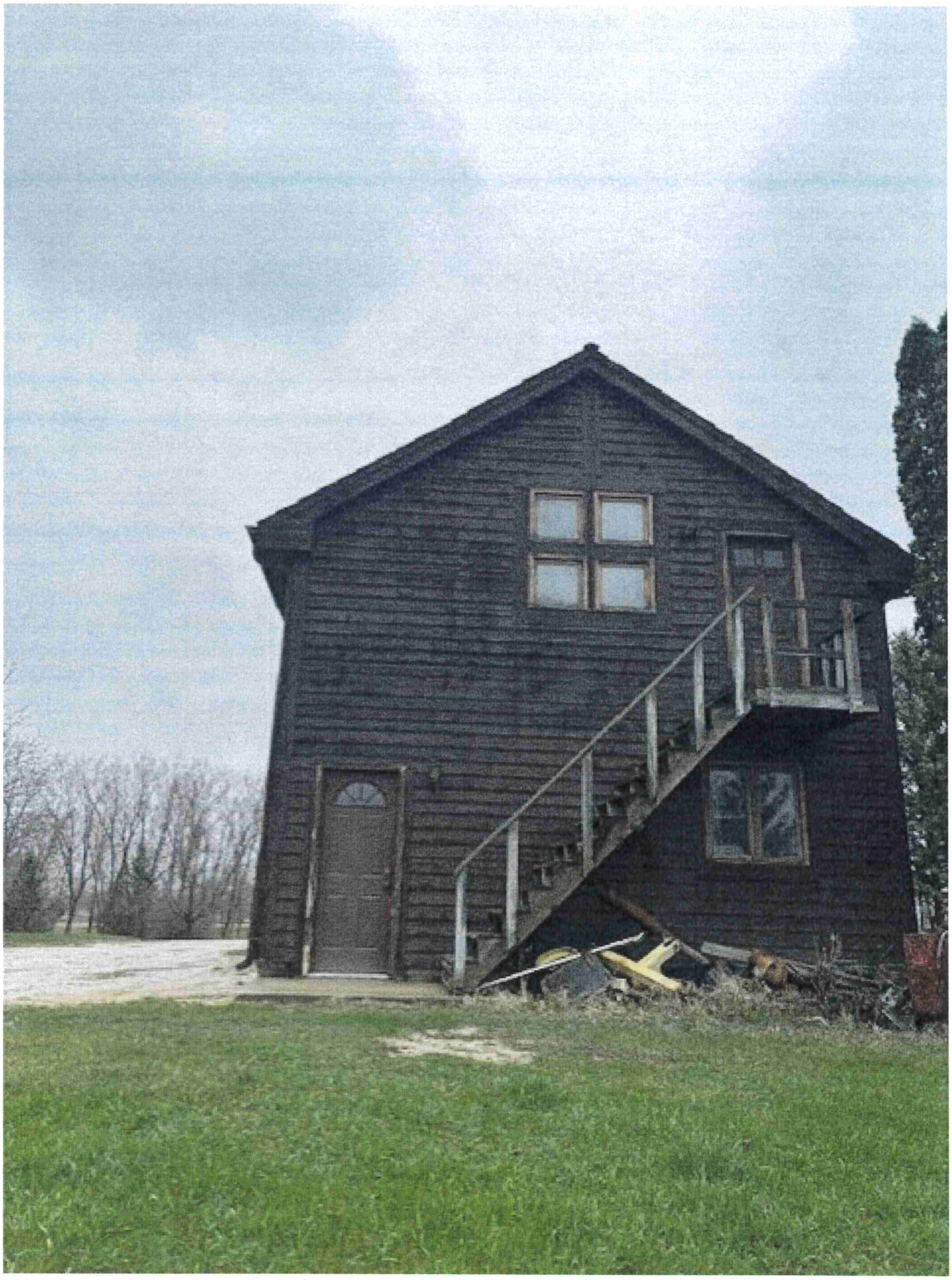
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES,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

Existing Outbuilding

Attachment: Pictures (10332 : Leroy & Lori Haueser)



Attachment: Pictures (10332 : Leroy & Lori Haueser)

Attachment: Pictures (10332 : Leroy & Lori Haueser)

Attachment: Pictures (10332 : Leroy & Lori Haueser)

Existing Home Prior to Demolition

Attachment: Pictures (10332 : Leroy & Lori Haueser)

Attachment: Pictures (10332 : Leroy & Lori Haueser)

HAUESER RESIDENCE

12589 N. WAUWATOSA ROAD, MEQUON, WI 53097

SINGLE-FAMILY, ONE-STORY NEW CONSTRUCTION

OWNER

LEROY AND LORI HAUESER

CONTRACTOR

MIKKELSON BUILDERS
1025 W. GLEN OAKS RD.
MEQUON, WI 53092
262-241-8740

ARCHITECT

FREDERICK M. DAHMS
1025 W. GLEN OAKS RD.
MEQUON, WI 53092
414-241-8910

INDEX

T1 TITLE PAGE
A1 ELEVATIONS
A2 ELEVATIONS
A3 FOUNDATION PLAN
A4 FIRST FLOOR PLAN
A5 SECOND FLOOR PLAN
A6 ROOF PLAN & SECTIONS AA/BB

PROJECT DATA

DESCRIPTION	REMODEL, TWO-STORY W/ EXIST. BASEMENT
ZONING	RESIDENTIAL, SINGLE-FAMILY
JURISDICTION	OZAUKEE COUNTY
TAX / PLAT NUMBER	TBD
BUILDING USE	SINGLE-FAMILY RESIDENCE
DENSITY	1 DWELLING UNIT / 2,904 SQ. FT.
MAXIMUM BLDG. HEIGHT	TBD

LOT INFO

ACRES TBD
PLAT NUMBER TBD

DRAWING SYMBOLS

ELECTRICAL

- ® RECESSED CAN
- LIGHT FIXTURE
- © EYEBALL CAN
- OUTLET
- $ SWITCH
- ETHERNET ACCESS
- 4 4-GANG OUTLET
- CEILING FAN
- FAN BATHROOM FAN

PLUMBING

- F.D. FLOOR DRAIN
- SINK
- TOILET
- HOSE BIB HOSE BIB

SITE

- SETBACKS
- GRADE CHANGE

DOOR SCHEDULE

MARK	QTY	LOCATION	TYPE	SWING	NOTES	WIDTH	HEIGHT
3/0	1	EXT	FRONT DR	LH	–	3/0	6/8
3/0	1	EXT	FRONT DR	RH	–	3/0	6/8
3/0	5	INT	STANDARD DR	LH	–	3/0	6/8
3/0	5	INT	STANDARD DR	RH	–	3/0	6/8
2/6	1	INT	LINEN DR	LH	–	2/6	6/8
3/0 POCKET	1	INT	POCKET DR	SLAB	–	3/0	6/8
2/8 POCKET	1	INT	POCKET DR	SLAB	–	2/8	6/8
3/0	1	INT	CLOSET SLIDING	SLAB	–	3/0	6/8
3/0 SLIDING	1	INT	CLOSET SLIDING	SLAB	–	3/0	6/8
3/0 POCKET	1	INT	PANTRY	SLAB	BY OWNER	3/0	6/8
3/0	1	EXT	GARAGE DR	LH	20 MIN. FIRE DOOR	3/0	6/8

GENERAL NOTES

ROOF TRUSS HEEL HEIGHTS

10 / 12 PITCH	8 / 12 PITCH
16" HEEL	14" HEEL
12" OVERHANG	12" OVERHANG

EXTERIOR SIDING

ALL EXTERIOR CORNER BDS. TO BE 5/4" X 6"
ALL INSIDE CORNER BDS. TO BE 5/4" X 2"
REMOVE ALL BRICK MOLD OFF EXTERIOR DOORS AND REPLACE WITH 1 1/2" TRIM BD. EXCEPT FRONT DOOR.
STONE VENEER TBD

COVERAGES (ESTIMATED)

ROOFING – SQ.	TBD
EAVES – SQ. FT.	TBD
SOFFIT – SQ. FT.	TBD
SIDING – SQ. FT.	TBD
VALLEYS – LF.	TBD
FASCIA – LF.	TBD
TRIM – LF.	TBD
RAKE – LF.	TBD

UPDATES

UPDATES
4/18/25 LABELS, ELECTRIC, ROOF PLAN, FOUNDATION
4/21/25 ARCH. BOARD SUBMITTAL PLANS

MIKKELSON BUILDERS
1025 W. GLEN OAKS LANE #202
MEQUON, WI 53092
262-241-8740

HOMAN RESIDENCE

TITLE PAGE

NO SCALE

4-21-2025

2025-08

DRAWN BY: F.M.D.
E-MAIL: fredmdahms@sbcglobal.net
MOBILE: 414-241-8910

NOTE:
THESE PLANS ARE THE PROPERTY OF FRED A. MIKKELSON INC. AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT PERMISSION FROM FRED A. MIKKELSON INC.

T1

Attachment: Plans (10332 : Leroy & Lori Haueser)

ROOF TRUSS HEEL HEIGHTS

10 / 12 PITCH - 16" HEEL - 12" OVHG
8 / 12 PITCH - 14" HEEL - 12" OVHG

EXTERIOR SIDING NOTES:

ALL EXTERIOR CORNER BDS. TO BE 5/4 X 6"
ALL INSIDE CORNER BDS. TO BE 5/4" X 2"
REMOVE ALL BRICK MOLD OFF EXTERIOR DOORS AND REPLACE WITH 1 1/2" TRIM BD. EXCEPT FRONT DOOR.

NOTES:

CUSTOMER PREFERRED ARCH STONE SURROUND (MIMICKING ORIGINAL HOME)
WINDOWS:MANUFACTURER, COLOR INSIDE / OUTSIDE
HARDIE SIDING - PRIMED
MILLWORK - STAINED OR PAINTED
CABINETS- STAINED OR PAINTED
PICTURE FRAME WINDOWS
GARAGE DOORS - RAISED PANEL

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

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

MIKELSON BUILDERS
1029 W. GLEN OAKS LAKE #202
MEQUON, WI. 53092
262-241-8140

HAUESER RESIDENCE

ELEVATIONS

1"=4'-0"

4-21-2025

2025-08

DRAWN BY: F.M.D.
E-MAIL: fred@mikelsonbuilders.com
MOBILE: 414-241-8990

NOTE:
THESE PLANS ARE THE PROPERTY OF FRED A. MIKELSON INC., AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT PERMISSION FROM FRED A. MIKELSON INC.

A1

Attachment: Plans (10332 : Leroy & Lori Hauesser)

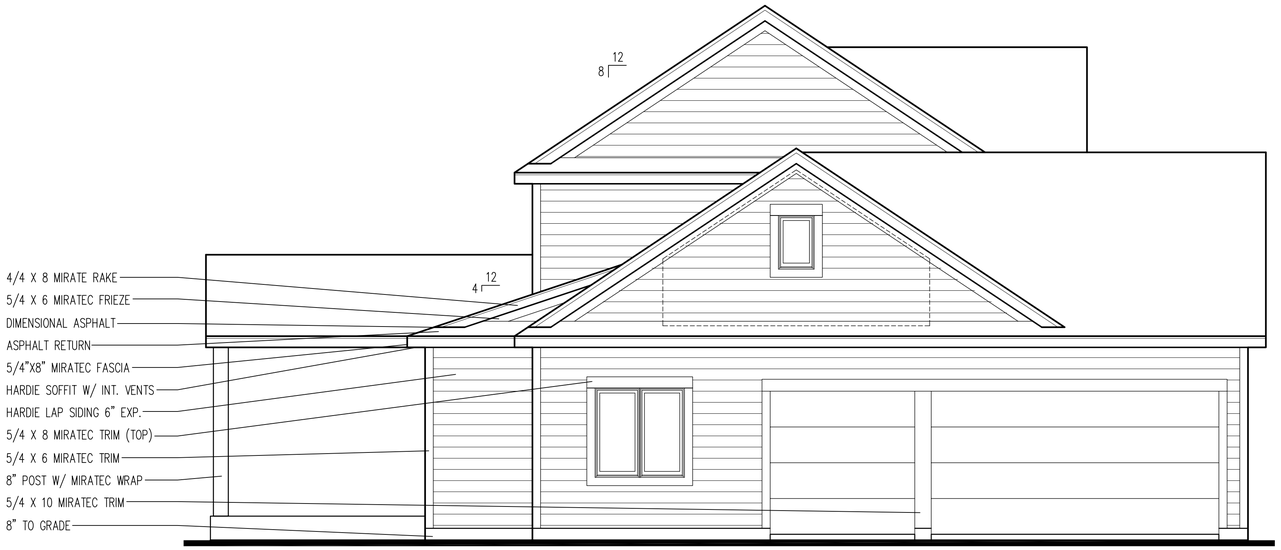
ROOF TRUSS HEEL HEIGHTS

10 / 12 PITCH - 16" HEEL - 12" OVHG
8 / 12 PITCH - 14" HEEL - 12" OVHG

EXTERIOR SIDING NOTES:

ALL EXTERIOR CORNER BDS. TO BE 5/4 X 6"
ALL INSIDE CORNER BDS. TO BE 5/4" X 2"
REMOVE ALL BRICK MOLD OFF EXTERIOR DOORS AND REPLACE WITH 1 1/2" TRIM BD. EXCEPT FRONT DOOR.

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



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

MIKELSON BUILDERS
10129 W. GLEN OAKS LAKE #202
MEQUON, WI. 53092
262-241-8140

HAUESER RESIDENCE

ELEVATIONS

1"=1'-0"

4-21-2025

2025-08

DRAWN BY: F.M.D.
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MOBILE: 414-241-8980

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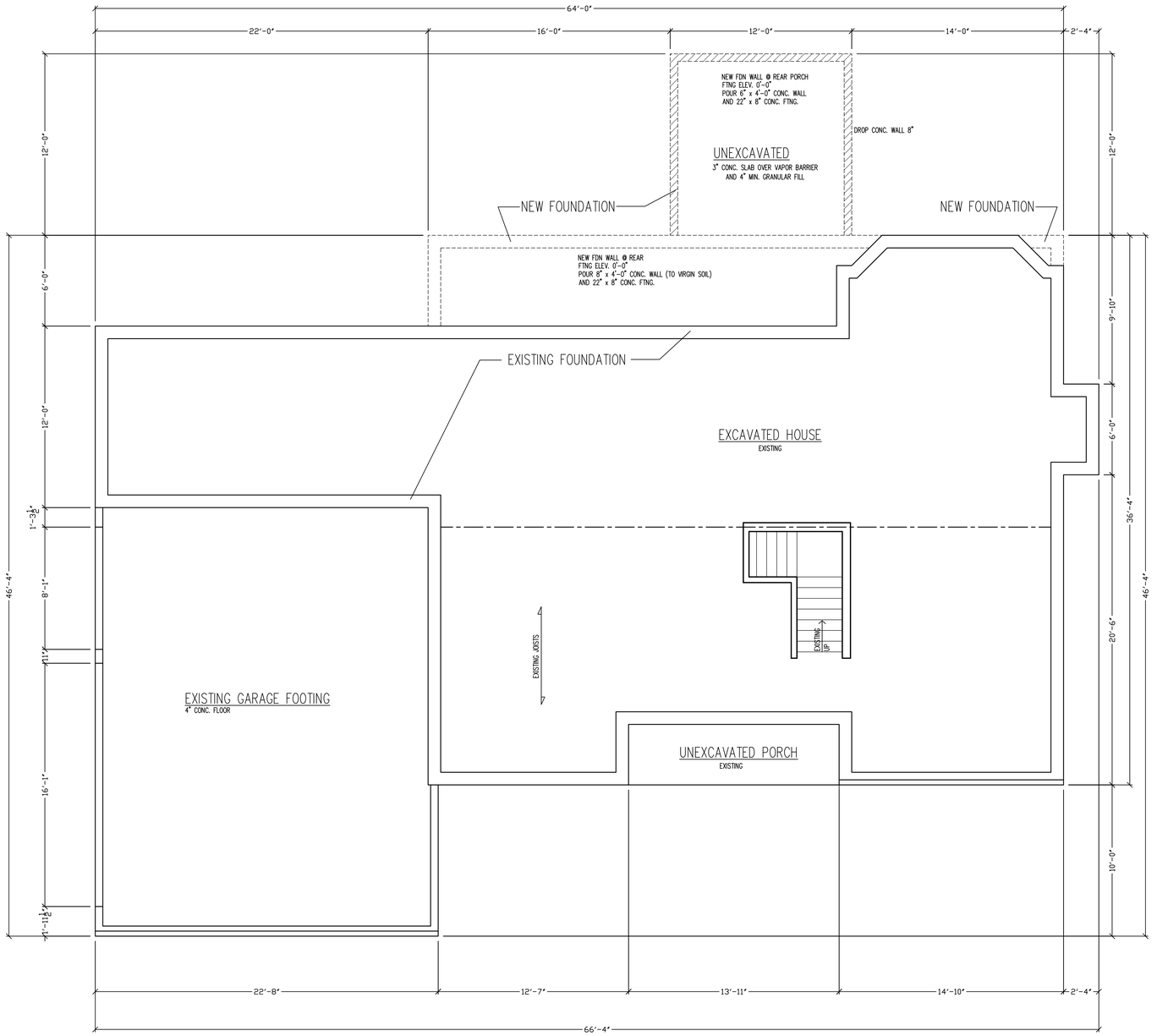
A2

Attachment: Plans (10332 : Leroy & Lori Hauesser)



FOUNDATION PLAN

1/4"=1'-0"

UNFINISHED

MIKELSON BUILDERS
1025 W. GLEN OAKS LAKE #202
MEQUON, WI. 53092
262-241-8140

HAUESER RESIDENCE

FOUNDATION

1"=4'-0"

4-21-2025

2025-08

DRAWN BY: F.M.D.
E-MAIL: fred@mikelsonbuilders.com
MOBILE: 414-241-8960

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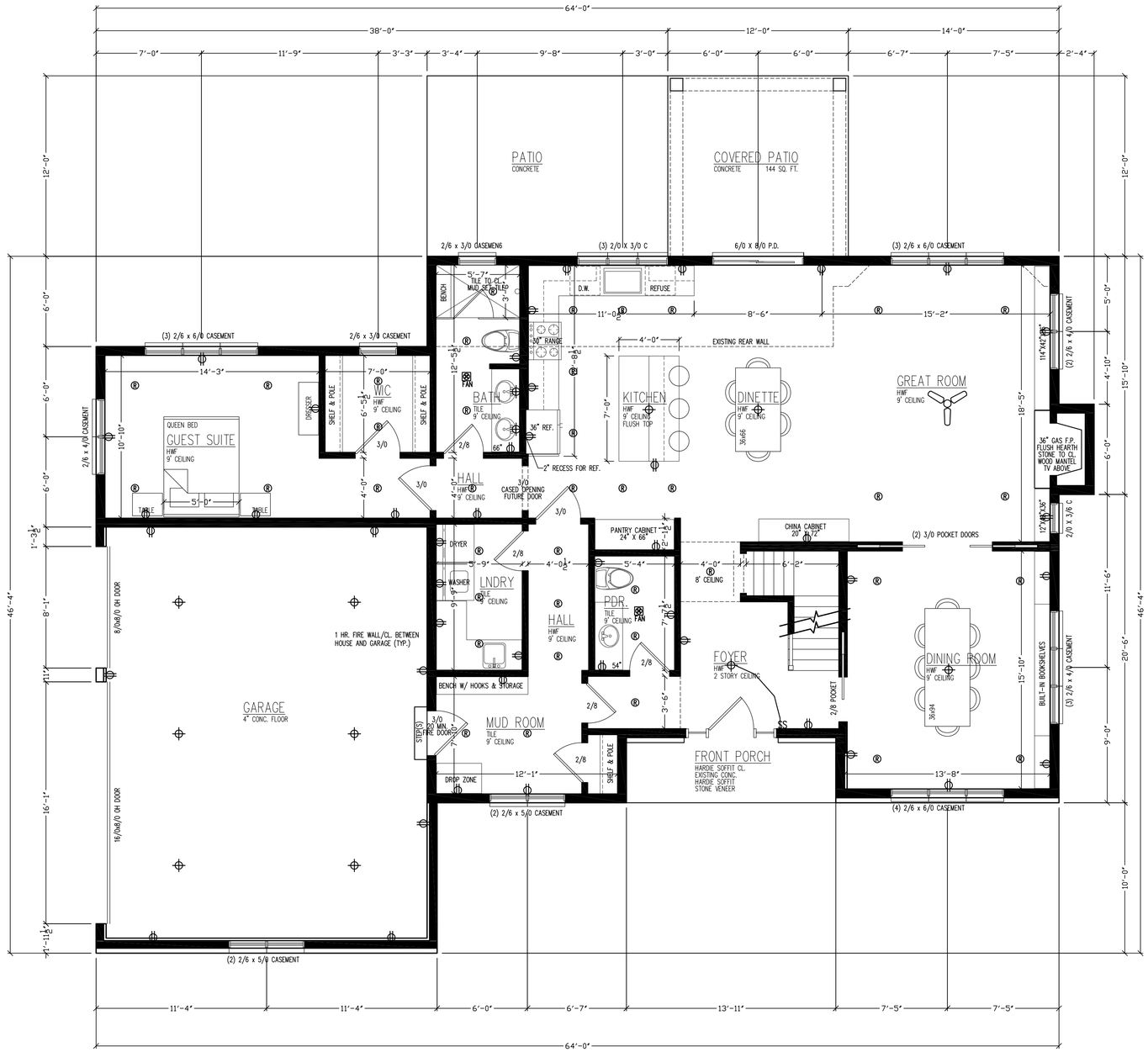
FRED A. MIKELSON INC. AND MAY NOT
BE REPRODUCED OR USED IN ANY FORM
WITHOUT PERMISSION FROM
FRED A. MIKELSON INC.

A3

Attachment: Plans (10332 : Leroy & Lori Hauesser)

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



FIRST FLOOR

1/4"=1'-0" 1,748 SQ. FT.

MIDELSON BUILDERS
1029 W. GLEN OAKS LAKE #202
MEQUON, WI. 53092
262-241-8140

HAUESER RESIDENCE

FIRST FLOOR

1"=4'-0"

4-21-2025

2025-08

DRAWN BY: F.M.D.
E-MAIL: fred@midelsonbuilders.com
MOBILE: 414-241-8060

NOTE:
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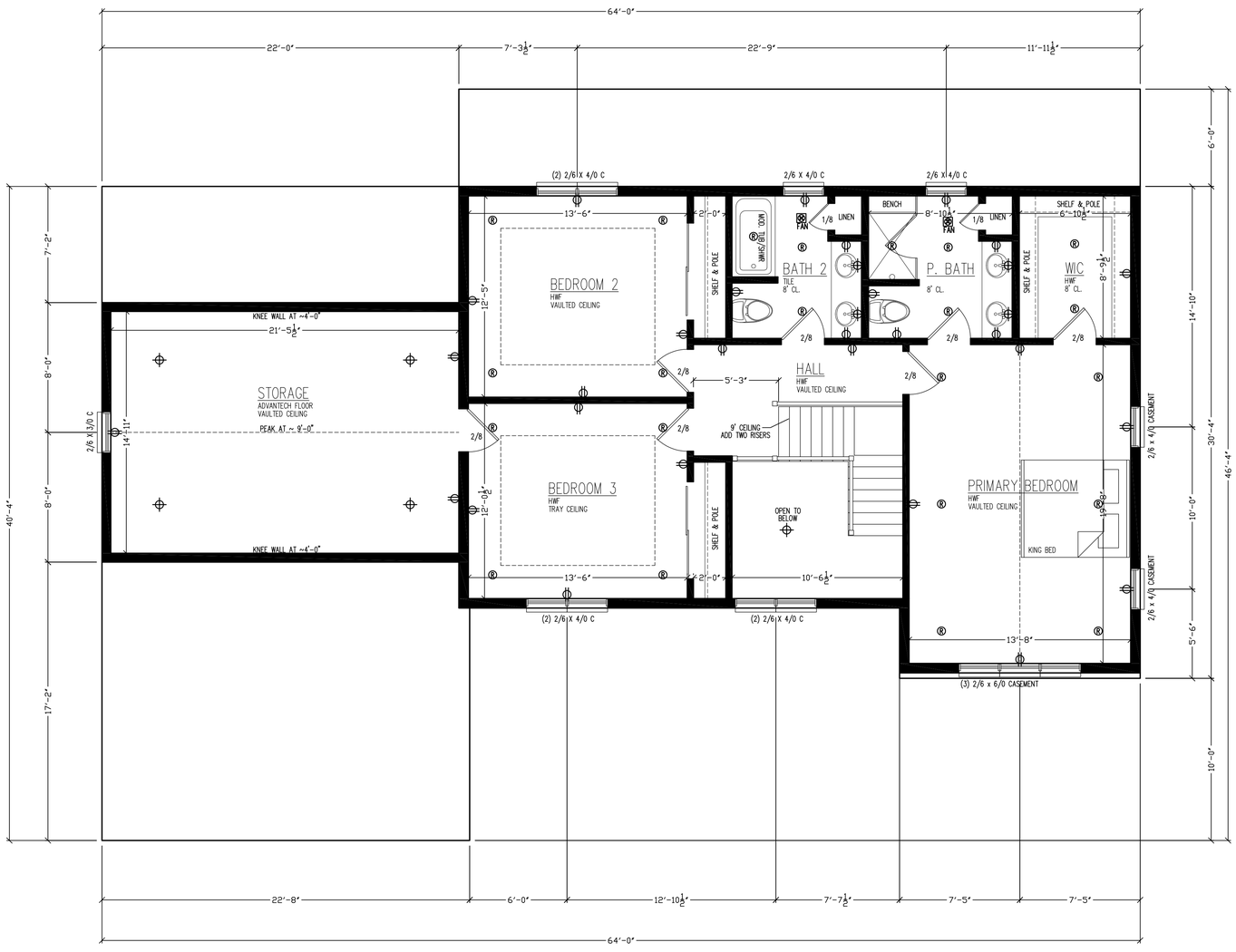
A4

Attachment: Plans (10332 : Leroy & Lori Hauesser)

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



SECOND FLOOR
1/4"=1'-0"
1,156 SQ. FT + 352 SQ FT ATTIC

MIKELSON BUILDERS
1029 W. GLEN OAKS LAKE #202
MEQUON, WI. 53092
262-241-8140

HAUESER RESIDENCE

SECOND FLOOR

1"=4'-0"

4-21-2025

2025-08

DRAWN BY: F.M.D.
E-MAIL: fred@mikelsonbuilders.com
MOBILE: 414-216-5990

NOTE:
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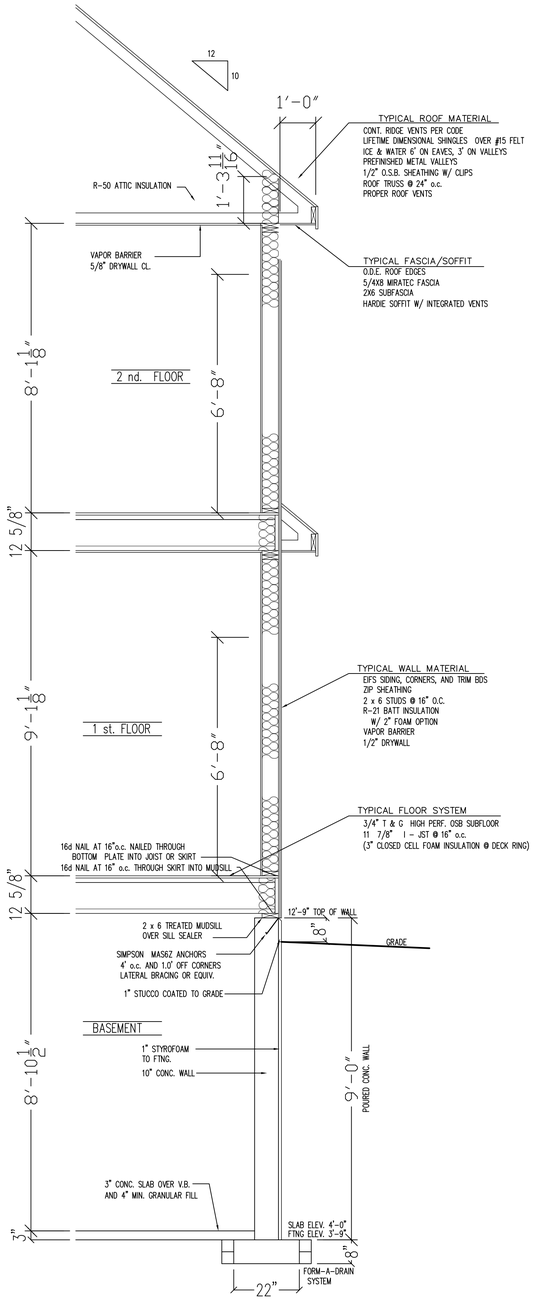
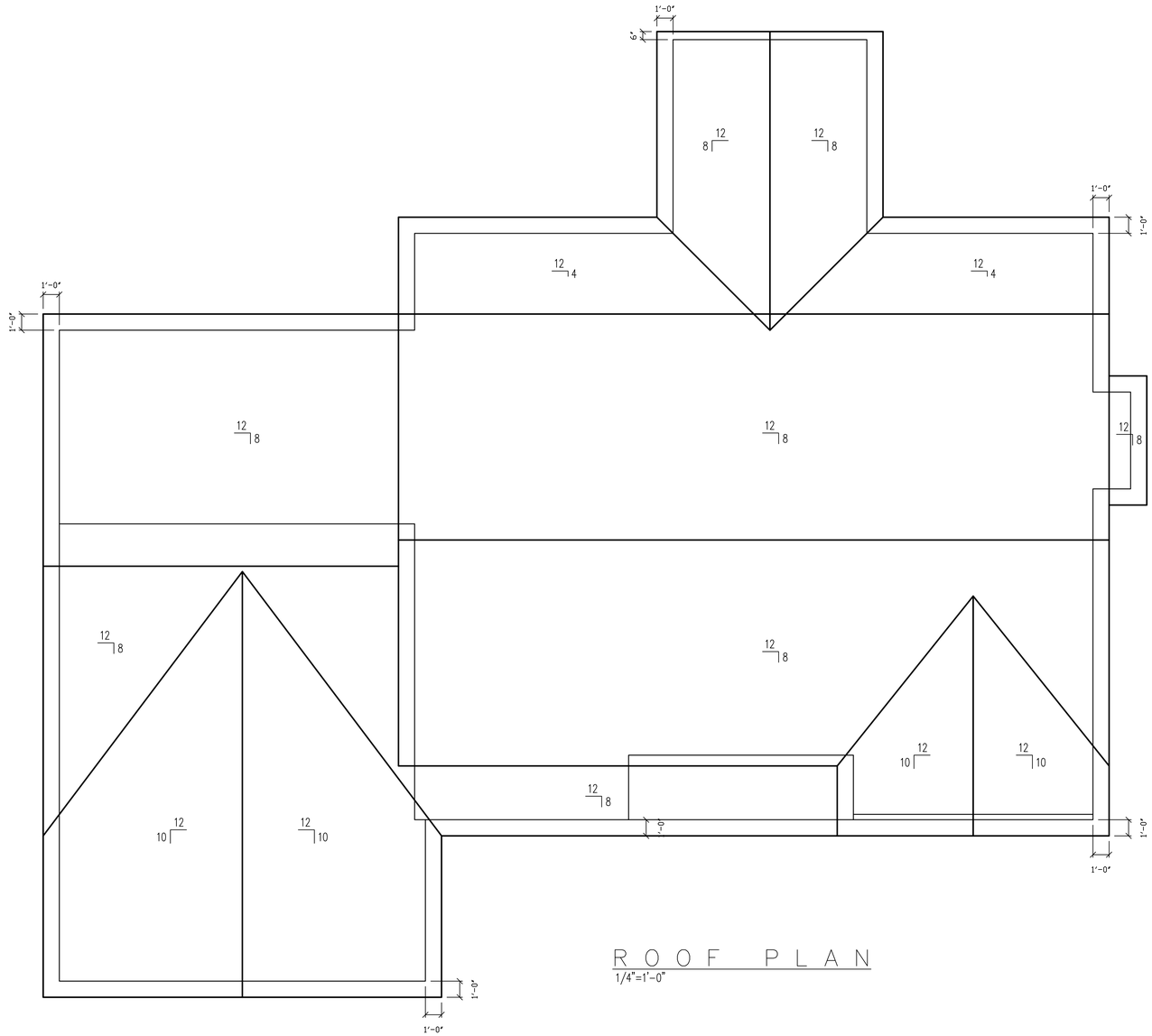
A5

Attachment: Plans (10332 : Leroy & Lori Hauesser)



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



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

MIKELSON BUILDERS
10125 W. GLEN OAKS LAKE #202
MEQUON, WI. 53092
262-241-8140

HAUESER RESIDENCE

ROOF PLAN

1"=4'-0"

4-21-2025

2025-08

DRAWN BY: F.M.D.
E-MAIL: fred@mikelsonbuilders.com
MOBILE: 414-241-8940

NOTE:
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FRED A. MIKELSON INC. AND MAY NOT
BE REPRODUCED OR USED IN ANY FORM
WITHOUT PERMISSION FROM
FRED A. MIKELSON INC.

A6

Attachment: Plans (10332 : Leroy & Lori Hauesser)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Mitch & Megan Hulbert - New Single-Family Residence at 10523 W. Hawthorne Farms Lane**

Attachments:
Site Plan (PDF)
Plans (PDF)

PLAT OF SURVEY

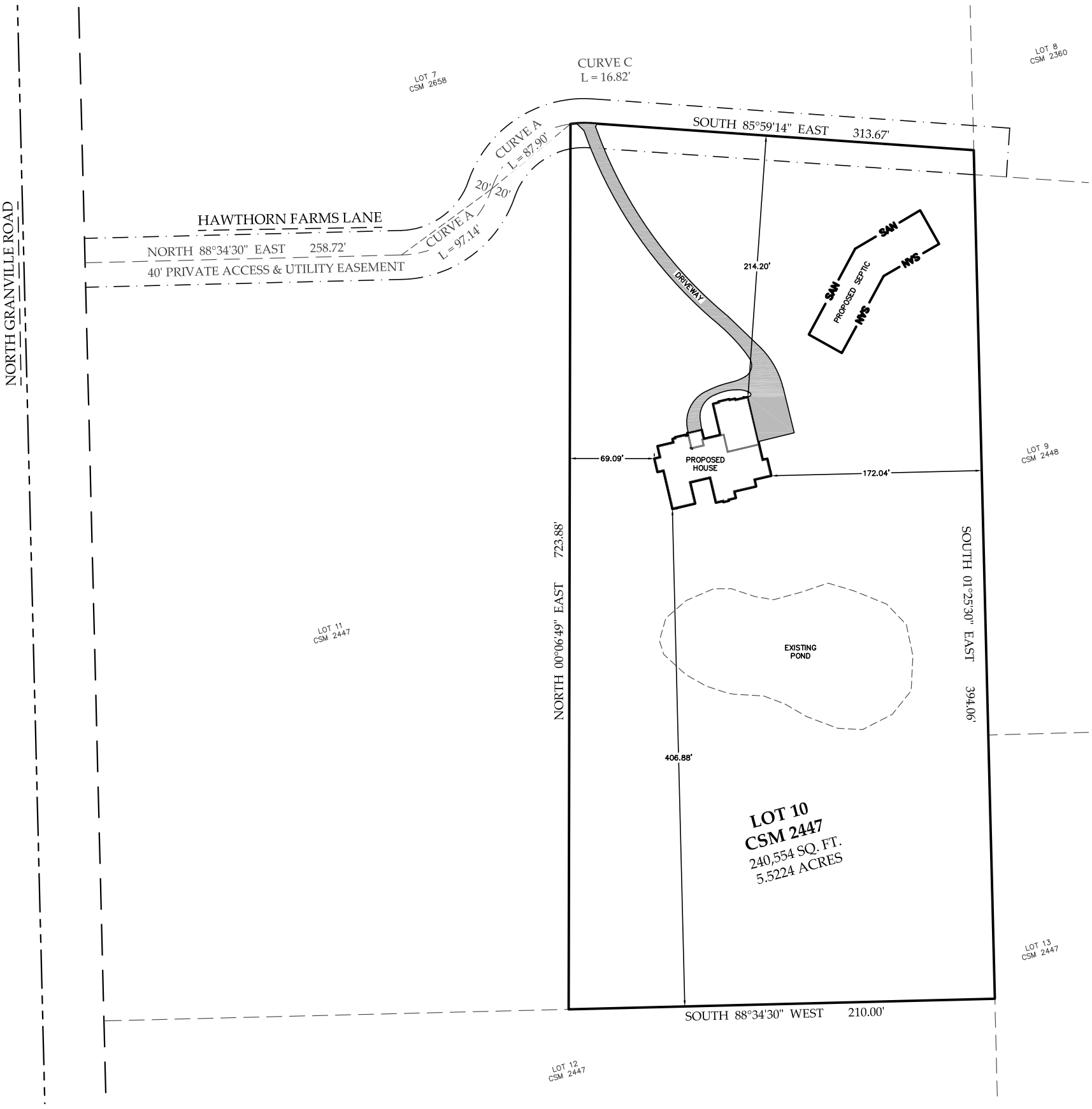
LEGAL DESCRIPTION

PARCEL 1

LOT 10, OF CERTIFIED SURVEY MAP NO. 2447, AS RECORDED IN THE OFFICE OF THE OZAUKEE COUNTY REGISTER OF DEEDS OFFICE ON AUGUST 11, 1992, IN VOLUME 18 OF CERTIFIED SURVEY MAPS, PAGE 21, AS DOCUMENT NO. 470415, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

PARCEL 2

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND CREATED BY EASEMENT AND MAINTENANCE AGREEMENT EXECUTED BY WILMER F. WETZEL, DATED DECEMBER 17, 1991, AND RECORDED IN THE OFFICE OF THE OZAUKEE COUNTY REGISTER OF DEEDS ON DECEMBER 17, 1991, IN VOLUME 726, PAGE 152, AS DOCUMENT NO. 454576, AND AMENDMENT TO EASEMENT AND MAINTENANCE AGREEMENT DATED AUGUST 20, 1992, AND RECORDED IN SAID REGISTER OF DEEDS OFFICE ON SEPTEMBER 1, 1992, IN VOLUME 769, PAGE 474, AS DOCUMENT NO. 471765, FOR INGRESS AND EGRESS.



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 AND DIMENSION OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY, AND THAT I HAVE COMPLIED WITH WISCONSIN CHAPTER A-E 7.

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

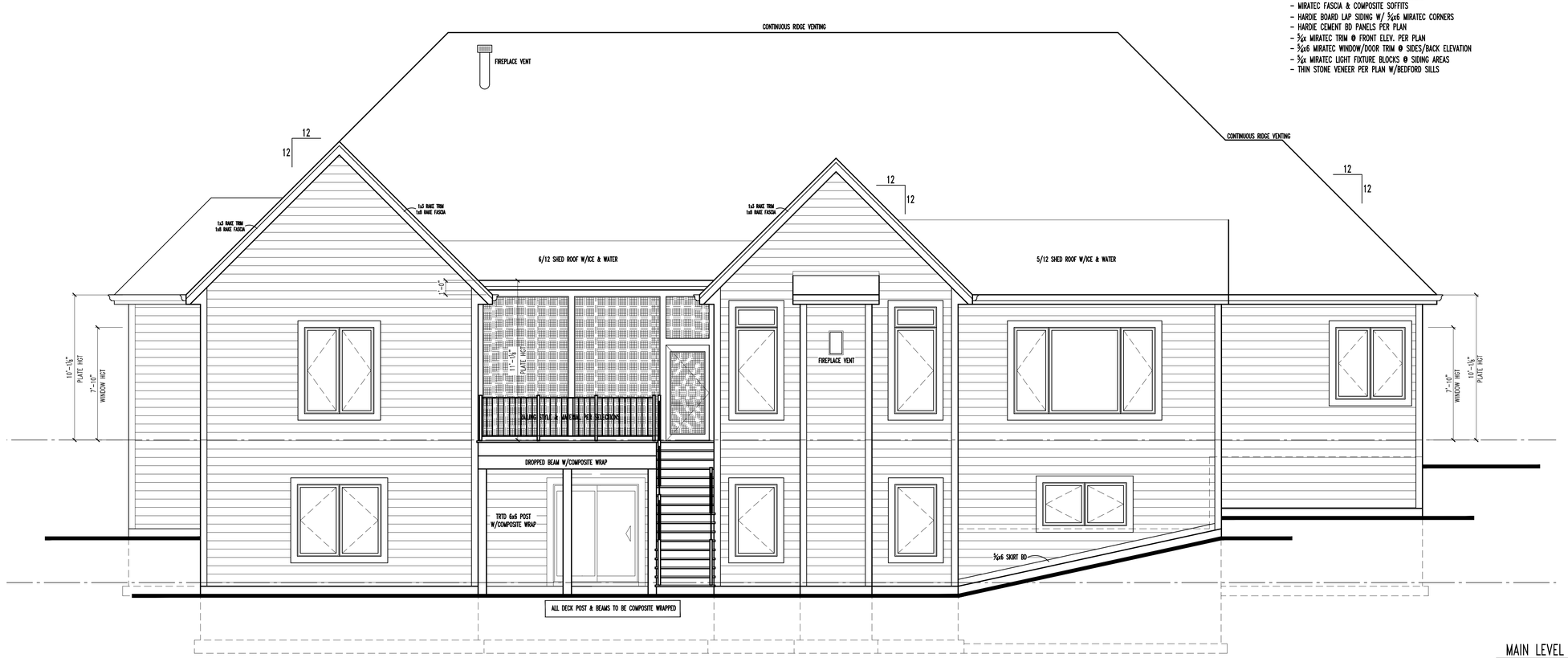
FN: XX-XX-XX Date: XX/XX/25

SHEET 1 OF 1

Attachment: Site Plan (10333 : Mitch & Megan Hulbert)

FRONT ELEVATION

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



BACK ELEVATION

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

EXTERIOR MATERIALS

- LIFETIME WARRANTED DIMENSIONAL SHINGLES
- MIRATEC FASCIA & COMPOSITE SOFFITS
- HARDIE BOARD LAP SIDING W/ 5/4x6 MIRATEC CORNERS
- HARDIE CEMENT BD PANELS PER PLAN
- 5/4x MIRATEC TRIM @ FRONT ELEV. PER PLAN
- 5/4x6 MIRATEC WINDOW/DOOR TRIM @ SIDES/BACK ELEVATION
- 5/4x MIRATEC LIGHT FIXTURE BLOCKS @ SIDING AREAS
- THIN STONE VENEER PER PLAN W/BEDFORD SILLS

MAIN LEVEL LIVING AREA:	3483 SQ.FT.
TOTAL LIVING AREA:	3483 SQ.FT.
LOWER LEVEL AREA:	1275 SQ.FT.
GARAGE AREA:	1142 SQ.FT.

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Revision Dates: . . . .

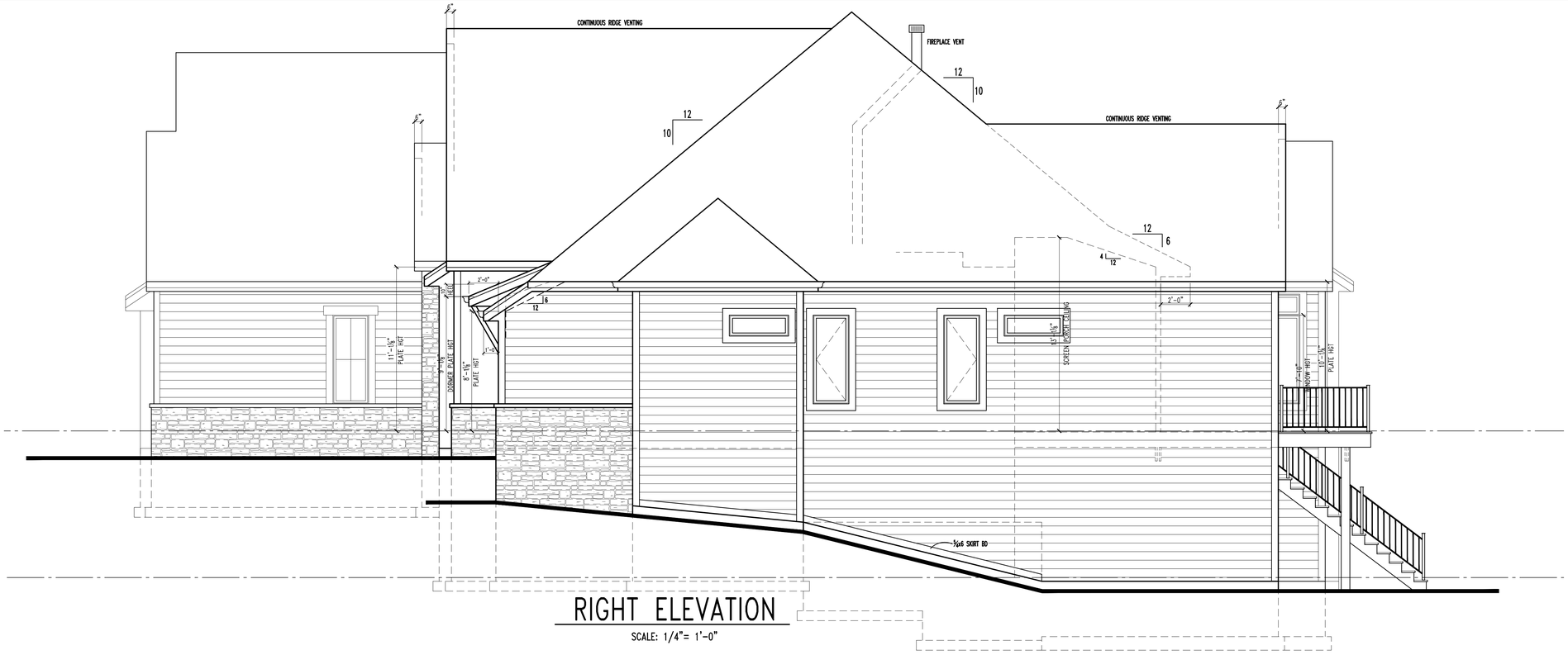
DESIGNED & BUILT BY
James Craig Builders Inc.
12229 W NORTH AVE
WAUWATOSA, WI 53226
PHONE (414) 771-5563
FAX (414) 771-7522
www.jamescraigbuilders.com

MODEL: Custom Ranch
DRAWN BY: JJM
DATE: 3-24-2025

PROJECT: Hulbert . .
TITLE: ELEVATIONS- Front & Back

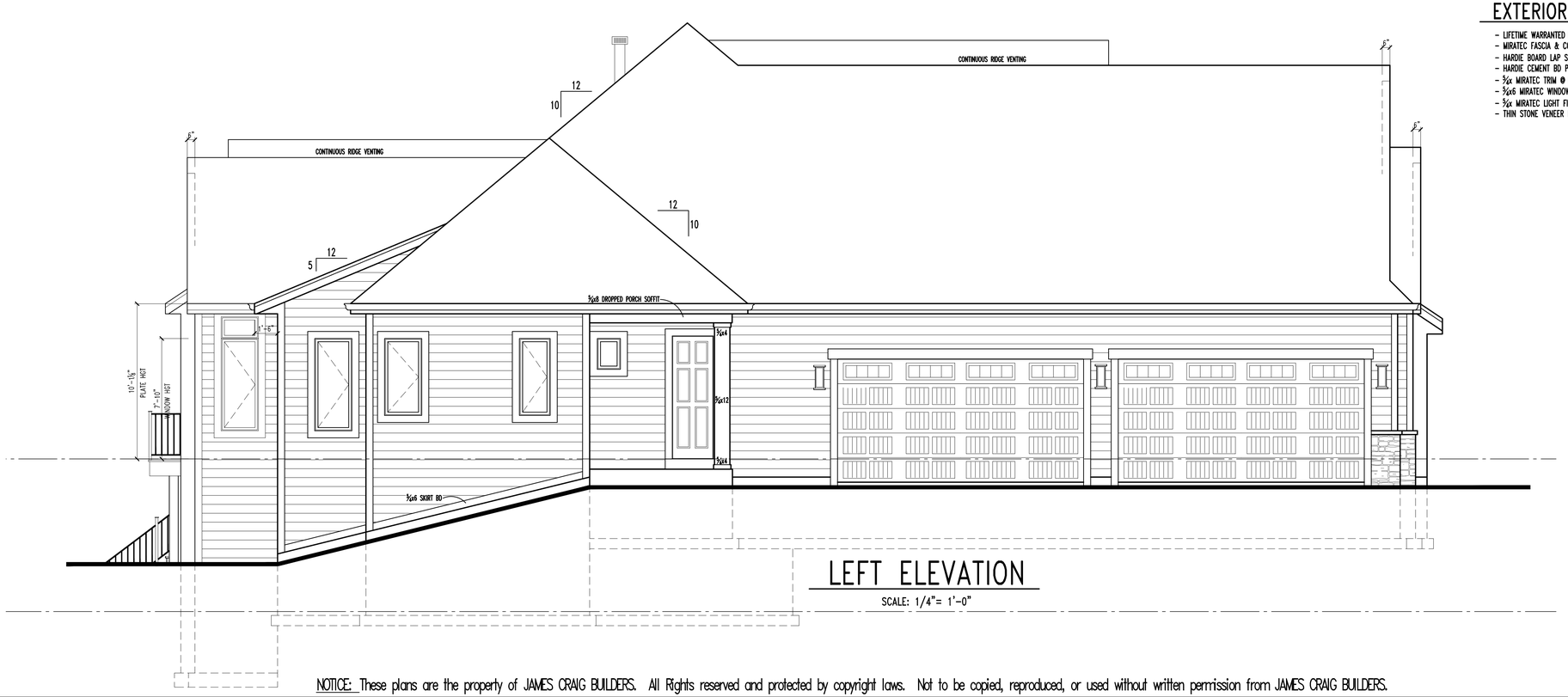
Sheet No. 1of7

Attachment: Plans (10333 : Mitch & Megan Hulbert)



RIGHT ELEVATION

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



LEFT ELEVATION

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

EXTERIOR MATERIALS

- LIFETIME WARRANTED DIMENSIONAL SHINGLES
- MIRATEC FASCIA & COMPOSITE SOFFITS
- HARDIE BOARD LAP SIDING W/ ⅝x6 MIRATEC CORNERS
- HARDIE CEMENT BD PANELS PER PLAN
- ⅝x MIRATEC TRIM @ FRONT ELEV. PER PLAN
- ⅝x6 MIRATEC WINDOW/DOOR TRIM @ SIDES/BACK ELEVATION
- ⅝x MIRATEC LIGHT FIXTURE BLOCKS @ SIDING AREAS
- THIN STONE VENEER PER PLAN W/BEDFORD SILLS

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Revision Dates: . . . .

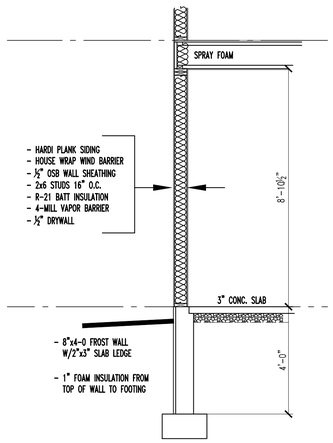
DESIGNED & BUILT BY
James Craig Builders Inc.
12229 W NORTH AVE. PHONE (414) 771-5563
WAUWATOSA, WI 53226 FAX (414) 771-7522
www.jamescraigbuilders.com

MODEL: Custom Ranch
DRAWN BY: JJM
DATE: 3-24-2025

PROJECT: Hulbert . .
TITLE: ELEVATIONS - Left & Right

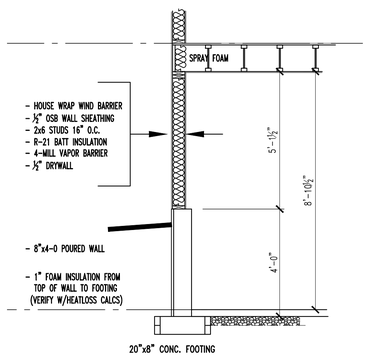
Sheet No.
2of7

Attachment: Plans (10333 : Mitch & Megan Hulbert)



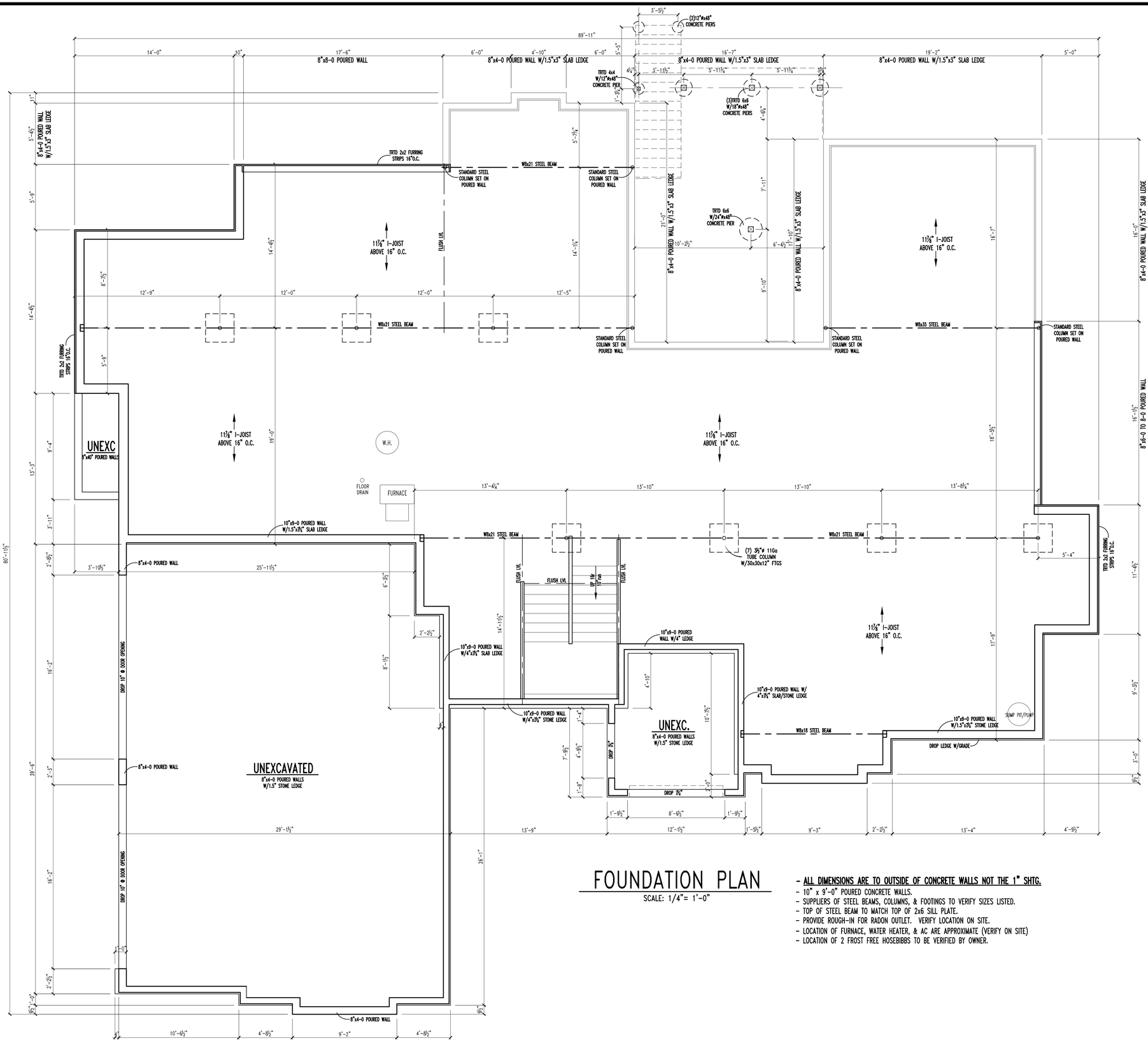
FULL EXPOSURE SECTION

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



PARTIAL EXPOSED SECTION

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



FOUNDATION PLAN

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

- **ALL DIMENSIONS ARE TO OUTSIDE OF CONCRETE WALLS NOT THE 1" SHTG.**
- 10" x 9'-0" POURED CONCRETE WALLS.
- SUPPLIERS OF STEEL BEAMS, COLUMNS, & FOOTINGS TO VERIFY SIZES LISTED.
- TOP OF STEEL BEAM TO MATCH TOP OF 2x6 SILL PLATE.
- PROVIDE ROUGH-IN FOR RADON OUTLET. VERIFY LOCATION ON SITE.
- LOCATION OF FURNACE, WATER HEATER, & AC ARE APPROXIMATE (VERIFY ON SITE)
- LOCATION OF 2 FROST FREE HOSEBIBBS TO BE VERIFIED BY OWNER.

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Revision Dates: . . . .

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12229 W NORTH AVE. PHONE (414) 771-5563
WAUWATOSA, WI 53226 FAX (414) 771-7522
www.jamescraigbuilders.com

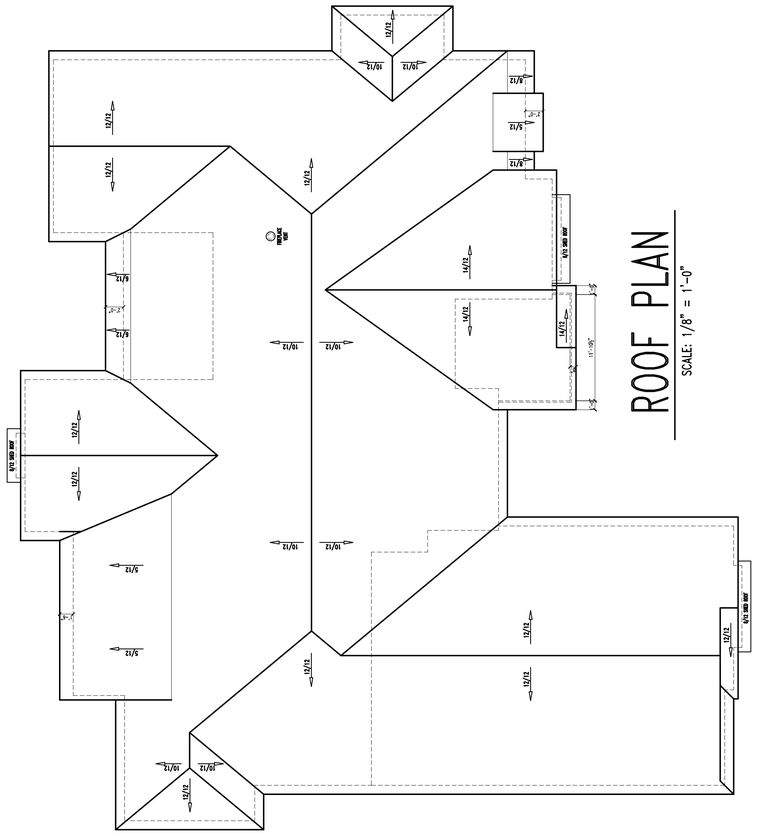
MODEL: Custom Ranch
DRAWN BY: JJM
DATE: 3-24-2025

PROJECT: Hulbert . .

TITLE: FOUNDATION PLAN

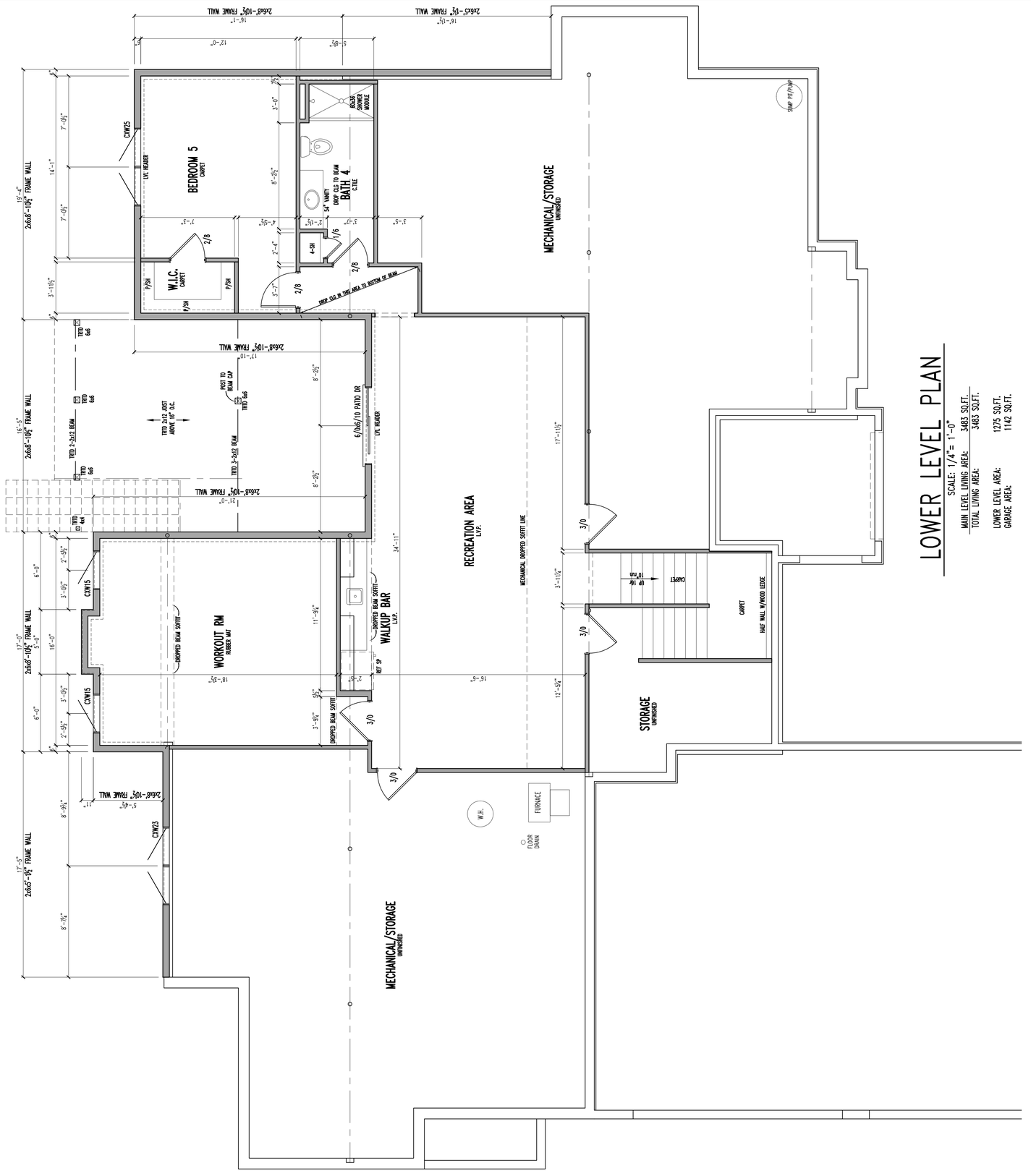
Sheet No.
3of7

Attachment: Plans (10333 : Mitch & Megan Hulbert)



ROOF PLAN

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



LOWER LEVEL PLAN

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

MAIN LEVEL LIVING AREA:	3483 SQ.FT.
TOTAL LIVING AREA:	3483 SQ.FT.
LOWER LEVEL AREA:	1275 SQ.FT.
GARAGE AREA:	1142 SQ.FT.

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WAUWATOSA, WI 53226 FAX (414) 771-7522
www.jamescraigbuilders.com

Revision Dates: . . . .

MODEL: Custom Ranch
DRAWN BY: JM
DATE: 3-24-2025

PROJECT: Hulbert . .
TITLE: LOWER LEVEL PLAN

Sheet No.
4of7

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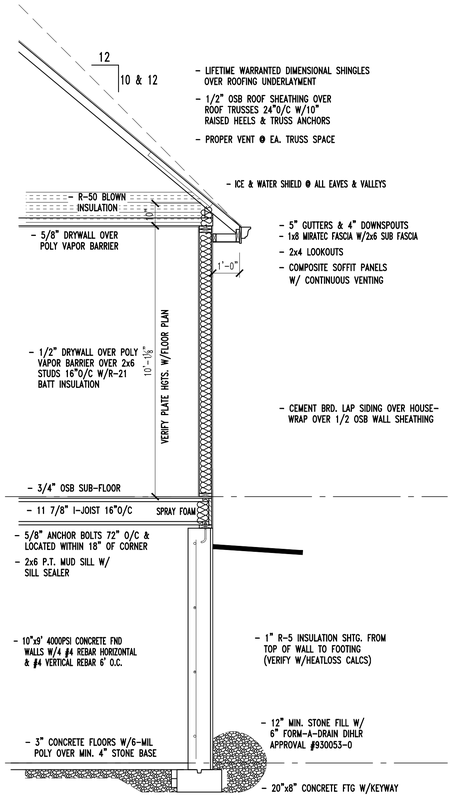
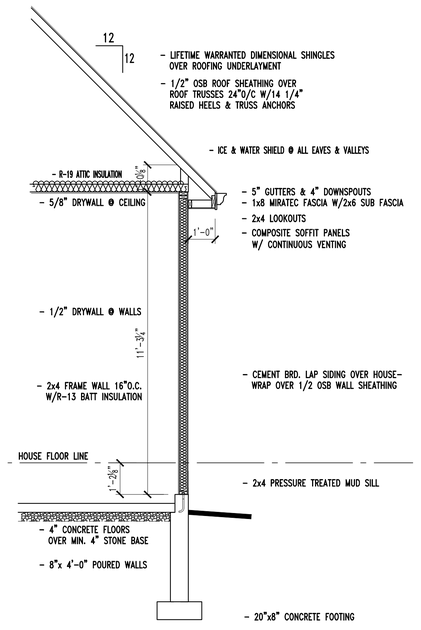
Attachment: Plans (10333 : Mitch & Megan Hulbert)



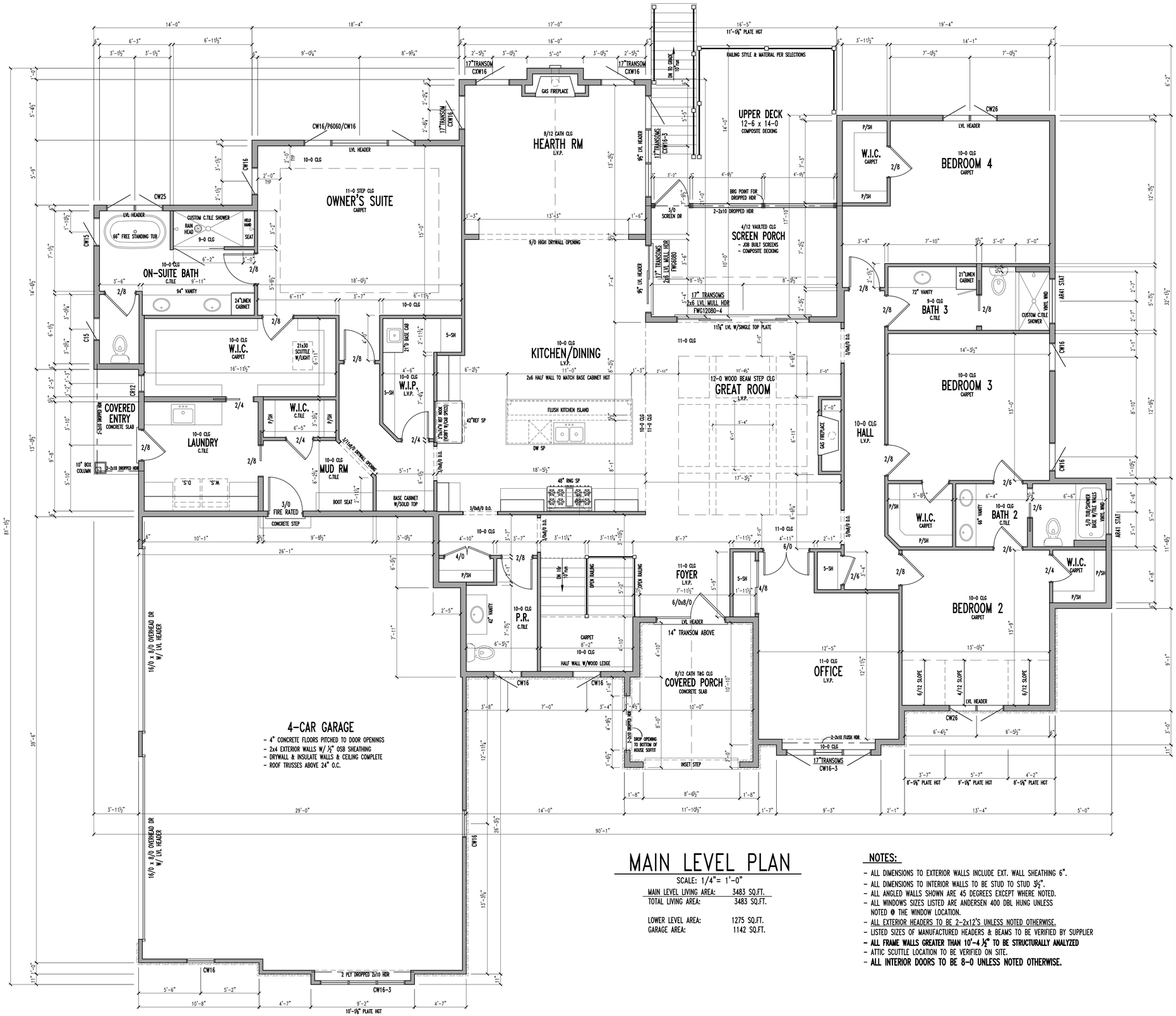
TYPICAL WALL SECTION

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



TYPICAL GARAGE SECTION

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



MAIN LEVEL PLAN

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

MAIN LEVEL LIVING AREA:	3483 SQ.FT.
TOTAL LIVING AREA:	3483 SQ.FT.
LOWER LEVEL AREA:	1275 SQ.FT.
GARAGE AREA:	1142 SQ.FT.

NOTES:

- ALL DIMENSIONS TO EXTERIOR WALLS INCLUDE EXT. WALL SHEATHING 6".
- ALL DIMENSIONS TO INTERIOR WALLS TO BE STUD TO STUD 3½".
- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.
- ALL WINDOWS SIZES LISTED ARE ANDERSEN 400 DBL HUNG UNLESS NOTED @ THE WINDOW LOCATION.
- ALL EXTERIOR HEADERS TO BE 2-2x12'S UNLESS NOTED OTHERWISE.
- LISTED SIZES OF MANUFACTURED HEADERS & BEAMS TO BE VERIFIED BY SUPPLIER
- **ALL FRAME WALLS GREATER THAN 10'-4 ½" TO BE STRUCTURALLY ANALYZED**
- ATTIC SCUTTLE LOCATION TO BE VERIFIED ON SITE.
- **ALL INTERIOR DOORS TO BE 8-0 UNLESS NOTED OTHERWISE.**

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WAUWATOSA, WI 53226
PHONE (414) 771-5563
FAX (414) 771-7522
www.jamescraigbuilders.com

Revision Dates: . . . .

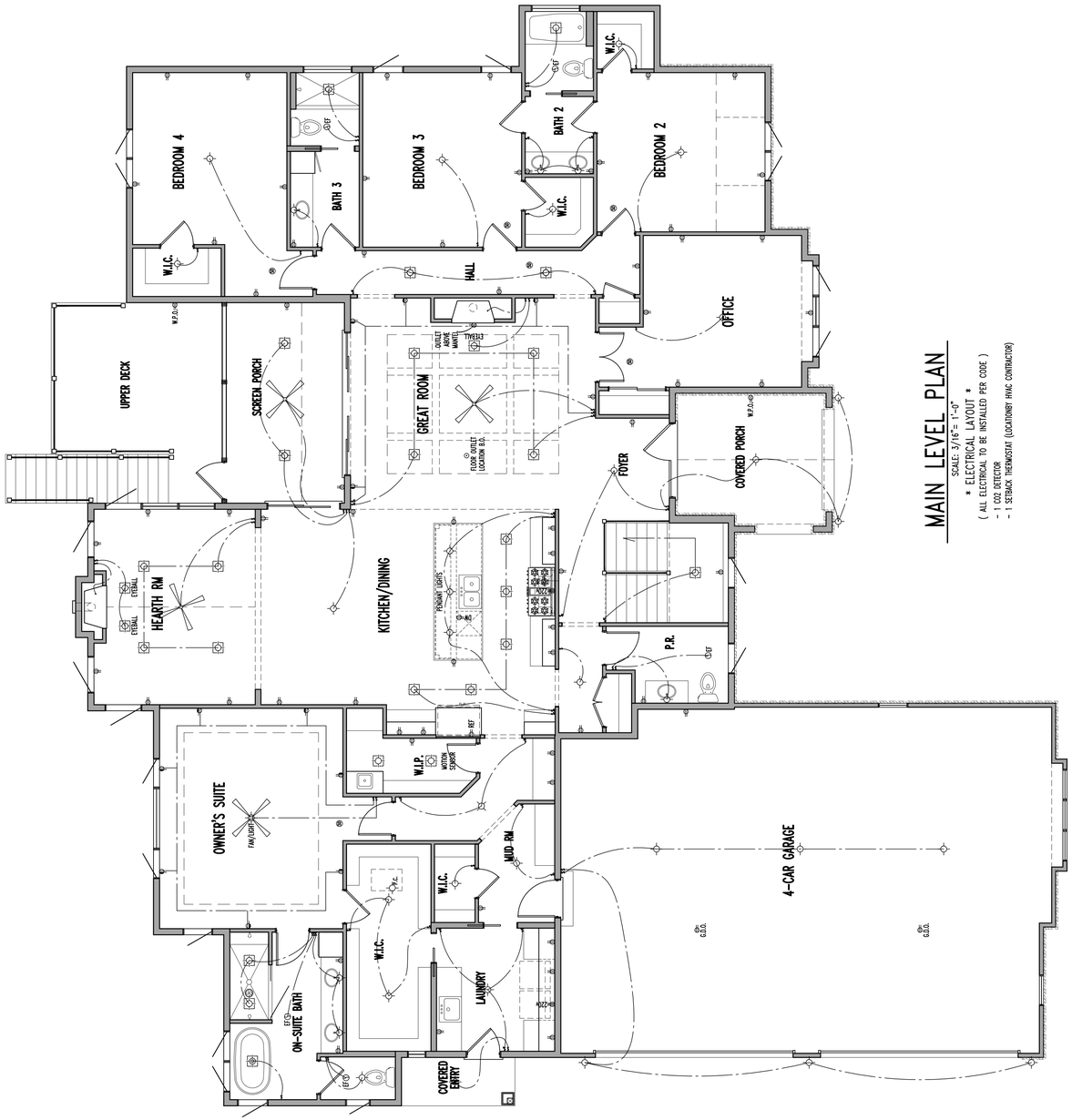
MODEL: Custom Ranch
DRAWN BY: JJM
DATE: 3-7-2025

PROJECT: Hulbert . . .

TITLE: MAIN LEVEL PLAN

Sheet No.
5of7

Attachment: Plans (10333 : Mitch & Megan Hulbert)



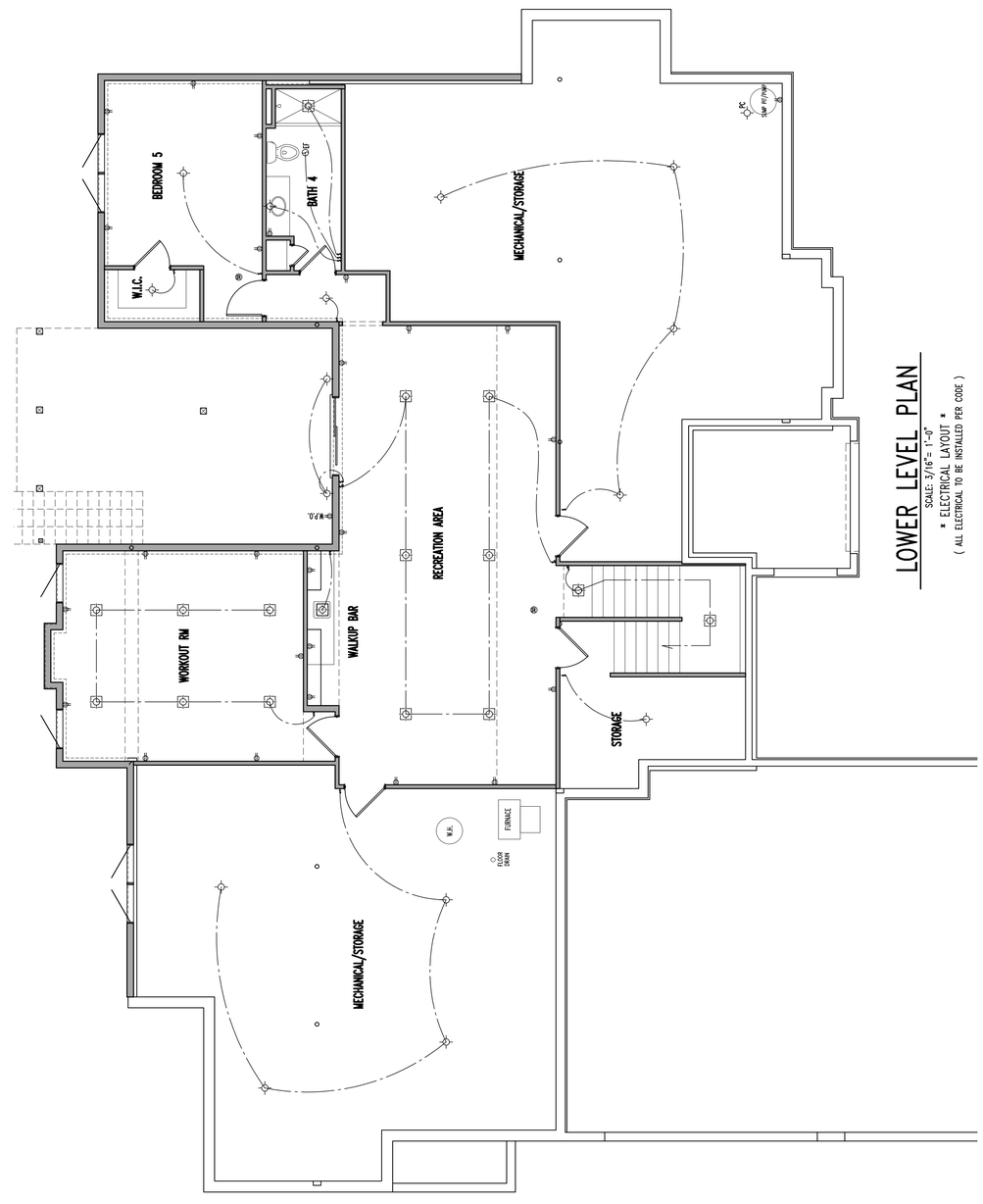
MAIN LEVEL PLAN

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

* ELECTRICAL LAYOUT *

(ALL ELECTRICAL TO BE INSTALLED PER CODE)

- 1 CO2 DETECTOR
- 1 SETBACK THERMOSTAT (LOCATIONBY HVAC CONTRACTOR)



LOWER LEVEL PLAN

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

* ELECTRICAL LAYOUT *

(ALL ELECTRICAL TO BE INSTALLED PER CODE)

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www.jamescraigbuilders.com

Revision Dates: . . . . .

MODEL: Custom Ranch
DRAWN BY: JJM
DATE: 3-7-2025

PROJECT: Hulbert . .

TITLE: ELECTRICAL LAYOUTS

Sheet No.
6of7

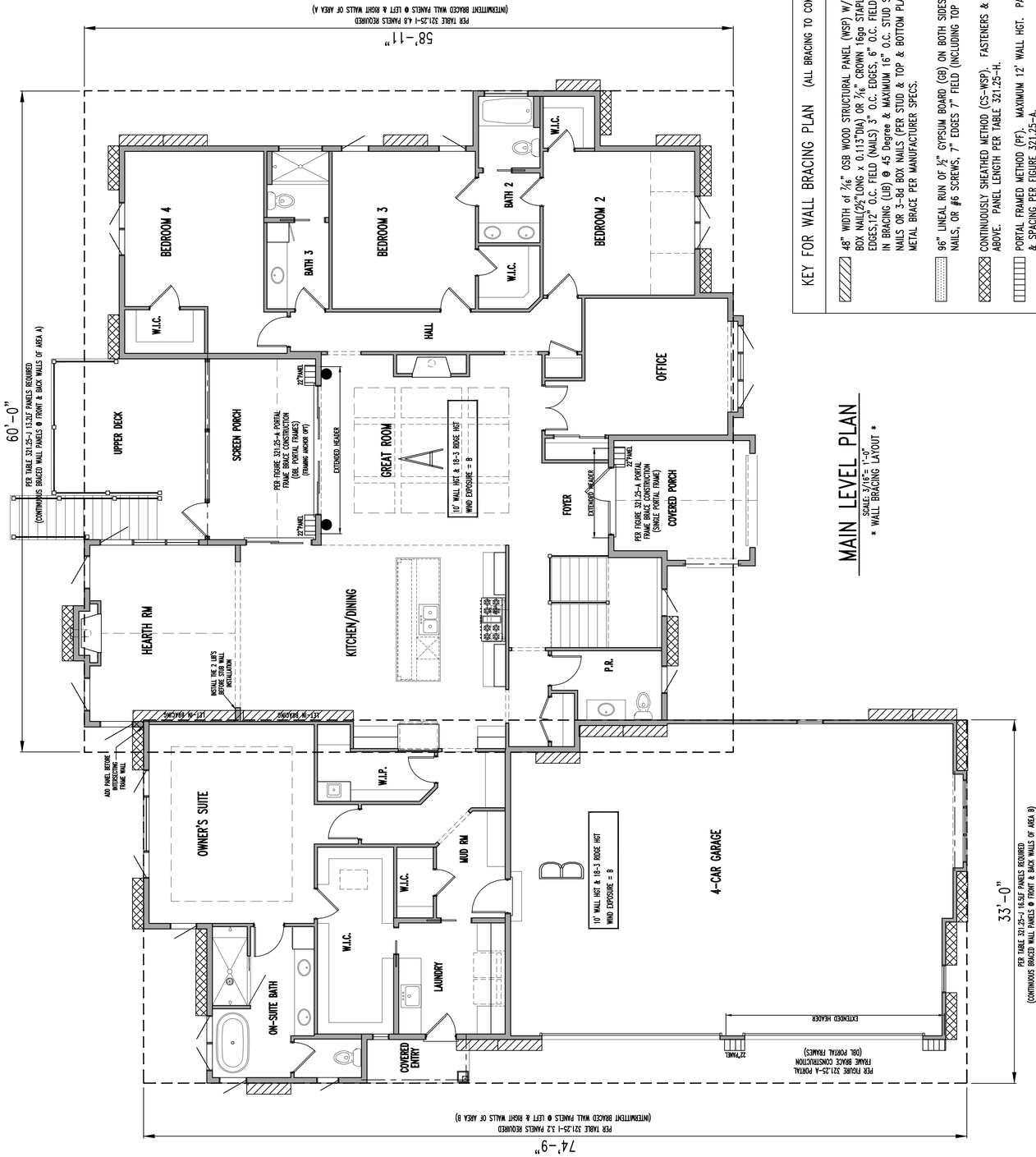
Attachment: Plans (10333 : Mitch & Megan Hulbert)

KEY FOR WALL BRACING PLAN (ALL BRACING TO COMPLY WITH CURRENT CODES)

- 48" WIDTH of 7/16" OSB WOOD STRUCTURAL PANEL (WSP) W/6d COMMON NAIL OR 8d BOX NAIL(2½"LONG x 0.113"DIA) OR 7/16" CROWN 16ga STAPLES (1¼" LONG). 6" O.C. EDGES,12" O.C. FIELD (NAILS) 3" O.C. EDGES, 6" O.C. FIELD (STAPLES). OR 1x4 LET IN BRACING (LIB) @ 45 Degree & MAXIMUM 16" O.C. STUD SPACING W/2-8d COMMON NAILS OR 3-8d BOX NAILS (PER STUD & TOP & BOTTOM PLATES). OR APPROVED METAL BRACE PER MANUFACTURER SPECS.
- 96" LINEAL RUN OF ½" GYPSUM BOARD (GB) ON BOTH SIDES OF WALL W/5d COOLER NAILS, OR #6 SCREWS, 7" EDGES 7" FIELD (INCLUDING TOP & BOTTOM PLATES)
- CONTINUOUSLY SHEATHED METHOD (CS-WSP). FASTENERS & SPACING SAME AS WSP ABOVE. PANEL LENGTH PER TABLE 321.25-H.
- PORTAL FRAMED METHOD (PF). MAXIMUM 12' WALL HGT. PANEL WIDTH, FASTENERS, & SPACING PER FIGURE 321.25-A.
- (2) FRAMING ANCHORS APPLIED ACROSS WALL/FLOOR JOINT WITH A CAPACITY OF 670# IN THE HORIZONTAL & VERTICAL DIRECTIONS.

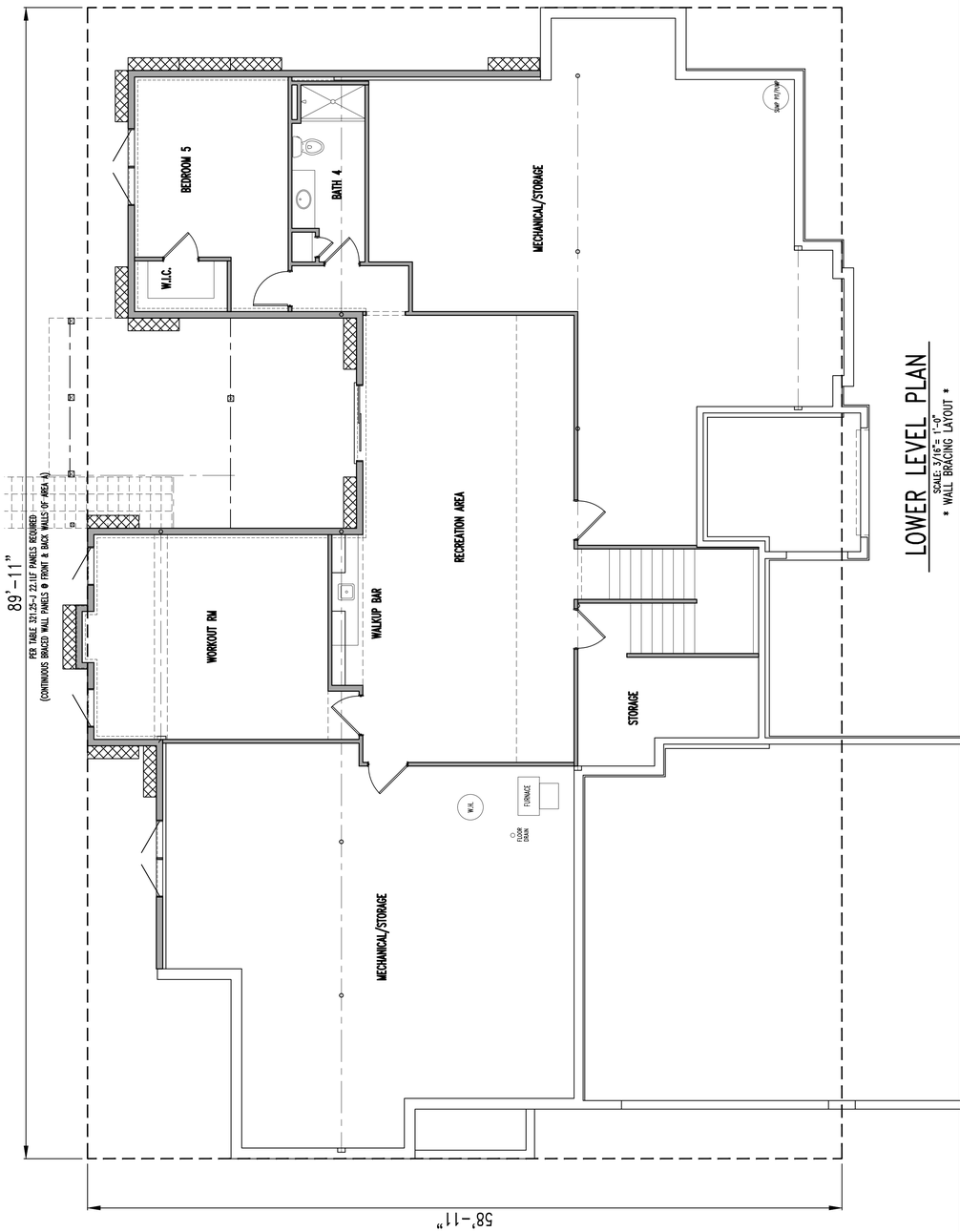
MAIN LEVEL PLAN

SCALE: 3/16" = 1'-0"
* WALL BRACING LAYOUT *



LOWER LEVEL PLAN

SCALE: 3/16" = 1'-0"
* WALL BRACING LAYOUT *



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WAUWATOSA, WI 53226 FAX (414) 771-7522
www.jamescraigbuilders.com

Revision Dates: . . . .

MODEL: Custom Ranch
DRAWN BY: JJM
DATE: 8-1-2018

PROJECT: Hulbert . .
TITLE: WALL BRACING

Sheet No.
7of7

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Attachment: Plans (10333 : Mitch & Megan Hulbert)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Adam & Rachel Loomans - New Single-Family Residence at 12980 N. Highgate Court**

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

The Victory Companies, Inc.

