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

www.ci.mequon.wi.us

ARCHITECTURAL BOARD
Monday, May 13, 2024
6:00 PM
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.

1) Call to Order, Roll Call

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

   a. Meeting Minutes from April 8, 2024

3) Architectural Board Applications:

1. **Adam & Katherine Smith**
   7210 w. Haddonstone Place
   Subdivision: Haddonstone
   District 8 – 6:00 pm

   Addition: Kitchen

   Contractor: Auchter Construction
   Architect: Jeremy Hartline

2. **Matt & Laura McDowell**

   12858 N. Cobblestone Court
   Subdivision: Cobblestone Woods
   District 1 – 6:10 pm

   Addition: Enclosed Patio & Dormer Changes

   Contractor: TBD
   Architect: Keith C. Barnes

3. **Anderson Homes**
   3560 W. Pine View Court
   Subdivision: Riverland
   District 1 – 6:20 pm

   New Single-Family Residence

   Contractor: Anderson Homes
   Architect: Anderson Homes

4. **Joe Tylicki**
   4406 W. Highland Road
   Subdivision: N/A
   District 1 – 6:25 pm

   Outbuilding

   Contractor: TBD
   Architect: Keith Barnes

5. **Sepp Backus**
   11400 N. Country View Drive
   Subdivision: Country View Estates
   District 2 – 6:35 pm

   Addition: Screened Porch

   Contractor: Owner
   Architect: Owner

6. **Dan & Eleanor Kahn**

   3600 W. Candlewick Court
   Subdivision: Candlewick Court
   District 2 – 6:45 pm

   Addition: First Floor Office & Second Floor Master Bedroom

   Contractor: TBD
   Architect: Fritsch Designs

7. **Veridian Homes LLC** — **New Single-Family Residence**
   7940 W. Preserve Parkway
   Subdivision: The Enclave — Contractor: Veridian Homes LLC
   District 3 – 6:55 pm — Architect: Veridian Homes LLC

8. **Mike & Ann Mueller** — **Attached Garage & Enclosed Porch**
   4826 W. Kathleen Lane
   Subdivision: Kathleen Acres — Contractor: Owner
   District 4 – 7:00 pm — Architect: Owner

9. **William Gensrick** — **Attached Garage**
   11433 N. Country Lane
   Subdivision: Hidden Acres Homestead — Contractor: Custom Fit Carpentry
   District 6 – 7:10 pm — Architect: KMH Design Services

10. **Patrick & Carla Brotherhood** — **Shed**
    10710 N. River Valley Drive
    Subdivision: Sleepy Hollow Estates — Contractor: Superior Storage Sheds
    District 7 – 7:20 pm — Architect: New Horizon Ventures

11. **Brian & Carolyn Timmis** — **Pool House**
    3131 W. Donges Bay Road
    Subdivision: N/A — Contractor: Fein Design
    District 7 – 7:30 pm — Architect: Rory Palubiski

4) 2025 City of Mequon Community Survey Topics

5) Adjourn

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

11333 N. Cedarburg Road
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Fax: 262-242-9655

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 13, 2024**
SUBJECT: **Meeting Minutes from April 8, 2024**

Attachments:
4.8 (PDF)

11333 N. Cedarburg Road
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INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, April 8, 2024
6:00 PM
Lower-Level Conference Room

Minutes

Attachment: 4.8 (9341 : Meeting Minutes from April 8, 2024)

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

Present:	Vice-Chairman Paul Apfelbach
Members at Large:	John Mikkelson, Michael Wade, Tom Irvin, Janet Ehn
Building Inspector:	Greg Golden

2. **Meeting Minutes**

Minutes from the March 11, 2024, meeting were approved by District Representative Ton Irvin and seconded by District Representative Michael Wade.

Minutes were approved unanimously.

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 7 6:00 pm	**New Single-Family Residence**	Aaron & Molly Sandock 10720 N. Torrey Drive Subd: Torrey Drive	Contractor: Victory Homes of WI Architect: David Pluim

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

Conditions: Plans approved as submitted.

2)	Dist. 7 6:05 pm	**Covered Porch**	Jon & Nora Lansenfeld 4111 W. Le Grande Blvd. Subd: Lac Du Cours	Contractor: Auchter Construction Architect: Kathryn Kamm

Moved to Approve: Mikkelson
Seconded by: Ehn
Approved: Yes
Vote: Unaimous

Conditions: Plans approved as submitted.

3)	Dist. 2 6:15 pm	**Re-submittal:** **New Single-Family Residence**	Vlad Girgul 12645 N. Rotary Park Court Subd: N/A	Contractor: Adamant Homes Architect: Adamant Homes

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

Conditions: Plans approved with the following conditions:
1. Add cedar headers on all windows to be consistent.
2. Corner boards should be added on all elevations.

Attachment: 4.8 (9341 : Meeting Minutes from April 8, 2024)

4)	Dist. 4 6:20 pm	**New Single-Family Residence**	Veridian Homes LLC 8081 W. Preserve Parkway Subd: The Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes LLC

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

Conditions: Plans approved as submitted.

4. **Announcements:** New Architectural Board Guidelines

The new Architectural Board Guidelines were reviewed with Greg Golden pointing out that the major change to the Guidelines was the shed/outbuilding minium square foot going from 150 to 300 square feet.

5. **Action:**

Vice-Chairman Paul Apfelbach made a motion to adjourn the meeting.
District Representative Michale Wade seconded the motion.

A vote was taken; vote was passed unanimously.

Meeting adjourned at 6:32 p.m.

Attachment: 4.8 (9341 : Meeting Minutes from April 8, 2024)

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 13, 2024**
SUBJECT: **Adam & Katherine Smith, Addition: Kitchen at 7210 w. Haddonstone Place**

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

JEREMY HARTLINE ARCHITECT, LLC
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www. jeremyhartline.com

STATEMENT OF INTENT

PROJECT NAME: 710 W. Haddonstone Place **DATE:** 4-16-2024

TO: Mequon Architectural Review Board

To whom it may concern,

Please see the attached submittal for the proposed addition to the single-family residence located at 710 W. Haddonstone Place.

We are proposing a single story addition located on the rear of the home to expand an existing kitchen and powder room. Further, it is our proposal to incorporate materials that will match the color and size of the existing conditions.

Respectfully,

Jeremy Hartline
on behalf of Adam & Katherine Smith

Attachment: Statement of Intent (9342 : Adam & Katherine Smith)

Attachment: Survey (9342 : Adam & Katherine Smith)

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

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

SURVEYED FOR:
ADAM & KATHERINE SMITH

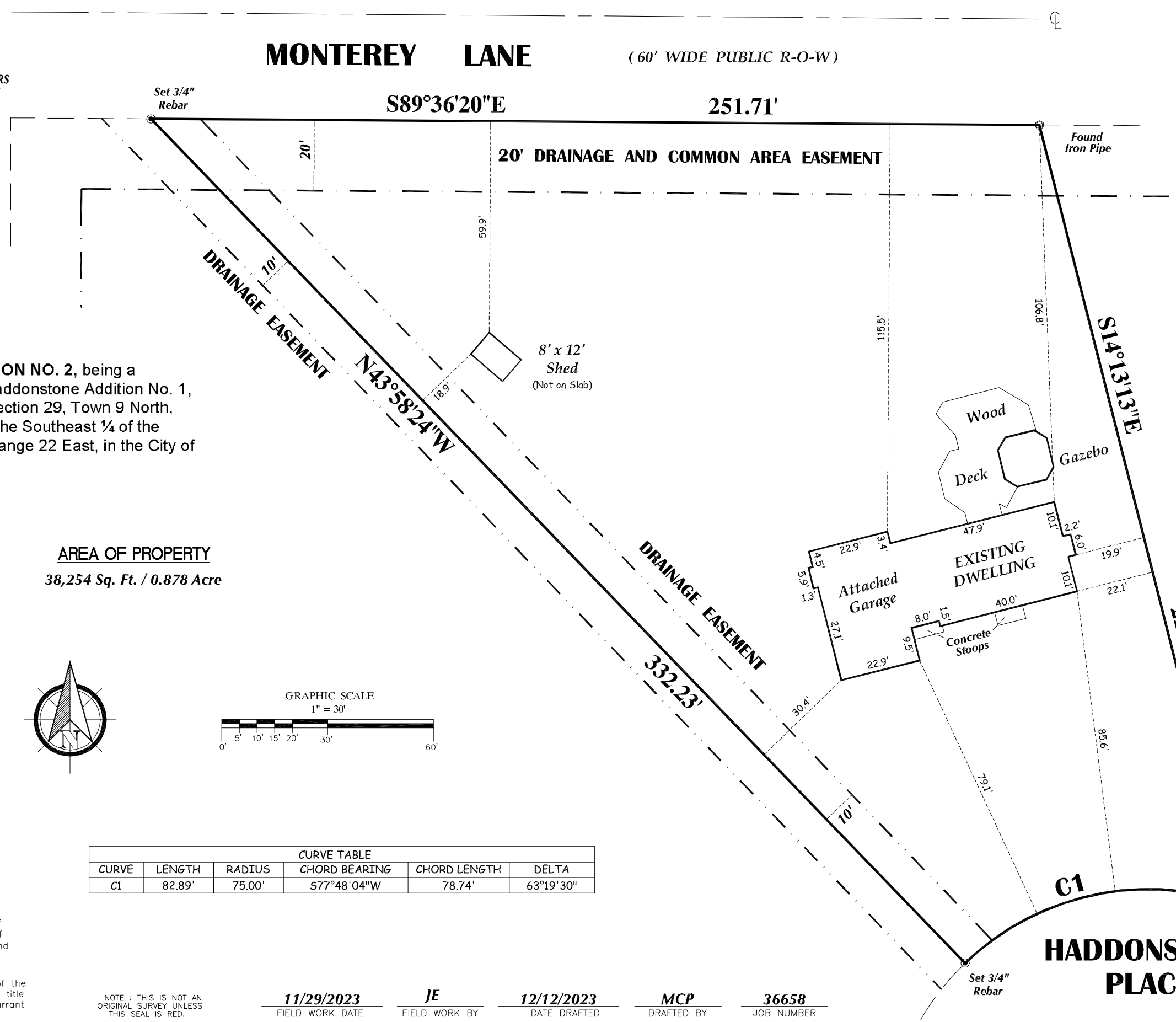
PLAT OF SURVEY

LOT 8, BLOCK 5, HADDONSTONE ADDITION NO. 2, being a Resubdivision of part of Outlot 1, Block 4, Haddonstone Addition No. 1, in the Northeast $^1/_4$ of the Southwest ¼ of Section 29, Town 9 North, Range 22 East, and a subdivision of part of the Southeast ¼ of the Northwest ¼ of Section 29, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Address : 710 W. Haddonstone Place

AREA OF PROPERTY

38,254 Sq. Ft. / 0.878 Acre



GRAPHIC SCALE
1" = 30'
0' 5' 10' 15' 20' 30' 60'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	82.89'	75.00'	S77°48'04"W	78.74'	63°19'30"

WISCONSIN REGISTERED LAND SURVEYOR

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

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

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

11/29/2023	JE	12/12/2023	MCP	36658
FIELD WORK DATE	FIELD WORK BY	DATE DRAFTED	DRAFTED BY	JOB NUMBER

JEREMY HARTLINE ARCHITECT, LLC
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
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PROJECT: 710 W. Haddonstone Place **EXTERIOR PHOTOS**

South



Attachment: Pictures A (9342 : Adam & Katherine Smith)

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PROJECT: 710 W. Haddonstone Place **EXTERIOR PHOTOS**

West



Attachment: Pictures A (9342 : Adam & Katherine Smith)

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PROJECT: 710 W. Haddonstone Place **EXTERIOR PHOTOS**

North



Attachment: Pictures A (9342 : Adam & Katherine Smith)

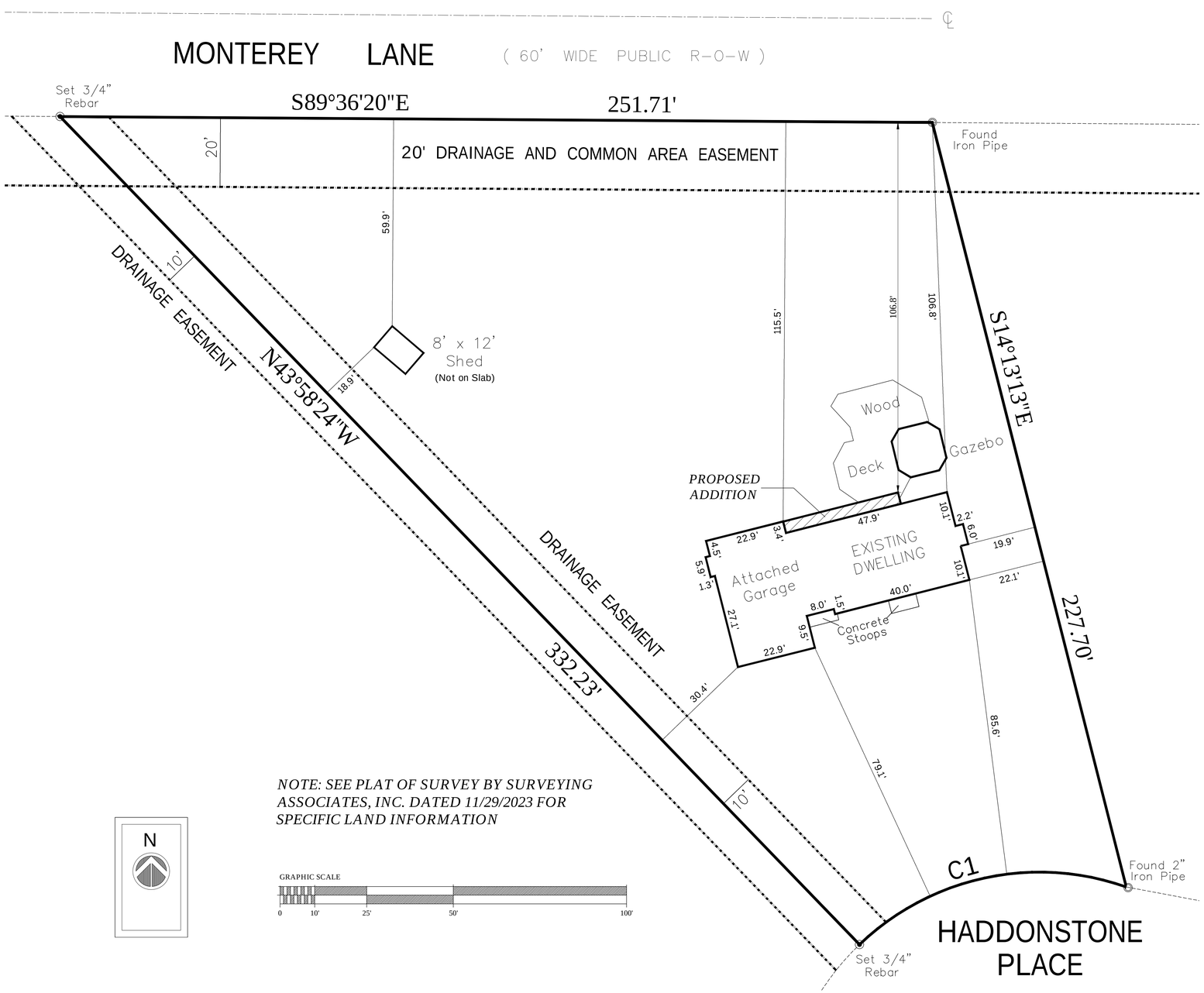
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PROJECT: 710 W. Haddonstone Place **EXTERIOR PHOTOS**

West



Attachment: Pictures A (9342 : Adam & Katherine Smith)



NOTE: SEE PLAT OF SURVEY BY SURVEYING ASSOCIATES, INC. DATED 11/29/2023 FOR SPECIFIC LAND INFORMATION

SITE PLAN

1/16" = 1'-0"

Smith Renovation
710 W. Haddonstone Place
Mequon, WI 53092

ARCHITECT

JEREMY HARTLINE ARCHITECT, LLC
324 Regatta Drive
Port Washington, WI 53074
(262) 416-8307

GENERAL CONTRACTOR

AUCHTER CONSTRUCTION
1340 West Towne Square Road
Mequon, WI 53092
(414)-531-6443 steve@auchterconstruction.com

STRUCTURAL ENGINEER

AMBROSE ENGINEERING
W66 N215 Commerce Court
Cedarburg, WI 53012
(26) 377-7602

GENERAL CONDITIONS

1. All work shall be in accordance with all applicable building codes and comply with all governing laws - Federal, State, and Local jurisdictions except where more restrictive requirements are indicated in the drawings.

2. All Contractors and Subcontractors are to verify conditions and dimensions on the job site prior to commencement of constructions.

3. The contractor shall be responsible for coordinating all utilities required by the project. Any and all discrepancies or unusual conditions shall be brought to the attention of the Architect.

4. Drawings are not to be scaled. Contact Architect to clarify any discrepancies.

5. The Contractor shall be responsible for all cutting, fitting, or patching that may be required to complete the work. All patching required shall be with matching methods and materials.

6. All interior plan dimensions are to the finished gypsum board or plaster face exclusive of any additional wall finish such as tile. All exterior dimensions are to the exterior face of the wall sheathing.

7. Prior to commencing demolition work , the Contractor shall verify items to be saved or reused with the Owner.

8. The Contractor shall be responsible for proper shoring and support when erecting or removing bearing walls, bracing, and roof framing members.

9. Mechanical systems (HVAC, plumbing, electrical, solar, etc.) are "design / build" and therefore are the responsibility of the respective contractors and the General Contractor. ResCheck and heat loss calculations to be provided by respective contractors as required by municipality.

10. Structural members are shown for planning purposes only. Separate structural plan and calculations to be provided by others specifying all required member sizes, spacing, wind bracing, fastening methods, etc. See separate structural calculations by Others.

SHEET INDEX

1. COVER SHEET
2. EXISTING ELEVATIONS
3. DEMOLITION PLAN / EXISTING ELEVATIONS
4. NEW FLOOR PLANS
5. NEW ELEVATIONS
6. SECTION / DETAILS

REVISIONS	BY

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Smith Renovation
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DATE 4-16-2024
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PROJECT NO.
SHEET 1
OF 6 SHEETS

Attachment: Plans (9342 : Adam & Katherine Smith)

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4/2 EXISTING WEST ELEVATION ¼" = 1'-0"



3/2 EXISTING NORTH ELEVATION (REAR) ¼" = 1'-0"



2/2 EXISTING EAST ELEVATION ¼" = 1'-0"



1/2 EXISTING SOUTH ELEVATION (FRONT) ¼" = 1'-0"

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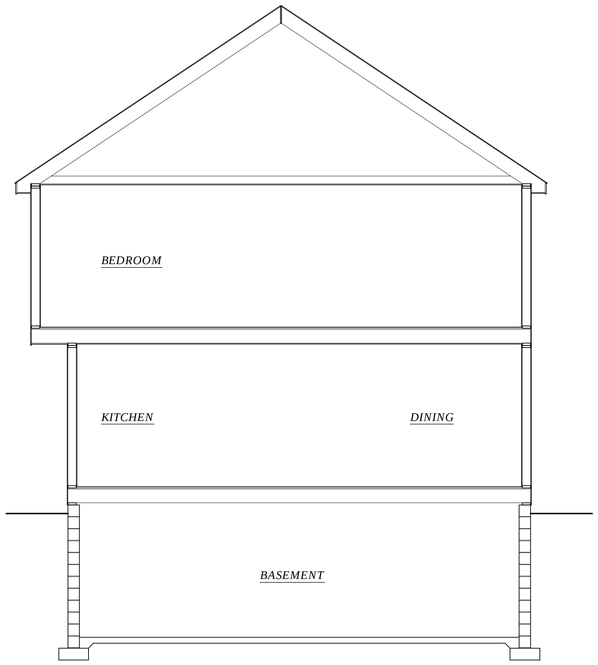
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SHEET 2
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Attachment: Plans (9342 : Adam & Katherine Smith)

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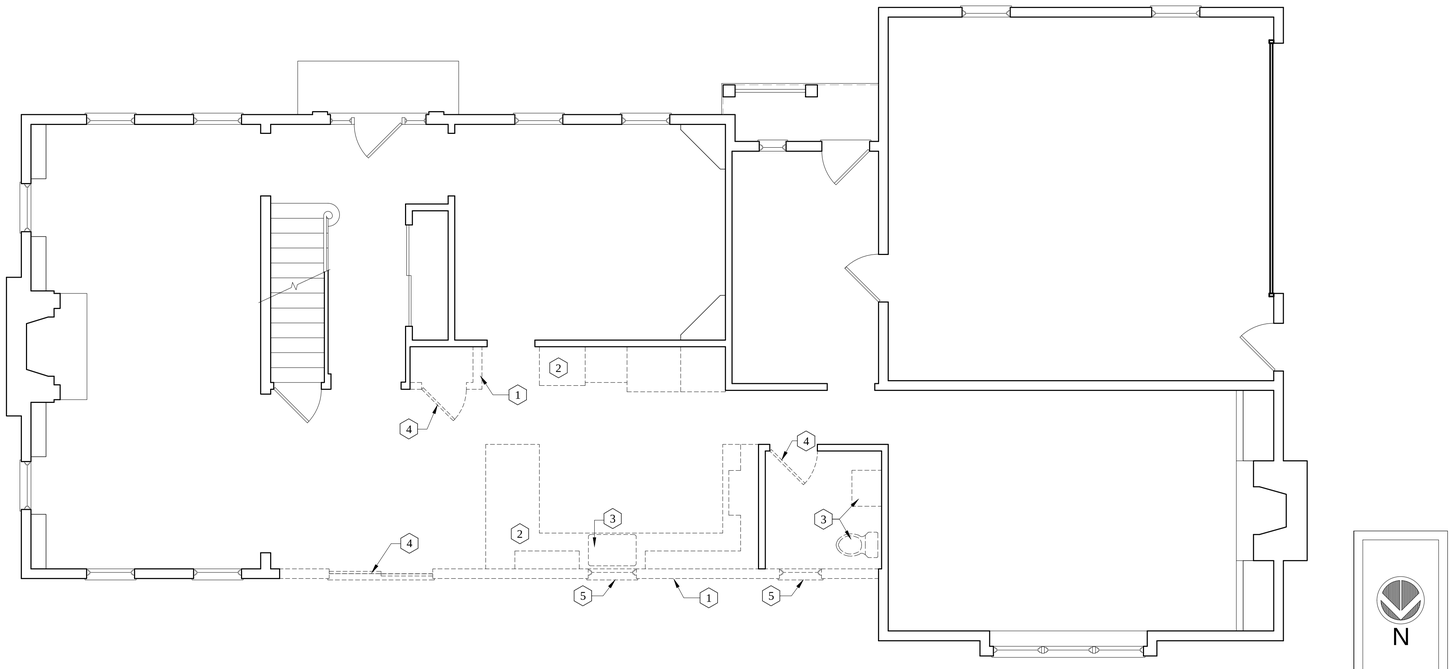


2/3 EXISTING BUILDING SECTION — 1/4" = 1'-0"

DEMOLITION NOTES

1. REMOVE WALL DOWN TO SUBFLOOR
2. REMOVE CABINETRY, COUNTERTOPS, SHELVES, ETC.
3. REMOVE PLUMBING FIXTURE
4. REMOVE DOOR, JAMB & CASING
5. REMOVE WINDOW

NOTES:
- CONTRACTOR TO VERIFY ENTIRE DEMO PLAN w/ OWNER BEFORE PROCEEDING WITH REMOVAL INCL. ITEMS TO BE SAVED FOR REUSE.
- CONTRACTOR TO REVIEW ALL EXISTING MECHANICALS FOR RELOCATION PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
- CONTRACTOR IS RESPONSIBLE FOR PROPER SHORING AND SUPPORT WHEN REMOVING BEARING WALLS, BRACING AND ROOF FRAMING MEMBERS.
-WHEN REMOVING INTERIOR FINISH OF EXTERIOR WALLS, ALL INSULATION TO REMAIN IN PLACE TO COMPLY WITH CURRENT ENERGY CODE. CONTACT CONTRACTOR OR ARCHITECT IN CASES WHERE REMOVAL IS REQUIRED.



1/3 MAIN LEVEL DEMO PLAN — 1/4" = 1'-0"

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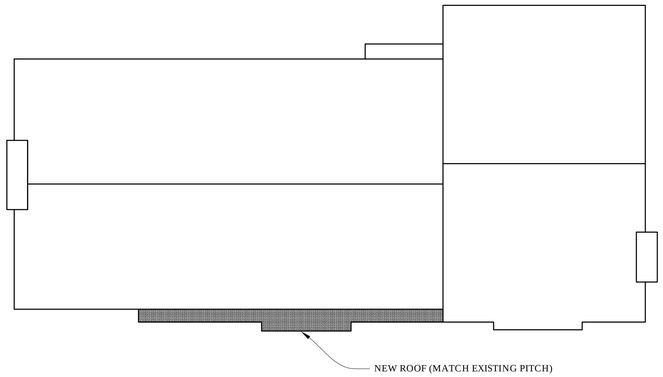
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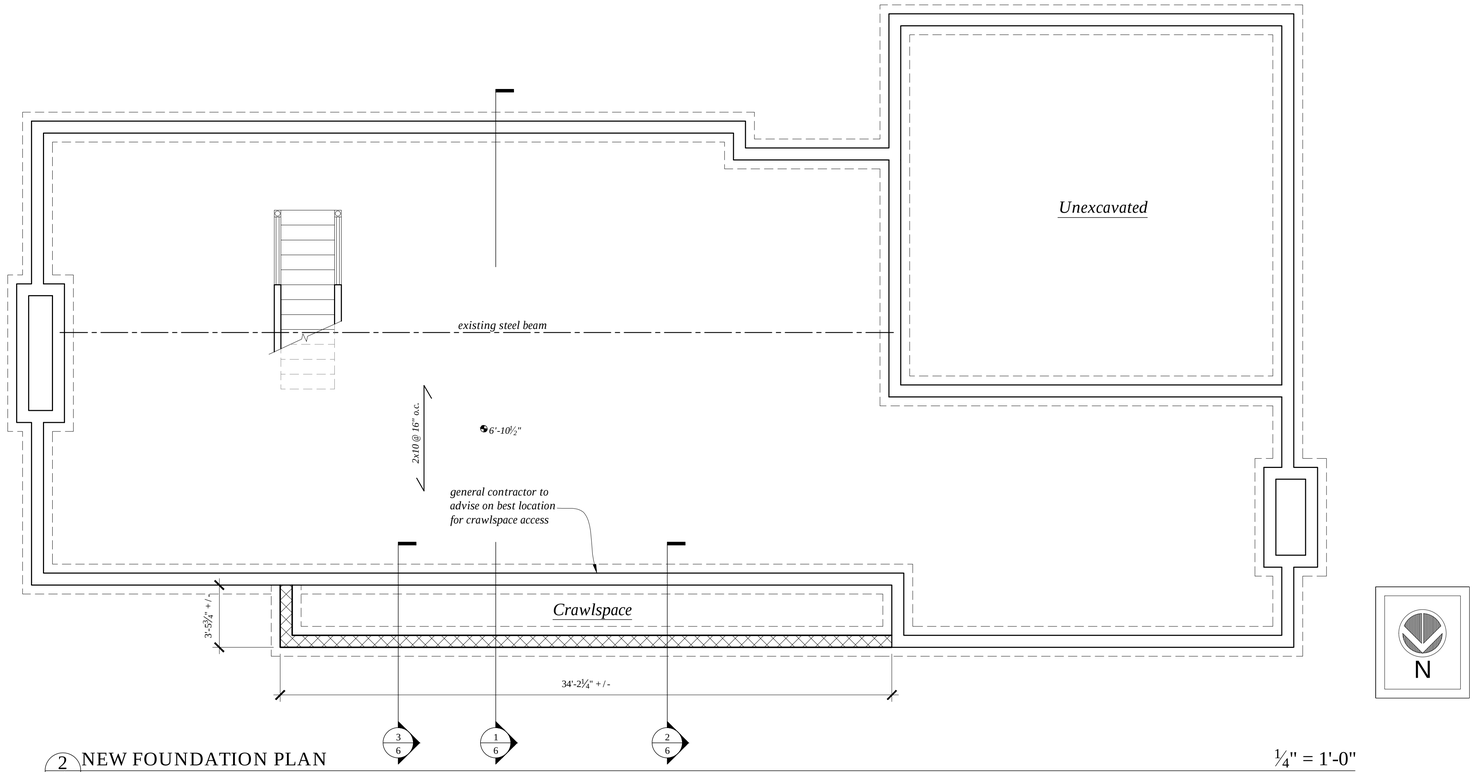
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SHEET 3
OF 6 SHEETS

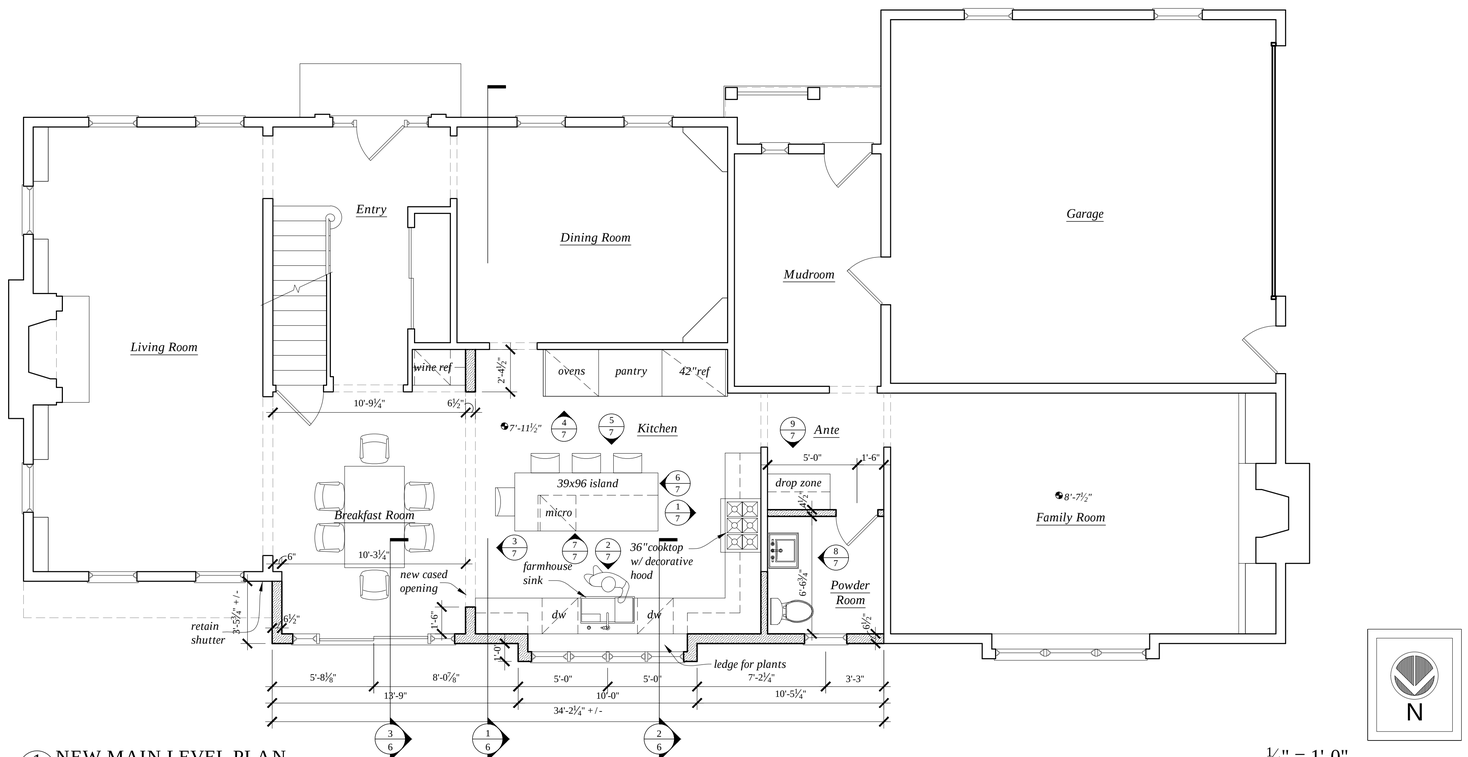
Attachment: Plans (9342 : Adam & Katherine Smith)



3/4 NEW ROOF PLAN 1/4" = 1'-0"



2/4 NEW FOUNDATION PLAN 1/4" = 1'-0"



1/4 NEW MAIN LEVEL PLAN 1/4" = 1'-0"

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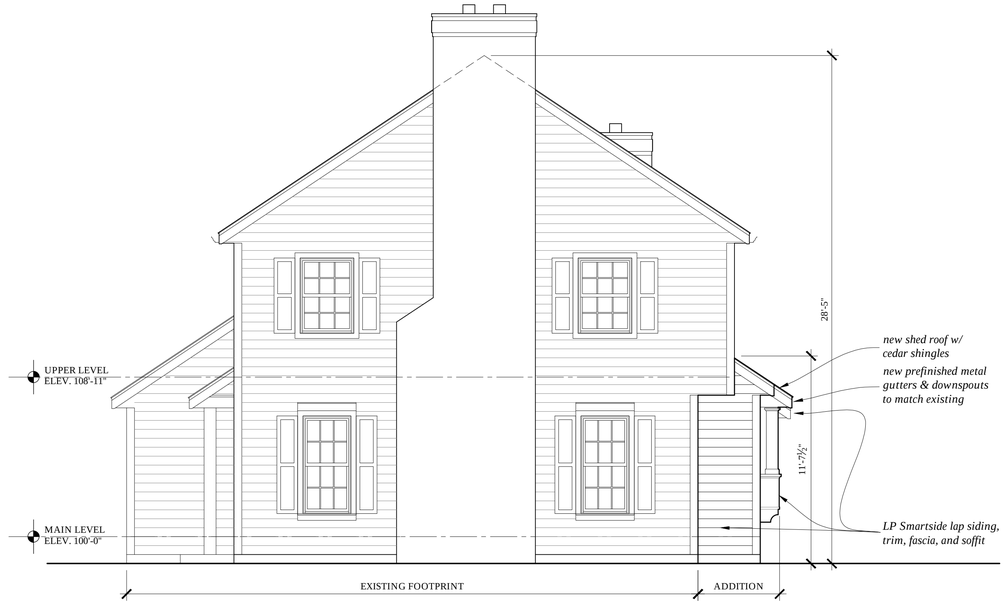
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SHEET 4
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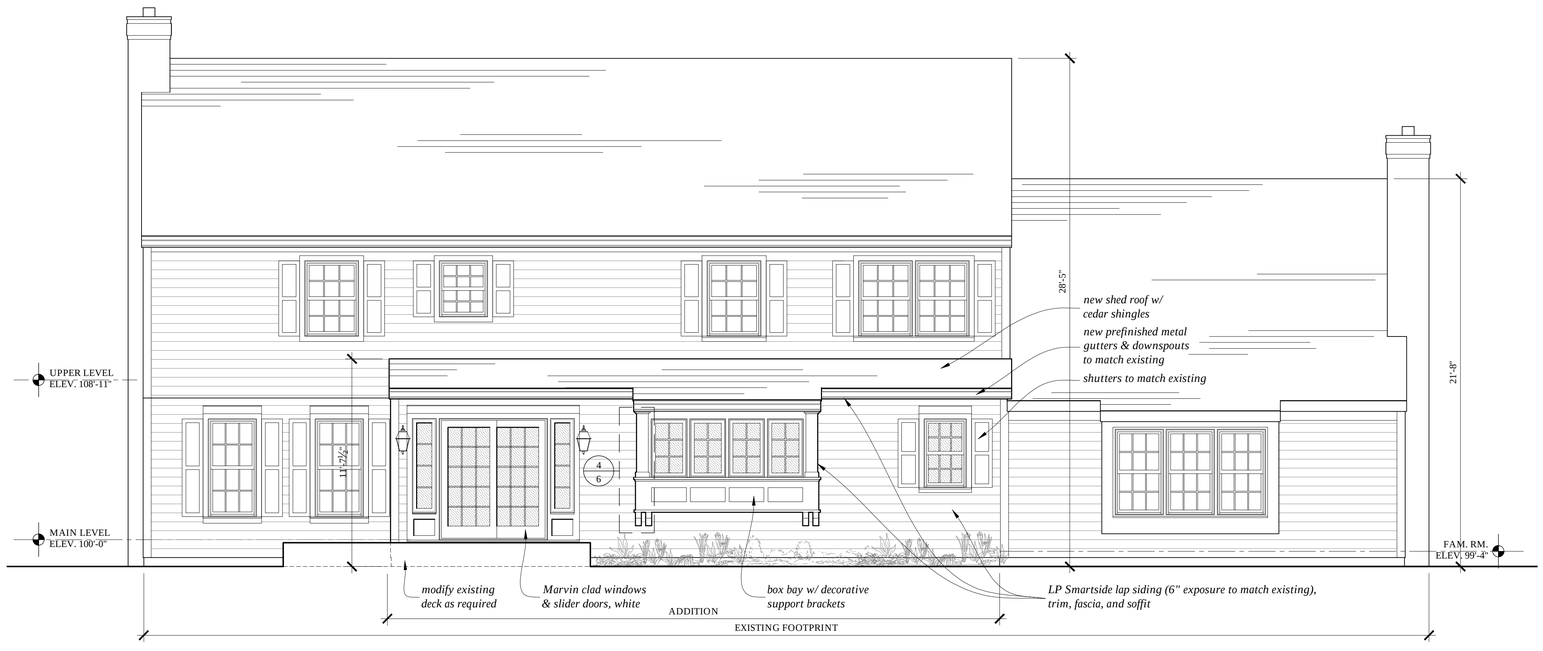
Attachment: Plans (9342 : Adam & Katherine Smith)



3/5 NEW WEST ELEVATION — 1/4" = 1'-0"



2/5 NEW EAST ELEVATION — 1/4" = 1'-0"



1/5 NEW NORTH ELEVATION (REAR) — 1/4" = 1'-0"

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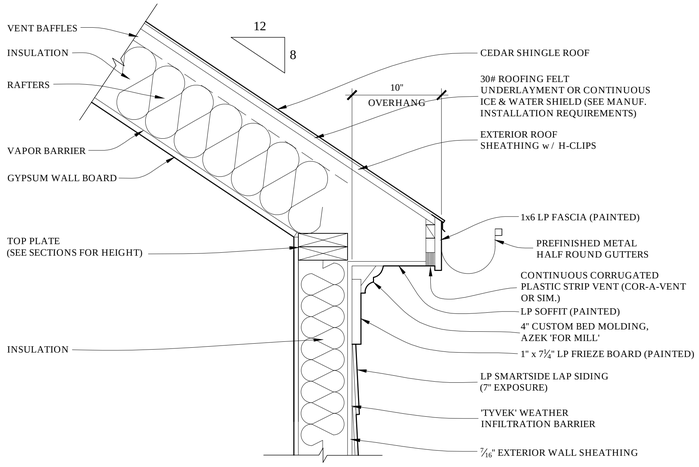
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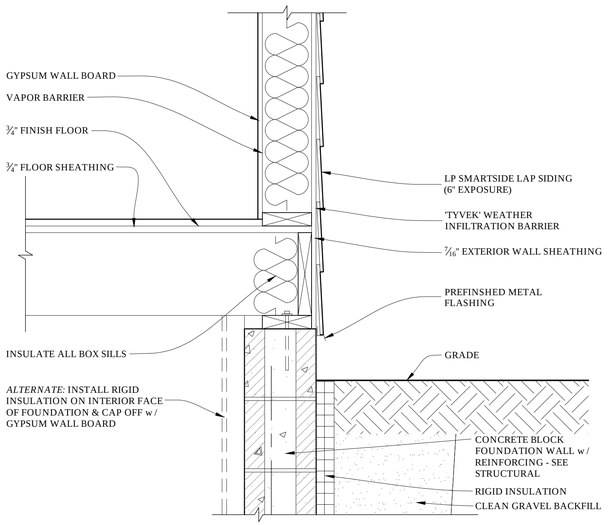
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DATE 4-16-2024
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SHEET 5
OF 6 SHEETS

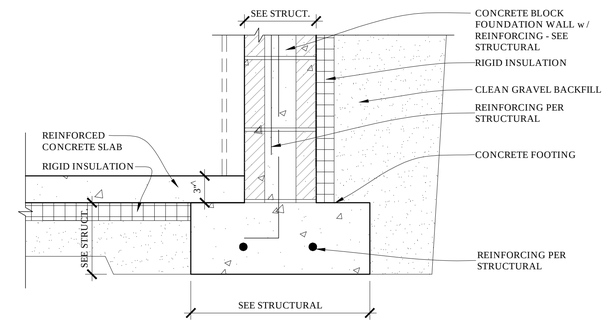
Attachment: Plans (9342 : Adam & Katherine Smith)



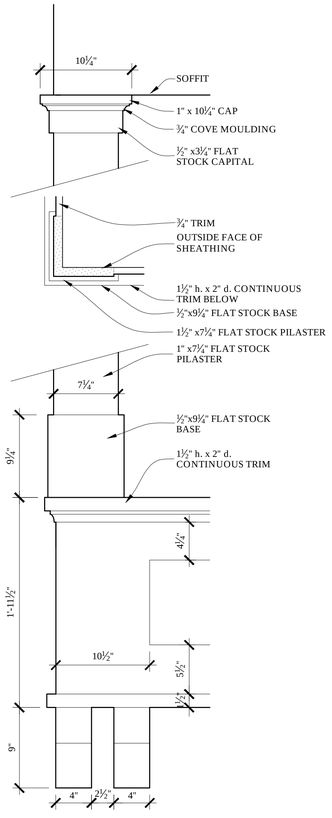
7/6 TYPICAL EAVE DETAIL $1\frac{1}{2}$" = 1'-0"



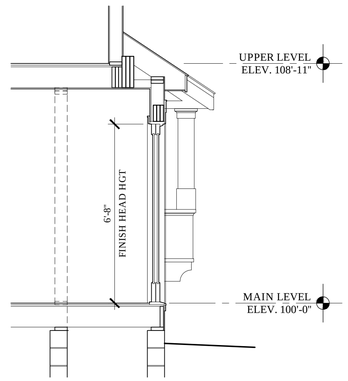
6/6 TYPICAL WALL DETAIL $1\frac{1}{2}$" = 1'-0"



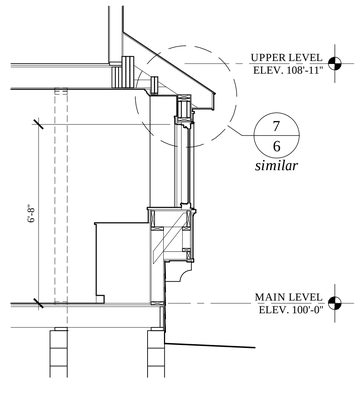
5/6 TYPICAL FOOTING DETAIL $1\frac{1}{2}$" = 1'-0"



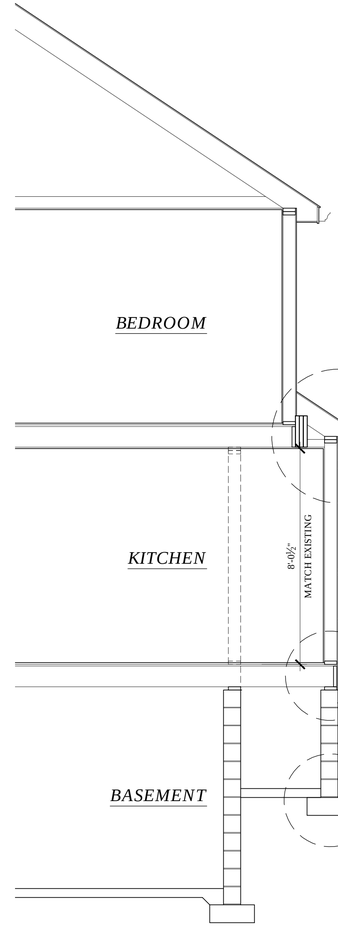
4/6 BOX BAY TRIM DETAIL $1\frac{1}{2}$" = 1'-0"



3/6 SECTION AT PATIO DOOR $\frac{3}{8}$" = 1'-0"



2/6 BOX BAY SECTION $\frac{3}{8}$" = 1'-0"



1/6 NEW BUILDING SECTION $\frac{3}{8}$" = 1'-0"

REVISIONS	BY

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Smith Renovation
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Mequon, WI 53092

DATE 4-16-2024
DRAWN BY J. HARTLINE
PROJECT NO.
SHEET 6
OF 6 SHEETS

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Attachment: Plans (9342 : Adam & Katherine Smith)

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Phone: 262-242-3100
Fax: 262-242-9655

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 13, 2024**
SUBJECT: **Matt & Laura McDowell, Addition: Enclosed Patio & Dormer Changes at 12858 N. Cobblestone Court**

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

April 20, 2024

KCB Buildings LLC
400 E Wisconsin Ave #205
Milwaukee, WI 53202
Keith Barnes, AIA, LEED AP – Registered Wisconsin Architect
P (WI): 608-669-4923
keith@kcbbuildings.com

Statement of Intent

12858 N Cobblestone Ct – Mequon, WI – Proposed Enclosure of Existing Covered Patio and Dormer Expansion over garage

The single-family residence located at 12858 N Cobblestone Ct is an existing 2-story home with an attached garage.

The proposed project is to enclose an existing covered patio at the rear of the home with windows and a glass door and materials and that would match the existing home. Additionally, the two existing garage dormers are being expanded in width to unlock additional useable space on the second floor above the garage.

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

Attachment: Statement of Intent (9343 : Matt & Laura McDowell)

EDGEWOOD SURVEYING
14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151
(262)366-5749 • fax (262)797-6329

PLAT OF SURVEY

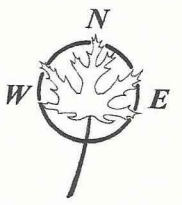
PREPARED FOR: *EMBASSY HOMES/McDOWELL*

LOCATION: *COBBLESTONE COURT, CITY OF MEQUON*

LEGAL DESCRIPTION: *LOT 13, COBBLESTONE WOODS, A REDIVISION OF CERTIFIED SURVEY MAP NO. 960 AND LANDS, BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 7, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.*

NOVEMBER 18, 2014
REVISED 12/10/14
FOUNDATION ASBUILT 3/16/15

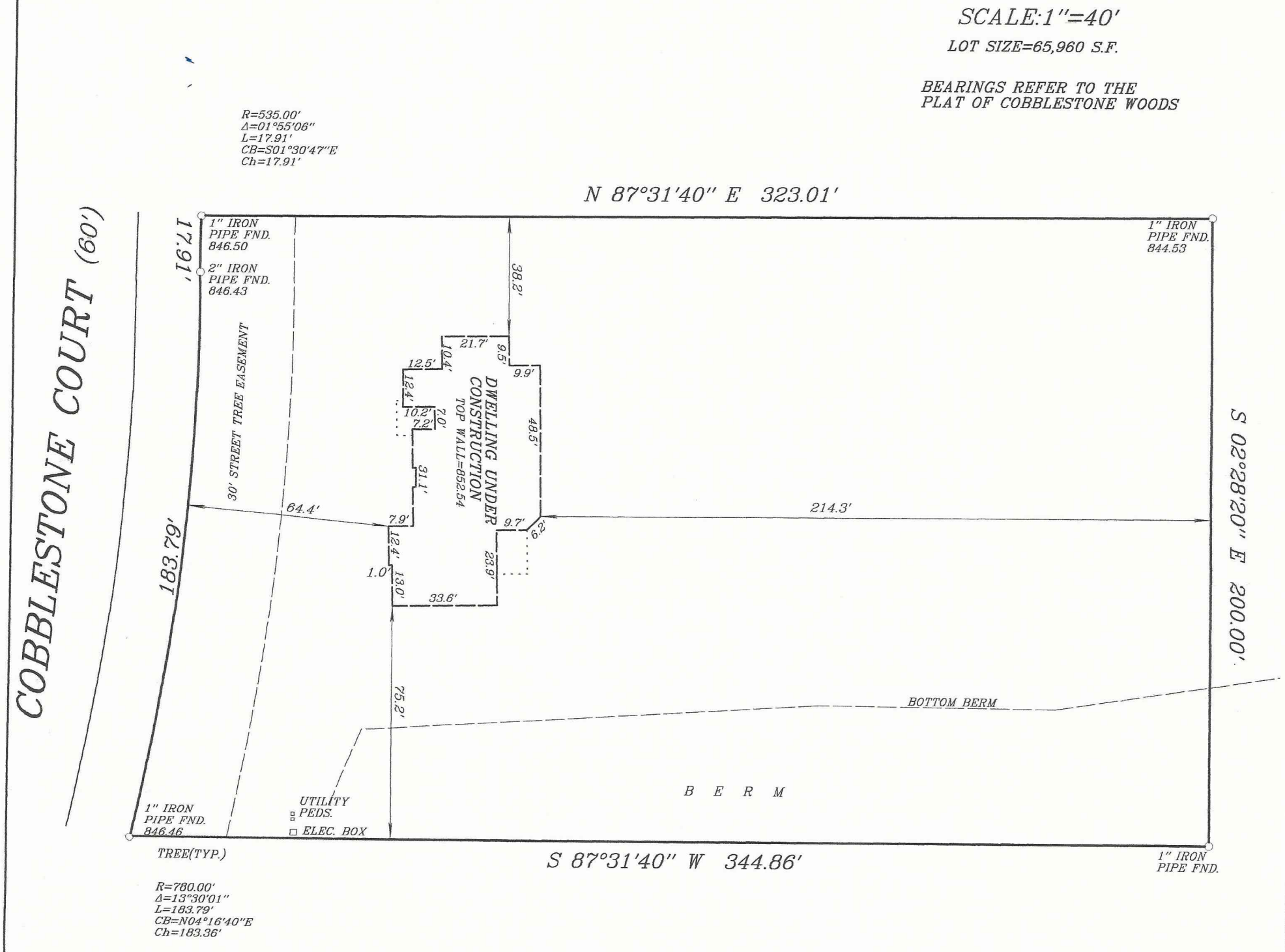
OZK-1065



SCALE:1"=40'

LOT SIZE=65,960 S.F.

BEARINGS REFER TO THE PLAT OF COBBLESTONE WOODS



WISCONSIN
CHRISTOPHER J. KUNKEL
S-1755
WAUKESHA, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed _____

CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755

Attachment: Survey (9343 : Matt & Laura McDowell)









PHOTOGRAPHS OF EXISTING HOUSE
12858 Cobblestone Ct - Mequon, WI

Attachment: Pictures A (9343 : Matt & Laura McDowell)

MCDOWELL RESIDENCE

INTERIOR REMODEL & EXTERIOR IMPROVEMENTS

12858 Cobblestone Ct - Mequon, WI 53097

Attachment: Plans (9343 : Matt & Laura McDowell)

Bid/ARB Drawing Set

KCB Buildings
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Registered Architect [New York, Wisconsin]
e: keith@kcbbuildings.com p: (608) 669-4923

McDowell Residence - 12858 Cobblestone Ct.

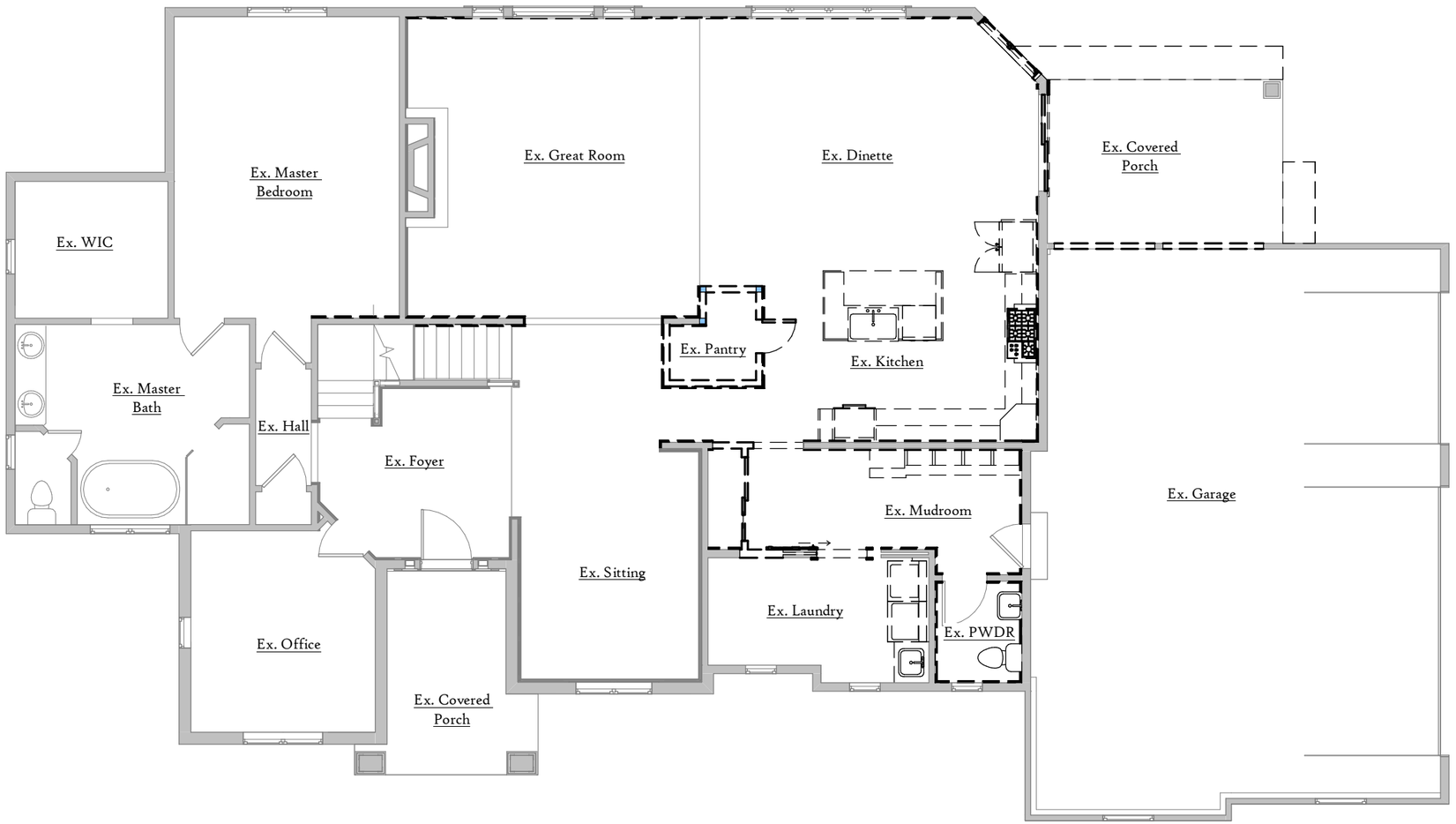
Cover Sheet
AD-000
Scale:



EXISTING CONDITION - SOUTH SIDE OF HOUSE



EXISTING CONDITION - REAR OF HOUSE



1 1st Floor - Demolition
1/8" = 1'-0"

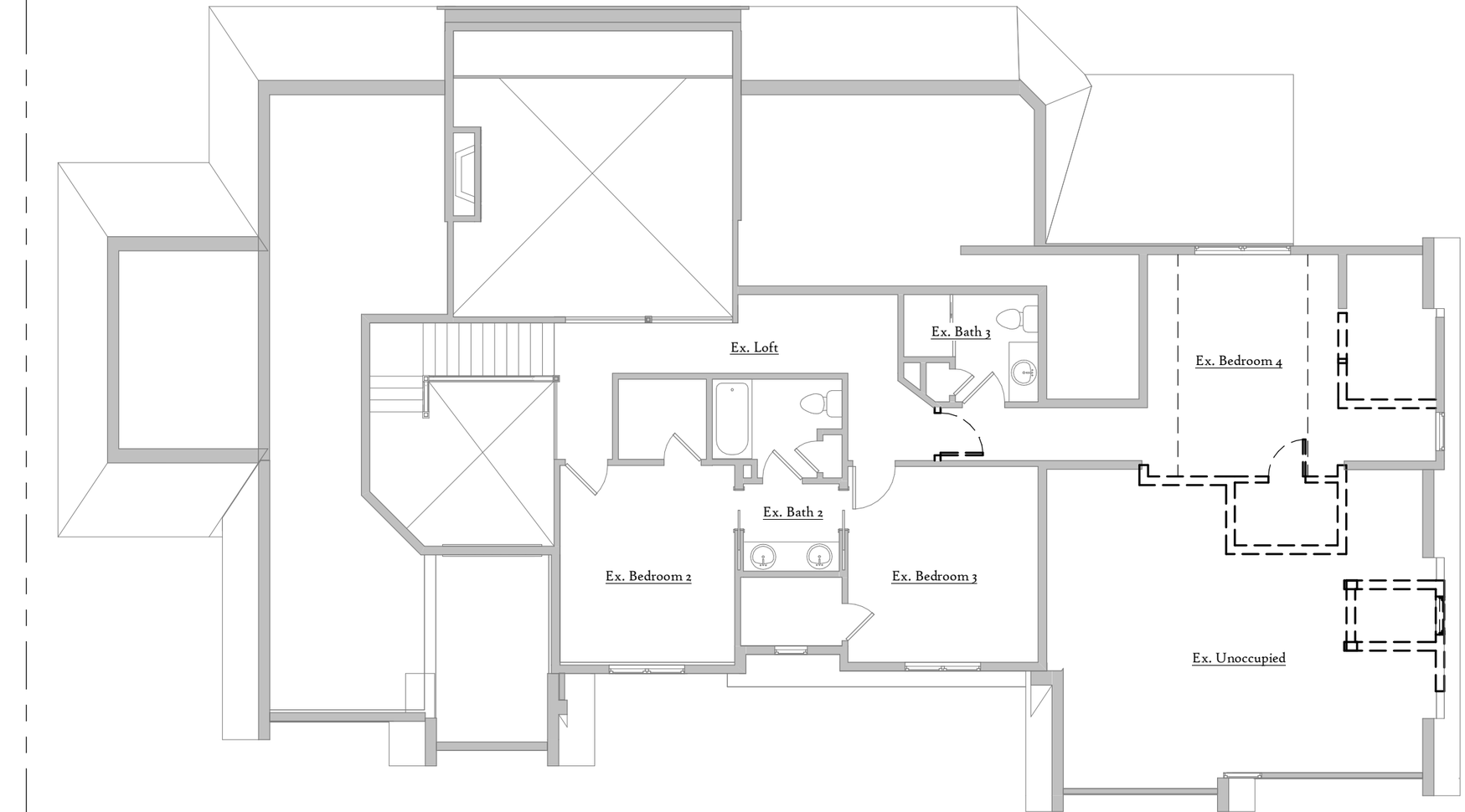
Attachment: Plans (9343 : Matt & Laura McDowell)

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McDowell Residence - 12858 Cobblestone Ct.

Bid/ARB Drawing Set

First Floor Plan - Existing / Demolition
AD-001
Scale: 1/8" = 1'-0"



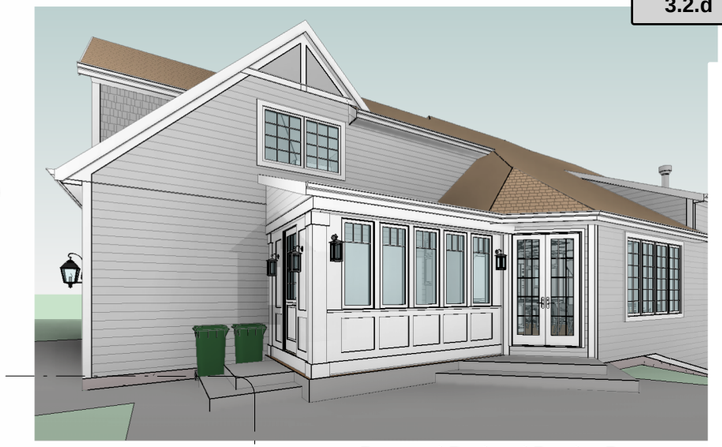
1 2nd Floor - Demolition
1/8" = 1'-0"

Attachment: Plans (9343 : Matt & Laura McDowell)

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McDowell Residence - 12858 Cobblestone Ct.

