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

ARCHITECTURAL BOARD
Monday, June 9, 2025
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

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

I) Call to Order

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

1. Meeting Minutes from May 12, 2025

III) Architectural Board Applications:

1. **Tom & Peggy Perlewitz** — **New Single-Family Residence**
   10218 N. Wildwood Court
   Subdivision: Wildwood Preserve — Contractor: Moore Designs, Inc.
   District 8 – 6:00 pm — Architect: Brian Breit

2. **Cory & Kirsten Engdahl** — **Addition**
   13757 N. Birchwood Lane
   Subdivision: N/A — Contractor: Ruvin Bros. Artisans
   District 8 – 6:05 pm — Architect: Ruvin Bros. Artisans

3. **David & Susan Abbott** — **New Single-Family Residence**
   12957 N. Highgate Court
   Subdivision: Highgate — Contractor: Northgreen Builders
   District 2 – 6:15 pm — Architect: Erik Mojnacke

4. **Tim O'Brien Homes** — **New Single-Family Residence**
   9321 W. Huntington Drive
   Subdivision: Swan Ridge Farms — Contractor: Tim O'Brien Homes
   District 4 – 6:20 pm — Architect: Tim O'Brien Homes

5. **Tim O'Brien Homes** — **New Single-Family Residence**
   9875 N. Cygnet Court
   Subdivision: Swan Ridge Farms — Contractor: Tim O'Brien Homes
   District 4 – 6:25 pm — Architect: Tim O'Brien Homes

6. **Veridian Homes LLC** — **Resubmittal for New Single-Family**
   10609 N. Tree Sparrow Drive
   Subdivision: The Enclave — Contractor: Veridian Homes LLC
   District 4 – 6:30 pm — Architect: Veridian Homes LLC

7. **Travis & Brittany Rieder** — **New Single-Family Residence**
   1600 W. Falcon Court
   Subdivision: Highland Meadows — Contractor: Victory Homes of WI
   District 5 – 6:35 pm — Architect: David Pluim

8. **Sally Braddy** — **Addition**
   11463 N. Oriole Lane
   Subdivision: Oz. Country Club Estates — Contractor: Paul Katz
   District 6 – 6:40 pm — Architect: John Peine Design, Inc.

IV) Adjourn Meeting

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

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 9, 2025**
SUBJECT: **Meeting Minutes from May 12, 2025**

Attachments:
5.12 (PDF)

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

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, May 12, 2025
6:00 PM
Lower-Level Conference Room

Minutes

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

Present:	Chairman Scott Reed
Members at Large:	Paul Apfelbach, Michael Wade, Tom Irvin, Janet Ehn
Architectural Board Liaison:	Greg Golden

2. **Meeting Minutes**

Minutes from April 14, 2025, meeting were approved by Vice-Chairman Paul Apfelbach and seconded by District Representative Michael Wade.

Minutes passed unanimously.

Attachment: 5.12 (10400 : Meeting Minutes from May 12, 2025)

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 7 6:00 pm	**Shed**	Scott & Linda Greenlees 1432 W. County Line Road Subd: N/A	Contractor: Owner Architect: Charles H. Western

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

Conditions: Plans approved as submitted with the following conditions:
1. Add two windows on east elevation towards outer edges.
2. Shed windows must match house windows.

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

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

Conditions: Plans approved as submitted.

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

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

Conditions: Plans approved as submitted.

Attachment: 5.12 (10400 : Meeting Minutes from May 12, 2025)

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

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

Conditions: Plans approved as submitted.

5)	Dist. 1 6:35 pm	**New Single-Family Residence**	Mitch & Megan Hulbert 10523 W. Hawthorne Farms Ln Subd: Hawthorne Farms	Contractor: James Craig Builders Architect: James Craig Builders

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

Conditions: Plans approved as submitted with the following conditions:
1. Remove all grids from front elevation windows for consistency on house.
2. Add two louvers on rear gables to match front elevation gables.
3. Add masonry beltline on all four elevations as marked up on Architectural Board plans.

6)	Dist. 1 6:40 pm	**New Single-Family Residence**	Adam & Rachel Loomans 12980 N. Highgate Court Subd: Highgate	Contractor: Victory Homes of WI Architect: David Pluim

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

Conditions: Plans approved as submitted.

7)	Dist. 2 6:45 pm	**New Single-Family Residence**	Eugene & Alla Byhkovsky 3721 W. Club Circle Subd: The Green at Mequon	Contactor: Victory Homes of WI Architect: David Pluim

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

Conditions: Plans approved as submitted.

Attachment: 5.12 (10400 : Meeting Minutes from May 12, 2025)

8)	Dist. 3 6:50 pm	**New Single-Family Residence**	Veridian Homes LLC 10609 N. Tree Sparrow Drive Subd: The Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes

Moved to Table: Irvin
Seconded by: Wade
Approved: No
Vote: 4-1 (Reed opposed)

Conditions: Plans Tabled for redraw: Resubmit for more aesthetic consistency on rear and side elevations to match front elevation in design and materials.

9)	Dist. 3 6:55 pm	**New Single-Family Residence**	Veridian Homes LLC 8211 W. Skylark Drive Subd: The Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes

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

Conditions: Plans approved as submitted.

10)	Dist. 3 7:00 pm	**New Single-Family Residence**	Veridian Homes LLC 8191 W. Skylark Drive Subd: The Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes LLC

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

Conditions: Plans approved with the condition that a window should be added to the second floor on the right elevation to mirror the window on the far corner, same elevation.

Attachment: 5.12 (10400 : Meeting Minutes from May 12, 2025)

11)	Dist. 3 7:05 pm	**Re-Submittal:** New Single-Family Residence	Veridian Homes LLC 10592 N. Tree Sparrow Drive Subd: The Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes LLC

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

Conditions: Plans approved as re-submitted.

12)	Dist. 4 7:10 pm	**New Single-Family Residence**	Bonnilake/Fred Bersch 9809 N. Cedarburg Road Subd: N/A	Contractor: Hillcrest Builders Architect: Hillcrest Builders

Moved to Approve: Irvin
Seconded by: Reed
Approved: Yes
Vote: 4-5 (Apfelbach opposed)

Conditions: Plans approved as submitted with the condition that a window is added to the right elevation, left of garage door to match the two windows on the same side.

13)	Dist. 4 7:15 pm	**New Single-Family Residence**	Korndoerfer Homes LLC 9954 N. Migratory Lane Subd: Swan Ridge Farms	Contractor: Korndoerfer Homes Architect: SHP Design

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

Conditions: Plans approved as submitted.

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

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

Conditions: Plans approved as submitted.

Attachment: 5.12 (10400 : Meeting Minutes from May 12, 2025)

15)	Dist. 4 7:25 pm	**New Single-Family Residence**	Espire Homes, Inc. 9931 N. Migratory Lane Subd: Swan Ridge Farms	Contractor: Espire Homes, Inc. Architect: Espire Homes, Inc.

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

Conditions: Plans approved as submitted.

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

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

Conditions: Plans approved as submitted.

17)	Dist. 5 7:35 pm	**New Single-Family Residence**	Andrew Shoemaker Lot #22 in Highlands Meadow Subd: Highland Meadows	Contractor: Allan Builders Architect: David Pluim

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

Conditions: Plans approved as submitted.

Attachment: 5.12 (10400 : Meeting Minutes from May 12, 2025)

18)	Dist. 5 7:40 pm	**New Single-Family Residence**	Melinda Froncois 2790 W. Cassel Lane Subd: N/A	Contractor: TBD Architect: Frederick Dahms

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

Conditions: Plans approved as submitted with the condition that three box-windows are added to the garage wall on rear elevation to match the three box-windows on the front elevation.

19)	Dist. 7 7:45 pm	**Re-Submittal:** **Detached Garage** (Tabled at 4/14/25 AB Meeting)	Felix & Marina Raykh 9706 N. Sunset Lane Subd: Rangeline Estates	Contractor: Owner Architect: NA

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

Conditions: Plans approved with the following conditions:
1. Add window to south elevation to match the west elevation with shutters.
2. Add a brick beltline to all four elevations to match the brick (or as closely as possible) on the existing home.

4. **Motion to Adjourn**

Vice-Chairman Paul Apfelbach made a motion to adjourn the meeting. Chairman Scott Reed seconded the motion.

A vote was taken; vote passed unanimously.

Meeting adjourned at 7:25 p.m.

Attachment: 5.12 (10400 : Meeting Minutes from May 12, 2025)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 9, 2025**
SUBJECT: **Tom & Peggy Perlewitz - New Single-Family Residence at 10218 N. Wildwood Court**

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

05/16/25

Moore Design Inc.
W193N10975 Kleinmann drive
Germantown WI.
262-339-9362
dave@mooredesigns.com

Letter of Intent
Mequon Architectural Board
11333 N. Cedarburg Road
Mequon WI.

Mequon Arch Board Members:

I am submitting this letter of intent regarding the proposed construction of a new single-family residence located at 10218 North Wildwood Court, in Wildwood Preserve development.

The proposed home has approx. 11,000 square feet of finished living space. The exterior materials consist of stone and stucco veneers with a minor amount of metal cladding on dormers. There are five full masonry fireplaces as seen on the plans. The proposed roofing material is to be composite slate.

The proposed home will be harmonious with previously built homes within the Wildwood Preserve development. Moore Designs has previously designed and built two new homes within this development.

Professional landscaping is an important aspect of this project. The intention is to work with Landworks of Wisconsin for this scope of work, understanding the intention of preservation of specimen trees is a priority.

Sincerely,

David F. Moore, President
Moore Designs, Inc.

Attachment: Statement of Intent (10399 : Tom & Peggy Perlewitz)

LEGAL DESCRIPTION :
Lot Ten (10), in "WILDWOOD PRESERVE", a subdivision located in Government Lot One (1), lying in the Northwest One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Thirty-three (33), Township Nine (9) North, Range Twenty-two (22) East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 68,101 sq. ft / 1.563 acres of land, more or less.

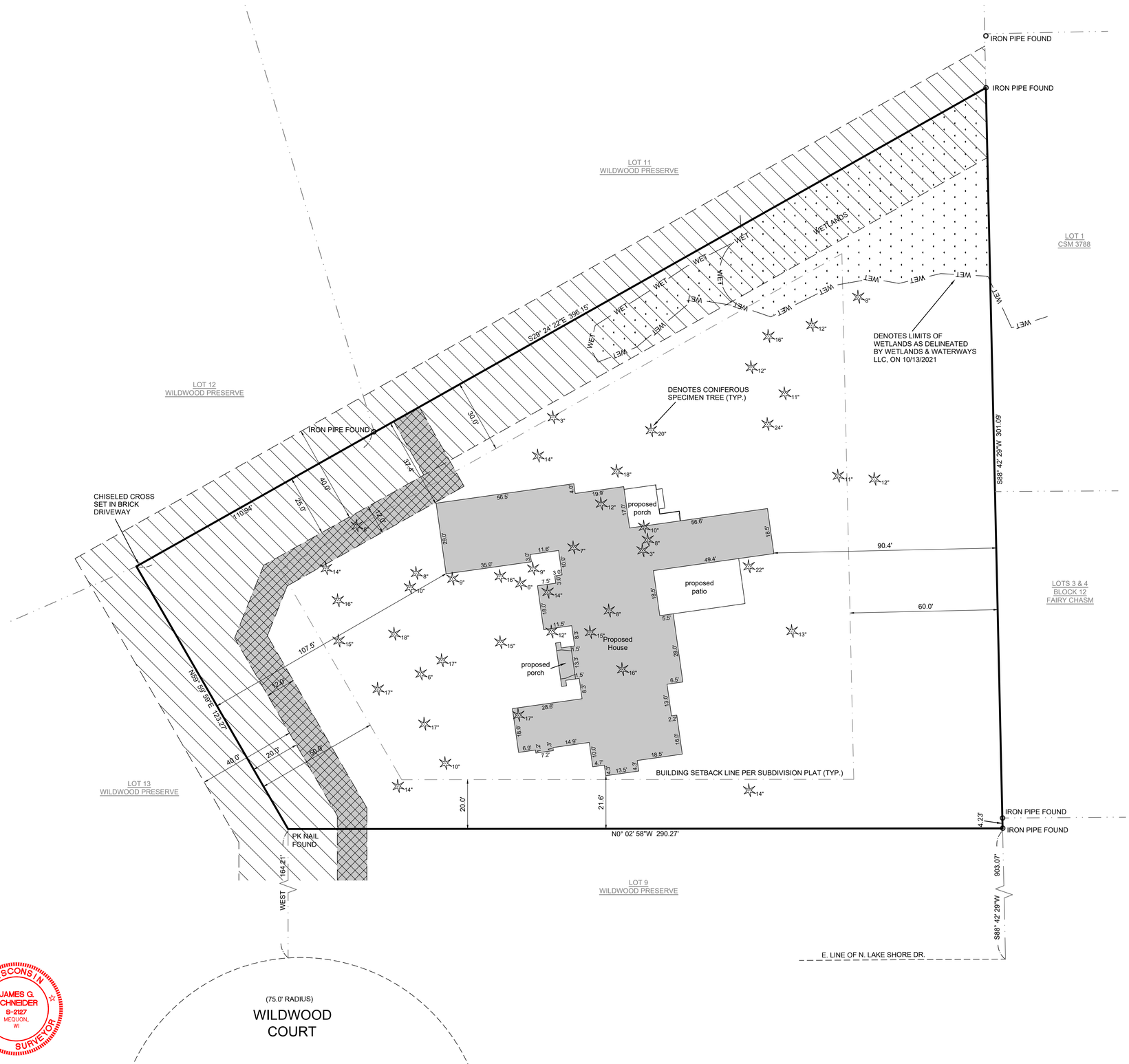
NOTES :

1. ALL BEARINGS REFERENCED TO THE EAST LINE OF THE NW 1/4 OF SECTION 33-9-22, WHICH BEARS N0°21'51"W PER SEWRPC DATUM NAD-83.

2. NO BUILDINGS SHALL BE PERMITTED WITHIN THE WETLAND BUFFER PER "WILDWOOD PRESERVE" SUBDIVISION PLAT.

3. DENOTES 12 FT. WIDE UTILITY EASEMENT PER PLAT.

4. DENOTES 40 FT. WIDE PRIVATE DRIVEWAY AND UTILITY EASEMENT PER PLAT.



SURVEY CERTIFICATE

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

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

Dated at City of Milwaukee, State of Wisconsin this 19th day of May, 2025.

Recertified _____

James Schneider
S - 2127

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

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

LEGEND

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

Lot 10, "WILDWOOD PRESERVE"
Mequon, Wisconsin

PLAT OF SURVEY

22

0 20' 40'

NO.	REVISION	DATE	BY
DRAWN BY:		JRS	
DATE:		5/19/2025	
PROJECT NO:		24068	
CHECKED BY:		JGS	
SHEET NO.:			

1 OF 1

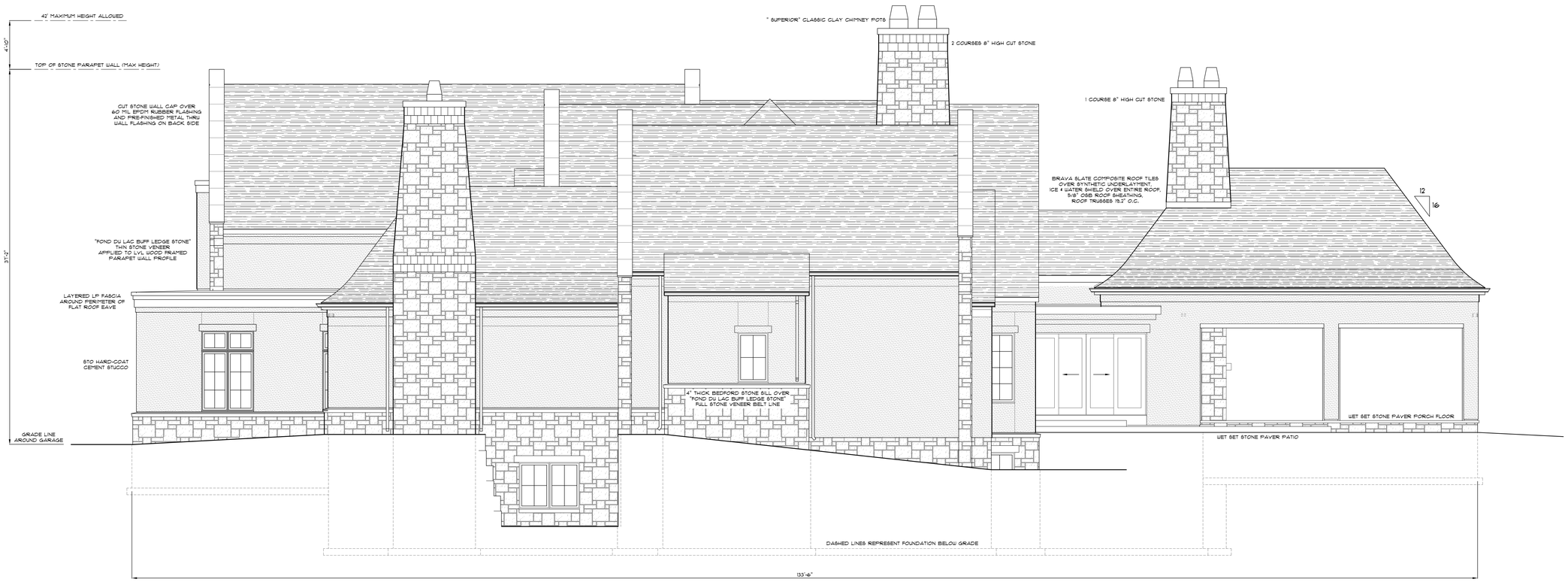
Attachment: Survey (10399 : Tom & Peggy Perlewitz)

I:\Perlewitz, Thomas\24068 Perlewitz Wildwood Preserve\060 CAD\300_Survey\020_Survey Deliverables (ALTA, CSM, PLAT)\24068 Perlewitz - Plat of Survey.dwg



NORTH ELEVATION VIEW

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



WEST ELEVATION VIEW

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

CONSTR. PLAN IN PROGRESS

MDI
Moore Designs, Inc.
Distinctive Home Designs - Master Builder
262.415.5740
mooredesigns.com

PROJECT NAME:	PERLEWITZ HOME		
SCALE: 1/4" = 1'-0" NOT TO SCALE ON 11X17 PAPER	DRAWN BY: BRIAN B.		
REVISIONS:	08/19/24	09/17/24	10/9/24
10/17/24	01/23/25	02/05/25	02/11/25
04/25/25	05/19/25		

SHEET TITLE: ELEVATIONS

SHEET NUMBER: B-002

PAGE: 06 OF __

Attachment: Plans (10399 : Tom & Peggy Perlewitz)



SOUTH ELEVATION VIEW

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



EAST ELEVATION VIEW

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

CONSTR. PLAN IN PROGRESS

MDI
Moore Designs, Inc.
Distinctive Home Designs - Master Builder
262.415.5740
mooredesigns.com

PROJECT NAME:	PERLEWITZ HOME		
SCALE: 1/4" = 1'-0" NOT TO SCALE ON 11x17 PAPER	DRAWN BY: BRIAN B.		
REVISIONS:	08/19/24	09/17/24	10/9/24
10/17/24	01/23/25	02/05/25	02/11/25
04/25/25			

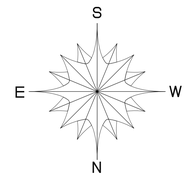
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
B-001

PAGE: 06 OF __

Attachment: Plans (10399 : Tom & Peggy Perlewitz)





SITE PLAN

SCALE: 1" = 15'-0"
FOR 24 x 36 PAPER

MDI
Moore Designs, Inc.
Distinctive Home Designs · Master Builder
262.415.5740
mooredesigns.com

PROJECT NAME:	PERLEWITZ HOME		
SCALE: 1/4" = 1'-0"	DRAWN BY: BRIAN B.		
REVISIONS:	08/19/24	09/11/24	10/3/24
10/17/24	01/23/25	02/05/25	02/11/25
04/25/25			

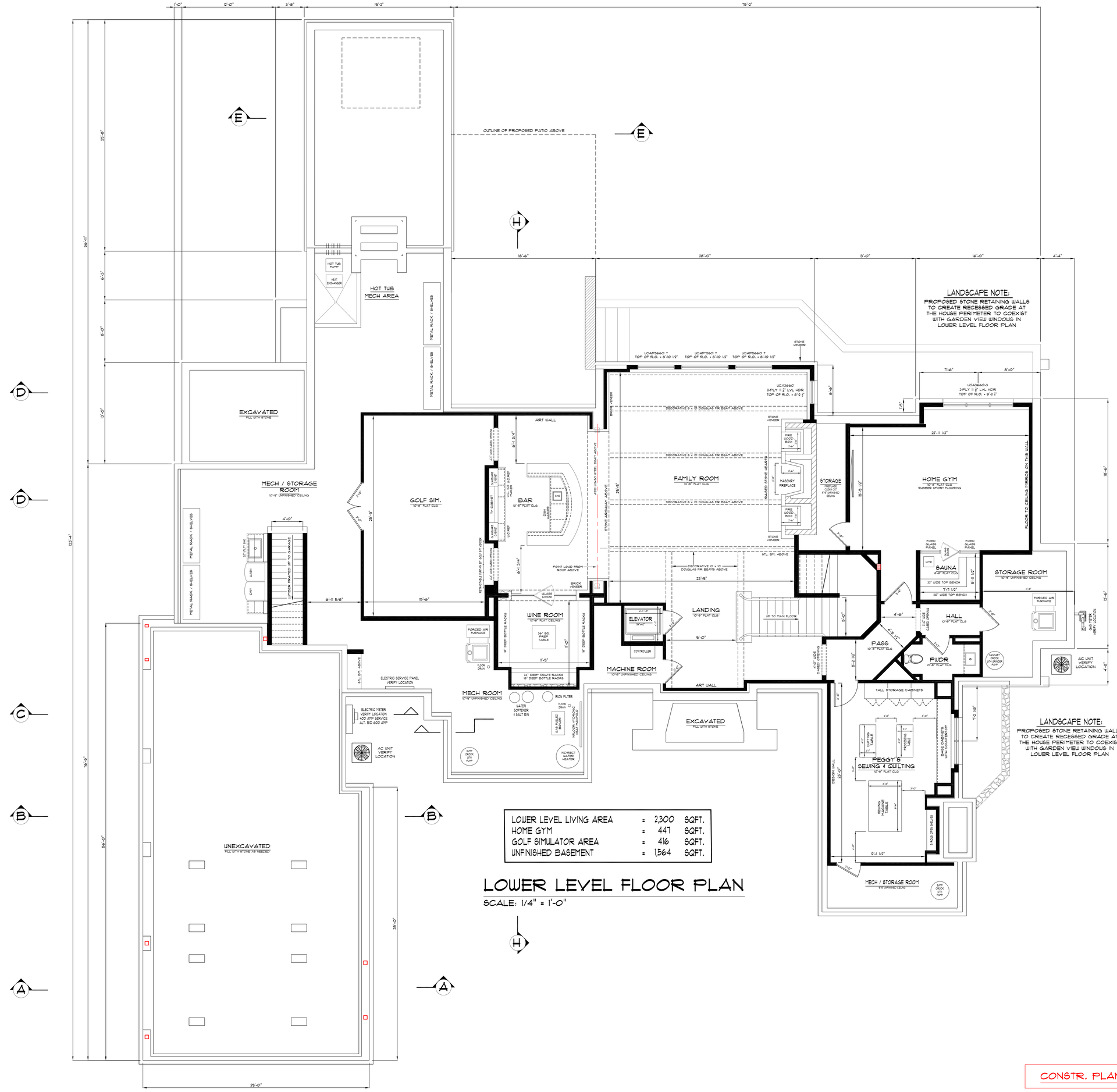
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
P-001

PAGE: 01 OF 01

Attachment: Plans (10399 : Tom & Peggy Perlewitz)

Attachment: Plans (10399 : Tom & Peggy Perlewitz)



LOWER LEVEL LIVING AREA	=	2,300	SQFT.
HOME GYM	=	447	SQFT.
GOLF SIMULATOR AREA	=	416	SQFT.
UNFINISHED BASEMENT	=	1,564	SQFT.

LOWER LEVEL FLOOR PLAN

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

CONSTR. PLAN IN PROGRESS

MDI
Moore Designs, Inc.
Distinctive Home Designs - Master Builder
262.415.5740
mooredesigns.com

PROJECT NAME:	PERLEWITZ HOME		
SCALE: 1/4" = 1'-0" NOT TO SCALE ON THIS 8X5 PAPER	DRAWN BY: BRIAN B.		
REVISIONS:	08/19/24	09/17/24	10/3/24
10/17/24	01/23/25	02/05/25	02/11/25
04/25/25	05/19/25		

SHEET TITLE:
LOW LEV FLOOR PLAN

SHEET NUMBER:
B-004

PAGE: 04 OF __

MAIN FLOOR AREA USING EXTERIOR DIMENSIONS	=	5,055 SQFT.
ATTACHED GARAGE USING EXTERIOR DIMENSIONS	=	1,490 SQFT.
GUEST PORCH	=	94 SQFT.
SCREENED IN PORCH	=	532 SQFT.
GRILL PORCH	=	169 SQFT.
PROPOSED PATIO AREA	=	637 SQFT.

MAIN FLOOR PLAN

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

CONSTR. PLAN IN PROGRESS

MDI
Moore Designs, Inc.
Distinctive Home Designs - Master Builder
262.415.5740
mooredesigns.com

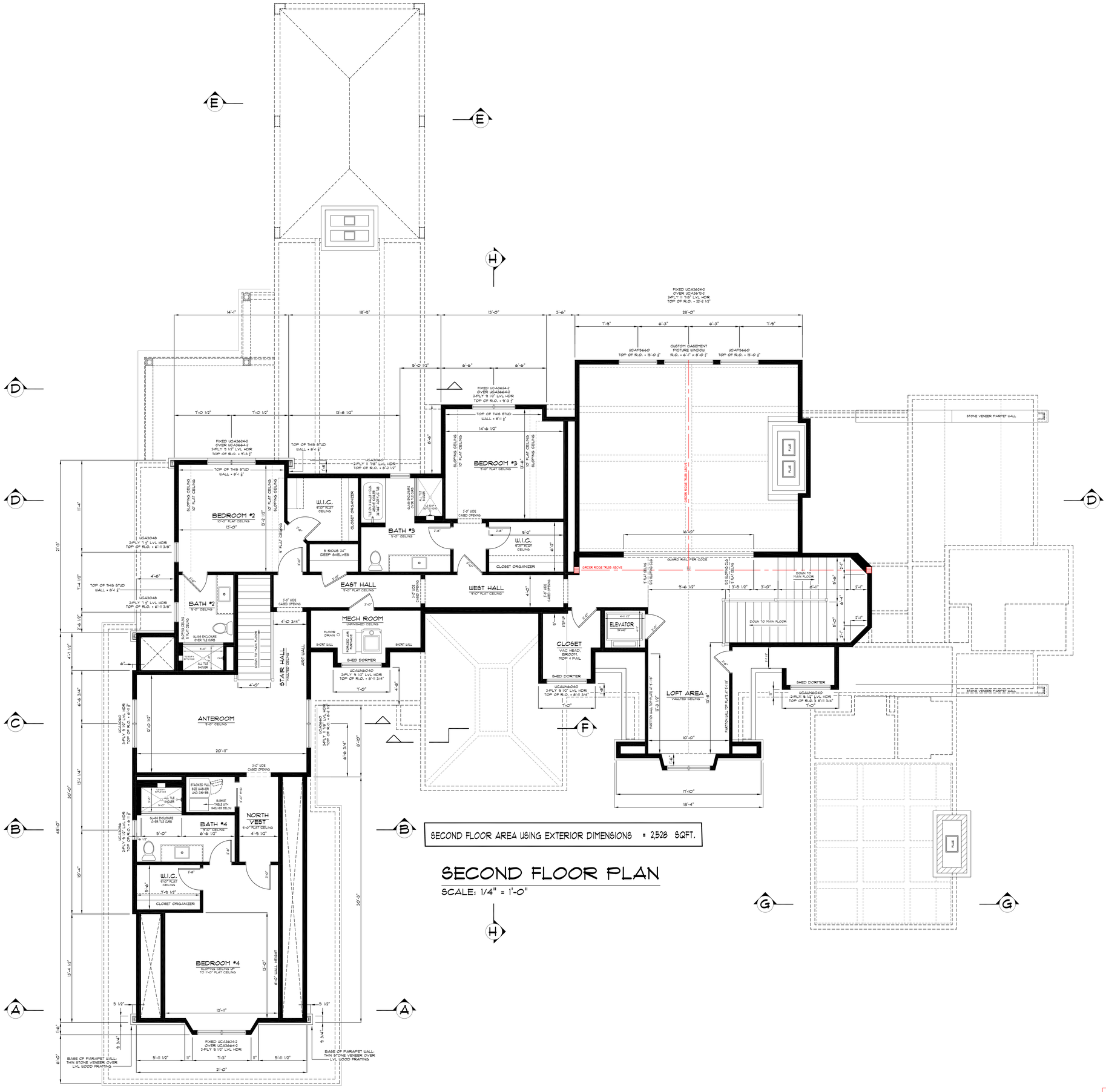
PROJECT NAME:		FERLEWITZ HOME	
SCALE: 1/4" = 1'-0" NOT TO SCALE ON 11x17 SIZE		DRAWN BY: BRIAN B.	
REVISIONS:	08/19/24	09/17/24	10/9/24
10/17/24	10/28/24 HEARTH ROOM	01/23/25	02/05/25
02/11/25	04/25/25	05/19/25	

SHEET TITLE: MAIN FLOOR PLAN

SHEET NUMBER: B-005

PAGE: 05 OF __

Attachment: Plans (10399 : Tom & Peggy Perlewitz)


FIXED UCA3624-2
OVER UCA3610-2
2-PLY 11 7/8" LVL HDR
TOP OF R.O. = 22'-2 1/2"
UCAP5640
TOP OF R.O. = 15'-0 1/2"
CUSTOM CASEMENT PICTURE WINDOW
R.O. = 6'-1" x 8'-0 1/2"
UCAP5640
TOP OF R.O. = 15'-0 1/2"
FIXED UCA3624-2
OVER UCA3664-2
2-PLY 9 1/2" LVL HDR
TOP OF R.O. = 15'-3 1/2"
FIXED UCA3624-2
OVER UCA3664-2
2-PLY 9 1/2" LVL HDR
TOP OF R.O. = 15'-3 1/2"
UCA3060
2-PLY 11 7/8" LVL HDR
TOP OF R.O. = 8'-2 1/2"
UCA3048
2-PLY 7 1/2" LVL HDR
TOP OF R.O. = 6'-11 3/8"
UCA3048
2-PLY 7 1/2" LVL HDR
TOP OF R.O. = 6'-11 3/8"
UCA3048
2-PLY 7 1/2" LVL HDR
TOP OF R.O. = 6'-11 3/8"
UCA2448
2-PLY 9 1/2" LVL HDR
TOP OF R.O. = 6'-



Attachment: Renderings A (10399 : Tom & Peggy Perlowitz)







Attachment: Rendering A (18099 : Tom & Peggy Pentecost)

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 9, 2025**
SUBJECT: **Cory & Kirsten Engdahl - Addition at 13757 N. Birchwood Lane**

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

05/19/2024

City of Mequon
Architectural Review Board
11333 N Cedarburg Rd
Mequon, WI 53092

STATEMENT OF INTENT

Ruvin Bros. Artisans & Trades is submitting this packet for a proposed addition to add a primary bedroom with full height basement below. Materials used will match the existing cedar siding and soffit and other materials on the exterior of the house including EPDM roof. The entire house is to be painted & windows are to be replaced.

Attachment: Statement of Intent (10401 : Cory & Kirsten Engdahl)

3111 W MILL ROAD · MILWAUKEE, WI 53209 · (414) 354-4220 · (414) 354-5385 FAX
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PROPERTY DESCRIPTION:

PARCEL ONE (1) OF CERTIFIED SURVEY MAP NO. 289, RECORDED ON APRIL 14, 1969 IN VOLUME 1 OF CERTIFIED SURVEY MAPS PAGE 520-521 AS DOCUMENT NO. 227933, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION FIVE (5), TOWNSHIP NINE (9) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

LEGAL NOTICE:
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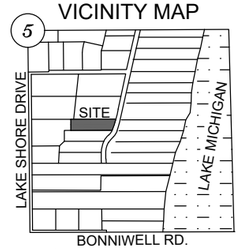
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N

0 20 40 80

1" = 40'

VICINITY MAP



SE 1/4 SEC. 5 T9N R22E
SCALE 1"=2000'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	123.30'	86.16'	S20°53'38"W	85.86'

LOT 4
C.S.M. NO. 4093

1" IRON PIPE FOUND

LOT 3
C.S.M. NO. 4093

(REC. AS N 89°24'45"W)
S 89°55'33" E 601.02'

1" IRON PIPE FOUND

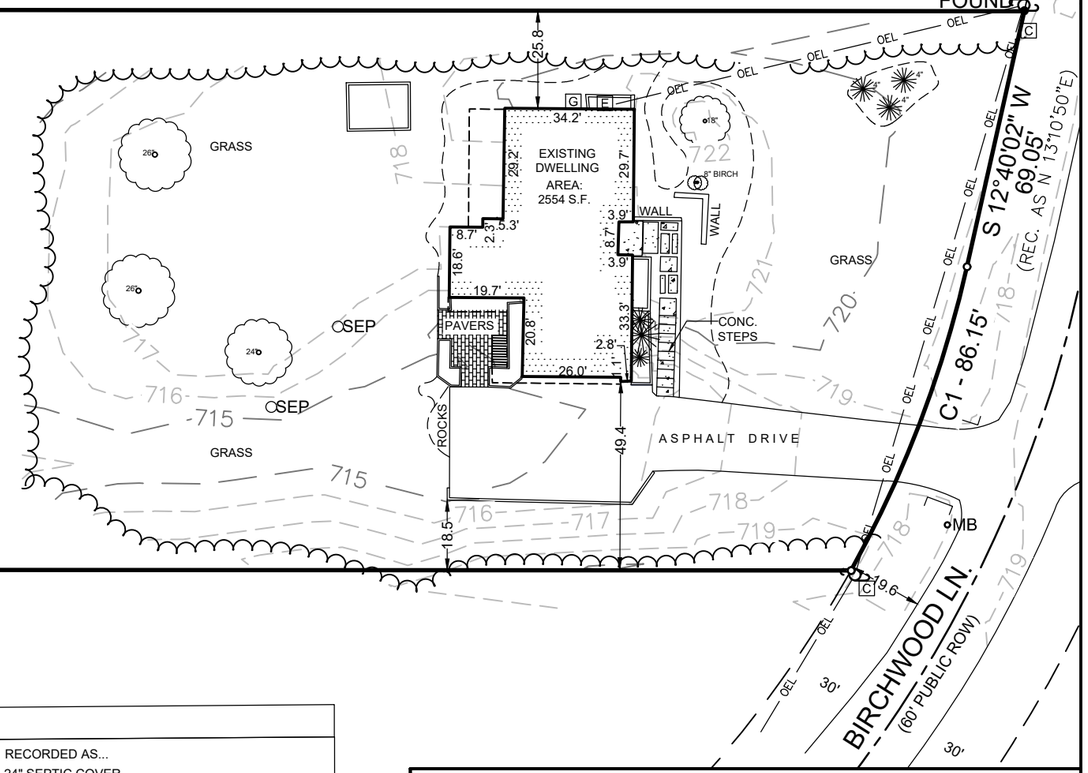
1" IRON PIPE FOUND

UNPLATTED LANDS
(REC. AS NORTH)
N 00°30'48" W 148.01'

DENSELY WOODED

PARCEL 1
C.S.M. NO 289
85,960 S.F.
(1.97 ACRES)

DENSELY WOODED



6" NAIL FOUND

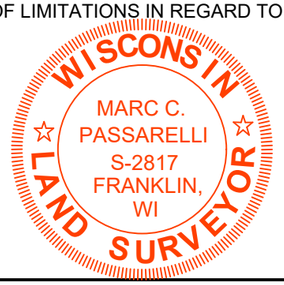
N 89°57'48" W 553.93'
(REC. AS N 89°27'W)

PARCEL 2
C.S.M. NO. 289

ELEVATION NOTE:
ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD88)

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

SIGNED



MARC C. PASSARELLI
PROFESSIONAL LAND SURVEYOR S-2817

LEGEND

	PROPERTY LINE	(REC)	RECORDED AS...
	EXISTING BUILDINGS	○SEP	24" SEPTIC COVER
	CONCRETE	○MB	MAIL BOX
	PAVERS / BRICK	C	UTILITY BOX
	EDGE OF PAVEMENT / GRASS	E	ELECTRIC METER
	MAJOR CONTOUR, (5' INTERVAL)	G	GAS METER
	MINOR CONTOUR, (1' INTERVAL)		UTILITY POLE
	EDGE OF LANDSCAPING		15" CORRUGATED METAL PIPE
	UPPER LEVEL DECK		CONIFEROUS TREE
OEL	OVERHEAD ELECTRIC LINE		DECIDUOUS TREE
	TREE LINE	●	IRON PIPE FOUND
	TIMBER / CONCRETE RETAINING WALL	○	1" IRON PIPE SET Wt = 1.13 lbs / ln ft.
		▲	FOUND NAIL

PLAT OF SURVEY

PREPARED FOR RUVIN BROS.
13757N BIRCHWOOD LANE
MEQUON, WI

Endpoint Solutions
6871 S. Lovers Lane
Franklin, WI 53132
Phone: (414) 427-1200
marcp@endpointcorporation.com

FIELD WORK BY: JE	DRAWN BY: TJS	DATE: 3/14/2025
FIELD DATE: 3/12/2025	REVIEWED BY: MCP	PROJECT NO: 1179-001

P:\Ruvin Bros - 1179\13757 N. Birchwood Lane\CAD\1179-001-Plat.dwg

Attachment: Survey (10401 : Cory & Kirsten Engdahl)



Attachment: Pictures (10401 : Cory & Kirsten Engdahl)

13757 N BIRCHWOOD LANE – EAST ELEVATION

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Attachment: Pictures (10401 : Cory & Kirsten Engdahl)

13757 N BIRCHWOOD LANE – SOUTH ELEVATION

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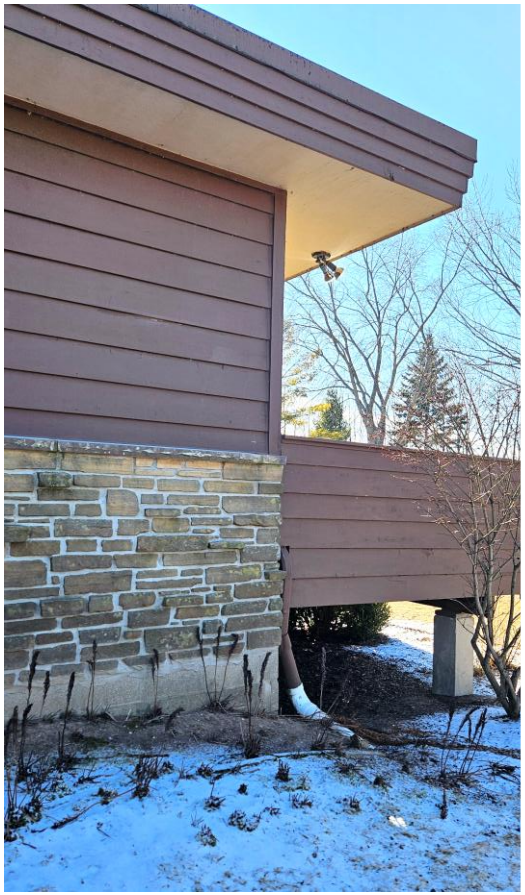


Attachment: Pictures (10401 : Cory & Kirsten Engdahl)

13757 N BIRCHWOOD LANE – WEST ELEVATION

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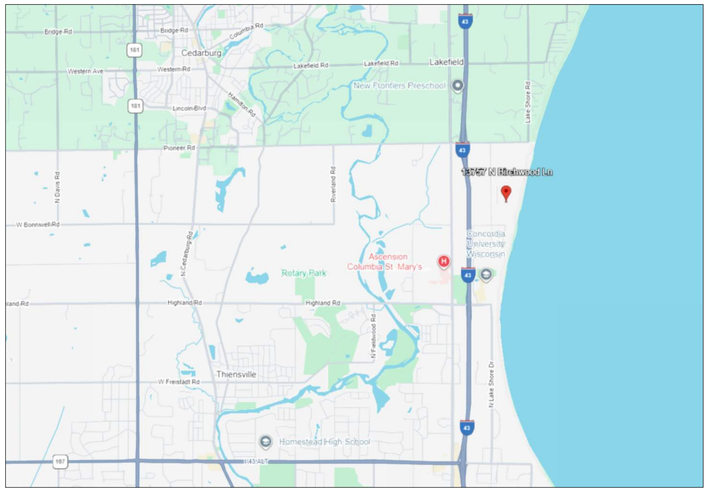
Attachment: Pictures (10401 : Cory & Kirsten Engdahl)

13757 N BIRCHWOOD LANE – NORTH ELEVATION

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13757 N. Birchwood Lane
Mequon, WI, 53097



PROJECT LOCATION MAP



FRONT ELEVATION

HVAC SYMBOLS LEGEND

HWS	WALL SUPPLY REGISTER	HWR	WALL RETURN VENT
HBS	BASE SUPPLY REGISTER	HBR	BASE RETURN VENT
HFS	FLOOR SUPPLY REGISTER	HFR	FLOOR RETURN VENT
HS	CEILING SUPPLY REGISTER	HR	CEILING RETURN VENT
T	THERMOSTAT	HI-LO	HIGHT AND LOW WALL RETURN VENT

SHEET INDEX

NO.	TITLE
T0.00	COVER SHEET
G0.00	SPECIFICATIONS
G0.01	SPECIFICATIONS
C0.00	SITE CONSTRUCTION PLAN
D1.00	LOWER LEVEL DEMOLITION PLAN
D1.01	FIRST FLOOR DEMOLITION PLAN
S1.00	LOWER LEVEL FRAMING PLAN
S1.01	FIRST FLOOR FRAMING PLAN
S2.00	BUILDING SECTION DETAILS
S2.01	BUILDING SECTION DETAILS
A1.00	LOWER LEVEL CONSTRUCTION PLAN
A1.01	FIRST FLOOR CONSTRUCTION PLAN
A1.02	ROOF CONSTRUCTION PLAN
A2.00	EXTERIOR ELEVATIONS
A2.01	EXTERIOR ELEVATIONS
I4.00	INTERIOR ELEVATIONS
	MILLWORK PROFILES
I5.00	SELECTION SCHEDULES
I5.01	SELECTION SCHEDULES
I5.02	SELECTION SCHEDULES
E1.00	LOWER LEVEL ELECTRICAL DEMOLITION PLAN
E1.01	FIRST FLOOR ELECTRICAL DEMOLITION PLAN
E2.00	LOWER LEVEL ELECTRICAL PLAN
E2.01	FIRST FLOOR ELECTRICAL PLAN

ABBREVIATION INDEX

ABRV.	DESCRIPTION
A.F.F.	ABOVE FINISHED FLOOR
B/	BOTTOM OF
CLG.	CEILING
C.O.	CASED OPENING
C.C.	CLOTHES CHUTE
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
DW	DISHWASHER
DN	DOWN
D.O.	DRYWALL OPENING
E.P.	ELECTRICAL PANEL
E.T.R.	EXISTING TO REMAIN
ELEV.	ELEVATION
EXIST.	EXISTING
F.D.	FINISH DIMENSION
FTG.	FOOTING
G.C.	GENERAL CONTRACTOR
G.D.	GARBAGE DISPOSAL
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIBB
HT.	HEIGHT
LL.	LOWER LEVEL
MICRO	MICROWAVE
O.A.	ON CENTER
P.T.W.	PRESSURE TREATED WOOD
PROP.	PROPOSED
T/	TOP OF
TBD	TO BE DETERMINED
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
--	**FLOORING** --
CP	CARPET
CN	CONCRETE
HWF	HARDWOOD
T	TILE
V	VINYL

ELECTRICAL SYMBOLS LEGEND

- CEILING MOUNT or PENDANT FIXTURE
- WALL MOUNT FIXTURE
- 5" RECESSED CAN LIGHT
- 4" RECESSED CAN LIGHT
- 3" RECESSED CAN LIGHT
- 2" RECESSED CAN LIGHT
- LED WAFER LIGHT
- IN-CABINET PUCK LIGHT
- DIRECTIONAL RECESSED CAN LIGHT
- KEYLESS PLASTIC LAMP SOCKET
- PULL CHAIN OPERATED FIXTURE
- CEILING FAN
- CEILING FAN / LIGHT
- FLUORESCENT FIXTURE
- LED UNDER CABINET LIGHTING
- LED TAPE LIGHTING
- LED CEILING PANEL
- EXTERIOR FLOOD LIGHT
- EXTERIOR FLOOD LIGHT MOTION ACTIVATED
- CEILING MOUNT EXHAUST FAN
- CEILING MOUNT EXHAUST FAN / LIGHT FIXTURE
- CEILING MOUNT EXHAUST FAN / HEAT LAMP
- SMOKE DETECTOR
- SMOKE AND CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE DETECTOR
- SINGLE POLE SWITCH
- 3 - WAY SWITCH
- 4 - WAY SWITCH
- DIMMER SWITCH
- TIMER SWITCH
- DOOR JAMB SWITCH
- SINGLEPLEX OUTLET
- DUPLEX OUTLET
- QUADRUPLEX OUTLET
- HALF SWITCHED DUPLEX OUTLET
- FULL SWITCHED DUPLEX OUTLET
- TAMPER AND WEATHER RESISTANT EXTERIOR DUPLEX OUTLET
- 240 VOLT OUTLET
- DUPLEX CEILING OUTLET
- DUPLEX FLOOR OUTLET
- DUPLEX OUTLET WITH USB PORT
- JUNCTION BOX OR DEVICE BOX WITH BLANK COVER PLATE
- SPEAKER IN-CEILING
- SPEAKER IN-WALL
- SPEAKER WALL MOUNT
- SPEAKER / STEREO CONTROL
- ETHERNET JACK
- PHONE JACK
- CABLE JACK
- SECURITY KEYPAD
- SECURITY DEVICE
- INTERCOM
- EXTERIOR LIGHT TIMER
- MOTION DETECT SENSOR
- DOOR BELL BUTTON
- DOOR BELL CHIME
- GARAGE DOOR OPENER
- KEYPAD
- CENTRAL VAC INLET
- THERMOSTAT
- NEW DEVICE AND PLATE COVER AT EXISTING LOCATION. WALL BOX TO REMAIN.
- DENOTES EXISTING FIXTURE TO BE ALTERED OR REMOVED
- DENOTES EXISTING FIXTURES TO REMAIN

SYMBOLS LEGEND

EXISTING MATERIALS

- EXISTING CONCRETE BLOCK FOUNDATION WALL TO REMAIN
- EXISTING POURED CONCRETE FOUNDATION WALL TO REMAIN
- EXISTING BRICK WALL OR VENEER TO REMAIN
- EXISTING MASONRY STONE WALL OR VENEER TO REMAIN
- EXISTING STUD WALL TO REMAIN
- EXISTING 2x4 STUD WALL TO RECEIVE NEW THERMAL INSULATION
- EXISTING 2x6 STUD WALL TO RECEIVE NEW THERMAL INSULATION
- EXISTING 2x4 STUD WALL TO RECEIVE NEW SOUND INSULATION
- EXISTING 2x6 STUD WALL TO RECEIVE NEW SOUND INSULATION

PROPOSED MATERIALS

- NEW CONCRETE BLOCK FOUNDATION WALL AND POURED FOOTING
- NEW POURED CONCRETE FOUNDATION WALL
- NEW BRICK WALL OR VENEER
- NEW MASONRY STONE WALL OR VENEER
- NEW 2x4 STUD WALL (NO INSULATION)
- NEW 2x6 STUD WALL (NO INSULATION)
- NEW 2x4 STUD WALL WITH THERMAL INSULATION
- NEW 2x6 STUD WALL WITH THERMAL INSULATION
- NEW 2x4 STUD WALL WITH SOUND INSULATION
- NEW 2x6 STUD WALL WITH SOUND INSULATION
- NEW STUD WALL WITH SPRAY FOAM INSULATION
- NEW 2x6 EXTERIOR STUD WALL WITH THERMAL INSULATION AND PARTIAL HEIGHT STONE/BRICK VENEER BELOW

PLAN TAGS

- 1 — KEYED NOTE TAG
- A — DOOR TAG AND LETTER, REFER TO DOOR SCHEDULE FOR DETAILED INFO
- 1 — WINDOW TAG AND NUMBER, REFER TO WINDOW SCHEDULE FOR DETAILED INFO

DEMOLITION MATERIALS

- EXISTING CONCRETE BLOCK FOUNDATION WALL TO BE REMOVED
- EXISTING POURED CONCRETE FOUNDATION WALL TO BE REMOVED
- EXISTING BRICK WALL OR VENEER TO BE REMOVED
- EXISTING MASONRY WALL OR VENEER TO BE REMOVED
- EXISTING STUD FRAMING TO BE REMOVED
- ITEMS TO BE REMOVED DURING DEMOLITION
- DENOTES EXISTING DRYWALL TO BE REMOVED FROM CEILING

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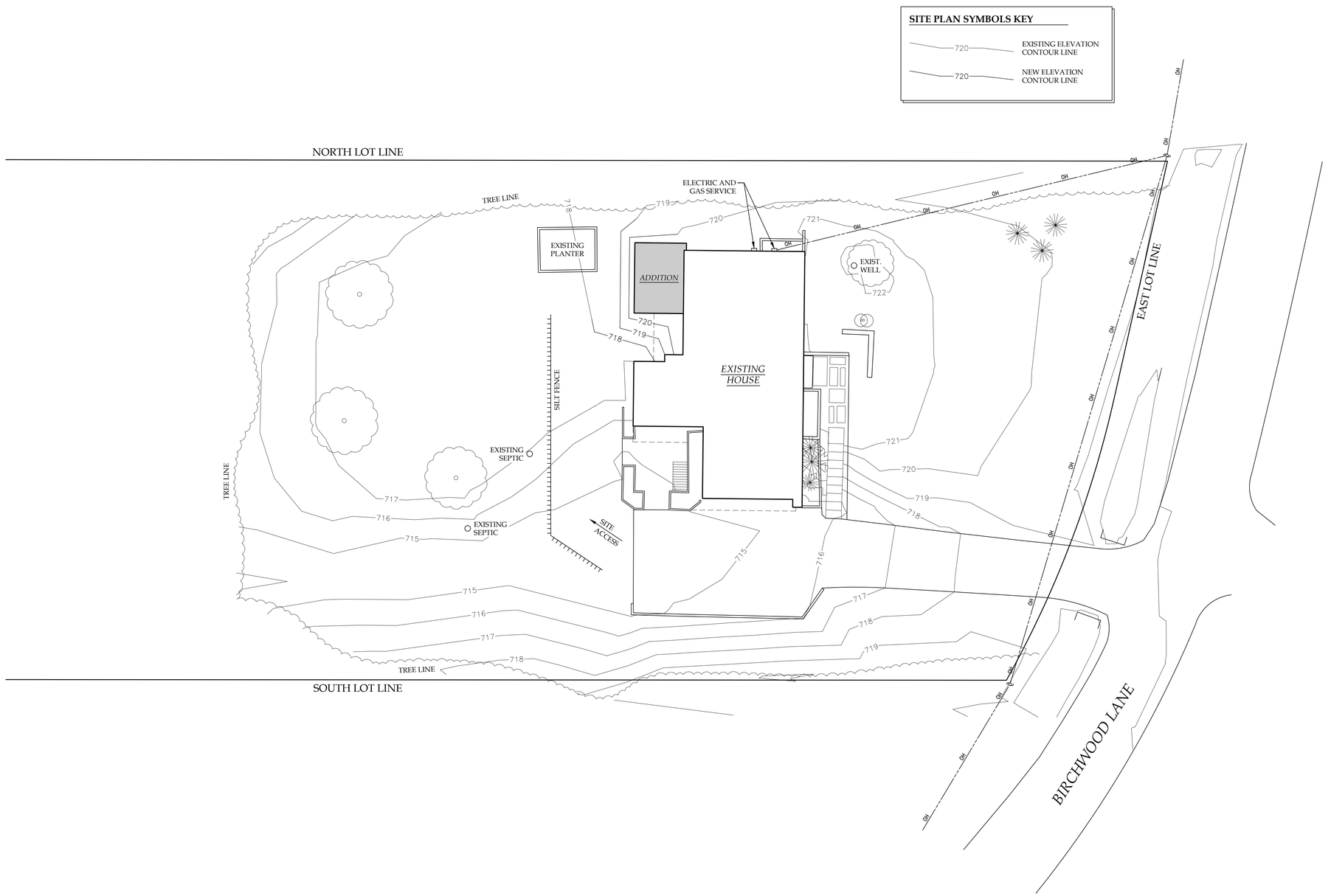
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T0.00

Attachment: Plans (10401 : Cory & Kirsten Engdahl)



1 / C0.00 SITE CONSTRUCTION PLAN 1" = 15'-0"

SCALE 0 7'-6" 15' 30' NORTH

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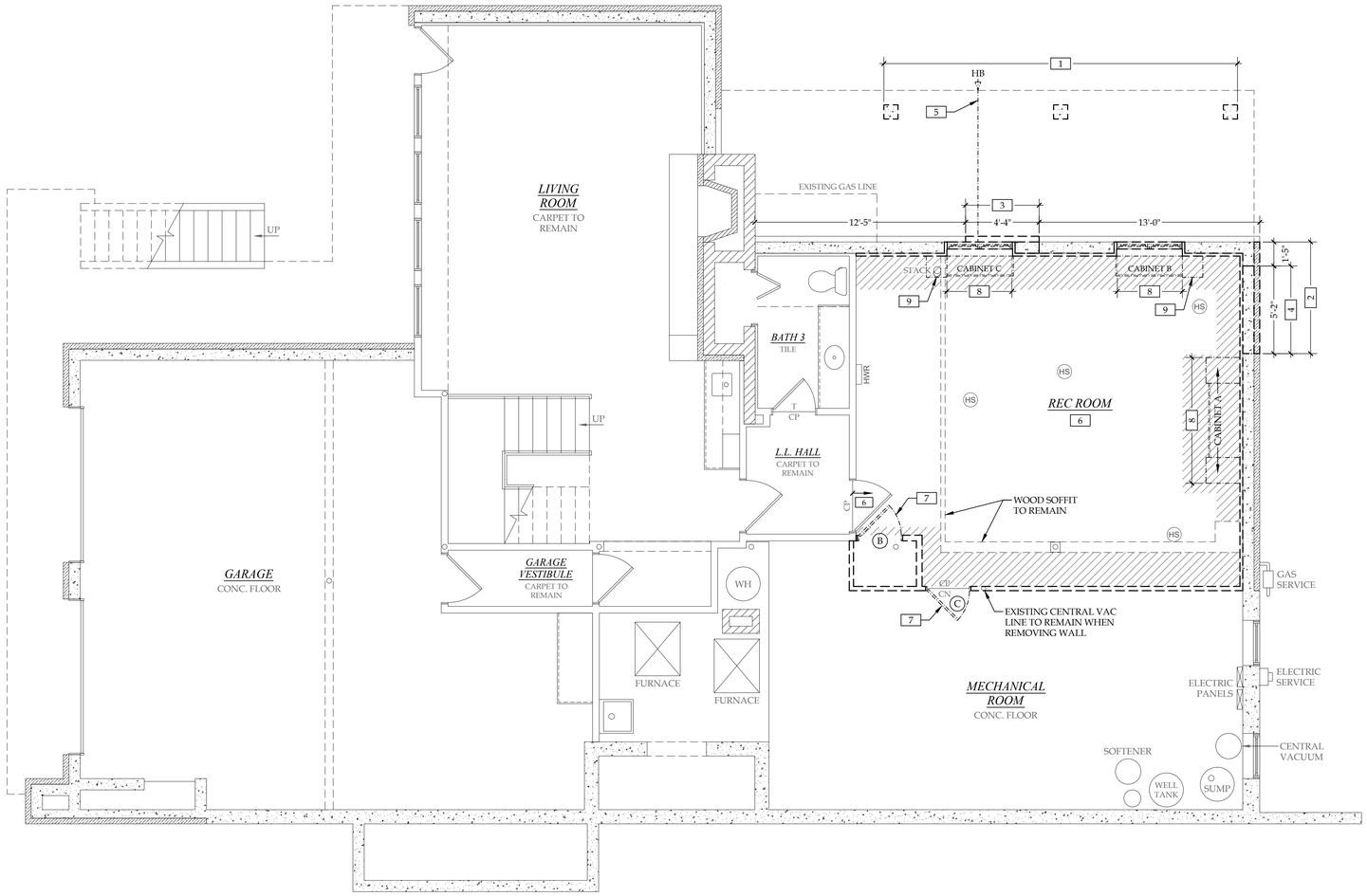
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C0.00

Attachment: Plans (10401 : Cory & Kirsten Engdahl)



1 / D1.00 LOWER LEVEL DEMOLITION PLAN

REMODELED AREA: 500 SF

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

NORTH

DEMOLITION NOTES

KEYED NOTES:

1 - REMOVE CONCRETE POSTS.
2 - REMOVE AND SAVE MASONRY VENEER FOR REUSE, REFERENCE ELEVATION 3 - A2.01.
3 - REMOVE FULL HEIGHT OF FOUNDATION WALL FOR NEW PASSAGE INTO ADDITION.
4 - MODIFY FOUNDATION WALL FOR NEW WINDOW MASONRY OPENING.
5 - REMOVE HOSE BIBB.

