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 13, 2022
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 accommodations will be made for those citizens who are unable to attend the meeting in the methods identified above upon at least two hours' notice. Notice can be given to the City Clerk's Office at 262-236-2914.

1) Call to Order, Roll Call

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

   a. Meeting Minutes from May 9, 2022

3) Architectural Board Applications

1. Tom & Brittany Qualley
   12220 N. Ridgeway Lane
   Subdivision: Woodridge Preserve
   District 1 – 6:00 pm

   Pool House

   Contractor: Altheimer Construction
   Architect: Altheimer Construction

2. Harvey Hammond
   8670 W. Highland Road
   Subdivision: N/A
   District 1 – 6:10 pm

   New Single-Family Residence and separate Detached Garage

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

3. James & Maly Pak
   10004 W. Farmdale Estates Court
   Subdivision: Farmdale Estates
   District 1 – 6:15 pm

   New Single-Family Residence

   Contractor: Victory Homes of WI
   Architect: David Pluim

4. Trenton & Jessie Blythe
   3613 W. River Ridge Court
   Subdivision: River Ridge
   District 2 – 6:20 pm

   Addition: Sunroom/Bedroom

   Contractor: Burg Homes LLC
   Architect: Burg Homes LLC

5. Veridian Homes LLC
   7701 W. Preserve Parkway
   Subdivision: The Enclave
   District 3 – 6:30 pm

   New Single-Family Residence

   Contractor: Veridian Homes LLC
   Architect: Veridian Homes LLC

6. Veridian Homes LLC
   7827 W. Preserve Parkway
   Subdivision: The Enclave
   District 3 – 6:35 pm

   New Single-Family Residence

   Contractor: Veridian Homes LLC
   Architect: Veridian Homes LLC

7. Veridian Homes LLC
   7830 W. Preserve Parkway
   Subdivision: The Enclave
   District 3 – 6:40 pm

New Single-Family Residence

Contractor: Veridian Homes LLC
Architect: Veridian Homes LLC

8. Boye Komey
   13830 N. Lake Shore Drive
   Subdivision: N/A
   District 5 – 6:45 pm

New Single-Family Residence

Contractor: Mikkelson Builders
Architect: Fred Dahms, Jr.

9. Richard Esenberg
   13839 N. Lake Shore Drive
   Subdivision: N/A
   District 5 – 6:50 pm

Shed

Contractor: Owner
Architect: MW Sheds

10. Anatoliy & Liliya Velikodanov
    3950 W. Scenic Avenue
    Subdivision: Scenic Heights
    District 7 – 7:00 pm

New Single-Family Residence

Contractor: Allan Builders
Architect: David Pluim

11. James & Mary Connelly
    9628 N. Columbia Creek Lane
    Subdivision: Columbia Creek Condo's
    District 7 – 7:05 pm

Addition: Master Bedroom Sitting Area

Contractor: RP Custom Homes, Inc.
Architect: RP Custom Homes, Inc.

12. Dr. Michael Golovin
    10031 N. Range Line Road
    Subdivision: N/A
    District 7 – 7:15 pm

New Single-Family Residence

Contractor: Kingfogl Construction
Architect: Kingfogl Construction

13. Donald & Renee Mondano
    10360 N. Wildwood Court
    Subdivision: Wildwood Preserve
    District 8 – 7:20 pm

New Single-Family Residence

Contractor: MKE Design Build
Architect: Lake Country Design Studio

14. Frank Kunik & Erin Ruppel
    9614 N. Juniper Circle
    Subdivision: N/A
    District 8 – 7:25 pm

New Single-Family Residence

Contractor: Seymour Custom Builder
Architect: Meg Baniukiewicz

15. Steven & Christine Townsend
    10149 N. Kenilworth Court
    Subdivision: Parkside
    District 8 – 7:30 pm

Addition: Attached Garage

Contractor: Property Revision
Architect: Patera

4) Adjourn

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

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **Approval of May 9, 2022 Meeting Minutes**

Attachments:
5.9 (PDF)

11333 N. Cedarburg Road
Mequon, Wisconsin 53092
Phone: (262) 236-2903
Fax: (262) 242-9819

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, May 9, 2022
6:00 PM
Lower-Level Conference Room

Minutes

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

Present: Chairman Scott Reed

Members at Large: Anthony LaGalbo, Janet Ehn, John Mikkelson, Paul Apfelbach

Building Inspector: Mike Hadley

2. **Meeting Minutes**

Minutes from the April 11, 2022, meeting were approved by Vice-Chairman Paul Apfelbach and Seconded by District Eight Representative Tony LaGalbo.
Minutes were approved unanimously.

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 8 6:00 pm	**Garage Addition**	Matthew Cesarz 327 W. Woodlyn Drive Subdivision: Ravine Farms	Cont: Krause Family Homes Arch: Krause Family Homes

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

Conditions: Plans approved as submitted with the addition of two windows on the south elevation to match those on the north elevation.

Attachment: 5.9 (7399 : Approval of May 9, 2022 Meeting Minutes)

2)	Dist. 3 6:10 pm	**New Single-Family Residence**	Veridian Homes LLC 10544 N. Coneflower Drive Subdivision: The Enclave	Cont: Veridian Homes LLC Arch: Veridian Homes LLC

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

Conditions: Plans approved as submitted with the addition of one direct set window on right elevation; same style as the other two on that elevation.

3)	Dist. 4 6:15 pm	**Garage Addition**	Carol Shipley 11012 N. Cedarburg Road Subdivision: N/A	Cont: Matt Lehn Const. Arch: Matt Lehn

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

Conditions: Plans approved as submitted with the condition that all materials match the house.

4)	Dist. 5 6:25 pm	**New Single-Family Residence** (Previously submitted and approved at 1/10/22 Meeting)	Charlie Streich 12535 N. Lake Shore Drive Subdivision: N/A	Cont: Mikkelson Builders Arch: Fred Dahms

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

Conditions: Plans approved as submitted.

Attachment: 5.9 (7399 : Approval of May 9, 2022 Meeting Minutes)

5)	Dist. 6 6:30 pm	**Detached Garage**	Christopher & Carole Hynes 11315 N. Lilac Lane Subdivision: Oz. Country Club Est. #1	Cont: JD Griffiths Co., Inc. Arch: JD Griffiths Co., Inc.

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

Conditions: Plans approved as submitted with the following conditions:
1. Add barn sash window or rectangular vent on each of the two gables.
2. Remove brick on all elevations.

6)	Dist. 1 6:40 pm	**New Single-Family Residence** (Previously submitted and approved at 1/10/22 Meeting)	Peter & Ariel Budnik 11701 W. Freistadt Road Subdivision: N/A	Cont: Owners Arch: Peter Budnik

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

Conditions: Plans approved as submitted.

7)	Dist. 1 6:45 pm	**Detached Garage**	Leonardo & Tracy Imana 7500 W. Ridgeview Court Subdivision: Ridgeview	Cont: Decker Construction Arch: Rock River Design

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

Conditions: Plans approved as submitted with the addition of two windows on west elevation to match the windows on the south elevation.

8)	Dist. 1 6:55 pm	**Shed**	Ingrid Nieman 12915 N. Thomas Drive Subdivision: N/A	Cont: Ingrid Nieman Arch: MW Sheds

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

Conditions: Plans approved as submitted with the addition of a window on the rear elevation.

Attachment: 5.9 (7399 : Approval of May 9, 2022 Meeting Minutes)

9)	Dist. 1 7:05 pm	**New Single-Family Residence**	Greg Devorkin 13120 N. West Shoreland Drive Subdivision: N/A	Cont: Lemel Homes, Inc. Arch: Lemel Homes, Inc.

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

Conditions: Plans approved as submitted with the following conditions:
1. Add window on right elevation; same style and size as the other window on that elevation.
2. Garage moving west approximately 10 feet.

10)	Dist. 1 7:10 pm	**Resubmittal for New-Single Family Residence**	Tim & Jessica Rautmann 12938 N. Highgate Court Subdivision: Highgate	Cont: Anderson Homes Arch: Anderson Homes

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

Conditions: Plans approved as submitted.

4. **Action:**

Chairman Scott Reed made a motion to adjourn the meeting.
Vice-Chairman Paul Apfelbach seconded the motion.
A vote was taken; vote passed unanimously.

Meeting adjourned at 6:48 p.m.

Attachment: 5.9 (7399 : Approval of May 9, 2022 Meeting Minutes)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 13, 2022**
SUBJECT: **Tom & Brittany Qualley - Pool House at 12220 N. Ridgeway Lane**

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

12220 N Ridgeway Lane

Mequon, WI 53097

Statement of Intent:

New property structure will be a pool house, housing mechanicals and storage. Building will also include guest space with bathroom and patio space. Buuilding will be in the back yard of home. Structure will match the existing style of current home on property.

Attachment: Statement of Intent (7400 : Tom & Brittany Qualley)

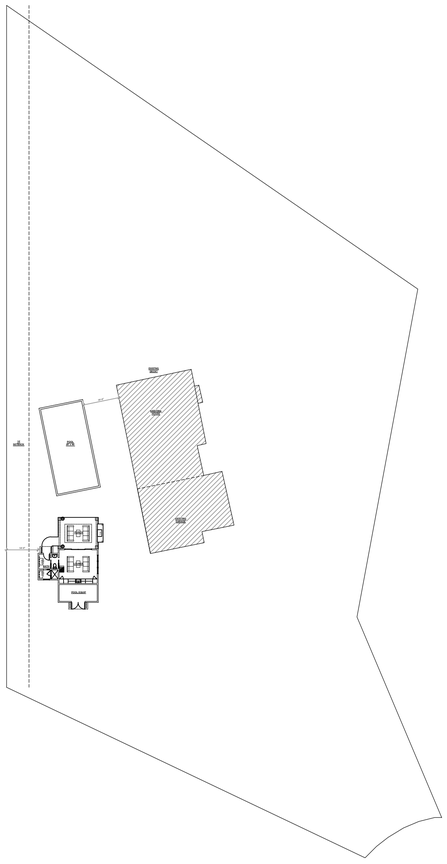
Attachment: Pictures (7400 : Tom & Brittany

Attachment: Pictures (7400 : Tom & Brittany

Attachment: Pictures (7400 : Tom & Brittany

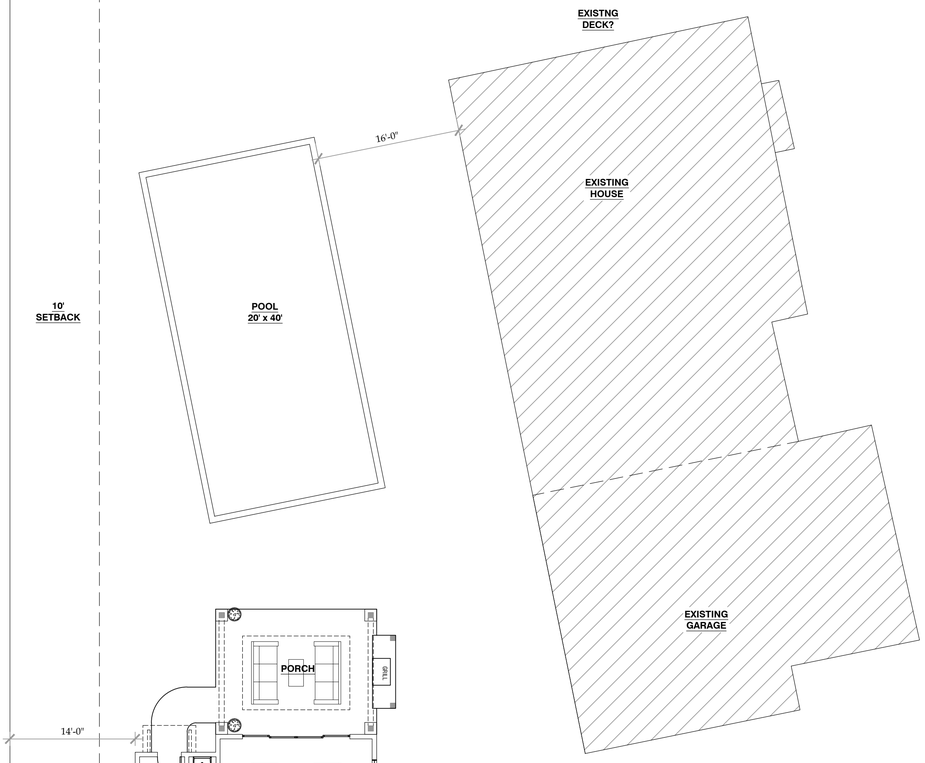
Attachment: Pictures (7400 : Tom & Brittany Qualley)

Attachment: Pictures (7400 : Tom & Brittany



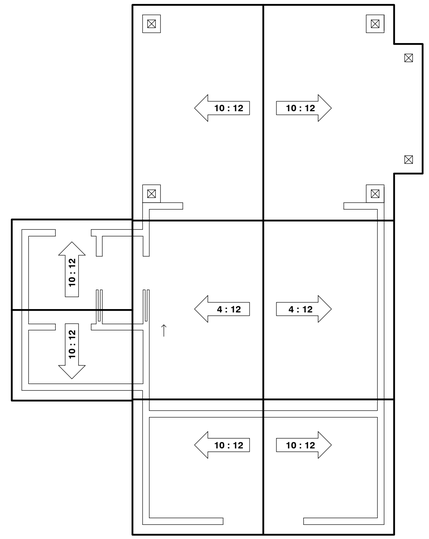
SITE PLAN - OVERALL
SCALE: NTS

NORTH



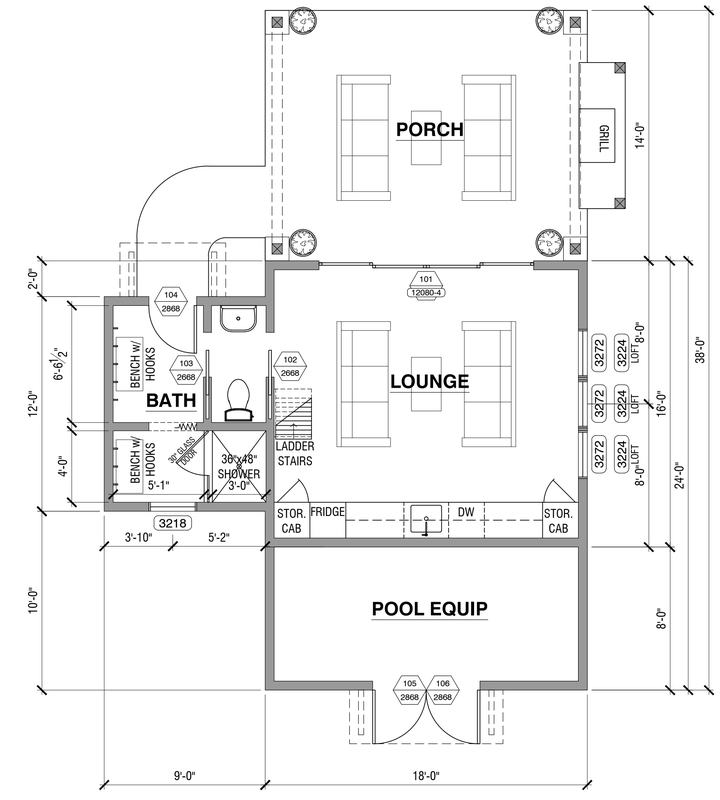
SITE PLAN
SCALE: 1/8" = 1'-0"

NORTH



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

NORTH



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

NORTH

A3 BUILDERS
EST. 1999

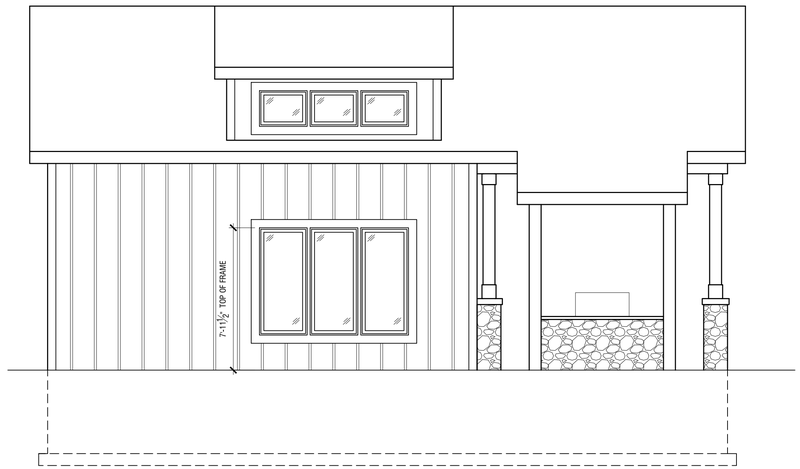
REVISIONS

REV.#	DATE REVISED

QUALLEY RESIDENCE
12220 NORTH RIDGEWAY LN
MEQUON, WI

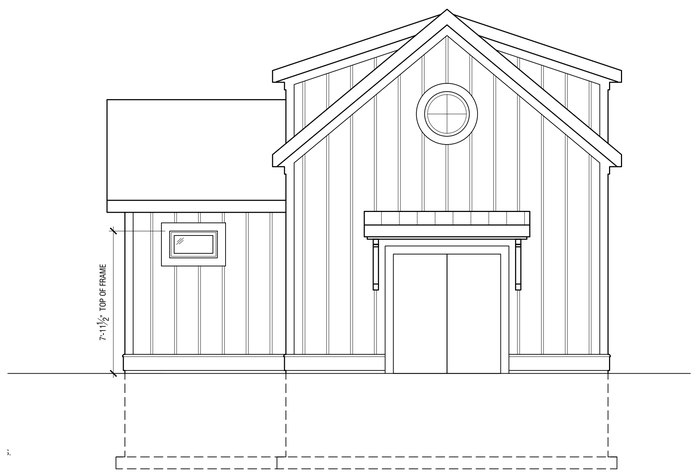
DATE
25 april 2022
DRAWN BY
AMW
PROJECT NAME
QUALLEY poolhouse
SHEET DESCRIPTION
FIRST FLOOR PLAN
SHEET NUMBER
A2.1

Attachment: Plans (7400 : Tom & Brittany Qualley)

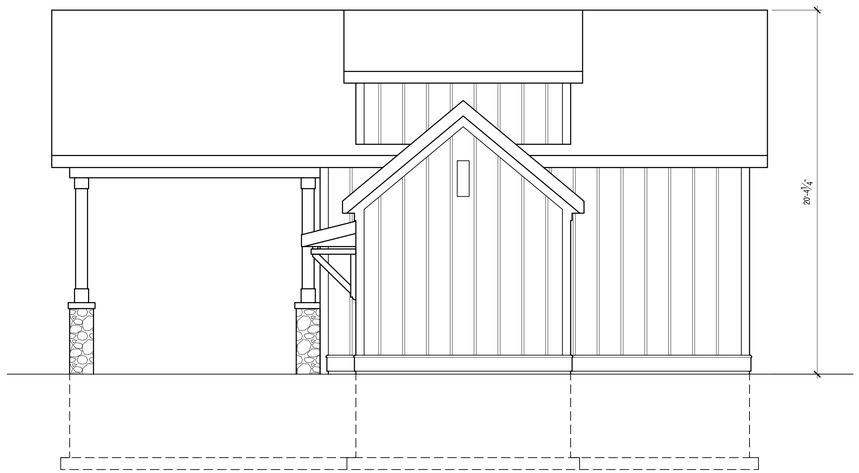


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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