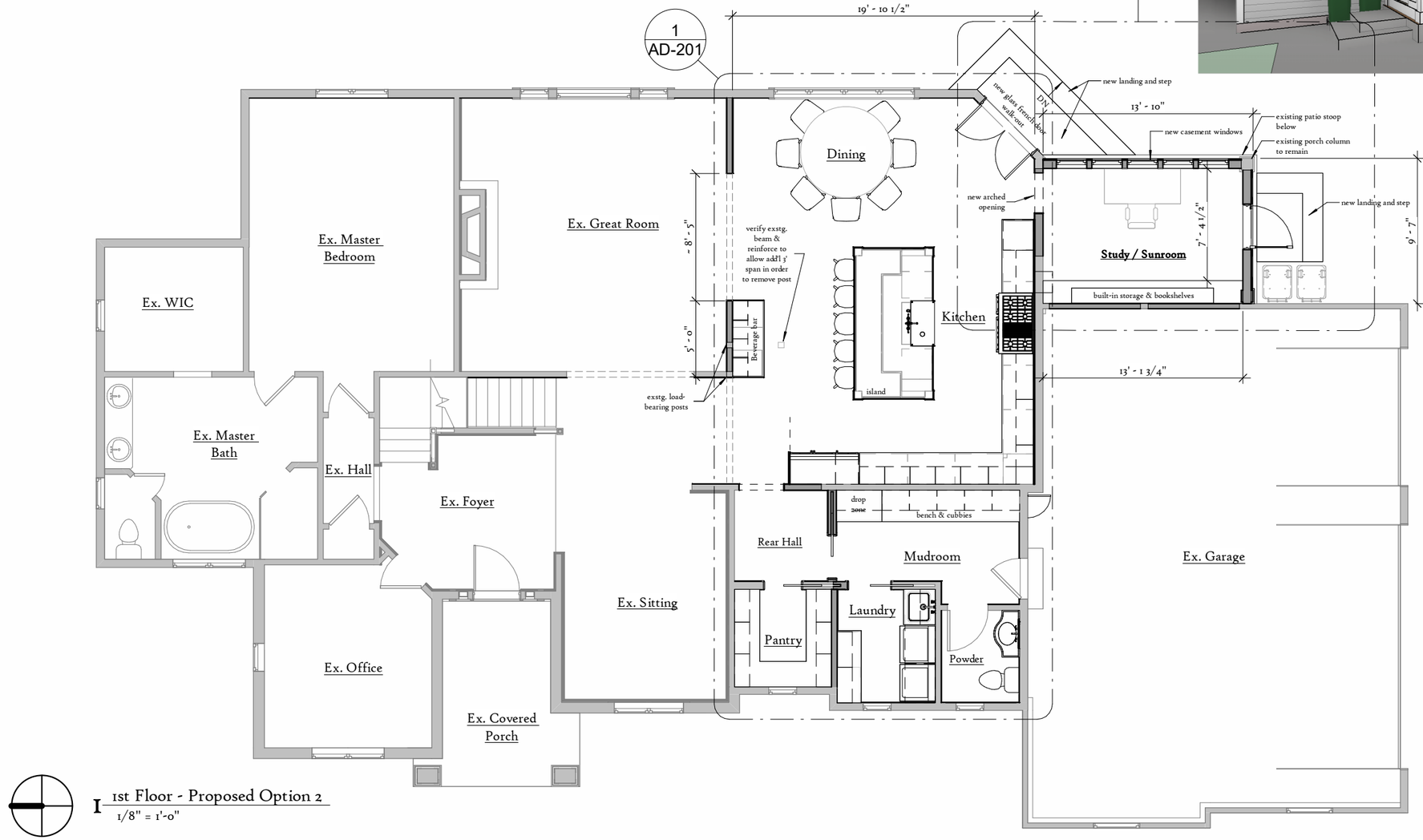
Second Floor Plan - Existing / Demolition
AD-002
Scale: 1/8" = 1'-0"



2 Proposed Enclosed Porch - Perspective



3 Proposed Enclosed Porch - Perspective



1 1st Floor - Proposed Option 2
1/8" = 1'-0"

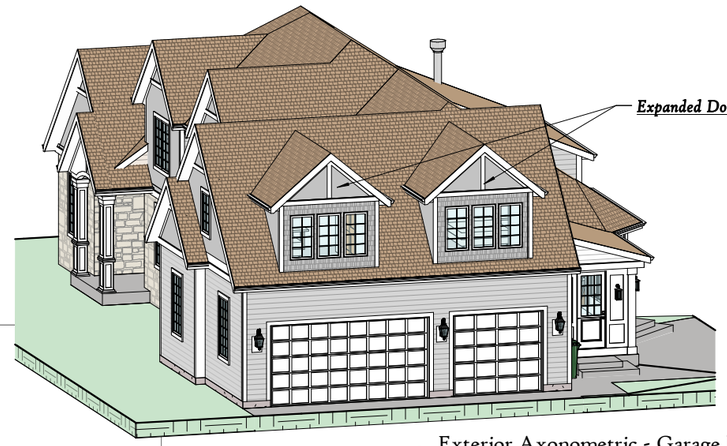
Attachment: Plans (9343 : Matt & Laura McDowell)

Bid/ARB Drawing Set

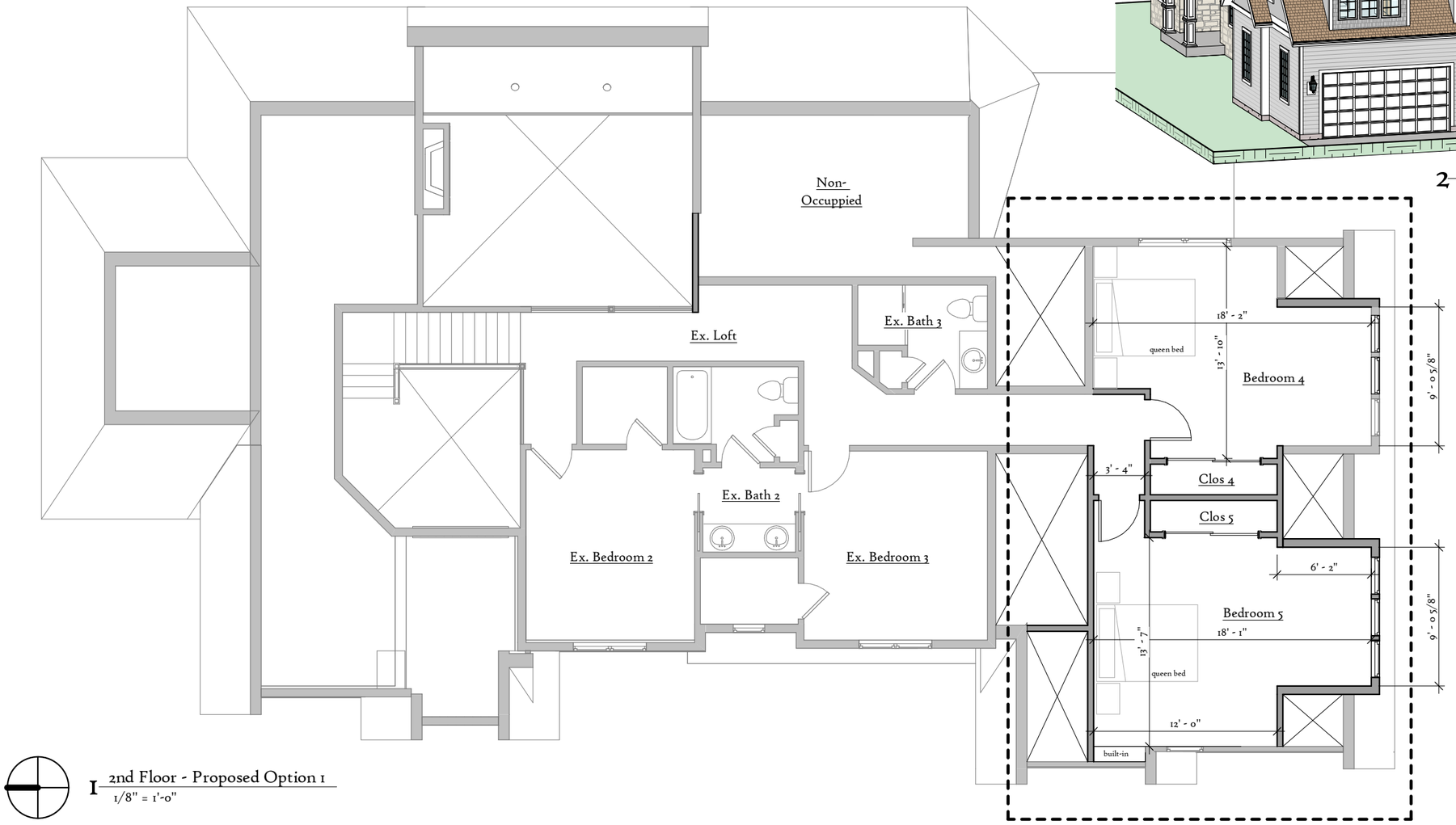
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McDowell Residence - 12858 Cobblestone Ct.

First Floor Plan - Proposed
AD-101
Scale: 1/8" = 1'-0"



2 Exterior Axonometric - Garage Dormers



1 2nd Floor - Proposed Option 1
1/8" = 1'-0"

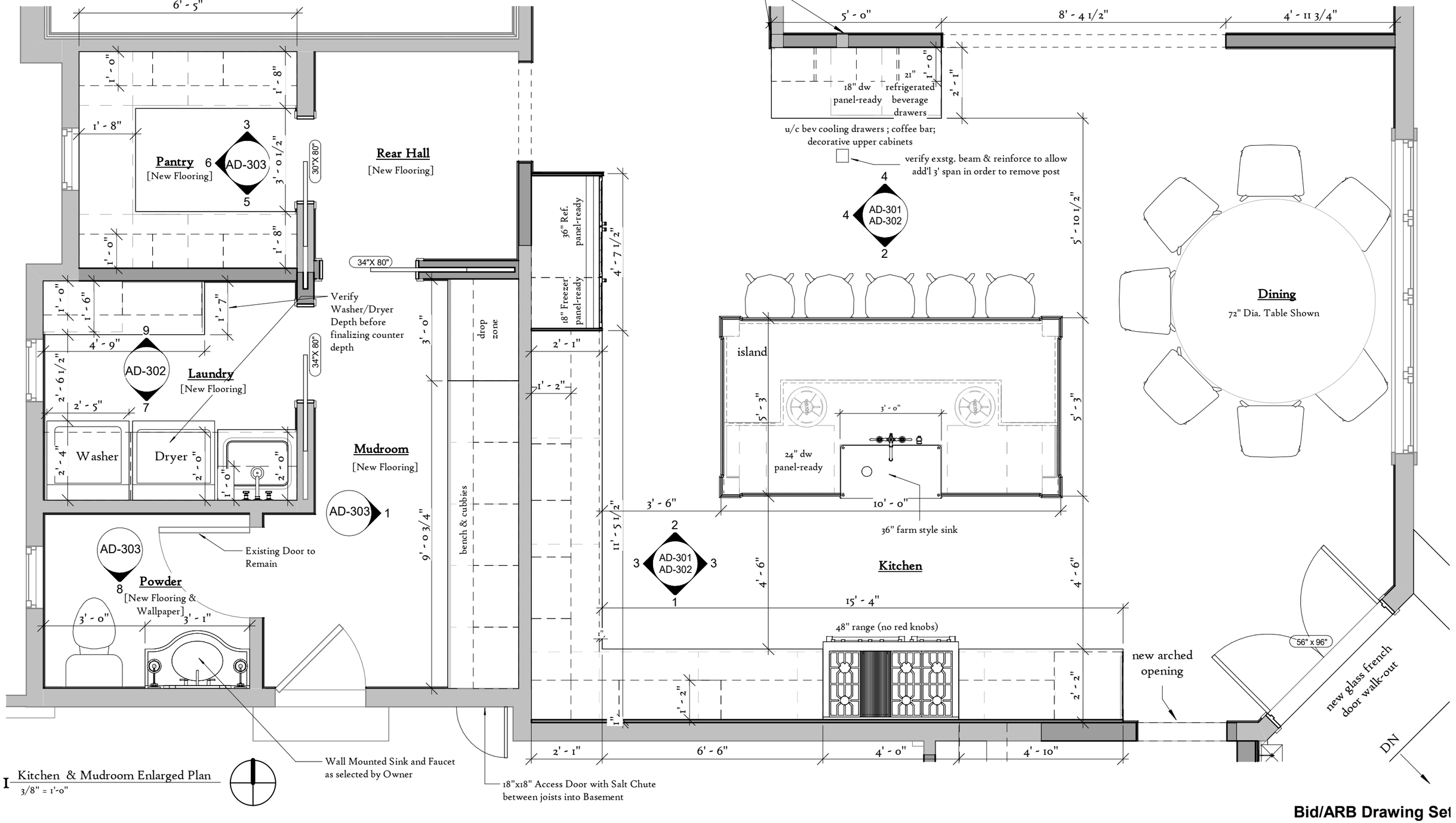
Attachment: Plans (9343 : Matt & Laura McDowell)

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McDowell Residence - 12858 Cobblestone Ct.

Bid/ARB Drawing Set

Second Floor Plan - Proposed
AD-102
Scale: 1/8" = 1'-0"



I Kitchen & Mudroom Enlarged Plan
3/8" = 1'-0"

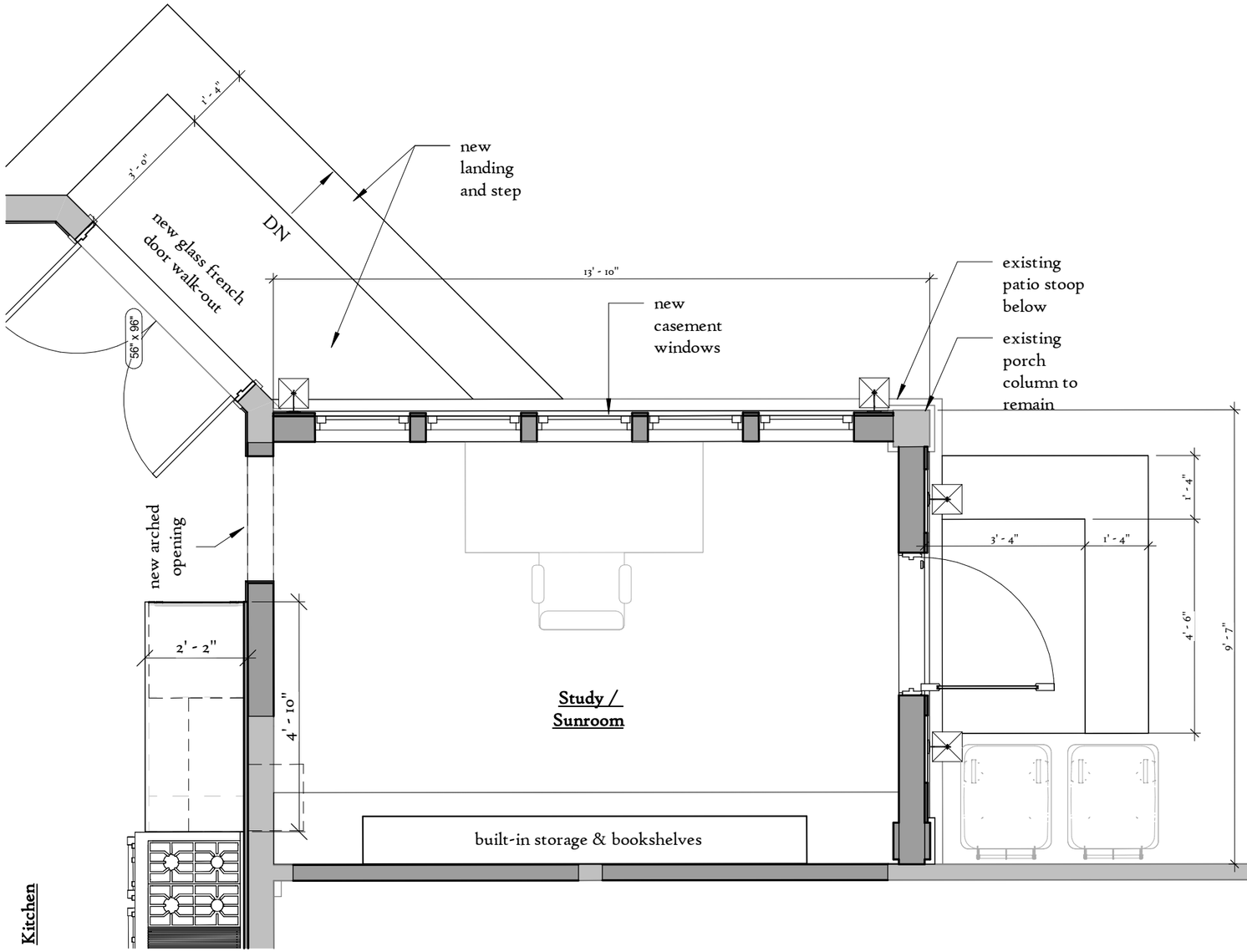
Attachment: Plans (9343 : Matt & Laura McDowell)

Bid/ARB Drawing Set

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McDowell Residence - 12858 Cobblestone Ct.

Enlarged Partial Plan
AD-201
Scale: 3/8" = 1'-0"



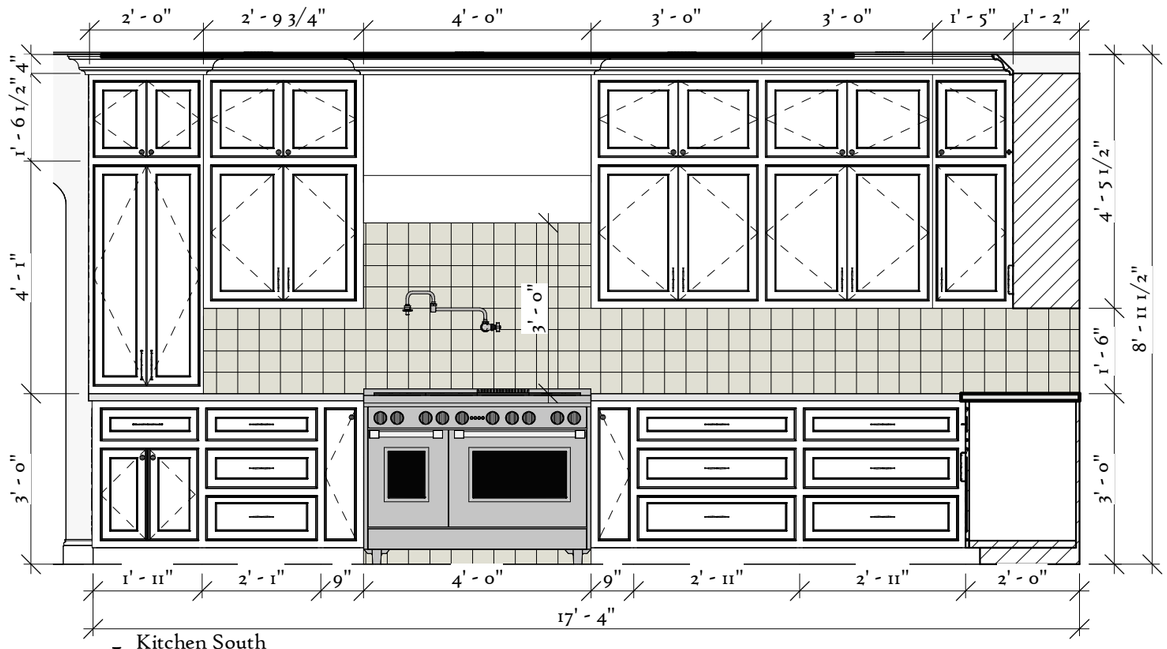
1 Enclosed Patio Enlarged Plan
3/8" = 1'-0"

Attachment: Plans (9343 : Matt & Laura McDowell)

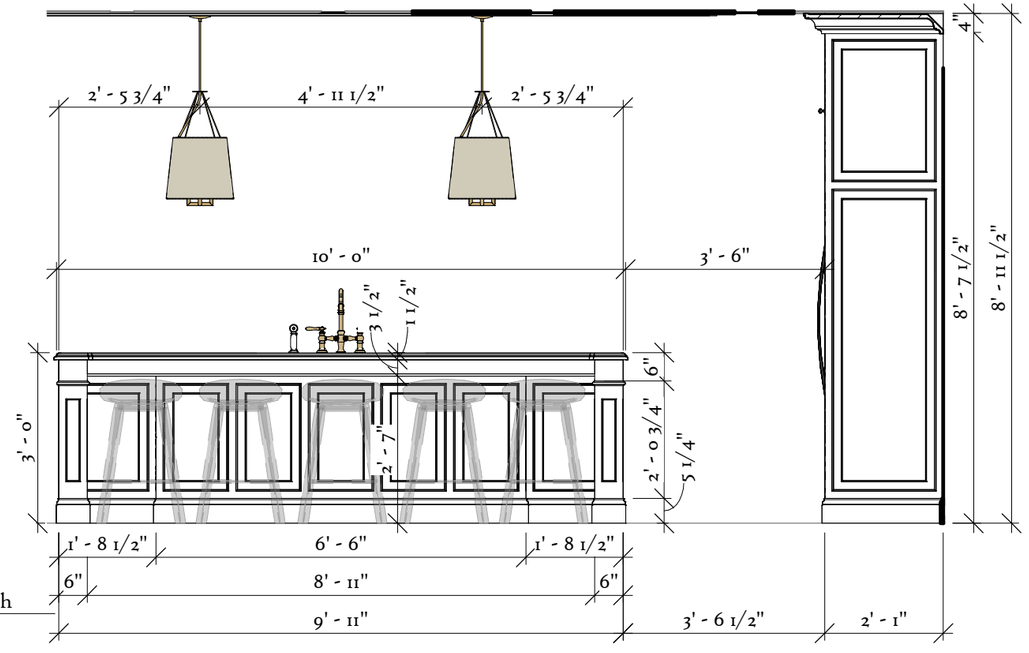
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McDowell Residence - 12858 Cobblestone Ct.

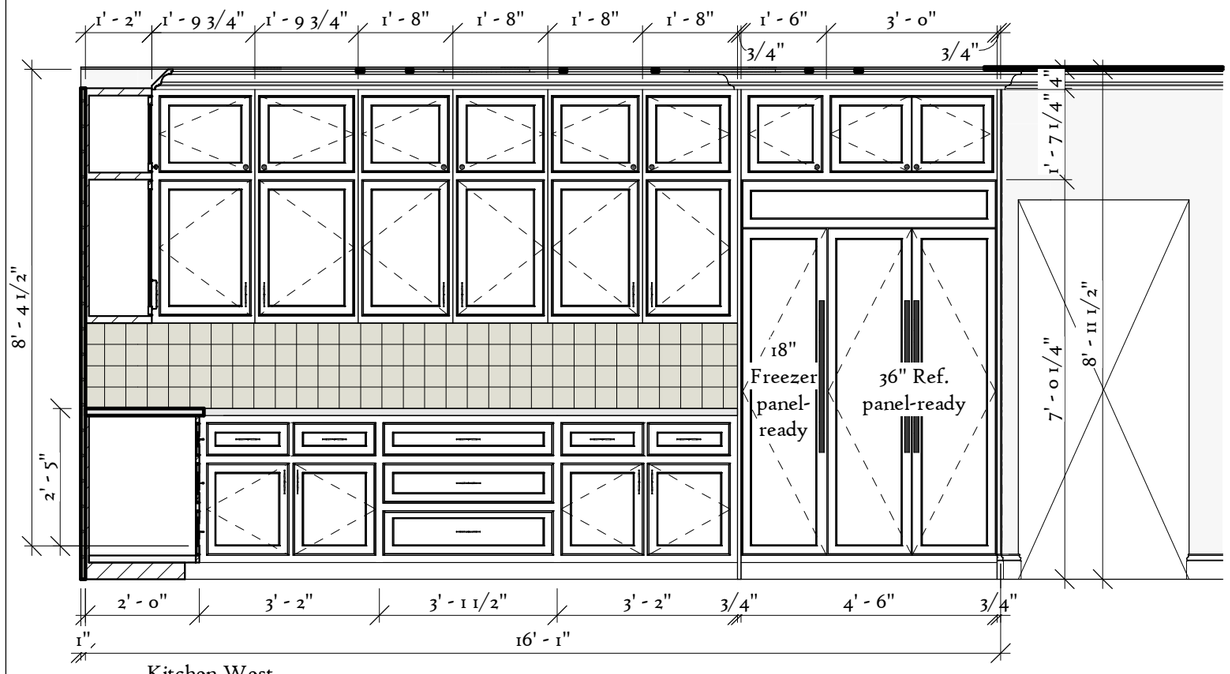
Enclosed Patio Enlarged Plan
AD-202
Scale: 3/8" = 1'-0"



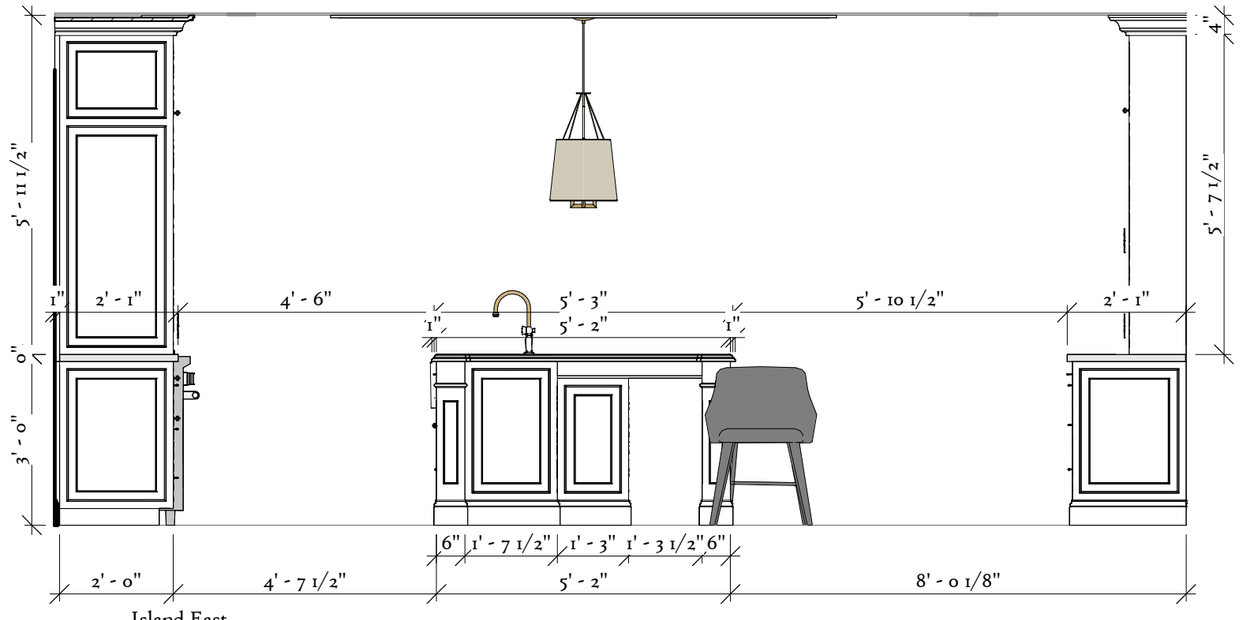
1 Kitchen South
3/8" = 1'-0"



2 Island North
3/8" = 1'-0"



3 Kitchen West
3/8" = 1'-0"



4 Island East
3/8" = 1'-0"

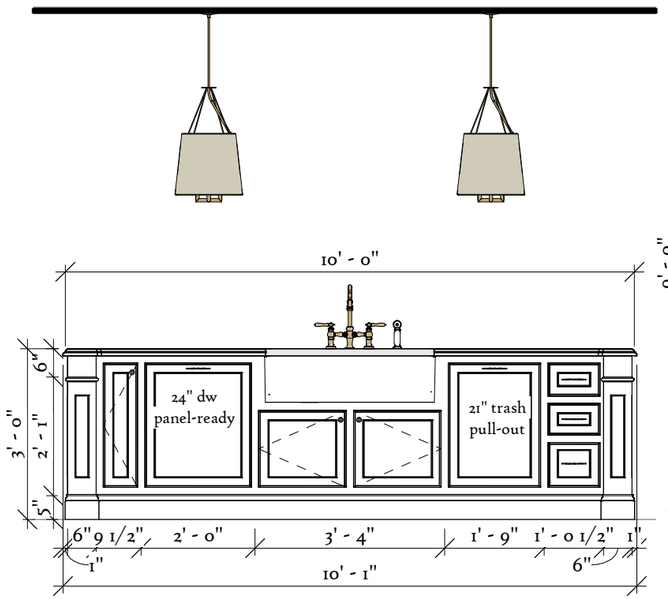
Attachment: Plans (9343 : Matt & Laura McDowell)

Bid/ARB Drawing Set

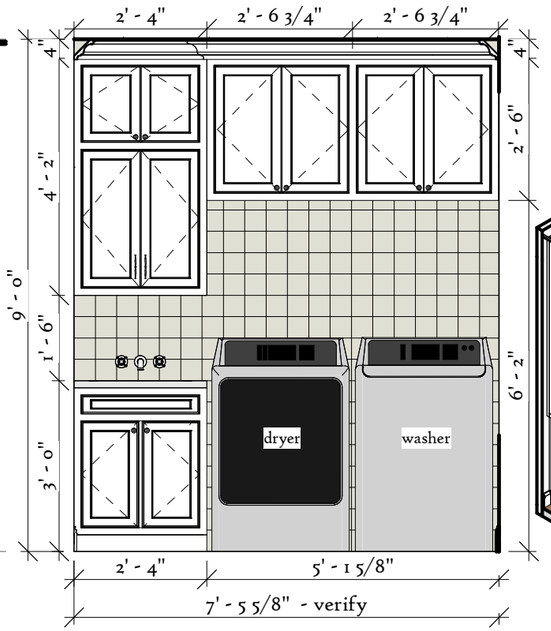
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McDowell Residence - 12858 Cobblestone Ct.

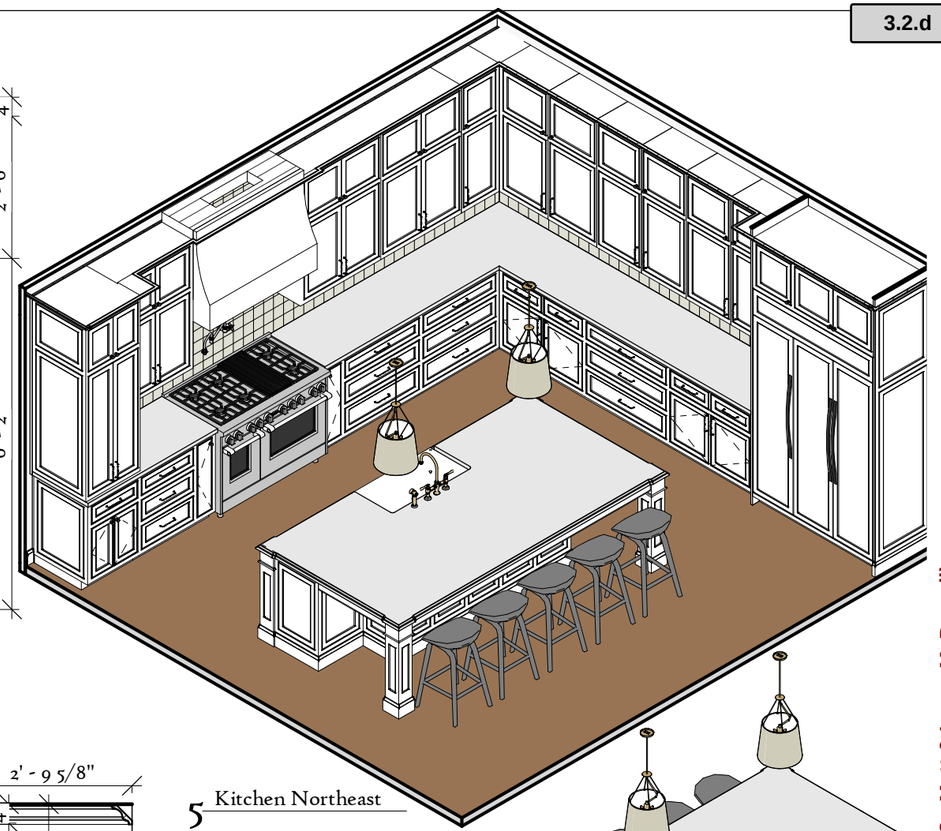
Kitchen Interior Elevations
AD-301
Scale: 3/8" = 1'-0"



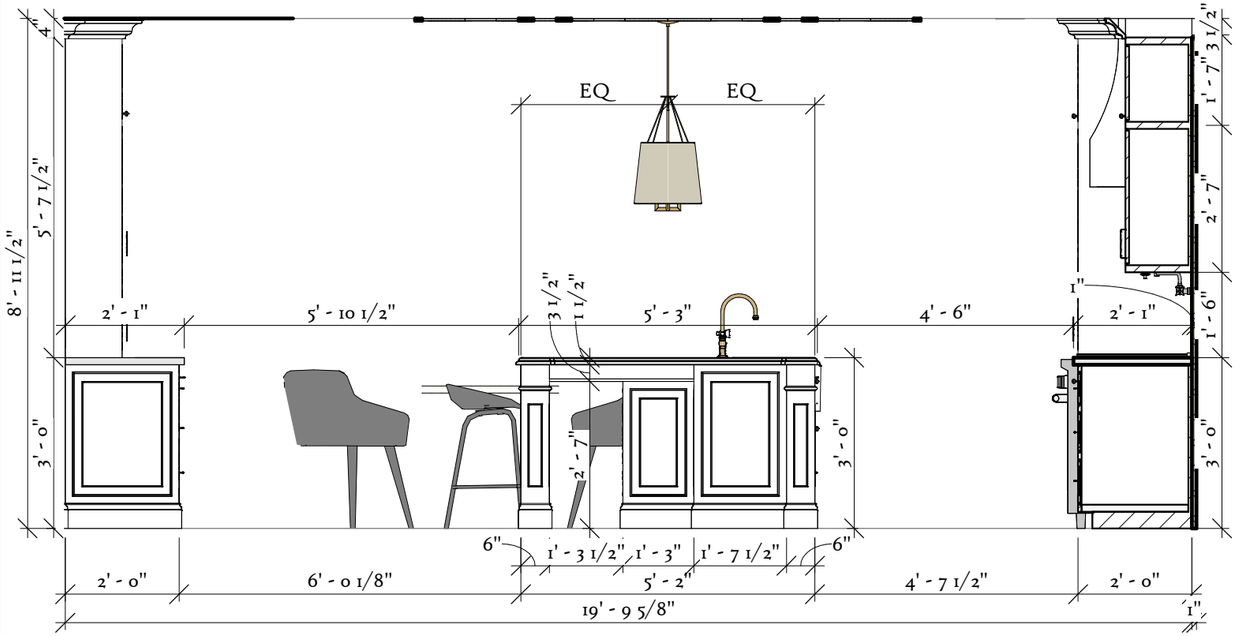
2 Island South
3/8" = 1'-0"



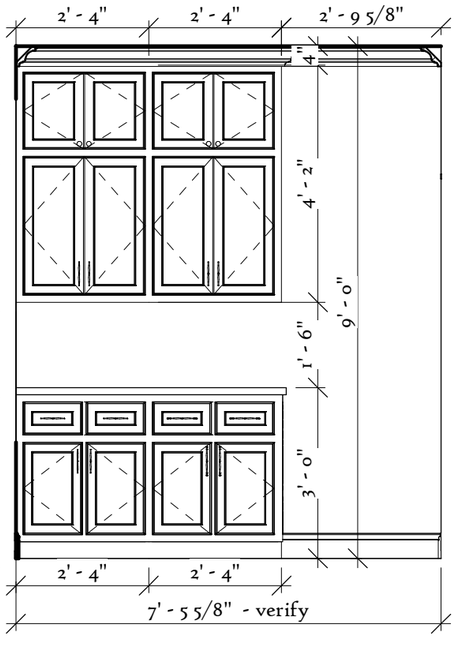
7 Laundry South
3/8" = 1'-0"



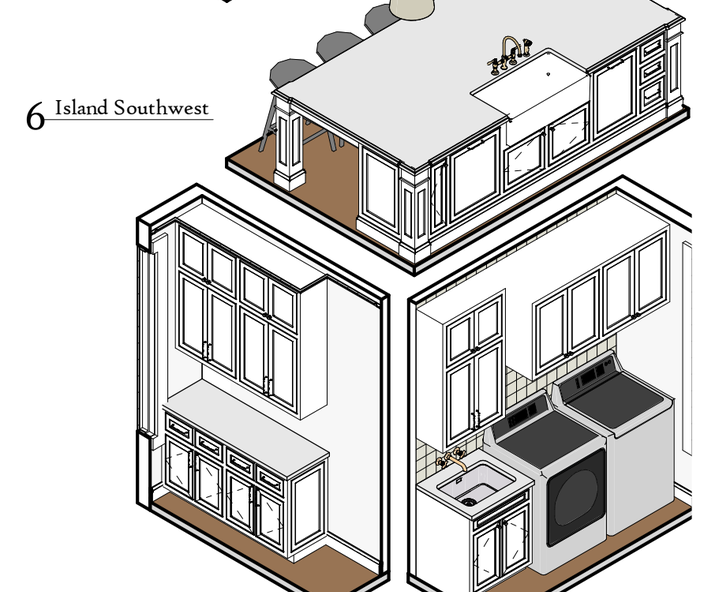
5 Kitchen Northeast



3 Island West
3/8" = 1'-0"



9 Laundry North
3/8" = 1'-0"



6 Island Southwest

10 Ldry Southeast

8 Ldry North

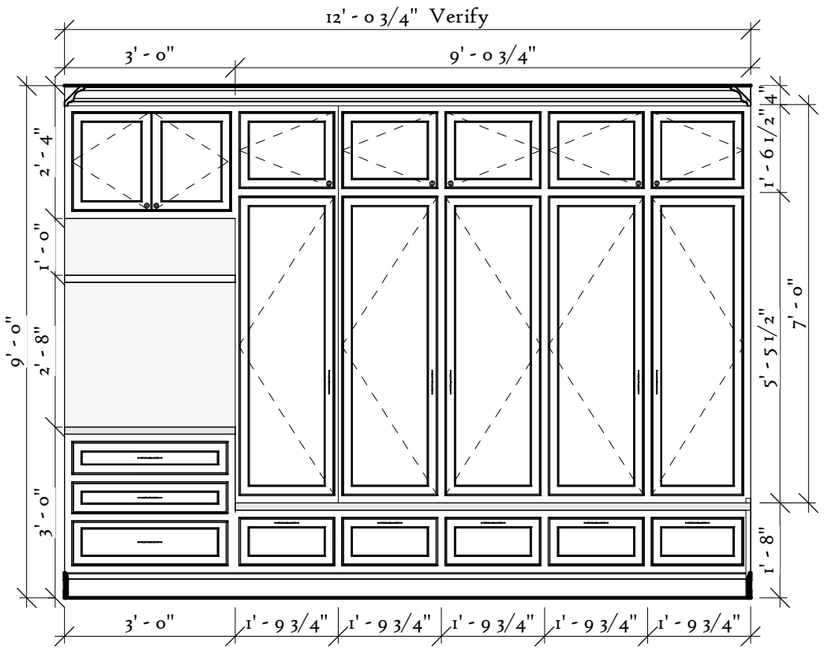
Bid/ARB Drawing Set

Attachment: Plans (9343 : Matt & Laura McDowell)

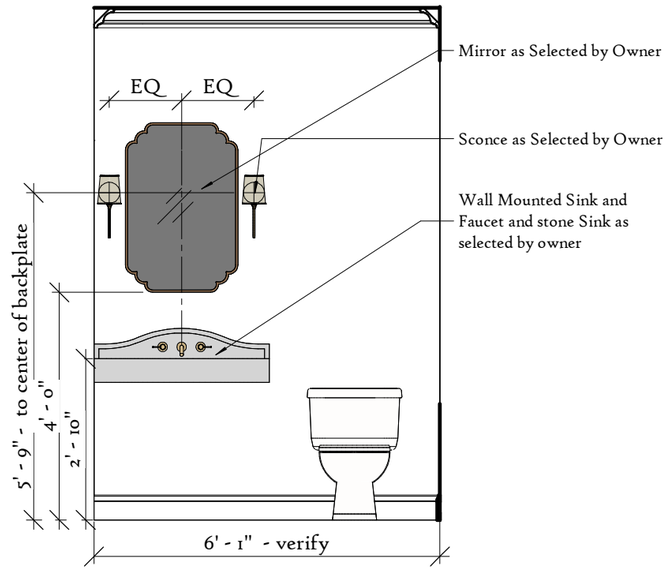
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McDowell Residence - 12858 Cobblestone Ct.

Kitchen Interior Elevations
AD-302
Scale: 3/8" = 1'-0"



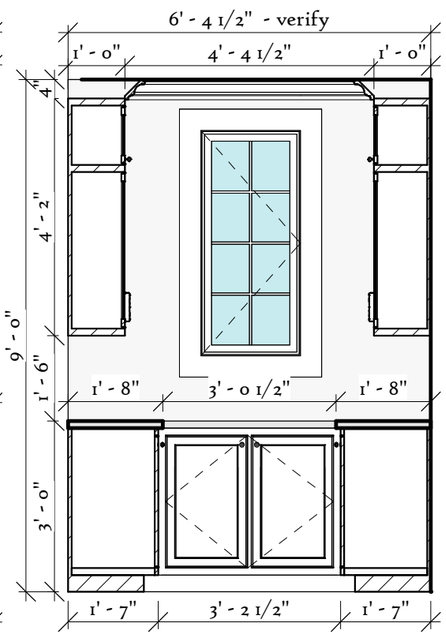
I Mudroom East
3/8" = 1'-0"



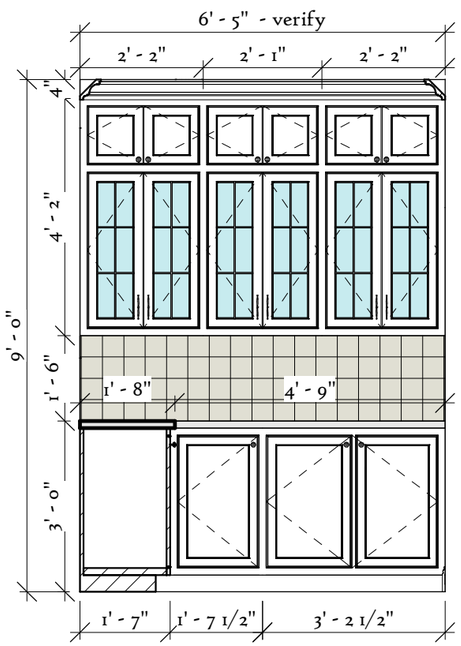
8 Powder Room South
3/8" = 1'-0"



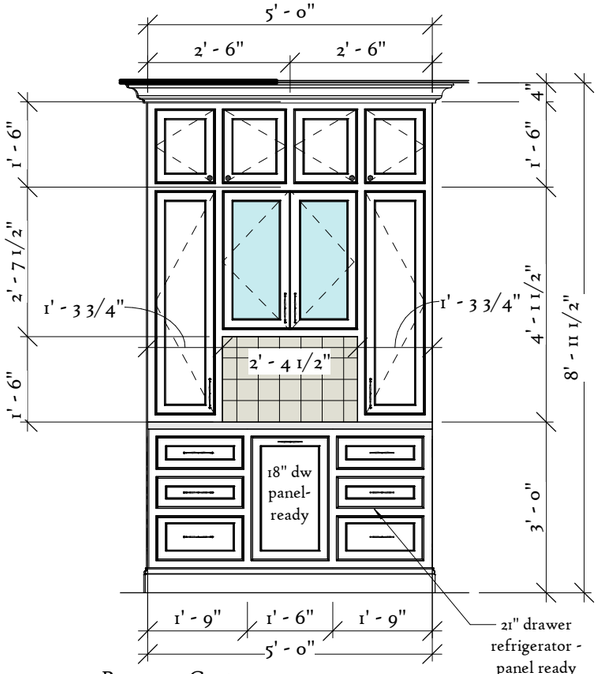
5 Pantry South
3/8" = 1'-0"



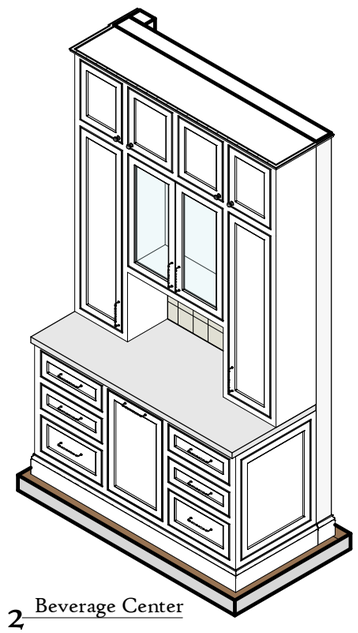
6 Pantry West
3/8" = 1'-0"



3 Pantry North
3/8" = 1'-0"



4 Beverage Center
3/8" = 1'-0"



2 Beverage Center

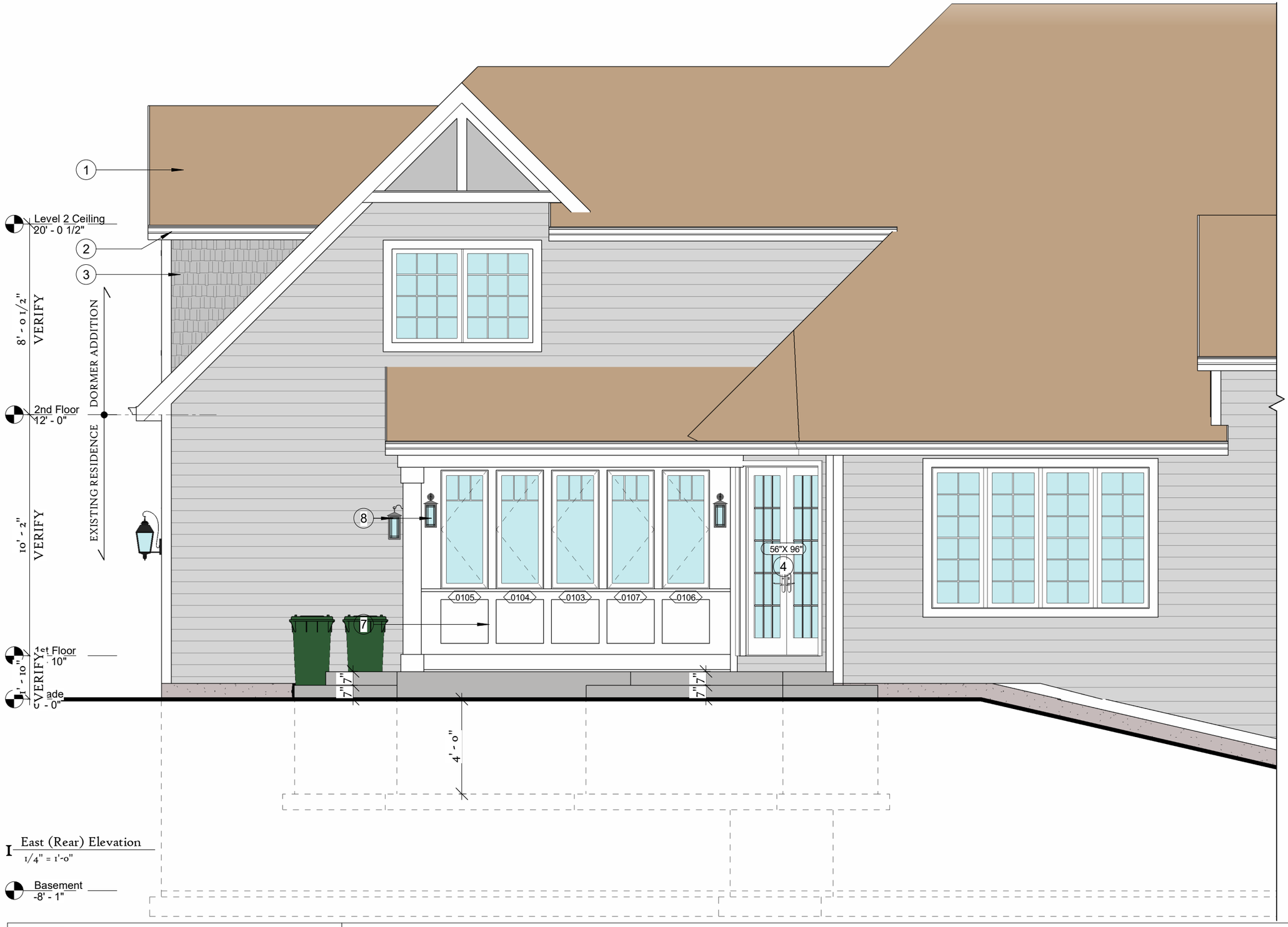
Bid/ARB Drawing Set

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McDowell Residence - 12858 Cobblestone Ct.

Mudroom, Powder & Pantry Elevations
AD-303
Scale: 3/8" = 1'-0"

Attachment: Plans (9343 : Matt & Laura McDowell)



I East (Rear) Elevation
1/4" = 1'-0"

Basement
-8' - 1"

EXTERIOR GENERAL NOTES

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

EXTERIOR KEYED NOTES

1. DIMENSIONAL ASPHALT SHINGLE ROOFING TO MATCH EXISTING
2. LP COMPOSITE FASCIA & PREFINISHED ALUMINUM GUTTER - TO MATCH EXISTING
3. NEW 6" HARDIE SHAKE STRAIGHT SHINGLE SIDING PREFINISHED - COLOR TO MATCH EXISTING
4. NEW 56" WIDE, 96" HIGH, GLASS FRENCH DOOR WALK-OUT
5. NEW 36" WIDE, 94" HIGH, GLASS DUTCH DOOR
6. LP COMPOSITE TRIM TO MATCH EXSTING GABLE
7. PAINTED WOOD PANELS
8. DECORATIVE WALL SCONES TO BE SELECTED BY OWNER
9. PAINTED STUCCO - COLOR TO MATCH EXISTING

WINDOW NOTE: ALL NEW WINDOWS TO BE MARVIN FIBERGLASS WINDOWS TO MATCH EXISTING - WHITE EXTERIOR FINISH AND WOOD INTERIOR. ALL GLAZIN SHALL BE CLEAR INSULATED GLASS WITH ULTRA CLEAR LOW-E COATING.

-Window Schedule-

Tag	Window Type	Height	Width	Sill Height	Head Height
0103	Window-Casement- Single	5' - 0"	2' - 0"	2' - 10"	7' - 10"
0104	Window-Casement- Single	5' - 0"	2' - 0"	2' - 10"	7' - 10"
0105	Window-Casement- Single	5' - 0"	2' - 0"	2' - 10"	7' - 10"
0106	Window-Casement- Single	5' - 0"	2' - 0"	2' - 10"	7' - 10"
0107	Window-Casement- Single	5' - 0"	2' - 0"	2' - 10"	7' - 10"
0201	Window-Casement -Single	4' - 5 3/8"	2' - 4 7/8"	2' - 6"	6' - 11 3/8"
0202	Window-Casement -Single	4' - 5 3/8"	2' - 4 7/8"	2' - 6"	6' - 11 3/8"
0204	Window-Casement -Single	4' - 5 3/8"	2' - 4 7/8"	2' - 6"	6' - 11 3/8"
0205	Window-Casement -Single	4' - 5 3/8"	2' - 4 7/8"	2' - 6"	6' - 11 3/8"
0206	Window-Casement -Single	4' - 5 3/8"	2' - 4 7/8"	2' - 6"	6' - 11 3/8"

Grand total: 10

WINDOW SCHEDULE NOTES:

1. FIELD VERIFY EXISTING OPENING SIZE PRIOR TO ORDERING

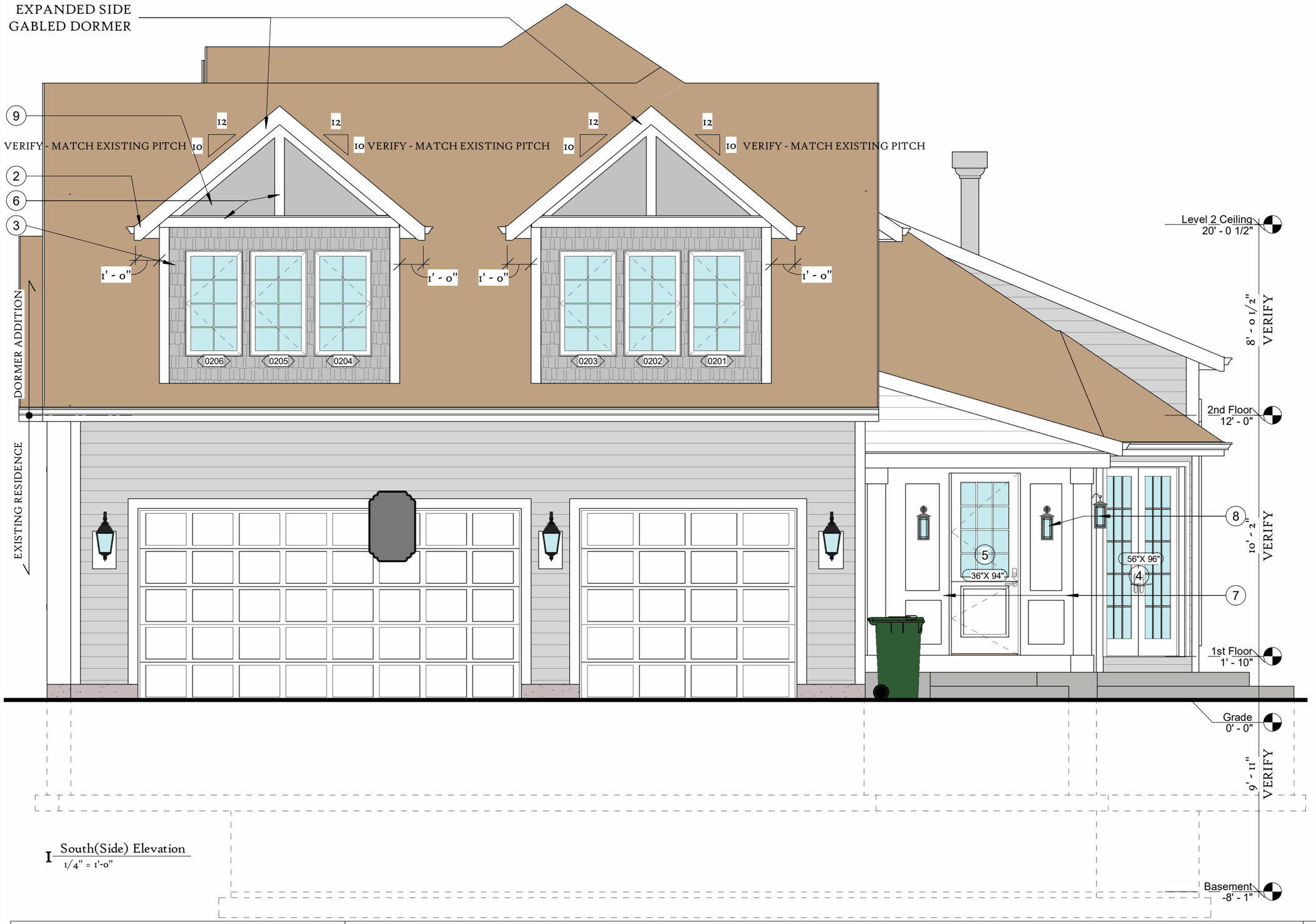
Bid/ARB Drawing Set

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McDowell Residence - 12858 Cobblestone Ct.

Partial East (Rear) Elevation
AD-401
Scale: 1/4" = 1'-0"

Attachment: Plans (9343 : Matt & Laura McDowell)



I 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. DIMENSIONAL ASPHALT SHINGLE ROOFING TO MATCH EXISTING
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3. NEW 6" HARDIE SHAKE STRAIGHT SHINGLE SIDING PREFINISHED - COLOR TO MATCH EXISTING
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0105	Window-Casement- Single	5' - 0"	2' - 0"	2' - 10"	7' - 10"
0106	Window-Casement- Single	5' - 0"	2' - 0"	2' - 10"	7' - 10"
0107	Window-Casement- Single	5' - 0"	2' - 0"	2' - 10"	7' - 10"
0201	Window-Casement -Single	4' - 5 3/8"	2' - 4 7/8"	2' - 6"	6' - 11 3/8"
0202	Window-Casement -Single	4' - 5 3/8"	2' - 4 7/8"	2' - 6"	6' - 11 3/8"
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0205	Window-Casement -Single	4' - 5 3/8"	2' - 4 7/8"	2' - 6"	6' - 11 3/8"
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WINDOW SCHEDULE NOTES:

1. FIELD VERIFY EXISTING OPENING SIZE PRIOR TO ORDERING

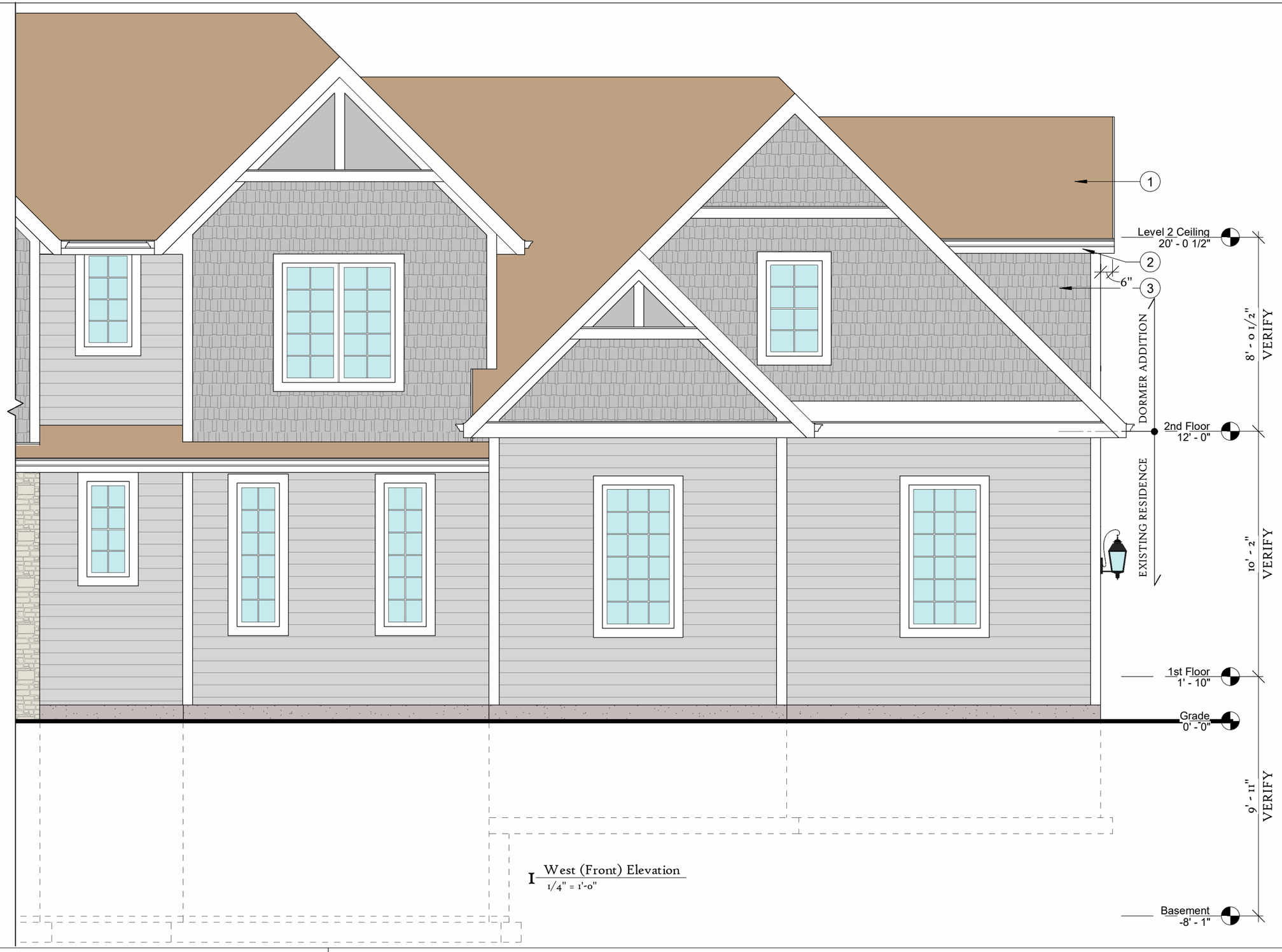
Bid/ARB Drawing Set

KCB Buildings
Keith C. Barnes, AIA, LEED AP
Registered Architect [New York, Wisconsin]
e: keith@kcbbuildings.com p: (608) 669-4923

McDowell Residence - 12858 Cobblestone Ct.

South (Side) Elevation
AD-402
Scale: 1/4" = 1'-0"

Attachment: Plans (9343 : Matt & Laura McDowell)



I West (Front) 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. DIMENSIONAL ASPHALT SHINGLE ROOFING TO MATCH EXISTING
2. LP COMPOSITE FASCIA & PREFINISHED ALUMINUM GUTTER - TO MATCH EXISTING
3. NEW 6" HARDIE SHAKE STRAIGHT SHINGLE SIDING PREFINISHED - COLOR TO MATCH EXISTING
4. NEW 56" WIDE, 96" HIGH, GLASS FRENCH DOOR WALK-OUT
5. NEW 36" WIDE, 94" HIGH, GLASS DUTCH DOOR
6. LP COMPOSITE TRIM TO MATCH EXSTING GABLE
7. PAINTED WOOD PANELS
8. DECORATIVE WALL SCONES TO BE SELECTED BY OWNER
9. PAINTED STUCCO - COLOR TO MATCH EXISTING

WINDOW NOTE: ALL NEW WINDOWS TO BE MARVIN FIBERGLASS WINDOWS TO MATCH EXISTING - WHITE EXTERIOR FINISH AND WOOD INTERIOR. ALL GLAZIN SHALL BE CLEAR INSULATED GLASS WITH ULTRA CLEAR LOW-E COATING.

-Window Schedule-

Tag	Window Type	Height	Width	Sill Height	Head Height
0103	Window-Casement- Single	5' - 0"	2' - 0"	2' - 10"	7' - 10"
0104	Window-Casement- Single	5' - 0"	2' - 0"	2' - 10"	7' - 10"
0105	Window-Casement- Single	5' - 0"	2' - 0"	2' - 10"	7' - 10"
0106	Window-Casement- Single	5' - 0"	2' - 0"	2' - 10"	7' - 10"
0107	Window-Casement- Single	5' - 0"	2' - 0"	2' - 10"	7' - 10"
0201	Window-Casement -Single	4' - 5 3/8"	2' - 4 7/8"	2' - 6"	6' - 11 3/8"
0202	Window-Casement -Single	4' - 5 3/8"	2' - 4 7/8"	2' - 6"	6' - 11 3/8"
0204	Window-Casement -Single	4' - 5 3/8"	2' - 4 7/8"	2' - 6"	6' - 11 3/8"
0205	Window-Casement -Single	4' - 5 3/8"	2' - 4 7/8"	2' - 6"	6' - 11 3/8"
0206	Window-Casement -Single	4' - 5 3/8"	2' - 4 7/8"	2' - 6"	6' - 11 3/8"

Grand total: 10

WINDOW SCHEDULE NOTES:

1. FIELD VERIFY EXISTING OPENING SIZE PRIOR TO ORDERING

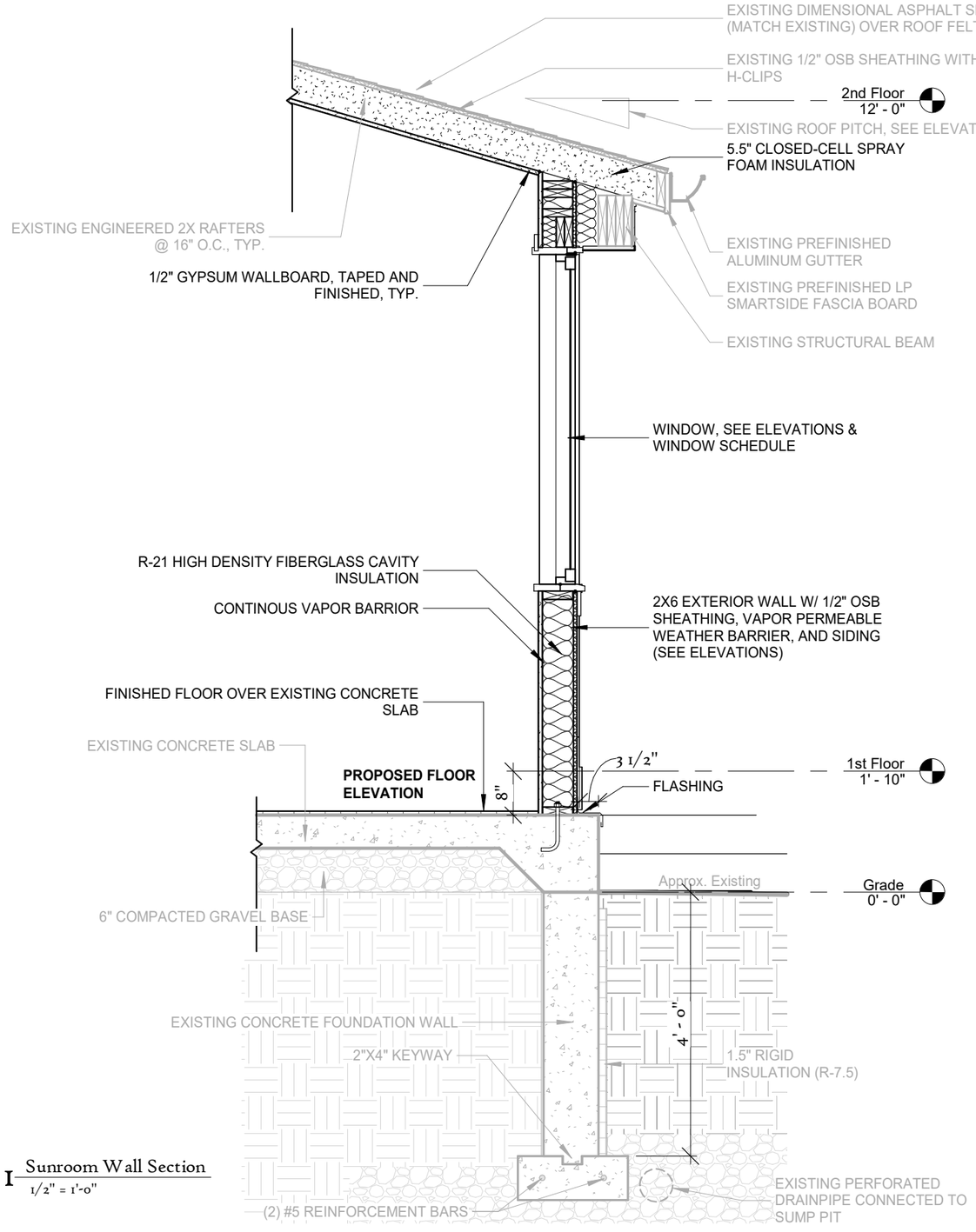
Bid/ARB Drawing Set

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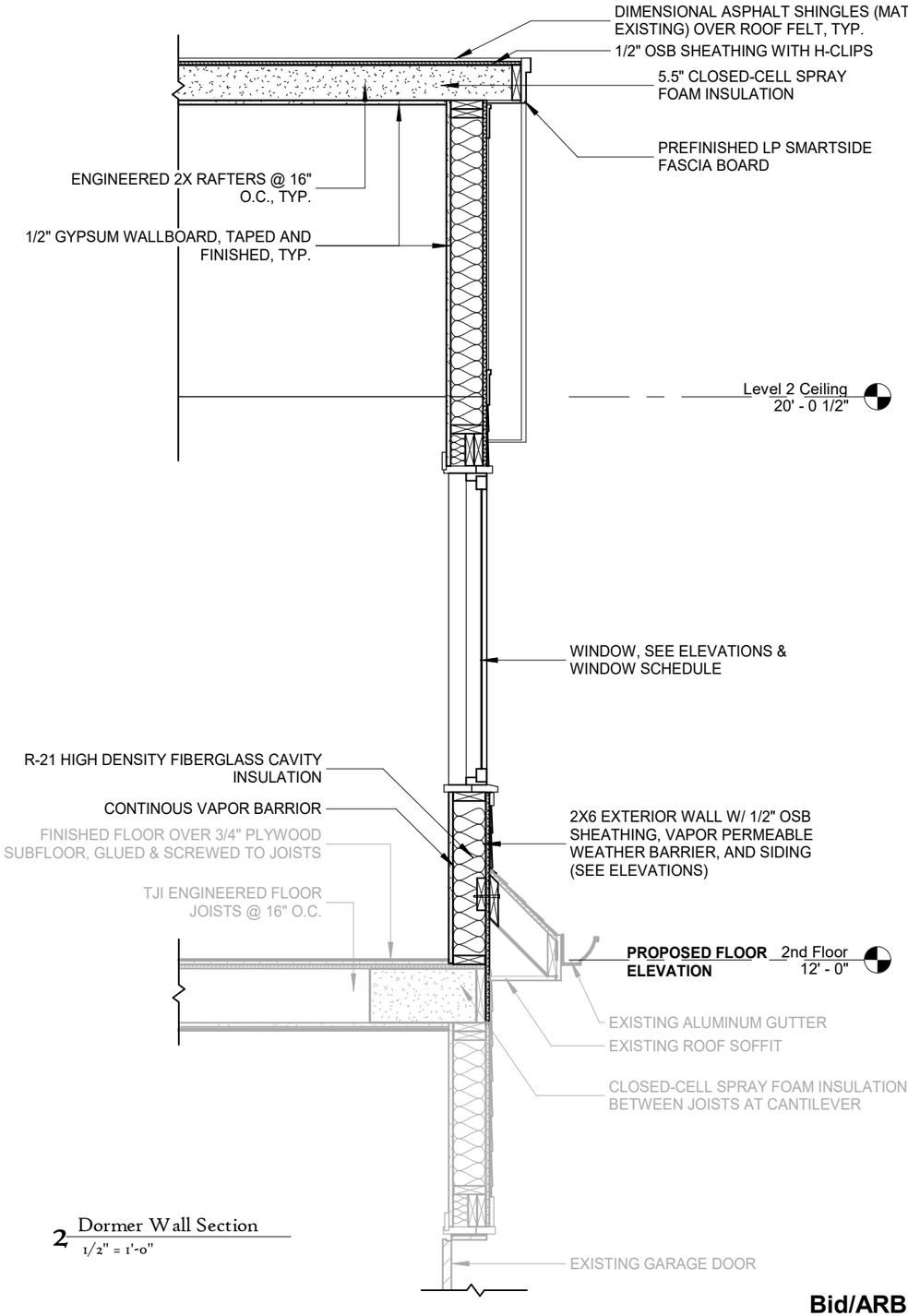
McDowell Residence - 12858 Cobblestone Ct.