6 - REMOVE CARPET, PAD, TACK STRIP, AND UNDERLAYMENT TO CONCRETE FLOOR.
7 - REMOVE AND SAVE DOOR, JAMB, AND HARDWARE FOR REINSTALL.
8 - REMOVE AND SAVE CABINET ASSEMBLY FOR REINSTALL.
9 - REMOVE AND DISCARD CABINET.

REMOVE SUSPENDED CEILING TILES AND CUT BACK METAL GRID SYSTEM. TILES AND GRID TO REMAIN AT BALANCE OF ROOM.

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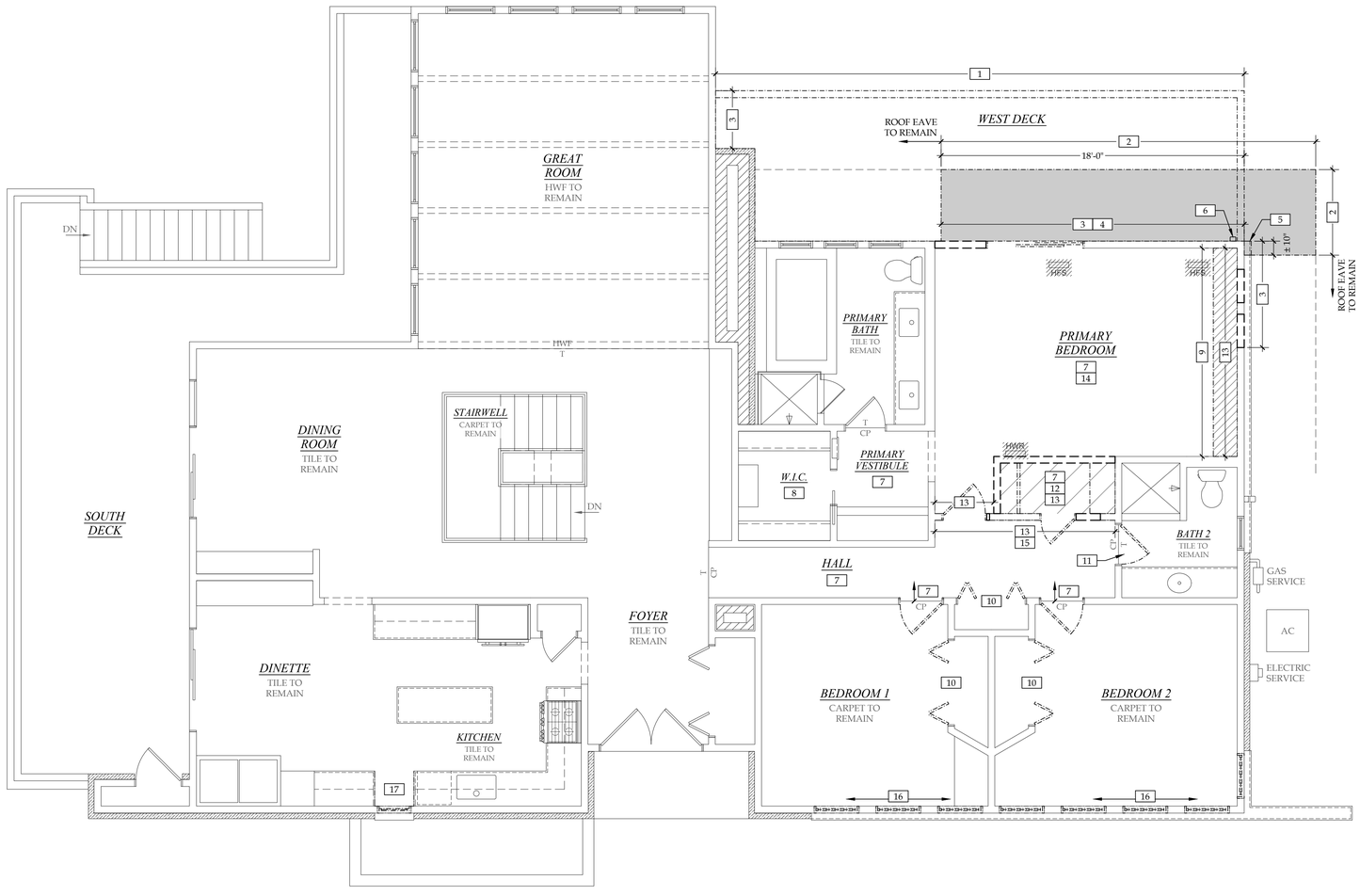
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D1.00

Attachment: Plans (10401 : Cory & Kirsten Engdahl)



1 / D1.01 FIRST FLOOR DEMOLITION PLAN

REMODELED AREA: 291 SF

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

NORTH

DEMOLITION NOTES

GENERAL NOTES:

- REMOVE INSULATION AT ALL WALLS AND CEILINGS SCHEDULED TO BE OPENED DURING DEMOLITION.
- REMOVE CASING AND JAMBS AT LOCATIONS WHERE DOOR IS TO BE REMOVED, UNLESS NOTED OTHERWISE.
- REMOVE CASING AT LOCATIONS WHERE WINDOW IS TO BE REMOVED.

KEYED NOTES:

1 - COMPLETELY REMOVE DECK STRUCTURE.
2 - REMOVE EAVE FOR NEW ADDITION. CUT BACK EXISTING RAFTERS AND REMOVE FASCIA AND SOFFIT PANELS TO NEAREST SEAM.
3 - REMOVE EXTERIOR SIDING AND TRIM TO NEAREST SEAM FOR NEW ADDITION.
4 - REMOVE EXTERIOR SHEATHING TO STUD FRAMING.
5 - REMOVE AND SAVE MASONRY VENEER FOR REUSE, REFERENCE ELEVATION 3 - A2.01.

6 - REMOVE DOWNSPOUT.
7 - REMOVE CARPET, PAD, TACK STRIP, AND UNDERLAYMENT TO SUB FLOOR.
8 - CUT AND REMOVE CARPET, PAD, TACK STRIP, AND UNDERLAYMENT TO EDGE OF EXISTING CLOSET SYSTEM. CARPET TO REMAIN BELOW CLOSET SYSTEM.
9 - COMPLETELY REMOVE SOFFIT.
10 - REMOVE DOOR SLABS, DOOR HARDWARE, AND SLIDING TRACK HARDWARE ONLY. JAMB AND CASING TO REMAIN.

11 - REMOVE DOOR SLAB, HINGES, AND CASING AT HALL SIDE. JAMB TO REMAIN. CASING TO REMAIN AT BATH SIDE.
12 - REMOVE DRYWALL AT CEILING.
13 - REMOVE DRYWALL TO STUD FRAMING.
14 - REMOVE BASEBOARD.
15 - REMOVE AND SAVE CHAIR RAIL FOR REUSE.

16 - REMOVE CASING, STOOL, AND APRON.
17 - REMOVE BASEBOARD FROM SIDES OF CABINETS AND SAVE FOR REINSTALL. REMOVE CASING, STOOL, AND APRON.

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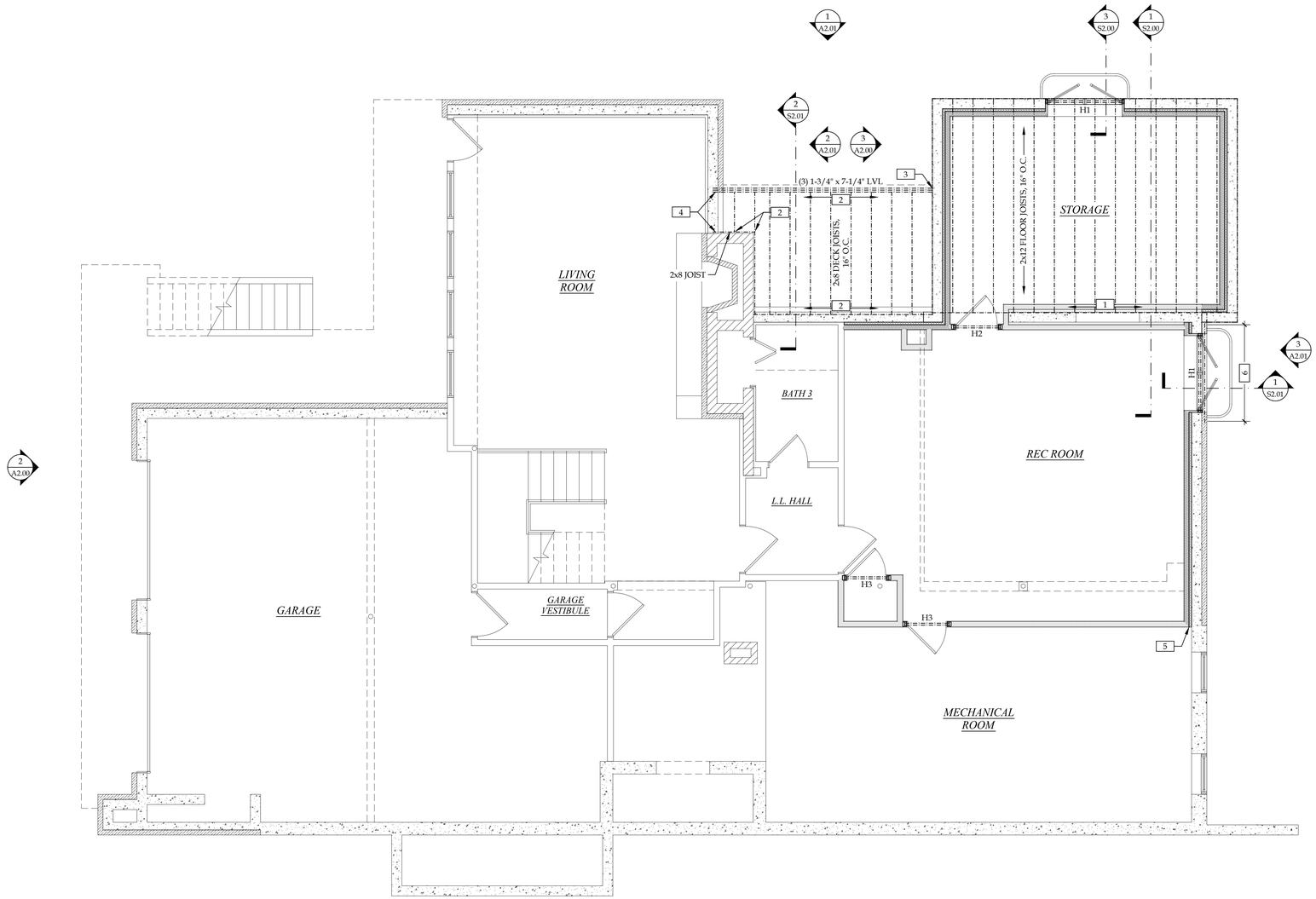
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D1.01

Attachment: Plans (10401 : Cory & Kirsten Engdahl)



FRAMING NOTES

GENERAL NOTES:

- ALL EXTERIOR WALLS TO BE 2x6 STUD FRAMING U.N.O.
- ALL INTERIOR WALLS TO BE 2x4 STUD FRAMING U.N.O.

KEY NOTES:

1 - SIMPSON LUS210 HANGER
2 - SIMPSON LUS28 HANGER
3 - SIMPSON HUC68 HANGER WITH (14) FASTENERS INTO RIM BOARD AND (6) INTO BEAM.
4 - BEAR JOIST OR BEAM MIN 1" ONTO EXISTING STRUCTURE.
5 - INSTALL 3/4" TREATED PLYWOOD STRIP TO COVER EXPOSED RIGID INSULATION.
6 - L4 x 4 x 1/4 LOOSE LAID STEEL MASONRY LINTEL. EXTEND AND BEAR 8" EACH END.

DOOR & WINDOW HEADERS:

H1 - (2) 2x6 SPF #2 HEADER
- (1) 2x JACK STUD

H2 - (2) 2x6 SPF #2 HEADER
- (1) 2x JACK STUD
- (1) 2x KING STUD

H3 - 4x4 DOUG FIR HEADER
- (1) 2x JACK STUD
- (1) 2x KING STUD

1 S1.00 LOWER LEVEL FRAMING PLAN
(DEPICTING FIRST FLOOR JOIST STRUCTURE ABOVE)

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

NORTH

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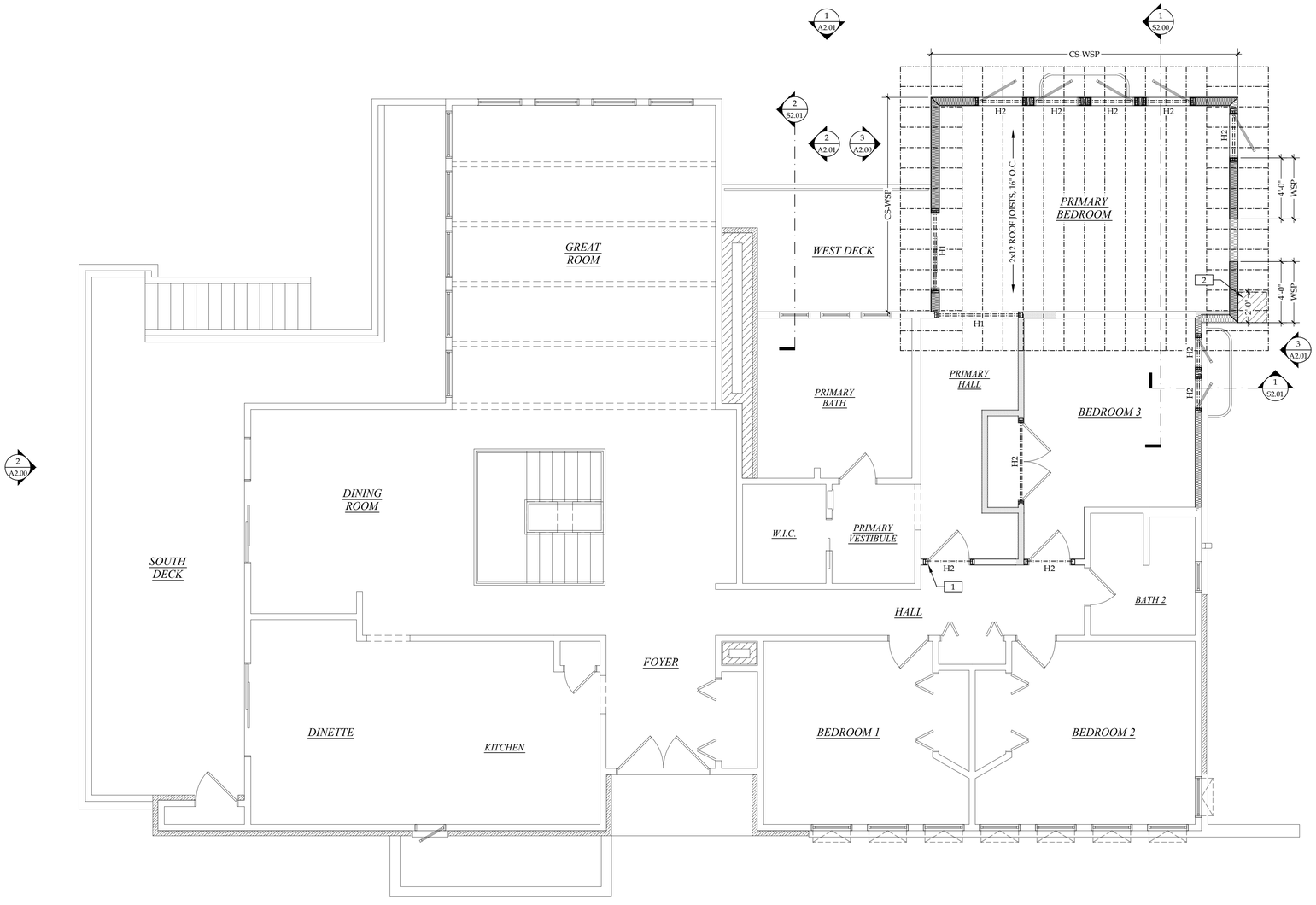
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S1.00

Attachment: Plans (10401 : Cory & Kirsten Engdahl)

WALL BRACE SCHEDULE				
MATERIAL	MIN BRACE MATERIAL THICKNESS OR SIZE	MIN BRACED WALL PANEL WIDTH	CONNECTION CRITERIA	
			MIN FASTENERS	MAX SPACING
WSP Wood Structural Panel	3/8" for maximum 16" o.c. stud spacing	48"	6d common nail or 8d box nail (2-3/8" long x 0.113" diameter), or 7/16" - or 1/2" - crown 16-gauge staples, 1-1/4" long	6" edges, 12" field (nails) 3" edges, 7" field (staples)
CS-WSP Continuous Sheathed WSP	3/8" for maximum 16" o.c. stud spacing	N/A	6d common nail or 8d box nail (2-3/8" long x 0.113" diameter), or 7/16" - or 1/2" - crown 16-gauge staples, 1-1/4" long	6" edges, 12" field (nails) 3" edges, 7" field (staples)



FRAMING NOTES

GENERAL NOTES:

- ALL EXTERIOR WALLS TO BE 2x6 STUD FRAMING U.N.O.
- ALL INTERIOR WALLS TO BE 2x4 STUD FRAMING U.N.O.
- FRAME KNEE WALL BETWEEN NEW AND EXISTING ROOF SYSTEMS PER SECTION DETAIL 1 - S2.00 AND ROOF PLAN 1 - A1.02.

KEY NOTES:

1 - HOLD NEW ROUGH OPENING TO SOUTH SIDE OF EXISTING ROUGH OPENING.
2 - FRAME EXTENSION OF EXISTING EAVE. SEE ELEVATION 3 - A2.01.

DOOR & WINDOW HEADERS:

H1 - (2) 2x8 SPF #2 HEADER
- (1) 2x JACK STUD
- (1) 2x KING STUD

H2 - (2) 2x6 SPF #2 HEADER
- (1) 2x JACK STUD
- (1) 2x KING STUD

1 S1.01 FIRST FLOOR FRAMING PLAN
(DEPICTING ROOF STRUCTURE ABOVE)

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

NORTH

ECK

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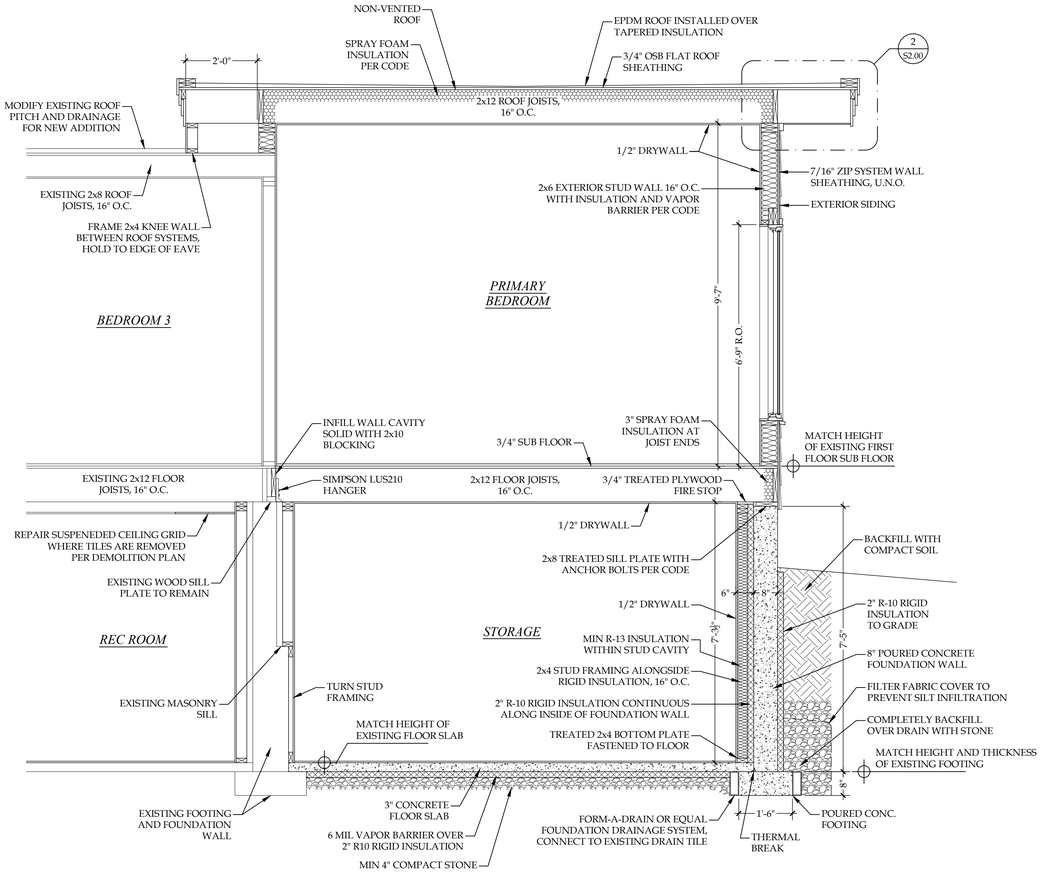
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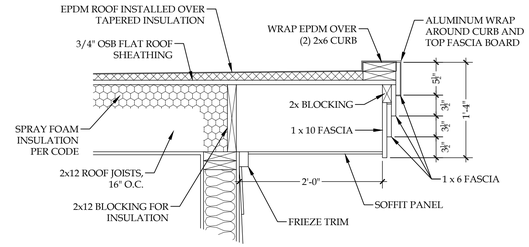
Attachment: Plans (10401 : Cory & Kirsten Engdahl)

MODIFY EXISTING ROOF
PITCH AND DRAINAGE FOR
NEW ADDITION



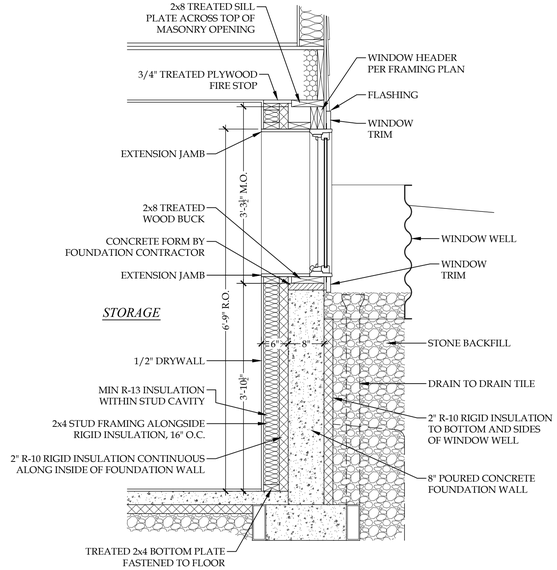
1 / S2.00 BUILDING SECTION
ADDITION

½" = 1'-0"



2 / S2.00 EAVE DETAIL

1" = 1'-0"



3 / S2.00 WALL SECTION DETAIL
STORAGE WEST WALL

¾" = 1'-0"

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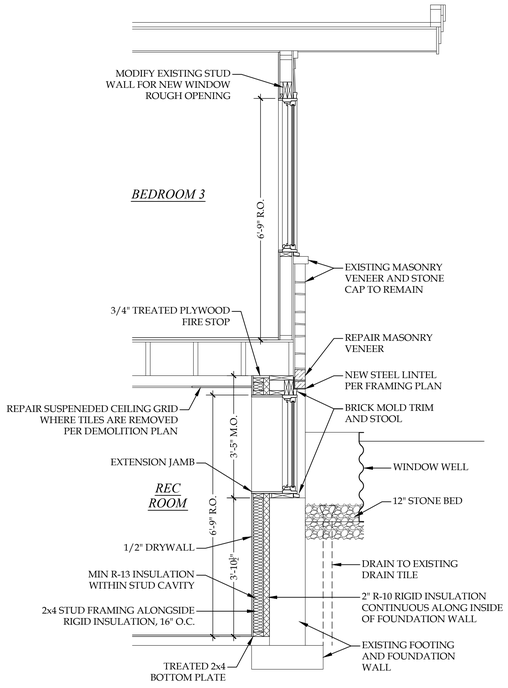
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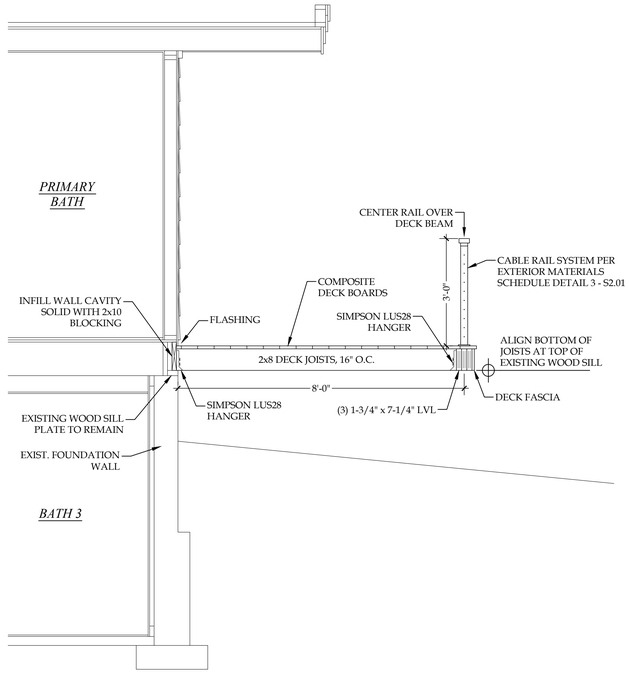
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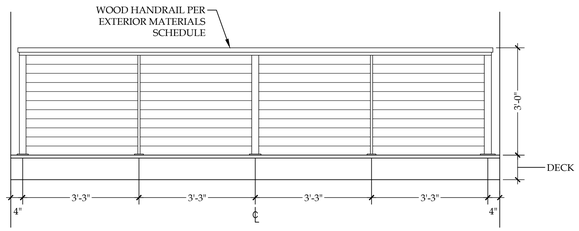
Attachment: Plans (10401 : Cory & Kirsten Engdahl)



1 S2.01 BUILDING SECTION
NORTH WALL
½" = 1'-0"



2 S2.01 BUILDING SECTION
WEST DECK
½" = 1'-0"
SCALE 0 6" 1' 2' 4'



3 S2.01 CABLE RAIL DETAIL
½" = 1'-0"

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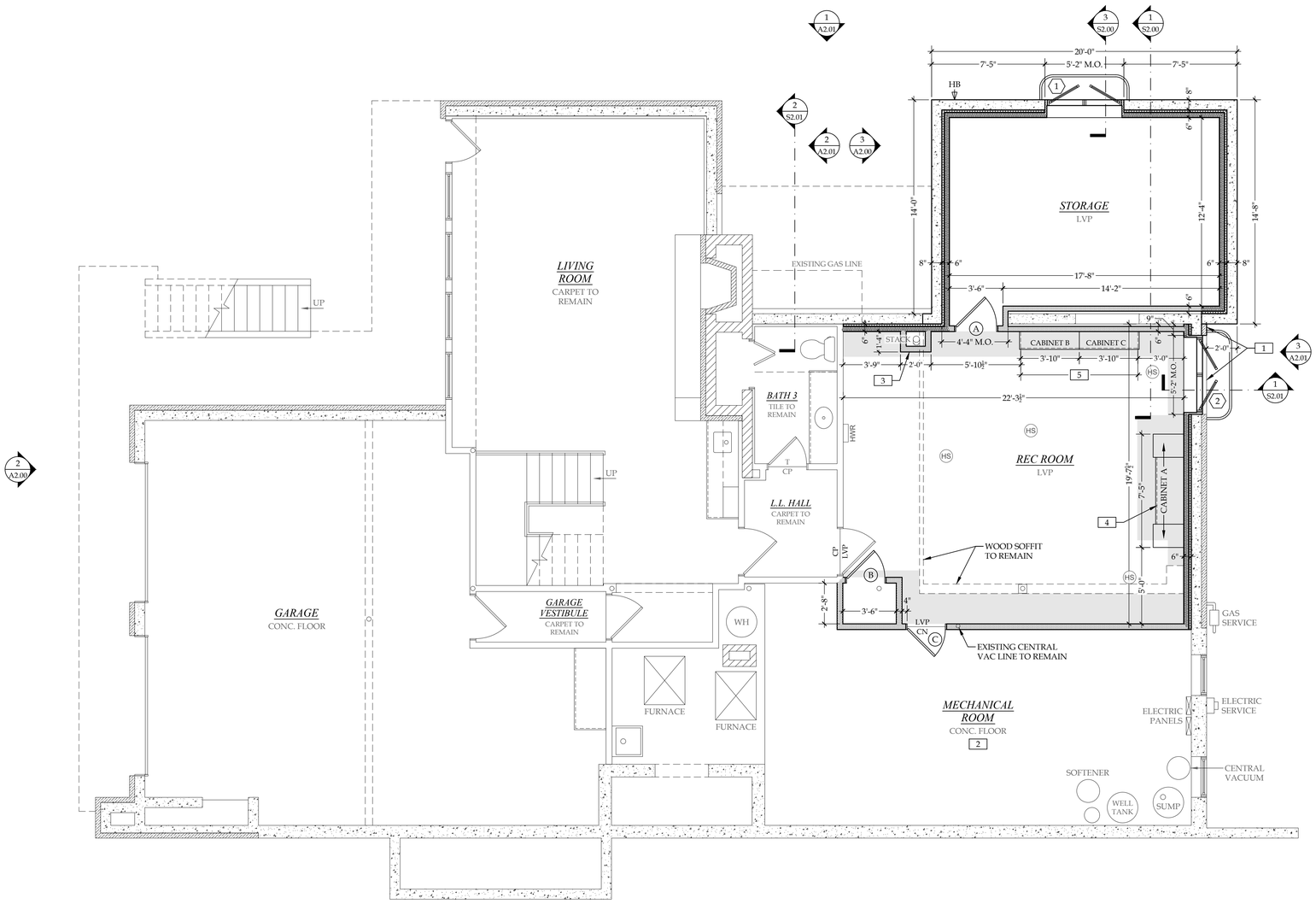
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CONSTRUCTION NOTES

GENERAL NOTES:

- ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING U.N.O.
- ALL INTERIOR DIMENSIONS ARE TO THE FACE OF DRYWALL U.N.O.
- ALL EXTERIOR WALLS TO BE 2x6 STUD FRAMING U.N.O.
- ALL INTERIOR WALLS TO BE 2x4 STUD FRAMING U.N.O.

- NEW HVAC RETURN VENTS TO BE WALL MOUNT, STANDARD METAL, PREFINISHED WHITE.
- NEW LOWER LEVEL HVAC SUPPLY REGISTERS TO BE CEILING MOUNT, STANDARD METAL, PREFINISH WHITE.

KEYED NOTES:

1 - REPAIR MASONRY VENEER AT NEW ADDITION AND NEW STEEL LINTEL OVER WINDOW. REUSE MASONRY SAVED DURING DEMOLITION.
2 - NO DRYWALL AT NEW FRAMED WALLS WITHIN THIS ROOM.
3 - PROVIDE AND INSTALL 16" x 16" DRYWALL ACCESS PANEL FOR EXISTING CLEAN-OUT.
4 - REINSTALL CABINET ASSEMBLY SAVED DURING DEMOLITION.
5 - COMBINE AND REINSTALL CABINET ASSEMBLIES SAVED DURING DEMOLITION. INSTALL WITH UNFINISHED ENDS BUTTED TOGETHER AT MIDDLE.

REPAIR SUSPENEDED CEILING GRID WHERE TILES ARE REMOVED PER DEMOLITION PLAN.

1 A1.00 LOWER LEVEL CONSTRUCTION PLAN

REMODELED AREA: 500 SF
ADDITION: 281 SF

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

NORTH

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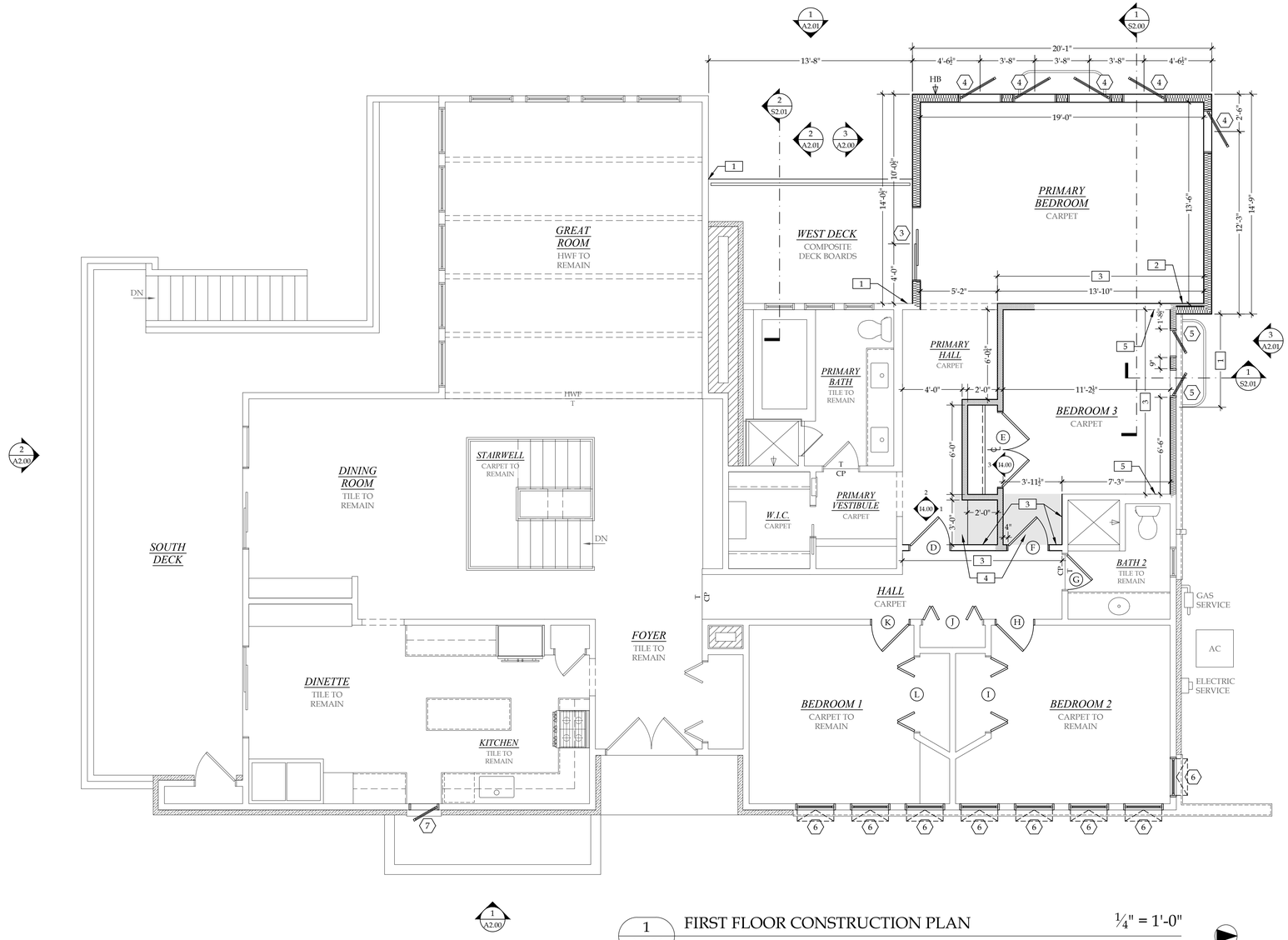
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A1.00

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CONSTRUCTION NOTES

GENERAL NOTES:

- ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING U.N.O.
- ALL INTERIOR DIMENSIONS ARE TO THE FACE OF DRYWALL U.N.O.
- ALL EXTERIOR WALLS TO BE 2x6 STUD FRAMING U.N.O.
- ALL INTERIOR WALLS TO BE 2x4 STUD FRAMING U.N.O.

- NEW HVAC RETURN VENTS TO BE WALL MOUNT, STANDARD METAL, PREFINISHED WHITE.
- NEW FIRST FLOOR HVAC SUPPLY REGISTERS TO BE FLOOR MOUNT, DECOR GRATES CLASSIC COLLECTIONS, ORIENTAL DESIGN, 2" x 12", OIL RUBBED BRONZE FINISH.

- PATCH SUB FLOOR WHERE EXISTING HVAC REGISTERS ARE REMOVED PER DEMOLITION PLAN.

KEYED NOTES:

1 - PATCH SIDING AND EXTERIOR TRIM.
2 - TURN STUD FRAMING.
3 - NEW DRYWALL.
4 - NEW DRYWALL AT CEILING.
5 - PATCH DRYWALL.

1 A1.01 FIRST FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"

REMODELED AREA: 291 SF
ADDITION: 281 SF
DECK: 102 SF

SCALE 0 1' 2' 4' 8'

NORTH

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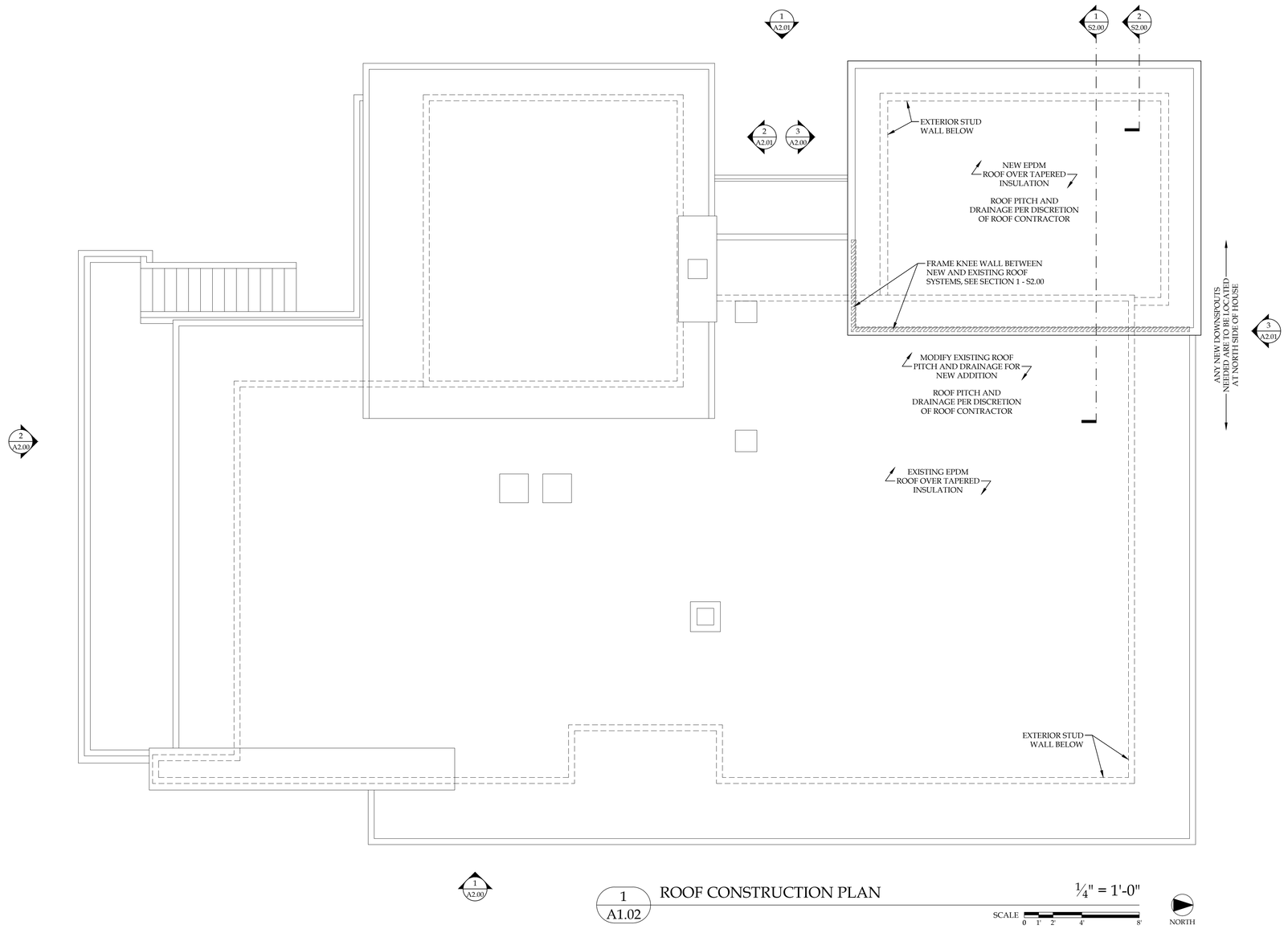
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A1.01

Attachment: Plans (10401 : Cory & Kirsten Engdahl)



1
A2.00

1
A1.02 ROOF CONSTRUCTION PLAN

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

NORTH

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A1.02

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1 / A2.00 EAST EXTERIOR ELEVATION

¼" = 1'-0"

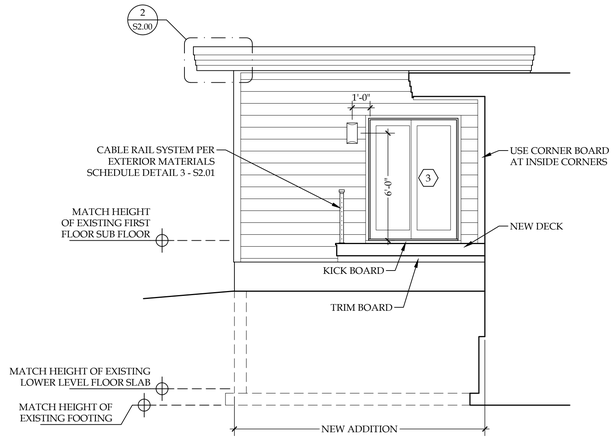
SCALE 0 1' 2' 4' 8'



2 / A2.00 SOUTH EXTERIOR ELEVATION

¼" = 1'-0"

SCALE 0 1' 2' 4' 8'



3 / A2.00 SOUTH EXTERIOR ELEVATION

AT WEST DECK BEYOND
GREAT ROOM

¼" = 1'-0"

ECK

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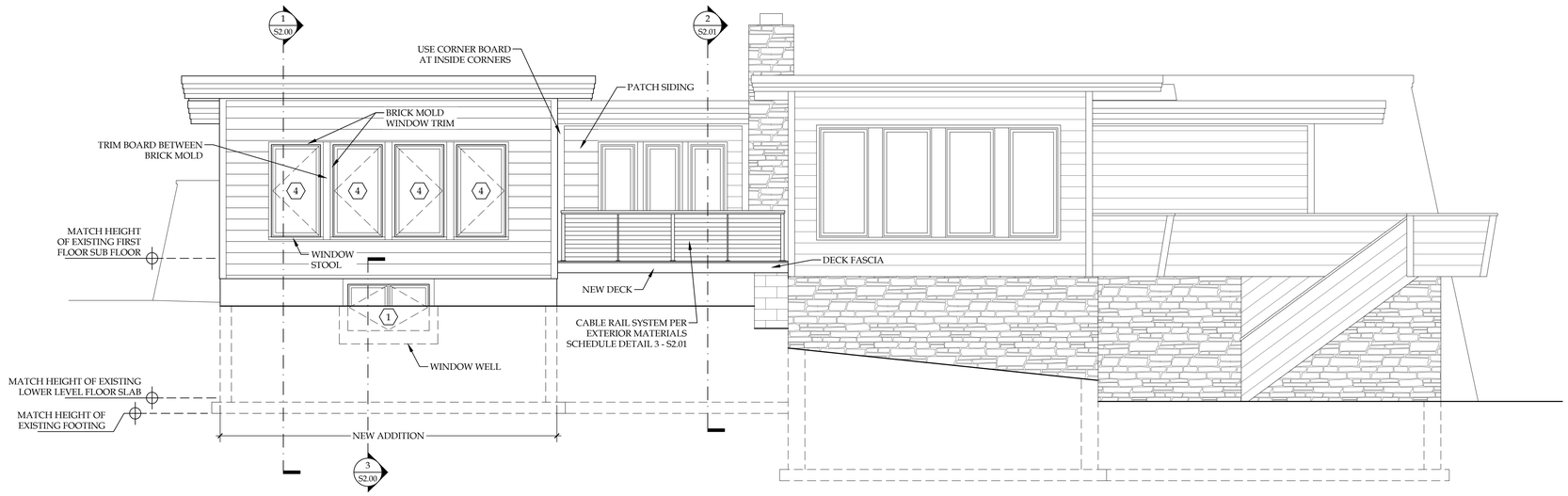
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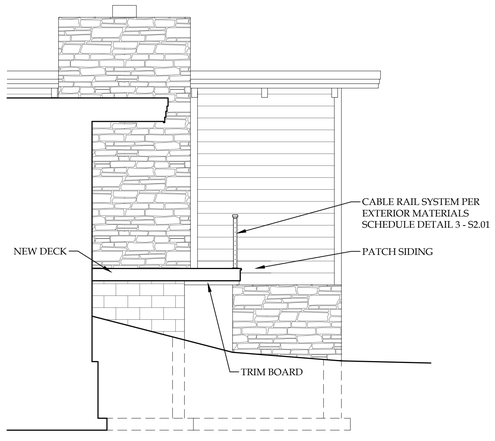
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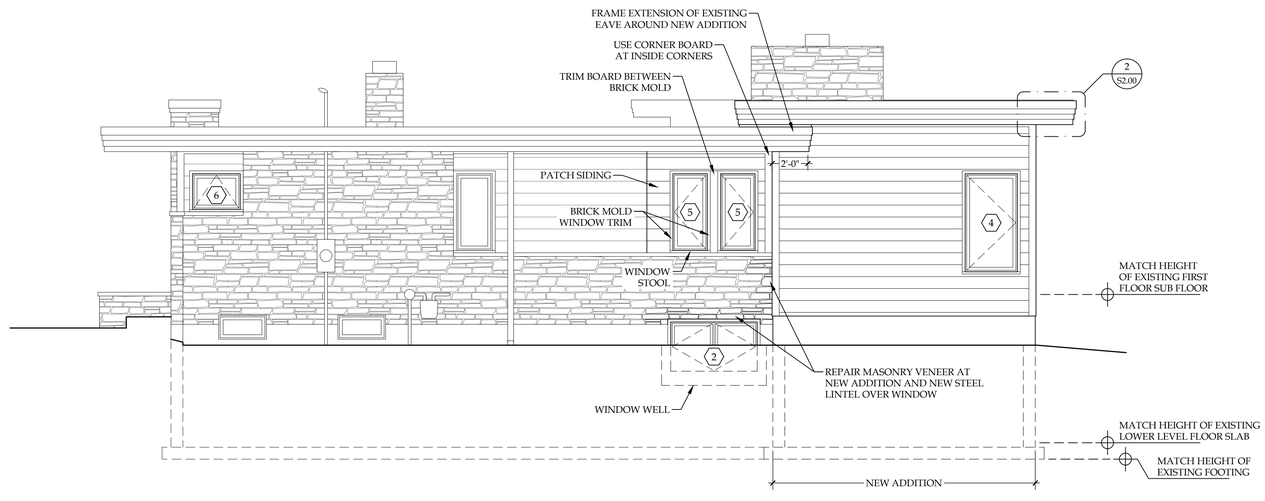
1 / A2.01 WEST EXTERIOR ELEVATION — 1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'



2 / A2.01 NORTH EXTERIOR ELEVATION — 1/4" = 1'-0"

AT WEST DECK BEYOND ADDITION



3 / A2.01 NORTH EXTERIOR ELEVATION — 1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

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WINDOW SCHEDULE

GENERAL NOTE: Window supplier to supply tempered glass per code.

WINDOW TAG	TYPE	MANUFACTURER / DESCRIPTION	PRODUCT NUMBER	MASONRY OPENING	ROUGH OPENING	JAMB DEPTH	SCREEN TYPE / STYLE	EXT. FRAME COLOR	INT. FRAME MATERIAL & FINISH	HARDWARE STYLE & FINISH	GLAZING	NOTES
1	2-Wide Casement	Pella Lifestyle Series	2932 2W	5' - 2" x 3' - 3-1/2"	4' - 10-3/4" x 2' - 8-3/4"	1' - 2-1/2"	InView	Iron Ore	Pine, prefinished Provincial	Standard, matte black	Double pane, Low-E	Window is not for egress
2	2-Wide Casement	Pella Lifestyle Series	2932 2W	5' - 2" x 3' - 5"	4' - 10-3/4" x 2' - 8-3/4"	1' - 2-1/2"	InView	Iron Ore	Pine, prefinished Provincial	Standard, matte black	Double pane, Low-E	Window is not for egress
3	Sliding Patio Door	Pella Lifestyle Series	6082	N/A	5' - 0" x 6' - 10"	6-9/16"	InView	Iron Ore	Pine, prefinished Provincial	Standard, matte black	Double pane, Low-E	
4	Casement	Pella Lifestyle Series	3565	N/A	2' - 11-3/4" x 5' - 5-3/4"	6-9/16"	InView	Iron Ore	Pine, prefinished Provincial	Standard, matte black	Double pane, Low-E	
5	Casement	Pella Lifestyle Series	Custom Size	N/A	1' - 11" x 4' - 2-1/2" Unit Size	4-3/4"	InView	Iron Ore	Pine, prefinished Provincial	Standard, matte black	Double pane, Low-E	
ALTERNATE:												
6	Awning	Pella Lifestyle Series	Custom Size	N/A	2' - 0" x 2' - 1" Unit Size	4-3/4"	InView	Iron Ore	Pine, prefinished Provincial	Standard, matte black	Double pane, Low-E	
7	Casement	Pella Lifestyle Series	Custom Size	Existing	1' - 10-1/2" x 6' - 0" Unit Size	4-3/4"	InView	Iron Ore	Pine, prefinished Provincial	Standard, matte black	Double pane, Low-E	

INTERIOR DOOR SCHEDULE

GENERAL NOTE: All jamb material to be provided by Millworker.
See Interior Door Hardware schedule for backset information

DOOR TAG	TYPE	MANUFACTURER / DESCRIPTION	SPECIES	ROUGH OPENING	JAMB DEPTH	JAMB SPECIES	STOP STYLE	DOOR SIZE	HINGES	NOTES
STORAGE										
A	Prehung Single Door	Western Building Product 22SO or equal	Red Oak	2' - 10" x 6' - 10"	4-9/16"	Red Oak	BLF-500	2' - 8" x 6' - 8" x 1-3/8"	(3) per manufacturer Black 1/4" radius	
REC ROOM										
B	Prehung Single Door	Existing door to be saved and reused	N/A	2' - 8" x 6' - 7"	4-9/16"	Existing to remain	Existing to remain	2' - 6" x 6' - 5" x 1-3/8"	Existing (2) to remain	
C	Prehung Single Door	Existing door to be saved and reused	N/A	2' - 8" x 6' - 7"	4-9/16"	Existing to remain	Existing to remain	2' - 6" x 6' - 5" x 1-3/8"	Existing (3) to remain	
PRIMARY HALL										
D	Prehung Single Door	Western Building Product 22SO or equal	Red Oak	2' - 10" x 6' - 10"	4-3/4"	Red Oak	BLF-500	2' - 8" x 6' - 8" x 1-3/8"	(3) per manufacturer Black 1/4" radius	
BEDROOM 3										
E	Prehung Double Door	Western Building Product 22SO or equal	Red Oak	5' - 2" x 6' - 10"	4-9/16"	Red Oak	BLF-500	2' - 6" x 6' - 8" x 1-3/8" Each Door	(3) per manufacturer Black 1/4" radius	
F	Prehung Single Door	Western Building Product 22SO or equal	Red Oak	2' - 10" x 6' - 10"	4-3/4"	Red Oak	BLF-500	2' - 8" x 6' - 8" x 1-3/8"	(3) per manufacturer Black 1/4" radius	
BATH 2										
G	Slab Door	Western Building Product 22SO or equal	Red Oak	2' - 6" x 6' - 10"	4-3/4"	Red Oak	BLF-500	2' - 4" x 6' - 8" x 1-3/8"	(3) per manufacturer Black 1/4" radius	
BEDROOM 2										
H	Prehung Single Door	Western Building Product 22SO or equal	Red Oak	2' - 8" x 6' - 10"	4-3/4"	Red Oak	BLF-500	2' - 6" x 6' - 8" x 1-3/8"	(3) per manufacturer Black 1/4" radius	
I	Double Bi-Fold Door Slabs	Western Building Product 22SO or equal	Red Oak	5' - 2" x 6' - 10"	4-3/4"	Red Oak	N/A	1' - 3" x 6' - 8" x 1-3/8" Each Door	N/A	
HALL										
J	Double Bi-Fold Door Slabs	Western Building Product 22SO or equal	Red Oak	4' - 2" x 6' - 10"	4-3/4"	Red Oak	N/A	1' - 0" x 6' - 8" x 1-3/8" Each Door	N/A	
BEDROOM 1										
K	Prehung Single Door	Western Building Product 22SO or equal	Red Oak	2' - 8" x 6' - 10"	4-3/4"	Red Oak	BLF-500	2' - 6" x 6' - 8" x 1-3/8"	(3) per manufacturer Black 1/4" radius	
L	Double Bi-Fold Door Slabs	Western Building Product 22SO or equal	Red Oak	5' - 2" x 6' - 10"	4-3/4"	Red Oak	N/A	1' - 3" x 6' - 8" x 1-3/8" Each Door	N/A	

INTERIOR DOOR HARDWARE SCHEDULE

GENERAL NOTE: Backsets for interior doors are to be 2-3/8" unless noted otherwise. Keyed doors are to be keyed alike unless noted otherwise.

DOOR TAG	HARDWARE FUNCTION	HARDWARE MANUFACTURER	HARDWARE SERIES	HARDWARE PRODUCT NUMBER / FINISH	DOOR / HINGE STOP	HINGE MANUFACTURER	NOTES
STORAGE							
A	Privacy	Schlage	Broadway Lever & Kinsler Trim	Matte Black	Emtek #223219 Flat Black	N/A - Prehung door	
REC ROOM							
B	Existing to Remain	N/A	N/A	N/A	Emtek #224119 Flat Black	N/A	
C	Existing to Remain	N/A	N/A	N/A	Emtek #224119 Flat Black	N/A	
PRIMARY HALL							
D	Privacy	Schlage	Broadway Lever & Kinsler Trim	Matte Black	Emtek #223219 Flat Black	N/A - Prehung door	
BEDROOM 3							
E	Passage	Schlage	Broadway Lever & Kinsler Trim	Matte Black	Emtek #224119 Flat Black	N/A - Prehung door	
F	Passage	Schlage	Broadway Lever & Kinsler Trim	Matte Black	Emtek #223219 Flat Black	N/A - Prehung door	
BATH 2							
G	Privacy	Schlage	Broadway Lever & Kinsler Trim	Matte Black	Emtek #224119 Flat Black	(3) Emtek #9102319 Flat Black	
BEDROOM 2							
H	Passage	Schlage	Broadway Lever & Kinsler Trim	Matte Black	Emtek #223219 Flat Black	N/A - Prehung door	
I	BiFold Knobs	Emtek	Cadet 1-3/4" diam. Knob	Flat Black	N/A	N/A	Include new door track hardware with matte black hinges.
HALL							
J	BiFold Knobs	Emtek	Cadet 1-3/4" diam. Knob	Flat Black	N/A	N/A	Include new door track hardware with matte black hinges.
BEDROOM 1							
K	Passage	Schlage	Broadway Lever & Kinsler Trim	Matte Black	Emtek #223219 Flat Black	N/A - Prehung door	
L	BiFold Knobs	Emtek	Cadet 1-3/4" diam. Knob	Flat Black	N/A	N/A	Include new door track hardware with matte black hinges.