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



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

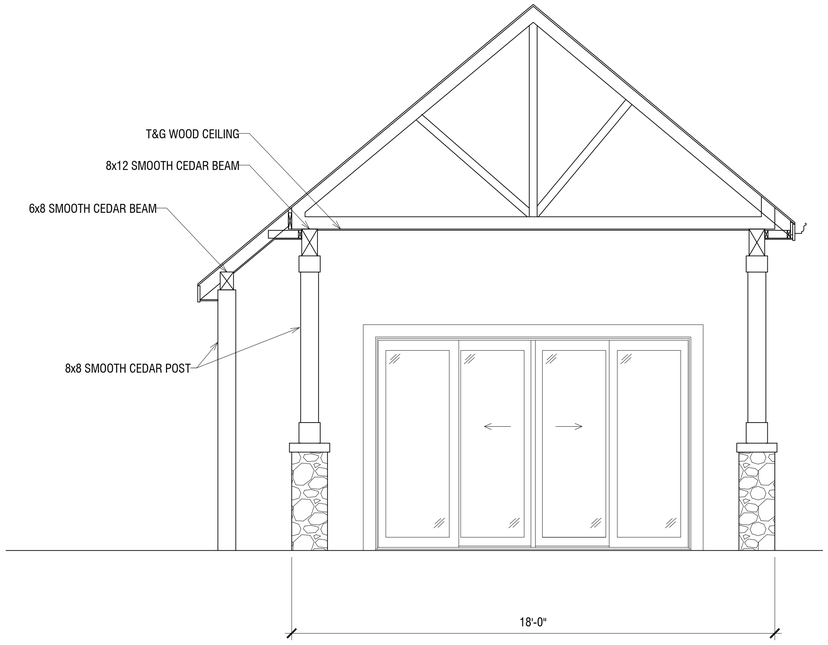
A3 BUILDERS EST. 1999

REVISIONS	
REV.#	DATE REVISED
1	
2	
3	

QUALLEY RESIDENCE
12220 NORTH RIDGEWAY LN
MEQUON, WI

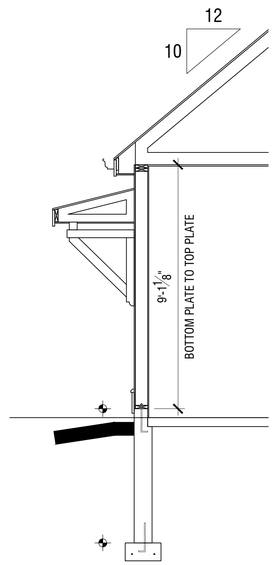
DATE	25 april 2022
DRAWN BY	AMW
PROJECT NAME	QUALLEY pool house
SHEET DESCRIPTION	**ELEVATIONS**
SHEET NUMBER	A3.1

Attachment: Plans (7400 : Tom & Brittany Qualley)



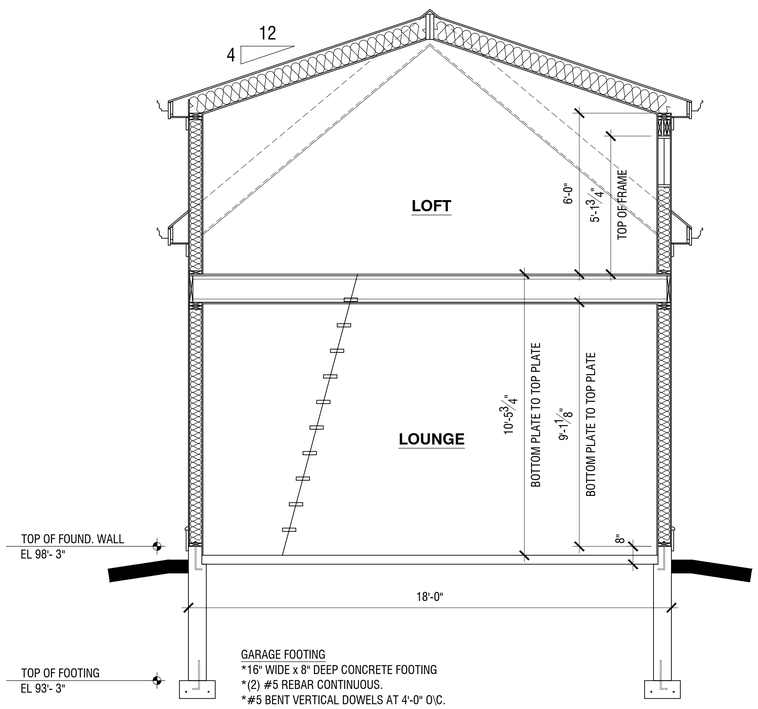
CROSS SECTION - AT PORCH

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



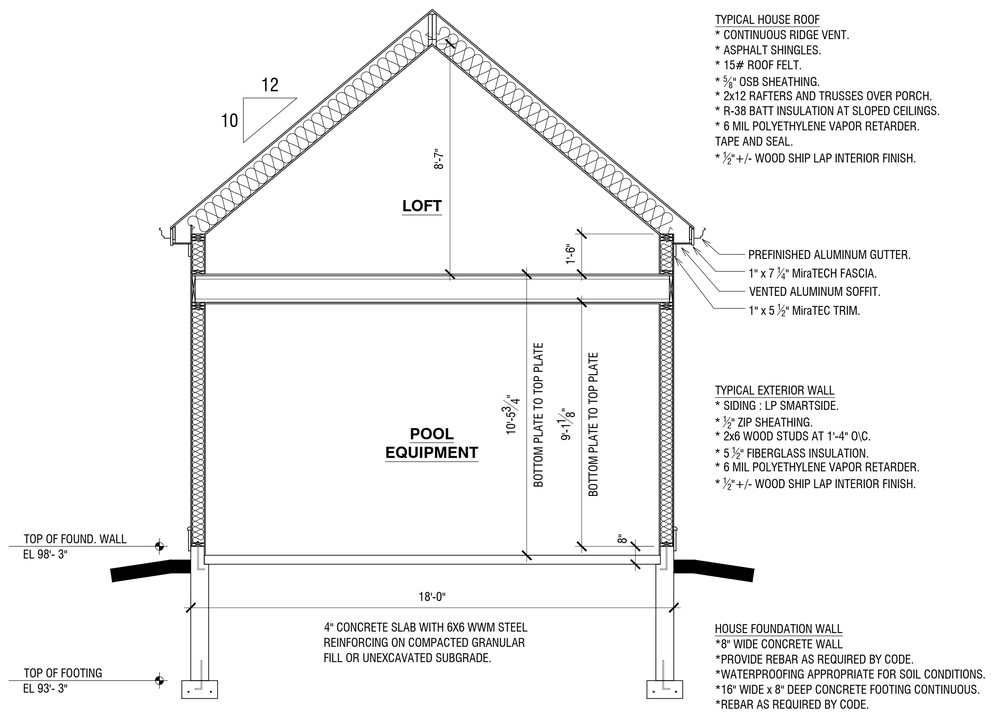
WALL SECTION - AT POOL BATH

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



CROSS SECTION - AT DORMER

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



TYPICAL HOUSE ROOF
* CONTINUOUS RIDGE VENT.
* ASPHALT SHINGLES.
* 15# ROOF FELT.
* ⅝" OSB SHEATHING.
* 2x12 RAFTERS AND TRUSSES OVER PORCH.
* R-38 BATT INSULATION AT SLOPED CEILINGS.
* 6 MIL POLYETHYLENE VAPOR RETARDER. TAPE AND SEAL.
* ½"+/- WOOD SHIP LAP INTERIOR FINISH.

PREFINISHED ALUMINUM GUTTER.
1" x 7 ¼" MiraTECH FASCIA.
VENTED ALUMINUM SOFFIT.
1" x 5 ½" MiraTEC TRIM.

TYPICAL EXTERIOR WALL
* SIDING : LP SMARTSIDE.
* ½" ZIP SHEATHING.
* 2x6 WOOD STUDS AT 1'-4" O\C.
* 5 ½" FIBERGLASS INSULATION.
* 6 MIL POLYETHYLENE VAPOR RETARDER.
* ½"+/- WOOD SHIP LAP INTERIOR FINISH.

HOUSE FOUNDATION WALL
*8" WIDE CONCRETE WALL
*PROVIDE REBAR AS REQUIRED BY CODE.
*WATERPROOFING APPROPRIATE FOR SOIL CONDITIONS.
*16" WIDE x 8" DEEP CONCRETE FOOTING CONTINUOUS.
*REBAR AS REQUIRED BY CODE.

CROSS SECTION

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

A3 BUILDERS EST. 1999

REVISIONS

REV.#	DATE REVISED

QUALLEY RESIDENCE
12220 NORTH RIDGEWAY LN
MEQUON, WI

DATE	25 april 2022
DRAWN BY	AMW
PROJECT NAME	QUALLEY pool house
SHEET DESCRIPTION	**SECTIONS**
SHEET NUMBER	A4.1

Attachment: Plans (7400 : Tom & Brittany Qualley)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 13, 2022**
SUBJECT: **Harvey Hammond - New Single-Family Residence and separate Detached Garage at 8670 W. Highland Road**

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

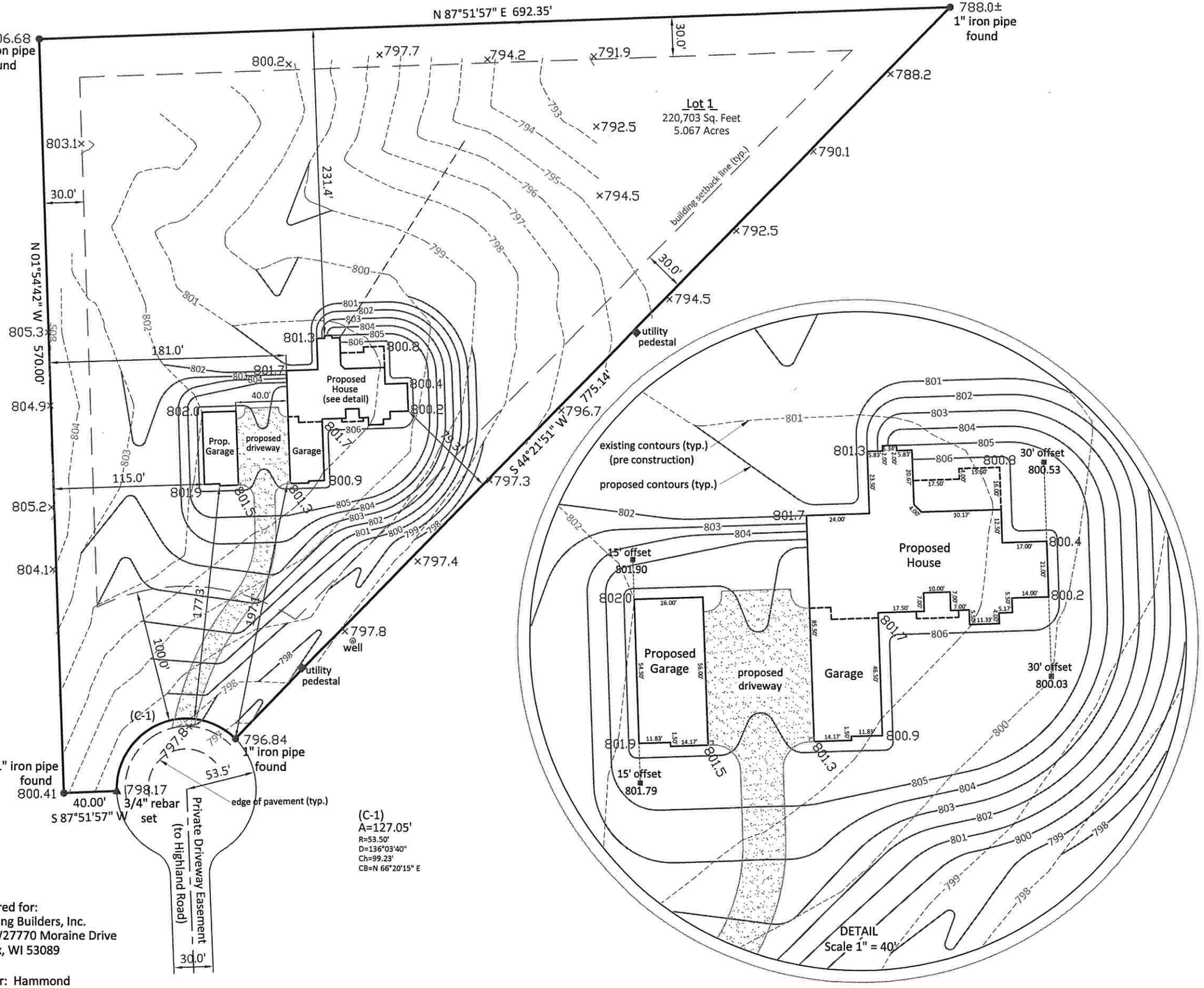
Wisconsin's Home Building Team
Contact Us: 262-246-0330

Builder: Demlang Builders Inc.
Homeowner: David & Jaime Hammond
Proposed Location: Lot 1 - W. Highland Rd. - CSM#3571

Statement of Intent

Our intent is to build a single-family ranch style residential house 3,494 sq ft for main level on a 5.067-acre lot on W. Highland Rd. We will have a finished lower level of 1,777 sq ft. The house will have combination of natural stone veneer, cement board siding, shakes and cedar gable pendants. Our garage doors, located on the side, as a courtyard entry, features carriage style wood tone overhead garage doors with windows. The custom arched front entry doors will be stained and accentuate the elevation. The home will have a partial exposure due to the grade of the lot, that will be sided to match all elevations. Please refer to attached plans.

Attachment: Statement of Intent (7401 : Harvey Hammond)



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

Owner: Hammond

PN 4394-22

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

Plat of Survey

SCALE 1" = 80'

Survey Notes:

Offsets shown to the proposed house foundation.

This survey does not guarantee location or existence of any easements that may be part of this property. A Title Policy was not provided to Bernklau Surveying, Inc.

Suggested yard grade = 806.33/801.33

Suggested top of foundation elevation = 807.00

Suggested garage floor elevation = 806.67

Suggested top of footing elevation = 798.00 (9' wall)

Lot 1, Certified Survey Map No. 3571, all that part of the Southeast ¼ of the Southwest ¼ of Section 9, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

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

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

THOMAS M. BERNKLAU S-2147 SUSSEX WI LAND SURVEYOR

Date April 25, 2022
Revised April 29, 2022
Revised May 4, 2022

Thomas M. Bernklau, PLS - 2147

Attachment: Survey (7401 : Harvey Hammond)

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

THESE PLANS ARE NOT FINAL UNLESS STAMPED FINAL BY BUILDER

DAVID & JAIME HAMMOND RESIDENCE

ELEVATIONS

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

5-10-22

PAGE 1 OF

THE DAKOTA

AUTHORIZATION FOR CONSTRUCTION HAS BEEN MADE IN PREPARING THESE PLANS AND SPECIFICATIONS, THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR CONFIRMING AND CORRECTING DIMENSIONS AND CONDITIONS ON THE JOB AND FOR REPORTING ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK INVOLVED. DEMLANG BUILDERS, INC. SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION PERFORMED FROM THESE PLANS AND SPECIFICATIONS WHICH ARE NOT PREPARED BY DEMLANG BUILDERS, INC. ANY CHANGES MADE FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE CONSENT OF DEMLANG BUILDERS, INC. WILL VOID ALL RESPONSIBILITY OF DEMLANG BUILDERS, INC. FOR THE STRUCTURAL INTEGRITY OF THE BUILDING.

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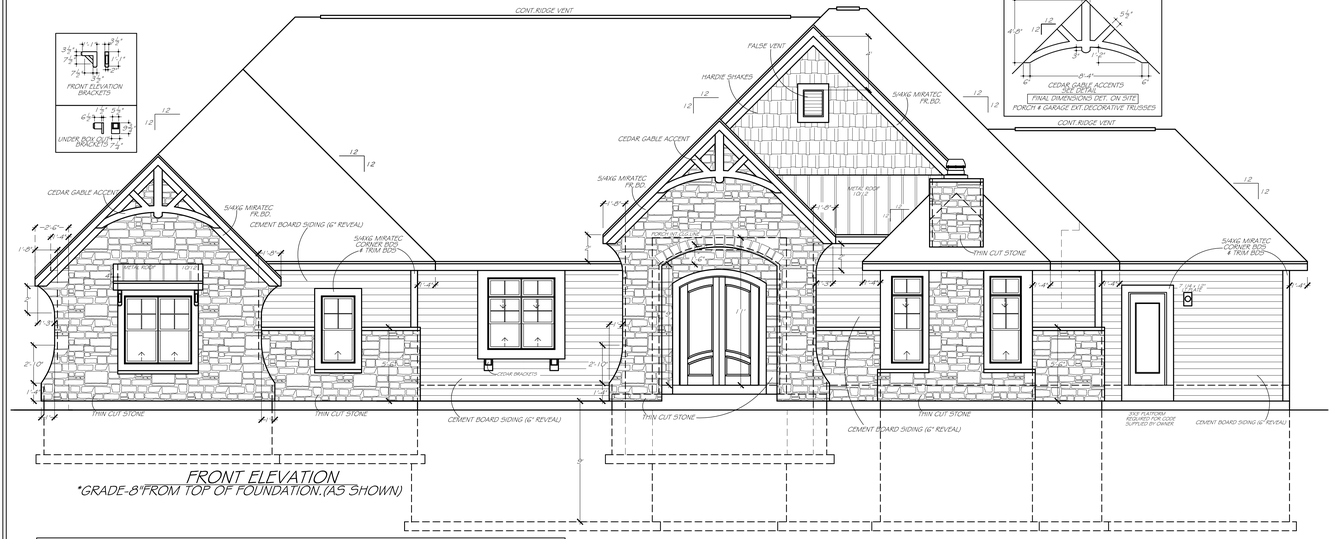
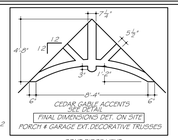
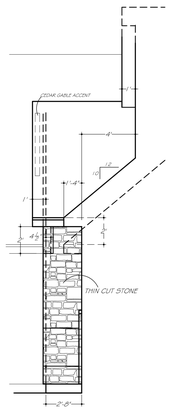
DEMLANG BUILDERS, INC.
N67 W27770 MORAINE DRIVE
SUSSEX, WI 53089
(262) 246-0330

Attachment: Plans (7401 : Harvey Hammond)

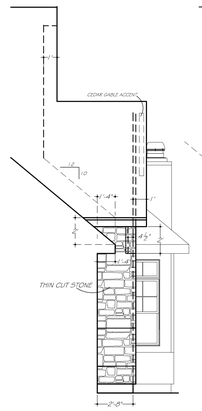


FRONT ELEVATION
*GRADE-8"FROM TOP OF FOUNDATION.(AS SHOWN)

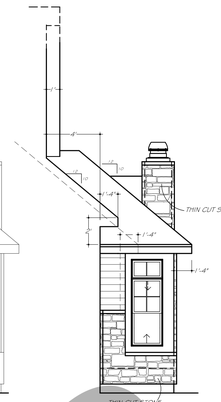




ELEVATION A-4



ELEVATION A-2



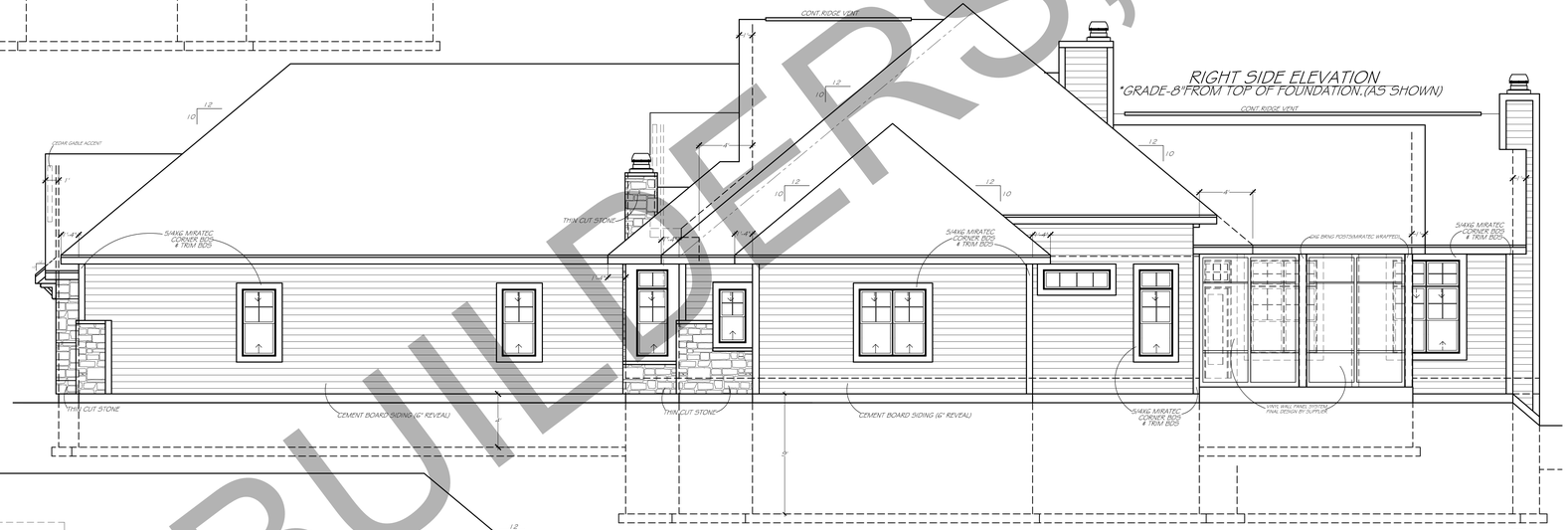
ELEVATION A-3

5-LOCATE J-BOX FOR FUTURE GENERATOR
19-KITCHEN STOVE NICHE SHORTENED TO FIT HOOD P/CAB DRAWINGS
23-LOCATE RADON SYSTEM
37-LOCATE BENCH SWING IN COVERED PORCH
38-LOCATE HEATER IN COVERED PORCH
39-LOCATE 20AMP OUTLET FOR INFRA RED SAUNA
41-CEDAR GABLE BRACKETS LARGER THAN ALY55A 3 DUE TO SCALE OF GABLES.
44-FINISHED BASMENT-LOCATE (2) CABLE & OUTLETS FOR WALL HUNG TVS
46-48-54-REVIEW ALL FIREPLACE SPECS AND ELEVATIONS (3) TOTAL
49-PICTURE FRAMING FIREPLACE NOTE-WHERE?
51-FRONT DOOR SPEC
53-GREAT ROOM FIREPLACE WALL-CABS ON EITHER SIDE?
65- DETACHED GARAGE-REVIEW ELECTRICAL