April 17, 2025

To whom it may concern:

It is Victory Homes of Wisconsin's intent to build a new single-family home at property description being: lot 7 Highgate, being all of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 8, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

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

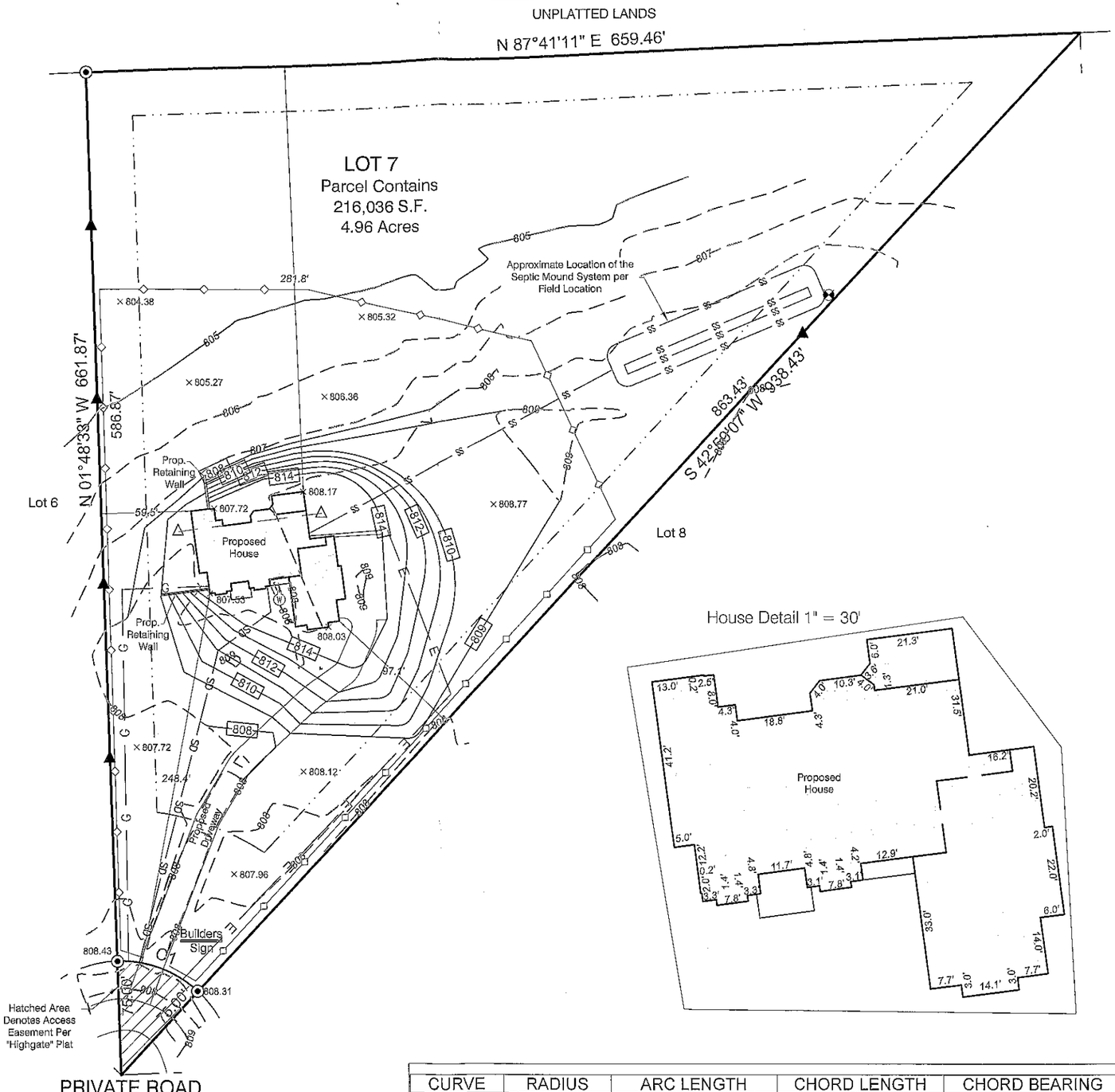
Attachment: Statement of Intent (10334 : Adam & Rachel Loomans)

Plat of Survey

Property Description:
Lot 7 in Highland, being all of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 8, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

Notes:

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments.
3. ( ) Indicates recorded as bearings and dimensions.
4. Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
5. Borings and Septic Area scaled from the Soil Evaluation Report, Sheet 3, Soil Test Site Plan. Approximate location only until field work is completed.
6. Contractors must verify at least two benchmarks shown hereon.
7. Field work completed on 04-04-25 & 04-09-25
8. Building Setbacks
   Front = 100' from Ultimate ROW
   Side = 30'
   Rear = 30'
   Rear/Side Livestock BLDG's = 50'



LEGEND

△	10' Offset
▲	Lath Set on Lot Line
Ⓦ	Proposed Well
Ⓤ	Utility Pedestals
⊙	Monument Found as Noted
⊠	Boring
× 733.57	Existing Spot Grade
735	Proposed Grade
735	Proposed Contour
735	Existing Contour
— · — · —	Building Setback Line
SD	Proposed Sump Drain
SS	Proposed Sewer Line
G	Proposed Gas Line
E	Proposed Electric Line
◇	Proposed Silt Fence

N

Graphic Scale 1" = 80'

0' 80' 160'

Suggested Top of Wall: 815.67'
Suggested Garage Floor: 815.34'
Suggested Final Yard Grade: 815.00'/810.00'
Suggested Top of Footing: 806.67'
(Assuming 9' Poured Wall-check plans)
Sewer invert elevations to be verified by sewer contractor

House Detail 1" = 30'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	58.44'	56.97'	S 69°29'13" E

LAND SURVEYS INC.
21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

SURVEYOR'S CERTIFICATE

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

WISCONSIN
JOHN M. SCHULZ
S-3253
OCONOMOWOC
WIS.
LAND SURVEYOR

Dated this 11th Day of April, 2025:
John M. Schulz S-3253

REVISIONS
04-14-25 Updated lateral information and the notes

PREPARED FOR:

Victory Homes of Wisconsin, Inc.
N118W18531 Bunsen Dr
Germantown, WI 53022

LOOMANS RESIDENCE

BEARINGS ARE REFERENCED TO HIGHGATE, WEST LINE LOT 7, BEARS N 01°48'33" W

Drawn By: TM/JS | Job# 25135

Sheet 1 of 1

Attachment: Survey (10334 : Adam & Rachel Loomans)

ROOF TRUSS HEEL HEIGHTS

5 /12 PITCH - 6" HEEL - 24" OWHG

GREEN PLAN CHECK LIST

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

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

JOB # 1096

Wisconsin Focus on Energy Home

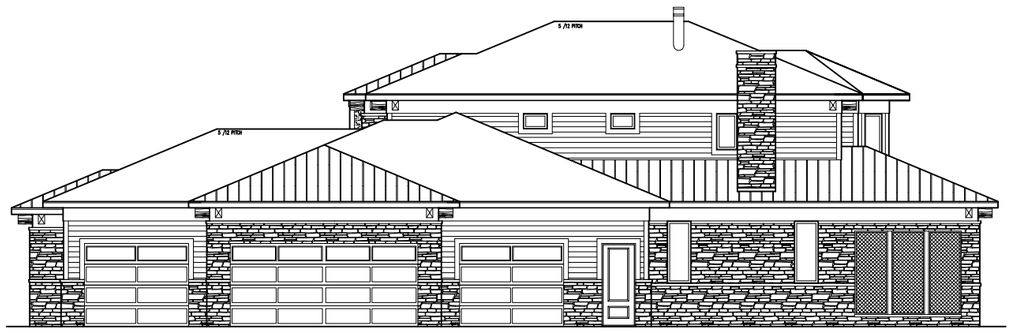
PRELIMINARY PLANS

FRONT ELEVATION

1/4"=1'-0"

LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

1/4"=1'-0"

REAR ELEVATION

1/4"=1'-0"

Rachel and Adam Loomans Residence
Lot 6, Subdivision

REVISIONS

BY:	DESCRIPTION	DATE
DP	REQUESTED REVISIONS	5/4/24
DP	REQUESTED REVISIONS	6/6/24
DP	REQUESTED REVISIONS	6/22/24
DP	REQUESTED REVISIONS	9/4/25
DP	CONTRACT PLAN	9/4/25
DP	REQUESTED REVISIONS	9/11/25
DP	REQUESTED REVISIONS	7/1/21
DP	REQUESTED REVISIONS	7/13/21
DP	REQUESTED REVISIONS	9/28/21
DP	REQUESTED REVISIONS	11/5/21

CLIENT: LOOMANS RES.
HAWTHORNE MODEL

TITLE: ELEVATIONS

DRAWN BY: DP
SCALE: NOTED
DATE: 12/1/16
SQ. FEET: 7,940
PAGE #: 1/4

PRINT #: 22105-4 PLUM

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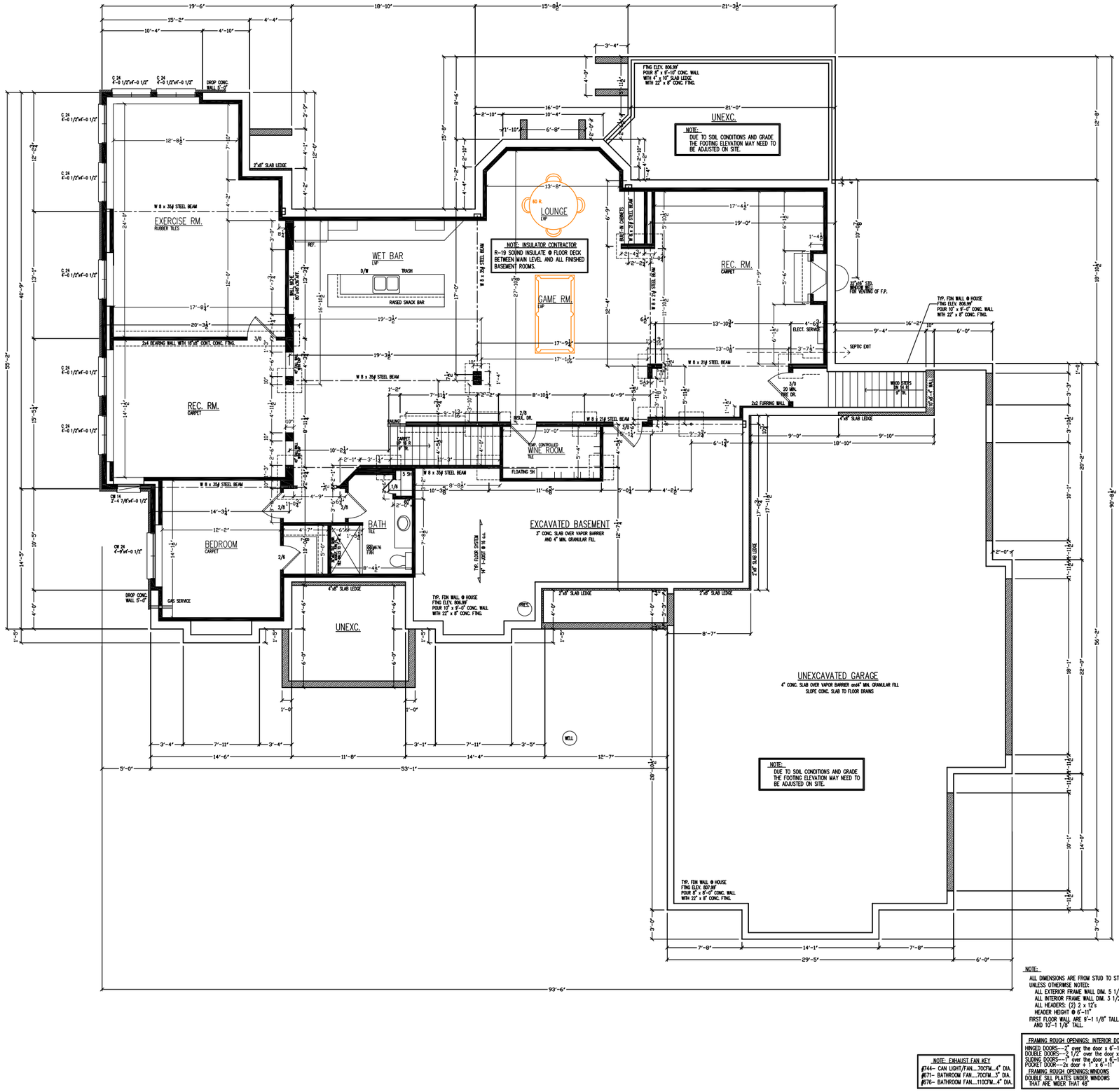
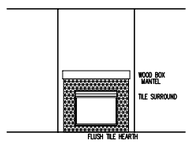
ROTHERY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
W180 N8581 GIRLING DRIVE
MENOMONEE FALLS, WISCONSIN 53052
PH: (262) 252-7100 / FAX (262) 252-7109

Attachment: Plans (10334 : Adam & Rachel Loomans)

Wisconsin Focus on Energy Home





REC. ROOM
FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)
- ☒ Heatilator Novus NHXT4236
- R.O. 42"x24 7/8"x19 5/8"
- ☒ Raise fireplace unit 6"
- ☒ Flush Hearth
- Raise fireplace unit 6"
- ☐ Raised Hearth
- Raise fireplace unit 9.75"
- ☐ Crown Mantel (standard)
- ☒ Other See detail

Rachel and Adam Loomans Residence
Lot 6, Subdivision

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: LOOMANS RES.
HAWTHORNE MODEL
TITLE: FDN/BSMT.
DATE: 12/1/16
SCALE: NOTED
PRINT #: 22105-4
DRAWN BY: PLUM
SQ. FEET: 2,319 Fin.
PAGE #: 2/4

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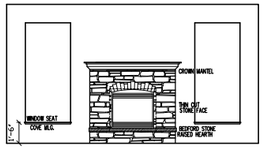
"Building For The Way You Live"
N7 W22833 COMMERCE CIRCLE
WAUKESHA, WISCONSIN 53186
PH: (262) 252-7100 / FAX (262) 252-7109

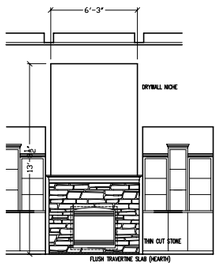
Attachment: Plans (10334 : Adam & Rachel Loomans)

Wisconsin Focus on Energy Home



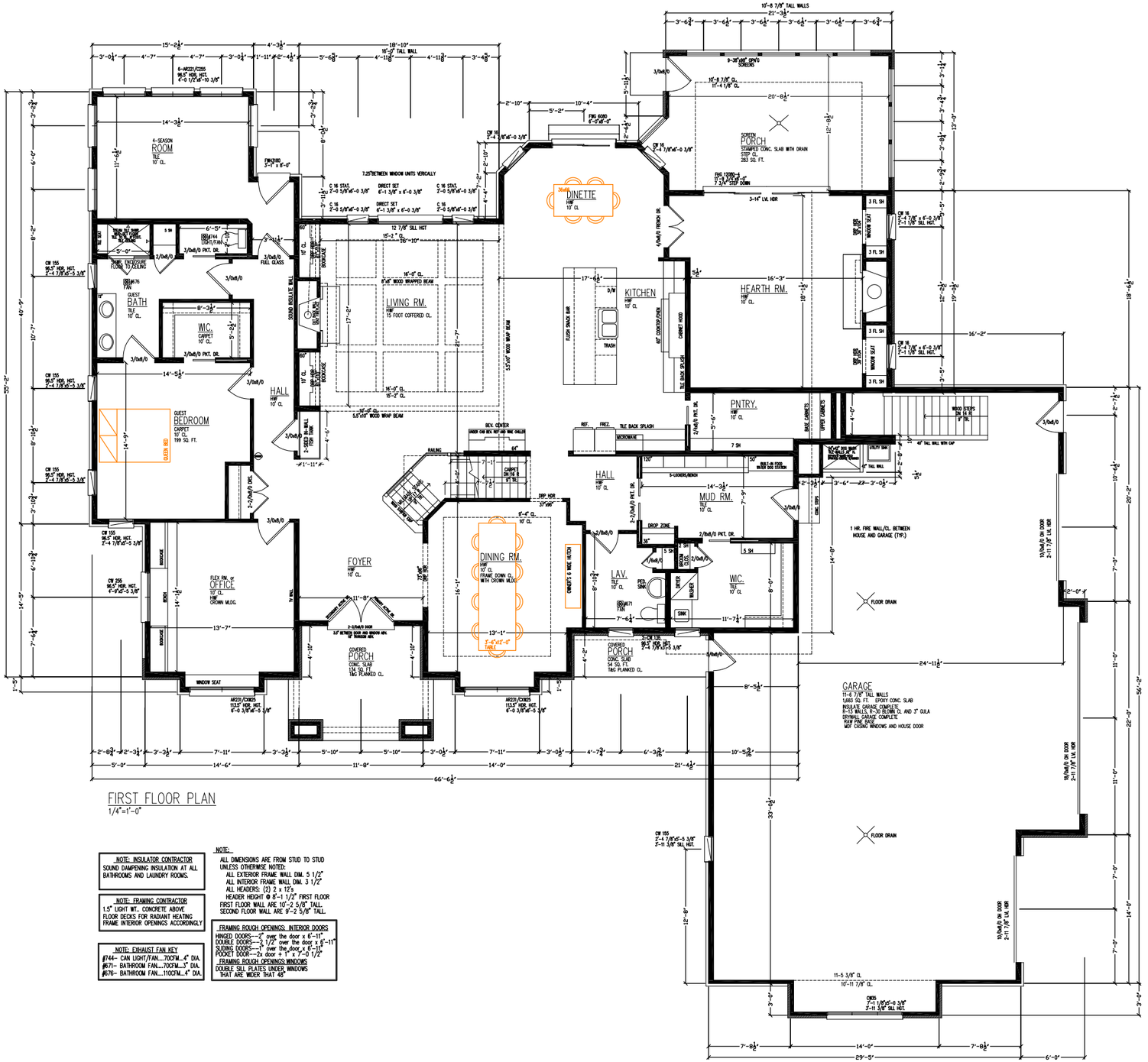
HEARTH RM.
FIRE PLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)
- ☒ Heat&Glo Novus Hearthstar R.O. 42 1/4"x44"x24"
- ☐ Flush Hearth (standard)
- ☐ Raise fireplace unit 1.5"
- ☐ Flush Hearth (standard)
- ☐ Raise fireplace unit 9.75"
- ☒ Raised Hearth
- ☒ Raise fireplace unit 9.75"
- ☒ Crown Mantel (standard)
- ☒ Other See detail



LIVING ROOM
FIRE PLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)
- ☒ Heatilator Novus NHXT4236 R.O. 42"x34 7/8"x19 5/8"
- ☒ Raise fireplace unit 6"
- ☒ Flush Hearth
- ☐ Raise fireplace unit 6"
- ☐ Raised Hearth
- ☒ Raise fireplace unit 9.75"
- ☒ Crown Mantel (standard)
- ☒ Other See detail



NOTE: INSULATOR CONTRACTOR
SOUND DAMPENING INSULATION AT ALL BATHROOMS AND LAUNDRY ROOMS.

NOTE: FRAMING CONTRACTOR
1.5" LIGHT WT.. CONCRETE ABOVE FLOOR DECKS FOR RADIANT HEATING FRAME INTERIOR OPENINGS ACCORDINGLY.

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

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 8'-1 1/2" FIRST FLOOR
FIRST FLOOR WALL ARE 10'-2 5/8" TALL.
SECOND FLOOR WALL ARE 9'-2 5/8" TALL.

FRAMING ROUGH OPENINGS: INTERIOR DOORS
HINGED DOORS—2" over the door x 6'-11"
DOUBLE DOORS—2 1/2" over the door x 6'-11"
SLIDING DOORS—1" over the door x 6'-11"
POCKET DOOR—2x door + 1" x 7'-0 1/2"

FRAMING ROUGH OPENINGS:WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

Rachel and Adam Loomans Residence
Lot 6, Subdivision

REVISIONS

BY:	DESCRIPTION	DATE:
DP	REQUESTED REVISIONS	9/17/21
.	.	.
.	.	.

ISO. PRINT: 3,206
PAGE #: 3/4

CLIENT: LOOMANS RES.
HAWTHORNE MODEL
TITLE: 1st. Fl. Plan
DATE: 5/15/21
SCALE: NOTED
PRINT #: 22105-4
DRAWN BY: PLUM

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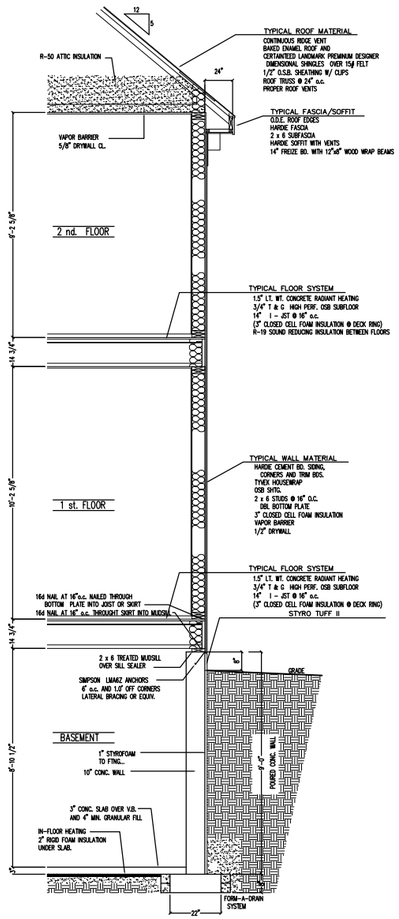
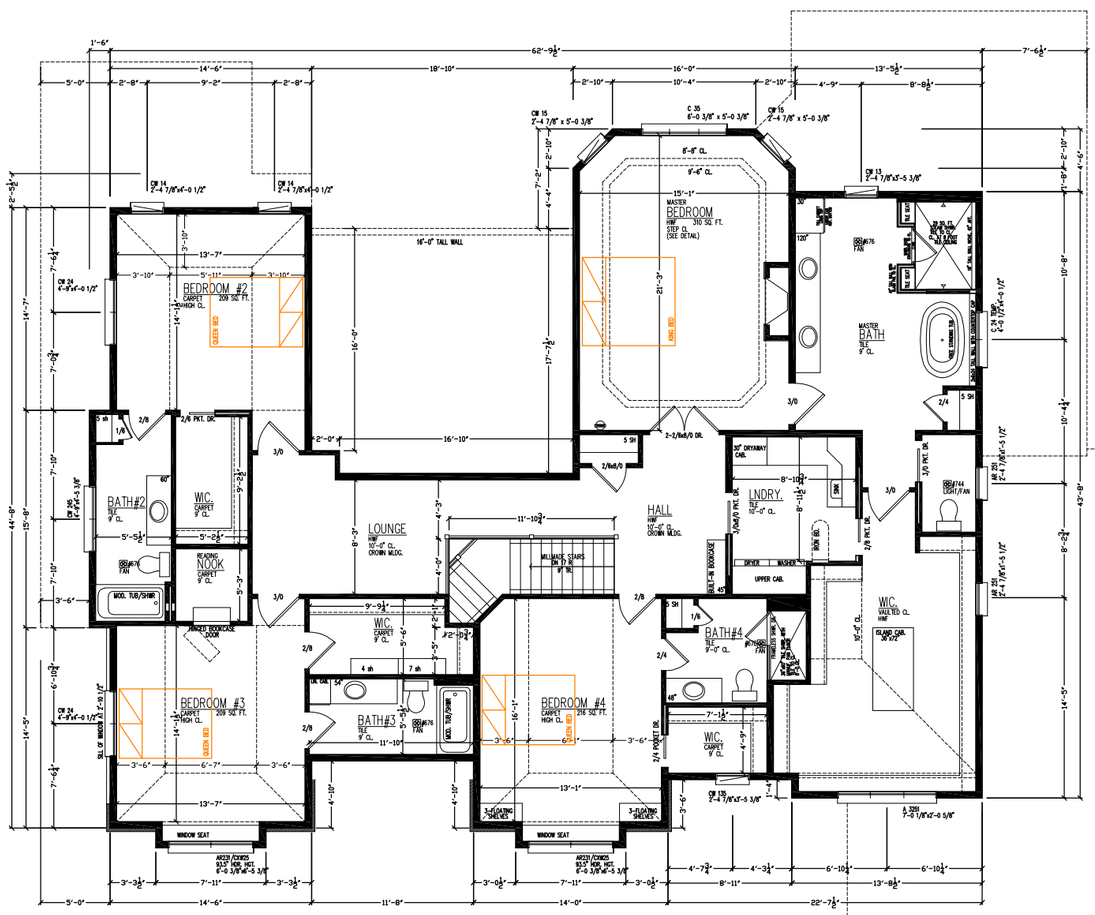
" Building For The Way You Live "
N168 W20833 ROJAHN ROAD
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

Attachment: Plans (10334 : Adam & Rachel Loomans)

Wisconsin Focus on Energy Home



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

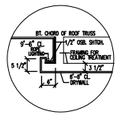


SECOND FLOOR PLAN
1/4"=1'-0"

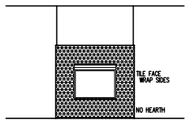
NOTE: INSULATOR CONTRACTOR
SOUND DAMPENING INSULATION AT ALL BATHROOMS AND LAUNDRY ROOMS.

NOTE: FRAMING CONTRACTOR
1.5" LIGHT WT. CONCRETE ABOVE FLOOR DECKS FOR RADIANT HEATING
FRAME INTERIOR OPENINGS ACCORDINGLY

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD
UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 7'-0 1/2" FIRST FLOOR
SECOND FLOOR WALL ARE 9'-2 5/8" TALL.



MASTER BEDROOM
CEILING DETAIL
1/2"=1'-0"



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

FIREPLACE SELECTION (As Checked)
- ☒ Heatilator Novus NNXT4236
  R.O. 42"x34 7/8"x19 5/8"
- ☒ Raise fireplace unit 16"
- ☐ Flush Hearth (standard)
  Raise fireplace unit 9.75"
- ☐ Raised Hearth
  Raise fireplace unit 9.75"
- ☐ Crown Mantel (standard)
- ☒ Other See detail

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD
UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL.
AND 10'-1 1/8" TALL.

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

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

Rachel and Adam Loomans Residence
Lot 6, Subdivision

REVISIONS

DATE:	BY:	DESCRIPTION

CLIENT: LOOMANS RES.
HAWTHORNE MODEL
TITLE: 2nd. Fl. Plan
FRONT #: 22105-4
DRAWN BY: PLUM
DATE: 5/14/21
SCALE: NOTED
DRG. PSET: 2.415
PAGE #: 4/4

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VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N27 W23685 PAUL COURT, SUITE 101
PEWAUKEE, WISCONSIN 53072
PH. (262) 252-7100 / FAX (262) 252-7109

Attachment: Plans (10334 : Adam & Rachel Loomans)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Eugene & Alla Byhkovsky - New Single-Family Residence at 3721 W. Club Circle**

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

The Victory Companies, Inc.

April 17, 2025

To whom it may concern:

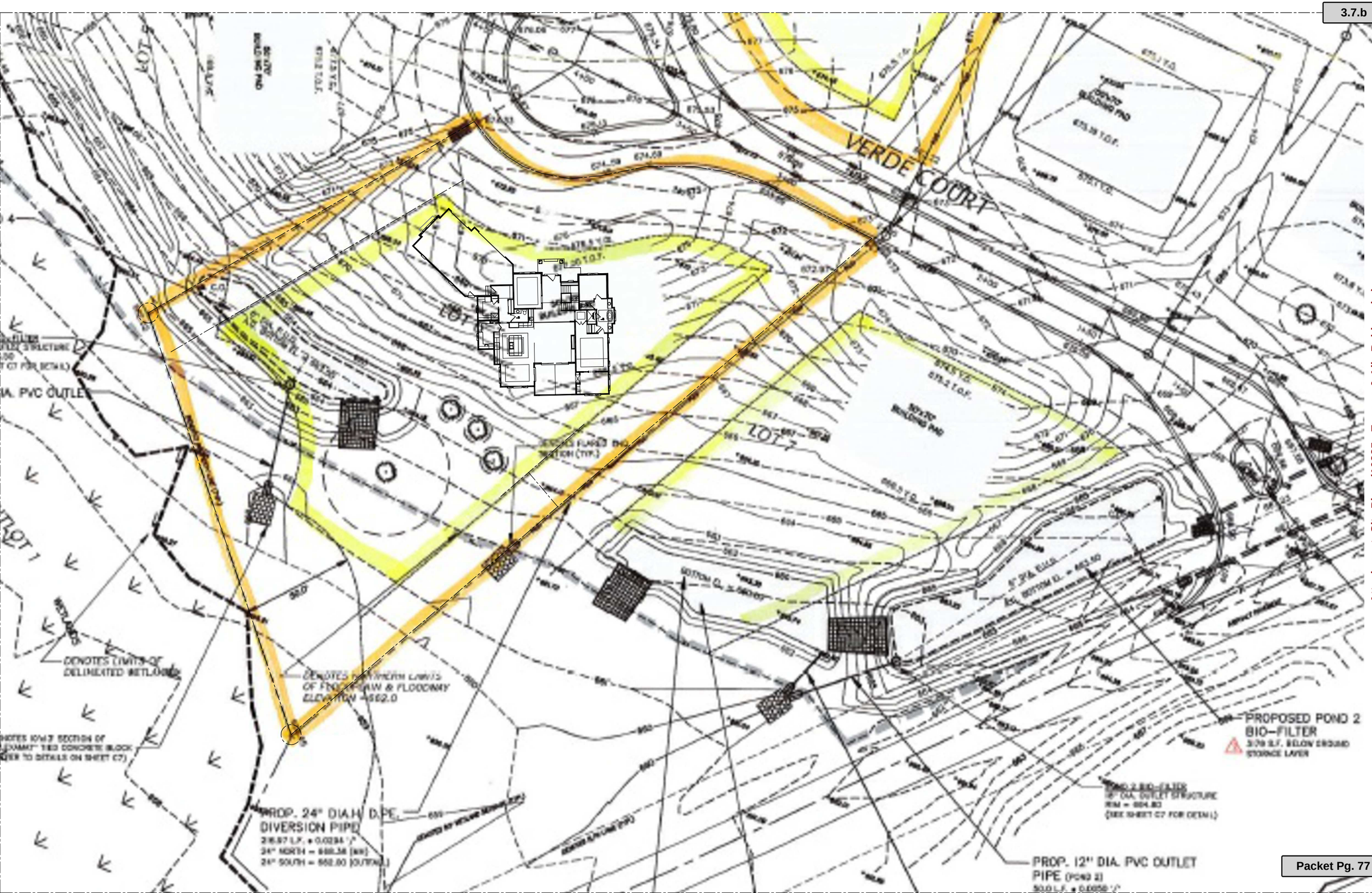
It is Victory Homes of Wisconsin's intent to build a new single-family home at property description being: lot 6 The Green at Mequon, being a part of the southeast ¼ of the southwest ¼, of section 13, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

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

Attachment: Letter of Intent (10335 : Eugene & Alla Byhkovsky)



Attachment: Site Plan (10335 : Eugene & Alla Byhkovsky)

GREEN PLAN CHECK LIST

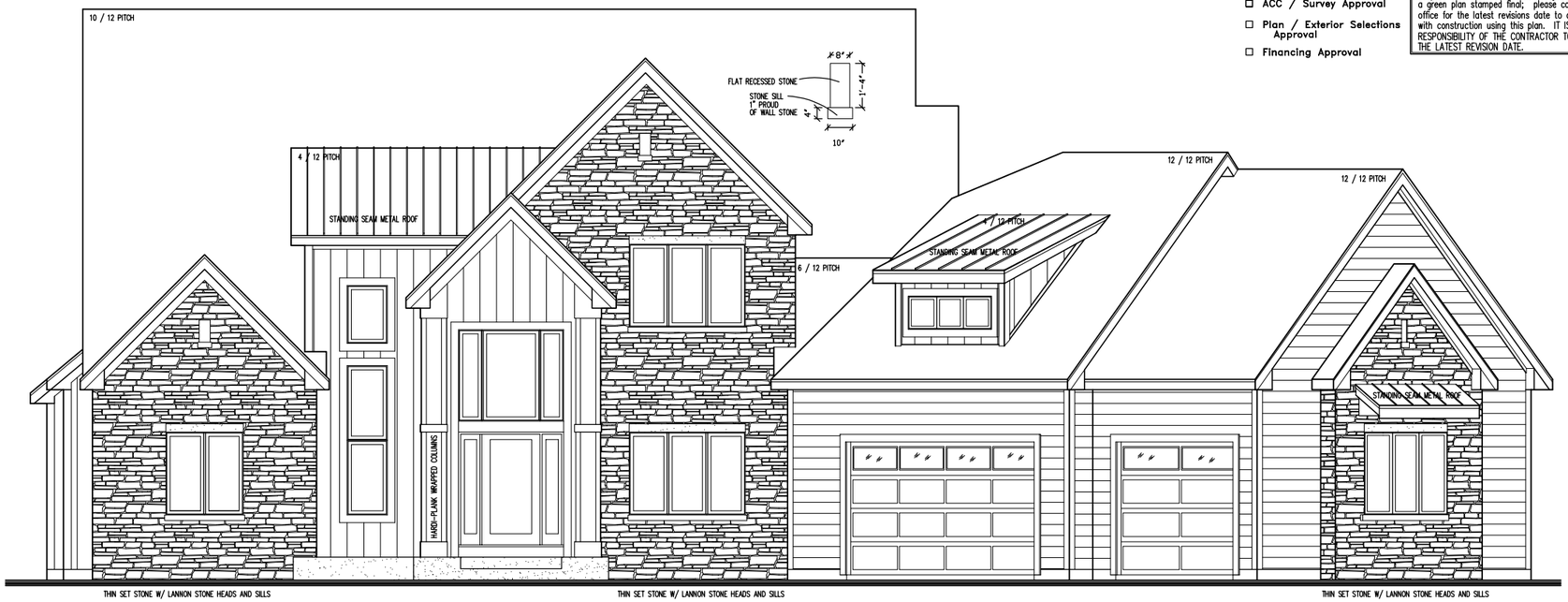
- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
- ☐ Financing Approval

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

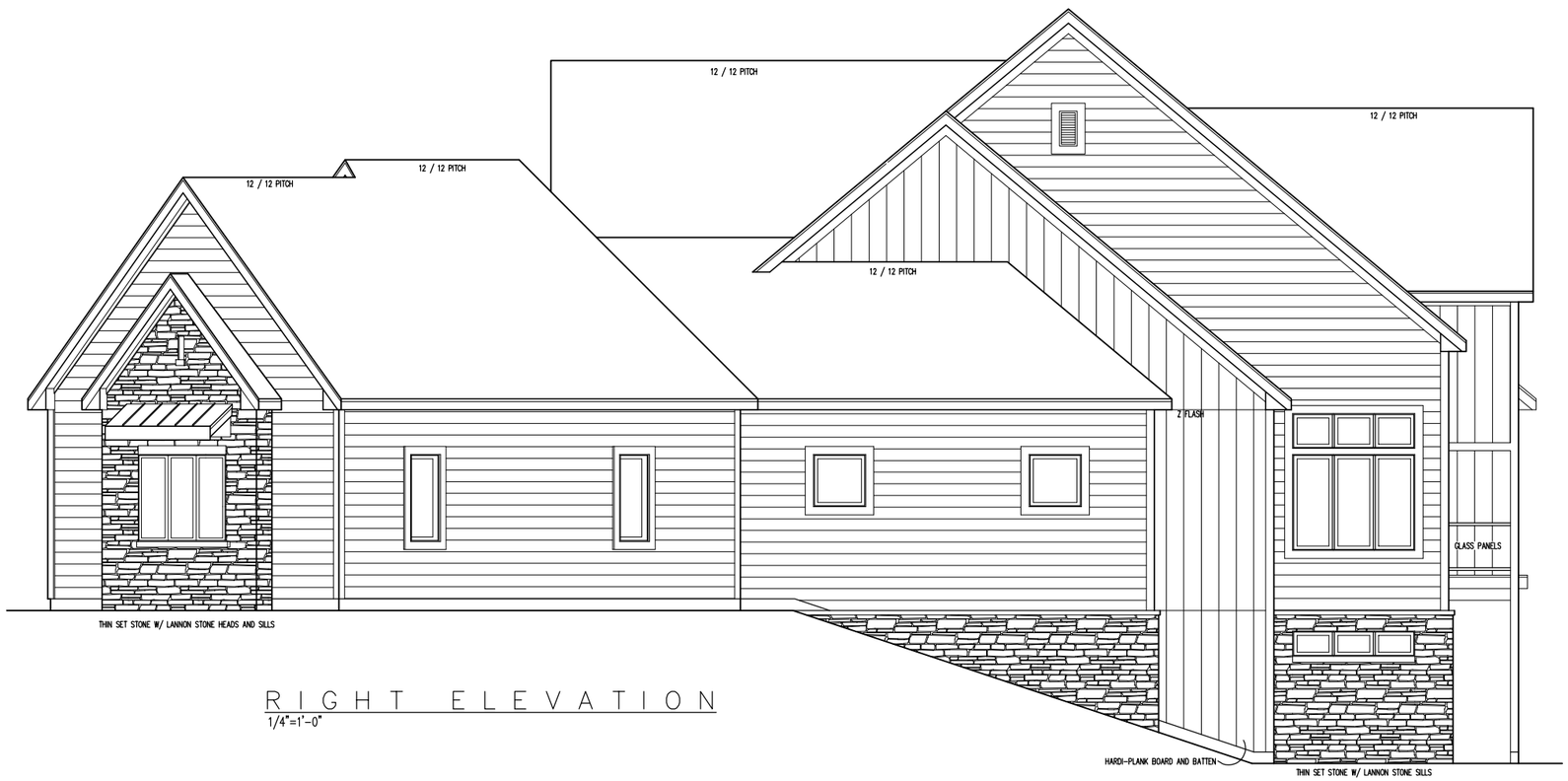
JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS



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



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

REVISIONS

DESCRIPTION	BY:	DATE:
REQUESTED CHANGES	ES	1/7/25
REQUESTED CHANGES	ES	1/17/25
REQUESTED CHANGES	ES	2/11/25
REQUESTED CHANGES	ES	3/14/25
REQUESTED CHANGES	ES	4/10/25

Eugene and Alla Bykhovsky Residence
Lot 6, The Green at Mequon

CLIENT: THE BYKHOVSKY RESIDENCE
CUSTOM HOME

TITLE: ELEVATIONS

DATE: 1/7/25

SQ. FEET: 4858

PRINT #: 22410-2

DRAWN BY: ES

SCALE: NOTED

PAGE #: 1/5

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N118 W18531 BUNSEN DRIVE
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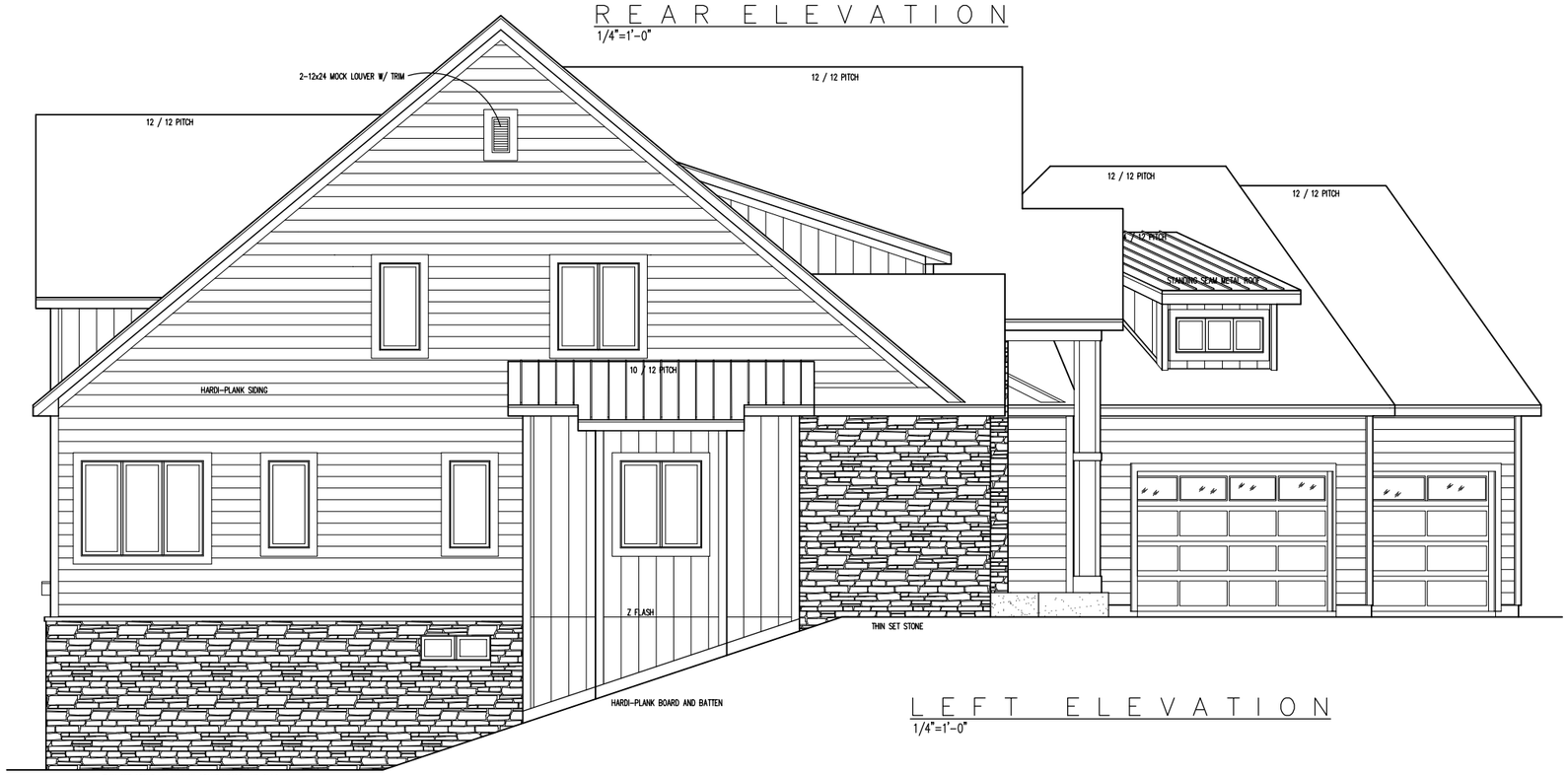
PH. (262) 252-7100 / FAX (262) 252-7109

Attachment: Plans (10335 : Eugene & Alla Bykhovsky)

Wisconsin Focus on Energy Home

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



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

Eugene and Alla Bykhovsky Residence
Lot 6, The Green at Mequon

REVISIONS

DESCRIPTION	BY:	DATE:
REQUESTED CHANGES	ES	12/19/24
REQUESTED CHANGES	ES	1/11/25
REQUESTED CHANGES	ES	1/30/25
REQUESTED CHANGES	ES	2/25/25
REQUESTED CHANGES	ES	4/16/25

CLIENT: THE BYKHOVSKY RESIDENCE
CUSTOM HOME

TITLE: ELEVATIONS

DATE: 1/7/25
SQ. FEET:
SCALE: NOTED
PAGE #: 2/5
DRAWN BY: ES
PRINT #: 22410-2

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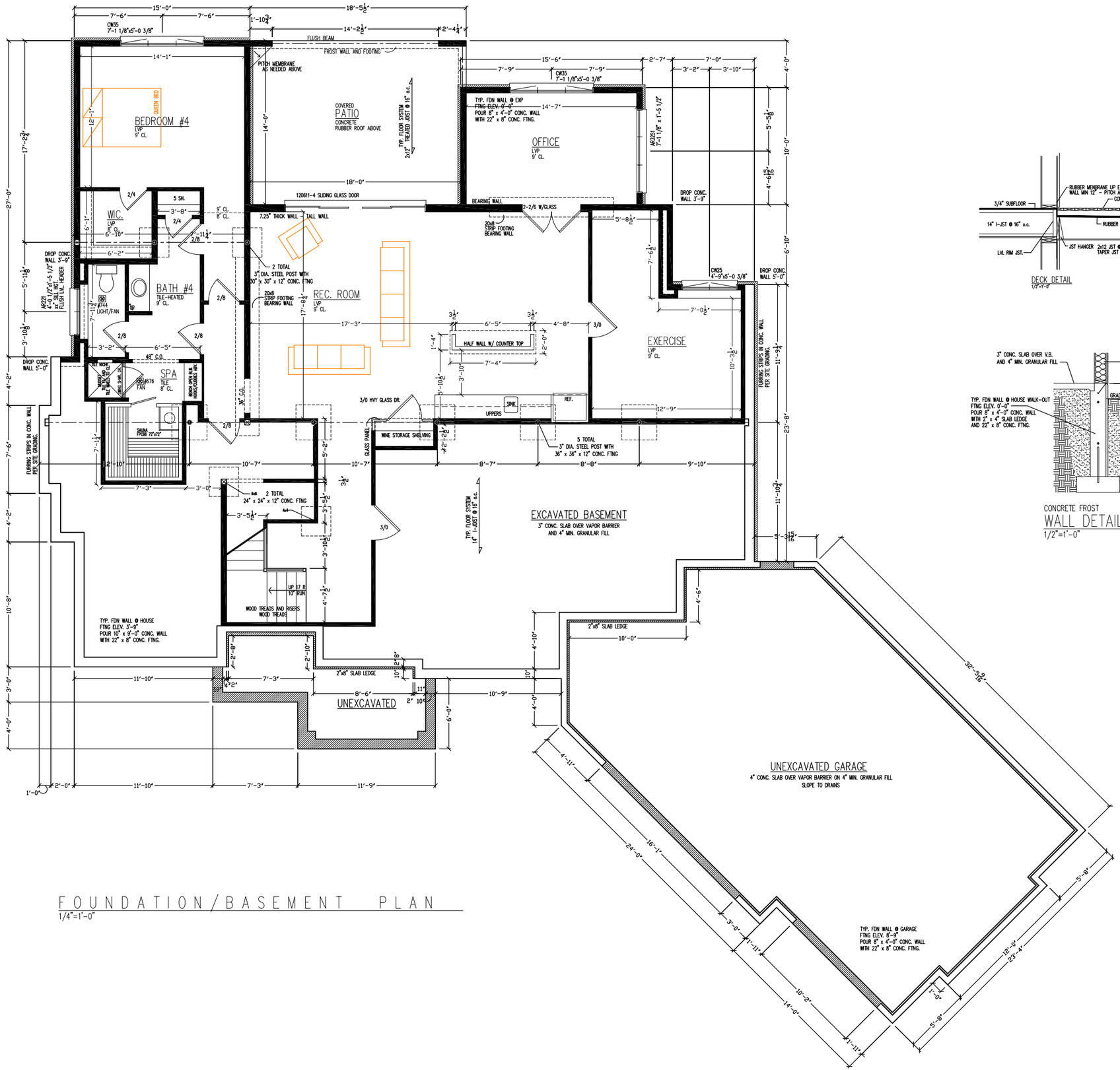
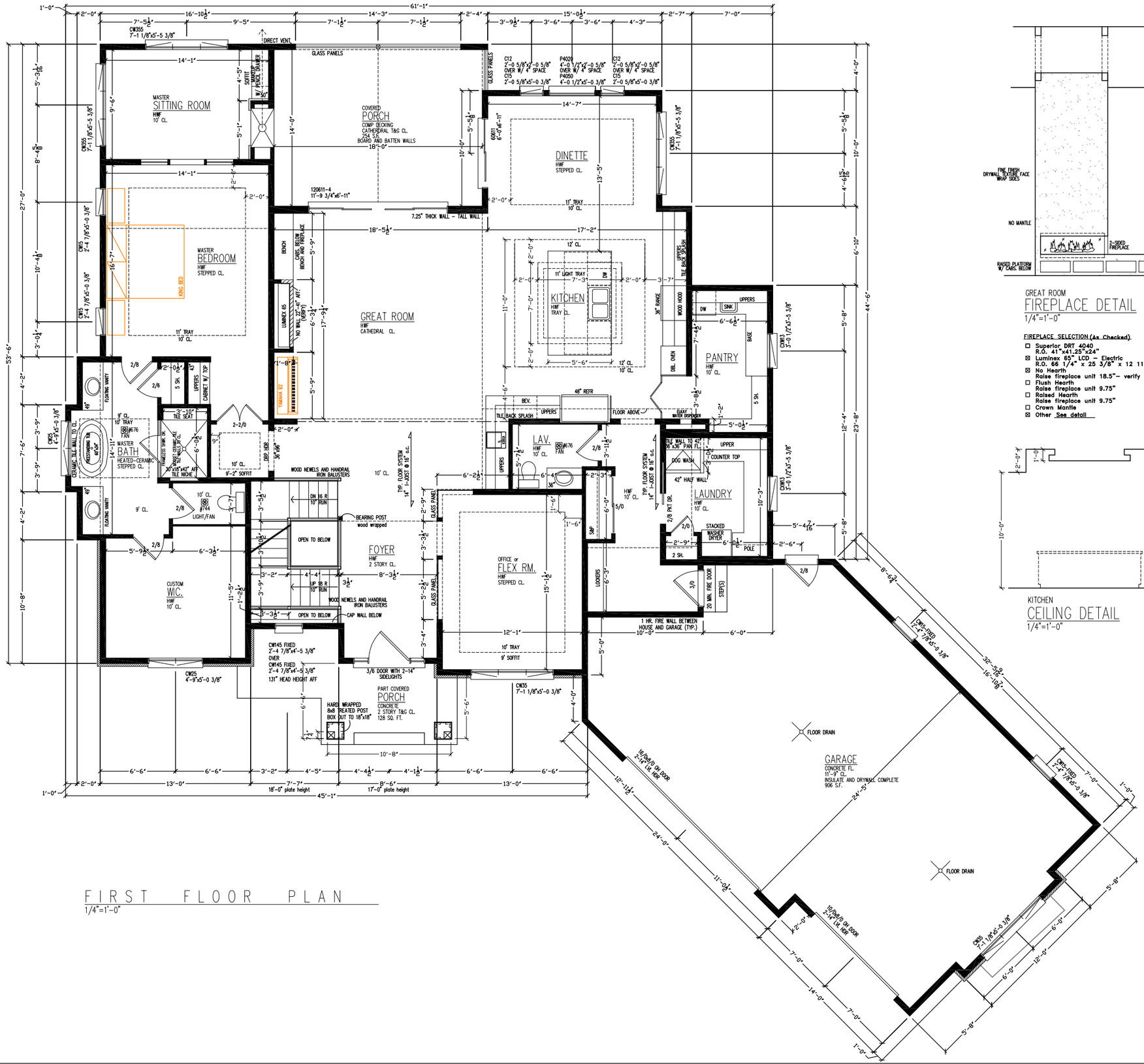
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

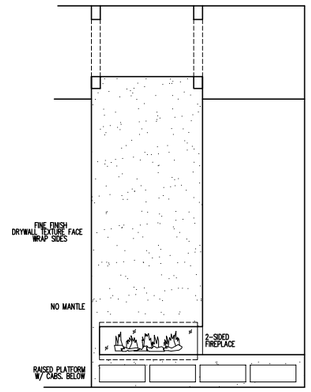
Eugene & Alla Byhkovsky)
Attachment: Plans (10335 : Eugene


BEDROOM #4
LVP
9' CL.
WIC.
LVP
8' CL.
BATH #4
TILE-HEATED
9' CL.
SPA
TILE
8' CL.
SAUNA
FROM 72"x72"
COVERED
PATIO
CONCRETE
RUBBER ROOF ABOVE
REC. ROOM
LVP
9' CL.
OFFICE
LVP
9' CL.
EXERCISE
LVP
9' CL.
EXCAVATED BASEMENT
3" CONC. SLAB OVER VAPOR BARRIER
AND 4" MIN. GRANULAR FILL
UNEXCAVATED
UNEXCAVATED GARAGE
4" CONC. SLAB OVER VAPOR BARRIER ON 4" MIN. GRANULAR FILL
SLOPE TO DRAINS
FLUSH BEAM
FROST WALL AND FOOTING
PITCH MEMBRANE AS NEEDED ABOVE
TYP. FLOOR SYSTEM 2x12" TREATED JOIST @ 16" o.c.
TYP. FDN WALL @ EXP
FTNG ELEV. 0'-0"
POUR 8" x 4'-0" CONC. WALL
WITH 22" x 8" CONC. FTNG.
120611-4 SLIDING GLASS DOOR
7.25" THICK WALL - TALL WALL
BEARING WALL
2-2/6 W/GLASS
20x8 STRIP FOOTING BEARING WALL
DROP CONC. WALL 3'-9"
DROP CONC. WALL 5'-0"
2 TOTAL 3" DIA. STEEL POST WITH 30" x 30" x 12" CONC. FTNG
HALF WALL W/ COUNTER TOP
3/0 HVY GLASS DR.
SINK
REF.
UPPERS
WINE STORAGE SHELVING
GLASS PANEL
5 TOTAL 3" DIA. STEEL POST WITH 36" x 36" x 12" CONC. FTNG
FURRING STRIPS IN CONC. WALL PER SITE DRAWING
2 TOTAL 24" x 24" x 12" CONC. FTNG
UP 17 8
10" RUN
WOOD TREADS AND RISERS
WOOD TREADS
TYP. FDN WALL @ HOUSE
FTNG ELEV. 3'-9"
POUR 10" x 9'-0" CONC. WALL
WITH 22" x 8" CONC. FTNG.
2'x8" SLAB LEDGE
TYP. FDN WALL @ GARAGE
FTNG ELEV. 8'-9"
POUR 8" x 4'-0" CONC. WALL
WITH 22" x 8" CONC. FTNG.
TYP. FLOOR SYSTEM 14" I-JOIST @ 16" o.c.
AR3251 7'-1 1/8" x 1'-5 1/2"
CW35 7'-1 1/8"x5'-0 3/8"
CW25 4'-9"x5'-0 3/8"
AR2221 4'-0 1/2"x1'-5 1/2" FLUSH LVL HEADER
DROP CONC. WALL 3'-9"
5 SH.
48" C.O.
36" C.O.
BENCH OVER B.W. HOOKS/CUBBIES ABV.
MIXER FAUCET
SHWR. SYS.
SHWR. SYS.
FAN
LIGHT/FAN
SHELF
TILE NICHE
TILE BENCH
SEAT
GRAB BAR
TOWEL BAR
TOILET PAPER
SINK
MIRROR
LIGHT
SHELF
SHELF
SHELF

Wisconsin Focus on Energy Home

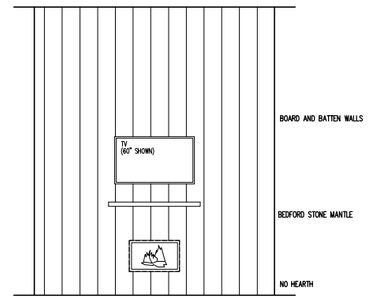


FIRST FLOOR PLAN
1/4"=1'-0"



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

FIREPLACE SELECTION (As Checked)
- ☐ Superior DRT 4040 R.O. 41"x41.25"x24"
- ☒ Luminex 65" LCD – Electric R.O. 66 1/4" x 25 3/8" x 12 11/16"
- ☒ No Hearth Raise fireplace unit 18.5"– verify
- ☐ Flush Hearth Raise fireplace unit 9.75"
- ☐ Raised Hearth Raise fireplace unit 9.75"
- ☐ Crown Mantle
- ☒ Other See detail



COVERED PORCH
FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION
- ☒ Heatilator GDST 3831 R.O. 38.5"x34.75"x24"
- ☐ Flush Hearth (standard) Raise fireplace unit 1.5"
- ☒ No Hearth Raise fireplace unit 10"
- ☐ Raised Stone Hearth Raise fireplace unit 12"
- ☐ Crown Mantle (standard)
- ☒ Other

KITCHEN
CEILING DETAIL
1/4"=1'-0"

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

FIREPLACE SELECTION
- ☒ Heatilator GDST 3831 R.O. 38.5"x34.75"x24"
- ☐ Flush Hearth (standard) Raise fireplace unit 1.5"
- ☒ No Hearth Raise fireplace unit 10"
- ☐ Raised Stone Hearth Raise fireplace unit 12"
- ☐ Crown Mantle (standard)
- ☒ Other

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

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

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

REVISIONS

DESCRIPTION	BY:	DATE:
REQUESTED CHANGES		12/19/24
REQUESTED CHANGES		1/14/25
REQUESTED CHANGES		1/30/25
REQUESTED CHANGES		2/28/25
REQUESTED CHANGES		4/16/25

CLIENT: THE BYKHOVSKY RESIDENCE
CUSTOM HOME

TITLE: FIRST FLOOR

DATE: 11/22/24 | SQ. FEET: 2550

DRAWN BY: ES | SCALE: NOTED

PRINT #: 22410-2 | PAGE #: 4/5

Eugene and Alla Bykhovsky Residence
Lot 6, The Green at Mequon

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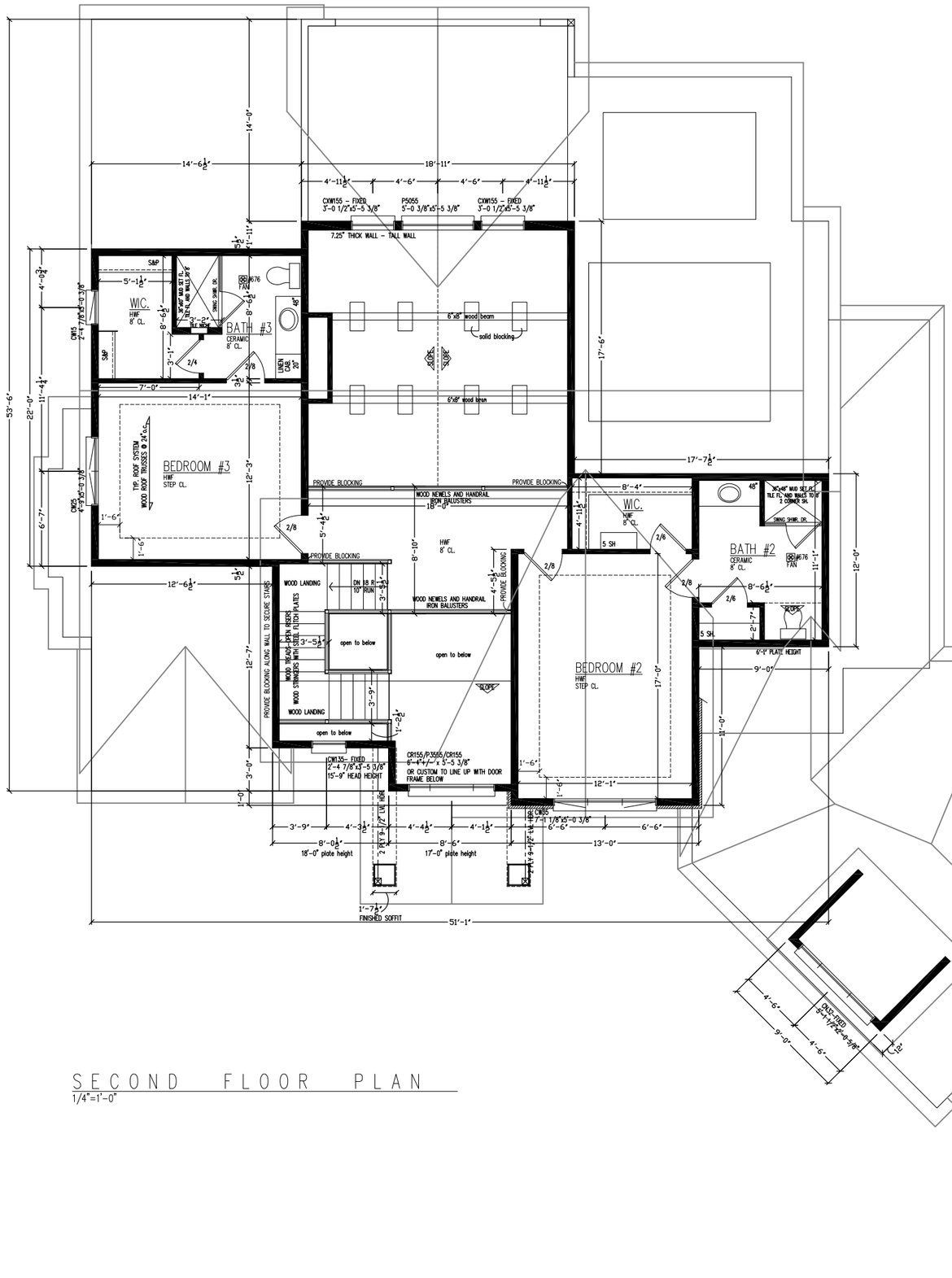
" Building For The Way You Live "
N118 W18531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

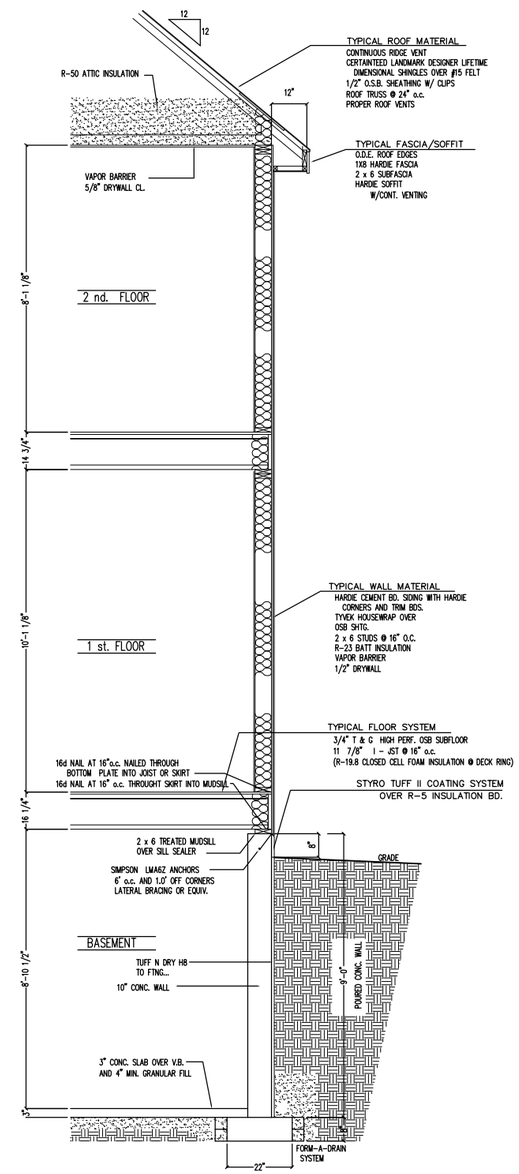
Attachment: Plans (10335 : Eugene & Alla Byhkovsky)

Wisconsin Focus on Energy Home



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

NOTE: LOW-PITCHED ROOF PLANES
4/12 AND LOWER PITCED ROOFS TO ICE AND WATER SHIELD SHALL EXTEND AT LEAST 30" UP THE ROOF SLOPE AND AT LEAST 12" UP THE ROOF SLOPE BEYOND THE INNER FACE OF AN EXTERIOR WALL.



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

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REVISIONS

DESCRIPTION	BY:	DATE:
REQUESTED CHANGES		12/12/24
REQUESTED CHANGES		1/17/25
REQUESTED CHANGES		1/30/25
REQUESTED CHANGES		2/28/25
REQUESTED CHANGES		4/16/25

CLIENT: THE BYKHOVSKY RESIDENCE
CUSTOM HOME
TITLE: 2ND. FLOOR
DATE: 11/22/24
SQ. FEET: 841
PRINT #: 22410-2
DRAWN BY: ES
SCALE: NOTED
PAGE #: 5/5

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Eugene and Alla Bykhovsky Residence
Lot 6, The Green at Mequon

Attachment: Plans (10335 : Eugene & Alla Byhkovsky)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

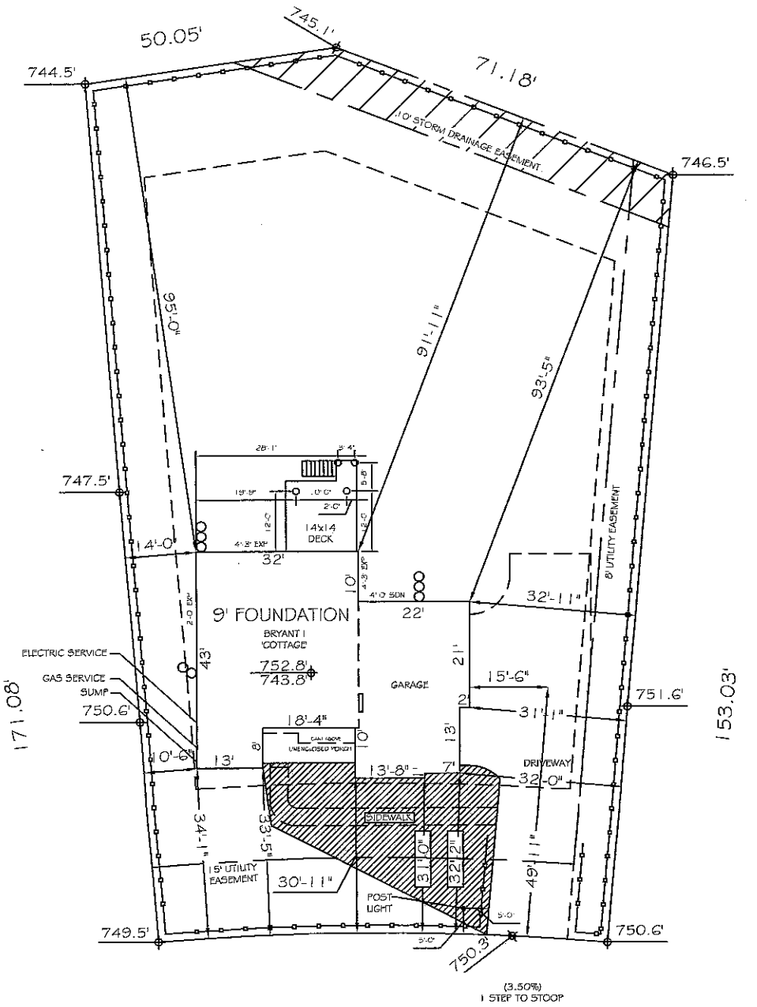
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Veridian Homes LLC - New Single-Family Residence at 10609 N. Tree Sparrow Drive**

Attachments:
Site Survey (PDF)
Plans (PDF)

Attachment: Site Survey (10336 : Veridian Homes LLC)

PHASE 7
LOT 96
17,297 S.F.

NO PORCH ENCROACHMENT
SIDE ENTRY GARAGE ONLY
9'-0" FOUNDATION



(FOR 9' FOUNDATION)
TOP OF FOUNDATION= 752.80'
TOP OF FOOTING= 743.80'
GARAGE FLOOR ELEVATION= 752.30'
DRIVEWAY SLOPE= 3.50%
PARTIAL EXPOSURE= 2'-0" EXP:750.30' 4'-3" EXP:748.05'
YARD GRADE= 7.60%

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.

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

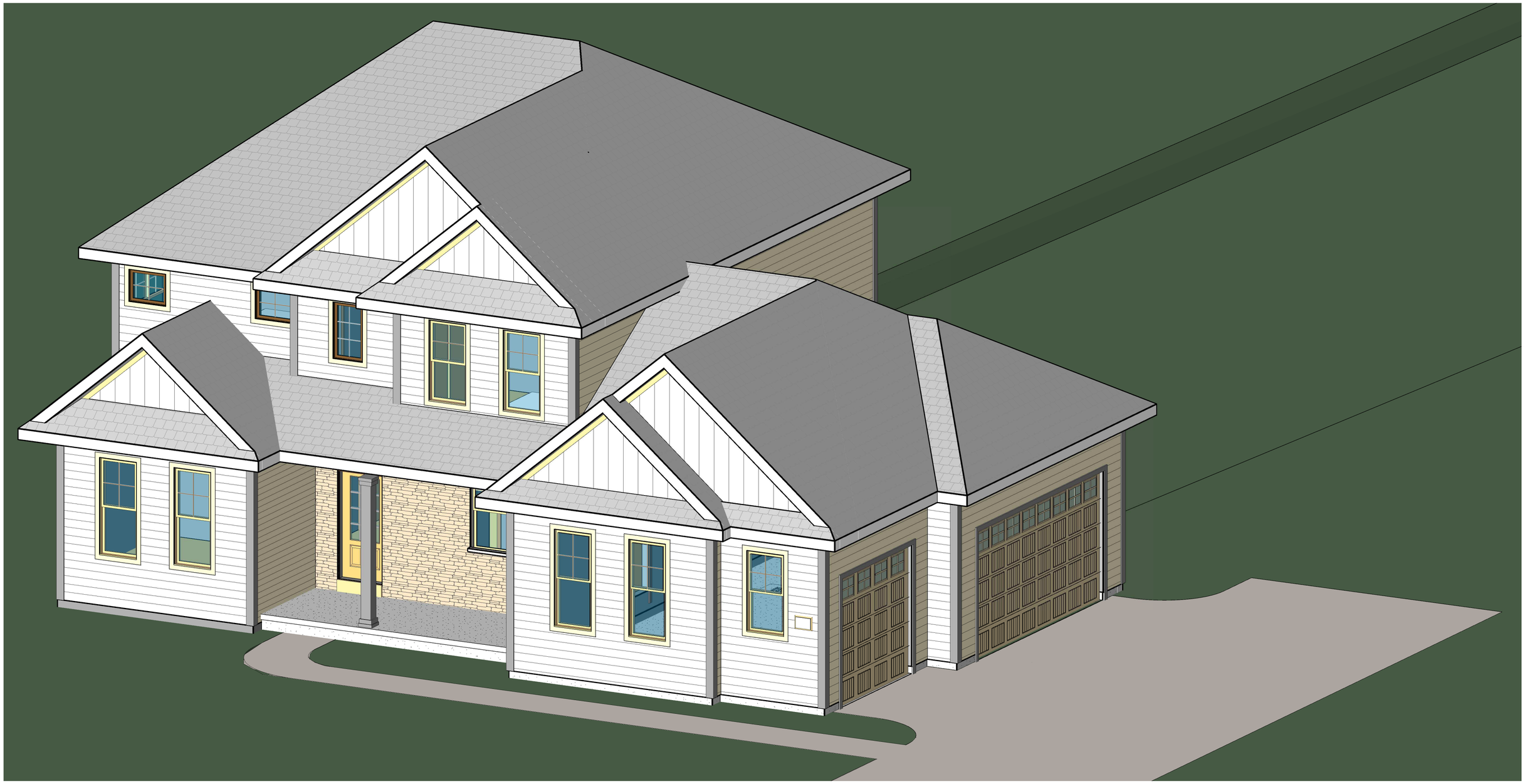
HOMESITE:	96
CUSTOMER:	MOVE-IN-READY
NEIGHBORHOOD:	ENCLAVE MEQUON PRESERVE SOUTH
ADDRESS:	10609 TREE SPARROW DRIVE
	MEQUON, WI 53097
MODEL:	BRYANT I CUSTOM 3 CAR SE COTTAGE
SITE AREA:	17,297 SQ. FT.
IMPERVIOUS AREA:	3,578 SQ. FT.
SCALE:	1"=30'-0"
DRAWN BY:	MVL
DATE:	4/7/2025

CUSTOMER APPROVAL:
DATE: / /
DATE: / /
VH APPROVAL:
SPF 4/14/25 DATE: / /

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



3D Custom Cottage ARB

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.

Note: All dimensions are stud to stud **Do Not Scale**

Drawing No.: ARB1	Print Date: 4/17/2025 10:53:18 AM	Model: BRYANT I CUSTOM 3 CAR SIDE ENTRY	
		Elevation: ARB	
		Drawn By: MVL	Date: 4/7/2025
		Revisions:	

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: 96 ENCLAVE MEQUON PRESERVE SOUTH
Address: 10609 TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval: **SPF Apr 17 2025**

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Attachment: Plans (10336 : Veridian Homes LLC)

3D Custom Cottage- Rear View ARB

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.

Note: All dimensions are stud to stud

Do Not Scale

Drawing No.: ARB2	Print Date: 4/17/2025 10:53:20 AM	Model: BRYANT I CUSTOM 3 CAR SIDE ENTRY
		Elevation: ARB
		Drawn By: MVL Date: 4/7/2025
		Revisions:

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: 96 ENCLAVE MEQUON PRESERVE SOUTH
Address: 10609 TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval: **SPF Apr 17 2025**

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Attachment: Plans (10336 : Veridian Homes LLC)

NOTE:
- ALL DOORS, GARAGE DOOR AND ALL WINDOWS TO HAVE 1X4 SMART TRIM ALL ELEVATIONS
- ALL CORNERS TO BE 6" SMART TRIM

Front Elevation - Custom Cottage ARB

1/4" = 1'-0"

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.

Note: All dimensions are stud to stud **Do Not Scale**

Drawing No.: ARB3	Print Date: 4/17/2025 10:53:20 AM	Model: BRYANT 1 CUSTOM 3 CAR SIDE ENTRY	
		Elevation: ARB	
		Drawn By: MVL Date: 4/7/2025	
		Revisions:	

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: 96 ENCLAVE MEQUON PRESERVE SOUTH
Address: 10609 TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval: **SPF Apr 17 2025**

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Attachment: Plans (10336 : Veridian Homes LLC)

Rear Elevation - Custom Cottage ARB

1/4" = 1'-0"

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.

Note: All dimensions are stud to stud **Do Not Scale**

Drawing No.: ARB4	Print Date: 4/17/2025 10:53:20 AM	Model: BRYANT I CUSTOM 3 CAR SIDE ENTRY	
		Elevation: ARB	
		Drawn By: MVL Date: 4/7/2025	
		Revisions:	

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: 96 ENCLAVE MEQUON PRESERVE SOUTH
Address: 10609 TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval: **SPF Apr 17 2025**

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Attachment: Plans (10336 : Veridian Homes LLC)

Right Elevation - Custom Cottage ARB

1/4" = 1'-0"

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.

Note: All dimensions are stud to stud **Do Not Scale**

Drawing No.: ARB5	Print Date: 4/17/2025 10:53:21 AM	Model: BRYANT I CUSTOM 3 CAR SIDE ENTRY	
		Elevation: ARB	
		Drawn By: MVL	Date: 4/7/2025
		Revisions:	

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: 96 ENCLAVE MEQUON PRESERVE SOUTH
Address: 10609 TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval: **SPF Apr 17 2025**

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Attachment: Plans (10336 : Veridian Homes LLC)

Left Elevation - Custom Cottage ARB

1/4" = 1'-0"

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.

Note: All dimensions are stud to stud

Do Not Scale

Drawing No.: ARB6	Print Date: 4/17/2025 10:53:21 AM	Model: BRYANT I CUSTOM 3 CAR SIDE ENTRY	
		Elevation: ARB	
		Drawn By: MVL	Date: 4/7/2025
		Revisions:	

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: 96 ENCLAVE MEQUON PRESERVE SOUTH
Address: 10609 TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval: **SPF Apr 17 2025**

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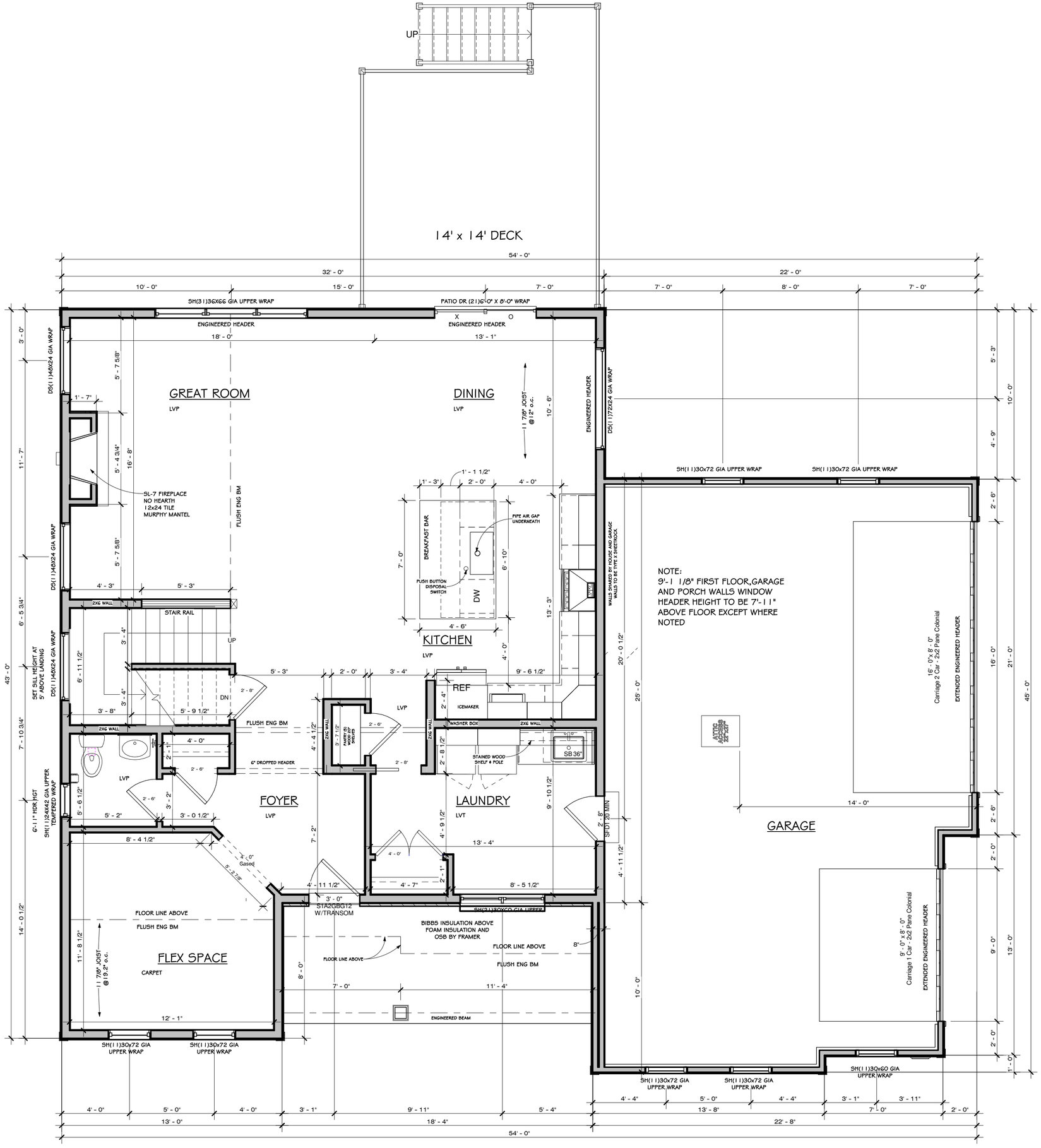
Attachment: Plans (10336 : Veridian Homes LLC)



First Floor - Custom Cottage ARB

1/4" = 1'-0"

Area Schedule (Custom Cottage)	
Name	Area
First Floor	1224 SF
Second Floor	1183 SF
	2407 SF

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:BRYANT I CUSTOM 3 CAR SIDE ENTRY
Elevation: ARB
Revised Base Plan:
Drawn By: MVL Date: 4/7/2025
Print Date: 4/17/2025 10:53:22 AM
Revisions:
Drawing No.: ARB7

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

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 96 ENCLAVE MEQUON PRESERVE SOUTH
Address: 10609 TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval:
SPF Apr 17 2025

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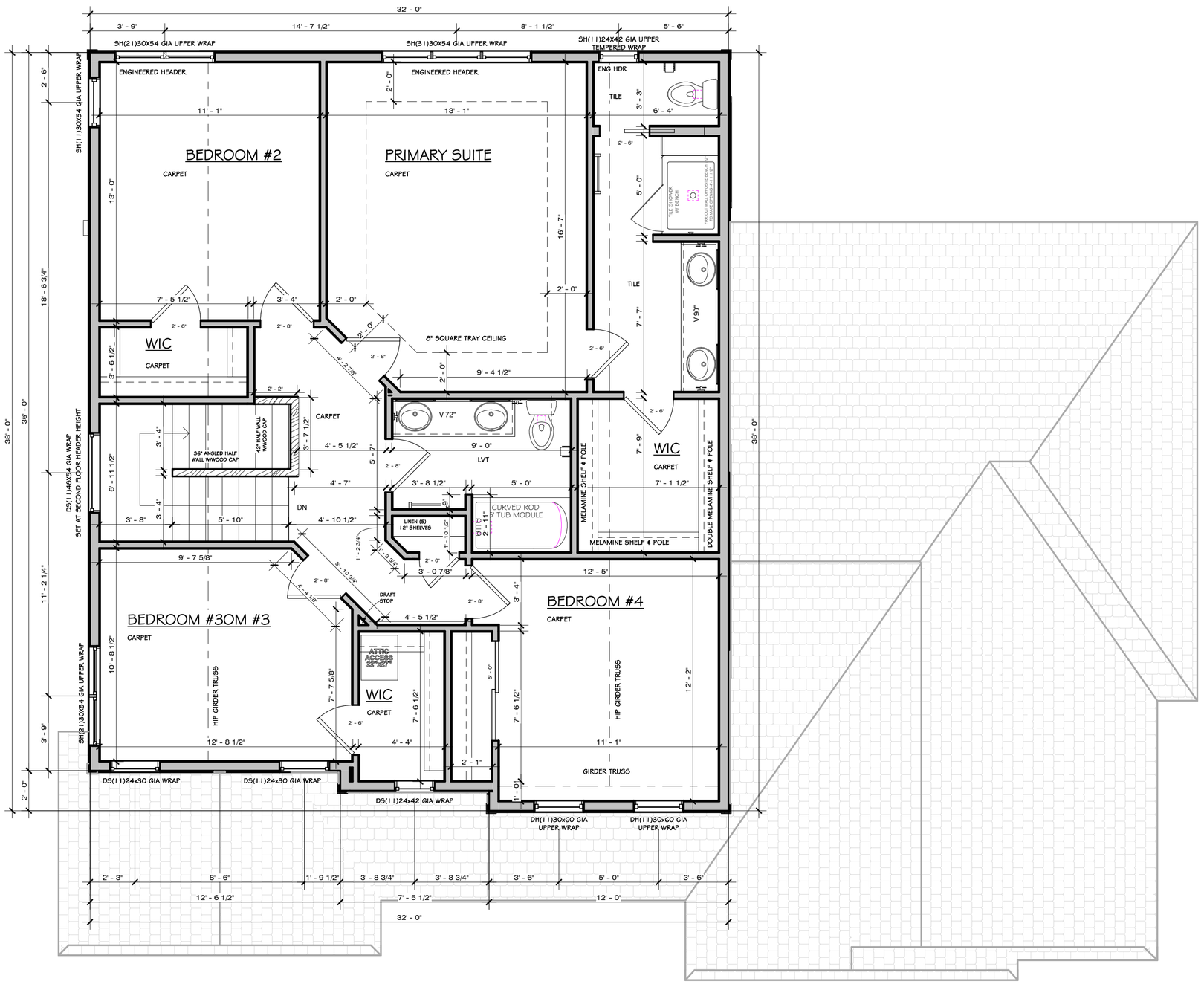
Attachment: Plans (10336 : Veridian Homes LLC)



Second Floor - Custom Cottage ARB

1/4" = 1'-0"

Area Schedule (Custom Cottage)	
Name	Area
First Floor	1224 SF
Second Floor	1183 SF
	2407 SF

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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Madison, WI 53713
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Fax 608.226.0600

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 96 ENCLAVE MEQUON PRESERVE SOUTH
Address: 10609 TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval:
SPF Apr 17 2025
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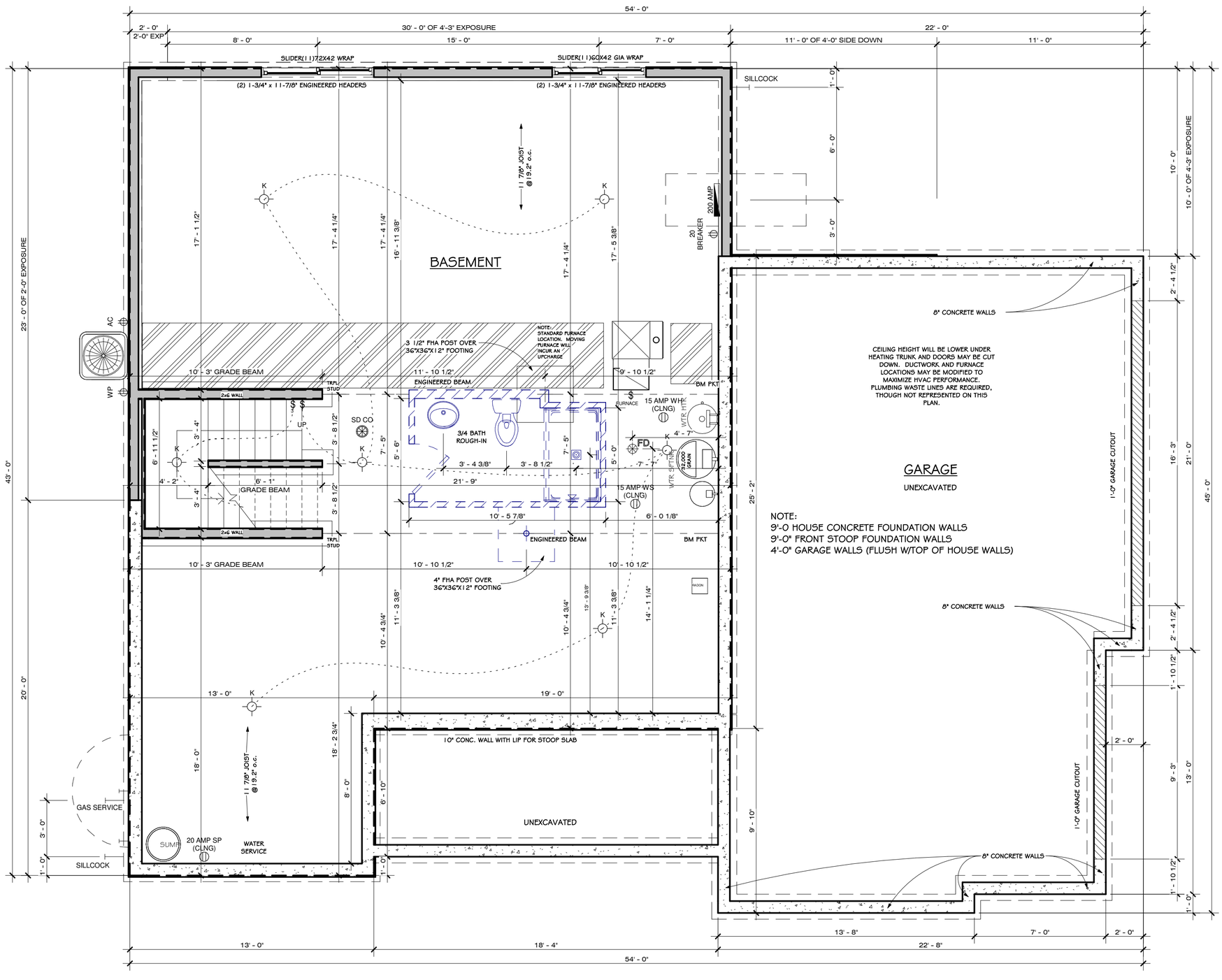
Model: BRYANT I CUSTOM 3 CAR SIDE ENTRY
Elevation: ARB
Revised Base Plan:
Drawn By: MVL Date: 4/17/2025

Print Date:
4/17/2025
10:53:22 AM
Revisions:

Drawing No.:
ARB8

Attachment: Plans (10336 : Veridian Homes LLC)

NOTE:
LOWER LEVEL ROOMS WITH NO EGRESS MAY ADD A CLOSET TO THE SPACE BUT ARE REQUIRED TO INSTALL (5) LINEN SHELVES IN THE ENTIRE LENGTH. UPGRADE COST FOR LINEN SHELVES TO BE ADDED VIA PCL, COST NOT INCLUDED IN LL FINISHED SQUARE FOOTAGE PRICE.



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

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 96 ENCLAVE MEQUON PRESERVE SOUTH
Address: 10609 TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval:
SPF Apr 17 2025

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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 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: BRYANT I CUSTOM 3 CAR SIDE ENTRY
Elevation: ARB
Revised Base Plan:
Drawn By: MVL
Date: 4/7/2025

Print Date:
4/17/2025
10:53:23 AM
Revisions:

Drawing No.:
ARB9

Attachment: Plans (10336 : Veridian Homes LLC)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Veridian Homes LLC - New Single-Family Residence at 8211 W. Skylark Drive**

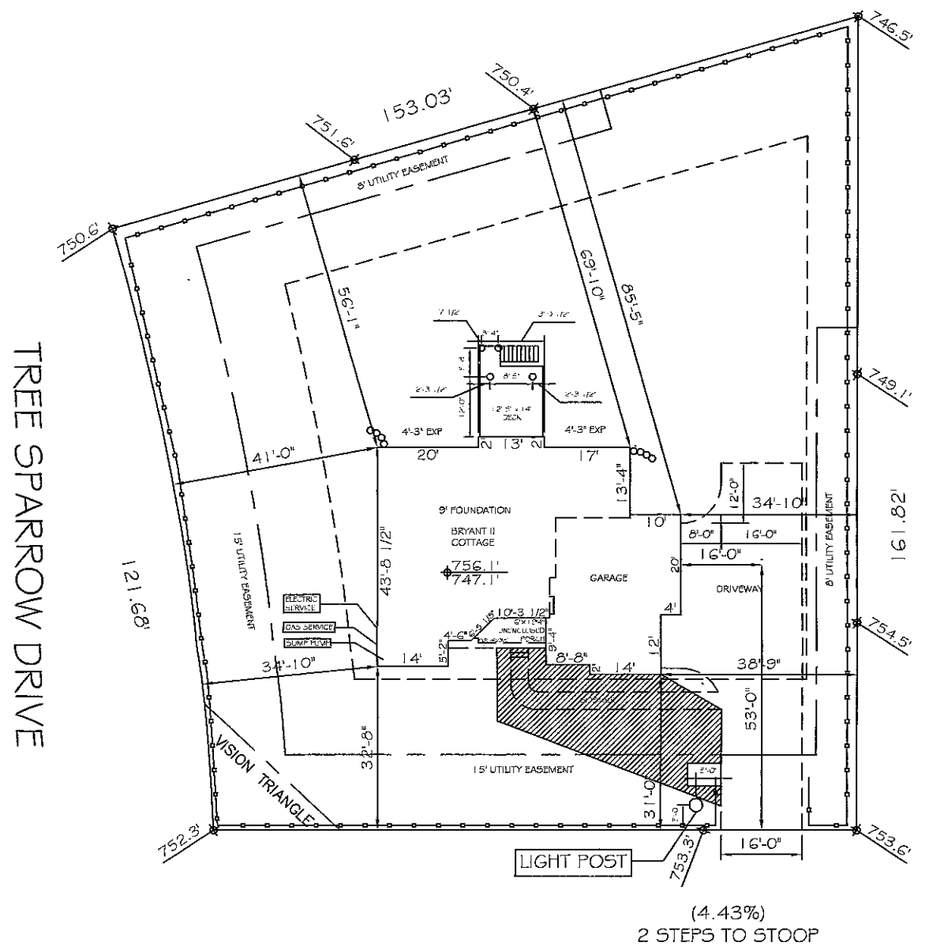
Attachments:
Site Plan (PDF)
Plans (PDF)

Attachment: Site Plan (10337 : Veridian Homes LLC)

PHASE 7
LOT 95
19,234 S.F.

NO PORCH ENCROACHMENTS

SIDE ENTRY GARAGE ONLY



(4.43%)
2 STEPS TO STOOP

TREE SPARROW DRIVE

127.15'

SKYLARK DRIVE

N

GR
1' 0"
CUT

XXXX.X' =FINAL GRADE

(XXXX.X') =EXISTING GRADE

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=756.10
TOP OF FOOTING=747.10
GARAGE FLOOR ELEV.=755.60
DRIVEWAY SLOPE=4.4%
PARTIAL EXPOSURE=751.35
FRONT YARD SLOPE=9.2%

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.

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

HOMESITE: 95
NEIGHBORHOOD: ENCLAVE MEQUON PRESERVE
MODEL: BRYANT II COTTAGE 3C SE
SITE AREA: 19,234 SQ. FT.
IMPERVIOUS AREA: 4,087 SQ. FT.