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Attachment: Plans (10401 : Cory & Kirsten Engdahl)

EXTERIOR MATERIALS SCHEDULE

GENERAL NOTE:

LOCATION	MANUFACTURER	PRODUCT	COLOR / FINISH	DIMENSIONS / STYLE	NOTES
ROUGH MATERIALS					
Deck Boards	Timber Tech	Advanced PVC Vintage Collection	English Walnut	Standard Width 5.5" x 1"	
Deck Handrail	N/A	Cedar	To be finished per Exterior Finish Schedule	1-1/2" x 3-1/2"	
Deck Cable Rail Kit	Feeney	DesignRail Modern	Black (BLK)	36" level rail kit with drink rail adapter and black end caps.	Installed pre-drilled posts & intermediate posts per plan.
Window Well	St. Paul Corrugating or equal	Straight Style ES6718-30	Mill Finish	67" W x 18" D x 30" H	Qty: (2)
SIDING MATERIALS					
Siding	N/A	Cedar bevel lap siding	Primed	3/4" x 9-1/2"	8" exposure
Corner Boards	N/A	Cedar	Primed	1-1/2" x 4-1/2"	
Window & Door Trim	Bliffert	BLF-158 Brick Mold or equal	Primed	1-1/4" x 2"	
Window Stool	Bliffert	BLF-201 or equal	Pine	1-1/16" x 2"	
Window Trim	N/A	Cedar	Primed	1 x 8	Install between windows per plan elevations
Window Trim	N/A	Cedar	Primed	5/4 x 4	At Storage window 1
Kick Board	N/A	Cedar	Primed	5/4 x 4	At Primary Bedroom patio door
Soffit	N/A	1/8" MDO plywood	Primed	Per Plan	
Frieze Trim	N/A	Cedar	Primed	2 x 3	
Roof Fascia	N/A	Cedar	Primed	1 x 6	
Roof Fascia	N/A	Cedar	Primed	1 x 10	
Deck Fascia	N/A	Cedar	Primed	1 x 8	
Deck Trim Board	N/A	Cedar	Primed	5/4 x 6	Install at side walls below deck per plan elevations
Flashing	Per Siding Installer	N/A	Prefinished standard color to approximate adjacent material	Per Siding Installer	
Caulking	Vulkem or equal	Per Siding Installer	Standard color to approximate adjacent material	N/A	
MASONRY MATERIALS					
Stone	Exisisting to be reinstalled	Existing to be reinstalled	Existing	Existing	
ROOFING MATERIALS					
EPDM	Per Roofing Supplier	RubberGard EPDM or equal	Black	60 mil	
Aluminum Wrap	Per Roofing Supplier	Coil stock aluminum trim	To be finished per Exterior Finish Schedule	Per Roofing Supplier	
Downspout	Per Roofing Supplier	Aluminum	To be finished per Exterior Finish Schedule	3" x 4" Standard	

MILLWORK SCHEDULE

GENERAL NOTE: See millwork page for all dimensions of all millwork styles. Cleat material to be supplied at back and sides of closet shelves and at support brackets.

TYPE	SPECIES	PROFILE / STYLE	LOCATION	NOTES
STORAGE				
Base	Red Oak	BLF-10 or equal	All new	
Casing	Red Oak	BLF-10 or equal	All new	
Shoe	Red Oak	BLF-50 or equal	All new	
Extension Jamb	Red Oak	1 x 12	New window	Rip to finish
REC ROOM				
Base	Red Oak	BLF-10 or equal	All new	
Casing	Red Oak	BLF-10 or equal	All new	
Shoe	Red Oak	BLF-50 or equal	All new	
Extension Jamb	Red Oak	1 x 12	New window	Rip to finish
Suspended Ceiling Tile	N/A	Armstrong #589 Cirrus with reveal edge, 2' x 2' Grid: Superline White, 9/16" wide	Per plan	Contractor to verify on site
HALL				
Base	Red Oak	BLF-10 or equal	All new	
Casing	Red Oak	BLF-10 or equal	All new	
Chair Rail	Existing Red Oak	Existing to be reinstalled	At modified portion of West side of hallway.	
BEDROOM 3				
Base	Red Oak	BLF-10 or equal	All new	
Casing	Red Oak	BLF-10 or equal	All new	
Extension Jamb	Red Oak	1 x 4	New windows	Rip to finish
Closet Shelf	White Melamine	3/4" x 14" Deep	Per plan	Double shelf
Cleat Material	Paint Grade	1 x 6	Below back & sides of shelf per plan	
Closet Pole	Brushed Nickel	Round, Heavy-Duty	Per plan	Include mounting grommets and support bracket
PRIMARY HALL				
Base	Red Oak	BLF-10 or equal	All new	
Casing	Red Oak	BLF-10 or equal	All new	
Fixed Shelves	Red Oak	3/4" shelf with 1-1/2" drop front	Per plan	Include 3/4" cleat material in same species as shelf
PRIMARY BEDROOM				
Base	Red Oak	BLF-10 or equal	All new	
Casing	Red Oak	BLF-10 or equal	All new	
Extension Jamb	Red Oak	1 x 4	New windows	Rip to finish
BEDROOM 2				
Casing	Red Oak	BLF-10 or equal	At new doors and windows	
Extension Jamb	Red Oak	1 x 4	New windows	Rip to finish
BEDROOM 1				
Casing	Red Oak	BLF-10 or equal	At new doors and windows	
Extension Jamb	Red Oak	1 x 4	New windows	Rip to finish
KITCHEN				
Casing	Red Oak	BLF-10 or equal	New at window 19 only	
Stool	Red Oak	1 x 8	New at window 19 only	
Stool Apron	Red Oak	1 x 8	New at window 19 only	
Extension Jamb	Red Oak	1 x 4	New windows	Rip to finish
Base	Existing to be reinstalled	Existing	At sides of cabinets at window 19 only	

DECORATIVE LIGHTING SCHEDULE

GENERAL NOTE:

TYPE	QUANTITY	MANUFACTURER	COLLECTION	DESCRIPTION	PRODUCT NO.	FINISH	HEIGHT A.F.F.	NOTES
BEDROOM 3								
Ceiling Fan - By Owner	1	Kichler	Volos	48" 3-Blade Ceiling Fan	300325SNB	Satin Natural Bronze	N/A	
PRIMARY HALL								
Flush Mount - By Owner	1	Visual Comfort	Rhett	Medium Flush Mount	7569093S-112	Midnight Black	N/A	
PRIMARY BEDROOM								
Ceiling Fan - By Owner	1	Minka Aire	Curl	60" LED Ceiling Fan	F714L-BN/CL	Brushed Nickel with Coal Blades	Install with 12" down rod only	
Down Rod - By Owner	1	Minka Aire	N/A	12" Down Rod	DR516-BN	Brushed Nickel	N/A	
EXTERIOR								
Sconce - By Owner	1	Kichler	Wesley	2-Light Metal Cylinder Shade	49279BKLED	Black	Per Elevation 3 - A2.00	At West Deck

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ECK

ECK Residence

13757 N. Birchwood Lane
Mequon, WI 53097

ARCH REVIEW SET
05/19/2025

RUVIN BROS.
3111 W. Mill Road
Milwaukee, WI 53209

(414) 354-4220
(414) 354-5385 FAX
www.RuvinBros.com

I5.01

Attachment: Plans (10401 : Cory & Kirsten Engdahl)

FLOORING SCHEDULE

GENERAL NOTE:

TYPE	MANUFACTURER	PRODUCT NO.	COLOR	DIMENSIONS / THICKNESS	PATTERN / DIRECTION	NOTES
STORAGE						
LVP	Coretec Floors	VV023-00507	Dakota Walnut	5" x 48" x 8.0mm	Lengthwise north-south	Glue down
REC ROOM						
LVP	Coretec Floors	VV023-00507	Dakota Walnut	5" x 48" x 8.0mm	Lengthwise north-south	Glue down Include closet; Coordinating trim piece at doors to L.L. Hall and Mechanical Room
HALL						
Carpet	Shaw Floors	5E660 Canvas Comfort Blue	Walk on the Beach 00721	12' roll	Per installer	Standard pad
BEDROOM 3						
Carpet	Shaw Floors	5E660 Canvas Comfort Blue	Walk on the Beach 00721	12' roll	Per installer	Standard pad
PRIMARY HALL						
Carpet	Shaw Floors	5E660 Canvas Comfort Blue	Walk on the Beach 00721	12' roll	Per installer	Standard pad
PRIMARY BEDROOM						
Carpet	Shaw Floors	5E660 Canvas Comfort Blue	Walk on the Beach 00721	12' roll	Per installer	Standard pad
PRIMARY VESTIBULE						
Carpet	Shaw Floors	5E660 Canvas Comfort Blue	Walk on the Beach 00721	12' roll	Per installer	Standard pad
W.I.C.						
Carpet	Shaw Floors	5E660 Canvas Comfort Blue	Walk on the Beach 00721	12' roll	Per installer	Standard pad

EXTERIOR & INTERIOR FINISH SCHEDULE

GENERAL NOTE:

CLOSET INTERIORS: Closet walls and ceilings within each room should be painted the same as the ceiling unless noted otherwise.

LOCATION	TYPE	MANUFACTURER	COLOR	SHEEN / FINISH	DRYWALL: WALL / CEILING TEXTURE	NOTES
EXTERIOR						
Roof Fascia	Per Painter	Sherwin Williams	Iron Ore 7069	Eggshell	N/A	
Soffit	Per Painter	Benjamin Moore	Simply White OC-117	Matte	N/A	
Siding	Per Painter	Benjamin Moore	Kendall Charcoal HC-166	Eggshell	N/A	
Windows	Per Painter	Sherwin Williams	Iron Ore 7069	Eggshell	N/A	
Trim	Per Painter	Sherwin Williams	Iron Ore 7069	Eggshell	N/A	
Deck Fascia	Per Painter	Benjamin Moore	Kendall Charcoal HC-166	Eggshell	N/A	
Handrail	Per Painter	Sherwin Williams	Iron Ore 7069	Eggshell	N/A	
Downspout and Aluminum Wrap	Per Painter	Sherwin Williams	Iron Ore 7069	Eggshell	N/A	
STORAGE						
Ceiling	Latex	Benjamin Moore	Ceiling White 09	Flat	Smooth	
Walls	Latex	Sherwin Williams	Divine White 6105	Eggshell	Light sand	
Trim	Stain	Minwax	Provincial	Satin	N/A	
Doors	Stain	Minwax	Provincial	Satin	N/A	
REC ROOM						
Ceiling	N/A - Suspended ceiling with tiles	N/A	N/A	N/A	N/A	
Walls	Latex	Sherwin Williams	Misty 6232	Eggshell	Light sand to approximate existing	
Trim	Stain	Minwax	Provincial	Satin	N/A	
Doors	Stain	Minwax	Provincial	Satin	N/A	
HALL						
Ceiling	Latex	Benjamin Moore	Ceiling White 09	Flat	Existing to remain	Do not paint existing stained ceiling trim
Walls	Latex	Sherwin Williams	Everyday White 6072	Eggshell	Light sand to approximate existing	Walls require primer coat before paint
Trim	Stain	Minwax	Provincial	Satin	N/A	
Doors	Stain	Minwax	Provincial	Satin	N/A	Split finish at door G
BATH 2						
Door G	Stain	Per Painter	To approximate existing	Satin	N/A	Bath side of door G; hall side to be stained Minwax Provincial
BEDROOM 3						
Ceiling	Latex	Benjamin Moore	Ceiling White 09	Flat	Smooth	Include closet walls & ceiling
Walls	Latex	Sherwin Williams	Smoky Salmon 6331	Eggshell	Light sand	
Trim	Stain	Minwax	Provincial	Satin	N/A	Include closet trim & cleats
Doors	Stain	Minwax	Provincial	Satin	N/A	
PRIMARY HALL						
Ceiling	Latex	Benjamin Moore	Ceiling White 09	Flat	Light sand to approximate existing	
Walls	Latex	Benjamin Moore	Baja Dunes 992	Eggshell	Light sand to approximate existing	
Trim	Stain	Minwax	Provincial	Satin	N/A	
Door	Stain	Minwax	Provincial	Satin	N/A	
Shelves	Stain	Minwax	Provincial	Satin	N/A	
PRIMARY BEDROOM						
Ceiling	Latex	Benjamin Moore	Ceiling White 09	Flat	Smooth	
Walls	Latex	Benjamin Moore	Baja Dunes 992	Eggshell	Light sand	
Trim	Stain	Minwax	Provincial	Satin	N/A	
PRIMARY VESTIBULE						
Ceiling	Latex	Benjamin Moore	Ceiling White 09	Flat	Existing to remain	
Walls	Latex	Benjamin Moore	Baja Dunes 992	Eggshell	Existing to remain	
Trim	Stain	Minwax	Provincial	Satin	N/A	
BEDROOM 2						
East, South, & West Walls	Latex	Sherwin Williams	Mauve Tinge 6280	Eggshell	Existing to remain	
North Wall	Latex	Sherwin Williams	Mauve Finery 6282	Eggshell	Existing to remain	
Trim	Stain	Minwax	Provincial	Satin	N/A	New window casing & door casing
BEDROOM 1						
Walls	Latex	Pittsburgh Paints	Shark MEN7130-2	Satin	Existing to remain	
Trim	Stain	Minwax	Provincial	Satin	N/A	New window casing & door casing
KITCHEN						
Trim	Stain	Minwax	Provincial	Satin	N/A	New window casing
Walls	Latex	Provided by homeowner.	Provided by homeowner.	Provided by homeowner.	Existing to remain	Touch ups at new window only.

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I5.02

Attachment: Plans (10401 : Cory & Kirsten Engdahl)

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

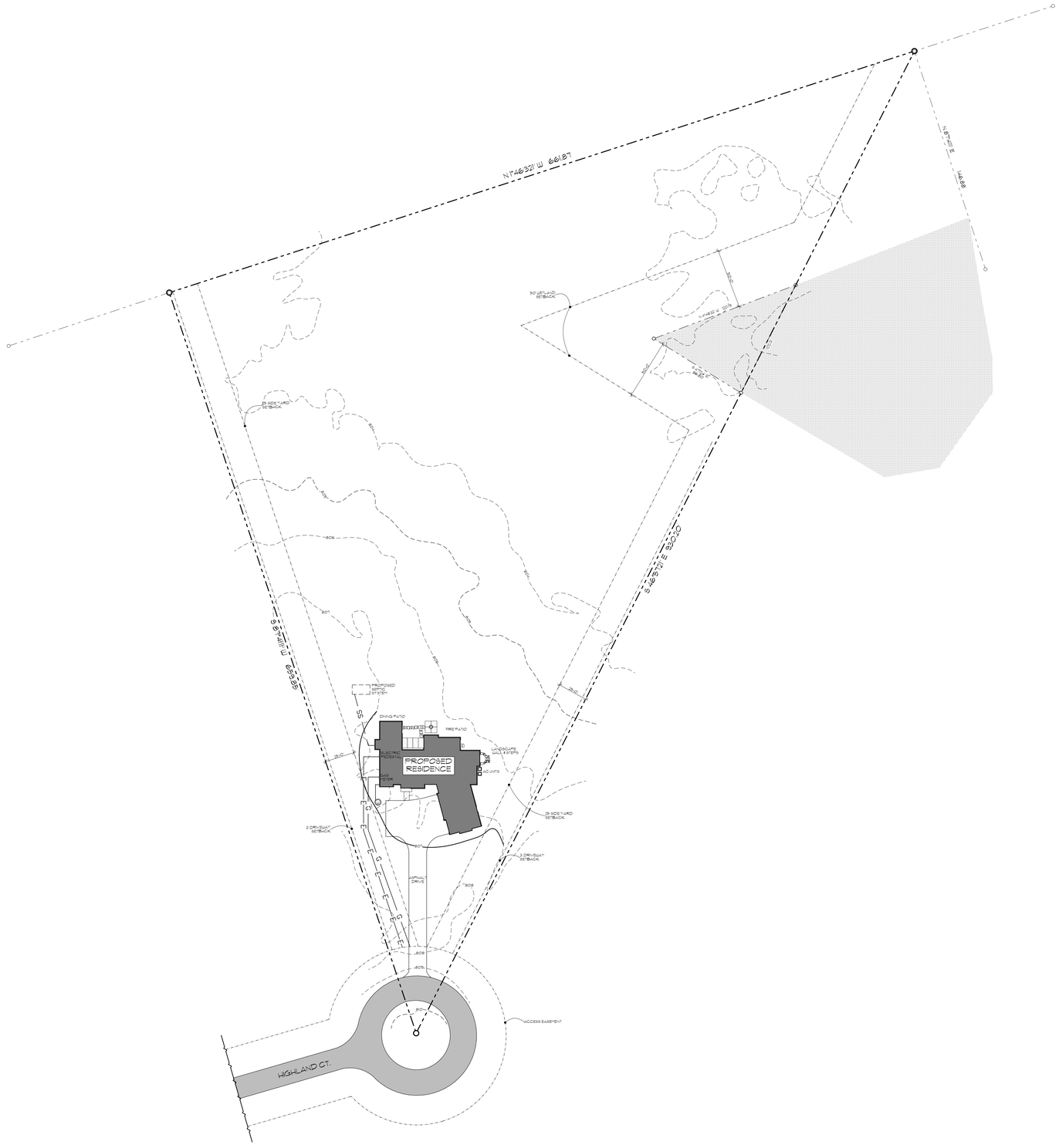
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 9, 2025**
SUBJECT: **David & Susan Abbott - New Single-Family Residence at 12957 N. Highgate Court**

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

ABBOTT RESIDENCE – Statement of Intent

This is a proposal for a single family residence with an attached in-law suite. It is a ranch style home with a finished lower-level. Set up for four bedrooms, including one in the in-law suite and one with an egress window in the lower-level. This is a virgin site with not much grade change. We are setting the home back to be closely aligned with the neighbors homes.

Attachment: Statement of Intent (10402 : David & Susan Abbott)



SITE SYMBOL KEY

- EX. — EXISTING TREE TO REMAIN
- NEW — NEW TREE - SEE LANDSCAPE
- EXISTING TREE TO BE REMOVED
- PERMEABLE SUBSURFACE DRAINAGE PIPE
- PROPOSED ELEVATION - CONTRACTOR TO VERIFY W/SEWER HEIGHT AND MAINTAIN REQUIRED PITCH
- EXISTING GRADE CONTOUR
- NEW GRADE CONTOUR
- STORM WATER DRAIN
- SILT FENCE
- EXISTING WELL LOCATION
- T — T — EXISTING UNDERGROUND TELEPHONE LINE
- SS — EXISTING UNDERGROUND SANITARY LINE
- CW — PROPOSED UNDERGROUND WATER SERVICE
- SOLID SUBSURFACE DRAINAGE PIPE
- PROPERTY LINE
- G — EXISTING/PROPOSED UNDERGROUND GAS SERVICE
- E — E — EXISTING/PROPOSED UNDERGROUND ELECTRICAL SERVICE

1 SITE PLAN
SCALE: 1" = 40'

SITE PLAN
C1.0

NORTH

HIGHLAND RESIDENCE

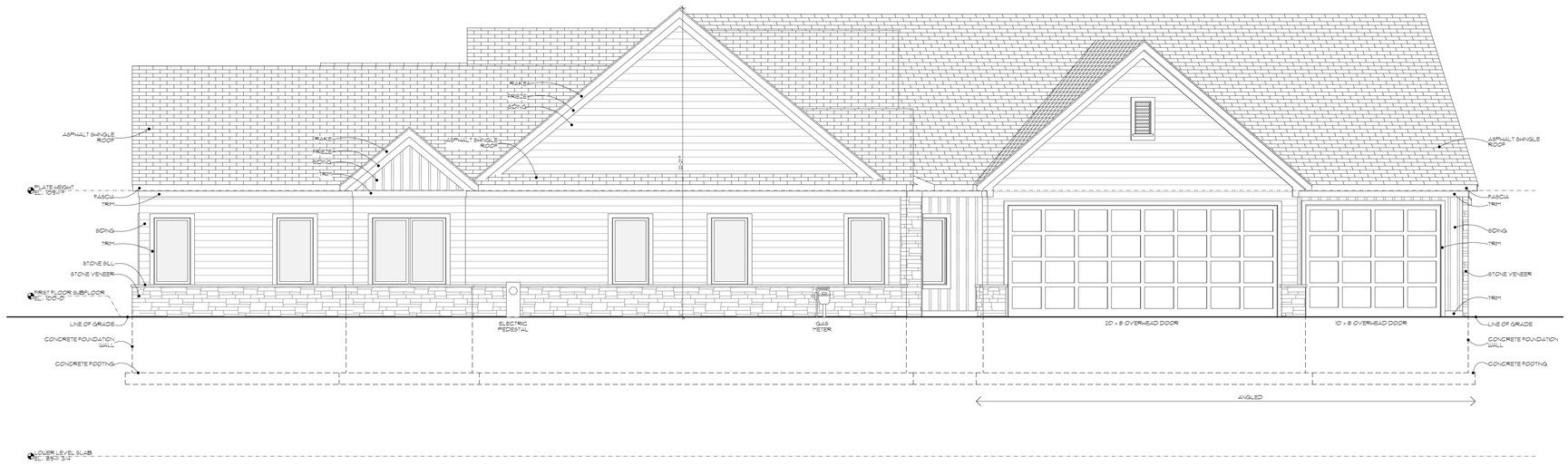
12957 HIGHGATE COURT, MEQUON, WI

Attachment: Site Plan (10402 : David & Susan Abbott)



1 EAST ELEVATION

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



2 SOUTH ELEVATION

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

EXTERIOR ELEVATIONS

A4.0

HIGHLAND RESIDENCE

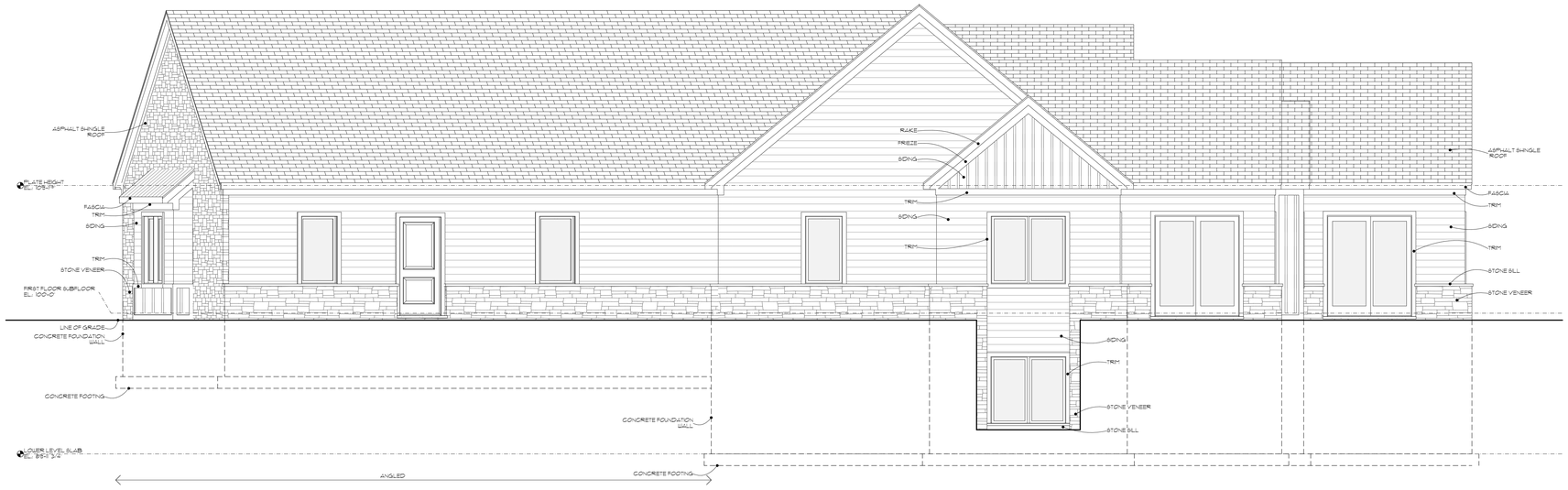
12957 HIGHGATE COURT, MEQUON, WI

Attachment: Plans (10402 : David & Susan Abbott)



1 WEST ELEVATION

SCALE 1/4" = 1'-0"



2 NORTH ELEVATION

SCALE 1/4" = 1'-0"

NORTH

Attachment: Plans (10402 : David & Susan Abbott)



TRUDEFINITION - ESTATE GRAY ASPHALT SHINGLES



ELEVATE UNA-CLAD VINTAGE

[SHEET METAL ROOFING, GUTTERS & DOWNSPOUTS]





HALQUIST - BROOKFIELD GREY, LEDGE



HALQUIST - INDIANNA "BEDFORD" BUFF, CUT STONE



SHERWIN WILLIAMS - TRICORN BLACK

[BOARD & BATTEN SIDING, TRIM, TRIM @ WINDOWS, OVERHEAD DOORS]

SHERWIN WILLIAMS - EXTRA WHITE

[LAP SIDING, TRIM, VENTS]

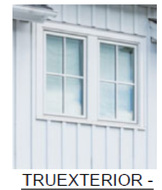




TRUEXTERIOR - TRIM



TRUEXTERIOR - COVE DUTCH LAP SIDING



TRUEXTERIOR - BOARD & BATTEN SIDING

EXTERIOR IMAGES

A4.2

Attachment: Plans (10402 : David & Susan Abbott)





EXTERIOR IMAGES

A4.3

NORTH

HIGHLAND RESIDENCE

12957 HIGHGATE COURT, MEQUON, WI

Attachment: Plans (10402 : David & Susan Abbott)

LIVEABLE SQUARE FEET

LOWER LEVEL

EXERCISE	303
SAUNA	120
LOWER ANTE	90
STORAGE	70
BEDROOM #3	82
LOWER BATH	60
MEDIA	328
TOTAL (SF)	UNFINISHED 803

TOTAL LIVABLE SQUARE FEET: 1,143

CRAWL SPACE

MECHANICAL ROOM
CONCRETE

UNEXCAVATED

GARAGE STAIRS
CONCRETE

MEDIA
CARPET
CEILING @ +/-8'-0"

BATH #3
VINYL FLOOR
CEILING @ +/-8'-0"

BEDROOM #3
CARPET
CEILING @ +/-8'-0"

LOWER ANTE
VINYL FLOOR

SAUNA
VINYL FLOOR
CEILING @ 7'-6"

EXERCISE
VINYL FLOOR
CEILING @ +/-8'-6"

STORAGE
VINYL FLOOR

STAIRS

SUMP

STD BAR

SINK

TRASH / RECY

SOFFIT @ 7'-6"

65" TV ON SWINGING ARM MOUNT

HANGING W/ SHELF ABV

QUEEN

LANDSCAPE STEPS

EGRESS WINDOW CONTRACTOR TO VERIFY MEETS CODE

LANDSCAPE WALL

ERV #

ELECTRIC SUB PANEL

COLD PLUNGE

CABINET

DRAIN TYP.

60" TV ON WALL MOUNT

SMITH MACHINE

RECUMBENT BIKE

MIRROR

BENCH

LEG PRESS

SHELVES

SAUNA

HAND RAIL

ELECTRIC PEDESTAL ABOVE

ELECTRIC PANEL

GAS METER ABOVE

CRAWL SPACE ACCESS

FLOOR DRAIN - COORD. W/ HVAC CONTRACTOR

SOFT WATER

HOT WATER

EXPANSION TANK

BUFFER TANK

FURNACE #

VERIFY EQUIPMENT LOCATION W/ HVAC & PLUMBING CONTRACTOR

1 LOWER LEVEL PLAN

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

LOWER LEVEL PLAN

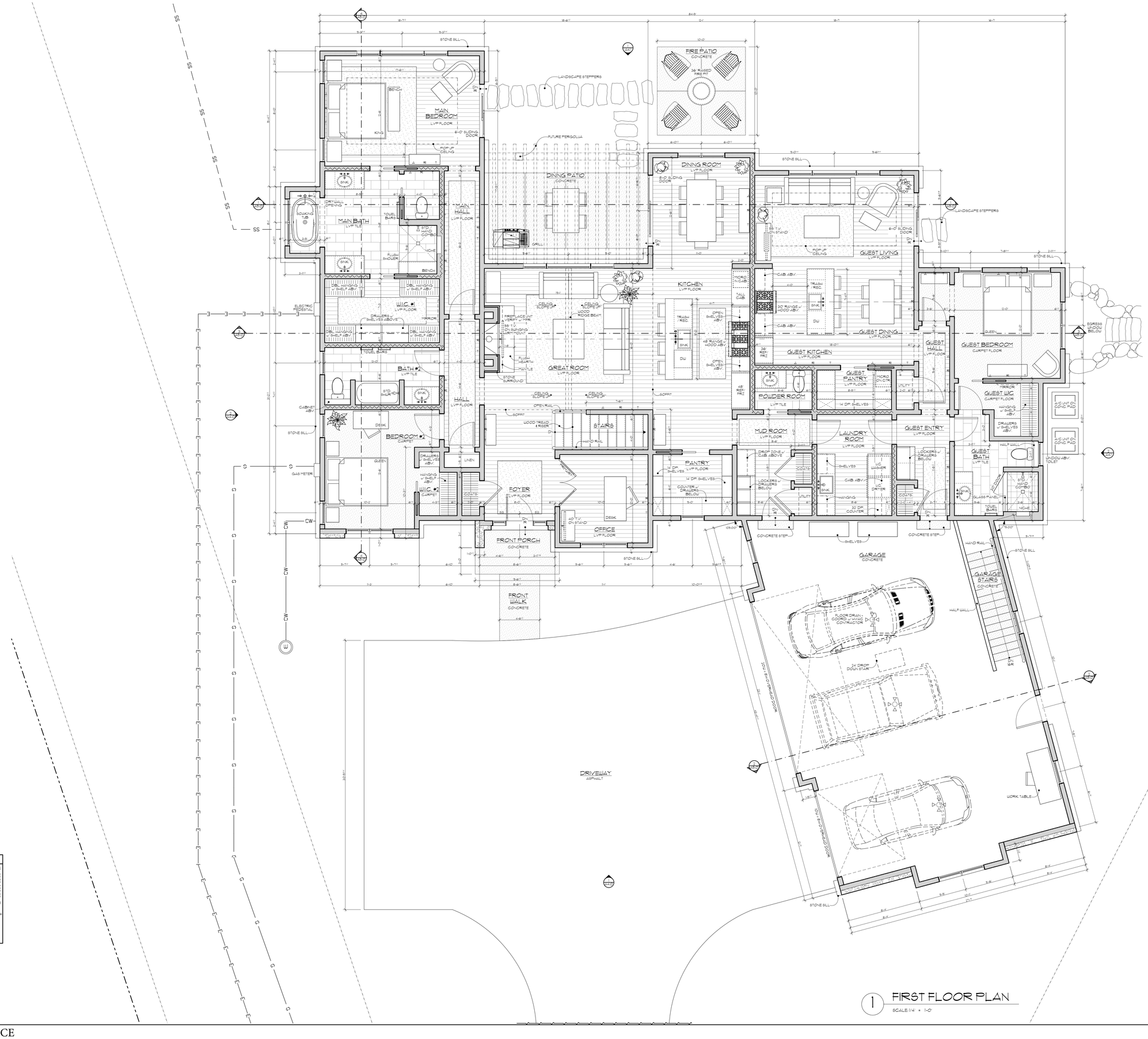
A1.0

NORTH

HIGHLAND RESIDENCE

12957 HIGHGATE COURT, MEQUON, WI

Attachment: Plans (10402 : David & Susan Abbott)



LIVEABLE SQUARE FEET

MAIN RESIDENCE		GUEST SUITE	
KITCHEN	371	GUEST KITCHEN	106
DINING	312	GUEST DINING	181
LIVING ROOM	328	GUEST LIVING	358
GREAT ROOM	659	GUEST PANTRY	69
FOYER	128	GUEST ENTRY	66
OFFICE	100	GUEST HALL	44
PANTRY	107	GUEST BEDROOM	252
MUD ROOM	98	GUEST W.I.C.	17
POWDER ROOM	23	GUEST BATH	50
BEDROOM #2	143	TOTAL	873
BEDROOM #3	143		
W.I.C. #3	28		
BATH #2	87		
TOTAL	2,577		
MAIN BEDROOM	278	GARAGE: 1,078	
MAIN BATH	79		
MAIN W.I.C.	69		
MAIN HALL	69		
TOTAL	2,078		

TOTAL LIVABLE SQUARE FEET: 2,951

FIRST FLOOR PLAN

A1.1

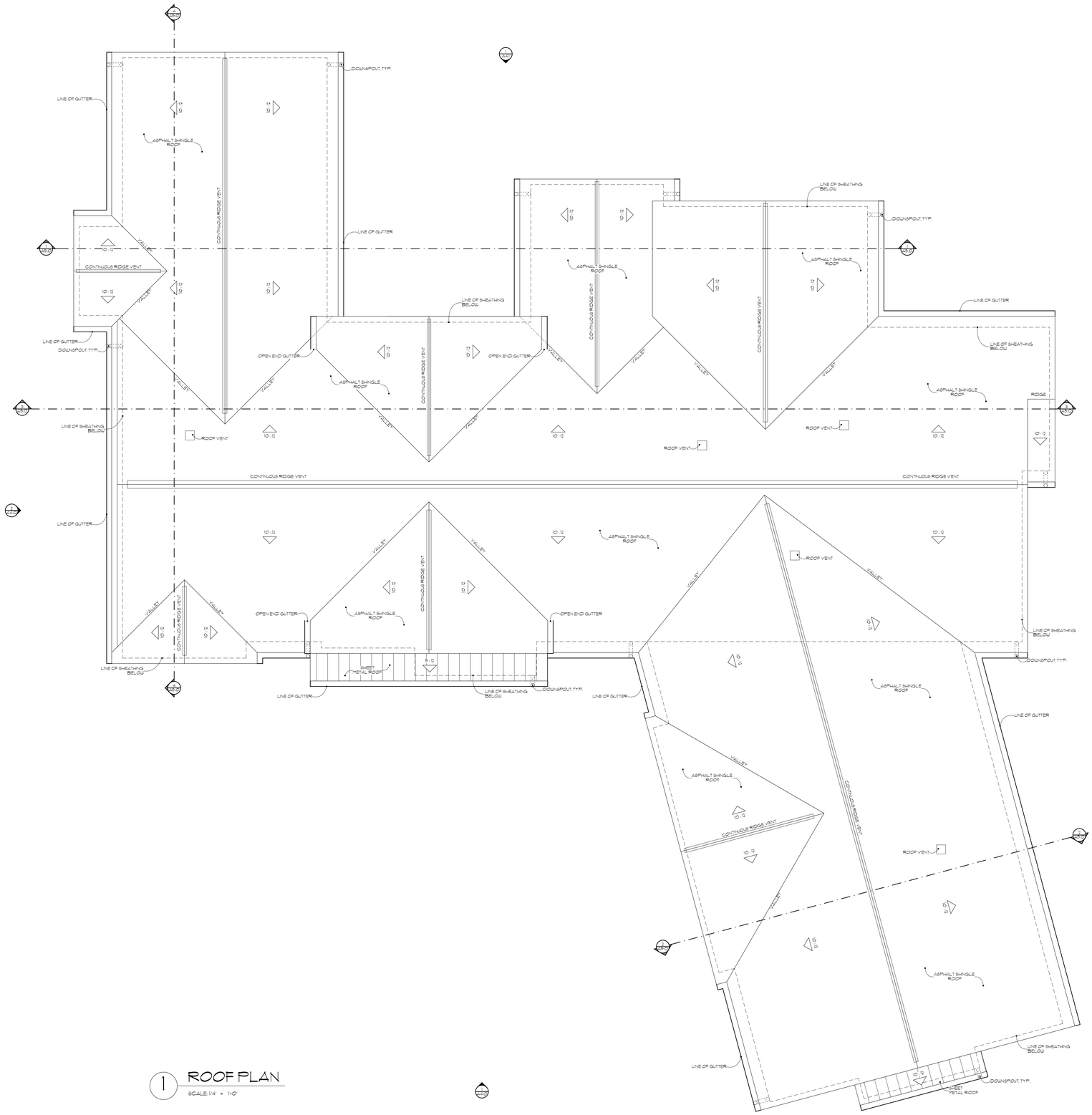
1 FIRST FLOOR PLAN

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

HIGHLAND RESIDENCE

12957 HIGHGATE COURT, MEQUON, WI

Attachment: Plans (10402 : David & Susan Abbott)



1 ROOF PLAN

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

ROOF PLAN

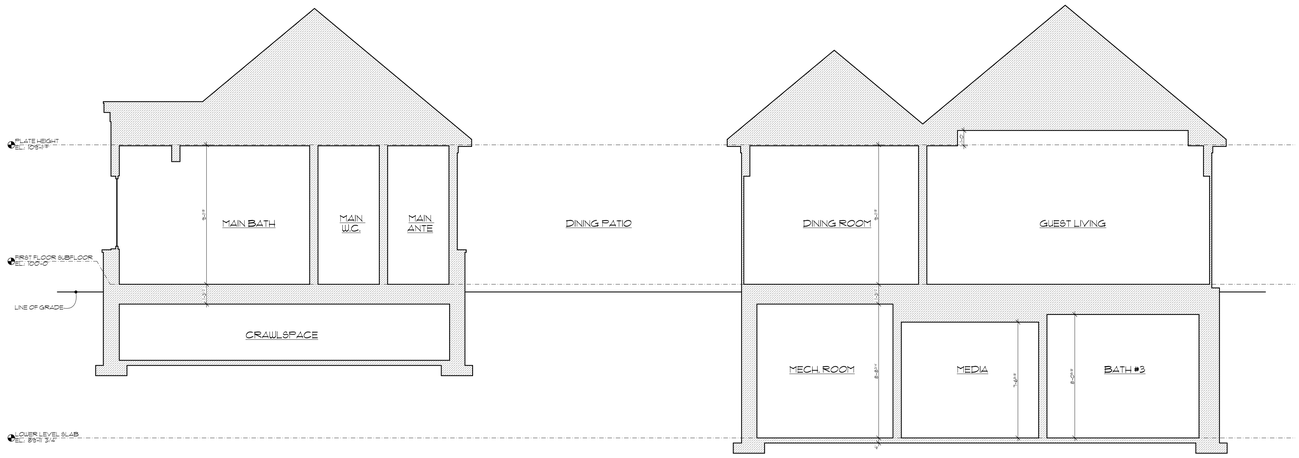
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NORTH

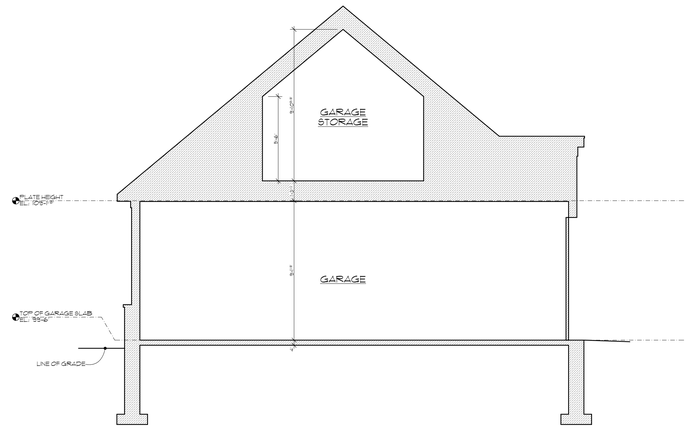
HIGHLAND RESIDENCE

12957 HIGHGATE COURT, MEQUON, WI

Attachment: Plans (10402 : David & Susan Abbott)



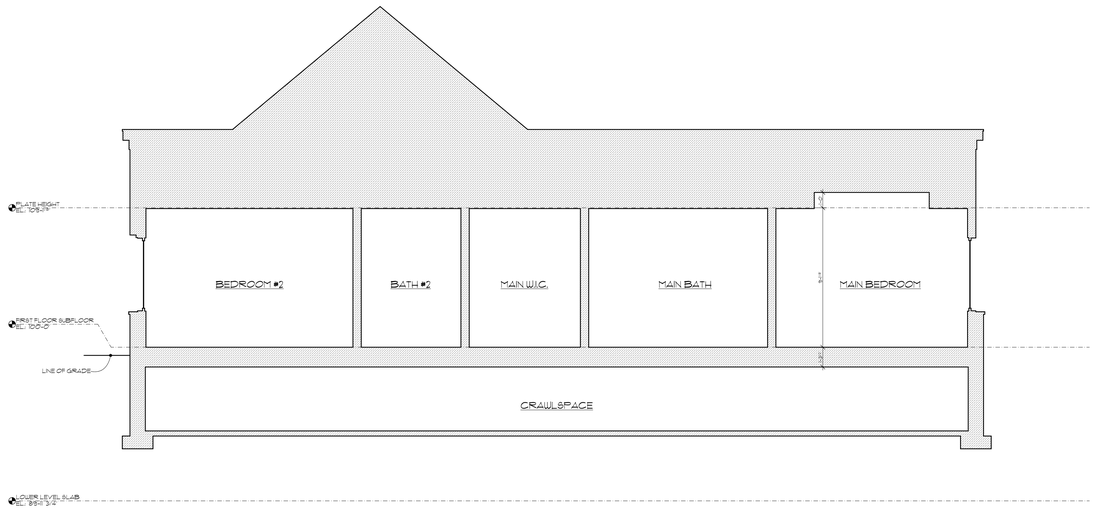
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

BUILDING SECTIONS
A5.0

NORTH

HIGHLAND RESIDENCE

12957 HIGHGATE COURT, MEQUON, WI

Attachment: Plans (10402 : David & Susan Abbott)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 9, 2025**
SUBJECT: **Tim O'Brien Homes - New Single-Family Residence at 9321 W. Huntington Drive**

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

TIM O'BRIEN homes

05/15/25

City of Mequon
11333 N Cedarburg Road
Mequon, Wisconsin 83092
Phone262-236-2924
Fax262-242-9819

Regarding: Letter of Intent for Lot #13 Swan Ridge Farms.

Dear City of Mequon Architectural Board:

The house on this site will be a 5805 hundred square foot two-story. The home will be a 4 bedroom with 3 baths. The exterior will be cohesive on all sides and will fit in well with the exterior look of the other homes in the neighborhood. Lot #13 is a ..5051-acre lot and will meet all setback requirements.

Sincerely,

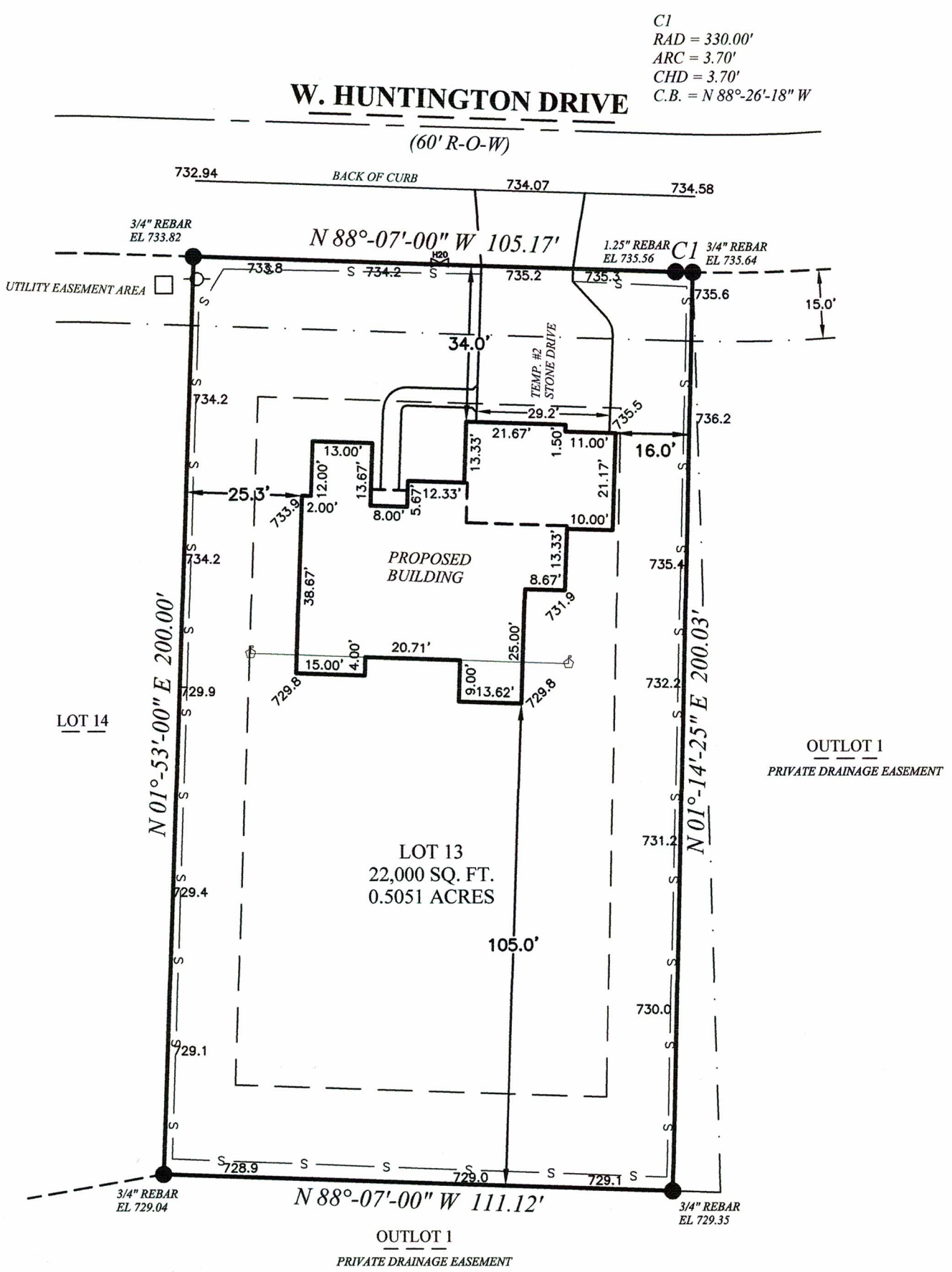
Matt Scheeler, TOB homes

Attachment: Statement of Intent (10403 : Tim O'Brien Homes)

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

PLAT OF SURVEY

FOR LOT 13 OF SWAN RIDGE FARMS, AND BEING A PART OF THE NE 1/4 OF THE SOUTHEAST QUARTER OF SECTION 32, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



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

WISCONSIN
SCOTT D. THOMAS
S-2354
JOHNSON CREEK
WISCONSIN
5/15/25
LAND SURVEYOR

PROPOSED CONCRETE AREAS:
PROPOSED APPROACH AREA: 363.8 SQ. FT.
PROPOSED DRIVEWAY AREA: 938.3 SQ. FT.
PROPOSED WALK AREA: 151.5 SQ. FT.

PROPOSED TOP OF FOUNDATION: 737.37
PROPOSED GARAGE FLOOR EL: 736.87
PROPOSED FINAL YARD GRADE: 736.70
PROPOSED EXPOSED YARD GRADE: 732.70
PROPOSED TOP OF FOOTING: 729.37
DRIVEWAY SLOPE: 5.5 % TO CURB
(ASSUMING 8' WALL - CHECK PLAN)

State of Wisconsin } SS.
County of Jefferson }

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

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

30' 0 30'

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

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

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

PROJECT: SR013

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

C:\Holland&Thomas\250508.dwg;DrawnBy:NLH;CheckedBy:SDT;F.W.F:05-14-25;S:05-15-25.