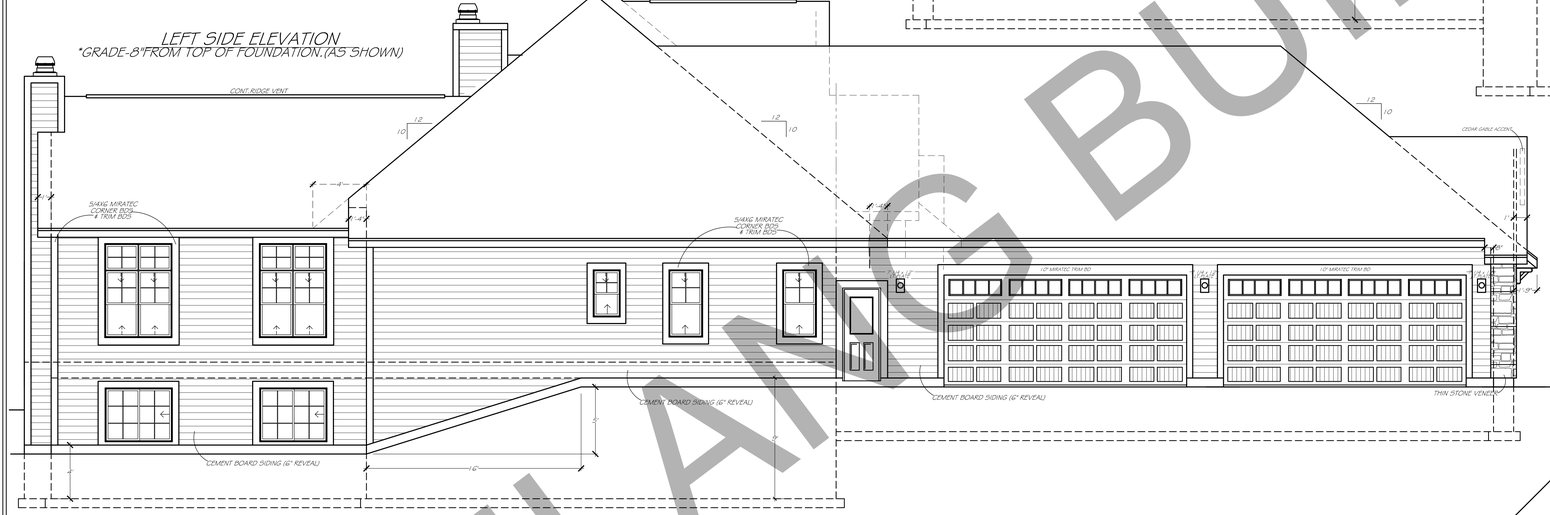
AMENDMENT #1-
7-ELECTRICAL ALLOWANCE - LOCATE

MISC-
IS THERE A MICROWAVE?
DO YOU WANT THE DEAD CAVITY NEXT TO MASTER CLOSET #2 OPENED UP TO CLOSET?
NOT SURE WHAT IS DESIRED FOR MASTER CLOSET #1 ELECTRICAL

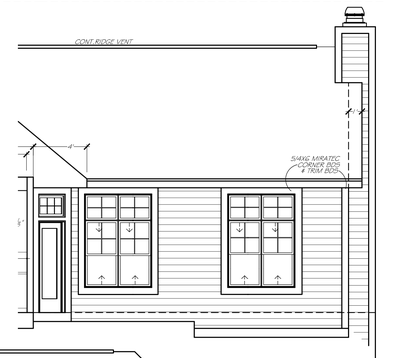
GAS
ELECT
AC
GARAGE RIDGE VENT / SOFFIT VENTS FOR FUTURE INSULATION?(CEILING IS NOT DRYWALLED)

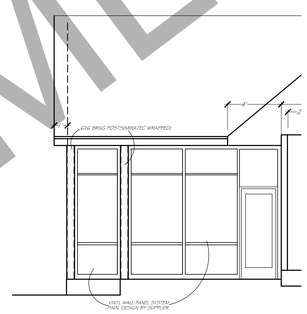


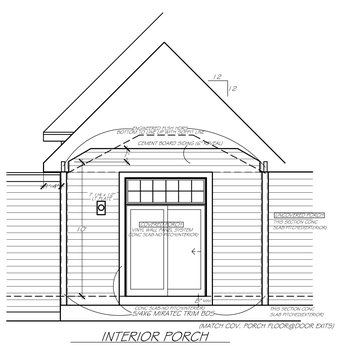
RIGHT SIDE ELEVATION
*GRADE-8"FROM TOP OF FOUNDATION.(AS SHOWN)



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







INTERIOR PORCH

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

DEMLANG BUILDERS, INC.

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

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DAVID & JAIME HAMMOND RESIDENCE

FOUNDATION, SECTION, FINISHED BASEMENT

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

5-10-22

PAGE 2 OF

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PROVIDING ARCHITECTURAL AND ENGINEERING SERVICES THAT ARE FREE FROM ERRORS AND OMISSIONS, ARCHITECT DOES NOT WARRANT OR GUARANTEE SUCH SERVICES. ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY AMENDMENT OR CHANGE MADE TO THE PLANS BY ANY PERSON OTHER THAN ARCHITECT OR ARCHITECT'S CONSULTANTS.

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THE DAKOTA

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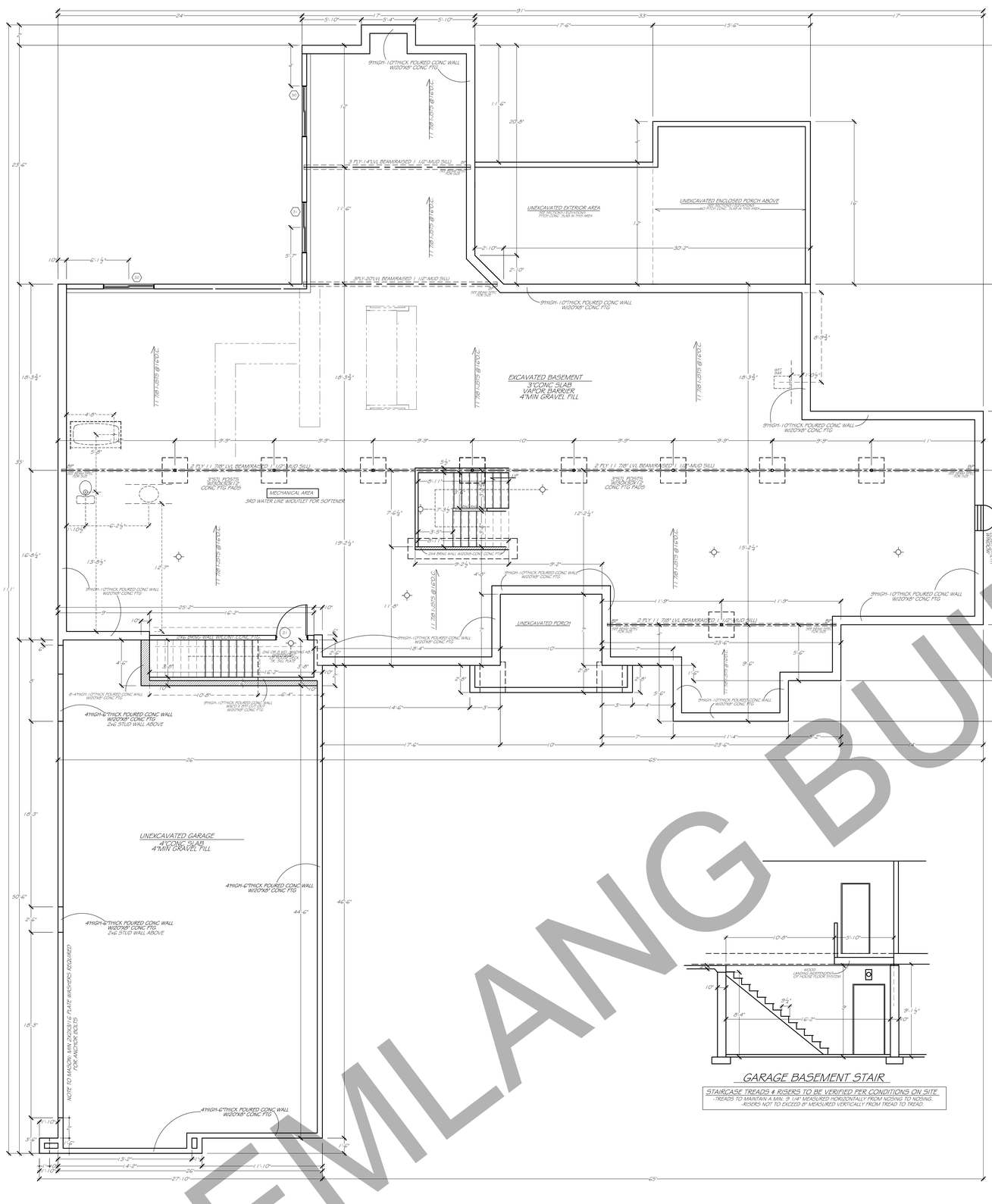
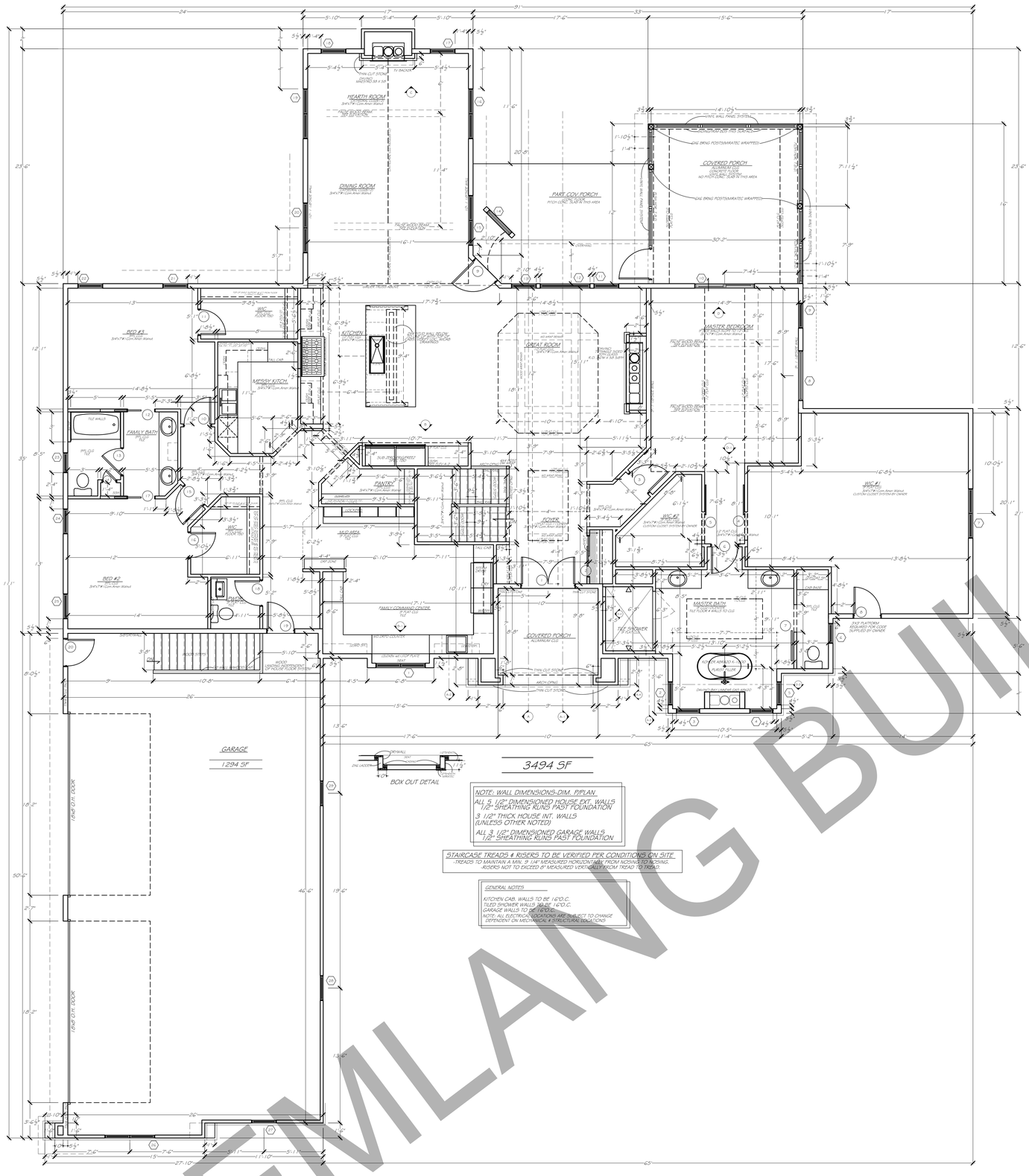

9"HIGH- I 0"THICK POURED CONC WALL W/20"X8" CONC FTG.
EXCAVATED BASEMENT
3"CONC SLAB
VAPOR BARRIER
4"MIN GRAVEL FILL
UNEXCAVATED EXTERIOR AREA
UNEXCAVATED ENCLOSED PORCH ABOVE
UNEXCAVATED PORCH
MECHANICAL AREA
3RD WATER LINE W/OUTLET FOR SOFTENER
UNEXCAVATED GARAGE
4"CONC SLAB
4"MIN GRAVEL FILL
4'HIGH-12"THICK POURED CONC WALL W/20"X8" CONC FTG
2x6 STUD WALL ABOVE
NOTE TO MASON: MIN 2X2X3/16 PLATE WASHERS REQUIRED FOR ANCHOR BOLTS
3'HIGH- I 0"THICK POURED CONC WALL W/20"X8" CONC FTG
2x6 BRICK MAN WALK W/ CLEAN OUT
24" CRAWL SPACE ACCESS W/ REMOVABLE 24" SQ. SELF-SUPPORTING INSULATED PLYWOOD PANEL
2x6 BRICK WALL W/20"X8" CONC FTG
2x6 BRICK WALL W/20"X8" CONC FTG
3 PLY- 14"LVL BEAM/RAISED 1 1/2" MUD SILL
3 PLY- 20"LVL BEAM/RAISED 1 1/2" MUD SILL
2 PLY / / 7/8" LVL BEAM/RAISED 1 1/2" MUD SILL
3"X12"@ 16"O.C.
3"X10"@ 16"O.C.
2"X12"@ 16"O.C.
2"X10"@ 16"O.C.
3"X10" POSTS W/SONOTUBE CONC FTG PADS
SEE DETAIL
SEE PLAN FOR FOOTING SIZES
SEE PLAN FOR FOOTING SIZES
SEE PLAN FOR FOOTING SIZES

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

(ALL)HOUSE & DETACHED GARAGE



DOOR SCHEDULE

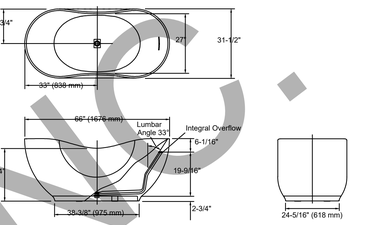
MARK	DOOR SIZE WD	DOOR SIZE HGT	HINGE PULL SIDE	Style	Remarks	FIRE
001	PR 2'-8"	6'-8"	NA	Hinged – Double	Door spec T.B.D.	--
002	PR 2'-0"	6'-8"	Left	Sliding – Double	--	--
003	2'-8"	6'-8"	Left	Hinged – Single	--	--
004	3'-0"	6'-8"	Right	Barn Door – Single	2'-10" W x 6'-9 1/4" H Rough Opening Drywall Jambs	--
005	3'-0"	6'-8"	Right	Barn Door – Single	2'-10" W x 6'-9 1/4" H Rough Opening Drywall Jambs	--
006	2'-8"	6'-8"	Left	Hinged – Single	--	--
007	3'-0"	6'-8"	Right	Barn Door – Single	2'-10" W x 6'-9 1/4" H Rough Opening Drywall Jambs	--
008	2'-8"	6'-8"	Right	Hinged – Single	Western ———— (r.o. 2'-10 3/8" x 6'-10 1/2" from fin.fl)	--
009	3'-0"	6'-8"	Left	Hinged – Single	Western ———— (r.o. 3'-2 3/8" x 6'-10 1/4" from fin.fl)	
010	2'-8"	6'-8"	Left	Hinged – Single	--	--
011	2'-6"	6'-8"	Left	Hinged – Single	--	--
012	2'-8"	6'-8"	Left	Pocket – Single	--	--
013	2'-8"	6'-8"	Right	Hinged – Single	--	--
014	1'-4"	6'-8"	Left	Hinged – Single	--	--
015	2'-8"	6'-8"	Right	Hinged – Single	--	--
016	2'-6"	6'-8"	Right	Hinged – Single	--	--
017	2'-8"	6'-8"	Right	Pocket – Single	--	--
018	2'-6"	6'-8"	Left	Hinged – Single	--	--
019	2'-8"	6'-8"	Right	Hinged – Single	Western W422 Steel (r.o. 2'-10 3/8" x 6'-10 1/2" from fin.fl)	20 MIN
020	2'-8"	6'-8"	Right	Hinged – Single	Western Paneled (r.o. 2'-10 3/8" x 6'-10 1/2" from fin.fl)	--
021	3'-0"	6'-8"	Left	Hinged – Single	Western Fish Steel (r.o. 3'-2 3/8" x 6'-10 1/4" from fin.fl)	20 MIN
022	2'-8"	6'-8"	Left	Hinged – Single	Western Paneled (r.o. 2'-10 3/8" x 6'-10 1/2" from fin.fl)	--
023	2'-8"	6'-8"	Left	Hinged – Single	--	--
024	PR 2'-6"	6'-8"	NA	Hinged – Double	--	--
025	PR 2'-6"	6'-8"	NA	Hinged – Double	--	--
026	2'-8"	6'-8"	Left	Hinged – Single	--	--
027	2'-8"	6'-8"	Left	Hinged – Single	--	--
028	1'-4"	6'-8"	Right	Hinged – Single	--	--
029	2'-8"	6'-8"	Left	Hinged – Single	--	--
030	2'-8"	6'-8"	Right	Hinged – Single	--	--