SCALE: 1"=30'-0"
DRAWN BY: JLP
DATE: 3/20/25

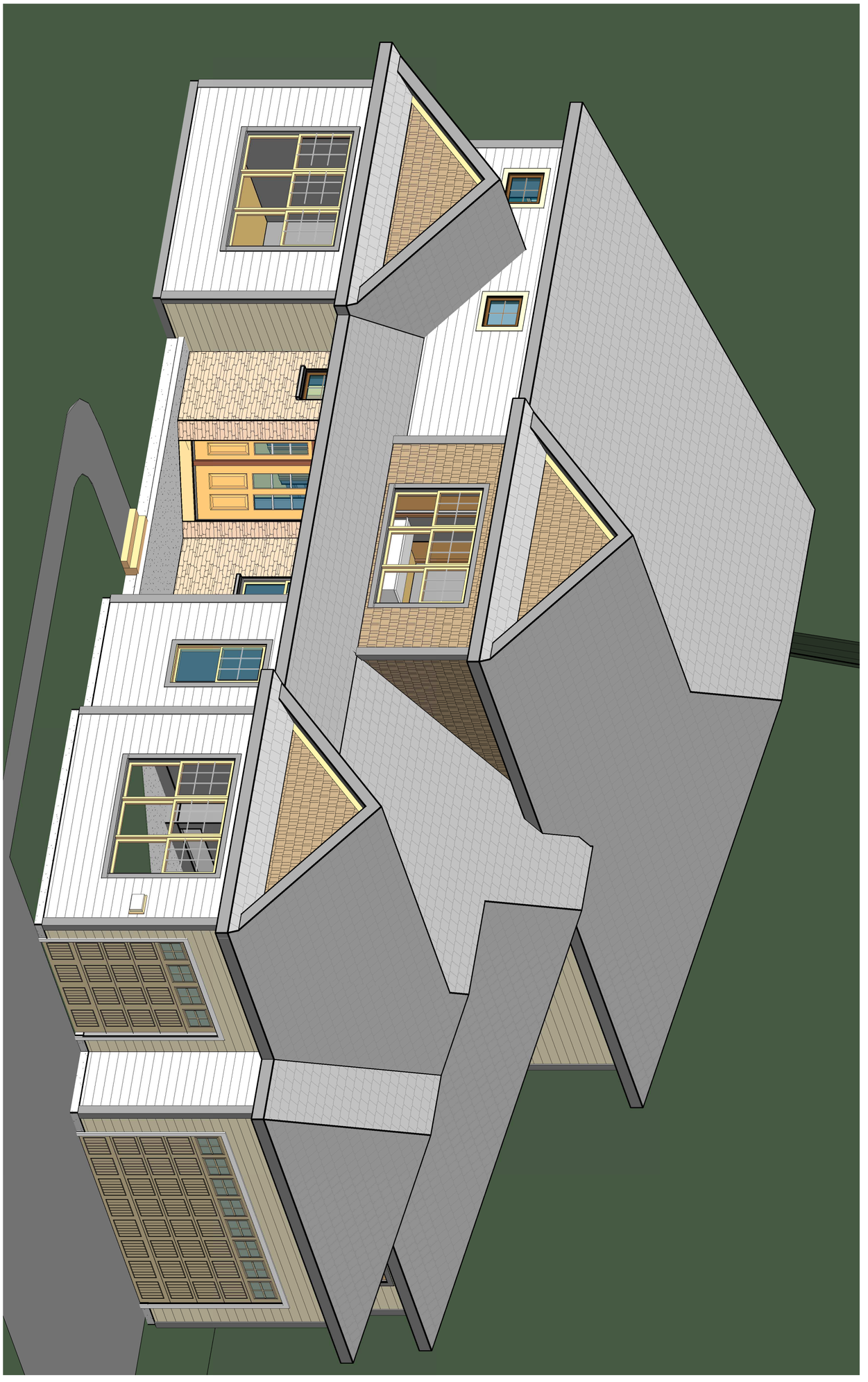
CUSTOMER: MOVE-IN READY
ADDRESS: [redacted]/8211 SKYLARK DRIVE
MEQUON, WI 53097

CUSTOMER APPROVAL:
SPF Apr 17 2025 DATE: / /
DATE: / /
VH APPROVAL:
DATE: / /

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

3D Cottage ARB



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.: ARBO

Revisions:

Print Date: 4/17/2025 11:44:29 AM

Model: BRYANT II - 3 Car Side Entry

Elevation:

Revised Base Plan:

Drawn By: JLP Date: 3/20/2025

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: 95 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 8211 SKYLARK DRIVE
MEQUON, WI 53097
Customer Approval: **SPF Apr 17 2025**

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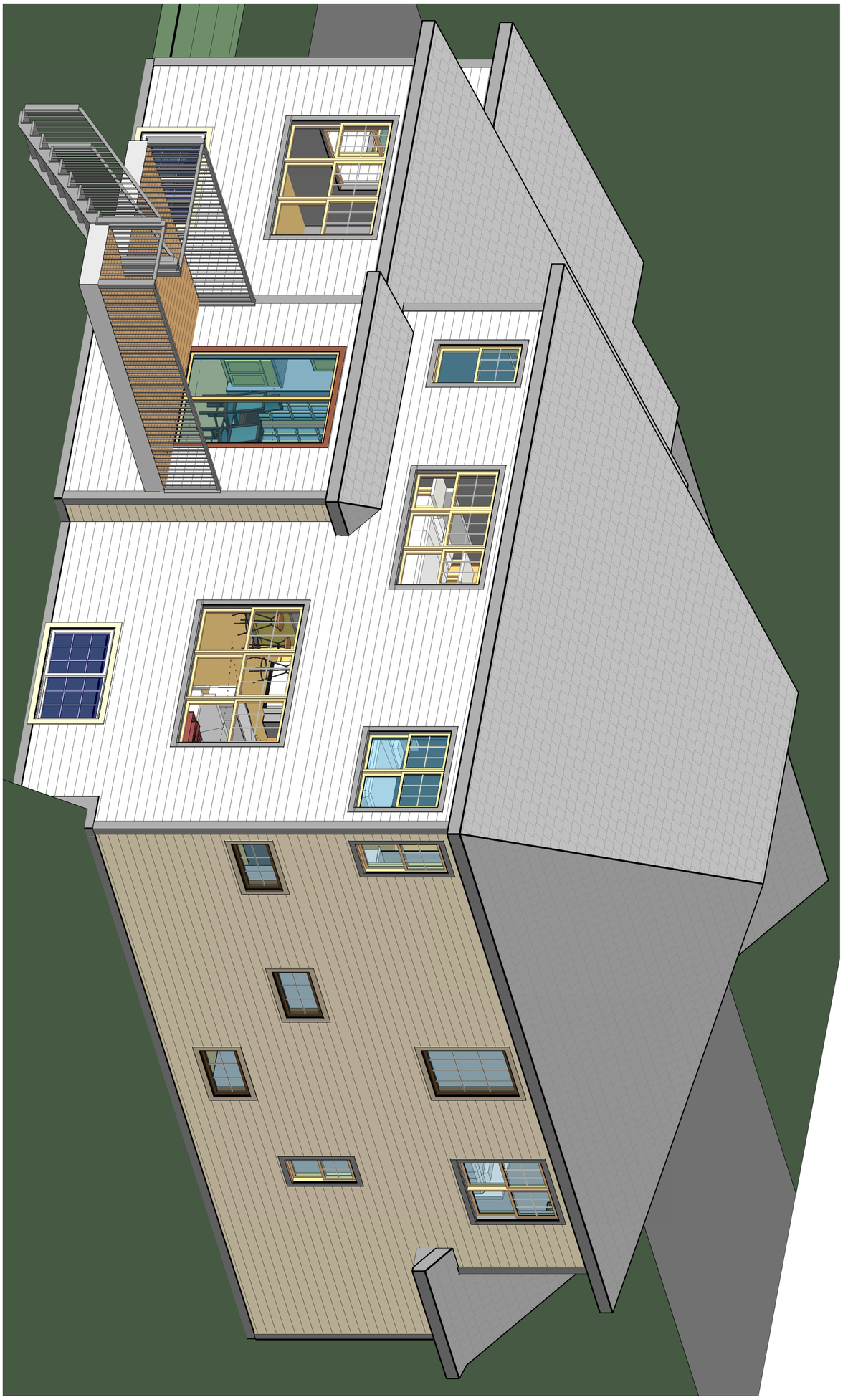
3D Cottage - Rear View ARB



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.: ARB1

Revisions:

Print Date: 4/17/2025 11:44:30 AM

Model: BRYANT II - 3 Car Side Entry

Elevation:

Revised Base Plan:

Drawn By: JLP Date: 3/20/2025

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: 95 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 8211 SKYLARK DRIVE
MEQUON, WI 53097
Customer Approval: **SPF Apr 17 2025**

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NOTE:
- LAP SIDING TO BE 6" SMART-SIDING
- SHAKE SIDING TO BE SMART-SIDING
- ALL WINDOWS ON ALL ELEVATIONS TO HAVE 1x4 SMART-TRIM
- FRONT DOOR TO HAVE 1x4 SMART-TRIM
- ALL CORNERS ON ALL ELEVATIONS TO BE 1x6 SMART-TRIM
- ALL GABLE RAKE TRIM TO BE 1x4 SMART-TRIM
- ALL FASCIA TO BE 1x8 SMART-TRIM

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

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 95 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 8211 SKYLARK DRIVE
MEQUON, WI 53097
Customer Approval:
SPF Apr 17 2025
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Phone 608.226.3100
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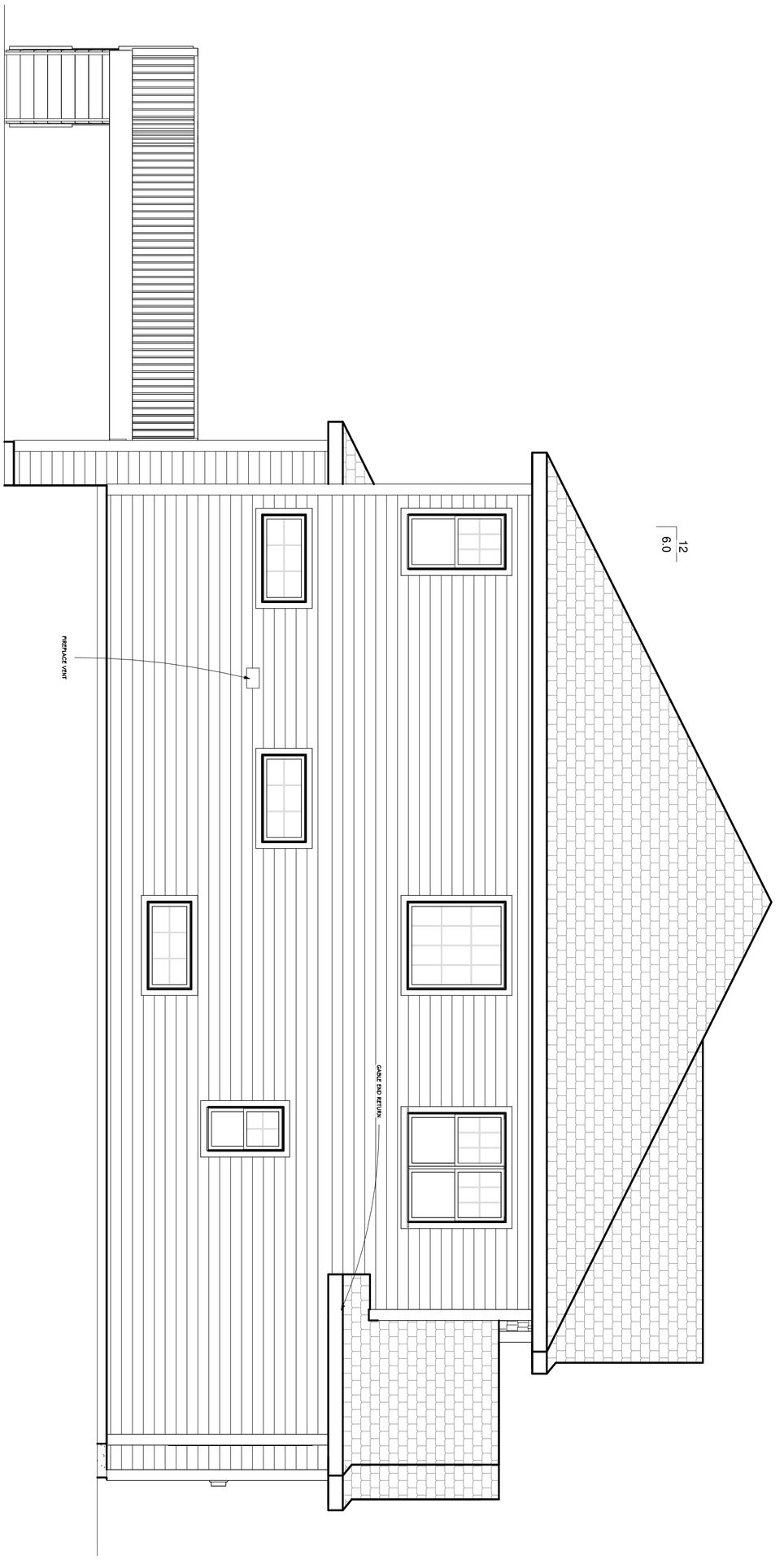
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: BRYANT II - 3 Car Side Entry
Elevation:
Revised Base Plan: Date: 3/20/2025
Drawn By: JLP

Print Date:
4/17/2025
11:44:31 AM
Revisions:

Drawing No.:
ARB2

Attachment: Plans (10337 : Veridian Homes LLC)



Left Elevation - Cottage ARB

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.: ARB3

Revisions:

Print Date: 4/17/2025 11:44:31 AM

Model: BRYANT II - 3 Car Side Entry

Elevation:

Revised Base Plan:

Drawn By: JLP Date: 3/20/2025

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: 95 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: 8211 SKYLARK DRIVE
MEQUON, WI 53097

Customer Approval: **SPF Apr 17 2025**

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Attachment: Plans (10337 : Verdian Homes LLC)

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: BRYANT II - 3 Car Side Entry
Elevation:
Revised Base Plan:
Drawn By: JLP Date: 3/20/2025

Print Date: 4/17/2025 11:44:32 AM
Revisions:

Drawing No.: ARB4

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: 95 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 8211 SKYLARK DRIVE MEQUON, WI 53097
Customer Approval: **SPF Apr 17 2025**

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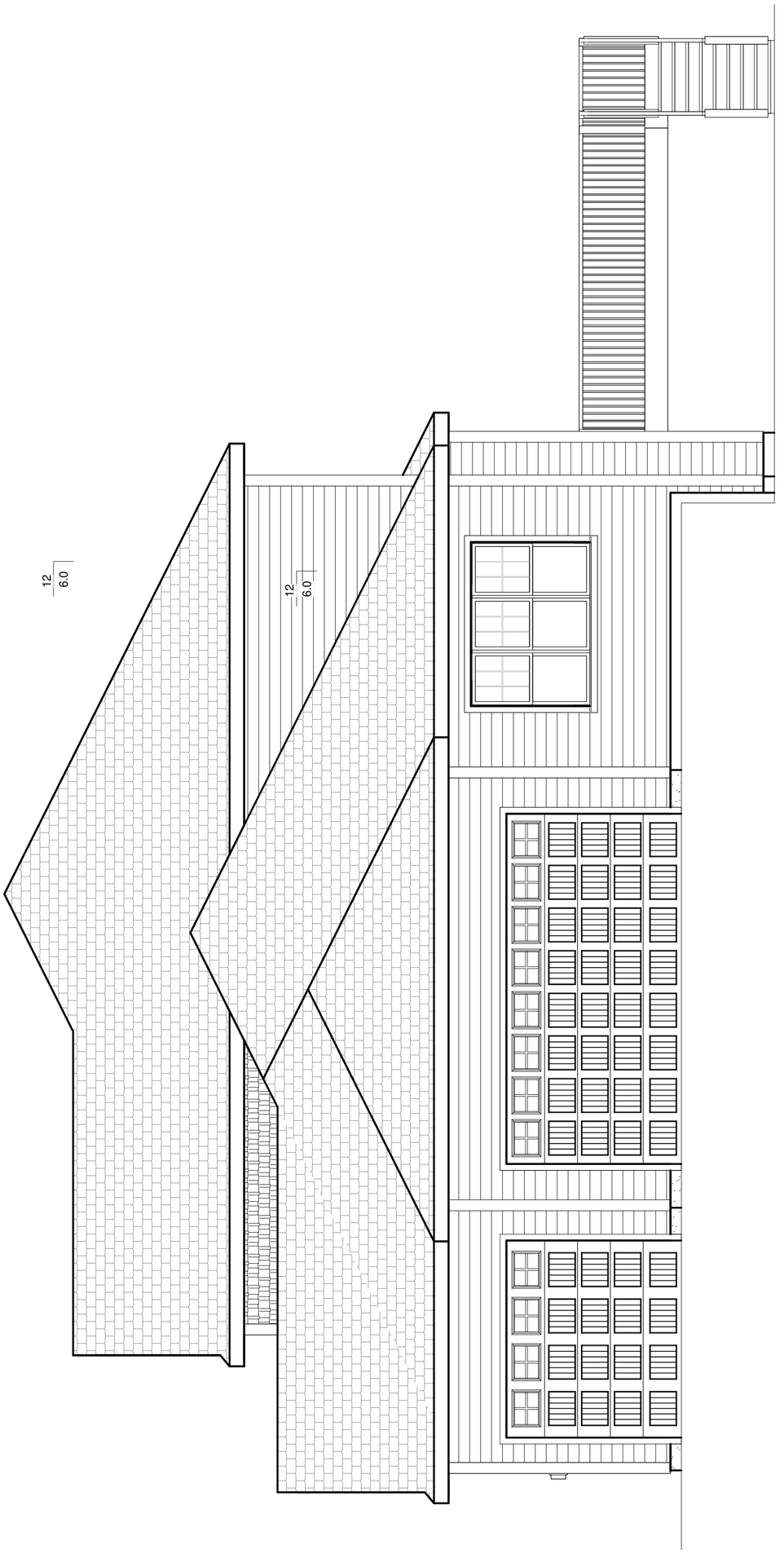

Right Elevation - Cottage ARB
1/4" = 1'-0"

NOTE:
- LAP SIDING TO BE 6" SMART-SIDING
- SHAKE SIDING TO BE SMART-SIDING
- ALL WINDOWS ON ALL ELEVATIONS TO HAVE 1x4 SMART-TRIM
- PATIO DOOR TO HAVE 1x4 SMART-TRIM
- GARAGE DOORS TO HAVE 1x4 SMART-TRIM
- ALL CORNERS ON ALL ELEVATIONS TO BE 1x6 SMART-TRIM
- ALL FASCIA TO BE 1x8 SMART-TRIM

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

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 95 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 8211 SKYLARK DRIVE
MEQUON, WI 53097
Customer Approval:
SPF Apr 17 2025
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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

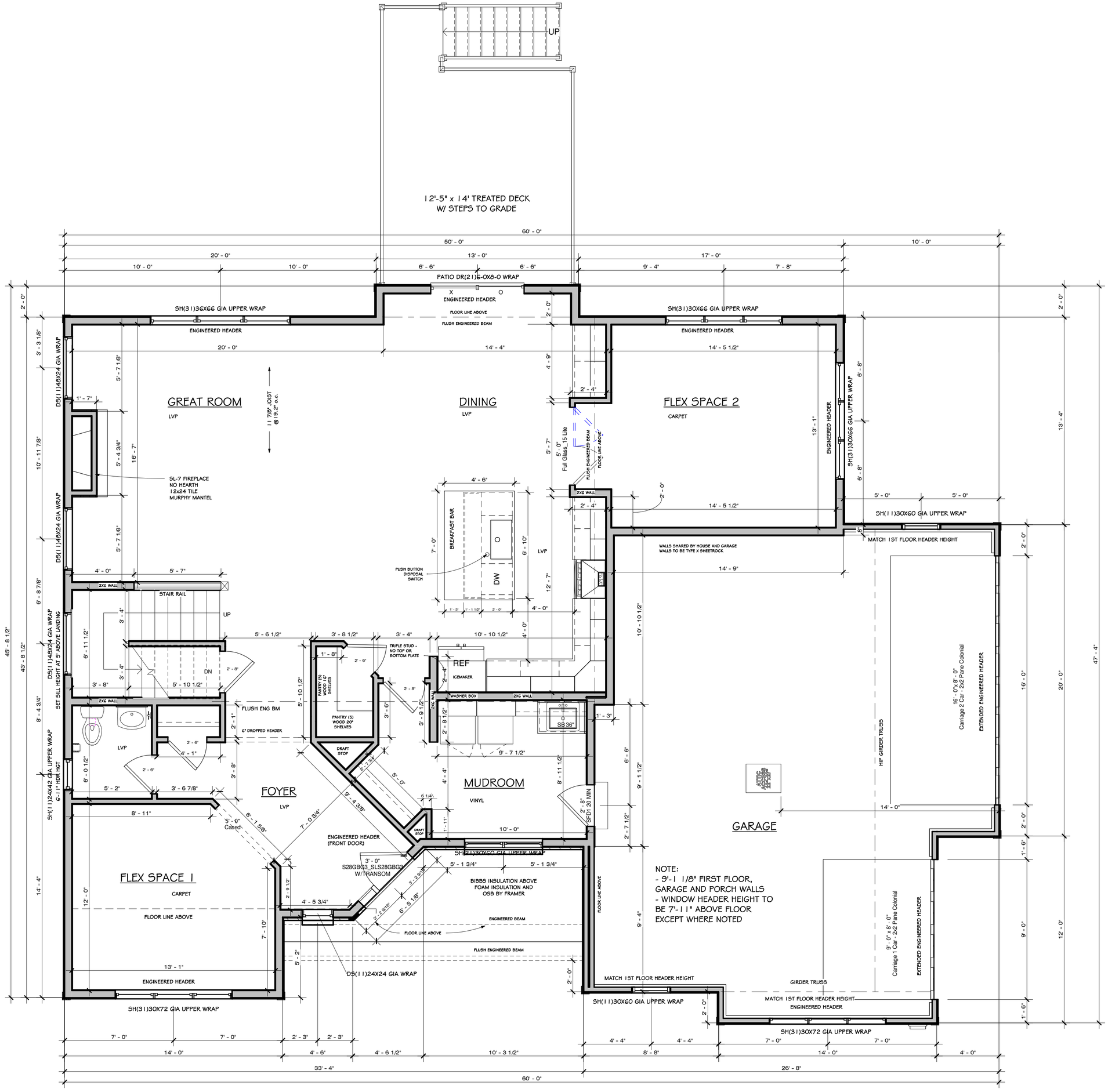
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: BRYANT II - 3 Car Side Entry
Elevation:
Revised Base Plan:
Drawn By: JLP Date: 3/20/2025

Print Date:
4/17/2025
11:44:32 AM
Revisions:

Drawing No.:
ARB5

Attachment: Plans (10337 : Veridian Homes LLC)



First Floor - Cottage ARB

1/4" = 1'-0"

Area Schedule (Cottage)	
Name	Area
First Floor	1586 SF
Second Floor	1306 SF
	2892 SF

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 95 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 8211 SKYLARK DRIVE MEQUON, WI 53097
Customer Approval:
SPF Apr 17 2025

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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 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.

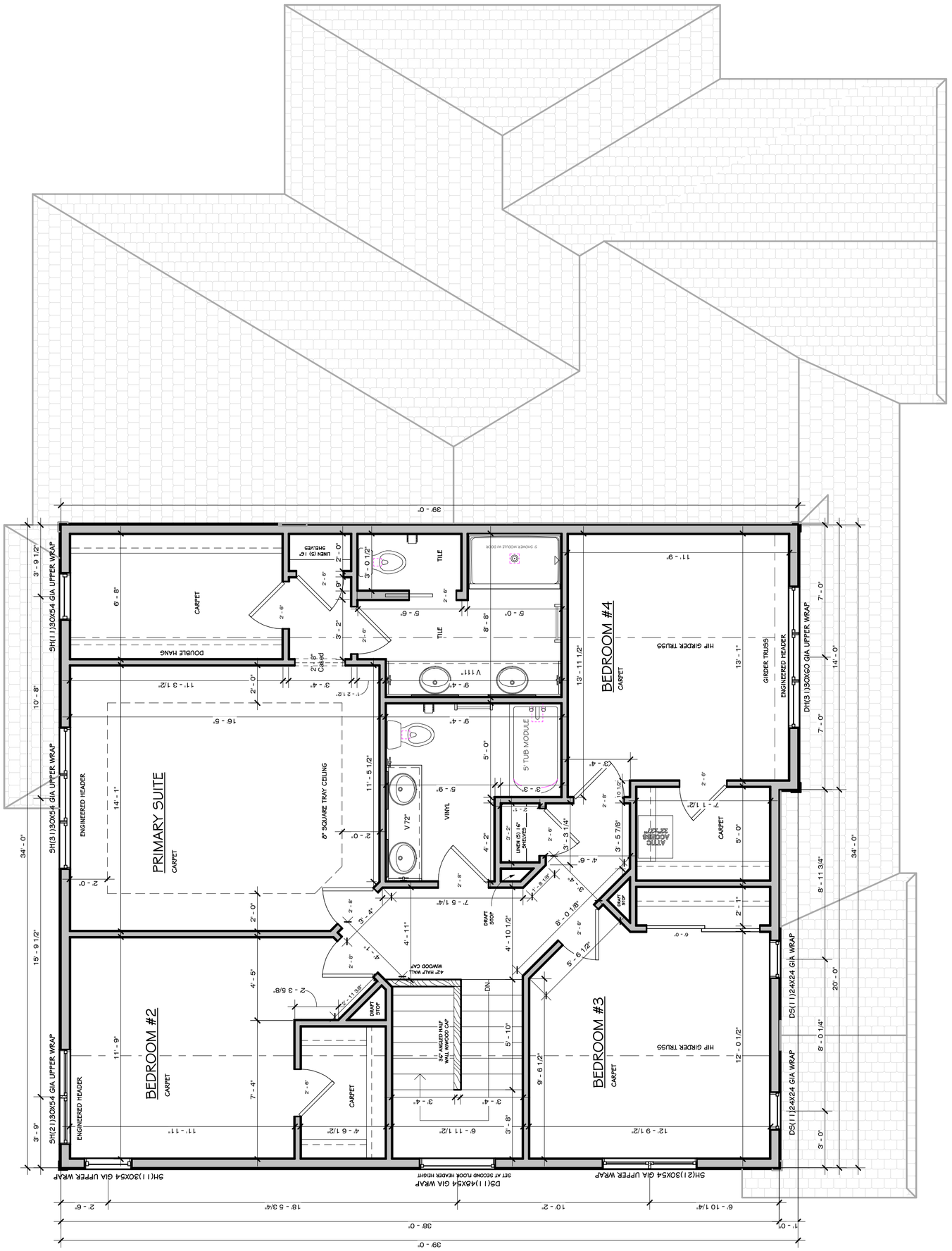
Model: BRYANT II - 3 Car Side Entry
Elevation:
Revised Base Plan: Date: 3/20/2025
Drawn By: JLP

Print Date: 4/17/2025 11:44:33 AM
Revisions:

Drawing No.: ARB6

Attachment: Plans (10337 : Veridian Homes LLC)

Attachment: Plans (10337 : Veridian Homes LLC)



Second Floor - Cottage ARB

1/4" = 1'-0"

Area Schedule (Cottage)	
Name	Area
First Floor	1586 SF
Second Floor	1306 SF
	2892 SF

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: BRYANT II - 3 Car Side Entry

Elevation:

Revised Base Plan:

Drawn By: JLP Date: 3/20/2025

Print Date: 4/17/2025 11:44:33 AM

Revisions:

Drawing No.: ARB7

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: 95 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: 8211 SKYLARK DRIVE
MEQUON, WI 53097

Customer Approval: SPF Apr 17 2025

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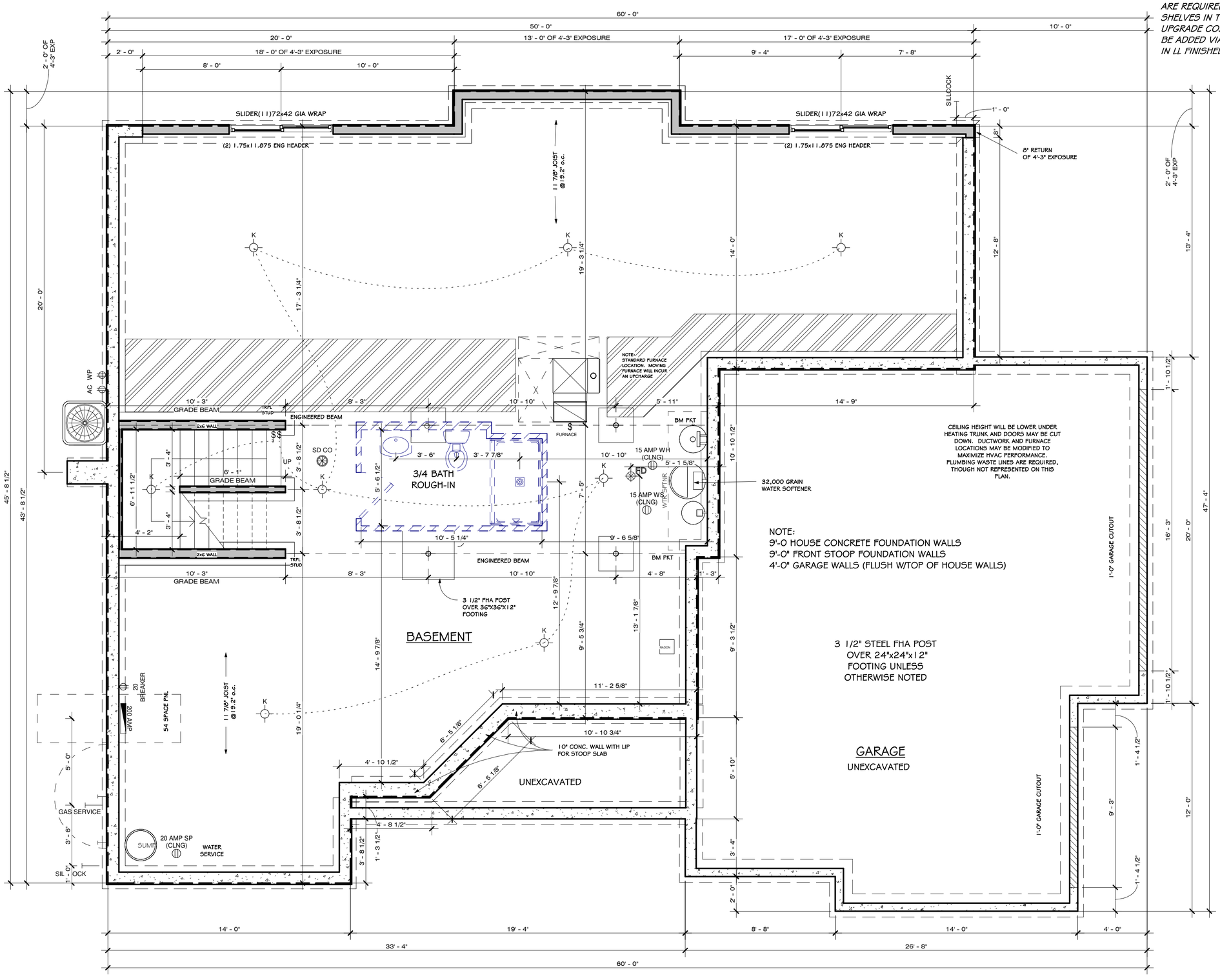
NOTE:
LOWER LEVEL ROOMS WITH NO EGRESS MAY ADD A CLOSET TO THE SPACE BUT ARE REQUIRED TO INSTALL (5) LINEN SHELVES IN THE ENTIRE LENGTH. UPGRADE COST FOR LINEN SHELVES TO BE ADDED VIA PCL, COST NOT INCLUDED IN LL FINISHED SQUARE FOOTAGE PRICE.



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

Custom Design From Designed For: MOVE-IN READY
Homesite / Neighborhood: 95 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 8211 SKYLARK DRIVE MEQUON, WI 53097
Customer Approval: SPF Apr 17 2025
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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: BRYANT II - 3 Car Side Entry
Elevation:
Revised Base Plan: Date: 3/20/2025
Drawn By: JLP

Print Date: 4/17/2025 11:44:34 AM
Revisions:

Drawing No.: ARB8

Attachment: Plans (10337 : Veridian Homes LLC)

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

www.cityofmequonwi.gov

Office of Architectural Board

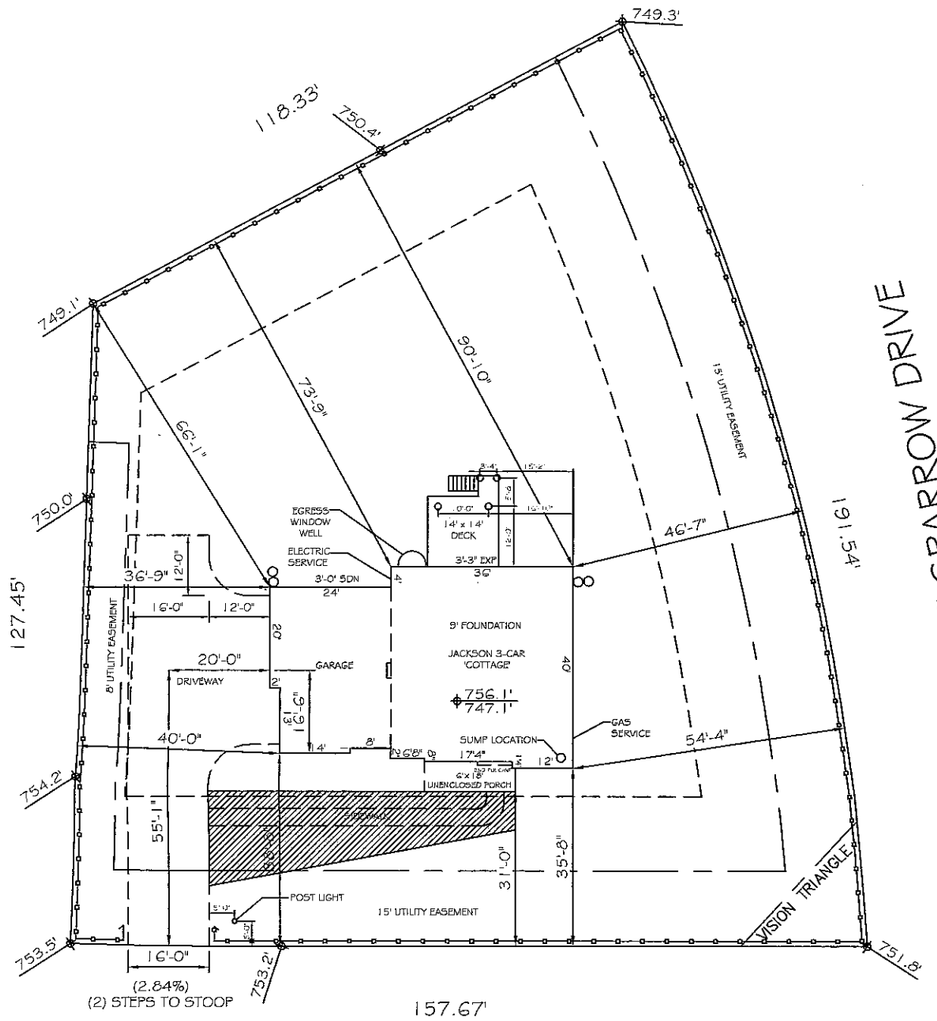
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Veridian Homes LLC - New Single-Family Residence at 8191 W. Skylark Court**

Attachments:
Site Survey (PDF)
Plans (PDF)

Attachment: Site Survey (10338 : Veridian Homes LLC)

PHASE 7
LOT 92
22,261 S.F.

NO PORCH ENCROACHMENTS
SIDE ENTRY GARAGE ONLY



N

GL
1' 0"
CUT

=FINAL GRADE

=EXISTING GRADE

SKYLARK COURT

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=756.10
TOP OF FOOTING=747.10
GARAGE FLOOR ELEV.=755.60
DRIVEWAY SLOPE=2.84%
PARTIAL EXPOSURE=752.35
YARD GRADE=4.7%

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.

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

HOMESITE: 92
NEIGHBORHOOD: ENCLAVE MEQUON PRESERVE
MODEL: JACKSON COTTAGE 3-CAR SIDE
SITE AREA: 22,261 SQ. FT.
IMPERVIOUS AREA: 4,179 SQ. FT.

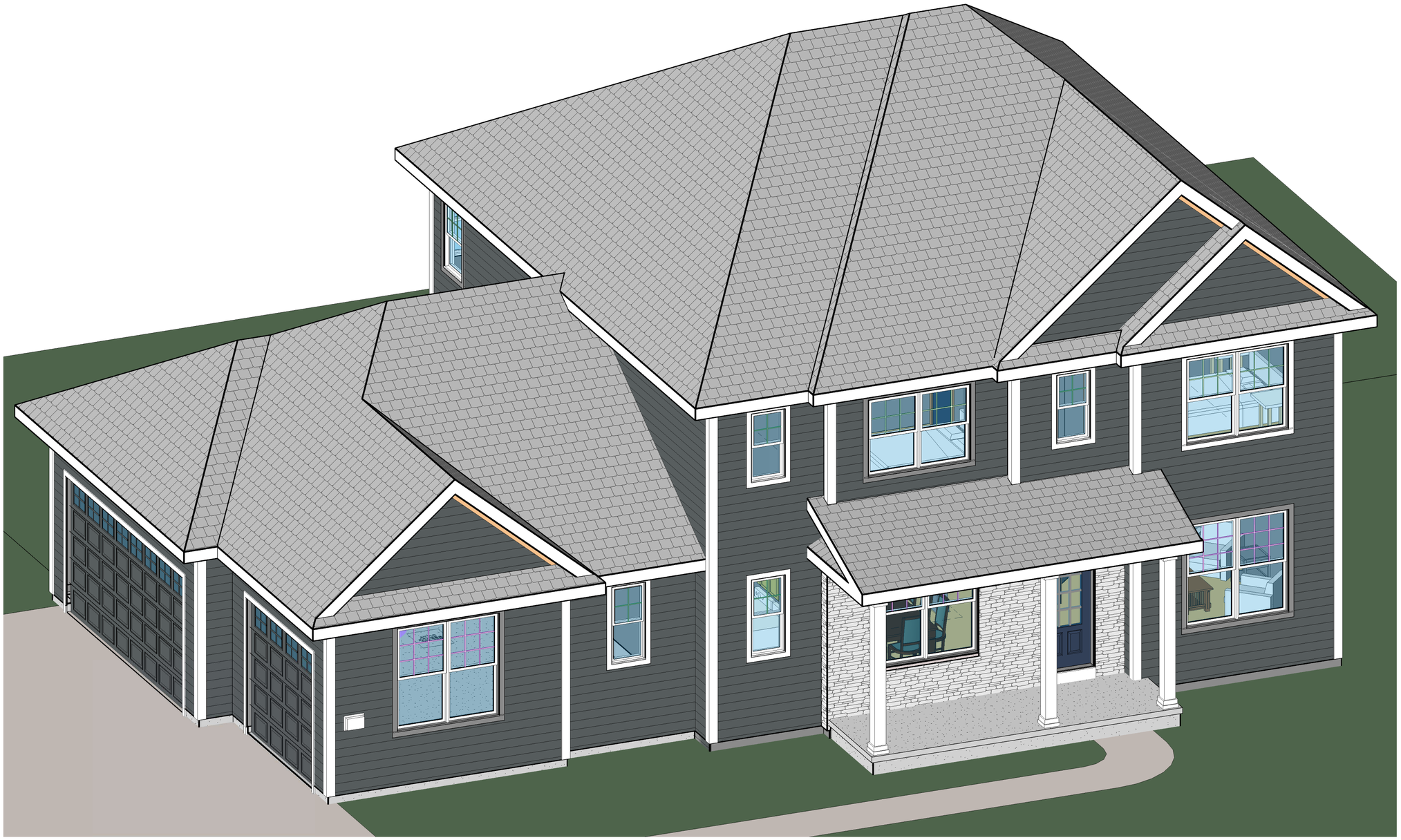
SCALE: 1"=30'-0"
DRAWN BY: CLC
DATE: 4/7/2025

CUSTOMER: MOVE IN READY
ADDRESS: 8191 SKYLARK COURT
MEQUON, WI 53097

CUSTOMER APPROVAL:
DATE: / /
DATE: / /
VH APPROVAL:
SPF Apr 17 2025 DATE: / /

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



3D - Cottage 3 Car Side Entry - ARB

ARB Drawing List	
Sheet Number	Sheet Name
ARB1	3D Front
ARB2	3D Rear
ARB3	Front Elevation
ARB4	Rear Elevation
ARB5	Left Elevation
ARB6	Right Elevation
ARB7	First Floor Plan
ARB8	Second Floor Plan
ARB9	Foundation Plan

Custom Designed For: Move in Ready
Homesite / Neighborhood: 92 Enclave at Meqjon Preserve
Address: 8191 Skylark Court
Meqjon, WI 53097
Customer Approval:
SPF Apr 17 2025

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

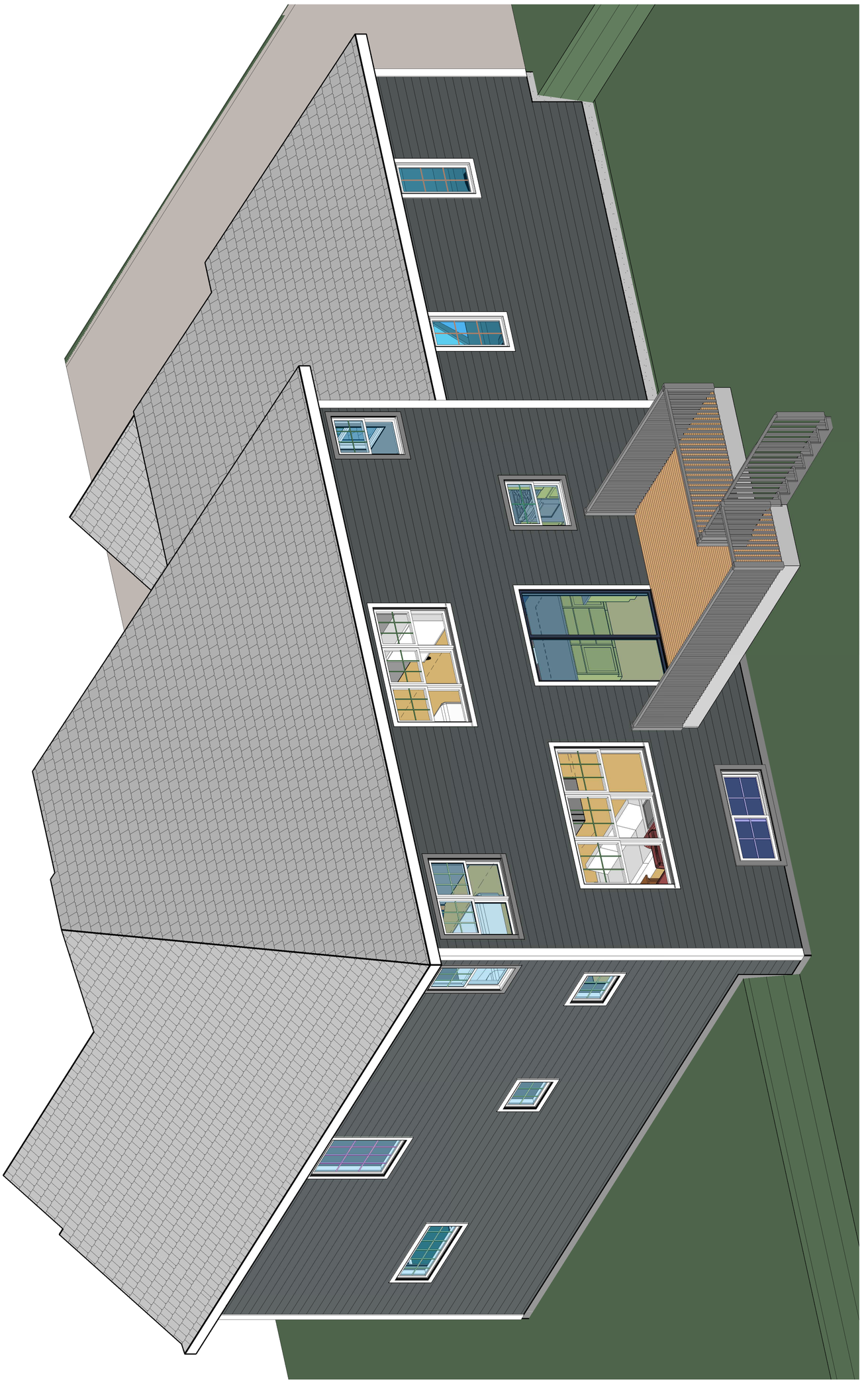
Model: JACKSON
Elevation: ARB
Revised Base Plan:
Drawn By: CLC Date: 4/7/2025

Print Date:
4/17/2025
1:09:55 PM
Revisions:

Drawing No.:
ARB1

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.

Attachment: Plans (10338 : Veridian Homes LLC)



3D - Cottage 3 Car Side Entry (Rear View) - ARB

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.

Print Date: 4/17/2025 1:09:56 PM
Revisions:

Drawing No.: ARB2

Model: JACKSON
Elevation: ARB
Revised Base Plan:
Drawn By: CLC Date: 4/7/2025

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: 92 Enclave at Mequon Preserve
Address: 8191 Skylark Court
Mequon, WI 53097
Customer Approval: **SPF Apr 17 2025**

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NOTE:
- ALL SIDING TO BE SMART SIDE
- ALL WINDOWS, PATIO DOORS AND GARAGE DOORS TO HAVE 1X4 SMART TRIM
- ALL CORNERS TO BE 6" SMART TRIM

Front Elevation - Cottage 3 Car Side Entry - ARB

1/4" = 1'-0"

Custom Designed For: Move in Ready
Homesite / Neighborhood: 92 Enclave at Mequon Preserve
Address: 8191 Skylark Court
Mequon, WI 53097
Customer Approval:
SPF Apr 17 2025
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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

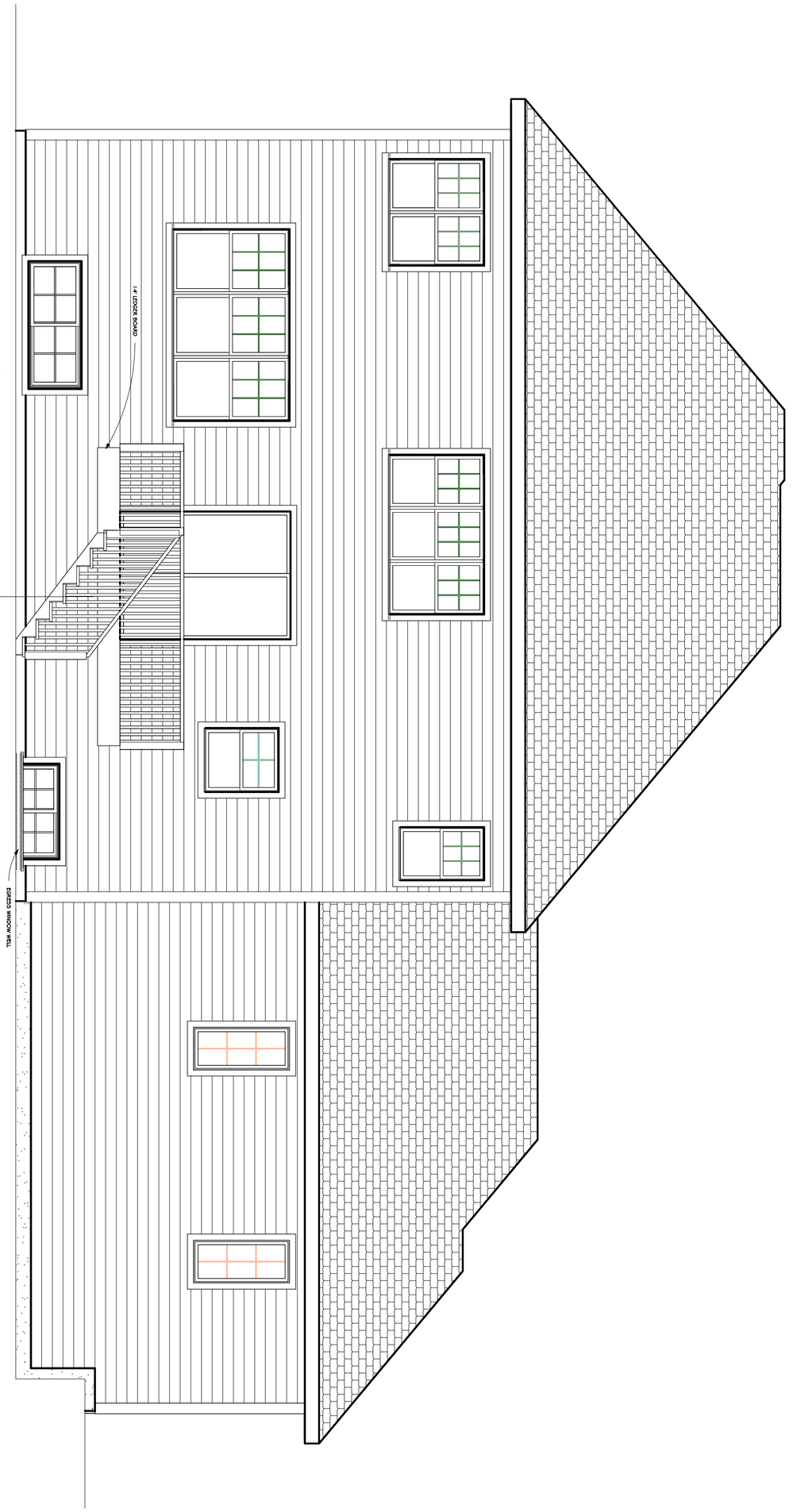
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON
Elevation: ARB
Revised Base Plan:
Drawn By: CLC Date: 4/7/2025

Print Date:
4/17/2025
1:09:57 PM
Revisions:

Drawing No.:
ARB3

Attachment: Plans (10338 : Veridian Homes LLC)



Rear Elevation - Cottage 3 Car Side Entry - ARB

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.: ARB4

Revisions:

Print Date: 4/17/2025 1:09:57 PM

Model: JACKSON

Elevation: ARB

Revised Base Plan:

Drawn By: CLC Date: 4/7/2025

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: 92 Enclave at Mequon Preserve

Address: 8191 Skylark Court
Mequon, WI 53097

Customer Approval: **SPF Apr 17 2025**

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Left Elevation - Cottage 3 Car Side Entry - ARB

1/4" = 1'-0"

Custom Designed For: Move in Ready

Homesite / Neighborhood: 92 Enclave at Mequon Preserve

Address: 8191 Skylark Court
Mequon, WI 53097

Customer Approval:

SPF Apr 17 2025

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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

Elevation: ARB

Revised Base Plan: Date: 4/7/2025

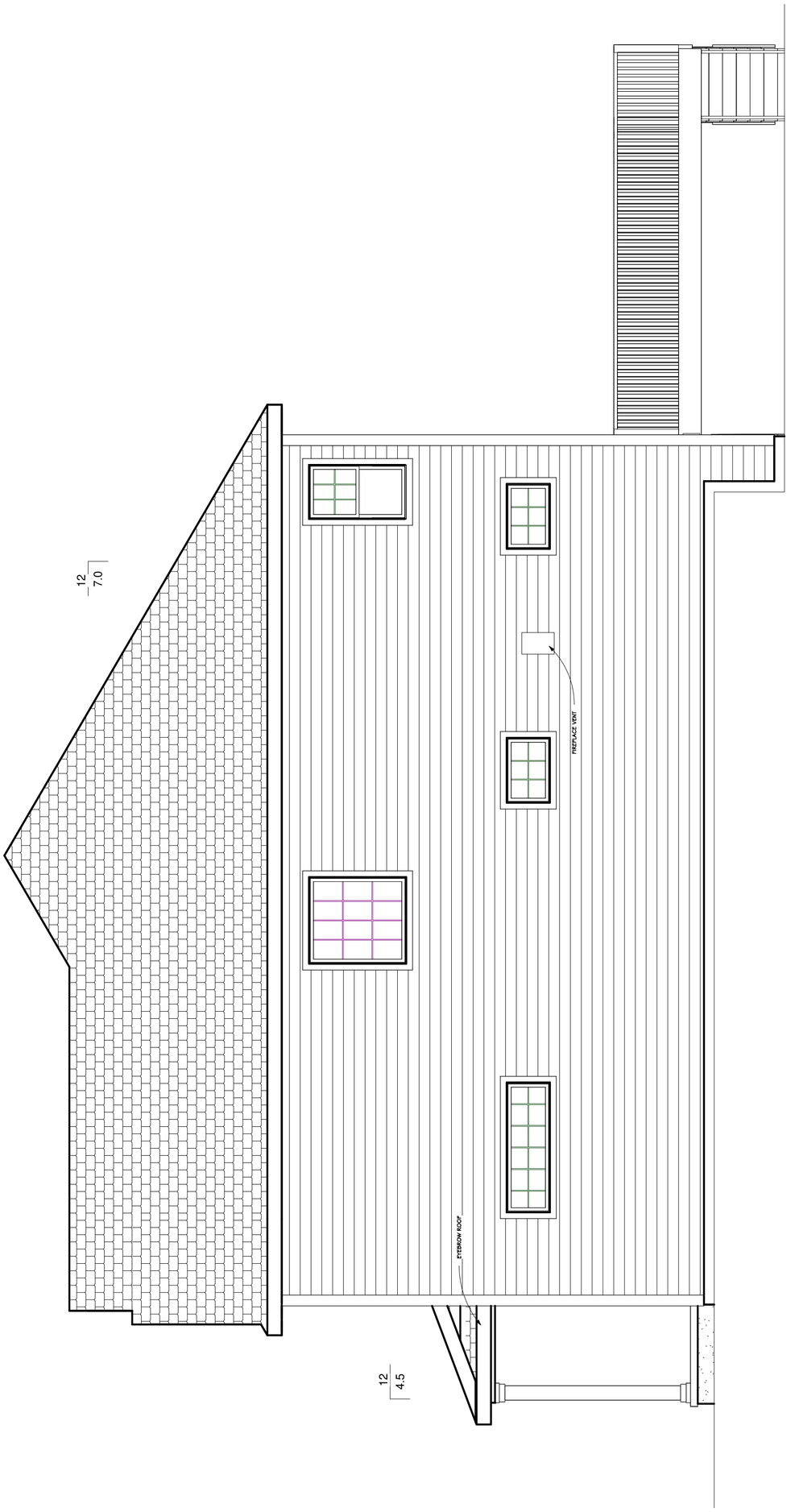
Drawn By: CLC

Print Date:
4/17/2025
1:09:57 PM
Revisions:

Drawing No.:
ARB5

Attachment: Plans (10338 : Veridian Homes LLC)

Attachment: Plans (10338 : Veridian Homes LLC)



Right Elevation - Cottage 3 Car Side Entry - ARB

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.:	ARB6
Print Date:	4/17/2025 1:09:57 PM
Revisions:	
Model:	JACKSON
Elevation:	ARB
Revised Base Plan:	
Drawn By: CLC	Date: 4/7/2025

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: 92 Enclave at Mequon Preserve

Address: 8191 Skylark Court
Mequon, WI 53097

Customer Approval: **SPF Apr 17 2025**

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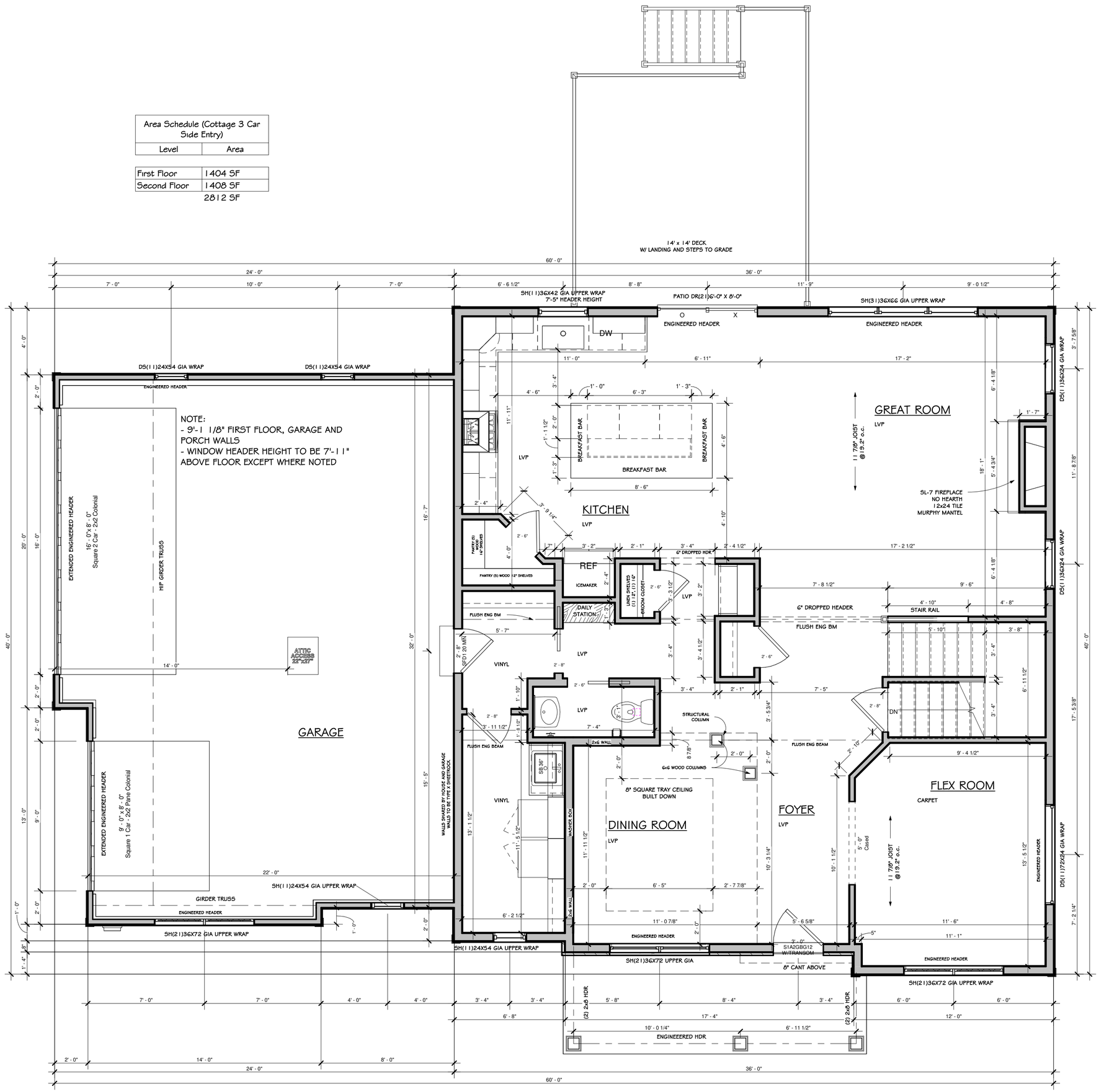
Area Schedule (Cottage 3 Car Side Entry)	
Level	Area
First Floor	1404 SF
Second Floor	1408 SF
	2812 SF



First Floor - Cottage 3 Car Side Entry - ARB

1/4" = 1'-0"

Custom Designed For: Move in Ready
Homesite / Neighborhood: 92 Enclave at Mequon Preserve
Address: 8191 Skylark Court
Mequon, WI 53097
Customer Approval:
SPF Apr 17 2025

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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.

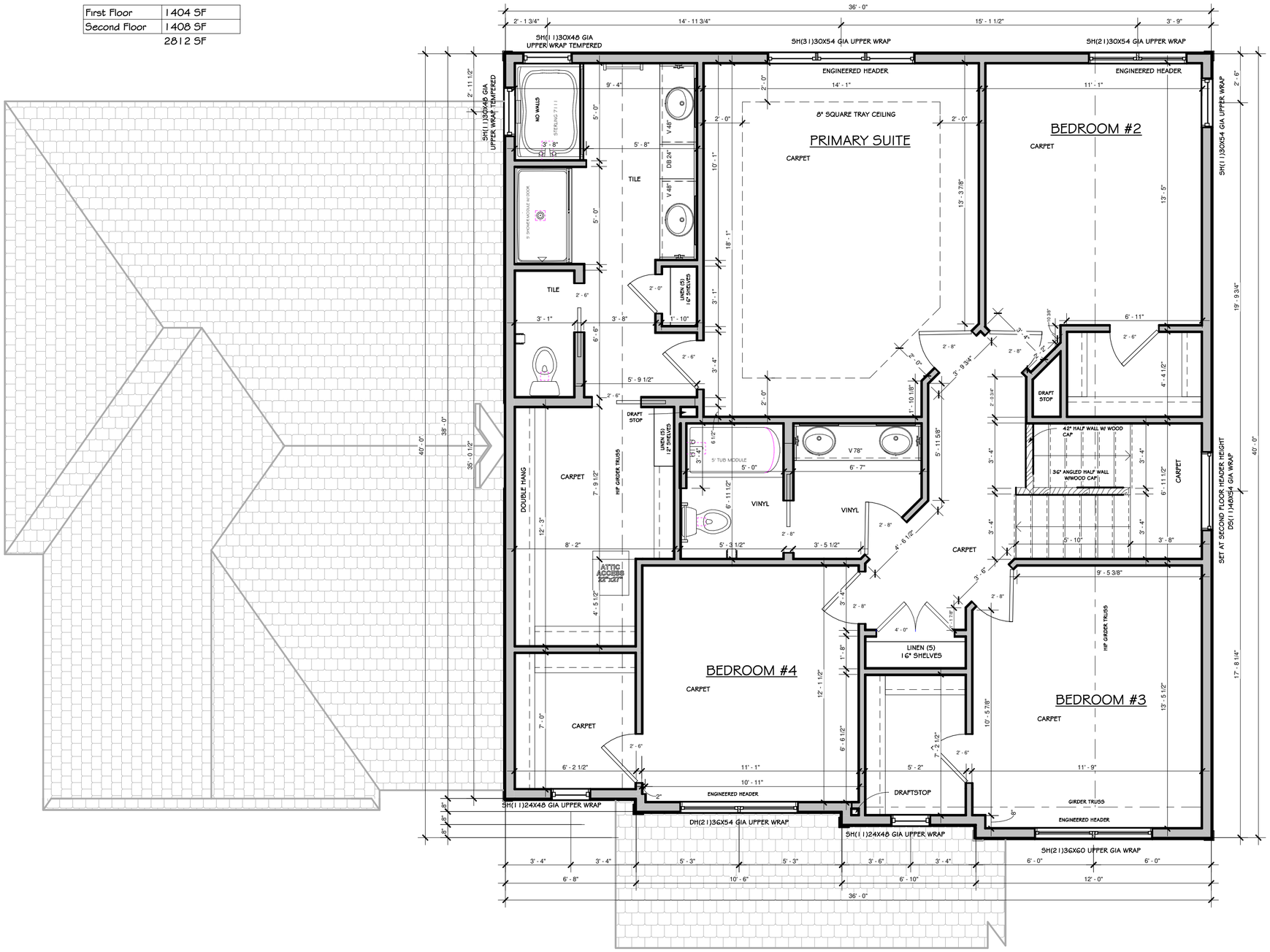
Model: JACKSON
Elevation: ARB
Revised Base Plan: Date: 4/7/2025
Drawn By: CLC

Print Date: 4/17/2025 1:09:58 PM
Revisions:

Drawing No.: ARB7

Attachment: Plans (10338 : Veridian Homes LLC)

Area Schedule (Cottage 3 Car Side Entry)	
Level	Area
First Floor	1404 SF
Second Floor	1408 SF
	2812 SF



Second Floor - Cottage 3 Car Side Entry - ARB

1/4" = 1'-0"

Custom Designed For: Move in Ready
Homesite / Neighborhood: 92 Enclave at Mequon Preserve
Address: 8191 Skylark Court
Mequon, WI 53097
Customer Approval:
SPF Apr 17 2025

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

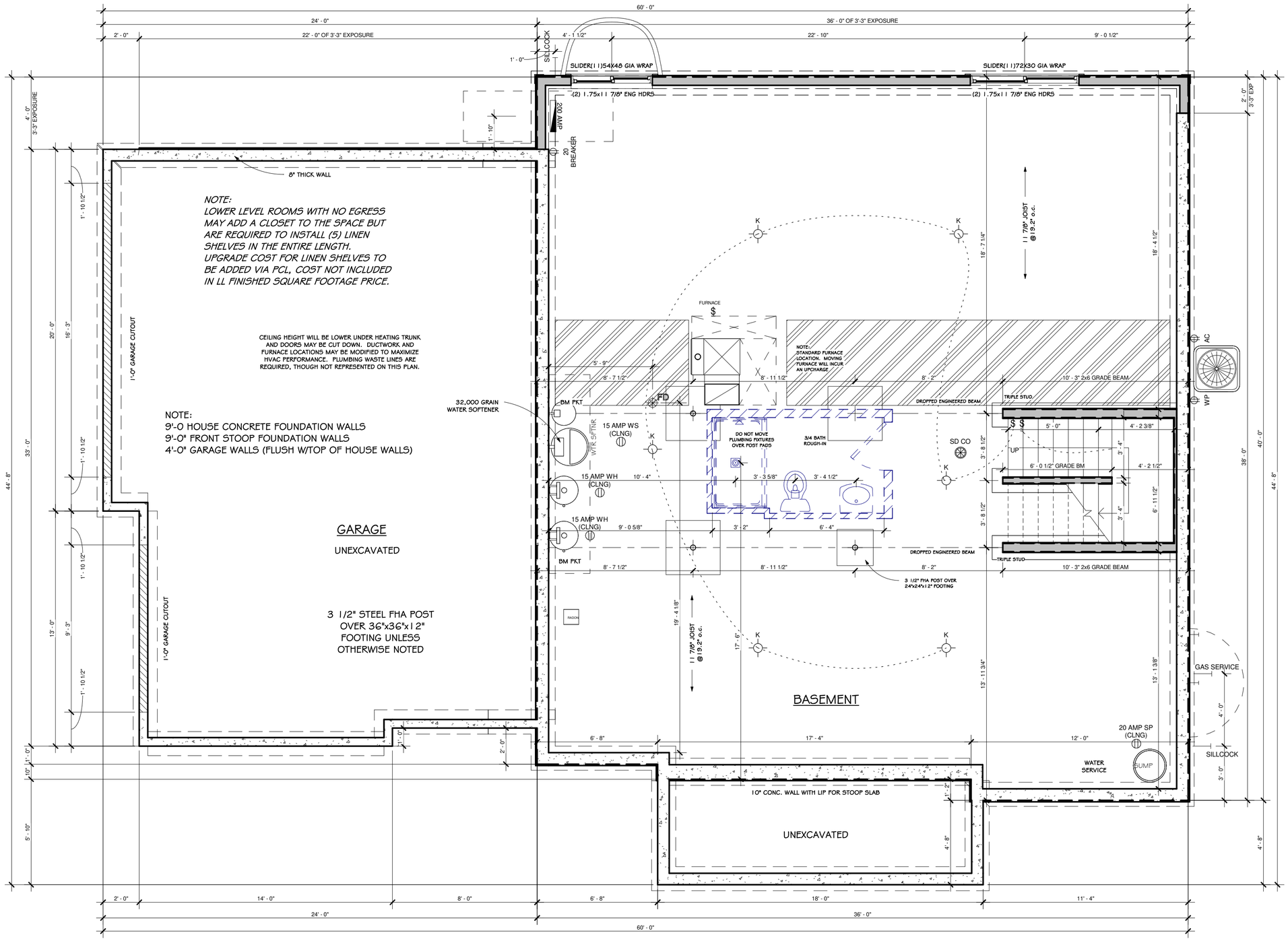
Model: JACKSON
Elevation: ARB
Revised Base Plan:
Drawn By: CLC Date: 4/7/2025

Print Date:
4/17/2025
1:09:59 PM
Revisions:

Drawing No.:
ARB8

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.

Attachment: Plans (10338 : Veridian Homes LLC)



Foundation Plan
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.

Custom Designed For: Move in Ready
Homesite / Neighborhood: 92 Enclave at Maquon Preserve
Address: 8191 Skylark Court
Maquon, WI 53097
Customer Approval:
SPF Apr 17 2025

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

Model: JACKSON
Elevation: ARB
Revised Base Plan:
Drawn By: CLC Date: 4/7/2025

Print Date:
4/17/2025
1:09:59 PM
Revisions:

Drawing No.:
ARB9

Attachment: Plans (10338 : Veridian Homes LLC)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Veridian Homes LLC - Resubmittal for New Single-Family Residence at 10592 N. Tree Sparrow Drive**

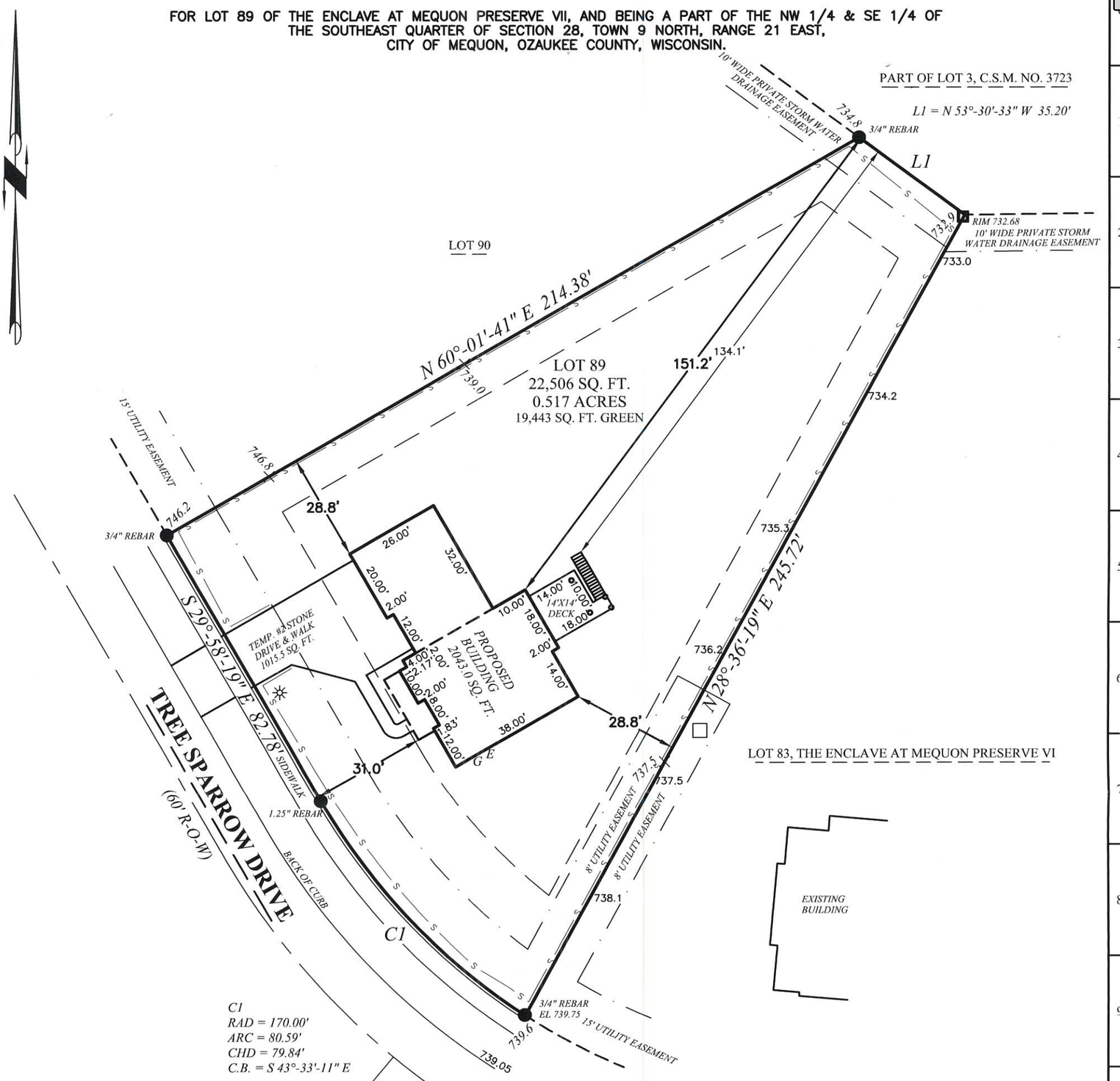
Attachments:
Survey (PDF)
Plans (PDF)

Attachment: Survey (10339 : Veridian Homes LLC)

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

PLAT OF SURVEY

FOR LOT 89 OF THE ENCLAVE AT MEQUON PRESERVE VII, AND BEING A PART OF THE NW 1/4 & SE 1/4 OF THE SOUTHEAST QUARTER OF SECTION 28, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



C1
RAD = 170.00'
ARC = 80.59'
CHD = 79.84'
C.B. = S 43°-33'-11" E

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

WISCONSIN
SCOTT D THOMAS
S-2354
JOHNSON CREEK WISCONSIN
LAND SURVEYOR

PROPOSED TOP OF FOUNDATION: 748.00
PROPOSED GARAGE FLOOR EL: 747.50
PROPOSED FINAL YARD GRADE: 747.50
PROPOSED 5'-3" EXPOSED GRADE: 742.25
PROPOSED 9'-0" EXPOSED GRADE: 738.50
PROPOSED TOP OF FOOTING: 739.00
DRIVEWAY SLOPE 6.2% TO PROPERTY LINE (ASSUMING 9' WALL - CHECK PLAN)

State of Wisconsin } SS.
County of Jefferson }

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

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28-09-21 WHICH IS ASSUMED TO BEAR N 01°-07'-49" W.

30' 0 30'

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

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

- Lot Corner (Found) w/desc.
- 18" X 3/4" Dia. Rebar (Set)
- Elec. Trans. Box
- Man Hole
- Utility Pedestal
- Water Valve
- Catch Basin
- G Proposed Gas Service
- Proposed Light Post
- Lateral End
- Offset Stake
- Easement Boundary
- Building Setback Line
- S Proposed Silt Fence
- E Proposed Electric Service
- Existing Elevation (Per Excel Engineering As-Built Job No.: 2161780)

PROJECT: 0700.0089

BUILDER: Veridian Homes
6801 South Towne Drive
Madison, WI 53713
Ph: (608) 226-3100
Fax: (608) 226-0600
www.veridianhomes.com

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

Digitally signed by Scott D. Thomas
Date: 2025.03.24 07:53:55 -05'00'

C:\Holland&Thomas\250351.dwg;Drawn By:NLH;Checked By:SDT;F.W.F:03-21-25;S:03-24-25.

3D - Custom 3 Car Front Load

Drawing List	
Sheet Number	Sheet Name
C0	3D - Custom 3 Car Front Load
C0.1	3D Floor Plans - Custom 3 Car Front Load
C1	Site Plan
C2	Elevations - Custom 3 Car Front Load
C3	Elevations - Custom 3 Car Front Load
C4	First Floor Plan - Custom 3 Car Front Load
C5	First Floor Electrical - Custom 3 Car Front Load
C6	Second Floor Plan - Custom 3 Car Front Load
C7	Second Floor Electrical - Custom 3 Car Front Load
C8	Foundation - Custom 3 Car Front Load
C9	Kitchen Signature Spec Base Layout
C9.1	Vanities
C10	First Floor Joist Layout
C11	Second Floor Joist Layout
C12	Second Floor Headers
C13	Deck Details
C14	Fireplace Detail
C15	First Floor Bracing
C16	Second Floor Bracing
C17	Foundation Bracing

Detail List
View Name
6" Post Bracket Placement Detail
Bi-Pass & Pocket Door Detail
Half Wall at Stairs
Plumbing at Exterior Wall Detail
Square Tray Ceiling
Tile Shower - Non Tile Base

3D - Custom 3 Car Front Load Rear View

Custom Designed For: Move In Ready
Homesite / Neighborhood: 89 Enclave at Mequon Preserve
Address: 10592 Tree Sparrow Drive
Mequon, WI 53097
Customer Approval:
SPF Apr 22 2025

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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: MARGOT
Elevation: Custom 3 Car Front Load
Drawn By: CLC Date: 2/14/2025

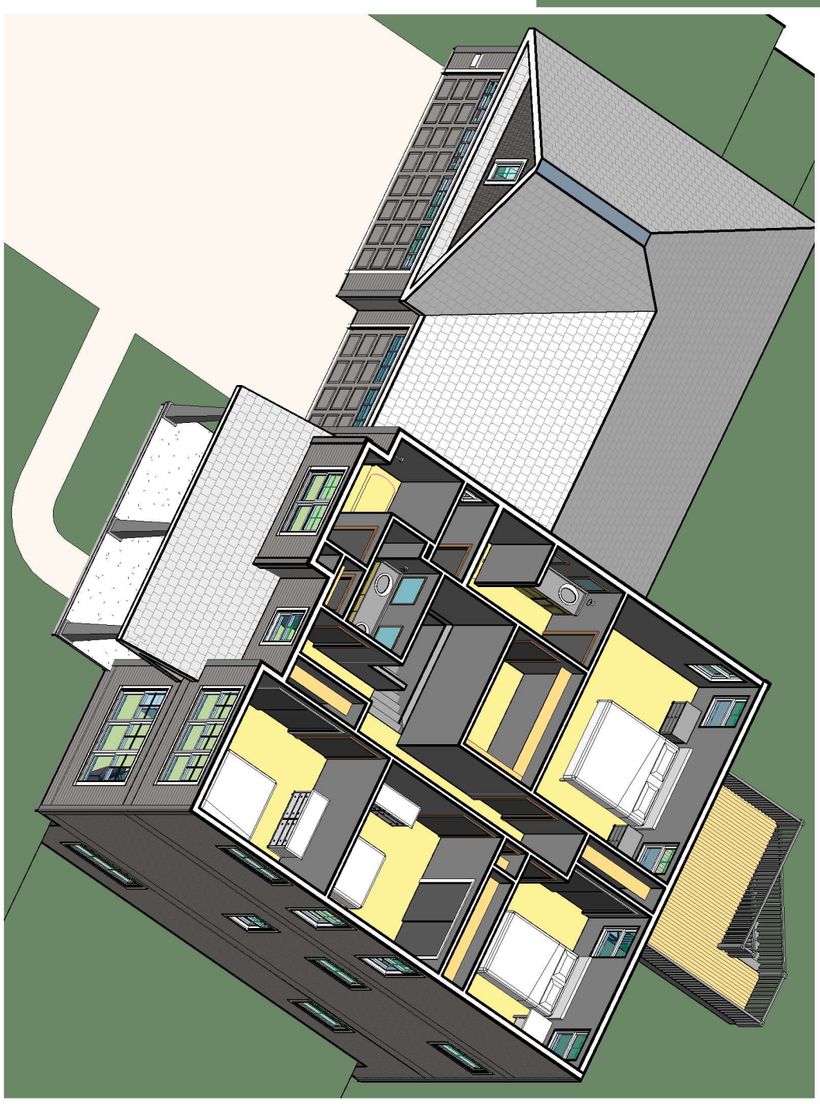
Print Date:
4/22/2025
10:44:29 AM

Drawing No.:
C0

Attachment: Plans (10339 : Veridian Homes LLC)

3D - First Floor Custom 3 Car Front Load

3D - Second Floor Custom 3 Car Front Load



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.: CO.1

Print Date: 4/22/2025 10:44:30 AM

Model: MARGOT

Elevation: Custom 3 Car Front Load

Drawn By: CLC Date: 2/14/2025

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: 89 Enclave at Mequon Preserve

Address: 10592 Tree Sparrow Drive
Mequon, WI 53097

Customer Approval: **SPF Apr 22 2025**

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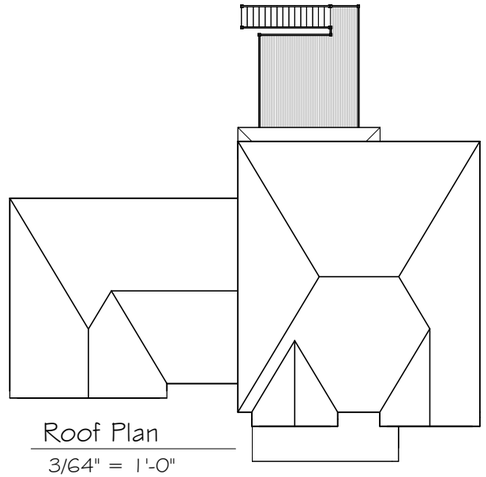
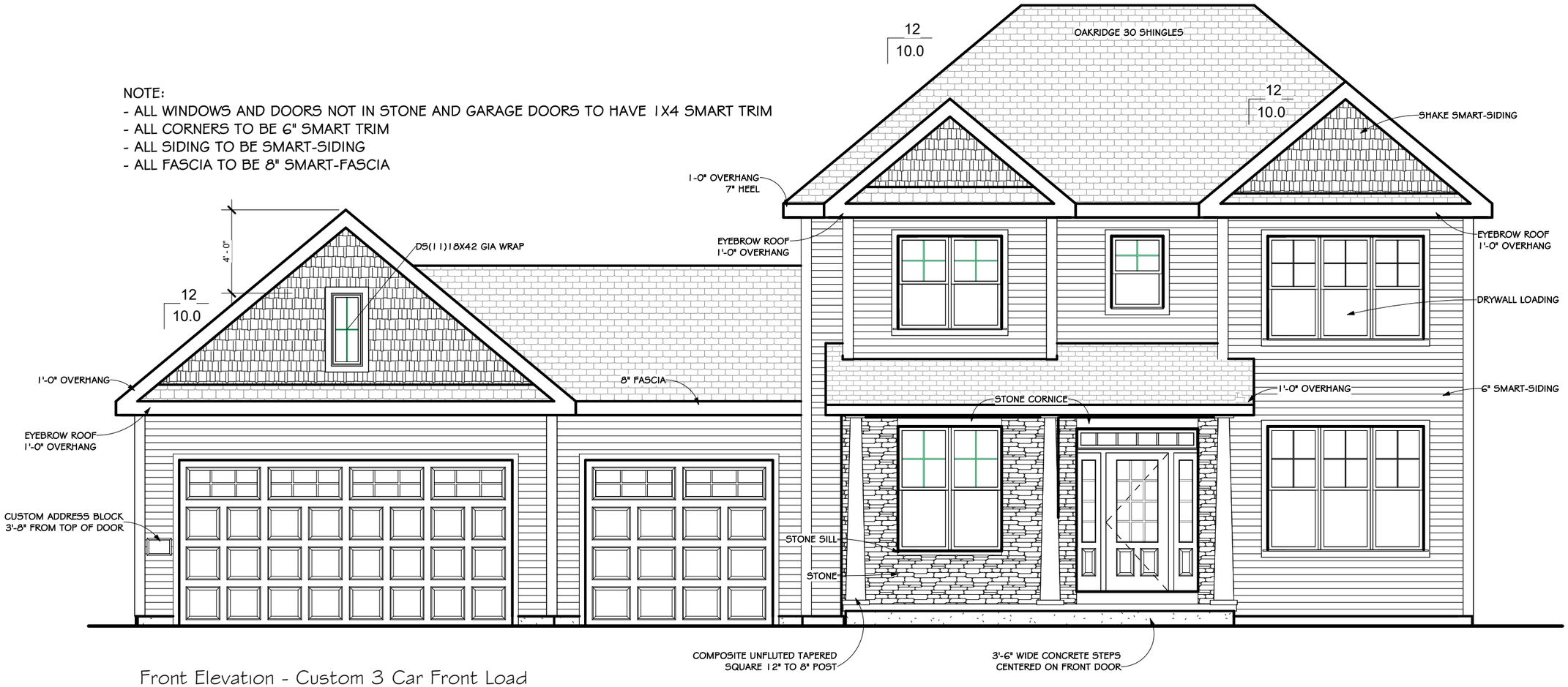
Attachment: Plans (10339 : Veridian Homes LLC)

NOTE:
- ALL WINDOWS AND DOORS NOT IN STONE AND GARAGE DOORS TO HAVE 1X4 SMART TRIM
- ALL CORNERS TO BE 6" SMART TRIM
- ALL SIDING TO BE SMART-SIDING
- ALL FASCIA TO BE 8" SMART-FASCIA



Roof Plan
3/64" = 1'-0"



Front Elevation - Custom 3 Car Front Load
3/16" = 1'-0"

Custom Designed For: Move In Ready
Homesite / Neighborhood: 89 Enclave at Mequon Preserve
Address: 10592 Tree Sparrow Drive, Mequon, WI 53097
Customer Approval:
SPF Apr 22 2025

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Do Not Scale Note: All dimensions are stud to stud
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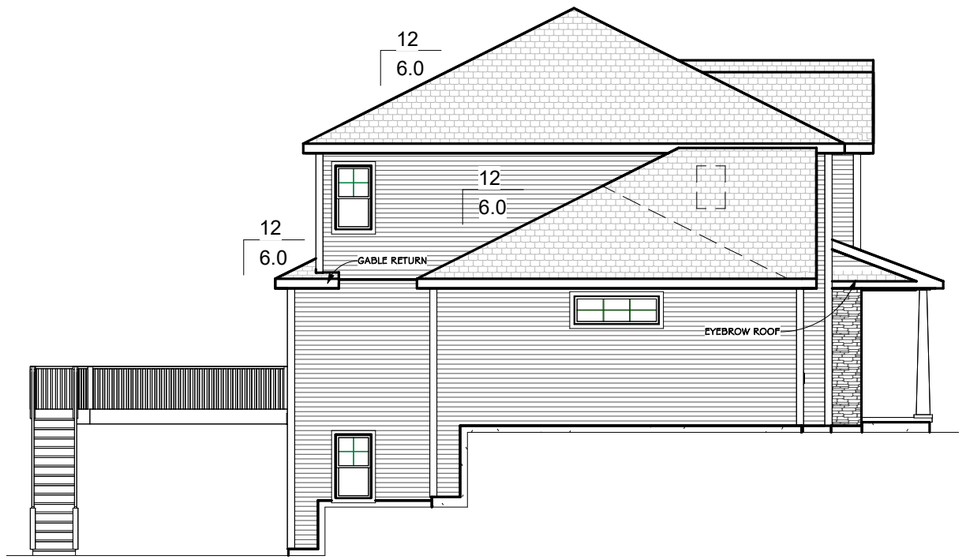
Model: MARGOT
Elevation: Custom 3 Car Front Load
Drawn By: CLC Date: 2/14/2025

Print Date:
4/22/2025
10:44:31 AM

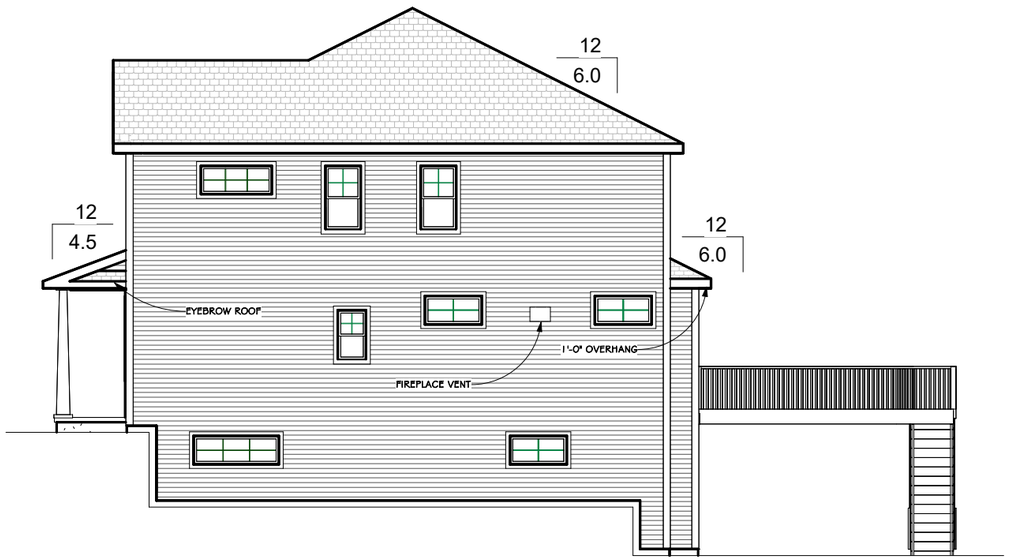
Drawing No.:
C2

Attachment: Plans (10339 : Veridian Homes LLC)



Left Elevation - Custom 3 Car Front Load

3/32" = 1'-0"



Right Elevation - Custom 3 Car Front Load

3/32" = 1'-0"

Rear Elevation - Custom 3 Car Front Load

3/32" = 1'-0"

Custom Designed For: Move In Ready
Homesite / Neighborhood: 89 Enclave at Mequon Preserve
Address: 10592 Tree Sparrow Drive, Mequon, WI 53097
Customer Approval:
SPF Apr 22 2025

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Model: MARGOT
Elevation: Custom 3 Car Front Load
Drawn By: CLC Date: 2/14/2025

Print Date:
4/22/2025
10:44:31 AM

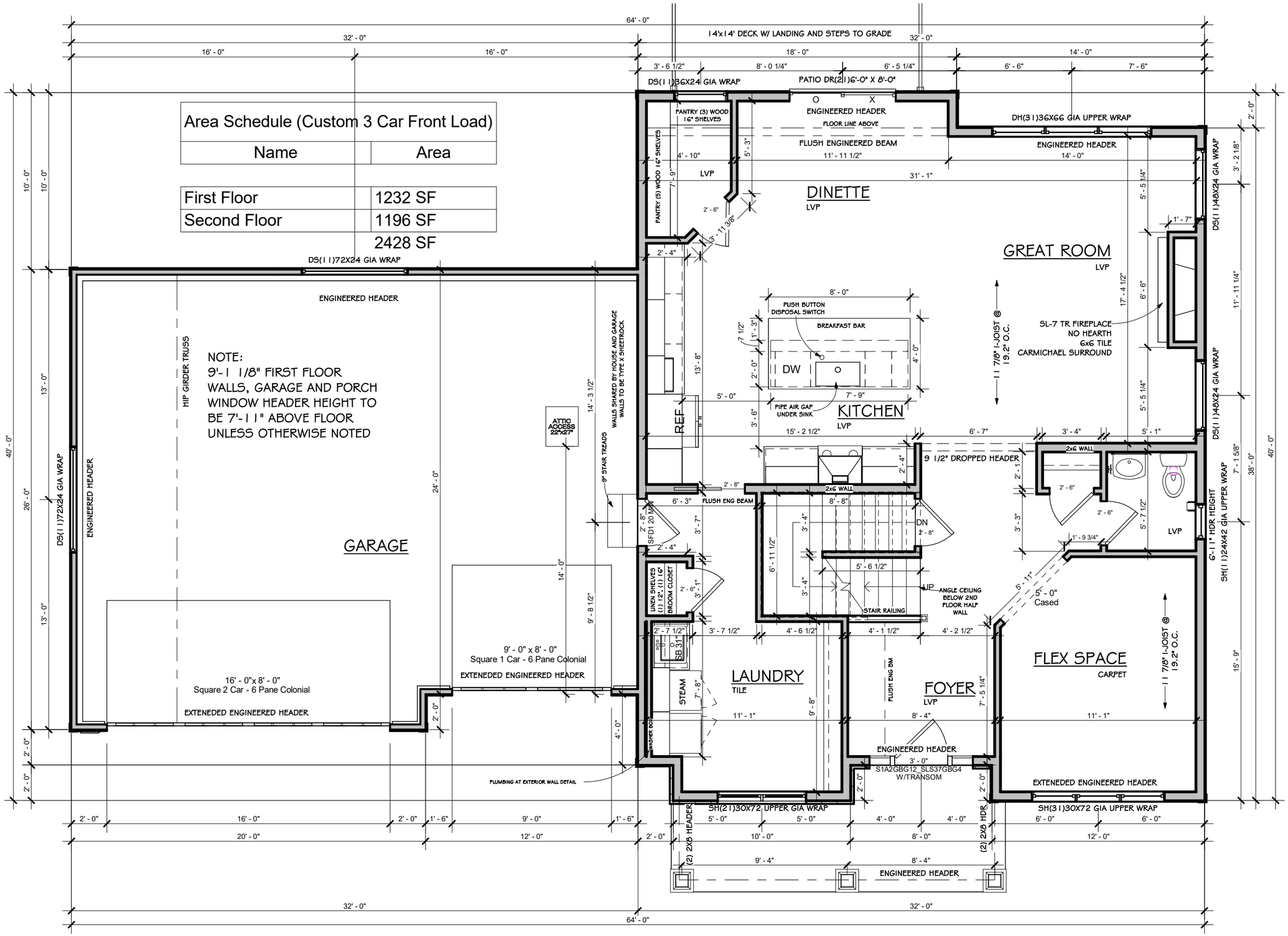
Drawing No.:
C3

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

Attachment: Plans (10339 : Veridian Homes LLC)

Area Schedule (Custom 3 Car Front Load)	
Name	Area
First Floor	1232 SF
Second Floor	1196 SF
	2428 SF

NOTE:
9'-1 1/8" FIRST FLOOR WALLS, GARAGE AND PORCH WINDOW HEADER HEIGHT TO BE 7'-11" ABOVE FLOOR UNLESS OTHERWISE NOTED



First Floor - Custom 3 Car Front Load

3/16" = 1'-0"

Custom Designed For: Move In Ready
Homesite / Neighborhood: 89 Enclave at Mequon Preserve
Address: 10592 Tree Sparrow Drive, Mequon, WI 53097
Customer Approval:
SPF Apr 22 2025

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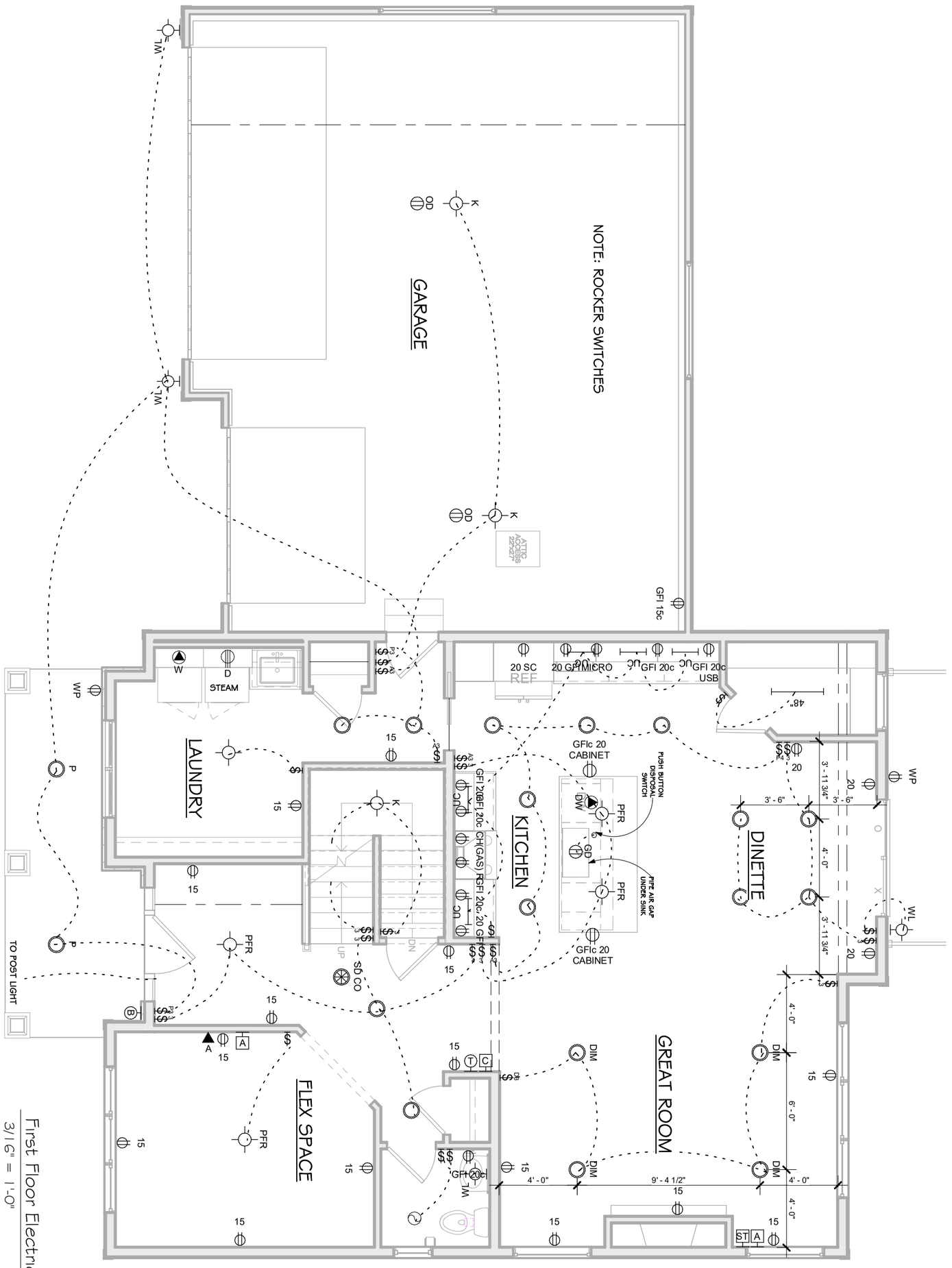
Room dimensions, features & actual square footage vary by exterior style and options

Model: MARGOT
Elevation: Custom 3 Car Front Load
Drawn By: CLC
Date: 2/14/2025

Print Date: 4/22/2025 10:44:33 AM

Drawing No.: C4

Attachment: Plans (10339 : Veridian Homes LLC)



First Floor Electrical

3/16" = 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.: C5

Print Date: 4/22/2025 10:44:33 AM

Model: MARGOT

Elevation: Custom 3 Car Front Load

Drawn By: CLC Date: 2/14/2025

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: 89 Enclave at Mequon Preserve