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

Digitally signed by Scott D. Thomas
Date: 2025.05.15 20:18:30 -05'00'

Attachment: Survey (10403 : Tim O'Brien Homes)

REVISION LOG			
REVISION #	DATE	DESCRIPTION	BY
1	04/17/2025	SELECTIONS SET	MCC
2	05/13/2025	APPROVAL SET	MCC

PLAN SET INDEX

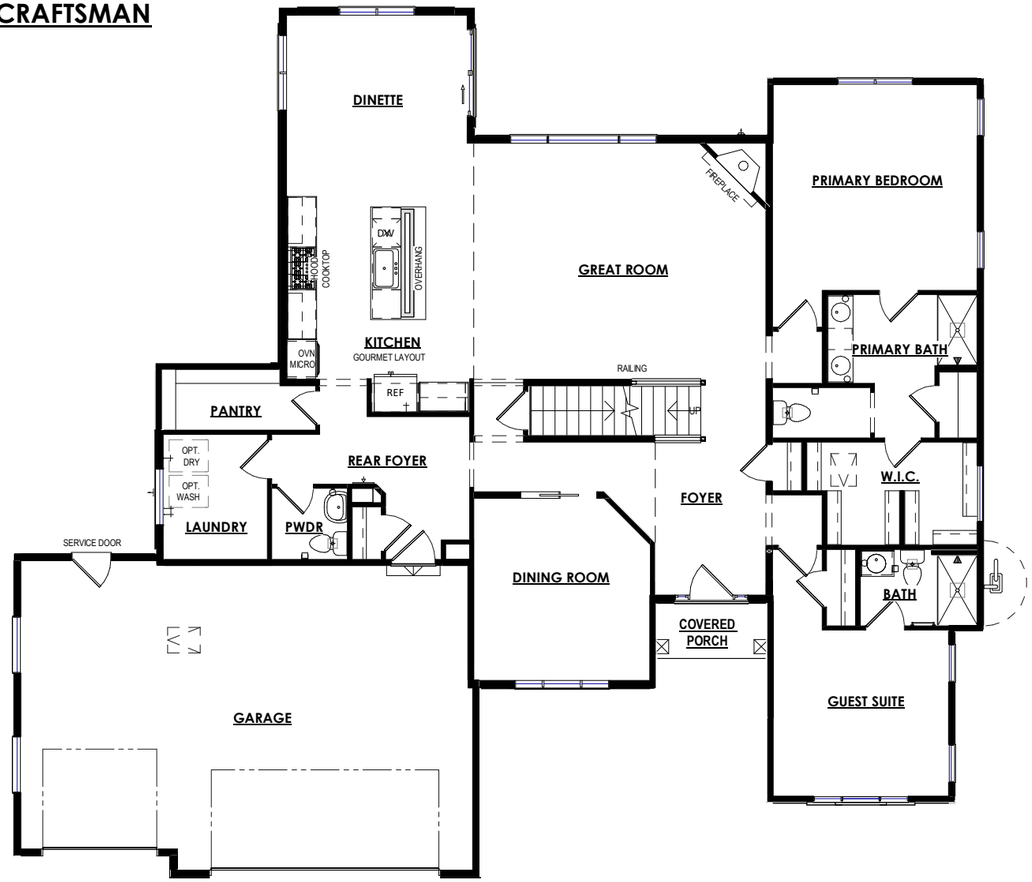
SHEET NO.	SHEET NAME
A-0.0	COVER
A-1.0	FOUNDATION PLAN
A-2.0	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-3.0	ROOF PLAN
A-4.0	ELEVATIONS
D-1.0	SCHEDULES & LEGENDS
D-1.1	FOUNDATION DETAILS 2" FOAM
D-1.2	FOUNDATION WALL TYPES
D-1.3	FRAMING DETAILS
D-1.4	FRAMING DETAILS
D-1.5	FINISH DETAILS
D-1.6	WALL SECTIONS
D-1.7	LOT SPEC DETAILS
E-1.1	ELECTRICAL PLAN - FOUNDATION
E-1.2	ELECTRICAL PLAN - FIRST & SECOND FLOOR

CRAFTSMAN AREAS

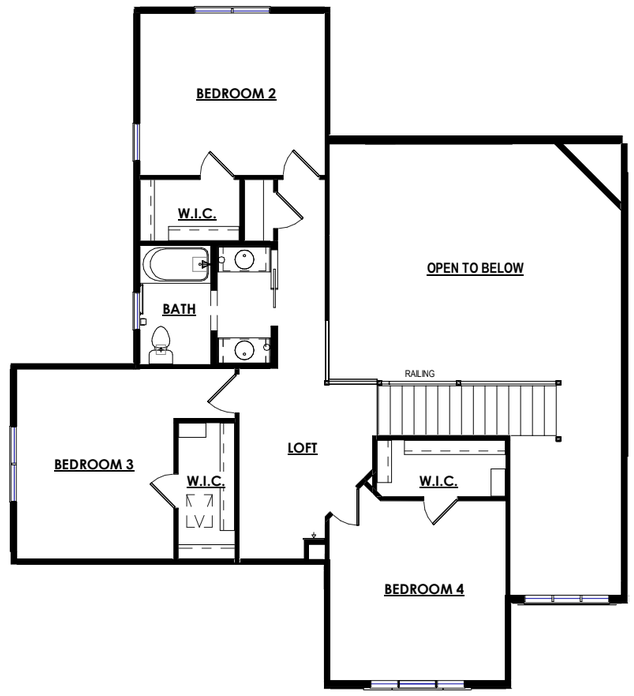
Livable Area	
First Floor Livable	2144 SF
Second Floor Livable	944 SF
	3088 SF
Non Livable Area	
Front Porch	32 SF
Garage	703 SF
Unfinished Basement	1982 SF
	2717 SF



FRONT ELEVATION - CRAFTSMAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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PLAN SET: APPROVAL SET

ENERGY STAR & HQA CERTIFIED

AZALEA

SONGCO

LOT # 013 SWAN RIDGE FARMS
MEQUON, WI 53092

SHEET NAME: COVER

DATE	DRAWN BY
05/13/2025	MCC

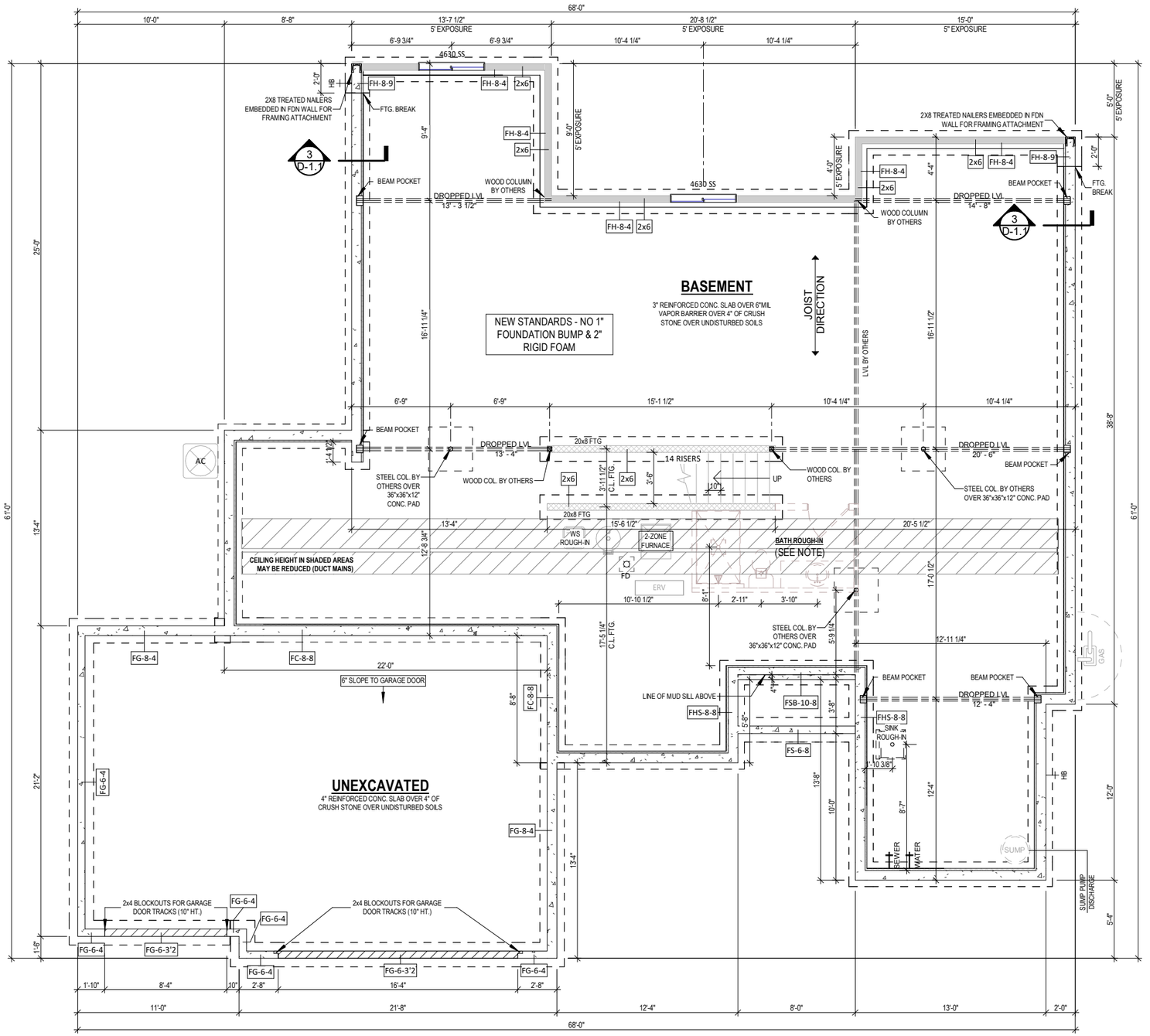
JOB NUMBER: SR013

SHEET NUMBER: A-0.0

Attachment: Plans (10403 : Tim O'Brien Homes)

PLAN NOTES - FOUNDATION 2" FOAM - ACI FOOTING
MAIN HOUSE CONCRETE WALLS: FH-8-8 UNLESS OTHERWISE NOTED
FURNACE TO BE MINIMUM 95% EFFICIENT
WATER HEATER IS POWER VENTED PER SPECIFICATION
SEE WALL SECTIONS FOR POURED WALL PSI
ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD OR FACE OF CONCRETE
3PC BATH ROUGH-IN TO INCLUDE WASTE & VENT TO RUN TO GENERAL VICINITY - FRAMING & FIXTURES NOT INCLUDED
HORIZONTAL FOUNDATION REINFORCEMENT REQUIRED PER SPS 321.02(3)(d) AND ACI 332-14 SECTION 8.2.7. FOR WALLS TALLER THAN 6', (3)#4 REINFORCEMENT BARS ARE REQUIRED HORIZONTALLY. FOR WALLS TALLER THAN 8', (4)#4 BARS ARE REQUIRED HORIZONTALLY. (1) WITHIN 24" OF THE TOP OF THE FOUNDATION WALL. (1) WITHIN 24" OF THE BOTTOM OF THE FOUNDATION WALL. THE OTHERS EVENLY SPACED. LAP LENGTH SHALL BE MINIMUM 24". AT CORNERS, EXTEND #4 BARS AROUND CORNER AND LAP A MINIMUM 15"
FOOTING SIZE: RANCH 19" X 8" - WITH STONE 21" X 8"
FOOTING SIZE: 2-STORY 24" X 8" - WITH STONE 27" X 8"
2" RIGID FOAM ON INSIDE OF FOUNDATION
SEE SHEET D-1.1 & D-1.2 FOR FOUNDATION DETAILS
NOTCH BEAM POCKET PER BEAM POCKET SIZING NOTES

PLAN NOTES - BEAM POCKET SIZING
ALL BEAM POCKETS TO BE SIZED IN FIELD. VERIFY SIZE USING I-JOIST LAYOUT AND CHART BELOW
11-7/8" 2 ply = 4"x6"x 10 5/8"
11-7/8" 3 ply = 4"x8"x 10 5/8"
11-7/8" 4 ply = 4"x10"x 10 5/8"
14" 2 ply = 4"x6"x12.75"
14" 3 ply = 4"x8"x12.75"
14" 4 ply = 4"x10"x12.75"
16" 2 ply = 4"x6"x14.75"
16" 3 ply = 4"x8"x14.75"
16" 4 ply = 4"x10"x14.75"



1 FOUNDATION PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ARCH D PAPER)

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ENERGY STAR & HERS CERTIFIED

AZALEA
SONGNGCO
LOT # 013 SWAN RIDGE FARMS
MEQUON, WI 53092

SHEET NAME
FOUNDATION PLAN

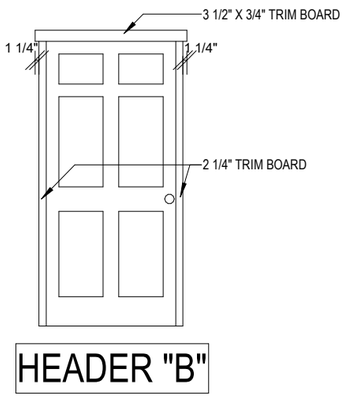
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05/13/2025	MCC

JOB NUMBER
SR013

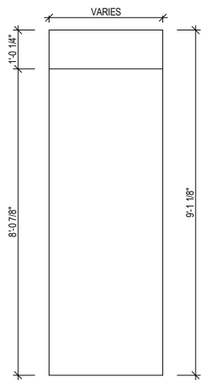
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A-1.0

Attachment: Plans (10403 : Tim O'Brien Homes)

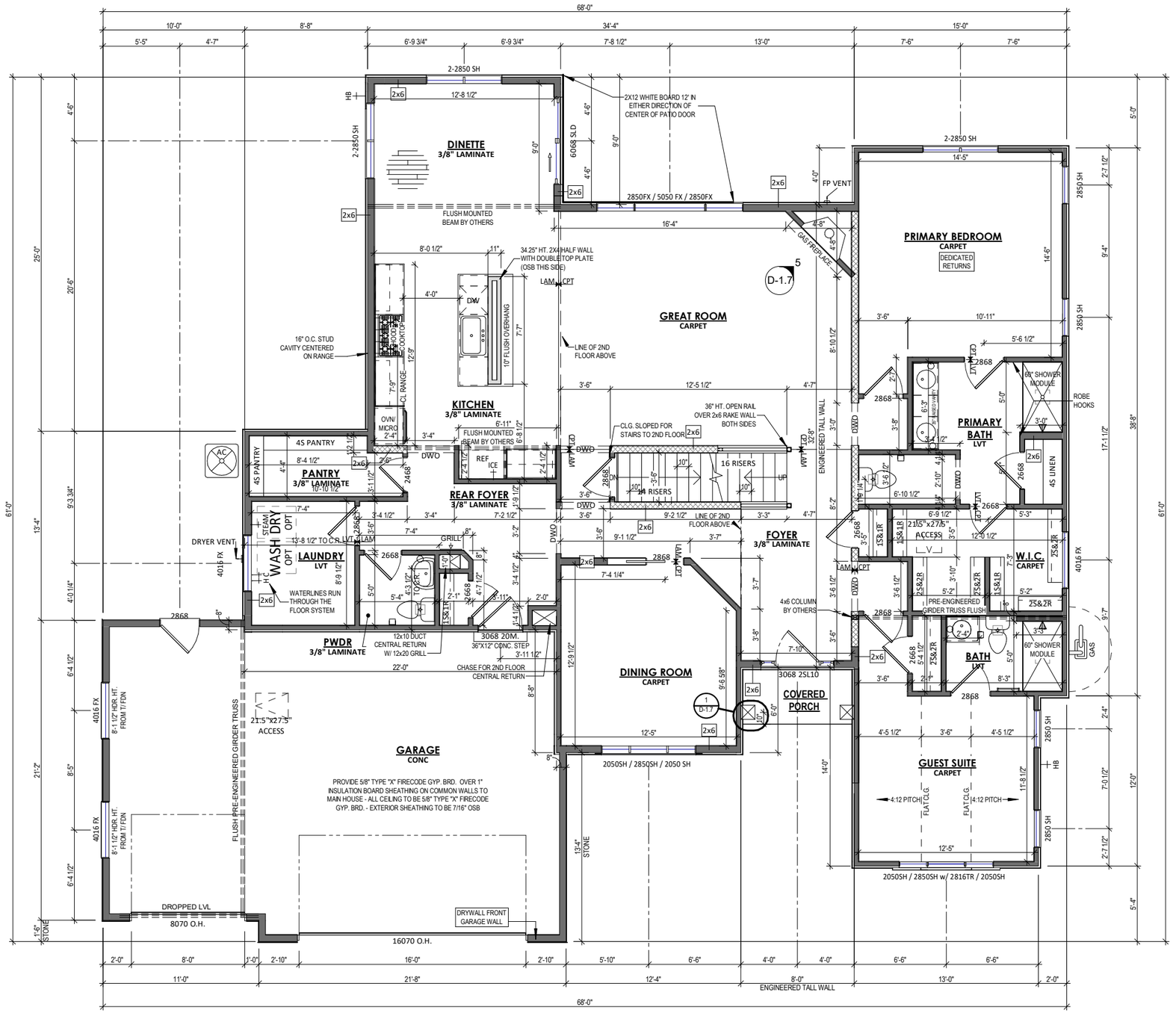
PLAN NOTES - FIRST FLOOR
ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
GARAGE WALLS ARE 2x6 STUD GRADE OR BETTER AT 16" O.C.
CEILING HEIGHT AT FIRST FLOOR IS 9'-0" UNLESS OTHERWISE NOTED
WINDOW HEADER HEIGHT AT FIRST FLOOR IS 6'-11 3/8" FROM TOP OF FLOOR UNLESS OTHERWISE NOTED
CABINET BLOCKING PER CABINET LAYOUT AS NECESSARY
DRYWALL CORNERS TO BE SQUARE UNLESS OTHERWISE NOTED
WINDOW WRAPS TO BE DRYWALL W/ WOOD SILL UNLESS OTHERWISE NOTED
ROUGH DOOR OPENINGS WILL HAVE A MIN. OF 4" IN A CORNER UNLESS OTHERWISE NOTED
DEDICATED RETURNS IN PRIMARY BEDROOM
WOOD WRAPPED ISLAND CABINETS



3 CUSTOM INTERIOR TRIM STYLES
1/4" = 1'-0"



2 DRYWALL OPENING DETAIL
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ARCH D PAPER)

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AZALEA

SONGCO

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MEQUON, WI 53092

Attachment: Plans (10403 : Tim O'Brien Homes)

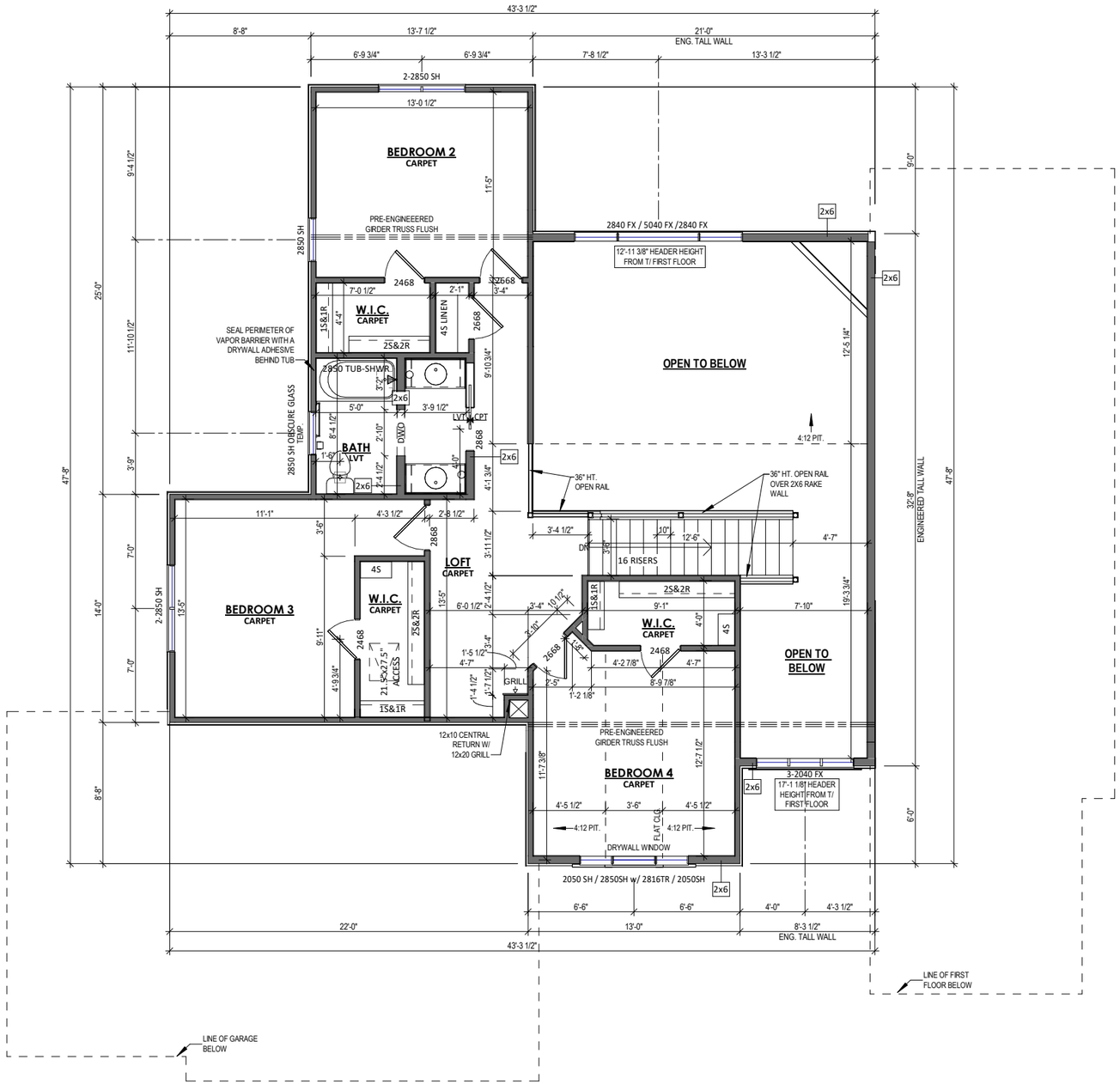
SHEET NAME
FIRST FLOOR PLAN

DATE 05/13/2025
DRAWN BY MCC

JOB NUMBER SR013

SHEET NUMBER A-2.0

PLAN NOTES - SECOND FLOOR
ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
CEILING HEIGHT AT SECOND FLOOR IS 8'-0" UNLESS OTHERWISE NOTED
WINDOW HEADER HEIGHT AT SECOND FLOOR IS 6'-11 3/8" FROM TOP OF FLOOR UNLESS OTHERWISE NOTED
DRYWALL CORNERS TO BE SQUARE UNLESS OTHERWISE NOTED
WINDOW WRAPS TO BE DRYWALL W/ WOOD SILL UNLESS OTHERWISE NOTED
ROUGH DOOR OPENINGS WILL HAVE A MIN. OF 4" IN A CORNER UNLESS OTHERWISE NOTED
DEDICATED RETURNS IN PRIMARY BEDROOM



1 SECOND FLOOR PLAN

1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ARCH D PAPER)

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Attachment: Plans (10403 : Tim O'Brien Homes)

SHEET NAME

SECOND FLOOR PLAN

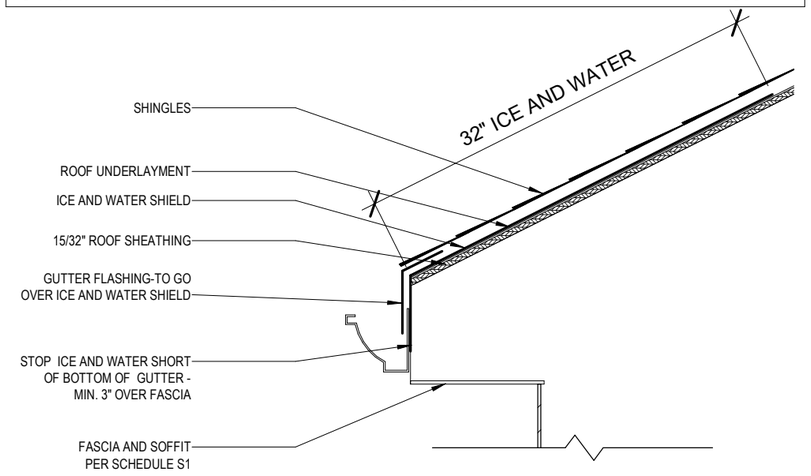
DATE 05/13/2025

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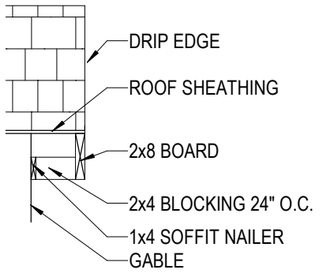
JOB NUMBER SR013

SHEET NUMBER A-2.2

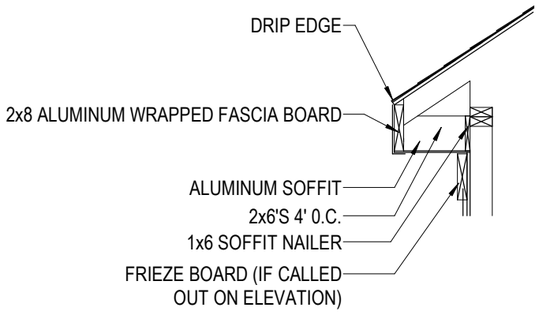
ROOF PLAN NOTES
ROOF TO BE ENGINEERED TRUSSES @ 24" O.C.
RAKE & EAVE DIMENSIONS ARE FROM THE EXTERIOR EDGE OF THE HOUSE SHEATHING TO THE EXTERIOR EDGE OF APPLIED FASCIA.
ICE & WATER SHIELD INSTALLED ALONG GUTTERLINE AND VALLEYS



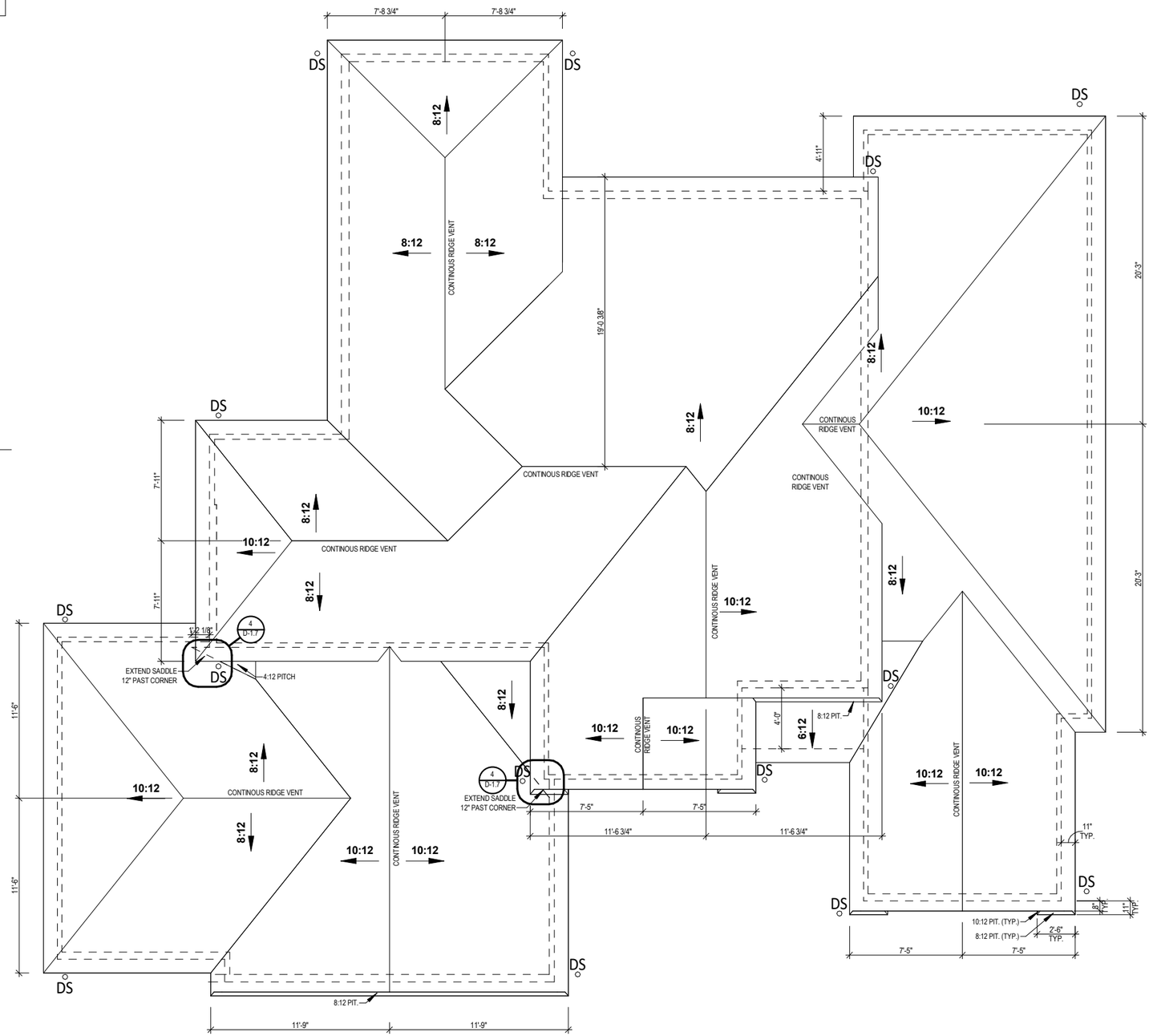
4 ROOF ICE AND WATER FLASHING
1" = 1'-0"



3 GABLE ELEVATION RAKE DETAIL
1/2" = 1'-0"



2 EAVE DETAIL
1/2" = 1'-0"



1 ROOF PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ARCH D PAPER)

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SHEET NAME
ROOF PLAN

DATE	DRAWN BY
05/13/2025	MCC

JOB NUMBER
SR013

SHEET NUMBER
A-3.0

SCHEDULE S1

SIDING TYPE: HARDBOARD SIDING
VERTICAL SIDING TYPE: HARDBOARD SIDING
SOFFIT TYPE: ALUMN. SOFFIT
FASCIA TYPE: ALUMN. FASCIA
EXTERIOR CORNERS: 5/4" HARDBOARD
WINDOW WRAPS: 5/4"X SEE ELEVATIONS
ATTIC INSULATION: R50 W/ ATTIC SEALANT PACKAGE
SHINGLES: DIMENSIONAL
EXTERIOR WALL INSULATION: BLOWN-IN FIBERGLASS (R-15)
EXTERIOR WALL SHEATHING - SEE PLAN & DETAIL FOR MORE INFORMATION: 7/16" OSB w/ 1" FOAM SHEATHING



1 FRONT VIEW - CRAFTSMAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ARCH D PAPER)



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

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Attachment: Plans (10403 : Tim O'Brien Homes)

SHEET NAME
ELEVATIONS

DATE	DRAWN BY
05/13/2025	MCC

JOB NUMBER
SR013

SHEET NUMBER
A-4.0

FLOORING SCHEDULE

ROOM	Floor Finish	Area
FOYER CLOSET	3/8" LAMINATE	7 SF
PANTRY	3/8" LAMINATE	44 SF
POWDER BATH	3/8" LAMINATE	27 SF
REAR FOYER	3/8" LAMINATE	98 SF
REAR FOYER CLOSET	3/8" LAMINATE	8 SF
FOYER	3/8" LAMINATE	155 SF
FOYER	3/8" LAMINATE	12 SF
KITCHEN	3/8" LAMINATE	202 SF
DINETTE	3/8" LAMINATE	115 SF
3/8" LAMINATE		667 SF
DINING ROOM	CARPET	154 SF
PRIMARY W.I.C.	CARPET	81 SF
STUDY	CARPET	12 SF
MASTER BEDROOM	CARPET	13 SF
PRIMARY BEDROOM	CARPET	218 SF
GREAT ROOM	CARPET	334 SF
LOFT	CARPET	149 SF
LOFT CLOSET	CARPET	9 SF
W.I.C.	CARPET	31 SF
BEDROOM 2	CARPET	149 SF
BEDROOM 3	CARPET	164 SF
W.I.C.	CARPET	39 SF
BEDROOM 4	CARPET	157 SF
W.I.C.	CARPET	36 SF
GUEST SUITE	CARPET	165 SF
GUEST SUITE CLOSET	CARPET	11 SF
CARPET		1720 SF
PRIMARY BATH	LVT	56 SF
PRIMARY LINEN	LVT	13 SF
LAUNDRY	LVT	64 SF
BATH	LVT	20 SF
BATH	LVT	29 SF
PRIMARY WATER CLOSET	LVT	24 SF
GUEST SUITE BATHROOM	LVT	27 SF
LVT		233 SF

WINDOW SCHEDULE

Qty	Type
2	Window_Fixed 2840
2	Window_Fixed 2850
4	Window_Fixed 4016
1	Window_Fixed 5040
1	Window_Fixed 5050
6	Window_Single Hung 2850
2	Window_Slider 4630
1	Window_Triple Fixed 2040
1	Window_Triple Single Hung 2050/2850/2050
2	Window_Triple Single Hung 2050_2850_2050
5	Window_Twin Single Hung 2850

DOOR SCHEDULE

Qty	Type
1	Door_Assembly 3068 Single Swing w/ 2 12in Sidelites
1	Door_Exterior Single Swing 2868
1	Door_Exterior Single Swing Fire Rated 3068
1	Door_Exterior Sliding Glass 6068
2	Door_Interior Single Pocket 2868
4	Door_Interior Single Swing 2468
9	Door_Interior Single Swing 2668
7	Door_Interior Single Swing 2868

EXTERIOR & FIREDOOR R.O.

TYPE	TAG ON PLAN	R.O. WIDTH	R.O. HEIGHT
Door_Exterior Single Swing 2868	2868	2' - 10 3/8"	6' - 11"
Door_Exterior Single Swing 3068	3068	3' - 2 3/8"	6' - 11"
Door_Assembly 3068 Single Swing& 12in Sidelight	3068 SL10	4' - 3 7/8"	6' - 11"
Door_Assembly 3068 Single Swing & 2 12in Sidelights	3068 2SL10	5' - 5 3/8"	6' - 11"
Door_Assembly 3068 Single Swing w/12in Transom	3068 T10	3' - 2 3/8"	8' - 0 1/2"
Door_Assembly 3068 Single Swing w/12in Transom & 12in Sidelite	3068 T10 SL10	4' - 3 7/8"	8' - 0 1/2"
Door_Assembly 3068 Single Swing w/12in Transom & 2 12in Sidelites	3068 T10 2SL10	5' - 5 3/8"	8' - 0 1/2"
Door_Exterior Single Swing Fire Rated 2868	2868 20M	2' - 10 3/8"	6' - 11"
Door_Exterior Single Swing Fire Rated 3068	3068 20M	3' - 2 3/8"	6' - 11"
Door_Exterior Sliding Glass 6068	6068	6' - 0"	6' - 7 1/2"
Door_Exterior Sliding Glass 6080	6080	6' - 0"	7' - 11 1/2"
Door_Exterior Sliding Glass 8068	8068	8' - 0"	6' - 7 1/2"
Multi-Bifold Door 9080	9080 BIFOLD	9' - 0"	8' - 0"

INTERIOR DOOR R.O.

TYPE	TAG ON PLAN	R.O. WIDTH	R.O. HEIGHT
Door_Interior Single Swing 1668	1668	1' - 8"	6' - 11"
Door_Interior Single Swing 1868	1868	1' - 10"	6' - 11"
Door_Interior Single Swing 2068	2068	2' - 2"	6' - 11"
Door_Interior Single Swing 2468	2468	2' - 6"	6' - 11"
Door_Interior Single Swing 2668	2668	2' - 8"	6' - 11"
Door_Interior Single Swing 2868	2868	2' - 10"	6' - 11"
Door_Interior Single Swing 3068	3068	3' - 2"	6' - 11"
Door_Interior Double Swing 2068	4068	4' - 2 1/2"	6' - 11"
Door_Interior Double Swing 2468	4868	4' - 10 1/2"	6' - 11"
Door_Interior Double Swing 2668	5068	5' - 2 1/2"	6' - 11"
Door_Interior Double Swing 3068	6038	6' - 2 1/2"	6' - 11"
Door_Interior Sliding 2 Panel 5068	5068	5' - 1"	6' - 11 1/2"
Door_Interior Sliding 2 Panel 6068	6068	6' - 1"	6' - 11 1/2"
Door_Interior Single Pocket 2668	2668	5' - 1"	6' - 11"
Door_Interior Single Pocket 2868	2868	5' - 5"	6' - 11"
Door_Interior Single Pocket 3068	3068	6' - 1"	6' - 11"

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PLAN SET

APPROVAL SET

ENERGY STAR & IAQ CERTIFIED

AZALEA

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MEQUON, WI 53092

SHEET NAME

SCHEDULES & LEGENDS

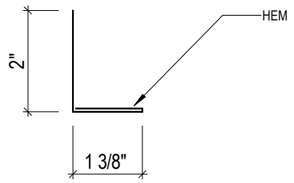
DATE 05/13/2025

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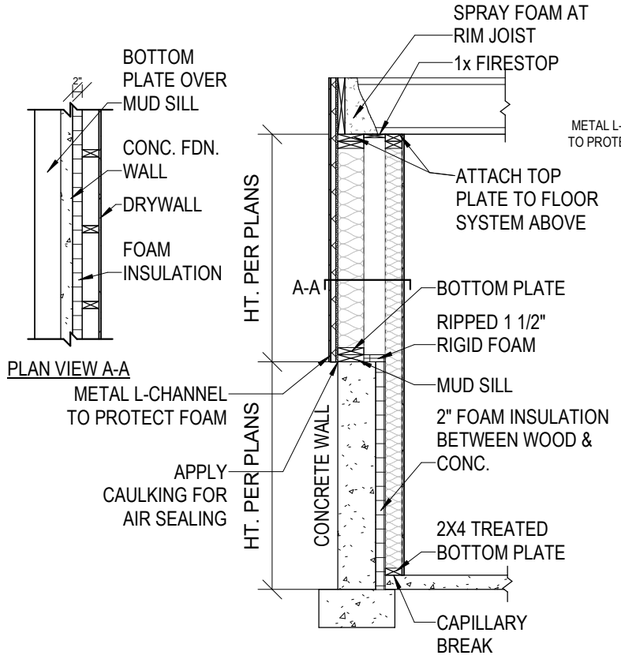
JOB NUMBER SR013

SHEET NUMBER D.1.0

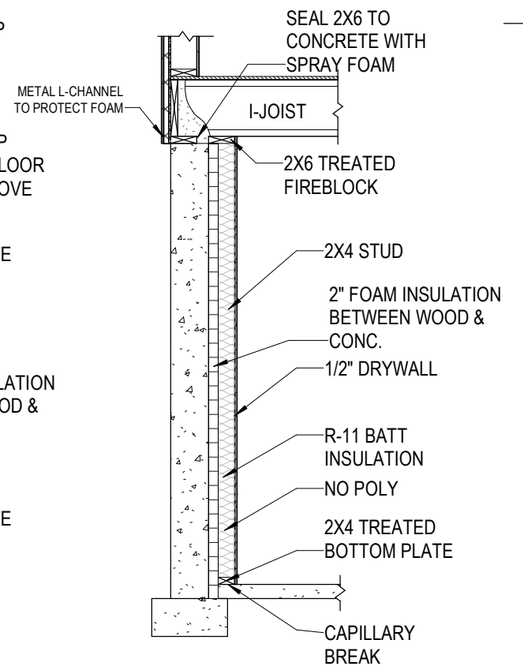
Attachment: Plans (10403 : Tim O'Brien Homes)



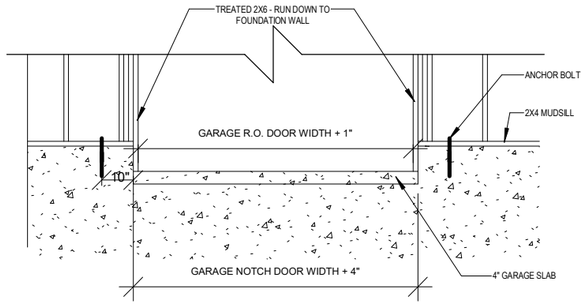
7 METAL L-CHANNEL DETAIL
1" = 1'-0" WHEN PRINTED ON 11X17 PAPER



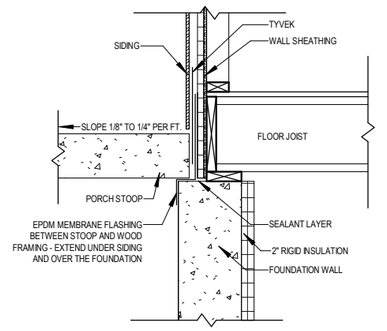
6 FULL HT. FINISHED BASEMENT WALL WITH LOOKOUT EXPOSURE
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



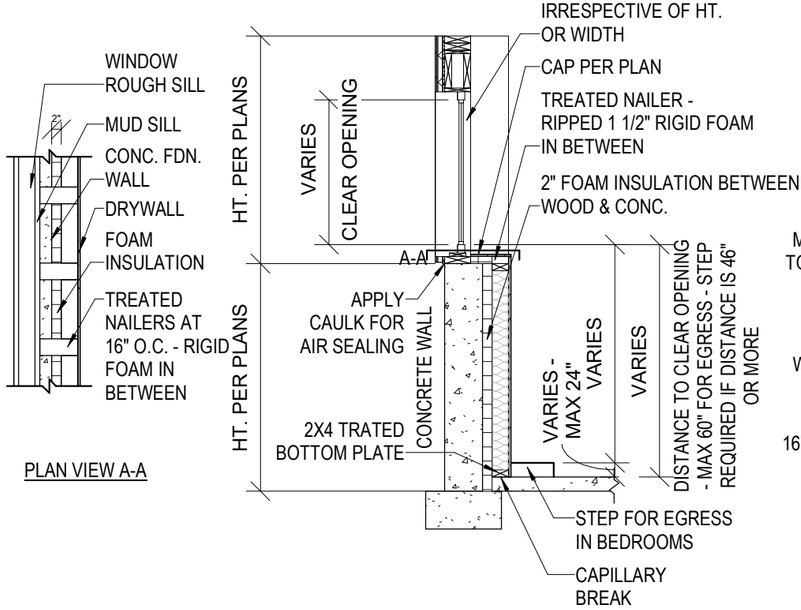
4 FINISHED BASEMENT WALL SECTION
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



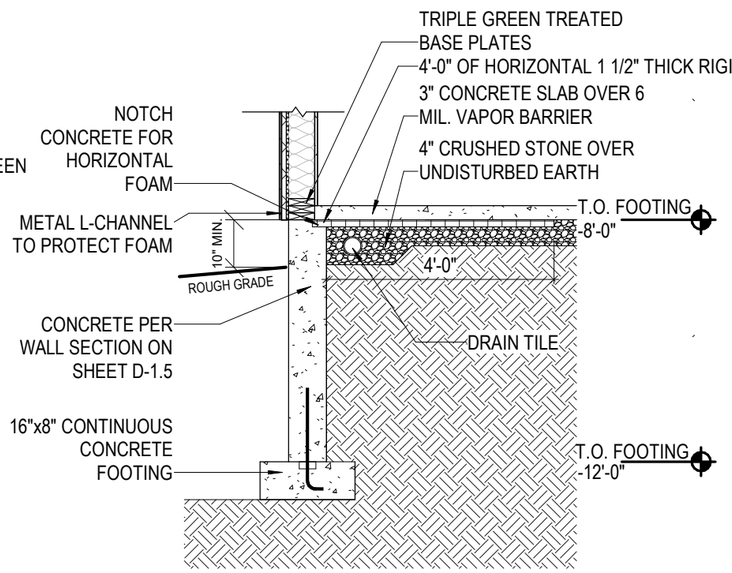
1 GARAGE CUTOUT
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



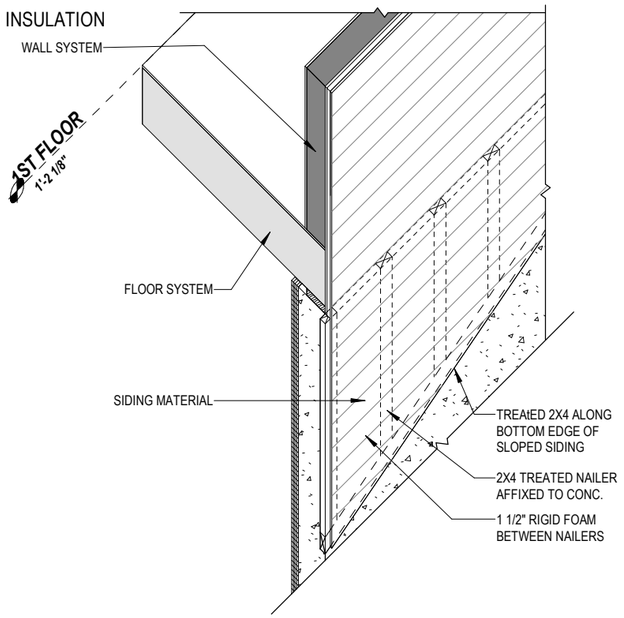
2 CONCRETE STOOP FLASHING SECTION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



8 FINISHED BASEMENT WALL WITH EGRESS WINDOW PER CODE - SECTION
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



5 WALL SECTION - WALKOUT EXPOSURE
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



3 EXPOSURE SIDING TRANSITION
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER

3.4.c

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AZALEA
SONGCO
LOT # 013 SWAN RIDGE FARMS
MEQUON, WI 53092

Attachment: Plans (10403 : Tim O'Brien Homes)

SHEET NAME
FOUNDATION DETAILS 2" FOAM

DATE	DRAWN BY
05/13/2025	MCC

JOB NUMBER
SR013

SHEET NUMBER
D 1.1

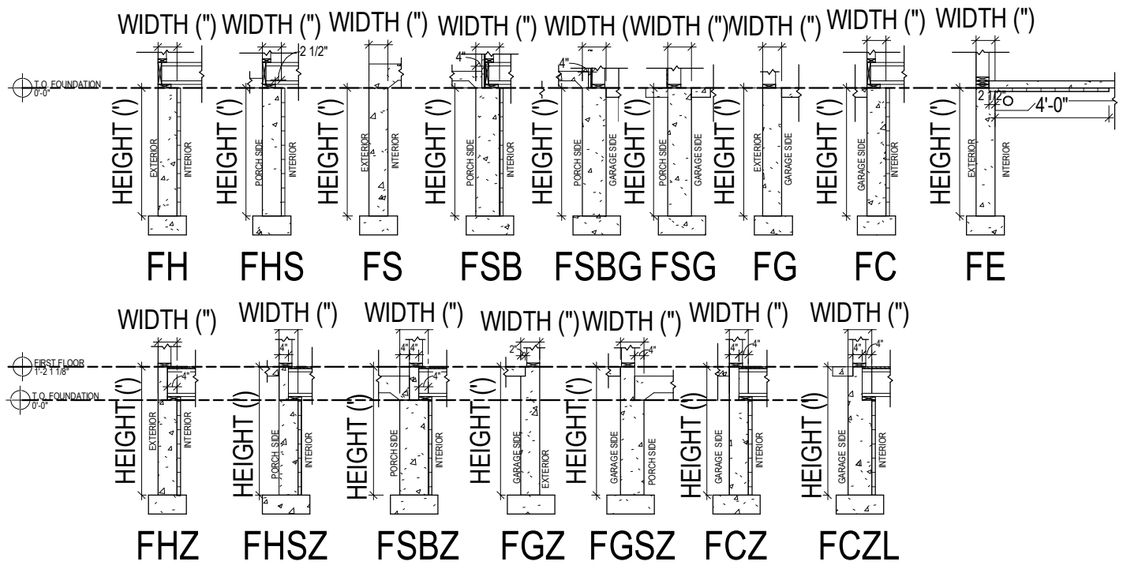
WALL TYPE WIDTH (") HEIGHT (')

FH - 8 - 12

WALL TYPES

FH = HOUSE
FHS = COMMON (HOUSE/STOOP)
FS = STOOP
FSB = STOOP W/ BRICKLEDGE
FSBG = COMMON W/ BRICKLEDGE (STOOP/GARAGE)
FSG = COMMON (STOOP/GARGE)
FG = GARAGE
FC = COMMON (HOUSE/GARAGE)
FE = FULL EXPOSURE

FHZ = HOUSE ZERO BARRIER
FHSZ = COMMON (PORCH/HOUSE) ZERO BARRIER
FSBZ = STOOP W/ BRICKLEDGE & ZERO BARRIER
FGZ = GARAGE ZERO BARRIER
FGSZ = COMMON (GARAGE/STOOP) ZERO BARRIER
FCZ = COMMON (GARRAGE/HOUSE) ZERO BARRIER
FCZL = COMMON W/ LEDGE (GARAGE/HOUSE) ZERO BARRIER



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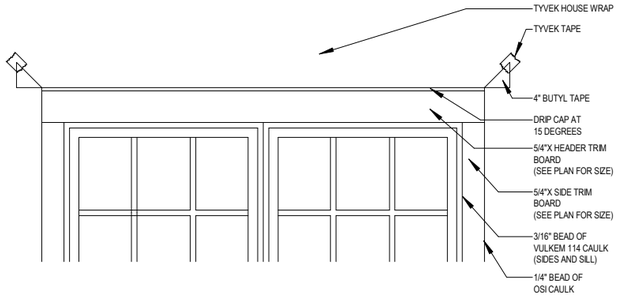
SHEET NAME

FOUNDATION WALL TYPES

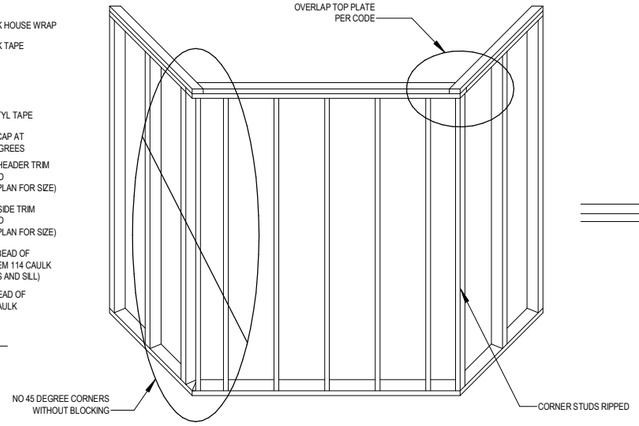
DATE	DRAWN BY
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JOB NUMBER
SR013

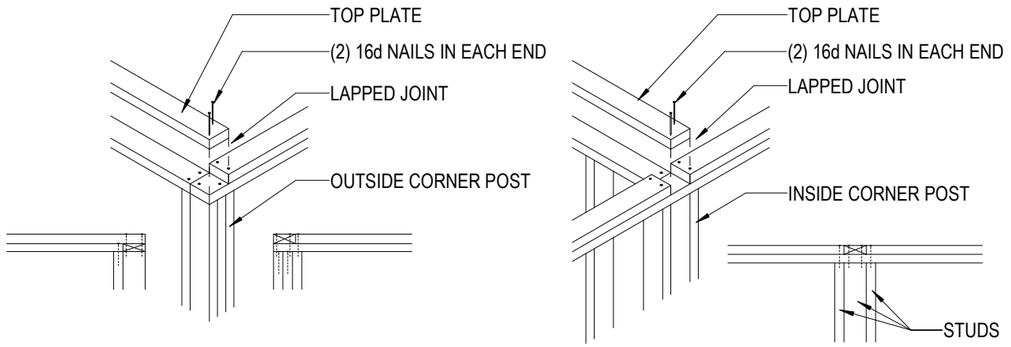
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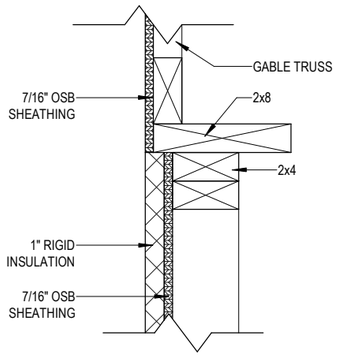
9 WINDOW FLASHING DETAIL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



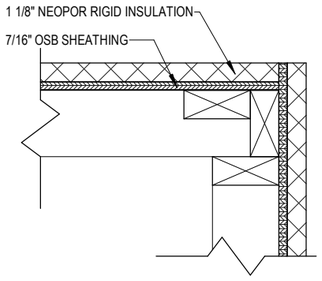
6 45 DEGREE ANGLE - CORNER FRAMING DETAIL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



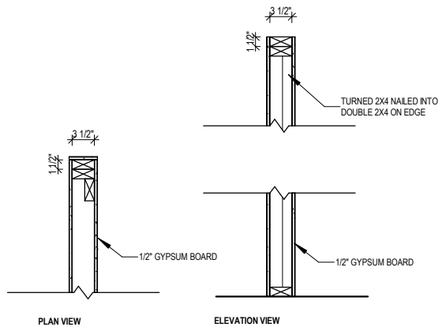
1 TOP PLATE CORNER CONNECTIONS
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



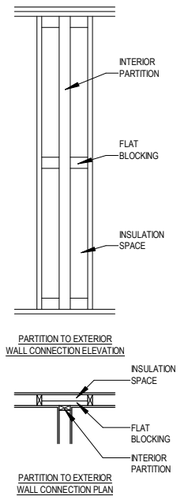
10 GABLE TRANSITION AT HOUSE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



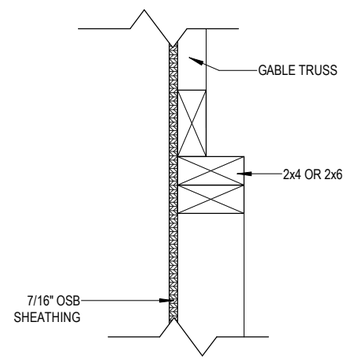
7 OUTSIDE CORNER DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



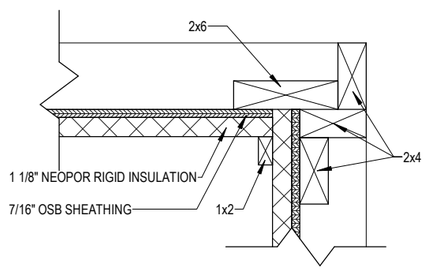
4 REINFORCED FRAMING DETAIL FOR SQUARE AND PLUMB END WALL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



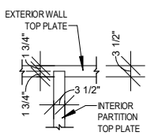
2 PARTITION TO EXTERIOR WALL CONNECTION
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



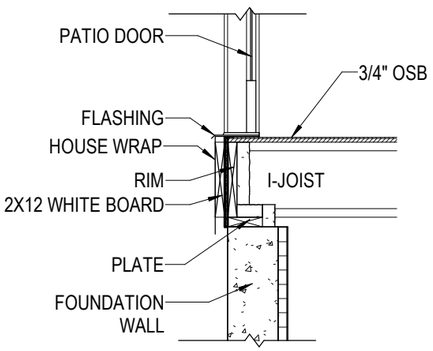
11 GABLE TRANSITION AT GARAGE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



8 INSIDE CORNER DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



5 TOP WALL PLATE DETAIL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



3 SUBFLOOR AT PATIO DOOR
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

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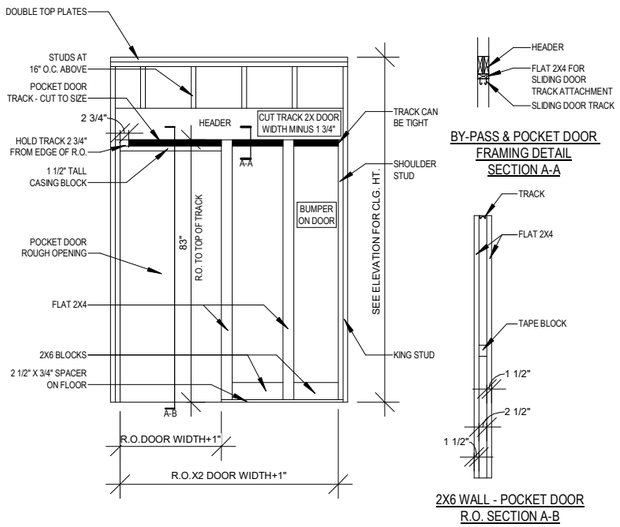
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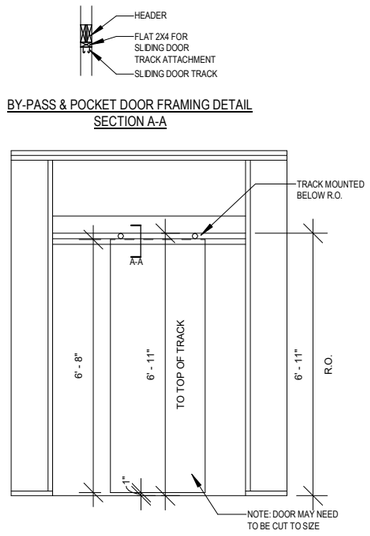
SHEET NAME
FRAMING DETAILS

DATE 05/13/2025
DRAWN BY MCC
JOB NUMBER SR013
SHEET NUMBER D.1.3

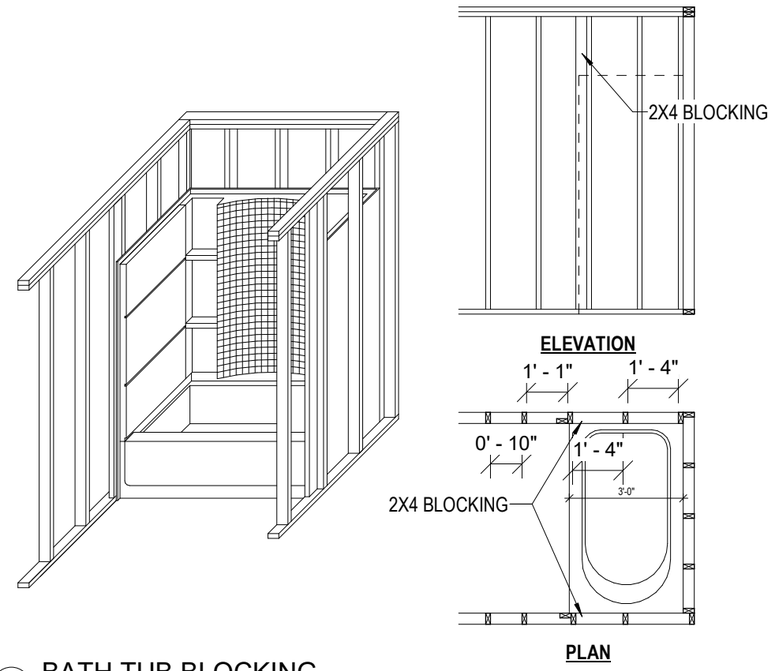
Attachment: Plans (10403 : Tim O'Brien Homes)



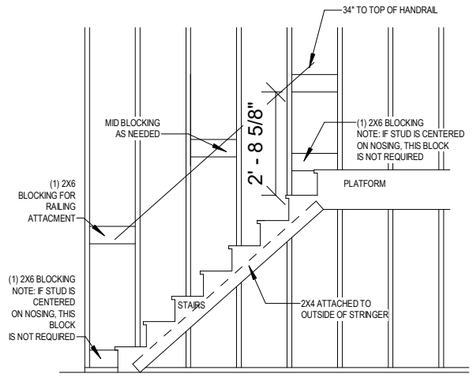
5 POCKET DOOR FRAMING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



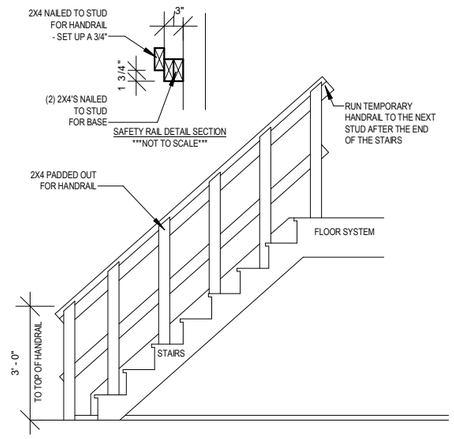
3 BY-PASS DOOR FRAMING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



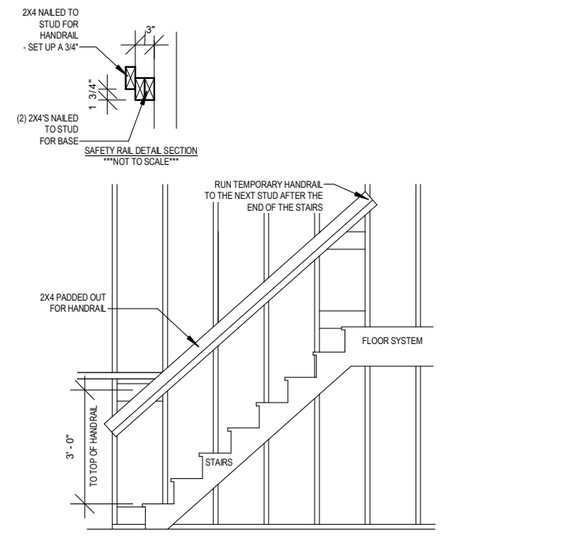
1 BATH TUB BLOCKING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



6 STAIRWAY BLOCKING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



4 TEMPORARY SAFETY RAILING WITHOUT WALL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



2 TEMPORARY SAFETY RAILING WITH WALL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER

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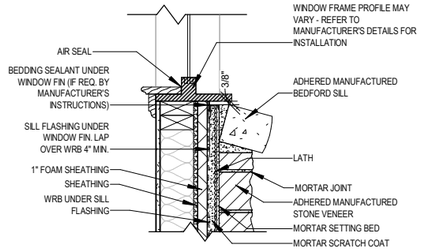
Attachment: Plans (10403 : Tim O'Brien Homes)

SHEET NAME
FRAMING DETAILS

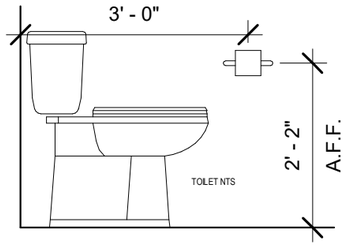
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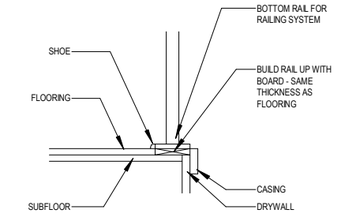
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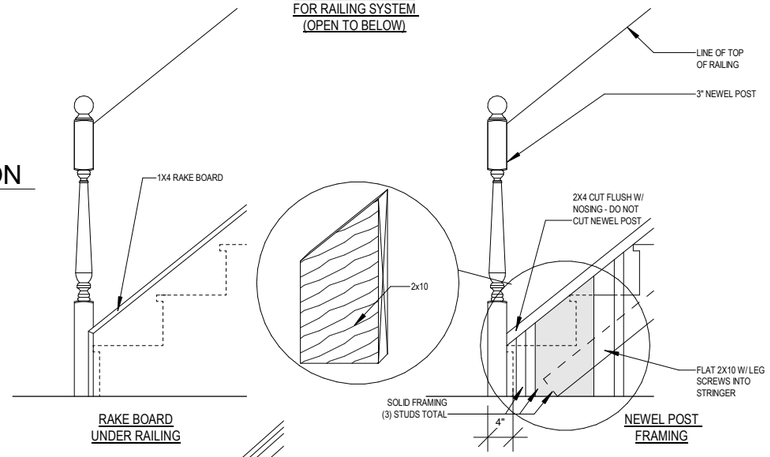
7 STONE SILL AT WINDOW SECTION
3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



2 TOILET PAPER DISPENSER LOCATION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

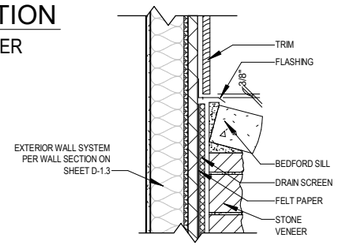


BOTTOM RAIL DETAIL FOR RAILING SYSTEM (OPEN TO BELOW)