WINDOW SCHEDULE

MARK	MANUFACTURER/TYPE	CALLOUT NUMBER	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	REMARKS
001	Pella Impervia Double Hung w/Transom	(2)2-6_1-6 Trans over (2)2-6_3-10 Double Hung	4'-11 1/2"	5'-4"	Place top of R.O. 8' from floor. (1)30lb w/(1)top plate casing to clear top and sides
002	Pella Impervia Double Hung w/Transom	(1)2-4_1-6 Trans over (1)2-4_5-0 Double Hung	2'-4"	6'-5 1/2"	Place top of R.O. 8'-1 3/8" from floor. TEMP
003	Pella Impervia Double Hung w/Transom	(1)2-4_1-6 Trans over (1)2-4_5-0 Double Hung	2'-4"	6'-5 1/2"	Place top of R.O. 8'-1 3/8" from floor. TEMP
004	Pella Impervia Double Hung w/Transom	(1)2-4_1-6 Trans over (1)2-4_5-0 Double Hung	2'-4"	6'-5 1/2"	Place top of R.O. 8'-1 3/8" from floor. TEMP
005	Pella Impervia Double Hung w/Transom	(1)2-4_1-6 Trans over (1)2-4_5-0 Double Hung	2'-4"	6'-5 1/2"	Place top of R.O. 8'-1 3/8" from floor. TEMP
006	Pella Impervia Double Hung	(1)2-0_4-0 Double Hung	2'-0"	4'-0"	Place top of R.O. 6'-7 7/8" from floor.
007	Pella Impervia Double Hung	(2)2-6_5-0 Double Hung	4'-11 1/2"	5'-0"	Place top of R.O. 6'-7 7/8" from floor.
008	Pella Impervia Transom	(1)0-6_1-6 Trans	0'-6"	1'-6"	Place top of R.O. 8'-1 3/8" from floor.
009	Pella Impervia Double Hung w/Transom	(1)2-6_1-6 Trans over (1)2-6_5-0 Double Hung	2'-6"	6'-5 1/2"	Place top of R.O. 8'-1 3/8" from floor.
010	Pella Impervia Patio Door w/Transom	(1)Transom over 6'-0_6-10 Patio Door	6'-0"	8'-10"	---
011	Pella Impervia Double Hung w/Transom	(1)2-6_2-0 Trans over (1)2-6_5-0 Double Hung	2'-6"	6'-11 1/2"	Place top of R.O. 8'-10" from floor.
012	Pella Impervia Picture w/Transom	(1)5-0_2-0 Trans over (1)5-0_5-0 Picture	5'-0"	6'-11 1/2"	Place top of R.O. 8'-10" from floor.
013	Pella Impervia Double Hung w/Transom	(1)2-9_2-0 Trans over (1)2-6_5-0 Double Hung	2'-6"	6'-11 1/2"	Place top of R.O. 8'-10" from floor. Temp
014	Pella Impervia Transom	(1)Custom Transom	3'-2"	1'-8 3/4"	Plate top of R.O. 8'-10" from floor. Custom Door Transom (unit dimension width is 3'-1 1/2") Door and transom unit dimensions to be the same width.
015	Pella Impervia Double Hung w/Transom	(2)2-6_2-0 Trans over (2)2-6_5-0 Double Hung	5'-0"	7'-0"	Place top of R.O. 8'-10" from floor. Temp(next to door)
016	Pella Impervia Double Hung w/Transom	(2)2-6_2-0 Trans over (2)2-6_5-0 Double Hung	5'-0"	7'-0"	Place top of R.O. 8'-10" from floor.
017	Pella Impervia Double Hung w/Transom	(1)2-6_2-0 Trans over (1)2-6_5-0 Double Hung	2'-6"	6'-11 1/2"	Place top of R.O. 8'-10" from floor.
018	Pella Impervia Double Hung w/Transom	(1)2-6_2-0 Trans over (1)2-6_5-0 Double Hung	2'-6"	6'-11 1/2"	Place top of R.O. 8'-10" from floor.
019	Pella Impervia Double Hung w/Transom	(2)2-6_2-0 Trans over (2)2-6_5-0 Double Hung	5'-0"	7'-0"	Place top of R.O. 8'-10" from floor.
020	Pella Impervia Double Hung w/Transom	(2)2-6_2-0 Trans over (2)2-6_5-0 Double Hung	5'-0"	7'-0"	Place top of R.O. 8'-10" from floor.
021	Pella Impervia Double Hung	(1)2-6_5-0 Double Hung	2'-6"	5'-0"	Place top of R.O. 6'-10" from floor.
022	Pella Impervia Double Hung	(1)2-6_5-0 Double Hung	2'-6"	5'-0"	Place top of R.O. 6'-10" from floor.
023	Pella Impervia Double Hung	(1)2-0_3-6 Double Hung	2'-0"	3'-6"	Place top of R.O. 6'-10" from floor. Temp
024	Pella Impervia Double Hung	(1)2-6_5-0 Double Hung	2'-6"	5'-0"	Place top of R.O. 6'-10" from floor.
025	Pella Impervia Double Hung	(1)2-6_5-0 Double Hung	2'-6"	5'-0"	Place top of R.O. 6'-10" from floor.
026	Pella Impervia Double Hung	(2)2-6_5-0 Double Hung	5'-0"	5'-0"	Place top of R.O. 7'-10" from bottom plate.
027	Pella Impervia Double Hung	(1)2-6_5-0 Double Hung	2'-6"	5'-0"	Place top of R.O. 7'-10" from bottom plate.
028	Pella Impervia Double Hung	(1)2-6_5-0 Double Hung	2'-6"	5'-0"	Place top of R.O. 7'-10" from bottom plate.
029	Pella Impervia Double Hung	(1)2-6_5-0 Double Hung	2'-6"	5'-0"	Place top of R.O. 7'-10" from bottom plate.
030	Pella Impervia Sliding Window	(1)5-0_4-0 Sliding	5'-0"	4'-0"	
031	Pella Impervia Sliding Window	(1)5-0_4-0 Sliding	5'-0"	4'-0"	
032	Pella Impervia Sliding Window	(1)5-0_4-0 Sliding	5'-0"	4'-0"	
033	Pella Impervia Double Hung	(2)2-6_5-0 Double Hung	5'-0"	5'-0"	Place top of R.O. 7'-10" from bottom plate.
034	Pella Impervia Double Hung	(1)2-6_5-0 Double Hung	2'-6"	5'-0"	Place top of R.O. 7'-10" from bottom plate.
035	Pella Impervia Double Hung	(1)2-6_5-0 Double Hung	2'-6"	5'-0"	Place top of R.O. 7'-10" from bottom plate.

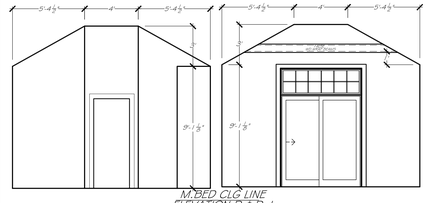
KOHLER.

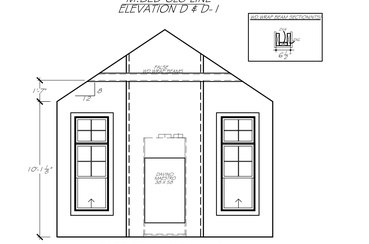
Abrazo®
66" x 31-1/2" freestanding bath
K-1800

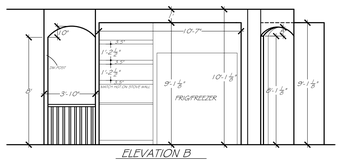


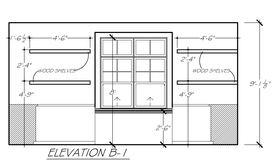
Technical Information
All product dimensions are nominal.
Installation: Freestanding
Drain location: Center
Basin area, bottom: 41-1/2" x 26" (1054 mm x 660 mm)
Basin area, top: 64-3/8" x 30" (1635 mm x 762 mm)
Weight: 524 lbs (237.7 kg)
Minimum floor load: 90 lbs/ft² (439.4 kg/m²)
Water depth: 18" (457 mm)
Water capacity: 90 gal (340.7 L)

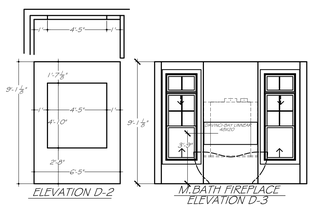
Notes
Measure your actual product for rough-in details.
Install this product according to the installation instructions.
The hot water supply should be 70% of the capacity of the bath or greater. Installations will vary.
Allow for 3" (76 mm) diameter of clearance around the drain pipe on finished floor material to prevent drain body interference during installation.

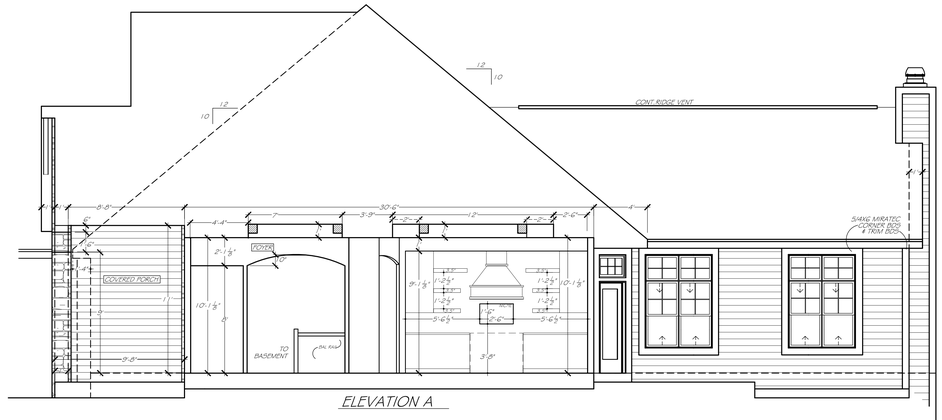




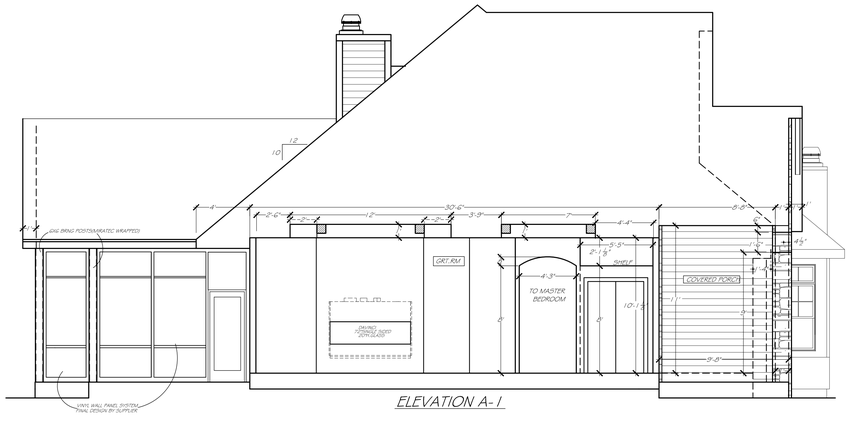








ELEVATION A



ELEVATION A- 1

DEMLANG BUILDERS, INC.

DEMLANG BUILDERS, INC.
N67 W27770 MORAINE DRIVE
SUSSEX, WI 53089
(262) 246-0330

THE DAKOTA

DAVID & JAIME HAMMOND RESIDENCE
FLOOR PLAN, INTERIOR ELEVATIONS
SCALE: 1/4"= 1'-0"
5-10-22
PAGE 3 OF

THESE PLANS ARE NOT FINAL UNLESS STAMPED FINAL BY BLDG.

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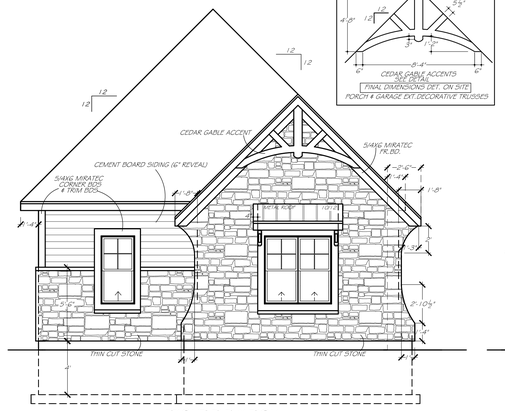
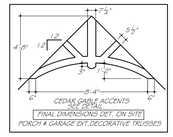
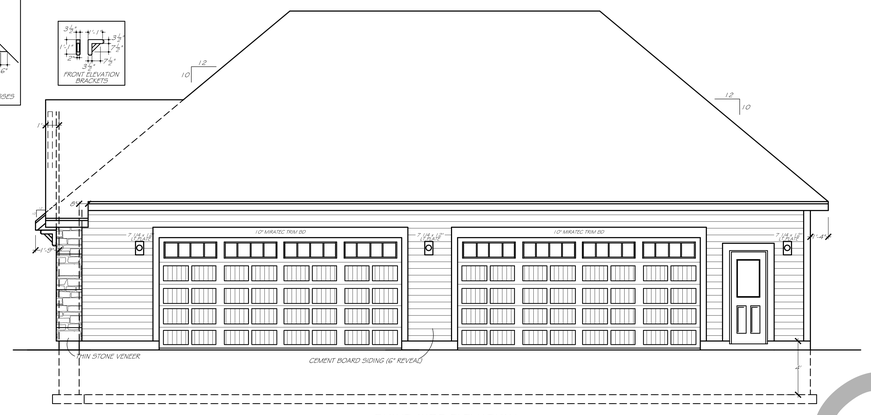
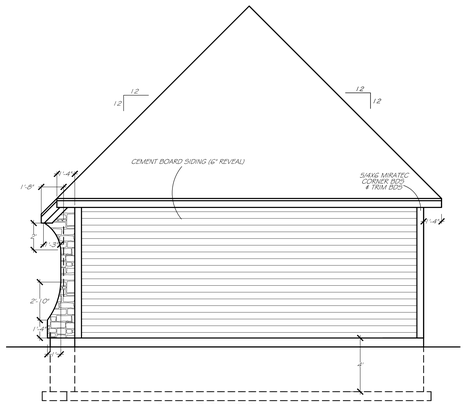


FRONT ELEVATION
*GRADE-8"FROM TOP OF FOUNDATION.(AS SHOWN)

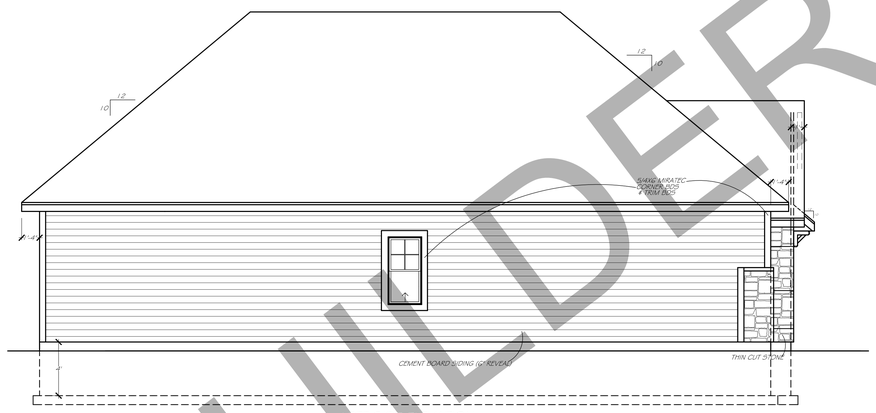




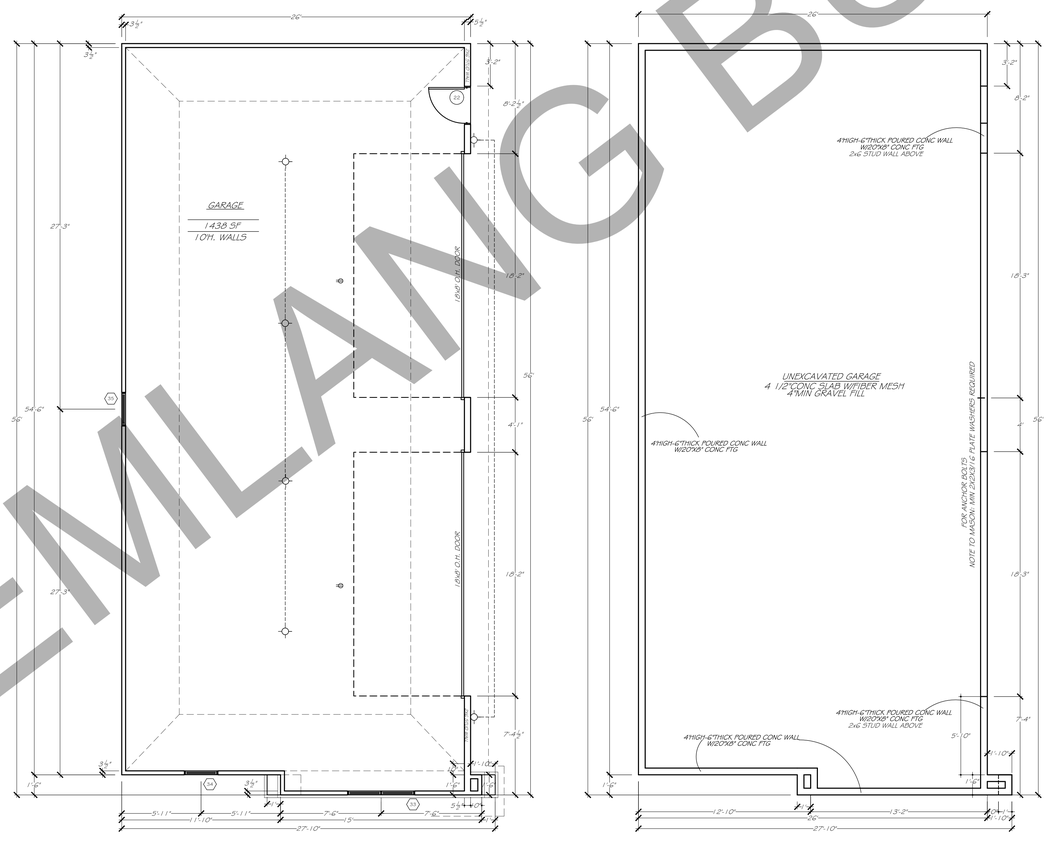
RIGHT SIDE ELEVATION
*GRADE-8"FROM TOP OF FOUNDATION.(AS SHOWN)

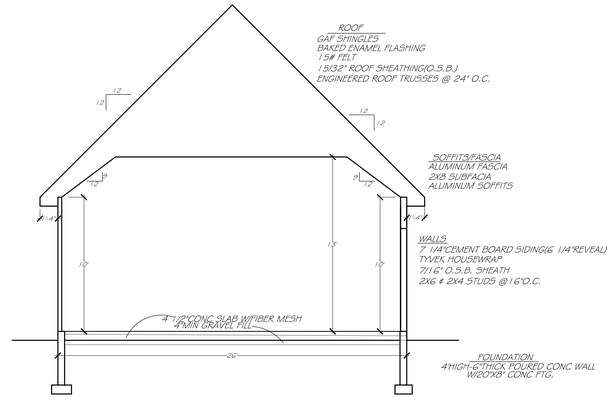


BACK ELEVATION
*GRADE-8"FROM TOP OF FOUNDATION.(AS SHOWN)



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





WINDOW SCHEDULE					
			ROUGH OPENING		
MARK	MANUFACTURER/TYPE	CALLOUT NUMBER	WIDTH	HEIGHT	REMARKS
033	Pella Impervia Double Hung	(2)2-6_5-0 Double Hung	5'-0"	5'-0"	Place top of R.O. 7'-10" from bottom plate.
034	Pella Impervia Double Hung	(1)2-6_5-0 Double Hung	2'-6"	5'-0"	Place top of R.O. 7'-10" from bottom plate.
035	Pella Impervia Double Hung	(1)2-6_5-0 Double Hung	2'-6"	5'-0"	Place top of R.O. 7'-10" from bottom plate.

DOOR SCHEDULE						
	DOOR SIZE		HINGE			
MARK	WD	HGT	PULL SIDE	Style	Remarks	FIRE
022	2'-8"	6'-8"	Left	Hinged - Single	Western Paneled (r.o. 2'-10 3/8" x 6'-10 1/2" from fin.fl)	--

DEMLANG BUILDERS, INC.