Address: 10592 Tree Sparrow Drive
Mequon, WI 53097

Customer Approval: **SPF Apr 22 2025**

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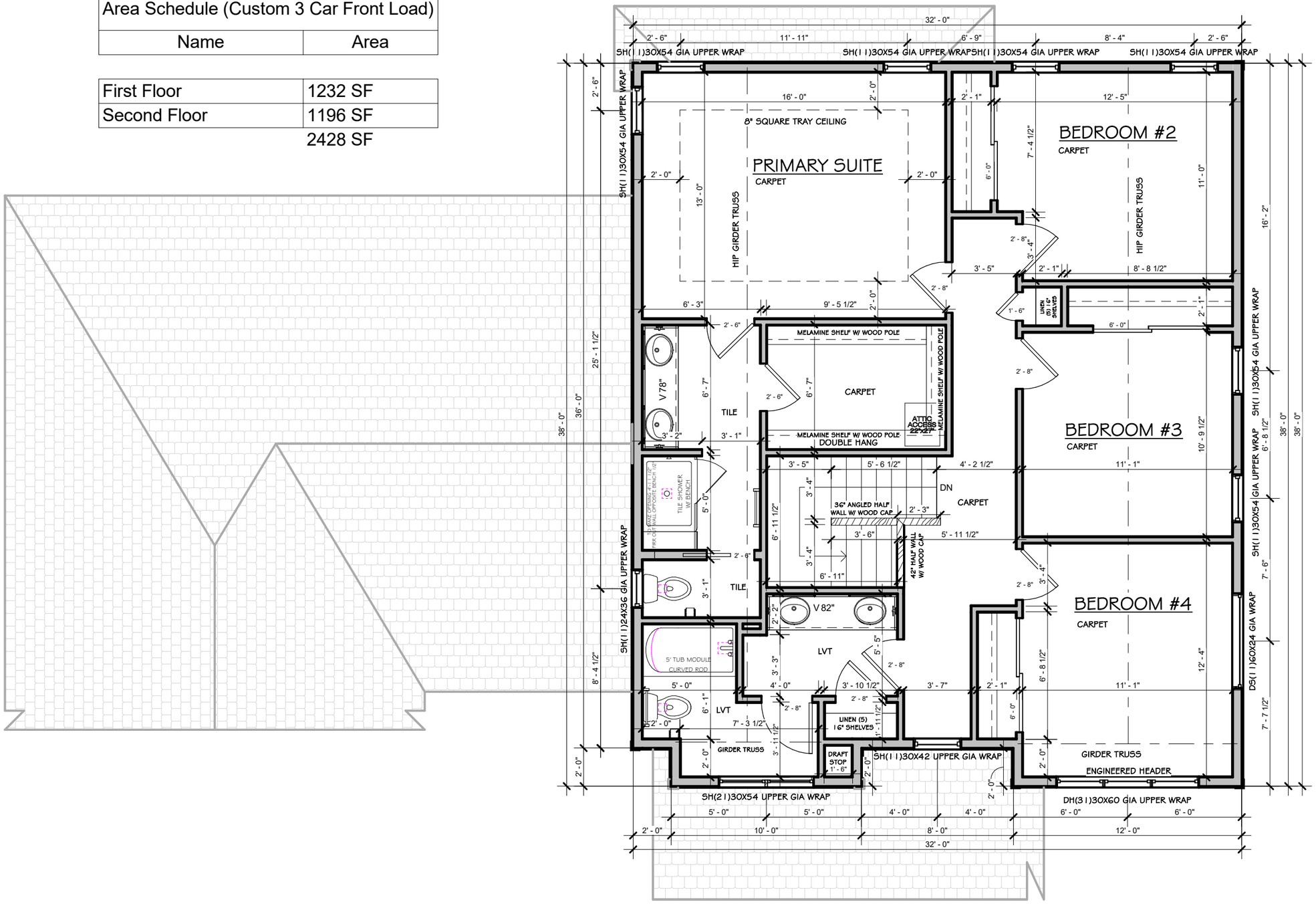
Attachment: Plans (10339 : Veridian Homes LLC)

Area Schedule (Custom 3 Car Front Load)	
Name	Area
First Floor	1232 SF
Second Floor	1196 SF
	2428 SF



Second Floor - Custom 3 Car Front Load

3/16" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

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Custom Designed For: Move In Ready
Homesite / Neighborhood: 89 Enclave at Mequon Preserve
Address: 10592 Tree Sparrow Drive, Mequon, WI 53097
Customer Approval:
SPF Apr 22 2025

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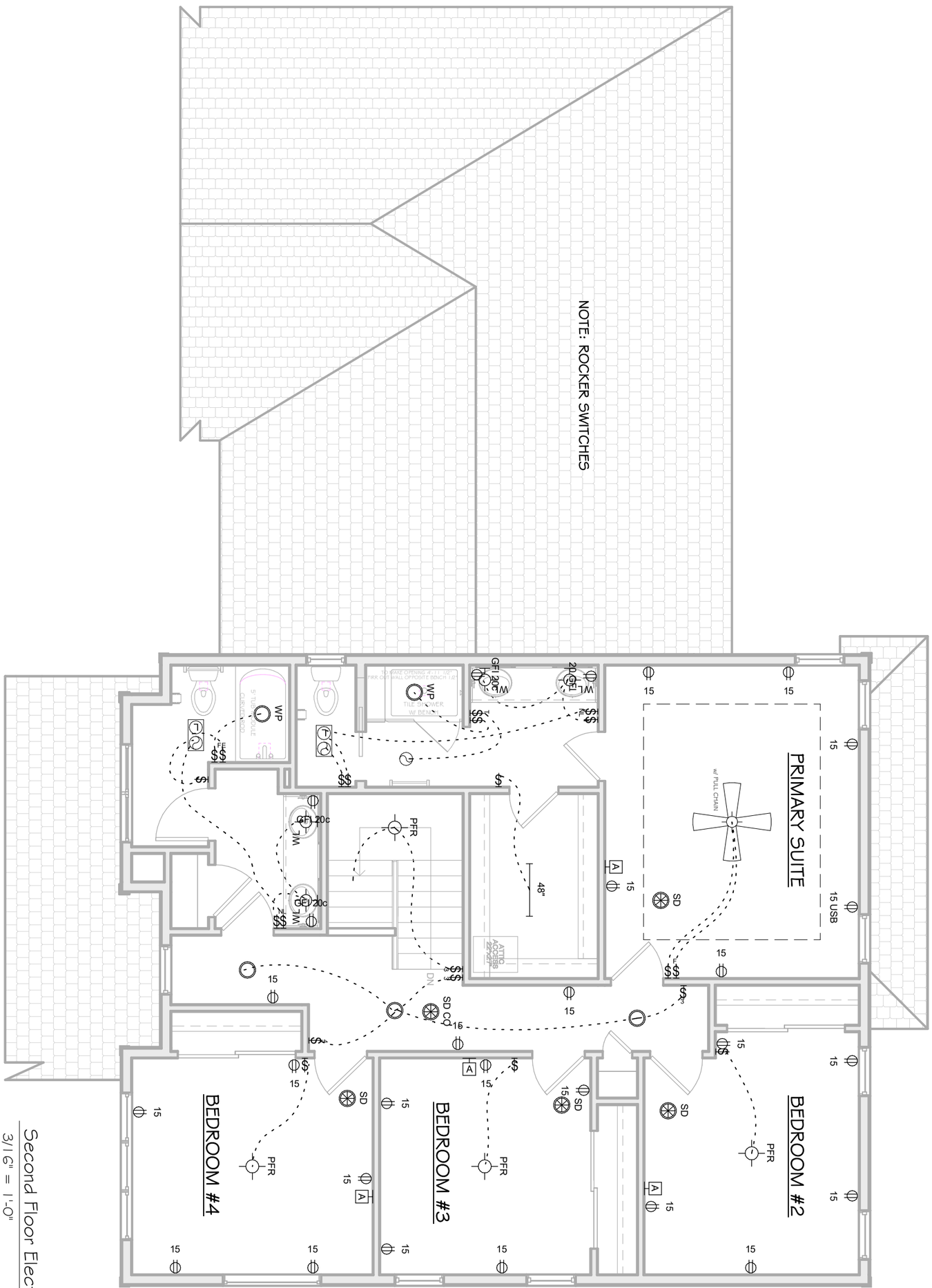
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Model: MARGOT
Elevation: Custom 3 Car Front Load
Drawn By: CLC Date: 2/14/2025

Print Date: 4/22/2025 10:44:34 AM

Drawing No.: C6

Attachment: Plans (10339 : Veridian Homes LLC)



Second Floor Electrical

3/16" = 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.: C7

Print Date: 4/22/2025 10:44:34 AM

Model: MARGOT

Elevation: Custom 3 Car Front Load

Drawn By: CLC Date: 2/14/2025

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: 89 Enclave at Mequon Preserve

Address: 10592 Tree Sparrow Drive
Mequon, WI 53097

Customer Approval: **SPF Apr 22 2025**

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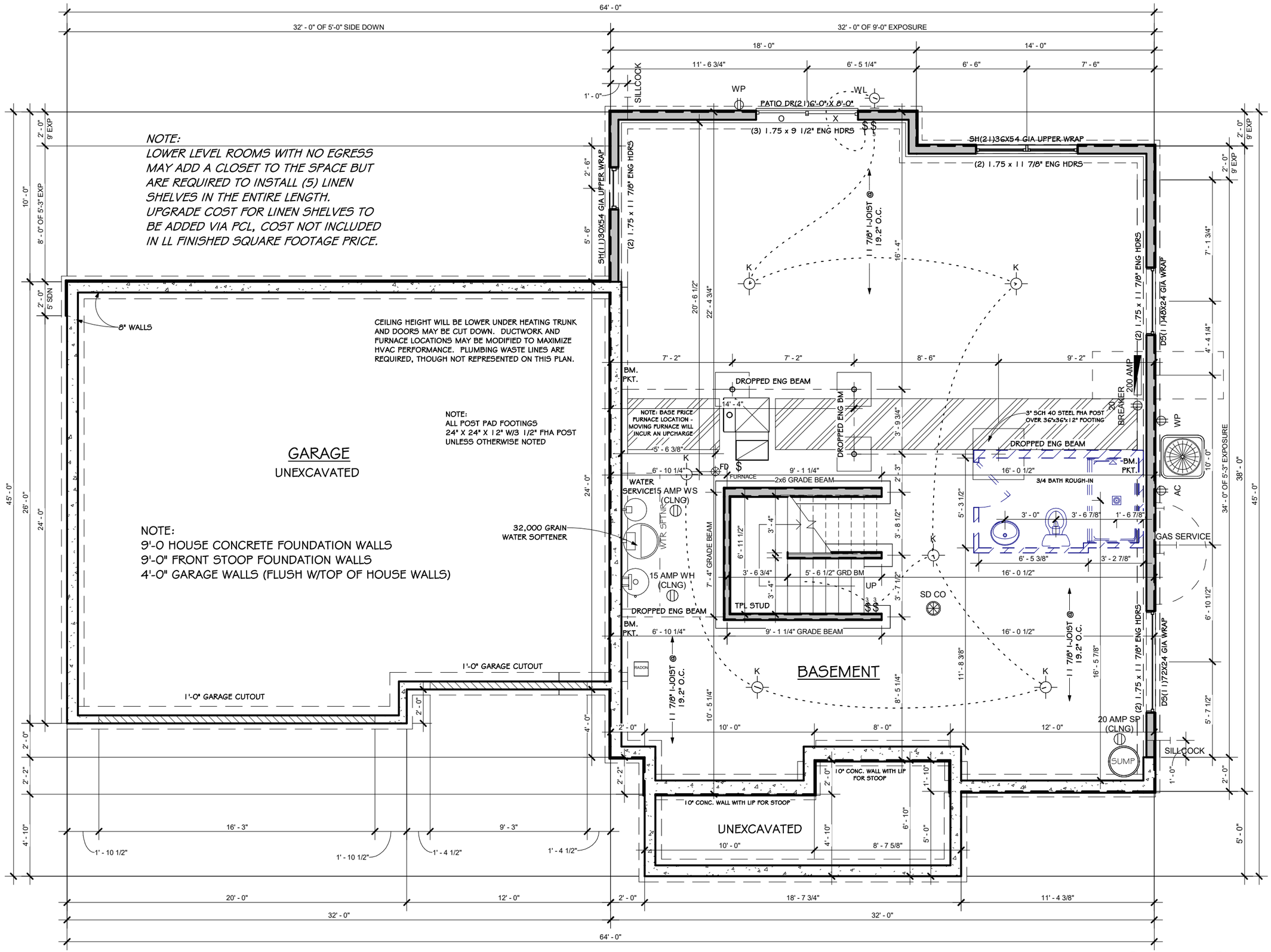
Attachment: Plans (10339 : Veridian Homes LLC)



Foundation Plan

3/16" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

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Custom Designed For: Move In Ready
Homesite / Neighborhood: 89 Enclave at Mequon Preserve
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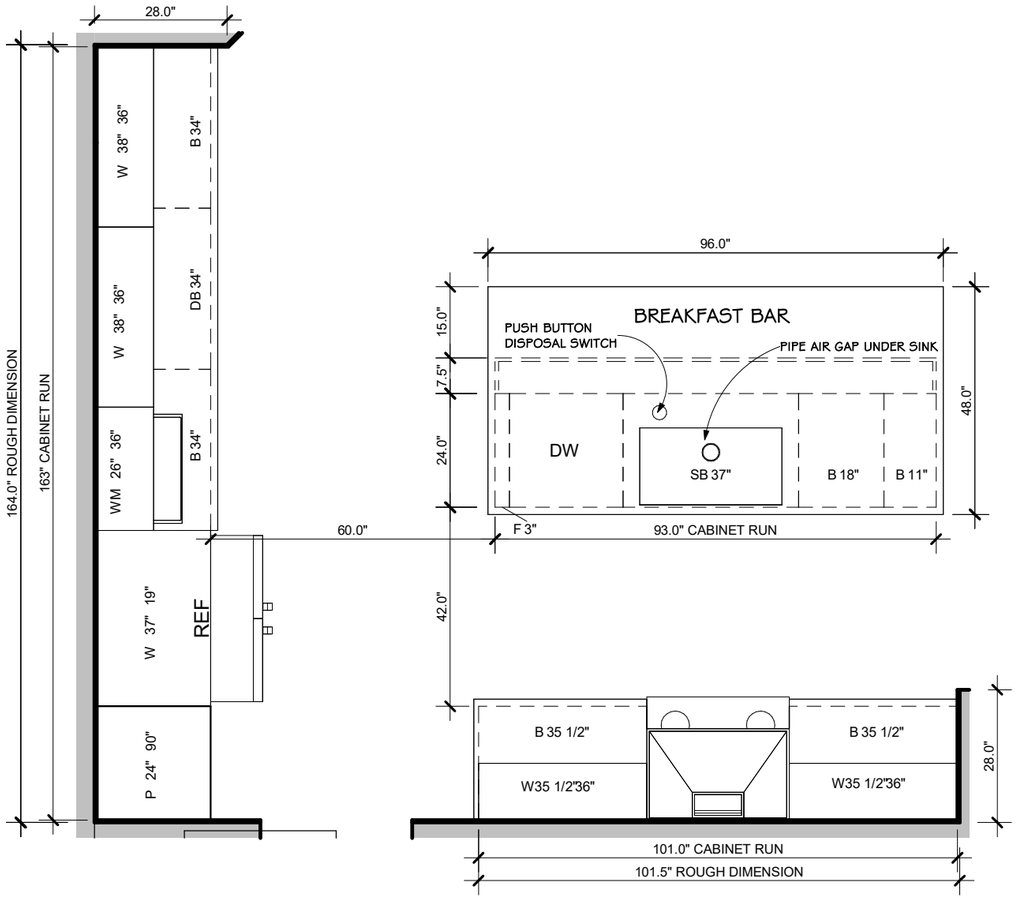
Model: MARGOT
Elevation: Custom 3 Car Front Load
Drawn By: CLC Date: 2/14/2025

Print Date: 4/22/2025 10:44:35 AM

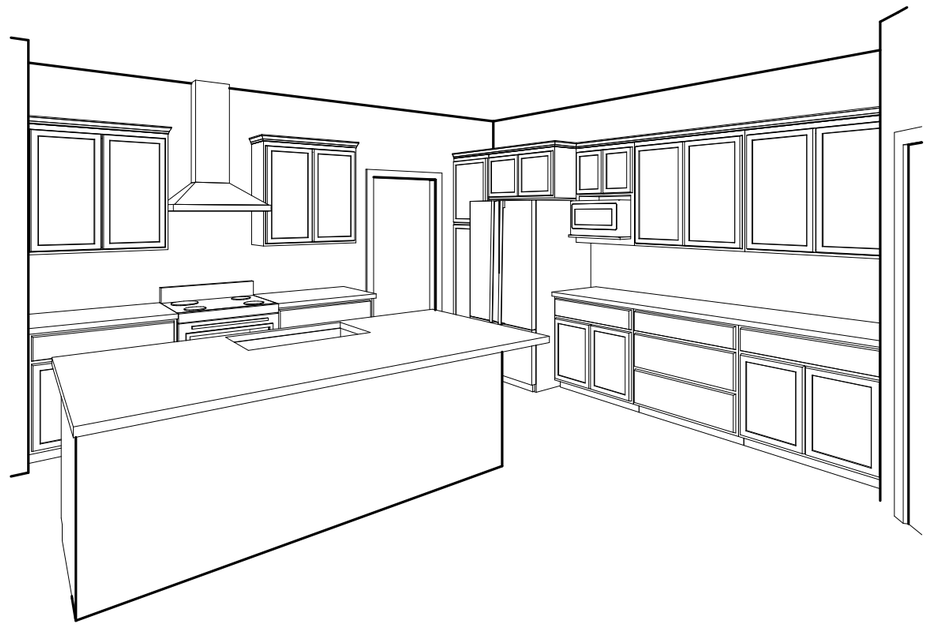
Drawing No.: C8

Attachment: Plans (10339 : Veridian Homes LLC)

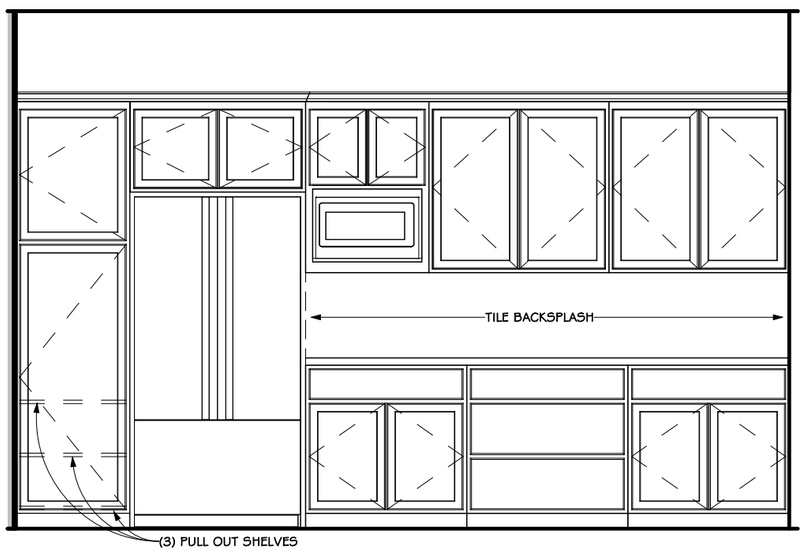


Kitchen Signature Spec Base Layout

3/8" = 1'-0"

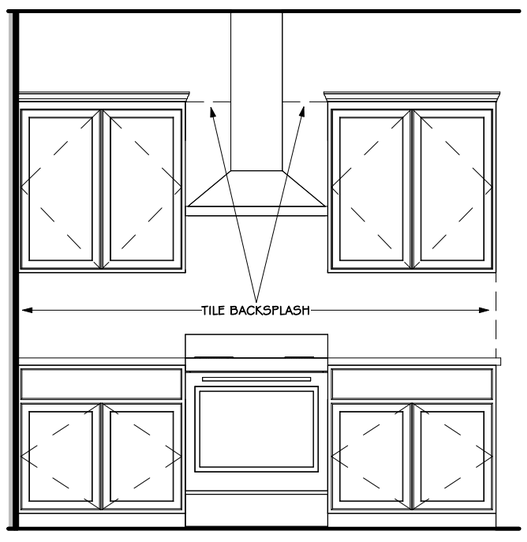


Kitchen Signature Spec Base 3D View



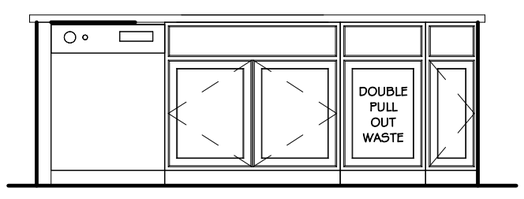
Elevation 1S

3/8" = 1'-0"



Elevation 2S

3/8" = 1'-0"



Elevation 3S

3/8" = 1'-0"

3.11.b

Custom Designed For: Move In Ready
Homesite / Neighborhood: 89 Enclave at Mequon Preserve
Address: 10592 Tree Sparrow Drive Mequon, WI 53097
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SPF Apr 22 2025

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Madison, WI 53713
Phone 608.226.3100
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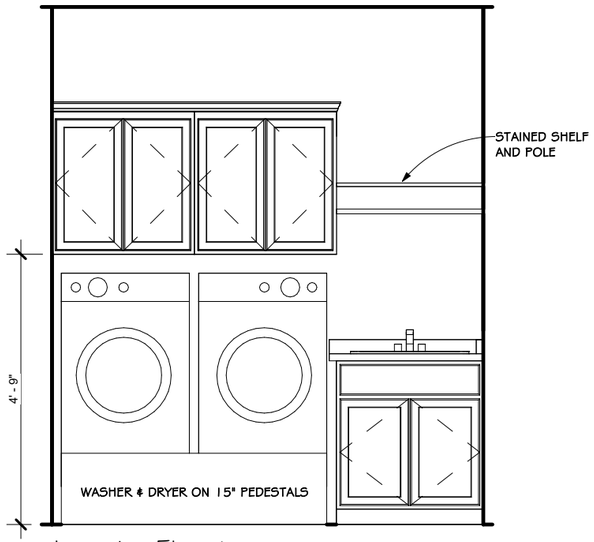
Model: MARGOT
Elevation: Custom 3 Car Front Load
Drawn By: CLC Date: 2/14/2025

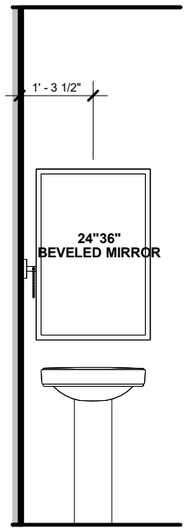
Print Date: 4/22/2025 10:44:36 AM

Drawing No.: C9

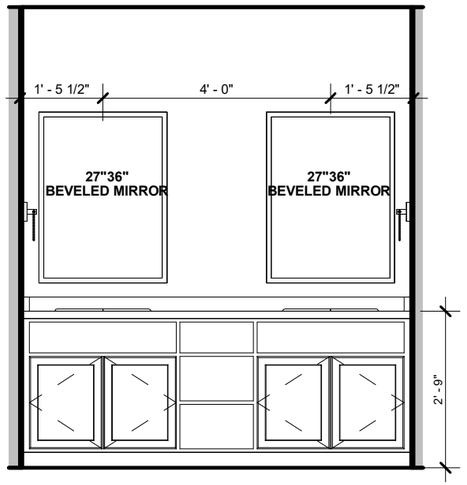
Attachment: Plans (10339 : Veridian Homes LLC)



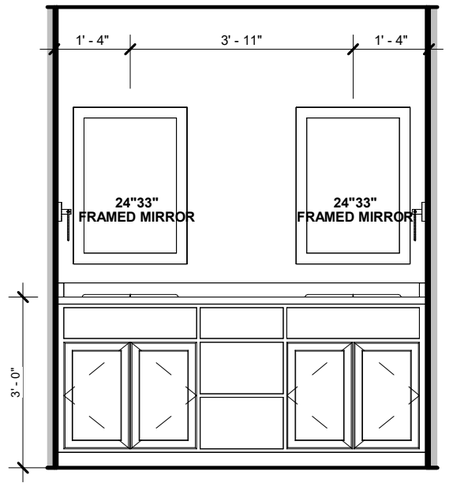
Laundry Elevation
3/8" = 1'-0"



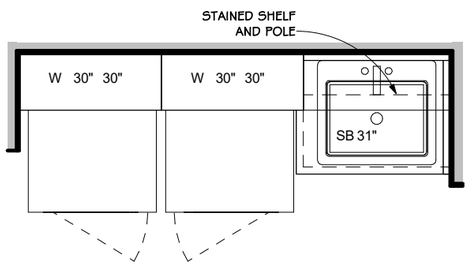
Powder Elevation
3/8" = 1'-0"



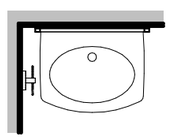
Main Bath Elevation
3/8" = 1'-0"



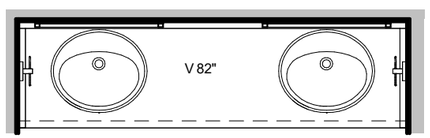
Primary Bath Elevation
3/8" = 1'-0"



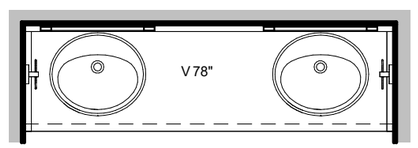
Laundry Layout
3/8" = 1'-0"



Powder Layout
3/8" = 1'-0"



Main Bath Layout
3/8" = 1'-0"



Primary Bath Layout
3/8" = 1'-0"

Custom Designed For: Move In Ready
Homesite / Neighborhood: 89 Enclave at Mequon Preserve
Address: 10592 Tree Sparrow Drive
Mequon, WI 53097
Customer Approval:
SPF Apr 22 2025

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

Attachment: Plans (10339 : Veridian Homes LLC)

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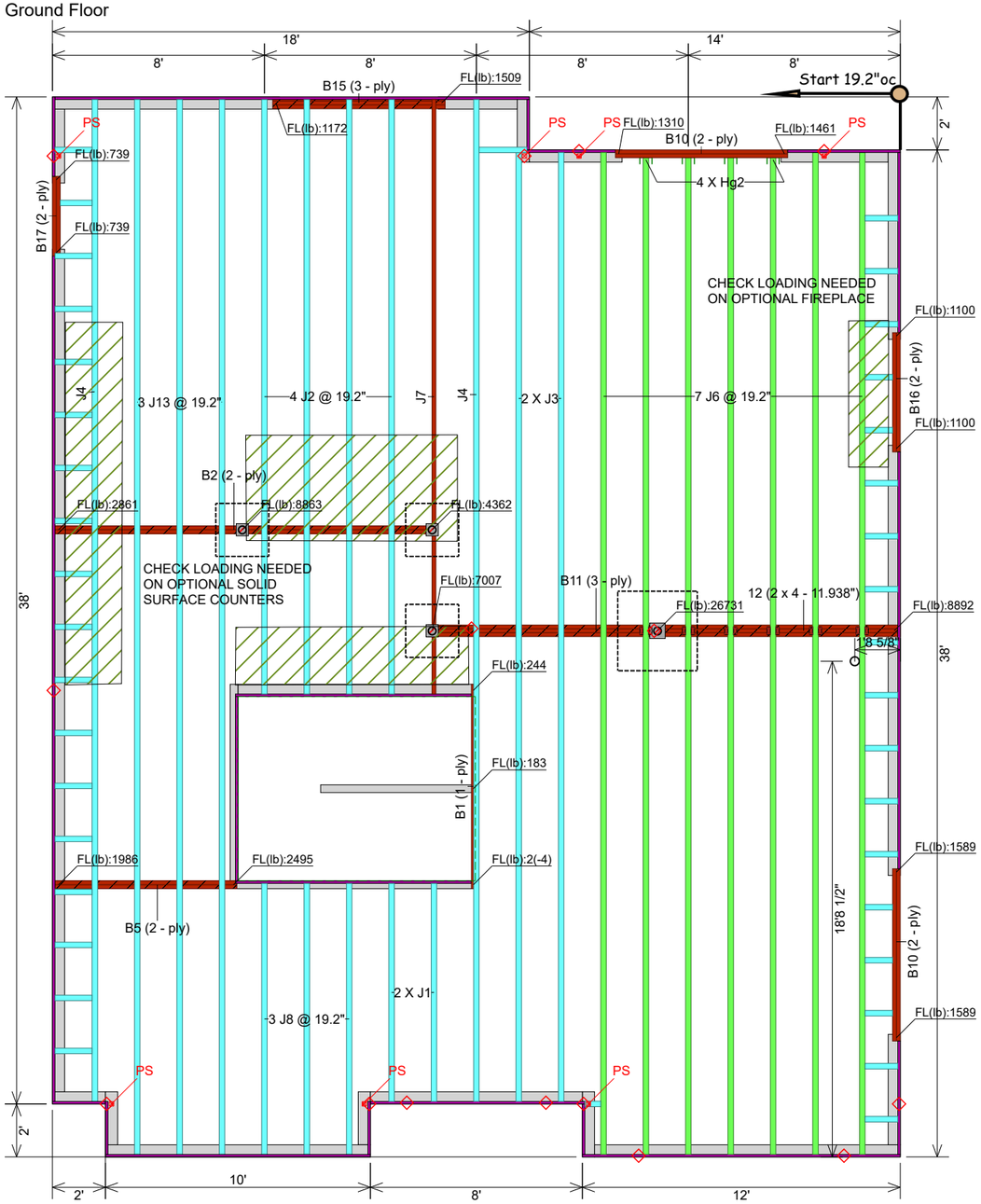
Room dimensions, features & actual square footage vary by exterior style and options.

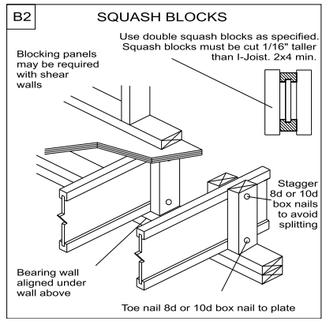
Model: MARGOT
Elevation: Custom 3 Car Front Load
Drawn By: CLC Date: 2/14/2025

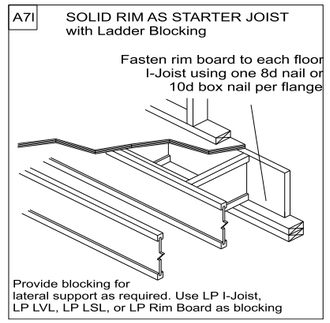
Print Date:
4/22/2025
10:44:36 AM

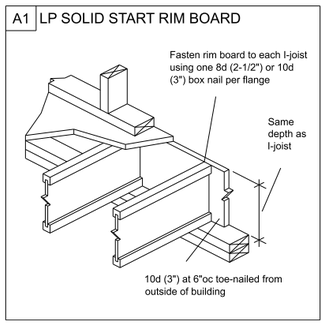
Drawing No.:
C9.1

Ground Floor









GENERAL NOTES

1. FLOOR JOISTS TO BE 11-7/8" LPI20 PLUS @ 19.2" O.C. TYP. UNLESS OTHERWISE NOTED
2. ALL BLOCKING 2' O.C.
3. LOADING TO BE 40 PSF LL - 10 PSF DL UNLESS OTHERWISE NOTED.
4. ADD SQUASH BLOCKING UNDER ALL SHOULDER STUDS OF WINDOW/DOOR OPENINGS 4' OR GREATER.
5. ADD SQUASH BLOCKING UNDER ALL COLUMNS HOLDING UP BEAMS TO TRANSFER LOAD AROUND I-JOIST.

ADDITIONAL NOTES

1. ALWAYS READ PRODUCT BROCHURE BEFORE INSTALLATION OF EWP PRODUCTS.
2. REFER TO HOLE CHARTS PRIOR TO DRILLING PRODUCT.
3. THIS DOCUMENT IS INTENDED SOLEY AS A PLACEMENT PLAN. IT IS TO BE REVIEWED BY THE ENGINEER OF RECORD AND MUST MEET HIS/HER APPROVAL PRIOR TO INSTALLATION OF OUR PRODUCT.
4. THIS DOCUMENT IS NOT TO BE USED AS A REPLACEMENT FOR YOUR ORIGINAL STRUCTURAL PLANS.
5. LAYOUT, QUANTITY AND LENGTH TO BE VERIFIED BY CONTRACTOR.

Ground Floor

I Joist

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
J13	LPI 20 Plus	2.5	11.875			3	40-0-0
J4	LPI 20 Plus	2.5	11.875			2	38-0-0
J3	LPI 20 Plus	2.5	11.875			2	36-0-0
J2	LPI 20 Plus	2.5	11.875			4	24-0-0
J8	LPI 20 Plus	2.5	11.875			3	12-0-0
J1	LPI 20 Plus	2.5	11.875			2	10-0-0
J6	LPI 32 Plus	2.5	11.875			7	38-0-0

LVL/LSL

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
B2	LP-LVL 2900Fb-2.0E	1.75	9.5	1	2	2	16-0-0
B15	LP-LVL 2900Fb-2.0E	1.75	9.5	1	3	3	8-0-0
B5	LP-LVL 2900Fb-2.0E	1.75	9.5	1	2	2	8-0-0
B11	LP-LVL 2900Fb-2.0E	1.75	11.875	1	3	3	18-0-0
B10	LP-LVL 2900Fb-2.0E	1.75	11.875	2	2	4	8-0-0
B1	LP-LVL 2900Fb-2.0E	1.75	11.875			1	8-0-0
B16	LP-LVL 2900Fb-2.0E	1.75	11.875	1	2	2	6-0-0
B17	LP-LVL 2900Fb-2.0E	1.75	11.875	1	2	2	4-0-0
J7	LP-LVL 2900Fb-2.0E	1.75	11.875			1	24-0-0

Hanger

Label	Pcs	Description	Beam/Girder fasteners
Hg2	4	IUS2.56/11.88 (Min)	10 10d

Rim Board

Label	Description	Width	Depth	Pcs	Length
R1	LP APA Rated OSB 1.125 X 11.875	1.125	11.875	13	12-0-0

Blocking

Label	Description	Width	Depth	Qty	Pcs	Length
BLK1	LPI 20 Plus	2.5	11.875	LinFt	Varies	49-0-0

89 EMPS - MARGOT CUSTOM

VERIDIAN HOMES

MARSHALL TOWNE BUILDING SUPPLY

Attachment: Plans (10339 : Veridian Homes LLC)

Layout Name	89 EMPS - MARGOT CUSTOM
Created	April 16, 2021
Project	MARGOT CUSTOM
Designer	Thomas Hamrick
Revised	April

SPF Apr 22 2025

Version 24.60.996 Powered by iStruct™ Dataset: 24110201.1

This placement plan is to be used as an installation guide only. It is meant to be used in conjunction with the manufacturers installation guide, the architectural and structural drawings, and not to replace them.

Second Floor

I Joist

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
J3	LPI 20 Plus	2.5	11.875			3	36-0-0
J10	LPI 20 Plus	2.5	11.875			3	18-0-0
J9	LPI 20 Plus	2.5	11.875			2	16-0-0
J8	LPI 20 Plus	2.5	11.875			4	12-0-0
J1	LPI 20 Plus	2.5	11.875			1	10-0-0
J6	LPI 32 Plus	2.5	11.875			6	38-0-0
J12	LPI 42 Plus	3.5	11.875			5	22-0-0
J11	LPI 42 Plus	3.5	11.875			4	20-0-0
J5	PWI 32S	2.5	11.875			1	38-0-0

LVL/LSL

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
B8	LP-LVL 2900Fb-2.0E	1.75	7.25	1	2	2	20-0-0
B6	LP-LVL 2900Fb-2.0E	1.75	9.5	1	3	3	10-0-0
B5	LP-LVL 2900Fb-2.0E	1.75	9.5	4	2	8	8-0-0
B4	LP-LVL 2900Fb-2.0E	1.75	9.5	1	2	2	6-0-0
B7	LP-LVL 2900Fb-2.0E	1.75	11.875	1	2	2	14-0-0
B3	LP-LVL 2900Fb-2.0E	1.75	11.875			1	12-0-0
B10	LP-LVL 2900Fb-2.0E	1.75	11.875	2	2	4	8-0-0
B9	LP-LVL 2900Fb-2.0E	1.75	11.875			1	4-0-0
B14	LP-LVL 2900Fb-2.0E	1.75	16	1	2	2	20-0-0
B12	LP-LVL 2900Fb-2.0E	1.75	18	1	3	3	20-0-0

Hanger

Label	Pcs	Description	Beam/Girder fasteners	Supported Member fasteners
Hg1	1	HUS1.81/10	30 10dx1 1/2	10 16d
Hg2	8	IUS2.56/11.88 (Min)	10 10d	
Hg3	13	IUS3.56/11.88 (Min)	12 10d	

Rim Board

Label	Description	Width	Depth	Pcs	Length
R1	LP APA Rated OSB 1.125 X 11.875	1.125	11.875	13	12-0-0

Blocking

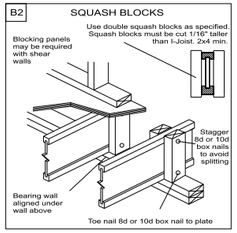
Label	Description	Width	Depth	Qty	Pcs	Length
BLK1	LPI 20 Plus	2.5	11.875	LinFt	Varies	46-0-0

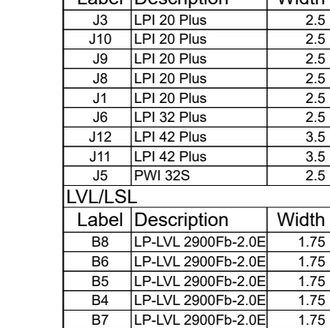
GENERAL NOTES

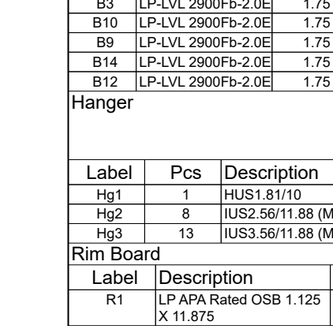
1. FLOOR JOISTS TO BE 11-7/8" LPI20 PLUS @ 19.2" O.C. TYP. UNLESS OTHERWISE NOTED
2. ALL BLOCKING 2' O.C.
3. LOADING TO BE 40 PSF LL - 10 PSF DL UNLESS OTHERWISE NOTED.
4. ADD SQUASH BLOCKING UNDER ALL SHOULDER STUDS OF WINDOW/DOOR OPENINGS 4' OR GREATER.
5. ADD SQUASH BLOCKING UNDER ALL COLUMNS HOLDING UP BEAMS TO TRANSFER LOAD AROUND I-JOIST.

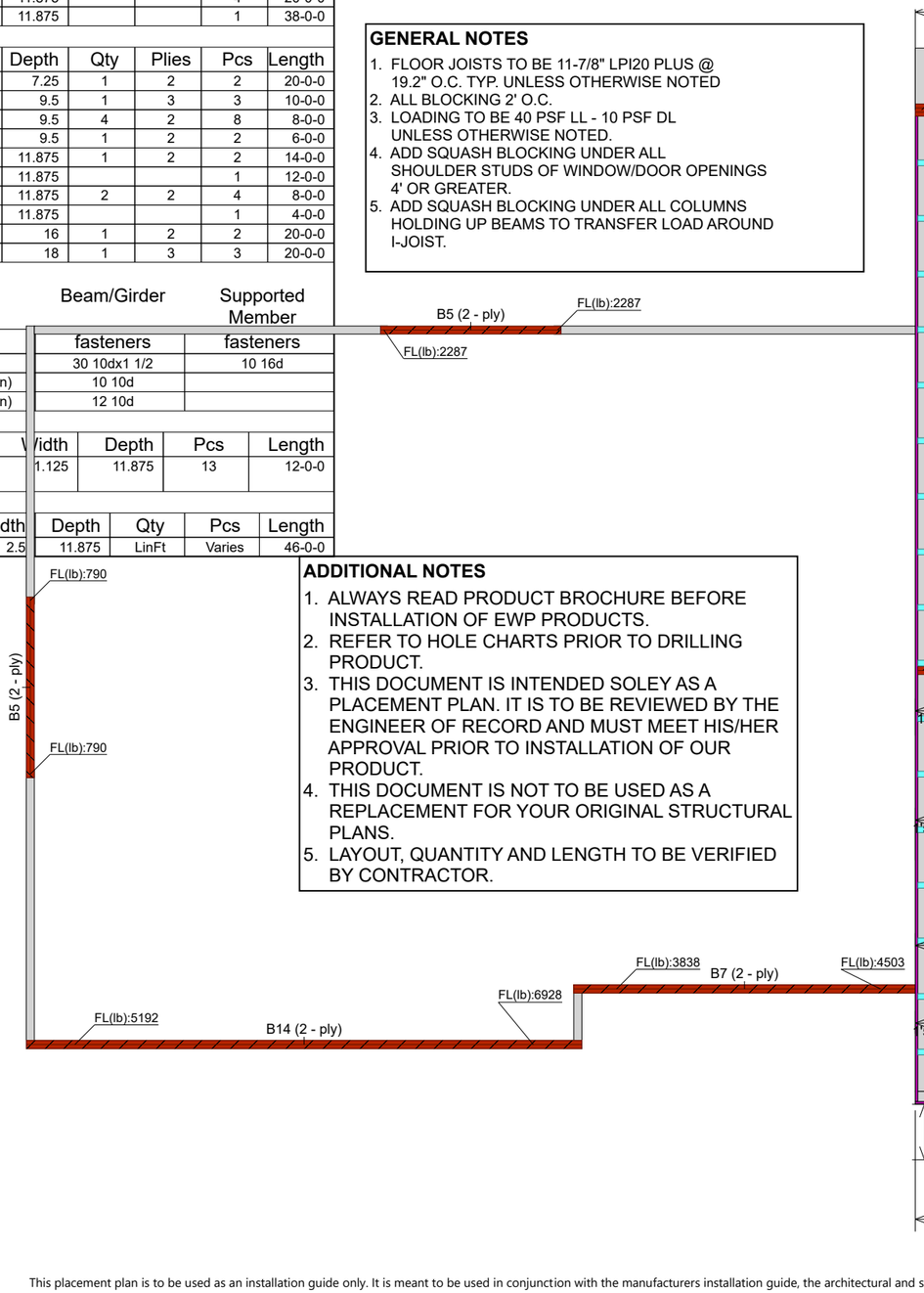
ADDITIONAL NOTES

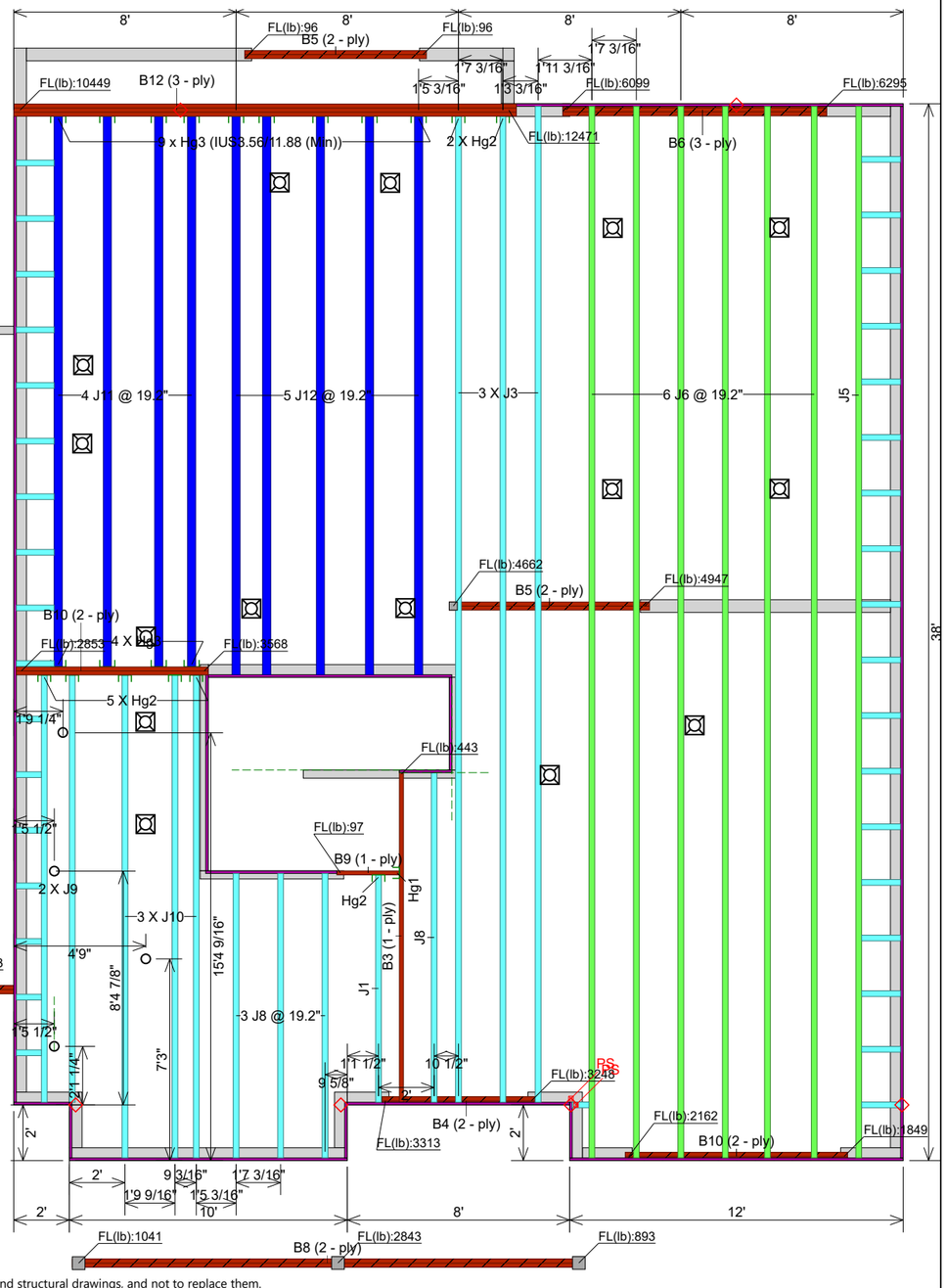
1. ALWAYS READ PRODUCT BROCHURE BEFORE INSTALLATION OF EWP PRODUCTS.
2. REFER TO HOLE CHARTS PRIOR TO DRILLING PRODUCT.
3. THIS DOCUMENT IS INTENDED SOLEY AS A PLACEMENT PLAN. IT IS TO BE REVIEWED BY THE ENGINEER OF RECORD AND MUST MEET HIS/HER APPROVAL PRIOR TO INSTALLATION OF OUR PRODUCT.
4. THIS DOCUMENT IS NOT TO BE USED AS A REPLACEMENT FOR YOUR ORIGINAL STRUCTURAL PLANS.
5. LAYOUT, QUANTITY AND LENGTH TO BE VERIFIED BY CONTRACTOR.











This placement plan is to be used as an installation guide only. It is meant to be used in conjunction with the manufacturers installation guide, the architectural and structural drawings, and not to replace them.

LP BUILDING SOLUTION

89 EMPS - MARGOT CUSTOM

VERIDIAN HOMES

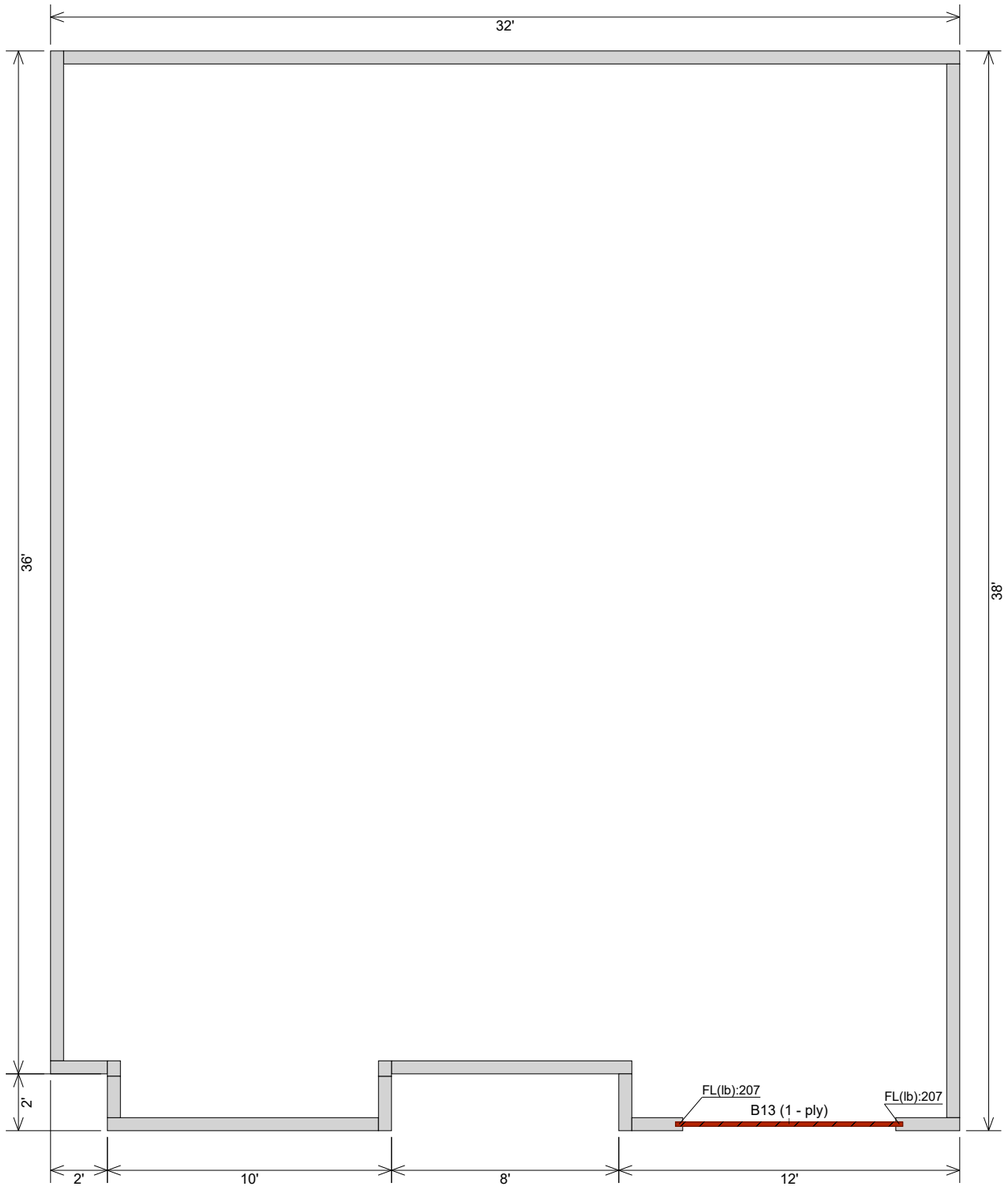
MARSHALL TOWNE BUILDING SUPPLY

Attachment: Plans (10339 : Veridian Homes LLC)

Layout Name: 89 EMPS - MARGOT CUSTOM
Created: April 16, 2021
Project: MARGOT CUSTOM
Designer: Thomas Hamrick
Revised: April

SPF Apr 22 2025

Third Floor



GENERAL NOTES

1. FLOOR JOISTS TO BE 11-7/8" LPI20 PLUS @ 19.2" O.C. TYP. UNLESS OTHERWISE NOTED
2. ALL BLOCKING 2' O.C.
3. LOADING TO BE 40 PSF LL - 10 PSF DL UNLESS OTHERWISE NOTED.
4. ADD SQUASH BLOCKING UNDER ALL SHOULDER STUDS OF WINDOW/DOOR OPENINGS 4' OR GREATER.
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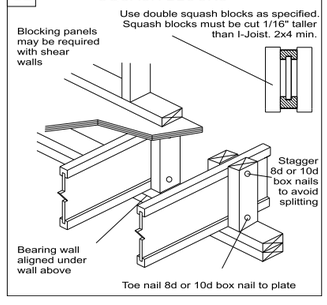
4. THIS DOCUMENT IS NOT TO BE USED AS A REPLACEMENT FOR YOUR ORIGINAL STRUCTURAL PLANS.
5. LAYOUT, QUANTITY AND LENGTH TO BE VERIFIED BY CONTRACTOR.

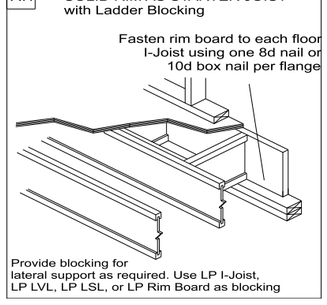
Third Floor
LVL/LSL

Label	Description	Width	Depth	Pcs	Length
B13	LP-LVL 2900Fb-2.0E	1.75	9.5	1	8-0-0

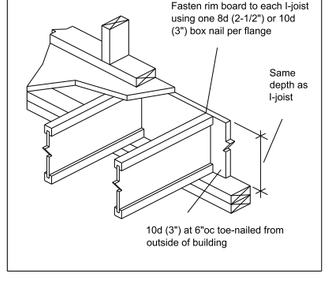
B2 SQUASH BLOCKS



A7I SOLID RIM AS STARTER JOIST with Ladder Blocking



A1 LP SOLID START RIM BOARD



LP BUILDING SOLUTION

89 EMPS - MARGOT CUSTOM

VERIDIAN HOMES

MARSHALL TOWNE BUILDING SUPPLY

Attachment: Plans (10339 : Veridian Homes LLC)

Layout Name
89 EMPS - MARGOT CUSTOM
Created
April 16, 2021
Project
MARGOT CUSTOM
Designer
Thomas Hamrick
Revised
April
SPF Apr 22 2025

Version 24.60.996 Powered by iStruct™ Dataset: 24110201.1

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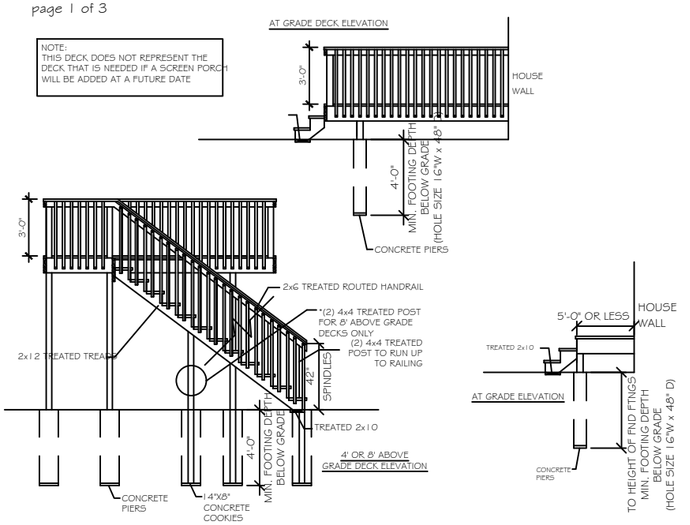
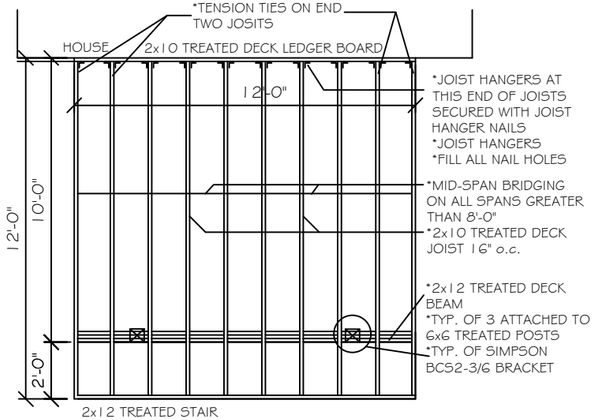
DECK DETAIL

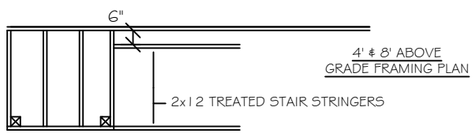
page 1 of 3

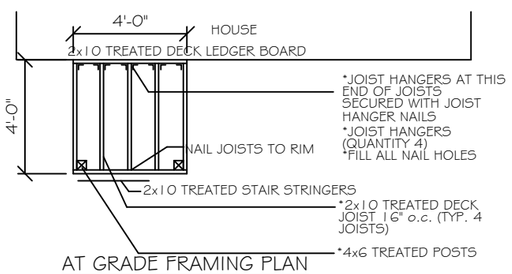
NOTE:
THIS DECK DOES NOT REPRESENT THE DECK THAT IS NEEDED IF A SCREEN PORCH WILL BE ADDED AT A FUTURE DATE





AT GRADE FRAMING PLAN





AT GRADE FRAMING PLAN

DETAILS PROVIDED ARE GENERAL: ALL DECKS WILL BE CONSTRUCTED IN COMPLIANCE WITH UDC CHAPTERS SPS 320 –325 APPENDIXES B & C

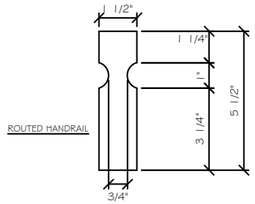
SCREWING DOWN THE DECK

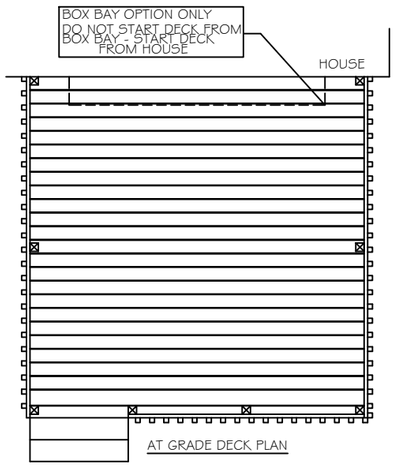
A. This is the most visible part of your deck. Care should be taken in screwing the decking in place. Start with the first board along the house wall. Since this first board will serve as a guide for the rest of your decking, try and make it as true as possible.

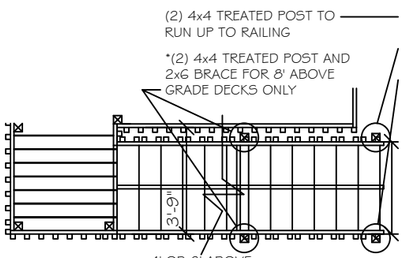
B. The decking should be screwed using 2 inch hot dipped galvanized screws. Use two nails at the ends of each board and two nails at intermediate joists Keep your nails in a straight line. Deck boards shall fit tight together.

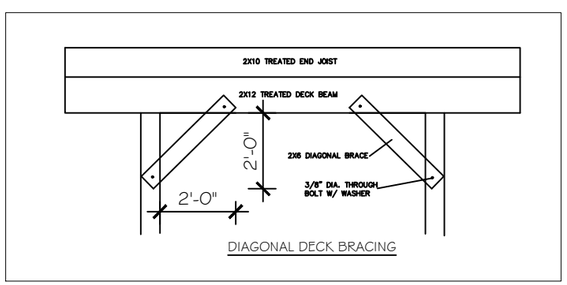
C. Place decking with the bark side down in order to minimize cupping of the boards.

D. When all the decking is in place, snap a chalk line along the outside face of the end joists and saw the deck boards off flush with the end joists.

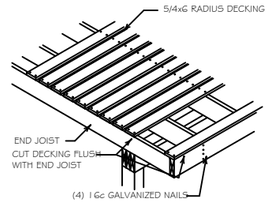


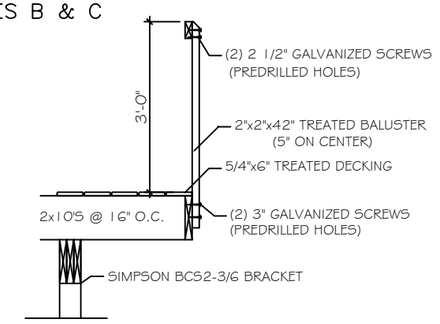




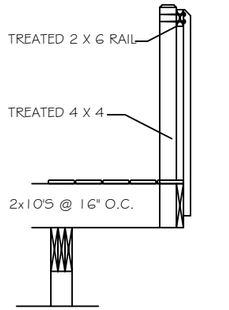


NOTE:
THESE SPANS ARE FOR A 12x10' DECK ONLY! ADD A CENTER POST FOR LARGER DECK

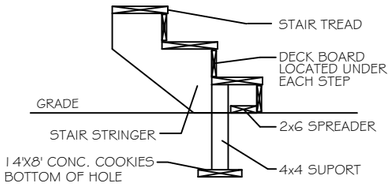




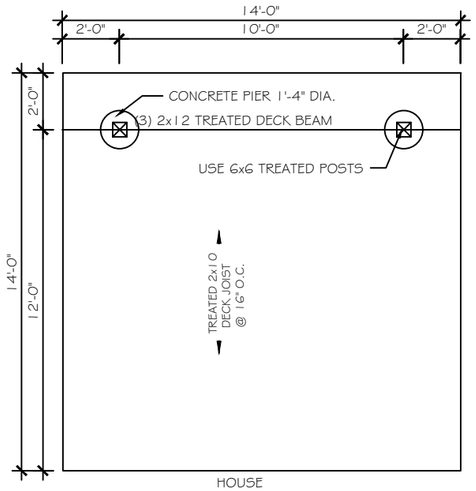
RAIL CONSTRUCTION



RAIL CONSTRUCTION
AT CORNER POSTS



DECK STEP DETAILS



AT GRADE PLAN
(REFER TO SITE PLAN FOR STEP LOCATION)

GENERAL NOTES

Revised 05-02-03

SCALE: N.T.S.

FRAMING

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

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

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Designed For: MOVE IN READY
Homesite / Neighborhood: 89 ENCLAVE AT MEQUON PRESERVE
Address: 10592 TREE SPARROW DRIVE, MEQUON, WI 53097

Model: DECK
DECK DETAIL
Base Plan: 1-21-05 Base Plan Revised: 6-9-2010

Drawn By: CLC
Date: 2/16/2025

Customer Approval:
VH Approval: SPF Apr 22 2025

Revised:

Note: Please review carefully. What is shown in this plan represents what will be constructed. We will not be held responsible for errors if work is built according to the customer's approved plan.

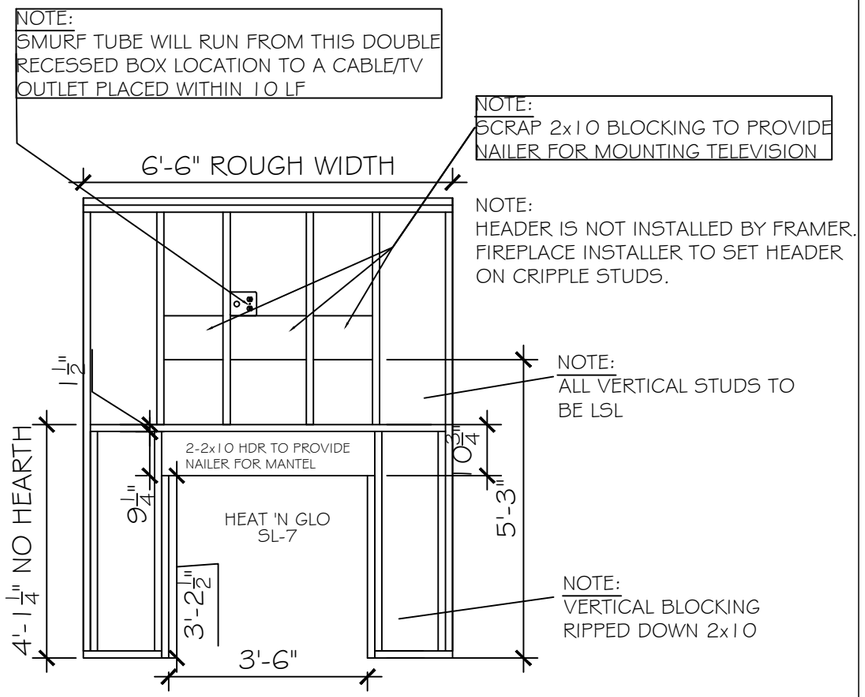
Do Not Scale
Note: All dimensions are stud to stud

C1

Attachment: Plans (10339 : Veridian Homes LLC)

FRAMING ELEVATION DETAIL

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

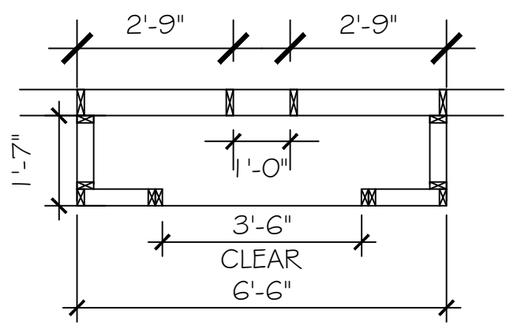


NOTE:
*INSULATE 2x6 EXTERIOR WALLS PRIOR TO INSTALLING 5/8" TYPE X SHEETROCK
*SHEETROCK INTERIOR WALLS AND CEILING OF FIREPLACE FRAME OUT

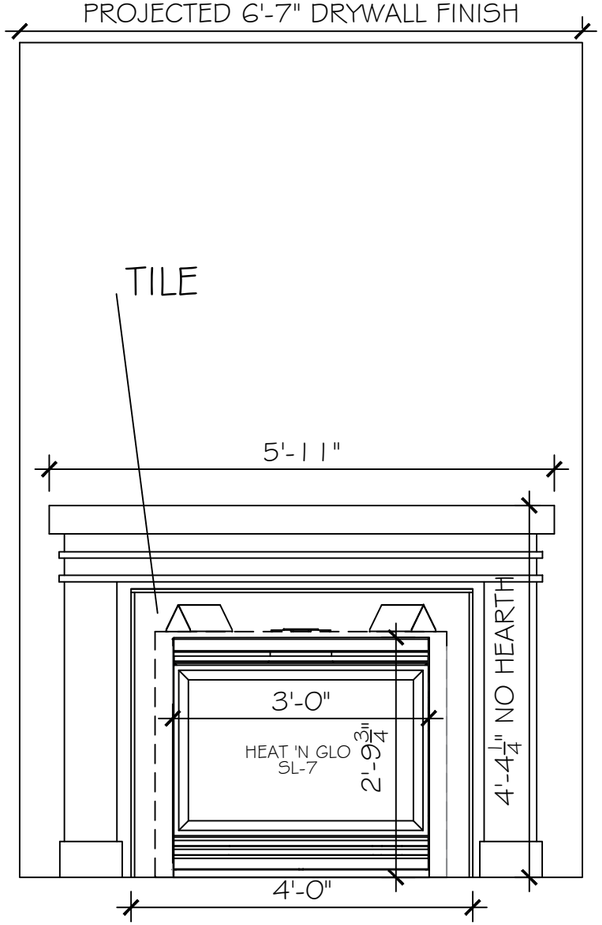
FRAMING OVERHEAD DETAIL

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

NOTE:
HEADER IS NOT INSTALLED BY FRAMER. FIREPLACE INSTALLER TO SET HEADER ON CRIPPLE STUDS.



(S6) SL-7 CARMICHAEL SURROUND



NOTE: STANDARD FIREPLACE UNIT IS A HEAT-N-GLO SL-7

*MAKE TILE EQUAL IN SIZE THRU-OUT SURROUND

TILE DETAIL

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

CARMICHAEL SURROUND

USE 16d FINISH NAIL FOR SURROUND (3 ON TOP & 3 BOTH SIDES) & PUTTY NAIL HOLES

MANTEL SUPPLIED BY MARSHALL TOWNE MILLWORK & INSTALLED BY TRIM TRADE CONTRACTER

FINISH DETAIL

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

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

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Designed For: MOVE IN READY
Homesite / Neighborhood: 89 ENCLAVE AT MEQUON PRESERVE
Address: 10592 TREE SPARROW DRIVE, MEQUON, WI 53097

Model: SL-7 CARMICHAEL SURR.
CERAMIC TILE
Base Plan: 12/05/2001 Base Plan Revised: 10/01/2024

Drawn By: CLC
Date: 2/14/2025

Customer Approval:
VH Approval: SPF Apr 22 2025

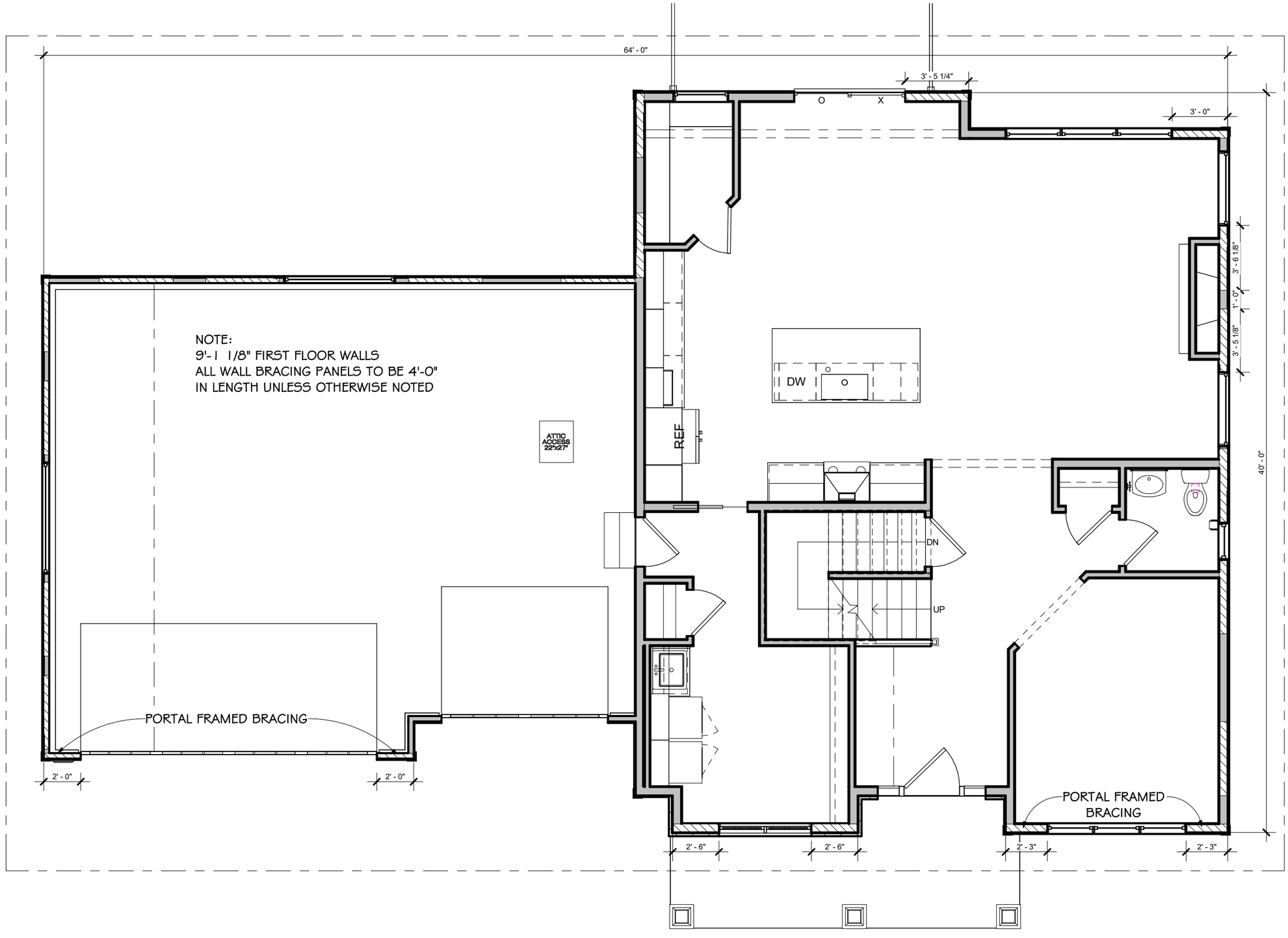
Note: Please review carefully. What is shown in this plan represents what will be constructed.
We will not be held responsible for errors if work is built according to the customer's approved plan.

Revised:

Do Not Scale
Note: All dimensions are stud to stud

C 4

Attachment: Plans (10339 : Veridian Homes LLC)



First Floor Bracing - Custom 3 Car Front Load

3/16" = 1'-0"

Custom Designed For: Move In Ready
Homesite / Neighborhood: 89 Enclave at Mequon Preserve
Address: 10592 Tree Sparrow Drive Mequon, WI 53097
Customer Approval:
SPF Apr 22 2025

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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.

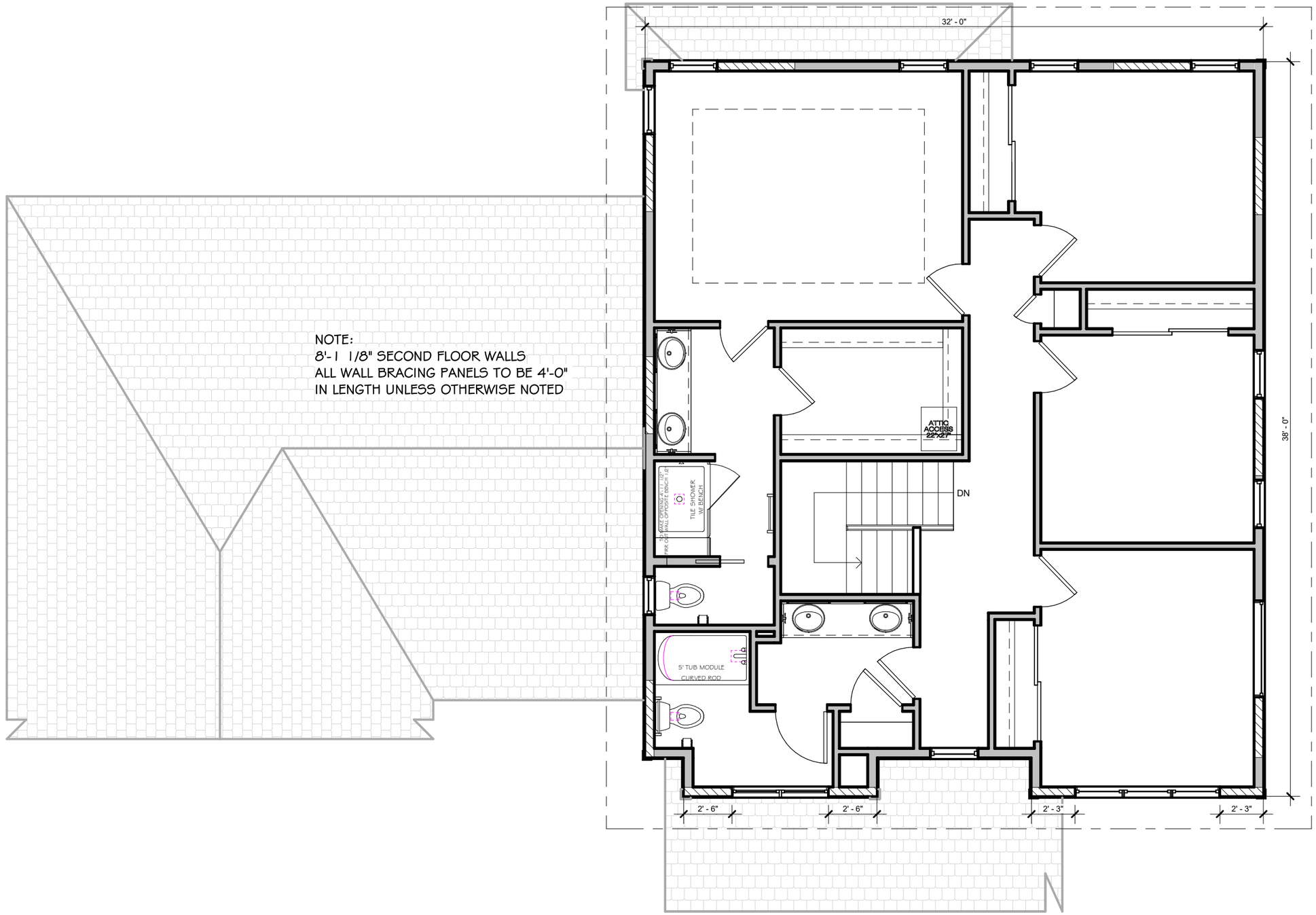
Model: MARGOT
Elevation: Custom 3 Car Front Load
Drawn By: CLC Date: 2/14/2025

Print Date:
4/22/2025
10:44:37 AM

Drawing No.:
C15

Attachment: Plans (10339 : Veridian Homes LLC)

NOTE:
8'-1 1/8" SECOND FLOOR WALLS
ALL WALL BRACING PANELS TO BE 4'-0"
IN LENGTH UNLESS OTHERWISE NOTED



Second Floor Bracing - Custom 3 Car Front Load

3/16" = 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.

Custom Designed For: Move In Ready
Homesite / Neighborhood: 89 Enclave at Mequon Preserve

Address: 10592 Tree Sparrow Drive
Mequon, WI 53097

Customer Approval:

SPF Apr 22 2025

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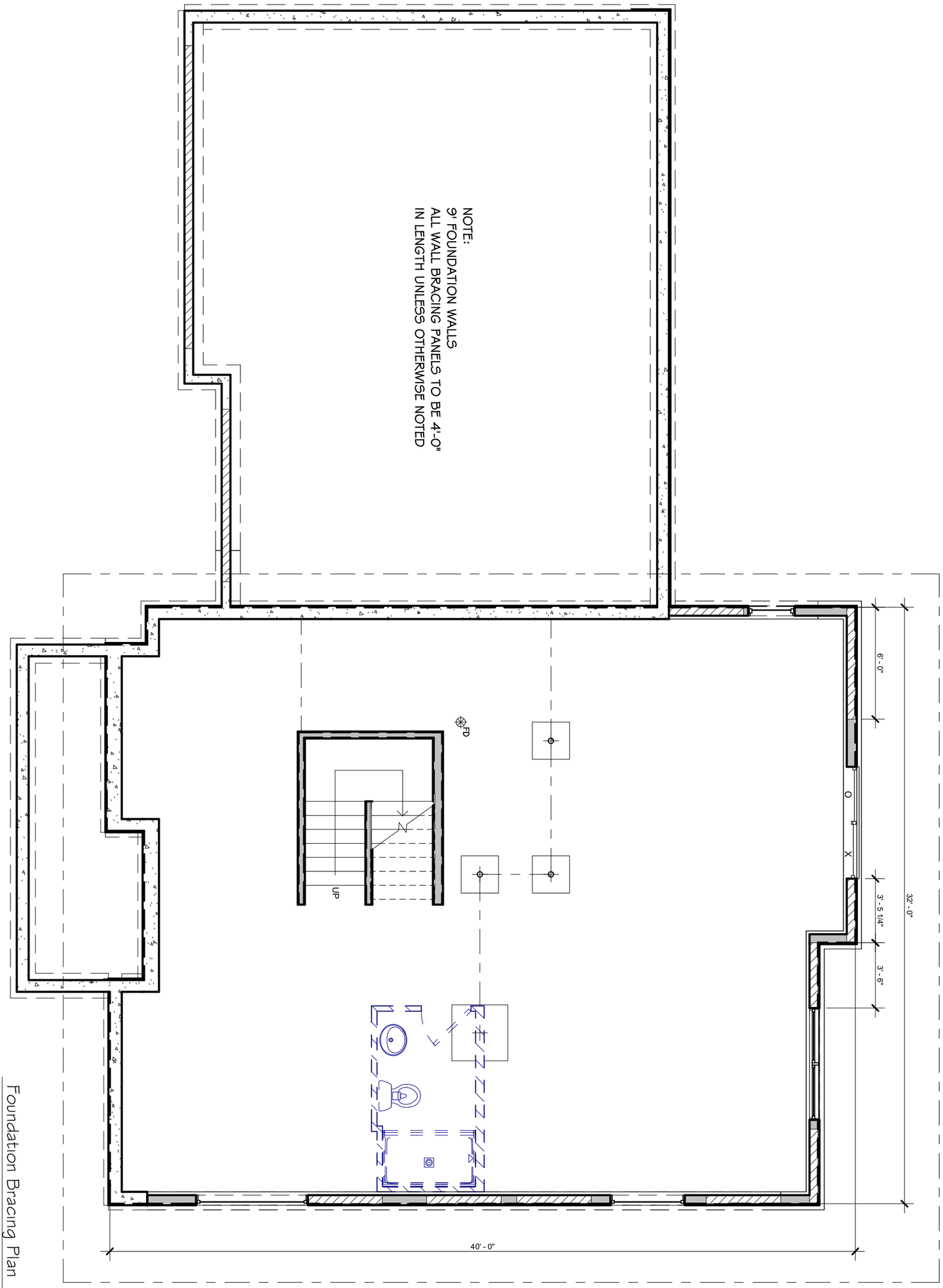
VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Model: MARGOT
Elevation: Custom 3 Car Front Load
Drawn By: CLC Date: 2/14/2025

Print Date:
4/22/2025
10:44:37 AM

Drawing No.:
C16

Attachment: Plans (10339 : Veridian Homes LLC)



Foundation Bracing Plan

3/16" = 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.: C17

Print Date: 4/22/2025 10:44:37 AM

Model: MARGOT

Elevation: Custom 3 Car Front Load

Drawn By: CLC Date: 2/14/2025

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: 89 Enclave at Mequon Preserve

Address: 10592 Tree Sparrow Drive
Mequon, WI 53097

Customer Approval: **SPF Apr 22 2025**

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Attachment: Plans (10339 : Veridian Homes LLC)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Bonnilake/Fred Bersch - New Single-Family Residence at 9809 N. Cedarburg Road**

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

Statement of Intent

9809 N. Cedarburg Road

We are proposing to build a 1,792 Square foot, three bedroom, single story home on a one acre lot on Cedarburg Road across from River Barn Park. The lot was created when the former Heyden commercial greenhouse and retail nursery was torn down many years ago. Sanitary sewer was installed and the flat lot was cleared and graded in accordance with a master grading plan approved in 2017.

Attachment: Statement of Intent (10340 : Bonnilake/Fred Bersch)

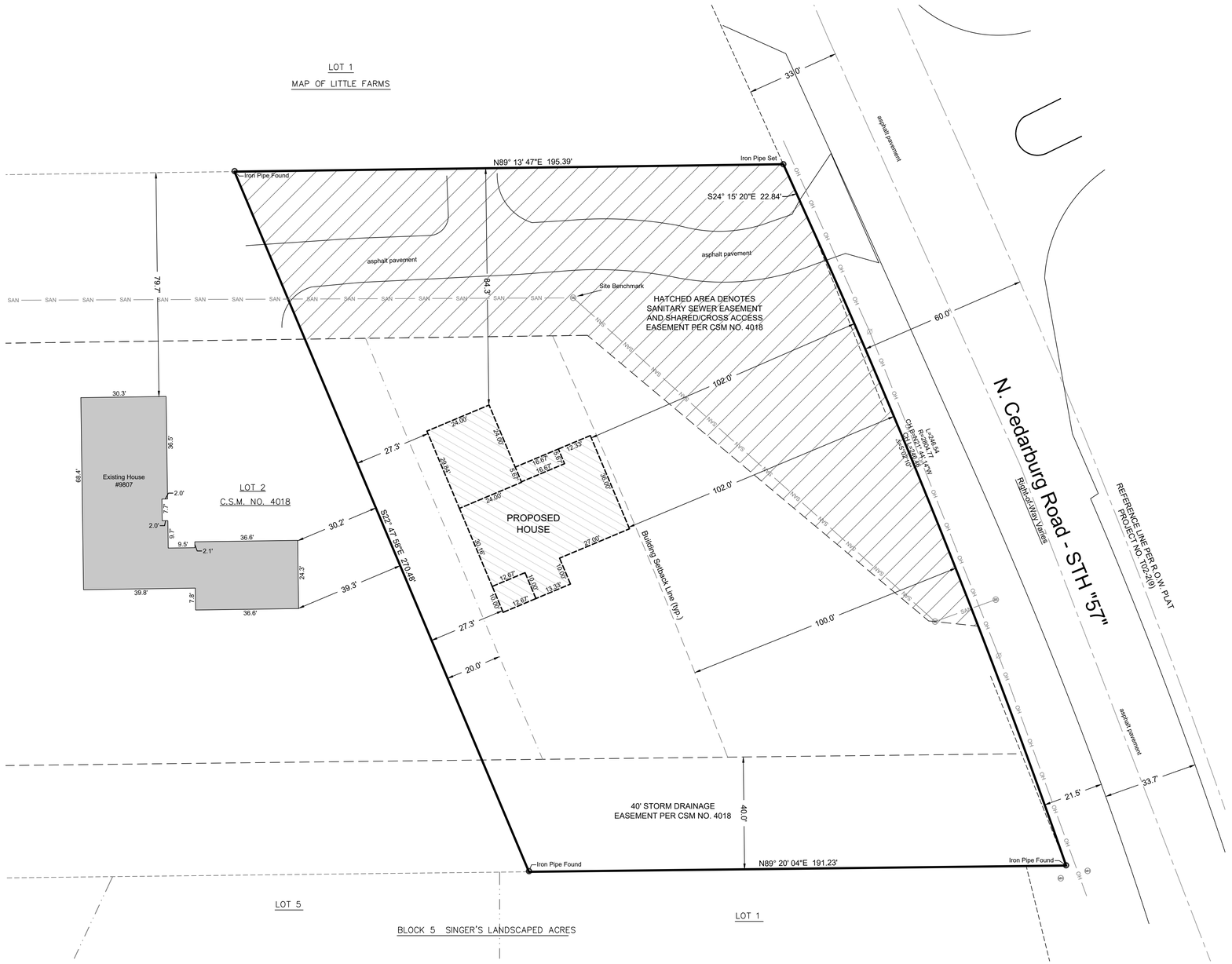
Legal Description:

Lot One (1) of Certified Survey Map No. 4018, a redivision of Lot 4 of Certified Survey M ap No. 3524, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 35, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

For informational purposes only
Property Address: 9809 N. Cedarburg Road, Mequon, WI 53092
Tax Key No.: 14-050-13-05.006

GENERAL NOTES:

1. The underground utility information shown on this drawing is based on field locations and/or records furnished by municipalities and utility companies, the location and accuracy of which cannot be guaranteed. There may be additional underground utility installations within the project area that are not shown.
2. Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD 1983, with the West line of the SE. ¼ of Section 36, Town 9 North, Range 21 East, bearing N0°50'48"W.
3. Vertical datum for the project survey is USGS NGVD88, using a site benchmark on the sanitary sewer manhole rim as shown on survey, with an elevation of 655.77'.
4. Parcel area is 49,055 square feet or 1.126 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 from date hereof.

Dated at City of Milwaukee, State of Wisconsin this 10th day of April, 2025.

Recertified _____

James Schneider
S - 2127

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

Prepared for:
Hillcrest Builders and Realty
P.O. Box 28
Glenbeulah, WI 53023

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LEGEND

- SECTION 1/4 SECTION LINE
- PROPERTY LINE
- EASEMENT
- CHAIN LINK FENCE
- GUARD RAIL
- METAL FENCE
- WOOD FENCE
- TREE LINE
- OVERHEAD UTILITY LINE
- ELECTRIC
- TELEPHONE
- FIBER OPTIC
- CABLE TV
- SANITARY SEWER
- FORCE MAIN
- MILWAUKEE INTERCEPTOR SEWER
- COMBINED SANITARY & STORM SEWER
- STORM SEWER
- WATER MAIN
- GAS
- WETLAND
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- UNKNOWN MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- MMSD MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- CATCH BASIN (ROUND)
- ROOF DRAIN
- HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- GUY WIRE
- GUY POLE
- GAS METER
- ELECTRIC METER
- UTILITY PEDESTAL
- HANDHOLE
- IRON PIPE FOUND/SET
- REBAR FOUND/SET
- CHISELED CROSS FOUND/SET
- PK NAIL FOUND/SET
- SPIKE/NAIL
- MONUMENT
- BENCHMARK
- SIGN
- DECIDUOUS TREE (Diameter)
- CONIFEROUS TREE (Diameter)
- BUSH
- POST
- SOIL BORING
- MONITORING WELL
- CULVERT END
- LIGHT POLE
- PARKING METER
- FLAG POLE
- TRAFFIC SIGNAL

BUILDING PERMIT SURVEY
9809 N. CEDARBURG ROAD - S.T.H. "57"
MEQUON, WISCONSIN

HILLCREST BUILDERS

N

0 20' 40'

NO.	REVISION	DATE	BY
DRAWN BY:		JGS	
DATE:		04/10/2025	
PROJECT NO:		#23986	
CHECKED BY:		JWH	
SHEET NO.:			

1 OF 1

Attachment: Survey (10340 : Bonnilake/Fred Bersch)

FRONT ELEVATION

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

NOTES

FOUNDATION

- FOUNDATION DESIGN TO BE BUILT ON MIN 2,000 PSF SOIL CONDITIONS OR BETTER
- POURED CONCRETE WALL(S) TO MEET 3,500 PSI CONCRETE
- HOUSE WALLS TO BE 8" x 8'-0" POURED CONCRETE WALLS W/ 22"x8" CONTINUOUS FTG UNLESS NOTED OTHERWISE
- GARAGE AND STOOP WALLS TO BE 6" x 4'-0" POURED CONCRETE WALLS, PER PLAN, W/ 22"x8" CONTINUOUS FTG UNLESS NOTED OTHERWISE
- FOUNDATION WALL -HORIZONTAL REINFORCEMENT FOR A "PLAIN" CONCRETE WALL PER SPS 321.02(3)(a) AND ACI 321-14 SECTION 8.2.1. (2) #4 BARS ARE REQUIRED FOR WALLS LESS THAN 6'. FOR WALLS 6'-8' TALL (3) #4 BARS ARE REQUIRED HORIZONTALLY. FOR WALLS 8'-10' TALL (4) #4 BARS ARE REQUIRED HORIZONTALLY. (1) WITHIN 24" OF THE TOP OF THE FOUNDATION WALL (1) WITHIN 24" OF THE BOTTOM OF THE FOUNDATION WALL. THE OTHERS EVENLY SPACED. LAP LENGTH SHALL BE MINIMUM 24". AT CORNERS, EXTEND #4 BARS AROUND CORNER AND LAP A MINIMUM 15". 8' TALL WALL WITH UNBALANCED FILL TO BE 4,000 PSI OR HAVE VERTICAL REBAR INSTALLED AT 22" ON CENTER IF USING #4 BARS OR 33" ON CENTER IF USING #5 BARS
- FOUNDATION WALL TO FOOTING CONNECTION TO BE DOWELED WITH #4 DOWELS AT 24" O.C. DOWELS EMBEDDED 6" INTO GROUND AND 18" INTO THE WALL
- ALL CONCRETE FOOTINGS TO BE A MINIMUM OF 48" BELOW FINISHED GRADE AS REQ'D BY SOIL CONDITIONS AND BUILDING CODES
- DECK FOOTINGS SHALL COMPLY WITH STATE OF WISCONSIN BUILDING CODE CHAPTERS SPS 320-325 APPENDIX B
- MOISTURE BREAK REQ'D AT ALL BEAM POCKETS
- SEE CODE AND LOCATE ALL FOOTING, PILASTERS, WINDOW AND SUMP. MASON TO FOLLOW ALL STATE AND LOCAL CODES
- ALL WINDOW WELLS TO BE STD. 32"x16" WINDOW UNIT W/ GALV. AREA WELL W/ DRAIN TILE EXTENDED INTO WINDOW WELL AREA
- FLOOR SYSTEM 16 11 7/8" I-JOIST UNLESS NOTED OTHERWISE. ALL BEAM, HEADER, AND FLOOR SYSTEM SIZES MUST BE VERIFIED W/ ROOF FRAMING PLAN TRUSS LAYOUT. ALL ENGINEERING BY SUPPLIER

GENERAL

- EXTERIOR HOUSE WALLS ARE 2x6 (5 1/2") STUDS AT 16" O.C.
- EXTERIOR GARAGE WALLS ARE 2x4 (3 1/2") STUDS AT 16" O.C.
- INTERIOR PARTITION WALLS ARE 2x4 (3 1/2") AT 16" O.C.
- DIMENSIONS ARE STUD TO STUD
- EXTERIOR SHEATHING, PER PLAN, TO BE INSTALLED ON ALL EXTERIOR WALL SURFACES BETWEEN "CONDITIONED" AND "UNCONDITIONED" SPACES INCLUDING ATTICS WHERE APPLICABLE
- ALL BEARING HEADERS ARE 2-PLY 2x12 UNLESS OTHERWISE NOTED
- WINDOW AND DOOR SIZES ARE IN FEET AND INCHES REFER TO FINAL WINDOW/DOOR PACKET FOR ROUGH OPENINGS
- FRAMER RESPONSIBLE FOR ALL BLOCKING AND FIRE-BLOCKING AS REQUIRED BY CODE
- MINIMUM 8" HEEL HEIGHT OVER HEATED SPACES
- PROVIDE ATTIC ACCESS AS REQUIRED BY CODE LOCATION(S) TBD ON SITE AT TIME OF FRAMING (MIN. SIZE 14"x24")

APPLICABLE MUNICIPAL CODES

BUILDING: STATE OF WISCONSIN BUILDING CODE CHAPTER 320-325
PLUMBING : STATE OF WISCONSIN BUILDING CODE CHAPTER 381-387
ELECTRICAL: STATE OF WISCONSIN BUILDING CODE CHAPTER 316
MECHANICAL: STATE OF WISCONSIN BUILDING CODE CHAPTER 361-325

DECK: STATE OF WISCONSIN BUILDING CODE CHAPTERS SPS 320-325
APPENDIX B

ROUGH OPENING SCHEDULE

EXTERIOR / INTERIOR DOORS

- EXTERIOR DOORS = DOOR + 2 1/2"
- INTERIOR DOORS (INCLUDING BI-FOLDS) = DOOR + 2"
- DOUBLE DOOR (STANDARD) = DOOR + 2"
- DOUBLE DOOR (W/ ASTRAGAL) = DOOR + 3"
- POCKET DOOR = DOOR WIDTH x2 + 2"/ HGT = 83 1/2"
- BI-PASS DOOR = DOOR WIDTH x2 + 1"

THESE ARE "TYPICAL" ROUGH OPENINGS OF "COMMON" DOORS SUPPLIED BY DREXEL BUILDING SUPPLY. THESE ARE ONLY GUIDELINES AND IT IS THE RESPONSIBILITY OF SUB-CONTRACTOR TO VERIFY ANY ROUGH OPENINGS

SQUARE FOOTAGE

FIRST FLOOR LIVING AREA	1792	SQUARE FEET
BASEMENT AREA	1792	SQUARE FEET
FINISHED BASEMENT AREA	N/A	SQUARE FEET
GARAGE AREA	720	SQUARE FEET
FRONT PORCH AREA	102	SQUARE FEET
REAR PORCH/DECK AREA	130	SQUARE FEET
TOTAL FINISHED LIVING AREA	**1792**	**SQUARE FEET**

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THSE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

REVISIONS:

3-20-2025	TM
4-2-2025	TM
4-10-2025	TM

HILLCREST builders
VISIT US AT www.hillcrestbuilders.com

CUSTOMER: BONNILAKE (SPEC)
JOB ADDRESS: 9809 N CEDARBURG ROAD
LOT 1 OF CSM 3542
CITY OF MEQUON
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3301

MODEL: **MOD. ELIZABETH**

SHEET 1 OF 7

JOB NO. **L25-016**

REVIEW SET - NOT FOR CONSTRUCTION!!!