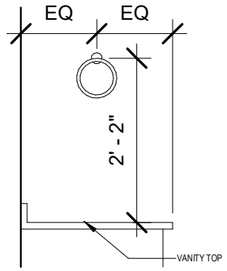


RAKE BOARD UNDER RAILING

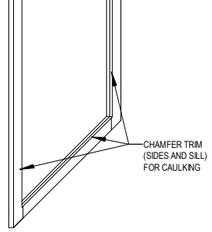
NEWEL POST FRAMING



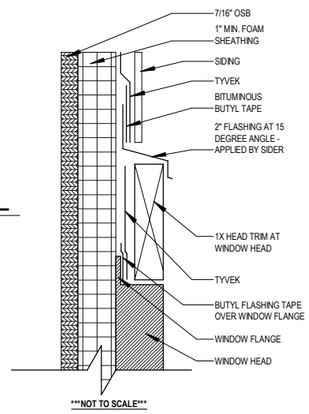
5 STONE SILL AT TRIM SECTION
3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



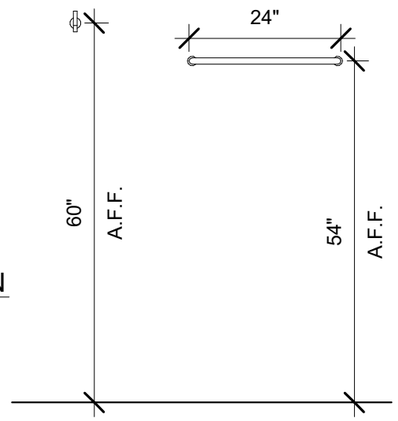
3 HAND TOWEL RING LOCATION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



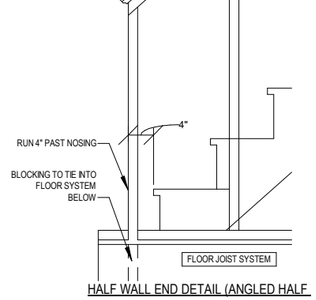
8 INTERIOR WINDOW CHAMFER DETAIL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



6 TYPICAL WINDOW TRIM INSTALLATION
3" = 1'-0" WHEN PRINTED ON 11X17 PAPER

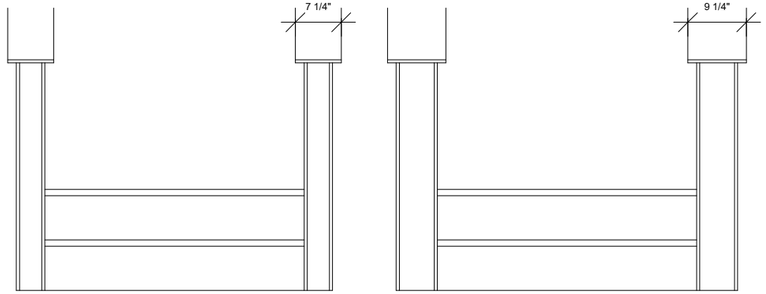


4 ROBE HOOK & TOWEL BAR LOCATION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



HALF WALL END DETAIL (ANGLED HALF WALL AT STAIRS OR FLAT HALF WALL)

ANGLED HALF WALL & HALF WALL SIDE VIEW



2X4 ANGLED HALF WALL & HALF WALL FRONT VIEW

2X6 ANGLED HALF WALL & HALF WALL FRONT VIEW

1 NEWEL POST/ANGLED HALF WALL DETAILS
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

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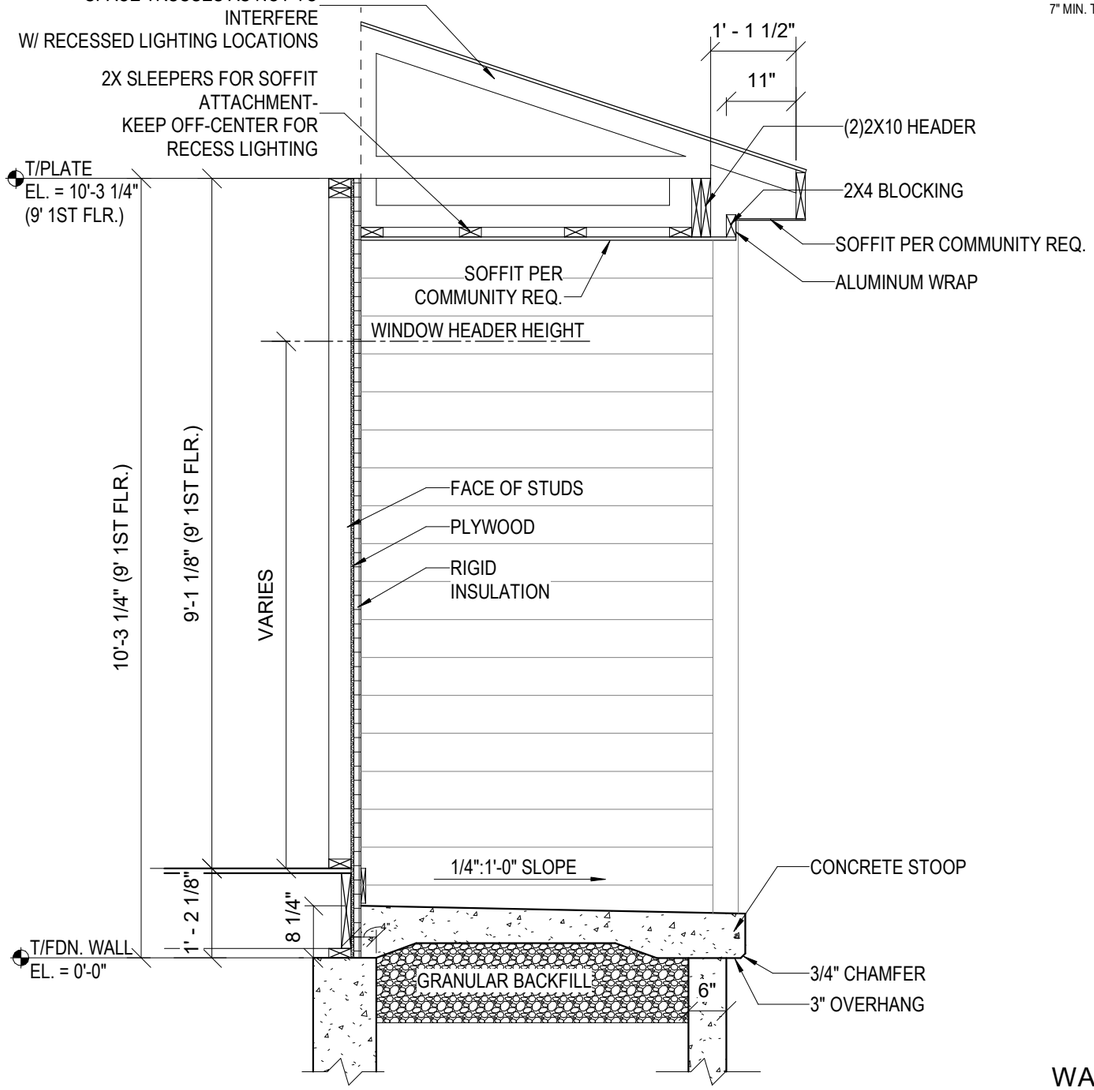
SHEET NAME
FINISH DETAILS

DATE	DRAWN BY
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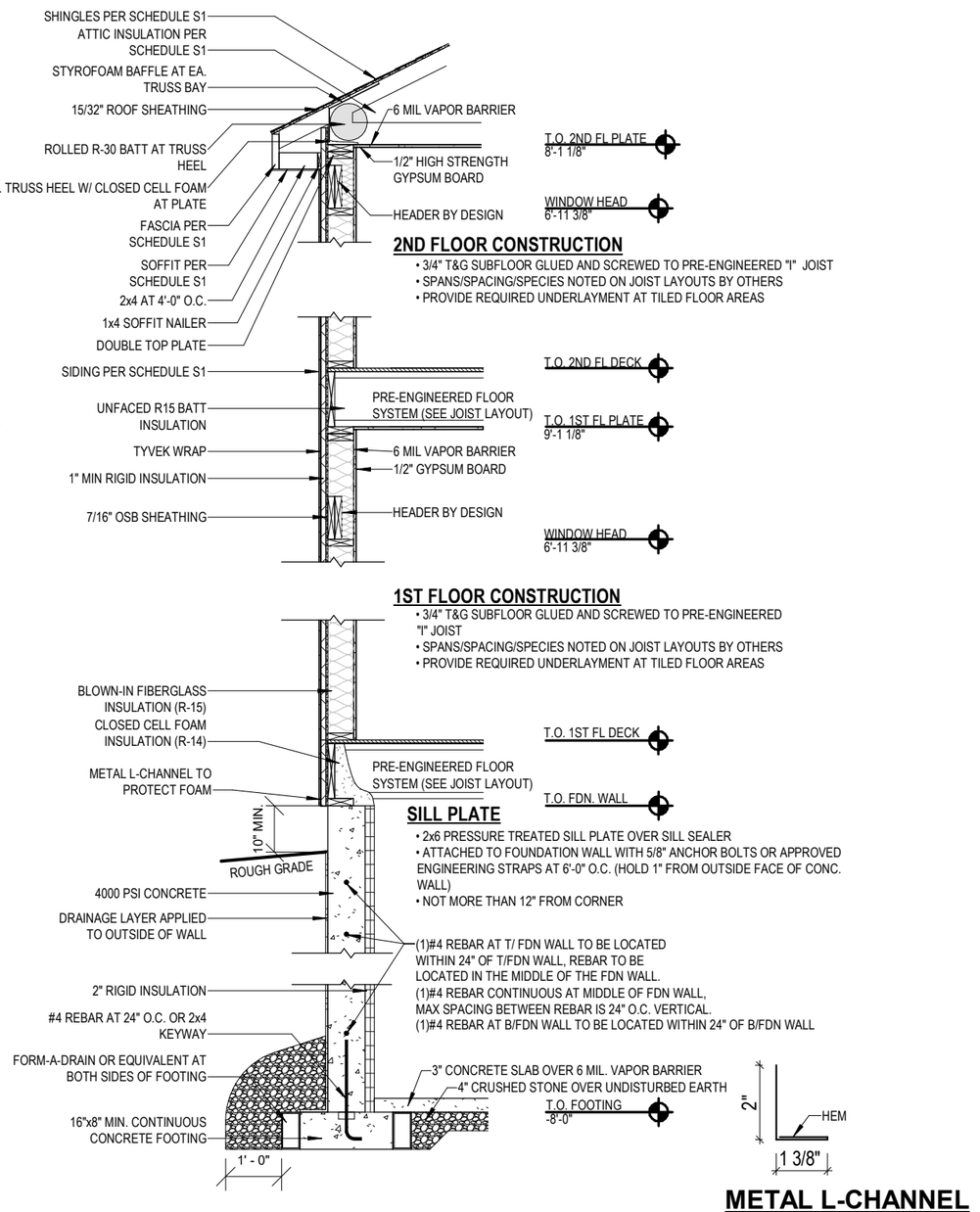
JOB NUMBER
SR013

SHEET NUMBER
D-1.5

Attachment: Plans (10403 : Tim O'Brien Homes)



1 COMMON COVERED PORCH DETAIL
1/2" = 1'-0"



2 WALL SECTION - 2 STORY ACI ENERGY STAR
3/8" = 1'-0"

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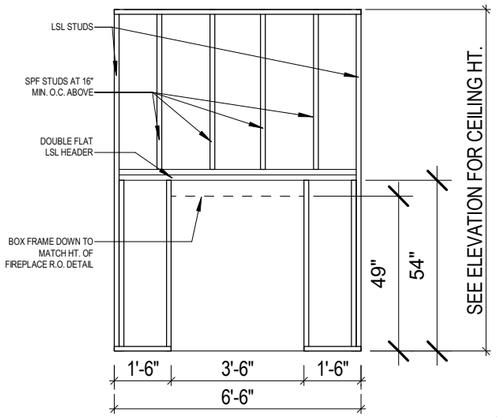
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WALL SECTIONS

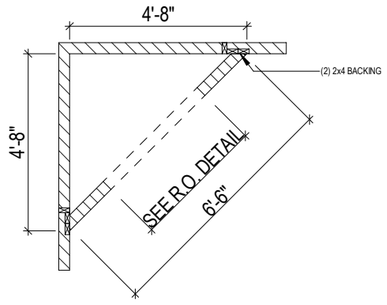
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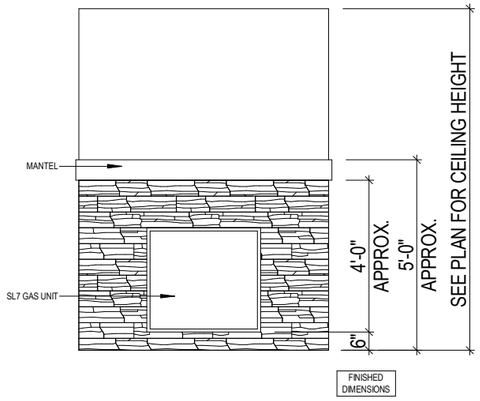
SHEET NUMBER
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FIREPLACE LSL FRAMING DETAIL

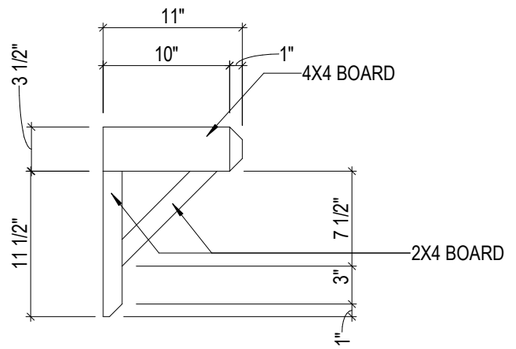


MKE - CORNER FIREPLACE - PLAN VIEW SL7

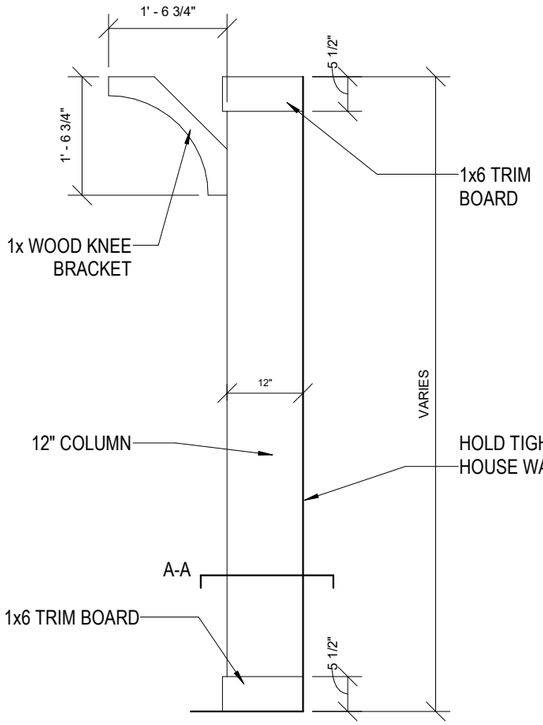


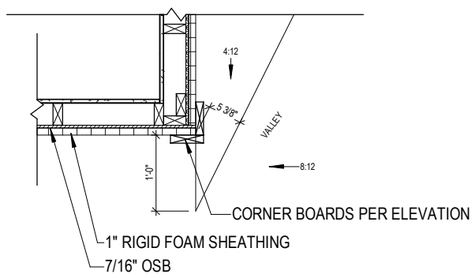
MKE - RAISED FIREBOX (NO HEARTH) --STONE TO MANTLE

5 FIREPLACE
1/4" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ARCH D PAPER)

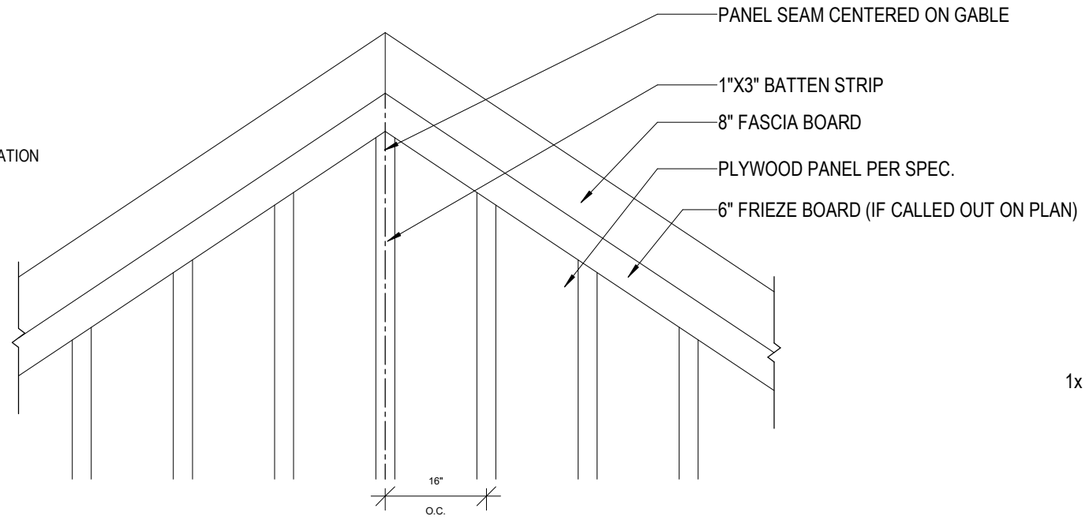


2 ANGLE BRACKET FOR 8" OVERHANG
1" = 1'-0"

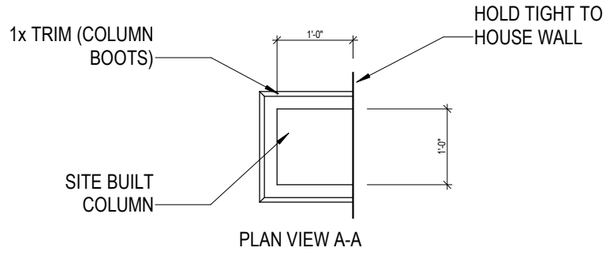




4 ROOF SADDLE PITCH
1/2" = 1'-0"



3 BOARD N BATTEN DETAIL - HARDBOARD
1/2" = 1'-0"



1 SITE BUILT COLUMN
1/2" = 1'-0"

TIM O'BRIEN homes
Building for the way you live
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PEWAUKEE, WI 53072
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PLAN SET

APPROVAL SET

ENERGY STAR & IAQ: CERTIFIED

AZALEA

SONGCO

LOT # 013 SWAN RIDGE FARMS
MEQUON, WI 53092

Attachment: Plans (10403 : Tim O'Brien Homes)

SHEET NAME

LOT SPEC DETAILS

DATE	DRAWN BY
05/13/2025	MCC

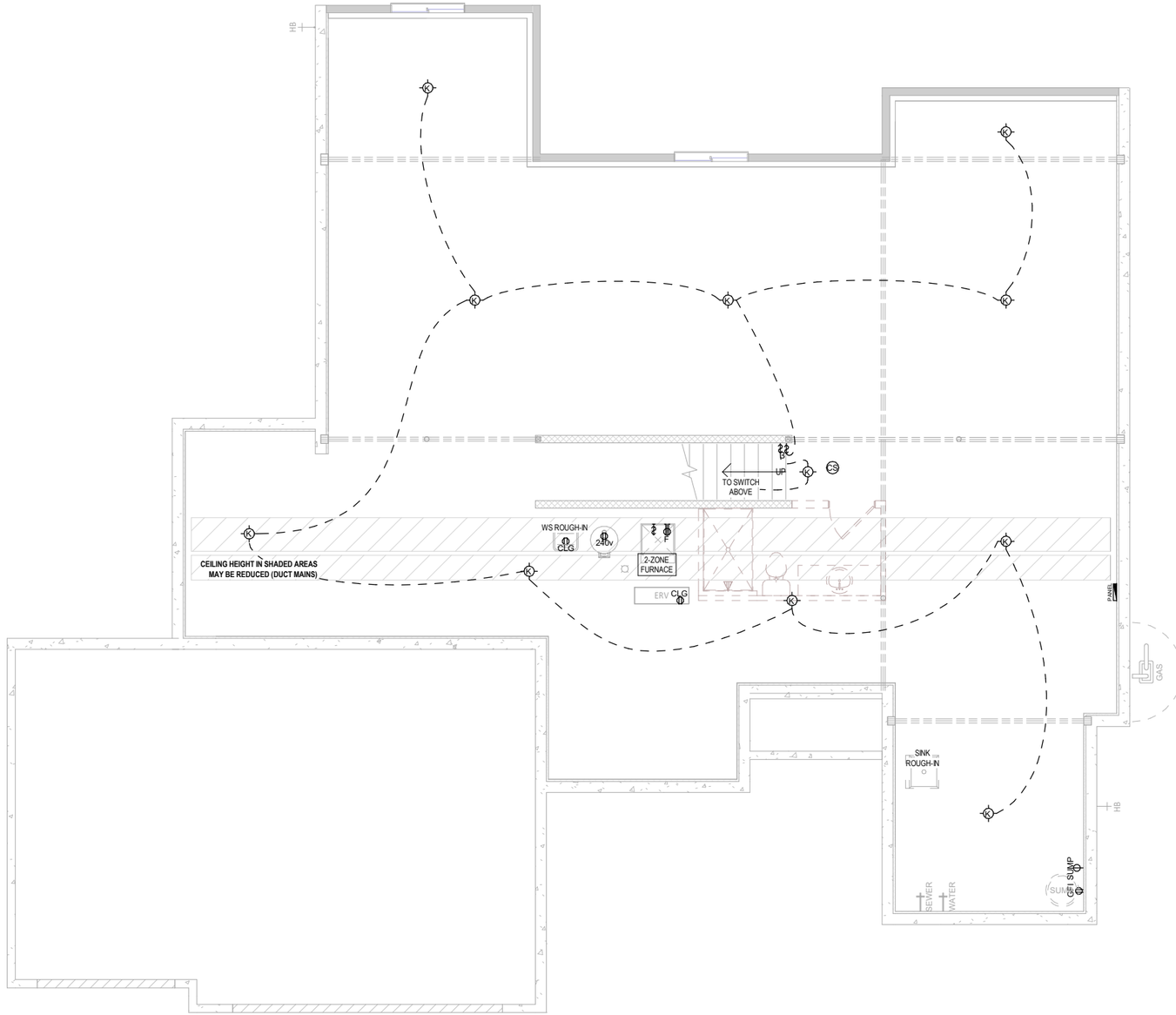
JOB NUMBER
SR013

SHEET NUMBER
D.1.7

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH		DUPLEX OUTLET
3 $	3-WAY SWITCH	T	SWITCHED OUTLET
4 $	4-WAY SWITCH	GFI	GROUND FAULT OUTLET
D $	DIMMER SWITCH	220V	220 VOLT OUTLET
F $	FAN SWITCH	USB	USB OUTLET
UC $	UNDERCABINET SWITCH	WP	WEATHERPROOF OUTLET
$	SMART SWITCH		QUAD OUTLET
	SINGLE OUTLET	SUMP	SINGLE SUMP OUTLET
CHG	CEILING OUTLET	SOFFIT	SOFFIT OUTLET
DW	DISHWASHER OUTLET	MIC	MICROWAVE OUTLET
FLR	FLOOR OUTLET	FLR	SWITCHED FLOOR OUTLET
G	GARAGE DOOR OPENER	F	15 AMP / 110V 4 WIRE OUTLET
GDC	GARAGE DOOR BUTTON	CHIME	DOOR BELL CHIME
K	GARAGE DOOR KEYPAD	DB	DOOR BELL BUTTON
S	SMOKE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR COMBO
C	CARBON MONOXIDE	TP	TOUCH PANEL
TV	TELEVISION OUTLET	TV	TV/DATA COMBO OUTLET
	NETWORK OUTLET	2	DOUBLE NETWORK OUTLET
	WIRELESS ACCESS POINT	GD	GARBAGE DISPOSAL
80	BATH FAN-80/100	80	BATH FAN & LIGHT COMBO-80/100
80 HL	BATH FAN, LIGHT & HEAT COMBO	PANEL	ELECTRICAL SERVICE PANEL
	THERMOSTAT		DEHUMIDISTAT
	FLOOD LIGHT		PUCK LIGHT
	CLOSET CASTER LIGHT		VANITY LIGHT-2B/3B/4B
	FLUSH MOUNT LIGHT		LED CHIP LIGHT
K	KEYLESS LIGHT		HANGING LIGHT
P	HANGING PENDANT LIGHT	R	PENDANT LIGHT ROUGH-IN
UC	UNDER CABINET LIGHT	SSW	STAIR ACCENT LIGHT
	COACH LIGHT		RECESSED EYEBALL LIGHT
	RECESSED CAN LIGHT	S	SLOPED RECESSED CAN LIGHT
W	WEATHERPROOF RECESSED CAN LIGHT	M	MINI RECESSED CAN LIGHT
L	LED WAFER LIGHT		
CF	CEILING FAN ROUGH	CF	CEILING FAN
LCF	LIGHTED CEILING FAN		
ELECTRICAL WIRE			
WIFI CONNECTION			

ELECTRICAL PLAN NOTES
THE LOCATION OF THE OUTLETS AND SWITCHES SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO COMPLY WITH THE ELECTRICAL CODE
CIRCLED OUTLETS INDICATE SPECIFIC LOCATION PER CUSTOMER



1 FOUNDATION ELECTRICAL
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ARCH D PAPER)

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PLAN SET

APPROVAL SET

ENERGY STAR & HQ: CERTIFIED

AZALEA

SONGCO
LOT # 013 SWAN RIDGE FARMS
MEQUON, WI 53092

Attachment: Plans (10403 : Tim O'Brien Homes)

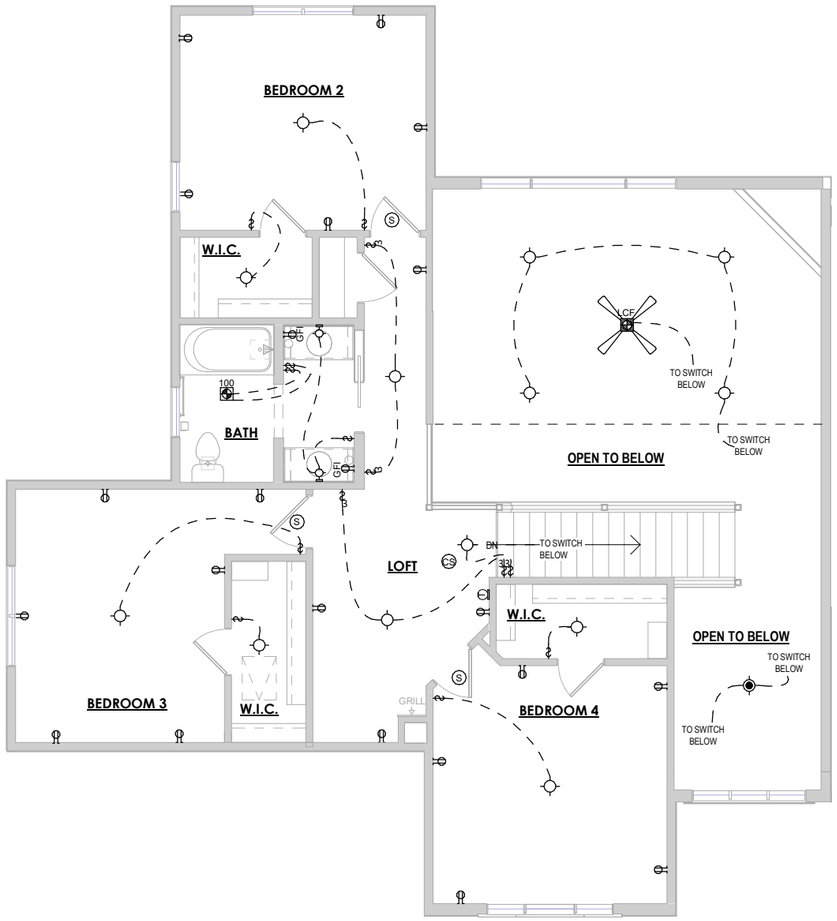
SHEET NAME
ELECTRICAL PLAN - FOUNDATION

DATE	DRAWN BY
05/13/2025	MCC

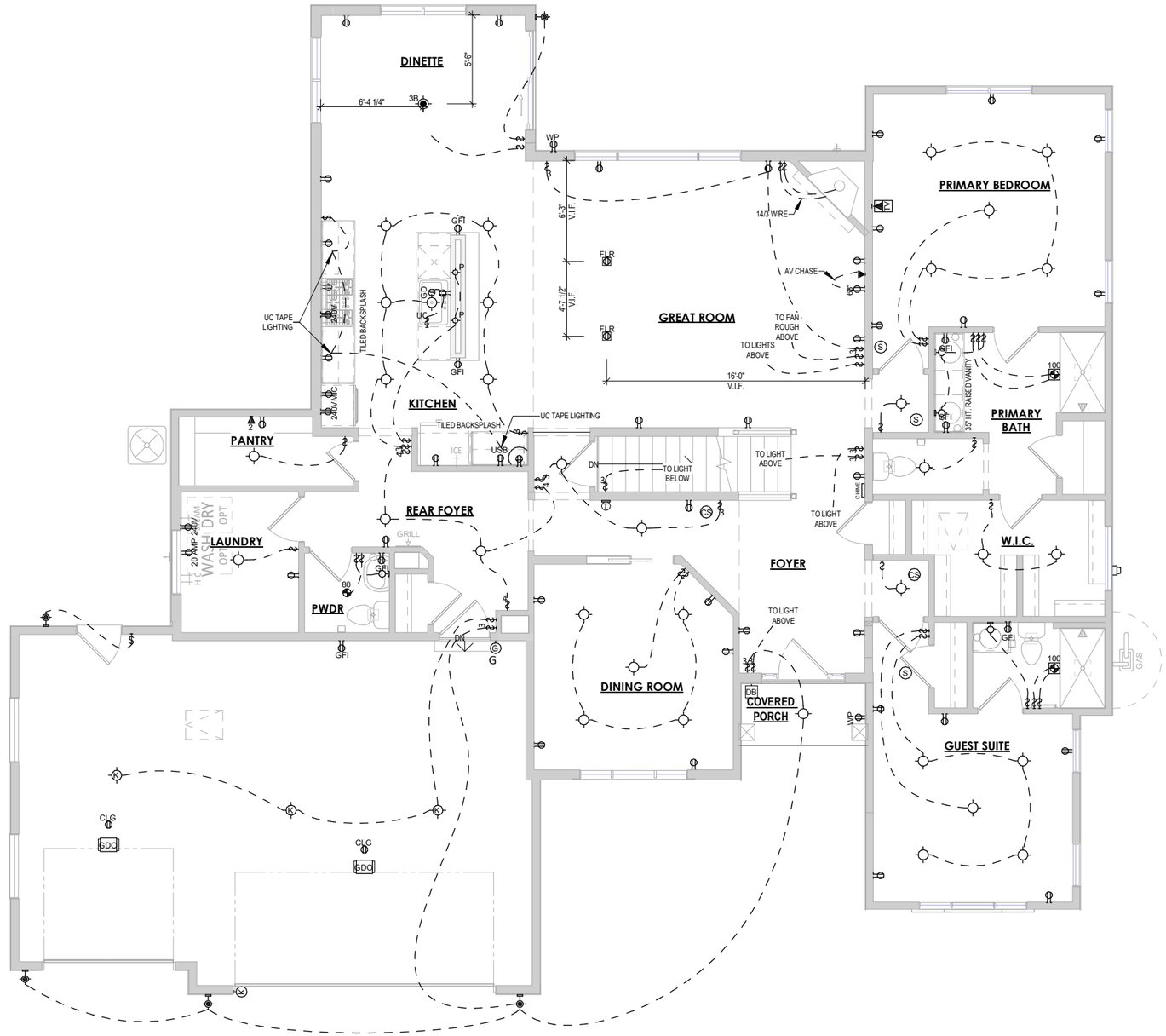
JOB NUMBER
SR013

SHEET NUMBER
E 1.1

ELECTRICAL PLAN NOTES
THE LOCATION OF THE OUTLETS AND SWITCHES SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO COMPLY WITH THE ELECTRICAL CODE
CIRCLED OUTLETS INDICATE SPECIFIC LOCATION PER CUSTOMER



2 SECOND FLOOR ELECTRICAL PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ARCH D PAPER)



1 FIRST FLOOR ELECTRICAL PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ARCH D PAPER)

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PLAN SET
APPROVAL SET
ENERGY STAR & IAQ: CERTIFIED

AZALEA

SONGCO

LOT # 013 SWAN RIDGE FARMS
MEQUON, WI 53092

SHEET NAME
ELECTRICAL PLAN - FIRST & SECOND FLOOR

DATE	DRAWN BY
05/13/2025	MCC

JOB NUMBER
SR013

SHEET NUMBER
E 1.2

Attachment: Plans (10403 : Tim O'Brien Homes)

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 9, 2025**
SUBJECT: **Tim O'Brien Homes - New Single-Family Residence at 9875 N. Cygnet Court**

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

TIM O'BRIEN homes

05/08/25

City of Mequon
11333 N Cedarburg Road
Mequon, Wisconsin 83092
Phone262-236-2924
Fax262-242-9819

Regarding: Letter of Intent for Lot #20 Swan Ridge Farms.

Dear City of Mequon Architectural Board:

The house on this site will be a 5177 hundred square foot two-story. The home will be a 4 bedroom with 3 baths. The exterior will be cohesive on all sides and will fit in well with the exterior look of the other homes in the neighborhood. Lot #20 is a .5534-acre lot and will meet all setback requirements.

Sincerely,

Eric Kolinski, TOB homes

Attachment: Statement of Intent (10404 : Tim O'Brien Homes)

Plat of Survey

Property Description:

LOT 20, SWAN RIDGE FARMS BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	530.00'	95.22'	95.10'	S 10°48'42" E

Notes:

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments.
3. ( ) Indicates recorded as bearings and dimensions.
4. Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
5. Contractors must verify at least two benchmarks shown hereon.
6. Field work completed on 05-06-25.
7. Building Setbacks
   Front = 30'
   Side = 15'
   Rear = 30'

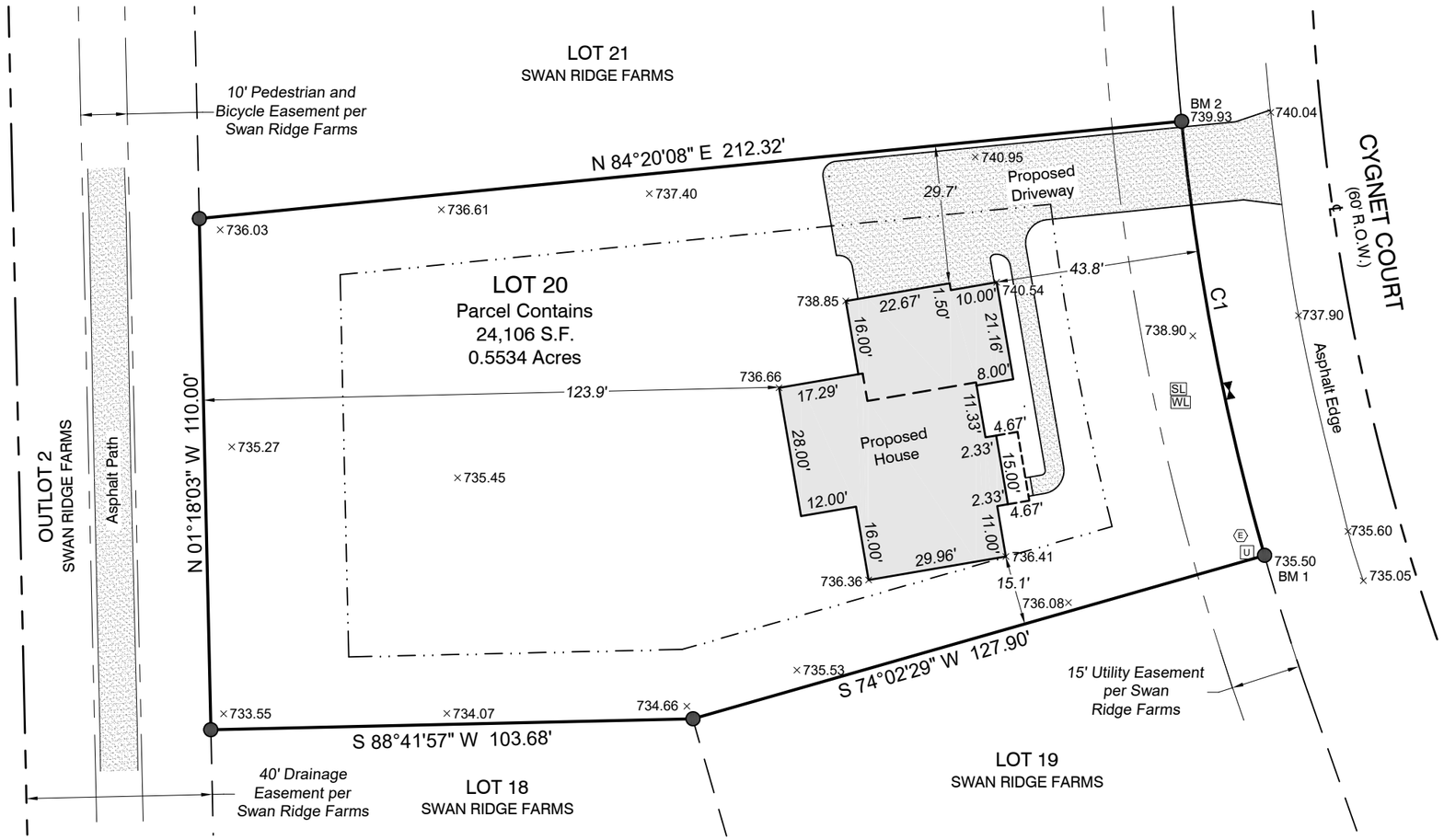
Impervious Surface Areas
Lot Area: 24,106 S.F
Proposed Impervious Building: 2,250 S.F. (9.3%)
Proposed Impervious Other: 2,043 S.F. (8.5%)
(Decks, porches, Conc. & Brick)
Total Proposed Impervious: 4,293 S.F. (17.8%)

Suggested Top of Wall: 742.77'
Suggested Garage Floor: 742.43'
Suggested Final Yard Grade: 742.10'/738.10'
Suggested Top of Footing: 734.77'
Driveway Slope = 3.4%
(Assuming 8' Poured Wall-check plans)
Sewer invert elevations to be verified by sewer contractor

LEGEND

- Water Valve
- WL Water Lateral
- U Utility Pedestals
- E Electric Transformer
- S Sanitary Manhole
- SL Sewer Lateral
- D Storm Manhole
- Catch Basin
- Monument Found as Noted
- 3/4" Iron Rod Found
- 3/4"X18" Iron Rod Set
- × 733.57 Existing Spot Grade
- 735 Proposed Grade
- Building Setback Line
- Proposed Silt Fence

Graphic Scale 1" = 30'
0' 30' 60'



LAND SURVEYS INC.

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

SURVEYOR'S CERTIFICATE

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

WISCONSIN
PHILLIP J. LANDRY
S-3176
BROOKFIELD
WI
LAND SURVEYOR

Dated this 13th Day of May, 2025:
Phillip J. Landry S-3176

REVISIONS

PREPARED FOR:

Tim O'Brien Homes
N27 W24075 Paul Court
Pewaukee, Wisconsin 53072

BEARINGS ARE REFERENCED TO SWAN RIDGE FARMS, WEST LINE OF LOT 20 BEARS N 01°18'03" W

Drawn By: JC | Job# 25195
Sheet 01 of 01

Attachment: Survey (10404 : Tim O'Brien Homes)



SR020

MASTER PLAN: Maple at (MKE) Swan Ridge Farms for SR020 | ELEVATION: Traditional | COMMUNITY: SR (96) - Swan Ridge Farms (MKE) | LOT NUMBER: 20 | CUSTOMER: READY HOME

PLANS POWERED BY HIGHARC

PROJECT SUMMARY

BUILDING AREA

LIVABLE	
BASEMENT SF	0 SF
FIRST FLOOR SF	1542 SF
SECOND FLOOR SF	1326 SF
TOTAL LIVABLE :	2868 SF
NON-LIVABLE	
BASEMENT SF	1529 SF
FIRST FLOOR SF	705 SF
SECOND FLOOR SF	0 SF
TOTAL GARAGE AREA :	705 SF
FRONT PORCH AND PORTICO AREA :	75 SF
REAR PORCH AREA :	0 SF
PATIO AREA :	0 SF

GENERAL NOTES

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

DESIGN CRITERIA:

NUMBER OF STORIES: 3

BUILDING WIDTH: 60'-0"

BUILDING DEPTH: 50'-0"

BUILDING HEIGHT: 28'-11 3/4"

GOVERNMENTAL CODES AND STANDARDS

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

BUILDING CODE ANALYSIS / DESIGN CRITERIA

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

GRAPHIC SYMBOLS & LEGEND

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

SHEET INDEX

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

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	5/12/2025

PROJECT

PLAN: Maple at (MKE) Swan Ridge Farms for SR020

ELEV: Traditional

LOT: 20

LOT ADDRESS:

DRAWING TITLE

COVER

SHEET NUMBER

A-000

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Attachment: Plans (10404 : Tim O'Brien Homes)

DOORS

LABEL	COUNT	WIDTH	HEIGHT	HANDING
DBL 40/68 LITED	1	4'-0"	6'-8"	LEFT
BYP 50/68	1	5'-0"	6'-8"	LEFT
16/68	1	1'-6"	6'-8"	LEFT
24/68	2	2'-4"	6'-8"	RIGHT
24/68	2	2'-4"	6'-8"	LEFT
26/68	5	2'-6"	6'-8"	RIGHT
26/68	3	2'-6"	6'-8"	LEFT
28/68	2	2'-8"	6'-8"	LEFT
28/68	2	2'-8"	6'-8"	RIGHT
28/68 PKT	1	2'-8"	6'-8"	NONE
20 MIN 30/68	1	3'-0"	6'-8"	LEFT
60/68 SLIDING GLASS DR.	1	6'-0"	6'-8"	RIGHT
30/68	1	3'-0"	6'-8"	RIGHT
FIRST FLOOR TOTAL COUNT: 9				
SECOND FLOOR TOTAL COUNT: 14				

WINDOWS

LABEL	COUNT	WIDTH	HEIGHT
20/30	1	2'-0"	3'-0"
28/50	16	2'-8"	5'-0"
40/36	3	4'-0"	3'-6"
60/20	1	6'-0"	2'-0"
TR 28/50	4	8'-0"	5'-0"
TW 28/50	2	5'-4"	5'-0"
SECOND FLOOR TOTAL COUNT: 9			
FIRST FLOOR TOTAL COUNT: 15			
BASEMENT TOTAL COUNT: 3			

ROOMS NET AREA

NAME	AREA	FLOOR MATERIAL	LEVEL
BASEMENT	950.1 SF	CONCRETE	BASEMENT
WORKSHOP	532.1 SF	CONCRETE	BASEMENT
COAT	7.3 SF	3/8" LAMINATE	FIRST FLOOR
DINETTE	180.8 SF	3/8" LAMINATE	FIRST FLOOR
FIREPLACE	5.3 SF	UNFINISHED	FIRST FLOOR
FLEX ROOM	118.8 SF	3/8" LAMINATE	FIRST FLOOR
FOYER	107.4 SF	3/8" LAMINATE	FIRST FLOOR
GARAGE	687.8 SF	CONCRETE	FIRST FLOOR
Great Room	257.5 SF	3/8" LAMINATE	FIRST FLOOR
KITCHEN	215 SF	3/8" LAMINATE	FIRST FLOOR
PANTRY	109.5 SF	3/8" LAMINATE	FIRST FLOOR
PORCH	71.4 SF	Floor_Concrete.Default	FIRST FLOOR
POWDER	30.6 SF	3/8" LAMINATE	FIRST FLOOR
REAR FOYER	58.8 SF	3/8" LAMINATE	FIRST FLOOR
Sitting Area	198 SF	3/8" LAMINATE	FIRST FLOOR
W.I.C.	33.7 SF	3/8" LAMINATE	FIRST FLOOR
BATH	18.4 SF	LVT	SECOND FLOOR
BEDROOM 2	123.6 SF	CARPET	SECOND FLOOR

ROOMS NET AREA CONTINUED

BEDROOM 3	119.8 SF	CARPET	SECOND FLOOR
BEDROOM 4	144.7 SF	CARPET	SECOND FLOOR
CLOSET	19.5 SF	CARPET	SECOND FLOOR
HALL	99.5 SF	CARPET	SECOND FLOOR
HALL BATH	23 SF	LVT	SECOND FLOOR
LAUNDRY	49.1 SF	LVT	SECOND FLOOR
OWNERS BATH	13 SF	TILE	SECOND FLOOR
PRIMARY BATH	81.4 SF	TILE	SECOND FLOOR
PRIMARY BEDROOM	237.8 SF	CARPET	SECOND FLOOR
W.I.C.	128.8 SF	CARPET	SECOND FLOOR
WC	21.5 SF	TILE	SECOND FLOOR

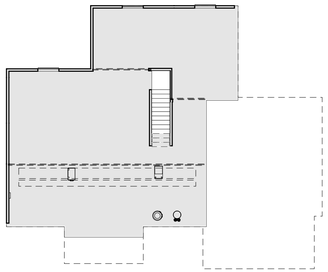
WALL TAKEOFF

TYPE	LENGTH	BASE CONSTRAINT
EXTERIOR	222'-10"	FIRST FLOOR
INTERIOR	191'-11"	FIRST FLOOR
EXTERIOR	162'-10"	SECOND FLOOR
INTERIOR	224'-6"	SECOND FLOOR
INTERIOR	29'-5"	BASEMENT
EXTERIOR	85'-5"	BASEMENT

OPTIONS SELECTED

OPTION	OPTION ID
Tiled Shower with Bench at Primary Bath	15030
Select Kitchen (Sink in island) Layout	17505
Box Tray Ceiling at Primary Bedroom	Z20024004
Electric Fireplace centered	Z20035002
French Doors at Flex Room	Z20059029
Open Rail	ZZZZ57210
Lockers	
Drop-In Utility Sink and Cabinet	
30" Wall Cabinet above Washer	
Side Entry Garage	
Optional Single Hung Window(s) at Primary Bedroom	
Optional Single Hung Window(s) at Flex Rm/ Guest Suite	
30" Wall Cabinet above Dryer	
Sitting Room	
TimOBrien Mad_01	

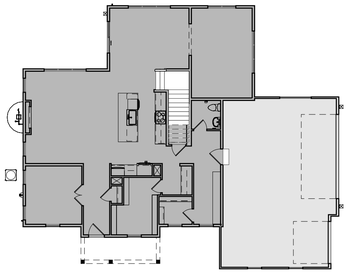
BASEMENT



LIVABLE = 0 SF

NON-LIVABLE = 1529 SF

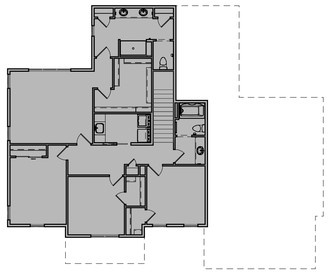
FIRST FLOOR



LIVABLE = 1542 SF

NON-LIVABLE = 705 SF

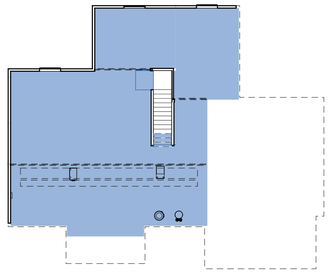
SECOND FLOOR



LIVABLE = 1326 SF

NON-LIVABLE = 0 SF

BASEMENT



Floor_Concrete.Default = 71 SF

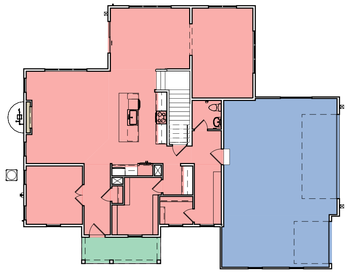
3/8" LAMINATE = 1317 SF

CONCRETE = 2170 SF

UNFINISHED = 5 SF

CARPET = 874 SF

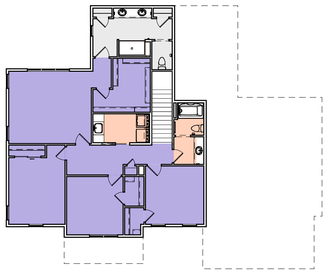
FIRST FLOOR



TILE = 116 SF

LVT = 91 SF

SECOND FLOOR



TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court

Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	5/12/2025

PROJECT

PLAN: Maple at (MKE) Swan Ridge Farms for SR020

ELEV: Traditional

LOT: 20

LOT ADDRESS:

DRAWING TITLE

SCHEDULES

SHEET NUMBER

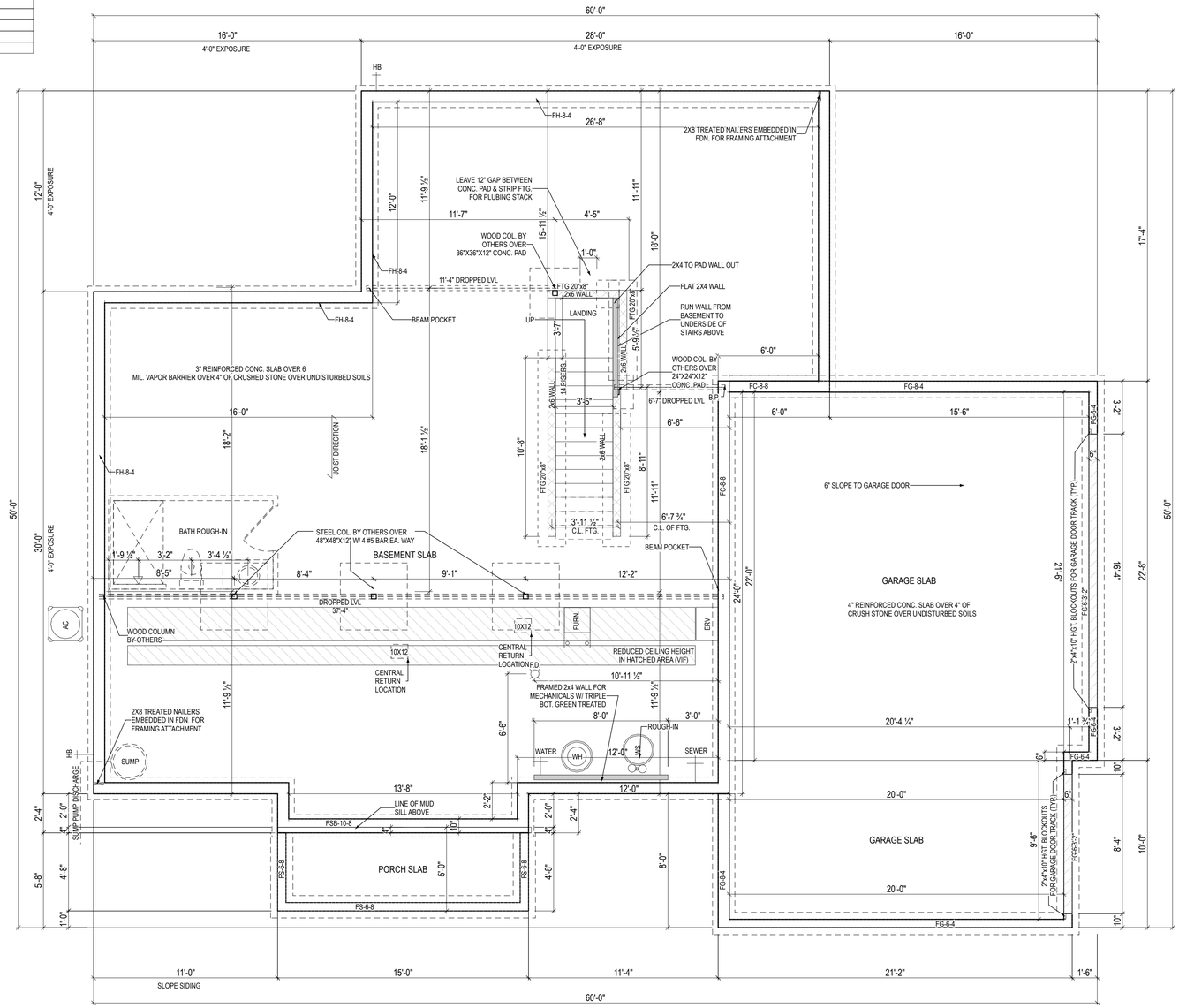
A-010

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Attachment: Plans (10404 : Tim O'Brien Homes)

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

PLAN NOTES - BEAM POCKET SIZING
ALL BEAM POCKETS TO BE SIZED IN FIELD. VERIFY SIZE USING I-JOIST LAYOUT AND CHART BELOW
11-7/8" 2 ply = 4"x6"x 10 5/8"
11-7/8" 3 ply = 4"x8"x 10 5/8"
11-7/8" 4 ply = 4"x10"x 10 5/8"
14" 2 ply = 4"x6"x12.75"
14" 3 ply = 4"x8"x12.75"
14" 4 ply = 4"x10"x12.75"
16" 2 ply = 4"x6"x14.75"
16" 3 ply = 4"x8"x14.75"
16" 4 ply = 4"x10"x14.75"



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

TIM O'BRIEN homes
Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	5/12/2025

PROJECT

PLAN: Maple at (MKE) Swan Ridge Farms for SR020
ELEV: Traditional
LOT: 20

LOT ADDRESS:

DRAWING TITLE

FOUNDATION PLAN

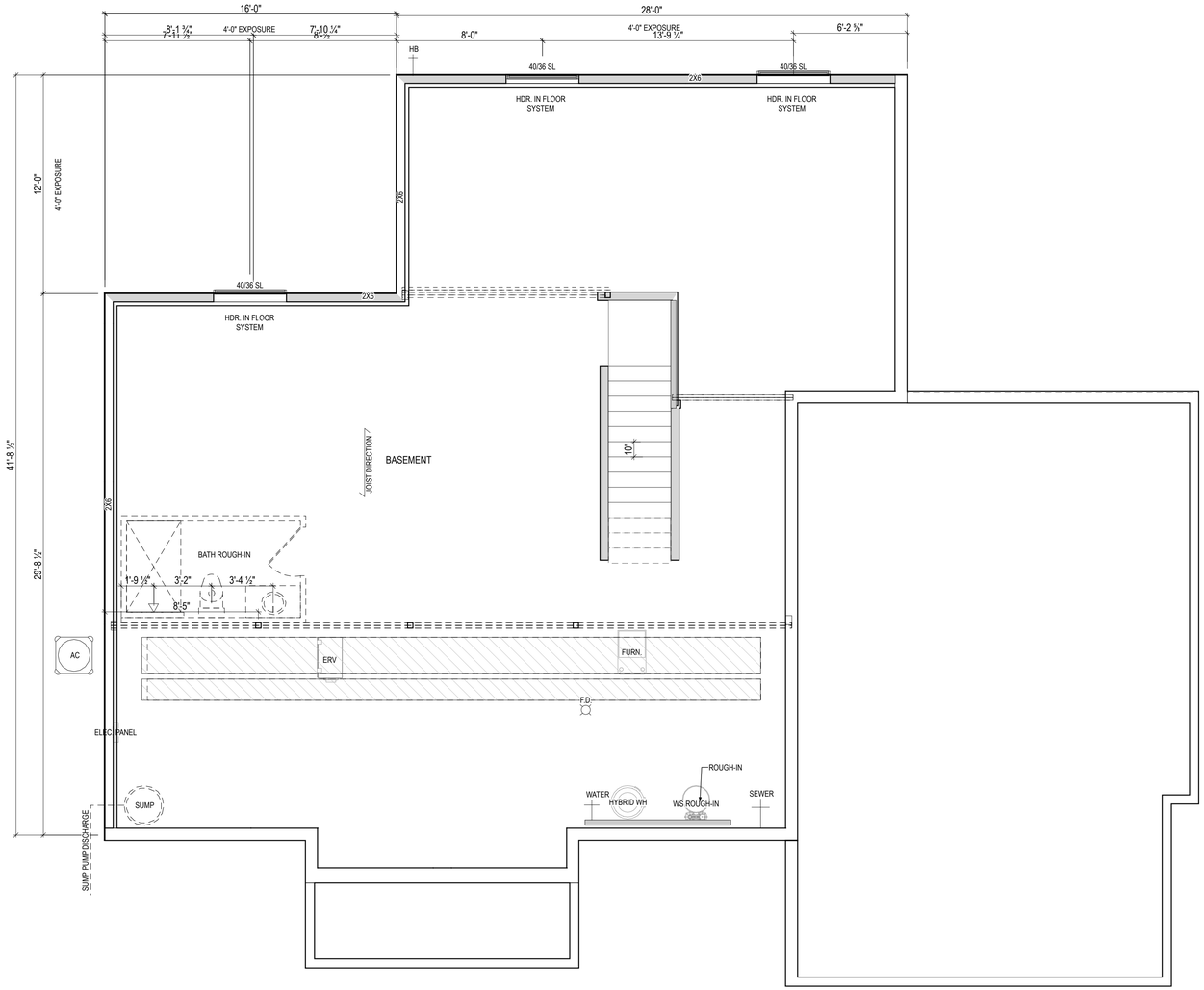
SHEET NUMBER

A-050

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Attachment: Plans (10404 : Tim O'Brien Homes)

NEW STANDARD!!!
NO 1" FOUNDATION OFFSET
& 2" RIGID FOAM



1 / A-100 FLOOR PLAN

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

Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	5/12/2025

PROJECT

PLAN: Maple at (MKE) Swan Ridge Farms for SR020
ELEV: Traditional
LOT: 20

LOT ADDRESS:

DRAWING TITLE

FINISHED BASEMENT PLAN

SHEET NUMBER

A-100

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Attachment: Plans (10404 : Tim O'Brien Homes)

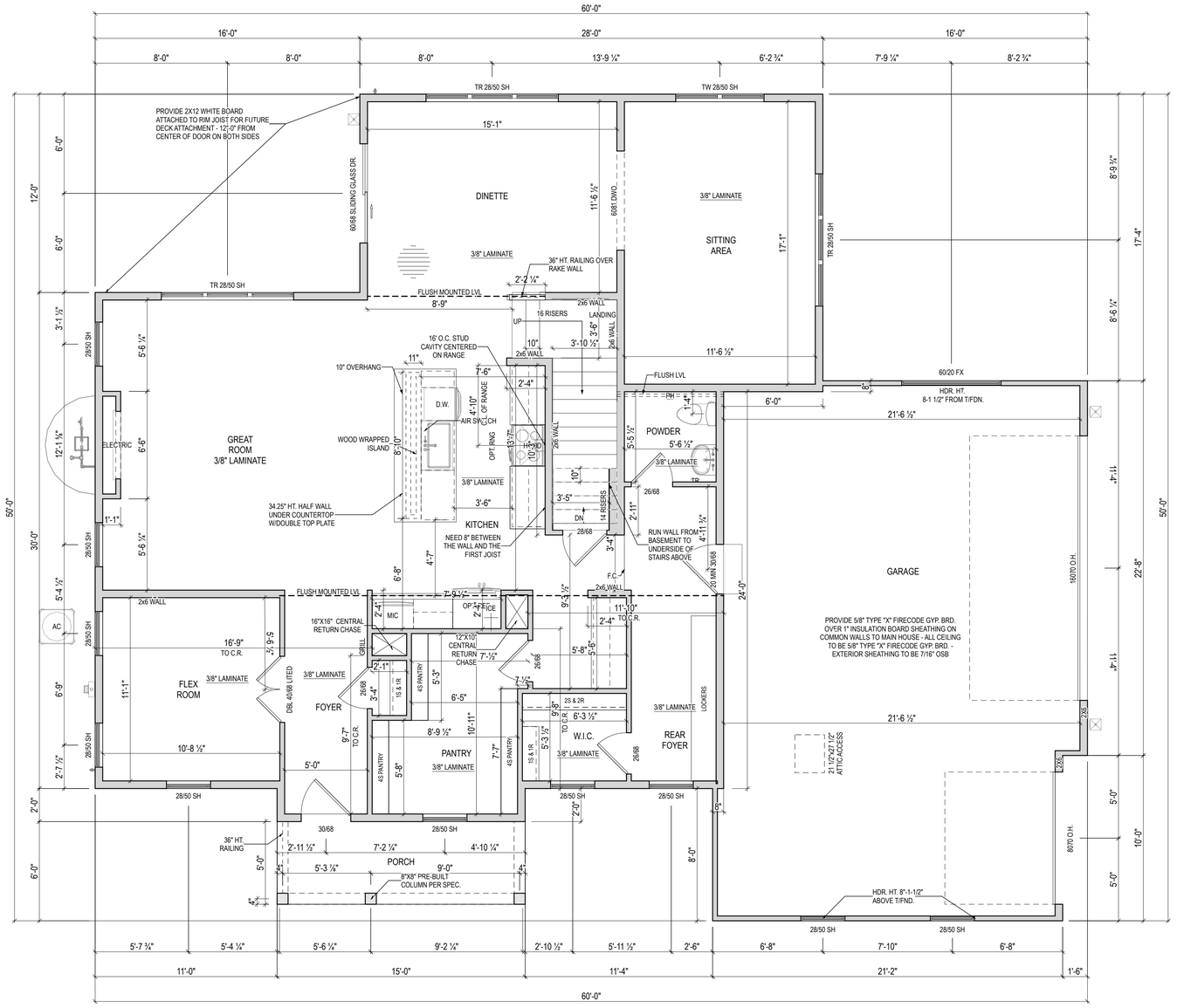
PLAN NOTES - FIRST FLOOR
ALL DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2X6 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2X4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
GARAGE WALLS ARE 2X4 STUD GRADE OR BETTER AT 16" O.C.
CEILING HEIGHT AT FIRST FLOOR IS 9'-0" UNLESS OTHERWISE NOTED
WINDOW HEADER HEIGHT AT FIRST FLOOR IS 6'-11 3/8" FROM TOP OF FLOOR UNLESS OTHERWISE NOTED
CABINET BLOCKING PER CABINET LAYOUT AS NECESSARY
DRYWALL CORNERS TO BE SQUARE UNLESS OTHERWISE NOTED
WINDOW WRAPS TO BE DRYWALL W/ WOOD SILL UNLESS OTHERWISE NOTED
ROUGH DOOR OPENINGS WILL HAVE A MIN. OF 4" IN A CORNER UNLESS OTHERWISE NOTED
DEDICATED RETURNS IN PRIMARY SUITE
WOOD WRAPPED ISLAND CABINETS

EXTERIOR & FIREDOOR R.O.