Partial West (Front) Elevation
AD-403
Scale: 1/4" = 1'-0"

Attachment: Plans (9343 : Matt & Laura McDowell)



1 Sunroom Wall Section
1/2" = 1'-0"



2 Dormer Wall Section
1/2" = 1'-0"

Attachment: Plans (9343 : Matt & Laura McDowell)

Bid/ARB Drawing Set

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Keith C. Barnes, AIA, LEED AP
Registered Architect [New York, Wisconsin]
e: keith@kcbbuildings.com p: (608) 669-4923

McDowell Residence - 12858 Cobblestone Ct.

Wall Sections
AD-501
Scale: 1/2" = 1'-0"

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 13, 2024**
SUBJECT: **Anderson Homes, New Single-Family Residence at 3560 W. Pine View Court**

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

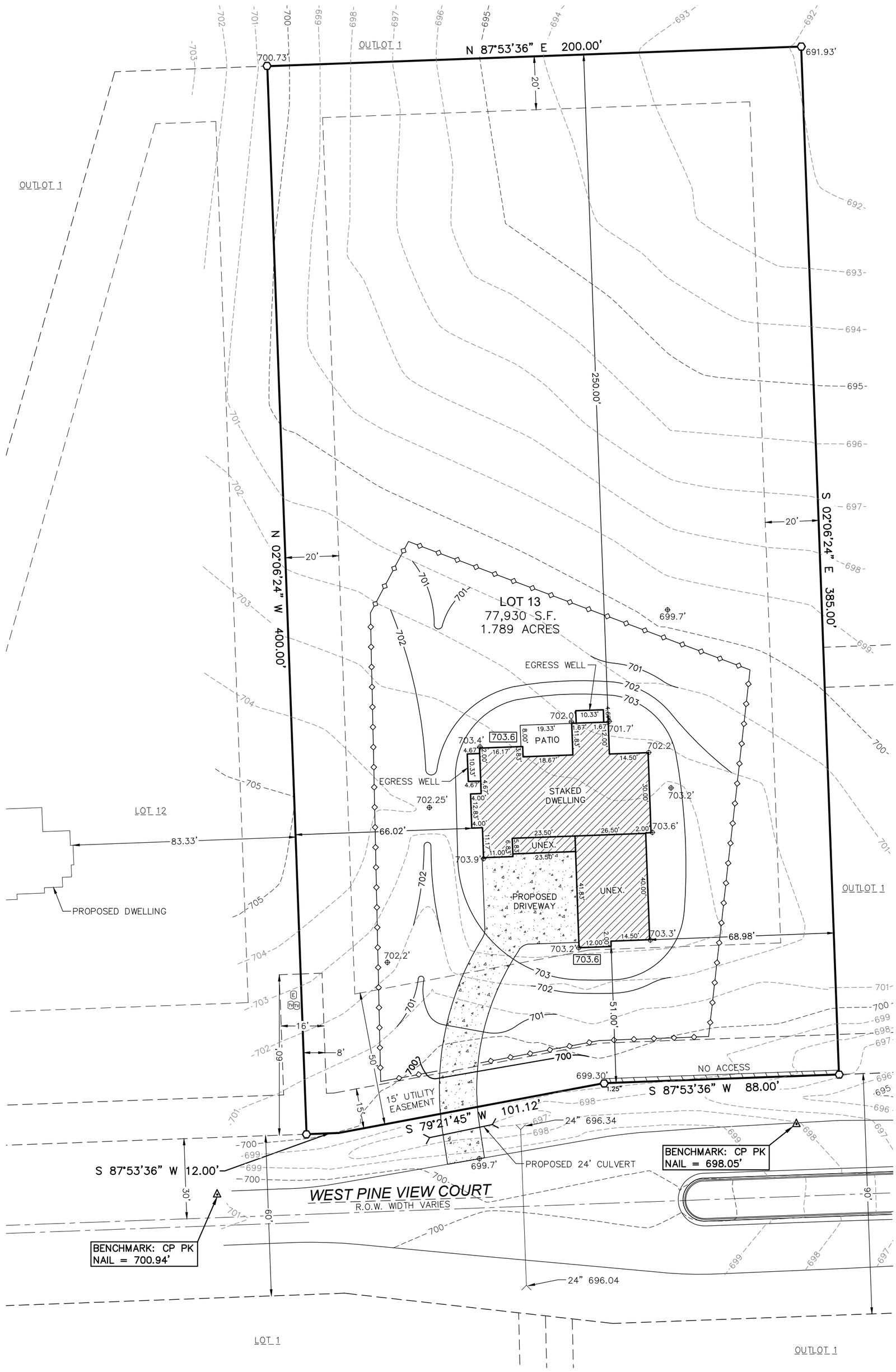
585 Ryan St. Pewaukee, WI 53072 262.746.9999 www.AndersonHomesofWI.com

We intend to construct a single-family residential house in the Riverland Estates subdivision on lot #13 that will consist of a 1.5-story home with a finished basement.

Attachment: Statement of Intent (9344 : Anderson Homes)

PLAT OF SURVEY

LOT 13 OF RIVERLAND ESTATES A SUBDIVISION OF ALL OF PARCEL 1 OF CSM 3498 BEING PART OF THE NE 1/4 OF THE SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



0' 30' 60'

1 INCH = 30 FEET

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

PROPOSED GRADES PER GRADING PLAN
FINISH YARD GRADE: 703.6
GARAGE FLOOR: 703.93
TOP OF WALL: 704.26
TOP OF FOOTING: 695.26 (9' WALL)
DRIVE SLOPE = 4%

LEGEND

- FOUND 3/4 REBAR" OR NOTED
- CONTROL POINT BENCHMARK
- TV PED
- ELECTRIC PED
- CMCP CULVERT
- 800.0 EXISTING SPOT GRADE
- 800 EXISTING CONTOUR
- 800 PROPOSED CONTOUR
- PROPOSED SILT FENCE
- 800.0 PROPOSED ELEVATION
- 10' OFFSET OR NOTED
- PROPOSED FLOW DIRECTION

POST-PROJECT IMPERVIOUS SQ. FOOTAGE
DWELLING = 3,572
PATIO(S) = 226
DRIVEWAYS (INCL. PAVED, CONCRETE, GRAVEL AND COMPACTED AREAS) = 2,094

TOTAL IMPERVIOUS SURFACE AREA = 5,892
LOT SIZE = 77,930
TOTAL PERCENT IMPERVIOUS SURFACE = 7.6%

SURVEYOR'S CERTIFICATION:

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

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

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

NOTES:

- BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 13, WHICH MEASURED N 87°53'36"E, AS SHOWN ON RIVERLAND ESTATES SUBDIVISION PLAT.
- VERTICAL DATUM IS NAVD 88 (GEOID 12A).
- THE EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
- PROPOSED ELEVATIONS AS SHOWN ON THIS DRAWING IS A SUGGESTED GRADE AND SHOULD BE VERIFIED BY THE OWNER AND/OR THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR.
- EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE BUILDER AND/OR BUILDING INSPECTOR BASED ON SITE CONDITIONS.
- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.

SHEET 1 OF 1	CLIENT: ANDERSON HOMES	LOCATION: 3560 WEST PINE VIEW CT CITY OF MEQUON OZAUKEE CO, WISCONSIN	REV. ADDED IMPERVIOUS CALCS. (04/18/2024) JBK
JOB NO. 21100	PROJECT: THE EMORY MODEL		REV. UPDATED DWELLING MODEL (04/17/2024) JBK
DATE 05/28/2021	LAYOUT: PLAT OF SURVEY		REV.
	DRAWING: 21100_SURVEY.DWG	DRAWN BY: JIL / CHECKED BY: MTO	REV.

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

Attachment: Survey (9344 : Anderson Homes)

ANDERSON HOMES

EMORY

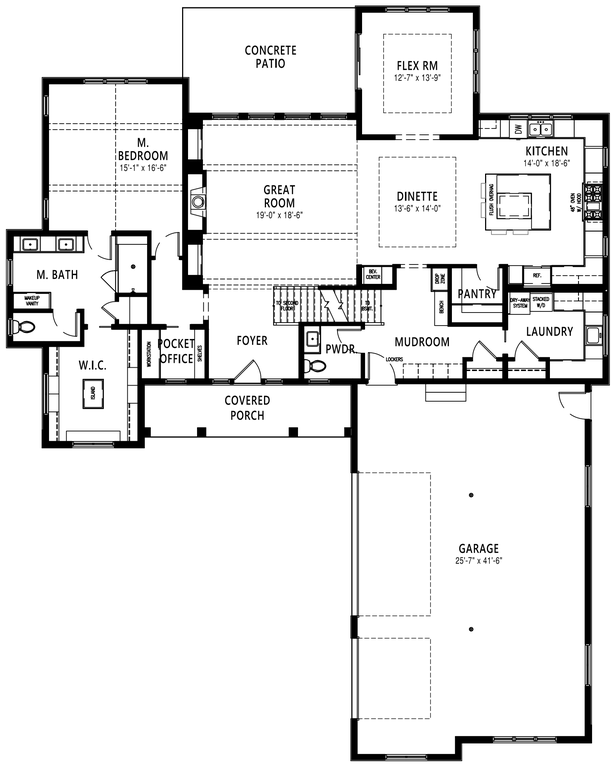
GENERAL NOTES

- ALL CONTRACTORS ARE RESPONSIBLE FOR CLEANING THEIR OWN DEBRIS TO THE DUMPSTER AND ARE TO BE BROOM CLEAN BUILDING UPON COMPLETION OF THEIR WORK EACH DAY
- ALL CONTRACTORS ARE COMPLETELY RESPONSIBLE FOR THE QUALITY & INTEGRITY OF ANY AND ALL MATERIALS, AND/OR LABOR THEY SUPPLY, AND ARE RESPONSIBLE FOR ALL FEDERAL, STATE, & LOCAL CODE COMPLIANCE OR FOLLOWING MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION AND ARE TO PROVIDE A ONE YEAR WARRANTY FROM THE DAY OF COMPLETION OR OCCUPANCY, WHICHEVER COMES FIRST
- ALL CONTRACTORS AND/OR SUPPLIERS ARE TO INCLUDE ANY AND ALL TAXES, DELIVERY, HANDLING CHARGES, AND OVERHEAD COSTS IN ANY PROPOSAL SUBMITTED TO THE BUILDER. A CERTIFICATE OF LIABILITY AND WORKMANS COMPENSATION COVERAGES ARE REQUIRED, ALONG WITH LIEN WAIVERS FOR ALL WORK PERFORMED AND/OR MATERIALS SUPPLIED, AT THE TIME OF INVOICING AND PAYMENT
- DOUBLE EVERY JOIST UNDER CERAMIC TILE AREAS WHEN NOT USING AN I-JOIST TYPE PRODUCT
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL ROUGH AND FINISH OPENINGS FOR WINDOWS, DOORS, FIREPLACE, STAIRS, AND STAIRWELL. MAKING SURE THEY MEET OR EXCEED CODE COMPLIANCE
- CARPENTER IS RESPONSIBLE FOR CRANE COSTS IF REQUIRED
- HVAC CONTRACTOR IS TO PROVIDE ALL HEAT CALCULATIONS
- DRYWALL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DRYWALL DEBRIS FROM SITE
- TRUSS SUPPLIER TO PROVIDE ALL DRAWINGS, LAYOUTS, AND STRUCTURAL SPECIFICATIONS FOR TRUSSES THEY SUPPLY AND ARE RESPONSIBLE FOR THE STRUCTURAL ACCURACY FOR THIS PLAN
- MASON CONTRACTOR IS RESPONSIBLE FOR ALL FOUNDATION INSPECTION CALLS, BRACING OF THE BASEMENT WALLS PRIOR TO BACKFILL, HAYING OF FOOTINGS FOR FROST PROTECTION AS REQUIRED
- 1" DOW POLYISOCYCYANURATE FOAM BOARD FOR "WIND WASH" PANEL ON ATTIC SIDE OF STUD WALLS FOR CEILING HEIGHT CHANGES
- OWNER & CONTRACTOR ARE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, & EXISTING DIMENSIONS FOR ACCURACY. CONTRACTOR IS REQ'D TO OBTAIN CLARIFICATION FROM THE OWNER BEFORE PROCEEDING WITH ANY WORK IN QUESTION. THESE PLANS WERE DESIGNED & DRAFTED TO MEET AVERAGE CONDITIONS & CODES. BECAUSE CODES & REQUIREMENTS CAN CHANGE & MAY VARY FROM JURISDICTION THERE IS NO GUARANTEE OF COMPLIANCE WITH ANY SPECIFIC CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING PROFESSIONAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR SPECIFIC SITE & APPLICATION
- IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER OF THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, & FEDERAL) & THE DESIGNER SHALL HAVE NO LIABILITY FOR FAILURE OF COMPLIANCE
- IF ANY UNFORESEEN AESTHETIC OR STRUCTURAL ISSUES ARISE FOR THE OWNER DURING THE CONSTRUCTION OF THE CUSTOM PLAN DESIGN DESCRIBED IN THIS CONTRACT WILL BE THE OWNER'S RESPONSIBILITY FOR ANY SUCH REMEDIES AS THEY SEE FIT

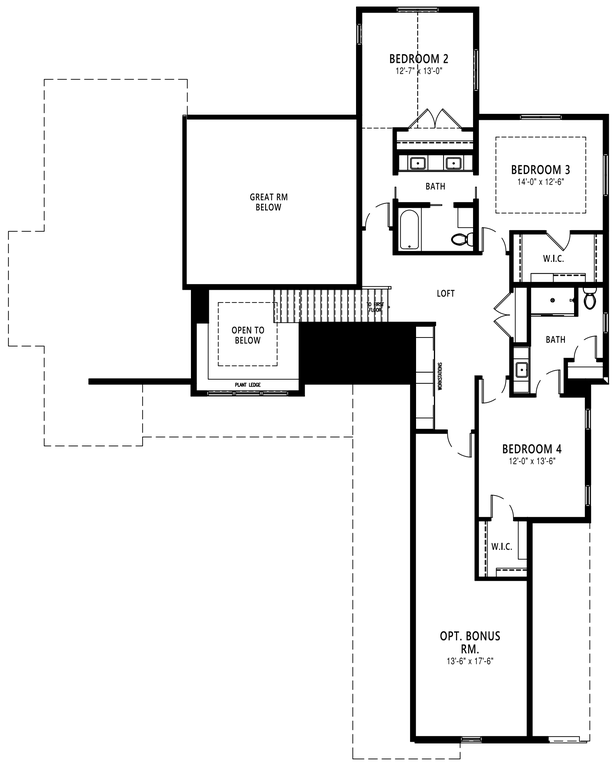
STANDARD NOTES:

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

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FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT

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REVISION NOTES

PROJECT INFORMATION

EMORY

RIVERLAND ESTATES
LOT #13 PINE VIEW CT.
MEQUON, WI 53097

SQUARE FOOTAGES

AREA DEFINITION:

FIRST FLOOR AREA:	2244 SQUARE FEET
SECOND FLOOR AREA:	1228 SQUARE FEET
TOTAL LIVING AREA:	3472 SQUARE FEET
OPT. FINISHED LOWER LEVEL:	1174 SQUARE FEET
GARAGE AREA:	1084 SQUARE FEET
COVERED PORCH AREA:	141 SQUARE FEET
CONCRETE PATIO AREA:	228 SQUARE FEET
UNFINISHED BASEMENT AREA:	891 SQUARE FEET

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
CS	COVERSHEET
A-1	FRONT & REAR ELEVATIONS
A-2	RIGHT & LEFT ELEVATIONS
A-3	FOUNDATION PLAN
A-4	FIRST FLOOR PLAN
A-5	SECOND FLOOR PLAN
A-6	ROOF PLAN, FINISHED BASEMENT & TYP. DETAILS

ANDERSON HOMES
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PEWAUKEE, WI 53072
262-746-9999
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EMORY
LOT #13 PINE VIEW CT.
MEQUON, WI 53097

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PROJECT DATE:
4.1.24

REVISIONS:	BY:
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SHEET NUMBER:

CS

Attachment: Plans (9344 : Anderson Homes)

NOTES

- ALL FINISH GRADING IS THE RESPONSIBILITY OF THE OWNER AND OWNER'S SUB-CONTRACTORS OR LANDSCAPER AND NOT A PART OF THIS CONTRACT OR PLAN
- ALL WINDOWS & DOORS TO BE FLASHED PER CODE AND SEALED WITH A SELF-ADHERED FLASHING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. THIS ALSO INCLUDES A SILL FLASHING

THIN SET BRICK NOTE

- TWO LAYERS OF WATER RESISTANT BARRIER - (60 MIL) WEEP SCREED - TYPICAL AT BOTTOM OF WALLS
- EFFECTIVE FLASHING AT ALL JOINTS AND PENETRATIONS
- SEE SHT. A-7 FOR THIN SET STONE DETAIL



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



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

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PROJECT DATE:
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SHEET NUMBER:
A-1

Attachment: Plans (9344 : Anderson Homes)



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



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

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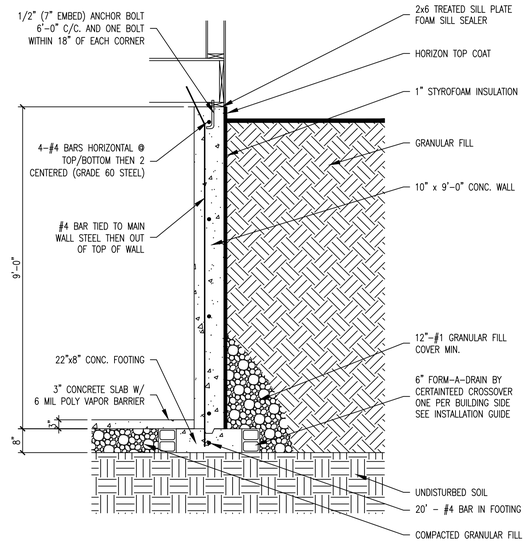
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4.1.24

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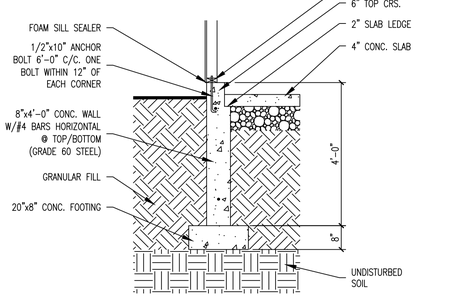
SHEET NUMBER:

A-2

Attachment: Plans (9344 : Anderson Homes)



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

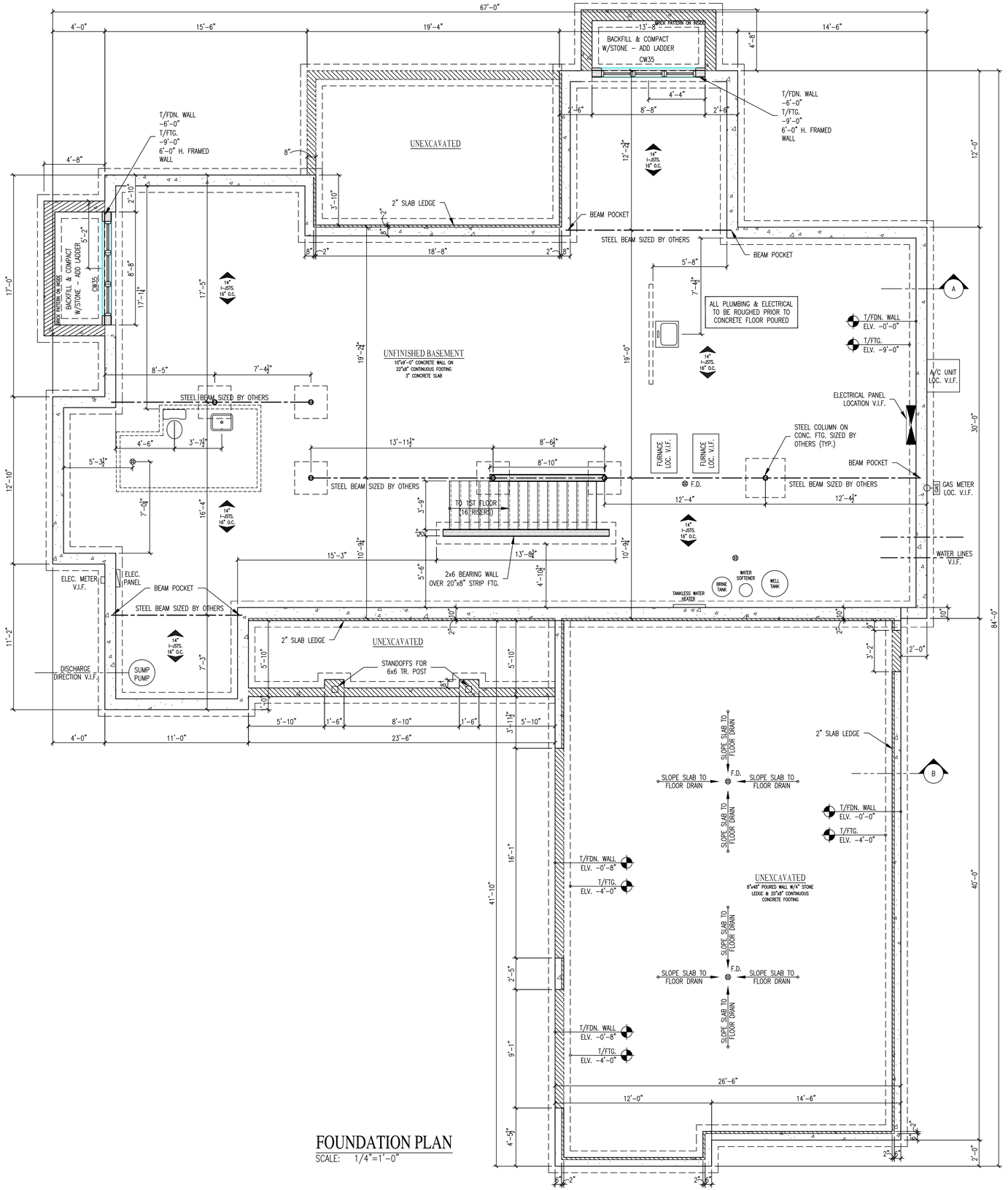


DETAIL SECTION "B"
SCALE: 1/2"=1'-0"

NOTES

- LEVELING MAY BE NEEDED FOR CONCRETE PITCH IN BASEMENT WHEN USING VINYL, LAMINATE, TILE OR HARDWOOD FLOORINGS
- ALL MECHANICAL LOCATIONS WILL BE FIELD VERIFIED BY THEIR RESPECTIVE INSTALLERS
- MECHANICALS MAY NEED TO BE RELOCATED FOR OPTIMAL EFFICIENCY PER SITE
- JOIST LAYOUTS TO BE PROVIDED BY JOIST SUPPLIER
- SUPPLIER TO RE-CALC ALL BEAMS, HEADERS, AND JOISTS
- PLAN LAYOUT SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES
- ALL I-JOISTS LAYOUTS SHOULD CONFORM TO EQUAL A PRO-RATING OF 45

BID SET ONLY - NOT FOR CONSTRUCTION



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

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PEWAUKEE, WI 53072
262-746-9999
ANDERSONHOMESOFWI.COM

EMORY

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MEQUON, WI 53097

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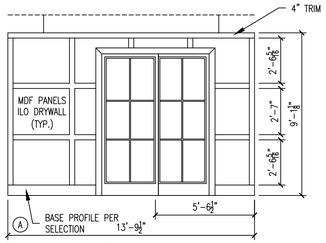
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PROJECT DATE:
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REVISIONS:	BY:
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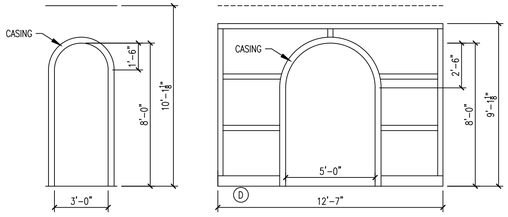
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A-3

Attachment: Plans (9344 : Anderson Homes)



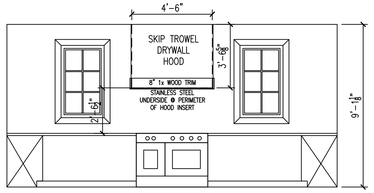
FLEX RM. WAINSCOTTING WALL DETAILS
SCALE:1/4" = 1'-0"

V.I.F. DIMENSIONS & LAYOUT PRIOR TO INSTALL

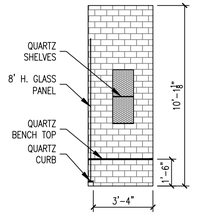


ARCHED OPG. DETAIL "A"
SCALE:1/4" = 1'-0"

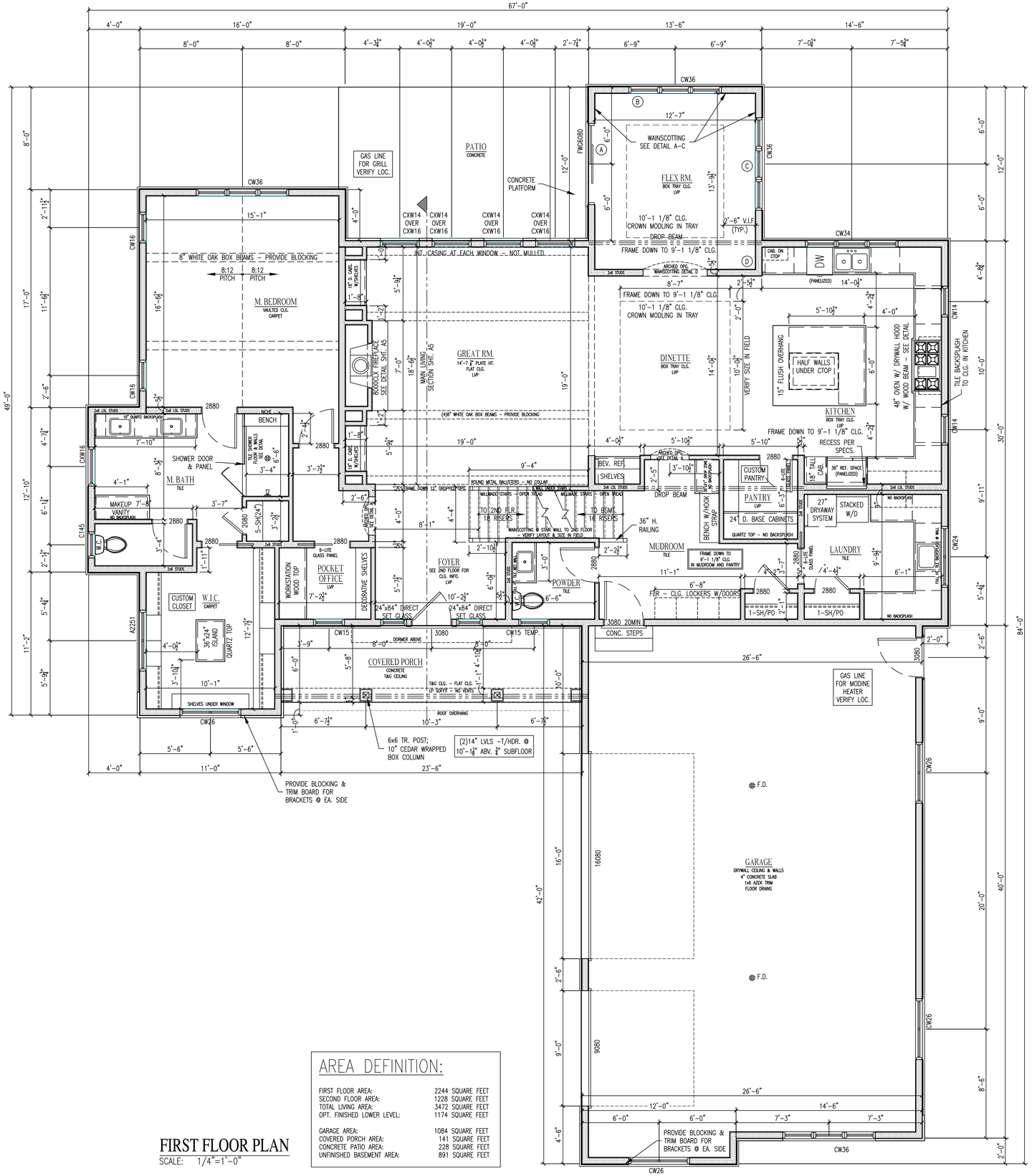
ARCHED OPG. & WAINSCOTTING DETAIL D
SCALE:1/4" = 1'-0"



KITCHEN HOOD DETAIL
SCALE:1/4" = 1'-0"



MASTER SHOWER DETAIL
SCALE:1/4" = 1'-0"



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

AREA DEFINITION:

FIRST FLOOR AREA:	2244 SQUARE FEET
SECOND FLOOR AREA:	1228 SQUARE FEET
TOTAL LIVING AREA:	3472 SQUARE FEET
OPT. FINISHED LOWER LEVEL:	1174 SQUARE FEET
GARAGE AREA:	1084 SQUARE FEET
COVERED PORCH AREA:	141 SQUARE FEET
CONCRETE PATIO AREA:	228 SQUARE FEET
UNFINISHED BASEMENT AREA:	891 SQUARE FEET

BID SET ONLY - NOT FOR CONSTRUCTION

ANDERSON HOMES

ANDERSON HOMES
385 RYAN STREET
PEWAUKEE, WI 53072
262-746-9999
ANDERSONHOMESOFWI.COM

EMORY

LOT #13 PINE VIEW CT.
MEQUON, WI 53097

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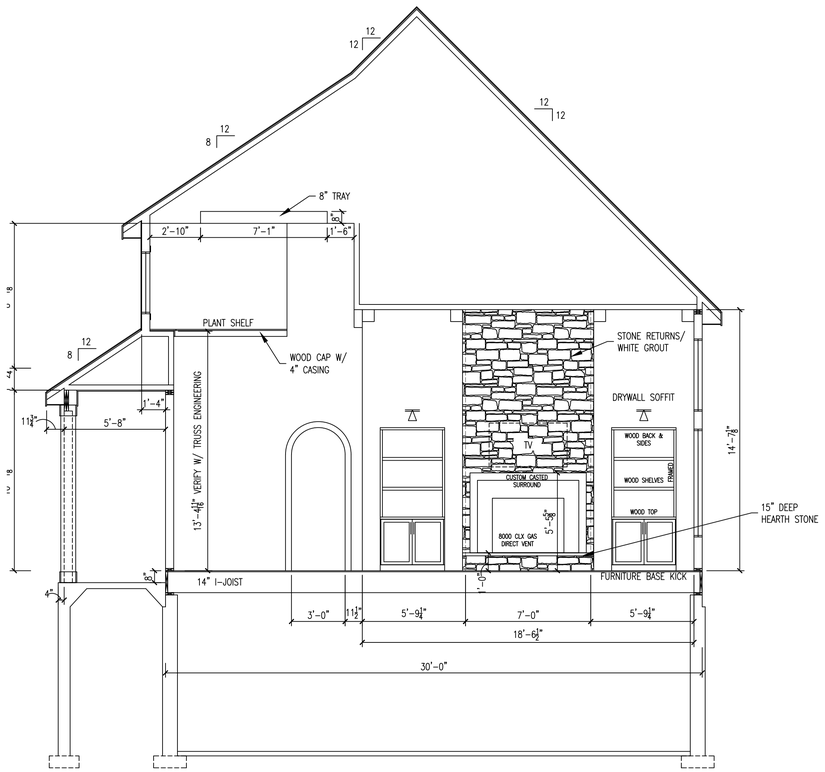
PROJECT DATE:
4.1.24

REVISIONS:	BY:
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SHEET NUMBER:

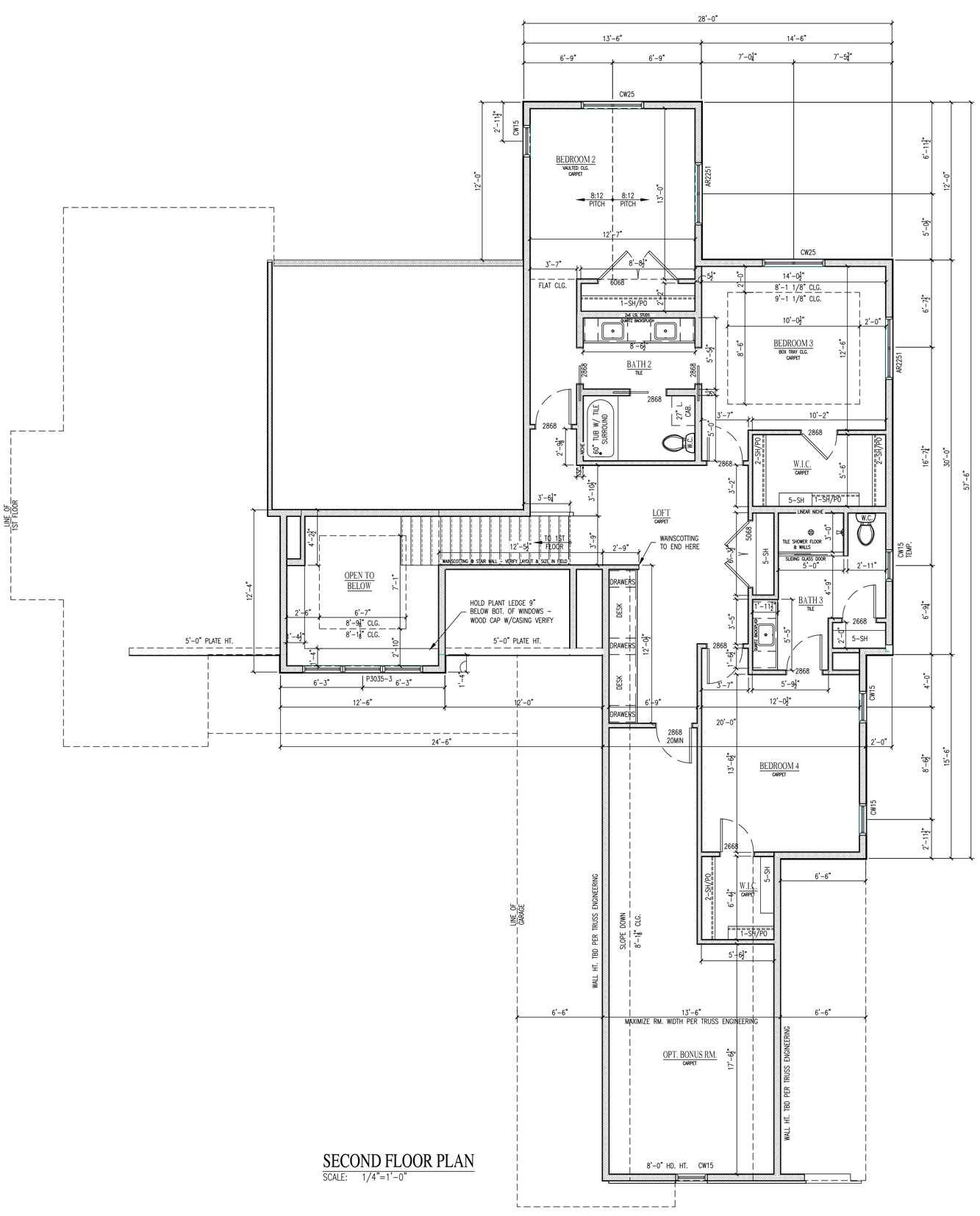
A-4

Attachment: Plans (9344 : Anderson Homes)



MAIN LIVING SECTION WITH FIREPLACE WALL DETAIL

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



SECOND FLOOR PLAN

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

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385 RYAN STREET
PEWAUKEE, WI 53072
262-746-9999
ANDERSONHOMESOFWI.COM

ANDERSON HOMES

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MEQUON, WI 53097

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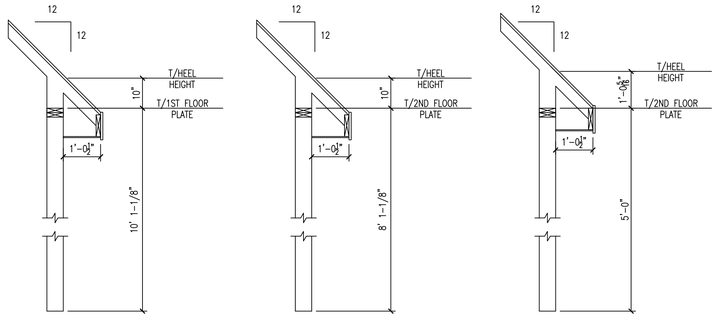
PROJECT DATE:
4.1.24

REVISIONS:	BY:
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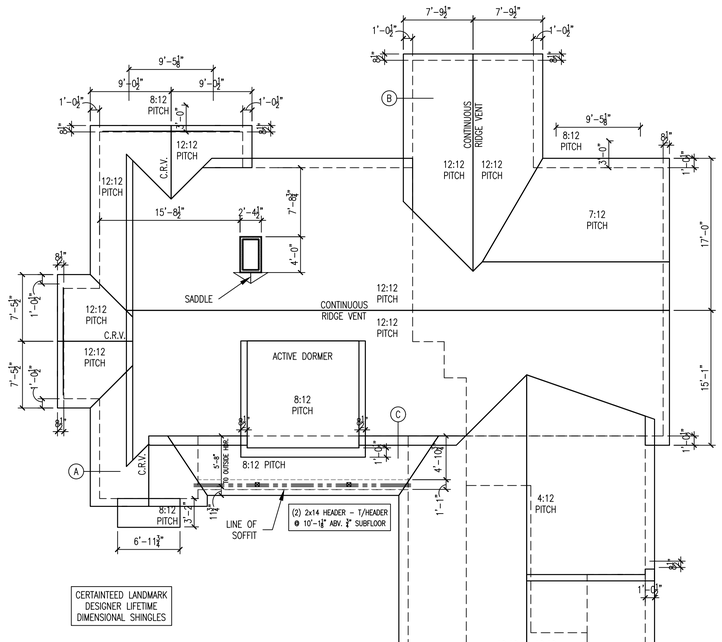
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A-5

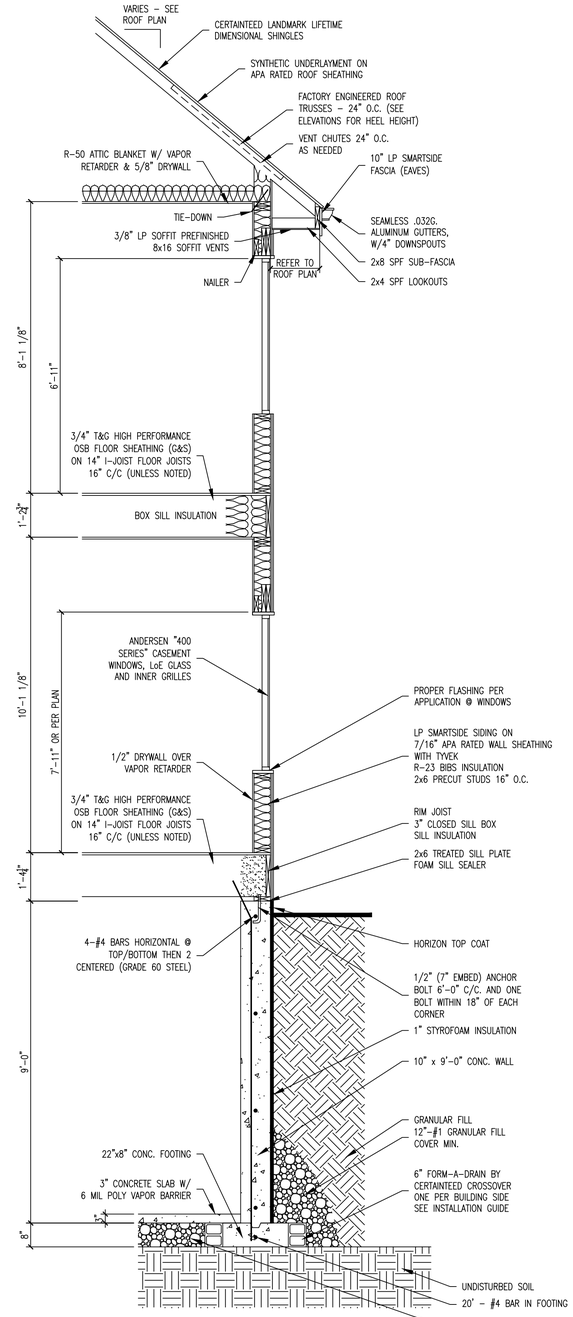
Attachment: Plans (9344 : Anderson Homes)



HEEL HEIGHT
SCALE: 1/2"=1'-0"
*REFER TO TRUSS DRAWINGS FOR ALL HEELS

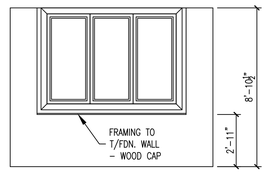


ROOF PLAN
SCALE: 1/8"=1'-0"
- ROOF TRUSS LAYOUT TO BE PROVIDED BY LICENSED SUPPLIER
- TRUSS COMPANY TO VERIFY ALL LOADS TO STRUCTURAL FRAMING
- TRUSS MANUFACTURER SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES
- DIMENSIONS TAKEN FROM EXTERIOR FACE OF STUD SQUARE CUT/ T&G @ UNDERSIDE OF SHED ROOF (TYP.)

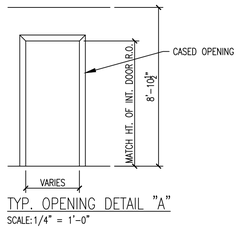


TYPICAL WALL SECTION
SCALE: 1/2"=1'-0"

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



HALF WALL DETAIL
SCALE:1/4" = 1'-0"



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

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ANDERSON HOMES

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385 RYAN STREET
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PROJECT DATE:
4.1.24

REVISIONS:	BY:
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SHEET NUMBER:
A-6

Attachment: Plans (9344 : Anderson Homes)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 13, 2024**
SUBJECT: **Joe Tylicki, Outbuilding at 4406 W. Highland Road**

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

April 20, 2024

KCB Buildings LLC
400 E Wisconsin Ave #205
Milwaukee, WI 53202
Keith Barnes, AIA, LEED AP – Registered Wisconsin Architect
P (WI): 608-669-4923
keith@kcbbuildings.com

Statement of Intent

4406 Highland Rd – Mequon, WI – Proposed Detached Out-Building on Single Family Residential Lot

The single-family residence located at 4406 Highland Rd is an existing 2-story home with an attached garage.

The proposed project is to construct a new detached out-building measuring 29' x 45' which will primarily be used for storage as well as a golf simulator on the second/loft level. The architectural design intent is for the new structure to be in keeping with the architectural style of the existing home in terms of roofline geometry, exterior materials, and window sizes/configuration. The height of the structure has been designed so that it does not exceed the height of the existing house.

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

Attachment: Statement of Intent (9345 : Joe Tylicki)

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 2 IN CERTIFIED SURVEY MAP NO. 3680, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OZAUKEE COUNTY, WISCONSIN ON SEPTEMBER 4, 2007, AS DOCUMENT NO. 0869616, BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3564, RECORDED OCTOBER 3, 2005, AS DOCUMENT NO. 0827669 IN THE OZAUKEE COUNTY REGISTER OF DEEDS, BEING THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

ADDRESS:	4406W HIGHLAND ROAD, MEQUON, WI 53097
PARCEL ID:	14-011-16-005.00
OWNER:	JOSEPH R. TYLICKI & LAURA L. LEDDEN, AS TENANTS IN COMMON
DEED:	DOCUMENT NO. 1154644
PARCEL AREA:	217,783 SQUARE FEET OR 5.000 ACRES

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY FOR THE CONSTRUCTION OF A PROPOSED 29' x 45' OUT BUILDING.

ALL MEASURED COURSES ANNOTATED ON THIS SURVEY ARE TO THE PHYSICAL MONUMENTS, UNLESS OTHERWISE NOTED. I ACCEPT THE FOUND MONUMENTS AS CONTROLLING THE PROPERTY BOUNDARY. THE RECORD MONUMENTS PER CSM NO. 3680 ARE MISSING AT POINTS "A", "B", AND "C". SEE MONUMENT NOTES BELOW. IT IS BEYOND THE CONTRACT SCOPE TO RESET THE MISSING MONUMENTS.

THE FIELD WORK WAS PERFORMED BY CADE KUFAHL ON 3/26/2024 AND 3/27/2024.

MONUMENT NOTES

A. THE CSM 3680 RECORD 3/4" IRON ROD IS MISSING. FROM THE COMPUTED POINT, A 1" IRON PIPE BEARS S.48°15'45"W., 1.00 FEET.

B. THE CSM 3680 RECORD FOUND 1" IRON PIPE IS MISSING. FROM THE COMPUTED POINT, A 3/4" IRON ROD BEARS S.34°23'01"W., 0.77 FEET.

C. THE RECORD MAG-NAIL (P-K NAIL) IS MISSING.

CURVE TABLE

NO.	DELTA	RADIUS	ARC	BEARING	CHORD	
C1	42°10'32" (42°10'32")R1	191.00 (191.00')R1	140.60 (140.60')R1	N21°00'12"W	137.44	(N21°05'10"W 137.44')R1
C2	32°31'13" (32°31'36")R1	241.75 (241.75')R1	137.21 (137.24')R1	N26°01'21"W	135.38	(N25°54'37"W 135.41')R1
C3	3°20'29" (3°20'25")R1	257.38 (256.75')R1	15.01 (14.97')R1	N07°36'11"W	15.01	(N07°30'15"W 14.97')R1

MONUMENT SYMBOLS & LINE TYPES

- ● = FOUND 1" I.D. IRON PIPE (1.3" O.D.)
- ⊗ = FOUND 3/4" IRON ROD
- ⌾ = FOUND MAG-NAIL
- △ = COMPUTED POINT
- ——— = PROPERTY BOUNDARY
- — — — — = APPROXIMATE PARCEL LINES
- —x—x—x— = WOODEN FENCE

RECORD MEASUREMENTS

( )R1 = RECORD PER CERTIFIED SURVEY MAP NO. 3680 - DOCUMENT NO. 01520287

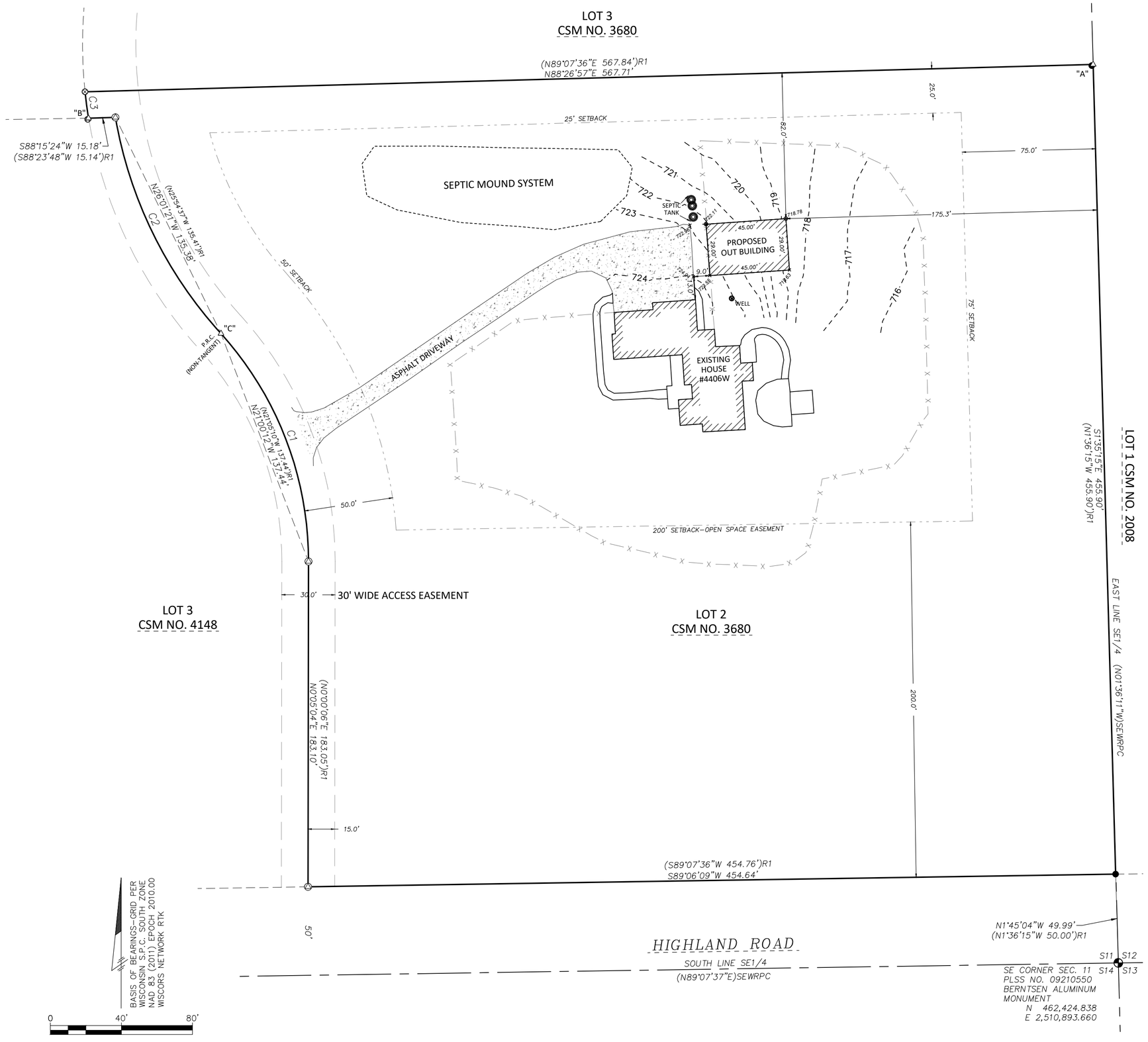
SURVEY CERTIFICATION

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.

Digitally signed by K. Adam DeGroot
Date: 2024.04.16 09:48:57 -05'00'

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
4/16/2024



M SQUARED ENGINEERING LLC *N19 W6719 COMMERCE CT* *CEDARBURG, WI 53012* *PHONE (262) 376-4246* *msquaredengineering.com*	***TITLE:*** ***PLAT OF SURVEY*** ***LOT 2, CERTIFIED SURVEY MAP NO. 3680*** ***LOCATED IN THE SE1/4-SE1/4, SECTION 11, T.9 N., R.21 E.*** ***CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN***		***CLIENT:*** ***JOSEPH TYLICKI & LAURA LEDDEN*** ***4406W HIGHLAND RD*** ***MEQUON, WI 53097***
PROJECT NO. 24–315	***DATE***	***DESCRIPTION OF REVISION***	***SURVEY COORDINATE SYSTEM***
HORIZ. SCALE: 1" = 40'	4/16/2024	ORIGINAL – PLAT OF SURVEY	***GEODETIC DATUM:*** NAD83 (2011) EPOCH 2010.00
DRAWN BY: A. DEGROOT			***HORIZ. PROJECTION:*** WISCONSIN S.P.C. SOUTH ZONE
CHECKED BY: T. GROVER			***VERTICAL DATUM:*** NAVD'88 GEOID18

SHEET: **1 OF 1**

F:\PROJECTS\24–300 – SURVEY\24–315 TYLICKI SURVEY\C3D–SRCAD\24–315 PLAT.DWG DATE OF PLOT: 4/16/2024 9:45 AM COPYRIGHT 2024 M SQUARED ENGINEERING, LLC ALL RIGHTS RESERVED

Attachment: Survey (9345 : Joe Tylicki)







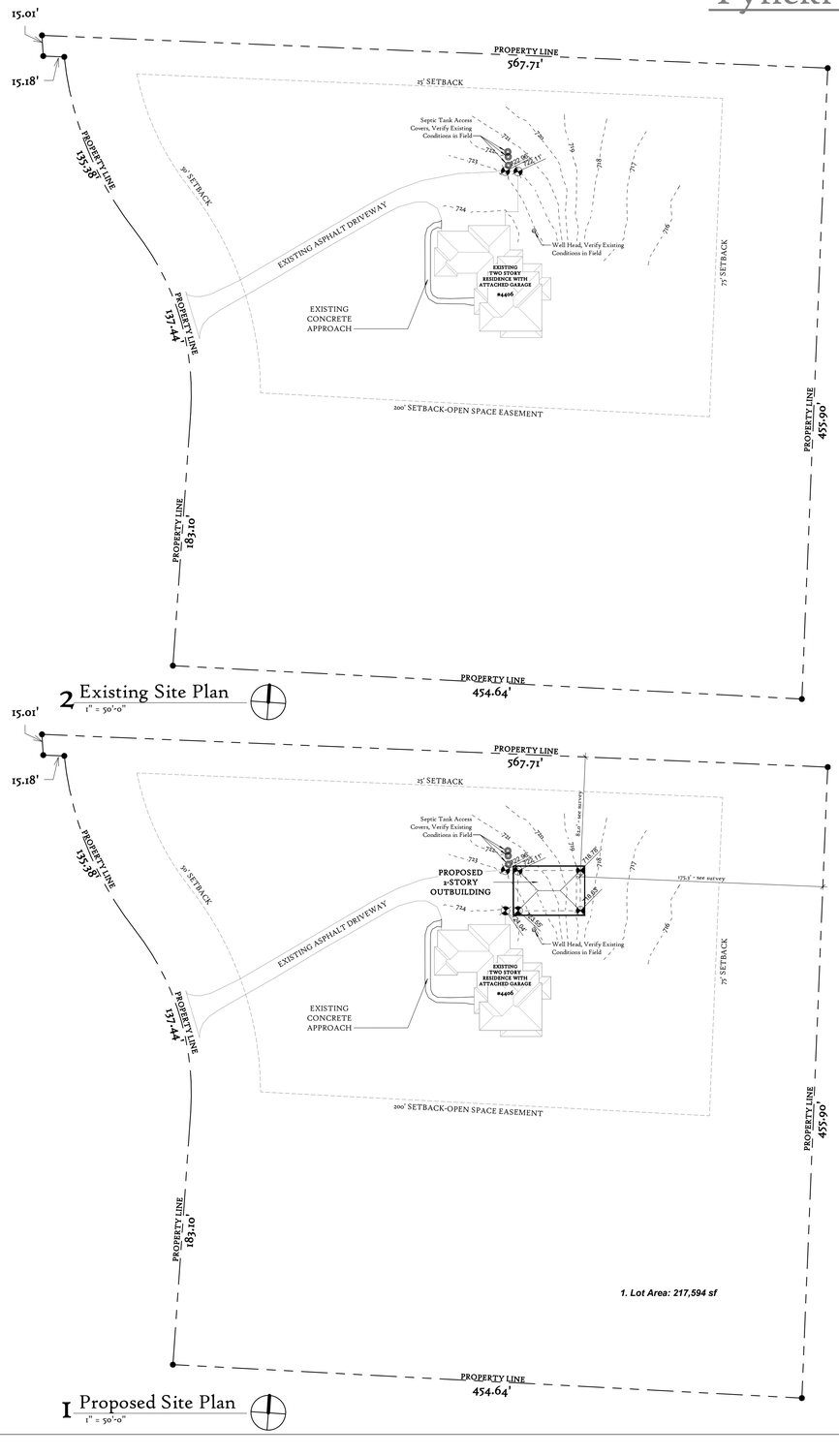


Attachment: Pictures (9345 : Joe Tylicki)

PHOTOGRAPHS OF EXISTING HOUSE
4406 Highland Rd - Mequon, WI

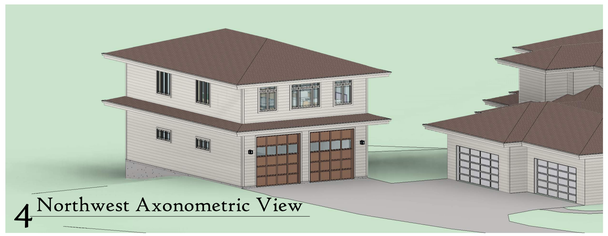
RESIDENTIAL DETACHED OUT-BUILDING

Tylicki Residence - 4406 Highland Rd

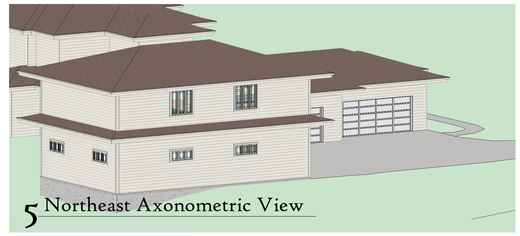


2 Existing Site Plan
1" = 50'-0"

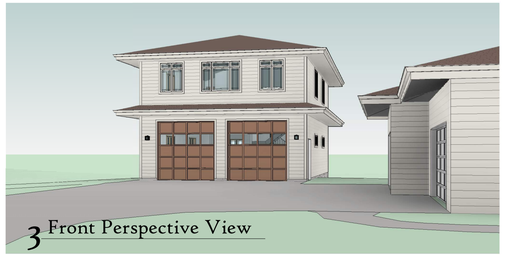
1 Proposed Site Plan
1" = 50'-0"



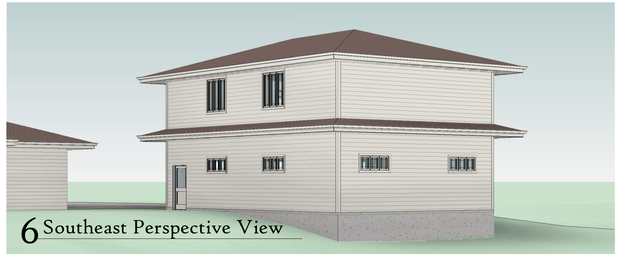
4 Northwest Axonometric View



5 Northeast Axonometric View

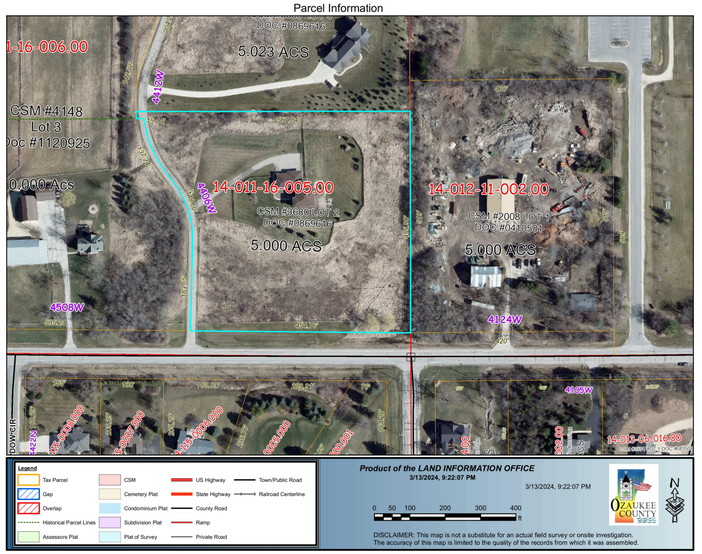


3 Front Perspective View



6 Southeast Perspective View

Parcel Information





PHOTOGRAPH OF EXISTING WEST FACADE



PHOTOGRAPH OF EXISTING REAR/NORTH FACADE

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

SITE DRAINAGE & EROSION CONTROL LEGEND

EROSION CONTROL BARRIER - SEDIMENT/SILT FENCE

ALL ELEVS. DERIVED FROM SURVEY - SEE SURVEY

SITE DRAINAGE DIRECTION

DOWNSPOUT LOCATION

DRAWING INDEX

DRAWING INDEX

Sheet Number	Sheet Name
A-001	Cover Sheet & Site Information
A-101	First & Second Floor Plans, Foundation Plan & Roof Plan
A-201	Exterior Elevations
A-301	Building Sections & Wall Section
A-302	Enlarged Stair Plans & Sections

KCB Buildings
KCB BUILDINGS, LLC
Architecture + Design

PROJECT:

Tylicki Residence - Proposed Out Building

OWNER:

Joseph R. Tylicki

PROJECT ADDRESS:

4406 Highland Rd
Mequon, WI 53092

CONTRACTOR:

ARCHITECT:

CONTACT:
KEITH BARNES, AIA 608-669-4923
keith@kcbbuildings.com

Drawing Issuance Schedule:

No.	Description	Date
1	ARB Submittal	4/19/2024

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.