Attachment: Plans (10340 : Bonnilake/Fred Bersch)

RIGHT ELEVATION

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

REAR ELEVATION

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

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SHEET
2 OF 7

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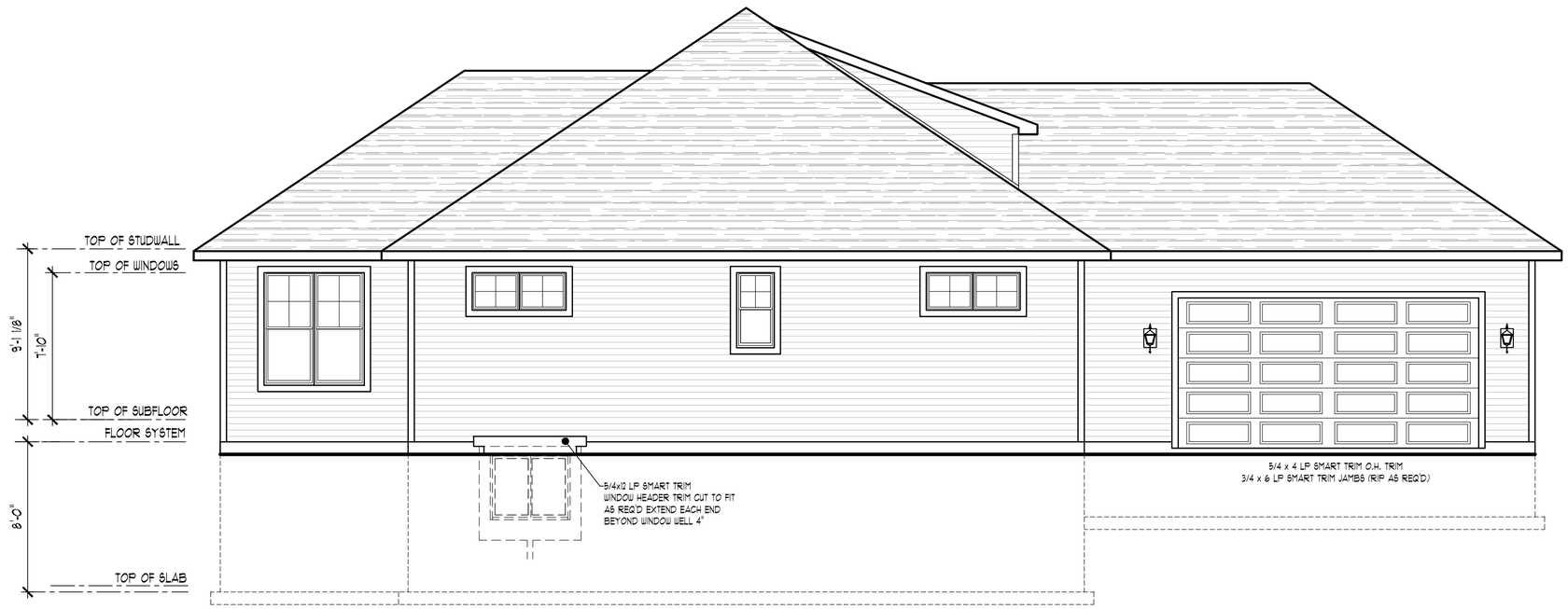
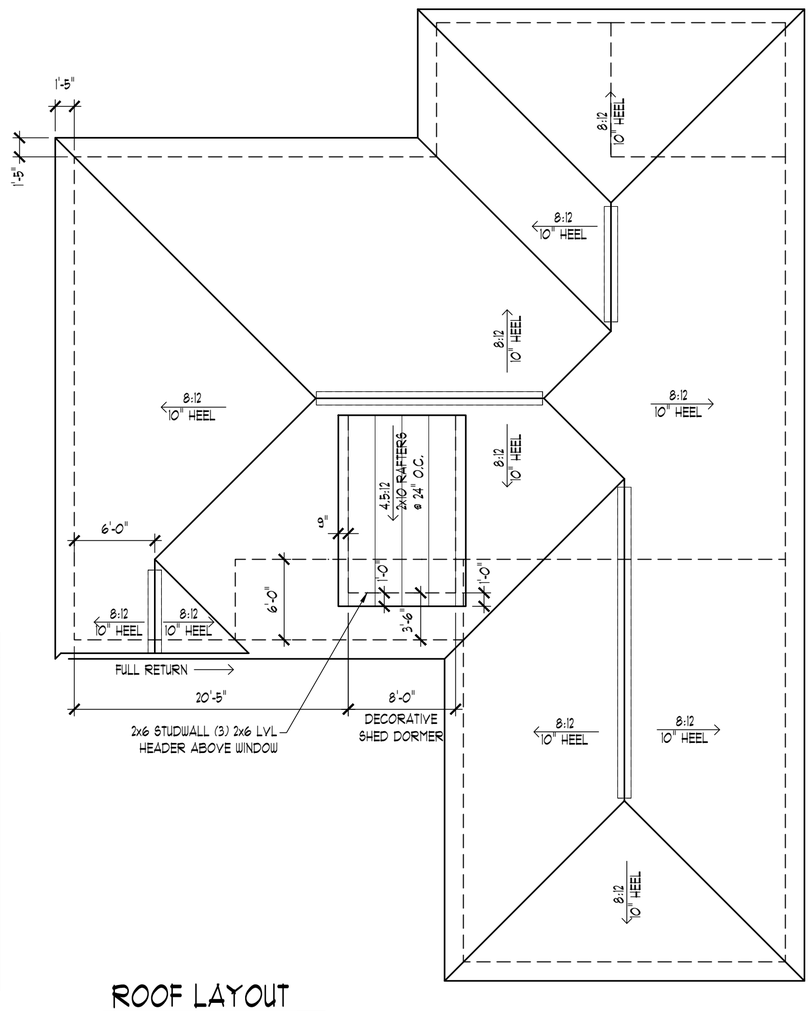


LEFT ELEVATION

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

NOTES	LEGEND
• ARCHITECTURAL SHINGLES W/ 15# FELT UNDERLAYMENT • 1/2" OSB ROOF SHEATHING W/ H-CLIPS • INSTALL ICE AND WATER SHIELD WITHIN 3' OF EAVES AND AT ALL VALLEYS • INSTALL CONTINUOUS RIDGE VENTING IN ALL APPLICABLE LOCATIONS • ALL DIMENSIONS ARE STUD TO STUD • TOP VIEW OF ROOF SHOWN FOR REFERENCE ONLY REFER TO FINAL ENGINEERED TRUSS LAYOUTS • ALL HEEL HEIGHTS TO BE VERIFIED UPON FINAL TRUSS LAYOUTS • ALL EAVE OVERHANGS ARE 1'-5" DEEP UNLESS OTHERWISE NOTED • ALL GABLE OVERHANGS ARE 1'-0" DEEP UNLESS OTHERWISE NOTED	CONTINUOUS RIDGE VENT STATIC VENT



ROOF LAYOUT

1/8" = 1'-0"

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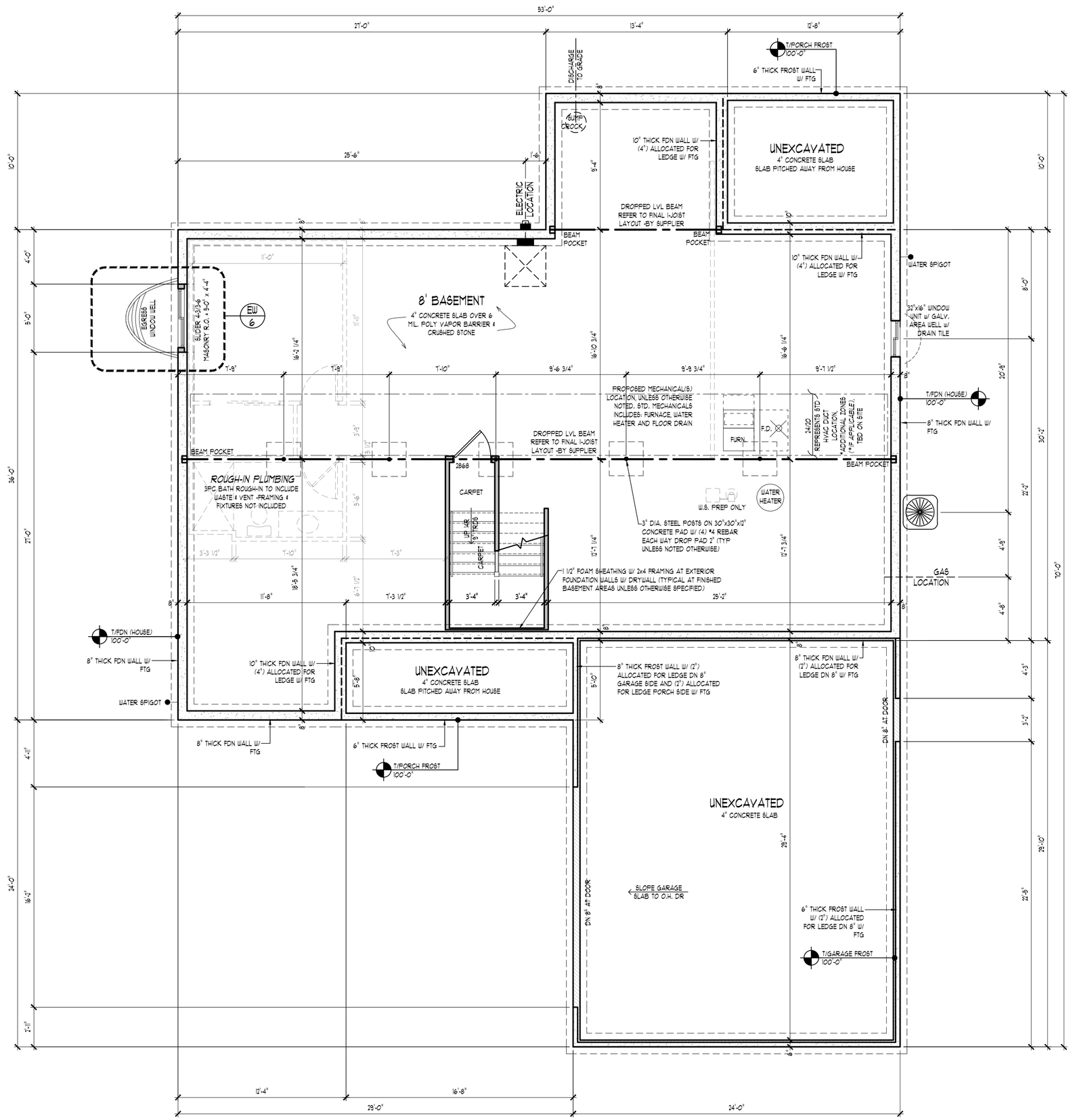

BASEMENT PLAN

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

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SHEET 4 OF 7

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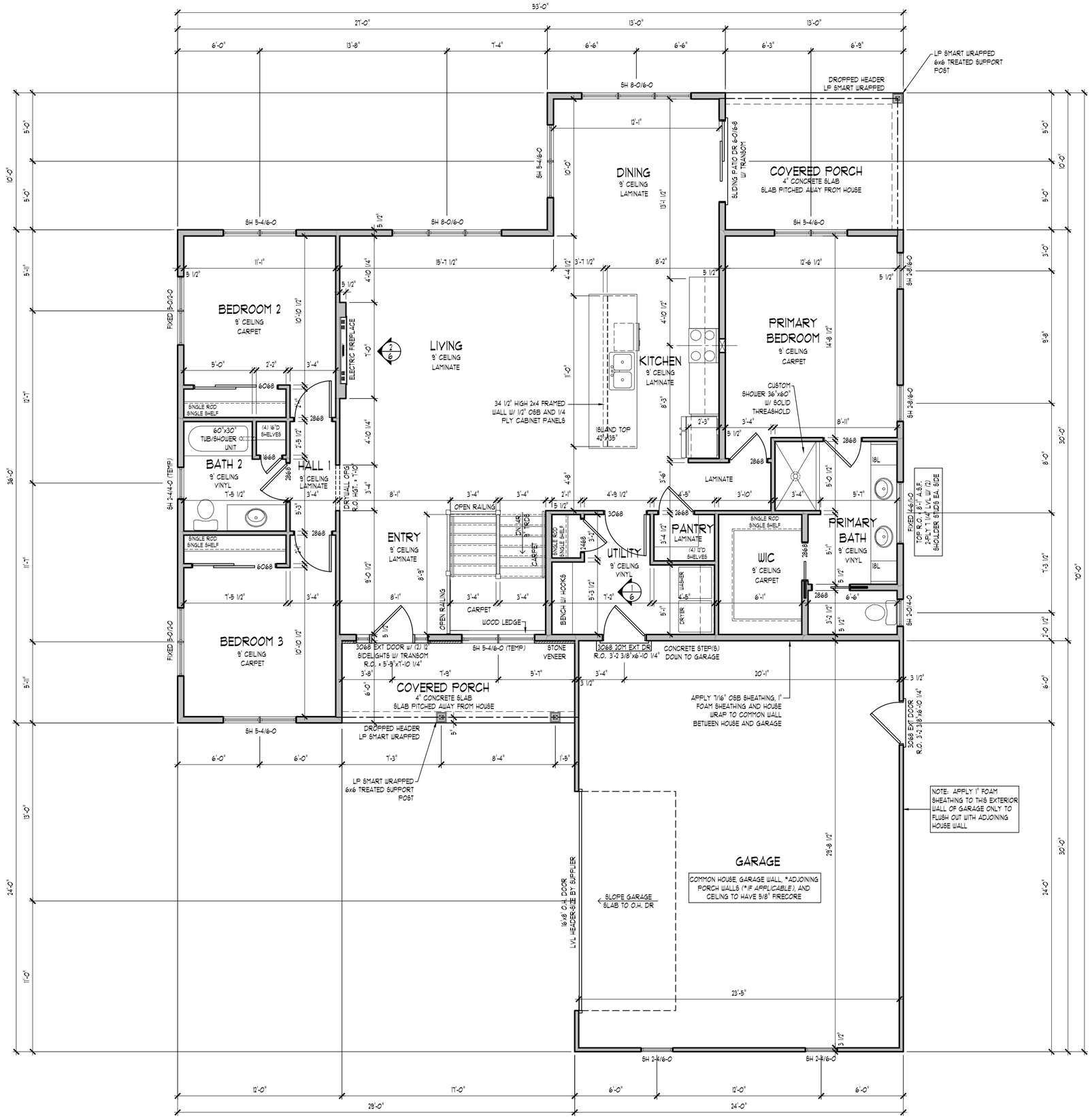

FIRST FLOOR PLAN

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

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5 OF 7

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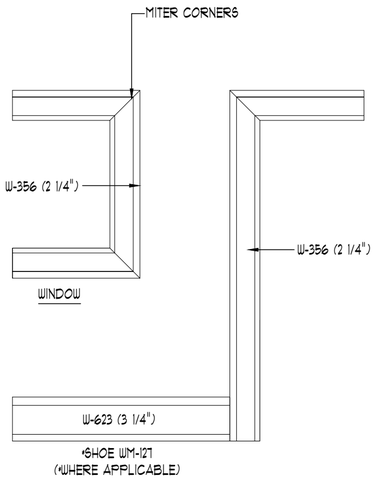
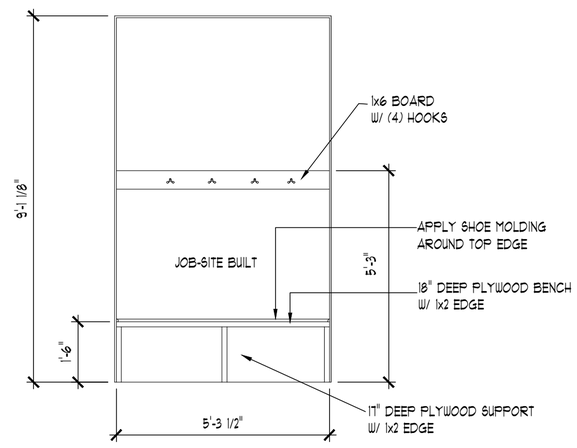


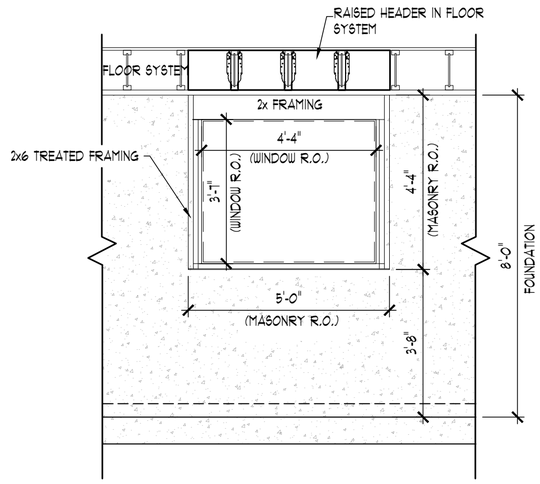
TRIM DETAIL

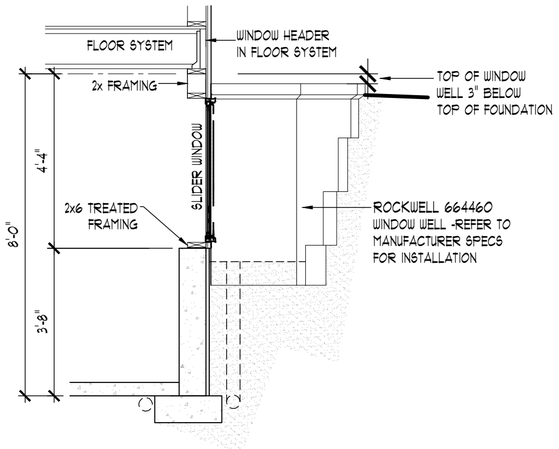
1 1/2" = 1'-0" STD. TRIM PACK



1 BUILT-IN BENCH DETAIL

3/8" = 1'-0"

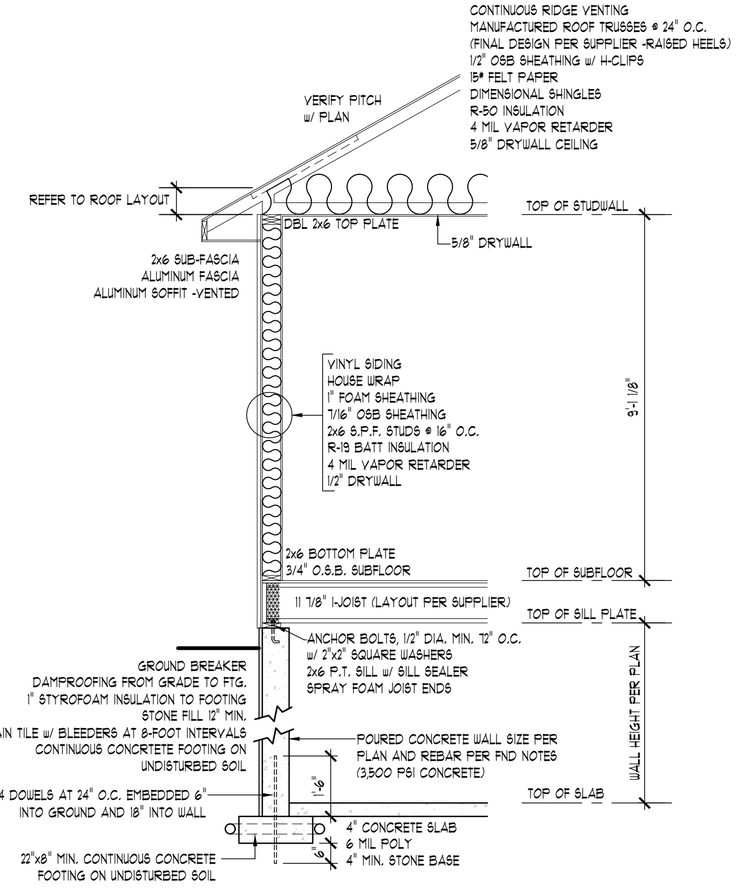




EW 8' EGRESS WINDOW WELL DETAIL

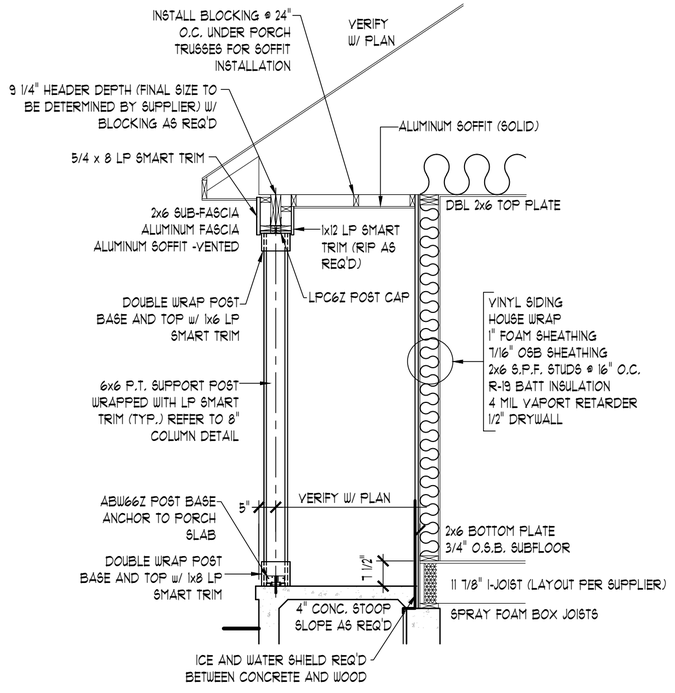
3/8" = 1'-0"

WINDOW WELL INSTALLED AND SUPPLIED BY FOUNDATION CONTRACTOR



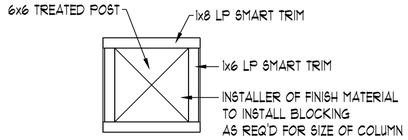
TYPICAL WALL SECTION

3/8" = 1'-0" 11 7/8" I-JOISTS



TYPICAL PORCH SECTION

3/8" = 1'-0"



TOP VIEW

8" EXT. PORCH COLUMN DETAIL

1 1/2" = 1'-0"

REVIEW SET - NOT FOR CONSTRUCTION!!!

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SHEET 6 OF 7

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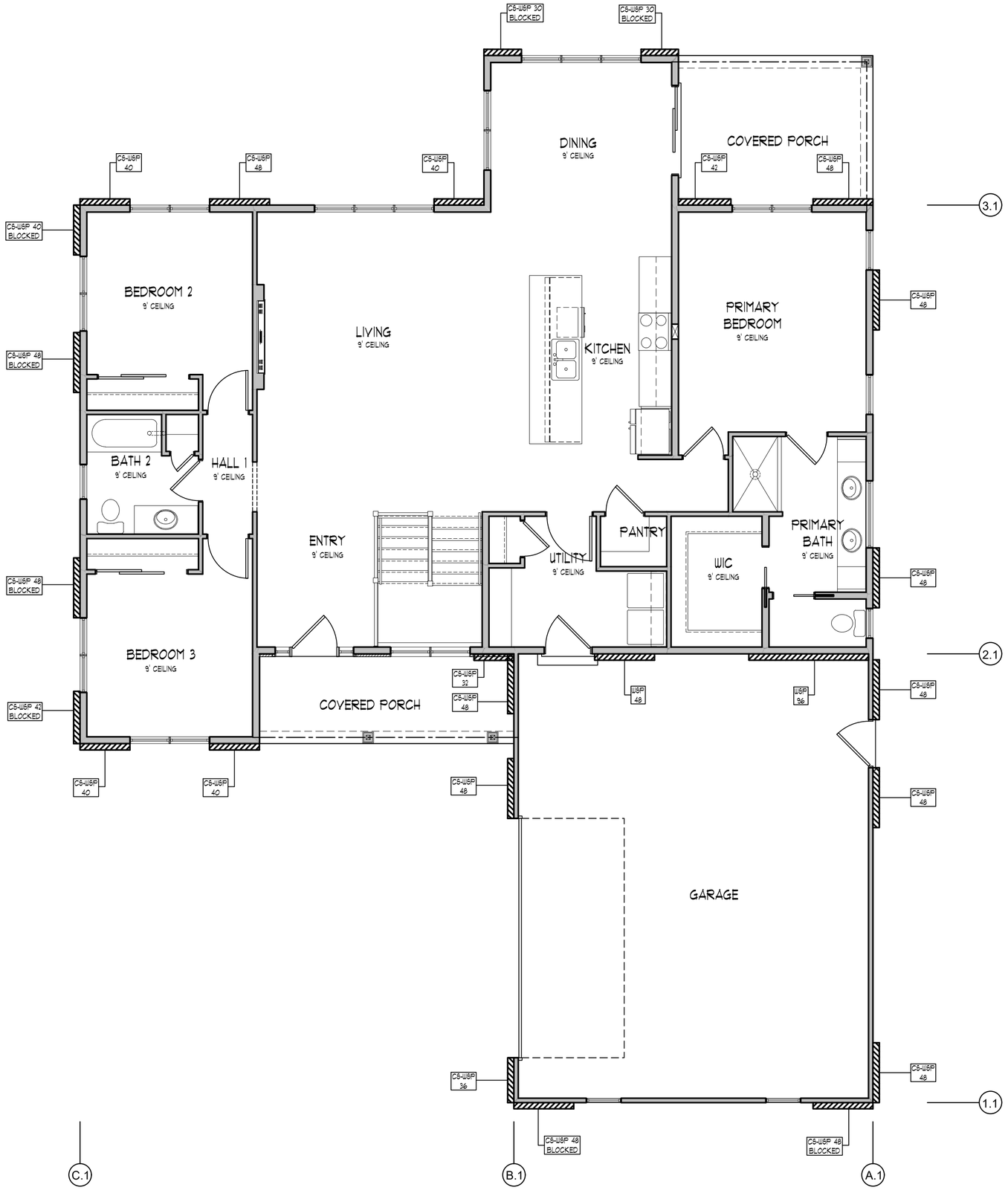

FIRST FLOOR WALL BRACING

SHEARWALL/WALL BRACING LEGEND

SHEAR WALL / BRACED WALL PANEL

SHEAR WALL / BRACE PANEL TAG
LENGTH IN INCHES
PANEL EDGE BLOCKING IF REQ.

TAG
LENGTH
BLOCKING

SHEAR WALL /BRACED WALL LINE

PANELS w/ "BLOCKING" DESIGNATION: PROVIDE NOMINAL 2x SOLID BLOCKING AT ALL PANEL EDGE JOINTS WHICH DO NOT LINE UP WITH WALL OR FLOOR FRAMING. INSTALL EDGE FASTENING PER TYPICAL FASTENING INSTRUCTIONS.

WALL BRACING TYPE ABBREVIATIONS

TAG	DESC.
W6P	WOOD STRUCTURAL PANEL -ONE SIDE: 7/16" APA SPAN RATED WOOD SHEATHING
C6-W6P	WOOD STRUCTURAL PANEL IN CONTINOUS WOOD SHEATHED WALL
GB-1	GYPSUM BOARD PANEL APPLIED ONE SIDE ONLY
GB-2	GYPSUM BOARD PANEL APPLIED BOTH SIDES
C6-PF	PORTAL FRAME IN CONTINUOUS WOOD SHEATHED WALL AT LOCATION SPECIFIED ONLY: 1/2" THICK APA SPAN RATED WOOD SHEATHING. SEE WISCONSIN CODE DETAIL 6P532I.25-A

PANEL FASTENING SCHEUDLE

SHEATHING TYPE	FASTENER	SPACING (EDGE / FIELD)
WOOD SUBFLOOR (19/32" THICK)	*9x 2.5" WOOD SCREW	6" / 12"
WOOD WALL SHEATHING (7/16" THICK)	0.131"X2.5" R.S. NAIL	6" / 12"
WOOD ROOF SHEATHING (7/16" OR 15/32")	0.0131"x2.5" R.S. NAIL	6" / 12" TYPICAL 3" / 8" @ RIDGE AND OVEHANGS
GWB WALL	*6x 1 5/8" TYPE W SCREW	4" / 8"

FOCUS
ENGINEERING LLC
607 Davis St., Elkhorn, WI 53121
(262) 215-9295
contact@focusengineeringllc.com
www.focusengineeringllc.com

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HILLCREST builders

FOR CONSTRUCTION!!!

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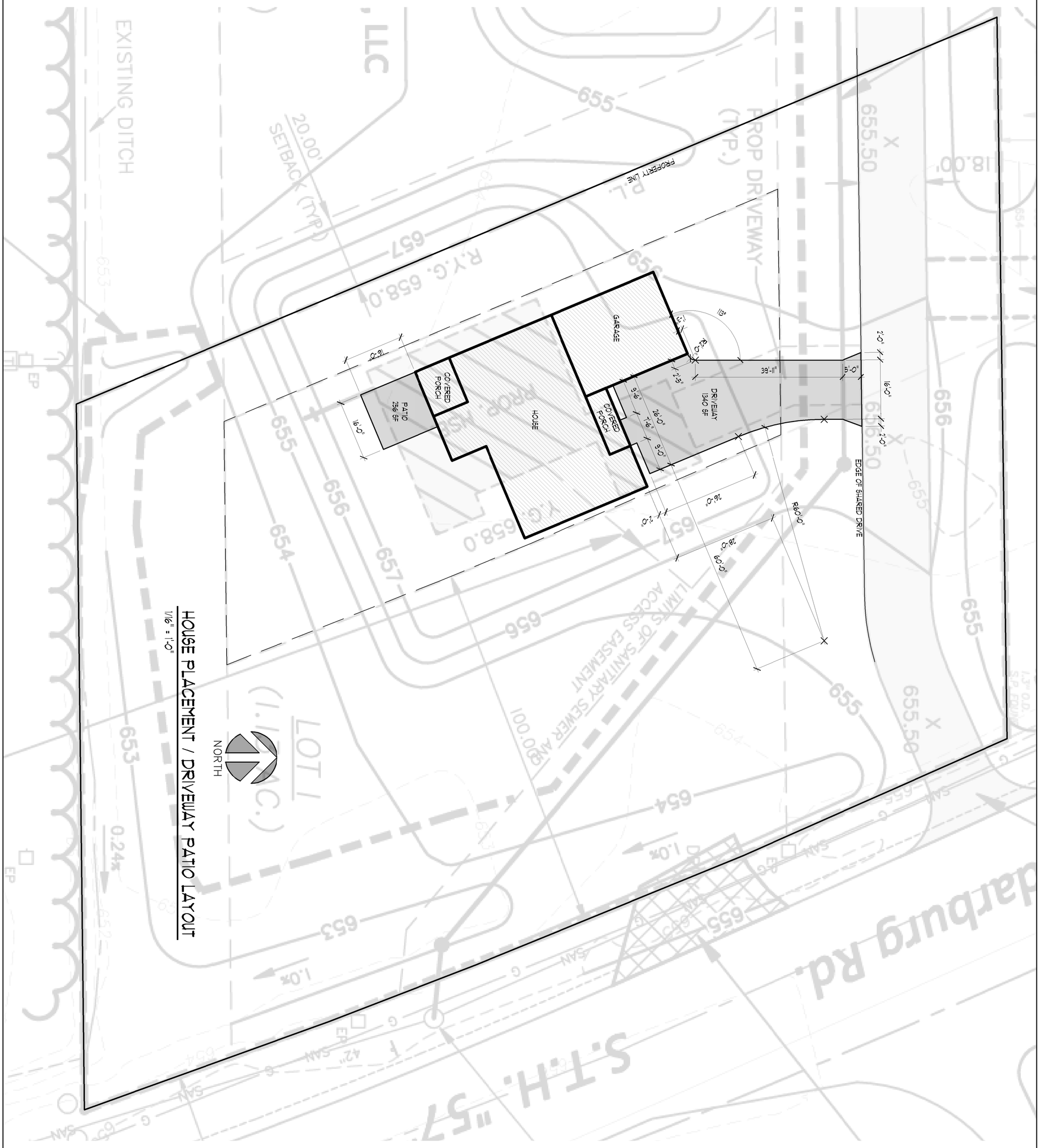
FAX: (920) 526-3301

MODEL:
MOD. ELIZABETH

SHEET
7 OF 7

JOB NO.
L25-016

Attachment: Plans (10340 : Bonnilake/Fred Bersch)



REVIEW SET - NOT FOR CONSTRUCTION!!!

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3301

MODEL:
MOD. ELIZABETH

SHEET
S1.1

JOB NO.
L25.016

CUSTOMER:
BONNILAKE (SPEC)

JOB ADDRESS:
9809 N CEDARBURG ROAD
LOT 1 OF CSM 3542
CITY OF MEQUON
COUNTY: OZAUKEE

HILLCREST builders
VISIT US AT www.hillcrestbuilders.com

REVISIONS:		
3-20-2025	TM	
4-2-2025	TM	
4-10-2025	TM	

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THSE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

Attachment: Plans (10340 : Bonnilake/Fred Bersch)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Korndoerfer Homes LLC - New Single-Family Residence at 9954 N. Migratory Lane**

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

KORNDOERFER HOMES
KORNDOERFERHOMES.COM

175 N. Corporate Drive, Suite 130
Brookfield, WI 53045

Tuesday
April 15, 2025

Re: Statement of Intent

Please see our enclosed plans for the Architectural Review Board Approval. Korndoerfer Homes will be building a single-family home which will be our Model home. We have chosen an Andover Estate style of home.

This home will have fiber cement siding in the color of Moonflower White, Roof – IKO Dynasty Glacier, Trim – Moonflower White, Soffit/Fascia – Linen, Downspouts – Linen, Windows – Moonflower White and Garage Door – Sandstone. Please see the enclosed documentation for color sample and material manufacturers.

Thank you again and we look forward to working with you on this project.

Jeanine Langenfeld

Pre-Construction Coordinator

175 N. Corporate Drive, Suite 130 | Brookfield, WI 53045

Voice: 262-898-0273

jeaninel@korndoerferhomes.com

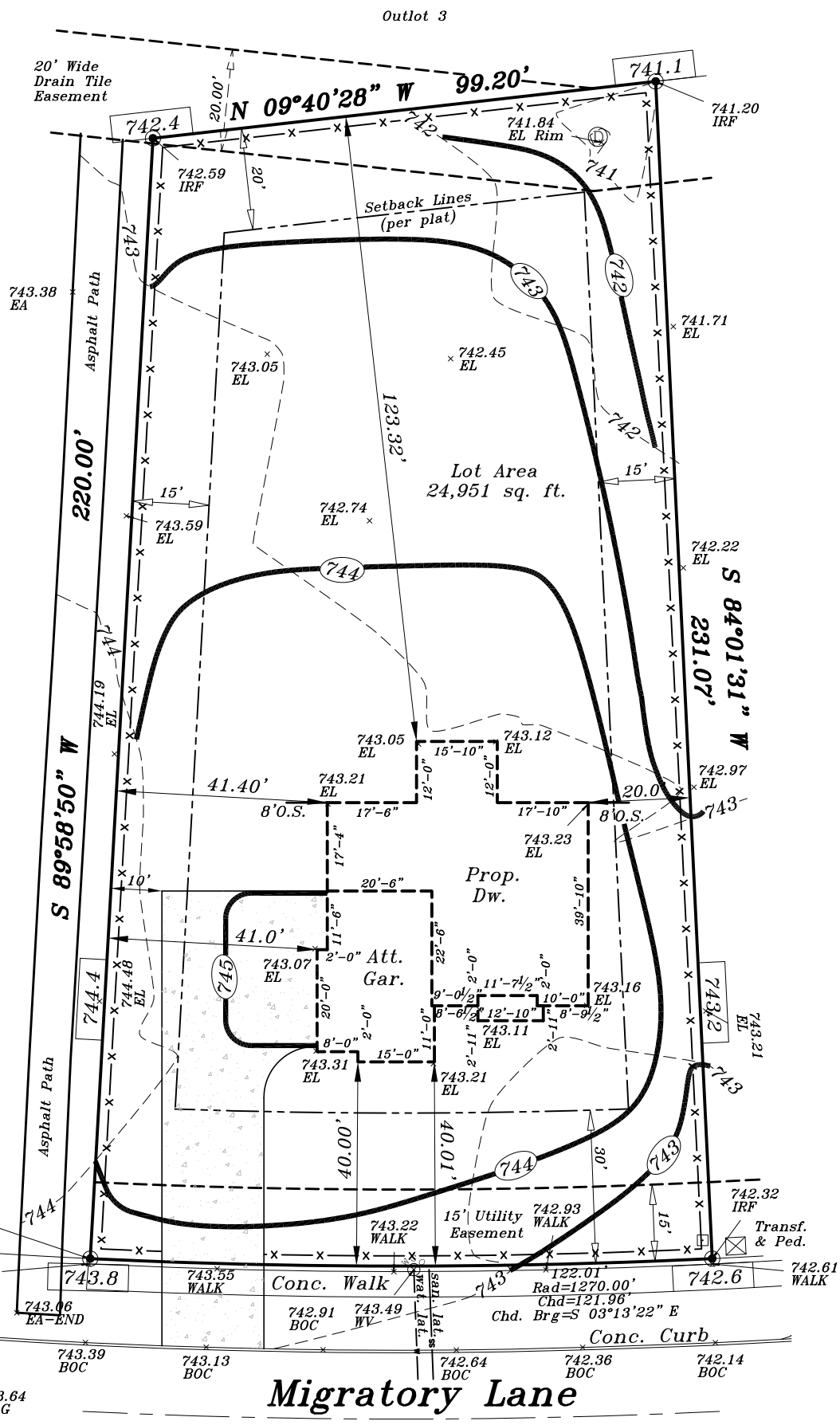
Attachment: Statement of Intent (10341 : Korndoerfer Homes LLC)

PLAT OF SURVEY

LOCATION: Migratory Lane, Mequon, Wisconsin

LEGAL DESCRIPTION: Lot 36 in **SWAN RIDGE FARMS**, being a part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 32, Town North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

March 20, 2025 (Drawing Only) Survey No. 115772-S
March 25, 2025 Moved Foundation Plan (Not Staked)
April 8, 2025 Revised & Moved Foundation Plan (Not Staked)
April 9, 2025 Staked Proposed Dwelling



745 — Denotes Existing Contour
745 — Denotes Proposed Contour

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

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

METROPOLITAN SURVEY SERVICE, INC.

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

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

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

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

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

SIGNED _____

Dennis C. Sauer
Professional Land Surveyor S-2421

Attachment: Survey (10341 : Korndoerfer Homes LLC)

KORNDOERFER HOMES

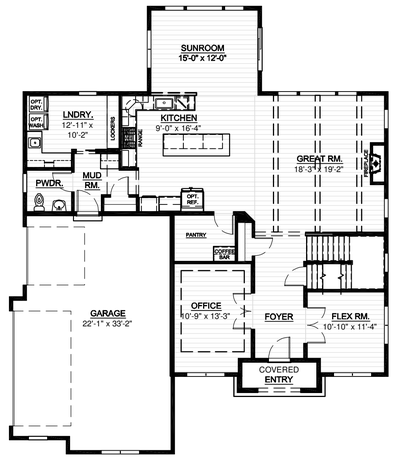
KORNDOERFERHOMES.COM

ANDOVER

MODEL

ILLUSTRATIONS

ANDOVER ESTATE



ANDOVER FIRST FLOOR LAYOUT

ANDOVER SECOND FLOOR LAYOUT

DIMENSIONS SHOWN ON COVER SHEET ARE APPROXIMATE FINISHED DIMENSIONS. ALL OTHER PAGES ARE STUD TO STUD FRAMING DIMENSIONS.

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
CS	COVERSHEET
ANDOVER ESTATE	ELEVATION BASE PLAN SET
A1	EXTERIOR ELEVATIONS – ROOF PLAN – ESTATE
A1-1	EXTERIOR ELEVATIONS
A2	FOUNDATION PLAN – ESTATE
A3	FIRST FLOOR PLAN – ESTATE
A4	SECOND FLOOR PLAN – ESTATE
A5	FOUNDATION ELECTRICAL PLAN – ESTATE
A6	FIRST FLOOR ELECTRICAL – ESTATE
A7	SECOND FLOOR ELECTRICAL – ESTATE
A9	FIRST FLOOR STRUCTURAL PLAN – ESTATE
A10	SECOND FLOOR STRUCTURAL PLAN – ESTATE
ANDOVER SECTIONS AND DETAILS SET	
D1	TYPICAL WALL SECTIONS – ALL ELEVATIONS
D2	GLOBAL BUILDING DETAILS – ALL ELEVATIONS
D3	GLOBAL BUILDING DETAILS – ALL ELEVATIONS

APPLICABLE BUILDING CODES

THE FOLLOWING MASTER SET COMPLYS WITH THE FOLLOWING CODES AS APPLICABLE IN THE FOLLOWING STATES:

STATE OF WISCONSIN
UNIFORM DWELLING CODE SPS 320–325–SPS 320
SPS 321, CONSTRUCTION STANDARDS
SPS 322, ENERGY CONSERVATION
SPS 323, HEATING, VENTILATING & AIR CONDITIONING
SPS 324 – ELECTRICAL STANDARDS
SPS 325 – PLUMBING
APRIL 1ST, 2014 EMERGENCY CODE, SS #139–13

DWELLING SQUARE FOOTAGES

Estate Elevation Square Footages

LIVING AREAS

AREA	SQUARE FOOTAGE
FIRST FLOOR LIVING AREA	1756 SF
SECOND FLOOR LIVING AREA	1581 SF
TOTAL LIVING AREA	3337 SF

NON-LIVING AREAS

AREA	SQUARE FOOTAGE
COVERED PORCH AREA	58 SF
GARAGE AREA	729 SF
UNFINISHED BASEMENT AREA	1585 SF

PROJECT INFORMATION

MODEL
SWAN RIDGE FARMS
LOT 36
MEQUON, WI

KORNDOERFER HOMES
KORNDOERFERHOMES.COM
7900 DURAND AVE., BLG 10 (262)-884-9550 PHONE
STURTEVANT, WI 53177 (262)-884-9453 FAX

PROJECT INFORMATION:
MODEL
SWAN RIDGE FARMS
LOT 36
MEQUON, WI

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MODEL / SERIES:
THE ANDOVER

SHEET TITLE:
COVERSHEET

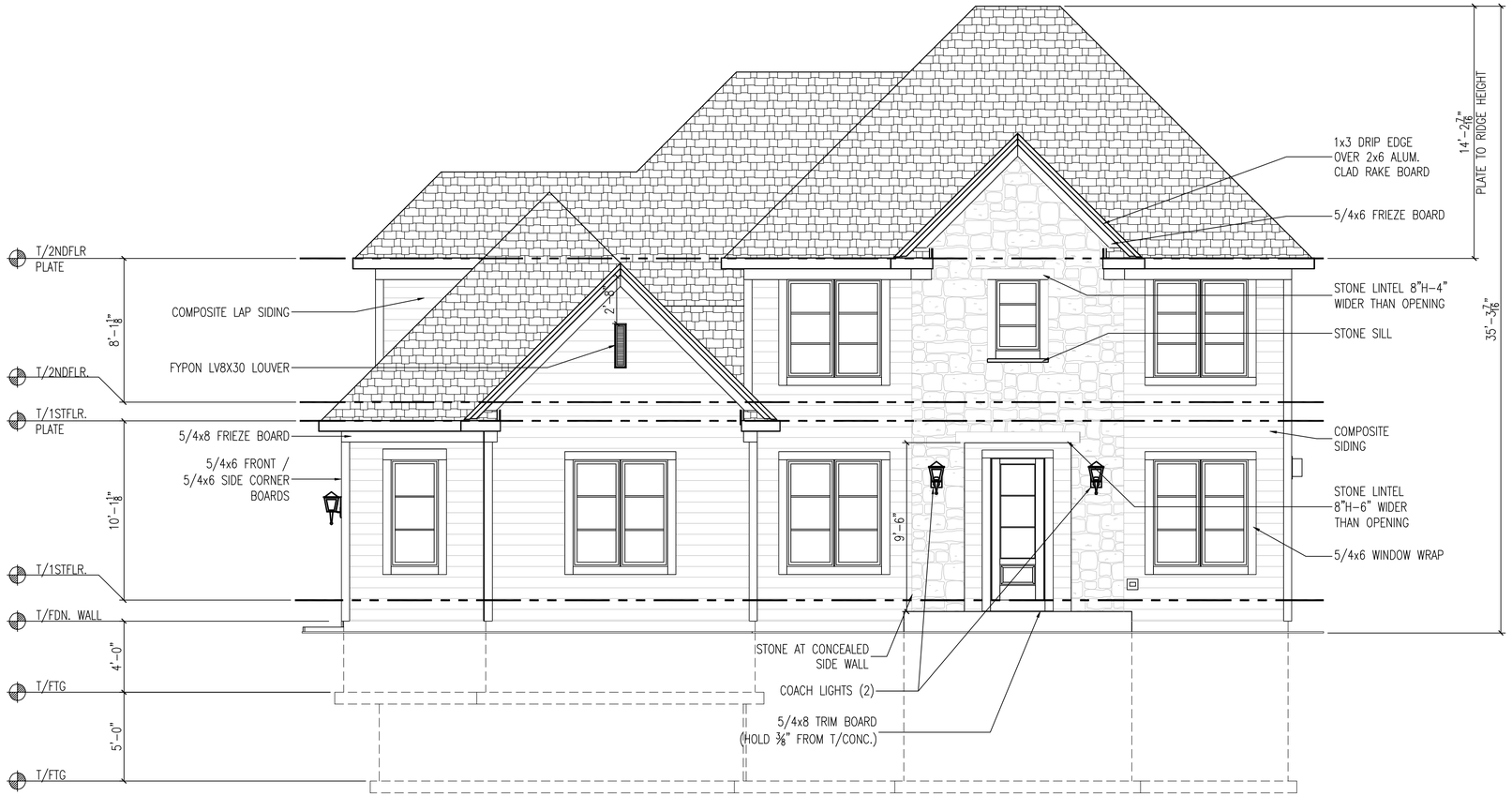
NO.	DATE	DESCRIPTION OF REVISION	BY
6	-----	-----	-----
5	04.11.2025	PLAN DRAFT 5-1	AMS
4	04.09.25	PLAN DRAFT 3	AMS
3	04.02.25	PLAN DRAFT 2	AMS
2	03.10.25	PLAN DRAFT 1-1	AMS
1	03.03.25	PLAN DRAFT 1	AMS

PRINT DATE: 4/11/2025 1:23 PM

JOB NUMBER
SRME-0-036

SHEET NUMBER
CS

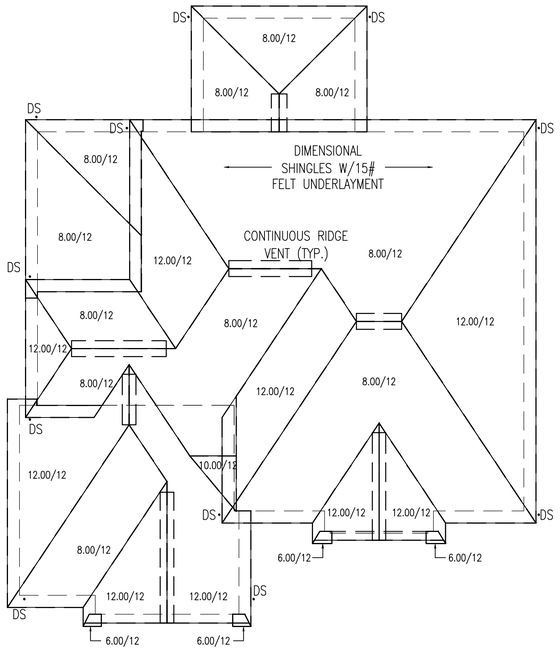
Attachment: Plans (10341 : Korndoerfer Homes LLC)



ESTATE ELEVATION

FRONT ELEVATION

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



ESTATE ELEVATION

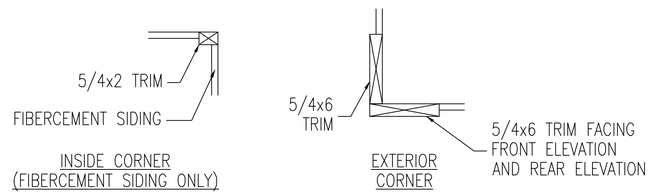
ROOF PLAN

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

NOTES:

ROOF INFORMATION

- ROOF TO BE COMPOSED OF PRE-ENGINEERED TRUSSES @ 24" O.C.
- OVERHANG DIMENSIONS FROM FACE OF STUD TO TRUSS TAIL END
- EAVE TRUSS TAILS TO BE 15 ¼" (FACE OF STUD TO TAIL END)
- RAKE EXTENSIONS TO BE 11 ¼" (FACE OF STUD TO TAIL END)
- CARPENTER TO PROVIDE 1 1/4" GAP AT ROOF RIDGE LINE FOR INSTALLATION OF CONTINUOUS RIDGE VENT
- PROVIDE MINIMUM 7" TRUSS HEEL AT HEATED AREAS
- FOR OPTIONAL FIREPLACES: ADJUST TRUSS SPACING TO ACCOMMODATE VENTING FIREPLACE THROUGH ROOF SO NO ELBOW IS REQUIRED. CENTER OF 12"x12" VENT CLEAR OPENING IS 11 5/8" BACK FROM FRONT OF FIREPLACE.
- TRUSS SPACING TO ACCOMMODATE CAN LIGHT LOCATIONS



SMART TRIM CORNER DETAILS

BUILDING DETAIL

SCALE: 2" = 1'-0"

KORNDOERFER HOMES
KORNDOERFERHOMES.COM
5900 DURAND AVE, BLG 10 (262)-884-9550 PHONE
STURTEVANT, WI 53177 (262)-884-9433 FAX

PROJECT INFORMATION:
MODEL
SWAN RIDGE FARMS
LOT 36
MEQUON, WI

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MODEL / SERIES:
THE ANDOVER

SHEET TITLE:
EXTERIOR ELEVATIONS - ROOF PLAN - ESTATE

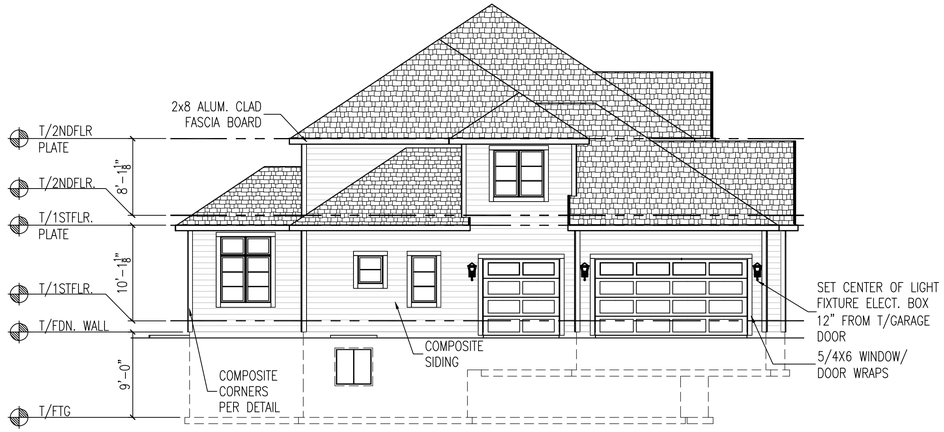
NO.	DATE	DESCRIPTION OF REVISION	BY
6	---	---	---
5	04.11.2025	PLAN DRAFT 3-1	AMS
4	04.09.25	PLAN DRAFT 3	AMS
3	04.02.25	PLAN DRAFT 2	AMS
2	03.10.25	PLAN DRAFT 1-1	AMS
1	03.03.25	PLAN DRAFT 1	AMS

PRINT DATE: 4/11/2025 1:24 PM

JOB NUMBER
SRME-0-036

SHEET NUMBER
A1

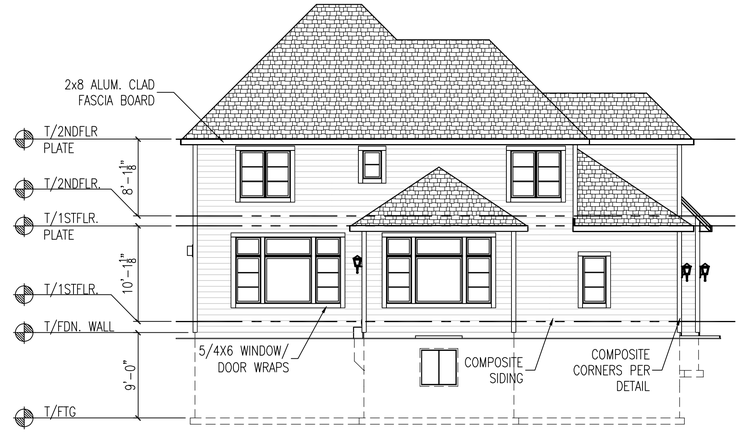
Attachment: Plans (10341 : Korndoerfer Homes LLC)



ESTATE ELEVATION

LEFT ELEVATION

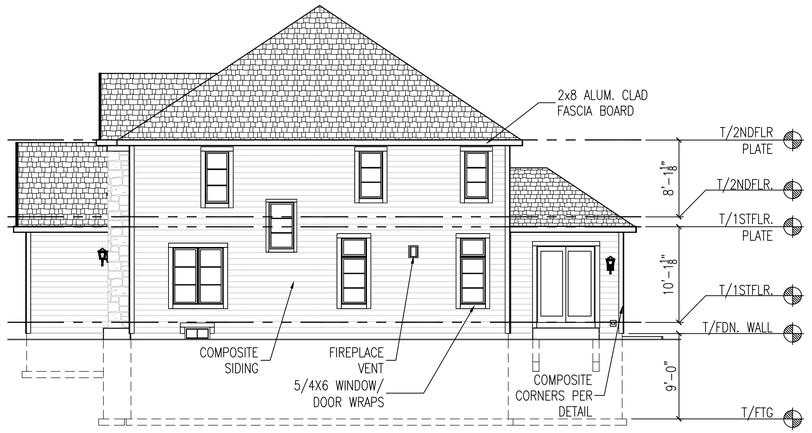
SCALE: 1/8" = 1'-0"



ESTATE ELEVATION

REAR ELEVATION

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



ESTATE ELEVATION

RIGHT ELEVATION

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

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KORNDOERFERHOMES.COM
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STURTEVANT, WI 53177 (262)-884-9433 FAX

PROJECT INFORMATION:
MODEL
SWAN RIDGE FARMS
LOT 36
MEQUON, WI

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MODEL / SERIES:
THE ANDOVER

SHEET TITLE:
EXTERIOR ELEVATIONS

NO.	DATE	DESCRIPTION OF REVISION	BY
6	----	----	----
5	04.11.2025	PLAN DRAFT 3-1	AMS
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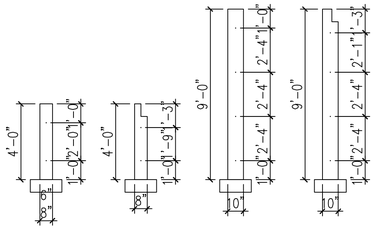
3	04.02.25	PLAN DRAFT 2	AMS
2	03.10.25	PLAN DRAFT 1-1	AMS
1	03.03.25	PLAN DRAFT 1	AMS

PRINT DATE: 4/11/2025 1:25 PM

JOB NUMBER
SRME-0-036

SHEET NUMBER
A1-1

Attachment: Plans (10341 : Korndoerfer Homes LLC)



3500PSI CONCRETE – 9' BSMT.

WALL REINF.

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

NOTES:

REBAR TO BE #5 60,000psi YIELD STRENGTH

PIER FOOTING SCHEDULE		
CALLOUT	DESCRIPTION	THICKNESS
FTG01	30"X30" NON-REINFORCED	1'-0"
FTG02	30"X30" NON-REINFORCED	1'-0"
FTG03	30"X30" NON-REINFORCED	1'-0"
FTG04	30"X30" NON-REINFORCED	1'-0"
STRIP FOOTING SCHEDULE		
CALLOUT	DESCRIPTION	THICKNESS
STP01	18" WIDE NON-REINFORCED	8"
STP02	18" WIDE NON-REINFORCED	8"
STP03	18" WIDE NON-REINFORCED	8"

STRUCTURAL STEEL SCHEDULE		
CALLOUT	TYPE	SHAPE DESIGNATION
SS01	COLUMN	HSS3.00X0.120
SS02	COLUMN	HSS3.00X0.120
SS03	COLUMN	HSS3.00X0.120
SS04	COLUMN	HSS3.00X0.120
DROPPED WOOD BEAM SCHEDULE		
CALLOUT	PRODUCT	PLIES
DB01	1 3/4"x11 7/8" LVL	2
DB02	1 3/4"x11 7/8" LVL	2
DB07	1 3/4"x14" LVL	3

ESTATE ELEVATION

FOUNDATION PLAN

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

NOTES:

WALL INFORMATION

- MAIN HOUSE CONCRETE WALLS: 10" 3500psi POURED CONCRETE WALL @ 8'-0" UNLESS NOTED
- GARAGE CONCRETE WALLS: 6" 3500psi POURED CONCRETE WALL @ 4'-0" UNLESS NOTED

STAIR INFORMATION

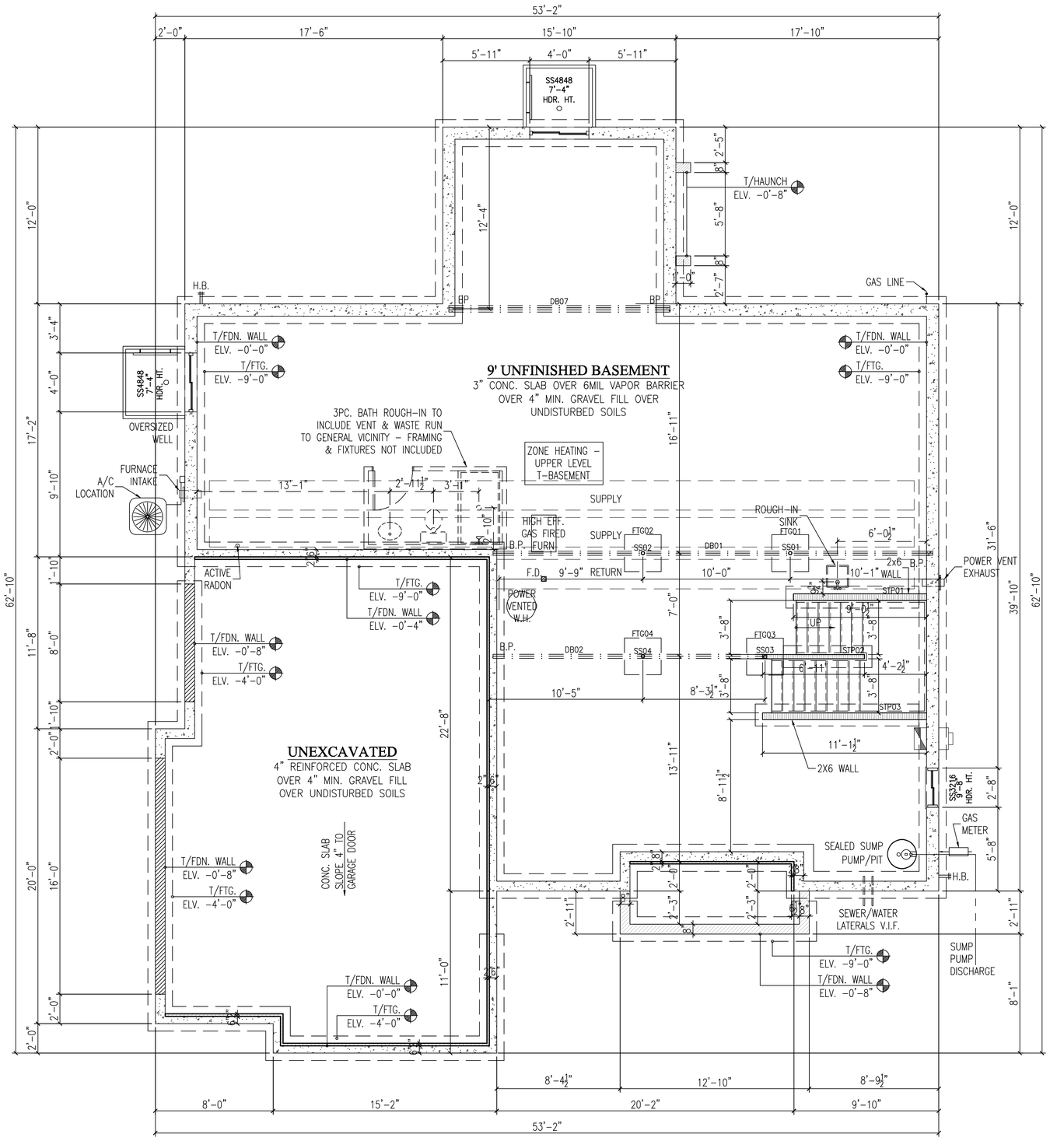
- REFER TO FIRST FLOOR PLAN FOR STAIR INFORMATION

PLAN INFORMATION

- REFER TO TYPICAL WALL SECTIONS ("D" SHEETS) FOR ADDITIONAL FOUNDATION INFORMATION
- ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD OR FACE TO FACE OF CONCRETE
- THE CONDITIONS LISTED HERE ARE STANDARD FOR THIS PLAN ELEVATION(S). EXCEPTIONS ARE NOTED ON THE PLAN

MECHANICAL INFORMATION

- LOCATION OF MECHANICALS (I.E. FURNACE, WATER HEATER) MAY VARY FROM PLAN. BUILDER RESERVES THE RIGHT TO REVISE LOCATION AS BUILDER DEEMS NECESSARY WITHOUT FURTHER NOTICE TO OWNER.



KORNDOERFER HOMES
KORNDOERFERHOMES.COM
5900 DURAND AVE, BLG 10 (262)-884-9550 PHONE
STURTEVANT, WI 53177 (262)-884-9433 FAX

PROJECT INFORMATION:
MODEL
SWAN RIDGE FARMS
LOT 36
MEQUON, WI

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MODEL / SERIES:
THE ANDOVER

SHEET TITLE:
FOUNDATION PLAN - ESTATE

NO.	DATE	DESCRIPTION OF REVISION	BY
6	---	---	---
5	04.11.2025	PLAN DRAFT 3-1	AMS
4	04.09.25	PLAN DRAFT 3	AMS
3	04.02.25	PLAN DRAFT 2	AMS
2	03.10.25	PLAN DRAFT 1-1	AMS
1	03.03.25	PLAN DRAFT 1	AMS

PRINT DATE: 4/11/2025 1:25 PM

JOB NUMBER
SRME-0-036

SHEET NUMBER
A2

Attachment: Plans (10341 : Korndoerfer Homes LLC)

RAISE PLATE HEIGHT 12" ENTIRE HOUSE AND GARAGE: 10'-1 1/8" ILO 9'-1 1/8"

R-50 INSULATION ILO R-40

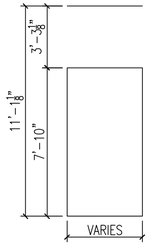
SMOOTH DRYWALL FINISH ILO KNOCKDOWN FINISH

JAMB & CASE WINDOWS FIRST AND SECOND FLOOR

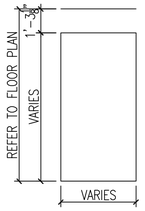
GARAGE TO BE DRYWALL RETURNED

8'-0" TALL DOORS – FIRST FLR.

IMPERVIA WINDOWS & PATIO DOOR



D.W.O.
DRYWALL OPENING DETAIL "B"
1/4" = 1'-0"



D.W.O.
DRYWALL OPENING DETAIL "A"
1/4" = 1'-0"

ESTATE ELEVATION

FIRST FLOOR PLAN

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

NOTES:

FLOOR SYSTEM INFORMATION
- FIRST FLOOR: 11 7/8" ENGINEERED "I" JOIST – SPACING PER MANUFACTURER
- ANY PARALLEL JOIST TO RIM BOARD MUST BE SET A MINIMUM 14" OFF OF RIM BOARD

ROOF INFORMATION
- REFER TO ROOF PLAN FOR ROOF INFORMATION

WALL INFORMATION
- FIRST FLOOR EXTERIOR WALLS: 116 5/8" 2x6 #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.
- FIRST FLOOR INTERIOR WALLS (NON BEARING): 116 5/8" 2x4 #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.
- FIRST FLOOR INTERIOR WALLS (BEARING): 116 5/8" 2x #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.

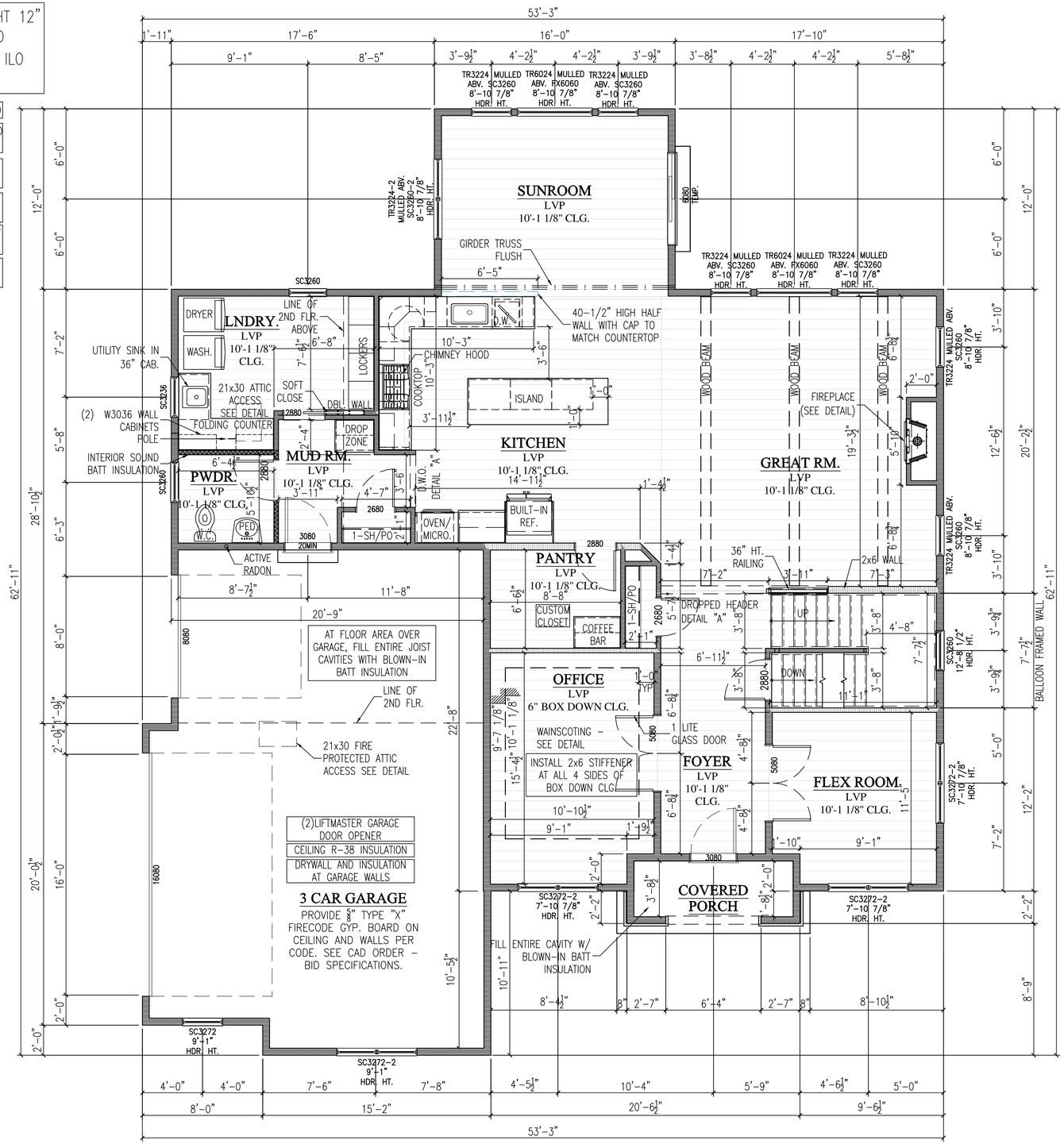
CEILING INFORMATION
- ALL FIRST FLOOR CEILINGS ARE 10'-1 1/8" AND SECOND FLOOR CEILINGS ARE 8'-1 1/8" UNLESS NOTED OTHERWISE

WINDOW INFORMATION
- ALL WINDOW TYPE AND SIZED SHOWN ARE FOR PELLA WINDOWS – REFER TO CATALOG FOR DETAILS
- ALL WINDOW HEADER OPENINGS TO BE 6'-10 7/8" FROM T/FLOOR UNLESS NOTED

DOOR INFORMATION
- ALL BI-FOLD DOOR ROUGH OPENINGS TO BE 1 1/2" WIDER THAN MARKED ON PLAN & OPENING SET AT 83" FROM T/FLR.
- ALL BI-PASS DOOR ROUGH OPENINGS TO BE SAME AS FINISHED WIDTH +1" & OPENING SET AT 83" FROM T/FLR.
- ALL SINGLE POCKET DOOR (24"-36") ROUGH OPENINGS TO BE 2x THE DOOR WIDTH PLUS 1" & OPENING SET AT 85" FROM T/FLR.
- ALL DOUBLE POCKET DOOR (48"-72") ROUGH OPENINGS TO BE 2x THE DOOR WIDTH PLUS 1/2" & OPENING SET AT 85" FROM T/FLR.

STAIR INFORMATION
- BASEMENT TO FIRST FLOOR: 14 RISERS @ 7 3/4" MAX / 13 TREADS @ 9" WITH 1" NOSING
- FIRST FLOOR TO SECOND FLOOR:16 RISERS @ 7 3/4" MAX / 15 TREADS @ 9" WITH 1" NOSING

PLAN INFORMATION
- ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD
- THE CONDITIONS LISTED HERE ARE STANDARD FOR THIS PLAN ELEVATION(S). EXCEPTIONS ARE NOTED ON THE PLAN



KORNDOERFER HOMES
KORNDOERFERHOMES.COM
5900 DURAND AVE, BLG 10 (262)-884-9550 PHONE
STURTEVANT, WI 53177 (262)-884-9433 FAX

PROJECT INFORMATION:
MODEL
SWAN RIDGE FARMS
LOT 36
MEQUON, WI

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MODEL / SERIES:
THE ANDOVER

SHEET TITLE:
FIRST FLOOR PLAN - ESTATE

NO.	DATE	DESCRIPTION OF REVISION	BY
6	.....	.....	.....
5	04.11.2025	PLAN DRAFT 3-1	AMS
4	04.09.25	PLAN DRAFT 3	AMS
3	04.02.25	PLAN DRAFT 2	AMS
2	03.10.25	PLAN DRAFT 1-1	AMS
1	03.03.25	PLAN DRAFT 1	AMS

PRINT DATE: 4/11/2025 1:26 PM

JOB NUMBER
SRME-0-036

SHEET NUMBER
A3

Attachment: Plans (10341 : Korndoerfer Homes LLC)

ESTATE ELEVATION

SECOND FLOOR PLAN

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

NOTES:

FLOOR SYSTEM INFORMATION

- SECOND FLOOR: 11 7/8" ENGINEERED "I" JOIST – SPACING PER MANUFACTURER
- ANY PARALLEL JOIST TO RIM BOARD MUST BE SET A MINIMUM 7" OFF OF RIM BOARD

ROOF INFORMATION

- REFER TO ROOF PLAN FOR ROOF INFORMATION

WALL INFORMATION

- SECOND FLOOR EXTERIOR WALLS: 92 5/8" 2x6 #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.
- SECOND FLOOR INTERIOR WALLS (NON BEARING): 92 5/8" 2x4 #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.
- SECOND FLOOR INTERIOR WALLS (BEARING): 92 5/8" 2x #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.

WINDOW INFORMATION

- ALL WINDOW TYPE AND SIZED SHOWN ARE FOR PELLA WINDOWS – REFER TO CATALOG FOR DETAILS
- ALL WINDOW HEADER OPENINGS TO BE 6'-10 7/8" FROM T/FLOOR UNLESS NOTED

DOOR INFORMATION

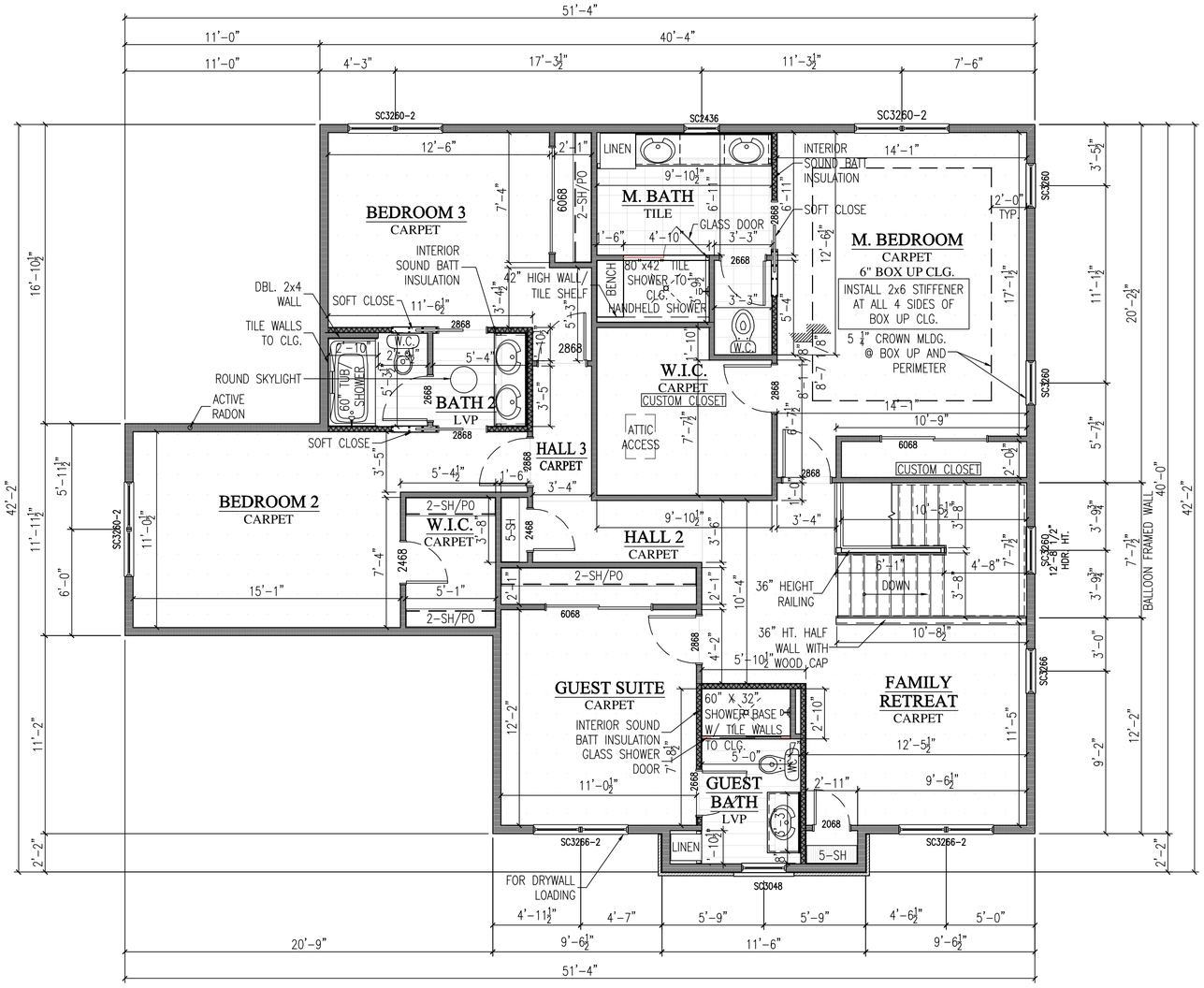
- ALL BI-FOLD DOOR ROUGH OPENINGS TO BE 1 1/2" WIDER THAN MARKED ON PLAN & OPENING SET AT 83" FROM T/FLR.
- ALL BI-PASS DOOR ROUGH OPENINGS TO BE SAME AS FINISHED WIDTH & OPENING SET AT 83" FROM T/FLR.
- ALL SINGLE POCKET DOOR (24"-36") ROUGH OPENINGS TO BE 2x THE DOOR WIDTH PLUS 1" & OPENING SET AT 85" FROM T/FLR.
- ALL DOUBLE POCKET DOOR (48"-72") ROUGH OPENINGS TO BE 2x THE DOOR WIDTH PLUS 1/2" & OPENING SET AT 85" FROM T/FLR.

STAIR INFORMATION

- REFER TO FIRST FLOOR PLAN FOR STAIR INFORMATION

PLAN INFORMATION

- ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD
- THE CONDITIONS LISTED HERE ARE STANDARD FOR THIS PLAN ELEVATION(S). EXCEPTIONS ARE NOTED ON THE PLAN



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PROJECT INFORMATION:
MODEL
SWAN RIDGE FARMS
LOT 36
MEQUON, WI

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MODEL / SERIES:
THE ANDOVER

SHEET TITLE:
SECOND FLOOR PLAN - ESTATE

NO.	DATE	DESCRIPTION OF REVISION	BY
6	----	---	---
5	04.11.2025	PLAN DRAFT 3-1	AMS
4	04.09.25	PLAN DRAFT 3	AMS
3	04.02.25	PLAN DRAFT 2	AMS
2	03.10.25	PLAN DRAFT 1-1	AMS
1	03.03.25	PLAN DRAFT 1	AMS

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SRME-0-036

SHEET NUMBER
A4

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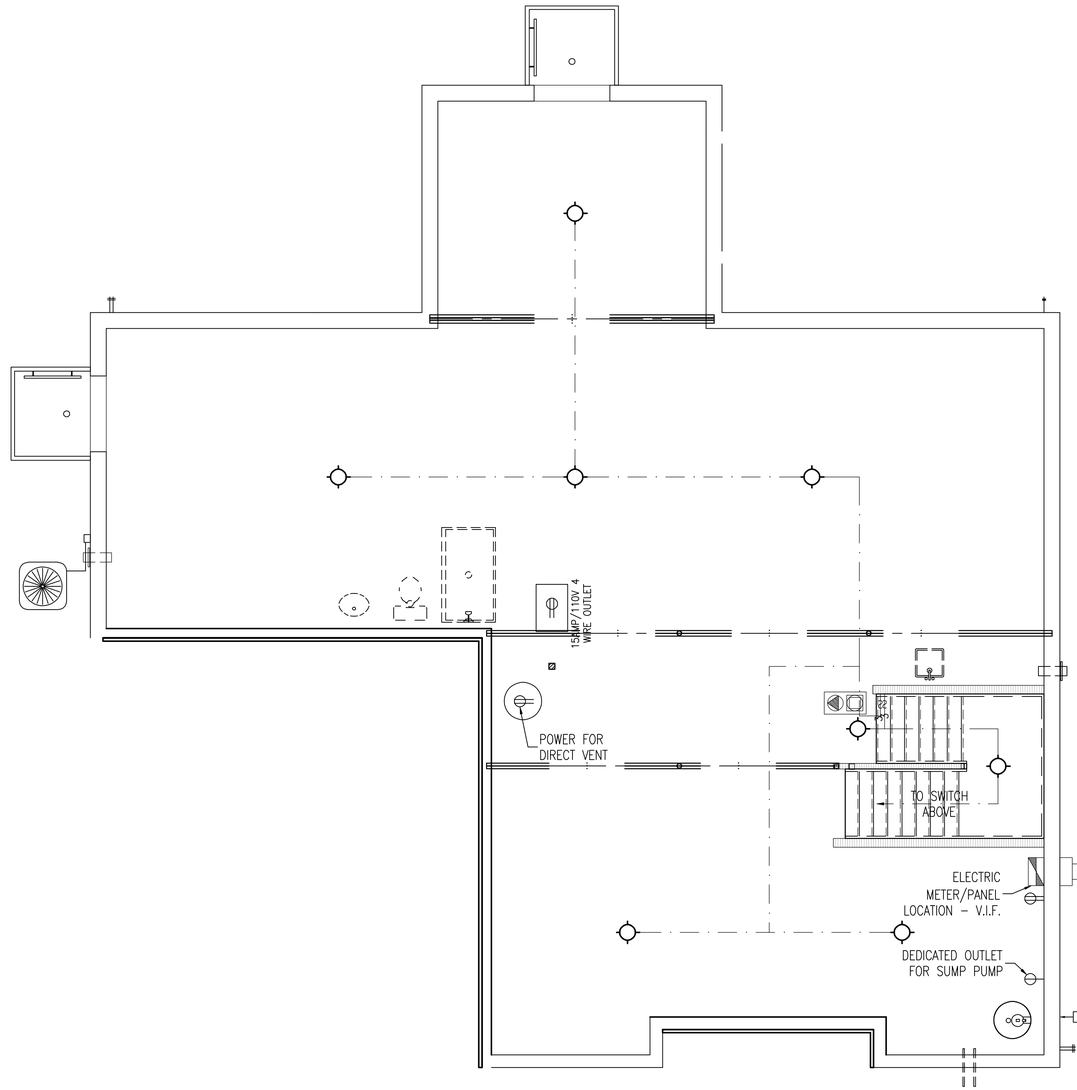

ESTATE ELEVATION

BASEMENT ELECTRICAL PLAN

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

ELECTRICAL SYMBOLS

	SINGLE POLE SWITCH	40AMP/ 220V	ELECTRIC RANGE (40AMP/220V) DEDICATED		DECORATIVE CEILING FIXTURE		FLOOD LIGHT
3	THREE WAY SWITCH				KEYLESS FIXTURE		DISPOSAL
4	FOUR WAY SWITCH	GFI	INDICATES GROUND FAULT INTERRUPT	CLG. FAN	CEILING FAN KIT		CEILING MOUNTED SMOKE DETECTOR
D	DIMMER SWITCH	WP	INDICATES WATERPROOF				CARBON MONOXIDE DETECTOR
H	HUMIDITY SENSOR SWITCH	TV	TELEVISION OUTLET (RG-6)				SMOKE DETECTOR / CARBON MONOXIDE SENSOR
	SINGLE OUTLET (15-20 AMP)		CAT5E W/ CAT3 PHONE JACK PLATE	FAN W/ LIGHT	CEILING FAN WITH LIGHT KIT		EXHAUST FAN
	DUPLEX OUTLET (15-20 AMP)	5	CAT5E W/ CAT 5E DATA JACK PLATE				EXHAUST FAN / LIGHT
	DUPLEX OUTLET (15-20 AMP) HALF SWITCHED	6	CAT6 WITH DATA JACK PLATE				EXHAUST FAN / RECESSED CAN FIXTURE
	DUPLEX OUTLET (15-20 AMP) FULL SWITCHED	TV	CAT5E/RG6 COMBO IN ONE PLATE		5.5"x24" LED PACKAGE		PHOTOCELL
20AMP/ 110V	CENTRAL VAC, GAS COOK TOP, WASHER, MICROWAVE (20AMP/110V) DEDICATED	TV 6	CAT6/RG6 COMBO IN ONE PLATE		5.5"x48" LED PACKAGE		SPEAKER
		EB	EYEBALL RECESSED CAN FIXTURE	D	LED LIGHT MOUNTED ABOVE DOOR		ELECTRICAL METER
30AMP/ 220V	ELECTRIC COOK TOP, ELECTRIC DRYER (30AMP/220V) DEDICATED	4R, 6R	RECESSED CAN FIXTURE (4" OR 6")	C	LED LIGHT MOUNTED UNDER CABINET		ELECTRICAL PANEL (40C/32-8) 200 AMP SERVICE
		5, 7, 9	LED DOWNLIGHT (5", 7", 9")		DECORATIVE WALL FIXTURE	C	DOOR CHIME

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PROJECT INFORMATION:
MODEL
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MODEL / SERIES:
THE ANDOVER

SHEET TITLE:
FOUNDATION ELECTRICAL PLAN - ESTATE

NO.	DATE	DESCRIPTION OF REVISION	BY
6	----	----	...
5	04.11.2025	PLAN DRAFT 3-1	AMS
4	04.09.25	PLAN DRAFT 3	AMS
3	04.02.25	PLAN DRAFT 2	AMS
2	03.10.25	PLAN DRAFT 1-1	AMS
1	03.03.25	PLAN DRAFT 1	AMS

PRINT DATE: 4/11/2025 1:26 PM

JOB NUMBER
SRME-0-036

SHEET NUMBER
A5

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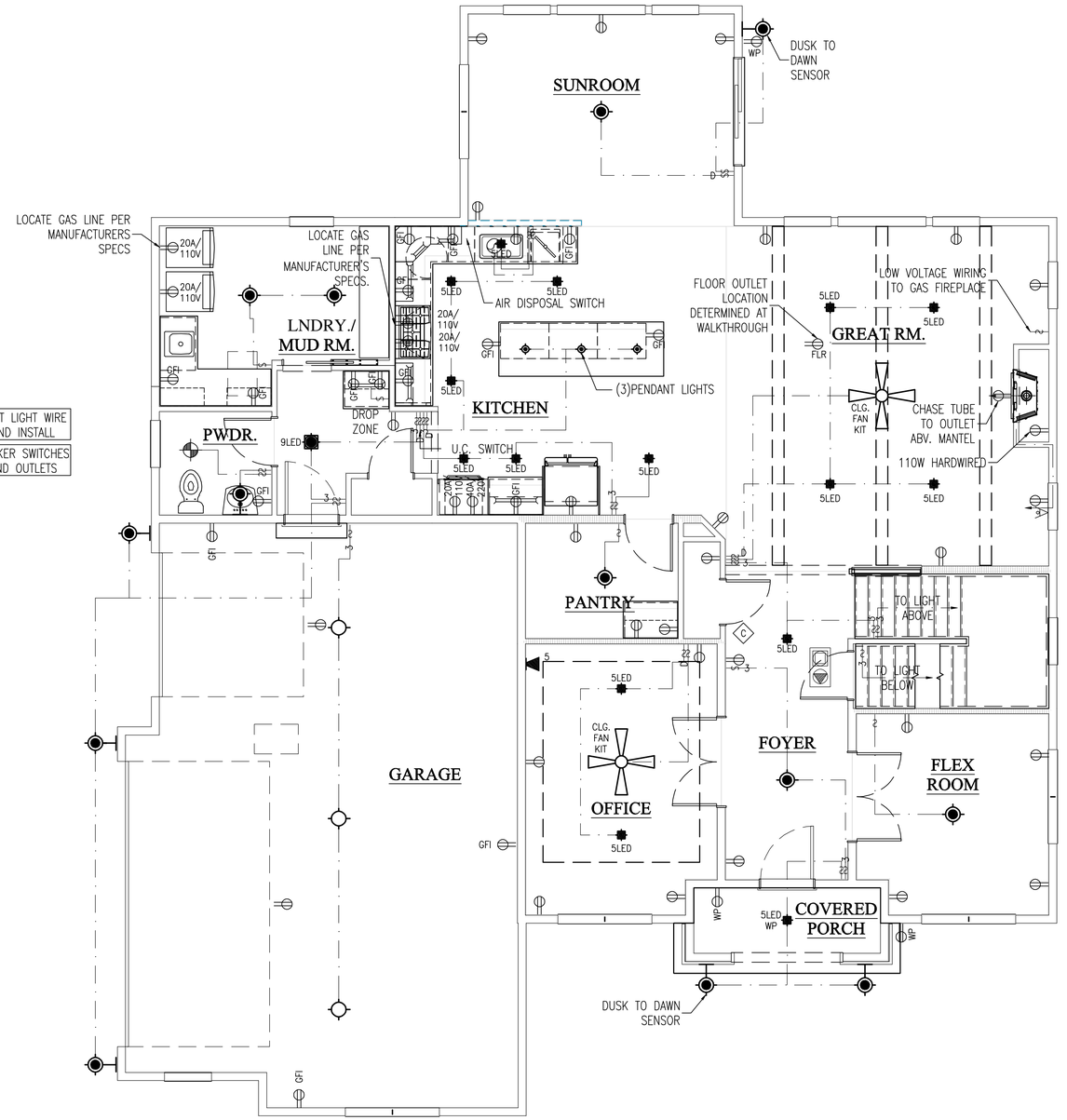

ELECTRICAL SYMBOLS

	SINGLE POLE SWITCH	40AMP/ 220V	ELECTRIC RANGE (40AMP/220V) DEDICATED		DECORATIVE CEILING FIXTURE		FLOOD LIGHT
3	THREE WAY SWITCH				KEYLESS FIXTURE		DISPOSAL
4	FOUR WAY SWITCH	GFI	INDICATES GROUND FAULT INTERRUPT	CLG. FAN	CEILING FAN KIT		CEILING MOUNTED SMOKE DETECTOR
D	DIMMER SWITCH	WP	INDICATES WATERPROOF				CARBON MONOXIDE DETECTOR
H	HUMIDITY SENSOR SWITCH	TE	TELEVISION OUTLET (RG-6)				SMOKE DETECTOR / CARBON MONOXIDE SENSOR
	SINGLE OUTLET (15-20 AMP)		CAT5E W/ CAT3 PHONE JACK PLATE	FAN W/ LIGHT	CEILING FAN WITH LIGHT KIT		EXHAUST FAN
	DUPLEX OUTLET (15-20 AMP)	5	CAT5E W/ CAT 5E DATA JACK PLATE				EXHAUST FAN / LIGHT
	DUPLEX OUTLET (15-20 AMP) HALF SWITCHED	6	CAT6 WITH DATA JACK PLATE				EXHAUST FAN / RECESSED CAN FIXTURE
	DUPLEX OUTLET (15-20 AMP) FULL SWITCHED	TE	CAT5E/RG6 COMBO IN ONE PLATE		5.5"x24" LED PACKAGE		PHOTOCELL
20AMP/ 110V	CENTRAL VAC, GAS COOK TOP, WASHER, MICROWAVE (20AMP/110V) DEDICATED	TE 6	CAT6/RG6 COMBO IN ONE PLATE		5.5"x48" LED PACKAGE		SPEAKER
		EB	EYEBALL RECESSED CAN FIXTURE	D	LED LIGHT MOUNTED ABOVE DOOR		ELECTRICAL METER
30AMP/ 220V	ELECTRIC COOK TOP, ELECTRIC DRYER (30AMP/220V) DEDICATED	4R, 6R	RECESSED CAN FIXTURE (4" OR 6")	C	LED LIGHT MOUNTED UNDER CABINET		ELECTRICAL PANEL (40C/32-8) 200 AMP SERVICE
		5, 7, 9	LED DOWNLIGHT (5", 7", 9")		DECORATIVE WALL FIXTURE	C	DOOR CHIME

ESTATE ELEVATION

FIRST FLOOR ELECTRICAL PLAN

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

NOTES:

ELECTRICAL INFORMATION

- CENTER OF BATH LIGHT TO BE 87" ABOVE TOP OF SUB FLOOR FOR 9'-1 ⅛" PLATE HEIGHT (81" ABOVE FOR 8'-1 ⅛" PLATE HEIGHT)
- BOTTOM OF LIGHTS ABOVE DINING OR NOOK TABLE TO BE 62" ABOVE FLOOR
- BOTTOM OF LIGHTS ABOVE KITCHEN SNACK BAR TO BE 30" ABOVE COUNTERTOP
- LOCATION OF ELECTRICAL ITEMS MAY VARY FROM PLAN. BUILDER RESERVES THE RIGHT TO REVISE LOCATION AS BUILDER DEEMS NECESSARY AND IN COMPLIANCE WITH APPLICABLE BUILDING AND ELECTRICAL CODES WITHOUT FURTHER NOTICE TO OWNER
- WIRING FOR AND INSTALLATION OF CEILING FANS OR CEILING FAN/ LIGHTS IS NOT INCLUDED UNLESS NOTED ON ELECTRICAL PLANS
- PER CODE, THE OWNER CANNOT INSTALL A CEILING FAN ONLY IN LIEU OF A CEILING LIGHT UNLESS THERE IS A SWITCHED ½ HOT OUTLET IN THE ROOM. IF THE OWNER IS PLANNING TO INSTALL ANY CEILING FANS OR CEILING FAN/ LIGHTS BY OWNER, DO NOT HAVE THESE ITEMS DELIVERED TO THE HOUSE. IF CEILING FANS ARE ON SITE, THEY WILL BE INSTALLED BY THE ELECTRICIAN AND THE OWNER WILL BE CHARGED ACCORDINGLY.