TYPE	TAG ON PLAN	R.O. WIDTH	R.O. HEIGHT
Door_Exterior Single Swing 2868	2868	2' - 10 3/8"	6' - 11"
Door_Exterior Single Swing 3068	3068	3' - 2 3/8"	6' - 11"
Door_Assembly 3068 Single Swing& 12in Sidelight	3068 SL10	4' - 3 7/8"	6' - 11"
Door_Assembly 3068 Single Swing & 2 12in Sidelights	3068 2SL10	5' - 5 3/8"	6' - 11"
Door_Assembly 3068 Single Swing w/12in Transom	3068 T10	3' - 2 3/8"	9' - 0 1/2"
Door_Assembly 3068 Single Swing w/12in Transom & 12in Sidelite	3068 T10 SL10	4' - 3 7/8"	9' - 0 1/2"
Door_Assembly 3068 Single Swing w/12in Transom & 2 12in Sidelites	3068 T10 2SL10	5' - 5 3/8"	9' - 0 1/2"
Door_Exterior Single Swing Fire Rated 2868	2868 2DM	2' - 10 3/8"	6' - 11"
Door_Exterior Single Swing Fire Rated 3068	3068 2DM	3' - 2 3/8"	6' - 11"
Door_Exterior Sliding Glass 6068	6068	6' - 0"	6' - 7 1/2"
Door_Exterior Sliding Glass 6080	6080	6' - 0"	7' - 11 1/2"
Door_Exterior Sliding Glass 6068	6068	6' - 0"	6' - 7 1/2"

INTERIOR DOOR R.O.

TYPE	TAG ON PLAN	R.O. WIDTH	R.O. HEIGHT
Door_Interior Single Swing 1068	1068	1' - 8"	6' - 11"
Door_Interior Single Swing 1668	1668	1' - 10"	6' - 11"
Door_Interior Single Swing 2068	2068	2' - 2"	6' - 11"
Door_Interior Single Swing 2468	2468	2' - 6"	6' - 11"
Door_Interior Single Swing 2668	2668	2' - 8"	6' - 11"
Door_Interior Single Swing 2868	2868	2' - 10"	6' - 11"
Door_Interior Single Swing 3068	3068	3' - 2"	6' - 11"
Door_Interior Double Swing 2068	4068	4' - 2 1/2"	6' - 11"
Door_Interior Double Swing 2468	4868	4' - 10 1/2"	6' - 11"
Door_Interior Double Swing 2668	5068	5' - 2 1/2"	6' - 11"
Door_Interior Double Swing 3068	6036	6' - 2 1/2"	6' - 11"
Door_Interior Sliding 2 Panel 5068	5068	5' - 1"	6' - 11 1/2"
Door_Interior Sliding 2 Panel 6068	6068	6' - 1"	6' - 11 1/2"
Door_Interior Single Pocket 2068	2068	2' - 1"	6' - 11"
Door_Interior Single Pocket 2868	2868	2' - 5"	6' - 11"
Door_Interior Single Pocket 3068	3068	3' - 1"	6' - 11"



1 FLOOR PLAN
A-101
1/4" = 1'-0" @ 22" x 34"

TIM O'BRIEN homes
Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	5/12/2025

PROJECT

PLAN: Maple at (MKE) Swan Ridge Farms for SR020
ELEV: Traditional
LOT: 20

LOT ADDRESS:

DRAWING TITLE

FIRST FLOOR PLAN

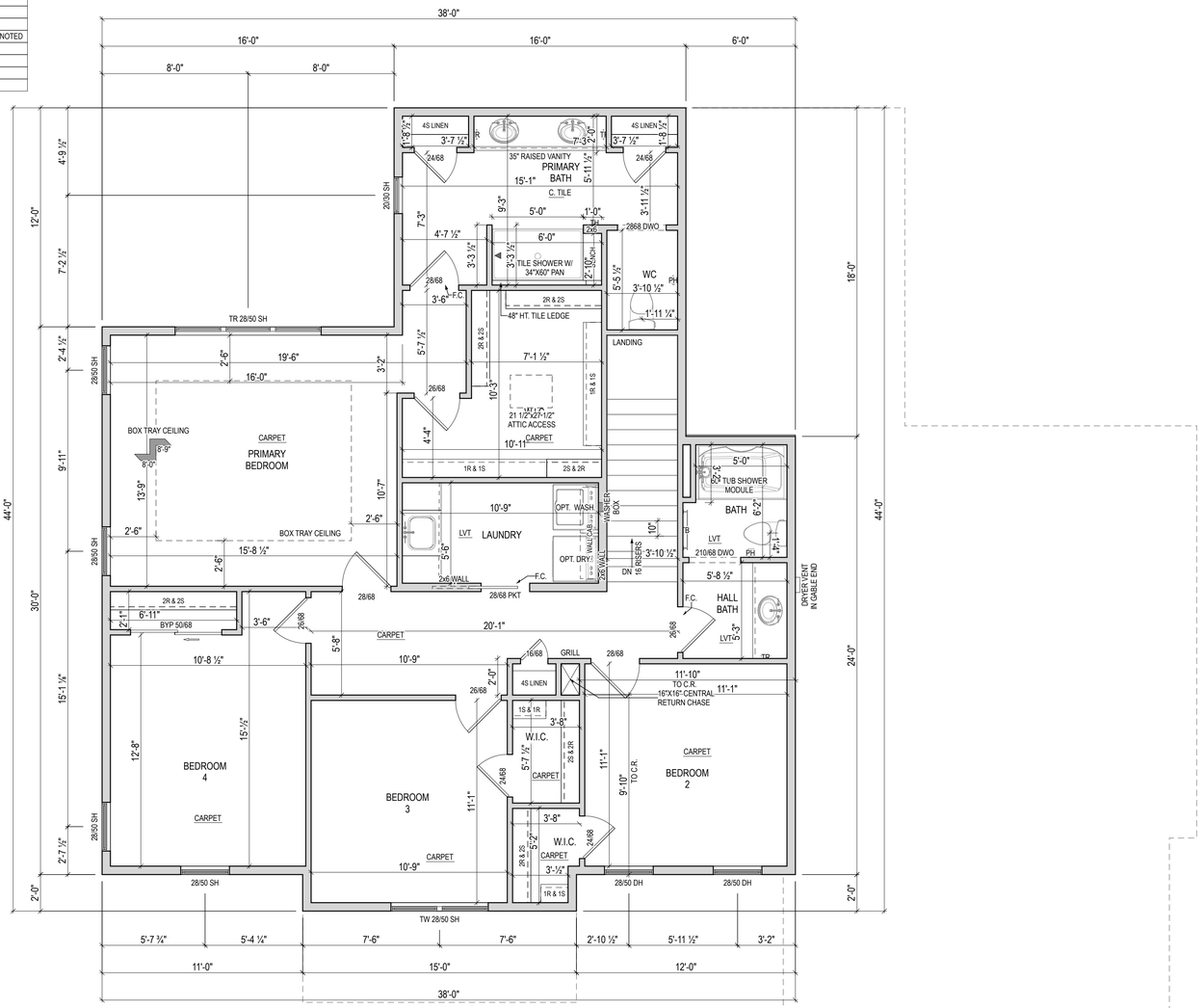
SHEET NUMBER

A-101

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Attachment: Plans (10404 : Tim O'Brien Homes)

PLAN NOTES - SECOND FLOOR
ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2X6 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2X4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
CEILING HEIGHT AT SECOND FLOOR IS 8'-0" UNLESS OTHERWISE NOTED
WINDOW HEADER HEIGHT AT SECOND FLOOR IS 6'-11 3/8" FROM TOP OF FLOOR UNLESS OTHERWISE NOTED
DRYWALL CORNERS TO BE SQUARE UNLESS OTHERWISE NOTED
WINDOW WRAPS TO BE DRYWALL W/ WOOD SILL UNLESS OTHERWISE NOTED
ROUGH DOOR OPENINGS WILL HAVE A MIN. OF 4" IN A CORNER UNLESS OTHERWISE NOTED
DEDICATED RETURNS IN PRIMARY SUITE



1 FLOOR PLAN
A-102 1/4" = 1'-0" @ 22" x 34"

Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	5/12/2025

PROJECT

PLAN: Maple at (MKE) Swan Ridge Farms for SR020
ELEV: Traditional
LOT: 20

LOT ADDRESS:

DRAWING TITLE

SECOND FLOOR PLAN

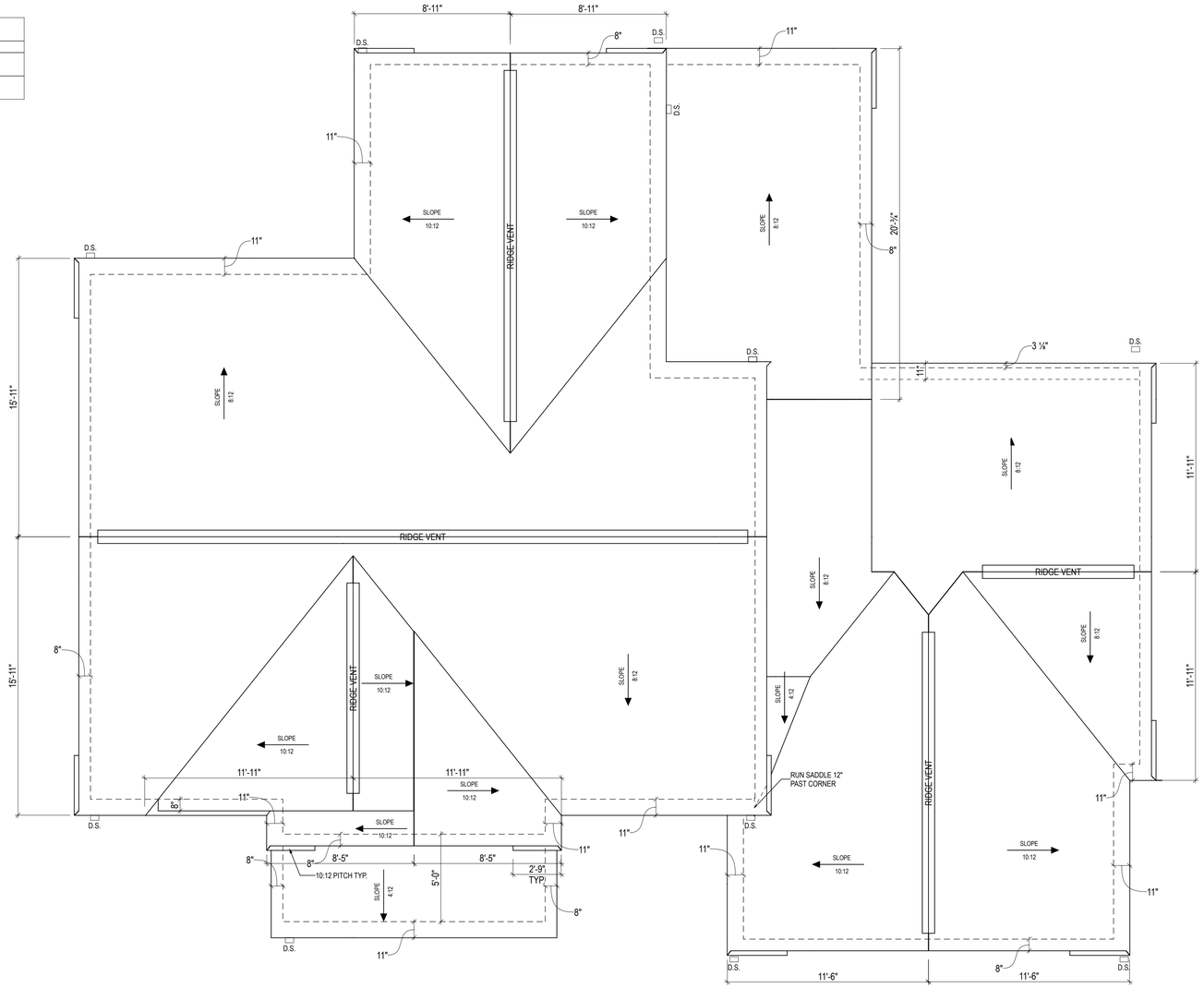
SHEET NUMBER

A-102

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Attachment: Plans (10404 : Tim O'Brien Homes)

ROOF PLAN NOTES
ROOF TO BE COMPOSED OF PRE - ENGINEERED TRUSSES @ 24" O.C.
RAKE AND EAVE DIMENSIONS ARE FROM THE EXTERIOR EDGES OF HOUSE SHEATHING TO THE EXTERIOR EDGE OF APPLIED FASCIA
ICE & WATER SHEILD TO BE INSTALLED ALONG GUTTER LINE AND IN VALLEYS - WHOLE HOUSE



1 ROOF PLAN
A-120
1/4" = 1'-0" @ 22" x 34"

TIM O'BRIEN homes
Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
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PROJECT

PLAN: Maple at (MKE) Swan Ridge Farms for SR020
ELEV: Traditional
LOT: 20

LOT ADDRESS:

DRAWING TITLE

ROOF PLAN

SHEET NUMBER

A-120

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Attachment: Plans (10404 : Tim O'Brien Homes)

SCHEDULE S1
HORIZONTAL SIDING TYPE: HARDBOARD
SOFFIT TYPE: ALUMN. SOFFIT
FASCIA TYPE: ALUMN. FASCIA
EXTERIOR CORNERS: HARDBOARD
WINDOW WRAPS: 5/4"X SEE ELEVATIONS
ATTIC INSULATION: R50 W/ ATTIC SEALANT PACKAGE
SHINGLES: DIMENSIONAL
EXTERIOR WALL INSULATION: BLOWN IN FIBEGLASS (R-23)
EXTERIOR WALL SHEATHING - SEE PLAN & DETAILS FOR MORE INFORMATION: 7/16" OSB W 1" FOAM SHEATHING"



1 / A-200 FRONT ELEV

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



2 / A-200 BACK ELEV

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

TIM O'BRIEN homes

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PROJECT

PLAN: Maple at (MKE) Swan Ridge Farms for SR020
ELEV: Traditional
LOT: 20

LOT ADDRESS:

DRAWING TITLE

FRONT / BACK ELEVATION

SHEET NUMBER

A-200

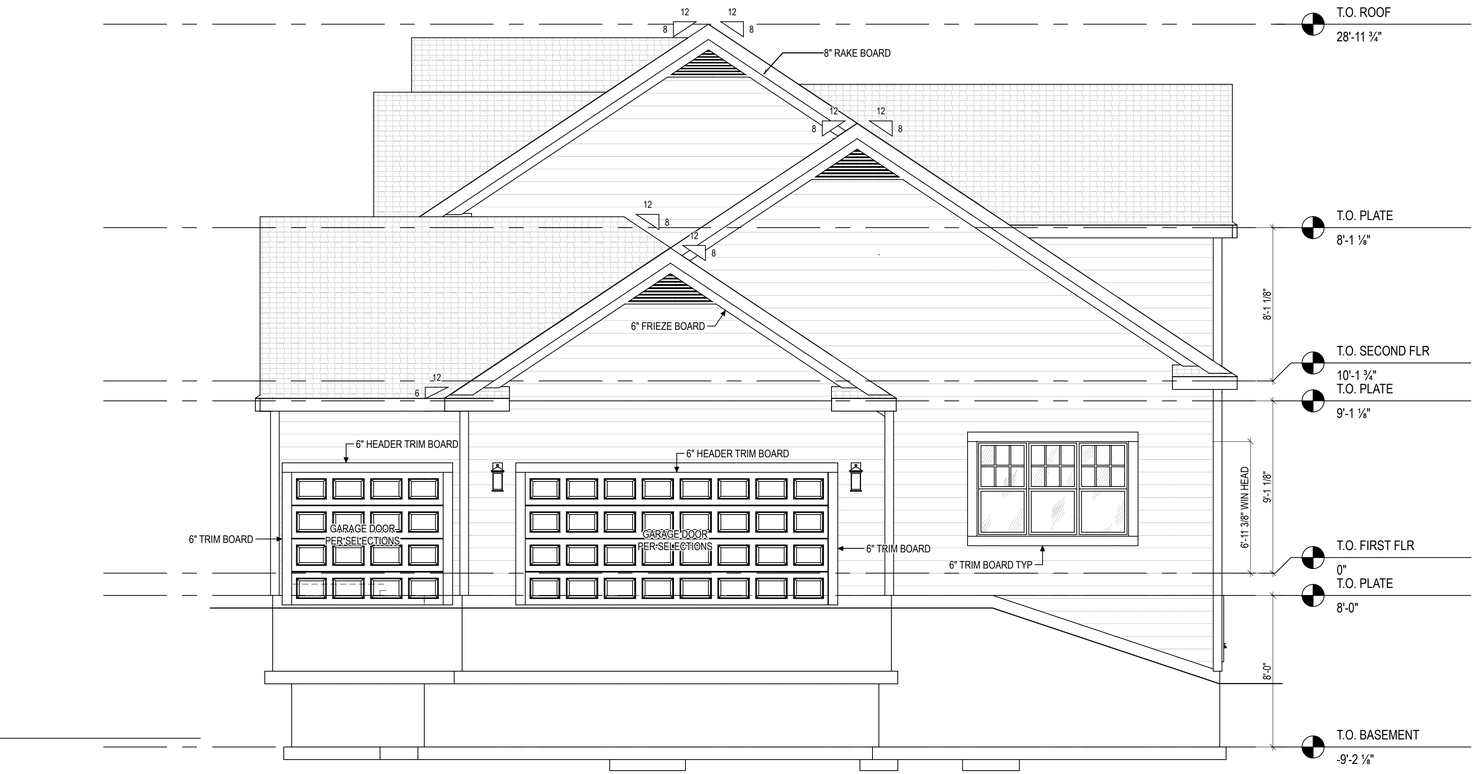
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Attachment: Plans (10404 : Tim O'Brien Homes)



1 A-201 LEFT ELEV

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



2 A-201 RIGHT ELEV

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

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PROJECT

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ELEV: Traditional
LOT: 20

LOT ADDRESS:

DRAWING TITLE

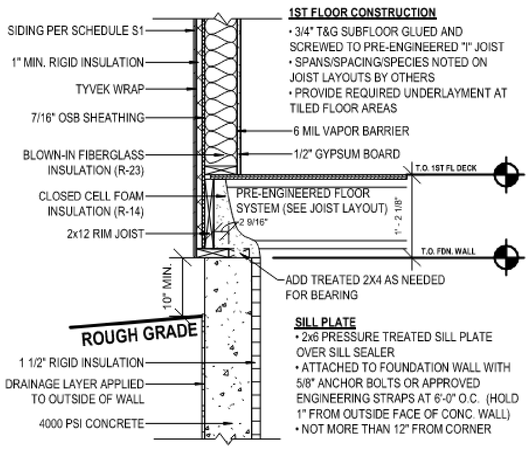
LEFT / RIGHT ELEVATION

SHEET NUMBER

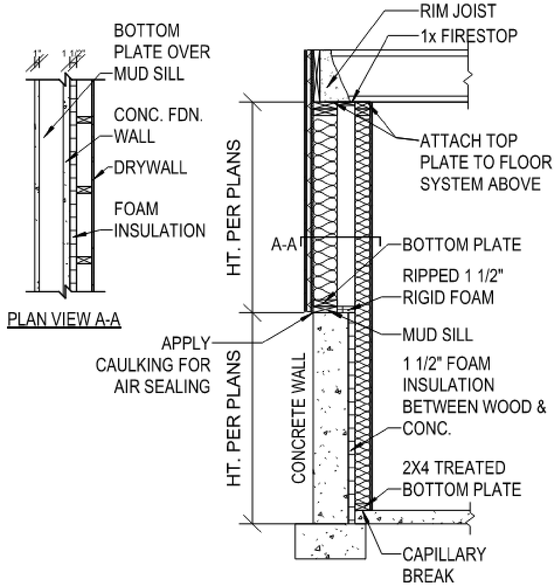
A-201

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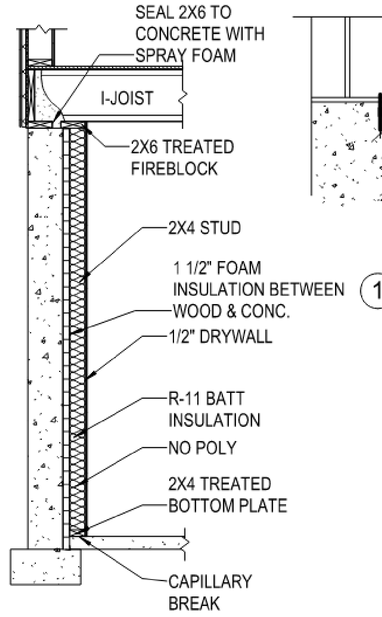
Attachment: Plans (10404 : Tim O'Brien Homes)



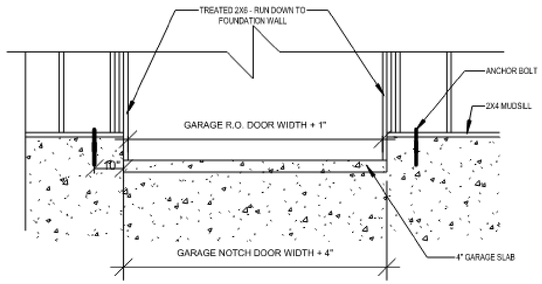
7 WALL SECTION - 2x6 MUDSILL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



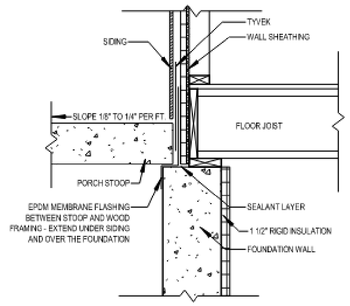
6 FULL HT. FINISHED BASEMENT WALL WITH LOOKOUT EXPOSURE
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



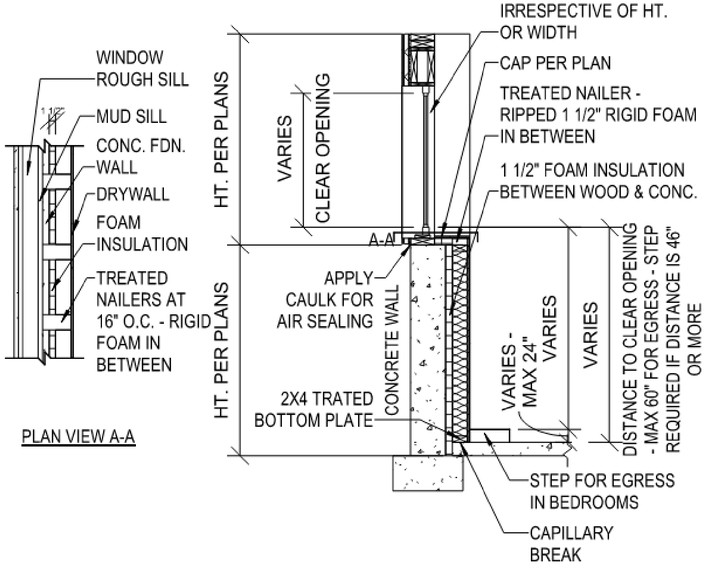
4 FINISHED BASEMENT WALL SECTION
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



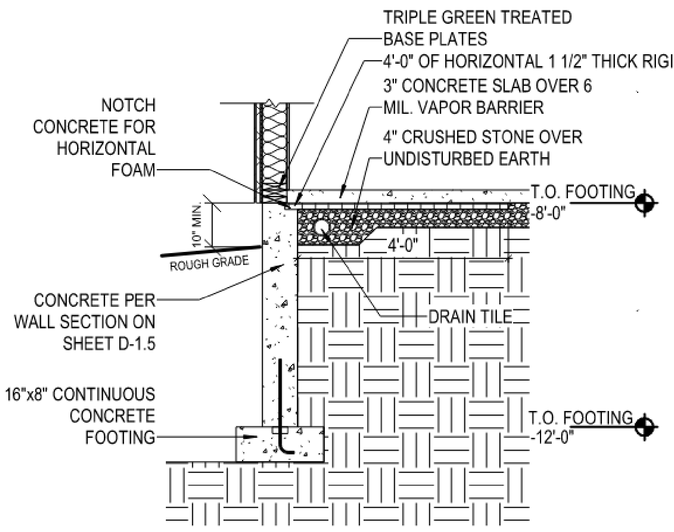
1 GARAGE CUTOUT
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



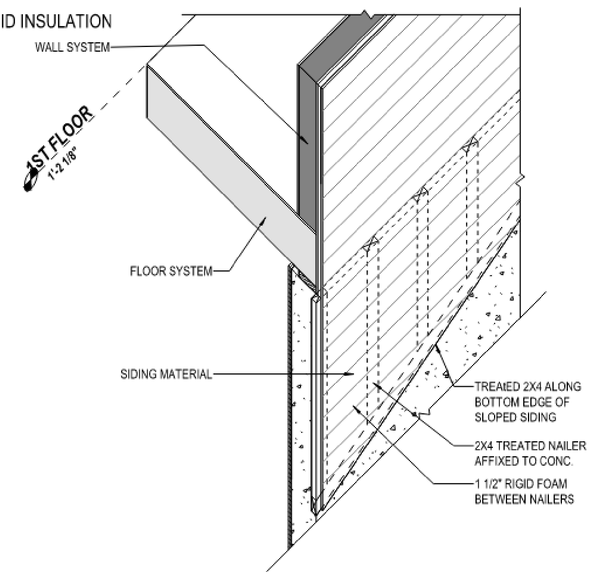
2 CONCRETE STOOP FLASHING SECTION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



8 FINISHED BASEMENT WALL WITH EGRESS WINDOW PER CODE - SECTION
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



5 WALL SECTION - WALKOUT EXPOSURE
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



3 EXPOSURE SIDING TRANSITION
3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER

TIM O'BRIEN homes
Tim O'Brien Homes
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Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	5/12/2025

PROJECT
PLAN: Maple at (MKE) Swan Ridge Farms for SR020
ELEV: Traditional
LOT: 20

LOT ADDRESS:

DRAWING TITLE
FOUNDATION DETAILS

SHEET NUMBER
D-110

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Attachment: Plans (10404 : Tim O'Brien Homes)

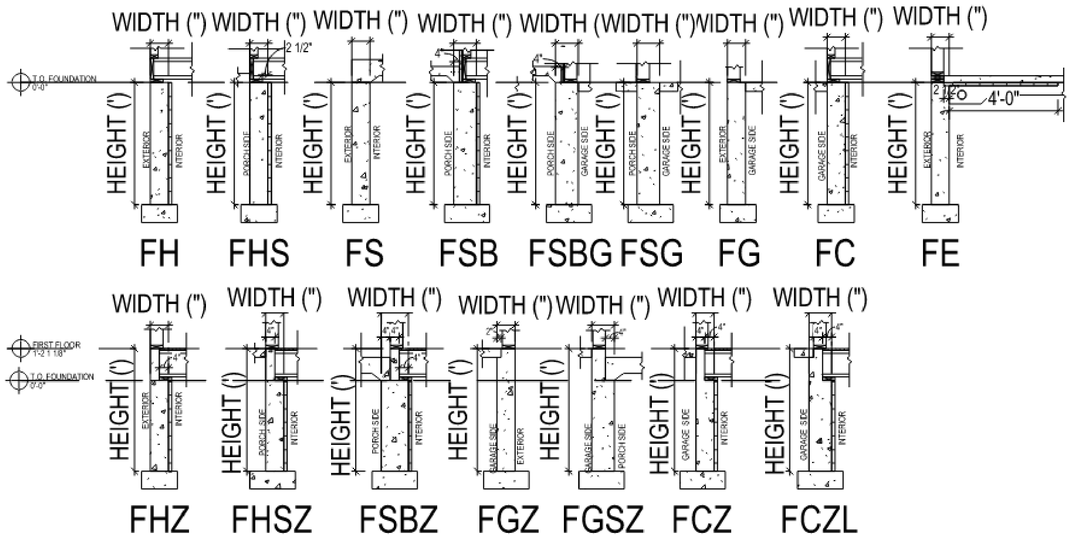
WALL TYPE WIDTH (") HEIGHT (')

FH - 8 - 12

WALL TYPES

FH = HOUSE
FHS = COMMON (HOUSE/STOOP)
FS = STOOP
FSB = STOOP W/ BRICKLEDGE
FSBG = COMMON W/ BRICKLEDGE (STOOP/GARAGE)
FSG = COMMON (STOOP/GARGE)
FG = GARAGE
FC = COMMON (HOUSE/GARAGE)
FE = FULL EXPOSURE

FHZ = HOUSE ZERO BARRIER
FHSZ = COMMON (PORCH/HOUSE) ZERO BARRIER
FSBZ = STOOP W/ BRICKLEDGE & ZERO BARRIER
FGZ = GARAGE ZERO BARRIER
FGSZ = COMMON (GARAGE/STOOP) ZERO BARRIER
FCZ = COMMON (GARRAGE/HOUSE) ZERO BARRIER
FCZL = COMMON W/ LEDGE (GARAGE/HOUSE) ZERO BARRIER



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DRAWING TITLE

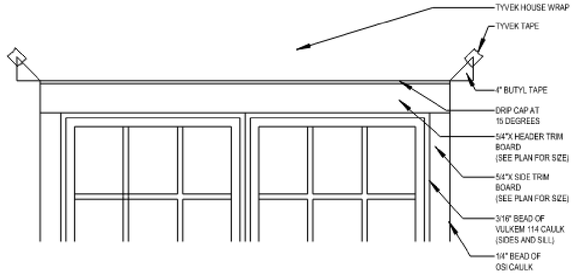
FOUNDATION WALL TYPES

SHEET NUMBER

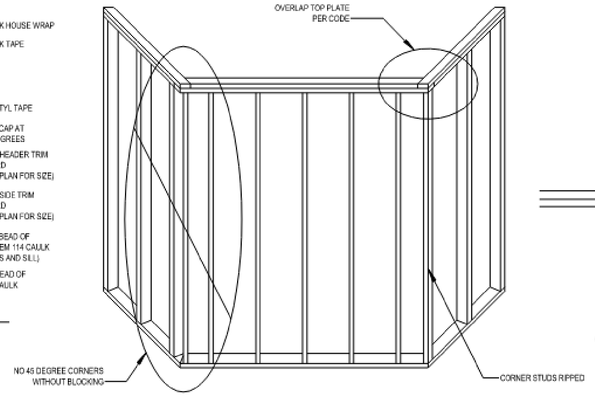
D-120

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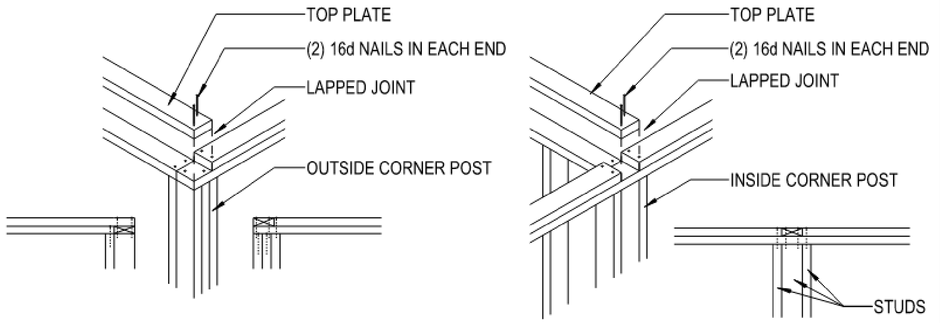
Attachment: Plans (10404 : Tim O'Brien Homes)



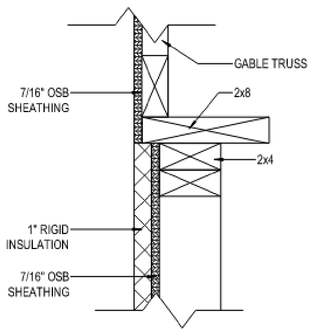
9 WINDOW FLASHING DETAIL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



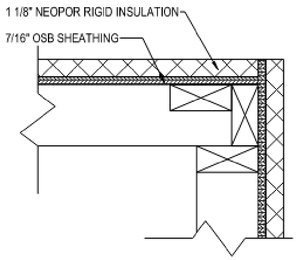
6 45 DEGREE ANGLE - CORNER FRAMING DETAIL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



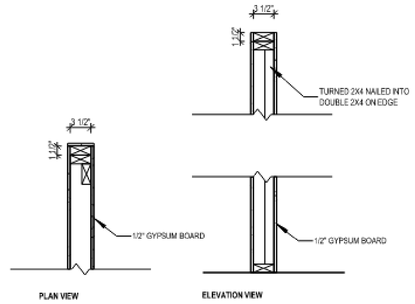
1 TOP PLATE CORNER CONNECTIONS
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



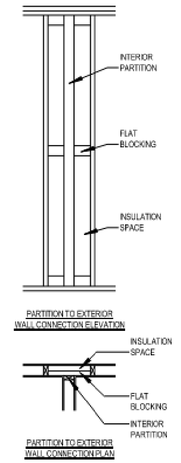
10 GABLE TRANSITION AT HOUSE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



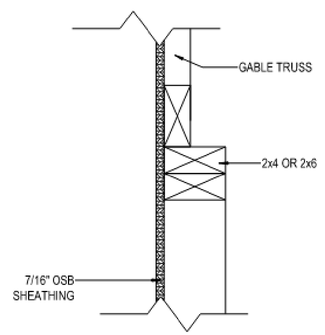
7 OUTSIDE CORNER DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



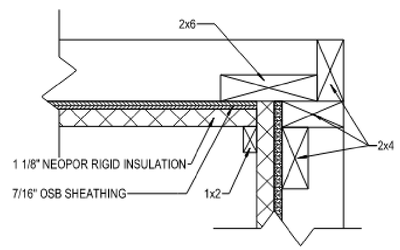
4 REINFORCED FRAMING DETAIL FOR SQUARE AND PLUMB END WALL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



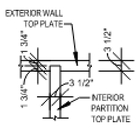
2 PARTITION TO EXTERIOR WALL CONNECTION
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



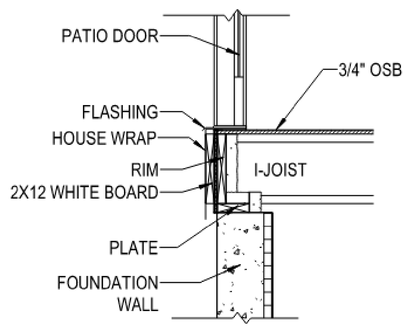
11 GABLE TRANSITION AT GARAGE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



8 INSIDE CORNER DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



5 TOP WALL PLATE DETAIL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



3 SUBFLOOR AT PATIO DOOR
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

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Tim O'Brien Homes
N27W24075 Paul Court
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ELEV: Traditional
LOT: 20

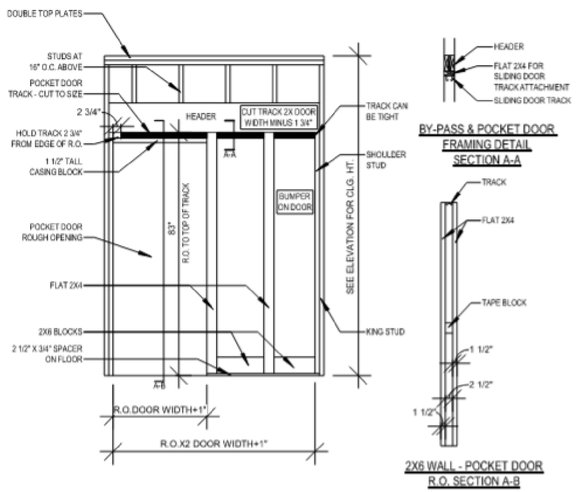
LOT ADDRESS:

DRAWING TITLE
FRAMING DETAILS

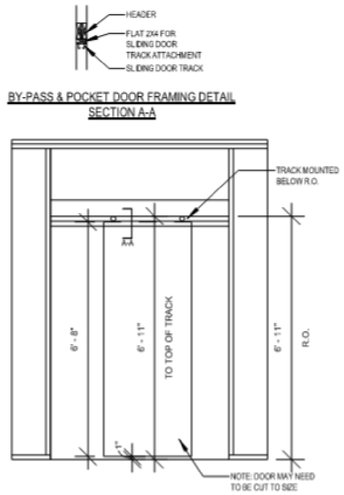
SHEET NUMBER
D-130

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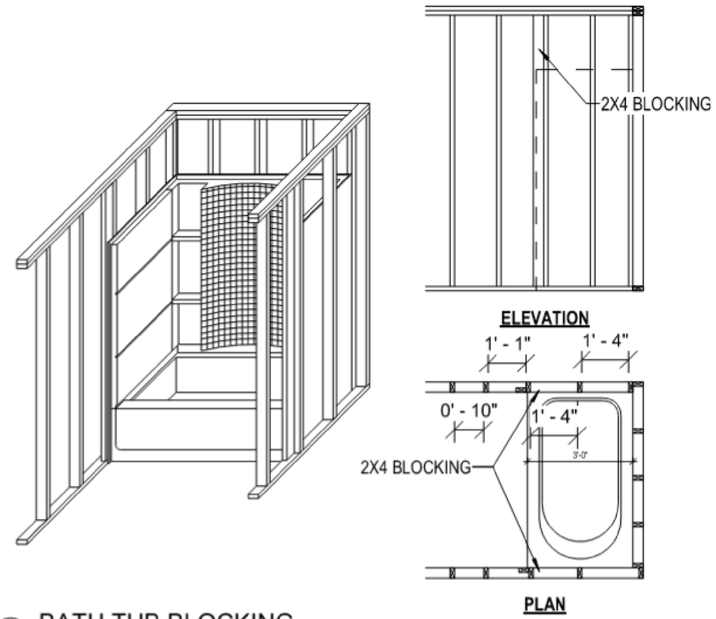
Attachment: Plans (10404 : Tim O'Brien Homes)



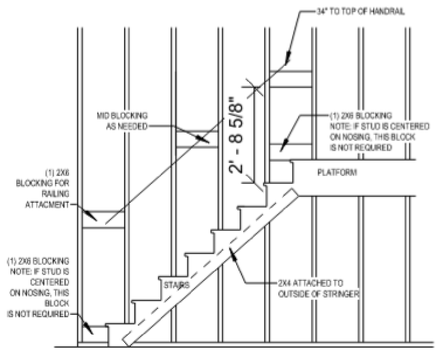
5 POCKET DOOR FRAMING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



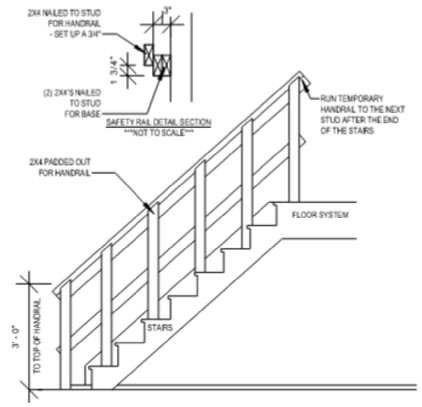
3 BY-PASS DOOR FRAMING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



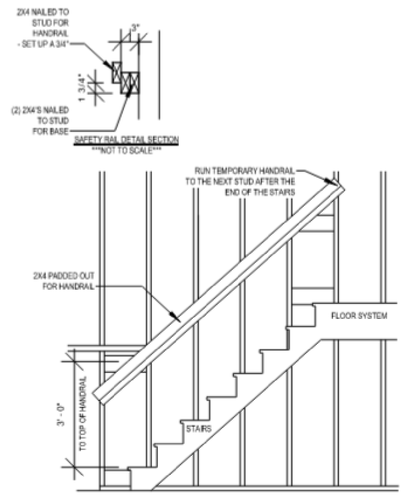
1 BATH TUB BLOCKING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



6 STAIRWAY BLOCKING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



4 TEMPORARY SAFETY RAILING WITHOUT WALL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



2 TEMPORARY SAFETY RAILING WITH WALL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER

TIM O'BRIEN homes
Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	5/12/2025

PROJECT

PLAN: Maple at (MKE) Swan Ridge Farms for SR020
ELEV: Traditional
LOT: 20

LOT ADDRESS:

DRAWING TITLE

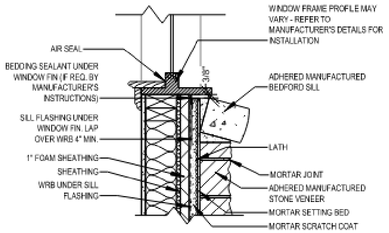
FRAMING DETAILS CONT.

SHEET NUMBER

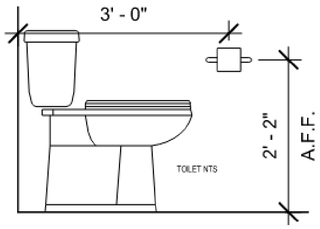
D-140

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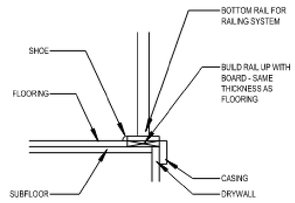
Attachment: Plans (10404 : Tim O'Brien Homes)



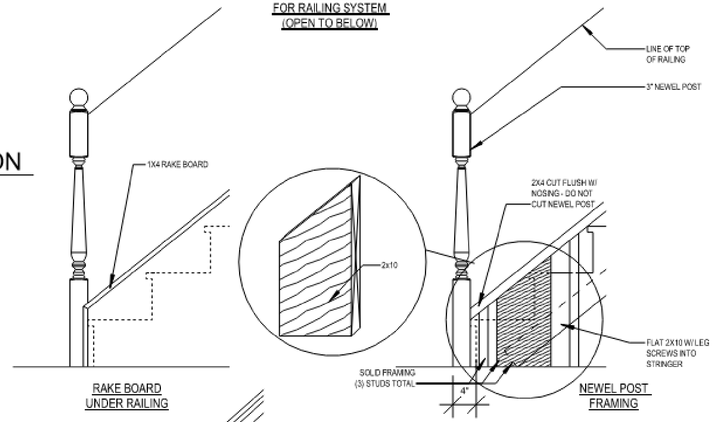
7 STONE SILL AT WINDOW SECTION
3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



2 TOILET PAPER DISPENSER LOCATION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

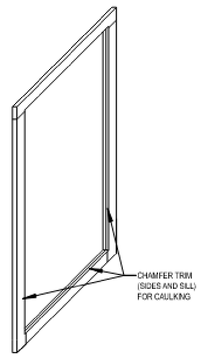


BOTTOM RAIL DETAIL FOR RAILING SYSTEM (OPEN TO BELOW)

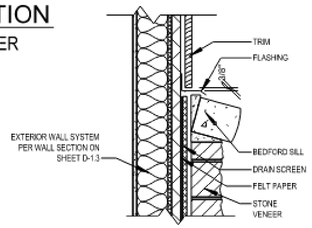


RAKE BOARD UNDER RAILING

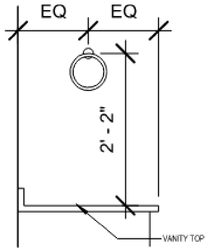
NEWEL POST FRAMING



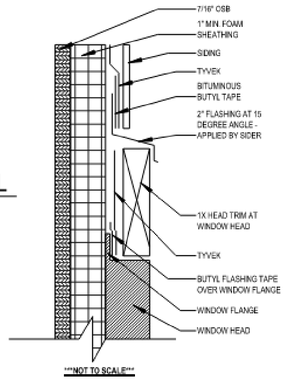
8 INTERIOR WINDOW CHAMFER DETAIL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



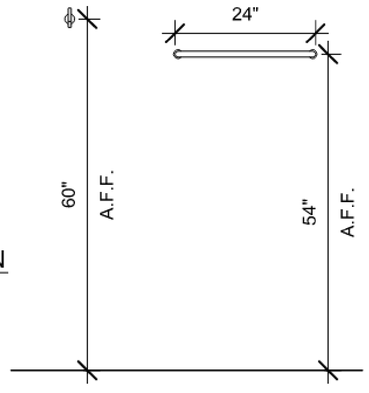
5 STONE SILL AT TRIM SECTION
3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



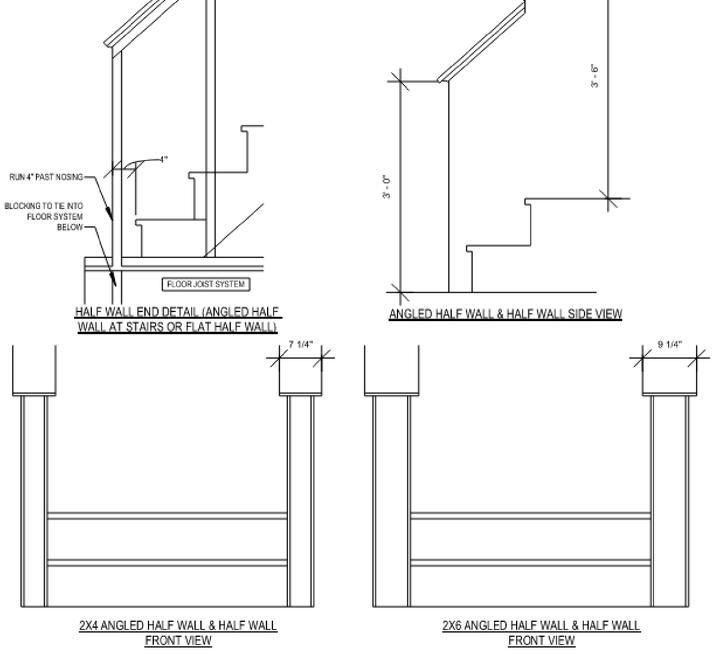
3 HAND TOWEL RING LOCATION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



6 TYPICAL WINDOW TRIM INSTALLATION
3" = 1'-0" WHEN PRINTED ON 11X17 PAPER



4 ROBE HOOK & TOWEL BAR LOCATION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



1 NEWEL POST/ANGLED HALF WALL DETAILS
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

TIM O'BRIEN homes
Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	5/12/2025

PROJECT
PLAN: Maple at (MKE) Swan Ridge Farms for SR020
ELEV: Traditional
LOT: 20

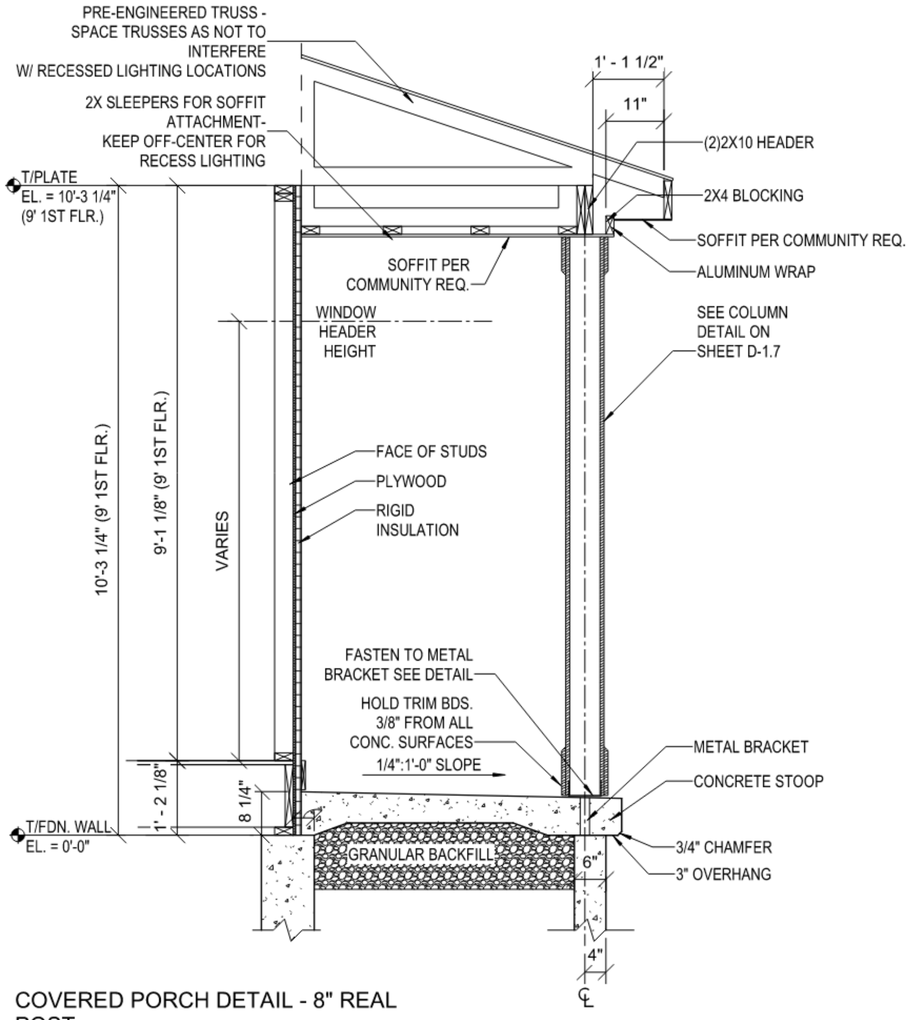
LOT ADDRESS:

DRAWING TITLE
FINISH DETAILS

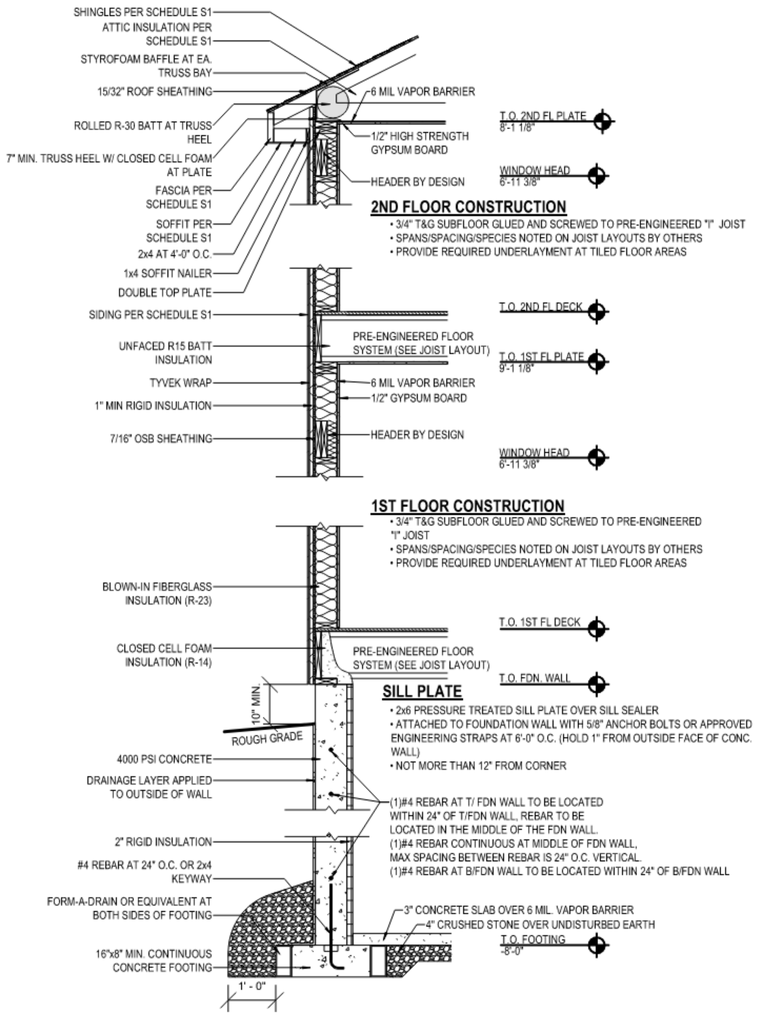
SHEET NUMBER
D-150

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Attachment: Plans (10404 : Tim O'Brien Homes)