Stamp:

WISCONSIN
KEITH C. BARNES
A-11822-5
BROOKLYN, NY
ARCHITECT

Sheet Title:

Cover Sheet & Site Information

Scale 1" = 50'-0"

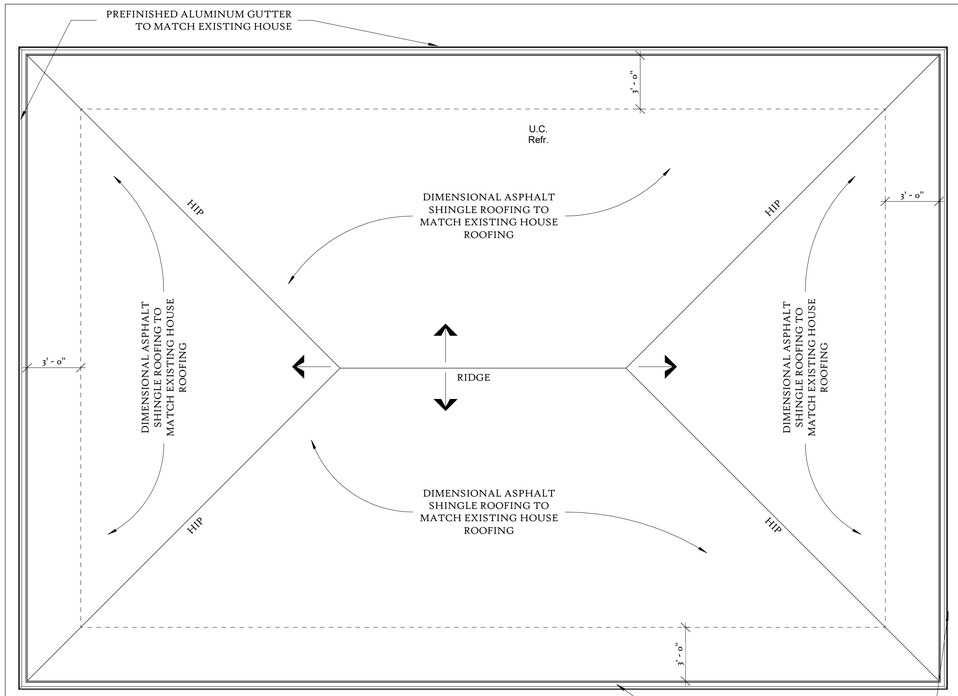
Date 04/11/24

Sheet No.

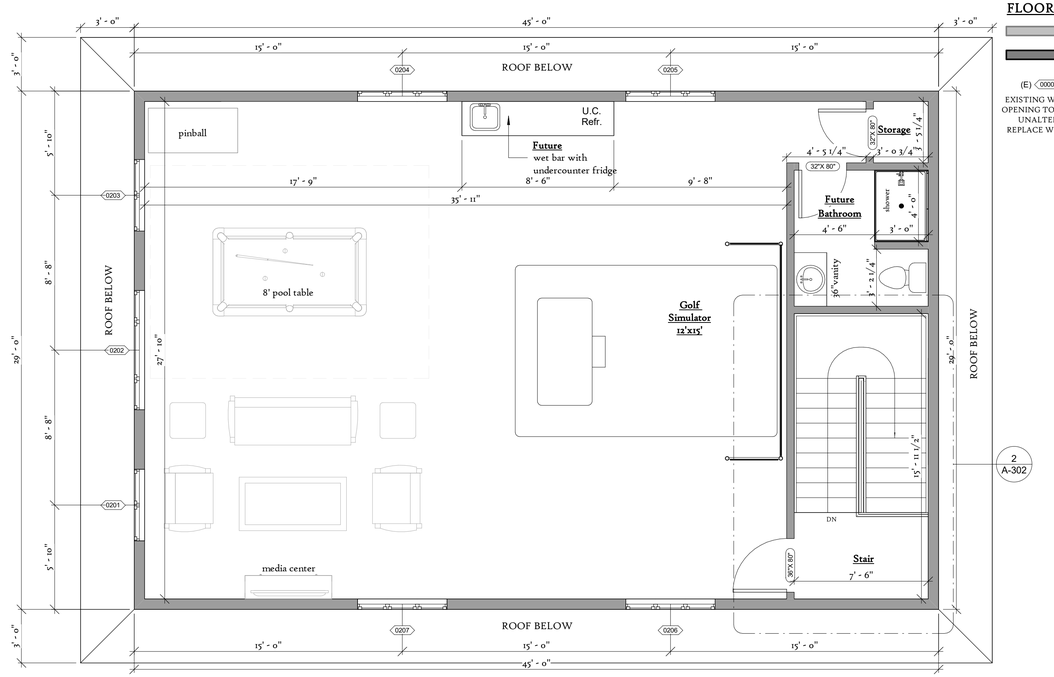
A-001

4/18/2024 10:00:06 PM

Attachment: Plans (9345 : Joe Tylicki)



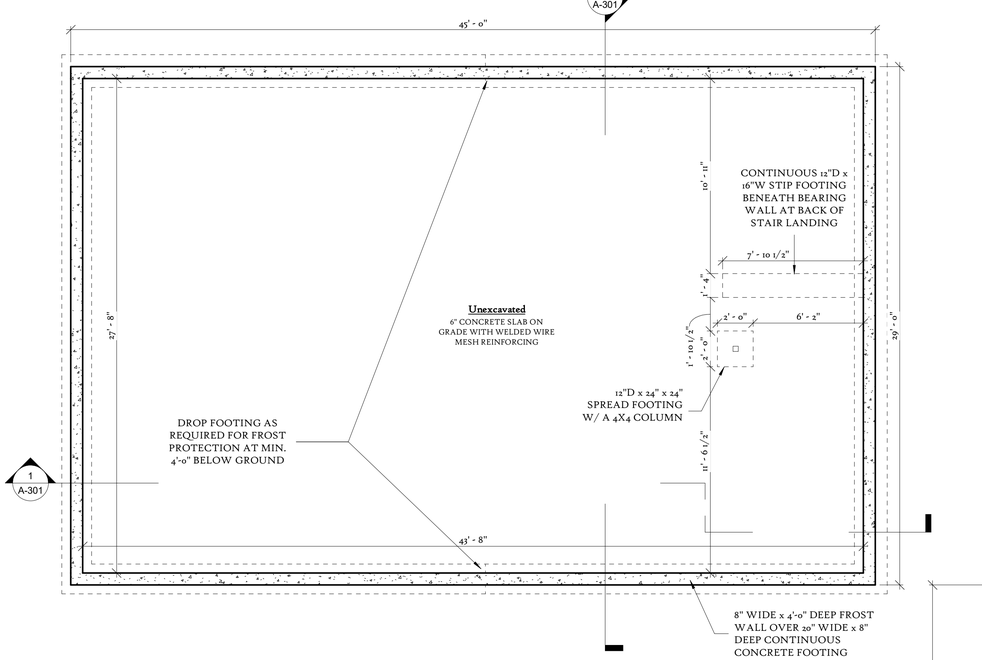
4 Roof Plan
1/4" = 1'-0"



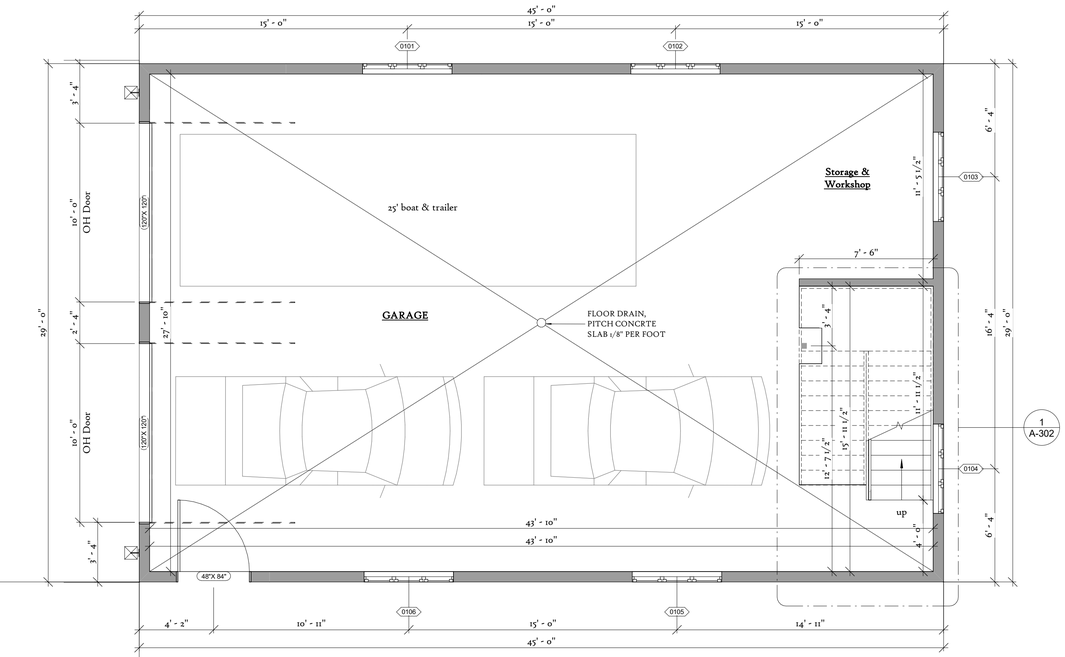
2 Second Floor Plan
1/4" = 1'-0"

FLOOR PLAN LEGEND

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



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



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

13' - 0"
9' - 0"
EXISTING ATTACHED GARAGE

KCB Buildings

KCB BUILDINGS, LLC
Architecture + Design

PROJECT:

Tylicki Residence - Proposed Out Building

OWNER:

Joseph R. Tylicki

PROJECT ADDRESS:

4406 Highland Rd
Mequon, WI 53092

CONTRACTOR:

ARCHITECT:

CONTACT:
KEITH BARNES, AIA 608-669-4923
keith@kcbbuildings.com

Drawing Issuance Schedule:

No.	Description	Date
1	ARB Submittal	4/19/2024

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.

Stamp:

WISCONSIN
KEITH C. BARNES
A-11822-5
BROOKLYN, NY
ARCHITECT

Sheet Title:

First & Second Floor Plans, Foundation Plan & Roof Plan

Scale 1/4" = 1'-0"

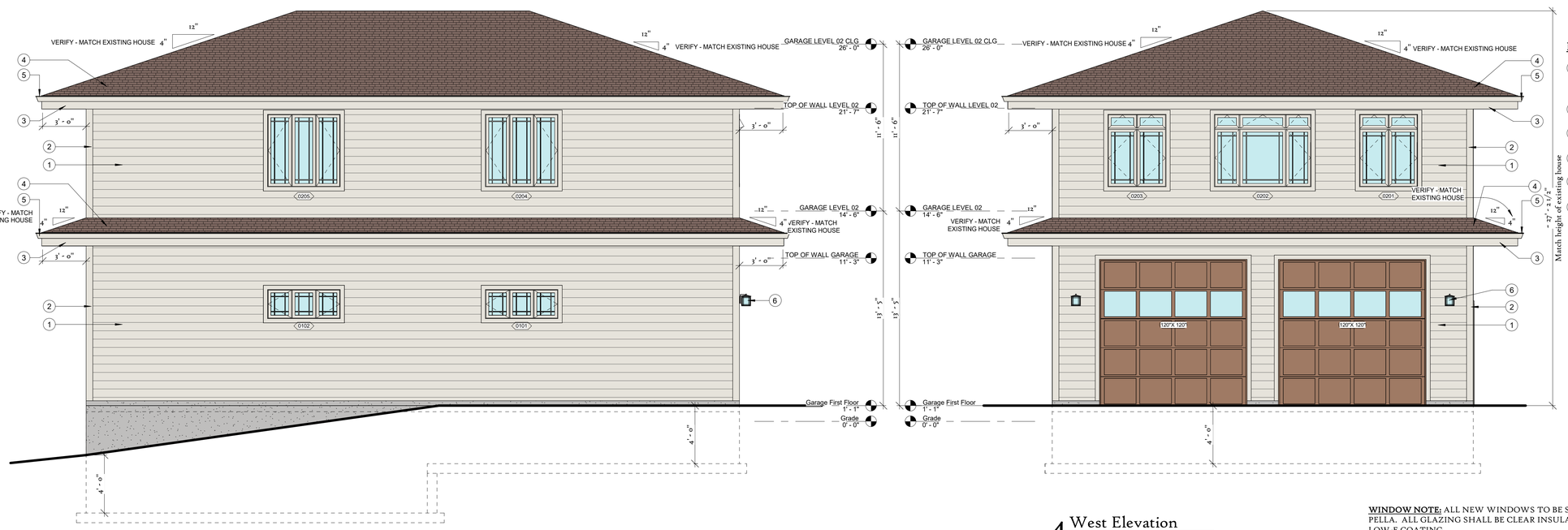
Date 04/11/24

Sheet No.

A-101

4/18/2024 10:00:07 PM

Attachment: Plans (9345 : Joe Tylicki)



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

4 West 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. HARDIE SELECT CEDARMILL (WOODGRAIN TEXTURE) LAP SIDING TO MATCH EXISTING - 6" EXPOSURE. PAINT/FINISH TO MATCH HOUSE
2. 5 1/2" WIDE HARDIE CORNER TRIM BOARD - COLOR TO MATCH EXISTING HOUSE
3. HARDIE FASCIA BOARD AND SOFFIT TO MATCH EXISTING
4. DIMENSIONAL ASPHALT SHINGLE ROOFING TO MATCH EXISTING HOUSE ROOF
5. PREFINISHED ALUMINUM GUTTER TO MATCH EXISTING HOUSE
6. WALL SCONCES TO MATCH EXISTING

WINDOW NOTE: ALL NEW WINDOWS TO BE SAME BRAND AS HOUSE - MARVIN OR PELLA. ALL GLAZING SHALL BE CLEAR INSULATED GLASS WITH ULTRA CLEAR LOW-E COATING.

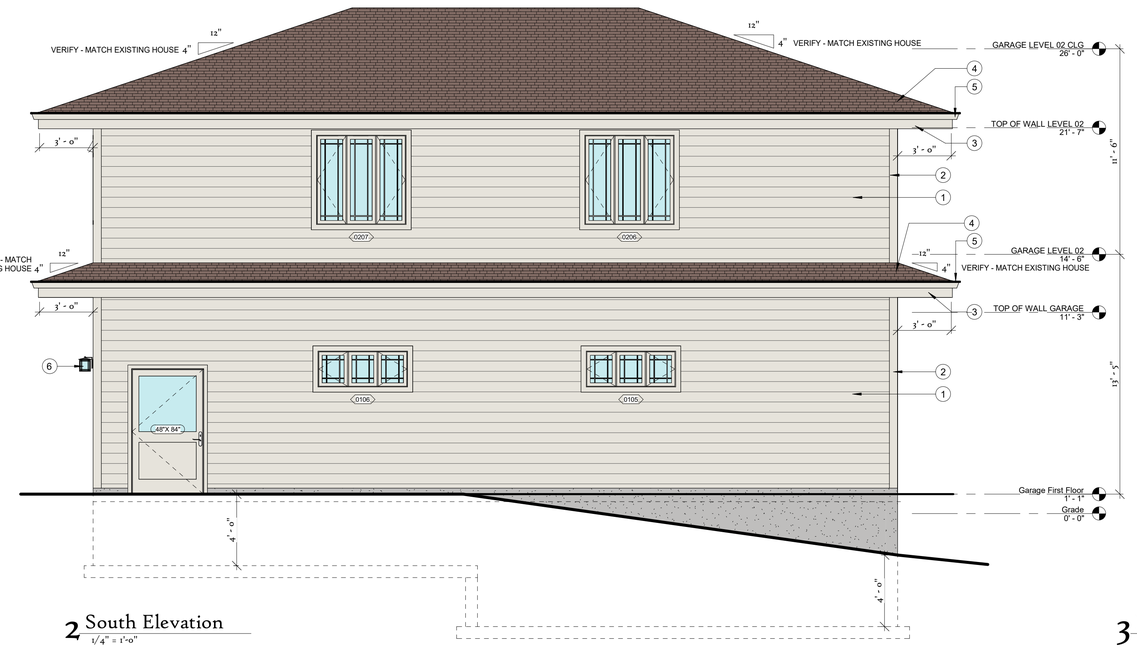
Window Schedule

Tag	Window Type	Height	Width	Sill Height	Head Height	Notes
0101	Window-Casement-Triple	2' - 0"	5' - 0"	6' - 0"	8' - 0"	
0102	Window-Casement-Triple	2' - 0"	5' - 0"	6' - 0"	8' - 0"	
0103	Window-Casement-Triple	2' - 0"	5' - 0"	6' - 0"	8' - 0"	
0104	Window-Casement-Triple	2' - 0"	5' - 0"	6' - 0"	8' - 0"	
0105	Window-Casement-Triple	2' - 0"	5' - 0"	6' - 0"	8' - 0"	
0106	Window-Casement-Triple	2' - 0"	5' - 0"	6' - 0"	8' - 0"	
0201	Window-Casement-Double-Awning-Double	5' - 0"	4' - 0"	1' - 8"	6' - 8"	
0202	Window-Casement-Triple-Awning–Triple	5' - 0"	6' - 8"	1' - 8"	6' - 8"	
0203	Window-Casement-Double-Awning-Double	5' - 0"	4' - 0"	1' - 8"	6' - 8"	
0204	Window-Casement-Triple	5' - 0"	5' - 0"	1' - 8"	6' - 8"	
0205	Window-Casement-Triple	5' - 0"	5' - 0"	1' - 8"	6' - 8"	
0206	Window-Casement-Triple	5' - 0"	5' - 0"	1' - 8"	6' - 8"	
0207	Window-Casement-Triple	5' - 0"	5' - 0"	1' - 8"	6' - 8"	

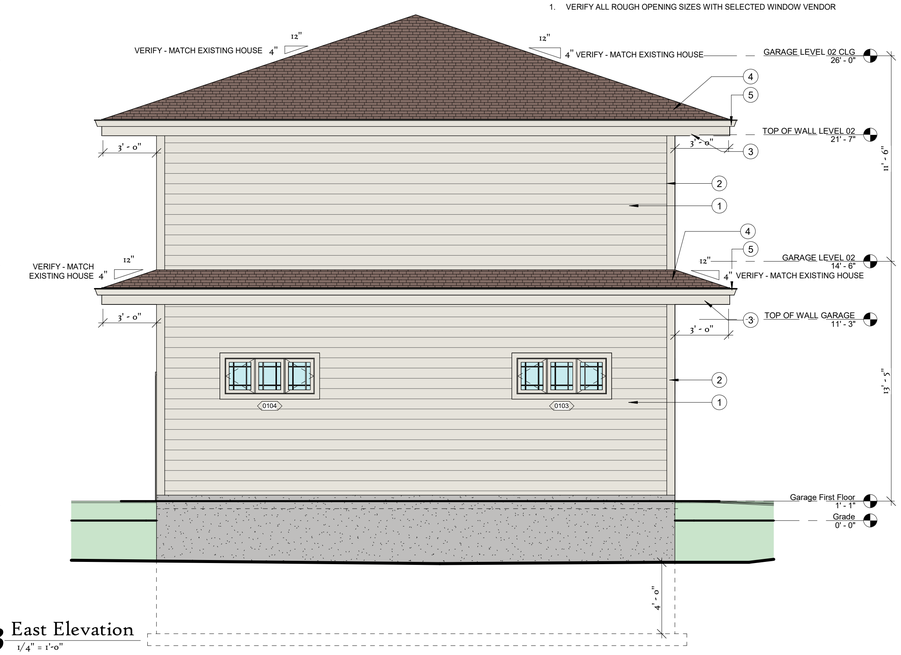
Grand total: 13

WINDOW SCHEDULE NOTES:

1. VERIFY ALL ROUGH OPENING SIZES WITH SELECTED WINDOW VENDOR



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



3 East Elevation
1/4" = 1'-0"

KCB Buildings

KCB BUILDINGS, LLC
Architecture + Design

PROJECT:

Tylicki Residence - Proposed Out Building

OWNER:

Joseph R. Tylicki

PROJECT ADDRESS:

4406 Highland Rd
Mequon, WI 53092

CONTRACTOR:

ARCHITECT:

CONTACT:
KEITH BARNES, AIA 608-669-4923
keith@kcbbuildings.com

Drawing Issuance Schedule:

No.	Description	Date
1	ARB Submittal	4/19/2024

NOT FOR CONSTRUCTION

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Stamp:

WISCONSIN
KEITH C. BARNES
A-11822-5
BROOKLYN, NY
ARCHITECT

Sheet Title:

Exterior Elevations

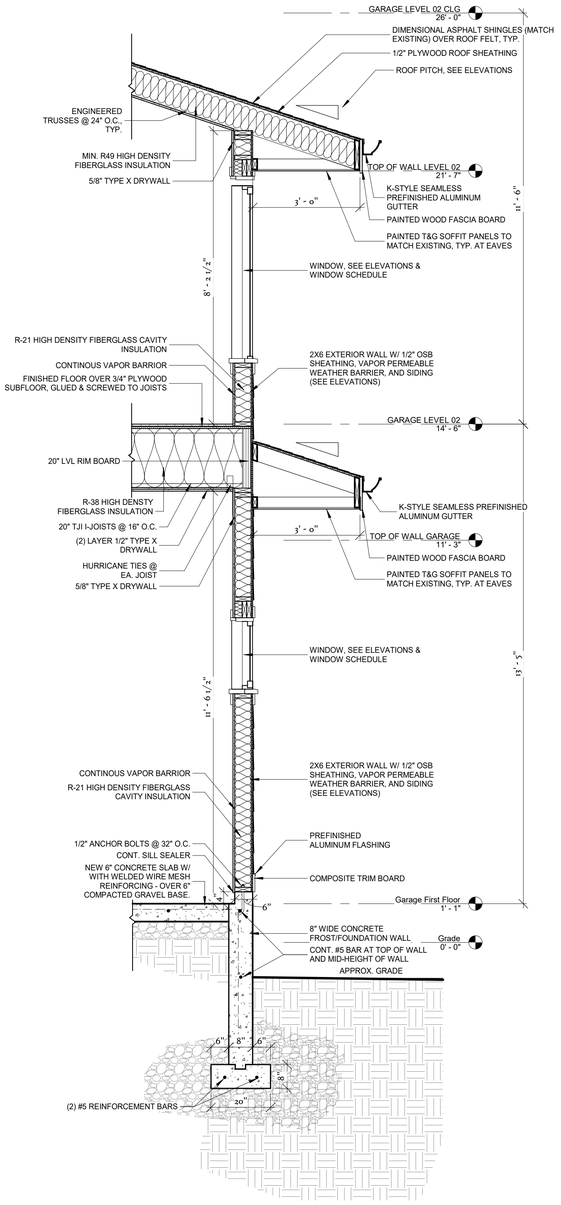
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Date	04/11/24

Sheet No.

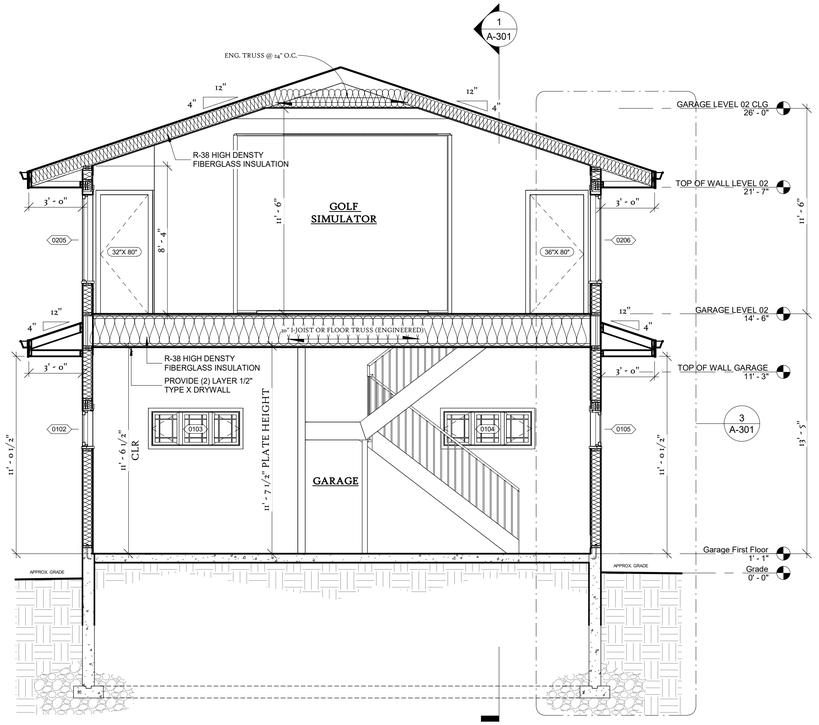
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4/18/2024 10:00:08 PM

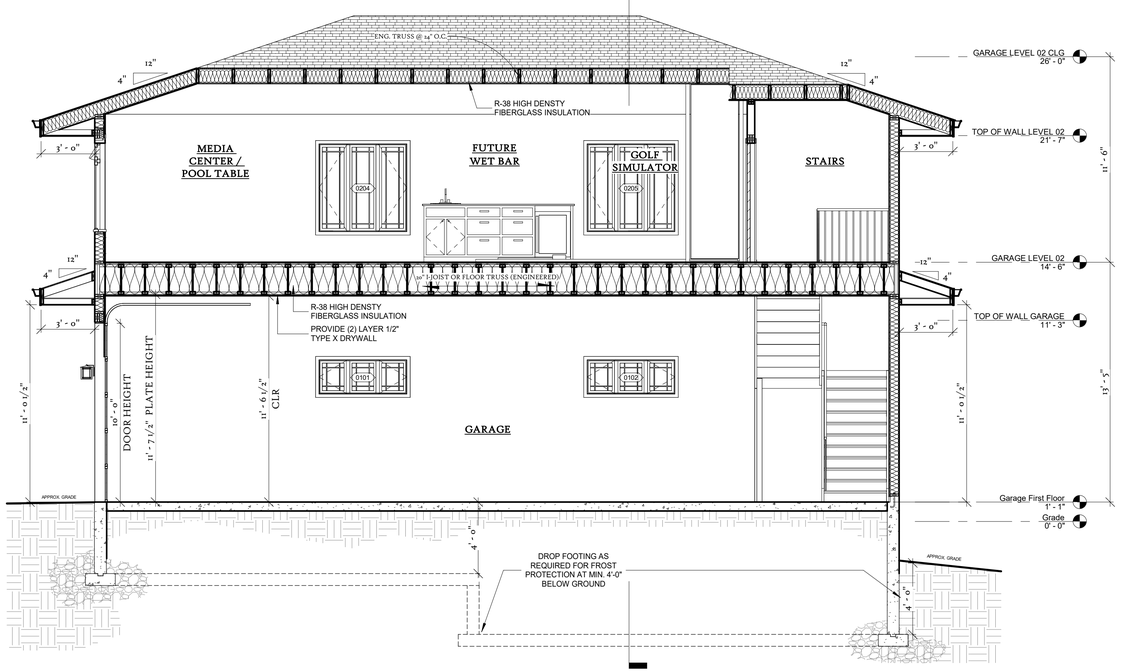
Attachment: Plans (9345 : Joe Tylicki)



3 Wall Section
1/2" = 1'-0"



2 North-South - Building Section
1/4" = 1'-0"



1 West-East - Building Section
1/4" = 1'-0"

KCB Buildings
KCB BUILDINGS, LLC
Architecture + Design

PROJECT:

Tylicki Residence - Proposed Out Building

OWNER:

Joseph R. Tylicki

PROJECT ADDRESS:

4406 Highland Rd
Mequon, WI 53092

CONTRACTOR:

ARCHITECT:

CONTACT:
KEITH BARNES, AIA 608-669-4923
keith@kcbbuildings.com

Drawing Issuance Schedule:

No.	Description	Date
1	ARB Submittal	4/19/2024

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Stamp:

WISCONSIN
KEITH C. BARNES
A-11822-5
BROOKLYN, NY
ARCHITECT

Sheet Title:

Building Sections & Wall Section

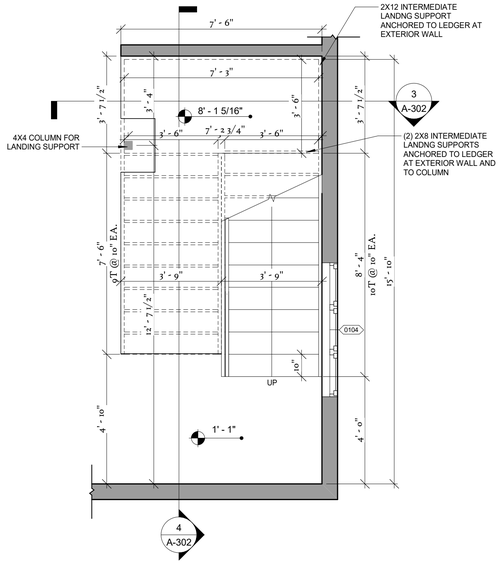
Scale	As indicated
Date	04/11/24

Sheet No.

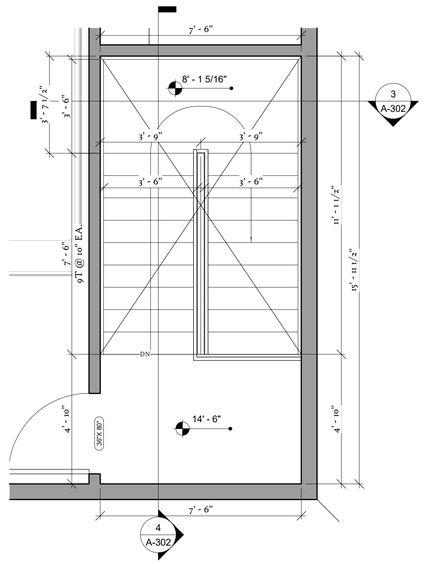
A-301

4/18/2024 10:00:00 PM

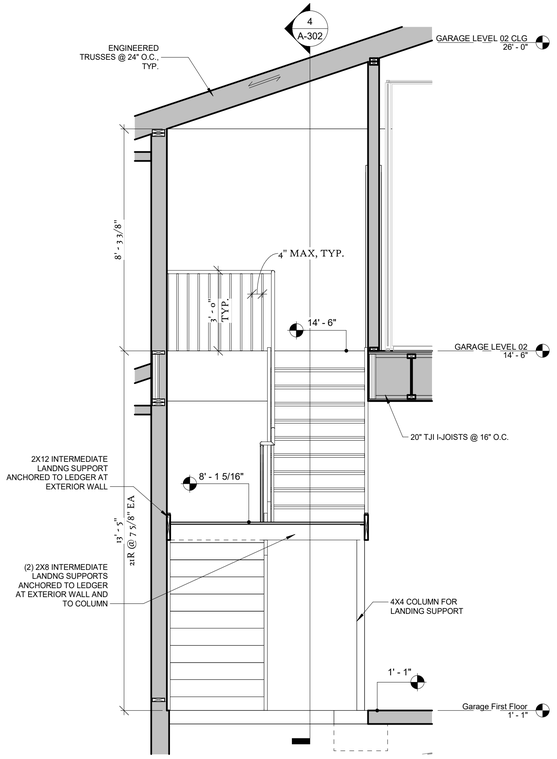
Attachment: Plans (9345 : Joe Tylicki)



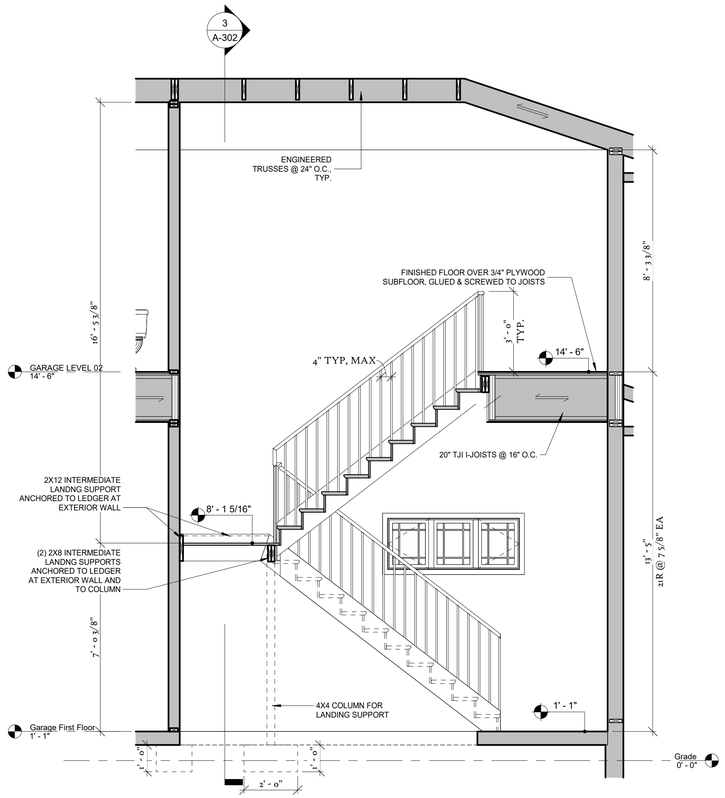
1 Stair - First Floor
3/8" = 1'-0"



2 Stair - Second Floor
3/8" = 1'-0"



3 Stair Section 1
3/8" = 1'-0"



4 Stair Section 2
3/8" = 1'-0"

KCB Buildings
KCB BUILDINGS, LLC
Architecture + Design

PROJECT:

Tylicki Residence - Proposed Out Building

OWNER:

Joseph R. Tylicki

PROJECT ADDRESS:

4406 Highland Rd
Mequon, WI 53092

CONTRACTOR:

ARCHITECT:

CONTACT:
KEITH BARNES, AIA 608-669-4923
keith@kcbbuildings.com

Drawing Issuance Schedule:

No.	Description	Date
1	ARB Submittal	4/19/2024

NOT FOR CONSTRUCTION

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Stamp:

WISCONSIN
KEITH C. BARNES
A-11822-5
BROOKLYN, NY
ARCHITECT

Sheet Title:

Enlarged Stair Plans & Sections

Scale 3/8" = 1'-0"

Date 04/11/24

Sheet No.

A-302

4/16/2024 10:00:00 PM

Attachment: Plans (9345 : Joe Tylicki)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 13, 2024**
SUBJECT: **Sepp Backus, Addition: Screened Porch at 11400 N. Country View Drive**

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

Sepp Backus

11400 N. Country View Dr.

Mequon, WI 53092

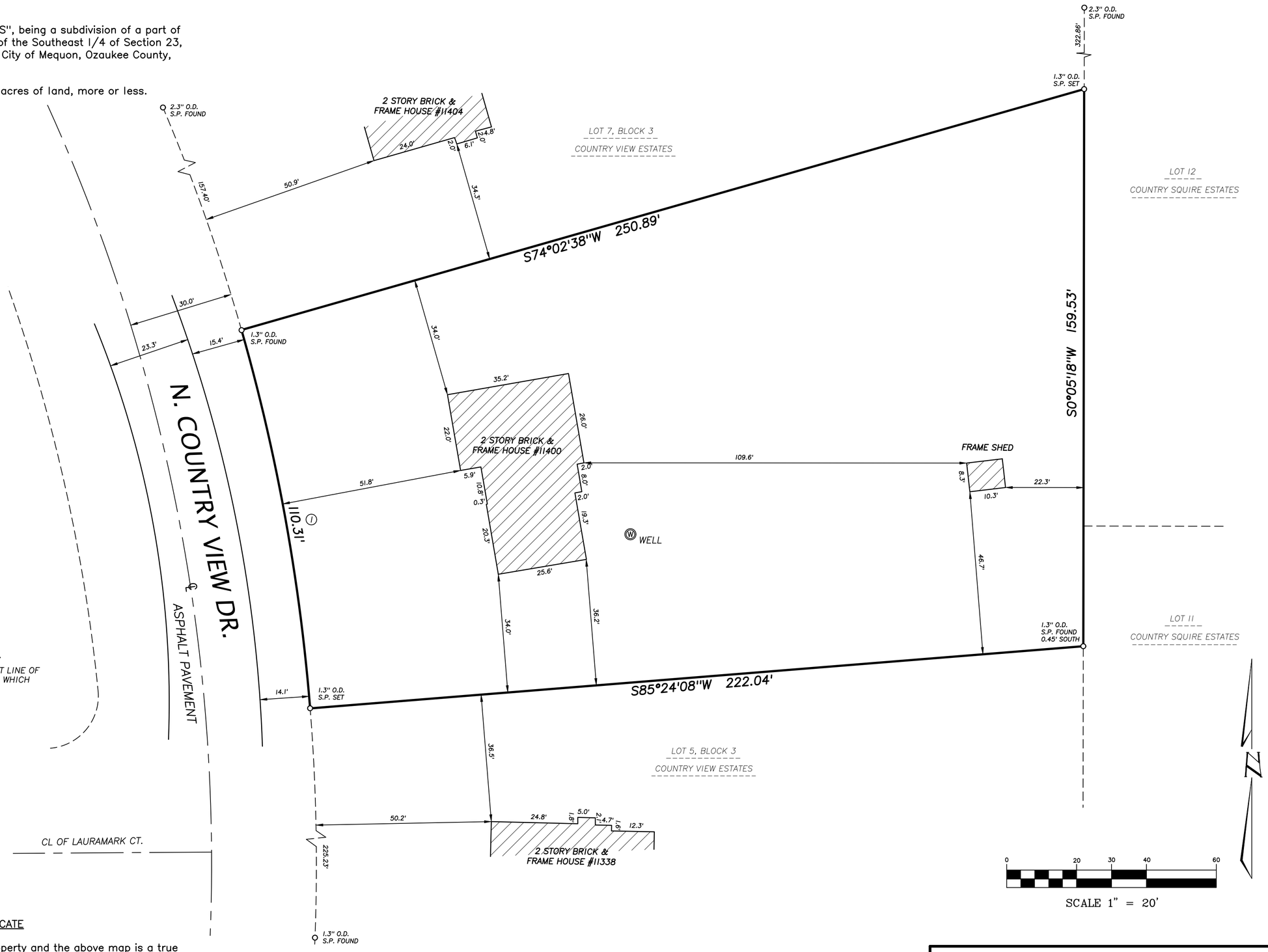
Statement of Intent:

I Intend to add a screened porch to the back of my home at 11400 N. Country View Drive. This will be a seasonal room with screens, a semi-translucent roof, and will be unheated. It will be built on a concrete pad and be framed with wood. Roof will be polycarbonate. There will be limited visibility from the street. It will match the home's current look with matching siding and be of a reasonable size in relation to the existing structure. It will better connect the indoor and outdoor areas of the home providing a bug free space for my family to enjoy the warm months.

Attachment: Statement of Intent (9346 : Sepp Backus)

LEGAL DESCRIPTION :
Lot 6 in Block 3 in "COUNTRY VIEW ESTATES", being a subdivision of a part of the Southwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 23, in Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 31,198 sq. ft/0.716 acres of land, more or less.



CURVE DATA

(1)
RAD. = 556.44'
DELTA = 11°21'30"
L.C. = 110.13'
L.C.B. = N10°16'37"W

BEARING REFERENCE :

1. ALL BEARINGS REFERENCED TO THE EAST LINE OF "COUNTRY VIEW ESTATES" SUBDIVISION, WHICH BEARS S0°05'18"W.

SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 29th day of March, 2021

James G. Schneider
Surveyor – S-2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

MARK	DATE	REVISION	BY	AP'VD

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

"PROPERTY SURVEY"

for
Sepp Backus

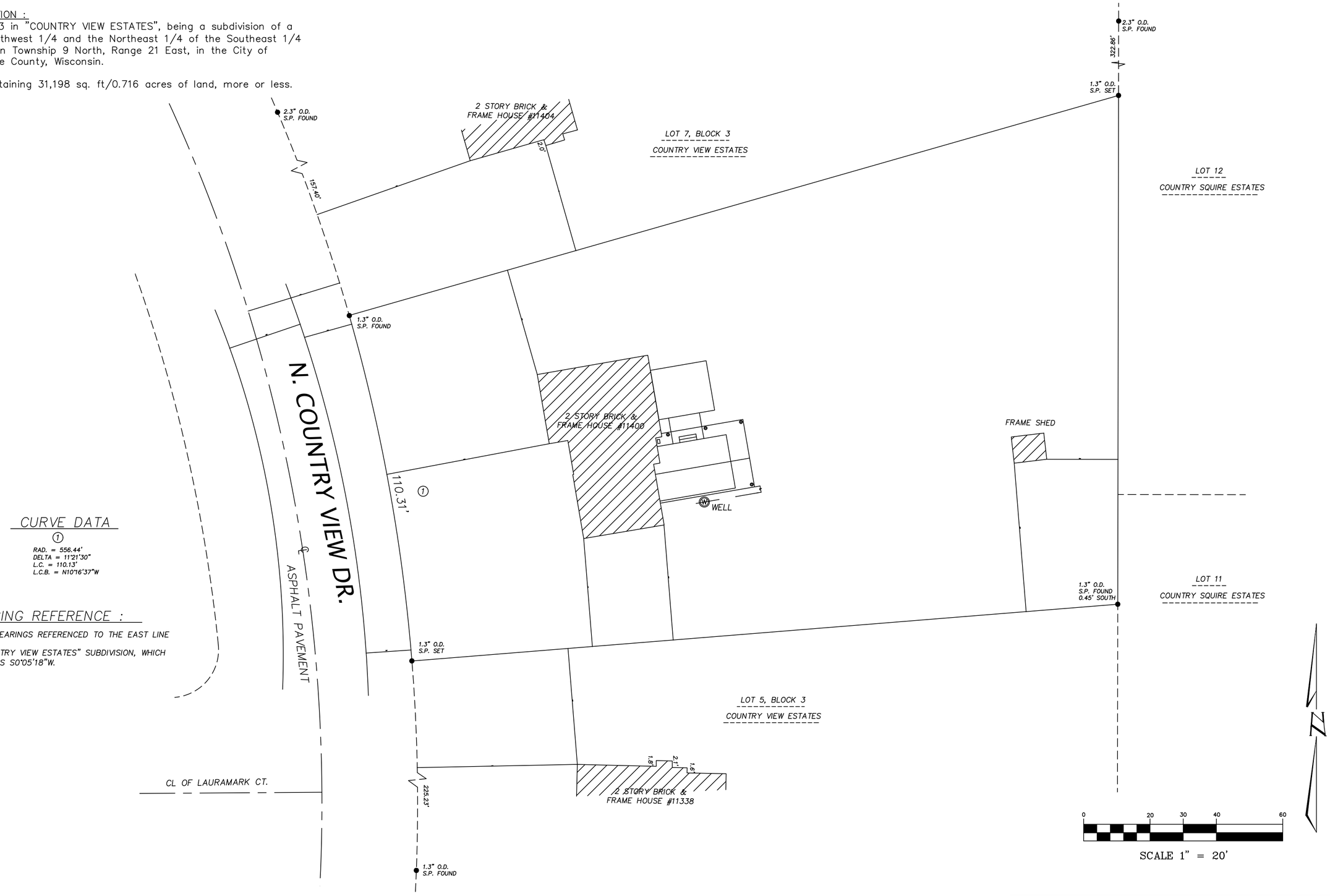
11400 N. Country View Dr.
Mequon, WI 53092

DATE:	MARCH 29, 2021	DRAWN BY:	S.F.Z.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-4950-21

Attachment: Site & Survey (9346 : Sepp Backus)

LEGAL DESCRIPTION :
Lot 6 in Block 3 in "COUNTRY VIEW ESTATES", being a subdivision of a part of the Southwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 23, in Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 31,198 sq. ft/0.716 acres of land, more or less.



CURVE DATA
①
RAD. = 556.44'
DELTA = 11°21'30"
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BEARING REFERENCE :
1. ALL BEARINGS REFERENCED TO THE EAST LINE OF "COUNTRY VIEW ESTATES" SUBDIVISION, WHICH BEARS S0°05'18"W.

MARK	DATE	REVISION	BY	AP'VD

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

"PROPERTY SURVEY"

for
Sepp Backus

11400 N. Country View Dr.
Mequon, WI 53092

DATE:	MARCH 29, 2021	DRAWN BY:	S.F.Z.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-4950-21

Attachment: Site & Survey (9346 : Sepp Backus)





Attachment: Pictures (9346 : Sepp Backus)

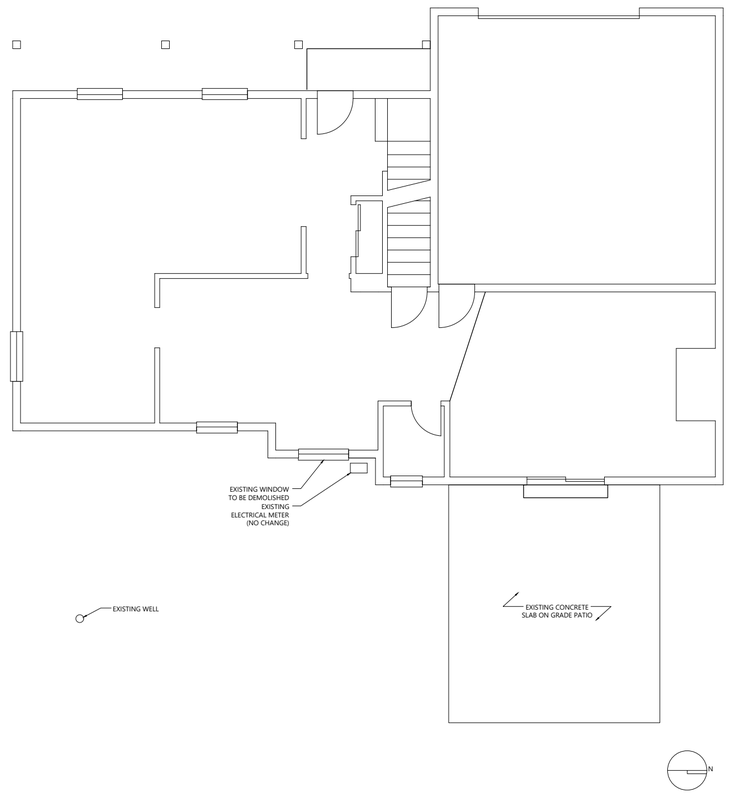
Attachment: Pictures (9346 : Sepp Backus)



1 EXISTING SOUTH ELEVATION
SCALE: ¼" = 1'-0"



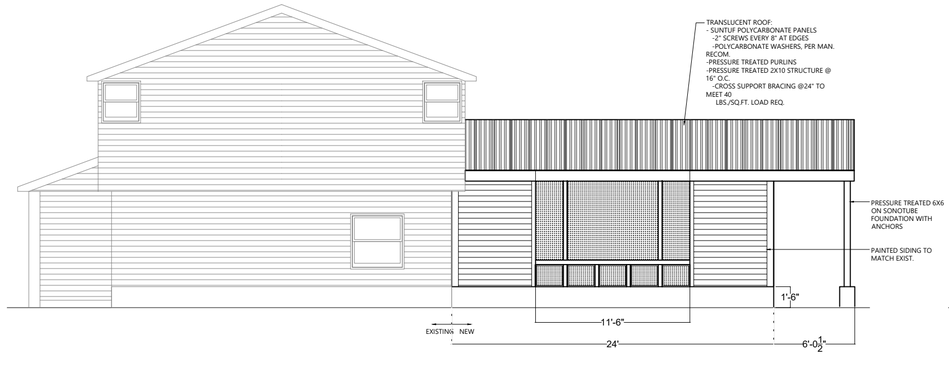
2 EXISTING EAST ELEVATION
SCALE: ¼" = 1'-0"



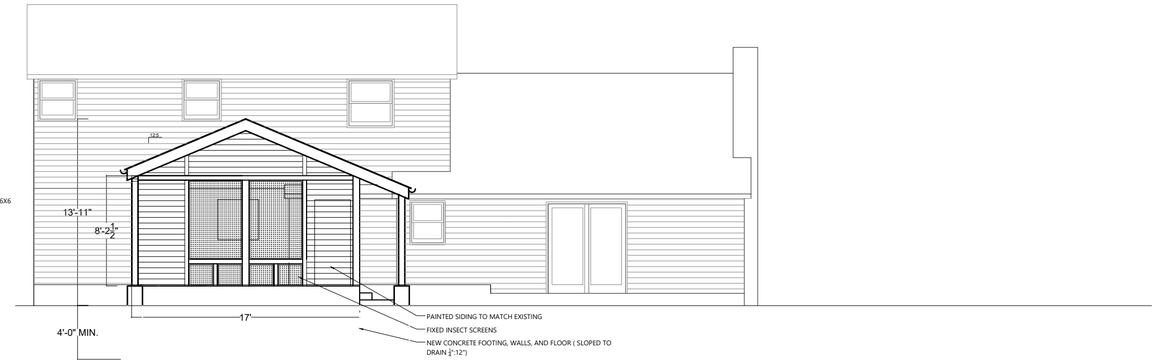
3 EXISTING 1ST FLOOR PLAN
SCALE: ⅛" = 1'-0"

REAR SCREENED PORCH ADDITION
11400 N. COUNTRY VIEW
BACKUS RESIDENCE
PG. 3/4

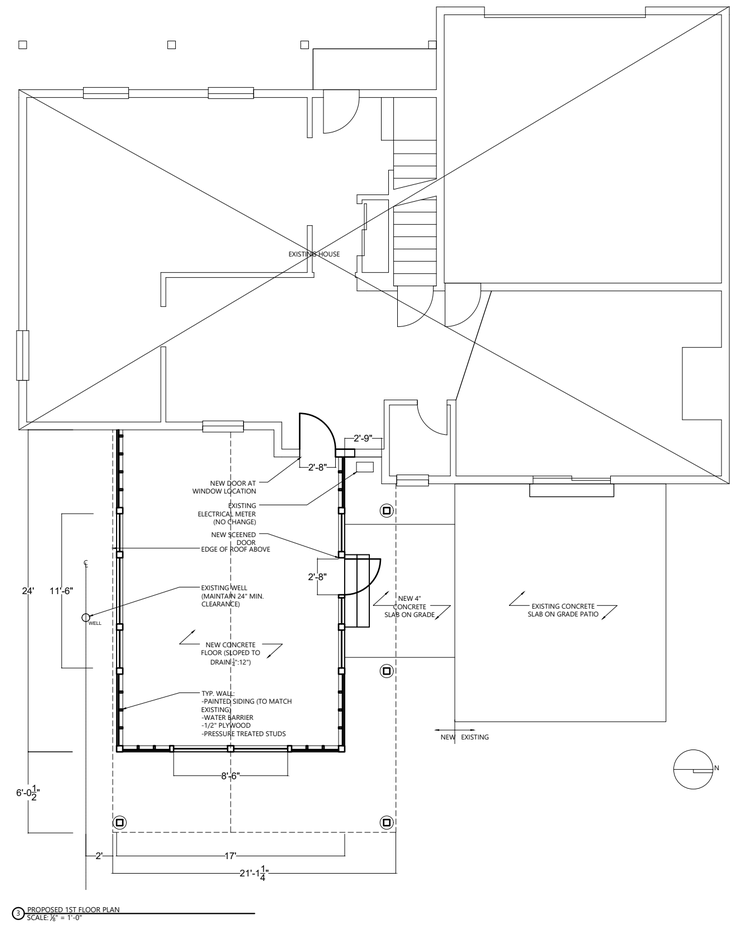
Attachment: Plans (9346 : Sepp Backus)



1 PROPOSED SOUTH ELEVATION
SCALE: ⅛" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: ⅛" = 1'-0"



3 PROPOSED 1ST FLOOR PLAN
SCALE: ¼" = 1'-0"

REAR SCREENED PORCH ADDITION
11400 N. COUNTRY VIEW
BACKUS RESIDENCE
PG. 4/4

Attachment: Plans (9346 : Sepp Backus)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 13, 2024**
SUBJECT: **Dan & Eleanor Kahn, Addition: First Floor Office & Second Floor Master Bedroom at 3600 W. Candlewick Court**

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

FRITSCH DESIGNS, LLC
Residential Architecture
1716 Terrace Drive
Port Washington, WI 53074
262.483.4048 (p) 262.284.2449 (f)
fritschdesigns@yahoo.com

Statement of Intent

Date: April 4, 2024

Address: Kahn Residence
3600 Candlewick Court
Mequon, WI

Project:

Owners request to expand the existing first floor to include an office. They request to expand the existing second floor to add a Master Bedroom and modify the existing master bedroom into a fourth bedroom. Both of these additions are located to the rear of the existing home and will be visible from the rear and left elevations.

Due to this addition and remodel, the project will include extending the existing main second floor gable and shed roof over the addition. This extension of the roof will be visible from the rear and left and have minimal change to the front elevation. There will be no visible changes to the right elevation.

The exterior will match the existing residence as follows:

Roof: Pitch of new roof to match that of the existing pitch. Roof will be a gable to match existing gable.

Roof Material: Existing roof material will be dimensional shingle roof to match the addition.

New Siding: New siding to be Cedar siding and trim to match existing

Windows: All existing windows at second floor to be replace to match existing
All new windows part of the first and second floor addition to match existing

Attachment: Statement of Intent (9347 : Dan & Eleanor Kahn)

Cornerstone Land Surveying, Inc.

Plat of Survey

Description:

All of Lot 1 of Candlewick Court, being a subdivision of a part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

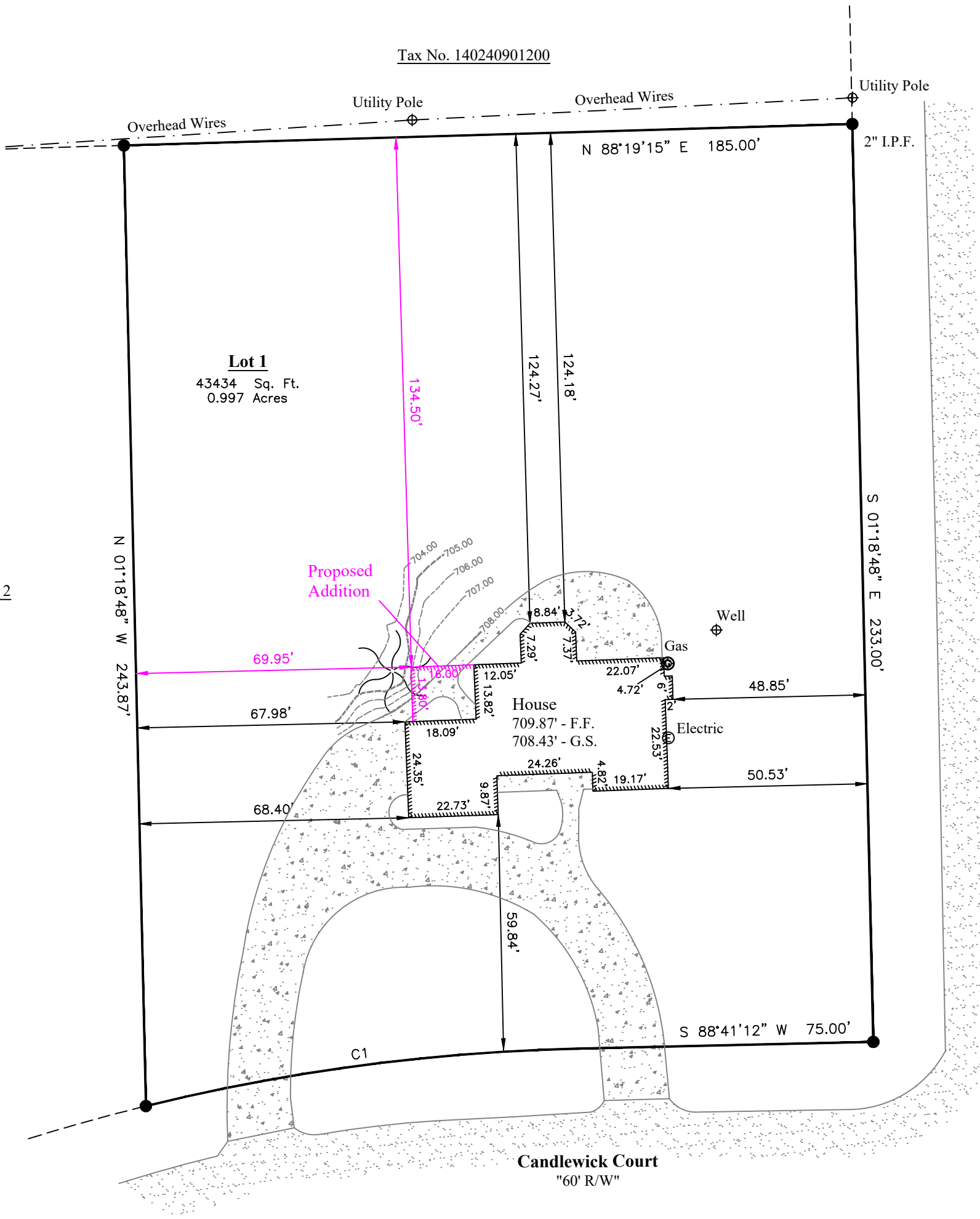
Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rls2698@gmail.com
(262) 424-5630

Address:
3600 W Candlewick Court
Mequon, WI 53092

Scale 1"= 30'

0' 30' 60'

Legend:
- Denotes Iron Pipe Found
- ---------- Denotes Existing Contour



Notes:

1) Bearings or Distances in ( ) are Recorded Measurements

2) 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.

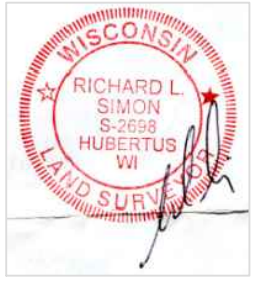
3) No Title Policy furnished therefore completeness of easements is not warranted.

Curve Data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	508.00'	110.87'	110.65'	N 82°26'03" E	12°30'17"

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: Dan Kahn
Dated this 11th day of April, 2024.