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PROJECT INFORMATION:
MODEL
SWAN RIDGE FARMS
LOT 36
MEQUON, WI

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MODEL / SERIES:
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FIRST FLOOR ELECTRICAL - ESTATE

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5	04.11.2025	PLAN DRAFT 3-1	AMS
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3	04.02.25	PLAN DRAFT 2	AMS
2	03.10.25	PLAN DRAFT 1-1	AMS
1	03.03.25	PLAN DRAFT 1	AMS

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JOB NUMBER
SRME-0-036

SHEET NUMBER
A6

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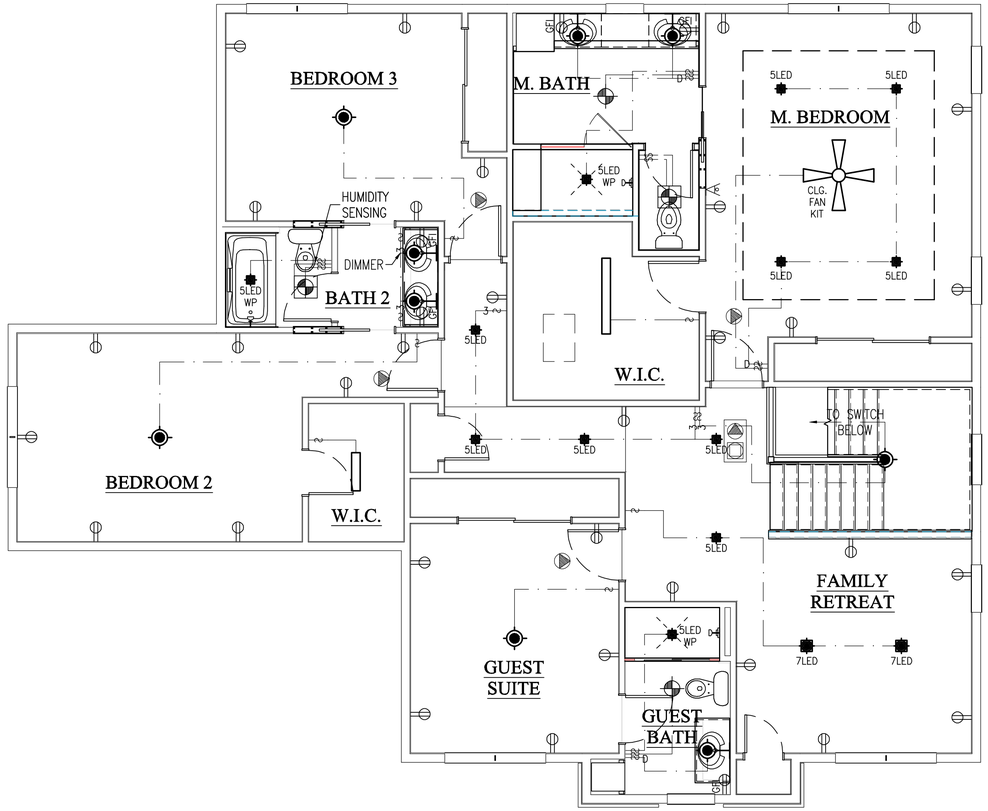
ELECTRICAL SYMBOLS

	SINGLE POLE SWITCH		DECORATIVE CEILING FIXTURE
3	THREE WAY SWITCH		KEYLESS FIXTURE
4	FOUR WAY SWITCH	CLG. FAN	CEILING FAN KIT
D	DIMMER SWITCH		
H	HUMIDITY SENSOR SWITCH		
	SINGLE OUTLET (15-20 AMP)	FAN W/ LIGHT	CEILING FAN WITH LIGHT KIT
	DUPLEX OUTLET (15-20 AMP)		
	DUPLEX OUTLET (15-20 AMP) HALF SWITCHED		
	DUPLEX OUTLET (15-20 AMP) FULL SWITCHED		5.5"x24" LED PACKAGE
20AMP/ 110V	CENTRAL VAC, GAS COOK TOP, WASHER, MICROWAVE (20AMP/110V) DEDICATED		5.5"x48" LED PACKAGE
		D	LED LIGHT MOUNTED ABOVE DOOR
30AMP/ 220V	ELECTRIC COOK TOP, ELECTRIC DRYER (30AMP/220V) DEDICATED	C	LED LIGHT MOUNTED UNDER CABINET
			DECORATIVE WALL FIXTURE
40AMP/ 220V	ELECTRIC RANGE (40AMP/220V) DEDICATED		FLOOD LIGHT
			DISPOSAL
GFI	INDICATES GROUND FAULT INTERRUPT		CEILING MOUNTED SMOKE DETECTOR
WP	INDICATES WATERPROOF		CARBON MONOXIDE DETECTOR
	TELEVISION OUTLET (RG-6)		SMOKE DETECTOR / CARBON MONOXIDE SENSOR
	CAT5E W/ CAT3 PHONE JACK PLATE		EXHAUST FAN
5	CAT5E W/ CAT 5E DATA JACK PLATE		EXHAUST FAN / LIGHT
6	CAT6 WITH DATA JACK PLATE		EXHAUST FAN / RECESSED CAN FIXTURE
	CAT5E/RG6 COMBO IN ONE PLATE		PHOTOCELL
6	CAT6/RG6 COMBO IN ONE PLATE		SPEAKER
EB	EYEBALL RECESSED CAN FIXTURE		ELECTRICAL METER
4R, 6R	RECESSED CAN FIXTURE (4" OR 6")		ELECTRICAL PANEL (40C/32-8) 200 AMP SERVICE
5, 7, 9	LED DOWNLIGHT (5", 7", 9")	C	DOOR CHIME



ESTATE ELEVATION

SECOND FLOOR ELECTRICAL PLAN

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

NOTES:

ELECTRICAL INFORMATION

- CENTER OF BATH LIGHT TO BE 87" ABOVE TOP OF SUBFLOOR FOR 9'-1 ⅛" PLATE HEIGHT (81" ABOVE FOR 8'-1 ⅛" PLATE HEIGHT)
- BOTTOM OF LIGHTS ABOVE DINING OR NOOK TABLE TO BE 62" ABOVE FLOOR
- BOTTOM OF LIGHTS ABOVE KITCHEN SNACK BAR TO BE 30" ABOVE COUNTERTOP
- LOCATION OF ELECTRICAL ITEMS MAY VARY FROM PLAN. BUILDER RESERVES THE RIGHT TO REVISE LOCATION AS BUILDER DEEMS NECESSARY AND IN COMPLIANCE WITH APPLICABLE BUILDING AND ELECTRICAL CODES WITHOUT FURTHER NOTICE TO OWNER
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PROJECT INFORMATION:
MODEL
SWAN RIDGE FARMS
LOT 36
MEQUON, WI

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SECOND FLOOR ELECTRICAL - ESTATE

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6	----	----	...
5	04.11.2025	PLAN DRAFT 3-1	AMS
4	04.09.25	PLAN DRAFT 3	AMS
3	04.02.25	PLAN DRAFT 2	AMS
2	03.10.25	PLAN DRAFT 1-1	AMS
1	03.03.25	PLAN DRAFT 1	AMS

PRINT DATE: 4/11/2025 1:27 PM

JOB NUMBER
SRME-0-036

SHEET NUMBER
A7

Attachment: Plans (10341 : Korndoerfer Homes LLC)

FIRST FLOOR WALL BRACING SCHEDULE - RECTANGLE "A"

PROJECT WIND EXPOSURE CATEGORY: B

WALL BRACE LINE	BRACE MATERIAL	BRACING METHOD	BRACE LINE SPACING	BASIC BRACING LENGTH (CONTINUOUS METHOD ONLY)	WIND EXPOSURE FACTOR	WALL HEIGHT FACTOR	DRYWALL OMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACING LENGTH REQUIRED (CONTINUOUS METHOD ONLY)	TOTAL BRACING LENGTH PROVIDED (CONTINUOUS METHOD ONLY)	DETAIL (SHEET D1)
A	7/16" OSB SHEATHING	CONTINUOUS	62.91'	20.56'	1.00	1.00	1.00	1.00	20.56'	22.25'	
B	7/16" OSB SHEATHING	CONTINUOUS	62.91'	20.56'	1.00	1.00	0.95	1.00	20.56'	23.88'	
1	7/16" OSB SHEATHING	CONTINUOUS	53.25'	17.64'	1.00	1.00	1.40	1.40	24.70'	26.42'	
2	7/16" OSB SHEATHING	CONTINUOUS	53.25'	17.64'	1.00	1.00	1.00	1.00	17.64'	18.63'	

- REQUIRED BRACE UNIT LENGTH INCORPORATES WHETHER WALL SUPPORTS ROOF & CEILING ONLY; ONE FLOOR, ROOF & CEILING OR TWO FLOORS, ROOF & CEILING PER TABLES SPS 321.25-I (INTERMITTENT METHOD) & SPS 321.25-J (CONTINUOUS METHOD) OF THE WISCONSIN ADMINISTRATIVE CODE.
- WIND FACTOR TOTAL INCLUDES WIND EXPOSURE FACTOR, WALL HEIGHT FACTOR AND TOP OF WALL TO RIDGE FACTOR.
- TOP OF WALL TO RIDGE FACTOR FOR CONTINUOUS METHODS ACCOUNTED FOR IN TABLE 321.25-J
- INTERPOLATION USED IN BRACING CALCULATIONS.

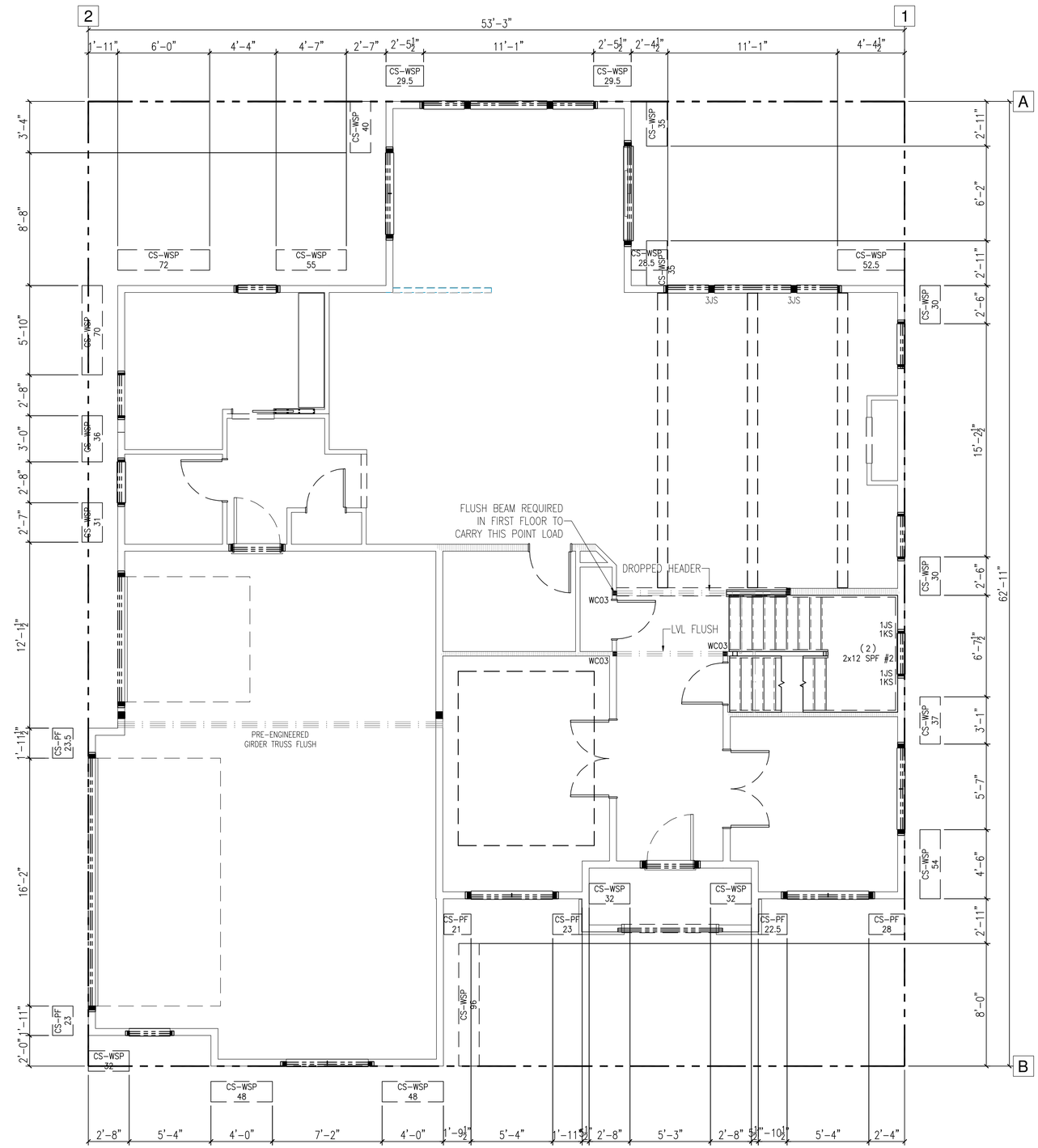
PANEL CONNECTIONS

DESIGNATION	MATERIAL	MINIMUM THICKNESS/SIZE	MINIMUM THICKNESS/SIZE
CS-WSP XX.XX	CONTINUOUS WOOD SHEATHED PANEL	3/8" @ MAX. 16" O.C. 7/16" @ MAX. 24" O.C. (O.C. - STUD SPACING)	6d BOX NAILS OR 8d BOX (2 3/8" LONG x 0.113"ϕ 7/16" OR 1/2" CROWN, 16GA STAPLES 1 1/4" LONG	6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)
CS-PF XX.XX	CONTINUOUS PORTAL FRAME	7/16"	REFER TO DETAIL 4 ON SHEET D2	REFER TO DETAIL 4 ON SHEET D2

- PANEL DESIGNATIONS ARE IN INCHES. REFER TO LAYOUT FOR REQUIRED PANEL LENGTH AND LOCATION.
- ALL EDGES OF CS-WSP WALL BRACING SHALL BE ATTACHED TO FRAMING OR BLOCKING. WHERE ½" DRYWALL CANNOT BE INSTALLED ON INTERIOR SIDE OF EXTERIOR WALL, REFER TO ABOVE BRACING ANALYSIS FOR ADDITIONAL BRACING PERCENTAGES ADDED TO WBL.
- CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW AND BETWEEN WALL OPENINGS
- CS-WSP SHALL BE ATTACHED TO TOP AND BOTTOM PLATES AND INTERMEDIATE STUDS, IN ONE CONTINUOUS LENGTH
- EACH BRACE PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FOURTHS OF THE PANEL

WOOD COLUMN SCHEDULE						
CALLOUT	JACK STUDS			KING STUDS		
	SPECIES GRADE	COLUMN SIZE	JACK QTY	SPECIES GRADE	COLUMN SIZE	KING QTY
WC01			1			1
WC02			1			1
WC04			1			1
WC08			1			1
WC09			1			1
WC12			1			1
WC13			1			1
WC36			1			1

WALL WOOD BEAM SCHEDULE		
CALLOUT	PRODUCT	PLIES
WB05	2X12 SPF #2	2



ESTATE ELEVATION

FIRST FLOOR STRUCTURAL PLAN

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

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PROJECT INFORMATION:
MODEL
SWAN RIDGE FARMS
LOT 36
MEQUON, WI

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MODEL / SERIES:
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SHEET TITLE:
FIRST FLOOR STRUCTURAL PLAN - ESTATE

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5	04.11.2025	PLAN DRAFT 3-1	AMS
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1	03.03.25	PLAN DRAFT 1	AMS

PRINT DATE: 4/11/2025 1:28 PM

JOB NUMBER
SRME-0-036

SHEET NUMBER
A9

Attachment: Plans (10341 : Korndoerfer Homes LLC)

SECOND FLOOR BRACING SCHEDULE - RECTANGLE "A"

PROJECT WIND EXPOSURE CATEGORY: B

WALL BRACE LINE	BRACE MATERIAL	BRACING METHOD	BRACE LINE SPACING	BASIC BRACING LENGTH (CONTINUOUS METHOD ONLY)	WIND EXPOSURE FACTOR	WALL HEIGHT FACTOR	DRYWALL OMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACING LENGTH REQUIRED (CONTINUOUS METHOD ONLY)	TOTAL BRACING LENGTH PROVIDED (CONTINUOUS METHOD ONLY)	DETAIL (SHEET D1)
A	7/16" OSB SHEATHING	CONTINUOUS	42.17'	8.23'	1.00	0.90	1.00	0.90	7.40'	8.00'	
B	7/16" OSB SHEATHING	CONTINUOUS	42.17'	8.23'	1.00	0.90	1.00	0.90	7.40'	12.50'	
1	7/16" OSB SHEATHING	CONTINUOUS	51.33'	10.05'	1.00	0.90	1.00	0.90	9.00'	12.62'	
2	7/16" OSB SHEATHING	CONTINUOUS	51.33'	10.05'	1.00	0.90	1.00	0.90	9.00'	12.00'	

- REQUIRED BRACE UNIT LENGTH INCORPORATES WHETHER WALL SUPPORTS ROOF & CEILING ONLY; ONE FLOOR, ROOF & CEILING OR TWO FLOORS, ROOF & CEILING PER TABLES SPS 321.25-I (INTERMITTENT METHOD) & SPS 321.25-J (CONTINUOUS METHOD) OF THE WISCONSIN ADMINISTRATIVE CODE.
- WIND FACTOR TOTAL INCLUDES WIND EXPOSURE FACTOR, WALL HEIGHT FACTOR AND TOP OF WALL TO RIDGE FACTOR.
- TOP OF WALL TO RIDGE FACTOR FOR CONTINUOUS METHODS ACCOUNTED FOR IN TABLE 321.25-J
- INTERPOLATION USED IN BRACING CALCULATIONS.

PANEL CONNECTIONS

DESIGNATION	MATERIAL	MINIMUM THICKNESS/SIZE	MINIMUM THICKNESS/SIZE	MINIMUM THICKNESS/SIZE
CS-WSP XX.XX	CONTINUOUS WOOD SHEATHED PANEL	3/8" @ MAX. 16" O.C. 7/16" @ MAX. 24" O.C. (O.C. - STUD SPACING)	6d BOX NAILS OR 8d BOX (2 3/8" LONG x 0.113"ø 7/16" OR 1/2" CROWN, 16GA STAPLES 1 1/4" LONG	6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)
CS-PF XX.XX	CONTINUOUS PORTAL FRAME	7/16"	REFER TO DETAIL 4 ON SHEET D2	REFER TO DETAIL 4 ON SHEET D2

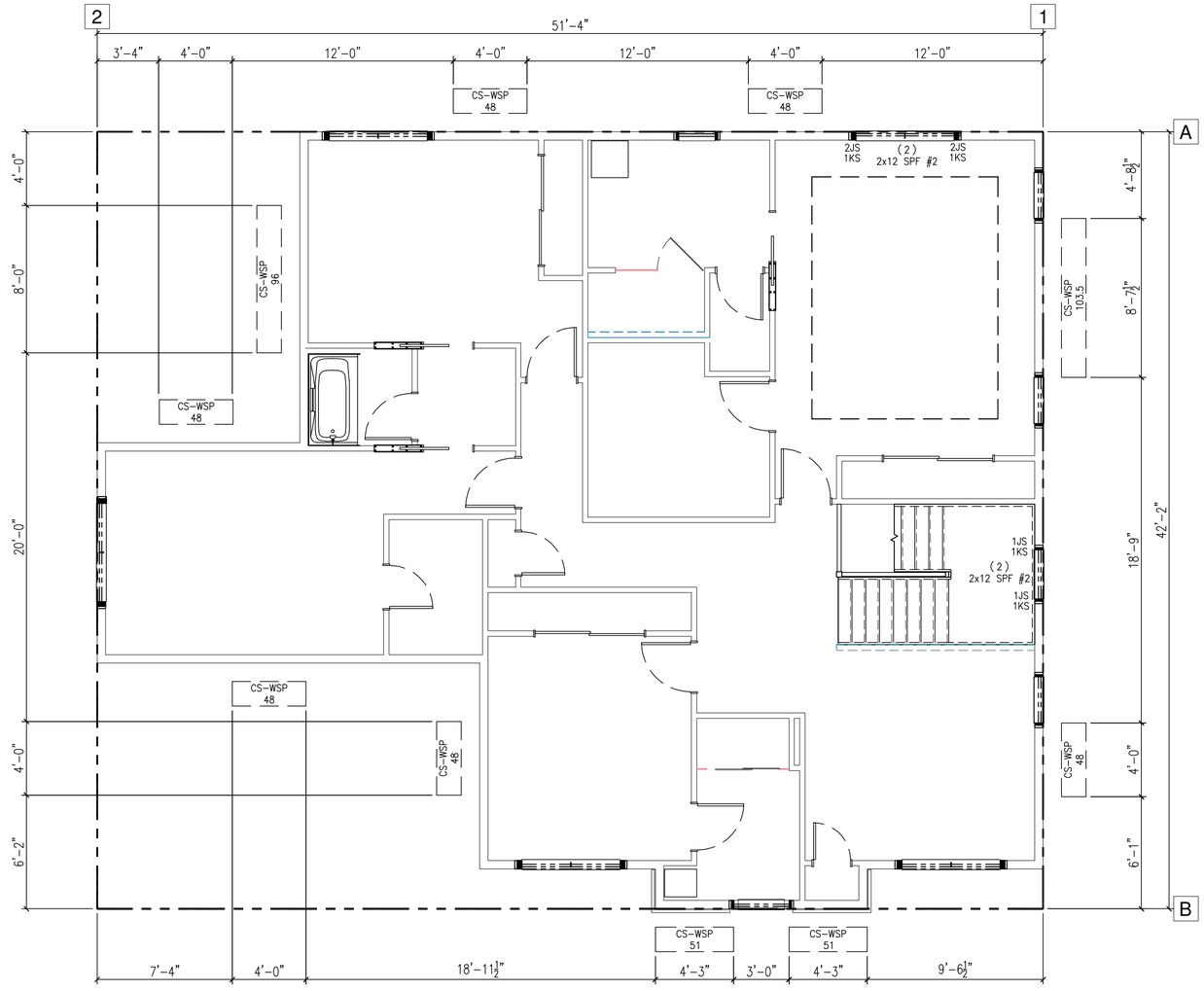
- PANEL DESIGNATIONS ARE IN INCHES. REFER TO LAYOUT FOR REQUIRED PANEL LENGTH AND LOCATION.
- ALL EDGES OF CS-WSP WALL BRACING SHALL BE ATTACHED TO FRAMING OR BLOCKING. WHERE ½" DRYWALL CANNOT BE INSTALLED ON INTERIOR SIDE OF EXTERIOR WALL, REFER TO ABOVE BRACING ANALYSIS FOR ADDITIONAL BRACING PERCENTAGES ADDED TO WBL.
- CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW AND BETWEEN WALL OPENINGS
- CS-WSP SHALL BE ATTACHED TO TOP AND BOTTOM PLATES AND INTERMEDIATE STUDS, IN ONE CONTINUOUS LENGTH
- EACH BRACE PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FOURTHS OF THE PANEL

WOOD COLUMN SCHEDULE

CALLOUT	JACK STUDS			KING STUDS		
	SPECIES GRADE	COLUMN SIZE	JACK QTY	SPECIES GRADE	COLUMN SIZE	KING QTY
WC01			1			1
WC02			1			1
WC04			1			1
WC08			1			1
WC09			1			1
WC12			1			1
WC13			1			1
WC36			1			1

WALL WOOD BEAM SCHEDULE

CALLOUT	PRODUCT	PLIES
WB05	2X12 SPF #2	2



ESTATE ELEVATION

SECOND FLOOR STRUCTURAL PLAN

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

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LOT 36
MEQUON, WI

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MODEL / SERIES:
THE ANDOVER

SHEET TITLE:
SECOND FLOOR STRUCTURAL PLAN - ESTATE

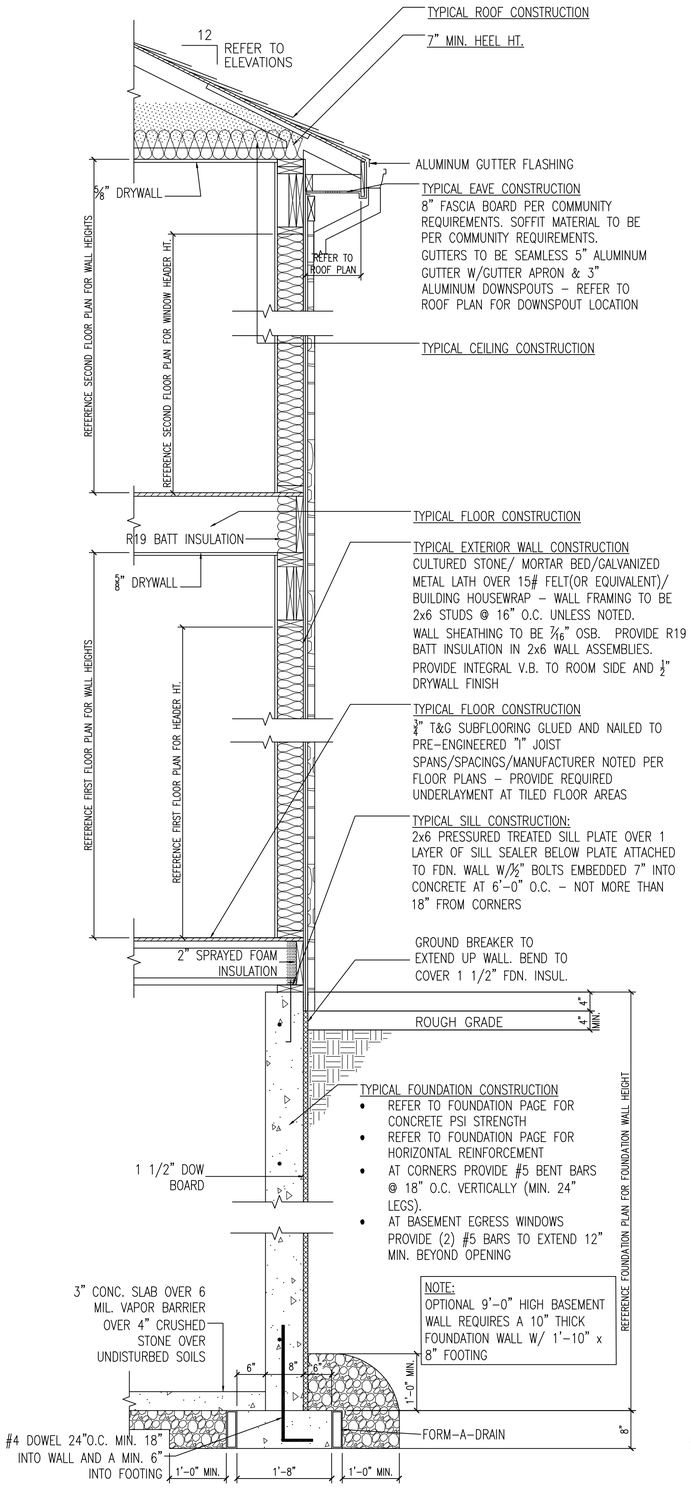
NO.	DATE	DESCRIPTION OF REVISION	BY
6	----	---	---
5	04.11.2025	PLAN DRAFT 3-1	AMS
4	04.09.25	PLAN DRAFT 3	AMS
3	04.02.25	PLAN DRAFT 2	AMS
2	03.10.25	PLAN DRAFT 1-1	AMS
1	03.03.25	PLAN DRAFT 1	AMS

PRINT DATE: 4/11/2025 1:28 PM

JOB NUMBER
SRME-0-036

SHEET NUMBER
A10

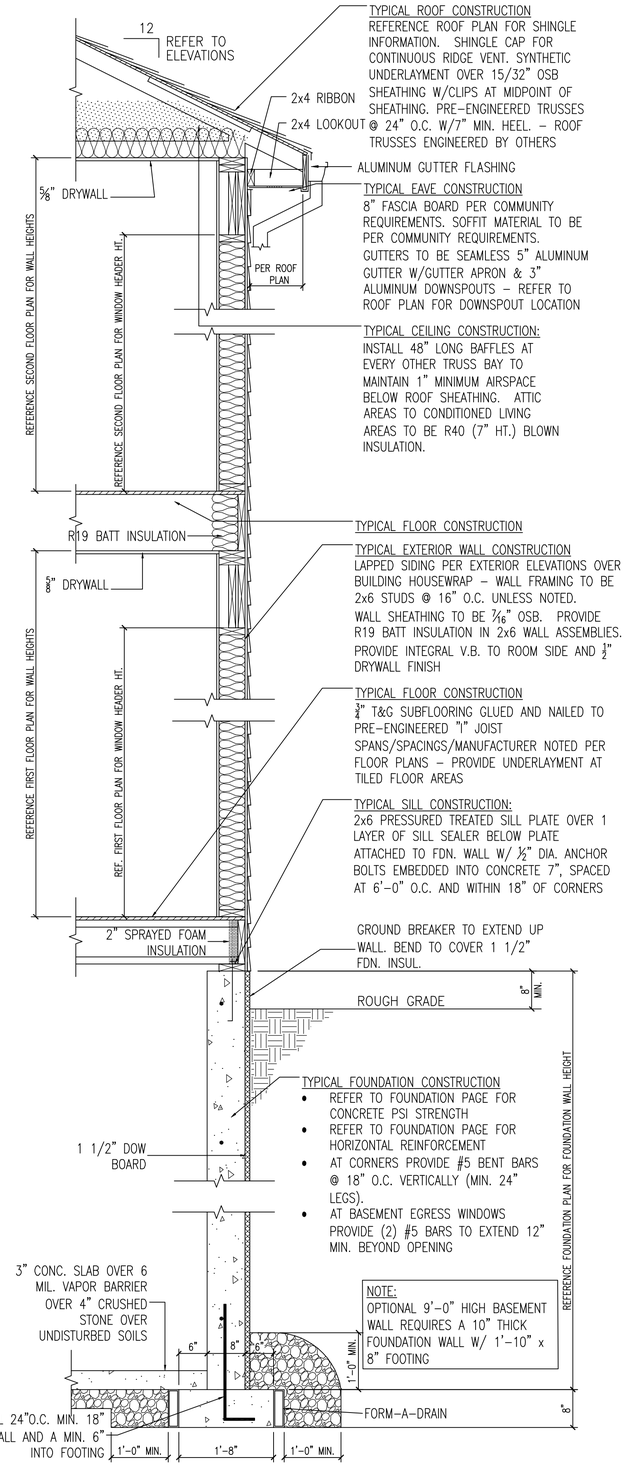
Attachment: Plans (10341 : Korndoerfer Homes LLC)



TWO STORY WOOD FRAME WALL - STONE VENEER

TYPICAL WALL SECTION

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



TWO STORY WOOD FRAME WALL - SIDING

TYPICAL WALL SECTION

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

KORNDOERFER HOMES
KORNDOERFERHOMES.COM
7900 DURAND AVE., BLG 10 (262)-884-9550 PHONE
STURTEVANT, WI 53177 (262)-884-9433 FAX

PROJECT INFORMATION:
MODEL
SWAN RIDGE FARMS
LOT 36
MEQUON, WI

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MODEL / SERIES:
THE ANDOVER

SHEET TITLE:
TYPICAL WALL SECTIONS - ALL ELEVATIONS

NO.	DATE	DESCRIPTION OF REVISION	BY
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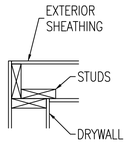
D1

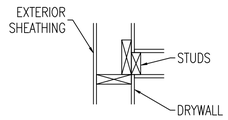
Attachment: Plans (10341 : Korndoerfer Homes LLC)



CORNER STUD DETAIL

BUILDING DETAIL

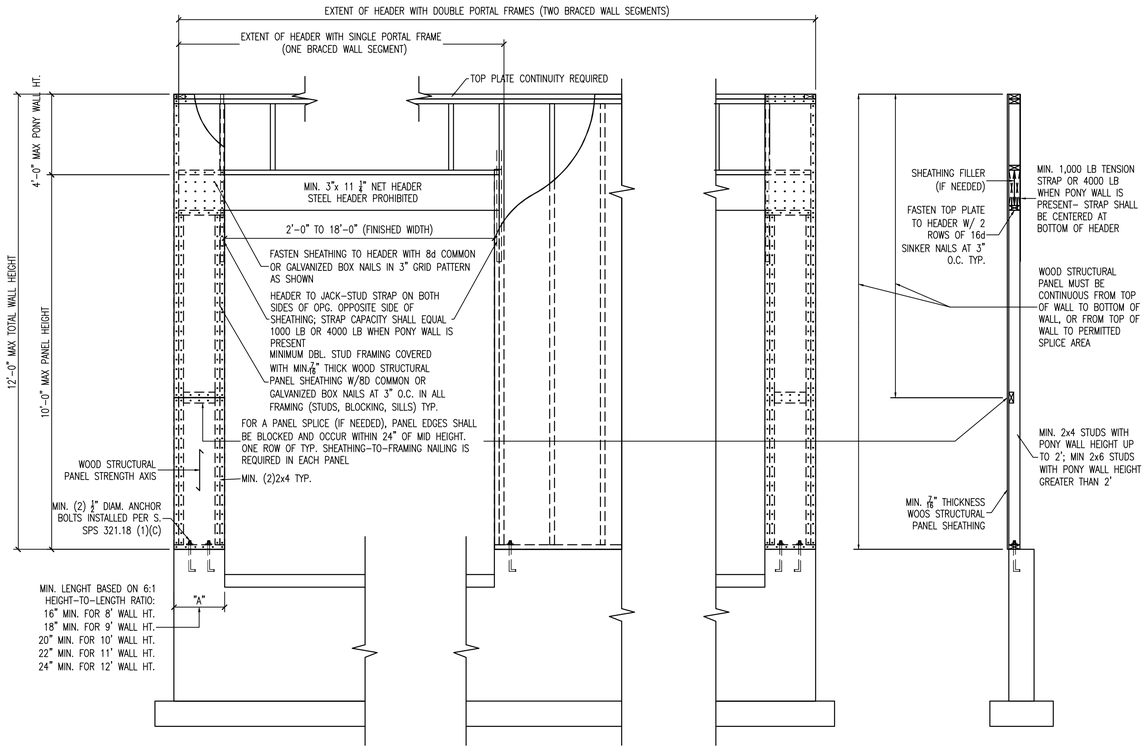
SCALE: 1" = 1'-0"



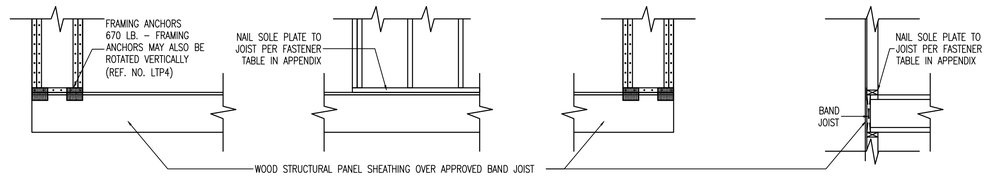
"T" INTERSECTION STUD DETAIL

BUILDING DETAIL

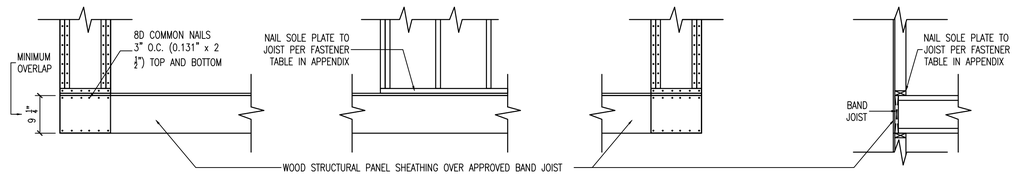
SCALE: 1" = 1'-0"



OVER CONCRETE WALL



OVER RAISED WOOD FLOOR OR SECOND FLOOR - FRAMING ANCHOR OPTION



OVER RAISED WOOD FLOOR OR SECOND FLOOR - WOOD STRUCTURAL PANEL OVERLAP OPTION

CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING AND EXTENDED HEADERS SHP REV. 1/9/2023

4 # PORTAL FRAME (PF) BRACED WALL PANELS

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

CODE REFERENCES

WISCONSIN UNIFORM BUILDING CODE (ONE AND TWO STORY DWELLINGS) FIGURE 321.25-A

2012 INTERNATIONAL RESIDENTIAL BUILDING CODE SUPPLEMENT R602.10.4.6

KORNDOERFER HOMES
KORNDOERFERHOMES.COM
3900 DURAND AVE., BLG 10 (262)-884-9550 PHONE
STURTEVANT, WI 53177 (262)-884-9433 FAX

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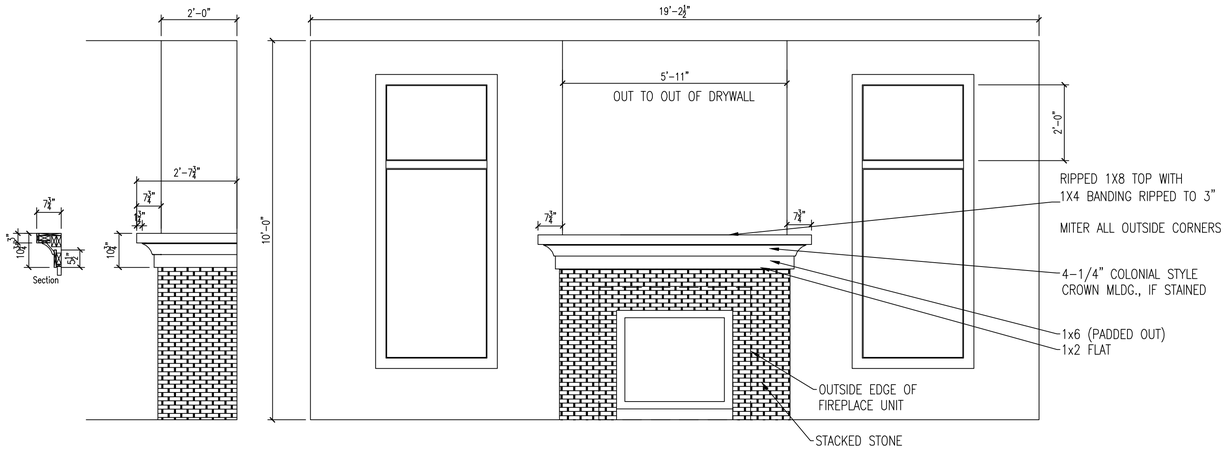


SIDE VIEW

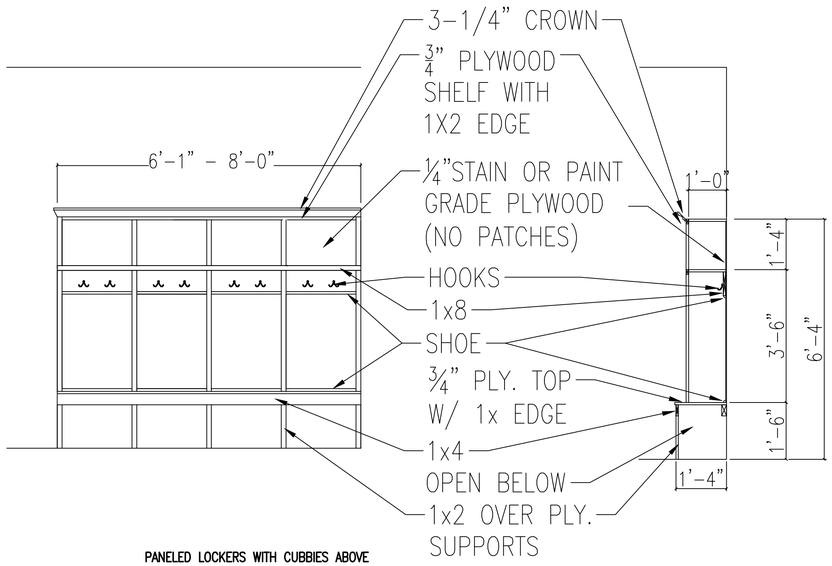
FRONT VIEW

HEAT N GLO 6K & 6K MODERN 36" FIREPLACE
WITH BOX MANTEL
STACKED STONE SURROUND TO MANTEL HEIGHT
STONE AND MANTEL WRAPPING 2' SIDE WALLS

FIREPLACE

BUILDING DETAIL

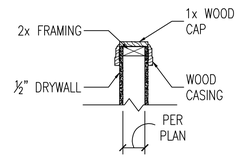
SCALE: 1/2" = 1'-0"



PANELED LOCKERS WITH CUBBIES ABOVE

BUILDING DETAIL

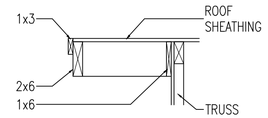
SCALE: 1/2" = 1'-0"



HALF WALL / RAKE WALL CAP

BUILDING DETAIL

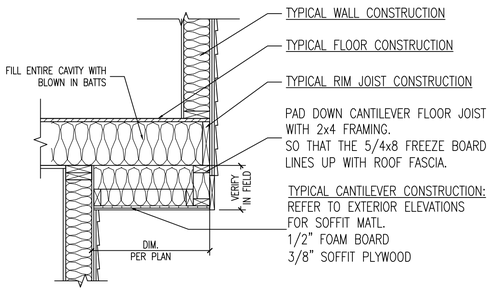
SCALE: 1" = 1'-0"



RAKE LADDER DETAIL

BUILDING DETAIL

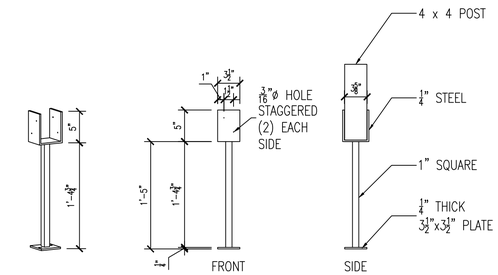
SCALE: 1" = 1'-0"



CANTILEVERED WALL AT SIDING PADDED DOWN

WALL SECTION

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



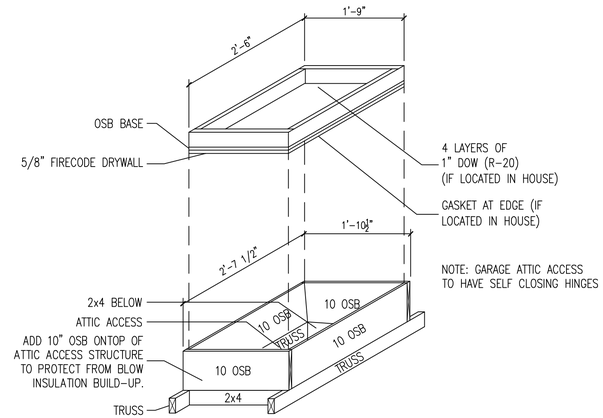
FASTENERS

TO FOUNDATION: (2) ¼" x 2½" SIMPSON TITEN HEX HEAD SCREW
TO POST: (4) 12-10d COMMON NAILS

PORCH POST ANCHOR

BUILDING DETAIL

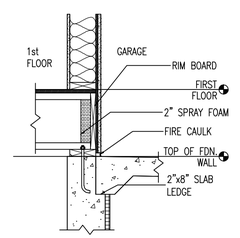
SCALE: 1" = 1'-0"



21"x30" ATTIC ACCESS DETAIL

BUILDING DETAIL

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



GARAGE SLAB LEDGE

BUILDING DETAIL

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

KORNDOERFER HOMES
KORNDOERFERHOMES.COM
5900 DURAND AVE, BLG 10 (262)-884-9550 PHONE
STURTEVANT, WI 53177 (262)-884-9433 FAX

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SWAN RIDGE FARMS
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SRME-0-036

SHEET NUMBER
D3

Attachment: Plans (10341 : Korndoerfer Homes LLC)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Redford Builders LLC - New Single-Family Residence at 9401 W. Huntington Drive**

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

Statement of Intent
Lot 15 Swan Ridge

The proposed project is a new single-family home construction on a currently vacant residential lot. The site features partial exposure, which has been carefully considered in the design to minimize disruption to the natural landscape. The home has been thoughtfully sited to optimize views and sunlight exposure, while adhering to all applicable zoning, environmental, and setback requirements. The architectural design blends traditional and contemporary elements to complement the character of the surrounding neighborhood. No unique site limitations are anticipated beyond standard grading and utility coordination.

Sincerely,

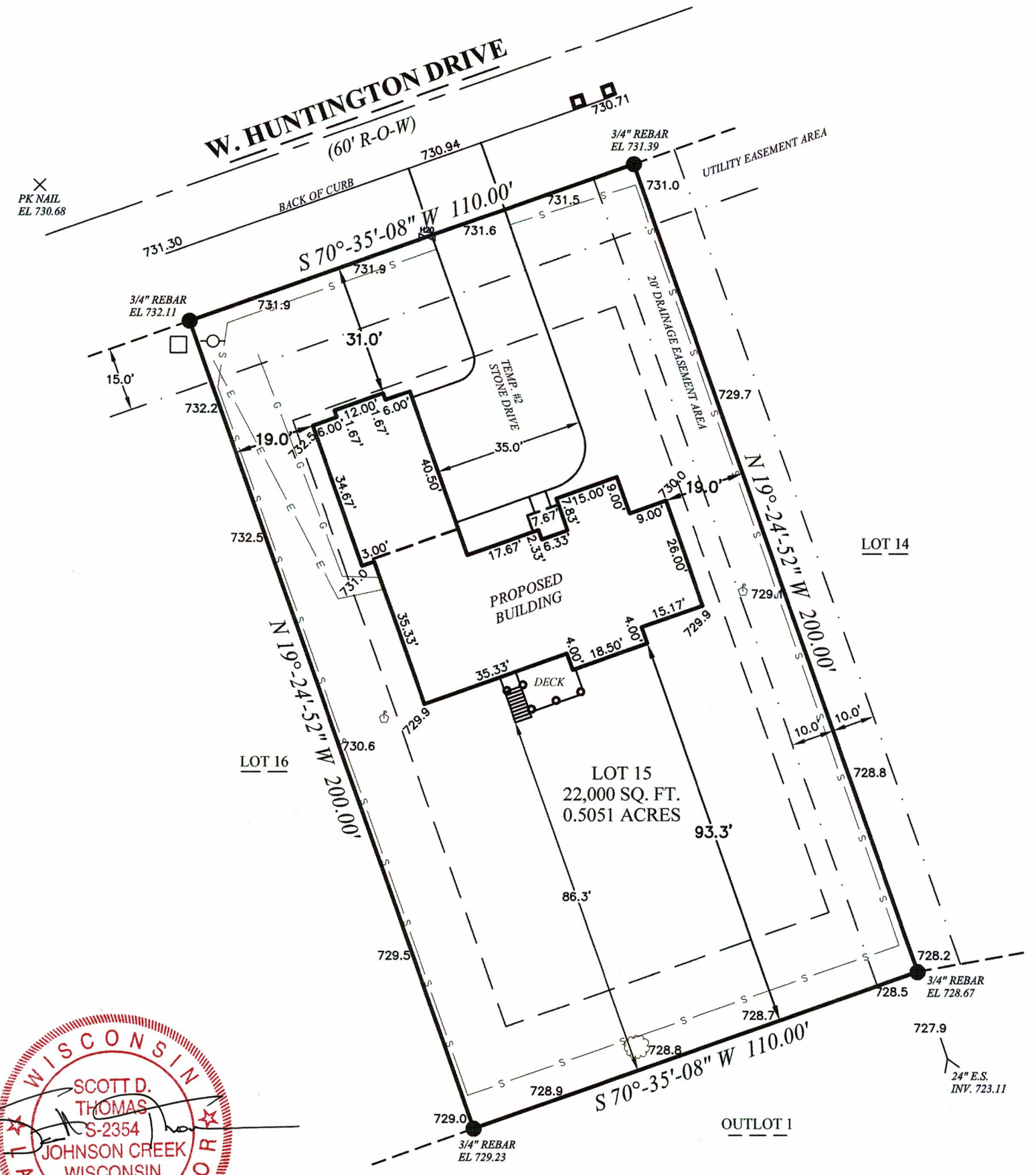
Kristin Carey
Espire Homes INC
262-746-2000

Attachment: Statement of Intent (10342 : Redford Builders LLC)

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

PLAT OF SURVEY

FOR LOT 15 OF SWAN RIDGE FARMS, AND BEING A PART OF THE NE 1/4 OF THE SOUTHEAST QUARTER OF SECTION 32, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



WISCONSIN
SCOTT D. THOMAS
S-2354
JOHNSON CREEK
WISCONSIN
4/17/25
LAND SURVEYOR

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

ESTIMATED HARD SURFACE AREAS: 5040.5 SQ. FT.
ESTIMATED % USE OF TOTAL LOT AREA: 22.91%
ESTIMATED % OF REMAINING OPEN SPACE: 77.09%
LOT AREA: 22,000 SQ. FT.
HOUSE AREA: 2282.2 SQ. FT.
GARAGE AREA: 838.0 SQ. FT.
PORCH AREA: 45.4 SQ. FT.
DECK AREA: 175.0 SQ. FT.
WALK AREA: 16.0 SQ. FT.
DRIVE AREA TO R-O-W: 1683.9 SQ. FT.

PROPOSED TOP OF FOUNDATION: 735.87
PROPOSED GARAGE FLOOR EL: 735.43
PROPOSED FINAL YARD GRADE: 735.10
PROPOSED EXPOSED YARD GRADE: 730.10
PROPOSED TOP OF FOOTING: 726.87
DRIVEWAY SLOPE: 5.0 % TO CURB
(ASSUMING 9' WALL - CHECK PLAN)

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

30' 0 30'

State of Wisconsin } SS.
County of Jefferson }

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

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

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

- Lot Corner (Found) w/desc.
- 18" X 3/4" Dia. Rebar (Set)
- Elec. Trans. Box
- Man Hole
- Utility Pedestal
- Fire Hydrant
- Water Valve
- Catch Basin
- Hardwood Tree
- Lateral End
- Offset Stake
- Easement Boundary
- Building Setback Line
- Proposed Silt Fence
- Proposed Electric Line
- Proposed Gas Line

PROJECT: 455

BUILDER: Espire Homes, Inc.
530 Hartbrook Dr.
Hartland, WI 53029
Ph: (262) 746-200

C:\Holland&Thomas\250440dwg;DrawnBy:NLH;CheckedBy:SDT;F.W.F:04-14-25;S:04-17-25.

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

Digitally signed by Scott D. Thomas
Date: 2025.04.17 14:13:48 -05'00'

Attachment: Survey (10342 : Redford Builders LLC)

THE HICKORY

EXTERIAL MATERIALS:

*CONTINUOUS RIDGE VENT
*LIMITED LIFETIME HIGH DEFINITION ASPHALT SHINGLES
*1X8 MIRATEC FASCIA BOARD
*LP SOFFIT WITH VENTS
*JAMES HARDIE PLANK LAP SIDING PRIMED(PER PLAN)
*LP BOARD & BATTEN SIDING PRIMED AT GABLES (PER PLAN)
*5/4X6 MIRATEC FRIEZE BOARDS AT GABLES (PER PLAN)
*5/4X8 MIRATEC HEAD TRIM W/ 1" OVERHANG (WINDOWS & EXTERIOR DOORS)
*5/4X6 MIRATEC TRIM AT SIDES OF WINDOWS & EXTERIOR DOORS
*5/4X6 MIRATEC SILL TRIM AT WINDOWS
*5/4X6 MIRATEC CORNER BOARDS @ OUTSIDE CORNERS
*5/4X12 CEDAR COLUMNS W/ 5/4X6 BASE CAP & 5/4X4 TOP CAP (FRONT PORCH)
*5/4X12 MIRATEC COLUMNS W/ 5/4X6 BASE CAP & 5/4X4 TOP CAP (REAR COVERED DECK)
*STONE VENEER PER PLAN
*CEDAR GABLE BRACKETS PER PLAN
*ALLIANCE SINGLE HUNG VINYL WINDOWS (DRYWALL RETURNS & WOOD SILLS)

SQUARE FOOTAGE:

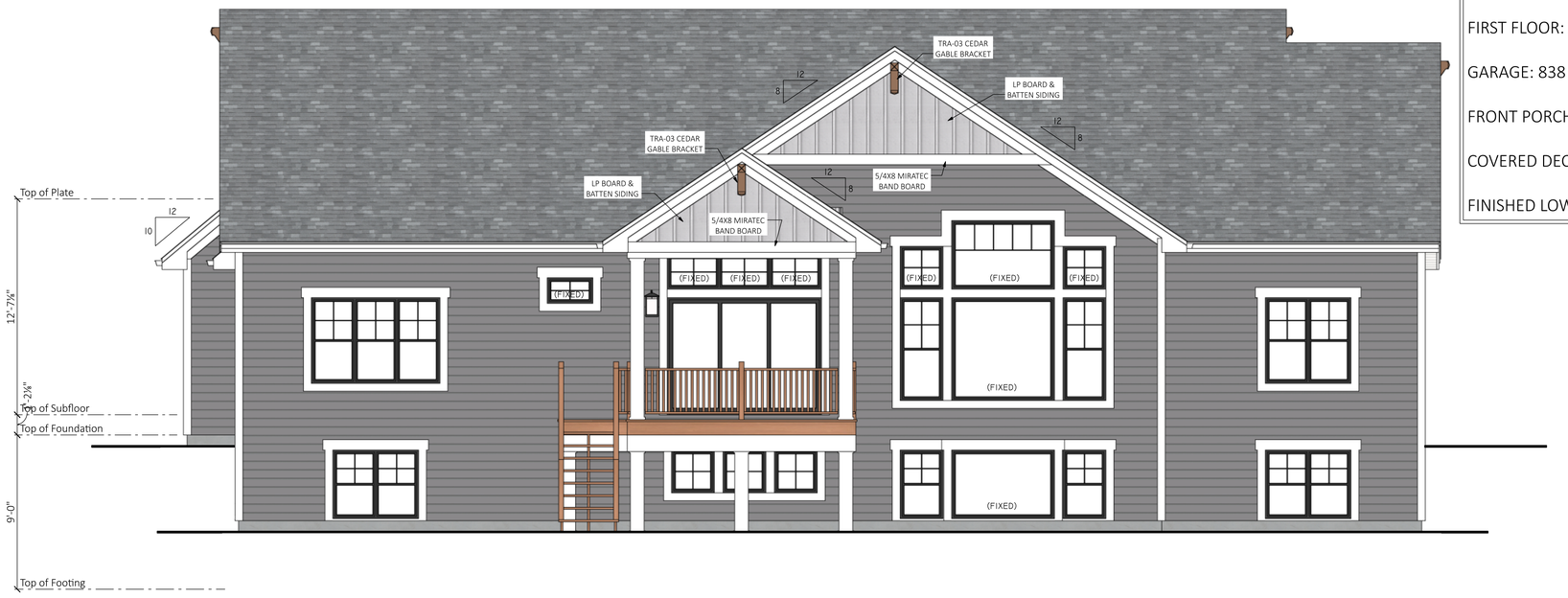
FIRST FLOOR: 2,281 SQ. FT.

GARAGE: 838 SQ. FT.

FRONT PORCH: 47 SQ. FT.

COVERED DECK: 131 SQ. FT.

FINISHED LOWER LEVEL: 1,263 SQ. FT.



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

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

INDEX OF SHEETS:

PAGE 1: FRONT & REAR ELEVATIONS

PAGE 2: LEFT & RIGHT ELEVATIONS

PAGE 3: FOUNDATION PLAN

PAGE 4: FIRST FLOOR PLAN

PAGE 5: ELECTRICAL PLAN

PAGE 6: FINISHED LOWER LEVEL PLAN

PAGE 7: SECTIONS / DETAILS

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SIGNED:_____ DATED:_____

PRODUCTION PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED:_____ DATED:_____

FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED:_____ DATED:_____

ESPIRE. BUILD. LIVE
NUPATH HOMES
262-746-2000
530 HARTBROOK DRIVE, HARTLAND, WI 53029

Revision	Date
PRELIMINARY FOUNDATION PLAN	4-10-25
EXTERIOR UPDATES (SIDING & GABLE BRACKETS)	4-15-25
ACC REVIEW PLAN	4-16-25

REDFORD BUILDERS
LOT 15 SWAN RIDGE FARMS

SCALE: 1/4" = 1'-0"
DRAWN BY: J.R.W.
DATE: 4-10-25

1/7

Attachment: Plans (10342 : Redford Builders LLC)

EXTERIAL MATERIALS:

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*LIMITED LIFETIME HIGH DEFINITION ASPHALT SHINGLES
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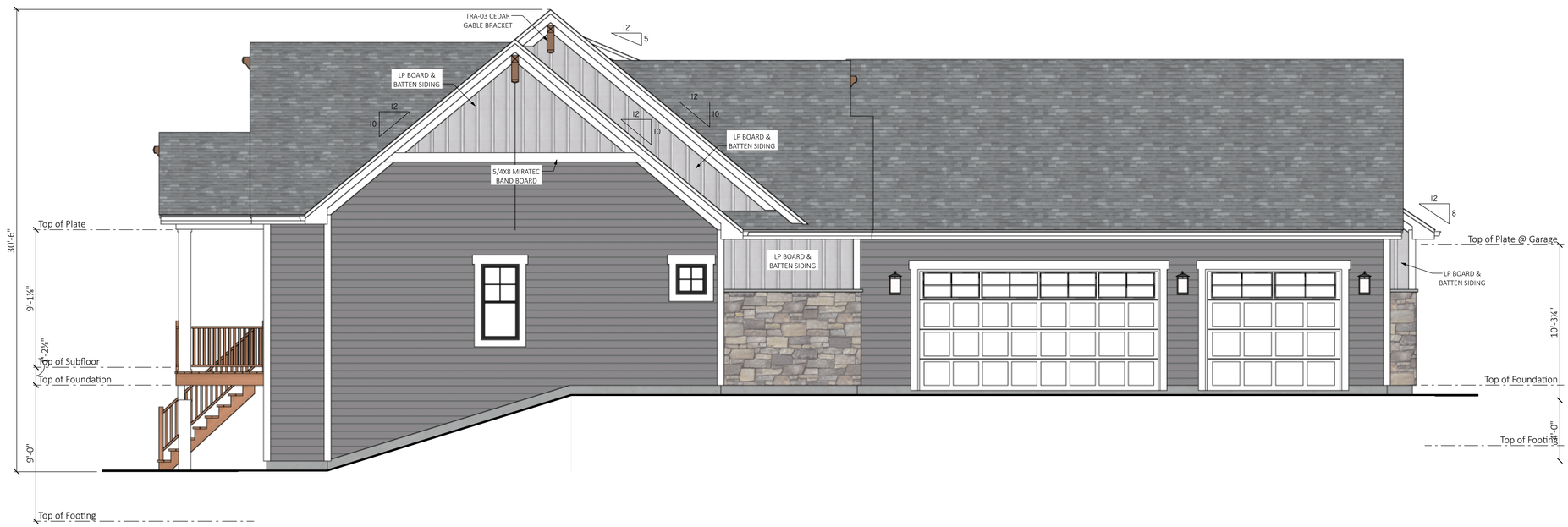
*ALLIANCE SINGLE HUNG VINYL WINDOWS (DRYWALL RETURNS & WOOD SILLS)

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



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

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ESPIRE. BUILD. LIVE
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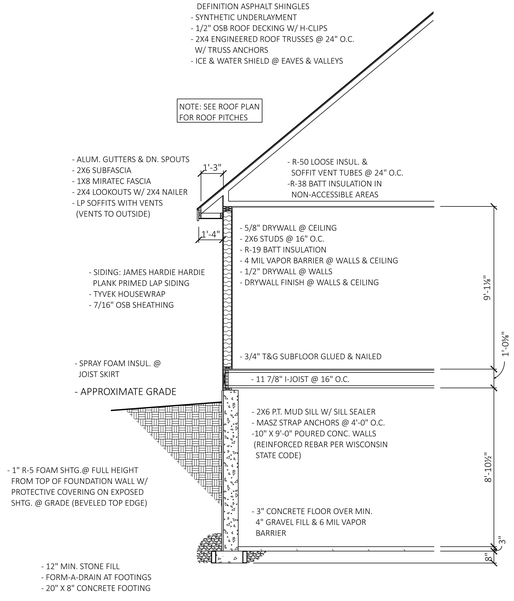
ACC REVIEW PLAN	4-16-25

REDFORD BUILDERS
LOT 15 SWAN RIDGE FARMS

SCALE: 1/4" = 1'-0"
DRAWN BY: J.R.W.
DATE: 4-10-25

2/7

Attachment: Plans (10342 : Redford Builders LLC)



TYPICAL WALL SECTION

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

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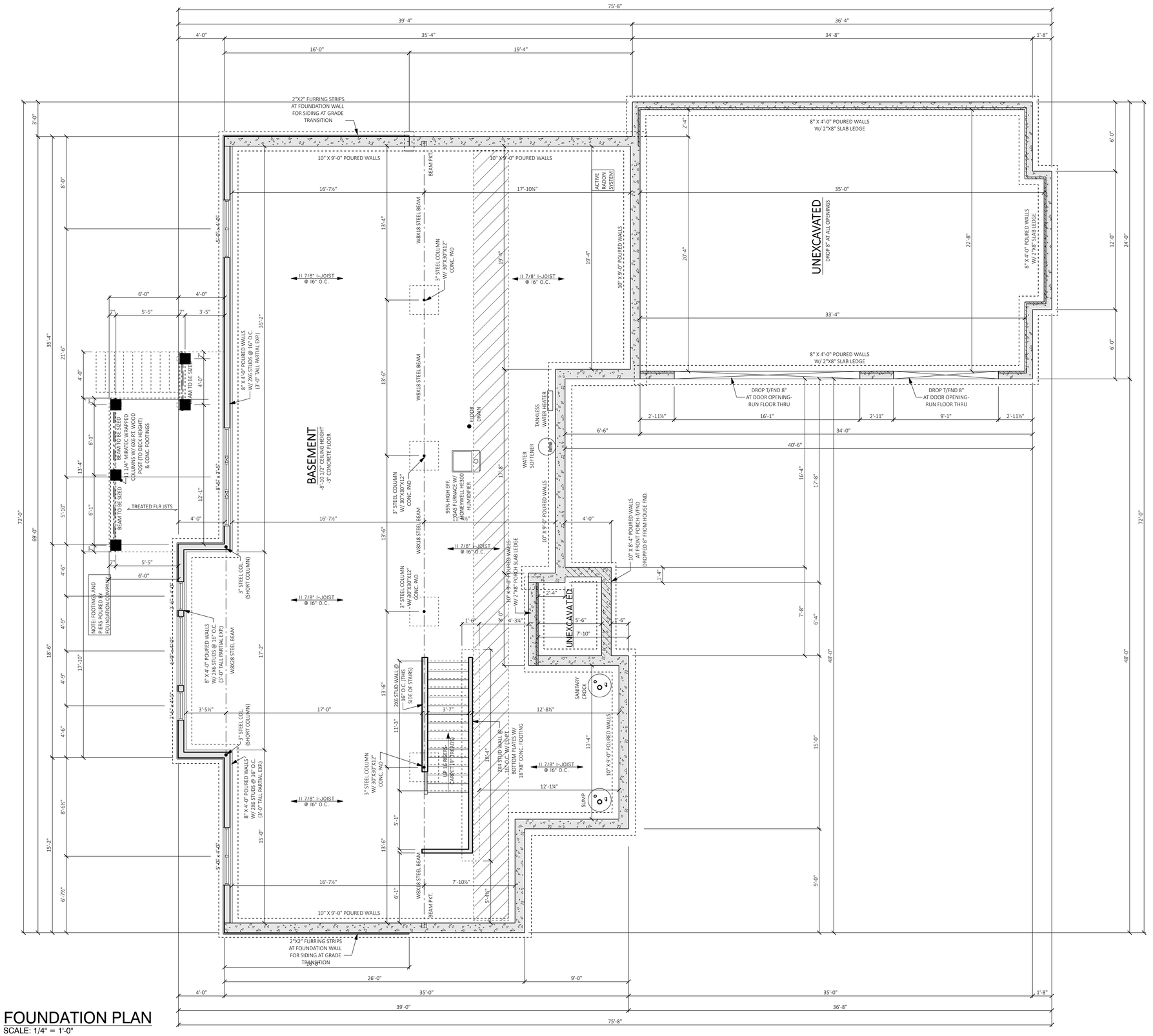

FOUNDATION PLAN

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

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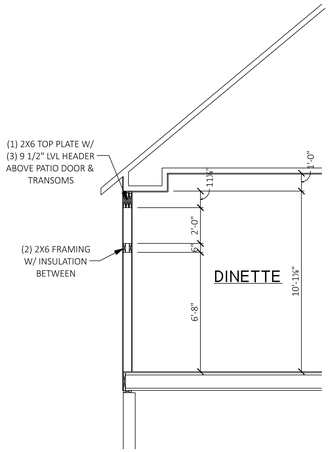
REDFORD BUILDERS
LOT 15 SWAN RIDGE FARMS

3 / 7

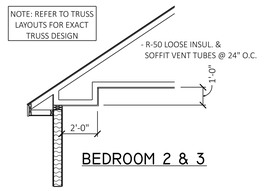
ESPIRE. BUILD. LIVE
NUPATH HOMES
262-746-2000
530 HARTBROOK DRIVE, HARTLAND, WI 53029

Attachment: Plans (10342 : Redford Builders LLC)



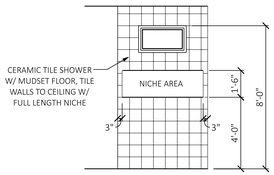
DINETTE PATIO DOOR CROSS SECTION

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



BEDROOM STEPPED CEILING DETAIL

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



OWNER'S SHOWER DETAIL

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

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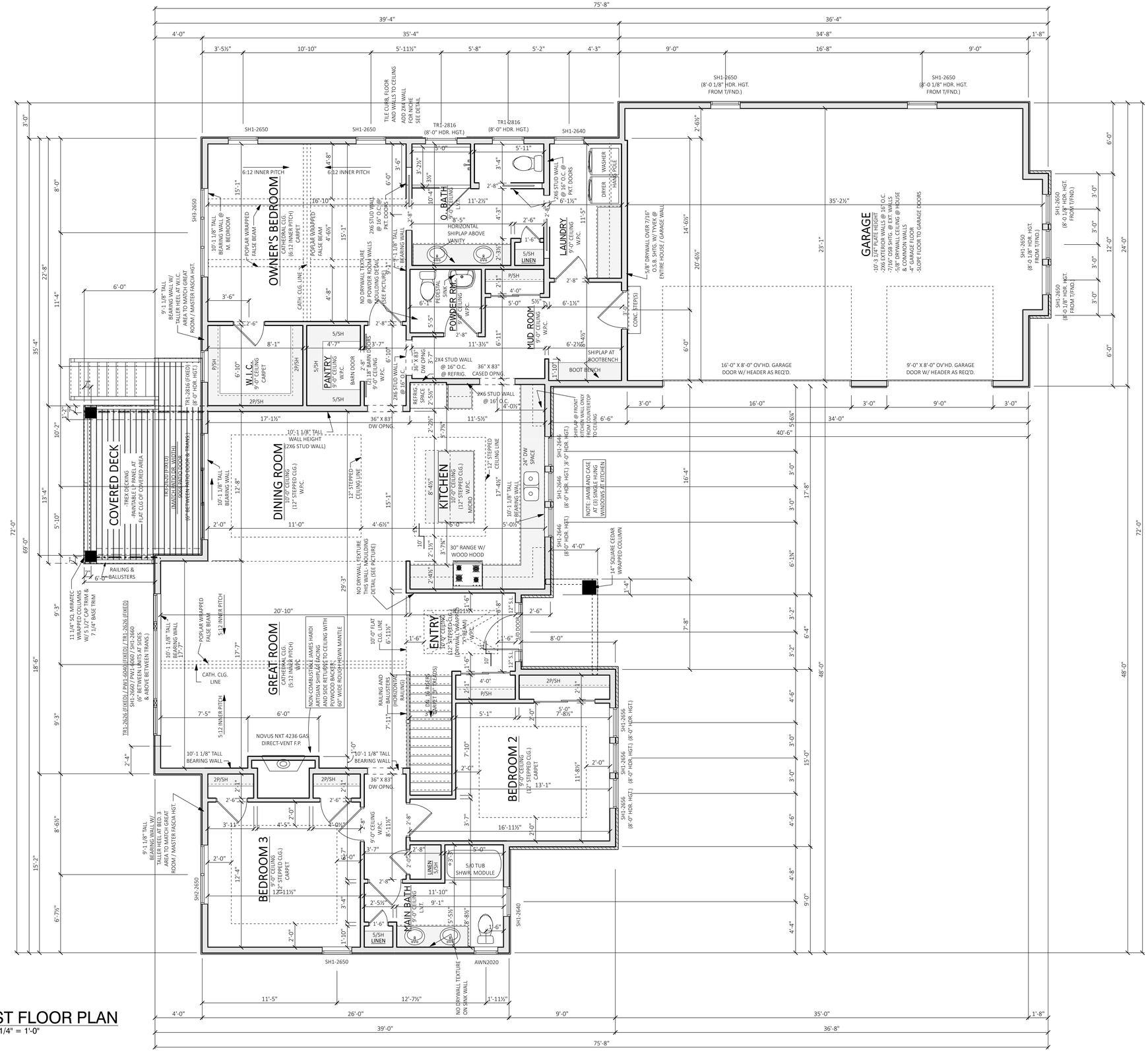


FIRST FLOOR PLAN

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

ESPIRE BUILD. LIVE
NUPATH HOMES
262-746-2000
530 HARTBROOK DRIVE, HARTLAND, WI 53029

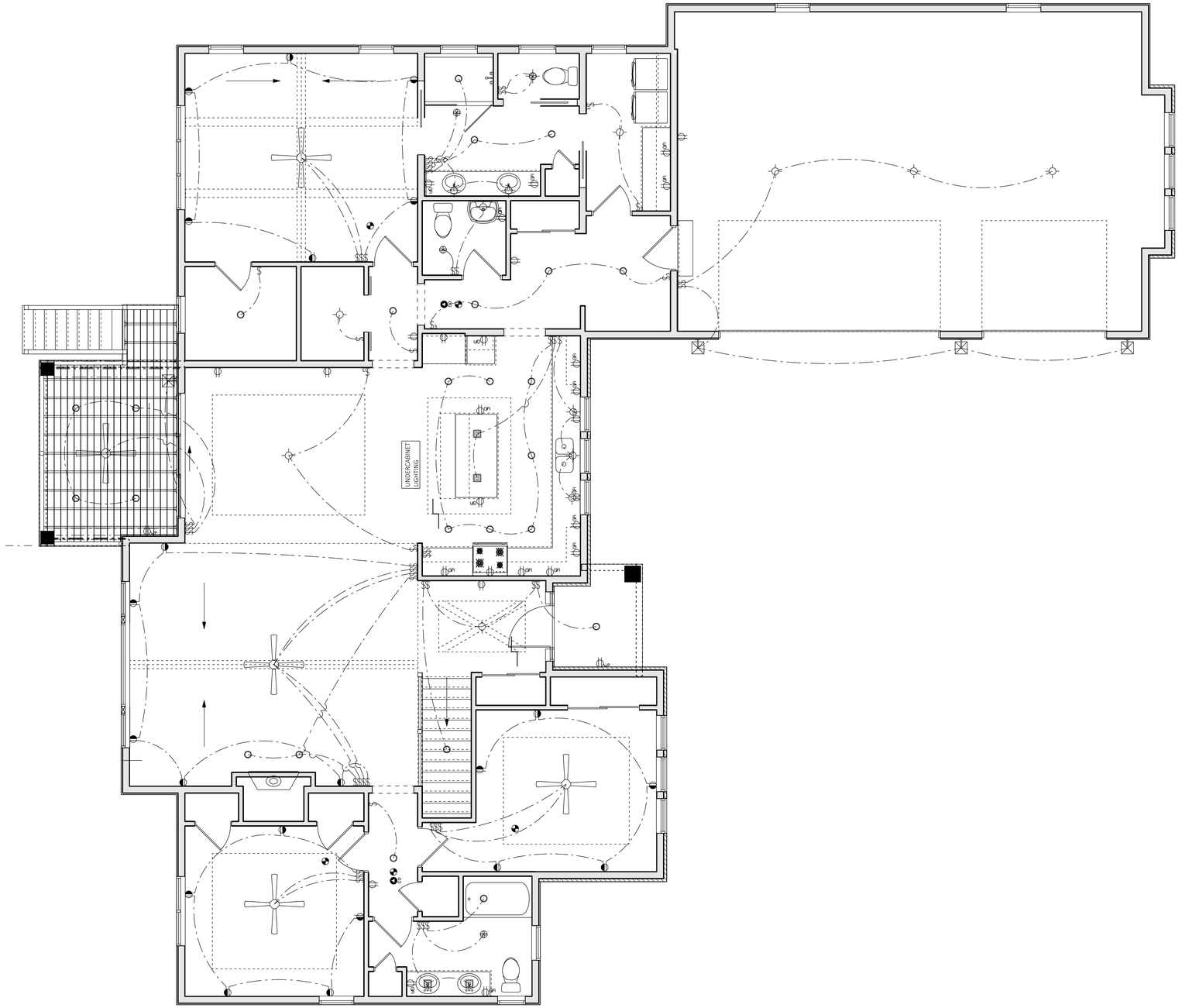
Date	Revision
4-10-25	PRELIMINARY FOUNDATION PLAN
4-15-25	EXTERIOR UPDATES (SIDING & GABLE BRACKETS)
4-16-25	ACC REVIEW PLAN

SCALE: 1/4" = 1'-0"
DRAWN BY: J.R.W.
DATE: 4-10-25

REDFORD BUILDERS
LOT 15 SWAN RIDGE FARMS

4 / 7

Attachment: Plans (10342 : Redford Builders LLC)



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

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REDFORD BUILDERS
LOT 15 SWAN RIDGE FARMS

SCALE: 1/4" = 1'-0"
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DATE: 4-10-25

5/7

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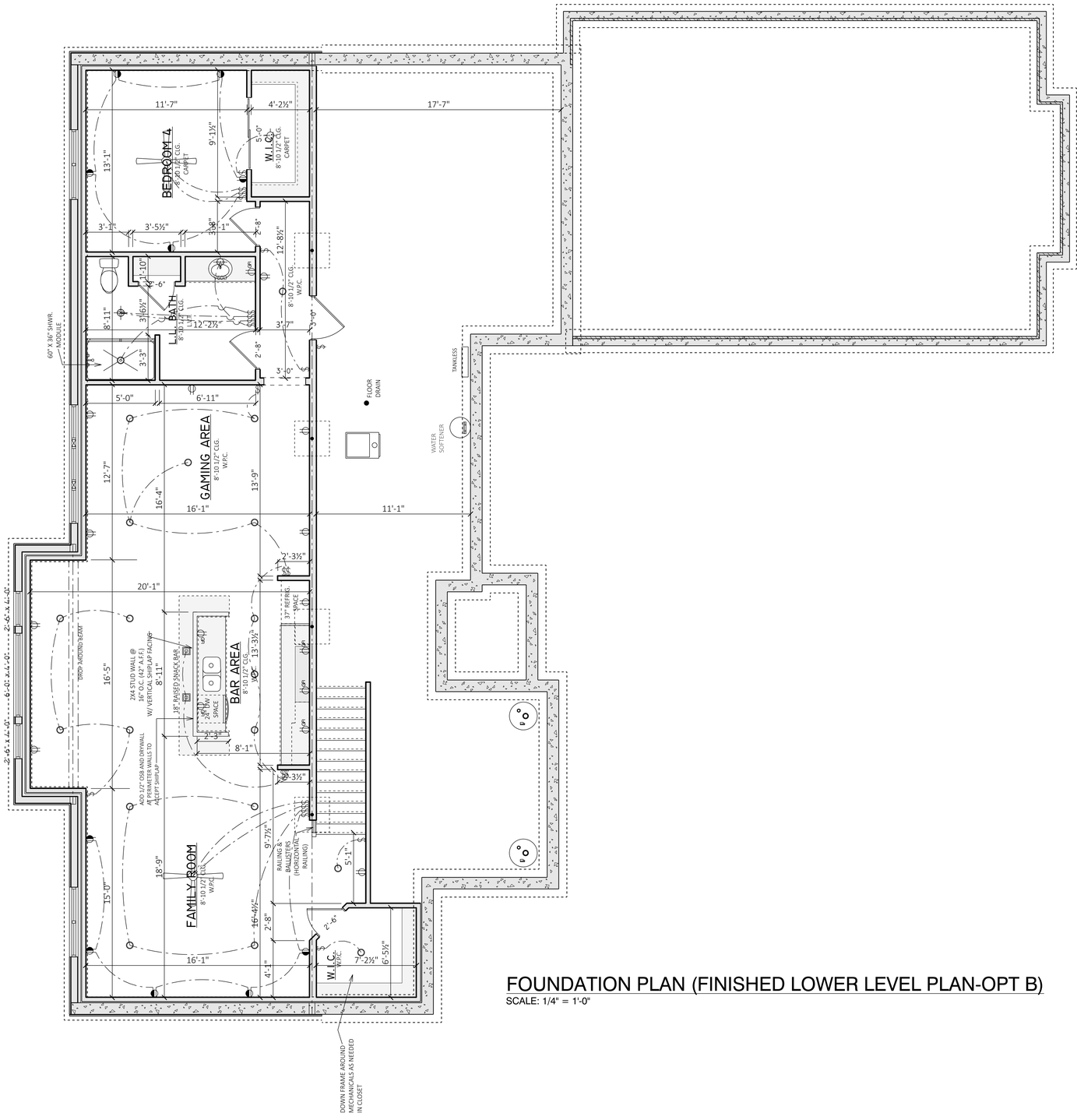

FOUNDATION PLAN (FINISHED LOWER LEVEL PLAN-OPT B)

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

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262-746-2000
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Revision	Date
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SCALE: 1/4" = 1'-0"
DRAWN BY: J.R.W.
DATE: 4-10-25

REDFORD BUILDERS
LOT 15 SWAN RIDGE FARMS

6/7

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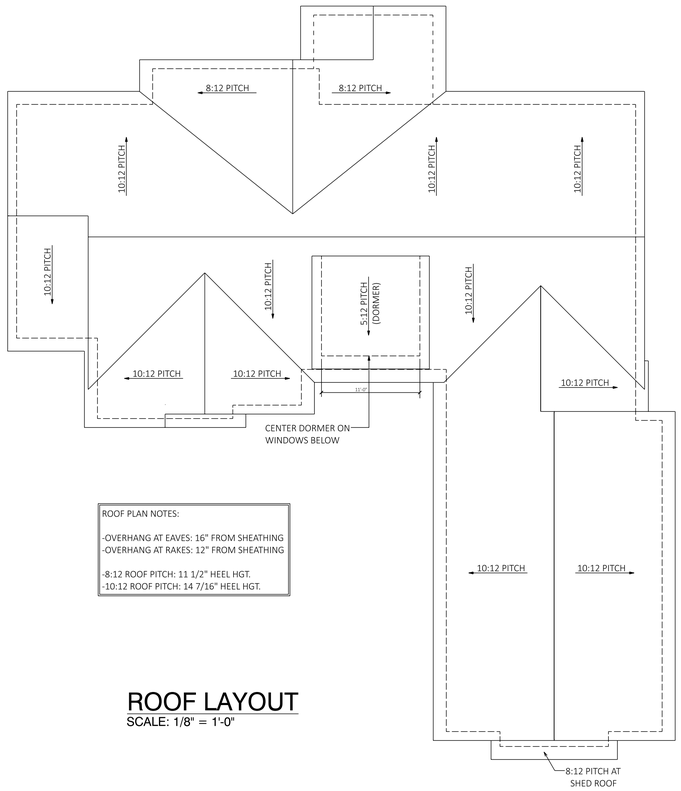
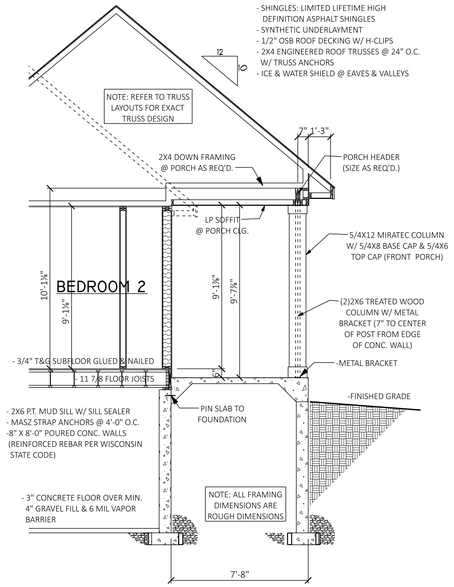


ROOF PLAN NOTES:

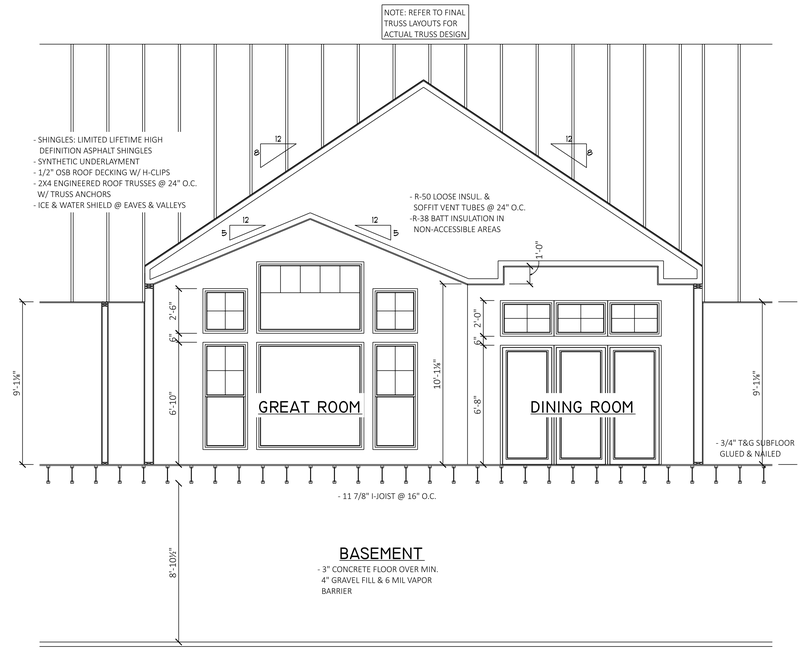
-OVERHANG AT EAVES: 16" FROM SHEATHING
-OVERHANG AT RAKES: 12" FROM SHEATHING

-8:12 ROOF PITCH: 11 1/2" HEEL HGT.
-10:12 ROOF PITCH: 14 7/16" HEEL HGT.

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



FRONT PORCH CROSS SECTION
SCALE: 1/4" = 1'-0"



GREAT ROOM CROSS SECTION
SCALE: 1/4" = 1'-0"

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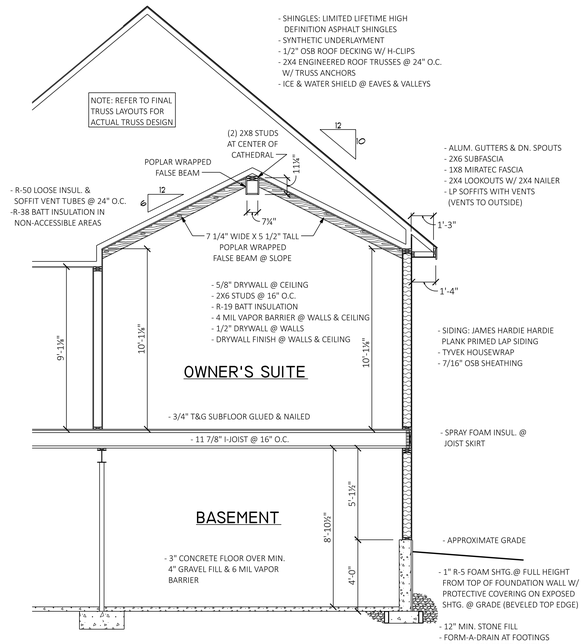
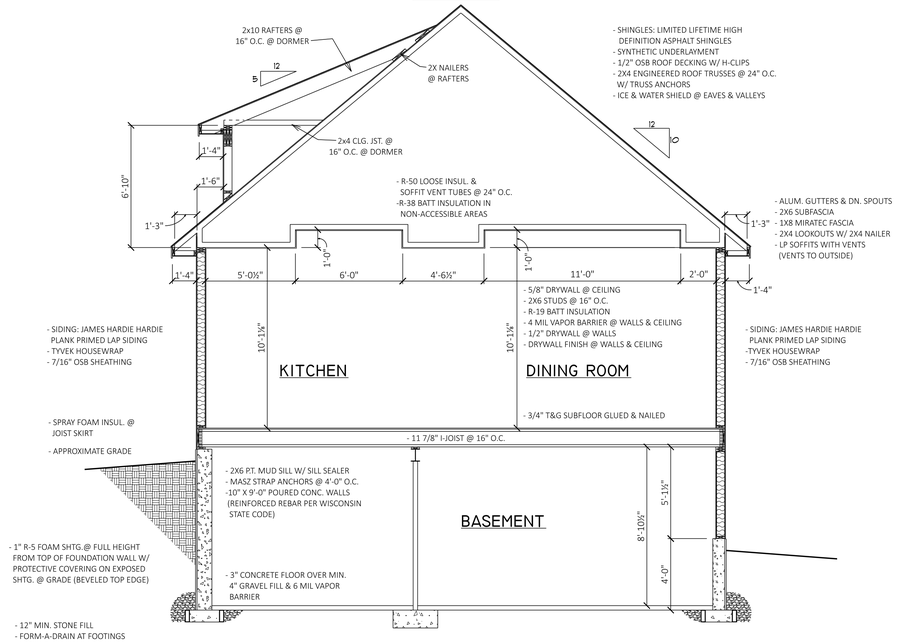


OWNER'S SUITE CROSS SECTION
SCALE: 1/4" = 1'-0"



KITCHEN / DINING CROSS SECTION
SCALE: 3/8" = 1'-0"

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262-746-2000
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REDFORD BUILDERS
LOT 15 SWAN RIDGE FARMS

SCALE: As Noted
DRAWN BY: J.R.W.
DATE: 4-10-25

7
7

Attachment: Plans (10342 : Redford Builders LLC)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Espire Homes, Inc. - New Single-Family Residence at 9931 N. Migratory Lane**

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

Statement of Intent
Lot 33 Swan Ridge

The proposed project is a new single-family home construction on a currently vacant residential lot. The site features partial exposure, which has been carefully considered in the design to minimize disruption to the natural landscape. The home has been thoughtfully sited to optimize views and sunlight exposure, while adhering to all applicable zoning, environmental, and setback requirements. The architectural design blends traditional and contemporary elements to complement the character of the surrounding neighborhood. No unique site limitations are anticipated beyond standard grading and utility coordination.

Sincerely,

Kristin Carey
Espire Homes INC
262-746-2000

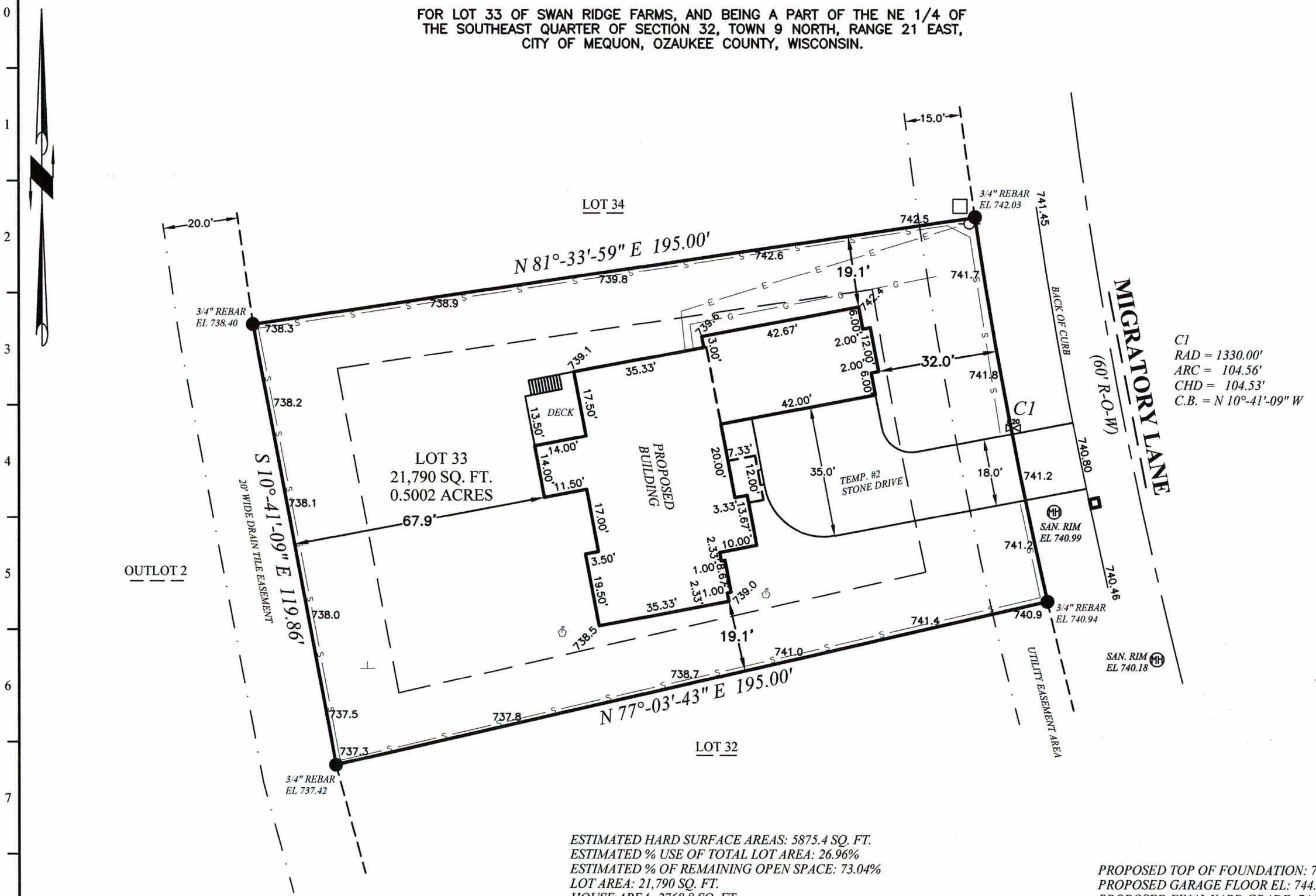
Attachment: Statement of Intent (10343 : Espire Homes, Inc.)

3.15.b

Attachment: Survey (10343 : Espire Homes, Inc.)

PLAT OF SURVEY

FOR LOT 33 OF SWAN RIDGE FARMS, AND BEING A PART OF THE NE 1/4 OF THE SOUTHEAST QUARTER OF SECTION 32, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



ESTIMATED HARD SURFACE AREAS: 5875.4 SQ. FT.
ESTIMATED % USE OF TOTAL LOT AREA: 26.96%
ESTIMATED % OF REMAINING OPEN SPACE: 73.04%
LOT AREA: 21,790 SQ. FT.
HOUSE AREA: 2768.8 SQ. FT.
GARAGE AREA: 1034.0 SQ. FT.
PORCH AREA: 81.3 SQ. FT.
DECK AREA: 238.3 SQ. FT.
WALK AREA: 4.0 SQ. FT.
DRIVE AREA TO R-O-W: 1749.0 SQ. FT.

PROPOSED TOP OF FOUNDATION: 744.67
PROPOSED GARAGE FLOOR EL: 744.33
PROPOSED FINAL YARD GRADE: 744.00
PROPOSED EXPOSED YARD GRADE: 739.00
PROPOSED TOP OF FOOTING: 735.67
DRIVEWAY SLOPE: 3.9 % TO CURB
(ASSUMING 9' WALL - CHECK PLAN)

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

30' 0 30'

State of Wisconsin } SS.
County of Jefferson }

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

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

LAND SURVEYORS

202 West Street Johnson Creek, WI 53038 (920) 699-3305

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

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

WISCONSIN
SCOTT D. THOMAS
S-2354
JOHNSON CREEK
WISCONSIN
4/15/25
LAND SURVEYOR

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

Digitally signed by Scott D. Thomas
Date: 2025.04.15 13:52:18 -05'00'

PROJECT: 461

BUILDER: Espire Homes, Inc.
530 Hartbrook Dr.
Hartland, WI 53029
Ph: (262) 746-2000

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

C:\Holland&Thomas\250432.dwg;Drawn By:NLH;Checked By:SDT;F.W.F:04-11-25;S:04-15-25.