THESE PLANS ARE NOT FINAL UNLESS STAMPED FINAL BY BLDG.

DAVID & JAIME HAMMOND RESIDENCE

DETACHED GARAGE

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

5-10-22

PAGE 4 OF

*ALTERATIONS MAY EFFECT ENERGY CODE COMPLIANCE. CONTRACTOR TO VERIFY ALL ENERGY CODE REQUIREMENTS ARE MET AFTER ANY CHANGES ARE MADE. *ANY CHANGES MADE TO THE APPROVED CONSTRUCTION DOCUMENTS MUST BE REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION. FAILURE TO DO SO MAY RESULT IN ADDITIONAL FEES, CORRECTIONS, AND/OR REMOVAL OF NON-APPROVED WORK. *ANY MODIFICATIONS MUST BE REVIEWED BY THE DESIGNER OF RECORD PRIOR TO IMPLEMENTATION. FAILURE TO DO SO MAY RESULT IN ADDITIONAL FEES, CORRECTIONS, AND/OR REMOVAL OF NON-APPROVED WORK. *THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION. IT IS UNLAWFUL TO MAKE ANY CHANGES OR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL. ANY APPROVED CHANGES SHALL BE RECORDED IN THE SET OF PLANS AND SPECIFICATIONS.

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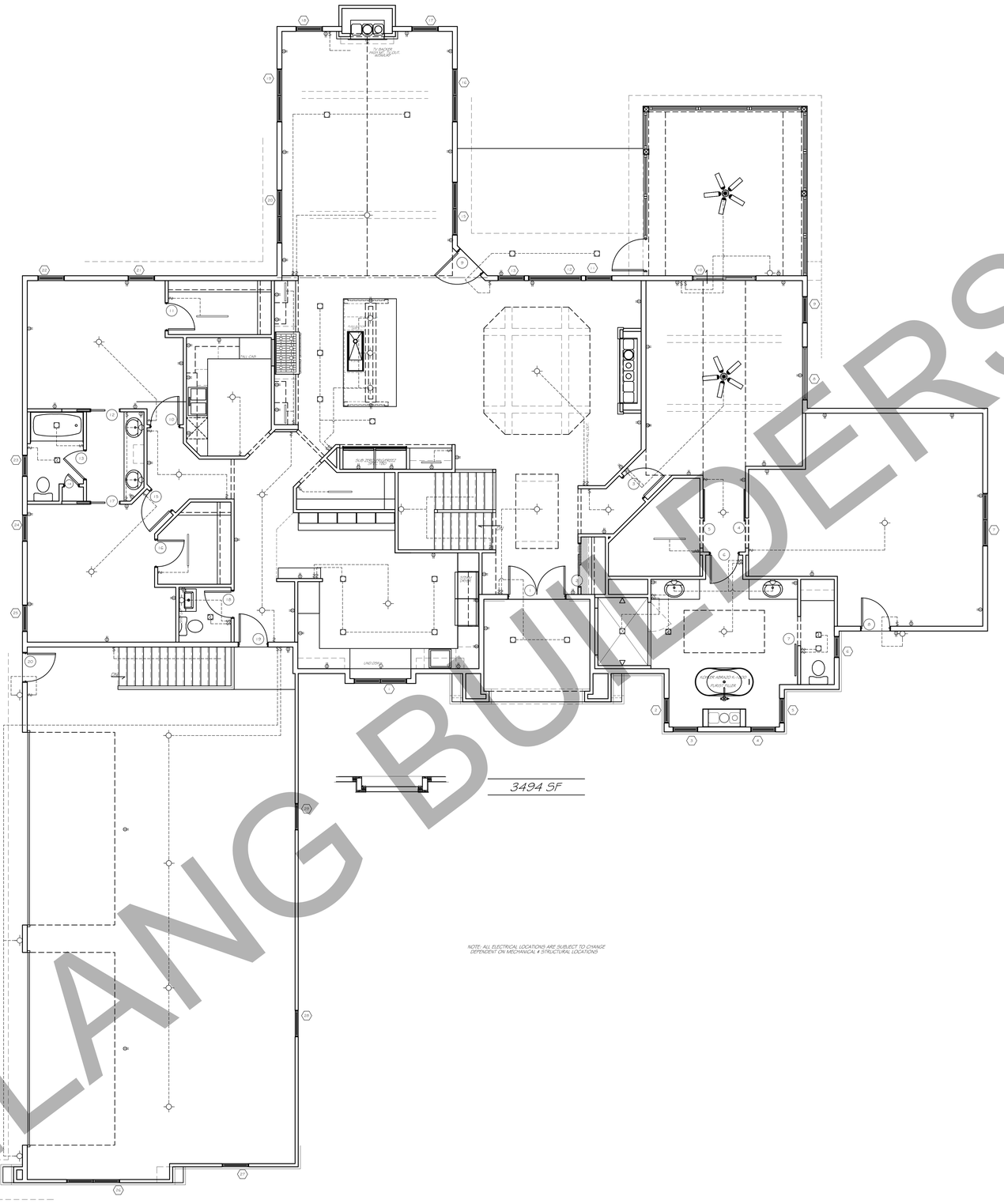
THE DAKOTA

DEMLANG BUILDERS, INC.
N67 W27770 MOHAWK DRIVE
SUSSEX, WI 53089
(262) 246-0330

Attachment: Plans (7401 : Harvey Hammond)

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


TV RACKING
W/BUILT-IN
W/BUILT-IN
SLAB DEPRESSED
LAUNDRY
LINEN
SLOPE
SLOPE
SLOPE

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 13, 2022**
SUBJECT: **James & Maly Pak - New Single-Family Residence at 10004 W. Farmdale Estates Court**

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

The Victory Companies, Inc.

May 23, 2022

To whom it may concern:

It is Victory Homes of Wisconsin's intent to build a new single-family home for James and Maly Pak at property description being: lot 6 Farmdale Estates subdivision, being a part of the southeast ¼ of the southwest ¼ of section 20, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

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

Attachment: Statement of Intent (7402 : James & Maly Pak)

Plat of Survey

Property Description:
Lot 6 in Farmdale , being part of the Southeast 1/4 of the Southwest 1/4 of Section 20, Town 9 North, Range 21 East, in the Town of Mequon, Ozaukee County, Wisconsin

Notes:

1. 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.
2. 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.
3. Field work completed on 05-20-22.
4. Building Setbacks
   Front = 100'
   Side = 30'
   Rear = 30'
5. BM-1, Mag Nail, Elev.= 763.60
6. BM-2, Mag Nail, Elev.= 763.11

Suggested Top of Wall: 766.67'
Suggested Garage Floor: 766.33'
Suggested Final Yard Grade: 766.0'
Suggested Top of Footing: 757.67'
(Assuming 9' Poured Wall-check plans)

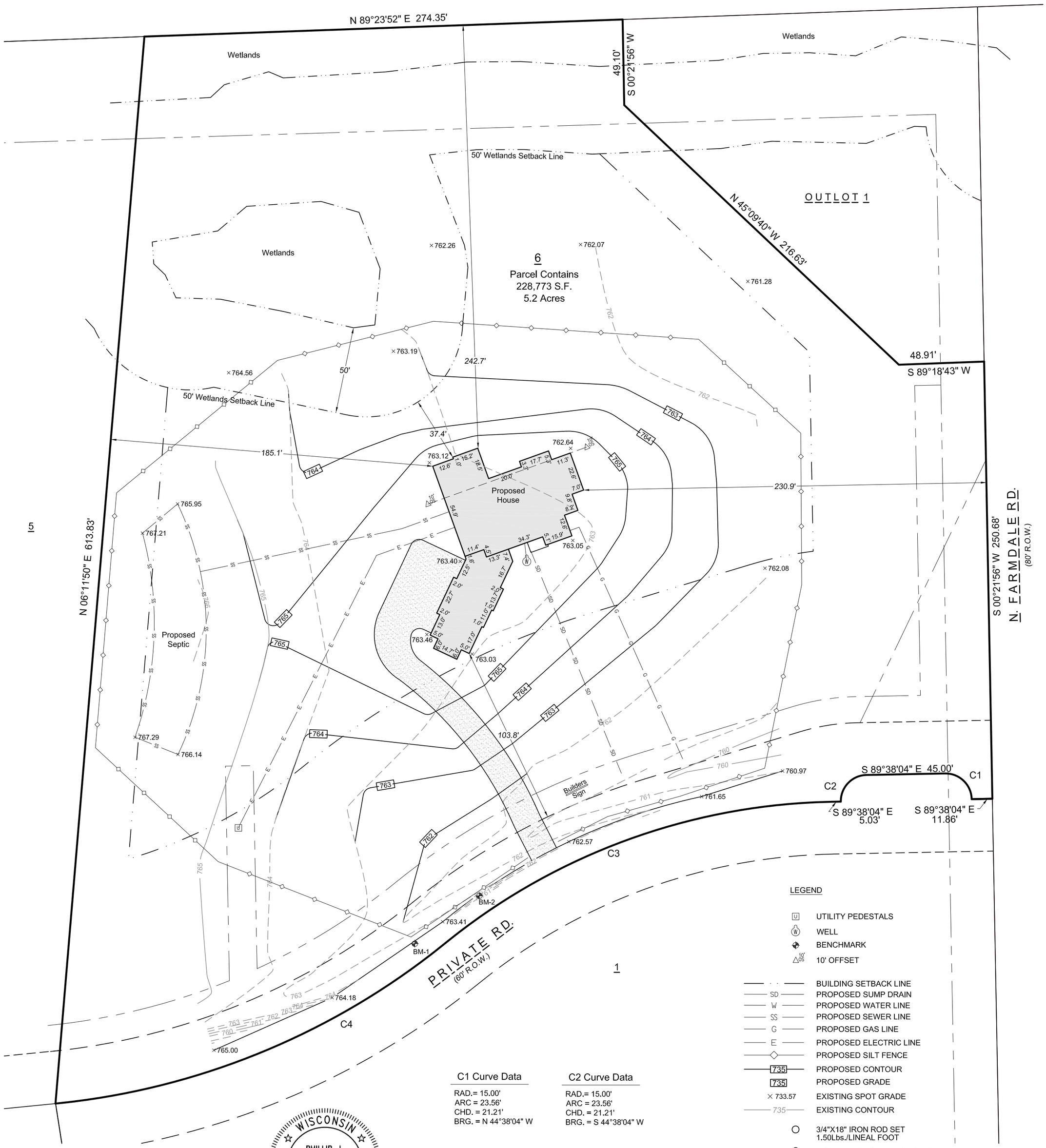
0' 40' 80'

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

PAK RESIDENCE

N

BEARINGS ARE REFERENCED TO SUBDIVISION NAME, SPECEFIC LINE LOT X, BLOCK XX BEARS N 00°00'00" E



LEGEND

- UTILITY PEDESTALS
- WELL
- BENCHMARK
- 10' OFFSET
- BUILDING SETBACK LINE
- SD PROPOSED SUMP DRAIN
- W PROPOSED WATER LINE
- SS PROPOSED SEWER LINE
- G PROPOSED GAS LINE
- E PROPOSED ELECTRIC LINE
- PROPOSED SILT FENCE
- 735 PROPOSED CONTOUR
- 735 PROPOSED GRADE
- × 733.57 EXISTING SPOT GRADE
- 735 EXISTING CONTOUR
- 3/4"X18" IRON ROD SET 1.50Lbs./LINEAL FOOT
- MONUMENT FOUND AS NOTED (Measured Outside Diam.)
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

C1 Curve Data
RAD.= 15.00'
ARC = 23.56'
CHD. = 21.21'
BRG. = N 44°38'04" W

C2 Curve Data
RAD.= 15.00'
ARC = 23.56'
CHD. = 21.21'
BRG. = S 44°38'04" W

C3 Curve Data
RAD.= 362.00'
ARC = 250.25'
CHD. = 235.86'
BRG. = S 71°21'10" W

C4 Curve Data
RAD.= 420.00'
ARC = 245.17'
CHD. = 241.70'
BRG. = S 69°03'46" W

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

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.

Dated this 23rd Day of May, 2022: Phillip J. Landry S-3176

C3E GEOMATICS
260 Regency Court • Suite L100
Brookfield, WI 53045 • (262) 312-1034
c3egeomatics.com

Job# 22171

Attachment: Survey (7402 : James & Maly Pak)

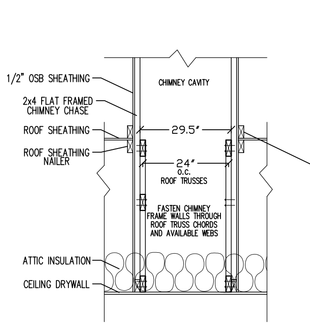
Attachment: Plans (7402 : James & Maly Pak)

ROOF TRUSS HEEL HEIGHTS

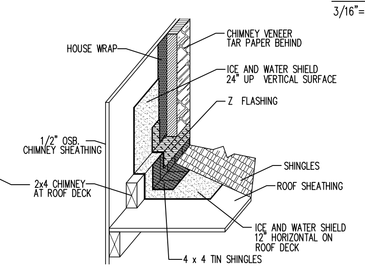
4.75 / 12 PITCH – 4.75" HEEL – 12" OVHG
8 / 12 PITCH – 8" HEEL – 12" OVHG
10 / 12 PITCH – 10" HEEL – 12" OVHG
12 / 12 PITCH – 12" HEEL – 12" OVHG
12 / 12 PITCH – 30 1/8" HEEL – 12" OVHG (GARAGE ONLY)
14 / 12 PITCH – 14" HEEL – 12" OVHG
14 / 12 PITCH – 20 1/8" HEEL – 12" OVHG (GARAGE ONLY)

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

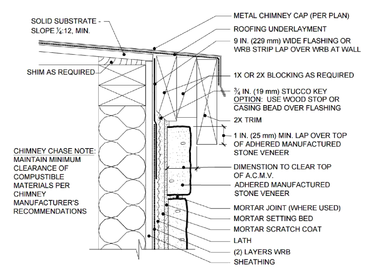
LEFT SIDE ELEVATION
3/16"=1'-0"



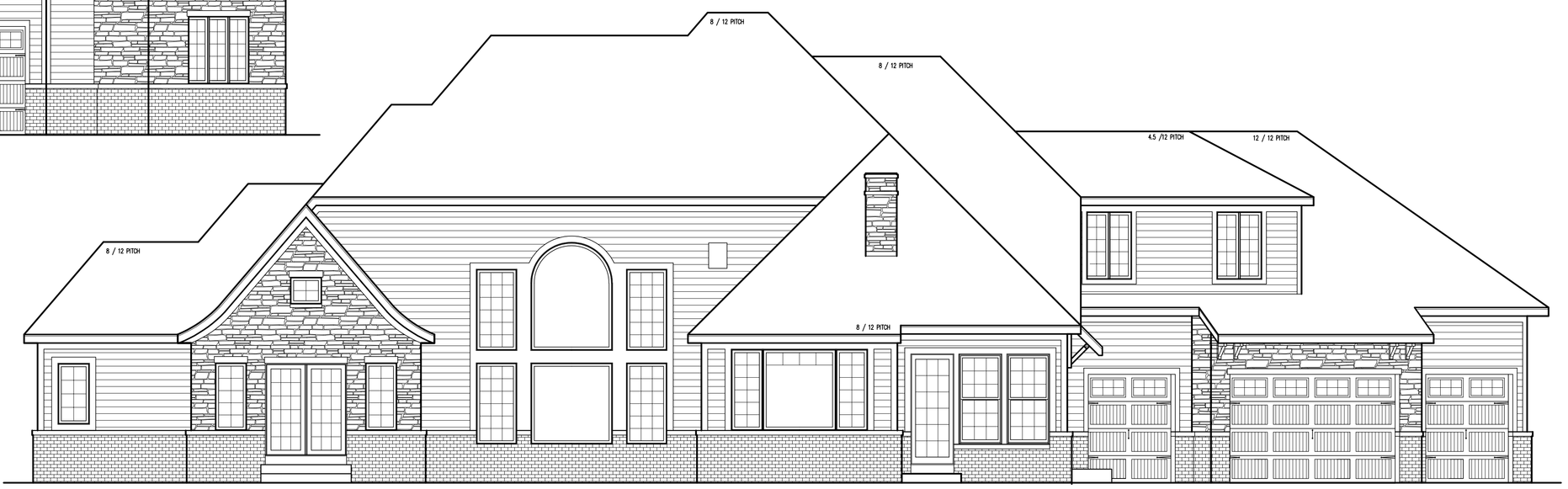
CHIMNEY DETAIL
FRAMING DETAIL AT ROOF TRUSSES
NO SCALE



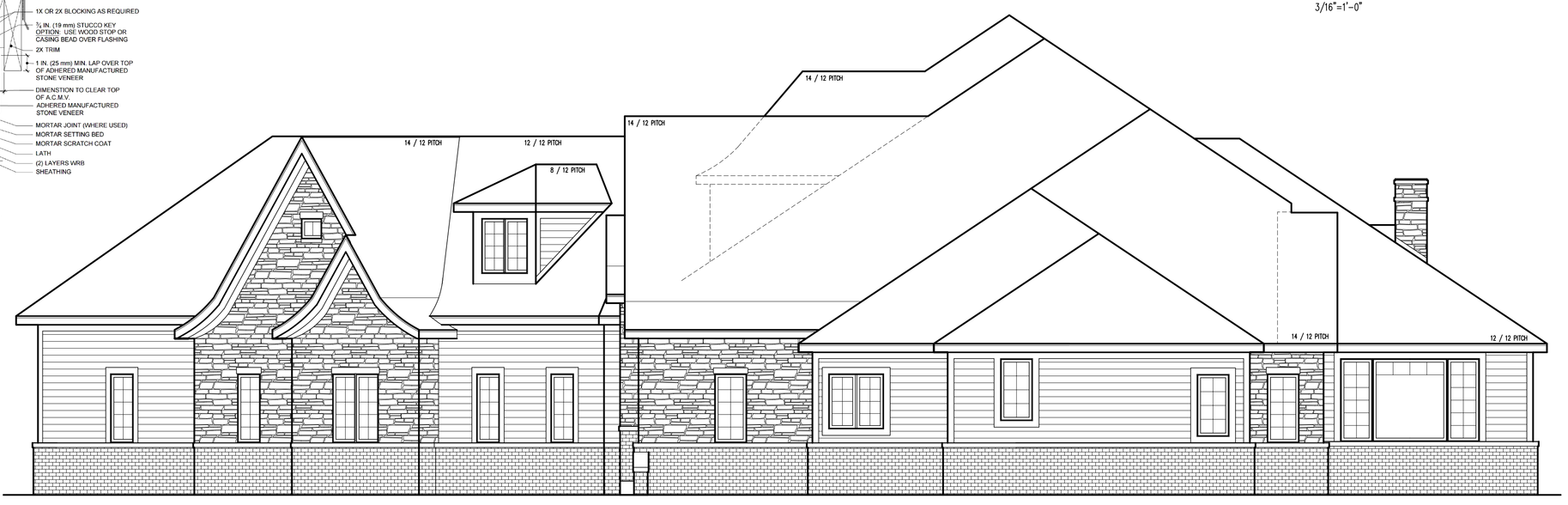
CHIMNEY DETAIL
FLASHING DETAIL
NO SCALE



CHIMNEY DETAIL
FLASHING DETAIL AT CAP
NO SCALE



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



RIGHT SIDE ELEVATION
3/16"=1'-0"

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.