Attachment: Survey (9347 : Dan & Eleanor Kahn)



FRONT ELEVATION



RIGHT ELEVATION

Attachment: Pictures (9347 : Dan & Eleanor Kahn)



REAR ELEVATION



LEFT ELEVATION

Attachment: Pictures (9347 : Dan & Eleanor Kahn)

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

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

FRITSCH DESIGNS, LLC
1716 TERRACE DRIVE
PORT WASHINGTON, WI
53074
262-483-4048

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DATE	REVISION
02/10/23	PRELIMINARY PLANS
03/18/24	PRELIMINARY PLANS
03/27/24	PRELIMINARY PLANS
04/03/24	CITY SUBMITTAL PLANS

BID DATE
04/03/24

FINAL DATE

REVISIONS

KAHN RESIDENCE
3600 CANDLEWICK COURT
MEQUON, WI

SHEET
1 OF 6

Attachment: Plans (9347 : Dan & Eleanor Kahn)

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

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

SECOND FLOOR PLATE HEIGHT = 8'-1 1/8"

SECOND FLOOR SUBFLOOR = 00'-00"

FIRST FLOOR PLATE HEIGHT = 8'-1 1/8"

FIRST FLOOR SUBFLOOR = 00'-00"

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

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

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

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PORT WASHINGTON, WI
53074
262-483-4048

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02/10/23	PRELIMINARY PLANS
03/18/24	PRELIMINARY PLANS
03/27/24	PRELIMINARY PLANS
04/03/24	CITY SUBMITTAL PLANS

BID DATE

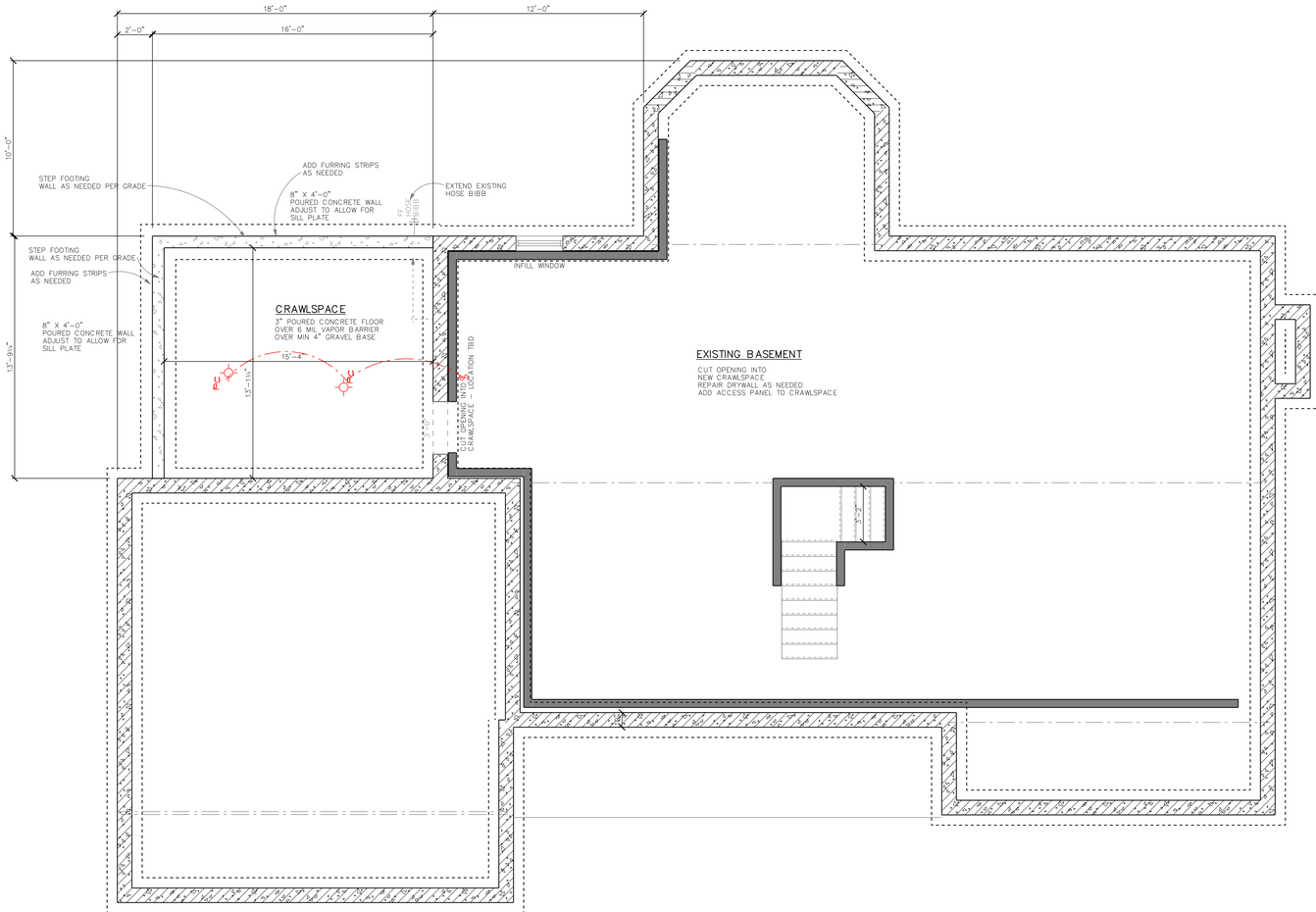
FINAL DATE

REVISIONS

KAHN RESIDENCE
3600 CANDLEWICK COURT
MEQUON, WI

SHEET
2 OF 6

Attachment: Plans (9347 : Dan & Eleanor Kahn)



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

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COPYWRITE 2013

DATE	REVISION	DATE	REVISION
02/10/29	PRELIMINARY PLANS		
03/18/24	PRELIMINARY PLANS		
03/27/24	PRELIMINARY PLANS		
04/03/24	CITY SUBMITTAL PLANS		

BID DATE

FINAL DATE

REVISIONS

KAHN RESIDENCE
3600 CANDLEWICK COURT
MEQUON, WI

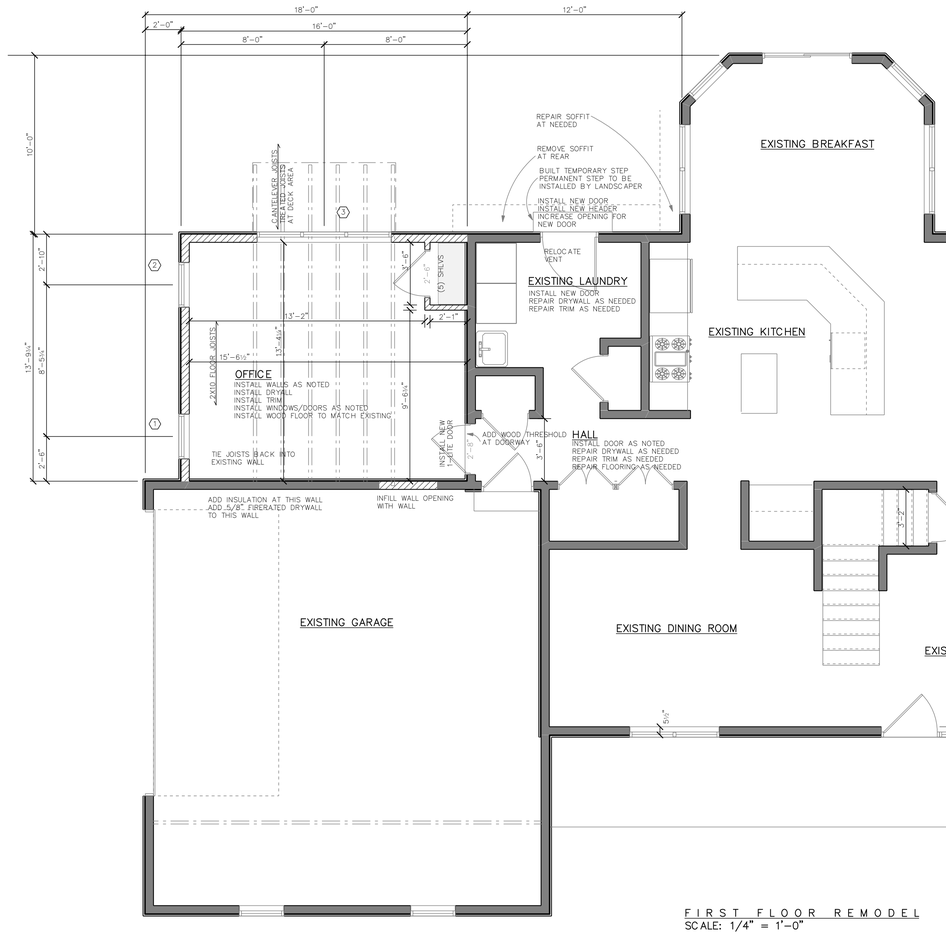
SHEET

3 OF 6

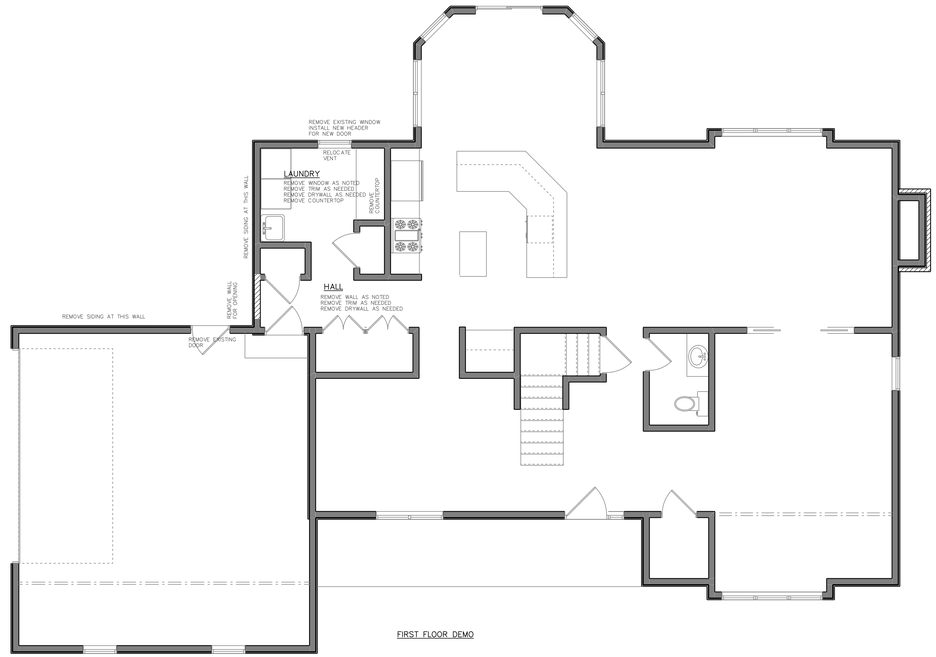
Attachment: Plans (9347 : Dan & Eleanor Kahn)

NOTES	
1	VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
2	VERIFY ALL SELECTIONS WITH HOMEOWNER PRIOR
	TO ORDERING OR INSTALLING MATERIALS

NOTES	
1	ALL NEW DOORS TO MATCH EXISTING 6-PANEL DOORS TO BE STAINED
2	ALL BASE AND CASING MOULDINGS TO MATCH EXISTING TO BE STAINED
3	ALL DRYWALL TEXTURE TO MATCH EXISTING
4	REPLACE ALL SECOND FLOOR WINDOWS - VERIFY ALL SIZES IN FIELD
	OPTION: REPLACEMENT WINDOWS VS NEW INSTALLED WINDOWS



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



FIRST FLOOR DEMO

WIND MANUFACTURER	PELLA
WINDOW SERIES	LIFESTYLE
WINDOW TYPE	CASEMENT
EXTERIOR	CLAD - COLOR TBD
INTERIOR	WOOD
WIND. HARDWARE	COLOR TBD
DOOR HARDWARE	COLOR TBD

WIND. #	UNIT #	SWING	NOTES
1	CSMNT 2959	R	
2	CSMNT 2959	L	
3	CSMNT 2959-3WIDE	LSR	
4	CSMNT 2959	R	
DOOR			
1	SLIDING 2-PANEL 7280		LEFT PANEL ACTIVE
			FROM EXTERIOR

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1716 TERRACE DRIVE
PORT WASHINGTON, WI
53074
262-483-4048

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RESULT IN LEGAL ACTION.
COPYWRITE 2013

DATE	REVISION
02/10/29	PRELIMINARY PLANS
03/18/24	PRELIMINARY PLANS
03/27/24	PRELIMINARY PLANS
04/03/24	CITY SUBMITTAL PLANS

BID DATE

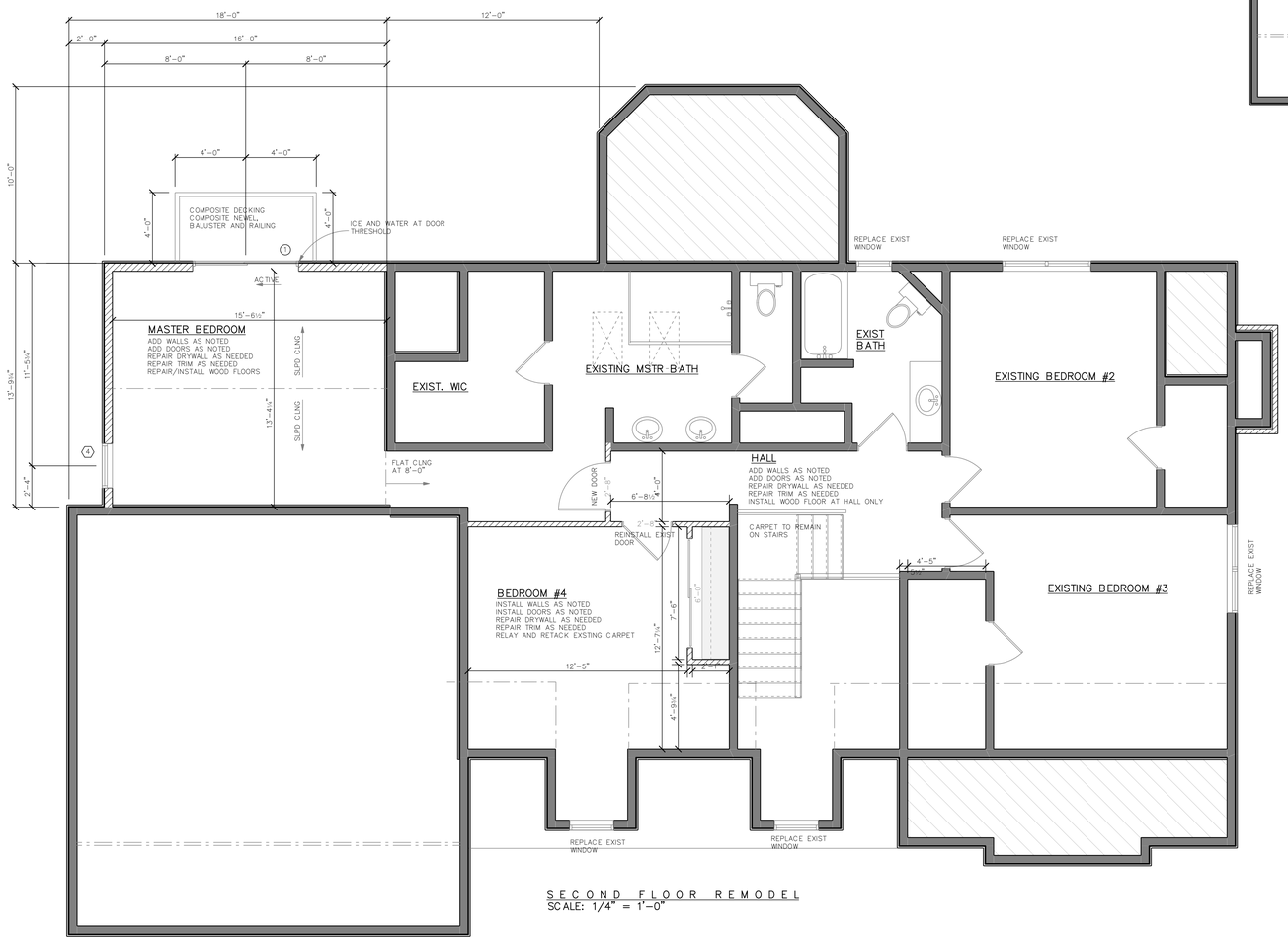
FINAL DATE

REVISIONS

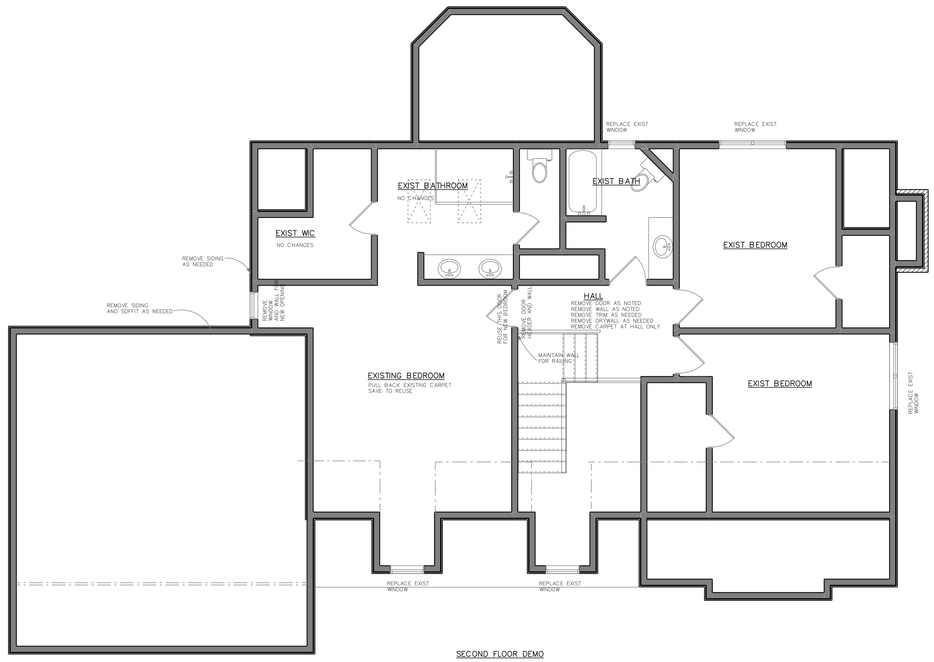
KAHN RESIDENCE
3600 CANDLEWICK COURT
MEQUON, WI

SHEET
4 OF 6

Attachment: Plans (9347 : Dan & Eleanor Kahn)



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



SECOND FLOOR DEMO

FRITSCH DESIGNS, LLC
1716 TERRACE DRIVE
PORT WASHINGTON, WI
53074
262-483-4048

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DATE	REVISION
02/10/25	PRELIMINARY PLANS
03/18/24	PRELIMINARY PLANS
03/27/24	PRELIMINARY PLANS
04/03/24	CITY SUBMITTAL PLANS

BID DATE

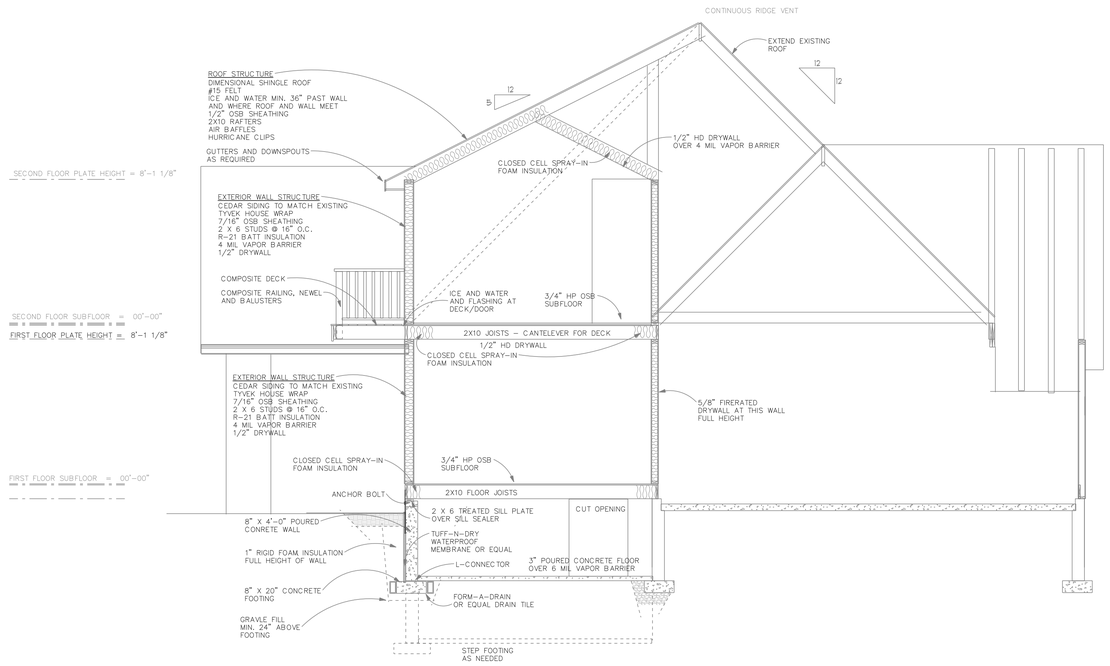
FINAL DATE

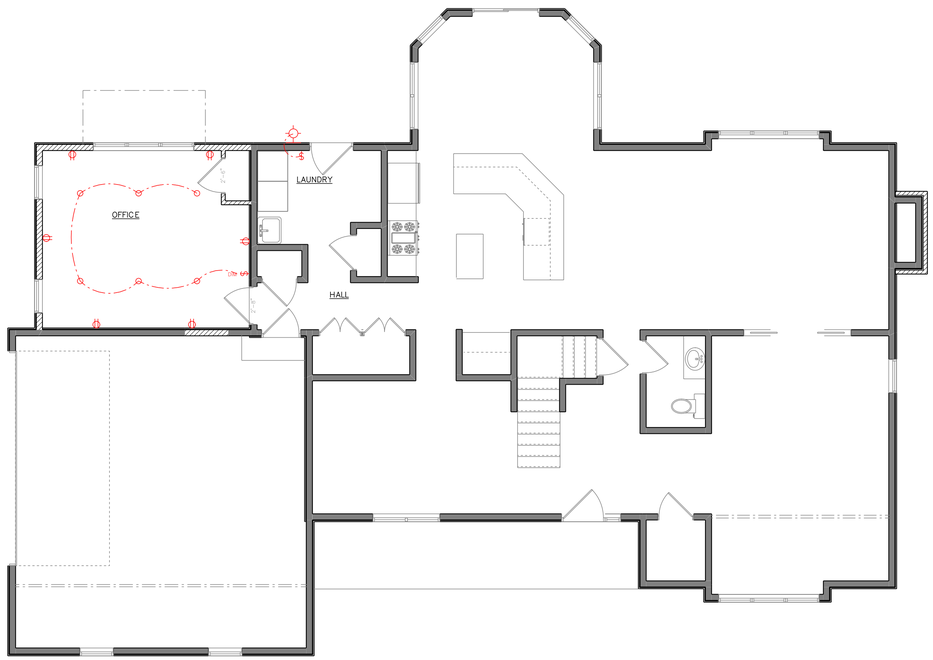
REVISIONS

KAHN RESIDENCE
3600 CANDLEWICK COURT
MEQUON, WI

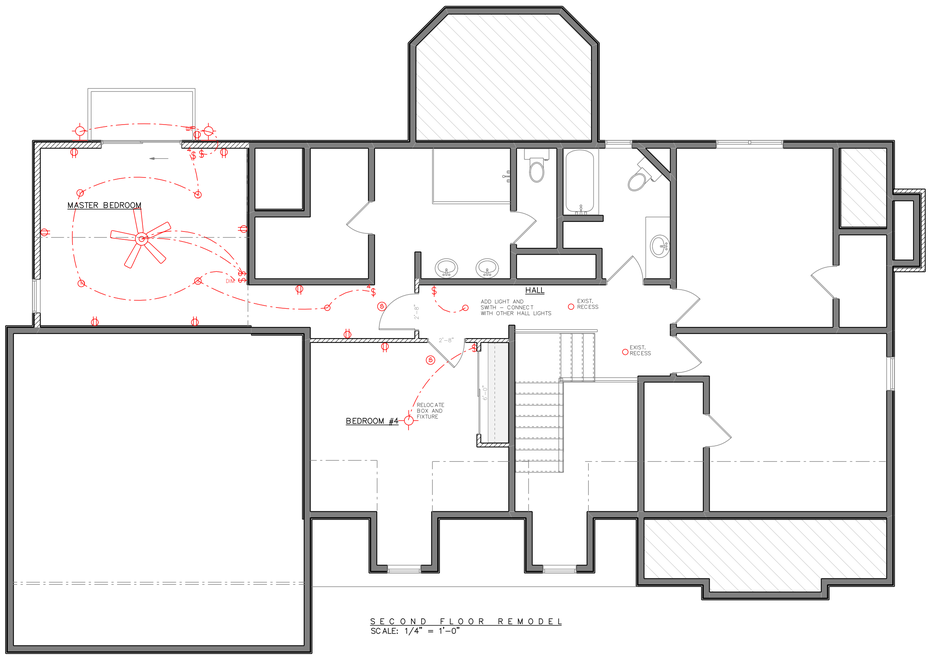
SHEET
5 OF 6

Attachment: Plans (9347 : Dan & Eleanor Kahn)





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



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

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1716 TERRACE DRIVE
PORT WASHINGTON, WI
53074
262-483-4048

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DATE	REVISION
02/10/23	PRELIMINARY PLANS
03/18/24	PRELIMINARY PLANS
03/27/24	PRELIMINARY PLANS
04/03/24	CITY SUBMITTAL PLANS

BID DATE

FINAL DATE

REVISIONS

KAHN RESIDENCE
3600 CANDLEWICK COURT
MEQUON, WI

SHEET
6 OF 6

Attachment: Plans (9347 : Dan & Eleanor Kahn)

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

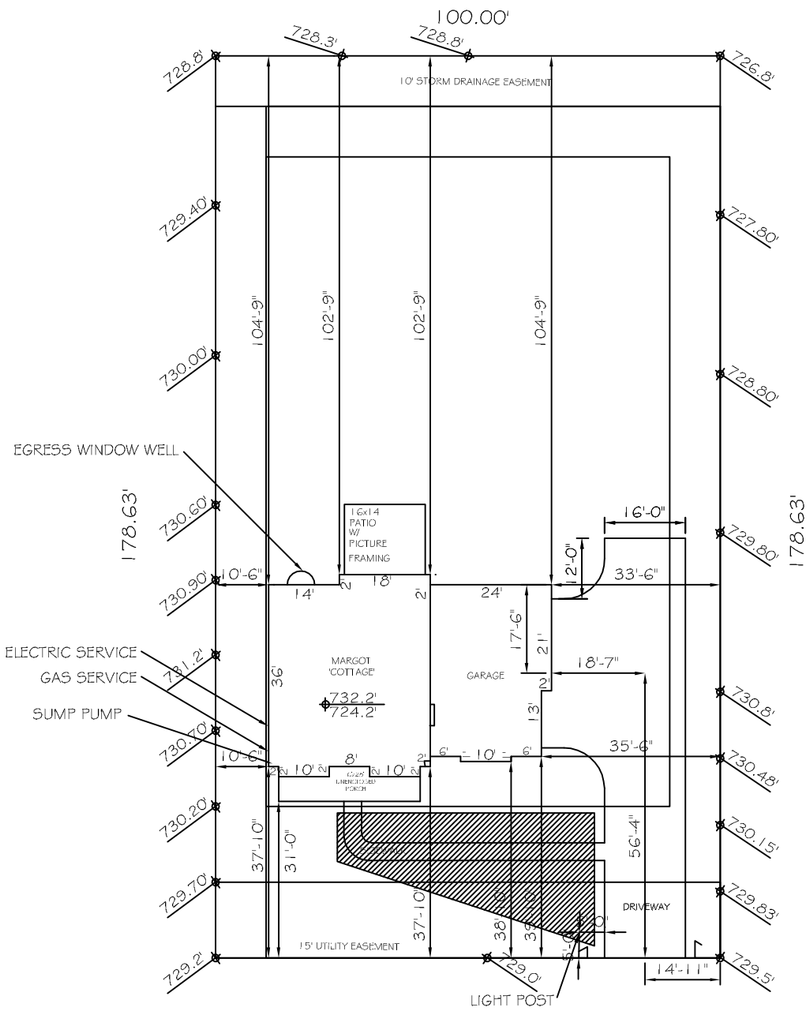
www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 13, 2024**
SUBJECT: **Veridian Homes LLC, New Single-Family Residence at 7940 W. Preserve Parkway**

Attachments:
Site Plan (PDF)
Plans (PDF)

PHASE 6
LOT 78
17,863 S.F.

- NO UPGRADES REQUIRED FOR SIDE LOAD GARAGES
- NO PORCH ENCROACHMENTS



4% DRIVEWAY SLOPE FROM GARAGE TO CL
2.87% DRIVEWAY SLOPE FROM INTERSECTION TO DRIVEWAY CL
2 STEPS TO STOOP

100.00'

PRESERVE PARKWAY

N

GR
1' 0"
CUT

XXXX.X' = FINAL GRADE

(XXXX.X') = EXISTING GRADE

(FOR 8' FOUNDATION)
TOP OF FOUNDATION=732.20
TOP OF FOOTING=724.20
GARAGE FLOOR ELEV.=731.70
DRIVEWAY SLOPE=2.9%
YARD GRADE=6.9%

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

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

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

HOMESITE: 78
CUSTOMER: MOVE-IN READY
NEIGHBORHOOD: ENCLAVE MEQUON PRESERVE
ADDRESS: 7940 W PRESERVE PARKWAY
MODEL: MARGOT SE CUTSOM
MEQUON, WI 53097
SITE AREA: 17,863 SQ. FT.
IMPERVIOUS AREA: 4,106 SQ. FT.
SCALE: 1"=30'-0"
DRAWN BY: PJS
DA

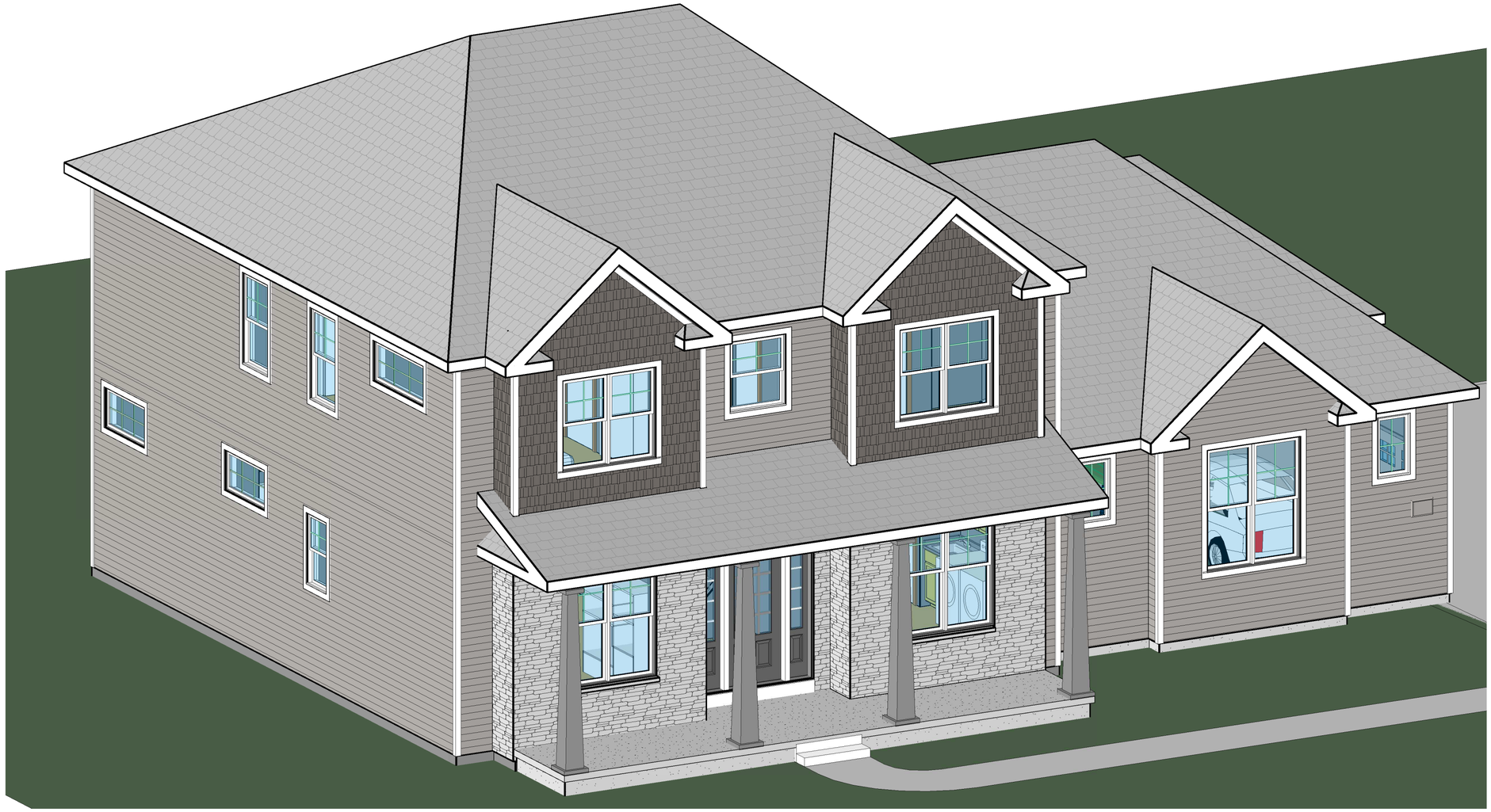
CUSTOMER APPROVAL:
DATE: SPF Apr 16 2024
DATE: / /
VH APPROVAL:

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

VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713

Attachment: Site Plan (9348 : Veridian Homes LLC)

ARB Sheet List	
Sheet Name	Sheet Number
3D - Custom	ARB 0
3D - Custom Rear view	ARB 1
Front Elevation - Custom	ARB 2
Left Elevation - Custom	ARB 3
Rear Elevation - Custom	ARB 4
Right Elevation -Custom	ARB 5
First Floor - Custom	ARB 6
Second Floor - Custom	ARB 7
Basement - Custom	ARB 8



3D - Custom ARB

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 78 ENCLAVE AT MEQUON PRESRVE SOUTH
Address: 7940 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:

SPF Apr 16 2024

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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.

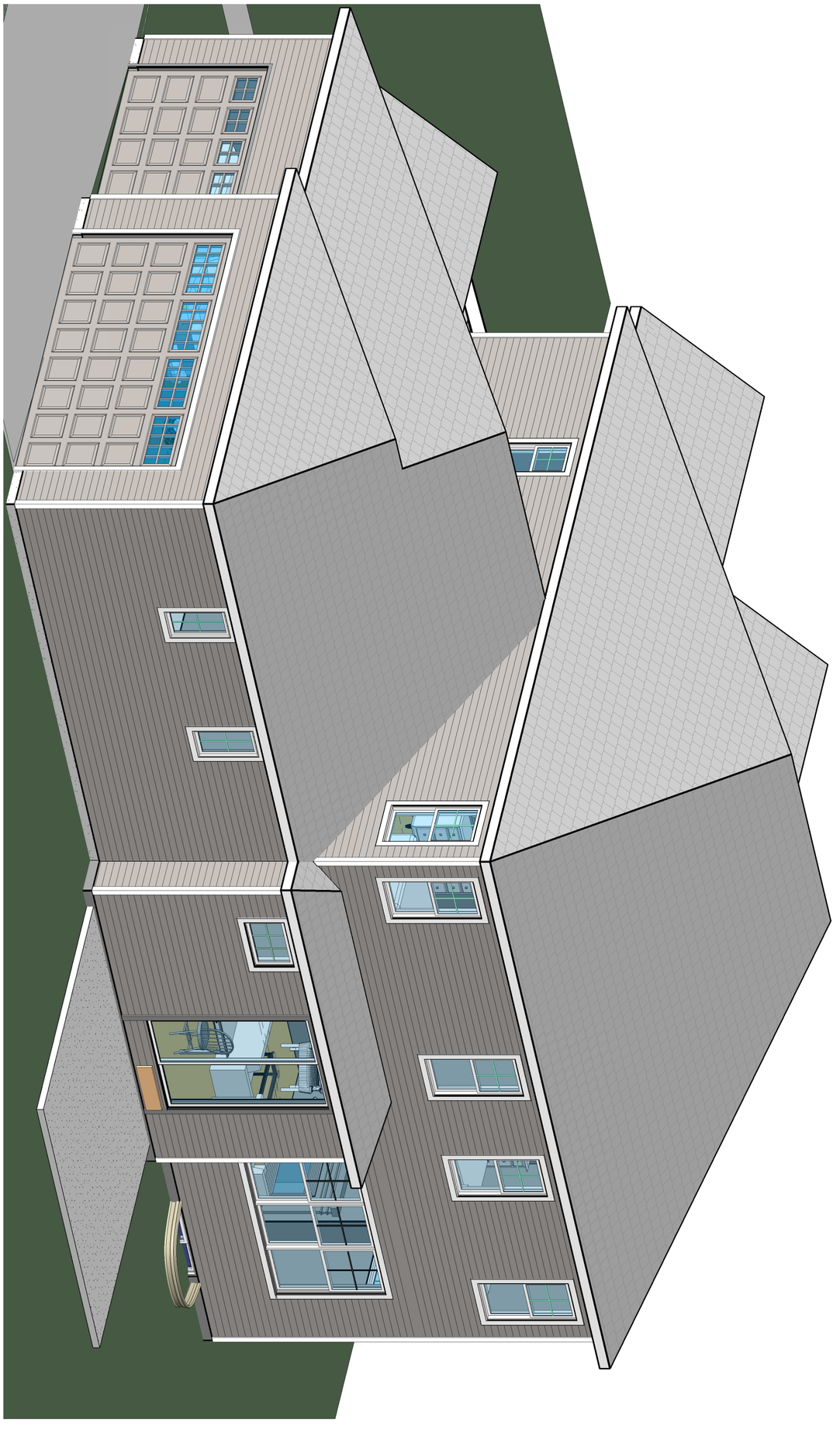
Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: PJS Date: 3/21/24

Print Date: 4/16/2024 10:24:27 AM
Revisions:

Drawing No.: ARB 0

Attachment: Plans (9348 : Veridian Homes LLC)

3D - Custom Rear view ARB



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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.: ARB

Revisions:

Print Date: 4/16/2024 10:24:29 AM

Model: MARGOT

Elevation: ARB

Revised Base Plan:

Drawn By: PJS Date: 3/21/24

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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: 78 ENCLAVE AT MEQUON PRESRVE SOUTH
Address: 7940 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
SPF Apr 16 2024

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NOTE:
BOARD & BATTEN SIDING TO BE SMARTSIDE
FRONT DOOR AND GARAGE DOOR TRIM TO BE 1X4 SMART TRIM
WINDOW TRIM ON FRONT ELEVATION TO BE 1X4 SMART TRIM
ALL CORNERS ON ALL ELEVATIONS TO BE 4" SMART TRIM

Front Elevation - Custom ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 78 ENCLAVE AT MEQUON PRESRVE SOUTH
Address: 7940 W PRESERVE PARKWAY
MEQUON, WI 53097

Customer Approval:

SPF Apr 16 2024

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Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: PJS
Date: 3/21/24

Print Date:
4/16/2024
10:24:29 AM
Revisions:

Drawing No.:
ARB
2

Attachment: Plans (9348 : Veridian Homes LLC)



Left Elevation - Custom ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 78 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 7940 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:

SPF Apr 16 2024

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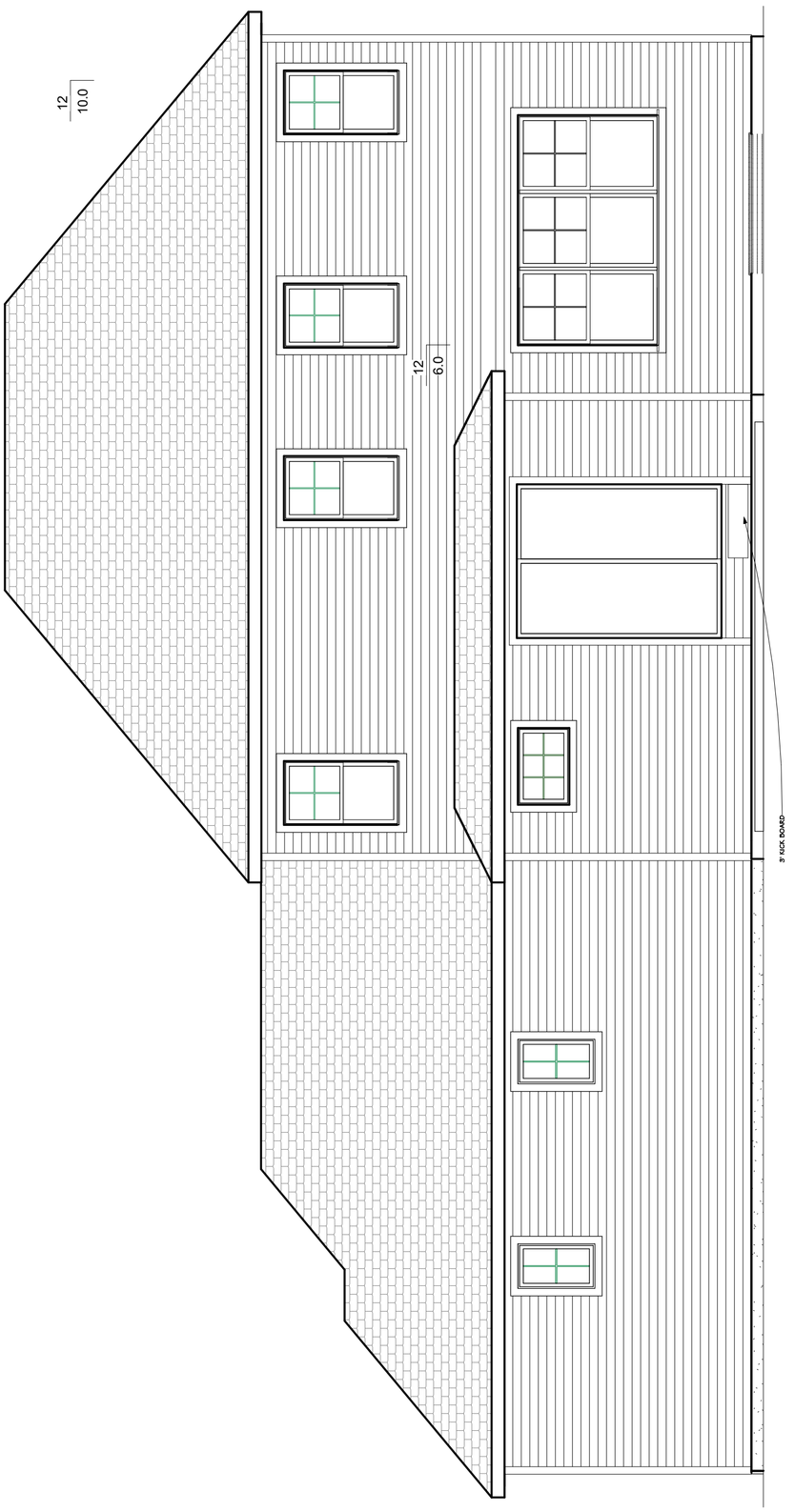
Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: PJS Date: 3/21/24

Print Date:
4/16/2024
10:24:30 AM
Revisions:

Drawing No.:
ARB
3

Attachment: Plans (9348 : Veridian Homes LLC)

Attachment: Plans (9348 : Veridian Homes LLC)



Rear Elevation - Custom 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.:	ARB 4
Print Date:	4/16/2024 10:24:30 AM
Revisions:	
Model:	MARGOT
Elevation:	ARB
Revised Base Plan:	
Drawn By:	PJS
Date:	3/21/24

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

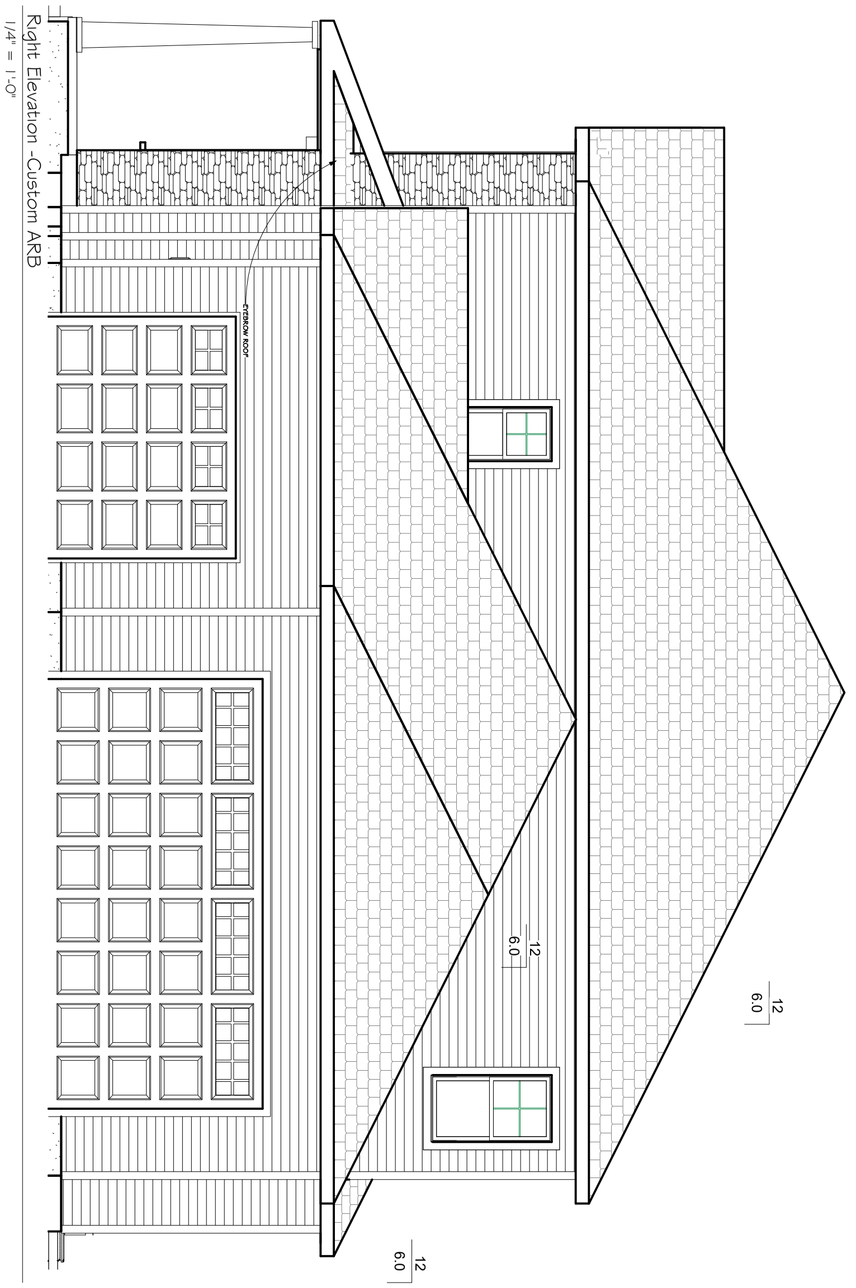
Custom Designed For: MOVE-IN READY

Homesite / Neighborhood: 78 ENCLAVE AT MEQUON PRESRVE SOUTH

Address: 7940 W PRESERVE PARKWAY
MEQUON, WI 53097

Customer Approval: **SPF Apr 16 2024**

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Drawing No.: ARB 5

Revisions:

Print Date: 4/16/2024 10:24:31 AM

Model: MARGOT

Elevation: ARB

Revised Base Plan:

Drawn By: PJS Date: 3/21/24

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Madison, WI 53713
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Fax 608.226.0600

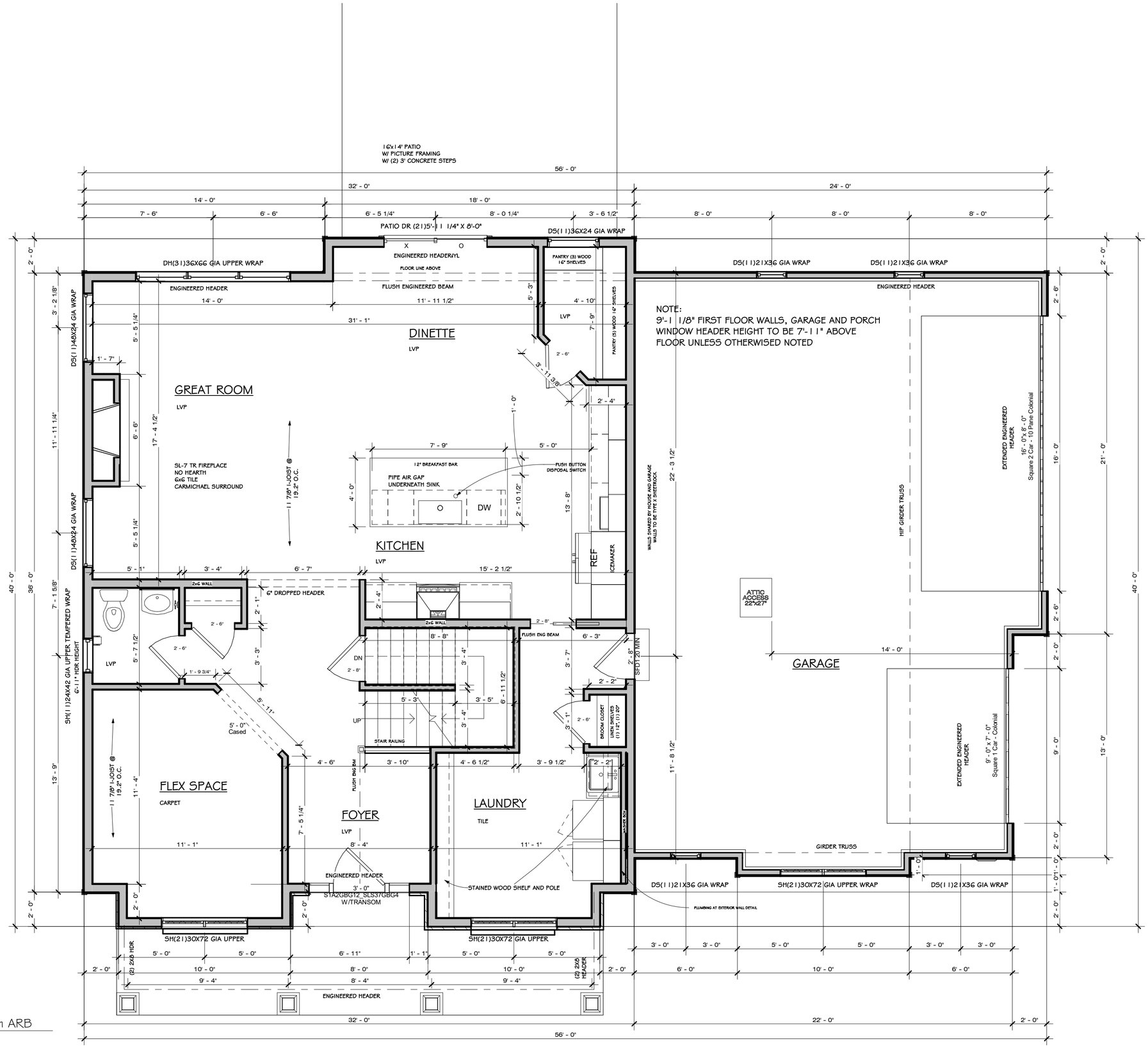
Custom Designed For: MOVE-IN READY

Homesite / Neighborhood: 78 ENCLAVE AT MEQUON PRESRVE SOUTH

Address: 7940 W PRESERVE PARKWAY
MEQUON, WI 53097

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First Floor - Custom ARB

1/4" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

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Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 78 ENCLAVE AT MEQUON PRESRVE SOUTH
Address: 7940 W PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval:

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Fax 608.226.0600

Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: PJS
Date: 3/21/24

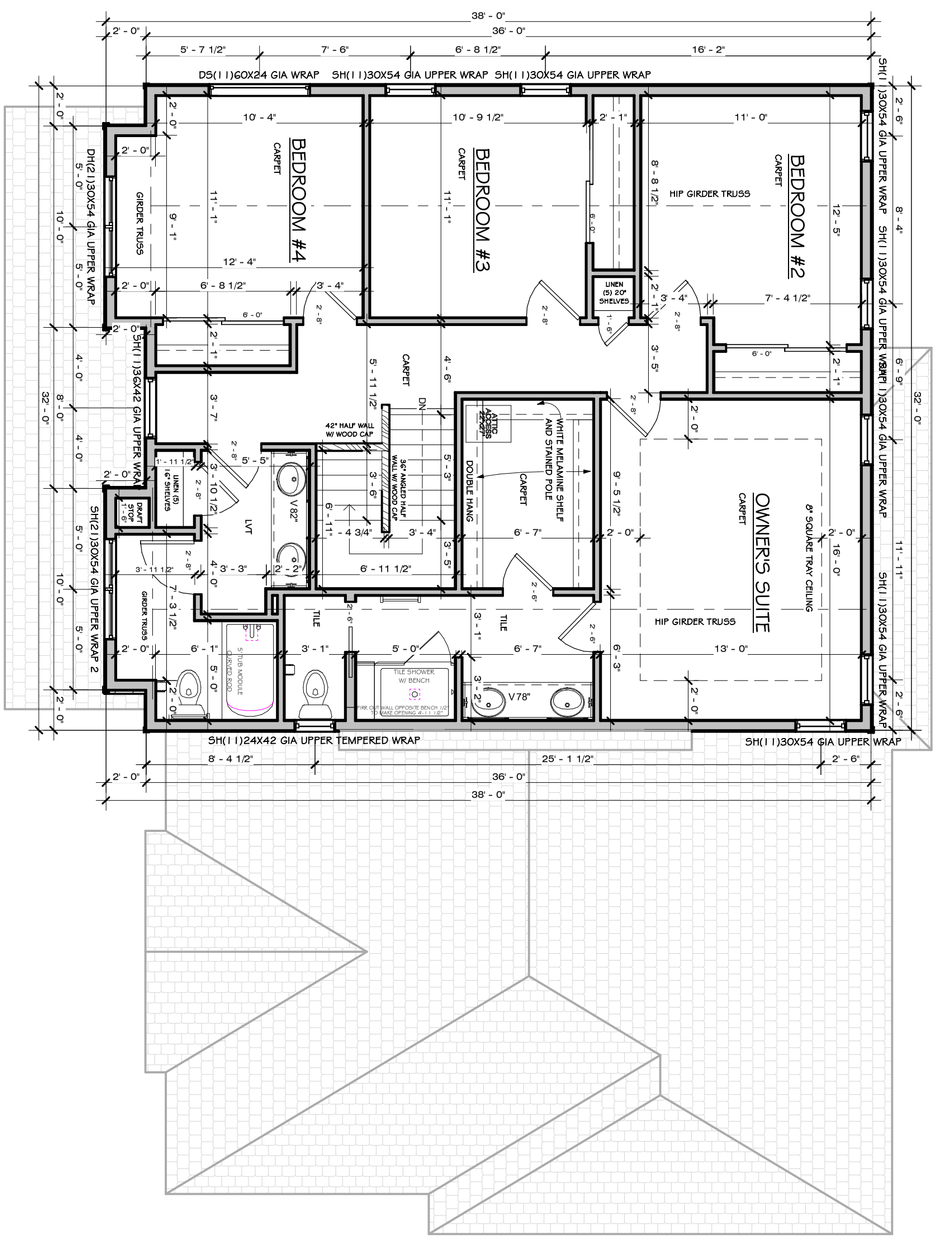
Print Date: 4/16/2024 10:24:32 AM
Revisions:

Drawing No.: ARB 6

Attachment: Plans (9348 : Veridian Homes LLC)

Second Floor - Custom ARB

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: 7 ARB

Revisions:

Print Date: 4/16/2024 10:24:34 AM

Model: MARGOT

Elevation: ARB

Revised Base Plan:

Drawn By: PJS Date: 3/21/24

VERIDIAN HOMES

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

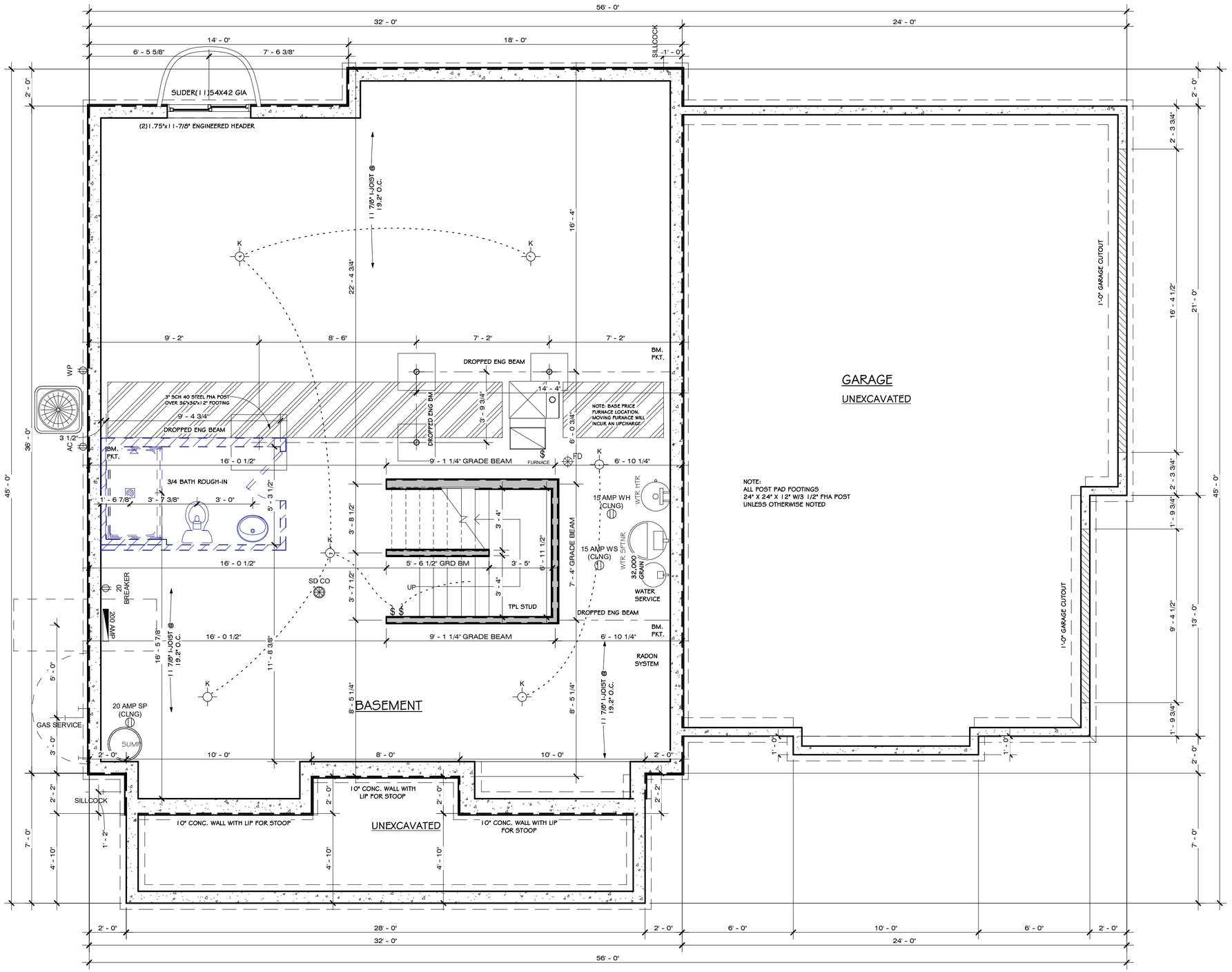
Custom Designed For: MOVE-IN READY

Homesite / Neighborhood: 78 ENCLAVE AT MEQUON PRESRVE SOUTH

Address: 7940 W PRESERVE PARKWAY
MEQUON, WI 53097

Customer Approval: **SPF Apr 16 2024**

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Foundation Plan

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 78 ENCLAVE AT MEQUON PRESRVE SOUTH
Address: 7940 W PRESERVE PARKWAY MEQUON, WI 53097

Customer Approval:

SPF Apr 16 2024

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Fax 608.226.0600

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

Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: PJS
Date: 3/21/24

Print Date: 4/16/2024 10:24:35 AM
Revisions:

Drawing No.: ARB 8

Attachment: Plans (9348 : Veridian Homes LLC)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 13, 2024**
SUBJECT: **Mike & Ann Mueller, Attached Garage & Enclosed Porch at 4826 W. Kathleen Lane**

Attachments:
Statment of Intent (PDF)
Site Plan (PDF)
Pictures (PDF)
Plans A (PDF)

Statement of intent

Project: garage addition and 3 season room

We wanted to have another garage stall to store our van in. This will protect it from bad weather and also make the yard nicer looking. Also the trash cans will fit in the garage. The other part of the project is to convert an unused back porch into a space that connects us to our back yard outdoor living space.

Mike Mueller

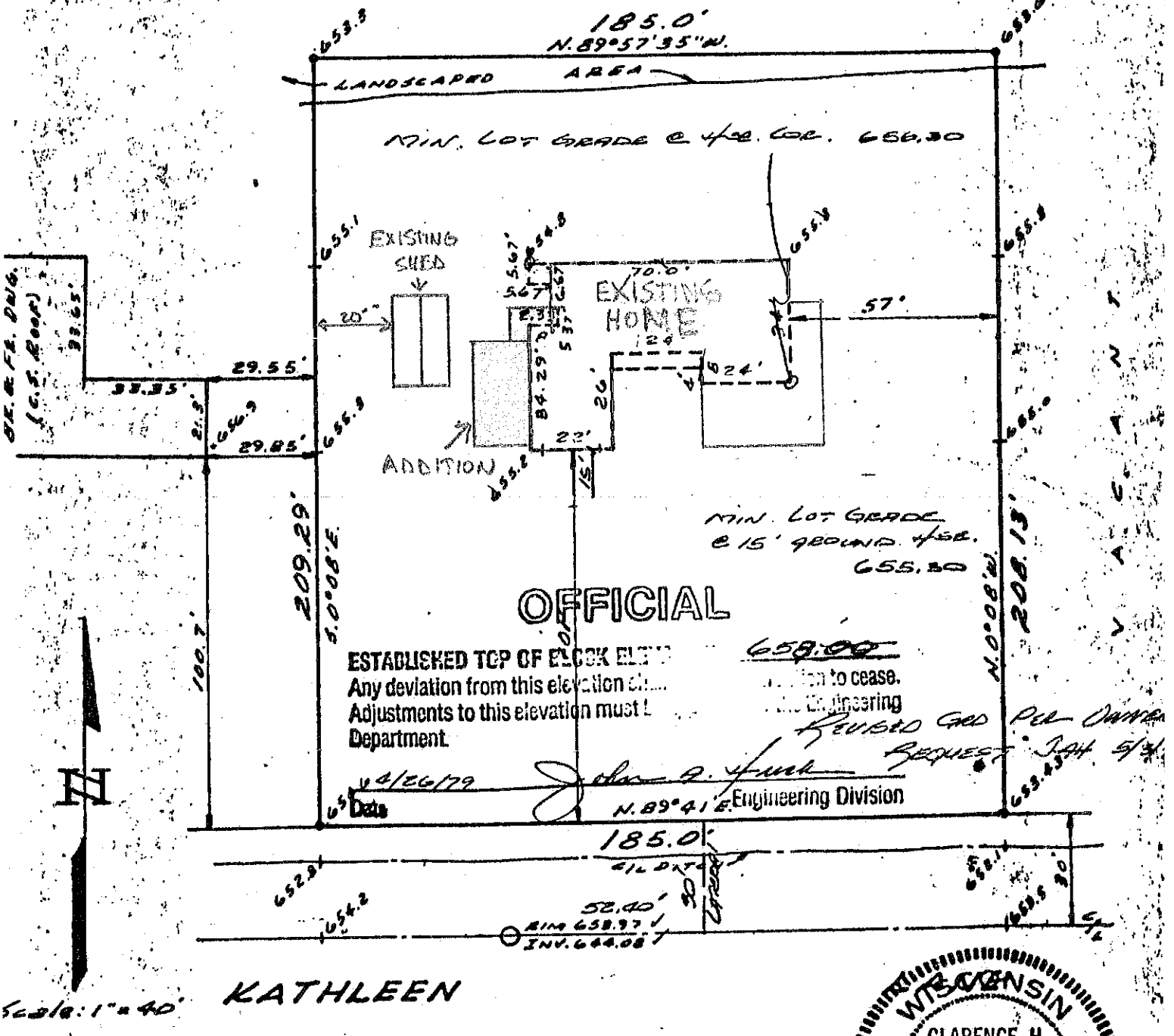
Attachment: Statment of Intent (9349 : Mike & Ann Mueller)

PROPERTY AT Kathleen Lane OWNER

LEGAL DESCRIPTION — Parcel 2 of Certified Survey Map No. 896, being a division into 2 parcels of Lot 1, Block 1, Kathleen Acres, a recorded subdivision of part of Lot 1, Block 11, Assessor's Plat of the City of Mequon, in the North East 1/4 of Section 35, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

NOTE:
Denotes Iron Pipe.
Elevations refer to City Datum.