2 COVERED PORCH DETAIL - 8" REAL POST
1/2" = 1'-0"



1 WALL SECTION - 2 STORY ACI ENERGY STAR 2X6
3/8" = 1'-0"

1 WALL SECTIONS
D-160

TIM O'BRIEN homes
Tim O'Brien Homes
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Pewaukee, WI, 53072

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PROJECT

PLAN: Maple at (MKE) Swan Ridge Farms for SR020
ELEV: Traditional
LOT: 20

LOT ADDRESS:

DRAWING TITLE

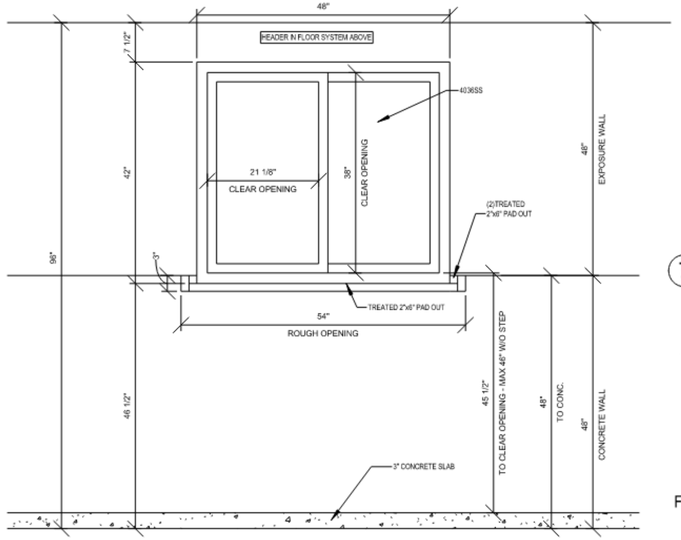
WALL SECTIONS

SHEET NUMBER

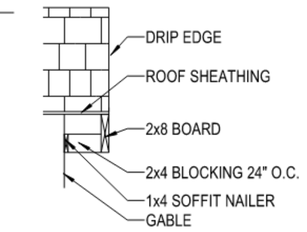
D-160

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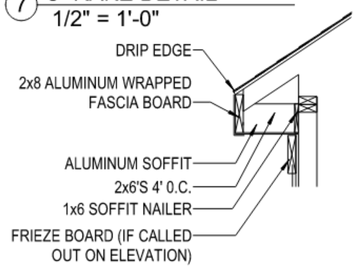
Attachment: Plans (10404 : Tim O'Brien Homes)



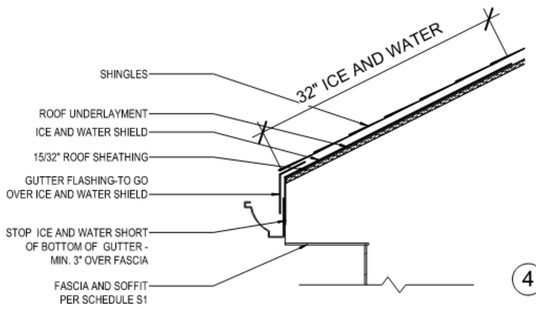
4036SS EGRESS WINDOW - 4'-0"
EXPOSURE - 8'-0" FOUNDATION - MAX HT. W/O STEP
8 1/2" = 1'-0"



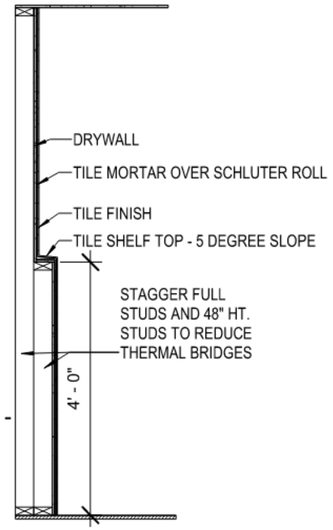
7 8" RAKE DETAIL
1/2" = 1'-0"



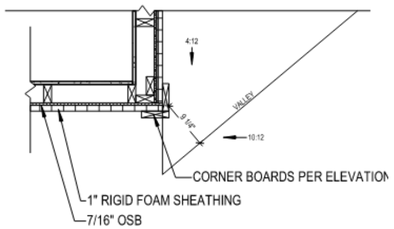
EAVE DETAIL (ALUMINUM SOFFIT - ALUMINUM FASCIA)
6 1/2" = 1'-0"



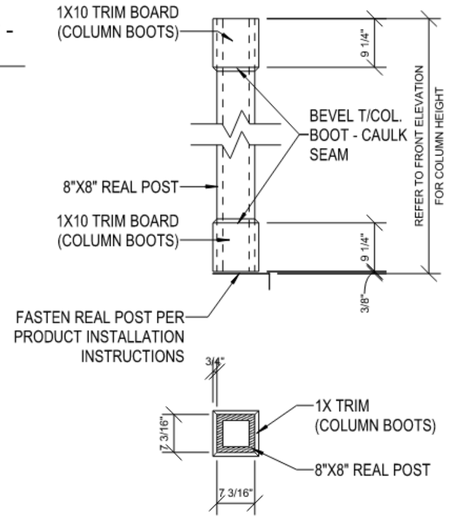
ROOF ICE AND WATER FLASHING - WHOLE HOUSE
5 3/4" = 1'-0"



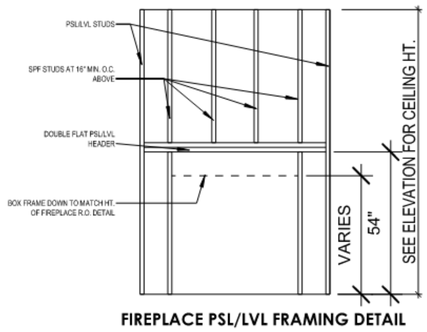
TILE SHOWER
HALF WALL SHELF
3 1/2" = 1'-0"



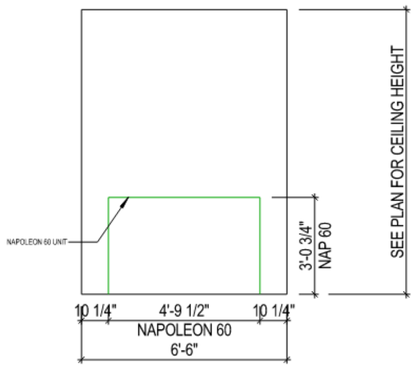
4 ROOF SADDLE PITCH
1/2" = 1'-0"



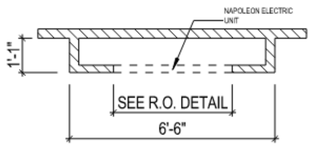
2 STANDARD 8" BOX COLUMN
1/2" = 1'-0"



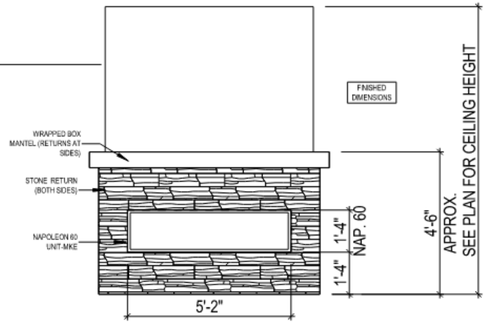
FIREPLACE PSL/LVL FRAMING DETAIL



ROUGH OPENING



BUMP-IN FIREPLACE - PLAN VIEW



NAPOLEON FIREPLACE - RAISED FIREBOX (NO HEARTH) - STONE TO MANTLE

FIREPLACE DETAIL - OPT. #11 - NAPOLEON - STONE TO MANTLE W/ RETURNS & RAISED FIREBOX - BUMP
1 1/4" = 1'-0"

1 / D-170 LOT SPEC DETAILS

TIM O'BRIEN homes
Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	5/12/2025

PROJECT

PLAN: Maple at (MKE) Swan Ridge Farms for SR020
ELEV: Traditional
LOT: 20

LOT ADDRESS:

DRAWING TITLE

LOT SPEC DETAILS

SHEET NUMBER

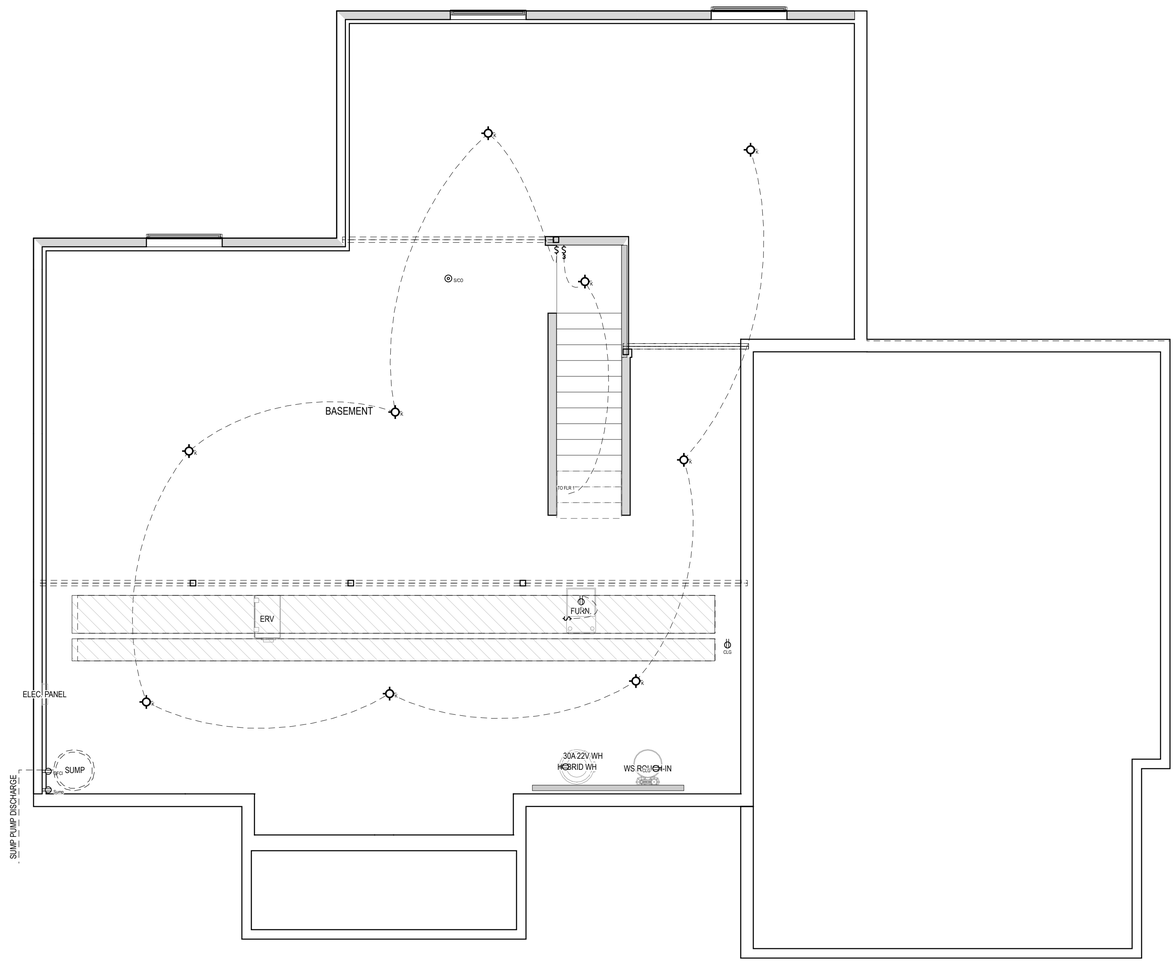
D-170

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Attachment: Plans (10404 : Tim O'Brien Homes)

SYMBOLS	
S	Switch
3 S	Three Way Switch
TO FLR 1	
SCO	Carbon Monoxide/Smoke Detector
GFCI	GFCI Outlet
K	Keyless Ceiling Light
	Outlet
CLG	Outlet - Ceiling
F	Outlet in Floor
Sump	Sump Outlet

ELECTRICAL PLAN NOTES
THE LOCATION OF THE OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO COPLY WITH THE ELECTRICAL CODE



1 / E-100 ELECTRICAL PLAN

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

TIM O'BRIEN homes

Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	5/12/2025

PROJECT

PLAN: Maple at (MKE) Swan Ridge Farms for SR020

ELEV: Traditional

LOT: 20

LOT ADDRESS:

DRAWING TITLE

FINISHED BASEMENT ELECTRICAL PLAN

SHEET NUMBER

E-100

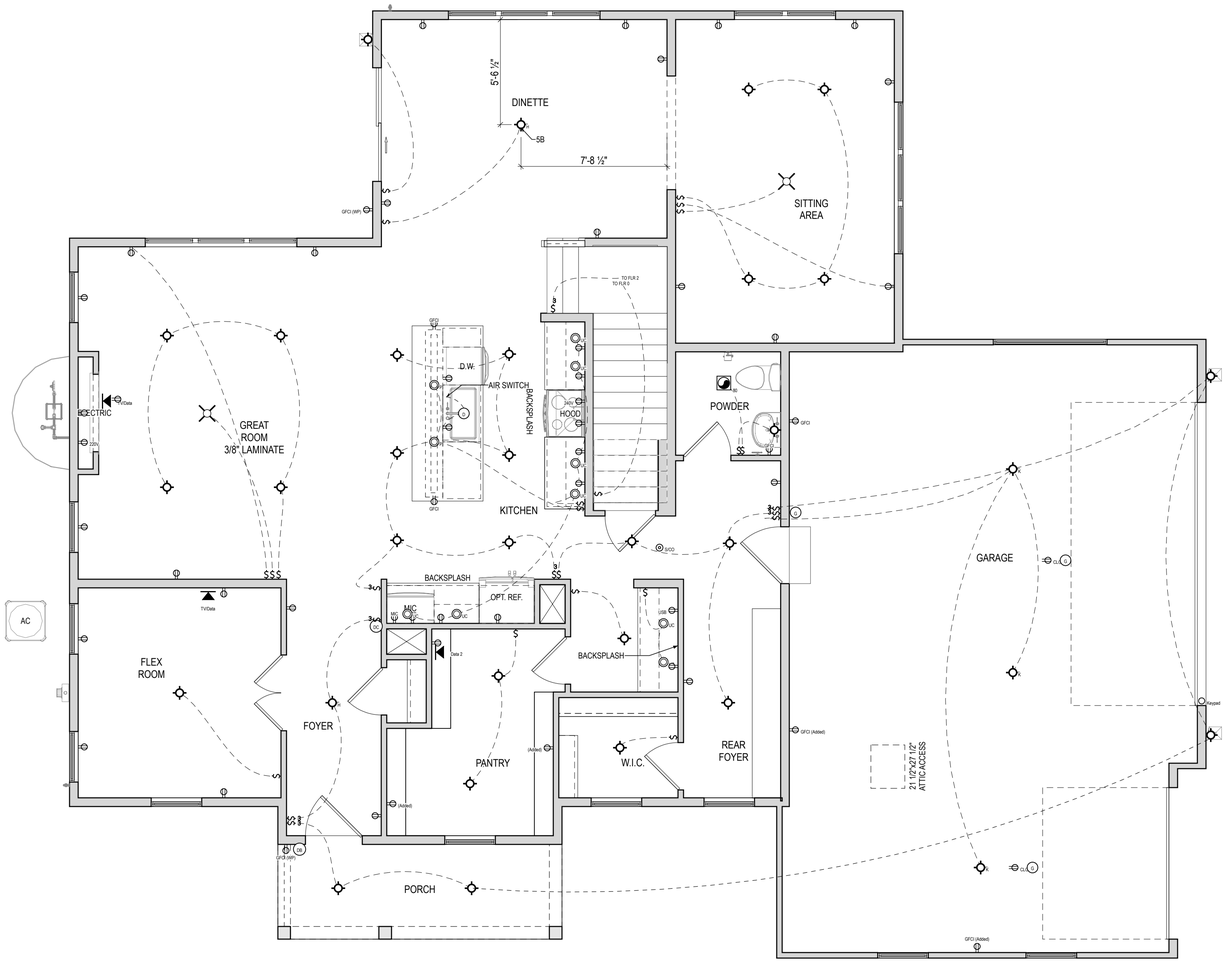
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Attachment: Plans (10404 : Tim O'Brien Homes)

SYMBOLS

S	Switch
3 S	Three Way Switch
TO FLR 1	
80	80 CFM Fan
GFCI (Added)	Added GFCI Outlet
(Added)	Added Outlet
SCO	Carbon Monoxide/Smoke Detector
	Ceiling Mounted Light
Data 2	Data Outlet 2
D	Disposal
DB	Doorbell
DC	Doorbell Chime
	Fan Prewire
G	Garage Door Opener
GFCI	GFCI Outlet
GFCI (WP)	GFCI Outlet Waterproof
H	Hanging Light
K	Keyless Ceiling Light
Keypad	Keypad
	Outlet
CLG	Outlet - Ceiling
MIC	Outlet - Microwave
USB	Outlet - USB
220V	Outlet 220V
240V	Outlet 240V
P	Pendant Light
TV/Data	TV/Data Combo
UC	Under-Counter Light
	Wall Mounted Light

ELECTRICAL PLAN NOTES
THE LOCATION OF THE OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO COPLY WITH THE ELECTRICAL CODE



1 ELECTRICAL PLAN
E-101
1/4" = 1'-0" @ 22" x 34"

Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	5/12/2025

PROJECT

PLAN: Maple at (MKE) Swan Ridge Farms for SR020
ELEV: Traditional
LOT: 20

LOT ADDRESS:

DRAWING TITLE

FIRST FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-101

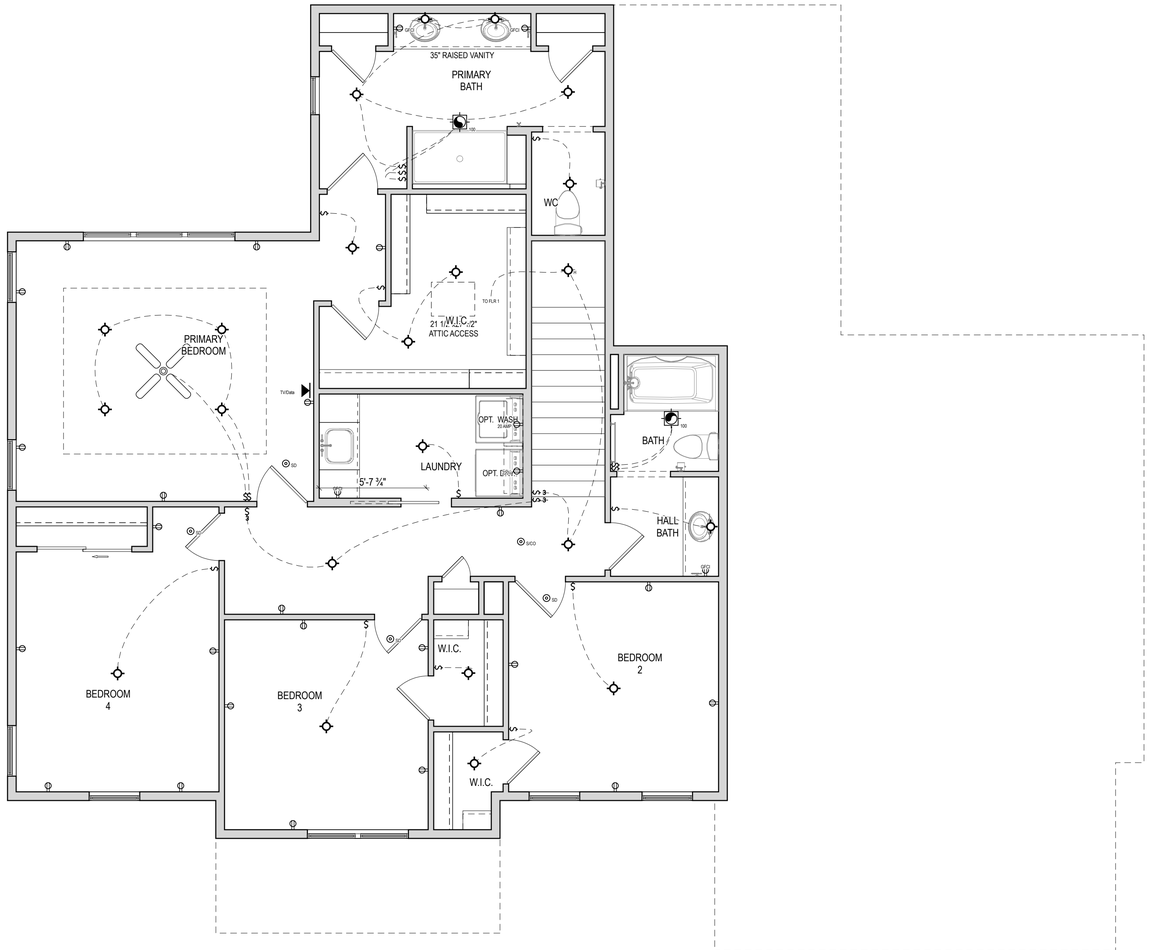
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Attachment: Plans (10404 : Tim O'Brien Homes)

SYMBOLS

S	Switch
3 S	Three Way Switch
TO FLR 1	
FAN/LIGHT 100	Bath Fan/Light
CO CO	Carbon Monoxide/Smoke Detector
	Ceiling Fan/Light
	Ceiling Mounted Light
GFCI	GFCI Outlet
	Hanging Light
	Outlet
220V	Outlet 220V
20 AMP	Outlet: 20 AMP
SD	Smoke Detector
TV/Data	TV/Data Combo
	Wall Mounted Light

ELECTRICAL PLAN NOTES
THE LOCATION OF THE OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO COPLY WITH THE ELECTRICAL CODE



1 ELECTRICAL PLAN
E-102
1/4" = 1'-0" @ 22" x 34"

TIM O'BRIEN homes
Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	5/12/2025

PROJECT

PLAN: Maple at (MKE) Swan Ridge Farms for SR020
ELEV: Traditional
LOT: 20

LOT ADDRESS:

DRAWING TITLE

SECOND FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-102

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Attachment: Plans (10404 : Tim O'Brien Homes)

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

www.cityofmequonwi.gov

Office of Architectural Board

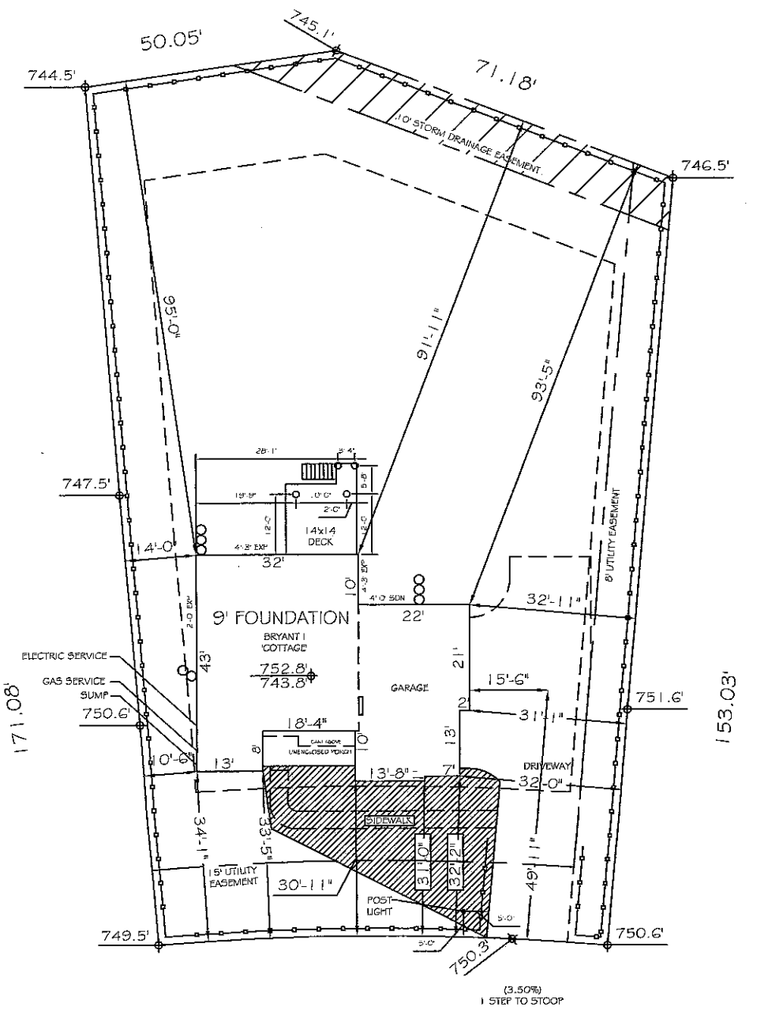
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 9, 2025**
SUBJECT: **Veridian Homes LLC - Resubmittal for New Single-Family at 10609 N. Tree Sparrow Drive**

Attachments:
Site Survey (PDF)
Plans (PDF)

Attachment: Site Survey (10405 : Veridian Homes LLC)

PHASE 7
LOT 96
17,297 S.F.

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



N

GR
1' 0"
CUT

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

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

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

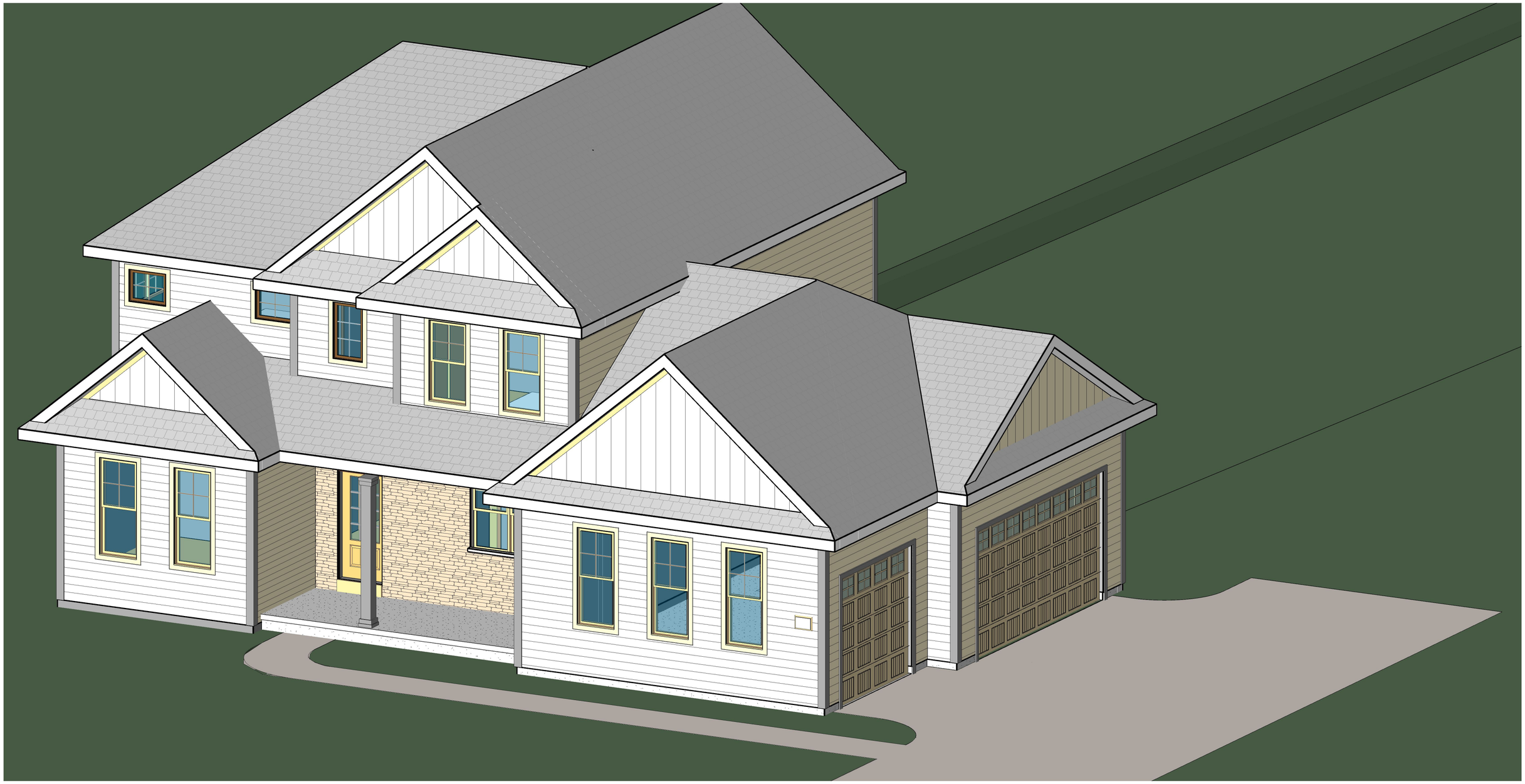
KEY
STD. SETBACK LINE
VARIANCE SETBACK
EASEMENT SETBACK
DRAINAGE ARROW
RETAINING WALL ARROW
EROSION CONTROL
MAIN TRANSFORMER
SM. TRANSFORMER

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

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

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

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



3D Custom Cottage ARB

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

Note: All dimensions are stud to stud

Do Not Scale

Drawing No.: ARB1	Print Date: 5/16/2025 9:43:29 AM	Model: BRYANT I CUSTOM 3 CAR SIDE ENTRY	
		Elevation: ARB	
		Drawn By: MVL Date: 4/7/2025	
		Revisions:	

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

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 96 ENCLAVE MEQUON PRESERVE SOUTH
Address: 10609 TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval: **SPF May 16 2025**

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Attachment: Plans (10405 : Veridian Homes LLC)



3D Custom Cottage- Rear View ARB

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

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

Drawing No.: ARB2	Print Date: 5/16/2025 9:43:33 AM	Model: BRYANT I CUSTOM 3 CAR SIDE ENTRY	
		Elevation: ARB	
		Drawn By: MVL	Date: 4/7/2025
		Revisions:	

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

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 96 ENCLAVE MEQUON PRESERVE SOUTH
Address: 10609 TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval: **SPF May 16 2025**

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Attachment: Plans (10405 : Veridian Homes LLC)

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



Front Elevation - Custom Cottage ARB

1/4" = 1'-0"

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

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

Drawing No.: ARB3	Print Date: 5/16/2025 9:43:34 AM	Model: BRYANT I CUSTOM 3 CAR SIDE ENTRY	
		Elevation: ARB	
		Drawn By: MVL Date: 4/7/2025	
		Revisions:	

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

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 96 ENCLAVE MEQUON PRESERVE SOUTH
Address: 10609 TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval: **SPF May 16 2025**

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Attachment: Plans (10405 : Veridian Homes LLC)



Rear Elevation - Custom Cottage ARB

1/4" = 1'-0"

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

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

Drawing No.: ARB4	Print Date: 5/16/2025 9:43:34 AM	Model: BRYANT I CUSTOM 3 CAR SIDE ENTRY
		Elevation: ARB
		Drawn By: MVL Date: 4/7/2025
		Revisions:

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

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 96 ENCLAVE MEQUON PRESERVE SOUTH
Address: 10609 TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval: **SPF May 16 2025**

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Attachment: Plans (10405 : Veridian Homes LLC)



Right Elevation - Custom Cottage ARB

1/4" = 1'-0"

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

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

Drawing No.: ARB5	Print Date: 5/16/2025 9:43:35 AM	Model: BRYANT I CUSTOM 3 CAR SIDE ENTRY	
		Elevation: ARB	
		Drawn By: MVL	Date: 4/7/2025
		Revisions:	

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

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 96 ENCLAVE MEQUON PRESERVE SOUTH
Address: 10609 TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval: **SPF May 16 2025**

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Attachment: Plans (10405 : Veridian Homes LLC)



Left Elevation - Custom Cottage ARB

1/4" = 1'-0"

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

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

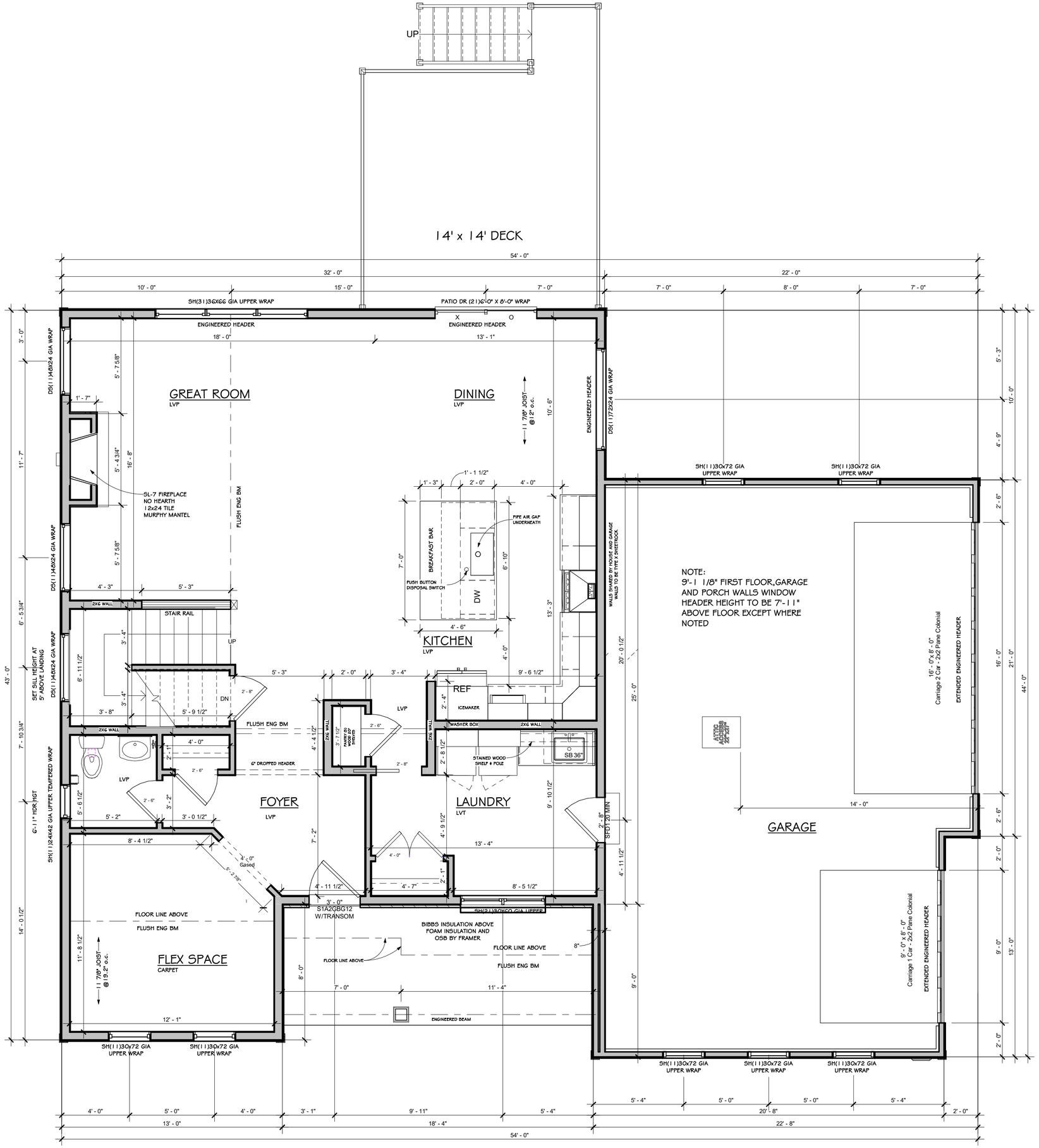
Drawing No.: ARB6	Print Date: 5/16/2025 9:43:37 AM	Model: BRYANT I CUSTOM 3 CAR SIDE ENTRY	
		Elevation: ARB	
		Drawn By: MVL Date: 4/7/2025	
		Revisions:	

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

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 96 ENCLAVE MEQUON PRESERVE SOUTH
Address: 10609 TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval: **SPF May 16 2025**

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Attachment: Plans (10405 : Veridian Homes LLC)



First Floor - Custom Cottage ARB

1/4" = 1'-0"

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

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 96 ENCLAVE MEQUON PRESERVE SOUTH
Address: 10609 TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval:
SPF May 16 2025

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

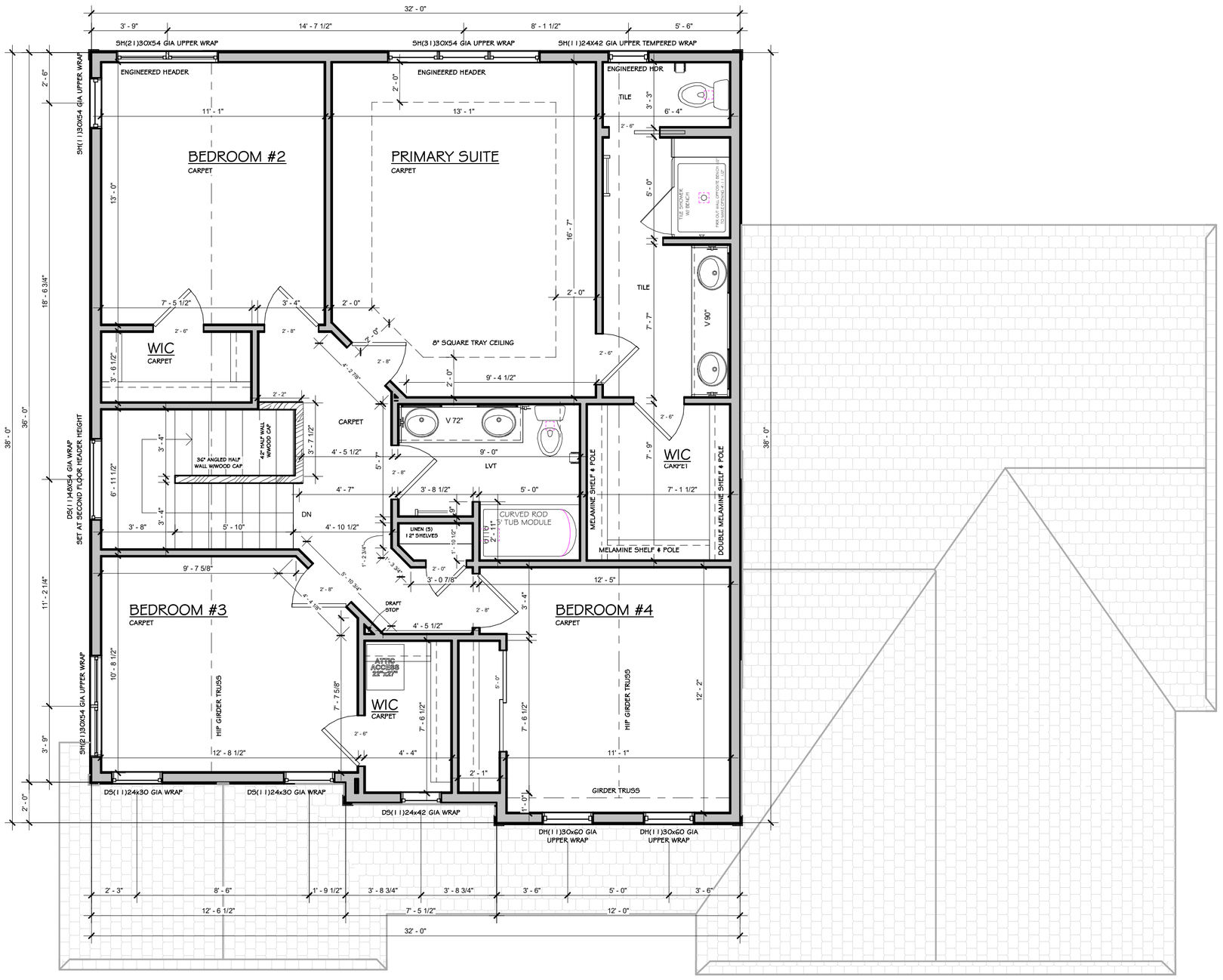
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

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

Print Date:
5/16/2025
9:43:39 AM
Revisions:

Drawing No.:
ARB7

Attachment: Plans (10405 : Veridian Homes LLC)



Second Floor - Custom Cottage ARB

1/4" = 1'-0"

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

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

Customer Approval:

SPF May 16 2025

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VERIDIAN HOMES
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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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

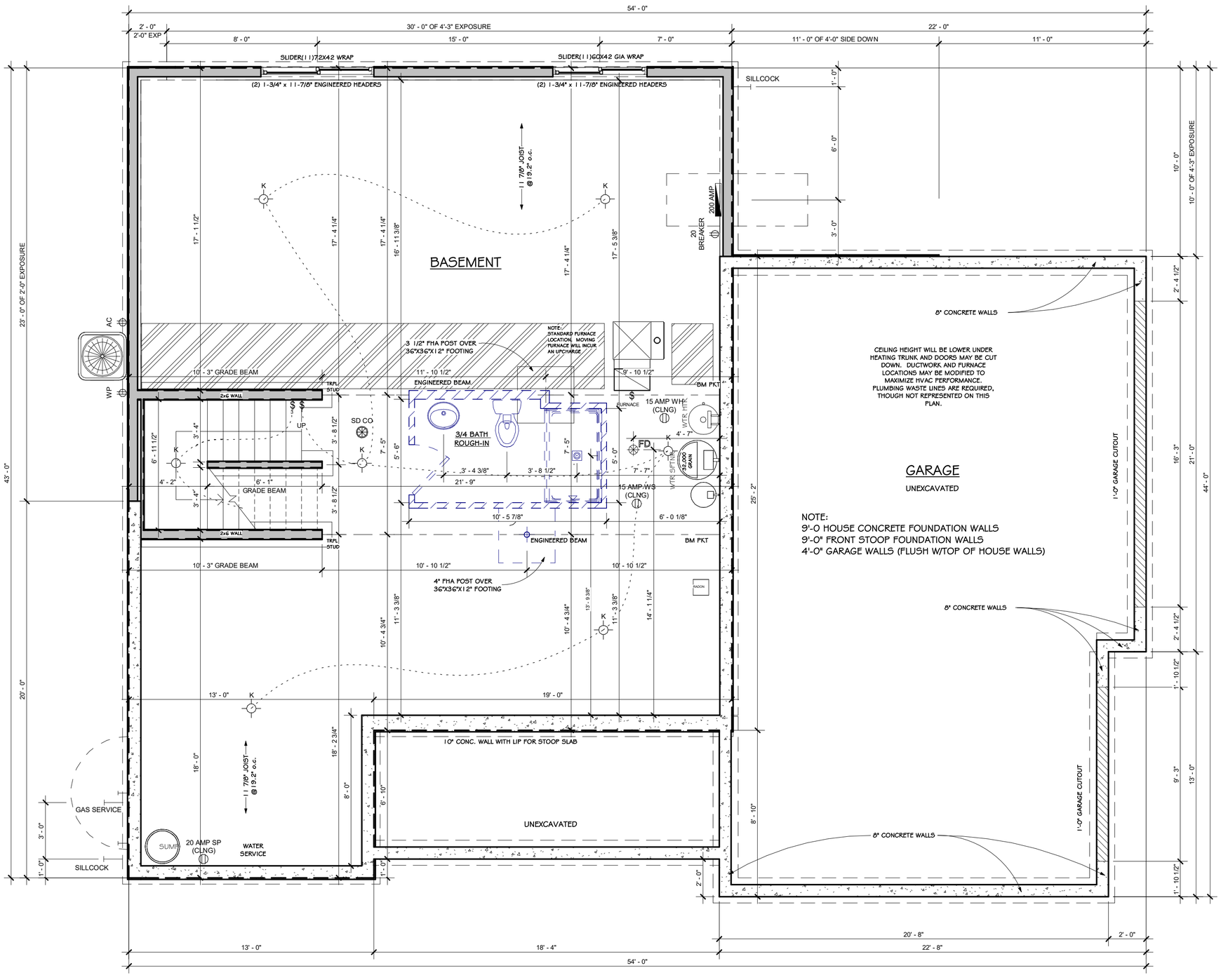
Model: BRYANT I CUSTOM 3 CAR SIDE ENTRY
Elevation: ARB
Revised Base Plan:
Drawn By: MVL Date: 4/7/2025

Print Date:
5/16/2025
9:43:40 AM
Revisions:

Drawing No.:
ARB8

Attachment: Plans (10405 : Veridian Homes LLC)

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



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

Custom Design Homesite / Neighborhood: 96 ENCLAVE MEQUON PRESERVE SOUTH
Address: 10609 TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval:
Room Designed For: MOVE-IN-READY
SPF May 16 2025
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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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

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

Print Date: 5/16/2025 9:43:41 AM
Revisions:

Drawing No.: ARB9

Attachment: Plans (10405 : Veridian Homes LLC)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 9, 2025**
SUBJECT: **Travis & Brittany Rieder - New Single-Family Residence at 1600 W. Falcon Court**

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

The Victory Companies, Inc.

May 19, 2025

To whom it may concern:

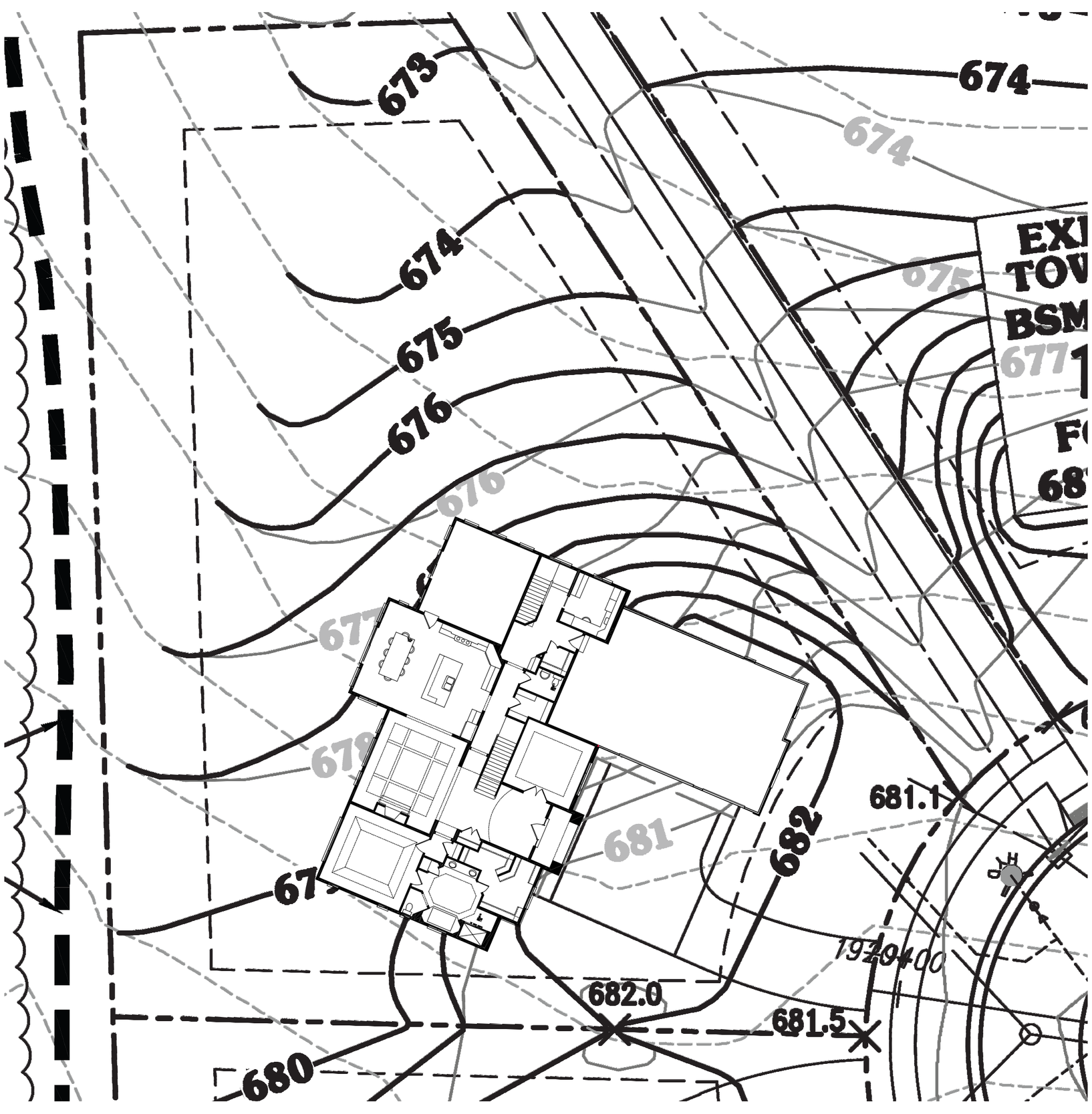
It is Victory Homes of Wisconsin's intent to build a new single-family home at property description being: lot 12 Highland Meadows, being a part of the southeast ¼ of the southeast ¼, of section 7, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

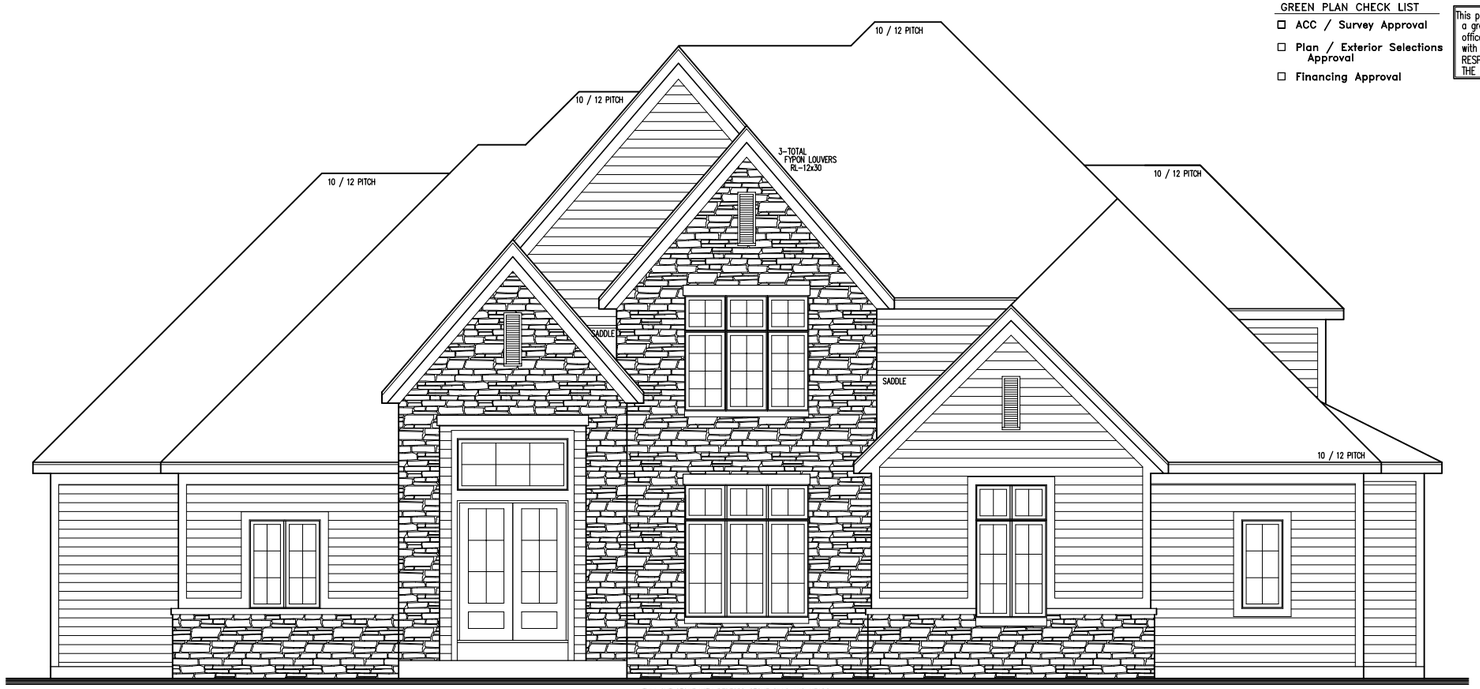
Rebecca Kirst
Permitting Coordinator
Victory Companies
N118W18531 Bunsen Drive
Germantown, WI 53022
262-252-7100

Attachment: Statement of Intent (10406 : Travis & Brittany Rieder)



Attachment: Site Plan (10406 : Travis & Brittany Rieder)

4 / 12 PITCH - 6 1/2" HEEL - 14" OVHG
8 / 12 PITCH - 9 3/4" HEEL - 12" OVHG
10 / 12 PITCH - 11 3/4" HEEL - 12" OVHG
12 / 12 PITCH - 13 3/4" HEEL - 12" OVHG
SECOND FLOOR
10 / 12 PITCH - 8 1/2" HEEL - 12" OVHG
12 / 12 PITCH - 10 1/2" HEEL - 12" OVHG



THIN CUT STONE WITH BEDFORD STONE SILLS AND HEADS

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



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

GREEN PLAN CHECK LIST
- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
- ☐ Financing Approval

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

JOB # 1106

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

Travis and Brittany Rieder Residence
Lot 12, Highland Meadows

REVISIONS

DESCRIPTION	BY:	DATE:
REQUESTED REVISIONS	NA	3/13/25
REQUESTED REVISIONS	NA	3/20/25
REQUESTED REVISIONS	DF	4/13/25
REQUESTED REVISIONS	DF	4/29/25

CLIENT: RIEDER RES.
GREENWOOD MODEL

TITLE: ELEVATION

DATE: 2/4/25

SQ. FEET: 4,228

DRAWN BY: ALBERS

SCALE: NOTED

PRINT #: 22501-3

PAGE #: 1/5

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

3.7.c

Attachment: Plans (10406 : Travis & Brittany Rieder)

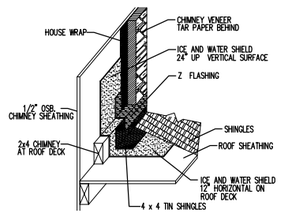
Wisconsin Focus on Energy Home



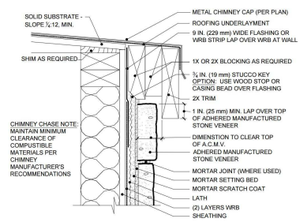
RIGHT SIDE ELEVATION
1/4"=1'-0"



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



CHIMNEY DETAIL
FLASHING DETAIL
NO SCALE



CHIMNEY DETAIL
FLASHING DETAIL AT CAP
NO SCALE

Travis and Brittany Rieder Residence
Lot 12, Highland Meadows

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: RIEDER RES.
GREENWOOD MODEL

TITLE: ELEVATION

DATE: 2/4/25
SQ. FEET:

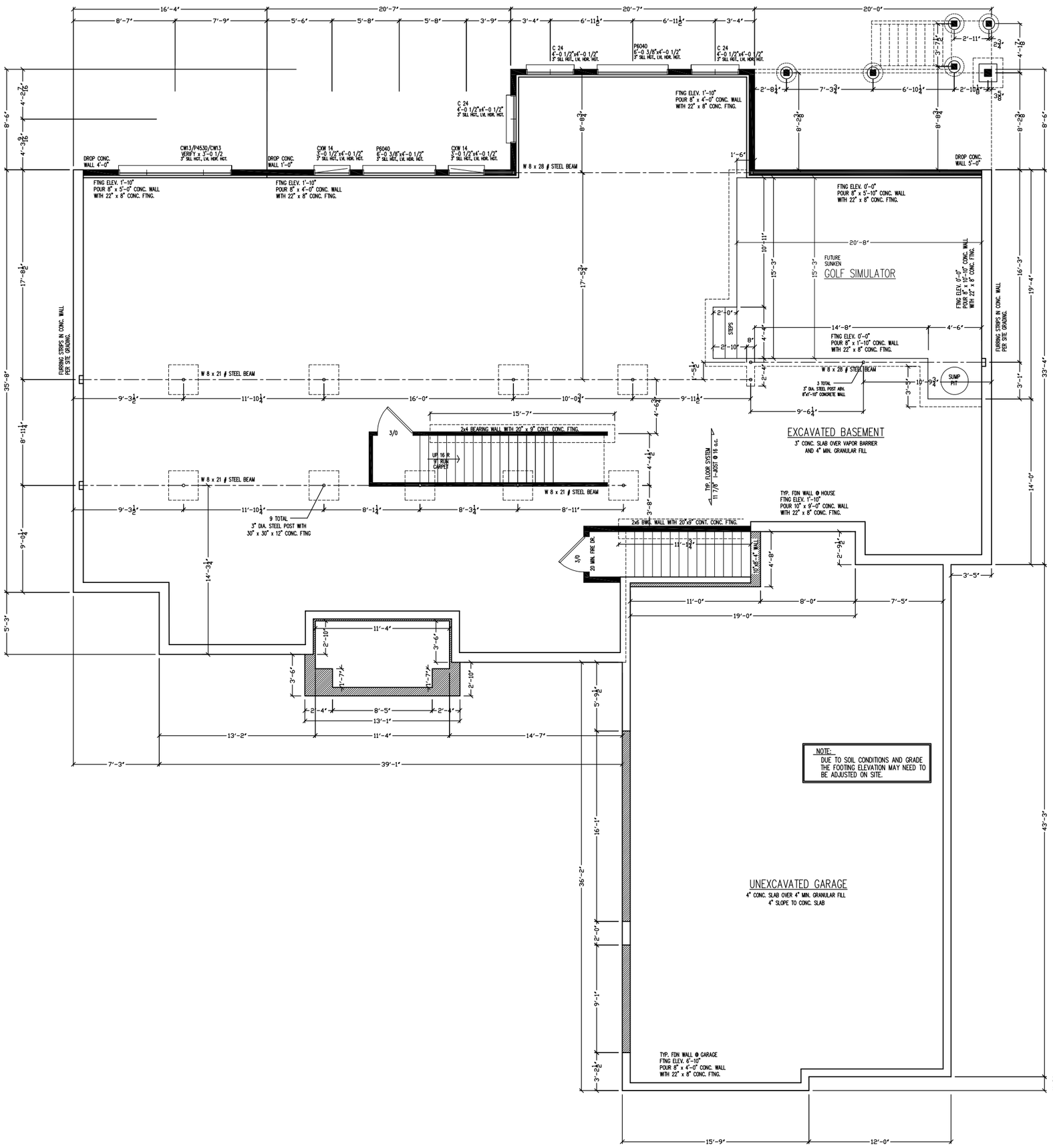
DRAWN BY: ALBERS
SCALE: NOTED

PRINT #: 22501-3
PAGE #: 2/5

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

Attachment: Plans (10406 : Travis & Brittany Rieder)



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

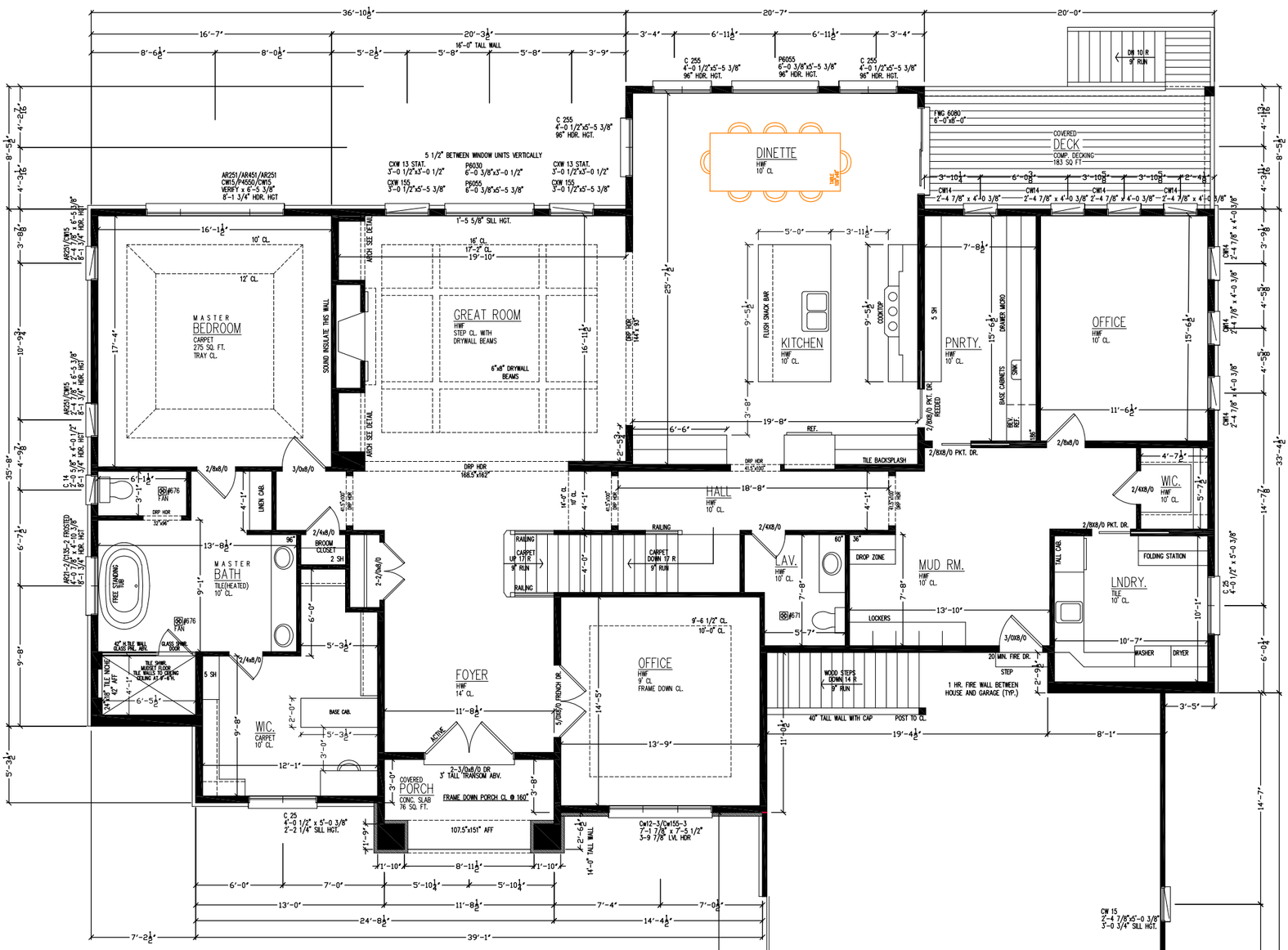
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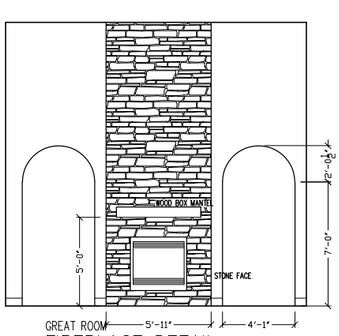
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TITLE:	FDN/BSMT	DATE:	2/4/25
SQ. FEET:			
PRINT #:	22501-3	DRAWN BY:	ALBERS
SCALE:	NOTED	PAGE #:	3/5

REVISIONS		
DATE:	BY:	DESCRIPTION
2/12/25	NA	REQUESTED REVISIONS
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Travis and Brittany Rieder Residence
Lot 12, Highland Meadows

Wisconsin Focus on Energy Home





FIREPLACE SELECTION (As Checked)

- ☒ Heatilator Novus NNXT4236 R.O. 42"x34 7/8"x19 5/8"
- ☐ Heat&Glo Novus Northstar R.O. 42 1/4"x44"x24"
- ☐ Flush Hearth Raise fireplace unit 1.5"
- ☐ Flush Hearth Raise fireplace unit 9.75"
- ☒ No Hearth Raise fireplace unit 9.75"
- ☒ Crown Mantle
- ☒ Other See detail

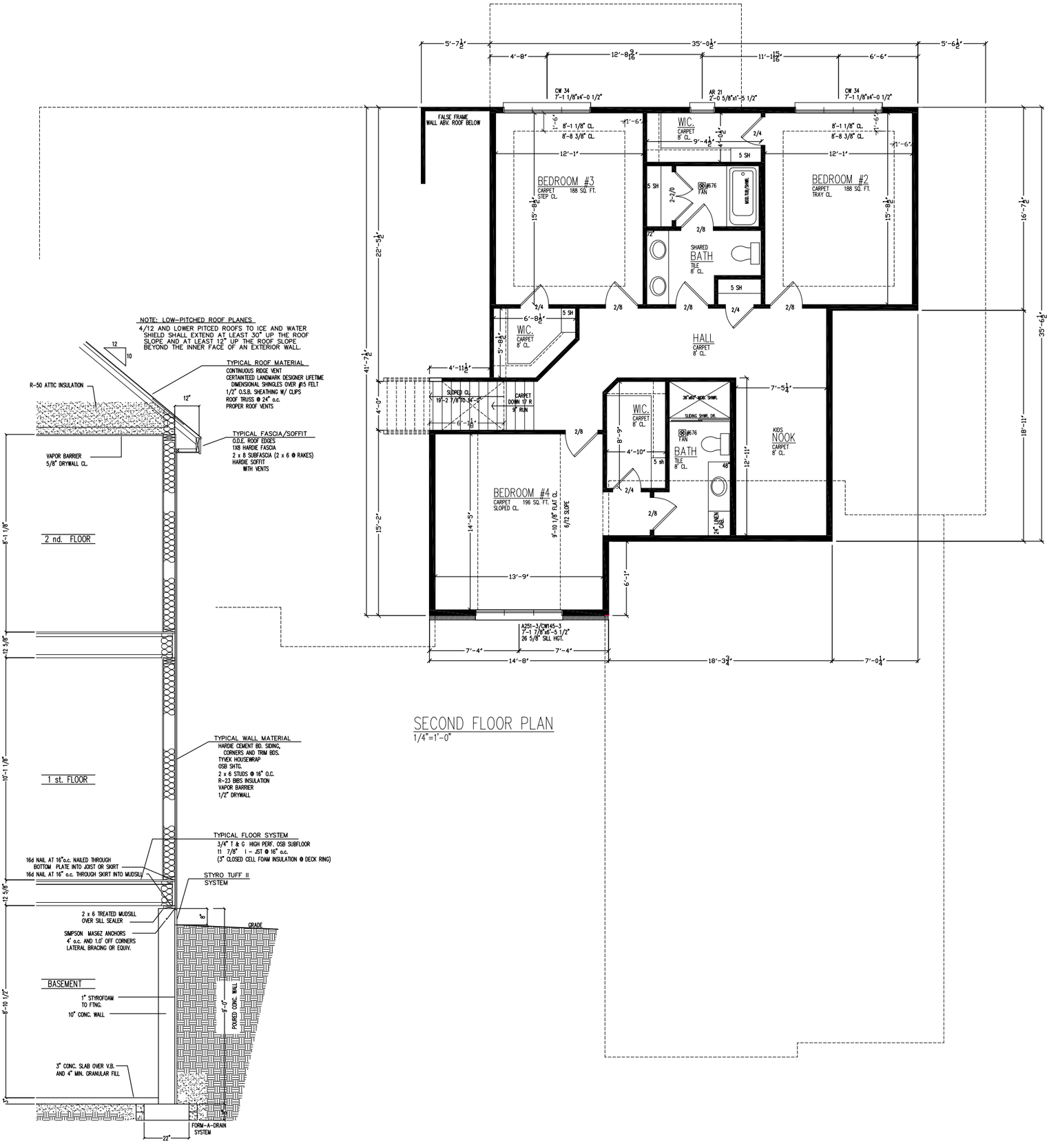
VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N118 W18531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

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CLIENT:	RIEDER RES. GREENWOOD MODEL		
TITLE:	1st FL PLAN	DATE:	2/4/25
		SQ. FEET:	2,995
PRINT #:	22501-3	DRAWN BY:	ALBERS
SCALE:	NOTED	PAGE #:	4/5

REVISIONS		
DATE:	BY:	DESCRIPTION
2/12/25	NA	REQUESTED REVISIONS
2/28/25	NA	REQUESTED REVISIONS
.		
.		

Travis and Brittany Rieder Residence
Lot 12, Highland Meadows



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

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

VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N118 W18531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
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CLIENT:	RIEDER RES. GREENWOOD MODEL		
TITLE:	2nd FL PLAN	DATE:	2/4/25
SQ. FEET:	1,233		
PRINT #:	22501-3	DRAWN BY:	ALBERS
SCALE:	NOTED	PAGE #:	5/5

REVISIONS		
DATE:	BY:	DESCRIPTION
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Travis and Brittany Rieder Residence
Lot 12, Highland Meadows

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 9, 2025**
SUBJECT: **Sally Braddy - Addition at 11463 N. Oriole Lane**

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

KATZ ADDITION

11463 N. ORIOLE LANE – MEQUON, WI

List of Exterior Colors & Materials:

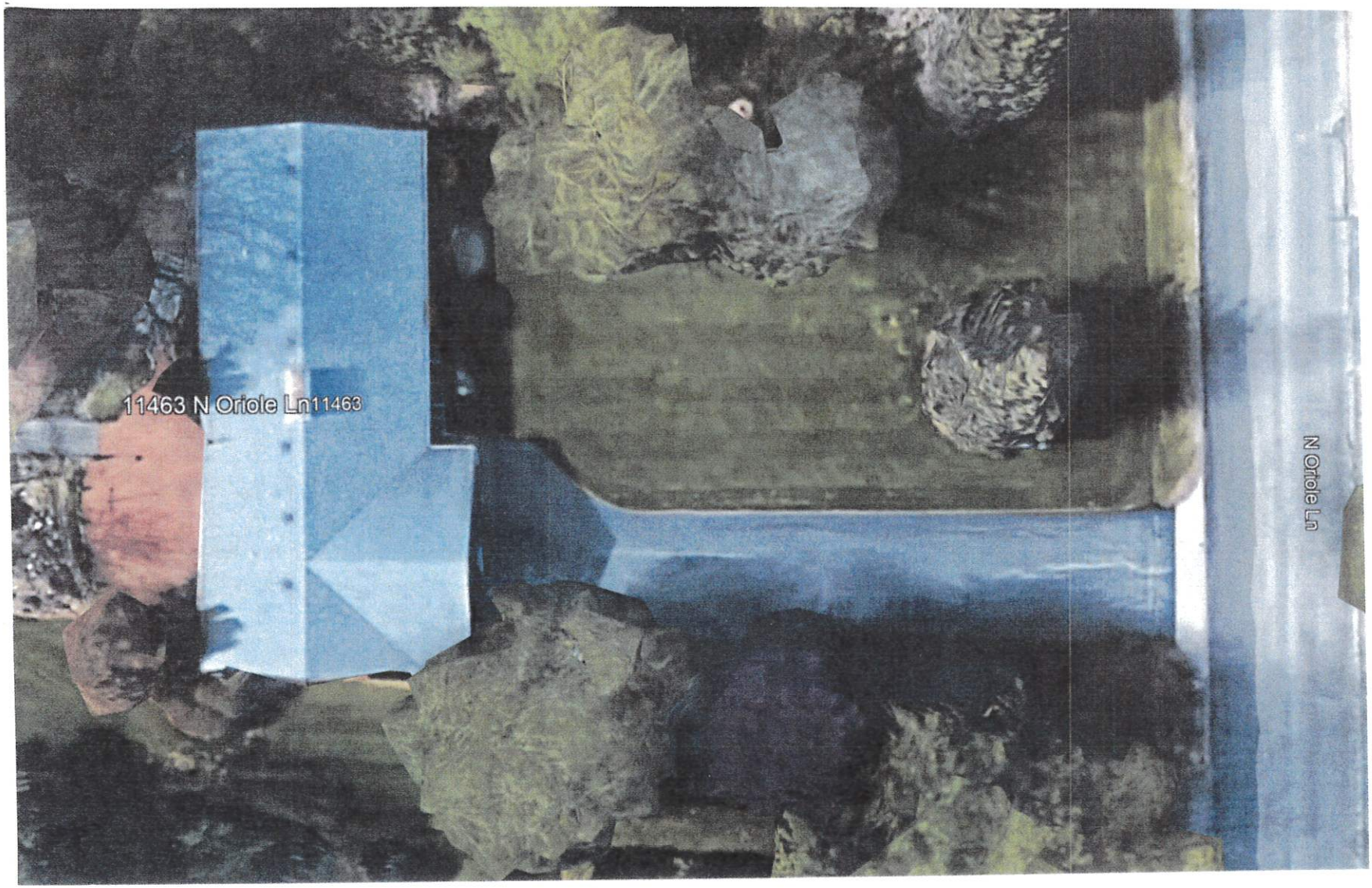
- **Windows: White vinyl Simonton**
- **Siding: LP horizontal siding – 8" to match existing – color to match existing on other elevations of home**
- **Accent Stone Veneer: Halquist natural stone w/gold highlights (natural stone to blend with existing cream brick on existing home)**
- **Roofing: Dimensional shingles to match existing on rear of home**
- **Soffit, Facia & Trim: White vinyl**

STATEMENT OF INTENT

This proposal is to build a small 1 room addition on front of home, 14' x 20'. This addition will include moving the existing entrance door forward 3 ft. into the new addition. The design rationale for this project is to convert the living room into a great room.

Paul Katz, Contractor

Attachment: Statement of Intent (10407 : Sally Braddy)



Attachment: Pictures (10407 : Sally Braddy)

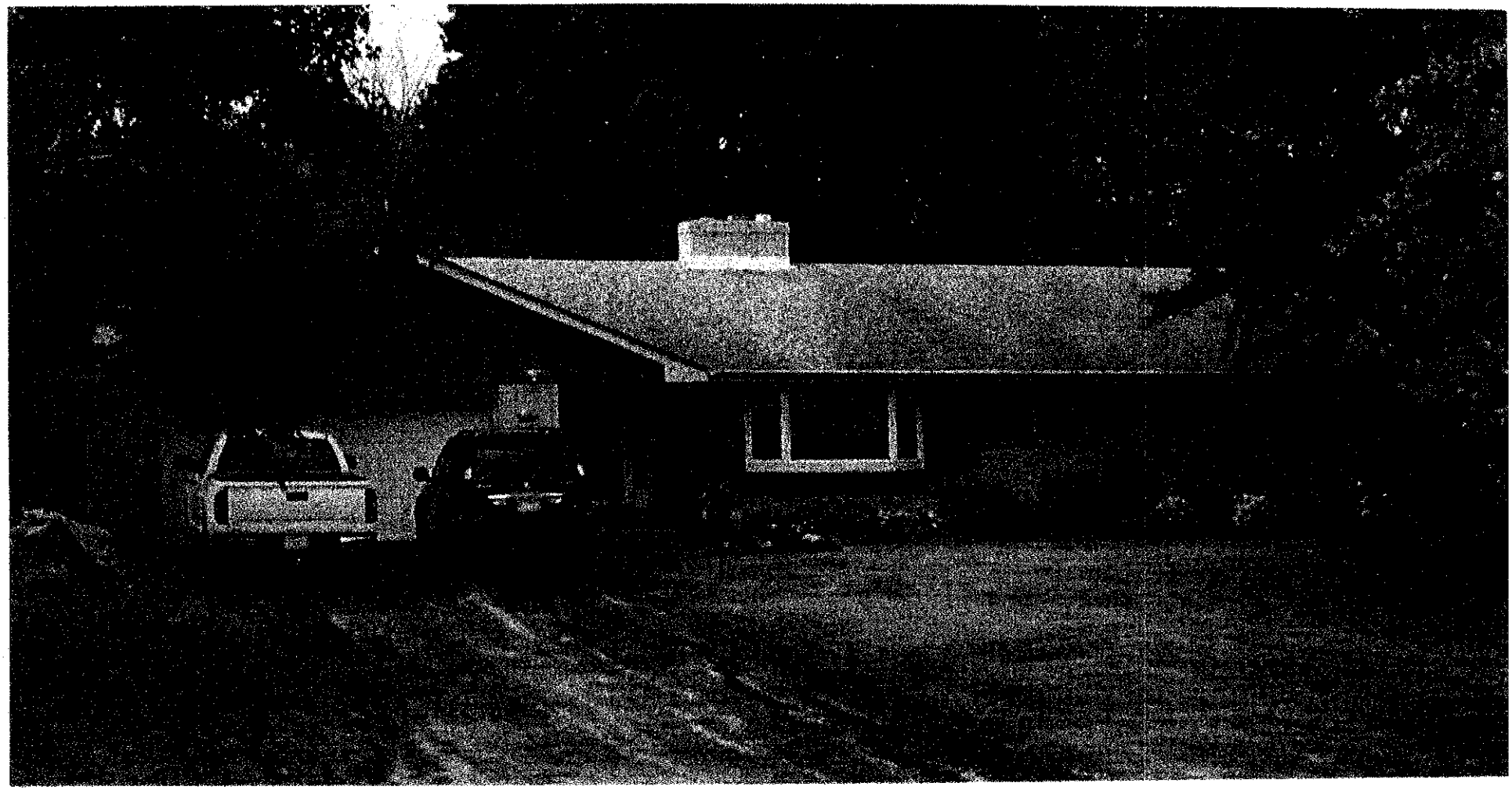
SITE PHOTO

EXISTING

Peine Design, llc
8023 Currie Avenue
Wauwatosa,WI 53213
JOHN PEINE ARCHITECT
PH: (414) 476-3377
village@execpc.com

KATZ ADDITION
PAUL KATZ
11463 ORIOLE LANE
MEQUON, WISCONSIN 53092
(414) 364-7166

25514
5/19/25
PH-1



Attachment: Pictures (10407 : Sally Braddy)

EAST ELEVATION

EXISTING

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25514
5/19/25
PH.2



NORTH EAST ELEVATION

EXISTING

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25514
5/19/25
PH 2

Attachment: Pictures (10407 : Sally Braddy)



WEST ELEVATION A

EXISTING

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5/19/25
PH-4

Attachment: Pictures (10407 : Sally Braddy)



EAST ELEVATION B

EXISTING

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5/19/25
PH 5

Attachment: Pictures (10407 : Sally Braddy)



SOUTH ELEVATION

EXISTING

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25514
5/19/25
PH-6

Attachment: Pictures (10407 : Sally Braddy)



SOUTH EAST ELEVATION

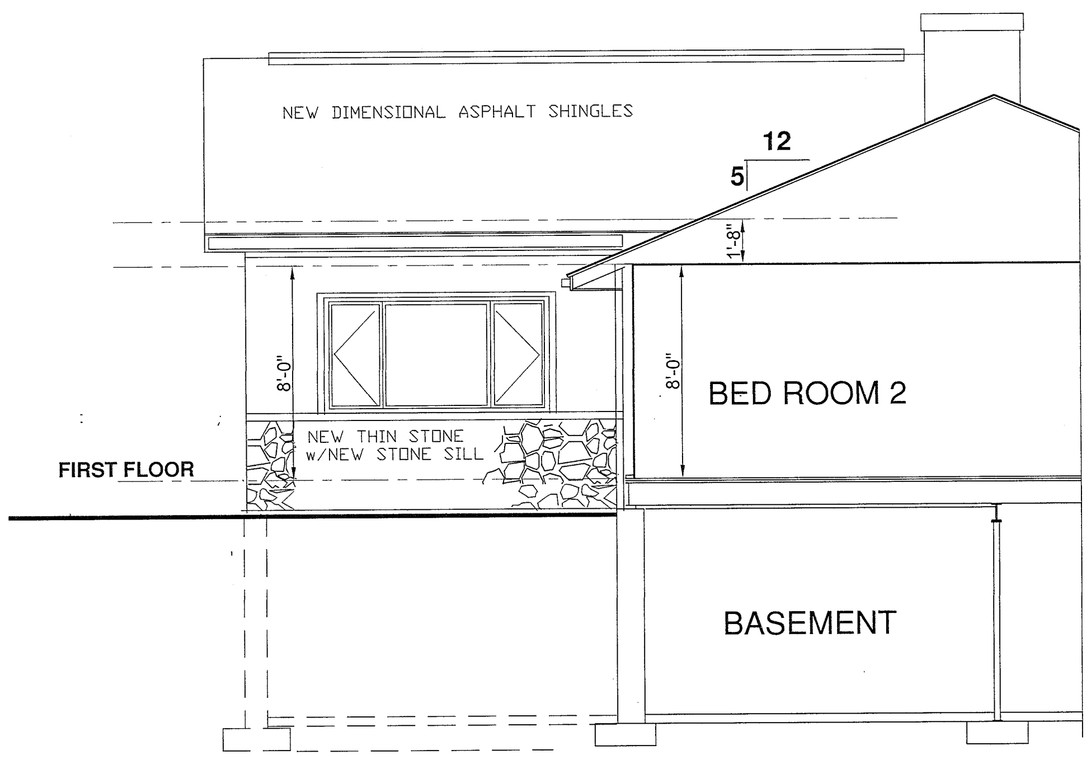
EXISTING

Peine Design, llc
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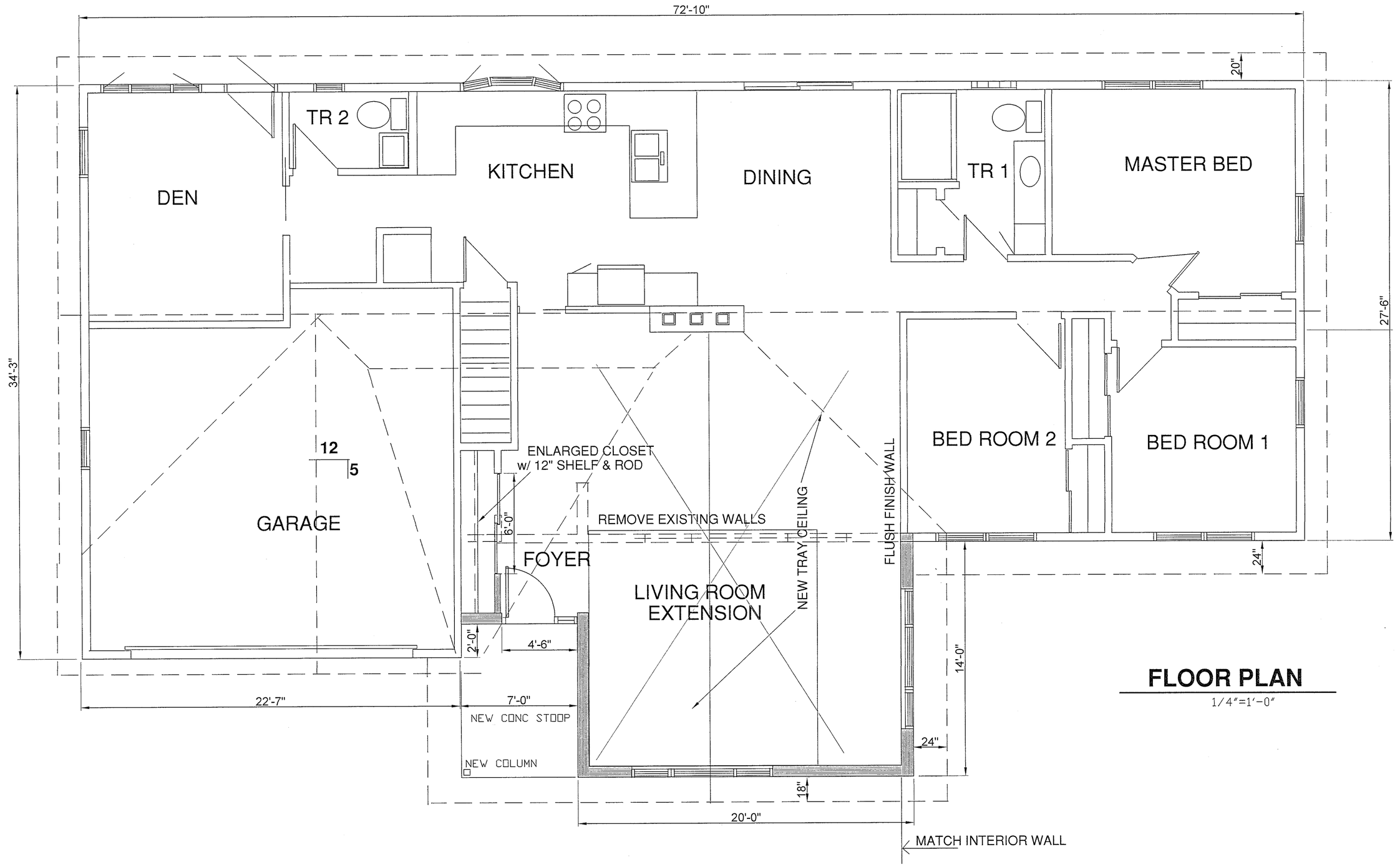
25514
5/19/25
PH-7

Attachment: Pictures (10407 : Sally Braddy)



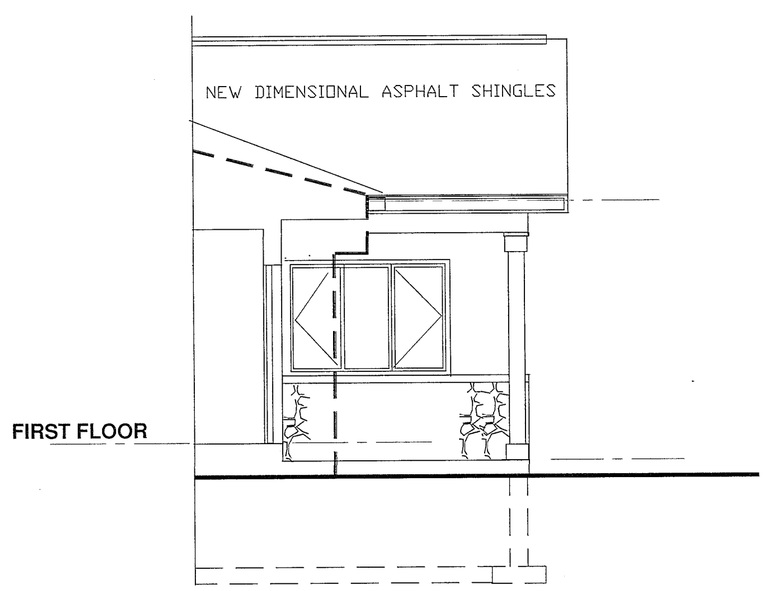
ADDITION NORTH ELEVATION

1/4"=1'-0"



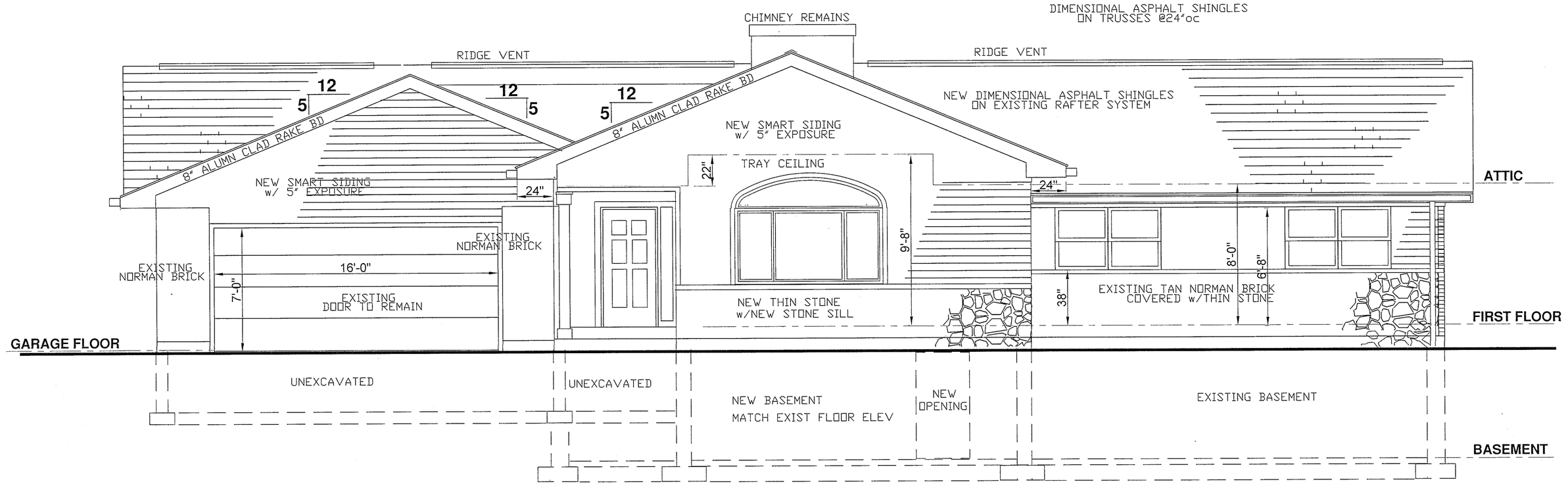
FLOOR PLAN

1/4"=1'-0"



ENTRY SOUTH ELEVATION

1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"

REVISIONS

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OWNER:
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NEW KATZ ADDITION
11463 ORIOLE LANE MEQUON, WISCONSIN 53092

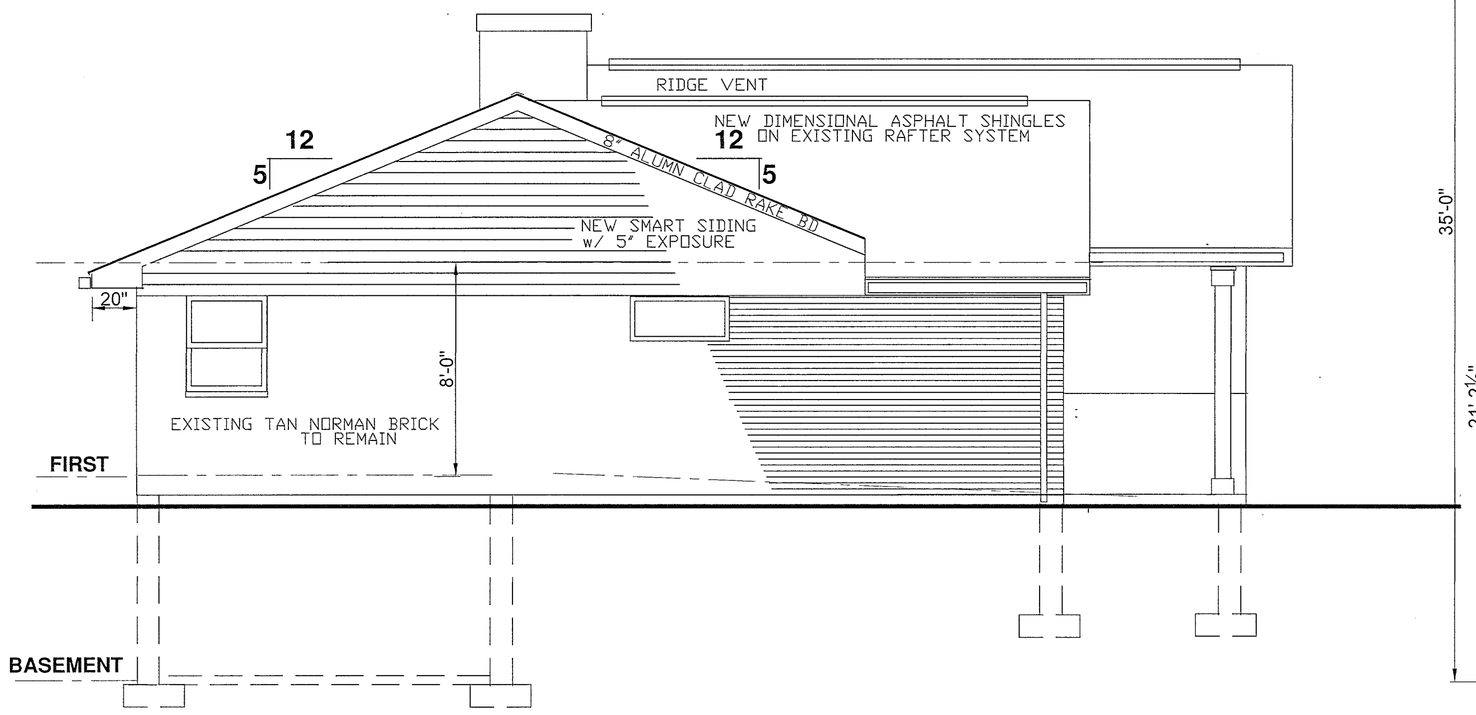
DESIGN REVIEW
FLOOR PLAN, & ELEVATIONS

25514

5/18/25

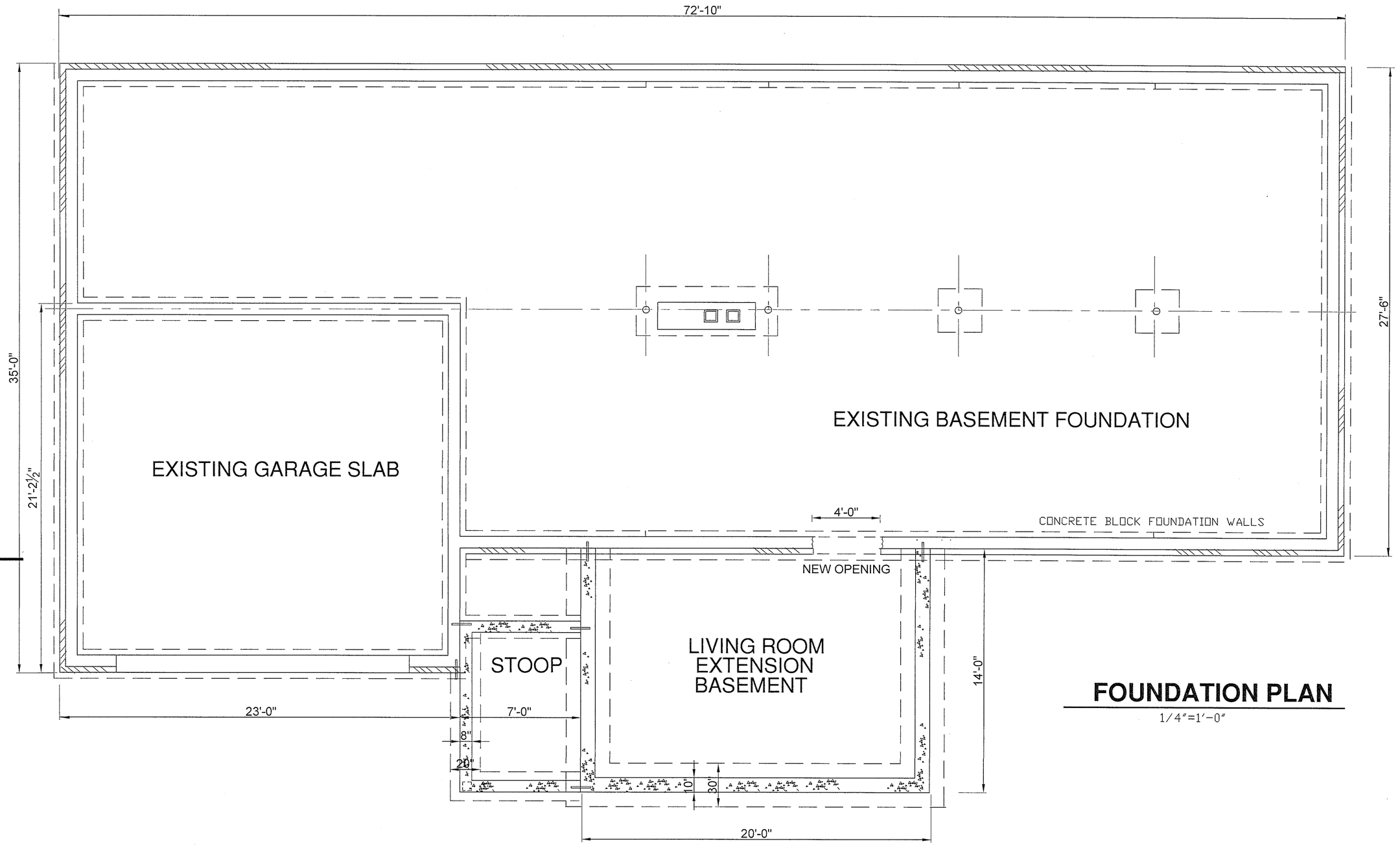
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Attachment: Plans (10407 : Sally Braddy)



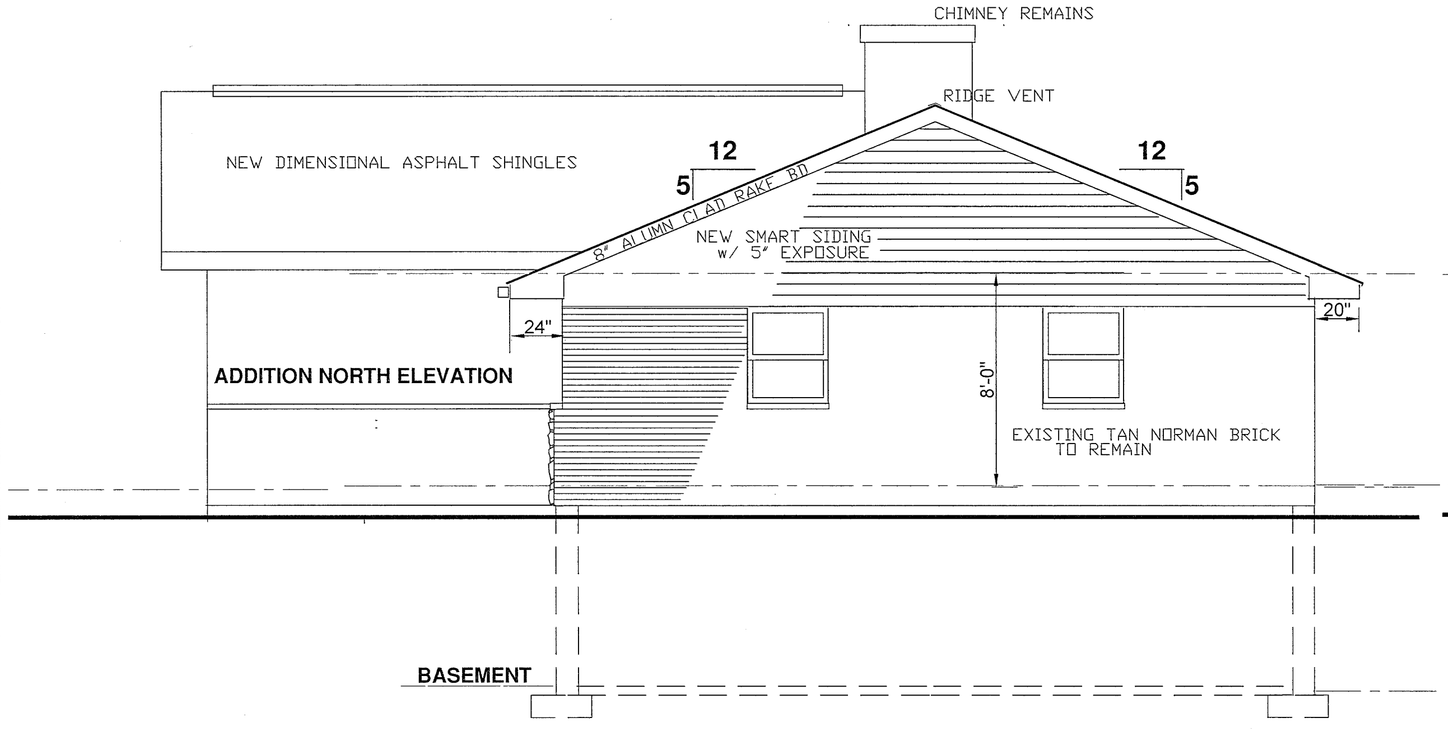
SOUTH ELEVATION

1/4"=1'-0"



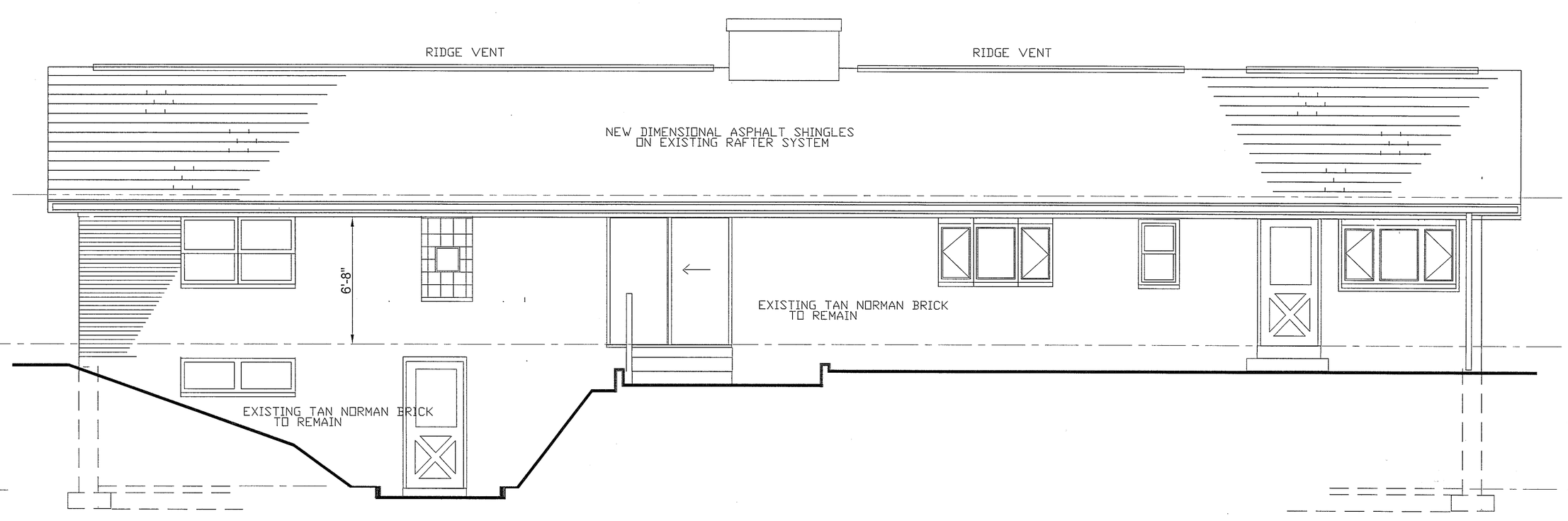
FOUNDATION PLAN

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"

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NEW KATZ ADDITION

11463 ORIOLE LANE MEQUON, WISCONSIN 53092

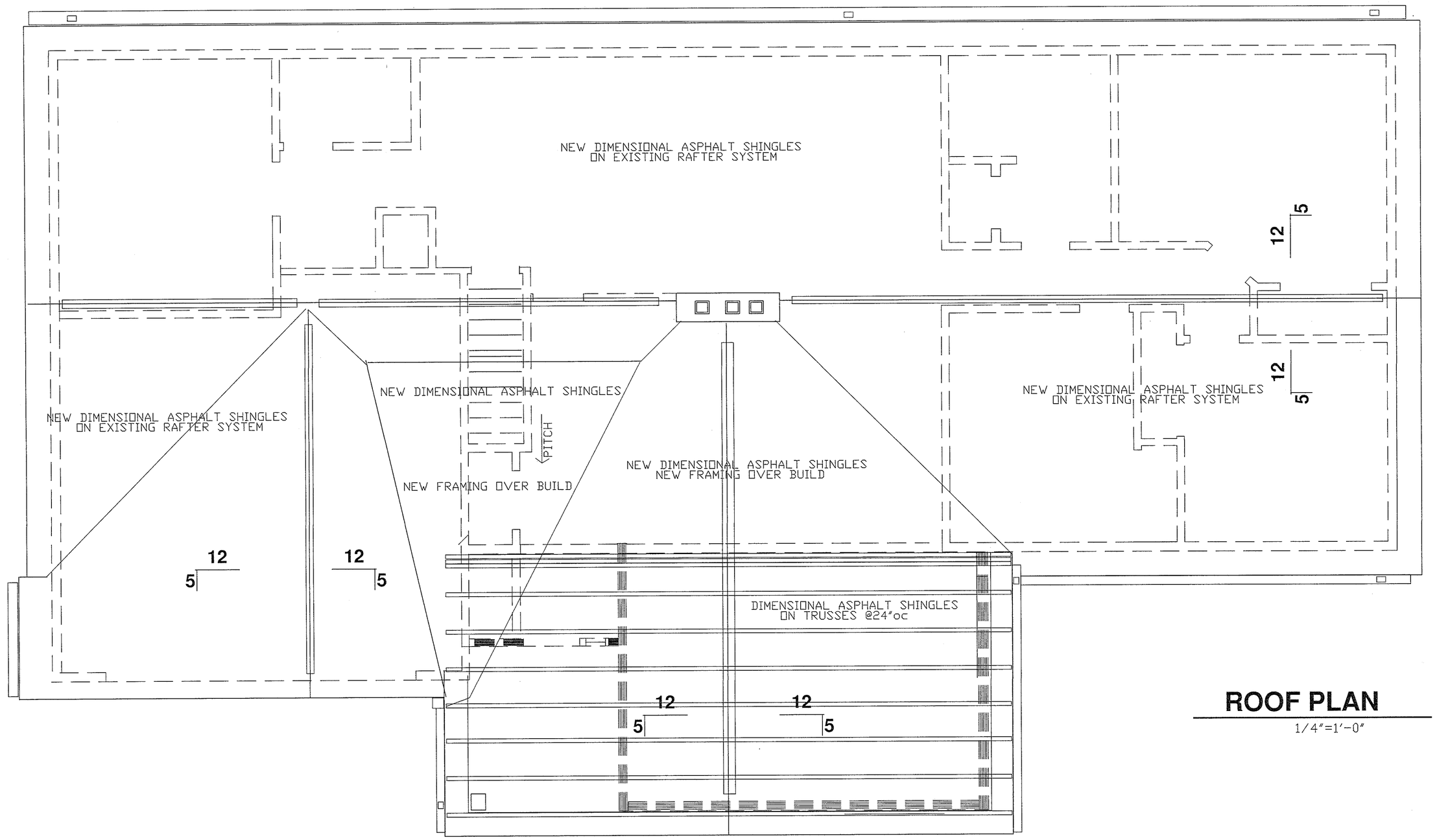
DESIGN REVIEW
SECTION, WEST PLAN, FOUNDATION

25514

5/18/25

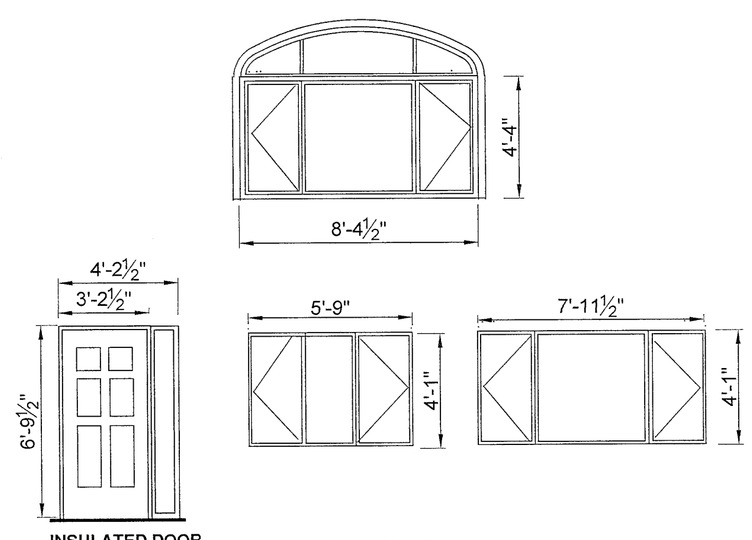
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Attachment: Plans (10407 : Sally Braddy)



ROOF PLAN

1/4"=1'-0"

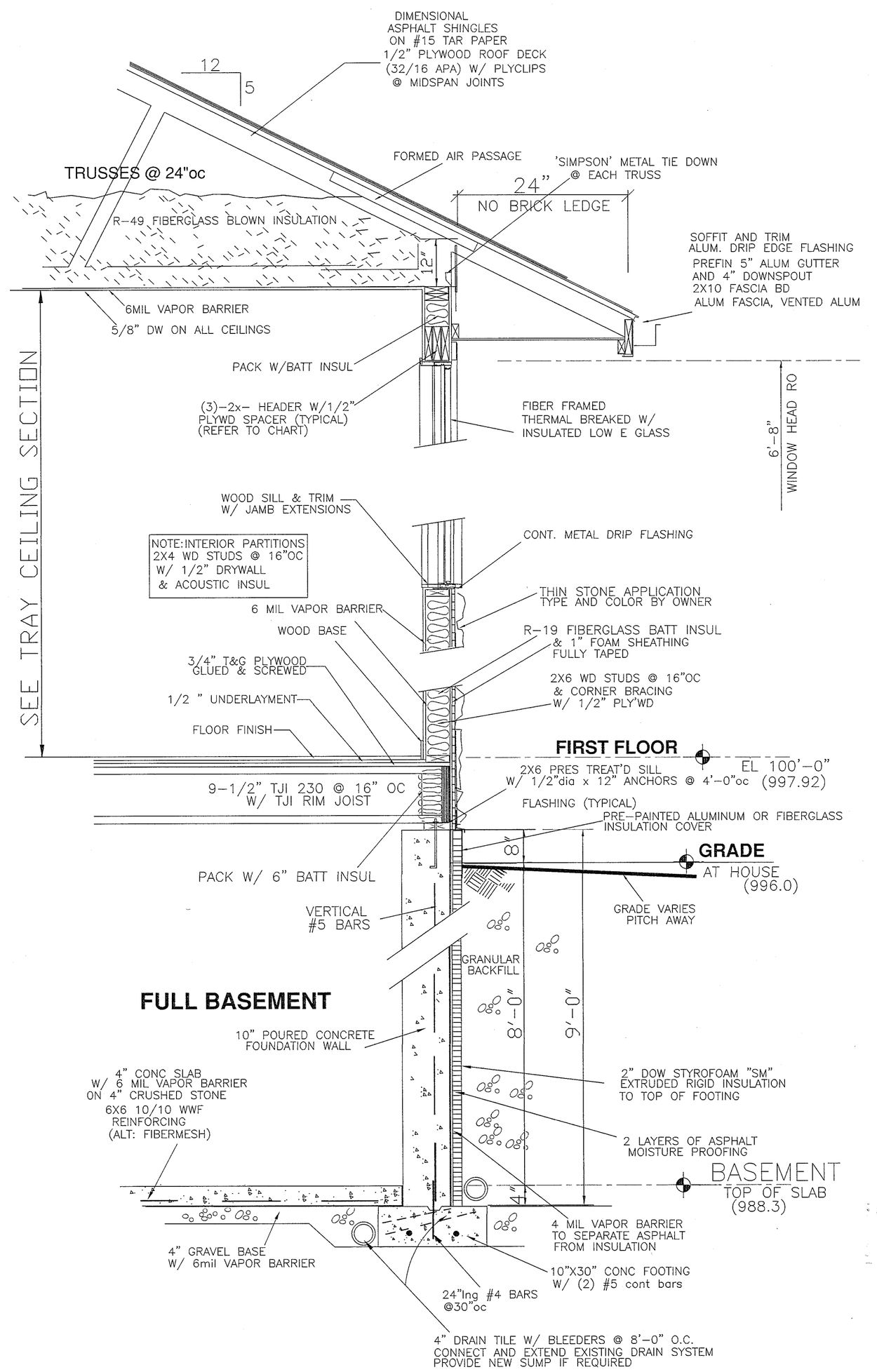


INSULATED DOOR
METAL OR FIBERGLASS

FIBER FRAMED
THERMAL BREAKED W/
INSULATED LOW E GLASS

DOOR & WINDOWS

1/4"=1'-0"



TYPICAL NEW WALL

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

REVISIONS

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NEW KATZ ADDITION
11463 ORIOLE LANE MEQUON, WISCONSIN 53092

DESIGN REVIEW
SECTION, DOOR, WINDOWS, ROOF PLAN

25514

5/18/25

Attachment: Plans (10407 : Sally Braddy)