GENEVA
MODEL

JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

Maly and James Pak Residence
Lot 6, Farmdale Estates

REVISIONS

	DESCRIPTION	BY:	DATE:
	REQUESTED REVISIONS	DP	5/1/22
	REQUESTED REVISIONS	DP	5/4/22
	REQUESTED REVISIONS	NA	5/23/22

CLIENT: PAK RES, GENEVA MODEL
TITLE: ELEVATIONS
DATE: 4/25/22
DRAWN BY: PLUIM
PRINT #: 22204-5
SQ. FEET: 4,758
SCALE: NOTED
PAGE #: 1/4

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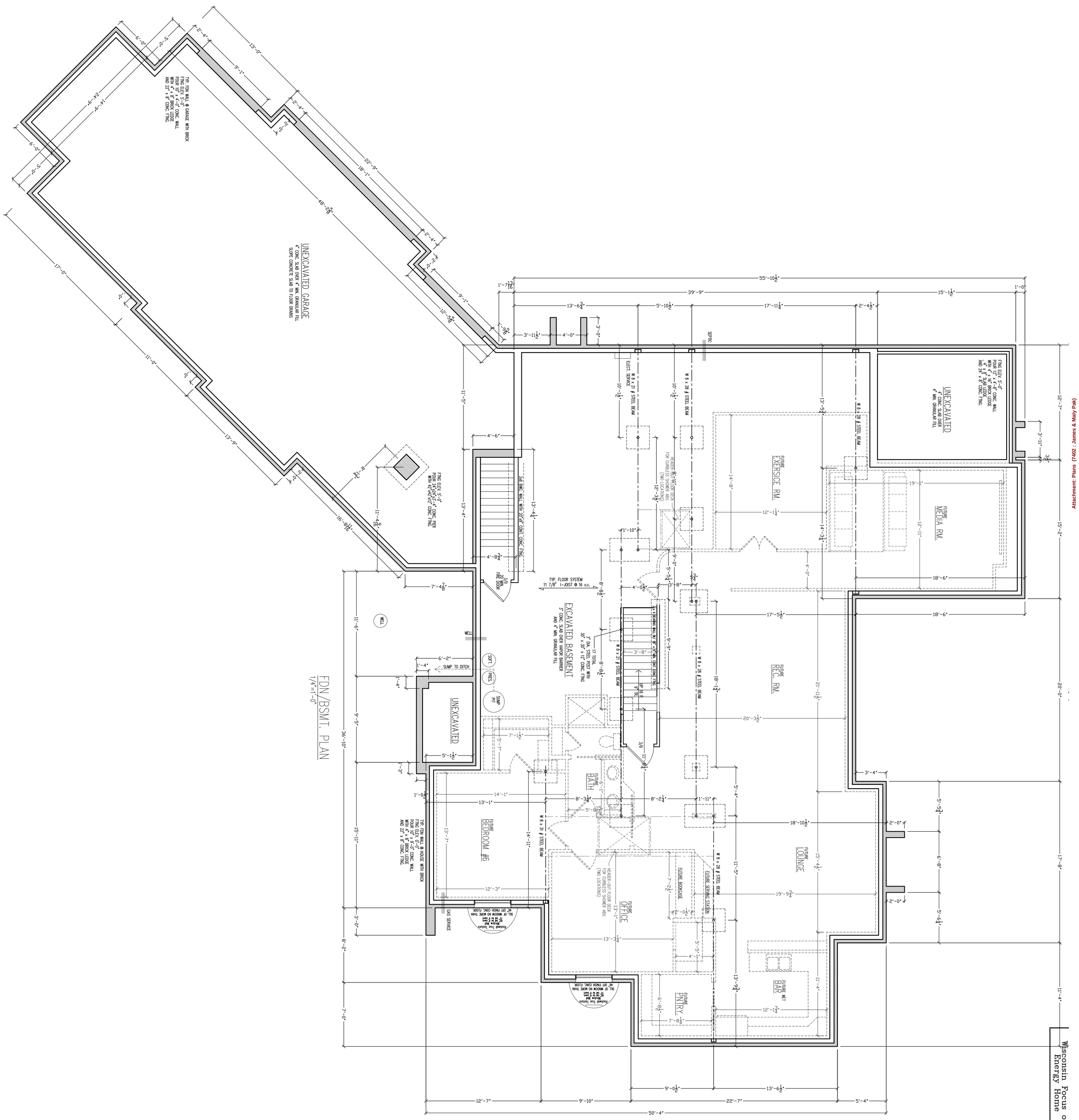
" Building For The Way You Live "
N118 W18631 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 502-7100 / FAX (262) 502-7109



Attachment: Plans (7402 : James & Maly Pak)

Wisconsin Focus on Energy Home

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CLIENT: PAK RES. GENEVA MODEL			
TITLE: FDN/BSMT	DATE: 4/25/22	SQ. FEET: 2,113 Fut.	
PRINT #: 22204-5	DRAWN BY: PLUIM	SCALE: NOTED	PAGE #: 2/4

REVISIONS		
DATE:	BY:	DESCRIPTION
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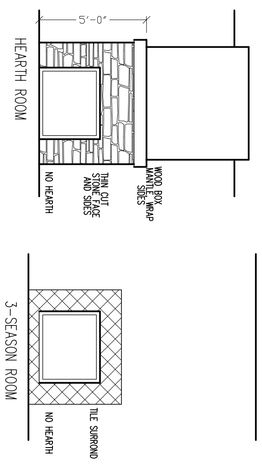
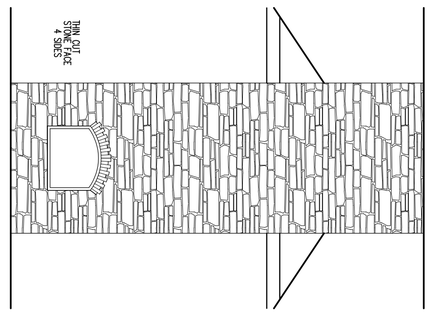
Maly and James Pak Residence
Lot 6, Farmdale Estates

HEARTH ROOM / 3-SEASON
FIREPLACE DETAIL
1/4"=1'-0"



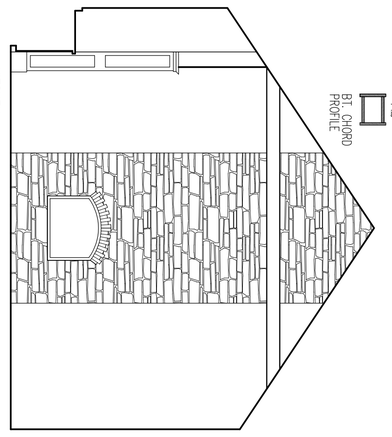
FIREPLACE SELECTION (As Checked)
- ☒ Outdoor Lifestyle Fortress R.O. 49 1/2"x44 1/2"x23"
- ☒ No Hearth
- ☐ Raise fireplace unit 0"
- ☐ Flush Hearth
- ☐ Raise fireplace unit 9.75"
- ☐ Raised Hearth
- ☐ Raise fireplace unit 9.75"
- ☐ Crown Mantle
- ☒ Other See detail

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

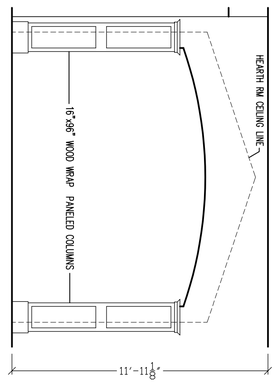


FIREPLACE SELECTION (As Checked)
- ☒ HEAT N GLO 42"-6000 R.O. 46 1/2"x80 1/4"x30"
- ☐ Flush Hearth
- ☐ Raise fireplace unit 3"
- ☒ No Hearth
- ☐ Raise fireplace unit 15"
- ☐ Raised Hearth
- ☐ Raise fireplace unit 9.75"
- ☐ Crown Mantle
- ☒ Other See detail

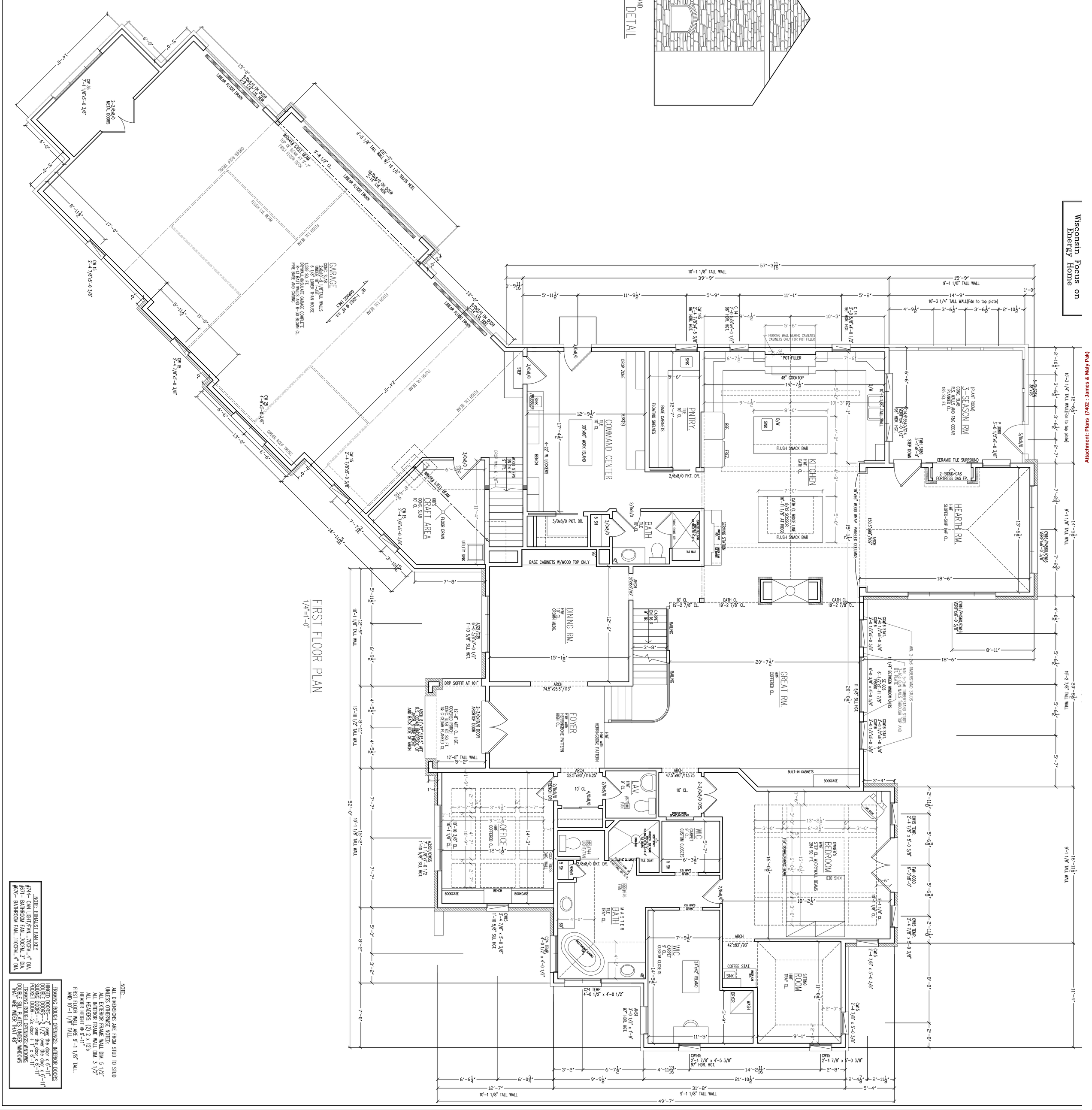
KITCHEN DECORATIVE BEAM AND
FIREPLACE DETAIL
1/4"=1'-0"



DINETTE TO HEARTH ROOM
WALL DETAIL
1/4"=1'-0"



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



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

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

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

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

Wisconsin Focus on Energy Home

Attachment: Plans (7402 : James & Maly Pak)

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: PAK RES. GENEVA MODEL			
TITLE: 1st. Fl. Plan	DATE: 4/25/22	SQ. FEET: 3,267	
PRINT #: 22204-5	DRAWN BY: PLUIM	SCALE: NOTED	PAGE #: 3/4

REVISIONS

DATE:	BY:	DESCRIPTION
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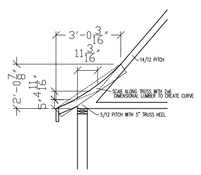
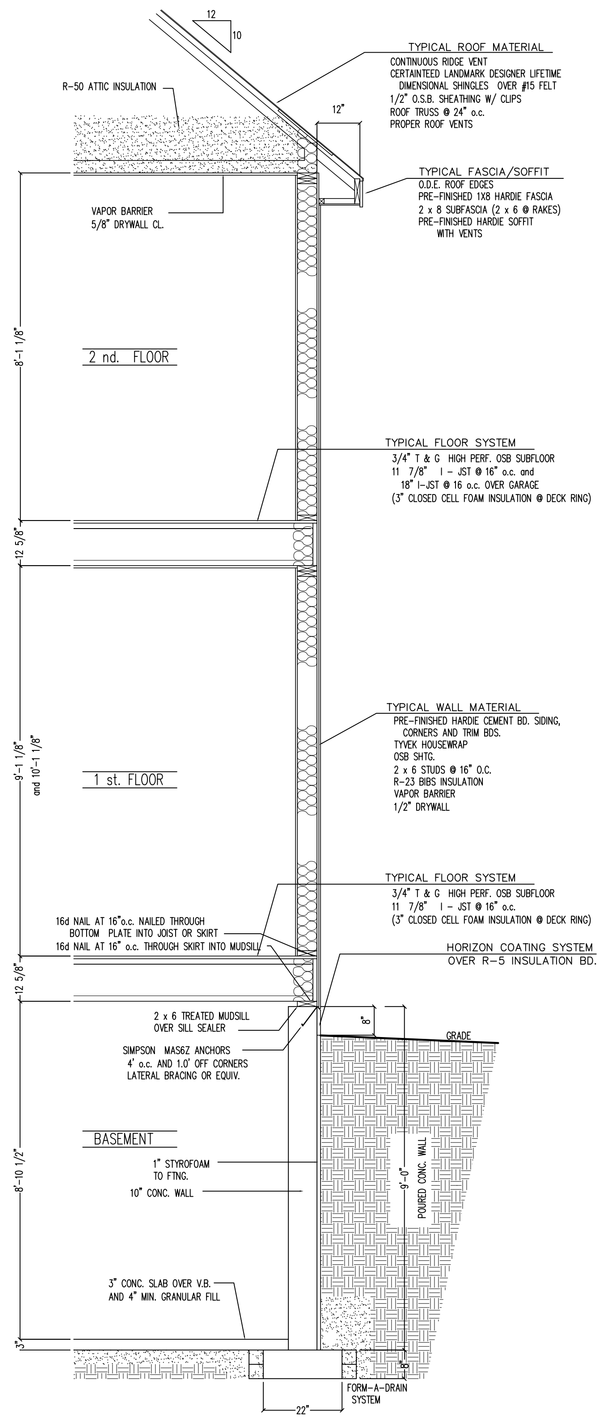
Maly and James Pak Residence
Lot 6, Farmdale Estates

Attachment: Plans (7402 : James & Maly Pak)

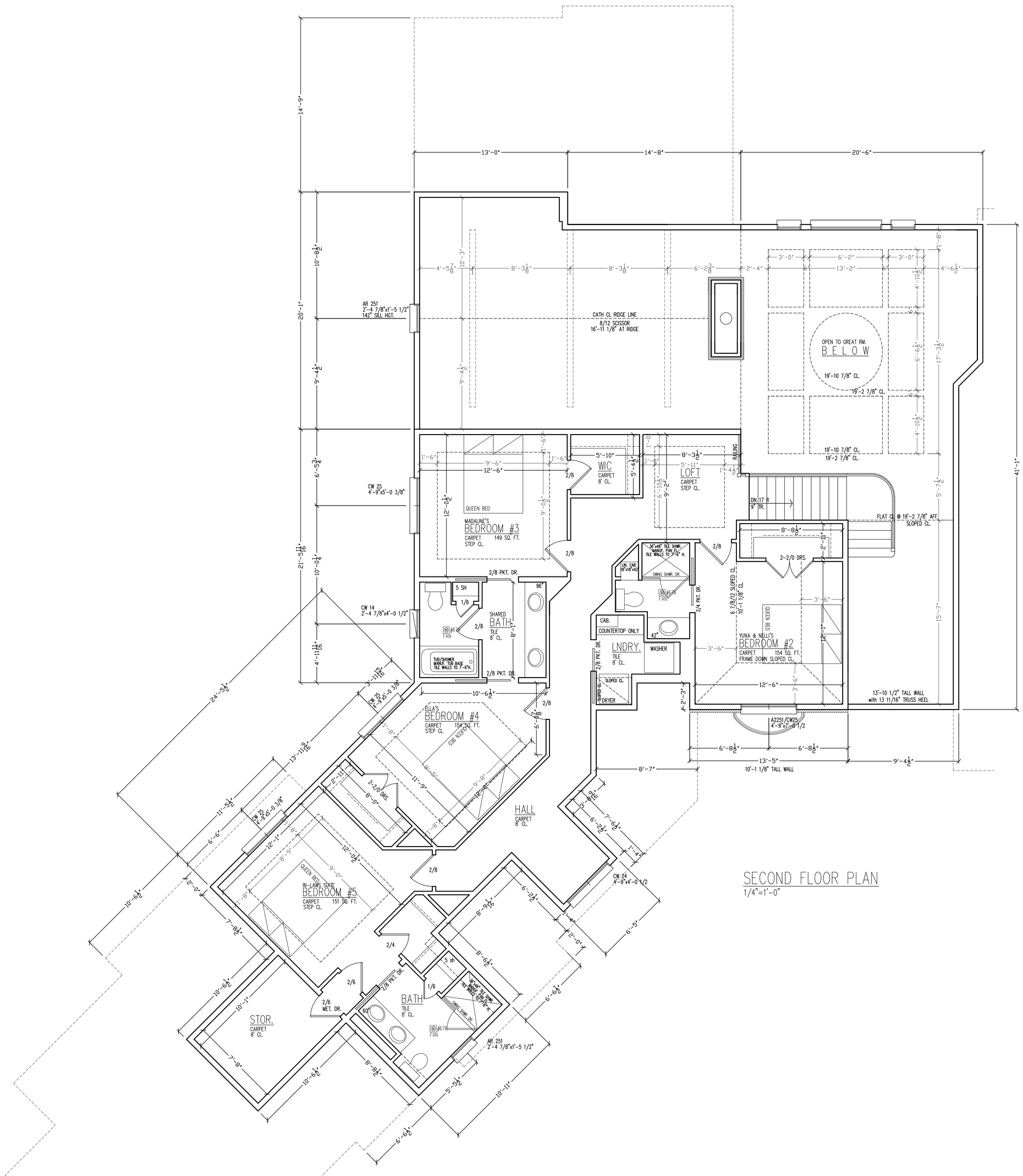
Wisconsin Focus on Energy Home



TRUSS TAIL DETAILS
1/4"=1'-0"



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



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

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

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

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

VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N18 W8831 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 502-7400 / FAX (866) 282-7109

THESE DRAWINGS ARE THE PROPERTY OF VICTORY HOMES AND ARE NOT TO BE USED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF VICTORY HOMES. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR MODIFIED IN ANY WAY, NOR ARE ANY NAMES OR REFERENCES TO VICTORY HOMES TO BE REMOVED OR ALTERED IN ANY WAY. ANY MODIFICATIONS, OR ADDITIONS MADE TO THESE DRAWINGS, ANYONE USING OR RELYING ON THESE DRAWINGS AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS VICTORY HOMES FROM ANY AND ALL CLAIMS, LOSSES, EXPENSES, DAMAGES OR LIABILITY ARISING OUT OF ANY MODIFICATIONS MADE TO THESE DRAWINGS. THE USER OF THESE DRAWINGS EXPRESSLY ASSUMES ALL RESPONSIBILITY AND LIABILITY WHERE THESE DRAWINGS ARE ALTERED WITHOUT THE AUTHORIZATION OF VICTORY HOMES. VICTORY HOMES IS NOT RESPONSIBLE FOR THE QUALITY OF MATERIALS AND WORKMANSHIP OF THE BUILDING.