100YR. 654.3



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

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

Michael J. Mueller

CLARENCE H. PIEPENBURG S-139 MILWAUKEE, WIS. WISCONSIN LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY

Attachment: Site Plan (9349 : Mike & Ann Mueller)

Attachment: Pictures (9349 : Mike & Ann Mueller)

Attachment: Pictures (9349 : Mike & Ann Mueller)



FRONT ELEVATION



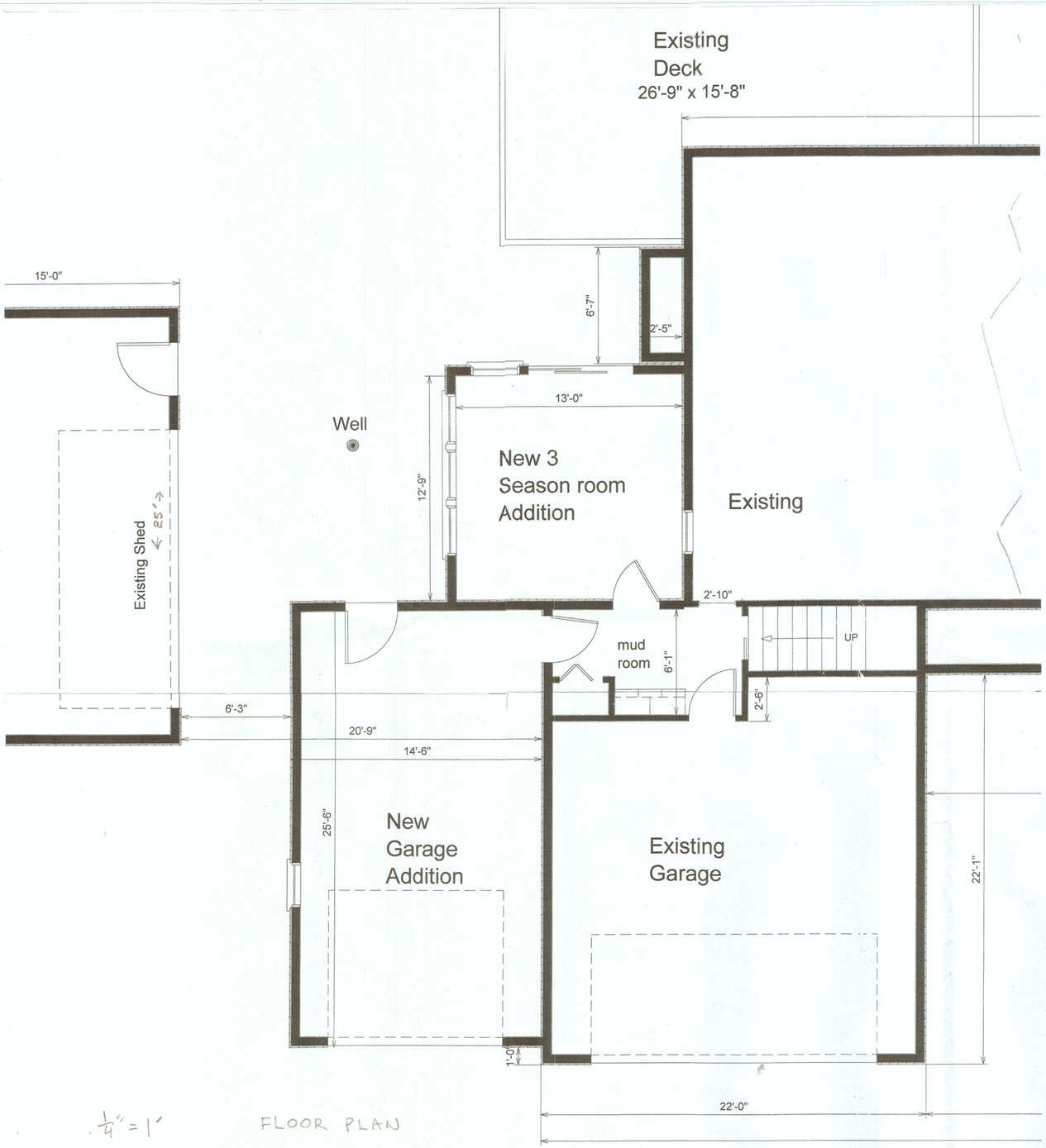
SIDE - WEST ELEVATION



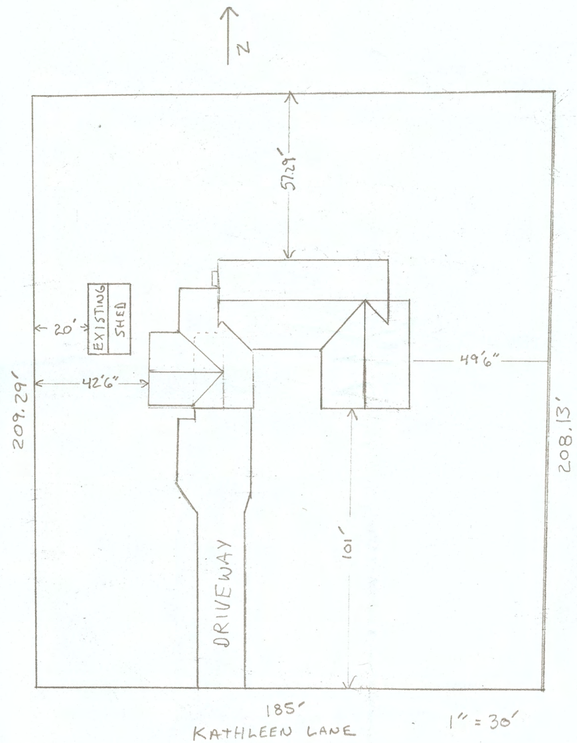
BACK - NORTH ELEVATION

MUELLER RESIDENCE 4826 W. KATHLEEN LANE GARAGE AND 3 SEASON ROOM ADDITION 1/4"=1' MARCH 2024

Attachment: Plans A (9349 : Mike & Ann Mueller)

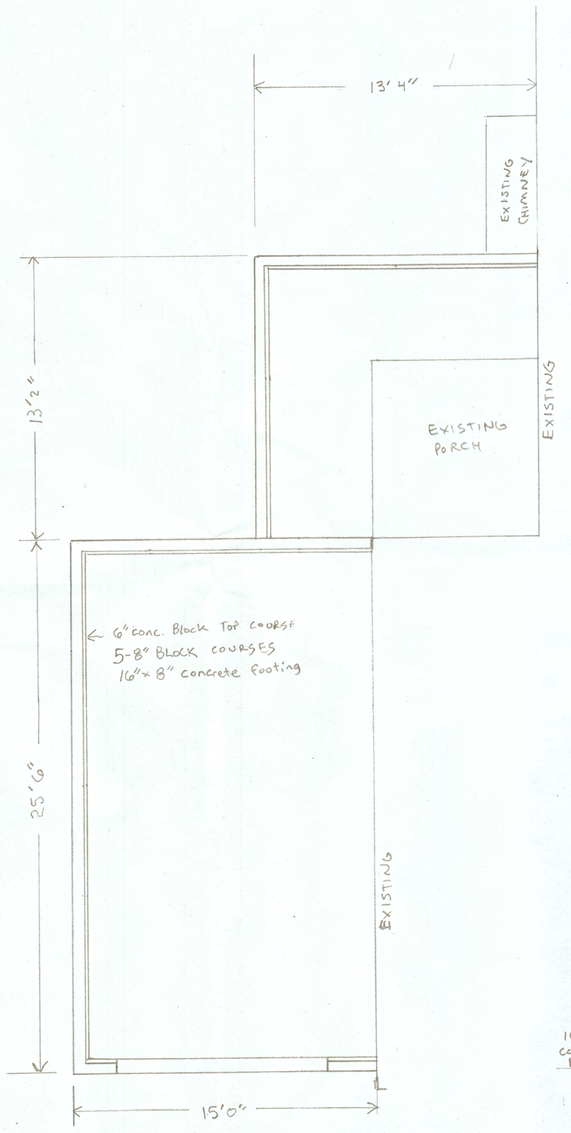


¼" = 1' FLOOR PLAN

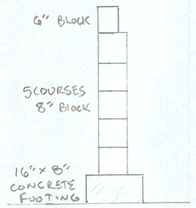


PLOT PLAN

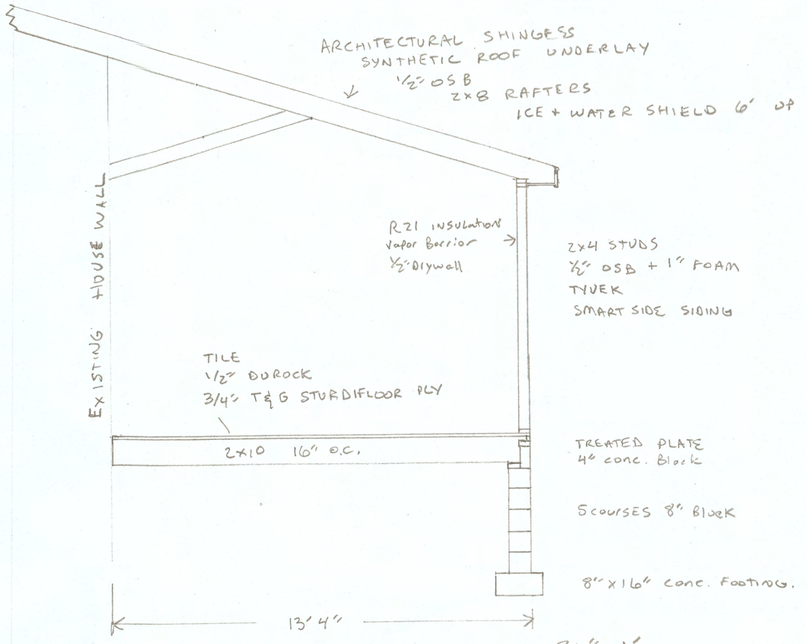
Attachment: Plans A (9349 : Mike & Ann Mueller)



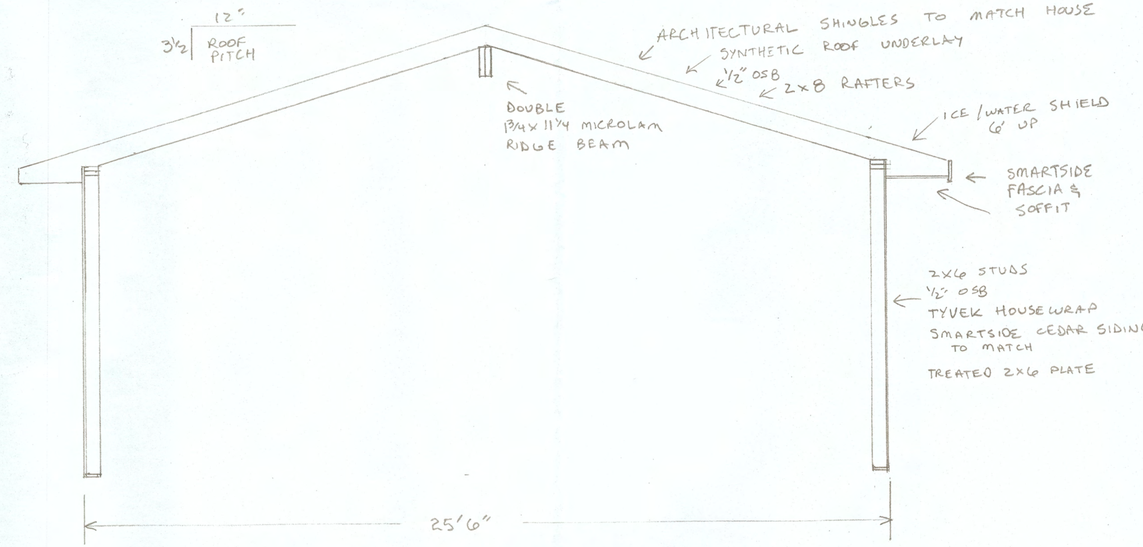
FOUNDATION PLAN 1/4" = 1'



FOUNDATION CROSS - SECTION
1/2" = 1'



3 season Room cross section 3/8" = 1'



GARAGE ADDITION CROSS-SECTION 3/8" = 1'

Attachment: Plans A (9349 : Mike & Ann Mueller)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 13, 2024**
SUBJECT: **William Gensrick, Attached Garage at 11433 N. Country Lane**

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

4-9-2024

The proposed garage expansion located at 11433 N. Country lane will be attached to the house and the driveway will branch off the existing. The existing property is a double lot that is flat with mature trees. All new construction is planned around these trees, and every attempt will be made to preserve them. The garage will be used to store the homeowner's boat and vehicles to help keep these items out of view.

Attachment: Statement of Intent (9350 : William Gensrick)

Custom Fit Carpentry INC
President: Keith Herman (262) 483-1125
Vice President: Brian Mertz (262) 483-5741
N1706 Lakeshore Dr
Campbellsport WI 53010

PLAT OF SURVEY

OWNERS:
WILLIAM L. GENSRICK
CAROL J. GENSRICK
11433N COUNTRY LANE
MEQUON, WI 53092

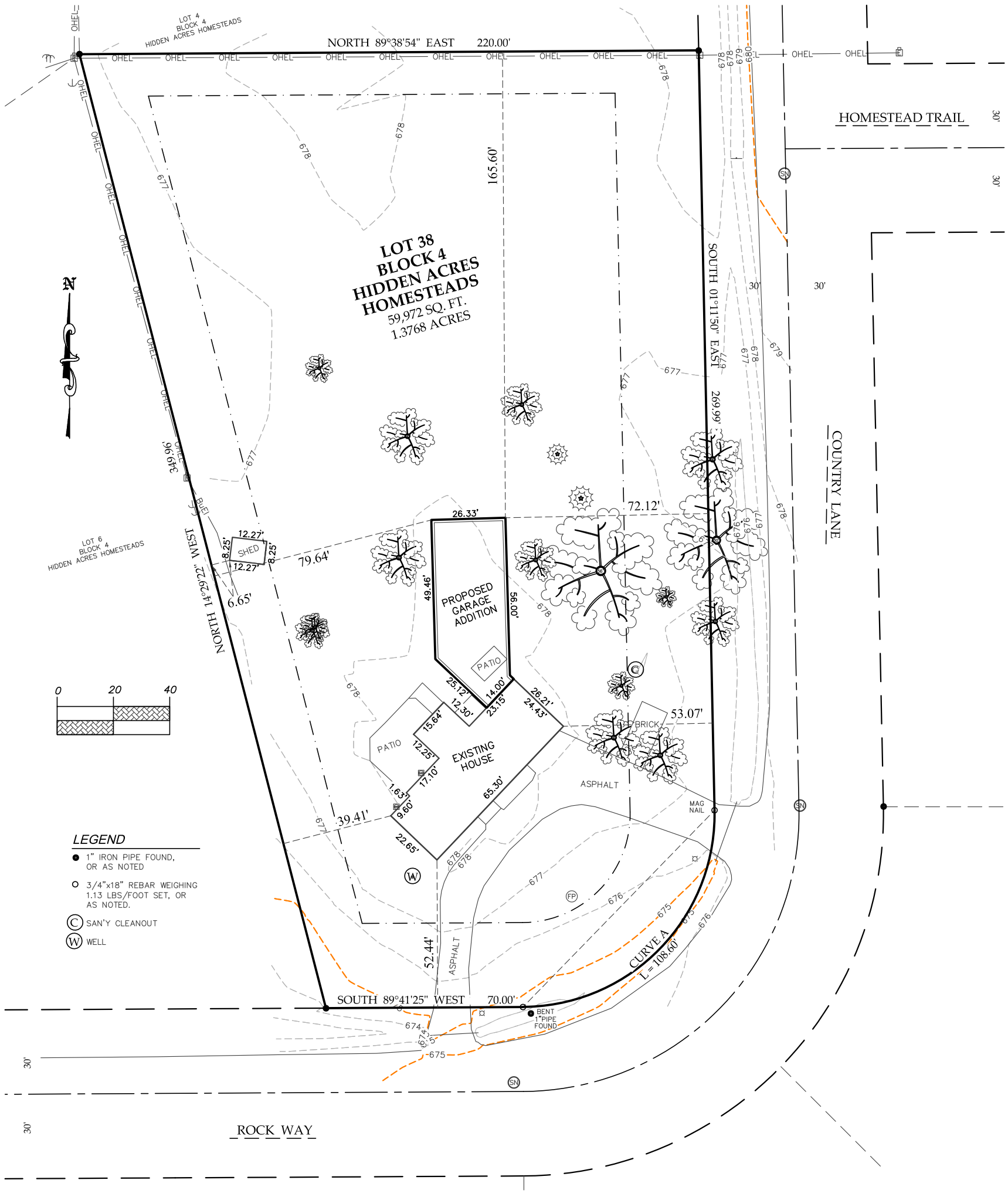
LEGAL DESCRIPTION

LOT FIVE (5), IN BLOCK FOUR (4) IN HIDDEN ACRES HOMESTEADS SUBDIVISION, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

ZONING: R-4
SETBACKS, AS SHOWN
STREET: 30 FEET
SIDE (NORTH): 15 FEET
REAR (WEST): 20 FEET

WISCONSIN
J. SCOTT HENKEL
2495
PLYMOUTH, WI
LAND SURVEYOR

APRIL 4, 2024



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

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: KH-02-24 Date: 4/04/24

SHEET 1 OF 1

Attachment: Survey (9350 : William Gensrick)



Attachment: Pictures (9350 : William Gensrick)



Attachment: Pictures (9350 : William Gensrick)



Attachment: Pictures (9350 : William Gensrick)



Attachment: Pictures (9350 : William Gensrick)



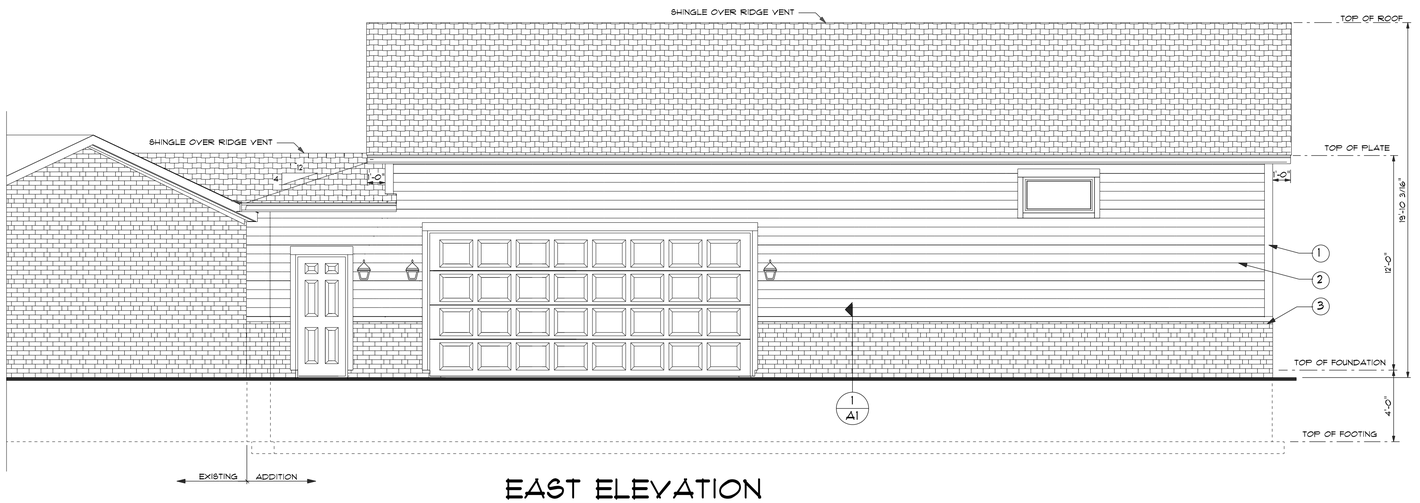
Attachment: Pictures (9350 : William Gensrick)



Attachment: Pictures (9350 : William Gensrick)

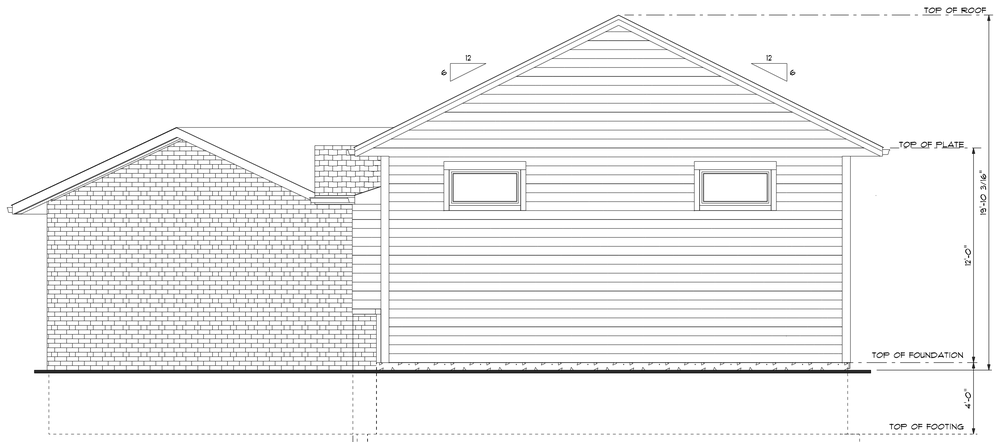
ELEVATION NOTES:

1. GUTTERS AND DOWNSPOUTS SHOWN FOR REFERENCE ONLY. G.C. TO COORDINATE LOCATIONS WITH INSTALLER TO ACCOMODATE FINISH GRADE LINES.
2. PLUMBING AND HVAC VENTS SHALL BE LOCATED TO LIMIT VIEW FROM PUBLIC. VENTS SHALL BE COLORED TO MATCH ROOF/SIDING.
3. PROVIDE ATTIC VENTILATION TO MEET STATE/LOCAL CODES.
4. G.C. TO VERIFY ALL EXTERIOR TRIM SIZES AND DETAILS PRIOR TO ORDERING/INSTALLATION OF MATERIAL.



EAST ELEVATION

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

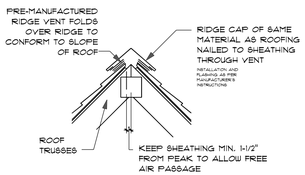


NORTH ELEVATION

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

FRAMING/FINISH NOTES:

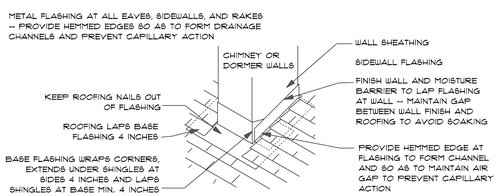
1. 5/4" X 6" LP SMARTSIDE CORNER TRIM
2. LP SMARTSIDE HORIZNTAL SIDING W/6 7/8" EXPOSURE.
3. 5/4" X 4" LP SMARTSIDE OPENING TRIM.
4. 5/4" X 6" LP SMARTSIDE OPENING HEAD TRIM.
5. 4" BRICK VENEER TO MATCH EXISTING W/BEDFORD STONE SILL.



RIDGE VENT

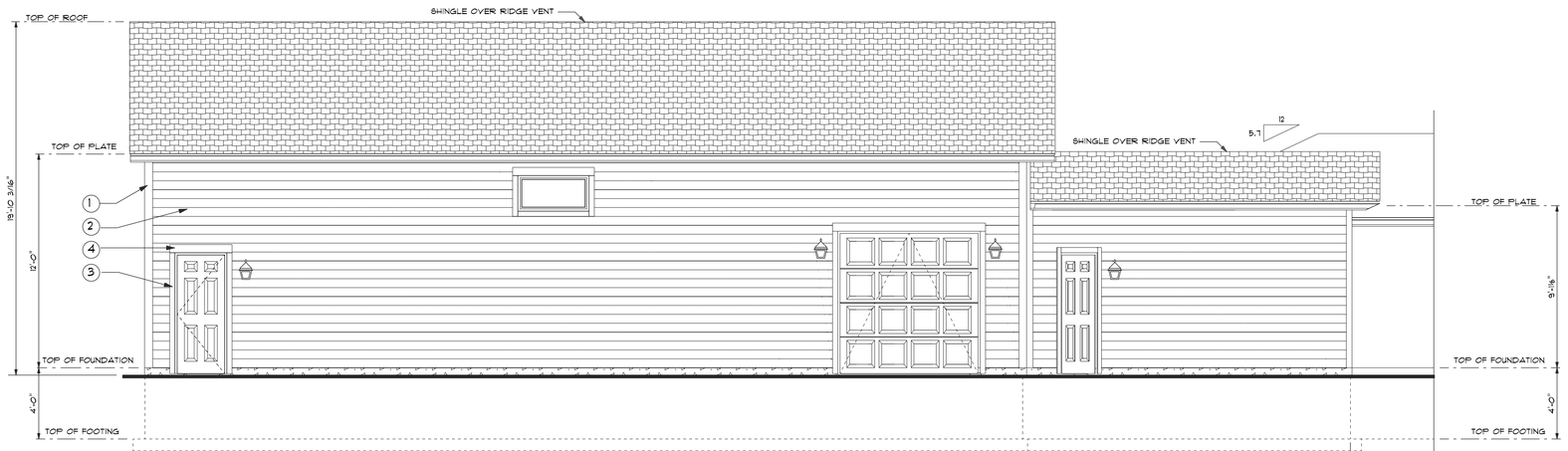
NOTE THAT "DORMER" STYLE THROUGH-ROOF EXHAUST VENTS MAY BE PROVIDED IN ADDITION TO OR IN LIEU OF RIDGE VENTS INDICATED.

MIN. 23 SQ. FT. (3387/150 + 2583) VENTILATION AREA REQ'D



FLASHING DETAILS / NOTES

ASPHALT SHINGLE RIDGE, VALLEY, AND HIP FLASHING AS PER MANUFACTURER'S INSTRUCTIONS -- PROVIDE 36 INCH ROLL ROOFING-ICE & WATER, CENTERED ON ALL VALLEYS & CONTINUOUS AT ALL EAVES



WEST ELEVATION

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

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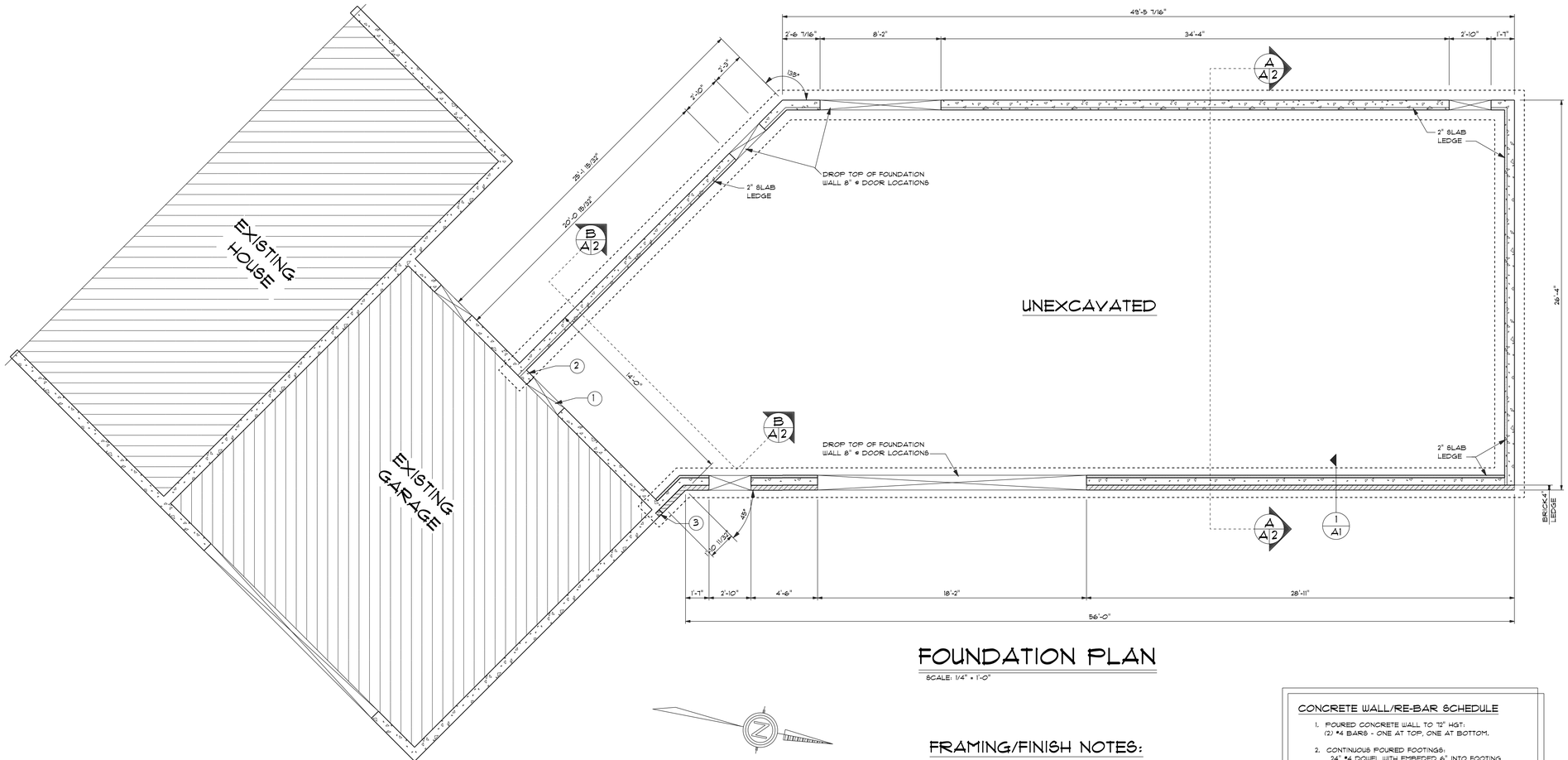
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KMH
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SLINGER WIS. 53086
414-737-7140
E-MAIL - KMHDESIGN@ROCKETMAIL.COM

CUSTOM FIG CARPENTRY

WILLIAM GENSRICK
GARAGE ADDITION
11433 N. COUNTRY LANE
MEQUON, WIS. 53092

TITLE	DRAWN BY	DATE	REV.
ELEVATIONS	TERRY	3-6-2024	
SHEET A3	SCALE 1/4" = 1'-0"		

Attachment: Plans (9350 : William Gensrick)



FOUNDATION PLAN

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

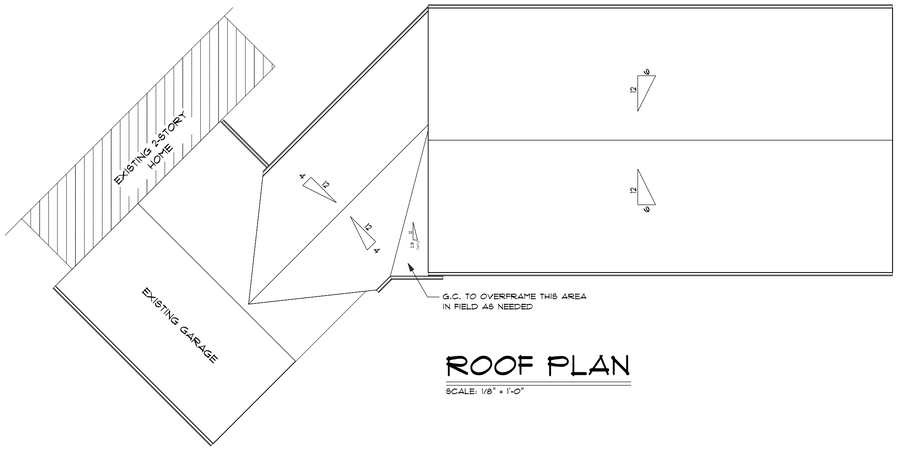
CONCRETE WALL/RE-BAR SCHEDULE

1. POURED CONCRETE WALL TO 72" HGT. (2) #4 BARS - ONE AT TOP, ONE AT BOTTOM.
2. CONTINUOUS POURED FOOTINGS: 24" #4 DOWEL WITH EMBEDDED 6" INTO FOOTING AND 18" EXPOSED @ 24" O.C.
3. LAP LENGTH OF HORIZONTAL BARS 24" MINIMUM.
4. CORNERS - EXTEND BARS AROUND CORNER WITH MINIMUM LAP OF 18".
5. SPECIFIED MINIMUM CONCRETE STRENGTH OF 3500 PSI.
6. SPECIFIED MAXIMUM EQUIVALENT FLUID PRESSURE OF SOIL = 60 PSF

(NOTE: ABOVE INFORMATION REFERENCED FROM WISCONSIN UDC "SPS-321" AND "ACI 332 -14")

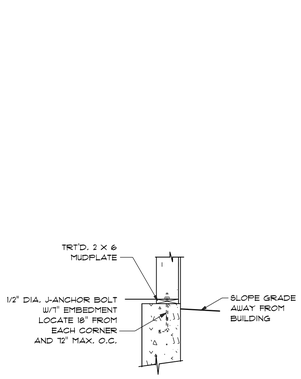
FRAMING/FINISH NOTES:

1. MASON TO CUT EXISTING TOP COURSE OF EXISTING BLOCK AT NEW DOOR LOCATION.
2. MASON TO COORDINATE TYING NEW FOOTING AND FROST WALLS INTO EXISTING.
3. G.C./MASON TO COORDIANTE ALIGNING NEW FOUNDATION WITH EXISTING WALL/BRICK LEDGE.

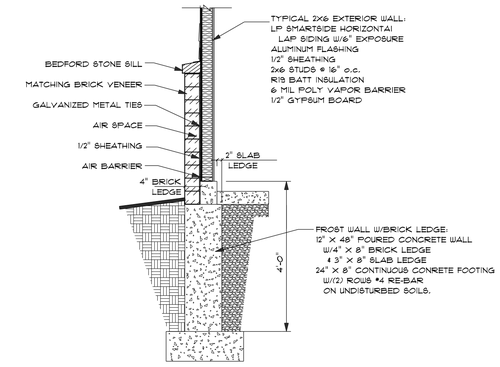


ROOF PLAN

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



ANCHOR BOLT DETAIL



BRICK/SIDING TRANSITION

1 / A1

NOTES

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THIS PLAN FOR ACCURACY, THE OWNER/GENERAL CONTRACTOR MUST CHECK ALL DIMENSIONS AND VERIFY EACH DETAIL AND BE RESPONSIBLE FOR THE SAME.

EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY AND/OR SHEATHING UNLESS NOTED OTHERWISE.

INTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS AS NOTED BY THE STATE OF WISCONSIN "UNIFORM BUILDING CODE" EXCEPT WHERE MORE RESTRICTIVE LOCAL ORDINANCES SHALL GOVERN.

THE OWNER/GENERAL CONTRACTOR SHALL VERIFY AS REQUIRED AND COORDINATE PLACEMENT AND INSTALLATION OF ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND UTILITY SERVICE LINES/EQUIPMENT.

FOR PLACEMENT OF BUILDING ON LOT, REFER TO SURVEYORS DRAWINGS. GRADE LINES SHOWN ARE FOR REFERENCE ONLY. CONFIRM FINAL GRADE LINES WITH SURVEY AND EXCAVATOR AT JOB SITE AS REQUIRED.

WINDOWS NOTED ARE VINYL UNITS W/INSUL LOW "E" GLASS

DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT WITH GENERAL CONTRACTOR AND/OR DESIGNER FOR VERIFICATION

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SLINGER WIS. 53086
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E-MAIL - KMHDESIGN@ROADRUNNER.COM

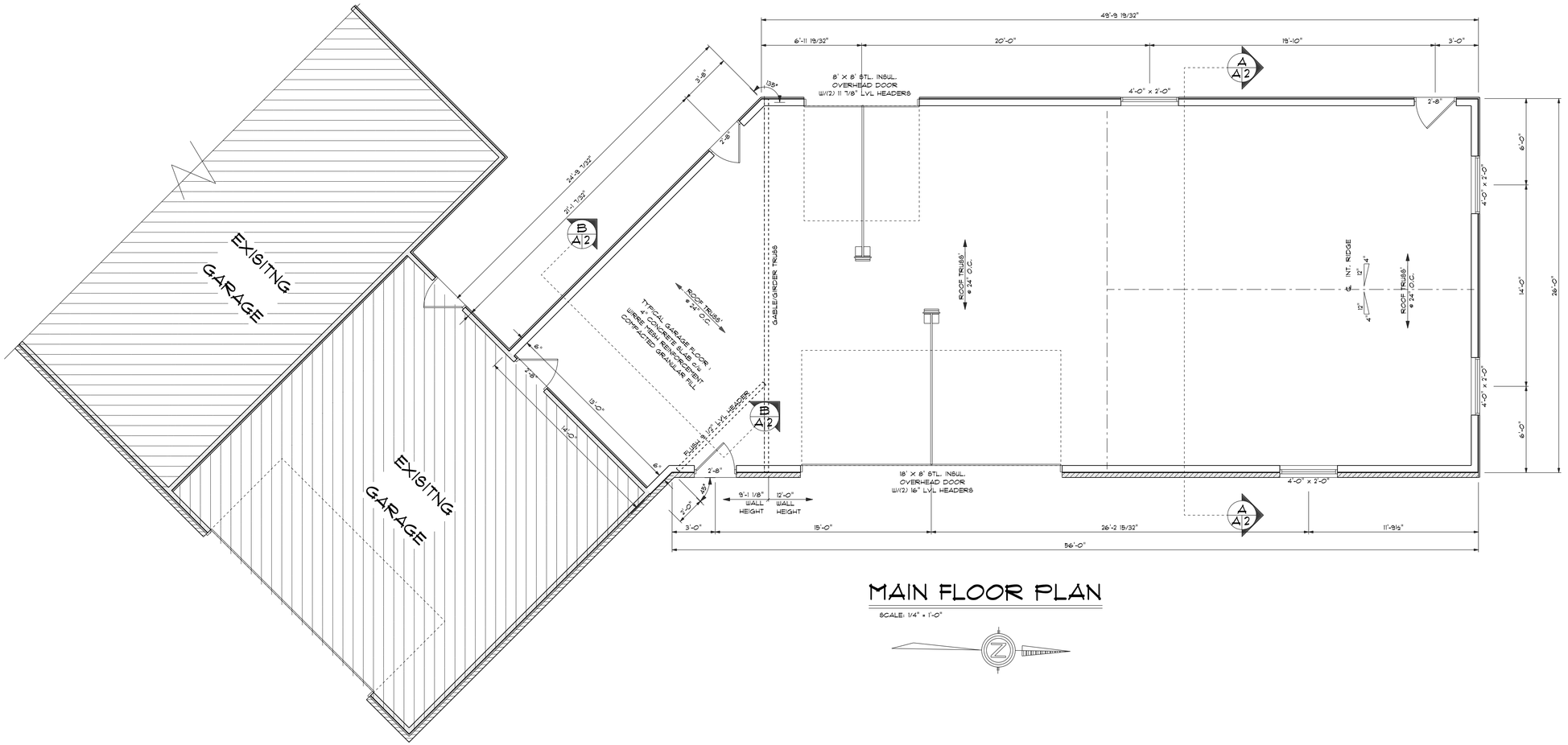
CUSTOM FIT CARPENTRY

WILLIAM GENSRICK
GARAGE ADDITION
11433 N. COUNTRY LANE
MEQUON, WIS. 53092

TITLE	DATE	REV.
FOUNDATION PLAN	3-9-2024	
DRAWN BY: TERRY	SCALE: 1/4" = 1'-0"	

SHEET A1

Attachment: Plans (9350 : William Gensrick)



MAIN FLOOR PLAN

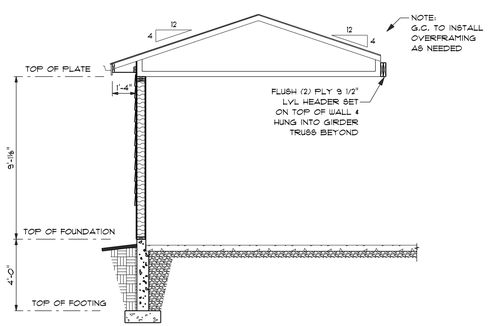
SCALE: 1/4" = 1'-0"

ROOF SYSTEM
30 YR. DIMENSIONAL SHINGLES
COLOR BY OWNER
15# ROOFING FELT
1/2" OSB SHEATHING W/H-CLIPS
ENGINEERED ROOF TRUSS @ 24" o.c.
W/2 X 4 BRACING AS REQ'D.
R-50 INSULATION
4 MIL POLY VAPOR BARRIER
5/8" DRYWALL TAPED & SANDED

FASCIA/SOFFIT SYSTEM
CONTINUOUS ALUMINUM GUTTERS
W/DOUNSPOUTS AS REQ'D.
2 X 6 SUB FASCIA
1 X 8 LP "SMARTSIDE" FASCIA TRIM BOARD
VENTED LP "SMARTSIDE" SOFFIT PANELS
SOFFIT VENT TUBES @ 24" O.C.

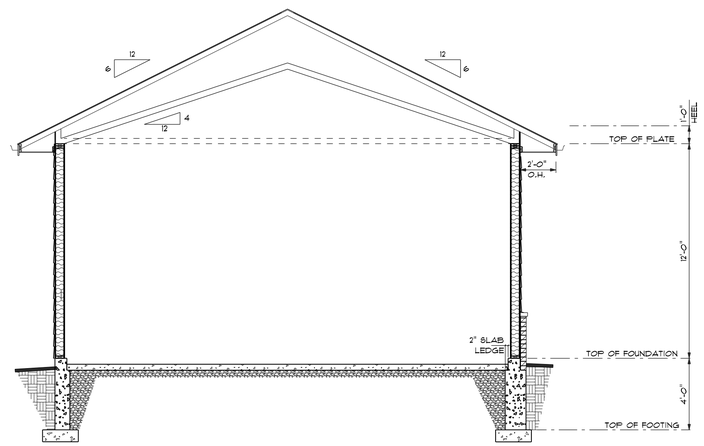
WALL SYSTEM
LP "SMARTSIDE" HORIZONTAL
LAP SIDING W/6" EXPOSURE
TYVEK HOME WRAP
1/2" OSB SHEATHING
2 X 6 STUDS @ 16" O.C.
R-19 INSULATION
4 MIL POLY VAPOR BARRIER
1/2" DRYWALL
TRT'D. 2 X 6 MUD PLATE
FOAM SILL SEAL

FOUNDATION SYSTEM
1/2" DIA. ANCHOR BOLTS @ 72" o.c MAX.
AND 18" FROM EACH CORNER
8" X 48" POURED CONCRETE WALL
W/2" X 8" SLAB LEDGE
(FIELD VERIFY HGT'S. PER FINISH GRADE LINES)
24" X 8" (MIN.) CONCRETE FOOTING
W/(2) ROWS #4 RE-BAR ON UNDISTURBED SOIL



BUILDING SECTION B-B
A2

FOUNDATION SYSTEM
1/2" DIA. ANCHOR BOLTS @ 72" o.c MAX.
AND 18" FROM EACH CORNER
8" X 48" POURED CONCRETE WALL
W/2" X 8" SLAB LEDGE
24" X 8" (MIN.) CONCRETE FOOTING
W/(2) ROWS #4 RE-BAR ON UNDISTURBED SOIL



BUILDING SECTION A-A
NOT TO SCALE
A2

ROOF SYSTEM
30 YR. DIMENSIONAL SHINGLES
COLOR BY OWNER
15# ROOFING FELT
1/2" OSB SHEATHING
ROOF TRUSS @ 24" O.C.

FASCIA/SOFFIT SYSTEM
CONTINUOUS ALUMINUM GUTTERS
W/DOUNSPOUTS AS REQ'D.
2 X 6 SUB FASCIA
1 X 8 LP "SMARTSIDE" FASCIA TRIM BOARD
VENTED LP "SMARTSIDE" SOFFIT PANELS
SOFFIT VENT TUBES @ 24" O.C.

WALL SYSTEM
LP "SMARTSIDE" HORIZONTAL LAP SIDING
W/6" EXPOSURE
TYVEK HOME WRAP
1/2" OSB SHEATHING
2 X 6 STUDS @ 16" O.C.

FLOOR SYSTEM
4" CONCRETE SLAB c/w
WIRE MESH REINFORCEMENT
COMPACTED GRANULAR FILL

FOUNDATION SYSTEM
1/2" DIA. ANCHOR BOLTS @ 72" o.c
AND 18" FROM EACH CORNER
12" X 48" POURED CONCRETE WALL
W/2" SLAB LEDGE & 4" BRICK LEDGE
24" X 8" (MIN.) CONCRETE FOOTING
W/(2) ROWS #4 RE-BAR ON UNDISTURBED SOILS

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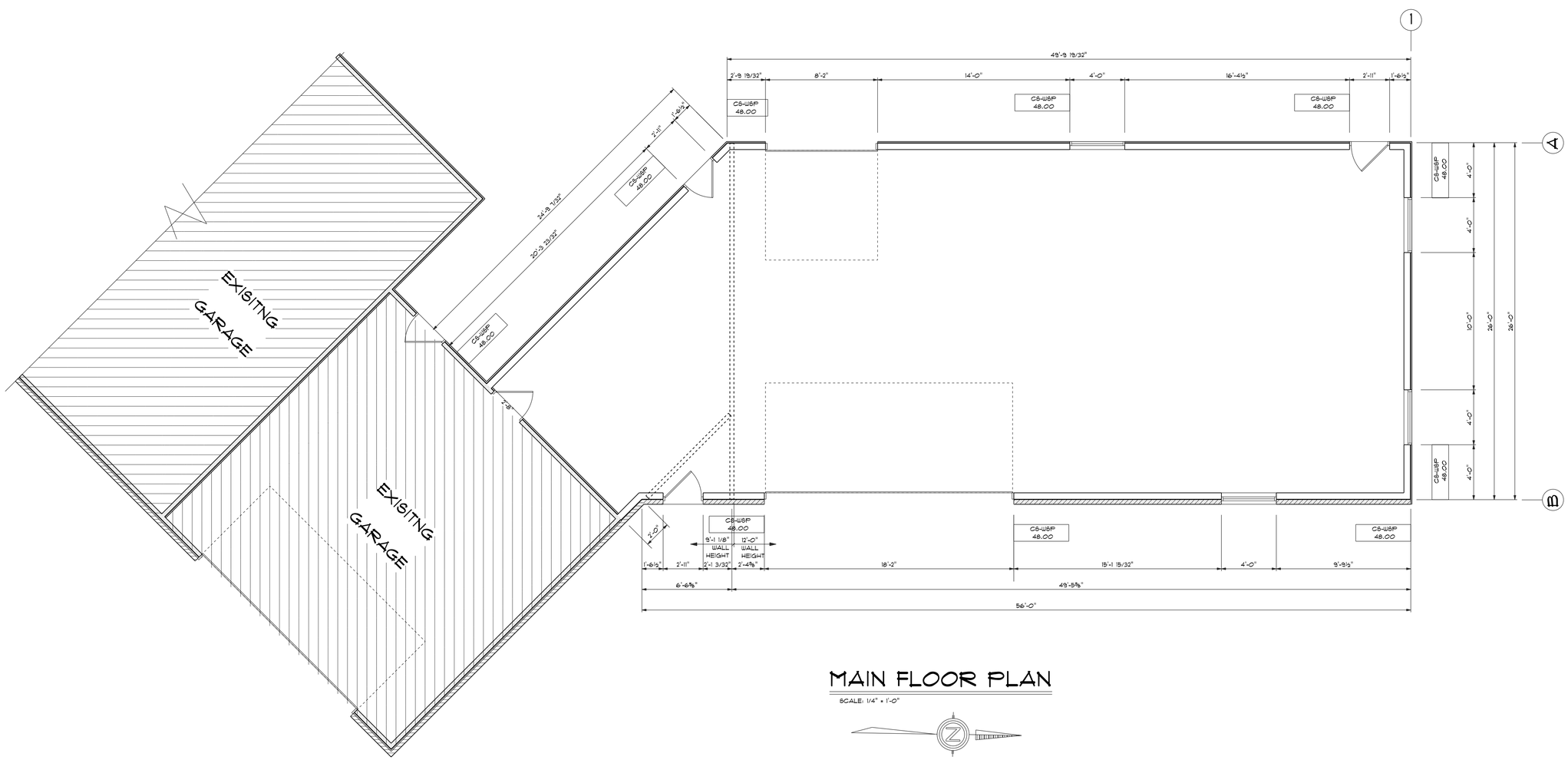
CUSTOM FIT CARPENTRY

WILLIAM GENSRICK
GARAGE ADDITION
11433 N. COUNTRY LANE
MEQUON, WIS. 53092

TITLE	DATE	REV.
MAIN FLOOR PLAN	3-9-2024	
DRAWN BY: TERRY	SCALE: 1/4" = 1'-0"	

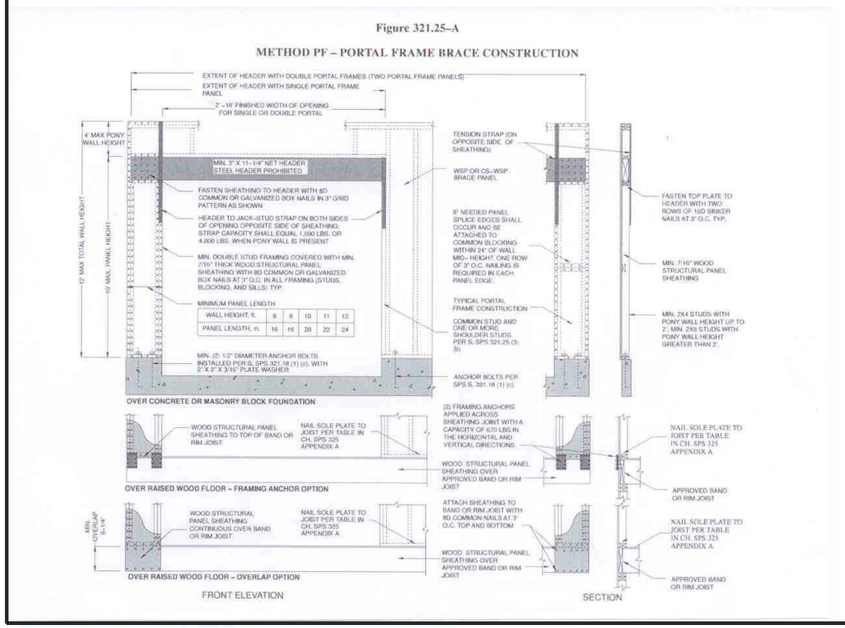
SHEET A2

Attachment: Plans (9350 : William Gensrick)



MAIN FLOOR PLAN

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



FIRST FLOOR WALL BRACING SCHEDULE

WALL BRACE LINE	BRACE MATERIAL	BRACE METHOD	BRACE LINE SPACING	REQUIRED BRACE UNIT LENGTH	WIND EXPOSURE FACTOR	WALL HEIGHT FACTOR	EAVE TO RIDGE FACTOR	DRYWALL OMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACE UNIT LENGTH (FT.)	BRACE UNITS PROVIDED	MAXIMUM OPNG. HGT.	DETAIL
A	15/32" OSB SHEATHING-CONTINUOUS WOOD SHEATHED PANEL (CS-WSP)	CONTINUOUS	74'-6 13/16"	12.0'	1.00	1.05	1.00	1.00	1.24	56.5'1	20.00'	8'-0"	
B	15/32" OSB SHEATHING-CONTINUOUS WOOD SHEATHED PANEL (CS-WSP)	CONTINUOUS	58'-0"	9.0'	1.00	1.05	1.00	1.00	1.24	32.92'	12.00'	8'-0"	
1	15/32" OSB SHEATHING-CONTINUOUS WOOD SHEATHED PANEL (CS-WSP)	CONTINUOUS	26'-0"	5.0'	1.00	1.05	1.00	1.00	1.24	18.00'	8.00'	2'-0"	

CONNECTION CRITERIA - 6D COMMON NAIL OR 8D BOX NAIL
2 1/2" LONG X .113" DIA. (MIN.)
6" O.C AT PANEL EDGE
12" O.C AT PANEL FIELD

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KETTLE MORAINE HOME
KMH DESIGN SERVICES, LLC
HOME DESIGNS CRAFTED FOR YOUR LIFESTYLE
617 KETTLE MORAINE DRIVE, S.
SLINGER, WI. 53086
262-644-5156
E-MAIL - KMHDESIGN@FRONTIER.COM

CUSTOM FIT CARPENTRY

WILLIAM GENSRICK
GARAGE ADDITION
11433 N. COUNTRY LANE
MEQUON, WIS. 53092

TITLE: WALL BRACE PLAN
DRAWN BY: TERRY
DATE: 3-9-2024
REV.:
SCALE: 1/4" = 1'-0"
SHEET: WB1

Attachment: Plans (9350 : William Gensrick)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 13, 2024**
SUBJECT: **Patrick & Carla Brotherhood, Shed at 10710 N. River Valley Drive**

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

Statement of Intent

I am in need of a shed to be built on my property as our garage space is extremely limited between yard care equipment, tools, toys/bikes/etc. for our three children. In the winter we're lucky to squeeze 1 car in the garage with everything put away like a puzzle. Our lot size is just shy of an acre, offering ample open space for the shed to be built. The shed will be built out in a flat open area of my yard.

Patrick Brotherhood
10710 N. River Valley Dr.

Attachment: Statement of Intent (9351 : Patrick & Carla Brotherhood)

Attachment: Survey (9351 : Patrick & Carla Brotherhood)

Cornerstone Land Surveying, Inc.

Plat of Survey

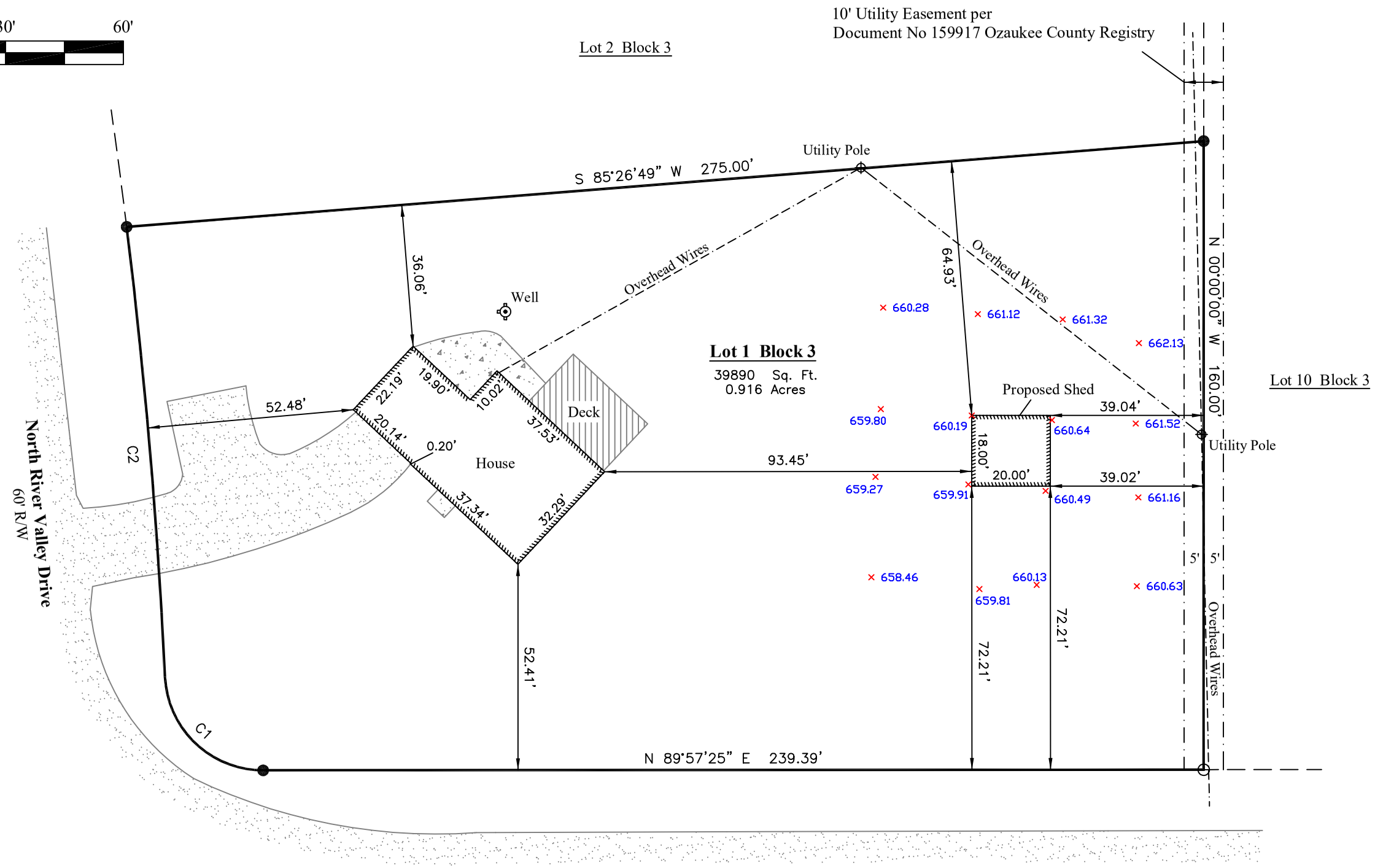
Description:
All of Lot 1 Block 3 of Sleepy Hollow Estates, being a Subdivision of the North 39 ½ Acres of the North ½ of the Southeast Fractional ¼ of Section 26, East of the River, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rls2698@gmail.com
(262) 424-5630

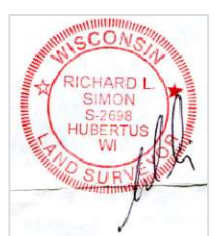
Address:
10710 North River Valley Drive
Mequon, WI 53092

Scale 1"= 30'

0' 30' 60'



Legend:
- ● Denotes Iron Pipe Found
- ○ Denotes Iron Pipe Set



Elevations are referenced to North American Vertical Datum of 1988

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.

Curve Data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.07'	34.50'	S 46°23'57" E	87°15'37"
C2	1560.00'	114.99'	114.96'	S 04°52'01" E	4°13'24"

Survey For: Patrick Brotherhood
Dated this 13th day of February, 2024.



Attachment: Pictures (6561 : Police & Fire Renovations)



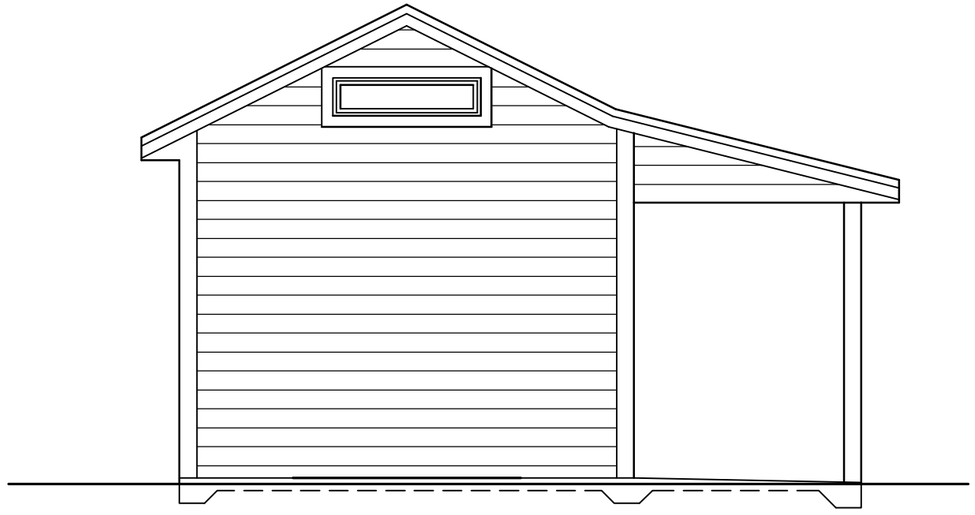
Attachment: Pictures (8351 : Fences & Gate Encroachment)

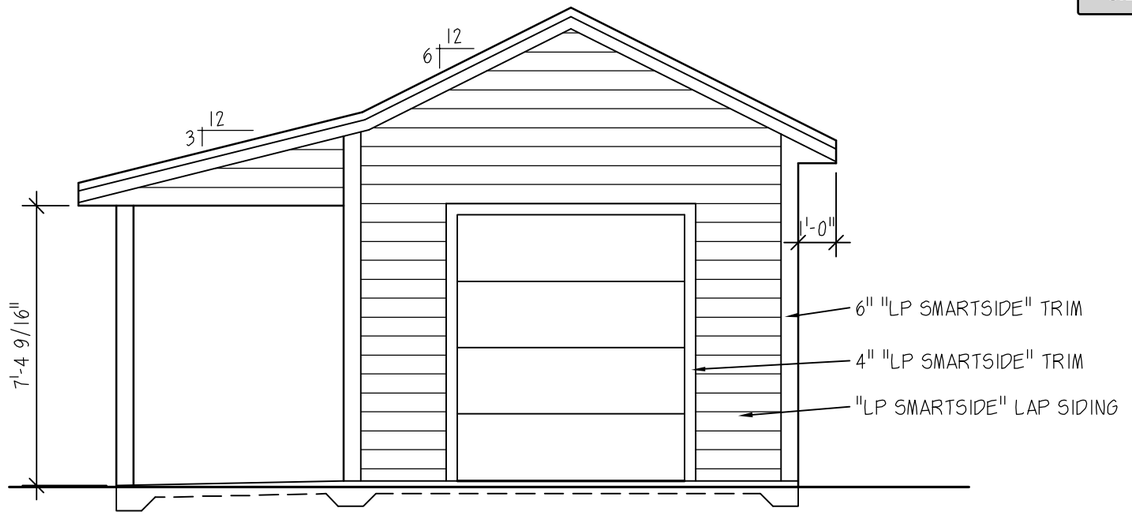


Attachment: Portraits (8051 : Parcels & Corks Brotherhood)



Attachment: Pictures (6953 : Patrick & Carla Brotherhood)





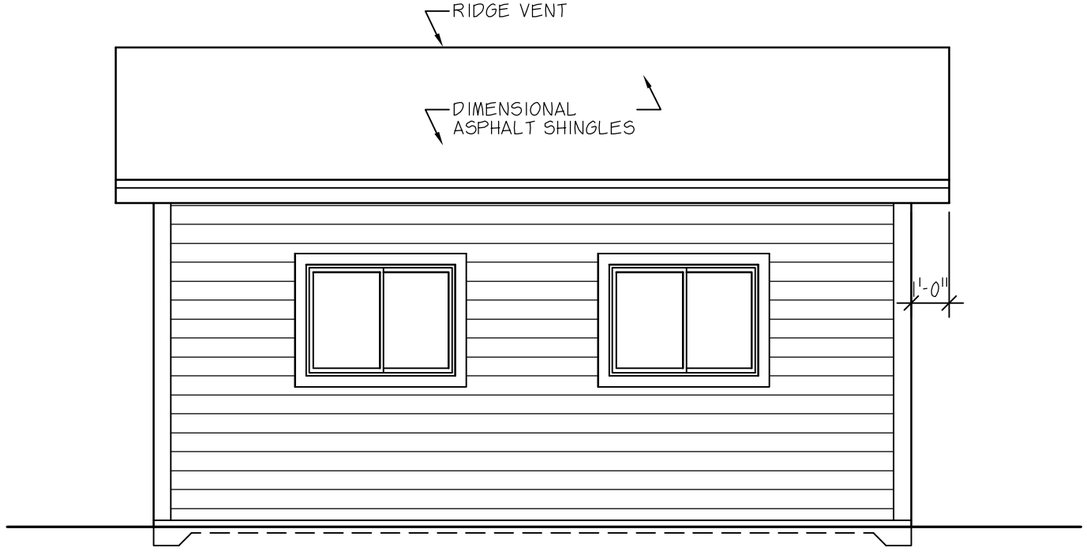
8'-2 1/2"

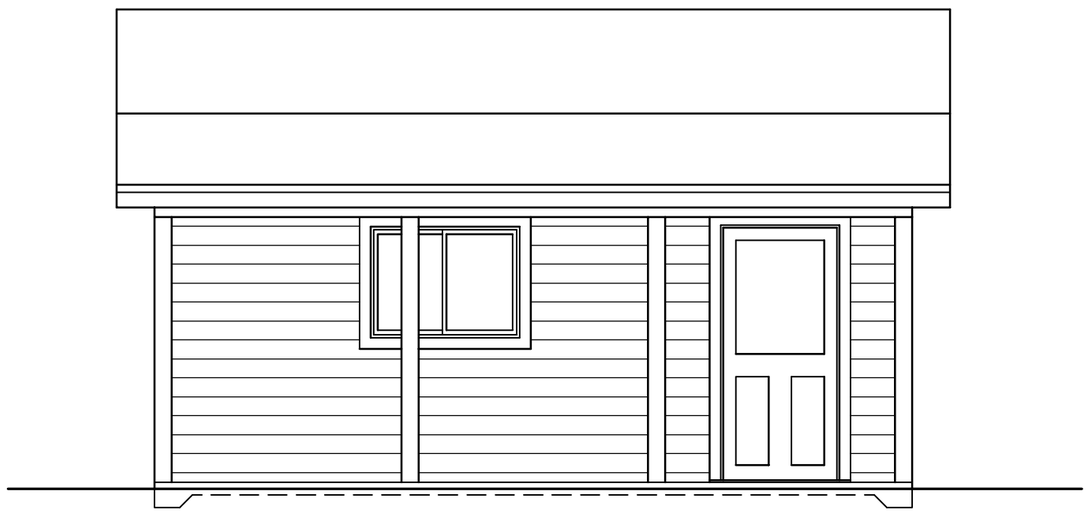
REAR ELEVATION

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

FRONT ELEVATION

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





RIGHT ELEVATION

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

LEFT ELEVATION

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

PROJECT
SHED PLANS FOR:
PATRICK BROTHERHOOD

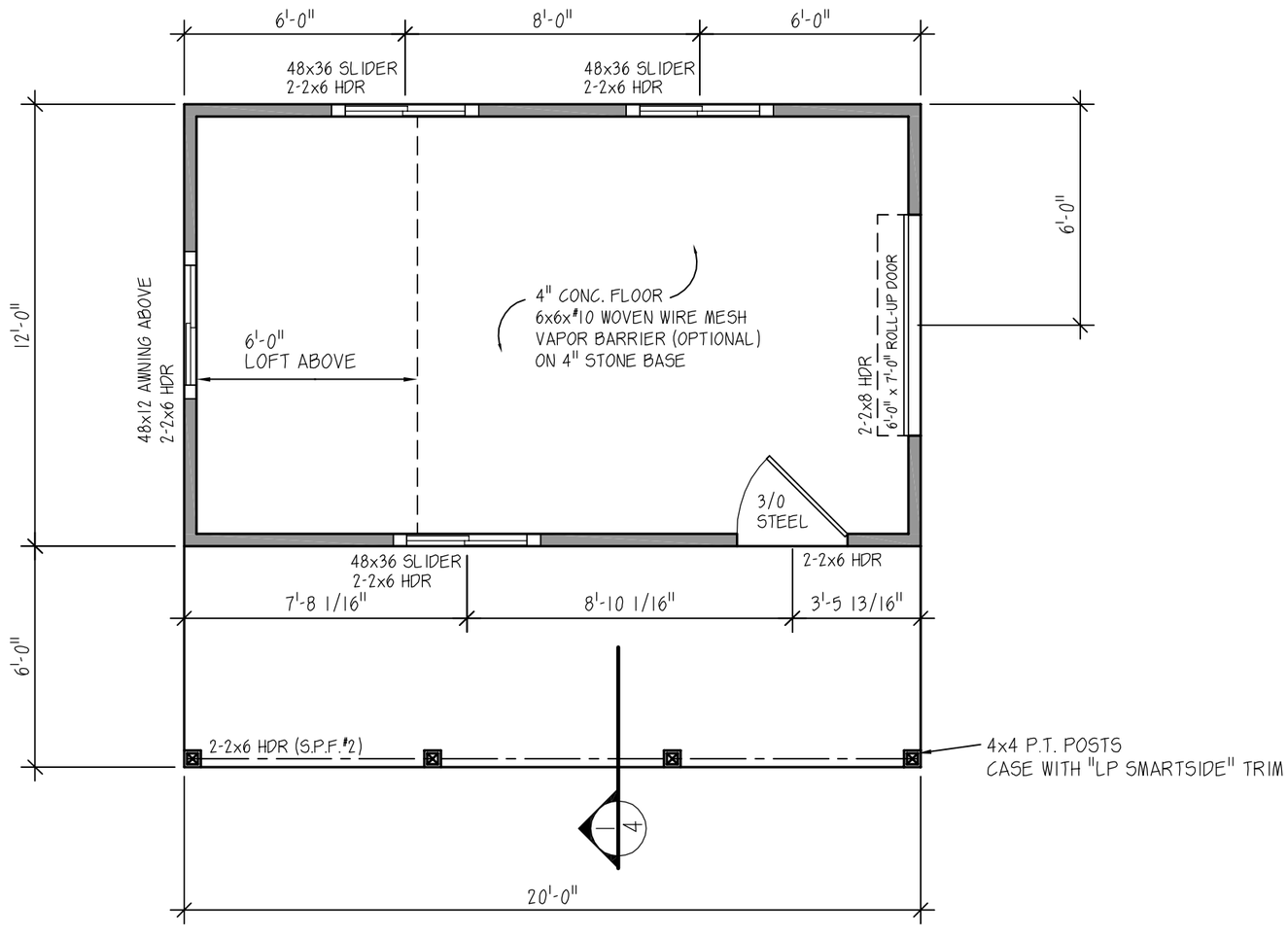
NEW HORIZON VENTURES, L.L.C.
ARCHITECTS & PLANNERS

JOB NUMBER BRO-35444-124
DATE 4/14/2024
REVISIONS:

SHEET — OF

CHECKED BY:
DRAWN BY:

Attachment: Plans (9351 : Patrick & Carla Brotherhood)



FLOOR PLAN

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

N

PROJECT
SHED PLANS FOR:
PATRICK BROTHERHOOD

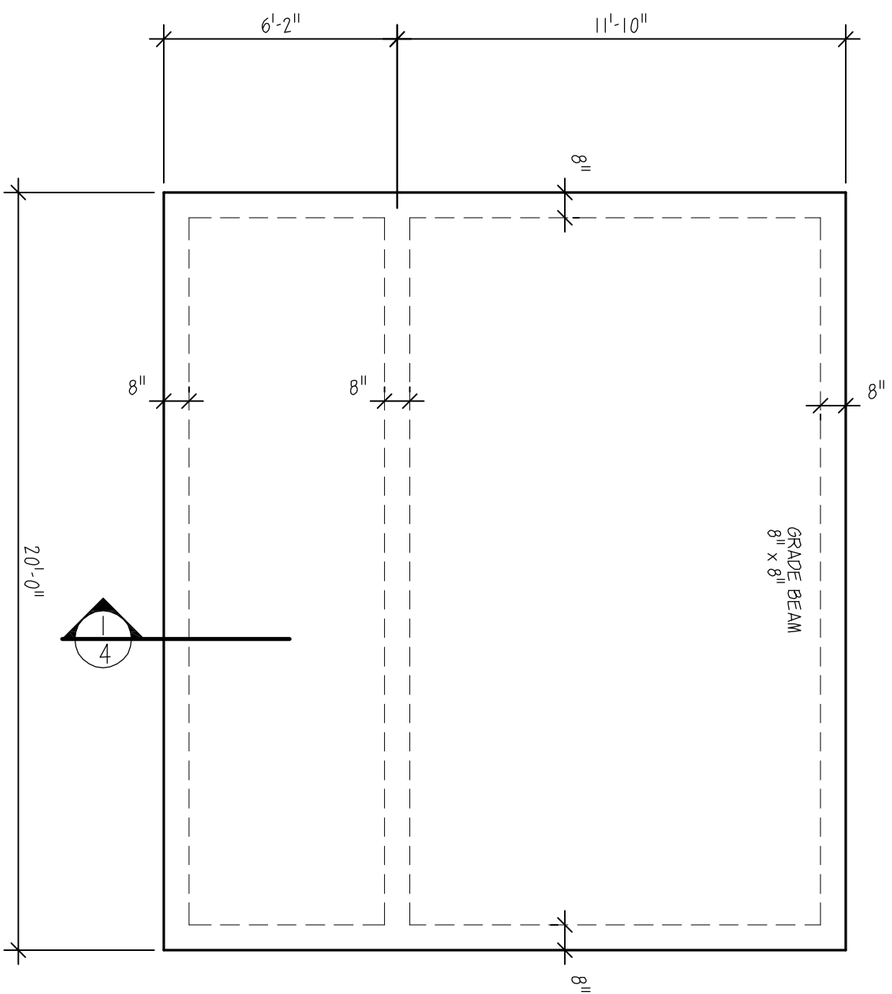
NEW HORIZON VENTURES, L.L.C.
ARCHITECTS & PLANNERS

JOB NUMBER BRO-3544-124
DATE 4/14/2024
REVISIONS:

SHEET 2 of 2

CHECKED BY:
DRAWN BY:

Attachment: Plans (9351 : Patrick & Carla Brotherhood)



FOUNDATION PLAN

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

JOB NUMBER	BRO-3544-124
DATE	4/14/2024
REVISIONS:	
SHEET	

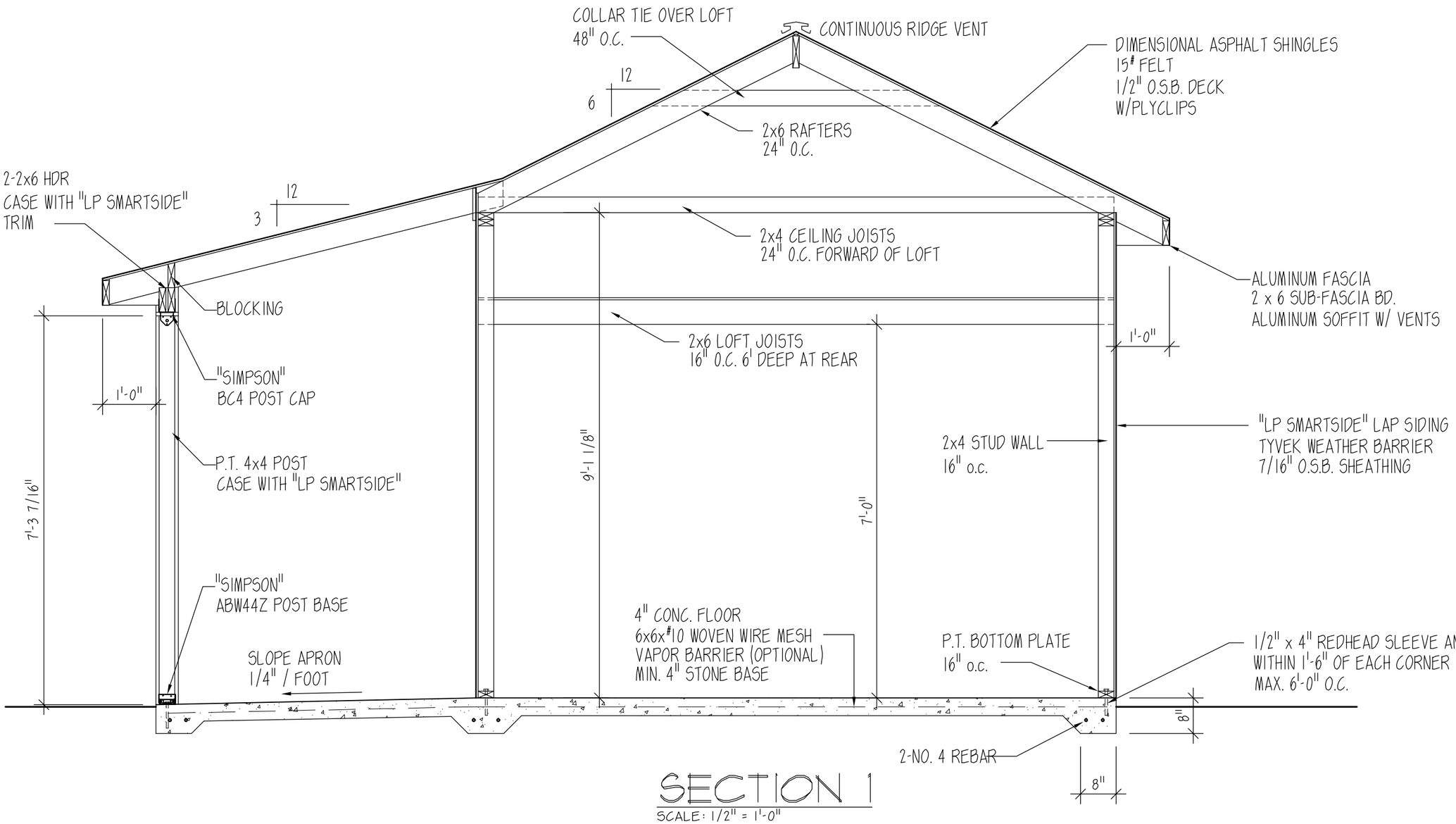
NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/PLANNERS

PROJECT
SHED PLANS FOR:
PATRICK BROTHERHOOD

CKED BY:
WN BY:

Attachment: Plans (9351 : Patrick & Carla Brotherhood)

NOTE:
PROVIDE AND INSTALL RAFTER CLIPS
AT ALL RAFTER ENDS.