Packet Pg. 177

EXTERIOR MATERIALS:

*CONTINUOUS RIDGE VENT
*LIMITED LIFETIME HIGH DEFINITION ASPHALT SHINGLES
*1X8 MIRATEC FASCIA BOARD
*LP SOFFIT WITH VENTS
*JAMES HARDIE PLANK LAP SIDING PRIMED(PER PLAN)
*DIMOND KOTE NICKEL GAP SIDING VERTICAL (PER PLAN)
*5/4X6 MIRATEC FRIEZE BOARDS AT GABLES (PER PLAN)
*5/4X6 MIRATEC HEAD TRIM (WINDOWS & EXTERIOR DOORS)
*5/4X6 MIRATEC TRIM AT SIDES OF WINDOWS & EXTERIOR DOORS
*5/4X6 MIRATEC SILL TRIM AT WINDOWS
*5/4X6 MIRATEC CORNER BOARDS AT OUTSIDE CORNERS
*STONE VENEER PER PLAN
*ANDERSEN CASEMENT WINDOWS (BLACK EXTERIOR) UNLESS NOTED

INDEX OF SHEETS:

PAGE. 1: FRONT & REAR ELEVATIONS

PAGE 2: LEFT & RIGHT ELEVATIONS

PAGE 3: FOUNDATION PLAN

PAGE 4: FIRST FLOOR PLAN

PAGE 5: ELECTRICAL PLAN

PAGE 6: FINISHED LOWER LEVEL

PAGE 7: DETAILS

THE 'ACACIA' RANCH

SQUARE FOOTAGE:

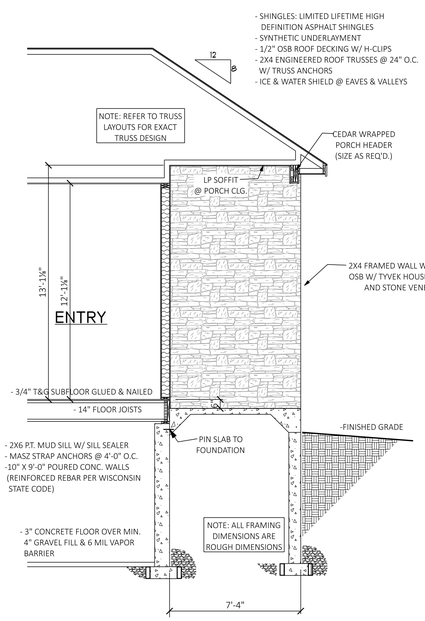
MAIN FLOOR: 2,769 SQUARE FEET

3-SEASON'S ROOM: 189 SQUARE FEET

FINISHED LOWER LEVEL: 1,536 SQUARE FEET

GARAGE: 1,035 SQUARE FEET

FRONT PORCH: 81 SQUARE FEET



FRONT PORCH CROSS SECTION

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

REAR ELEVATION

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

FRONT ELEVATION

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

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530 HARTBROOK DRIVE
HARTLAND WI 53029
262-746-2000

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4-11-2025	PROPOSED PLANS
4-15-2025	ACC PLANS
4-17-2025	MEQUON ARC BOARD PLANS

Lot 33 Swan Ridge Farms

SCALE: 1/4" = 1'-0"
DRAWN BY: J.D.K.
DATE: 3-21-25

1/7

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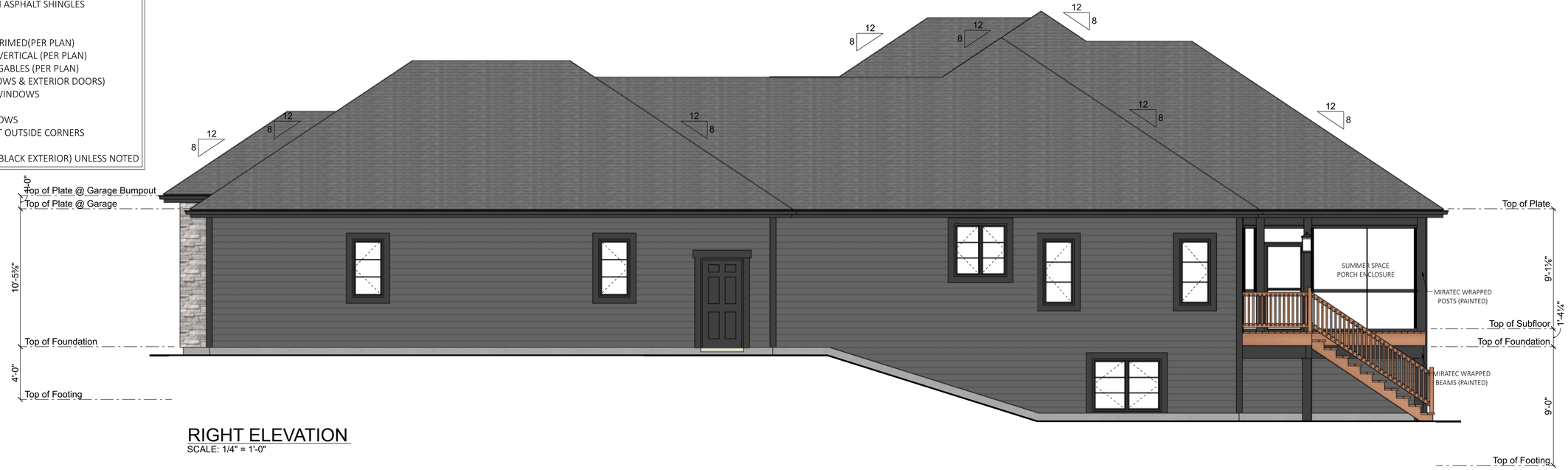

RIGHT ELEVATION
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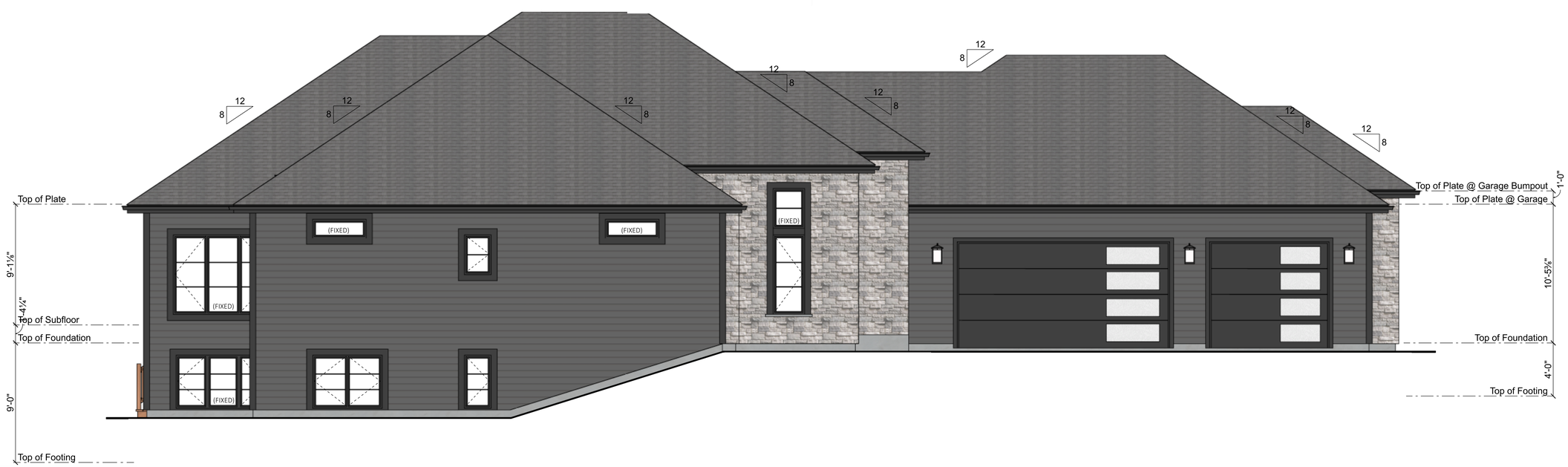

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Lot 33 Swan Ridge Farms

SCALE: 1/4" = 1'-0"
DRAWN BY: J.D.K.
DATE: 3-21-25

2/7

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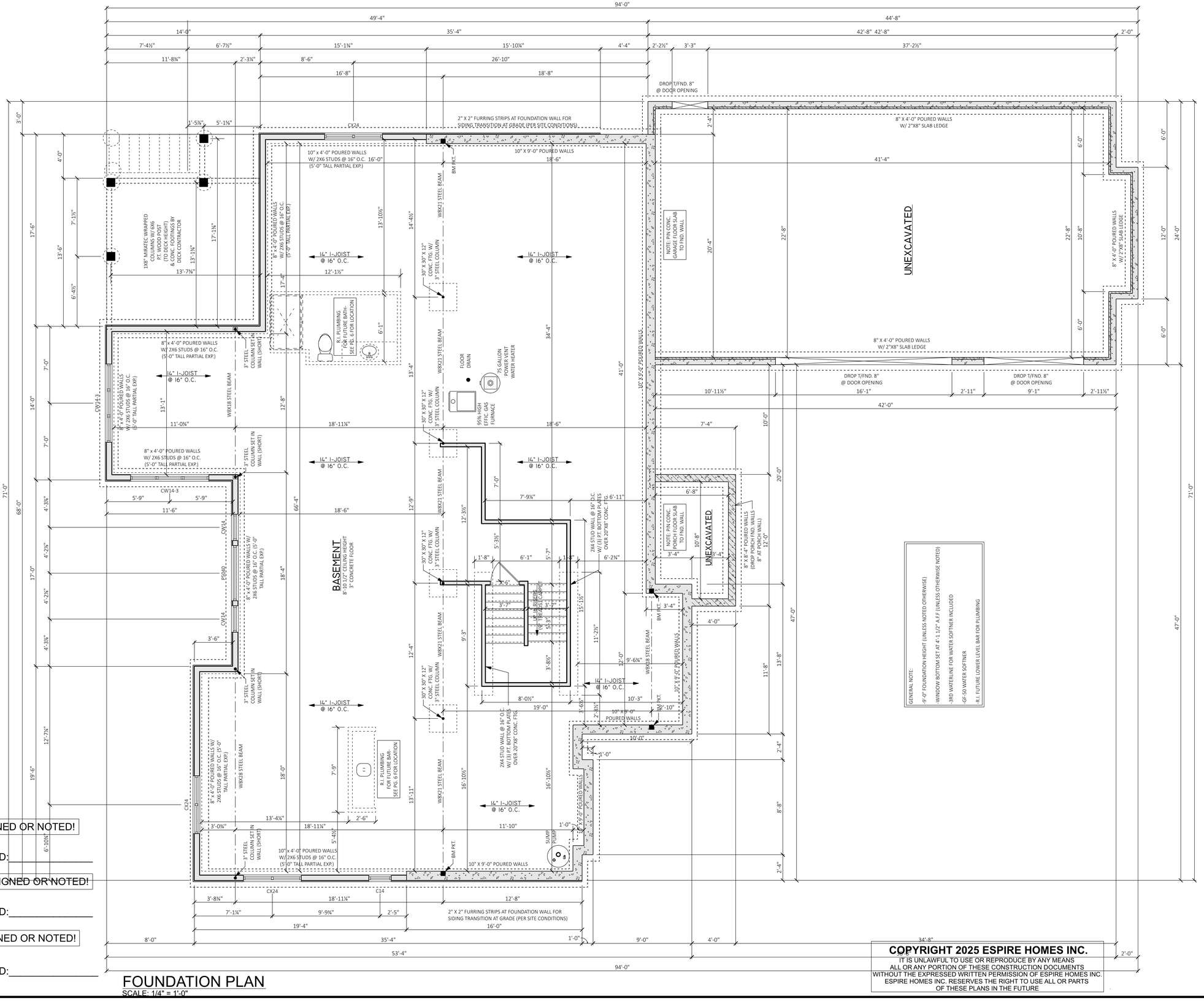

GENERAL NOTE:
-9'-0" FOUNDATION HEIGHT (UNLESS NOTED OTHERWISE)
-WINDOW BOTTOM SET AT 4'-1 1/2" A.F.F (UNLESS OTHERWISE NOTED)
-3RD WATERLINE FOR WATER SOFTNER INCLUDED
-GF-50 WATER SOFTNER
-R.I. FUTURE LOWER LEVEL BAR FOR PLUMBING

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FOUNDATION PLAN

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

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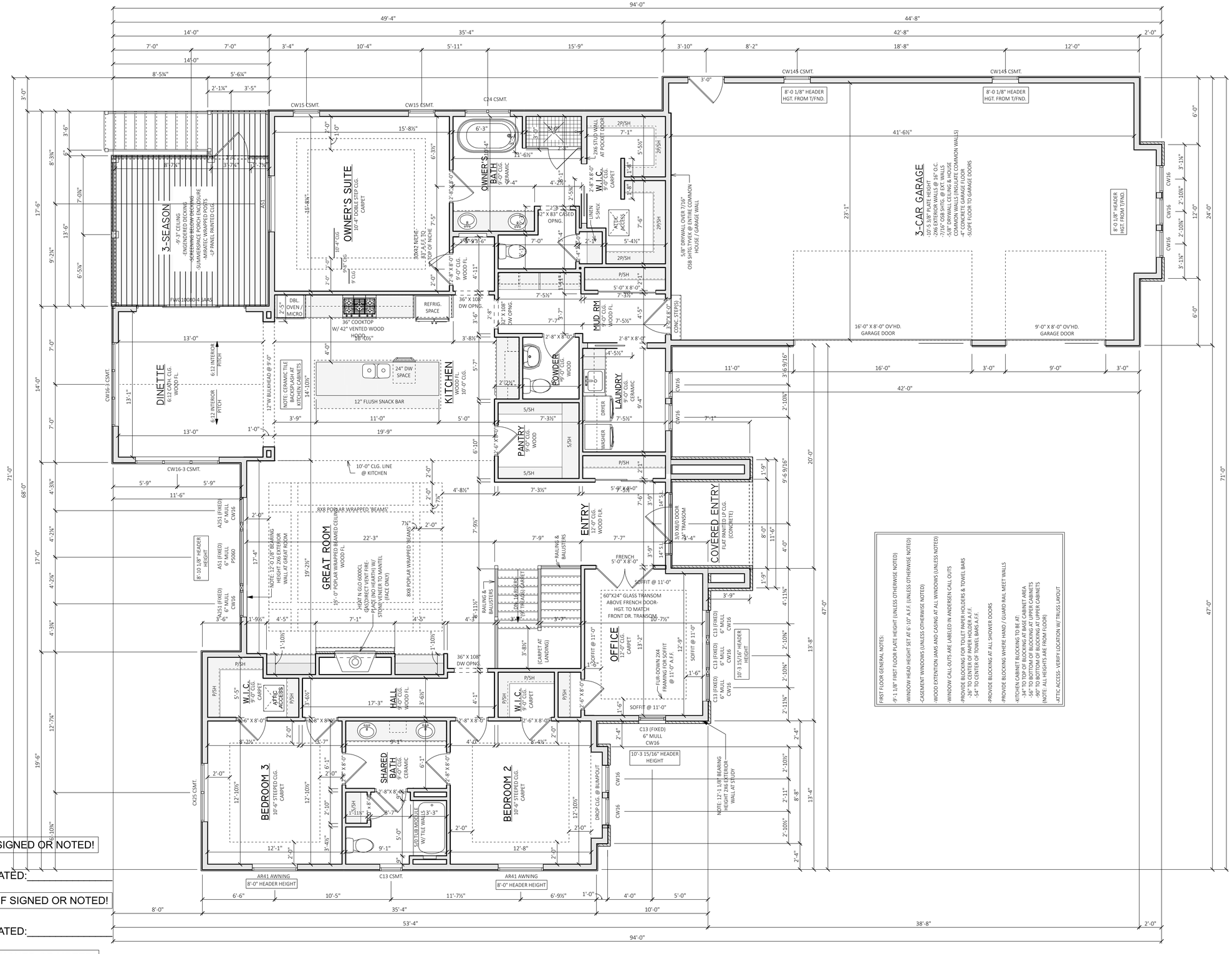
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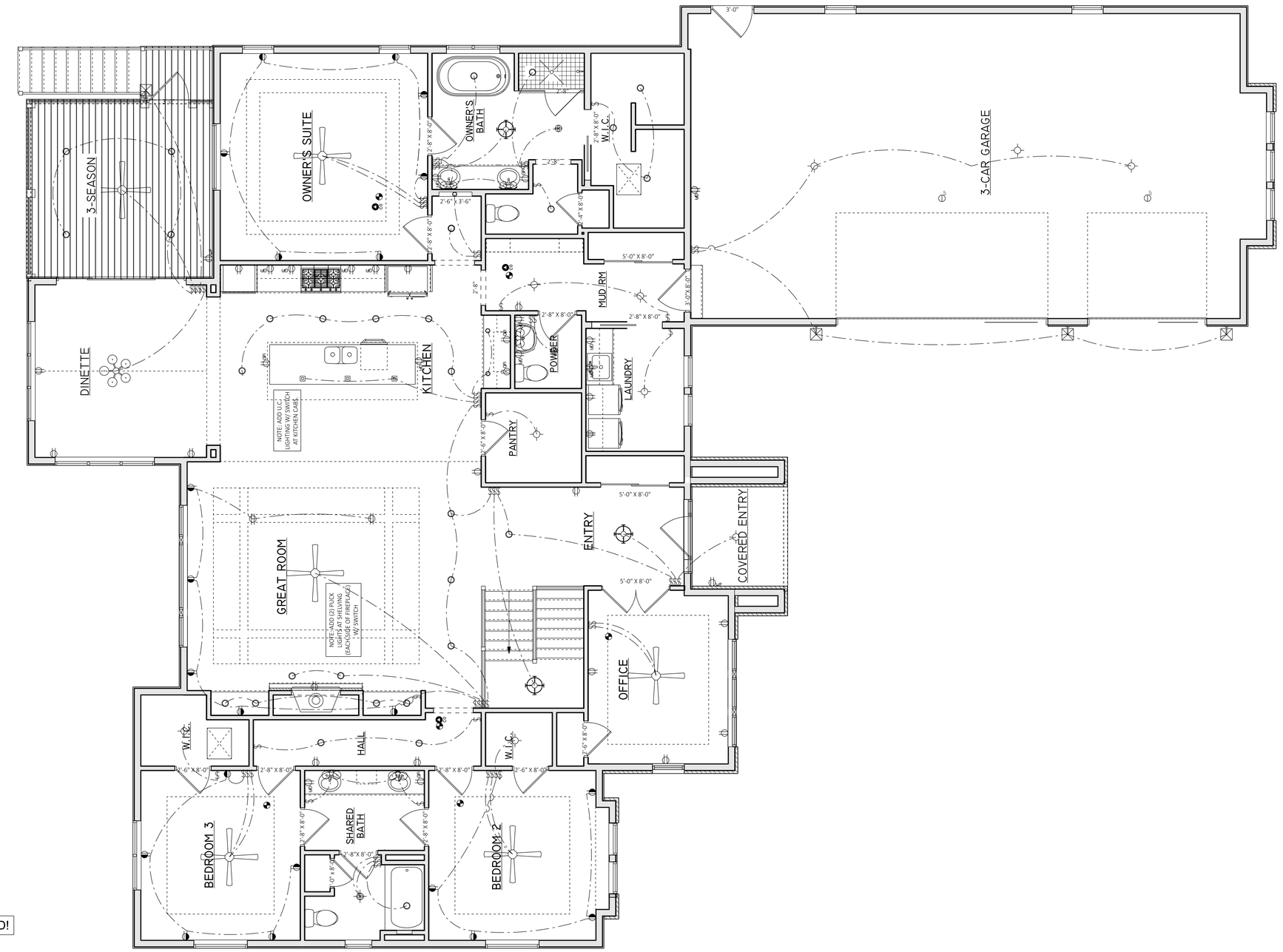
49'-4"
44'-8"
14'-0"
35'-4"
42'-8"
2'-0"
7'-0"
7'-0"
3'-4"
10'-4"
5'-11"
15'-9"
3'-10"
8'-2"
18'-8"
12'-0"
14'-0"
8'-5¾"
5'-6¼"
2'-1¾"
3'-5"
3'-0"
CW14-5 CSMT.
CW14-5 CSMT.
8'-0 1/8" HEADER HGT. FROM T/FND.
8'-0 1/8" HEADER HGT. FROM T/FND.
CW15 CSMT.
CW15 CSMT.
C24 CSMT.
3'-0"
3'-6"
8'-3¾"
6"
17'-6"
7'-0¾"
13'-6"
9'-2¾"
6'-5¼"
A51
8'-7¼"
3'-7¾"
7¾"
3-SEASON
-9'-3" CEILING
-ENGENDERED DECKING
-SCREENING BELOW DECKING
-SUMMERSPACE PORCH ENCLOSURE
-ALUMINUM RAILING SYSTEM
-LP PANEL PAINTED CLG.
FWC10080-4-SAAS
15'-8½"
2'-0"
1'-0"
6'-3½"
OWNER'S SUITE
10'-4" DOUBLE STEP CLG.
CARPET
10'-4" CLG.
9'-0" CLG.
2'-0"
1'-0"
15'-8½"
7'-5"
2'-8" X 8'-0" 9'-0" CLG. WOOD FL.
4'-11"
2'-0"
6'-3"
OWNER'S BATH
9'-0" CLG.
CERAMIC
11'-6½"
2'-0"
1'-0"
2'-8" X 8'-0"
2'-8" X 8'-0" WALK-IN CLG. CARPET
2P/SH
7'-1"
5'-5½"
3'-6"
1'-8"
1'-8"
4'-2½"
2'-5¾"
2'-8" X 8'-0"
LINEN
5 SHLV.
ATTIC ACCESS
7'-6"
2P/SH
5'-4½"
2'-1"
2'-4"
10'-0"
2'-4"
7'-0"
2'-8" X 8'-0" 9'-0" CLG. WOOD FL.
4'-11"
2



MAIN FLOOR - ELECTRICAL

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

CONTRACT PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED:_____ DATED:_____

PRODUCTION PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED:_____ DATED:_____

FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED:_____ DATED:_____

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ESPIRE HOMES INC.
530 HARTBROOK DRIVE
HARTLAND WI 53029
262-746-2000

Date	Revision
4-7-2025	PROPOSED PLANS
4-9-2025	FOUNDATION PLAN FOR SURVEY
4-11-2025	PROPOSED PLANS
4-15-2025	ACC PLANS
4-17-2025	MEQUON ARC BOARD PLANS

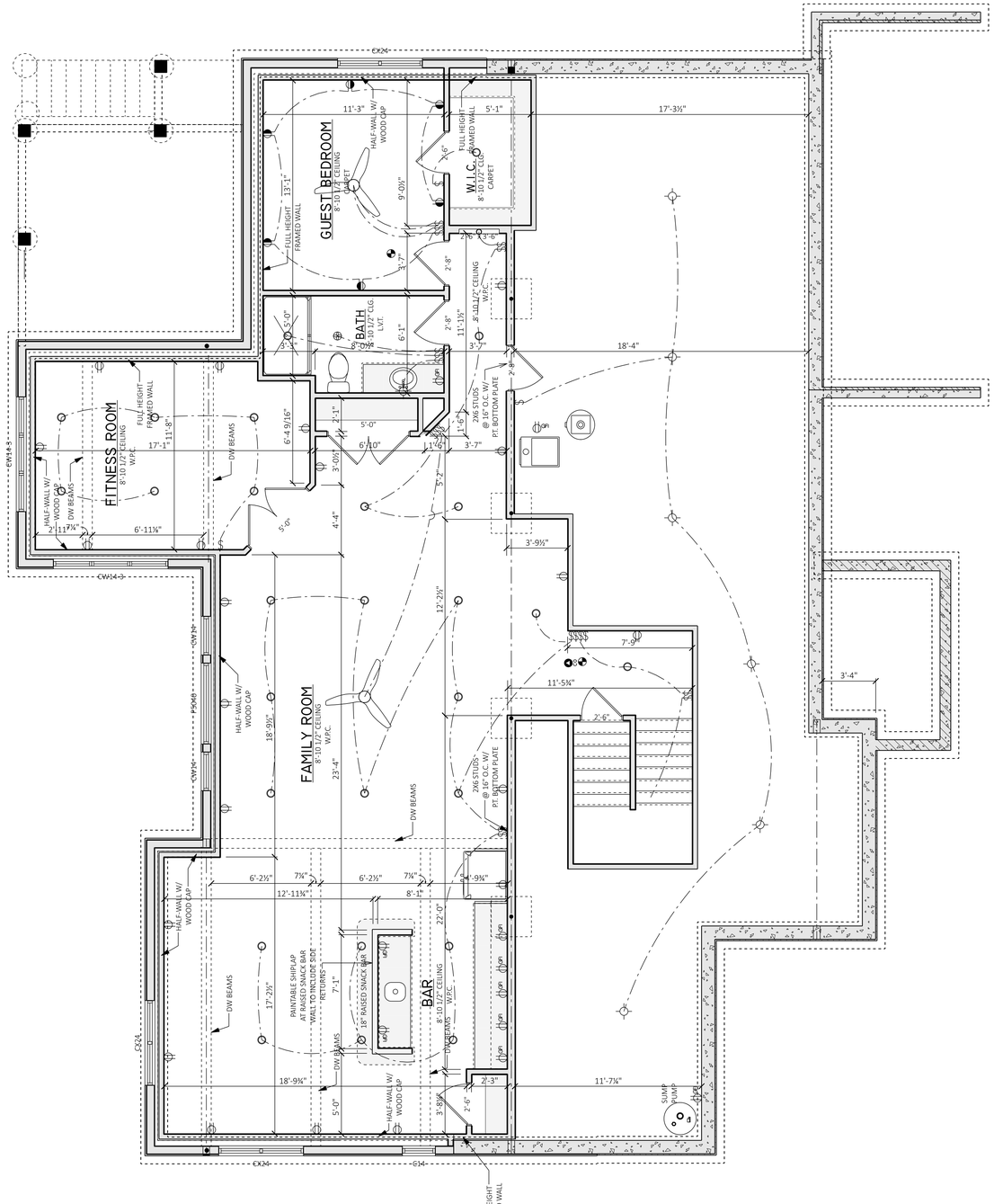
Date	Revision

Lot 33 Swan Ridge Farms

SCALE: 1/4" = 1'-0"
DRAWN BY: J.D.K.
DATE: 3-21-25

5/7

Attachment: Plans (10343 : Espire Homes, Inc.)



FOUNDATION PLAN (FINISHED LOWER LEVEL)

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

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Lot 33 Swan Ridge Farms

SCALE: 1/4" = 1'-0"
DRAWN BY: J.D.K.
DATE: 3-21-25

6
7

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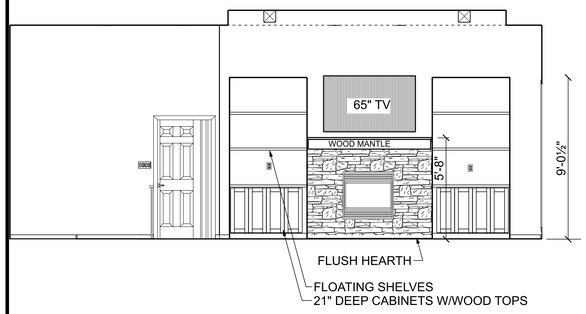
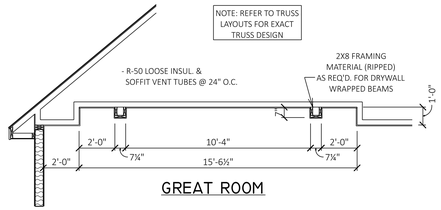
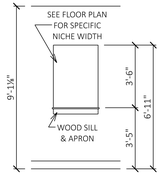


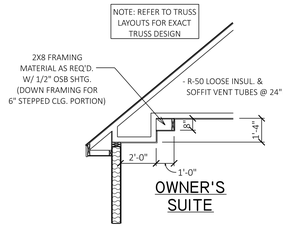
GREAT ROOM FIREPLACE
SCALE: 1/4" = 1'-0"



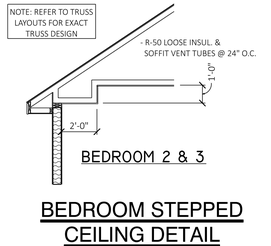
GREAT ROOM CEILING DETAIL
SCALE: 1/4" = 1'-0"



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

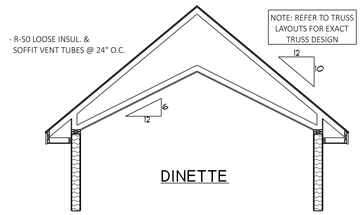


OWNER'S CEILING DETAIL
SCALE: 1/4" = 1'-0"

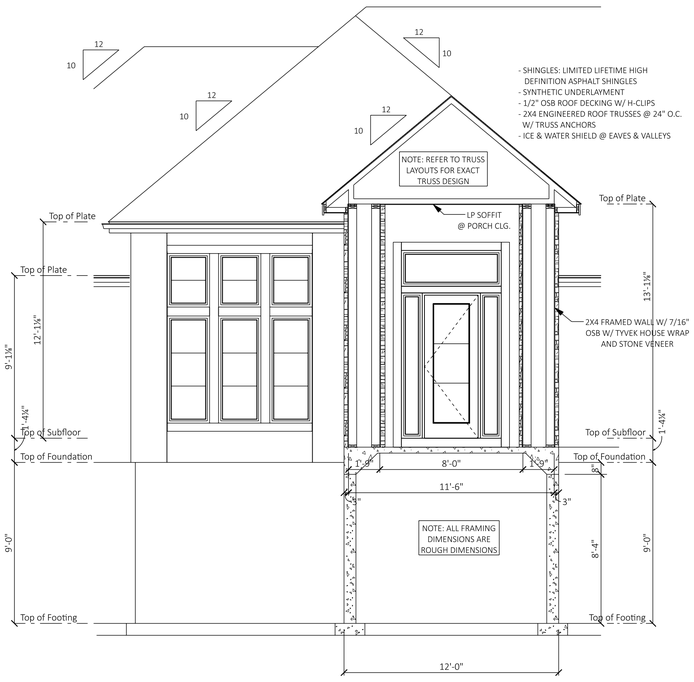


BEDROOM STEPPED CEILING DETAIL
SCALE: 3/8" = 1'-0"

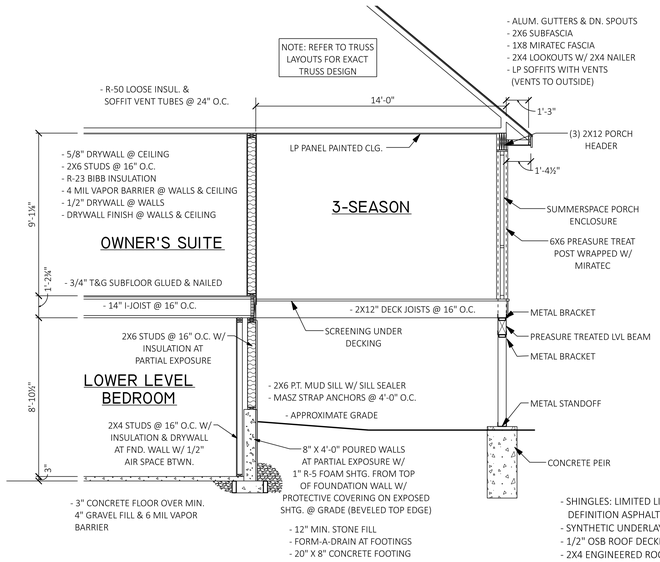
BEDROOM CEILING DETAIL
SCALE: 1/4" = 1'-0"



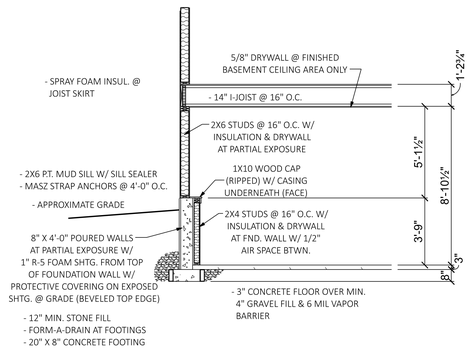
DINETTE CROSS SECTION
SCALE: 1/4" = 1'-0"



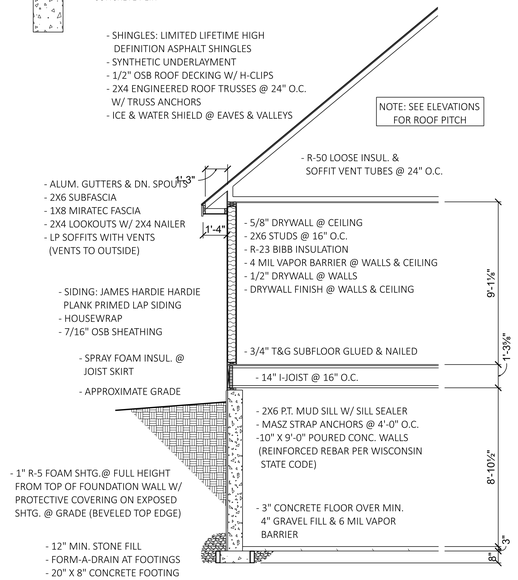
FRONT PORCH CROSS SECTION
SCALE: 1/4" = 1'-0"



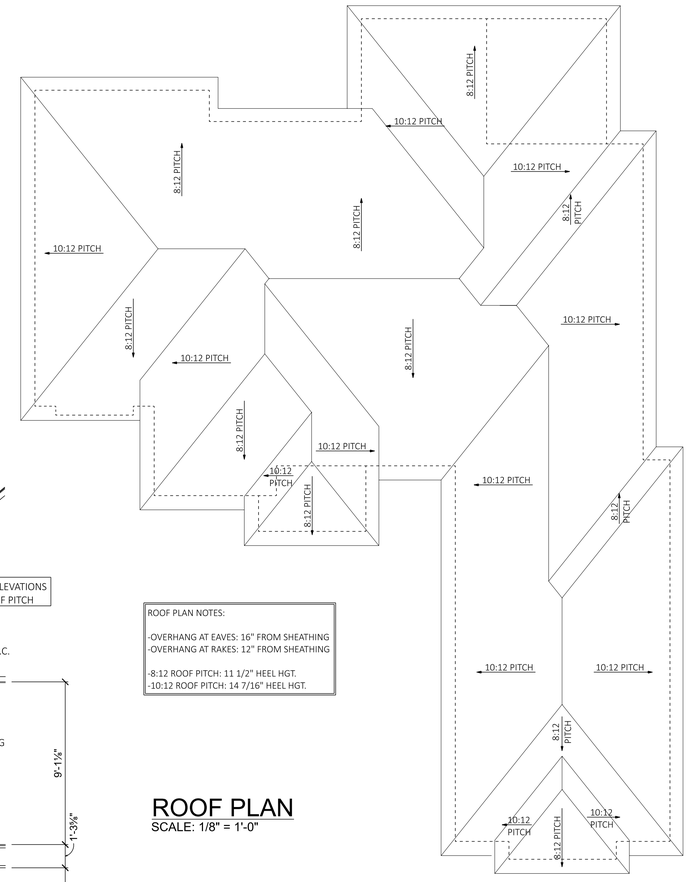
3-SEASON'S CROSS SECTION
SCALE: 1/4" = 1'-0"



PARTIAL EXPOSURE SECTION
SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION
SCALE: 1/4" = 1'-0"



ROOF PLAN NOTES:

-OVERHANG AT EAVES: 16" FROM SHEATHING
-OVERHANG AT RAKES: 12" FROM SHEATHING

-8:12 ROOF PITCH: 11 1/2" HEEL HGT.
-10:12 ROOF PITCH: 14 7/16" HEEL HGT.

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

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530 HARTBROOK DRIVE
HARTLAND WI 53029
262-746-2000

Revision	Date

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MEQUON ARC BOARD PLANS	4-17-2025

Lot 33 Swan Ridge Farms

SCALE: As Noted
DRAWN BY: J.D.K.
DATE: 3-21-25

7/7

Attachment: Plans (10343 : Espire Homes, Inc.)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Redford Builders LLC - New Single-Family Residence at 9951 N. Cygnet Court**

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

Statement of Intent
Lot 24 Swan Ridge

The proposed project is a new single-family home construction on a currently vacant residential lot. The site features partial exposure, which has been carefully considered in the design to minimize disruption to the natural landscape. The home has been thoughtfully sited to optimize views and sunlight exposure, while adhering to all applicable zoning, environmental, and setback requirements. The architectural design blends traditional and contemporary elements to complement the character of the surrounding neighborhood. No unique site limitations are anticipated beyond standard grading and utility coordination.

Sincerely,

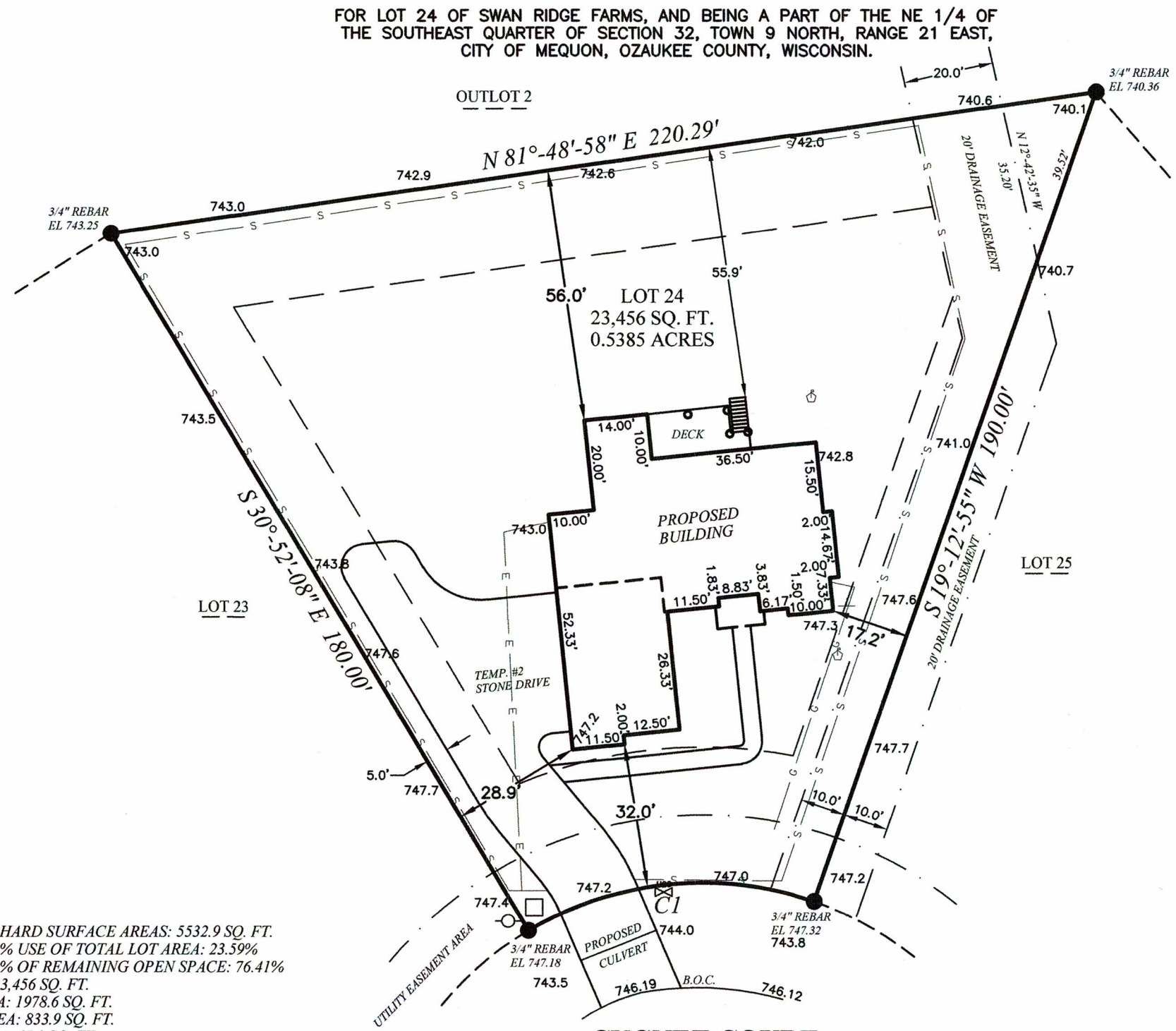
Kristin Carey
Espire Homes INC
262-746-2000

Attachment: Statement of Intent (10344 : Redford Builders LLC)

Attachment: Survey (10344 : Redford Builders LLC)

PLAT OF SURVEY

FOR LOT 24 OF SWAN RIDGE FARMS, AND BEING A PART OF THE NE 1/4 OF THE SOUTHEAST QUARTER OF SECTION 32, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



CYGNET COURT

ESTIMATED HARD SURFACE AREAS: 5532.9 SQ. FT.
ESTIMATED % USE OF TOTAL LOT AREA: 23.59%
ESTIMATED % OF REMAINING OPEN SPACE: 76.41%
LOT AREA: 23,456 SQ. FT.
HOUSE AREA: 1978.6 SQ. FT.
GARAGE AREA: 833.9 SQ. FT.
PORCH AREA: 67.0 SQ. FT.
DECK AREA: 222.3 SQ. FT.
WALK AREA: 283.9 SQ. FT.
DRIVE AREA TO R-O-W: 2147.2 SQ. FT.

C1
RAD = 75.00'
ARC = 65.56'
CHD = 63.49'
C.B. = S 84°-10'-23" W

PROPOSED TOP OF FOUNDATION: 750.17
PROPOSED GARAGE FLOOR EL: 749.83
PROPOSED FINAL YARD GRADE: 749.50
PROPOSED EXPOSED YARD GRADE: 744.50
PROPOSED TOP OF FOOTING: 741.17
DRIVEWAY SLOPE: 3.5 % TO CURB
(ASSUMING 9' WALL - CHECK PLAN)

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

30' 0 30'

State of Wisconsin } SS.
County of Jefferson }

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

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

LAND SURVEYORS
202 West Street Johnson Creek, WI 53038 (920) 699-3305

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

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

WISCONSIN LAND SURVEYOR
SCOTT D. THOMAS
S-2354
JOHNSON CREEK WISCONSIN
5/16/25

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

Digitally signed by Scott D. Thomas
Date: 2025.05.06 15:14:00 -05'00'

PROJECT: 459

BUILDER: Espire Homes, Inc.
530 Hartbrook Dr.
Hartland, WI 53029
Ph: (262) 746-2000

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

C:\Holland&Thomas\250441.dwg;Drawn By:NLH;Checked By:SDT;F.W.F:04-14-25;S:04-16-25;Rev.05-06-25.

EXTERIOR MATERIALS:

*CONTINUOUS RIDGE VENT
*LIMITED LIFETIME HIGH DEFINITION ASPHALT SHINGLES
*1X8 MIRATEC FASCIA BOARD
*LP SOFFIT WITH VENTS
*JAMES HARDIE PLANK LAP SIDING PRIMED(PER PLAN)
*LP BOARD & BATTEN SIDING PRIMED (PER PLAN)
*5/4X6 MIRATEC FRIEZE BOARDS AT GABLES (PER PLAN)
*5/4X8 MIRATEC HEAD TRIM W/ 1" OVERHANG
(WINDOWS & EXTERIOR DOORS)
*5/4X6 MIRATEC TRIM AT SIDES OF WINDOWS
& EXTERIOR DOORS
*5/4X6 MIRATEC SILL TRIM AT WINDOWS
*5/4X6 MIRATEC CORNER BOARDS AT OUTSIDE CORNERS
*5/4" X 12 CEDAR COLUMNS W/ 5/4X6 BASE CAP &
5/4X6 TOP CAP (FRONT PORCH)-SEE DETAIL PG. 1
*STONE VENEER (PER PLAN)
*ALLIANCE/WAUDENA WINDGATE SINGLE HUNG VINYL WINDOWS
(UNLESS NOTED ON PLAN) (DRYWALL RETURNS & WOOD SILLS)

INDEX OF SHEETS

SHEET 1: FRONT & REAR ELEVATIONS
SHEET 2: LEFT & RIGHT ELEVATIONS
SHEET 3: FOUNDATION PLAN
SHEET 4: FIRST FLOOR PLAN
SHEET 5: SECOND FLOOR PLAN
SHEET 6: ELECTRICAL PLANS
SHEET 7: FINISHED FOUNDATION PLAN

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

THE REDWOOD

SQUARE FOOTAGE:

FIRST FLOOR: 1,976 SQ. FT.
SECOND FLOOR: 959 SQ. FT.

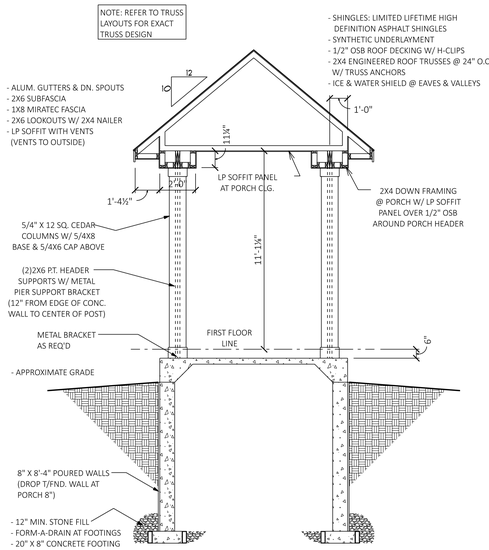
TOTAL: 2,935 SQUARE FEET

FINISHED LL: 1,124 SQ. FT.

GARAGE: 835 SQ. FT.

FRONT PORCH: 69 SQ. FT.

DECK: 191 SQ. FT.



FRONT PORCH CROSS SECTION

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

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

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ESPIRE BUILD. LIVE
NUPATH HOMES
262-746-2000
530 HARTBROOK DRIVE, HARTLAND, WI 53029

Revision	Date
ACC PLANS	04/15/25
ACC PLANS UPDATED	04/17/25
PLAN UPDATED PER PROPOSAL REVIEW	04/24/25
PLAN UPDATED PER PROPOSAL REVIEW	05/01/25

LOT 24 SWAN RIDGE FARMS

SCALE: 1/4" = 1'-0"
DRAWN BY: BJF
DATE: 04-08-25

1/7

Attachment: Plans (10344 : Redford Builders LLC)

EXTERIOR MATERIALS:

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*LIMITED LIFETIME HIGH DEFINITION ASPHALT SHINGLES
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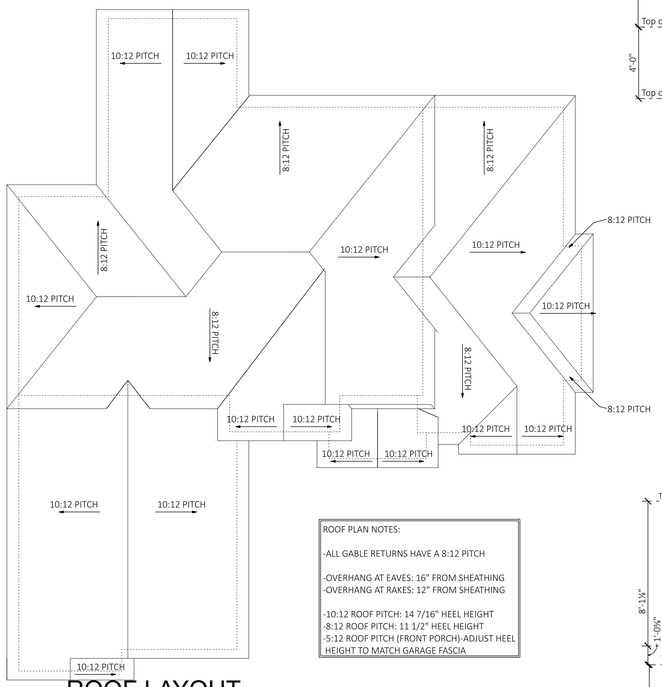
*5/4X6 MIRATEC CORNER BOARDS AT OUTSIDE CORNERS
*5/4" X 12 CEDAR COLUMNS W/ 5/4X6 BASE CAP & 5/4X6 TOP CAP (FRONT PORCH)-SEE DETAIL PG. 1
*STONE VENEER (PER PLAN)
*ALLIANCE/WAUDENA WINDGATE SINGLE HUNG VINYL WINDOWS (UNLESS NOTED ON PLAN) (DRYWALL RETURNS & WOOD SILLS)



ROOF PLAN NOTES:

-ALL GABLE RETURNS HAVE A 8:12 PITCH

-OVERHANG AT EAVES: 16" FROM SHEATHING
-OVERHANG AT RAKES: 12" FROM SHEATHING

-10:12 ROOF PITCH: 14 7/16" HEEL HEIGHT
-8:12 ROOF PITCH: 11 1/2" HEEL HEIGHT
-5:12 ROOF PITCH (FRONT PORCH)-ADJUST HEEL HEIGHT TO MATCH GARAGE FASCIA

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

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

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

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ESPIRE BUILD. LIVE
NUPATH HOMES
262-746-2000
530 HARTBROOK DRIVE, HARTLAND, WI 53029

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ACC PLANS UPDATED	04/17/25
PLAN UPDATED PER PROPOSAL REVIEW	04/24/25
PLAN UPDATED PER PROPOSAL REVIEW	05/01/25

LOT 24 SWAN RIDGE FARMS

SCALE: As Noted
DRAWN BY: BJF
DATE: 04-08-25

2/7

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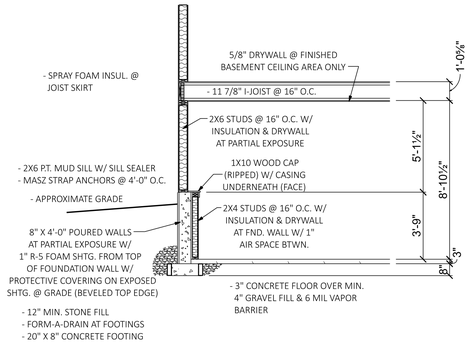
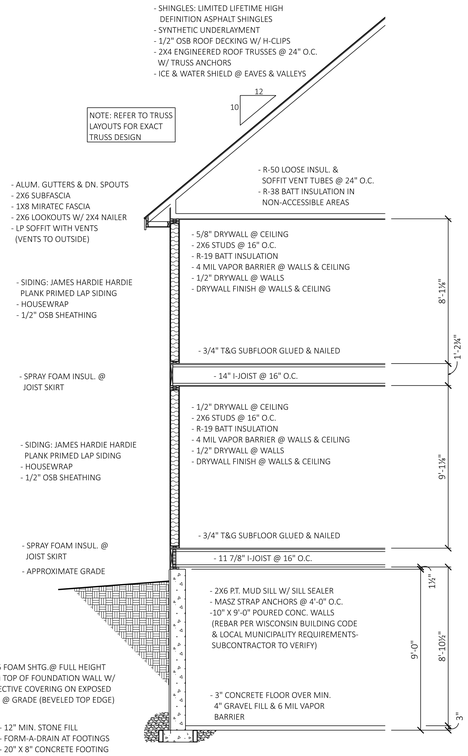


PARTIAL EXPOSURE SECTION

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



TYPICAL WALL SECTION

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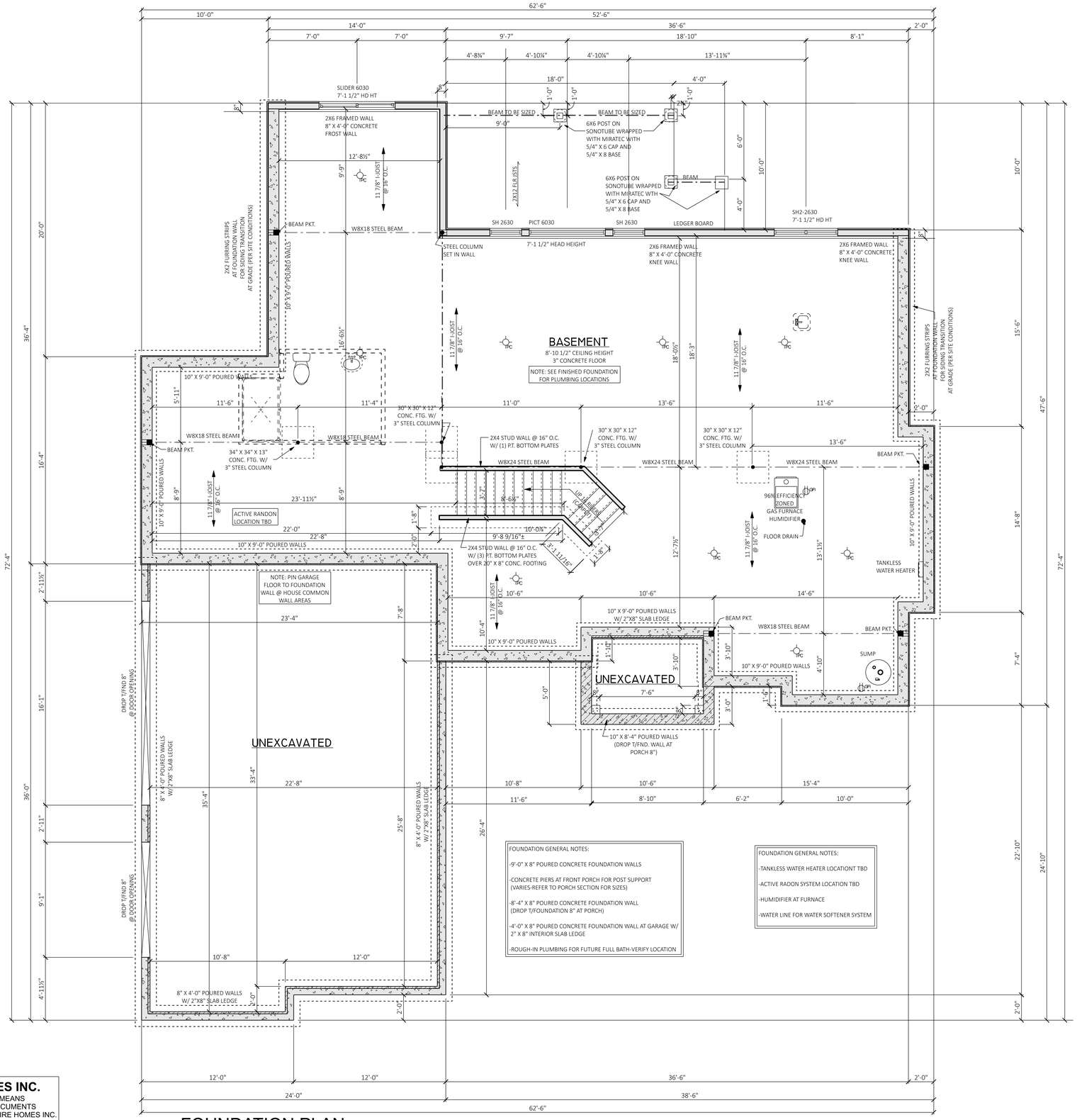


FOUNDATION GENERAL NOTES:
-9'-0" X 8" POURED CONCRETE FOUNDATION WALLS
-CONCRETE PIERS AT FRONT PORCH FOR POST SUPPORT (VARIES-REFER TO PORCH SECTION FOR SIZES)
-8'-4" X 8" POURED CONCRETE FOUNDATION WALL (DROP T/FOUNDATION 8" AT PORCH)
-4'-0" X 8" POURED CONCRETE FOUNDATION WALL AT GARAGE W/ 2" X 8" INTERIOR SLAB LEDGE
-ROUGH-IN PLUMBING FOR FUTURE FULL BATH-VERIFY LOCATION

FOUNDATION GENERAL NOTES:
-TANKLESS WATER HEATER LOCATIONT TBD
-ACTIVE RADON SYSTEM LOCATION TBD
-HUMIDIFIER AT FURNACE
-WATER LINE FOR WATER SOFTENER SYSTEM

FOUNDATION PLAN

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

ESPIRE BUILD. LIVE
NUPATH HOMES
262-746-2000
530 HARTBROOK DRIVE, HARTLAND, WI 53029

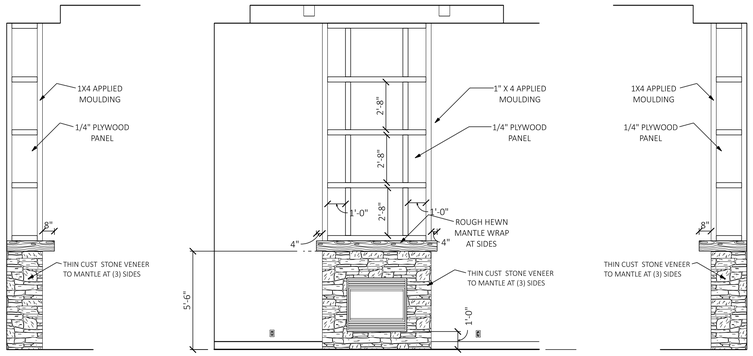
Date	Revision
04/15/25	ACC PLANS
04/17/25	ACC PLANS UPDATED
04/24/25	PLAN UPDATED PER PROPOSAL REVIEW
05/01/25	PLAN UPDATED PER PROPOSAL REVIEW

LOT 24 SWAN RIDGE FARMS

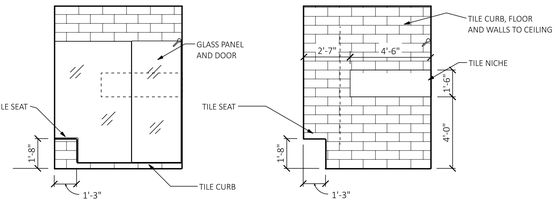
SCALE: 1/4" = 1'-0"
DRAWN BY: BJF
DATE: 04-08-25

3/7

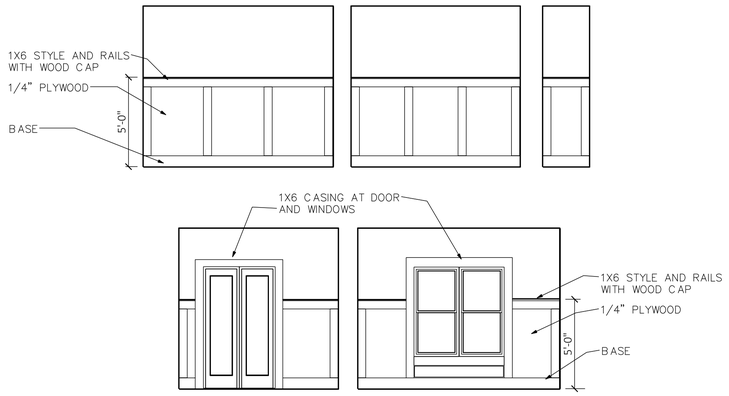
Attachment: Plans (10344 : Redford Builders LLC)



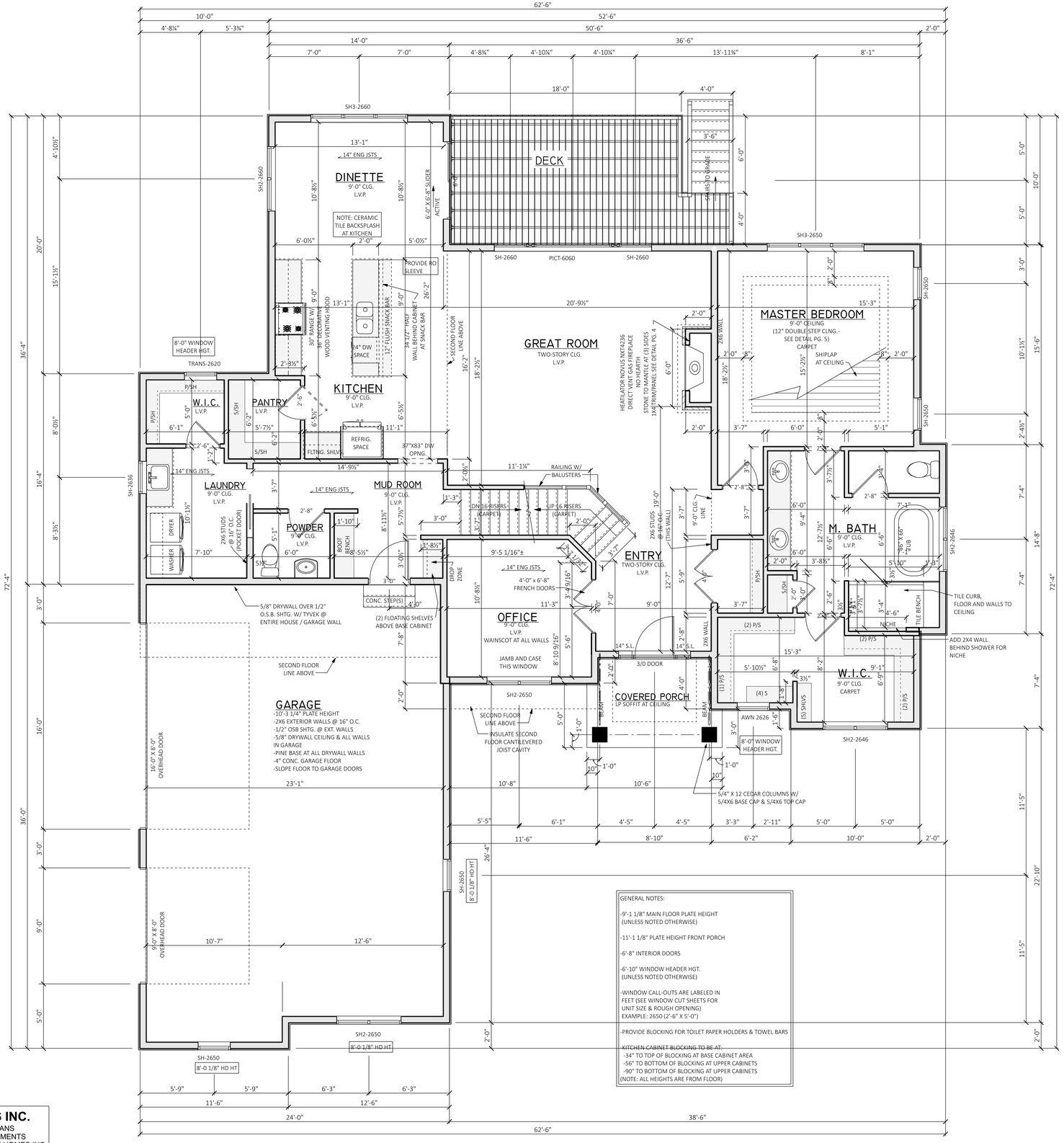
FIREPLACE ELEVATION
SCALE: 1/4" = 1'-0"



MASTER BATH SHOWER DETAIL
SCALE: 1/4" = 1'-0"



DETAIL OFFICE WALL
SCALE: 1/4" = 1'-0"



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

GENERAL NOTES:

-9'-1 1/8" MAIN FLOOR PLATE HEIGHT (UNLESS NOTED OTHERWISE)

-11'-1 1/8" PLATE HEIGHT FRONT PORCH

-6'-8" INTERIOR DOORS

-6'-10" WINDOW HEADER HGT. (UNLESS NOTED OTHERWISE)

-WINDOW CALL-OUTS ARE LABELED IN FEET (SEE WINDOW CUT SHEETS FOR UNIT SIZE & ROUGH OPENING) EXAMPLE: 2650 (2'-6" X 5'-0")

-PROVIDE BLOCKING FOR TOILET PAPER HOLDERS & TOWEL BARS

~~-KITCHEN CABINET BLOCKING TO BE AT:~~
-34" TO TOP OF BLOCKING AT BASE CABINET AREA
-56" TO BOTTOM OF BLOCKING AT UPPER CABINETS
-90" TO BOTTOM OF BLOCKING AT UPPER CABINETS
(NOTE: ALL HEIGHTS ARE FROM FLOOR)

CONTRACT PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED:_____DATED:_____

PRODUCTION PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED:_____DATED:_____

FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED:_____DATED:_____

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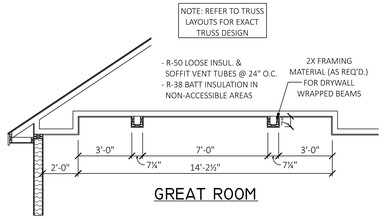
LOT 24 SWAN RIDGE FARMS

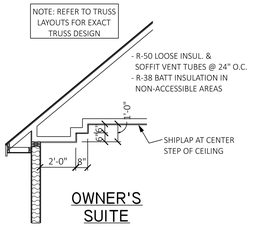
SCALE: 1/4" = 1'-0"
DRAWN BY: BJF
DATE: 04-08-25

4/7

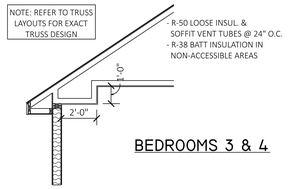
Attachment: Plans (10344 : Redford Builders LLC)



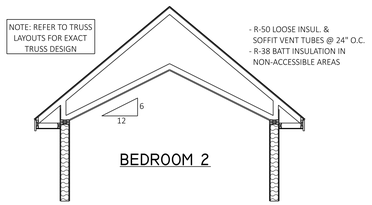
GREAT ROOM CEILING DETAIL
SCALE: 1/4" = 1'-0"



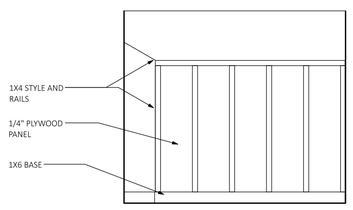
OWNER'S CEILING DETAIL
SCALE: 1/4" = 1'-0"



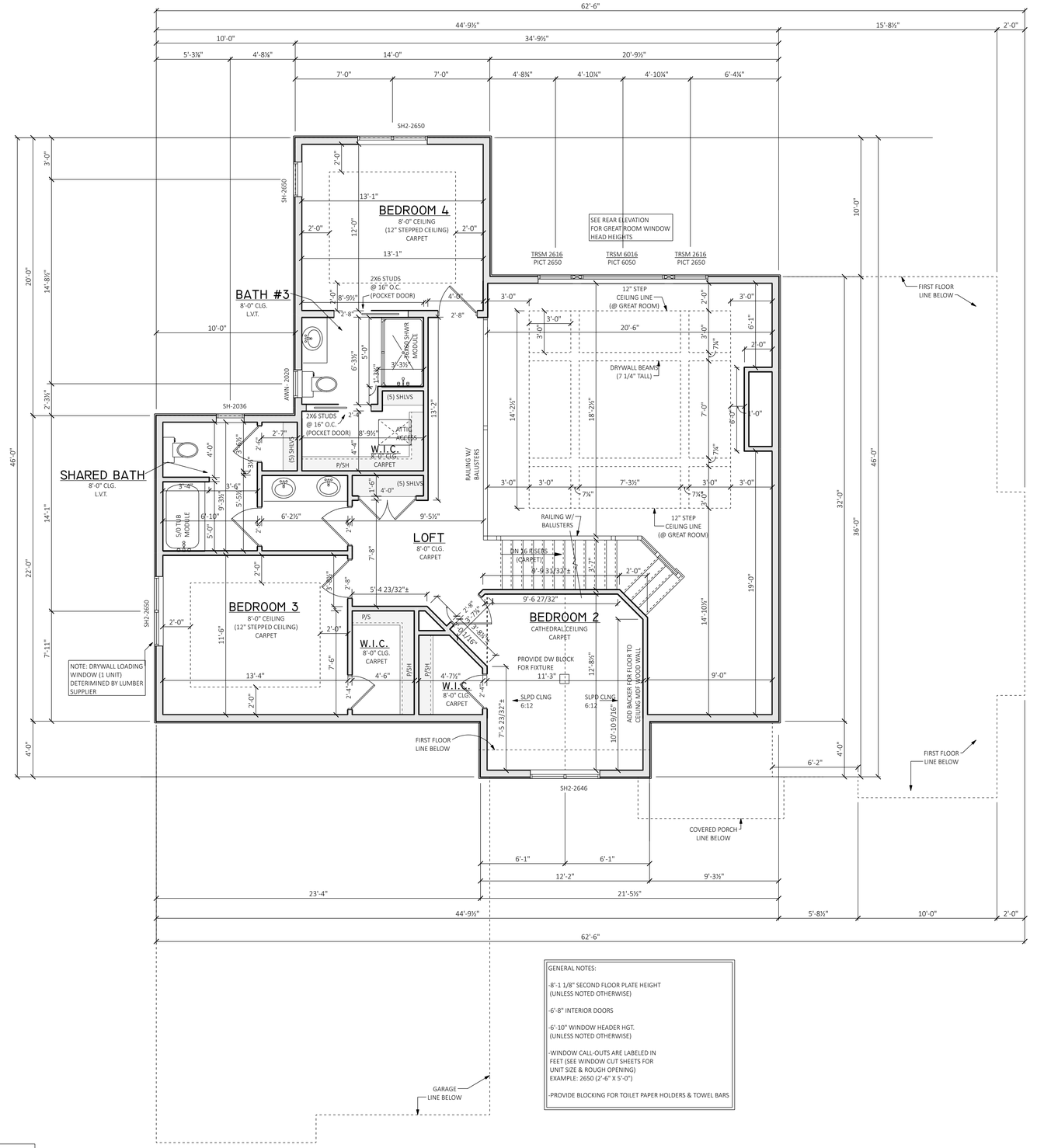
BEDROOM STEP CEILING DETAIL
SCALE: 1/4" = 1'-0"



DETAIL CATHEDRAL CEILING
SCALE: 1/4" = 1'-0"



DETAIL BEDROOM #2 WALL
SCALE: 1/4" = 1'-0"



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

GENERAL NOTES:

-8'-1 1/8" SECOND FLOOR PLATE HEIGHT (UNLESS NOTED OTHERWISE)

-6'-8" INTERIOR DOORS

-6'-10" WINDOW HEADER HGT. (UNLESS NOTED OTHERWISE)

-WINDOW CALL-OUTS ARE LABELED IN FEET (SEE WINDOW CUT SHEETS FOR UNIT SIZE & ROUGH OPENING) EXAMPLE: 2650 (2'-6" X 5'-0")

-PROVIDE BLOCKING FOR TOILET PAPER HOLDERS & TOWEL BARS

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SIGNED:_____ DATED:_____

FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED:_____ DATED:_____

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ESPIRE BUILD. LIVE
NUPATH HOMES
262-746-2000
530 HARTBROOK DRIVE, HARTLAND, WI 53029

Date	Revision
04/15/25	ACC PLANS
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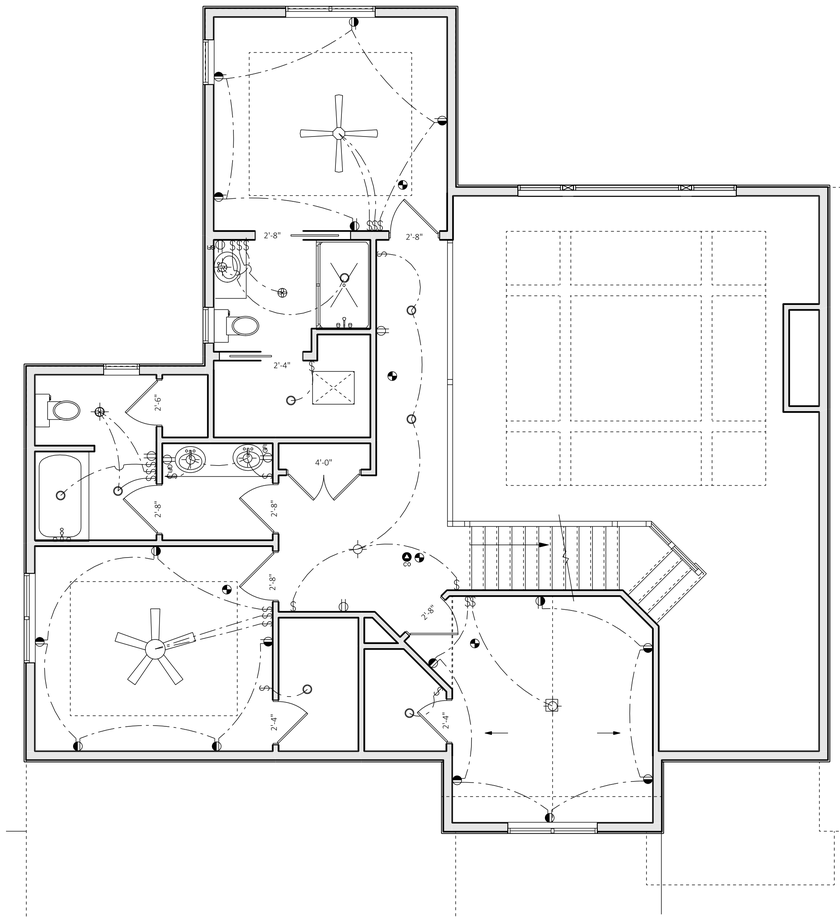
LOT 24 SWAN RIDGE FARMS

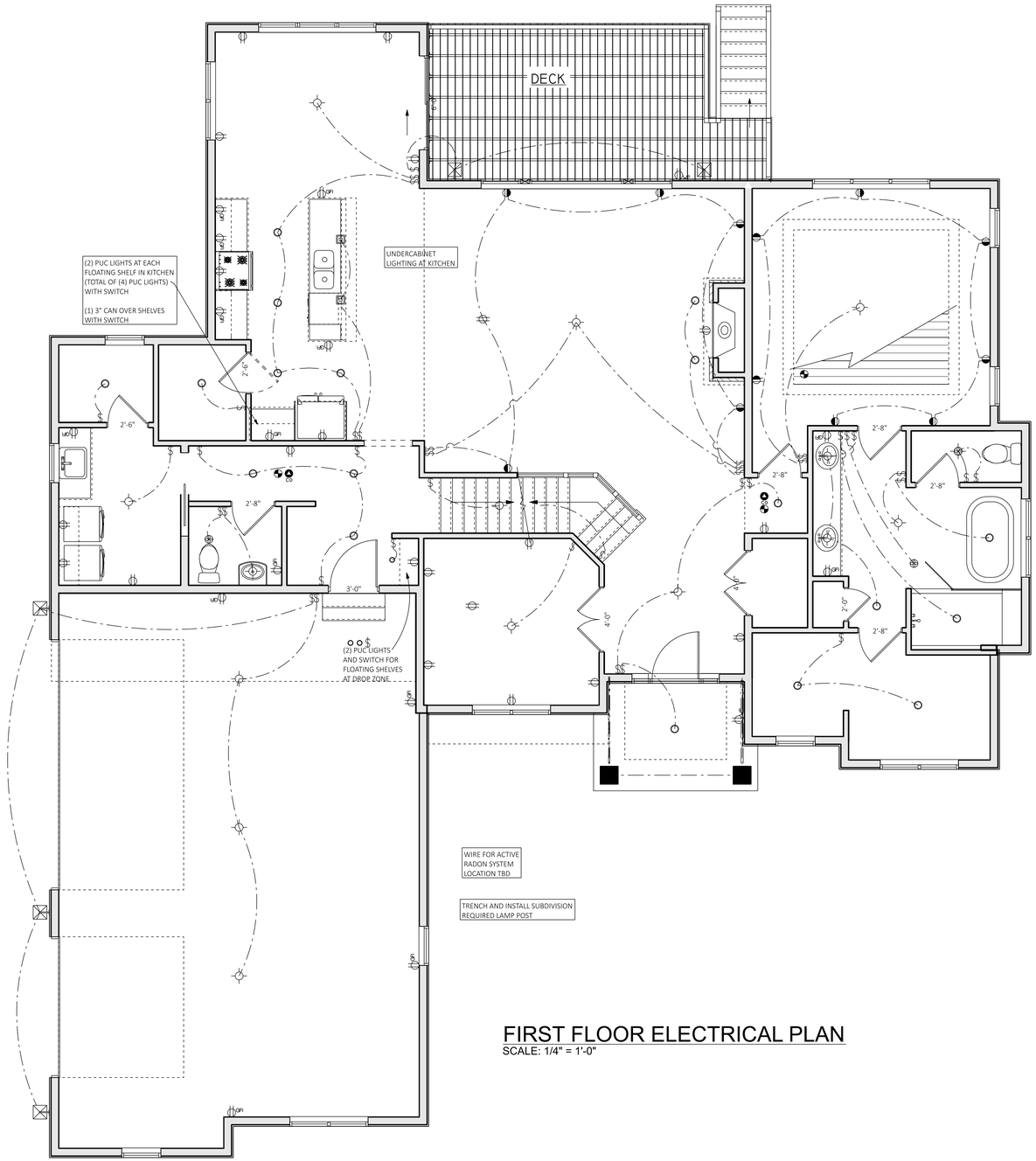
SCALE: 1/4" = 1'-0"
DRAWN BY: BJF
DATE: 04-08-25

5 / 7

Attachment: Plans (10344 : Redford Builders LLC)



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



WIRE FOR ACTIVE RADON SYSTEM LOCATION TBD

TRENCH AND INSTALL SUBDIVISION REQUIRED LAMP POST

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

CONTRACT PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED:_____DATED:_____

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SIGNED:_____DATED:_____

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SIGNED:_____DATED:_____

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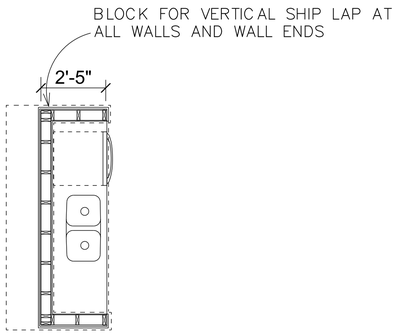
LOT 24 SWAN RIDGE FARMS

SCALE: 1/4" = 1'-0"
DRAWN BY: BJF
DATE: 04-08-25

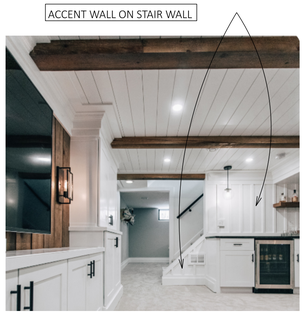
6/7

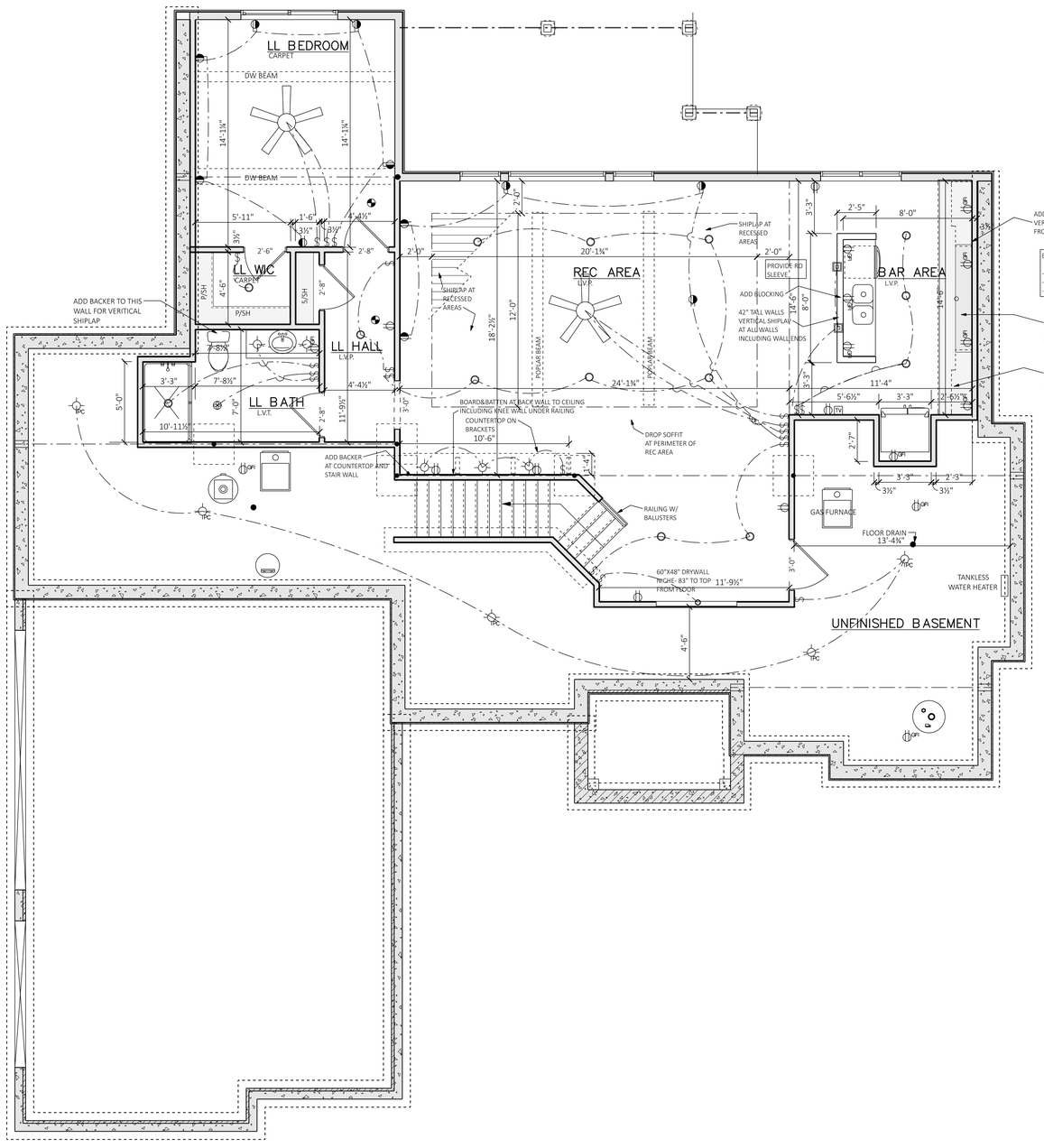
Attachment: Plans (10344 : Redford Builders LLC)



DETAIL BAR ISLAND
SCALE: 3/8" = 1'-0"

ACCENT WALL ON STAIR WALL





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

CONTRACT PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED:_____ DATED:_____

PRODUCTION PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED:_____ DATED:_____

FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED:_____ DATED:_____

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PLAN UPDATED PER PROPOSAL REVIEW	05/01/25

LOT 24 SWAN RIDGE FARMS

SCALE: As Noted
DRAWN BY: BJF
DATE: 04-08-25

7/7

Attachment: Plans (10344 : Redford Builders LLC)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Andrew Shoemaker - New Single-Family Residence on Lot #22 in Highland Meadows**

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

The Victory Companies, Inc.

April 17, 2025

To whom it may concern:

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

Thank you,

Rebecca Kirst

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

Attachment: Statement of Intent (10345 : Andrew Shoemaker)

ROOF TRUSS HEEL HEIGHTS

10 / 12 PITCH - 7" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

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

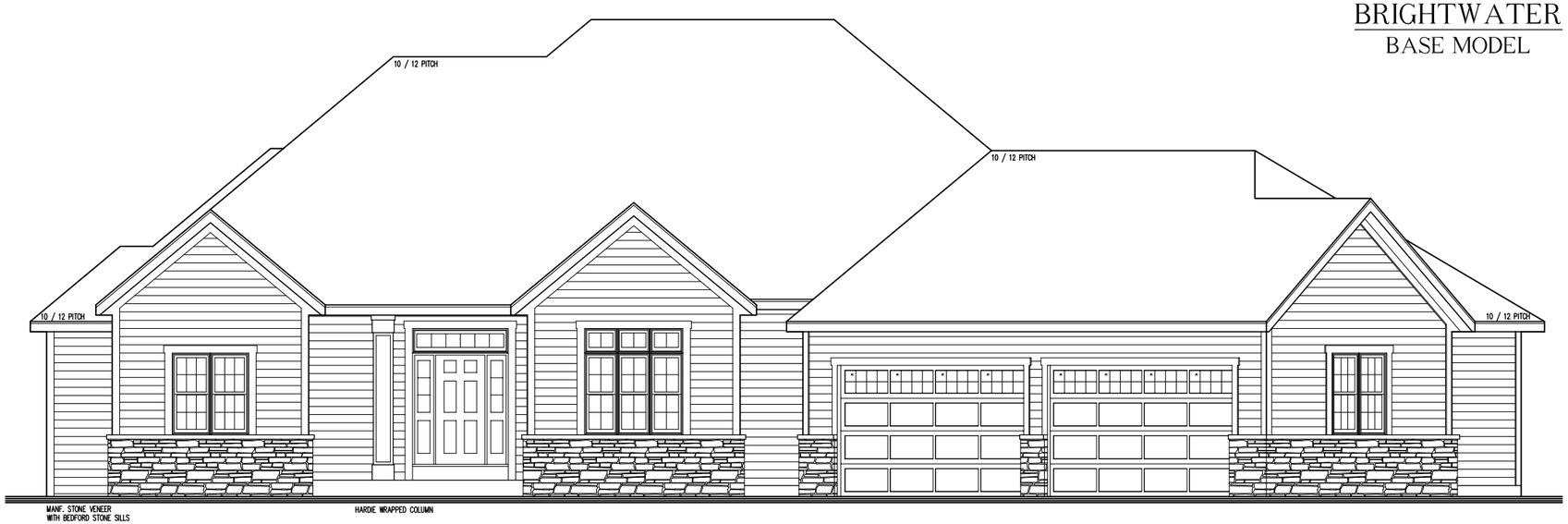
This plan is not for construction, if you do not have a green plan stamped final; please contact our office for the latest revisions date to commence with construction using this plan. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LATEST REVISION DATE.