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: PAK RES, GENEVA MODEL		SQ. FEET:	1,491
TITLE: 2 nd. Fl. Plan	DATE:	4/25/22	PAGE #: 4/4
PRINT #: 22204-5	DRAWN BY:	PLUM	SCALE: NOTED

Maly and James Pak Residence
Lot 6, Farmdale Estates

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 13, 2022**
SUBJECT: **Trenton & Jessie Blythe - Addition: Sunroom/Bedroom at 3613 W. River Ridge Court**

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

May 16, 2022

BURG HOMES LLC
N7912 US HWY 151
FOND DU LAC WI 54937
920-923-3231

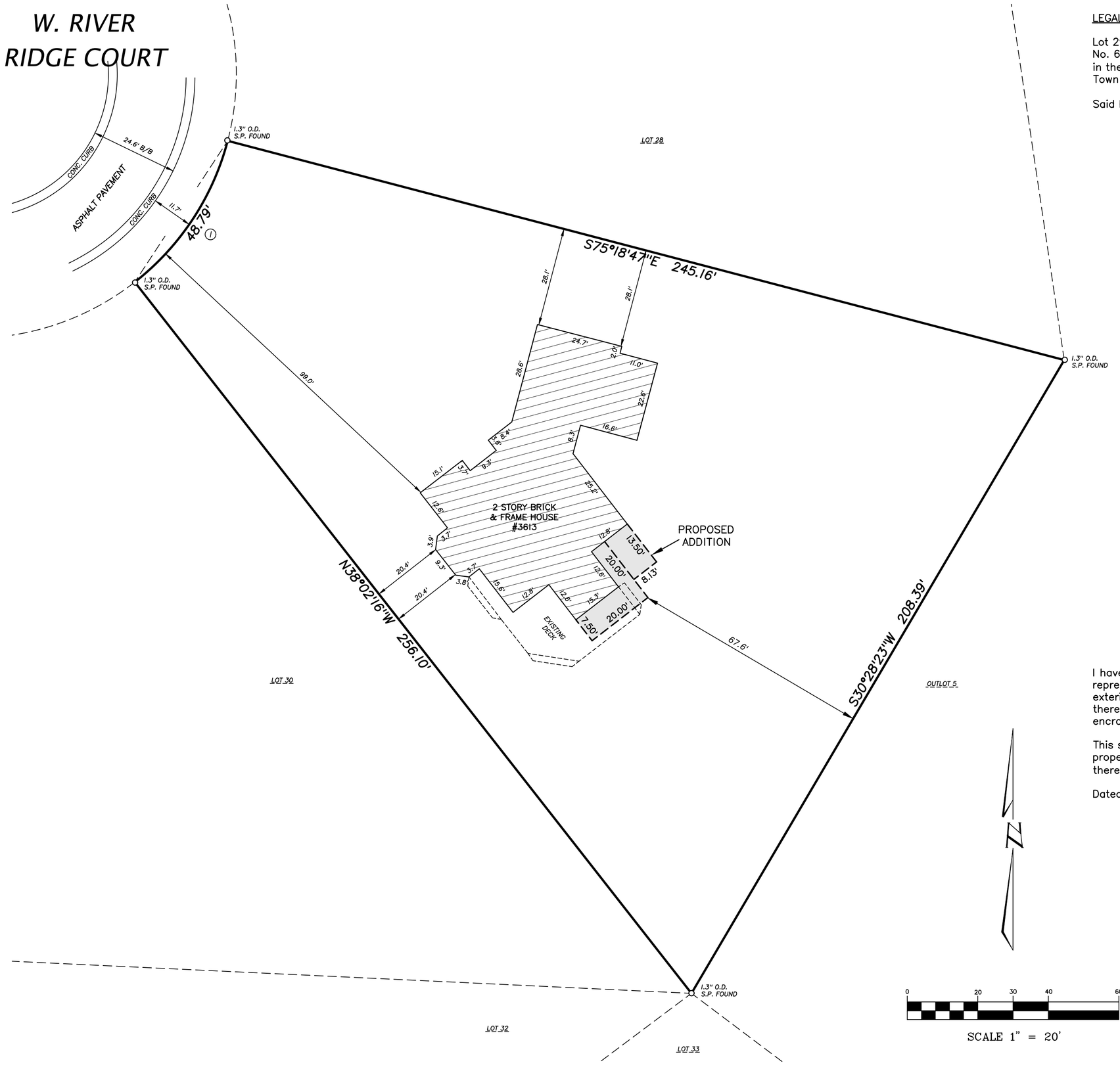
Dear City of Mequon:

We at Burg Homes LLC are proposing a new addition and interior remodel for Trenton and Jessie Blythe. We have reached out to the River Ridge Homeowner's Association and received an approval from them. The purpose of our addition is to increase the size of the sunroom on the back of the house to a 20' x 20' sunroom and add a bedroom on the second floor above the new sunroom. Along with the addition we plan on doing a revamp of the interior of the house, mainly in the kitchen, dining, and great room area. We plan on matching the new addition to the existing house by using matching materials and also repainting the exterior.

Sincerely,

Burg Homes LLC

Attachment: Statement of Intent (7403 : Trenton & Jessie Blythe)



LEGAL DESCRIPTION :

Lot 29, "RIVER RIDGE", being a subdivision of Parcel 2, Certified Survey Map No. 675 and a part of Parcels 1 and 2, Certified Survey Map No. 75, all being in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 24, Town 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 30,270 sq. ft/0.695 acres of land, more or less.

BEARING REFERENCE :

ALL BEARINGS ARE REFERENCED TO THE SOUTHWESTERLY LINE OF LOT 29, WHICH BEARS N38°02'16"W, PER "RIVER RIDGE" SUBDIVISION PLAT.

CURVE DATA

(1)

RAD. = 75.00'
DELTA = 37°16'31"
L.C. = 47.94'
L.C.B. = N33°19'25.5"E

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 19th day of May, 2022.

James G. Schneider
Surveyor – S–2127

MARK	DATE	REVISION	BY	AP'VD

"PROPERTY SURVEY"

for

Burg Homes, LLC

The Blythe Residence
3613 W. River Ridge Court
Mequon, WI

DATE:	MAY 19, 2022	DRAWN BY:	J.G.S.
FIELD CREW:	E.A.J.	Plat No.	LS-5279-22

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

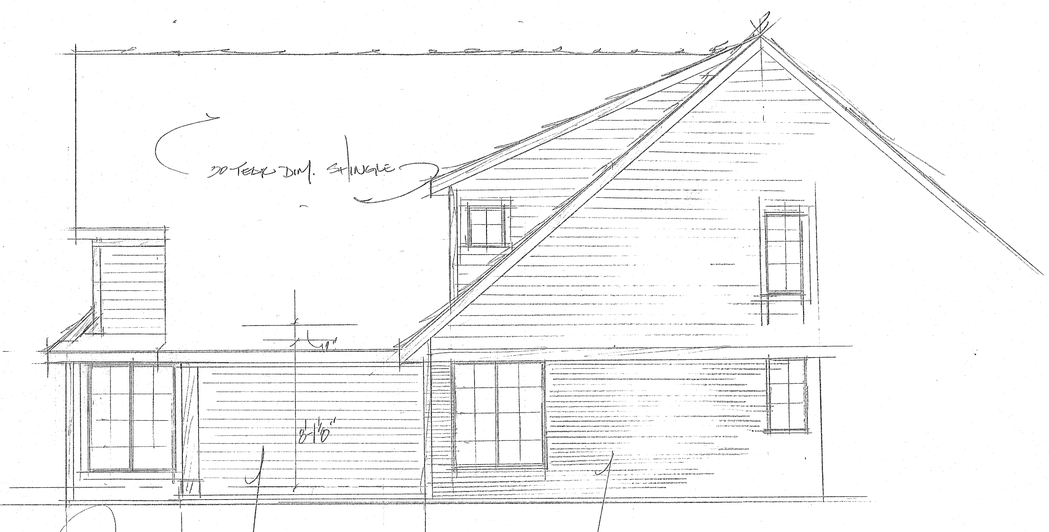
Attachment: Survey (7403 : Trenton & Jessie Blythe)

3613

Attachment: Pictures (7403 : Trenton & Jessie Blythe)

Attachment: Pictures (7403 : Trenton & Jessie Blythe)

Attachment: Pictures (7403 : Trenton & Jessie Blythe)



OLD NEW

RIGHT ELEV.

PATCH BRICK.

PATCH SID.

LEFT ELEV.

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

ATTIC TRUSSES

NEW LEDGE SID WATER PROOF.

PAINTED BRICK

REAR ELEV.

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

BURG HOMES LLC

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The Federal Copyright Protection Law applies to all Drawings and Designs created by Burg Homes LLC.

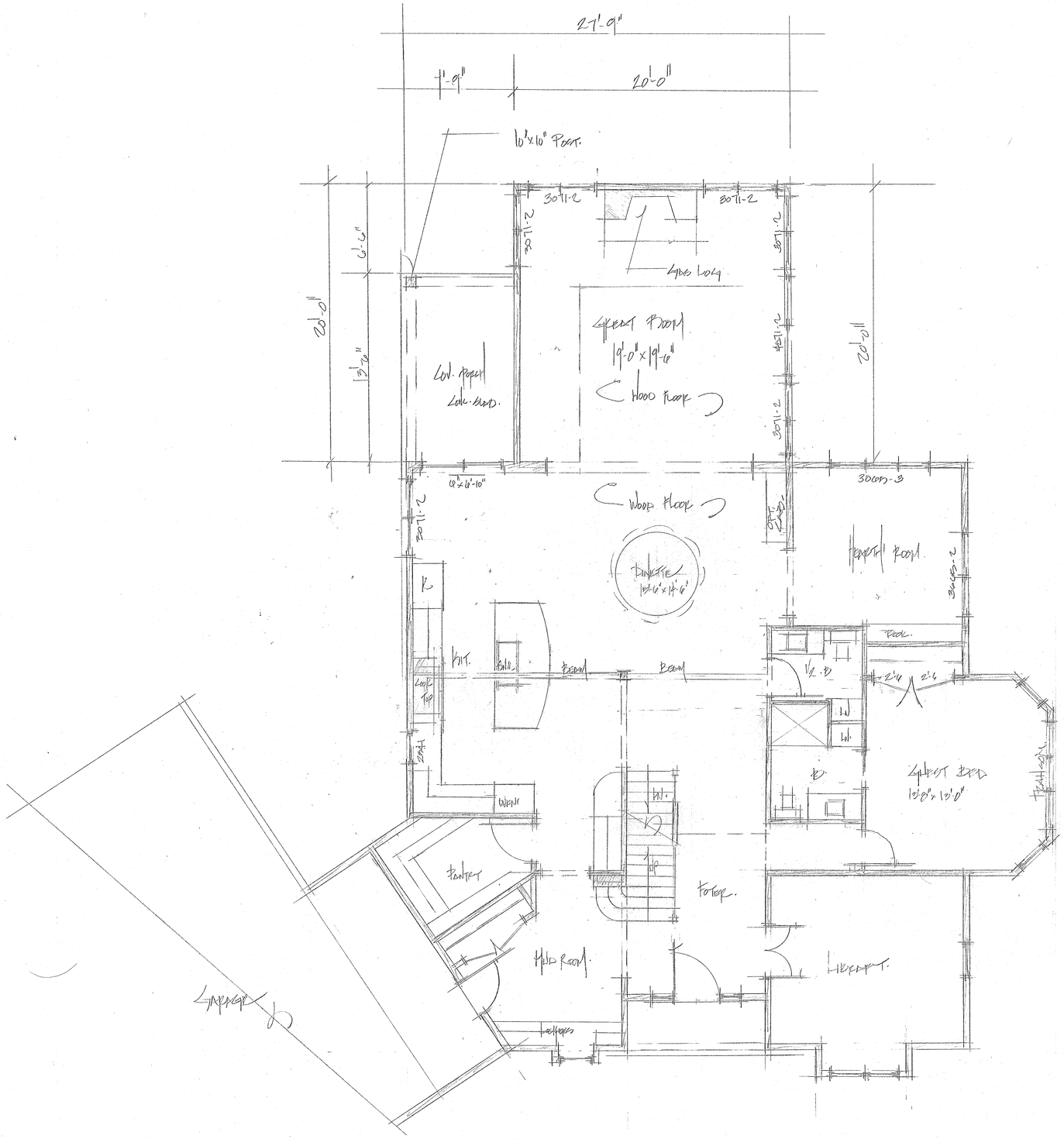
BURG HOMES LLC

SCALE: 1/4"=1'-0"	APPROVED BY:	DRAWN BY: J. BURG
DATE: 2-15-2022		REVISED:

RIVER RIDGE

DRAWING NUMBER: 1 OF 4

Attachment: Plans (7403 : Trenton & Jessie Blythe)



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The Federal Copyright Protection Law applies to all Drawings and Designs created by Burg Homes LLC.

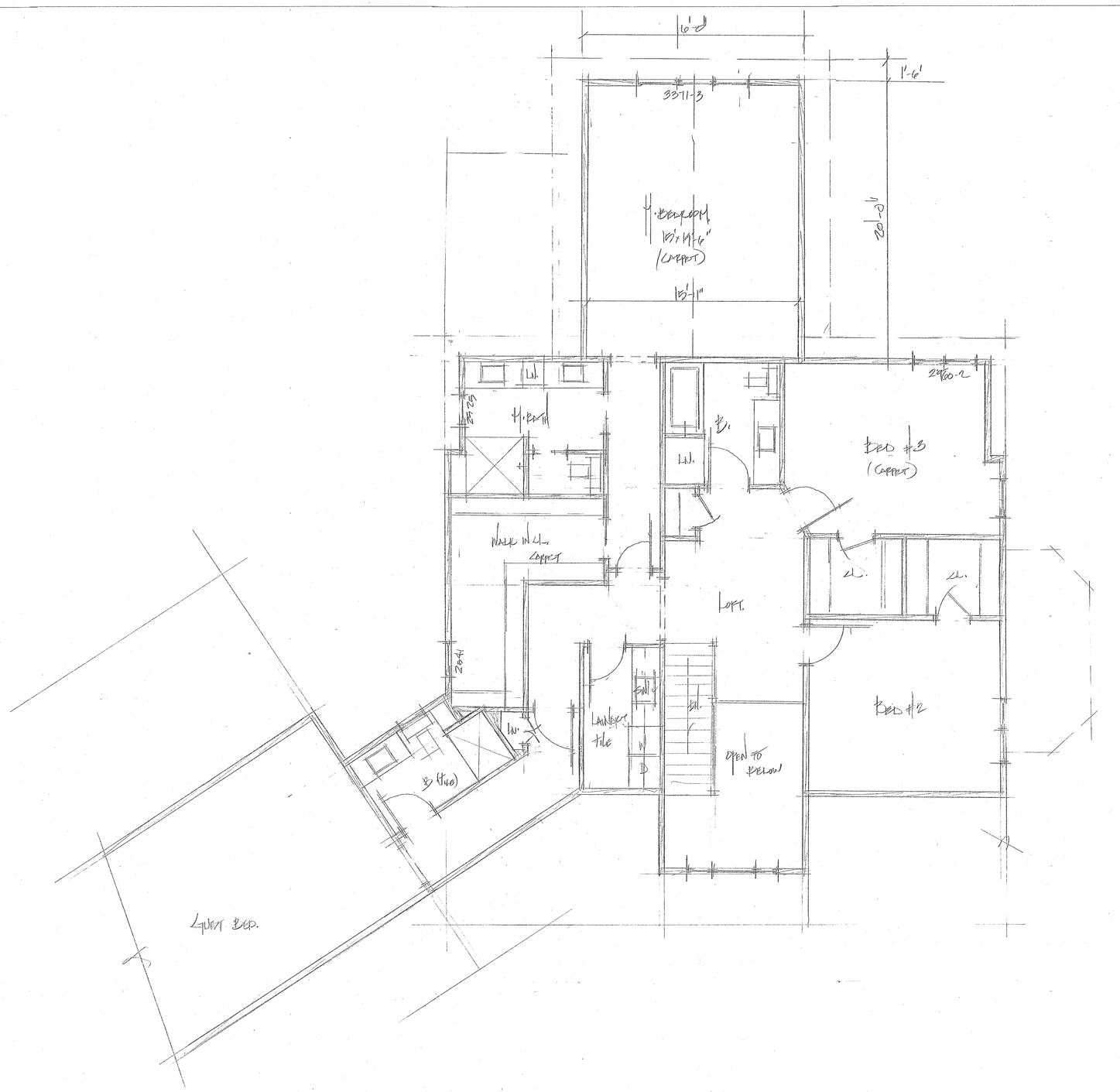
BURG HOMES LLC

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE: 2-1-2021		REVISED:

River Ridge

DRAWING NUMBER: 2 OF

Attachment: Plans (7403 : Trenton & Jessie Blythe)



BURG HOMES LLC

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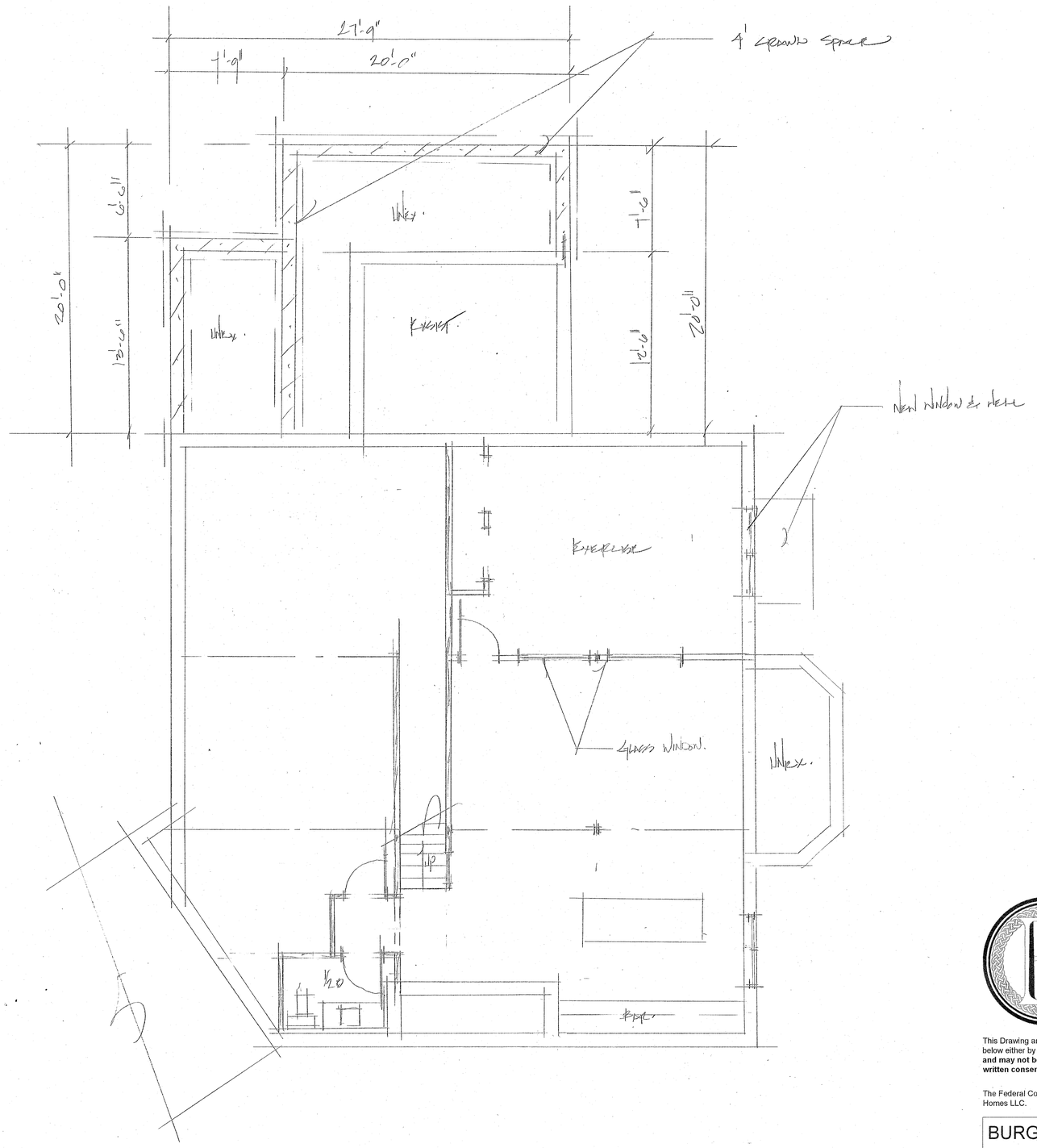
The Federal Copyright Protection Law applies to all Drawings and Designs created by Burg Homes LLC.