SECTION 1

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

PROJECT
SHED PLANS FOR:
PATRICK BROTHERHOOD

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/PLANNERS

JOB NUMBER BRO-3544-124
DATE 4/14/2024
REVISIONS:

SHEET 4 OF 4
DESIGNED BY:
DRAWN BY:

Attachment: Plans (9351 : Patrick & Carla Brotherhood)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 13, 2024**
SUBJECT: **Brian & Carolyn Timmis, Pool House at 3131 W. Donges Bay Road**

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

Timmis Residence – Pool House Outbuilding

3131 W. Donges Bay Road

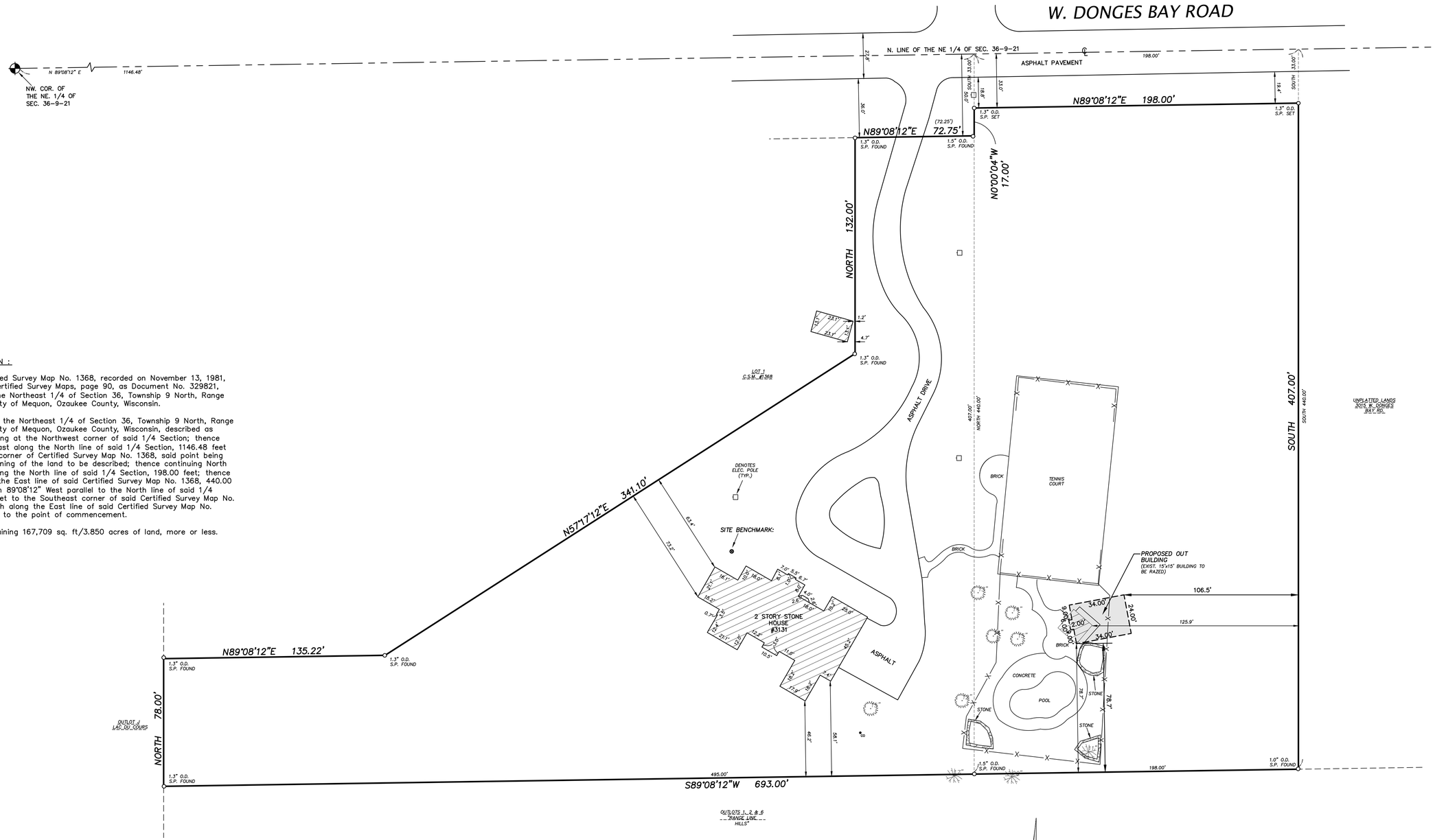
Statement of Intent

We propose to raze an existing pool house outbuilding and replace it.

The new outbuilding will house the pool mechanicals, along with a space for the family to entertain while enjoying the pool.

All exterior details of the new outbuilding will compliment the existing home.

Attachment: Statement of Intent (9352 : Brian & Carolyn Timmis)



LEGAL DESCRIPTION :

Parcel 2 of Certified Survey Map No. 1368, recorded on November 13, 1981, in Volume 7 of Certified Survey Maps, page 90, as Document No. 329821, being a part of the Northeast 1/4 of Section 36, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Also, that part of the Northeast 1/4 of Section 36, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, described as follows: Commencing at the Northwest corner of said 1/4 Section; thence North 89°08'12" East along the North line of said 1/4 Section, 1146.48 feet to the Northeast corner of Certified Survey Map No. 1368, said point being the point of beginning of the land to be described; thence continuing North 89°08'12" East along the North line of said 1/4 Section, 198.00 feet; thence South parallel to the East line of said Certified Survey Map No. 1368, 440.00 feet; thence South 89°08'12" West parallel to the North line of said 1/4 Section, 198.00 feet to the Southeast corner of said Certified Survey Map No. 1368; thence North along the East line of said Certified Survey Map No. 1368, 440.00 feet to the point of commencement.

Said Parcels containing 167,709 sq. ft/3.850 acres of land, more or less.

SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 16th day of November, 2023.

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

_____

Schneider

James G.

Surveyor –

S–2127

NOTES :

1. ( ) DENOTES DISTANCE PER CSM
2. ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF NE 1/4 OF SEC. 36–9–21, WHICH BEARS N89°08'12"E, PER C.S.M. NO. 1368.

BENCHMARK NOTE :

1. SITE BENCHMARK ON TOP OF WELL AS NOTED ON SURVEY, TOP OF WELL ELEVATION = 721.88. (NGVD–1929)
2. MAIN BENCHMARK IS CHISELED CROSS IN NORTH SIDE OF TOP FLANGE OF HYDRANT, 85' SE. OF DONGES BAY & RANGE LINE ROADS INTERSECTION ELEV. = 721.76. (NGVD–1929)

N

SCALE 1" = 30'

NSE

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

MARK	DATE	REVISION	BY	APVD
1	4/18/24	ADD PROPOSED BUILDING	JMB	JGS

"PROPERTY SURVEY"

for

Brian & Carolyn Timmis

3131 W. Donges Bay Rd.
Mequon, WI.

DATE:	NOVEMBER 16, 2023	DRAWN BY:	J.R.S.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5654-23

Attachment: Survey (9352 : Brian & Carolyn Timmis)



Attachment: Pictures A (9352 : Brian & Carolyn Timmis)





Attachment: Pictures A (9352 : Brian & Carolyn Timmis)



Attachment: Pictures A (9352 : Brian & Carolyn Timmis)



Attachment: Photo 4 (2853: Brine Collection Tanks)



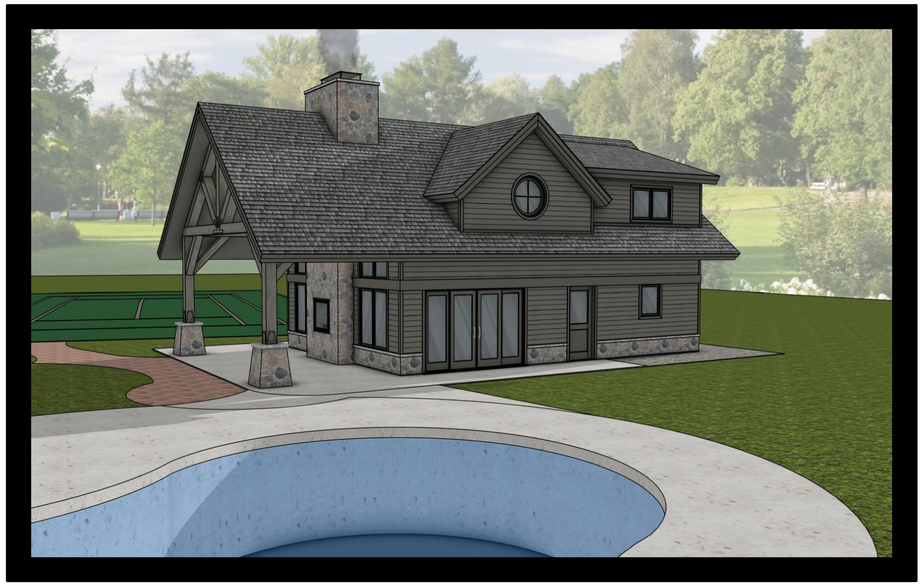
Attachment: Pictures A (8253 : Brian & Carolyn Timms)



Attachment: Presque A (3053 : Brine & Carolyn Trimm)



Attachment: Revised A (3058 : Bylaw & Comply Trends)









EXTERIOR PERSPECTIVES

NOT TO SCALE - FOR CONCEPTUAL DESIGN PURPOSES ONLY

SHEET INDEX:

COVER	PROPOSED EXTERIOR PERSPECTIVES		
SHEET 1	SITE PLAN, SHEET INDEX, 'COMM' NOTES, PROJECT DATA	SHEET 9	PROPOSED BUILDING SECTIONS, NOTES
SHEET 2	PROPOSED FOUNDATION PLAN, NOTES	SHEET 10	INTERIOR PERSPECTIVES, NOTES
SHEET 3	PROPOSED MAIN LEVEL FLOOR PLAN, NOTES	SHEET 11	INTERIOR ELEVATIONS, NOTES
SHEET 4	PROPOSED UPPER LEVEL FLOOR PLAN, NOTES	SHEET 12	INTERIOR ELEVATIONS, NOTES
SHEET 5	PROPOSED SIDE & FRONT ELEVATIONS, NOTES	SHEET 13	INTERIOR ELEVATIONS, NOTES
SHEET 6	PROPOSED SIDE & REAR ELEVATIONS, NOTES	SHEET 14	INTERIOR ELEVATIONS, NOTES
SHEET 7	PROPOSED ROOF PLAN, SECTION, SECTION NOTES	SHEET 15	INTERIOR ELEVATIONS, NOTES
SHEET 8	PROPOSED BUILDING SECTIONS, NOTES	SHEET 16	PROPOSED MAIN & UPPER LEVEL ELECTRICAL PLANS, NOTES

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fein design

residential
design-build

11124 north cedarburg road
suite #350
mequon, wisconsin 53092

(262) 238-0774
www.feindesigns.com

contacts
RORY
cell : (414) 881 - 1936
CATIE
cell : (262) 483 - 4342

proposed construction drawings for :

THE TIMMIS RESIDENCE

3131 WEST DONGES BAY ROAD
MEQUON, WISCONSIN

sheet contents :

PROPOSED REMODEL

date :
04. 22. 2024

revisions :

project number
2405

sheet number
COVER

Attachment: Plans (9352 : Brian & Carolyn Timmis)

NOTE:
ALL MICROLAM BEAMS SHOULD BEAR SOLID TO FOUNDATION or BEAM BELOW
CARPENTER TO PROVIDE BLOCKING WHERE NEEDED

NOTE:
ALL TRUSS LAYOUTS AND DESIGNS TO BE PROVIDED BY THE TRUSS MANUFACTURER(S)

DESIGNER HAS PROVIDED A CONCEPTUAL LAYOUT AND DESIGN OF THE TRUSSES

CARPENTER TO USE TRUSS MANUFACTURER PROVIDED SHOP DRAWINGS

NOTE:
ROUGH CARPENTER TO PROVIDE 6' OF FRAMING (OR AS MUCH AS POSSIBLE OVER 4' OF FRAMING) BEFORE DOOR OPENINGS (PERPENDICULAR TO ADJACENT WALL)

NOTICE:
IT IS UNDERSTOOD THAT THE PLANS and SPECIFICATIONS CONTAINED HEREIN WERE DRAWN UP FOR THE OWNER(S) and ARE THE PROPERTY OF BOTH THE OWNER(S) and FEIN DESIGN, LLC

THESE DOCUMENTS ARE FOR THE SOLE USE OF FEIN DESIGN, LLC FOR THE CONSTRUCTION OF THIS PROJECT and USE OF THESE DRAWINGS BY ANY OTHER PARTY VOIDS ANY RESPONSIBILITY OF FEIN DESIGN, LLC OF GENERAL REPRESENTATION

NOTE:
PROPOSED WINDOWS DRAWN HERE ARE TO BE USED AS A DESIGN GUIDE ONLY
WINDOW SUPPLIER TO VERIFY ALL SIZES WITH DESIGNER PRIOR TO FABRICATION
WINDOW SUPPLIER WILL BE LIABLE FOR INCORRECTLY BUILT WINDOWS

NOTE:
THIS BUILDING TO CONFORM TO ALL APPLICABLE CODES ACCORDING TO THE
' WISCONSIN UNIFORM DWELLING CODE '
ALL CONTRACTORS ARE RESPONSIBLE FOR KNOWING THE CODES - COMM 20 THRU COMM 25

NOTE:
ALL MECHANICAL LOCATIONS WILL BE VERIFIED BY THEIR RESPECTED INSTALLER, THEY MAY NEED TO BE RELOCATED FOR OPTIMAL EFFICIENCY, PER SITE CONDITIONS

NOTE:
ALL INTERIOR WALLS TO BE MADE OF 2x4 CONSTRUCTION UNLESS OTHERWISE NOTED - POCKET DOOR WALLS
ALL EXTERIOR WALLS TO BE MADE OF 2x6 CONSTRUCTION UNLESS OTHERWISE NOTED

INTERIOR WALLS SCALE OUT AT 4-1/2" (1/2" + 3-1/2" + 1/2")
EXTERIOR WALLS SCALE OUT AT 6-1/2" (1/2" + 5-1/2" + 1/2")

NOTE:
LUMBERYARD and / or STRUCTURAL ENGINEER TO VERIFY AND PROVIDE PROPER WALL BRACING SPECIFICATIONS PER WISCONSIN UNIFORM DWELLING CODE 321.25

NOTE:
ALL CLOSETS THAT HAVE A SHELF & POLE SYSTEM TO BE VERIFIED BY THE OWNER AND DESIGNER
CONFIRM WITH BUILDER & FINISH CARPENTER
ROUGH CARPENTER TO INSTALL PROPER BLOCKING

NOTE:
DIMENSIONS MAY NOT BE EXACT
ALL CONTRACTORS AND SUPPLIERS TO FIELD VERIFY ANY AND ALL MEASUREMENTS PRIOR TO CONSTRUCTION AND / OR FABRICATION
CONTRACTORS AND SUPPLIERS TO MAINTAIN DESIGN INTENT

NOTE:
FLOOR JOIST SUPPLIER TO VERIFY STRUCTURAL LAYOUTS WITH DESIGNER PRIOR TO FABRICATION

NOTE:
LUMBERYARD AND/OR WOOD SUPPLIER TO VERIFY ALL BEAM AND MICROLAM SIZES INCLUDING ALL RELEVANT HANGER SIZES AND SPECIFICATIONS

INTERIOR ELEVATION NOTES:

NOTE:
ELECTRICAL CONTRACTOR TO VERIFY HEIGHTS OF LIGHT FIXTURES w/ OWNER

NOTE:
ROUGH CARPENTER TO INSTALL BLOCKING FOR TOILET PAPER HOLDER / HOOKS / TOWEL BAR(s) - REVIEW LOCATIONS w/ OWNER / BUILDER

NOTE:
ROUGH CARPENTER TO VERIFY FRAMING DETAILS OF SHOWER(s) WITH DESIGNER & INSTALL BLOCKING - VERIFY LOCATION(s)

NOTE:
ROUGH CARPENTER TO INSTALL BLOCKING IN WALLS & CEILING FOR GLASS SHOWER ENCLOSURE
REVIEW DETAILS w/ DESIGNER / BUILDER

NOTE:
PLUMBER TO VERIFY HEIGHTS & LOCATIONS OF ALL SHOWER FIXTURES w/ DESIGNER / OWNER
PLUMBER TO VERIFY CENTER OF SHOWER DRAINS PER MODULAR UNIT SPECIFICATIONS

NOTE:
OWNER TO CONFIRM ALL MIRROR DETAILS

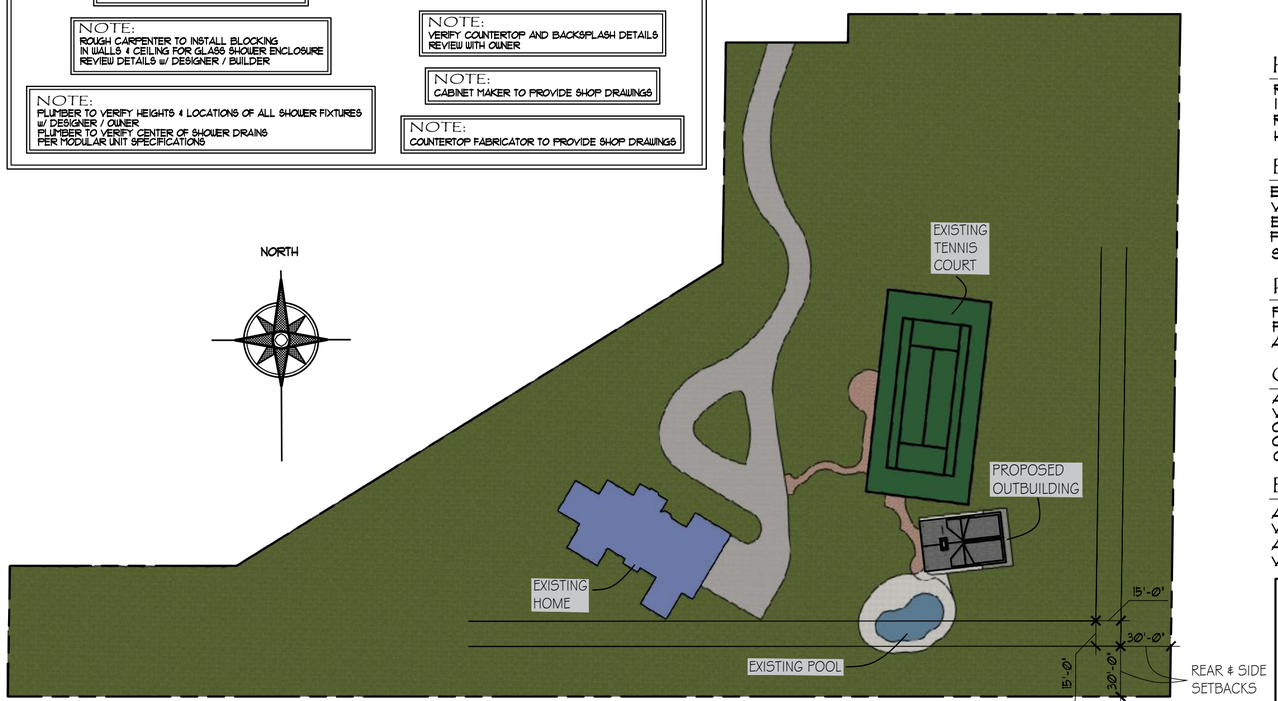
NOTE:
VERIFY WHERE CROWN MOLDING FOR CABINETRY IS REQUIRED
REVIEW WITH OWNER

NOTE:
ALL ENDS OF CABINETS TO HAVE END PANELS
CONFIRM LOCATIONS w/ DESIGNER / OWNER

NOTE:
VERIFY COUNTERTOP AND BACKSPLASH DETAILS
REVIEW WITH OWNER

NOTE:
CABINET MAKER TO PROVIDE SHOP DRAWINGS

NOTE:
COUNTERTOP FABRICATOR TO PROVIDE SHOP DRAWINGS



+15' SETBACKS REQUIRED PER MEQUON ZONING FOR ADDITIONAL OUTBUILDING HEIGHT - 25' MAXIMUM OUTBUILDING HEIGHT (24'-2" (+/-) PER DRAWINGS)

SITE PLAN

NOT TO SCALE

PROJECT DATA:

WINDOWS & EXTERIOR DOORS

SUPPLIER TO VERIFY ALL WINDOWS AND SUBMIT A LIST TO THE DESIGNER AND OWNER PRIOR TO ORDERING - FOR VERIFICATION PURPOSES
ALL HARDWARE TO BE DETERMINED BY OWNER
WINDOWS TO BE CLAD EXTERIOR - COLOR VERIFIED BY OWNER
WINDOWS TO BE WOOD INTERIOR - STAIN GRADE
SUPPLIER TO PROVIDE SHOP DRAWINGS FOR ALL WINDOWS
WINDOWS ARE LABELED WITH 'MARVIN' SIZES
OWNER TO VERIFY STYLE OF ALL EXTERIOR DOORS & PATIO DOORS

INTERIOR DOORS

SEE FLOOR PLAN FOR PROPOSED DOOR SIZES (2868 = 2'-8" x 6'-8")
INTERIOR DOORS SHALL BE SOLID CORE 1-3/8" THICK - TWO (2) PANEL - VERIFY WITH OWNER
STAIN GRADE DOORS TO BE INSTALLED - VERIFY WITH OWNER
OWNER TO VERIFY HINGES & HARDWARE

LUXURY VINYL FLOORING

SEE FLOOR PLAN FOR AREAS DESIGNATED TO RECEIVE LUXURY VINYL FLOORING
OWNER TO VERIFY MATERIAL(S), STYLE, AND LAYOUT

WALL TEXTURE

DRYWALL WORK TO BE 1/2" ON WALLS AND 5/8" ON CEILINGS
(DRYWALL CONTRACTOR TO VERIFY EXACT TEXTURE & MATERIAL w/ OWNER / BUILDER)

TRIM

ALL MOLDINGS - FINISH CARPENTER & LUMBERYARD TO VERIFY WITH OWNER/DESIGNER
STAIN-GRADE MATERIAL TO BE INSTALLED - VERIFY WITH OWNER/DESIGNER

BASE - 1x6
CASING - 1x4
HEAD CASING - 5/4 x 6 w/ ANGLED EDGE - SEE ELEVATIONS
SHOE - 1/2" deep x 3/4" high

INSTALL SHOE IN ALL LUXURY VINYL AREAS
FINISH CARPENTER TO CONFIRM ALL DETAILS WITH DESIGNER PRIOR TO INSTALLATION

STAIRCASE DETAILS

CLOSED STAIR DESIGN DETAILS AND FRAMING - CUSTOM DETAILS
NEWEL POSTS, RAILINGS AND BALUSTERS TO BE REVIEWED WITH MILLWORK SHOP & OWNER
OWNER TO CONFIRM SPINDLES & RAILING DETAILS
OWNER & DESIGNER TO CONFIRM WITH ROUGH & FINISH CARPENTERS

INSULATION

CORBOND FOAM - PER CODE REQUIREMENTS
PROVIDE BATT 'SOUND-PROOFING' IN ALL INTERIOR STUDIO AND BATHROOM WALLS
CORBOND FOAM FOUNDATION PERIMETER FLOOR JOISTS (UPPER LEVEL)

-BID AS ALTERNATE-

BATT INSULATION - PER CODE REQUIREMENTS

HVAC SYSTEM

RADIANT IN-FLOOR HEAT SYSTEM WITH BOILER SETUP - 96% OR HIGHER EFFICIENCY
INSTALL MINI-SPLIT FOR COOLING IN UPPER LEVEL STUDIO
REVIEW ADDITIONAL MINI-SPLIT FOR MAIN LEVEL IF NEEDED
HVAC EQUIPMENT & OPTIONS TO BE REVIEWED WITH OWNER

ELECTRICAL

ELECTRICAL CONTRACTOR TO VERIFY PROPOSED CONDITIONS and POWER SUPPLY
VERIFY OUTDOOR CONNECTION AND LOCATION OF ELECTRIC METER PEDESTAL
ELECTRICAL LAYOUT TO BE REVIEWED WITH THE OWNER
FUTURE OUTDOOR LIGHTING TO BE PROPERLY PREPARED DURING CONSTRUCTION
SEE ATTACHED ELECTRICAL PLAN FOR GUIDELINE - CONFIRM w/ OWNER / BUILDER

PLUMBING

PLUMBING CONTRACTOR TO VERIFY WITH OWNER
FOR THE PROPER PLUMBING FIXTURE(S) THAT WILL BE INSTALLED
ALL FIXTURES TO BE APPROVED BY OWNER

CABINETRY

ALL CABINETRY TO BE APPROVED BY OWNER
VERIFY HARDWARE, MATERIALS AND STAIN / PAINT COLOR WITH OWNER
COUNTERTOPS TO BE APPROVED BY OWNER
CABINET SHOP TO PROVIDE PROPER SHOP DRAWINGS
CABINET MAKER TO REVIEW ALL DETAILS WITH OWNER / BUILDER

EXTERIOR & INTERIOR VENEERS

ALL EXTERIOR MATERIALS & COLORS TO BE VERIFIED AND APPROVED BY OWNER
ALL INTERIOR MATERIALS & COLORS TO BE VERIFIED AND APPROVED BY OWNER

NOTICE:
TO ALL CONTRACTORS BIDDING THIS PROJECT

ENORMOUS ATTENTION AND EXERTION HAVE GONE INTO THE ARCHITECTURAL DESIGN OF THESE DRAWINGS.
FOR THIS REASON, FEIN DESIGN ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES, DUE TO DEFICIENT WORKMANSHIP BY ANY CONTRACTORS AND / OR SUPPLIERS.

CONTRACTORS TO NOTIFY FEIN DESIGN IMMEDIATELY IF ANY ERRORS ARE FOUND IN THE PRINTS THEMSELVES.

CONTRACTORS TO VERIFY ALL PARTS OF THESE PRINTS PERTAINING TO THEM.

LUMBERYARDS TO REVIEW STRUCTURAL LAYOUTS AND CALCULATIONS BASED ON PROPOSED DESIGN AND CONFIRM FOR APPLICATION.

ALL RELEVANT CONTRACTORS INVOLVED WITH THIS PROJECT TO PROVIDE FEINDESIGN WITH ONE (1) BOTTLE OF CANADIAN CLUB - WHISKEY ONLY IF THEY DO NOT REMARK ABOUT THIS NOTE WHICH IS INTENDED TO MAKE SURE THAT THE CONTRACTOR HAS REVIEWED THESE DOCUMENTS AND BROUGHT TO THE DESIGNERS ATTENTION ANY FORESEEABLE CONCERNS SO THAT THESE CONCERNS MAY BE DEALT WITH PRIOR TO CONSTRUCTION.

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proposed construction drawings for :
THE TIMMIS RESIDENCE
3131 WEST DONGES BAY ROAD
MEQUON, WISCONSIN

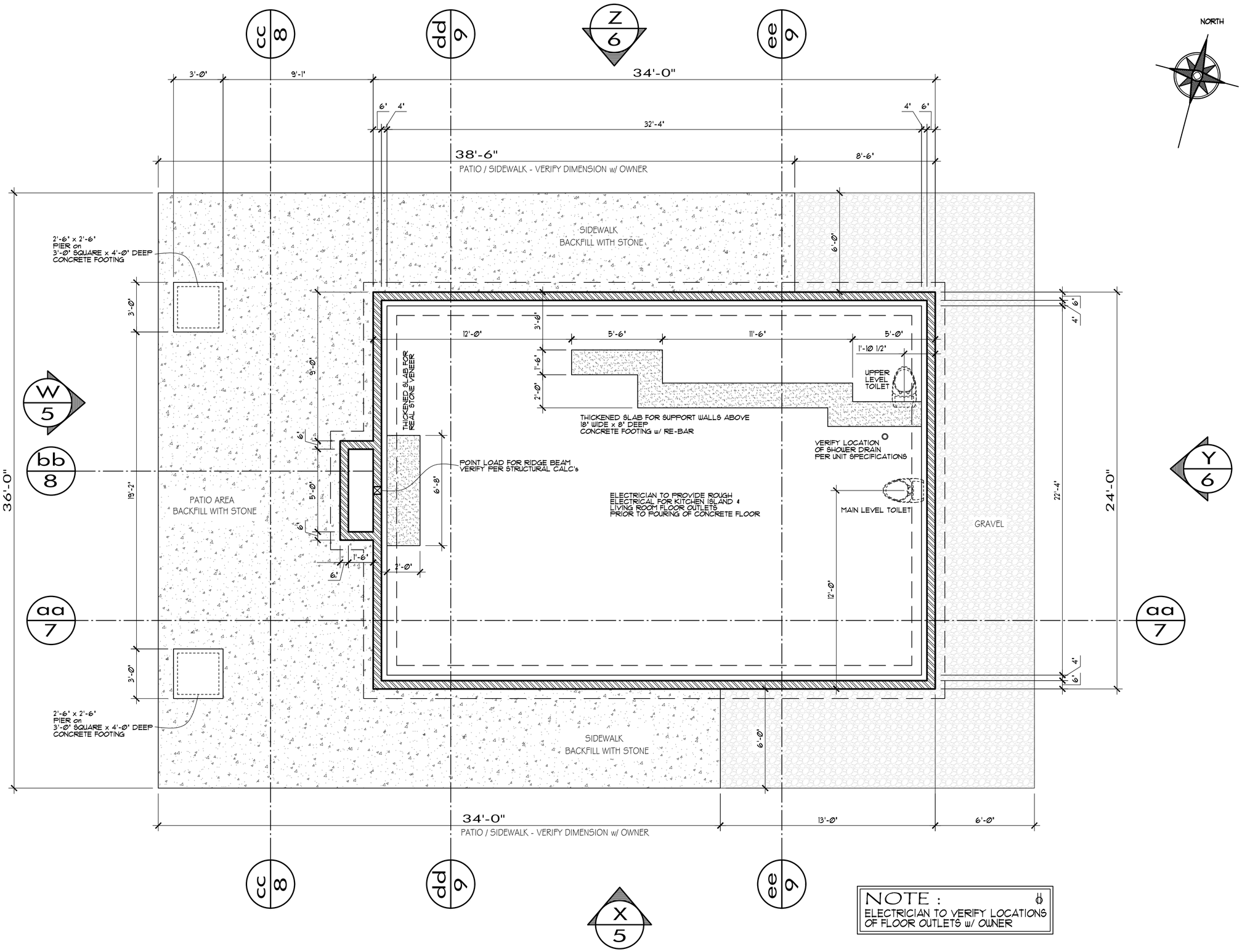
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Attachment: Plans (9352 : Brian & Carolyn Timmis)



PROPOSED FOUNDATION PLAN

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

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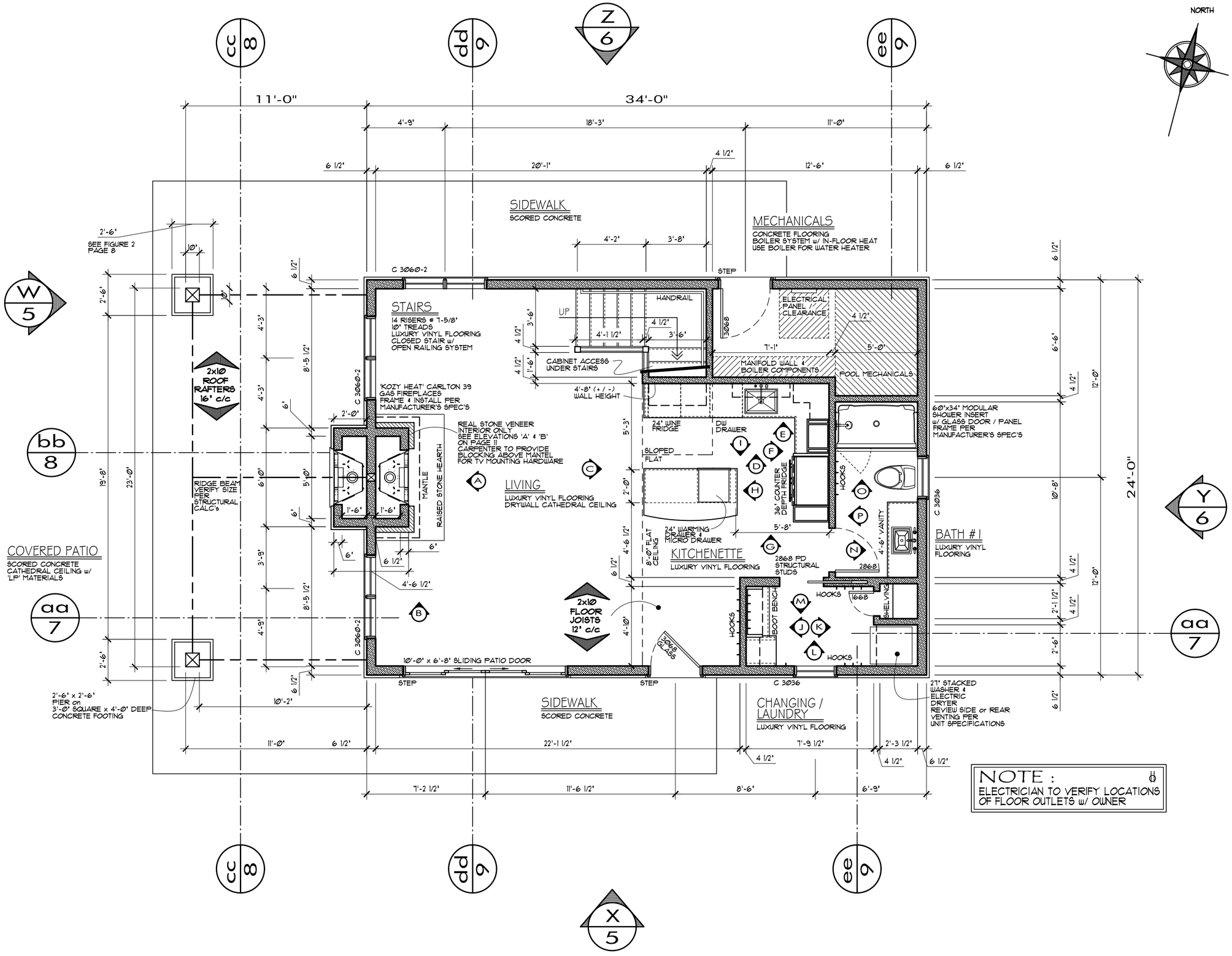
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PROPOSED MAIN LEVEL FLOOR PLAN

889 SQ.FT.

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

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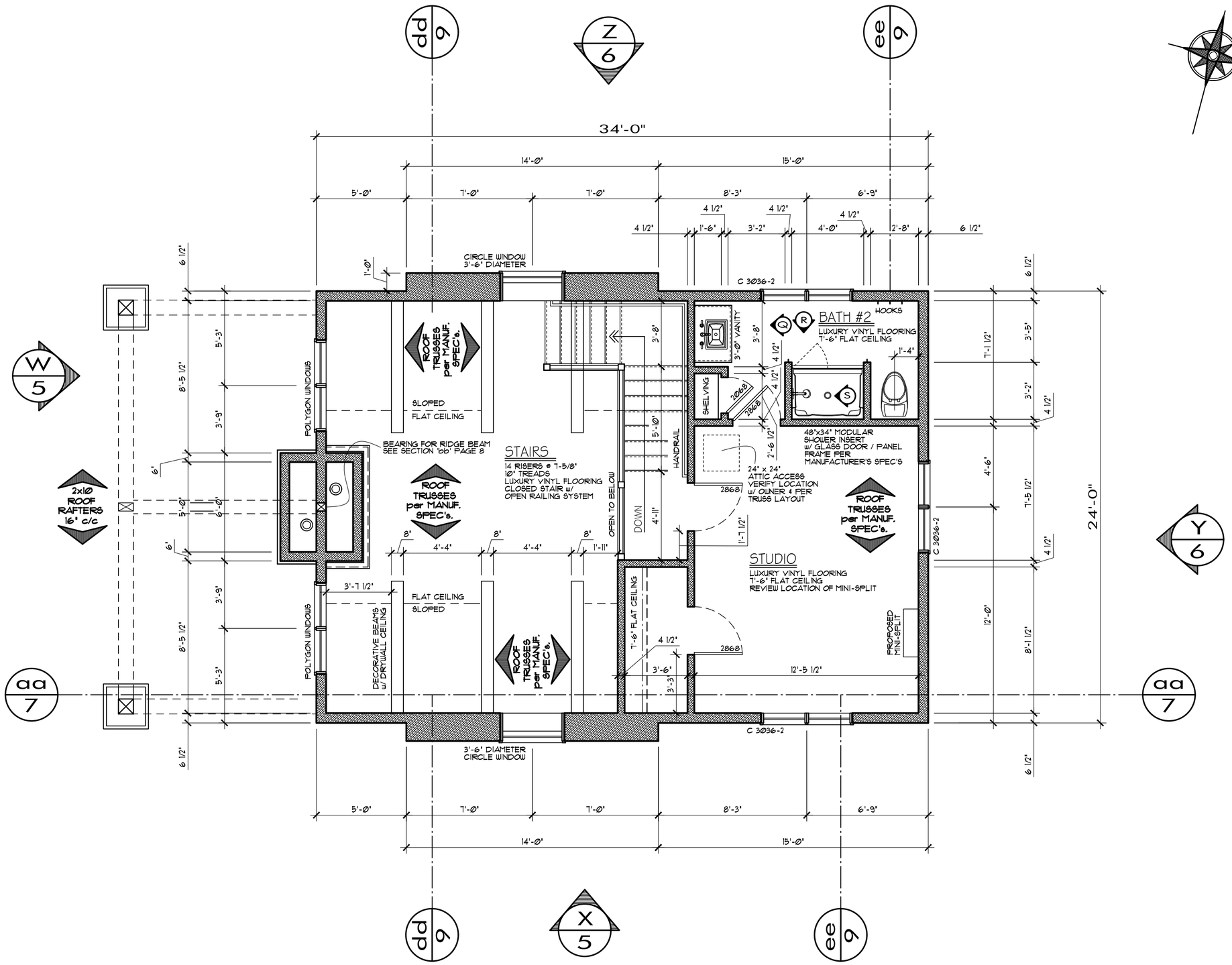
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Attachment: Plans (9352 : Brian & Carolyn Timmis)



PROPOSED UPPER LEVEL FLOOR PLAN

422 SQ.FT.

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

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EXTERIOR NOTES:

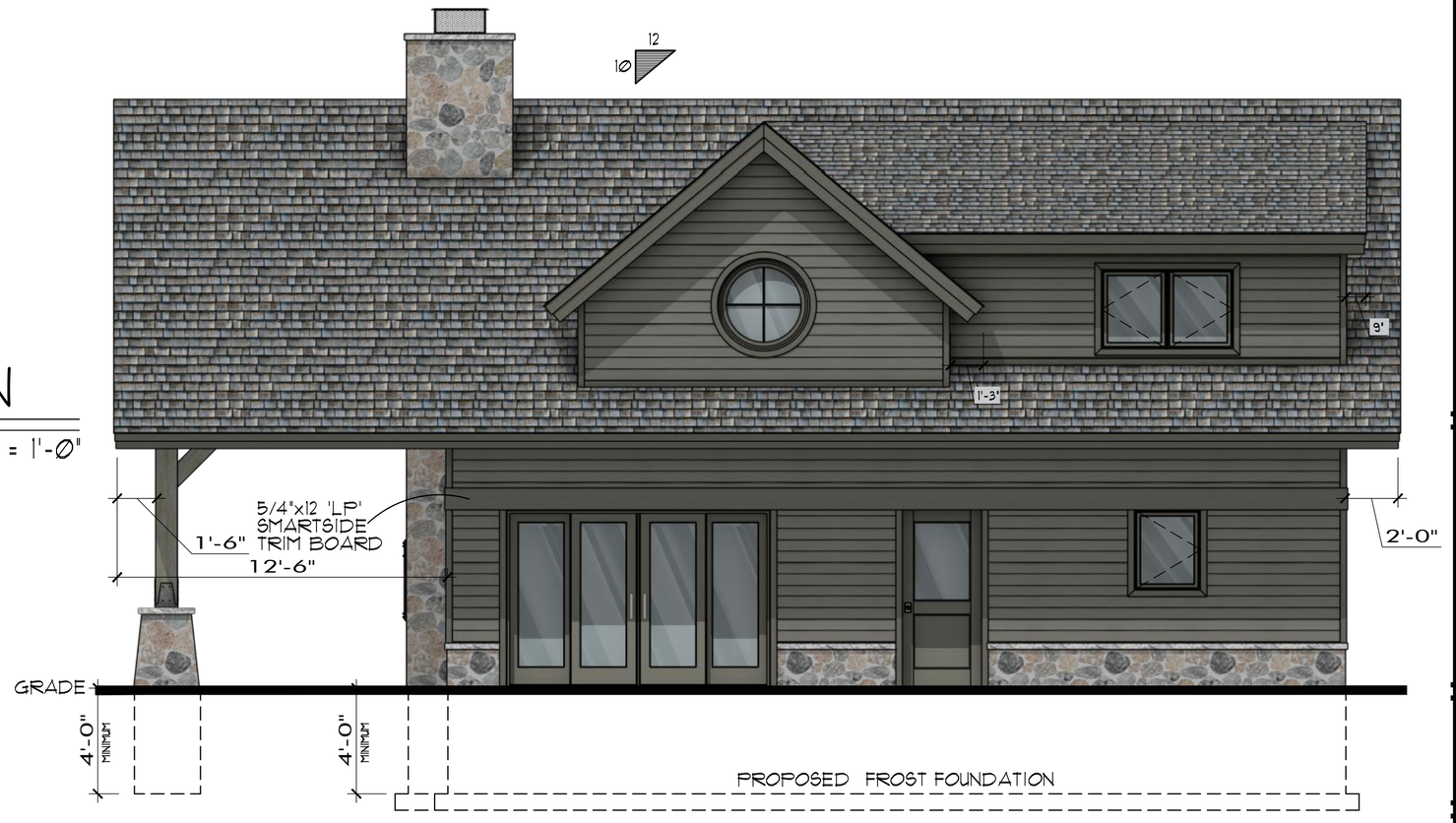
* COMPOSITE CEDAR SHAKE ROOF
* 'LP SMARTSIDE' SOFFIT SYSTEM
* 'LP SMARTSIDE' FASCIA DETAILS - SEE SECTION
* 4" EXPOSED 'LP SMARTSIDE' HORIZONTAL SIDING
* 5/4"x6 'LP SMARTSIDE' CORNER TRIM BOARDS
* 5/4" 'LP SMARTSIDE' WINDOW & DOOR TRIM
* SPLIT STONE BELT & CHIMNEY VENEER

(W) PROPOSED SIDE ELEVATION

SOUTHWESTERN FACING SCALE - 1/4" = 1'-0"

(X) PROPOSED FRONT ELEVATION

SOUTHEASTERN FACING SCALE - 1/4" = 1'-0"



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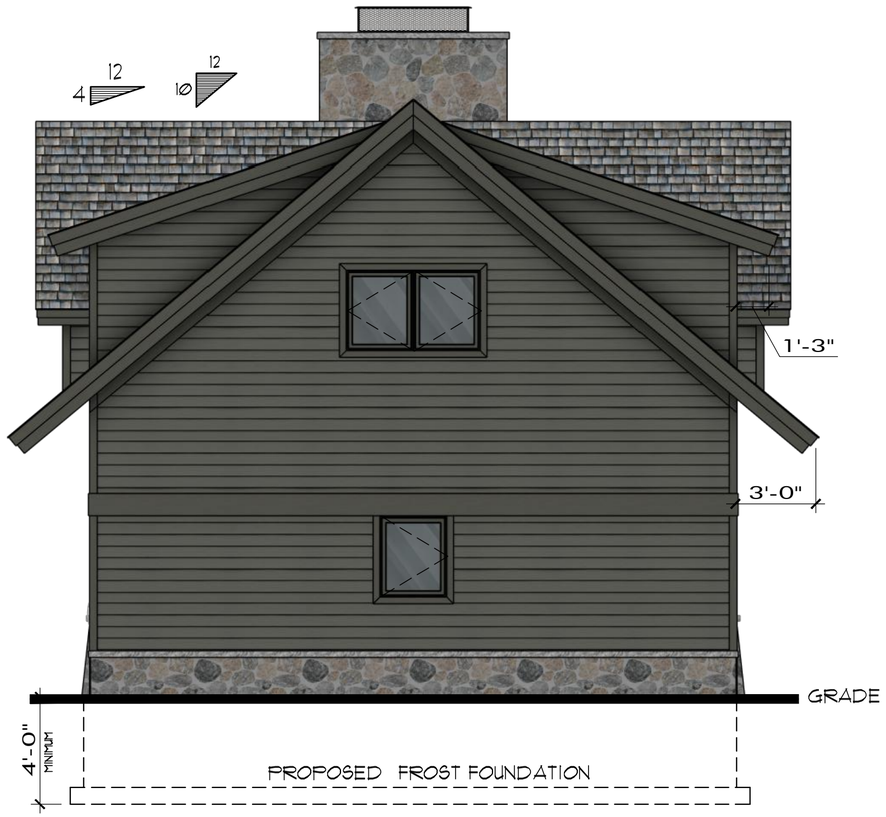
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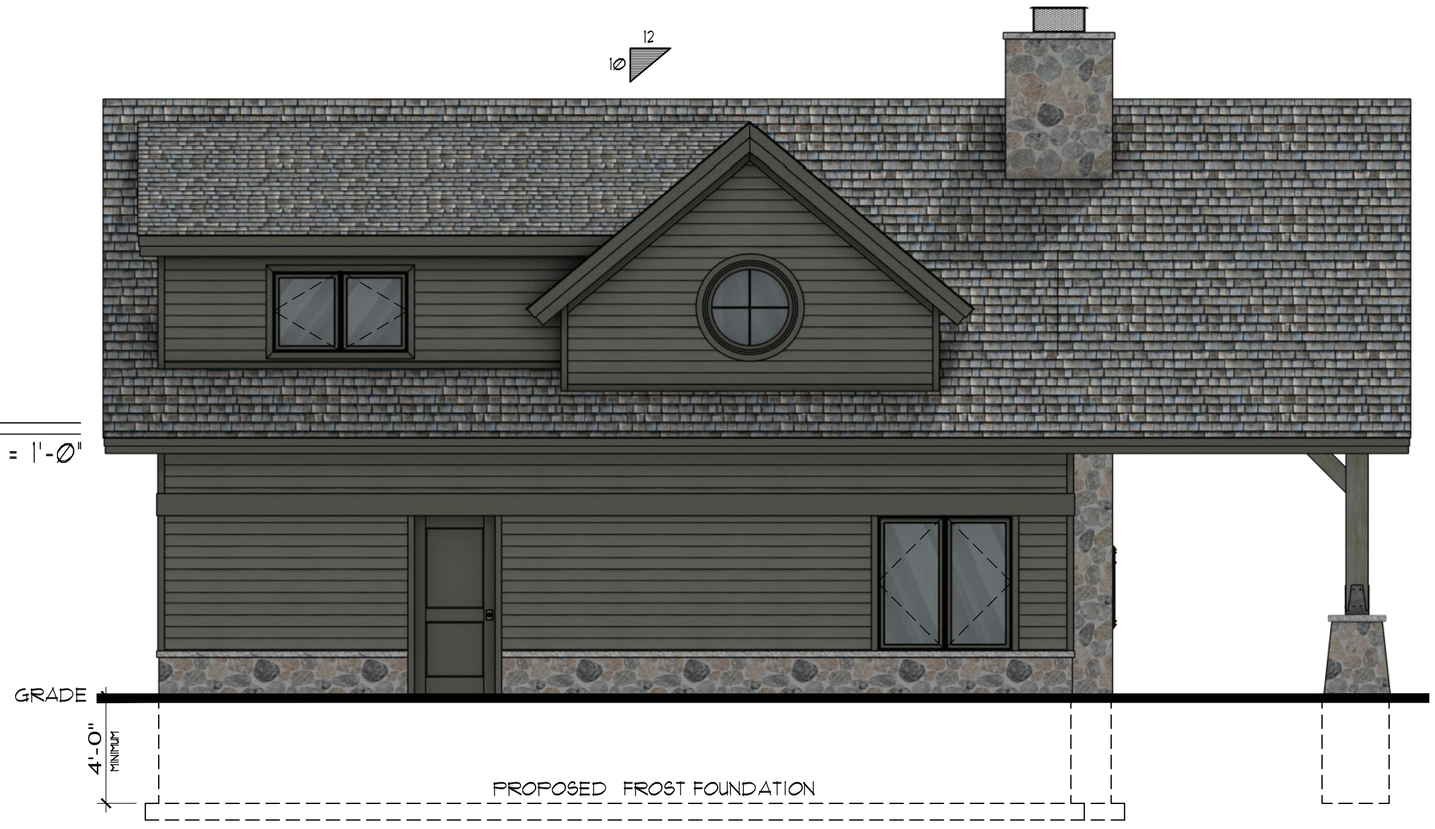
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* 5/4" 'LP SMARTSIDE' WINDOW & DOOR TRIM
* SPLIT STONE BELT & CHIMNEY VENEER

Y PROPOSED SIDE ELEVATION

NORTHEASTERN FACING SCALE - 1/4" = 1'-Ø"

Z PROPOSED REAR ELEVATION

NORTHWESTERN FACING SCALE - 1/4" = 1'-Ø"



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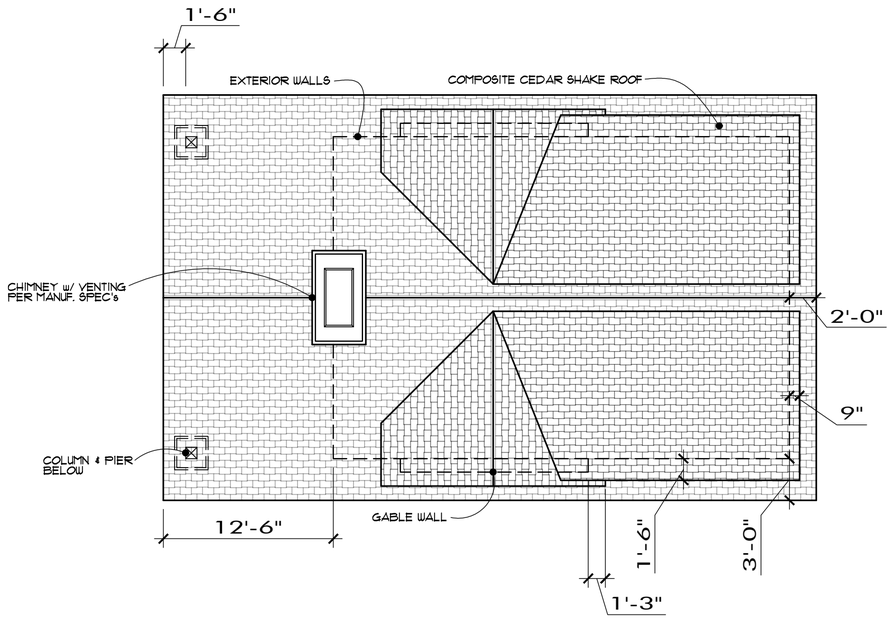
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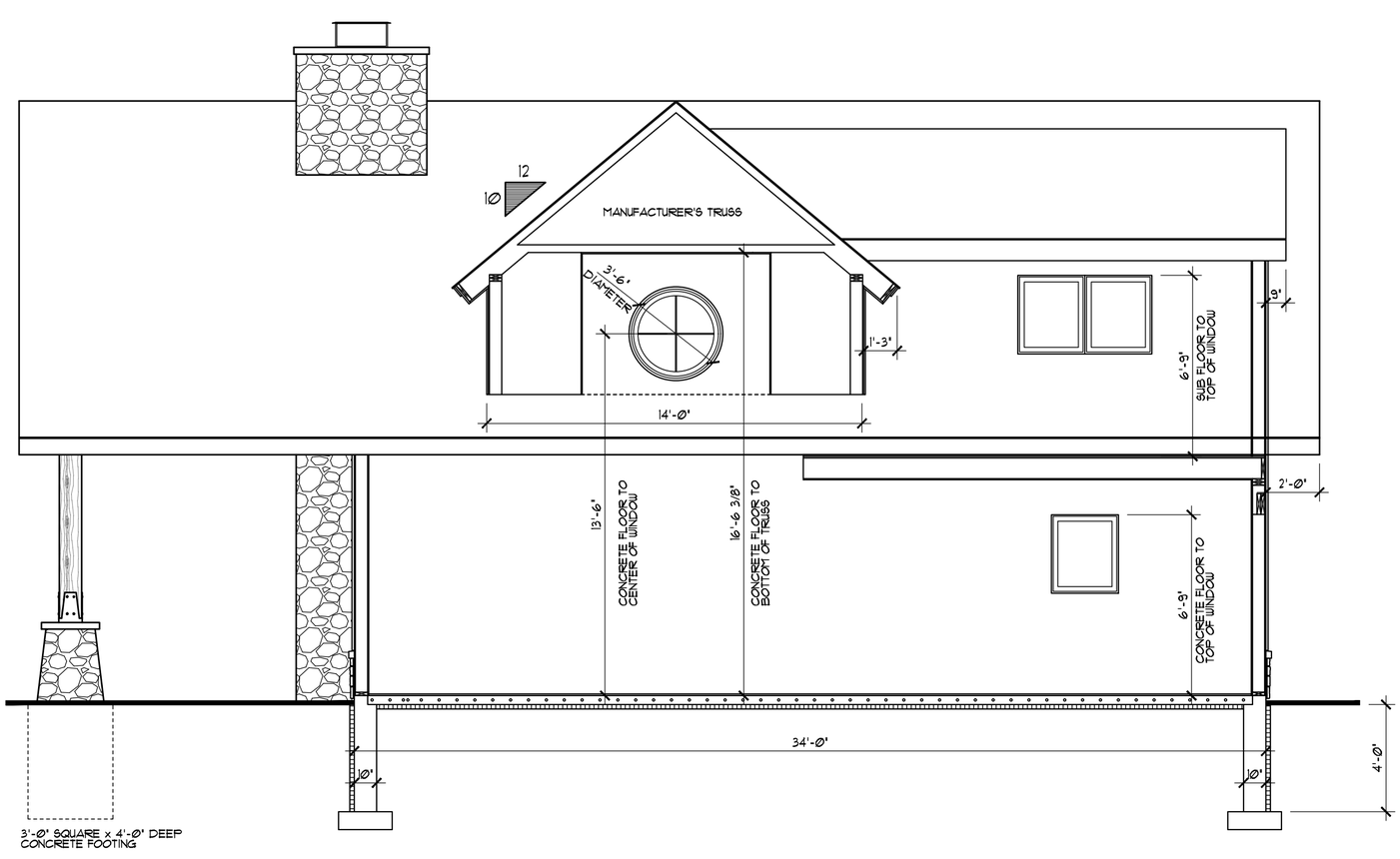
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PROPOSED ROOF PLAN

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



aa

SECTION

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

NOTE:
ONLY WHERE NEEDED PROVIDE :
5" SEAMLESS ALUMINUM GUTTERS AND
4" ALUMINUM DOWNSPOUTS

OWNER TO VERIFY COLOR & STYLE

BID AS ALTERNATE:
1/2 ROUND GALVANIZED GUTTER AND DOWNSPOUT SYSTEM

NOTE:
LUMBERYARD AND/OR WOOD SUPPLIER TO VERIFY ALL BEAM AND MICROLAM SIZES INCLUDING ALL RELEVANT HANGER SIZES AND SPECIFICATIONS