JOB #1098

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

BRIGHTWATER
BASE MODEL



FRONT ELEVATION

1/4"=1'-0"

1,751 TOTAL − 370 OPENINGS (DOORS/WINDOWS) = 1,381 FRONT ELEVATION

344 MASONRY ÷ 1,381 FRONT ELEVATION = 24.909% 03/26/2025

REAR ELEVATION

1/4"=1'-0"

Andrew Shoemaker Residence
Lot 22, Highland Meadows Subdivision

REVISIONS

DESCRIPTION	BY:	DATE:
REQUESTED CHANGES	MK	1/30/25
REQUESTED CHANGES	MK	2/11/25
REQUESTED CHANGES	MK	3/4/25
REQUESTED CHANGES	MK	3/19/25
CONTRACT PLAN	ES	3/21/25

CLIENT: THE SHOEMAKER RESIDENCE
BRIGHTWATER MODEL

TITLE: ELEVATION

DATE: 11/04/24

SQ. FEET: 3,373

SCALE: NOTED

PAGE #: 1/4

DRAWN BY: ES

PRINT #: 22411-1

Allan Builders, llc
General Contractor

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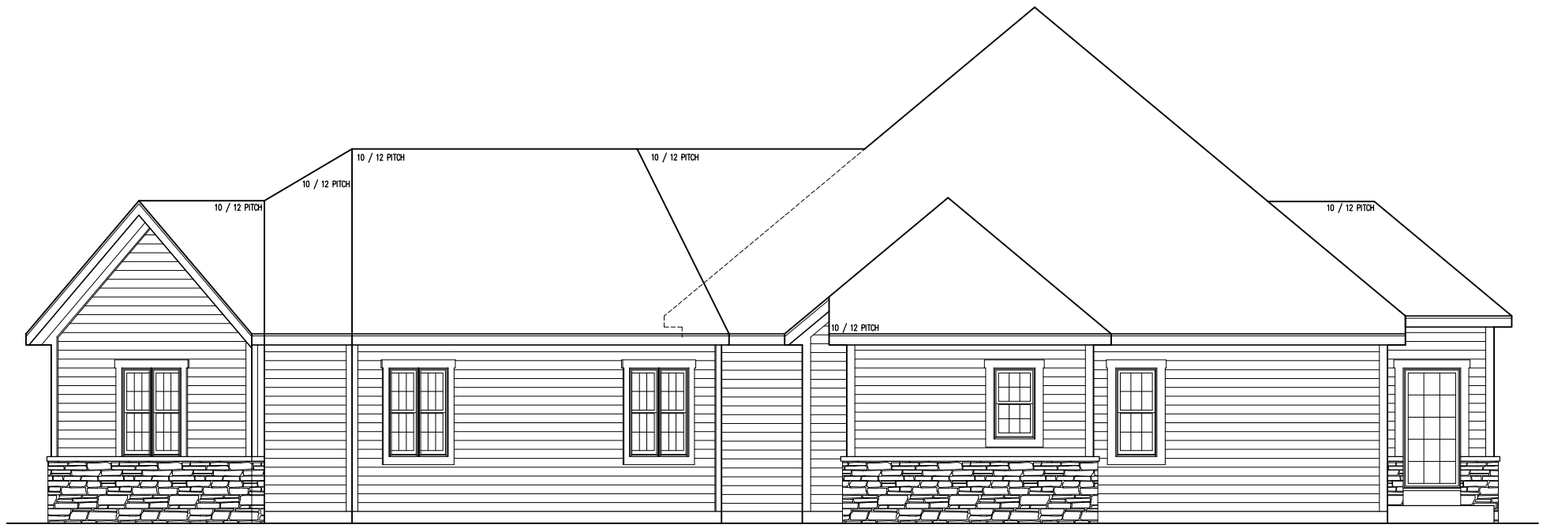
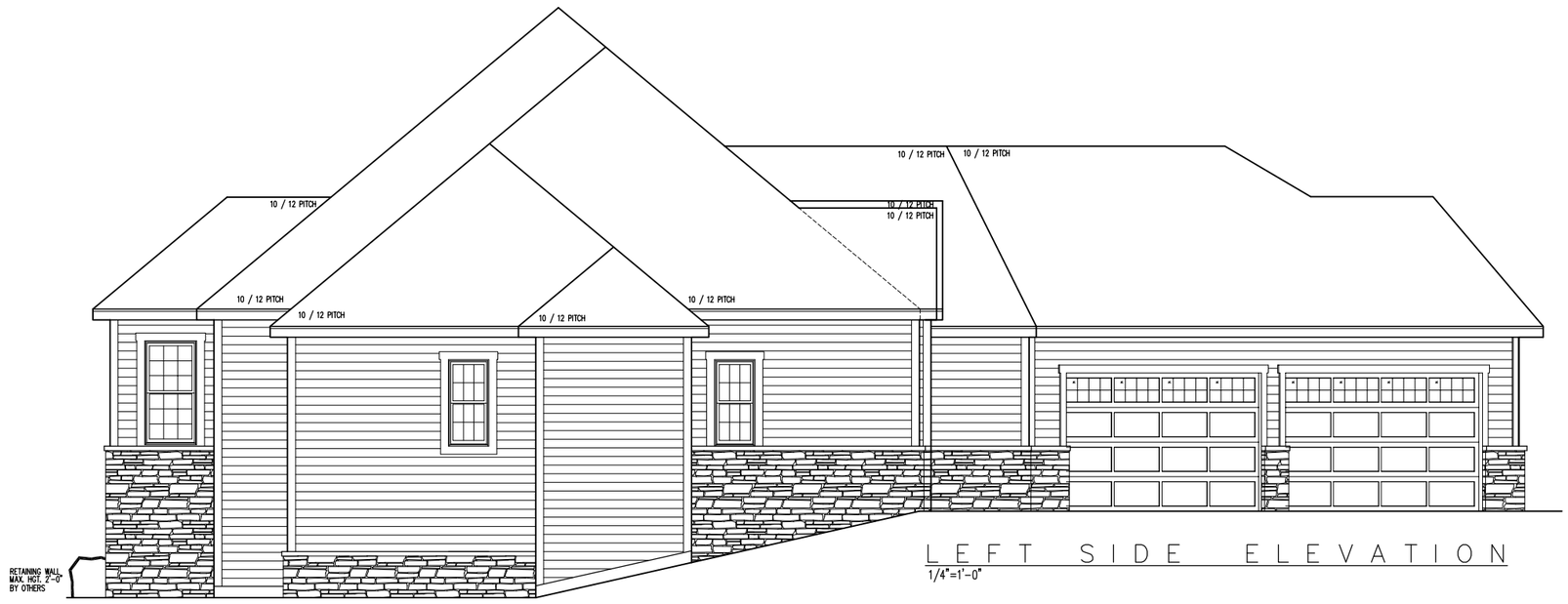
Attachment: Plans (10345 : Andrew Shoemaker)

Wisconsin Focus on Energy Home



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



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

Andrew Shoemaker Residence
Lot 22, Highland Meadows Subdivision

REVISIONS

DESCRIPTION	DATE:	BY:
REQUESTED CHANGES	12/19/24	MK
REQUESTED CHANGES	1/30/25	MK
REQUESTED CHANGES	2/11/25	MK
REQUESTED CHANGES	3/4/25	MK

CLIENT: THE SHOEMAKER RESIDENCE
BRIGHTWATER MODEL

TITLE: ELEVATION	DATE: 11/04/24	SQ. FEET: 3,373
	DRAWN BY: ES	PAGE #: 2/4
PRINT #: 22411-1	SCALE: NOTED	

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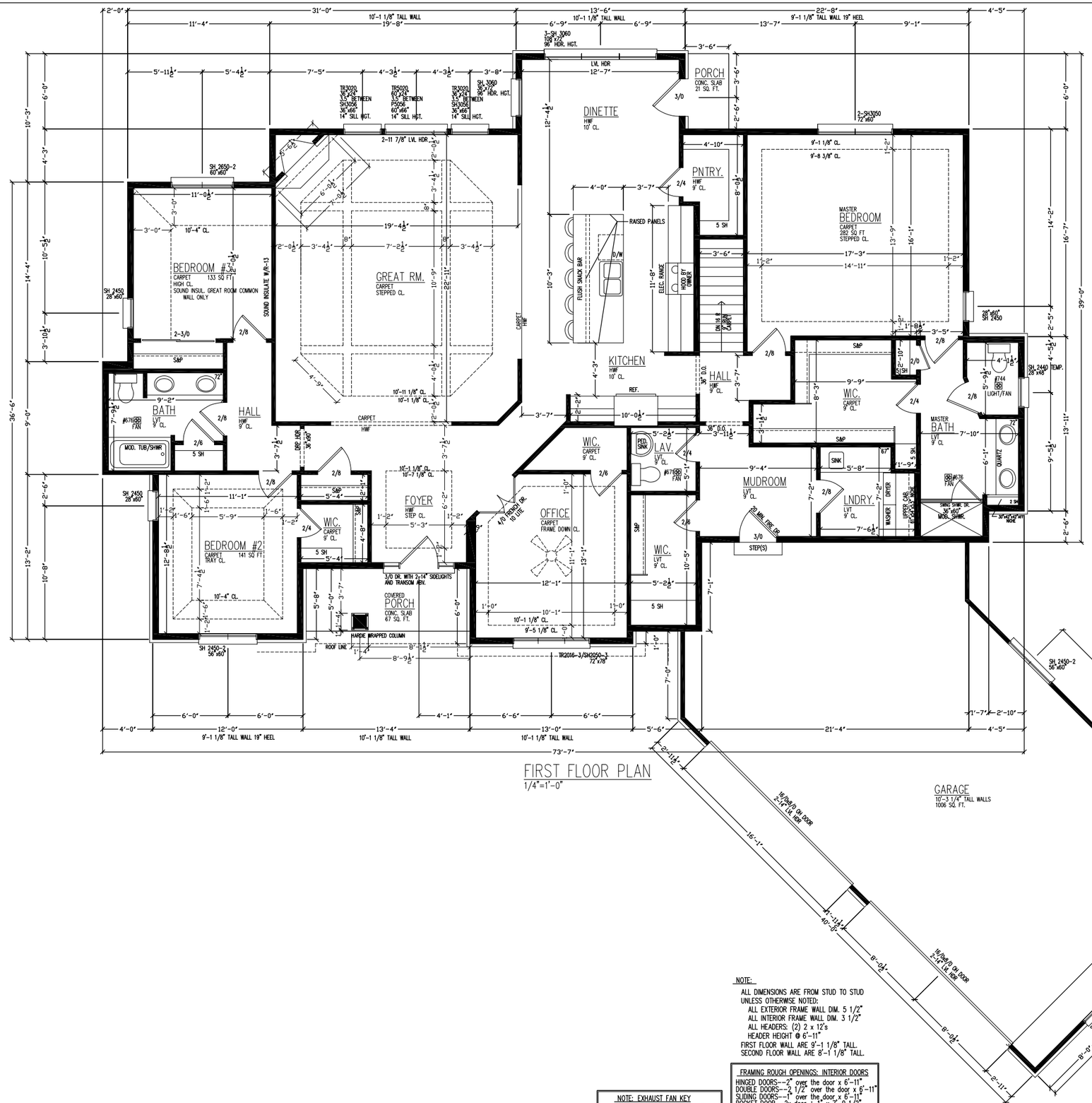
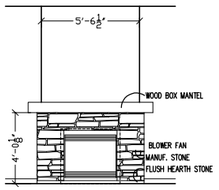
Attachment: Plans (10345 : Andrew Shoemaker)

Wisconsin Focus on Energy Home



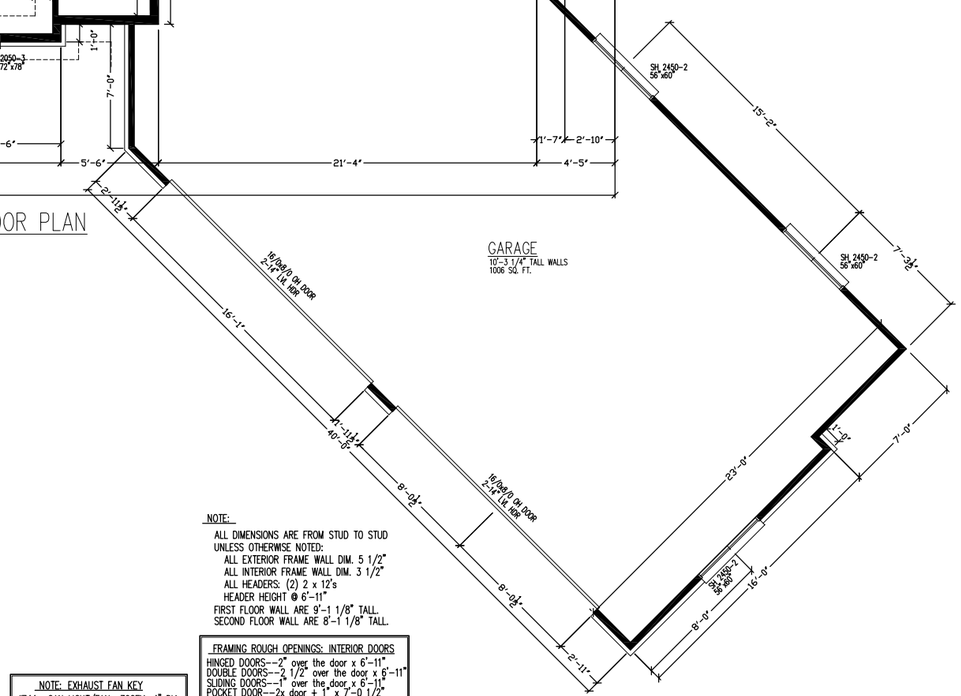
FIRST FLOOR PLAN
1/4"=1'-0"



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

FIREPLACE SELECTION (As Checked)

- ☒ Heatilator Novus NDV 4236 (standard) R.O. 42"x34 7/8"x19 5/8"
- ☒ Flush Hearth (standard) Raise fireplace unit 1.5"
- ☐ Flush Hearth (standard) Raise fireplace unit 9.75"
- ☐ Raised Hearth Raise fireplace unit 9.75"
- ☐ Crown Mantel
- ☒ Other See detail



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

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

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

Andrew Shoemaker Residence
Lot 22, Highland Meadows Subdivision

REVISIONS

DESCRIPTION	BY:	DATE:
REQUESTED CHANGES	MK	2/11/25
REQUESTED CHANGES	MK	2/25/25
REQUESTED CHANGES	MK	3/19/25
ESTIMATING CHANGES	MK	3/19/25
REQUESTED REVISIONS	MK	3/19/25

CLIENT: THE SHOEMAKER RESIDENCE
BRIGHTWATER MODEL
TITLE: FLOOR PLAN
DATE: 11/04/24
SQ. FEET: 2,587
SCALE: NOTED
DRAWN BY: ES
PAGE #: 3/4
PRINT #: 22411-1

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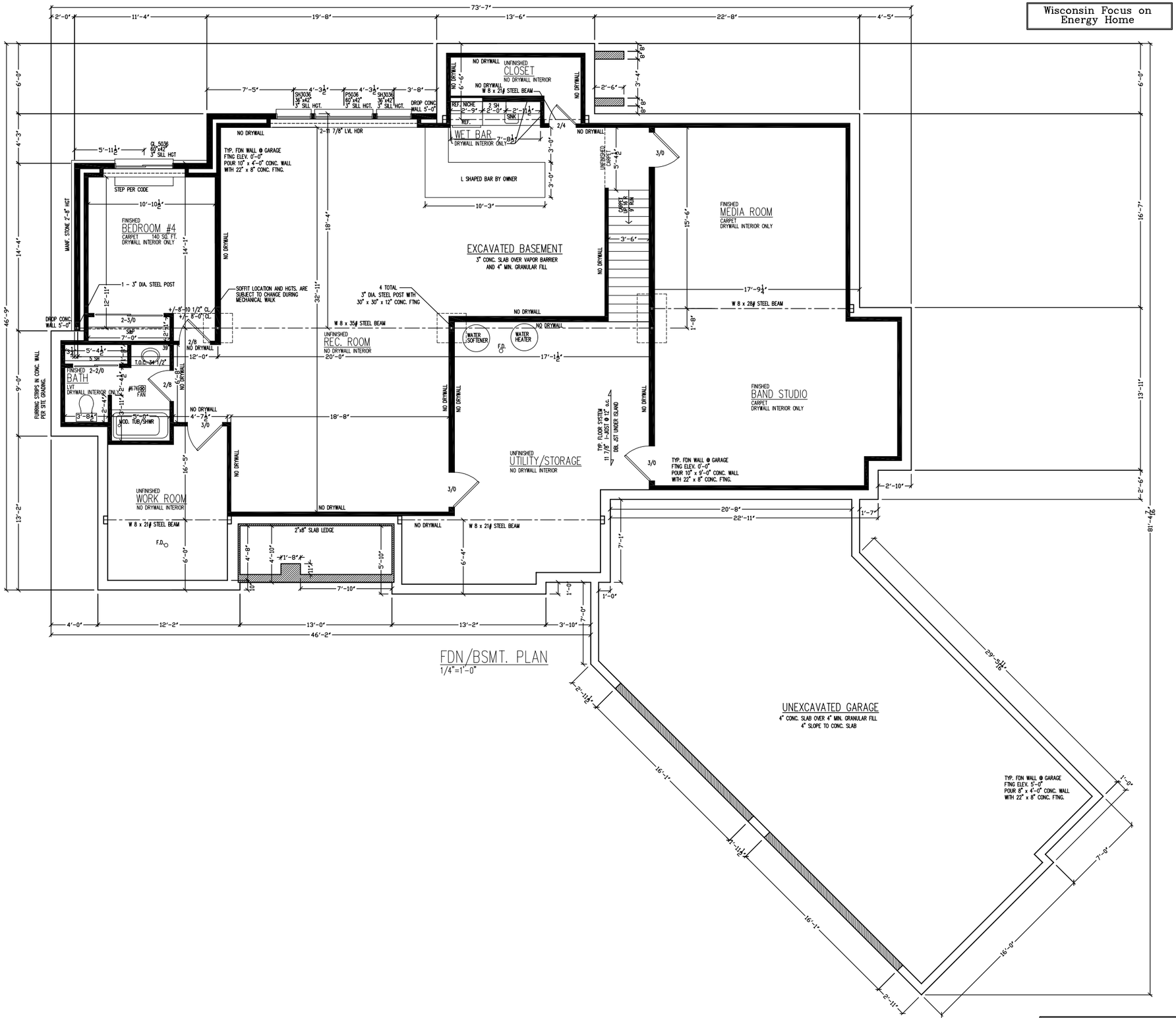
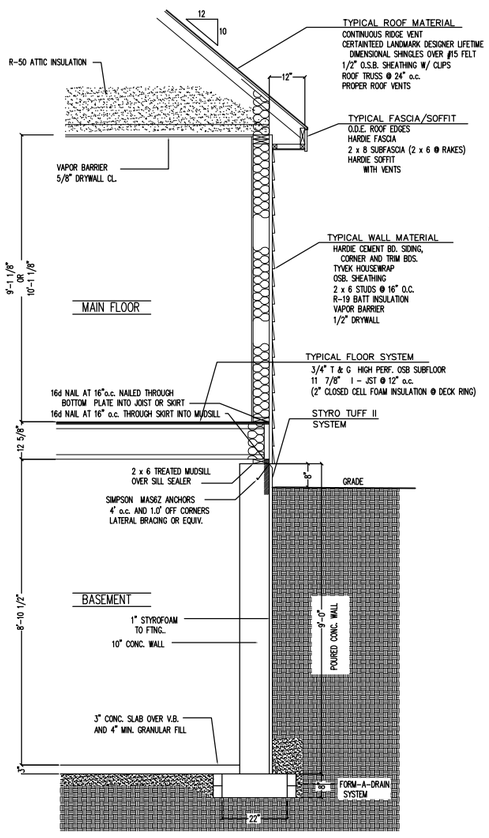
Wisconsin Focus on Energy Home



FDN/BSMT. PLAN
1/4"=1'-0"

NOTE: LOW-PITCHED ROOF PLANES
4/12 AND LOWER PITCED ROOFS TO ICE AND WATER SHIELD SHALL EXTEND AT LEAST 30" UP THE ROOF SLOPE AND AT LEAST 12" UP THE ROOF SLOPE BEYOND THE INNER FACE OF AN EXTERIOR WALL.



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

NOTE: CARPENTERS AND FINISH
ALL DOORS STAINED ON SITE.
INSTALL ALL BASEMENT DOORS.
LEAVE ON SITE IN UTILITY STORAGE ROOM
BASE AND CASING FOR REMAINDER OF BASEM

Andrew Shoemaker Residence
Lot 22, Highland Meadows Subdivision

REVISIONS

DESCRIPTION	DATE:	BY:
REQUESTED CHANGES	2/11/25	MK
REQUESTED CHANGES	2/25/25	MK
REQUESTED CHANGES	3/4/25	MK
REQUESTED REVISIONS	3/19/25	MK

CLIENT: THE SHOEMAKER RESIDENCE
BRIGHTWATER MODEL
TITLE: FOUNDATION
DATE: 11/04/24
SQ. FEET: 785 FIN.
PAGE #: 4/4
DRAWN BY: ES
SCALE: NOTED
PRINT #: 22411-1

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General Contractor

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Attachment: Plans (10345 : Andrew Shoemaker)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Melinda Froncois - New Single-Family Residence at 2790 W. Cassel Lane**

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

To Whom It May Concern,

My goal is to build a home on the property that has been in my family for many years. Living on the property full-time would allow me to be closer to my horses and eliminate the need for a daily commute to handle feedings, care, and maintenance. It has long been a dream for my husband, and me to retire on this land and spend the rest of our lives here. We plan to remodel my father's machinery barn into a comfortable and functional home that will accommodate my handicap son. The renovation will include an EIFS exterior, a metal roof, and a concrete slab foundation. The interior will be fully renovated to include three bedrooms and three bathrooms, making it a welcoming space for our family.

Thank you for considering this proposal!

Sincerely,
Melinda Francois

Attachment: Statement of Intent (10346 : Melinda Froncois)

ARC™
(262) 542-8200

FORM ARC-101

CERTIFIED SURVEY MAP NO. _____

PART OF GOVERNMENT LOT 5, IN THE NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 9 NORTH, RANGE 21 EAST, AND LANDS IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 200 300 400 600

SCALE 1" = 200'

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

EASEMENT CURVE DATA					
NO.	ARC	RADIUS	CHORD	BEARING	DELTA
A	149.06'	225.00'	146.35'	S17°15'50"W	37°57'27"
B	168.39'	245.00'	165.10'	S17°58'30"W	39°22'47"

LOCATION MAP

NORTHEAST 1/4 SEC. 1-9-21
(SCALE 1"=2000')

WISCONSIN
JAMES G. SCHNEIDER
S-1127
MEQUON
WI
LAND SURVEYOR

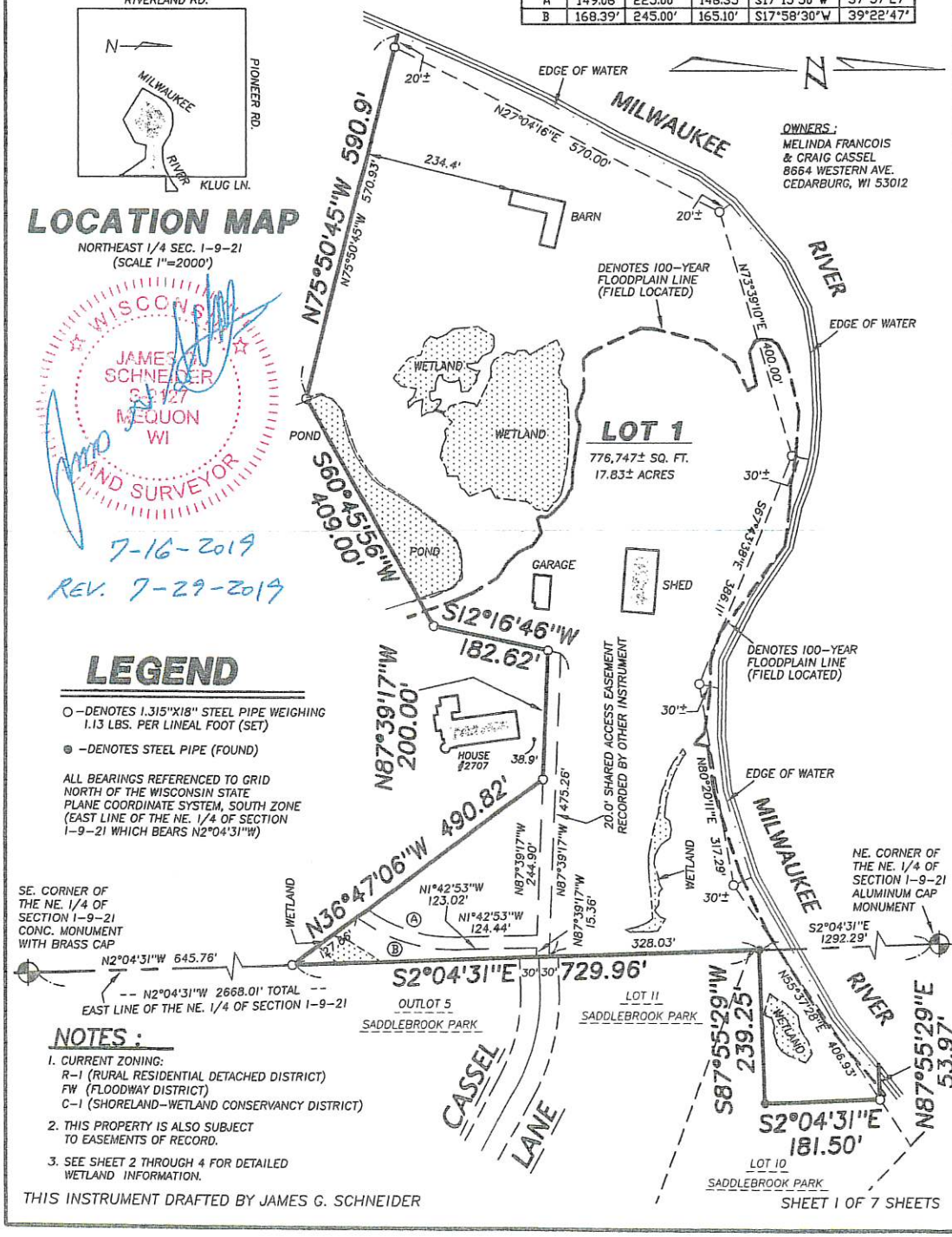
7-16-2019
REV. 7-29-2019

LEGEND

○ –DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)

● –DENOTES STEEL PIPE (FOUND)

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (EAST LINE OF THE NE. 1/4 OF SECTION 1-9-21 WHICH BEARS N2°04'31"W)



NOTES:

1. CURRENT ZONING:
   R-1 (RURAL RESIDENTIAL DETACHED DISTRICT)
   FW (FLOODWAY DISTRICT)
   C-1 (SHORELAND-WETLAND CONSERVANCY DISTRICT)
2. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
3. SEE SHEET 2 THROUGH 4 FOR DETAILED WETLAND INFORMATION.

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 7 SHEETS

Attachment: Survey (10346 : Melinda Froncois)

Attachment: Pictures (10346 : Melinda Froncois)

Attachment: Pictures (10346 : Melinda Froncois)

Attachment: Pictures (10346 : Melinda Froncois)

Attachment: Pictures (10346 : Melinda Froncois)

Attachment: Pictures (10346 : Melinda Froncois)

Guest House

Attachment: Pictures (10346 : Melinda Froncois)

Attachment: Pictures (10346 : Melinda Froncois)

FRANCOIS REMODEL

CASSEL LANE, MEQUON, WI 53097

SINGLE-FAMILY, ONE-STORY REMODEL

OWNER

MELINDA FRANCOIS

CONTRACTOR

MIKKELSON BUILDERS
1025 W. GLEN OAKS RD.
MEQUON, WI 53092
262-241-8740

ARCHITECT

FREDERICK M. DAHMS
1025 W. GLEN OAKS RD.
MEQUON, WI 53092
414-241-8910

INDEX

T1 TITLE PAGE
A1 EXISTING FRONT & REAR ELEVATIONS
A2 EXISTING LEFT & RIGHT ELEVATIONS
A3 EXISTING FLOOR PLAN
A4 DEMOLITION PLAN
A5 FRONT & REAR ELEVATIONS
A6 LEFT & RIGHT ELEVATIONS / SECTIONS
A7 PROPOSED FLOOR PLAN
A8 PROPOSED FOUNDATION PLAN
A9 ROOF PLAN

PROJECT DATA

DESCRIPTION	REMODEL, ONE-STORY
ZONING	RESIDENTIAL, SINGLE-FAMILY
JUSISTICTION	X
TAX / PLAT NUMBER	X
BUILDING USE	SINGLE-FAMILY RESIDENCE
DENSITY	1 DWELLING UNIT / 3500 SQ. FT.
MAXIMUM BLDG. HEIGHT	29'-0"

LOT INFO

ADDRESS
PLAT NUMBER
ACREAGE

DRAWING SYMBOLS

ELECTRICAL

- R RECESSED CAN
- E EYEBALL CAN
- LIGHT FIXTURE
- OUTLET - 2 GANG
- ϕ_4 OUTLET - 4 GANG
- S SWITCH
- D DIMMER SWITCH
- ETHERNET ACCESS
- CEILING FAN
- FAN BATHROOM FAN

PLUMBING

- F.D. FLOOR DRAIN
- SINK
- TOILET
- HOSE BIB

SITE

- SETBACKS
- GRADE CHANGE

DOOR SCHEDULE

MARK	QTY	LOCATION	TYPE	SWING	NOTES	WIDTH	HEIGHT
3/0	1	EXT	FRONT DR	LH	-	3/0	8/0
3/0	1	EXT	FRONT DR	RH	-	3/0	8/0
3/0	5	INT	STANDARD DR	LH	-	3/0	6/8
3/0	5	INT	STANDARD DR	RH	-	3/0	6/8
2/6	1	INT	LINEN DR	LH	-	2/6	6/8
3/0 POCKET	1	INT	POCKET DR	SLAB	-	3/0	6/8
2/8 POCKET	1	INT	POCKET DR	SLAB	-	2/8	6/8
3/0	1	INT	CLOSET SLIDING	SLAB	-	3/0	6/8
3/0 SLIDING	1	INT	CLOSET SLIDING	SLAB	-	3/0	6/8
18" X 83"	4	INT	STANDARD DR	LH / RH	BY OWNER	1/6	6/11
3/0	1	INT	SERVICE DR	LH	20 MIN.	3/0	6/8

GENERAL NOTES

ROOF TRUSS HEEL HEIGHTS

6 / 12 PITCH
18" HEEL
51" OVERHANG

EXTERIOR SIDING

ALL EXTERIOR CORNER BDS. TO BE EIFS
REMOVE ALL BRICK MOLD OFF EXTERIOR DOORS
AND REPLACE WITH 5 1/2" EIFS
BROWN / BEIGE SIDING TBD

COVERAGES

ROOFING - SQ.	TBD
EAVES - SQ. FT.	TBD
SOFFIT - SQ. FT.	TBD
SIDING - SQ. FT.	TBD
VALLEYS - LF.	TBD
FASCIA - LF.	TBD
TRIM - LF.	TBD
RAKE - LF.	TBD

UPDATES

9/12/24	UPDATES TO FLOOR PLAN, FRONT PORCH, REAR PATIO, CHIMNEY, ELEVATIONS, ADDED ROOF OVER PORCH, ADJUSTED OVERHANGS, CHANGED SOME WINDOWS, UPDATED GARAGE
9/26/24	FLOOR PLAN, WINDOWS, BAND ON OUTSIDE, LIGHTING ADJUSTED, REAR ELEVATION UPDATED TO CURRENT: WINDOWS CHANGED, DOOR AND OVERHANG ADDED
10/31/24	UPDATED BATHROOMS, SHOWERS, FIREPLACE, WINDOWS, DOOR NOTES, DIMENSIONS, ELEVATIONS W/ OVERHANGS, ARCH HEIGHTS
11/7/24	UPDATED ELECRICAL, WINDOWS, SIDING, SECTIONS, EXTERIOR
11/8/24	UPDATED SHELVING IN GREAT ROOM, ADDED OUTLETS, EXTERIOR NOTES UPDATED
11/21/24	SKYLIGHTS, OPTIONS, ARBORS, WINDOWS, ROOFING, CHIMNEY, CABINETS, RANGE HOOD UPDATED
12/12/24	2/8 POCKETS ADDED TO PRIMARY BED, CURBED SHOWERS, LIGHTING, UPPER CABINET TOWERS, SPOTLIGHTS, WIC DOOR
12/13/24	LIGHTING, SECTIONS, ELEVATIONS, ROOF PLANS, LIGHT SWITCHES
1/20/24	SECTIONS, DEMO PLAN
1/27/24	DEMO PLAN, FLOOR PLAN NOTES
2/10/25	10" CMU BLOCK UPDATES
2/12/25	LABELS, SKYLIGHTS, WINDOW OPERABILITY

MIKKELSON BUILDERS
1025 W. GLEN OAKS LANE #202
MEQUON, WI 53092
262-241-8740

FRANCOIS REMODEL

TITLE PAGE

1/4" = 1'-0"

2-14-2025

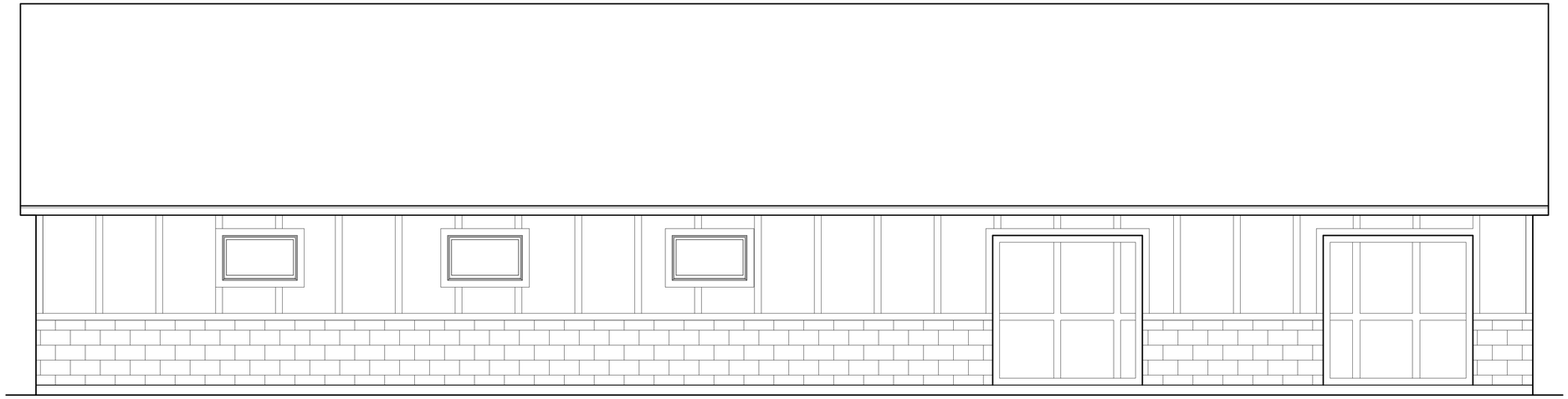
XXXX-XX

DRAWN BY: F.M.D.
E-MAIL: fred@mikkelsonbuilders.com
MOBILE: 414-241-0910

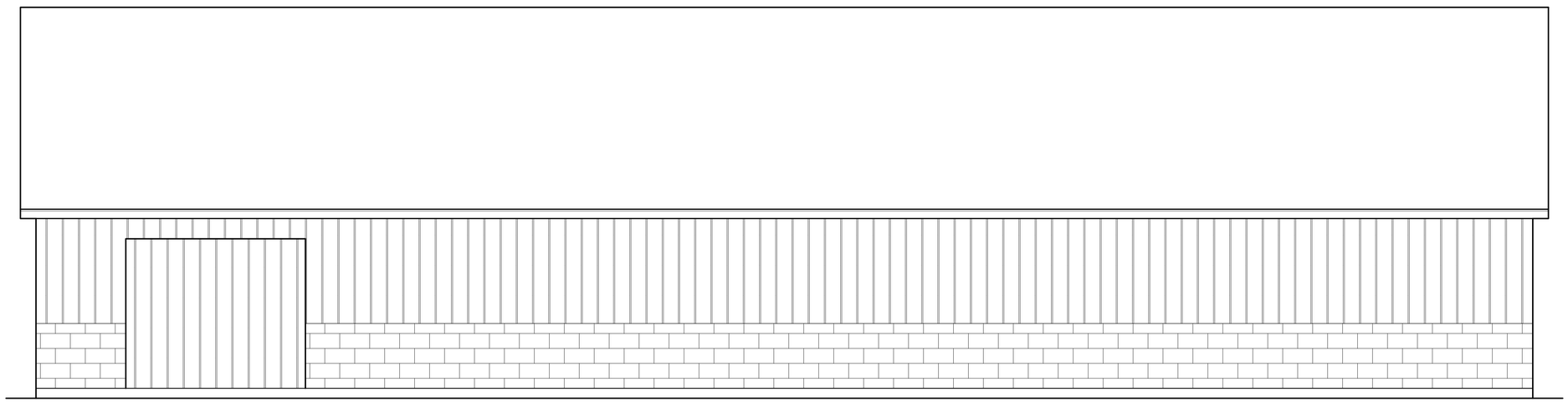
NOTE:
THESE PLANS ARE THE PROPERTY OF FRED A. MIKKELSON INC. AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT PERMISSION FROM FRED A. MIKKELSON INC.

T1

Attachment: Plans (10346 : Melinda Froncois)



EXISTING FRONT
1" = 4'-0"



EXISTING REAR
1" = 4'-0"

MIKELSON BUILDERS
1025 W. GLEN OAKS LAKE #202
MEQUON, WI. 53092
262-241-8140

FRANCOIS REMODEL

EXISTING ELEVATIONS

1/4" = 1'-0"

2-14-2025

XXXX-XX

DRAWN BY:	F.M.D.
E-MAIL:	fred@mikelsonbuilders.com
MOBILE:	414-241-8960

NOTE:
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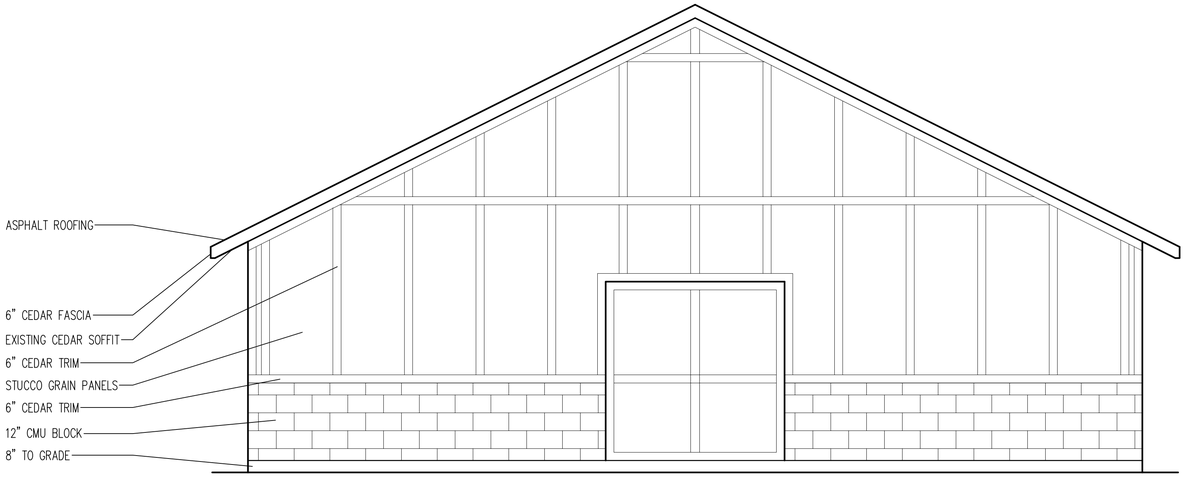
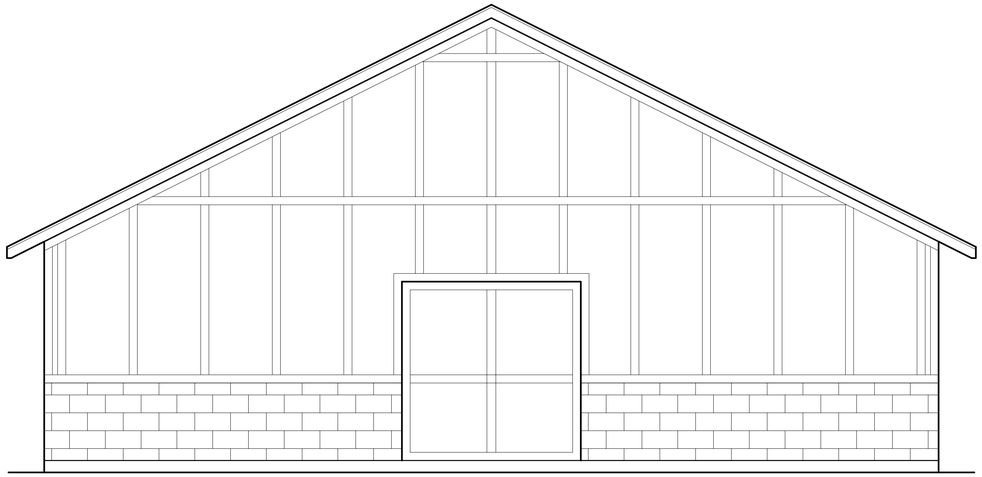
A1

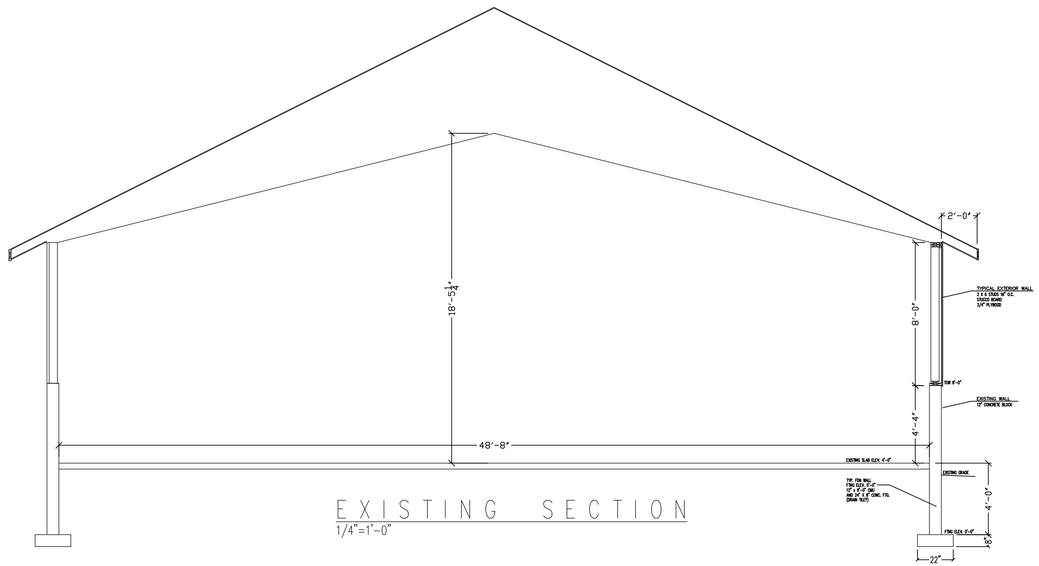
Attachment: Plans (10346 : Melinda Froncois)



EXISTING LEFT
1" = 4'-0"



EXISTING RIGHT
1" = 4'-0"



EXISTING SECTION
1/4"=1'-0"

MIKKELSON BUILDERS
10125 W. GLEN OAKS LANE #202
MEQUON, WI. 53092
262-241-8140

FRANCOIS REMODEL

EXISTING ELEVATIONS

1/4" = 1'-0"

2-14-2025

XXXX-XX

DRAWN BY: F.M.D.
E-MAIL: fred@mikkelsonbuilders.com
MOBILE: 414-241-8960

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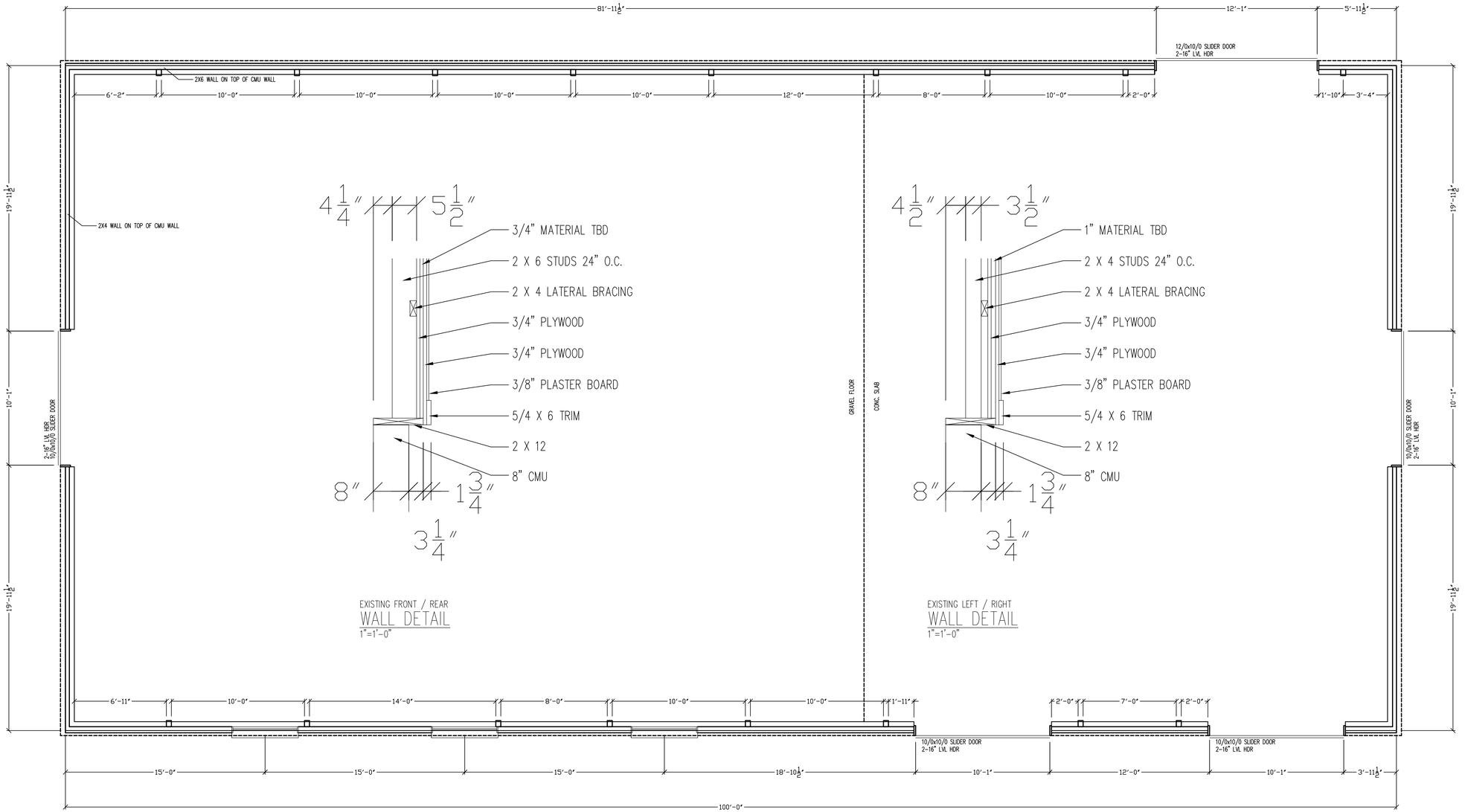
A2

Attachment: Plans (10346 : Melinda Froncois)



EXISTING FRONT / REAR
WALL DETAIL
1"=1'-0"

EXISTING LEFT / RIGHT
WALL DETAIL
1"=1'-0"

EXISTING
5000 SQ. FT.

MIKELSON BUILDERS
1029 W. GLEN OAKS LAKE #202
MEQUON, WI. 53092
262-241-8140

FRANCOIS REMODEL

EXISTING FLOOR PLAN

1/4" = 1'-0"

2-14-2025

XXXX-XX

DRAWN BY: F.M.D.
E-MAIL: fred@mikelsonbuilders.com
MOBILE: 414-241-0980

NOTE
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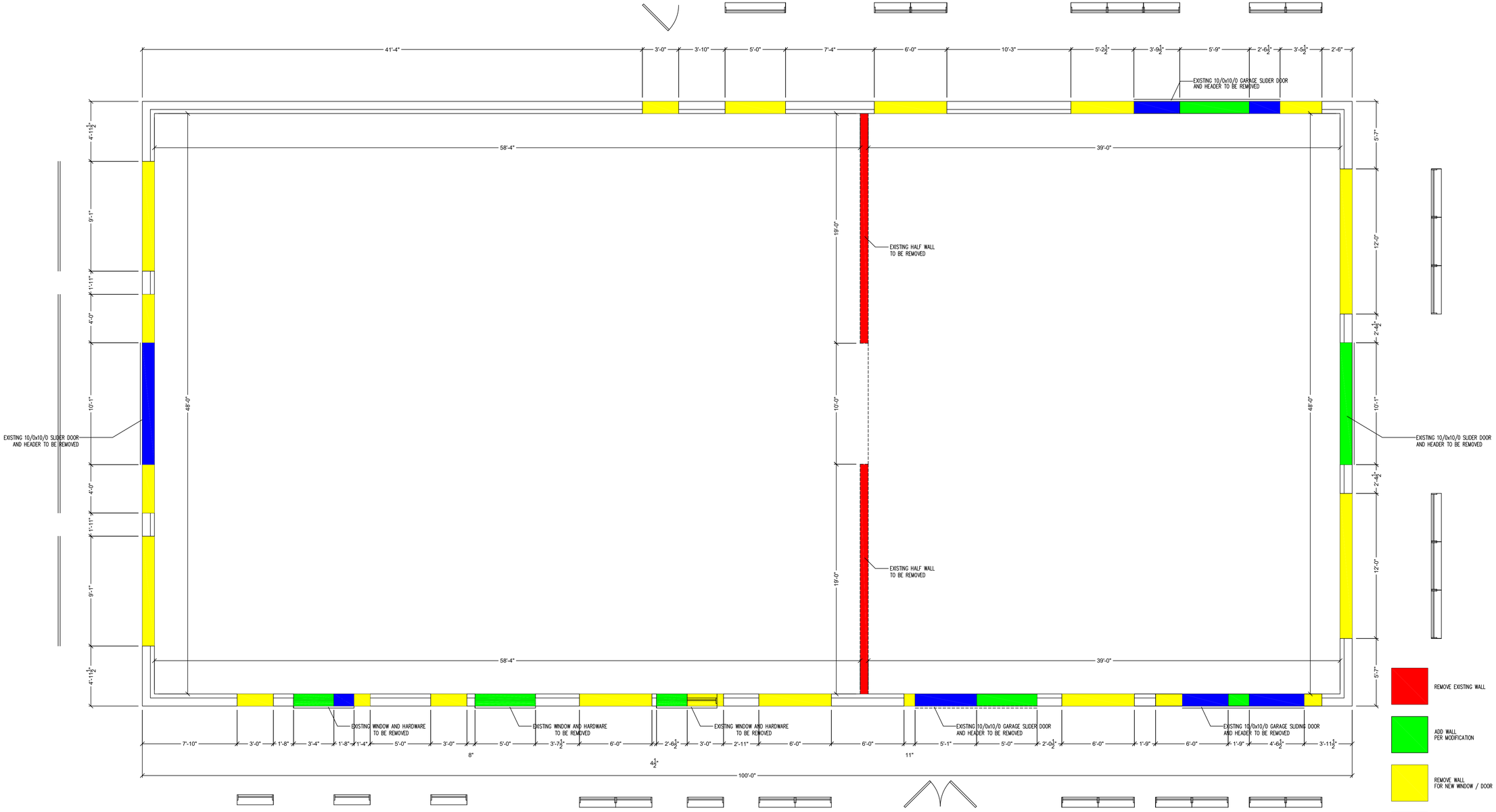
A3

Attachment: Plans (10346 : Melinda Francois)



NOTES:
REMOVE EXISTING GARAGE DOORS
REMOVE EXISTING WINDOWS
REMOVE INTERIOR WALLS
REMOVE STUCCO BOARD, FASCIA, SOFFIT
REMOVE BUTTERFLY TRUSSES
REFRAME NEW WINDOWS / DOORS
ADD CHIMNEY WALLS
ADD FRONT ENTRY
ADD REAR ENTRY
ADD ZIP SHEATHING
METAL ROOF BY OWNER
ALUMINUM SOFFIT / FASCIA BY OWNER

DEMOLITION PLAN
1" = 4'-0"

MIKELSON BUILDERS
10125 W. GLEN OAKS LAKE #202
MEQUON, WI. 53092
262-241-8140

FRANCOIS REMODEL

DEMOLITION PLAN

1/4" = 1'-0"

1-27-2024

2024-20

DRAWN BY: F.M.D.
E-MAIL: fred@mikelsonbuilders.com
MOBILE: 414-241-0980

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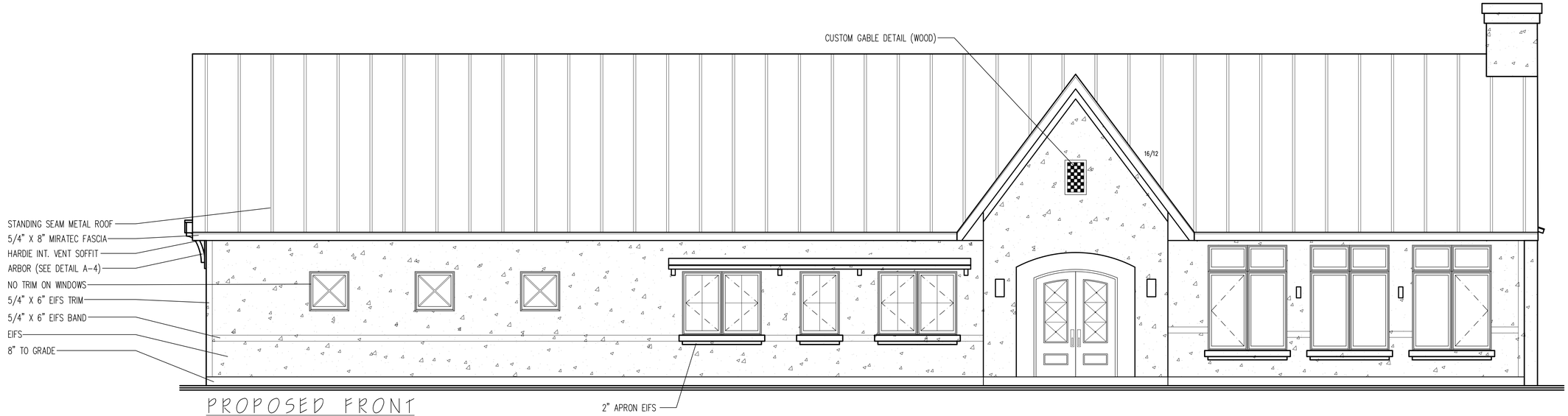
A4

Attachment: Plans (10346 : Melinda Froncois)



PROPOSED FRONT
1" = 4'-0"

PROPOSED REAR
1" = 4'-0"

MIELSON BUILDERS
1029 W. GLEN OAKS LAKE #202
MIDLAND, MI. 48640
262-216-8140

FRANCOIS REMODEL

ELEVATIONS

1/4" = 1'-0"

2-14-2025

XXXX-XX

DRAWN BY:	F.M.D.
E-MAIL:	fred@mielsonbuilders.com
MOBILE:	464-246-8960

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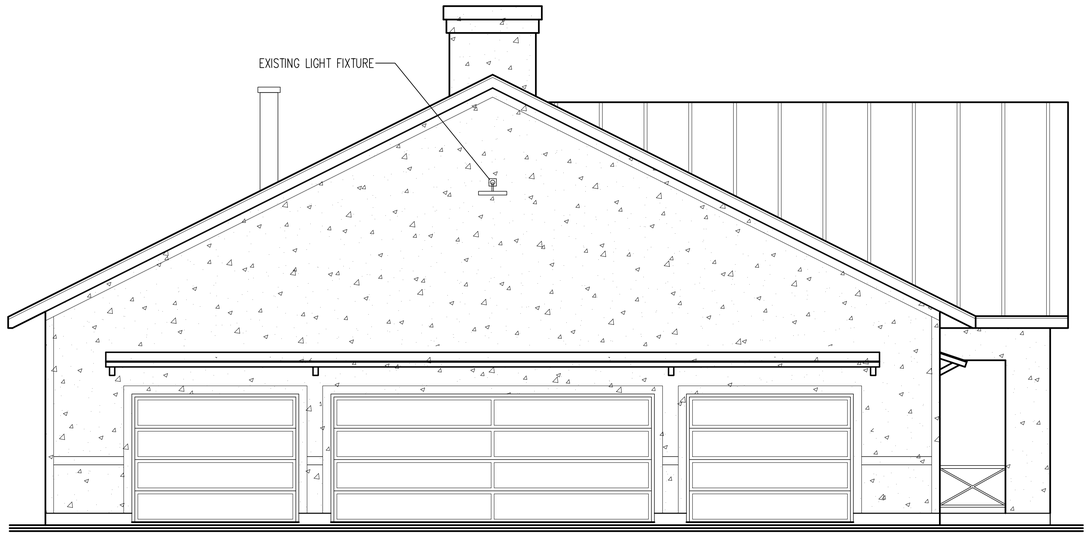
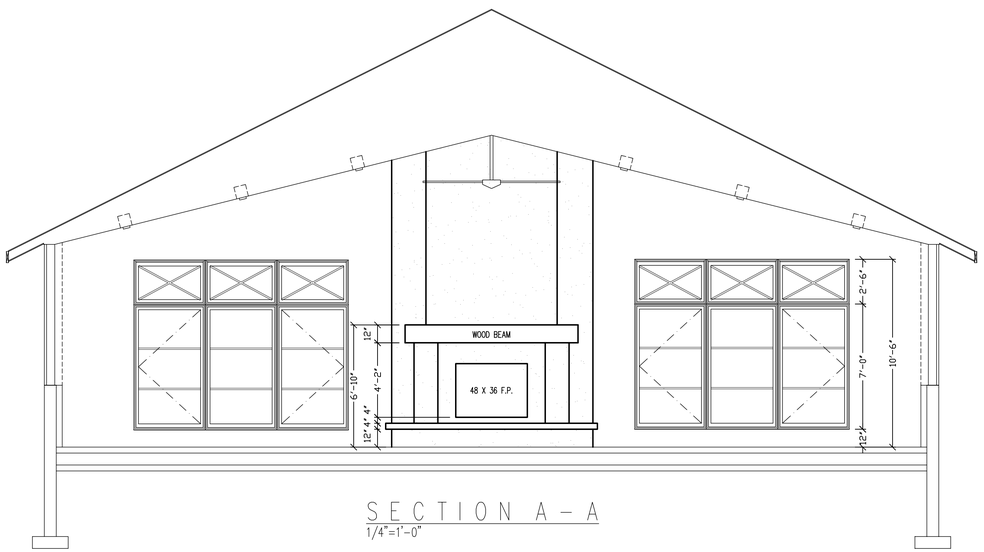
A5

Attachment: Plans (10346 : Melinda Froncois)

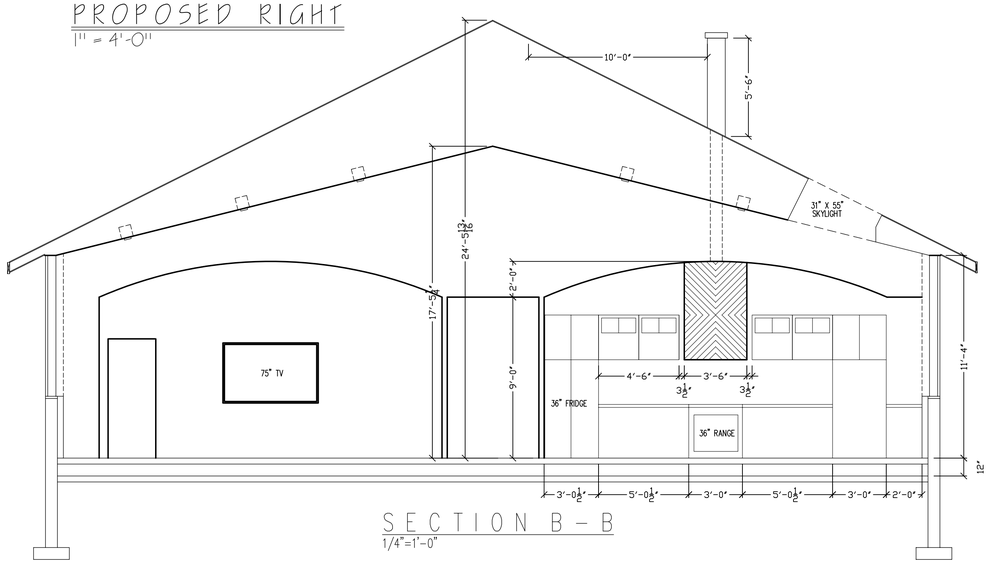


PROPOSED LEFT
1" = 4'-0"

PROPOSED RIGHT
1" = 4'-0"



SECTION A-A
1/4"=1'-0"



SECTION B-B
1/4"=1'-0"

MIKELSON BUILDERS
1025 W. GLEN OAKS LAKE #202
MEQUON, WI. 53092
262-241-8140

FRANCOIS REMODEL

ELEVATIONS

1/4" = 1'-0"

2-14-2025

XXXX-XX

DRAWN BY:	F.M.D.
E-MAIL:	fredlmikelsonbuilders.com
MOBILE:	414-241-8962

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A6

Attachment: Plans (10346 : Melinda Froncois)

GEN. NOTES

WHITE COUNTERS
LIGHT BROWN FLOOR (CORTEC LVP)
MED BROWN CABINETS
ISLAND BLACK LEATHER / BRONZE

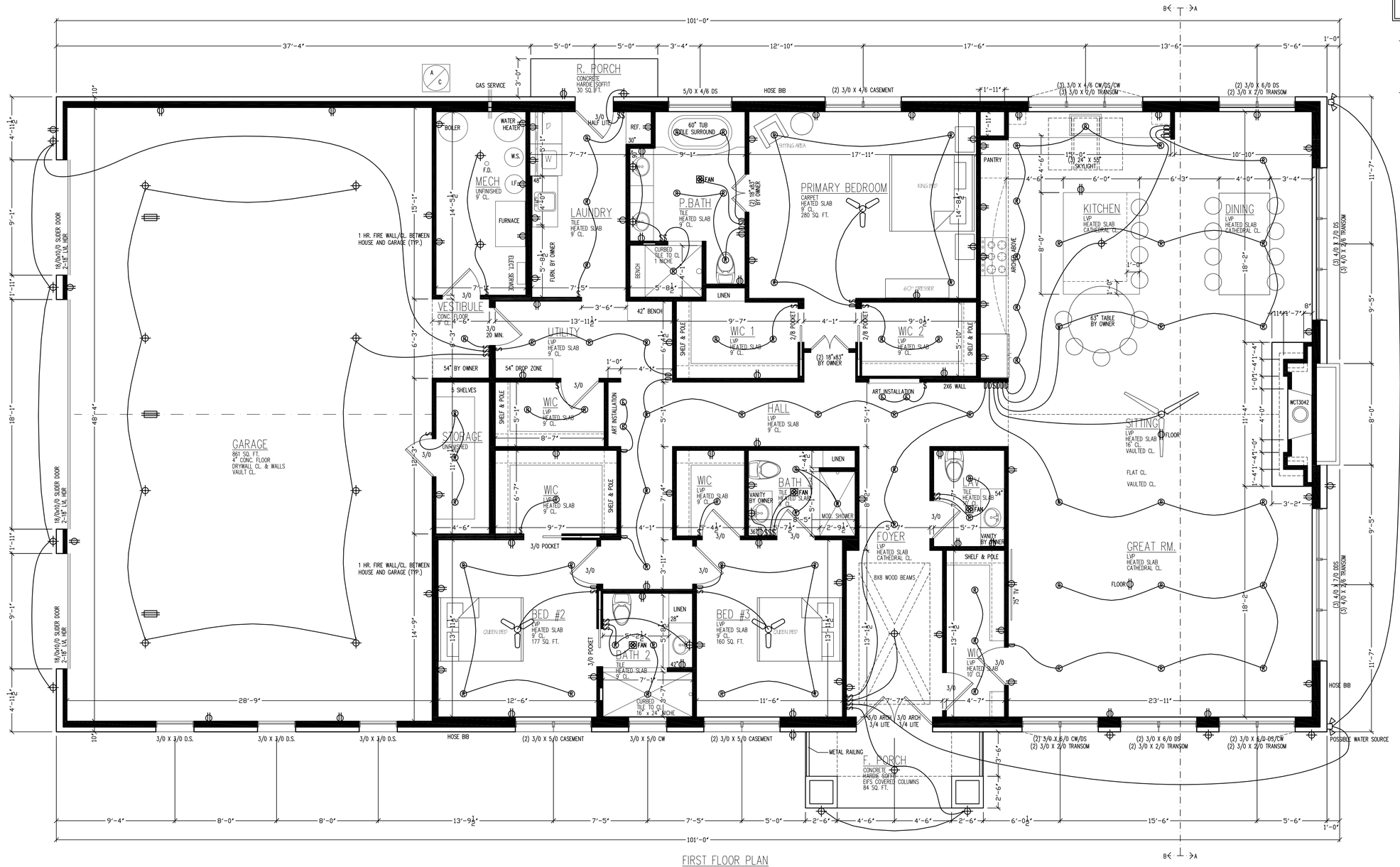
NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD
UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 8'-2"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL.

FIRST FLOOR WINDOWS SET AT 8'-0"

FIRST FLOOR DOORS ARE 6'-8"

NOTE:
WINDOWS - BRONZE OUTSIDE AND RAW WOOD INSIDE WITH DRYWALL RETURN
CONFIRM TRUSS LOCATIONS INCL. BUTTRESSES

DOORS:
MASTERPIECE DOORS #131
REFERENCE RADIUS OF ARCH FOR DBL DOORS



FIRST FLOOR PLAN
3500 SQ. FT.

MIKELSON BUILDERS
1025 W. GLEN OAKS LAKE #202
MEQUON, WI. 53092
262-241-8140

FRANCOIS REMODEL

FLOOR PLAN

1/4" = 1'-0"

2-14-2025

2024-20

DRAWN BY:	F.M.D.
E-MAIL:	fred@mikelsonbuilders.com
MOBILE:	414-241-8940

NOTE:
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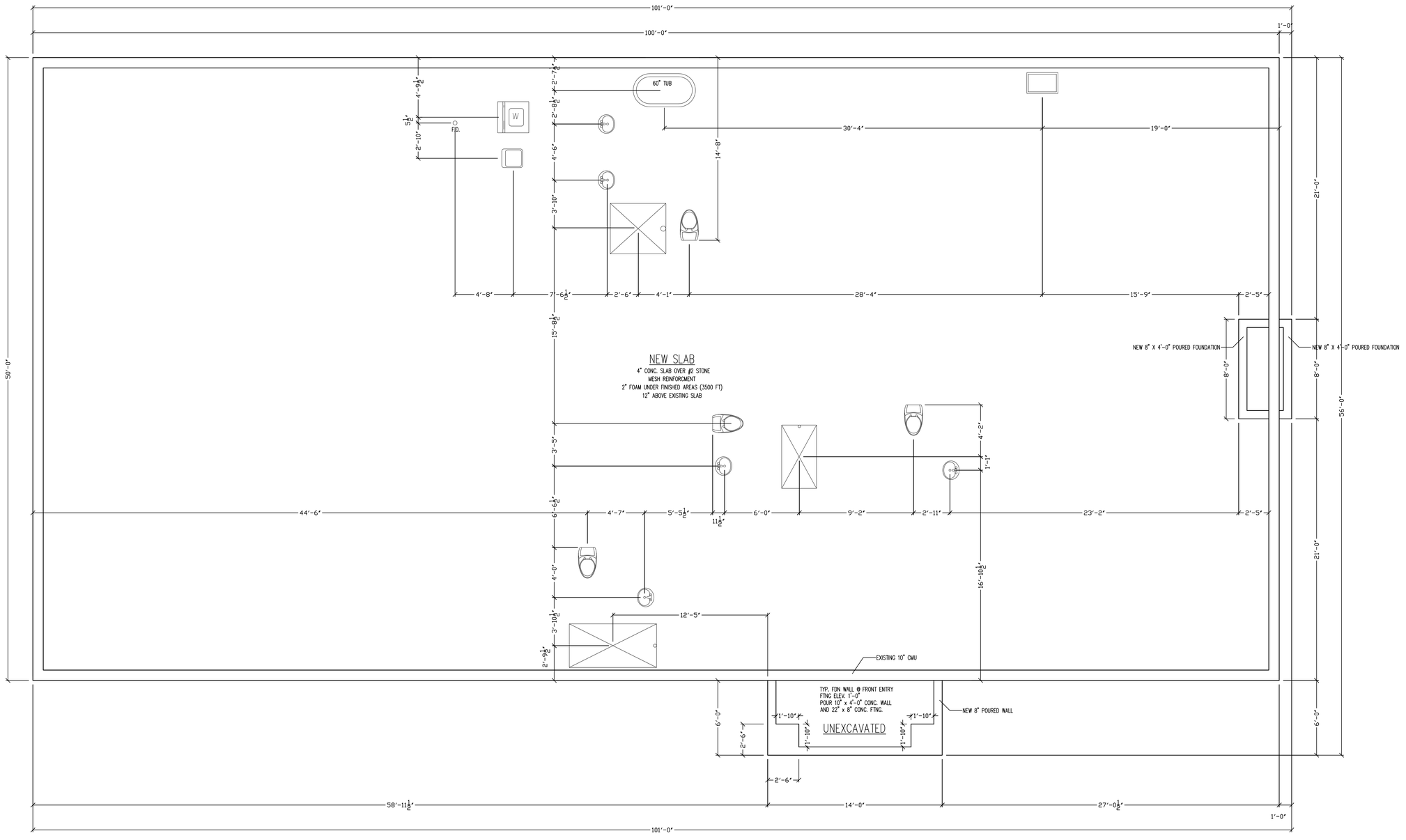
A7

Attachment: Plans (10346 : Melinda Froncois)



FOUNDATION PLAN

MIKELSON BUILDERS
1029 W. GLEN OAKS LAKE #202
MEQUON, WI. 53092
262-241-8140

FRANCOIS REMODEL

FOUNDATION PLAN

1/4" = 1'-0"

2-14-2025

XXXX-XX

DRAWN BY:	F.M.D.
E-MAIL:	fred@mikelsonbuilders.com
MOBILE:	414-241-8140

NOTE:
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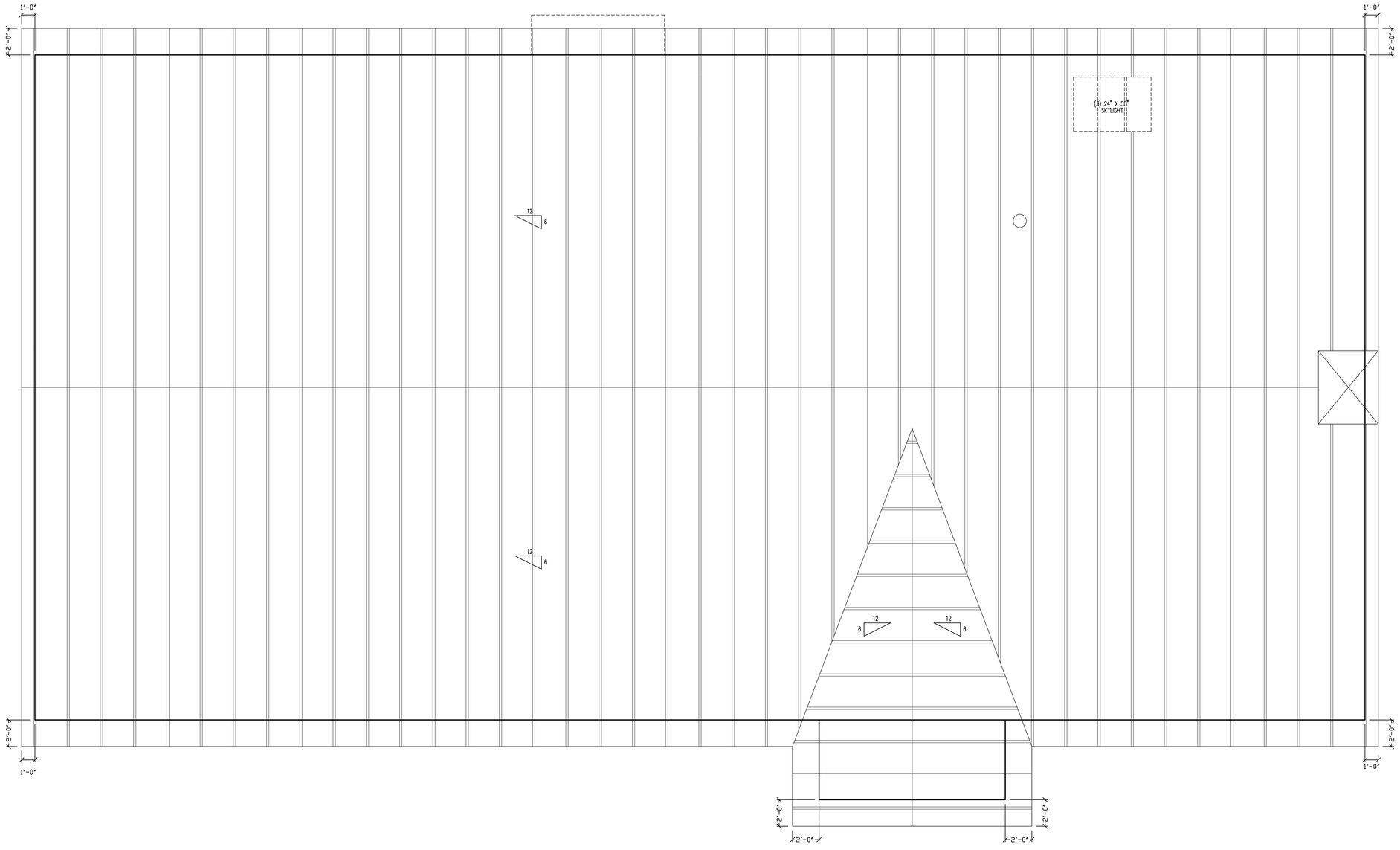
A8

Attachment: Plans (10346 : Melinda Froncois)



ROOF PLAN

STANDING SEAM METAL ROOF
BY OWNER

MIKELSON BUILDERS
1025 W. GLEN OAKS LAKE #202
MEQUON, WI. 53092
262-241-8140

FRANCOIS REMODEL

ROOF PLAN

1/4" = 1'-0"

2-14-2025

XXXX-XX

DRAWN BY:	F.M.D.
E-MAIL:	fred@mikelsonbuilders.com
MOBILE:	414-241-8940

NOTE:
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A9

Attachment: Plans (10346 : Melinda Froncois)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 12, 2025**
SUBJECT: **Felix & Marina Raykh - Resubmittal for detached garage at 9706 N. Sunset Lane**

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

Statement of intent

This if for the detached garage addition at 9706 n. Sunset Ln., Mequon.

Currently we have attached 2.5 car garage and detached old shed for the yard maintenance equipment. Existing shed is deteriorating and needs replacement. We have 5 people household with multiple cars and some of the cars are parked on the driveway. We think adding detached garage to park cars and keep yard equipment, instead of the small shed, will be beneficial for our family as well as will improve our house curb appeal.

Felix and Marina Raykh

Attachment: Statement of Intent (10347 : Felix & Marina Raykh)

Cornerstone Land Surveying, Inc.
Plat of Survey

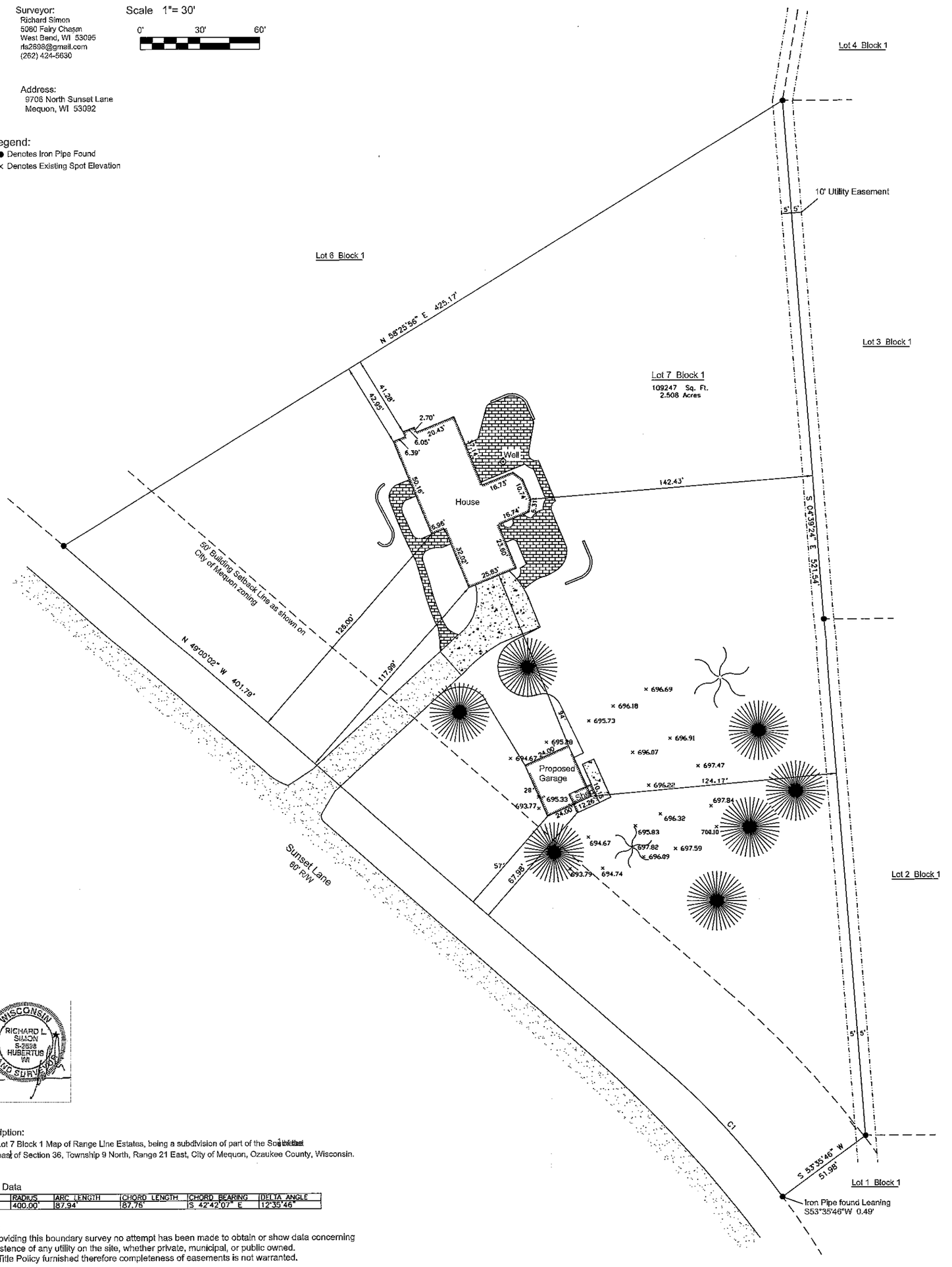
Surveyor:
Richard Simon
5060 Fairy Chasm
West Bend, WI 53095
rls2698@gmail.com
(262) 424-5630

Scale 1"= 30'

0' 30' 60'

Address:
9706 North Sunset Lane
Mequon, WI 53092

Legend:
- ● Denotes Iron Pipe Found
- × Denotes Existing Spot Elevation



WISCONSIN
RICHARD L. SIMON
S-2698
HUBERTUS WI
LAND SURVEYOR

Description:
All of Lot 7 Block 1 Map of Range Line Estates, being a subdivision of part of the Southwest Southeast of Section 36, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

Curve Data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00'	87.94'	87.75'	S 42°42'07" E	12°35'46"

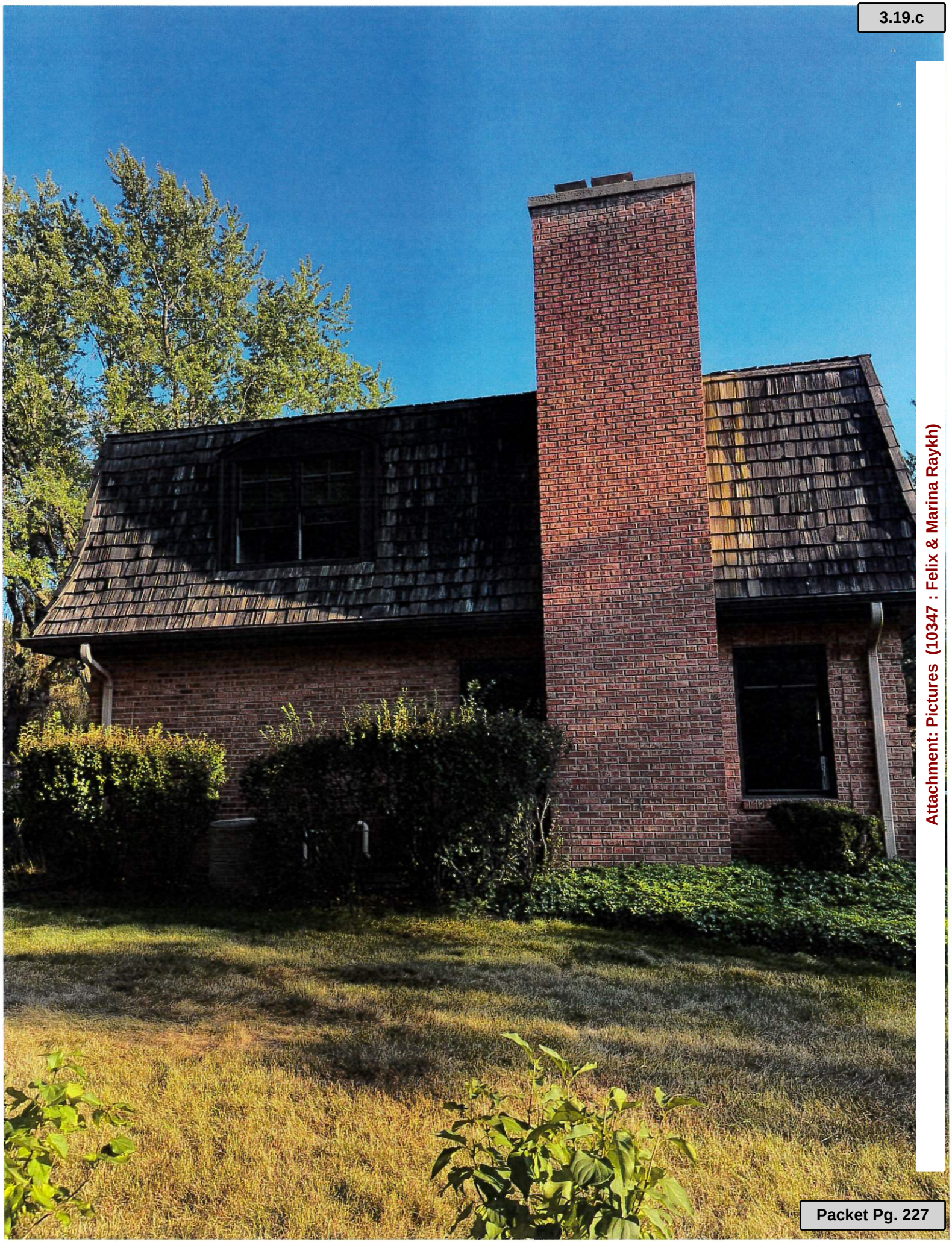
Notes:
1)In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
2) No Title Policy furnished therefore completeness of easements is not warranted.

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)
I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEROF. 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 YEAR FROM THE DATE HERETO.

Survey For Marina Raykh
Dated this 22nd day of April, 2024.
Revised this 23rd day of April, 2024.

Attachment: Pictures (10347 : Felix & Marina Raykh)

Attachment: Pictures (10347 : Felix & Marina Raykh)



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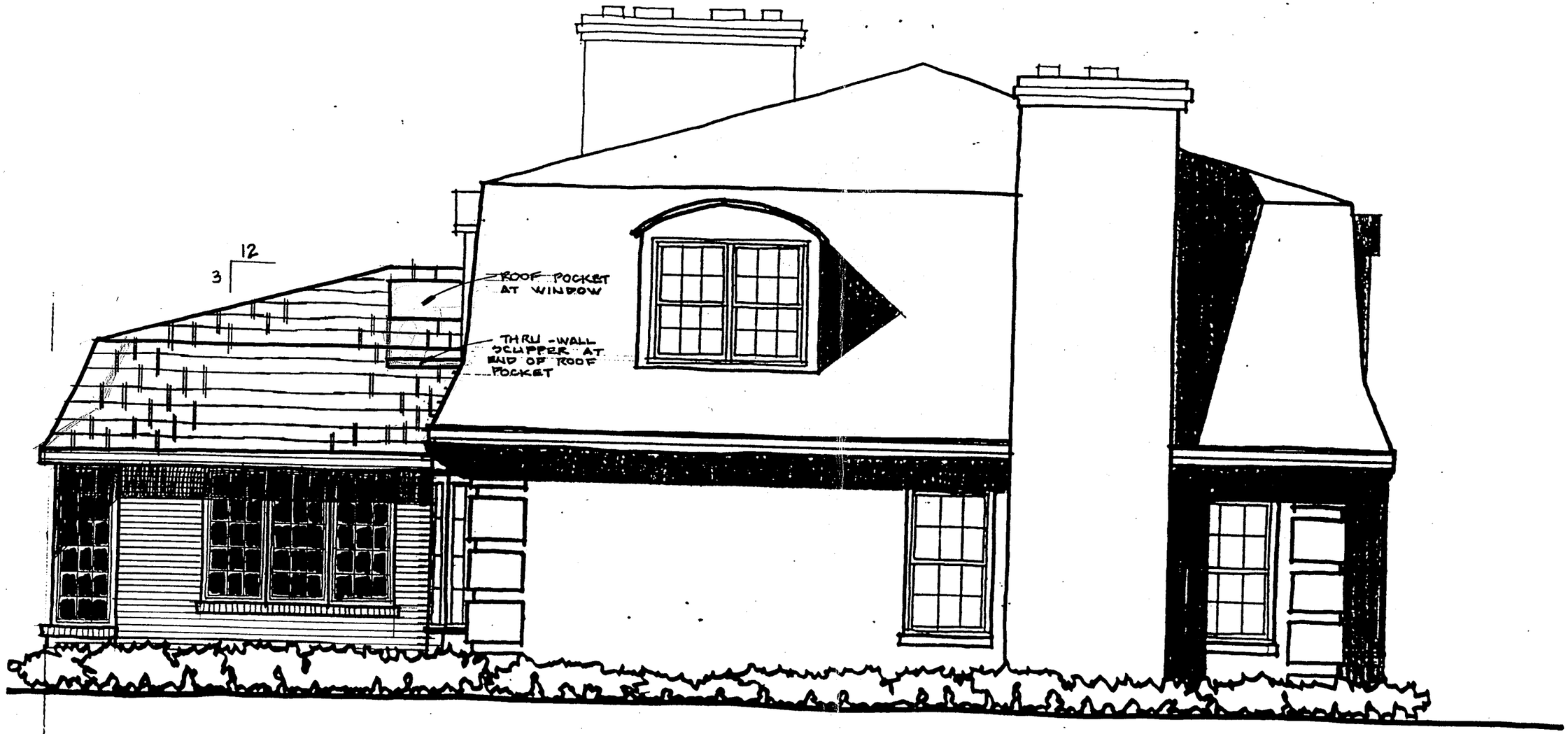
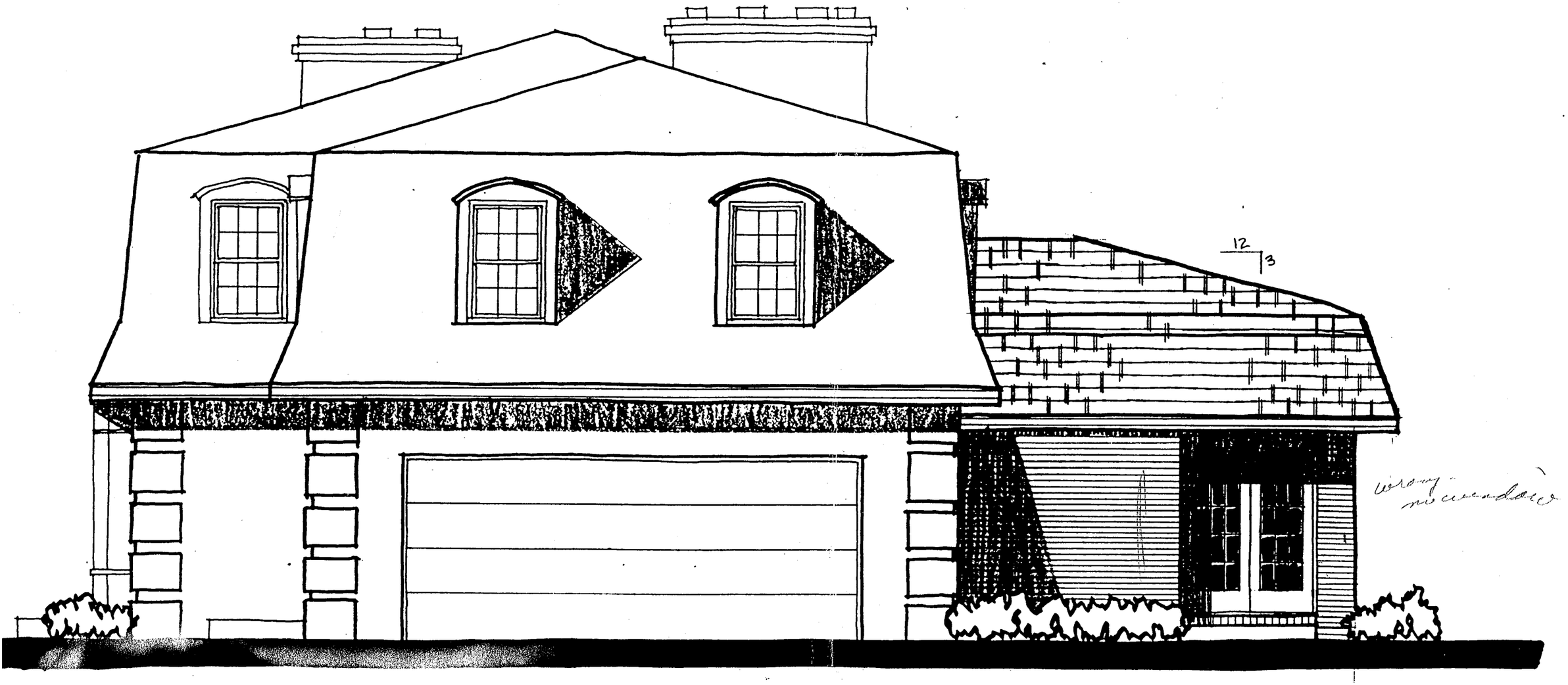


N O R T H

JOHNSON

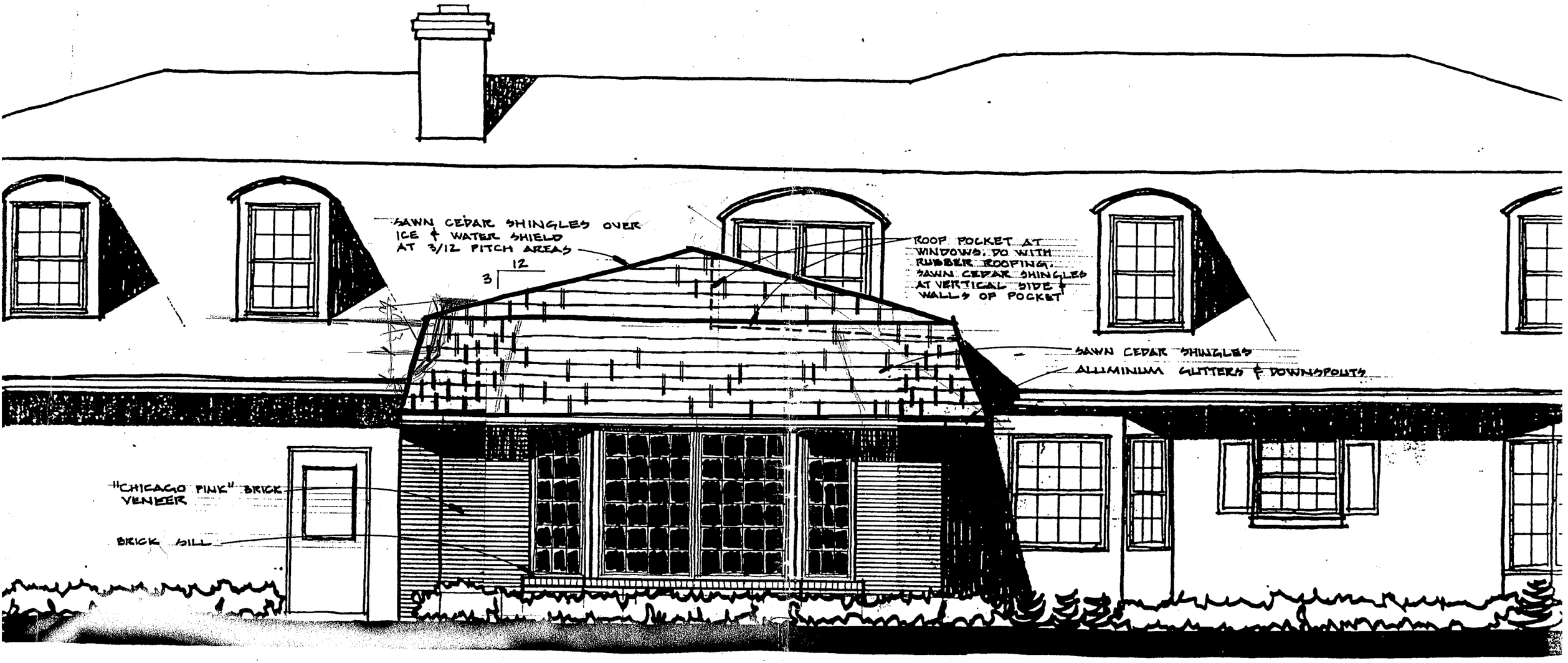
Attachment: House Rendering (10347 : Felix & Marina Raykh)



SOUTH

JOHNSON

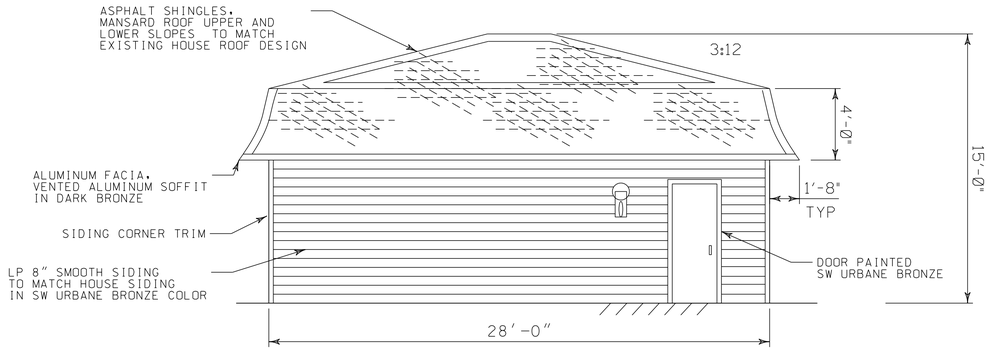
Attachment: House Rendering (10347 : Felix & Marina Raykh)



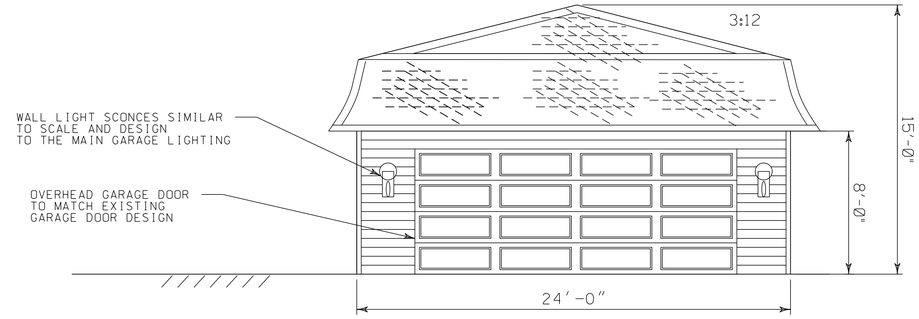
EAST

JOHNSON

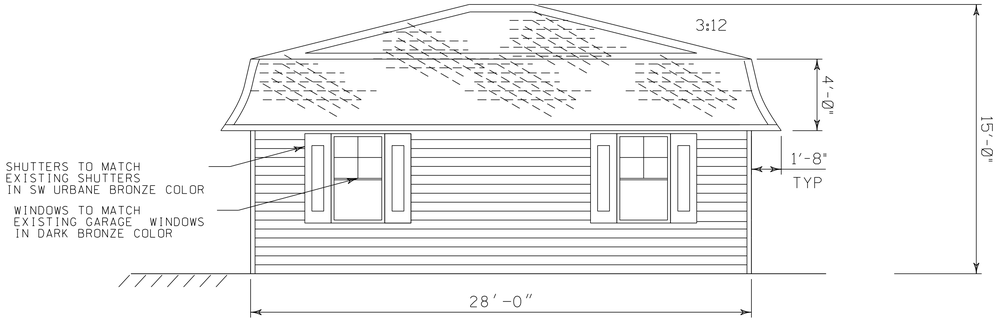
Attachment: House Rendering (10347 : Felix & Marina Raykh)



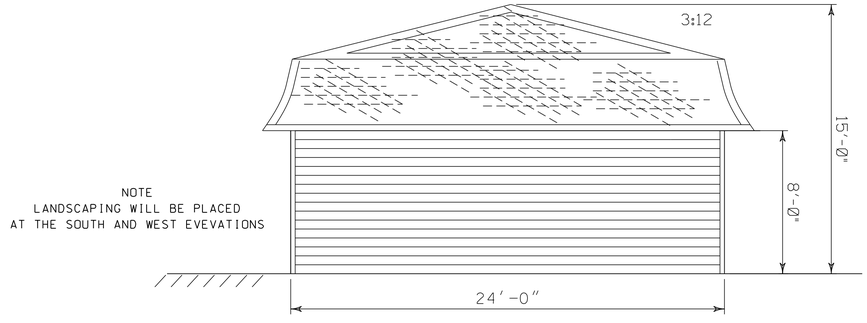
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NO.	DATE		BY

XXXXX
RAYKH FAMILY GARAGE ADDITION

PLAN

SCALE	DRAWN	PLANS
1/4" = 1'-Ø"	BY MR	CK'D.

9706 N. SUNSET LN.
MEQUON, WI 53092

SHEET X OF X

8

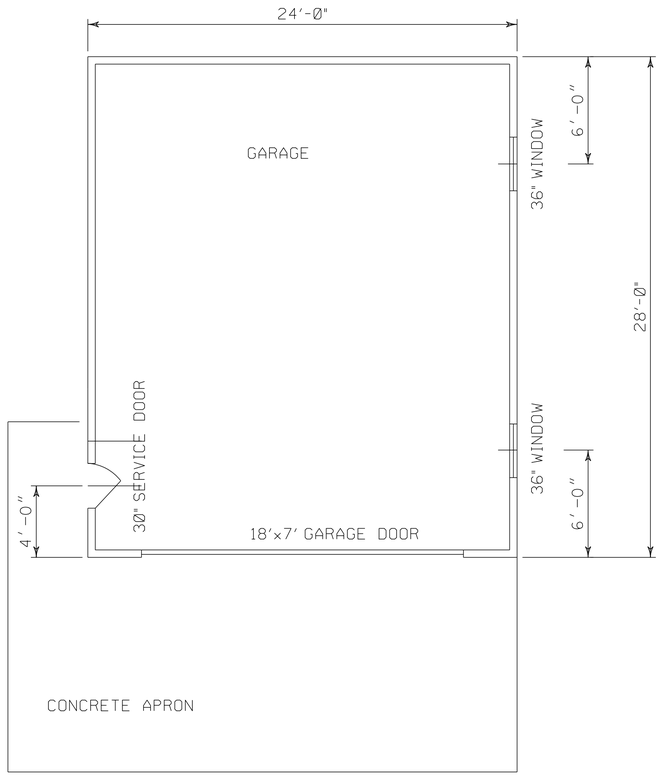
FILE NAME :$$....designfile....$$ PLOT DATE : $$...plottingdate...$$ PLOT BY : $$...plotuser...$$ PLOT NAME : $FILE$ PLOT SCALE : $$.....plotscale.....$$

Attachment: Plans (10347 : Felix & Marina Raykh)

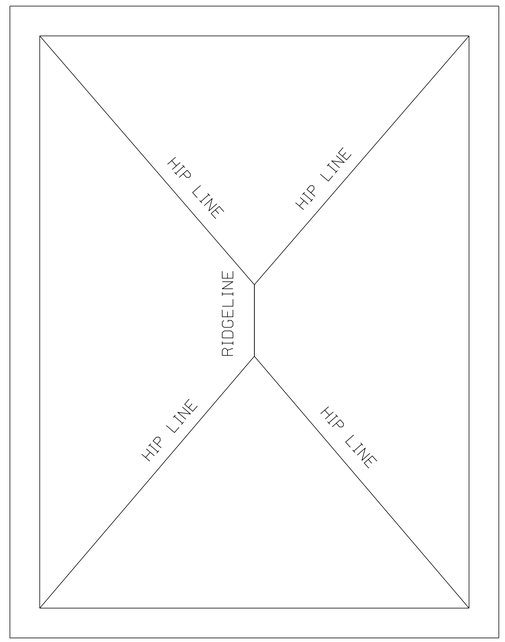
NORTH

NOTES:

- CONCRETE SLAB FOUNDATION
- 2 x 4 WALL FRAMING



GARAGE PLAN



ROOF PLAN

NO.	DATE		BY

XXXXX
RAYKH FAMILY GARAGE ADDITION

PLAN

SCALE	DRAWN	PLANS
1/4" = 1'-0"	BY MR	CK'D.

9706 N. SUNSET LN.
MEQUON, WI 53092

SHEET X OF X

FILE NAME :$$....designfile....$$ PLOT DATE : $$...plottingdate...$$ PLOT BY : $$...plotuser...$$ PLOT NAME : $FILE$ PLOT SCALE : $$.....plotscale.....$$

Attachment: Plans (10347 : Felix & Marina Raykh)