NOTE:
CARPENTER TO VERIFY WITH DESIGNER THE PROPER ROOF STRUCTURAL LAYOUT LUMBERYARD TO VERIFY AS WELL

NOTE :
ROOF STRUCTURE TO COMPLY WITH THE REQUIREMENTS OF COMM 21.02 (3)

NOTE :
PROVIDE ROOF VENTILATION PER CODE REQUIREMENTS

NOTE :
PROVIDE 'ICE-N-WATER SHIELD' OVER ENTIRE HOUSE & GARAGE ROOF PERIMETER AND IN ALL VALLEYS AND PENETRATIONS

SECTION NOTES

PROVIDE ROOF VENTILATION PER CODE REQUIREMENTS
PREFORMED VENT TUBES BY INSULATION CONTRACTOR
BETWEEN ROOF STRUCTURE
RIDGE VENT SYSTEM PER CODE REQUIREMENTS
COMPOSITE CEDAR SHAKE ROOF
1/2" APA-RATED ROOF SHEATHING WITH CLIPS PER MANUF. SPEC's
ON SYNTHETIC FELT UNDERLAYMENT PER MANUF. SPEC's

CONVENTIONAL FRAMING and TRUSS ROOF SYSTEM
SEE PLANS FOR PROPOSED SPECIFICATIONS & LAYOUTS
FINAL LAYOUTS TO BE PROVIDED BY TRUSS MANUFACTURER/LUMBERYARD

PROVIDE 'ICE-N-WATER SHIELD' SYSTEM BY GRACE
OVER ENTIRE PERIMETER OF ROOF DECKING (SIX FEET FROM EDGE)

TIERED 'LP' SMARTSIDE FASCIA BOARD - SEE DETAIL PAGE 9 FIGURE 4
'LP' SOFFIT SYSTEM WITH VENTILATION PER CODE

5" SEAMLESS ALUMINUM GUTTERS AND 4" ALUMINUM DOWNSPOUTS
(FIELD VERIFY WHERE NEEDED - ONLY INSTALL WHERE NEEDED)
EXCAVATOR TO BURY DOWNSPOUTS
UNDERGROUND AND DRAIN TO DAYLIGHT

SIDING VENEER PER ELEVATIONS -
4" EXPOSED 'LP' SMARTSIDE SIDING - TO MATCH EXISTING DETAILS - VERIFY
with 5/4" x 4" & 5/4" x 6" 'LP' SMARTSIDE TRIM BOARDS
on 'HYDRO-GAP' DRAIN-ABLE HOUSE-WRAP (or equal)
and 1/2" APA-RATED 'OSB' EXTERIOR WALL SHEATHING
2x6 WALL STUDS (@ 16" c/c)
WITH POLY VAPOR BARRIER and 1/2" DRYWALL
SPRAY FOAM INSULATION PER CODE
- BID AS ALTERNATE -
BATT INSULATION DETAILS PER CODE
(LUMBERYARD TO VERIFY ALL MATERIALS W/ OWNER)
(SEE EXTERIOR ELEVATIONS)

THIN / SPLIT STONE VENEER PER ELEVATIONS
MASON TO VERIFY STONE SILL &
ALL FLASHING DETAILS WITH DESIGNER

FINISH FLOORING ON
(MAIN LEVEL)
4" CONCRETE FLOOR w/ IN-FLOOR HEAT TUBES OVER VAPOR BARRIER
(UPPER LEVEL)
3/4" T & G 'OSB' GOLD SERIES FLOOR DECKING ON -
2X10 FLOOR JOIST SYSTEM - w/ PERIMETER INSULATION

2X6 TREATED MUD SILL
WITH METAL FASTENING STRAPS OR ANCHORS PER CODE (4'-0" c/c)
AND SILL SEALER APPLIED (TYPICAL)

4'-0" POURED CONCRETE FOUNDATION WALL SYSTEM - SEE SECTIONS
10" x 4'-0" POURED CONCRETE WALL
2 - #4 REBAR AT THE TOP AND BOTTOM
2 - #4 REBAR VERTICALLY INSTALLED - 6'-0" c/c (OPTIONAL)
MASON TO VERIFY ALL REINFORCING DETAILS WITH DESIGNER
R-5 RIGID INSULATION UNDER SLAB (PER HVAC CODE)
R-5 RIGID INSULATION ON EXTERIOR WALL PERIMETER (PER CODE)
TAR BACKPLASTER WEATHER-PROOF PRIOR TO
RIGID INSULATION BEING APPLIED

EXCAVATOR TO DIG FOUNDATION TO FULL FOOTING DEPTH
& BACKFILL WITH EXISTING GRADE SOILS FULL WALL HEIGHT

24" x 8" CONTINUOUS CONCRETE FOOTINGS
FOOTING TO BE BELOW LOCAL FROST LINE
VERIFY WITH FOUNDATION PLAN AND PER SITE CONDITIONS
AS FOUNDATION HEIGHT MAY BE INCREASED

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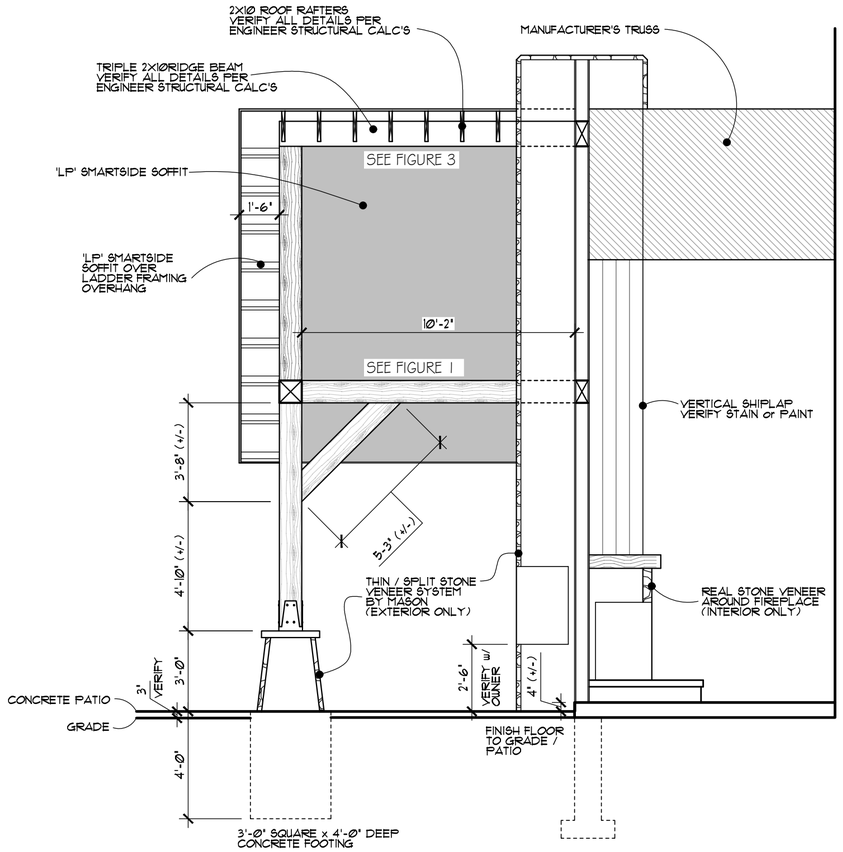
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bb SECTION

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

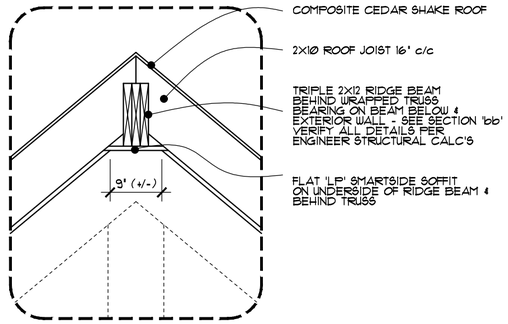


FIGURE 1
(NOT TO SCALE)

NOTE:

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DESIGNER HAS PROVIDED A CONCEPTUAL LAYOUT AND DESIGN OF THE TRUSSES

CARPENTER TO USE TRUSS MANUFACTURER PROVIDED SHOP DRAWINGS

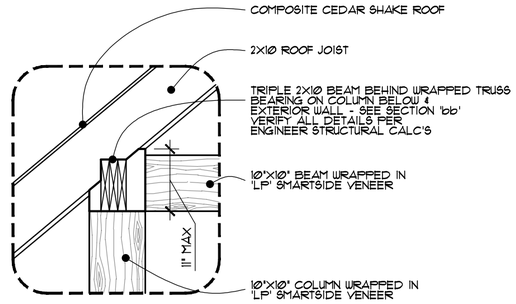


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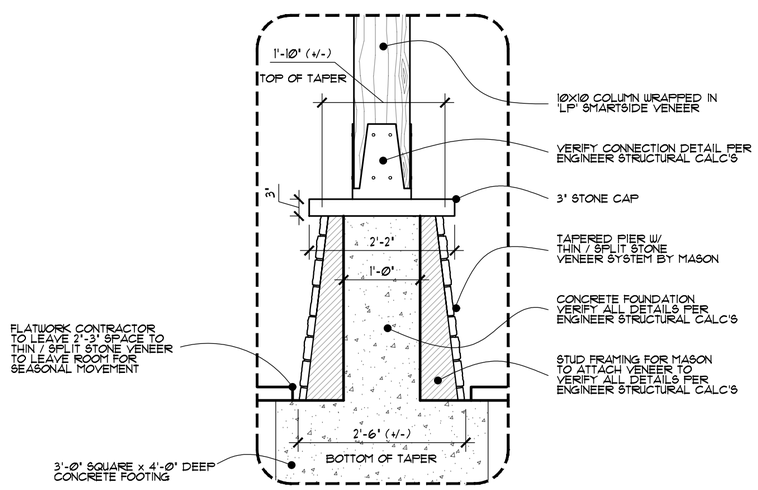
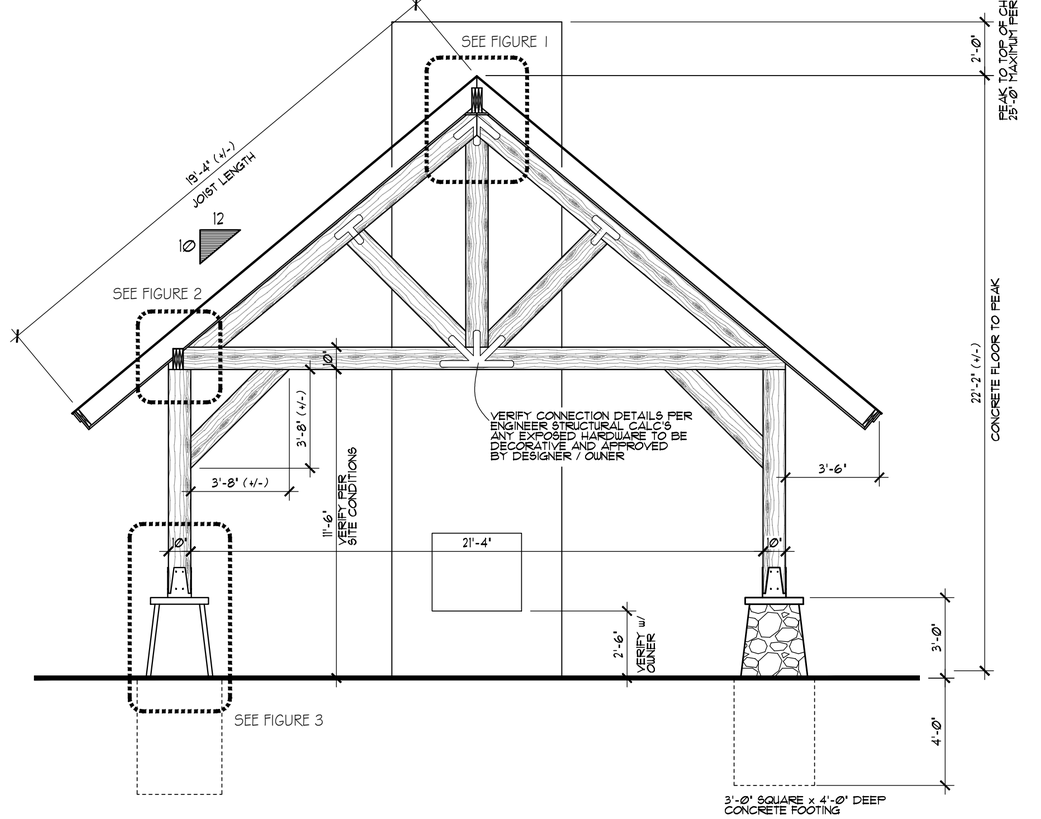


FIGURE 3
(NOT TO SCALE)



cc SECTION

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

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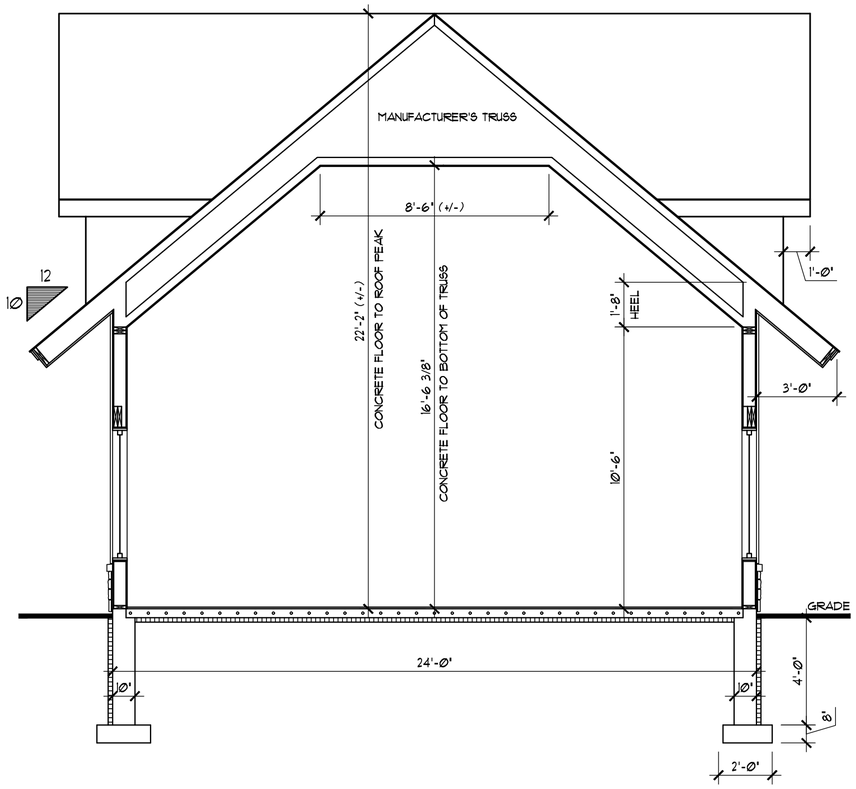
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dd SECTION

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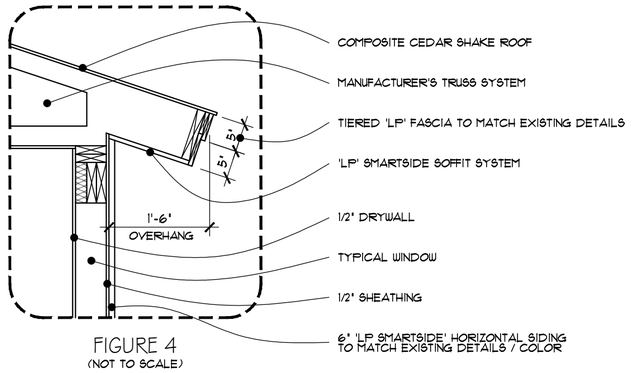


FIGURE 4
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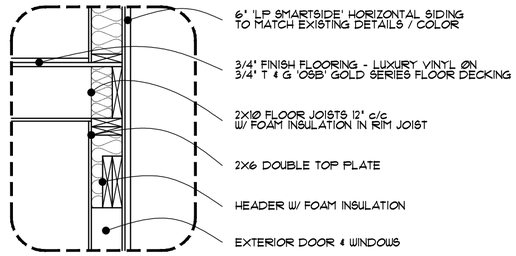
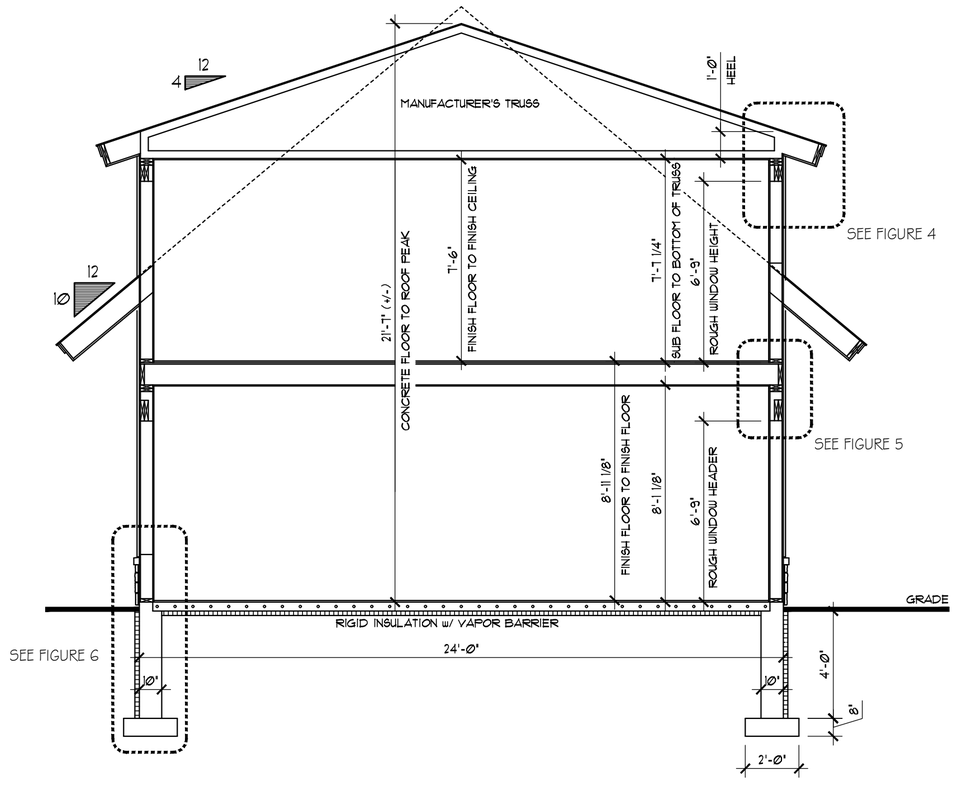


FIGURE 5
(NOT TO SCALE)



ee SECTION

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

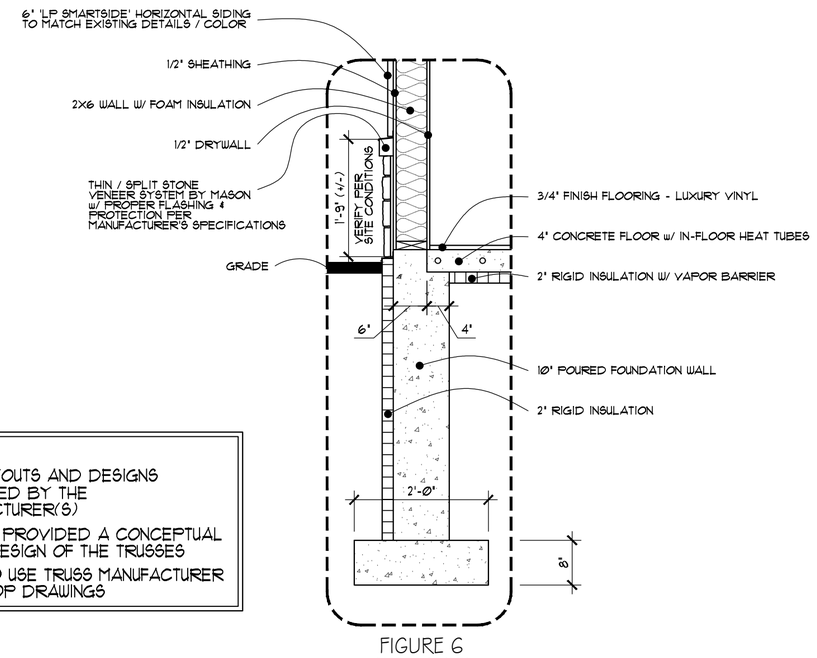


FIGURE 6
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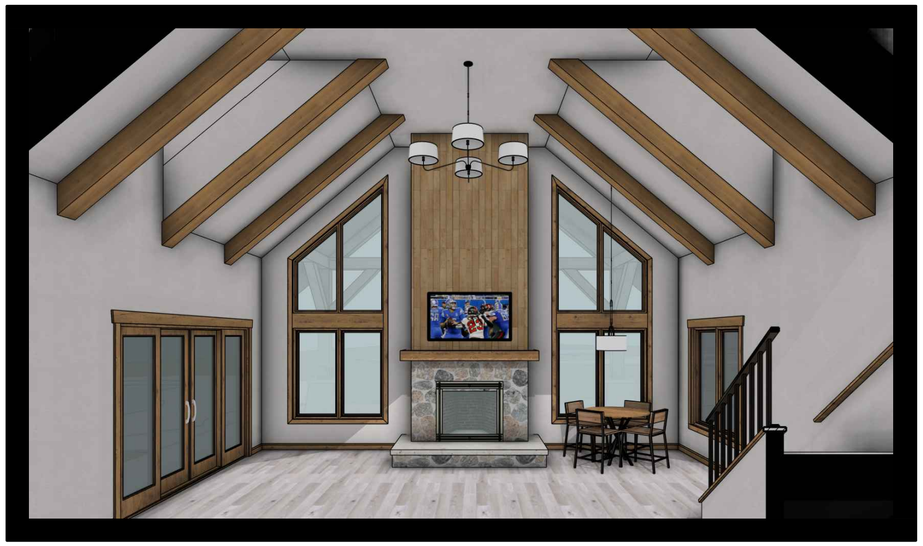
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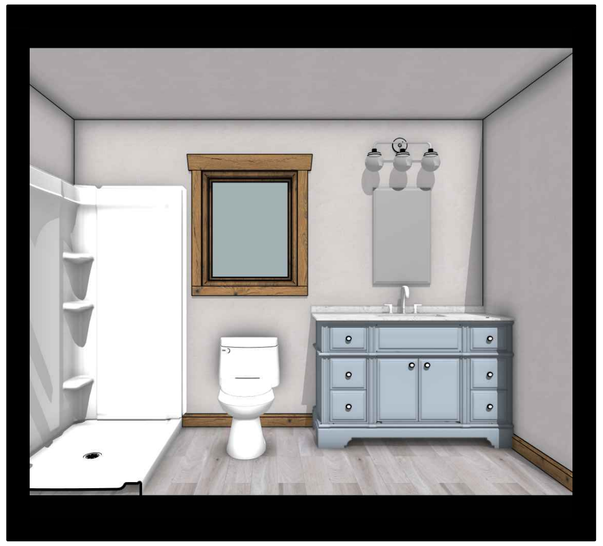
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INTERIOR PERSPECTIVES

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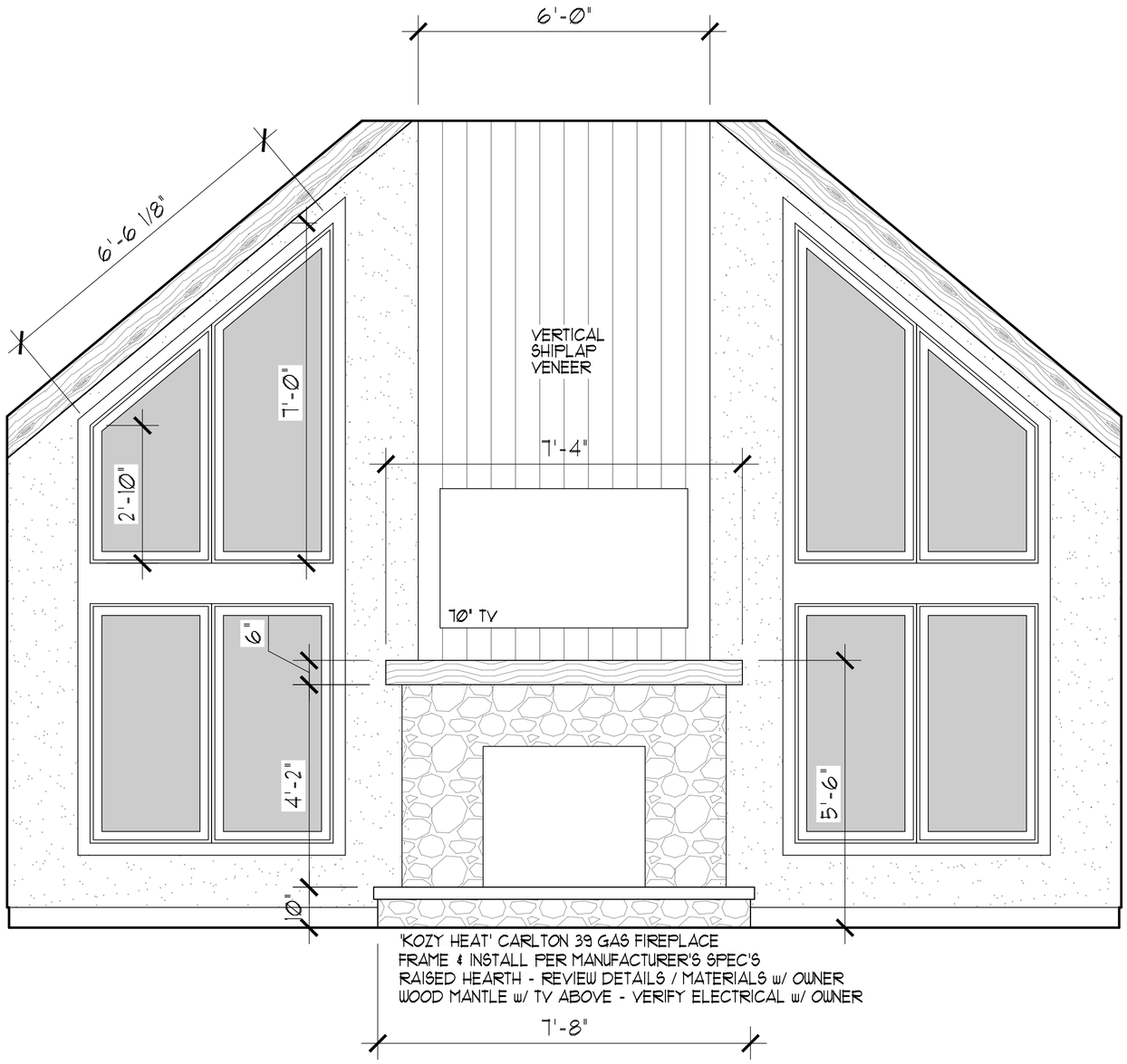
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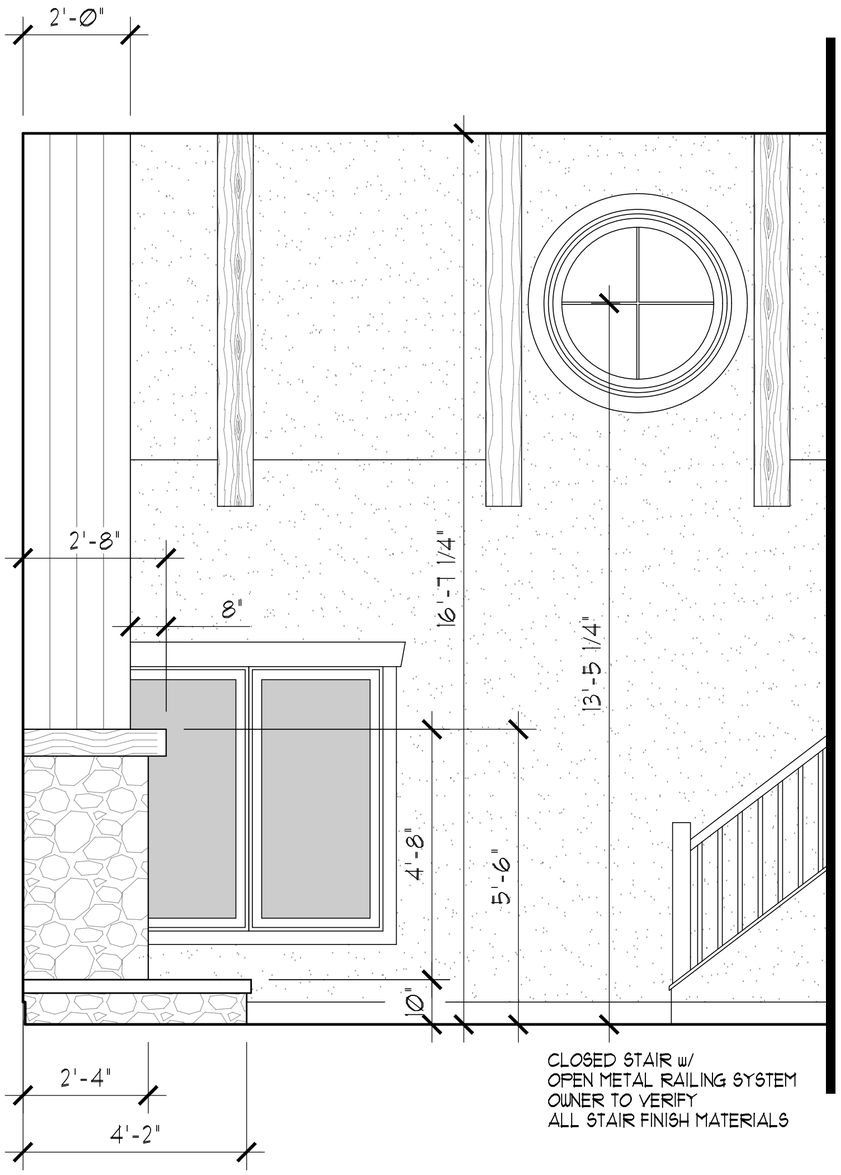
sheet number
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Attachment: Plans (9352 : Brian & Carolyn Timmis)



'KOZY HEAT' CARLTON 39 GAS FIREPLACE
FRAME & INSTALL PER MANUFACTURER'S SPEC'S
RAISED HEARTH - REVIEW DETAILS / MATERIALS w/ OWNER
WOOD MANTLE w/ TV ABOVE - VERIFY ELECTRICAL w/ OWNER

7'-8"



2'-4"
4'-2"

CLOSED STAIR w/
OPEN METAL RAILING SYSTEM
OWNER TO VERIFY
ALL STAIR FINISH MATERIALS

(A)(B) LIVING ROOM

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proposed construction drawings for :
THE TIMMIS RESIDENCE
3131 WEST DONGES BAY ROAD
MEQUON, WISCONSIN

sheet contents :
PROPOSED REMODEL

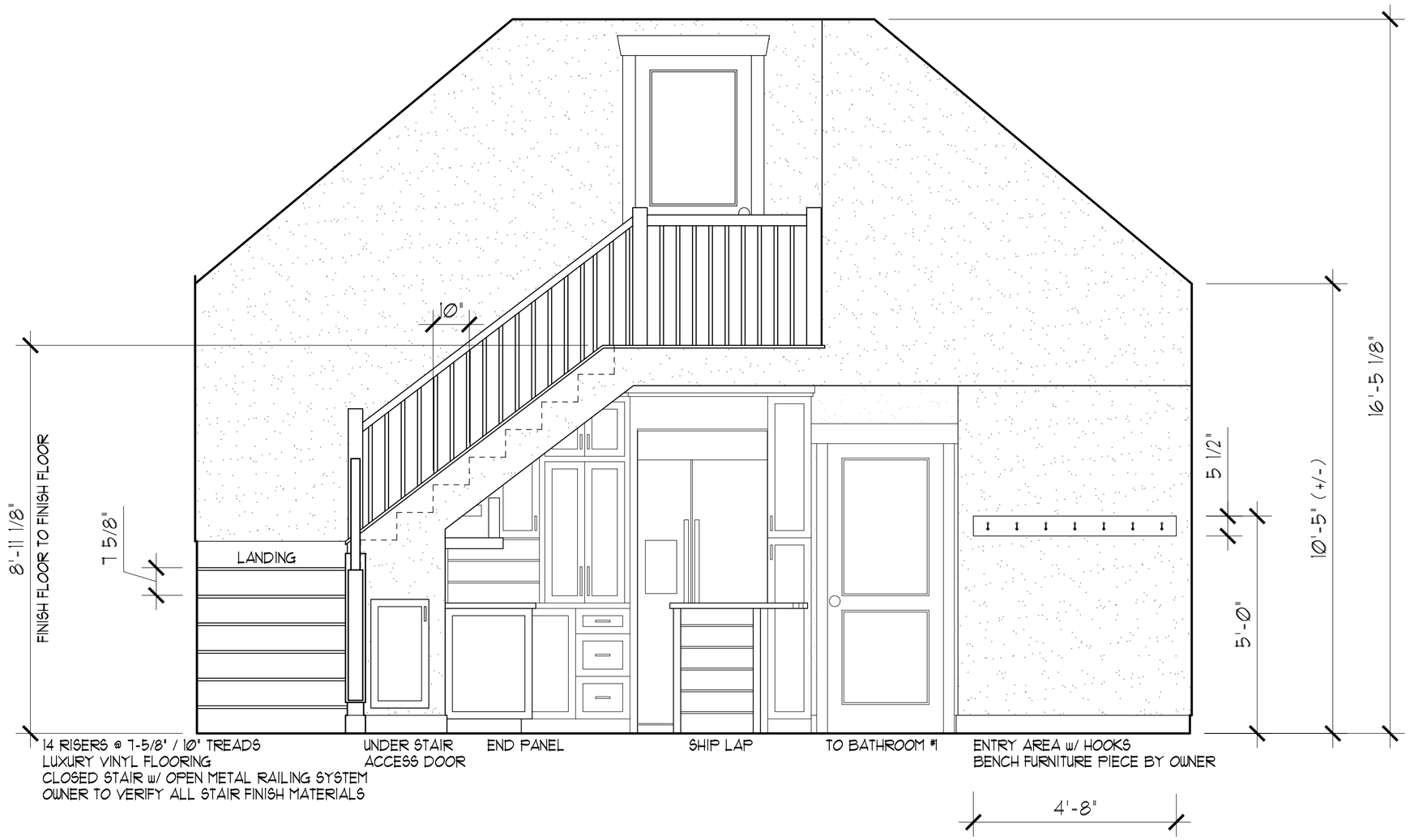
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04. 22. 2024
revisions :

project number
2405

sheet number
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© LIVING ROOM / KITCHEN / ENTRY

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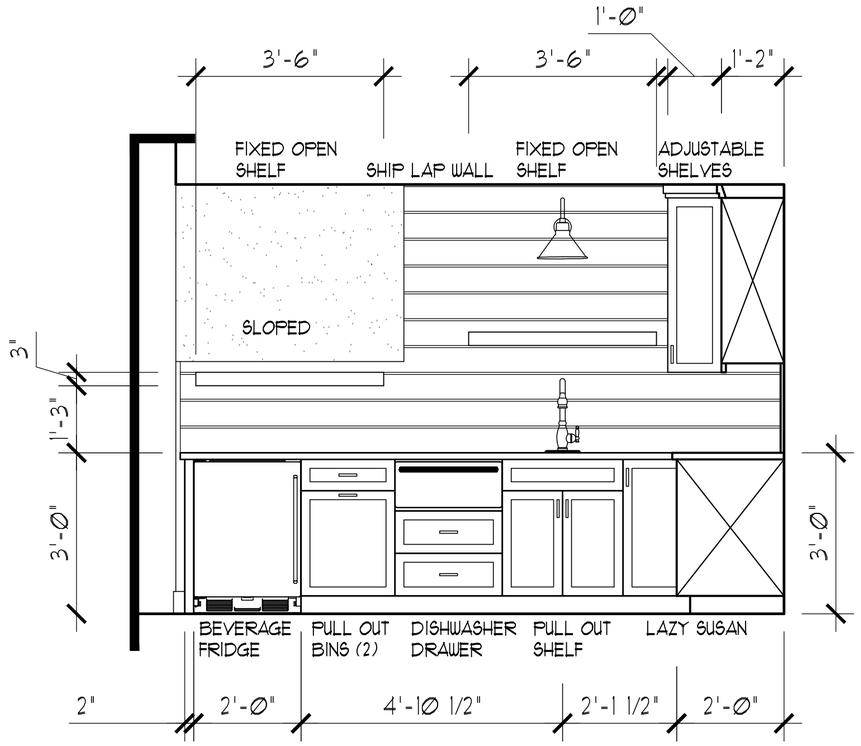
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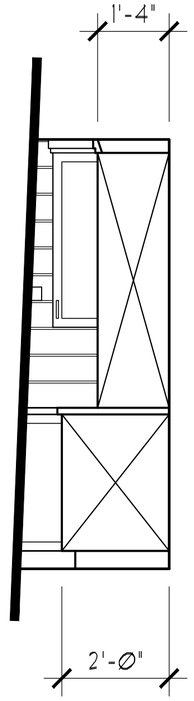
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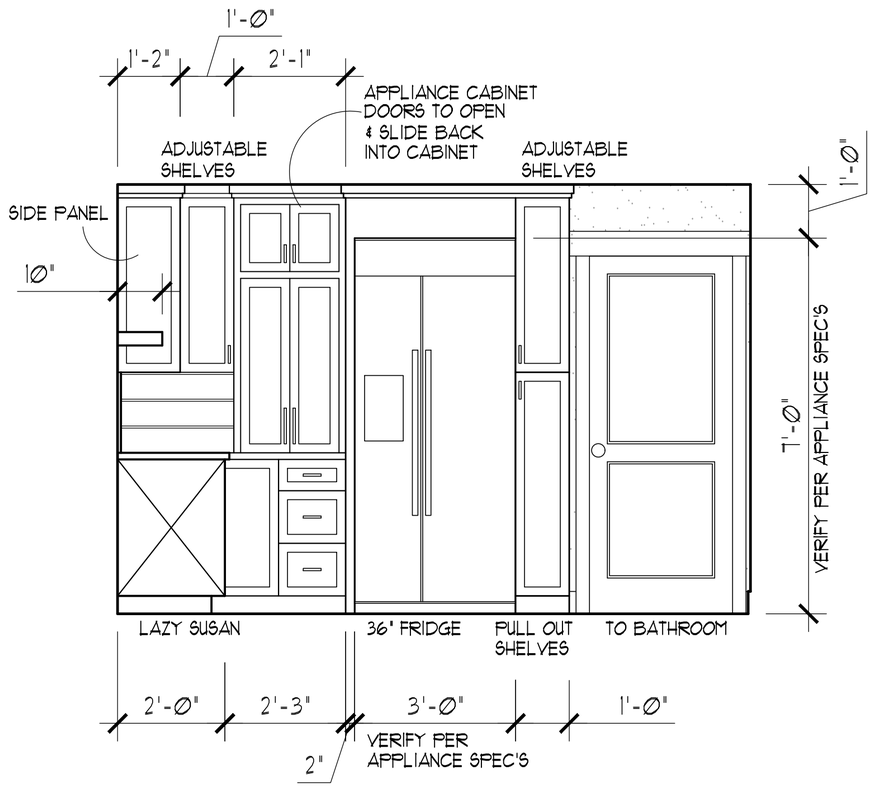
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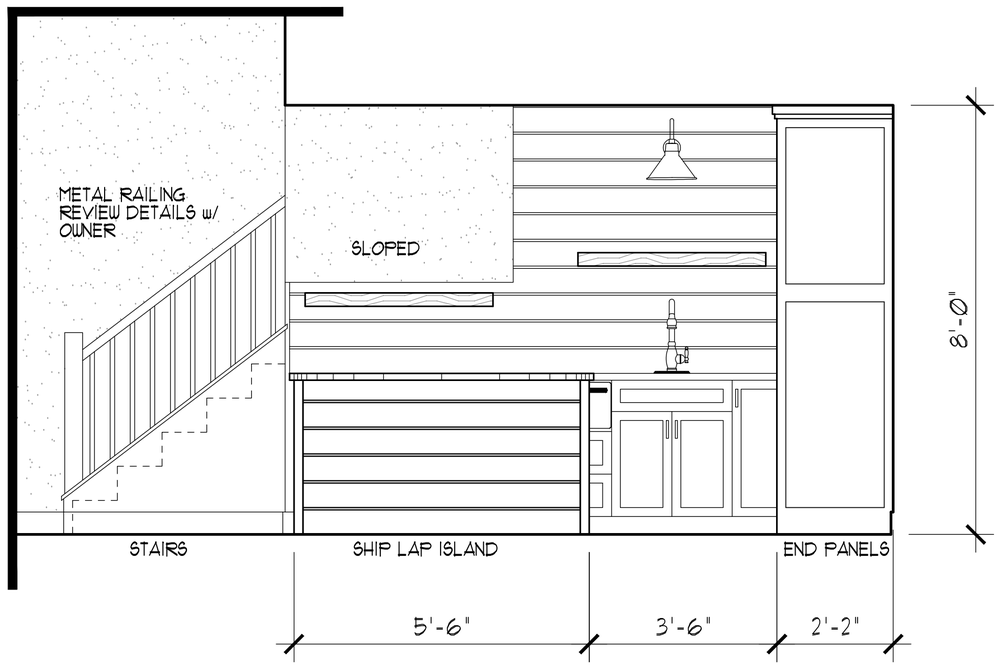
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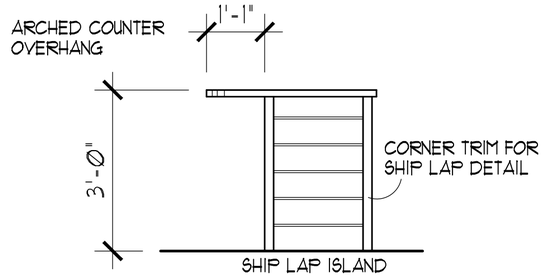


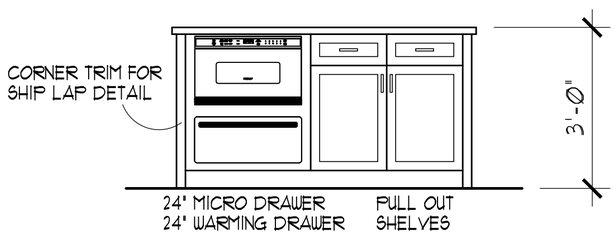


(D)(E)(F) KITCHEN



(G) KITCHEN





(H)(I) KITCHEN

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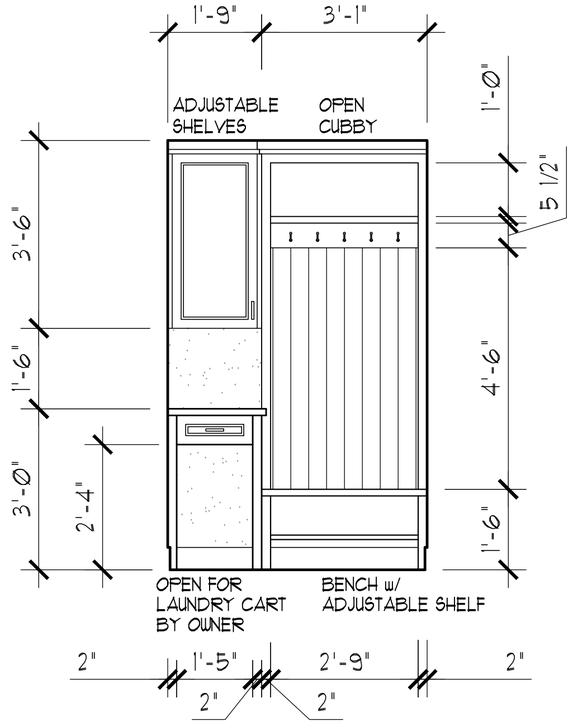
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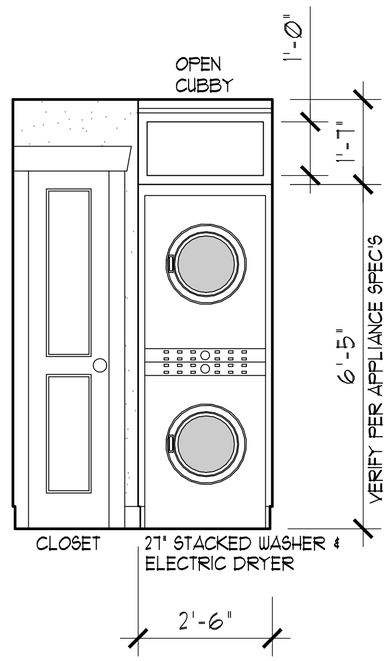
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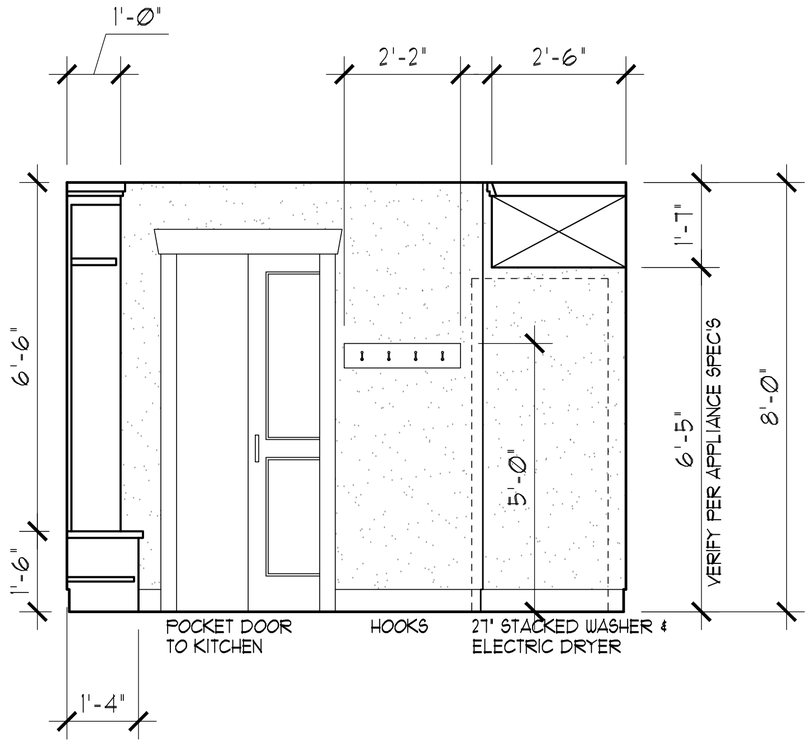
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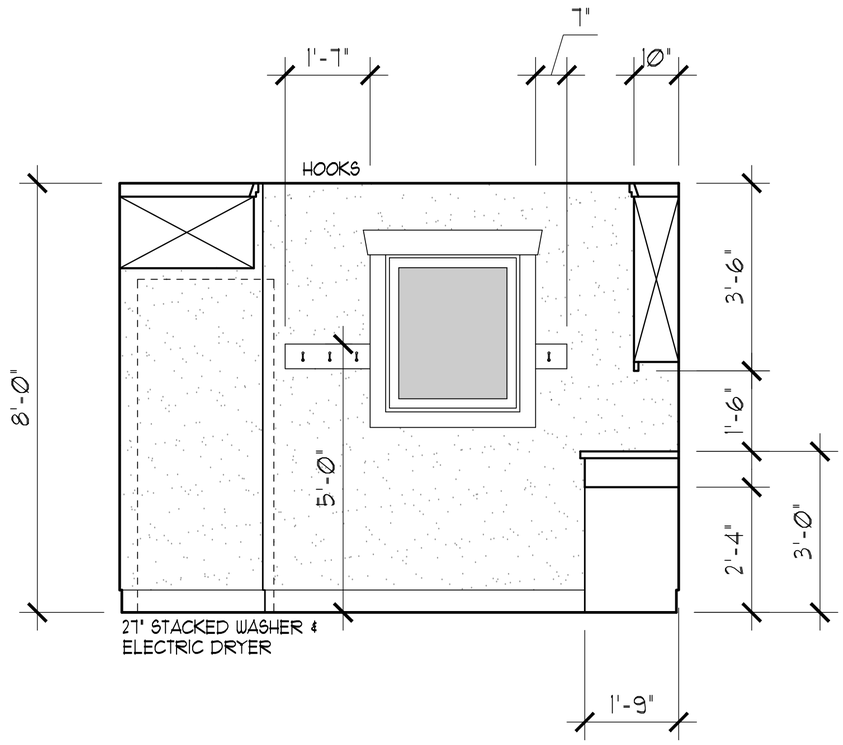
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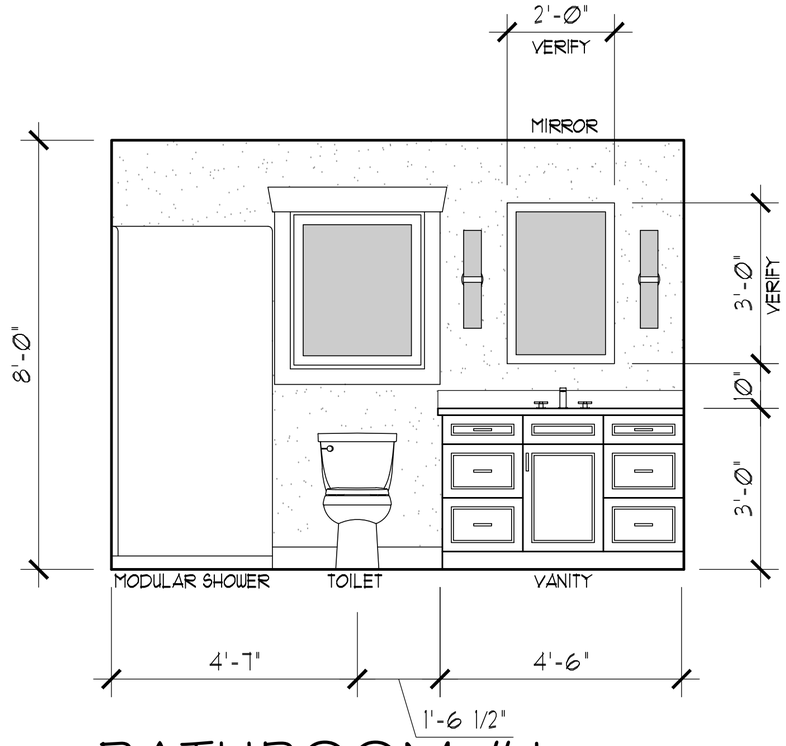




(J)(K)(L) LAUNDRY / CHANGING ROOM



(M) LAUNDRY / CHANGING



(N) BATHROOM #1

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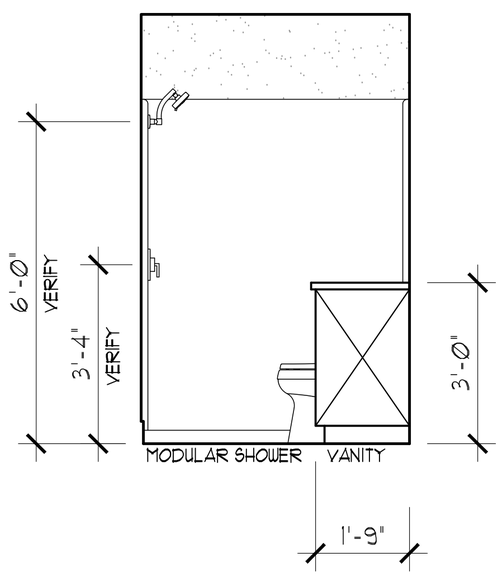
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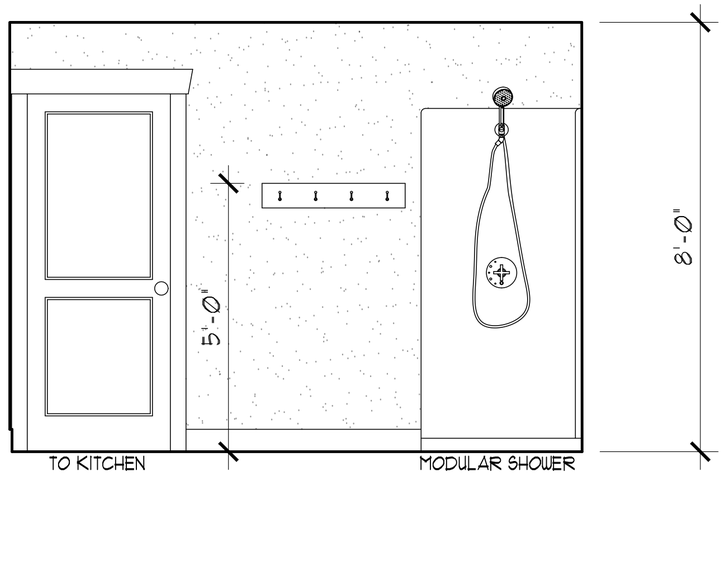
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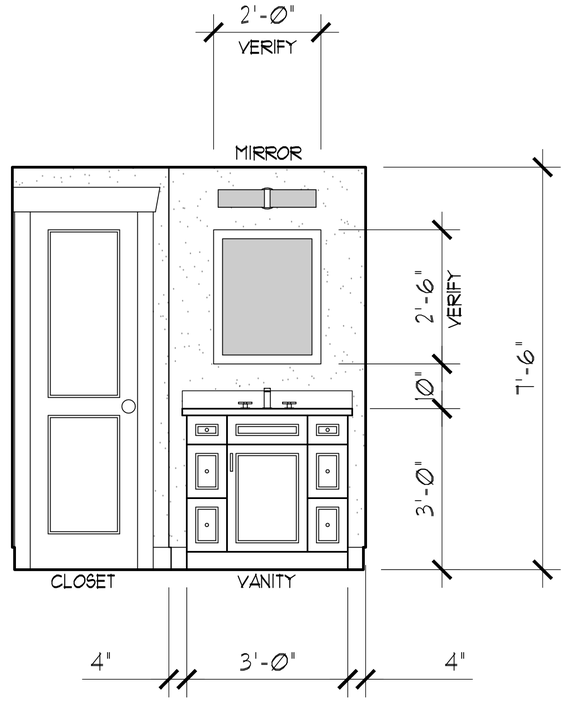
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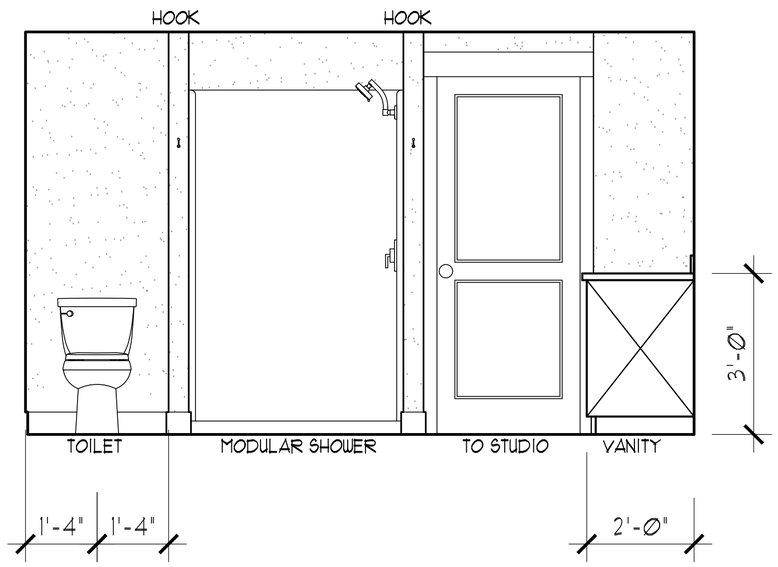


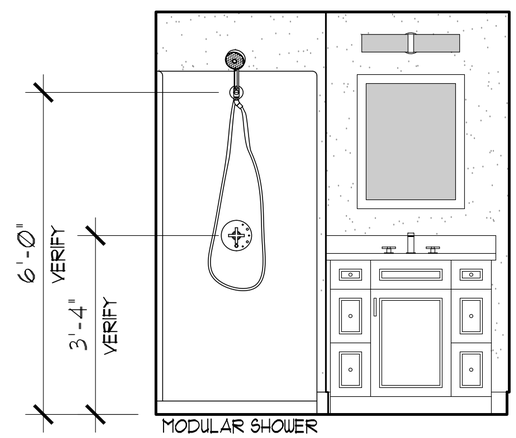


OP BATHROOM #1



Q BATHROOM #2





RS BATHROOM #2

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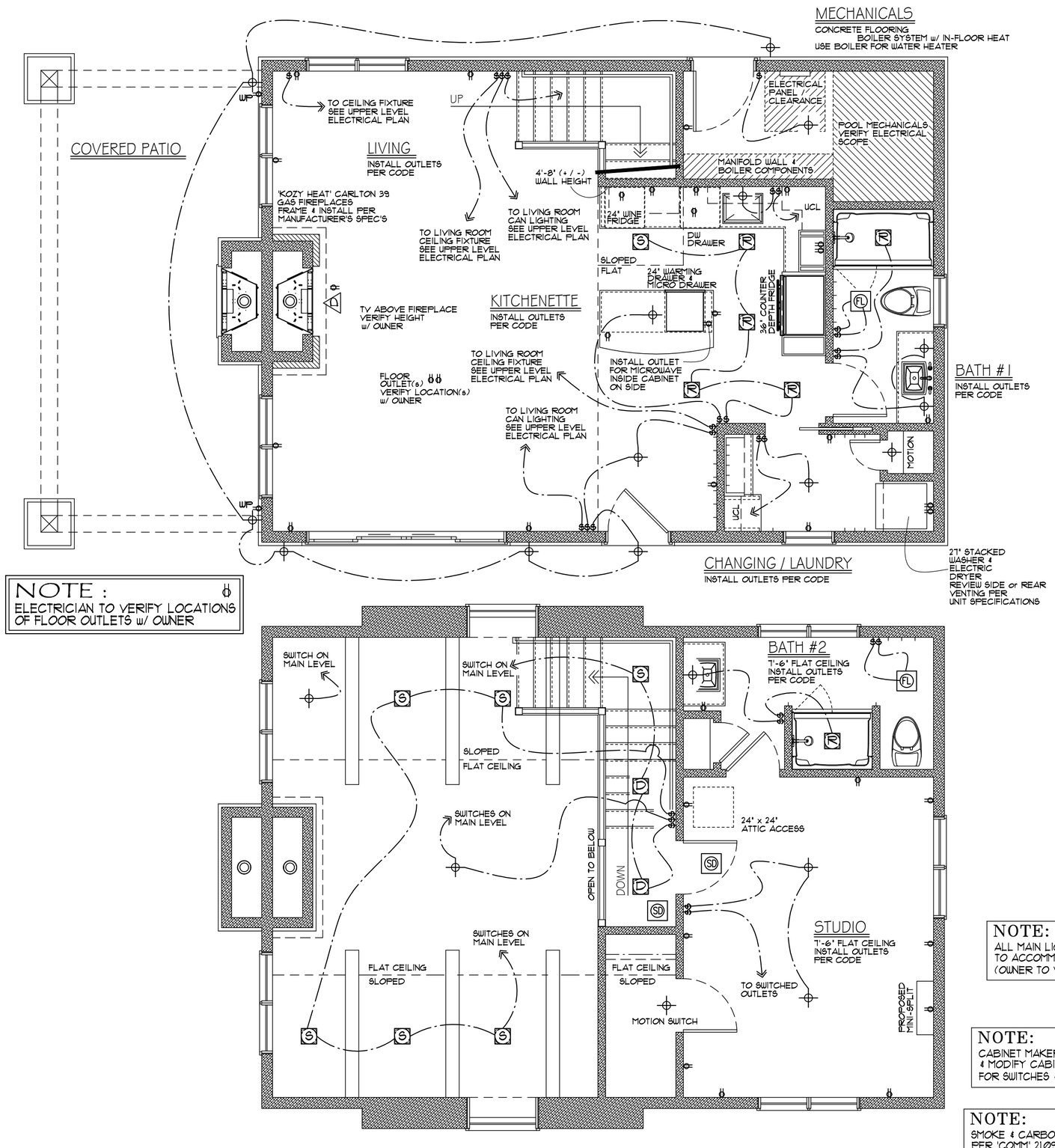
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Attachment: Plans (9352 : Brian & Carolyn Timmis)



NOTE :
ELECTRICIAN TO VERIFY LOCATIONS OF FLOOR OUTLETS w/ OWNER

LEGEND

R	RECESSED CAN - VERIFY SIZE
D	DIRECTIONAL RECESSED CAN - VERIFY SIZE
S	CAN LIGHT IN SLOPED CEILING - VERIFY SIZE
D	DATA
	LIGHT FIXTURE
	OUTLET (verify GFI / switched)
WP	WEATHER PROOF OUTLET
$	SWITCH (verify dimmer)
FL	BATH EXHAUST FAN w/ LIGHT & TIMER
SD	SMOKE / CO-2 DETECTOR
UCL	UNDER CABINET LIGHTING

NOTE:
ELECTRICAL CONTRACTOR TO REVIEW EXISTING ELECTRICAL LAYOUT WITH PROPOSED DESIGN REVIEW w/ OWNER / DESIGNER

NOTE:
OWNER TO VERIFY WITH ELECTRICAL CONTRACTOR FOR PROPER SWITCHING & LIGHTING FOR ALL LIGHT FIXTURES - CONFIRM WITH DESIGNER

NOTE:
OUTLETS SHOWN ON PLAN ARE FOR REFERENCE ONLY
ELECTRICIAN TO PROVIDE OUTLETS PER CODE & DISCUSS ADDITIONAL OUTLET LOCATIONS WITH OWNER

SWITCHES LABELED TO SWITCHED OUTLETS TO BE DISCUSSED w/ OWNER AS TO WHICH OUTLETS ARE TO BE SWITCHED

NOTE:
ELECTRICAL CONTRACTOR TO VERIFY WITH BUILDER THE LOCATION OF ELECTRICAL FIXTURES AND THE HEIGHTS ABOVE THE FINISH FLOOR, etc.

NOTE:
ALL MAIN LIGHT FIXTURE SWITCHES TO ACCOMMODATE DIMMERS (OWNER TO VERIFY EXACT SWITCH LOCATIONS)

NOTE:
APPROP. CONTRACTOR TO VERIFY WITH OWNER THE LOCATION FOR FUTURE TECHNOLOGY & SOUND COMPONENT WIRING

NOTE:
CABINET MAKER TO REVIEW ELECTRICAL PLAN & MODIFY CABINETRY AS NECESSARY FOR SWITCHES & OUTLETS

ALARM SYSTEM NOTE:
OWNER TO VERIFY ALL DETAILS OF EXISTING HOME ALARM SYSTEM & COORDINATE ANY SYSTEM MODIFICATIONS BASED ON NEW DESIGN

NOTE:
SMOKE & CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER 'COMM' 2109 & 2109.7 & 'COMM' 28
FIELD VERIFY LOCATION(S) AND AMOUNT NEEDED

NOTE:
NECESSARY CONTRACTORS TO VERIFY APPLIANCE SPEC'S w/ OWNER

PROPOSED MAIN & UPPER LEVEL FLOOR PLANS

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **May 13, 2024**
SUBJECT: **2025 City of Mequon Community Survey Topics**

Architectural Board Members:

As many of you are aware, the Public Welfare Committee has begun work on the next Community Survey, which was last completed in 2019. Based on the Committee's current timeline to allow for vendor selection and question formulation, the next survey is scheduled to go out in May of 2025. The Committee is currently seeking input from staff and the City's other Boards, Committees, and Commissions for topics they would be interested in seeking resident opinions.

We are reaching out to you to solicit the top three topics that your respective Board, Committee, or Commission wishes to include. Please keep in mind that a typical survey has approximately 30 questions and while every topic has merit, not all can be included. Based on what is submitted, the Public Welfare Committee hopes to see what themes emerge as most pressing for our community at the present time. Please submit a short list or summary of the three survey topic areas from your respective boards by July 19.

Recommendations:

1.

2.

3.