BURG HOMES LLC		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
RIVER RIDGE		
		DRAWING NUMBER: 3 OF 4

Attachment: Plans (7403 : Trenton & Jessie Blythe)



BURG HOMES LLC

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BURG HOMES LLC		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
		DRAWING NUMBER: 4 of 4

Attachment: Plans (7403 : Trenton & Jessie Blythe)

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

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

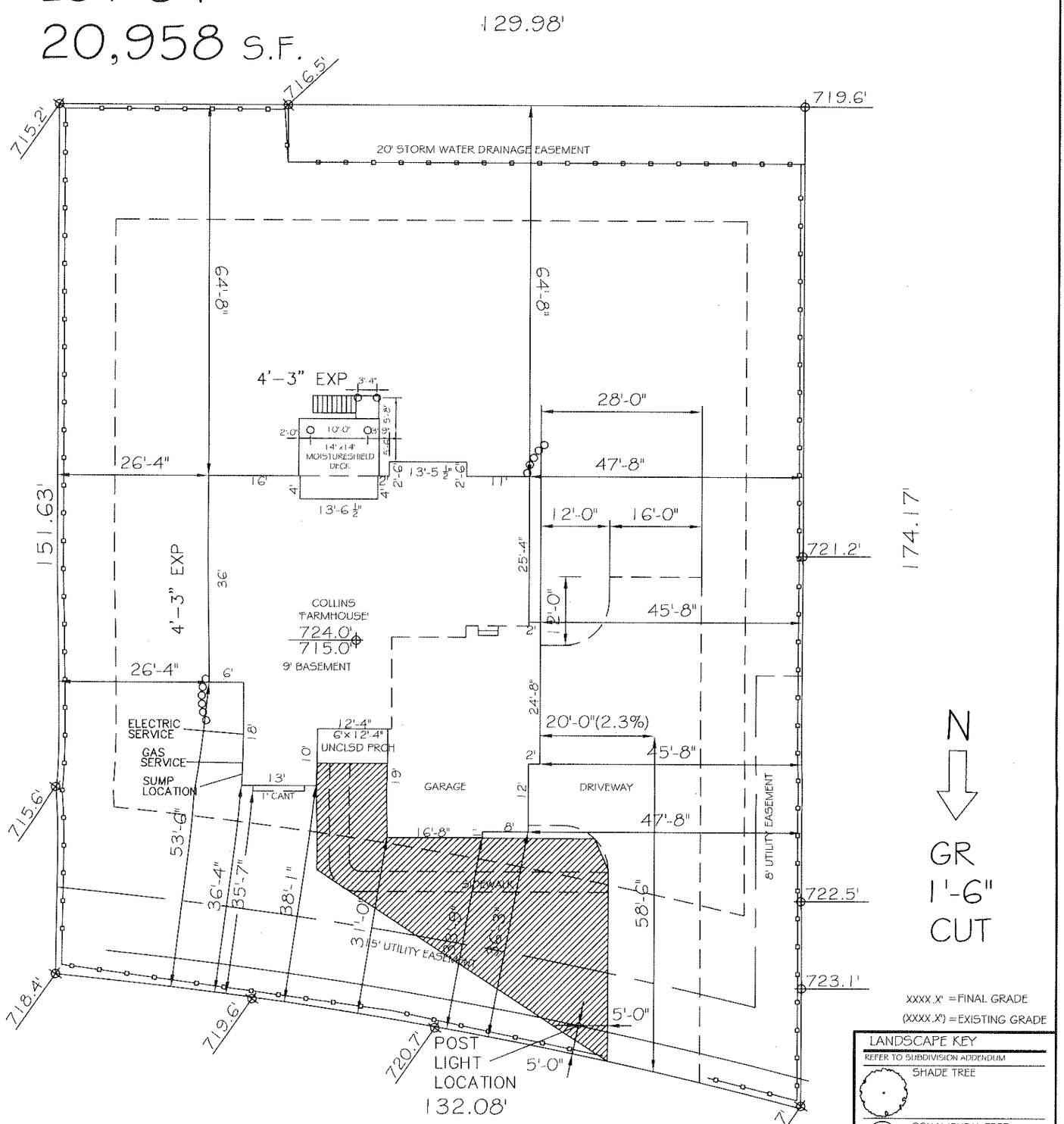
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 13, 2022**
SUBJECT: **Veridian Homes LLC - New Single-Family Residence at 7701 W. Preserve Parkway**

Attachments:
Survey (PDF)
Plans (PDF)

Attachment: Survey (7404 : Veridian Homes LLC)

PHASE 1
LOT 64
20,958 S.F.

NO PORCH ENCROACHMENTS



(FOR 9' FOUNDATION)
TOP OF FOUNDATION=724.0'
TOP OF FOOTING=715.0'
GARAGE FLOOR ELEV.=723.0'
DRIVEWAY SLOPE=(1.5%)
4'-3" EXPOSURE=719.25'
YARD GRADE=

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

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

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

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

HOMESITE: 64
CUSTOMER: FURNISHED MODEL
NEIGHBORHOOD: ENCLAVE AT MEQUON PRESERVE
ADDRESS: 7701 W PRESERVE PARKWAY
MODEL: COLLINS FARMHOUSE 3 CAR SIDE ENTRY
MEQUON, WI 53097
SITE AREA: 20,958 SQ. FT.
IMPERVIOUS AREA: 4,916 SQ. FT.

CUSTOMER APPROVAL:
DATE: / /22
DATE: / /22
VH APPROVAL:
DATE: / /22

SCALE: 1"=20'-0"
DRAWN BY: DRK
DATE: 5/13/2022

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

NOTE:
ALL WINDOWS ALL ELEVATIONS, FRONT DOOR, REAR DOORS
AND GARAGE DOORS TO HAVE 1X4 SMART TRIM

Front Elevation - Farmhouse 3 Car SE ARB

1/4" = 1'-0"

Custom Designed For: FURNISHED MODEL
Homesite / Neighborhood: 64 Enclave at Mequon Preserve South
Address: 7701 West Preserve Parkway
Mequon, WI 53097
Customer Approval:
SPF May 19 2022
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Architectural Works Copyright Protection Act of 1990.

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: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: DRK
Date: 5/13/2022

Print Date:
5/19/2022
2:49:10 PM
Revisions:

Drawing No.:
ARB1

Attachment: Plans (7404 : Veridian Homes LLC)

Rear Elevation - Farmhouse 3 Car SE ARB

1/4" = 1'-0"

Custom Designed For: FURNISHED MODEL
Homesite / Neighborhood: 64 Enclave at Mequon Preserve South
Address: 7701 West Preserve Parkway
Mequon, WI 53097
Customer Approval:
SPF May 19 2022
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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: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: DRK Date: 5/13/2022

Print Date:
5/19/2022
2:49:10 PM
Revisions:

Drawing No.:
ARB2

Attachment: Plans (7404 : Veridian Homes LLC)

Left Elevation - Farmhouse 3 Car SE ARB

1/4" = 1'-0"

Custom Designed For: FURNISHED MODEL
Homesite / Neighborhood: 64 Enclave at Mequon Preserve South
Address: 7701 West Preserve Parkway
Mequon, WI 53097
Customer Approval:
SPF May 19 2022

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

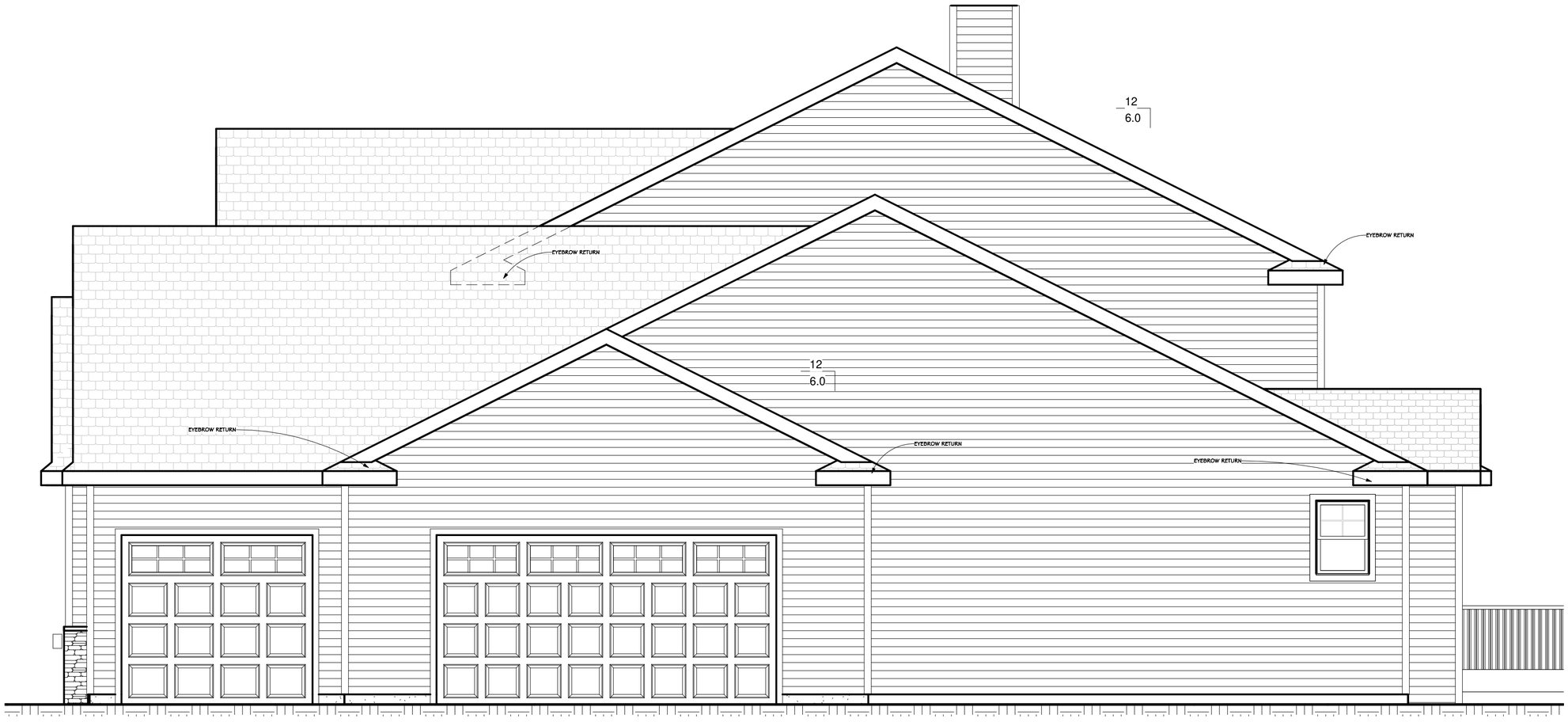
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model:COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: DRK Date: 5/13/2022

Print Date:
5/19/2022
2:49:11 PM
Revisions:

Drawing No.:
ARB3

Attachment: Plans (7404 : Veridian Homes LLC)



Right Elevation - Farmhouse 3 Car SE ARB

1/4" = 1'-0"

Custom Designed For: FURNISHED MODEL
Homesite / Neighborhood: 64 Enclave at Mequon Preserve South
Address: 7701 West Preserve Parkway
Mequon, WI 53097

Customer Approval:

SPF May 19 2022

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

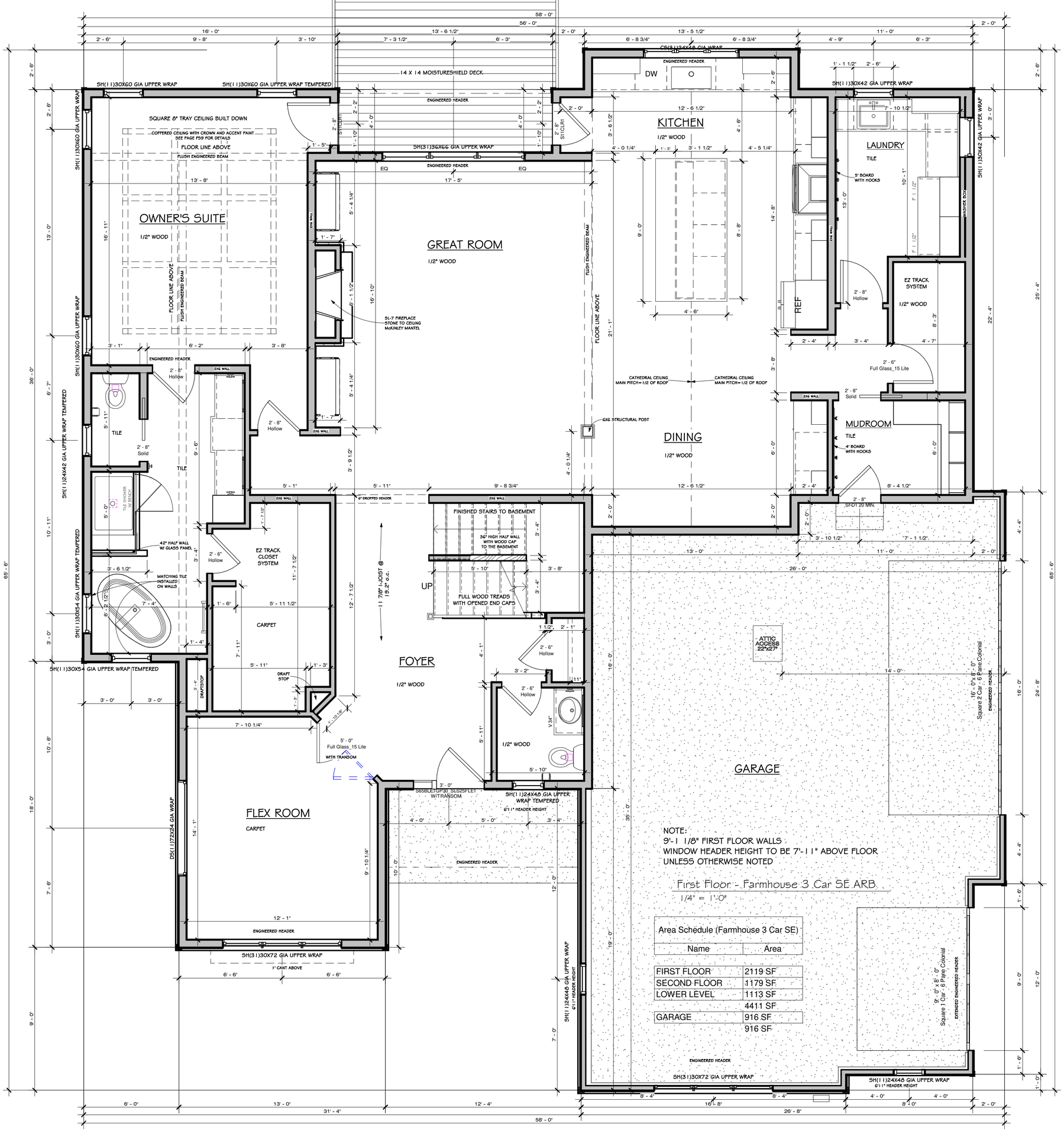
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: DRK. Date: 5/13/2022

Print Date:
5/19/2022
2:49:11 PM
Revisions:

Drawing No.:
ARB4

Attachment: Plans (7404 : Veridian Homes LLC)



Area Schedule (Farmhouse 3 Car SE)	
Name	Area
FIRST FLOOR	2119 SF
SECOND FLOOR	1179 SF
LOWER LEVEL	1113 SF
	4411 SF
GARAGE	916 SF
	916 SF

Custom Designed For: FURNISHED MODEL
Homesite / Neighborhood: G4 Enclave at Mequon Preserve South
Address: 7701 West Preserve Parkway
Mequon, WI 53097

Customer Approval:

SPF May 19 2022

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

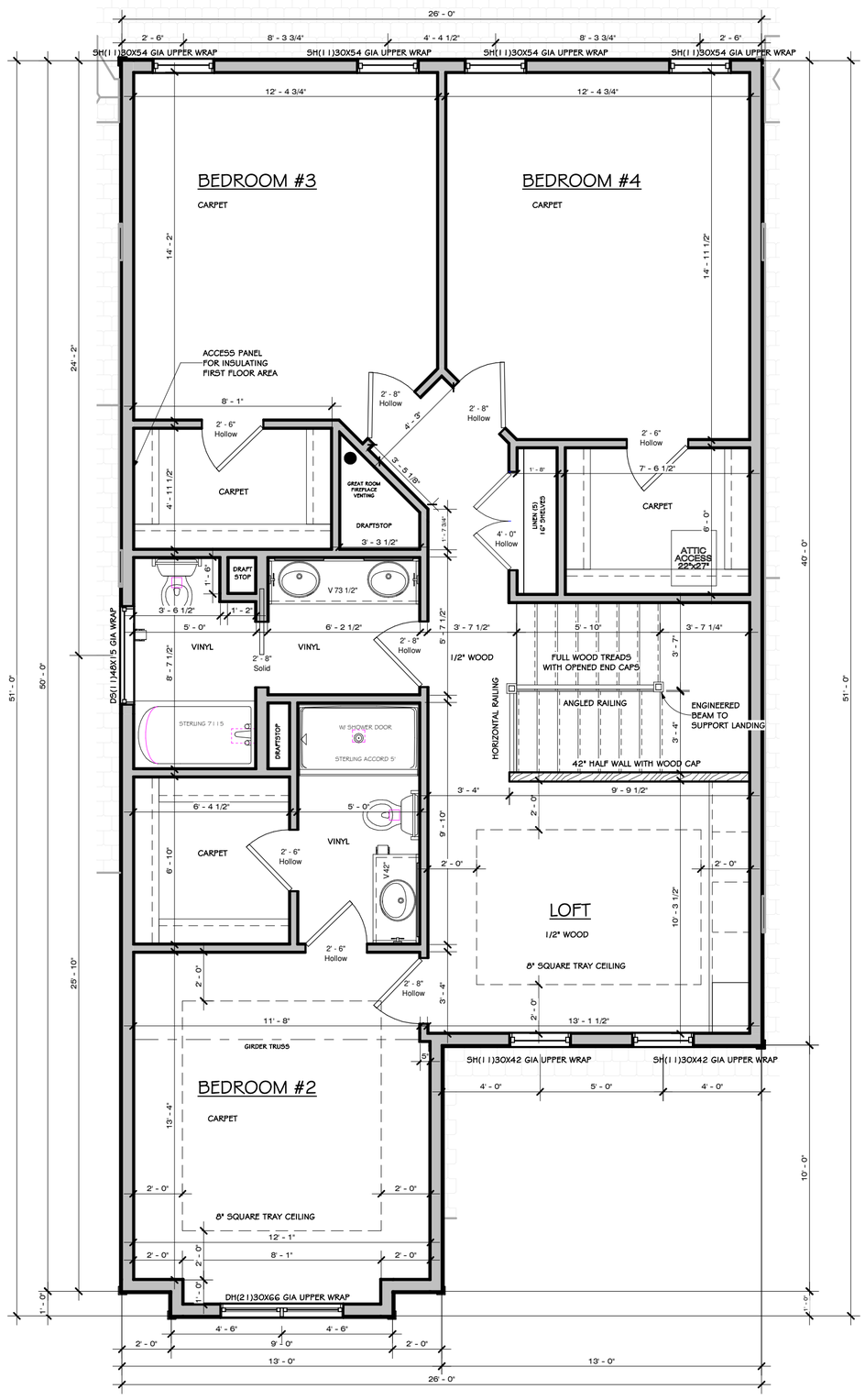
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: DRK. Date: 5/13/2022

Print Date: 5/19/2022 2:49:12 PM
Revisions:

Drawing No.: ARB5

Attachment: Plans (7404 : Veridian Homes LLC)



Second Floor - Farmhouse 3 Car SE ARB

1/4" = 1'-0"

Area Schedule (Farmhouse 3 Car SE)	
Name	Area
FIRST FLOOR	2119 SF
SECOND FLOOR	1179 SF
LOWER LEVEL	1113 SF
	4411 SF
GARAGE	916 SF
	916 SF

Custom Design For: FURNISHED MODEL
Homesite / Neighborhood: G4 Enclave at Mequon Preserve South
Address: 7701 West Preserve Parkway
Mequon, WI 53097

Customer Approval:

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SPF May 19 2022

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

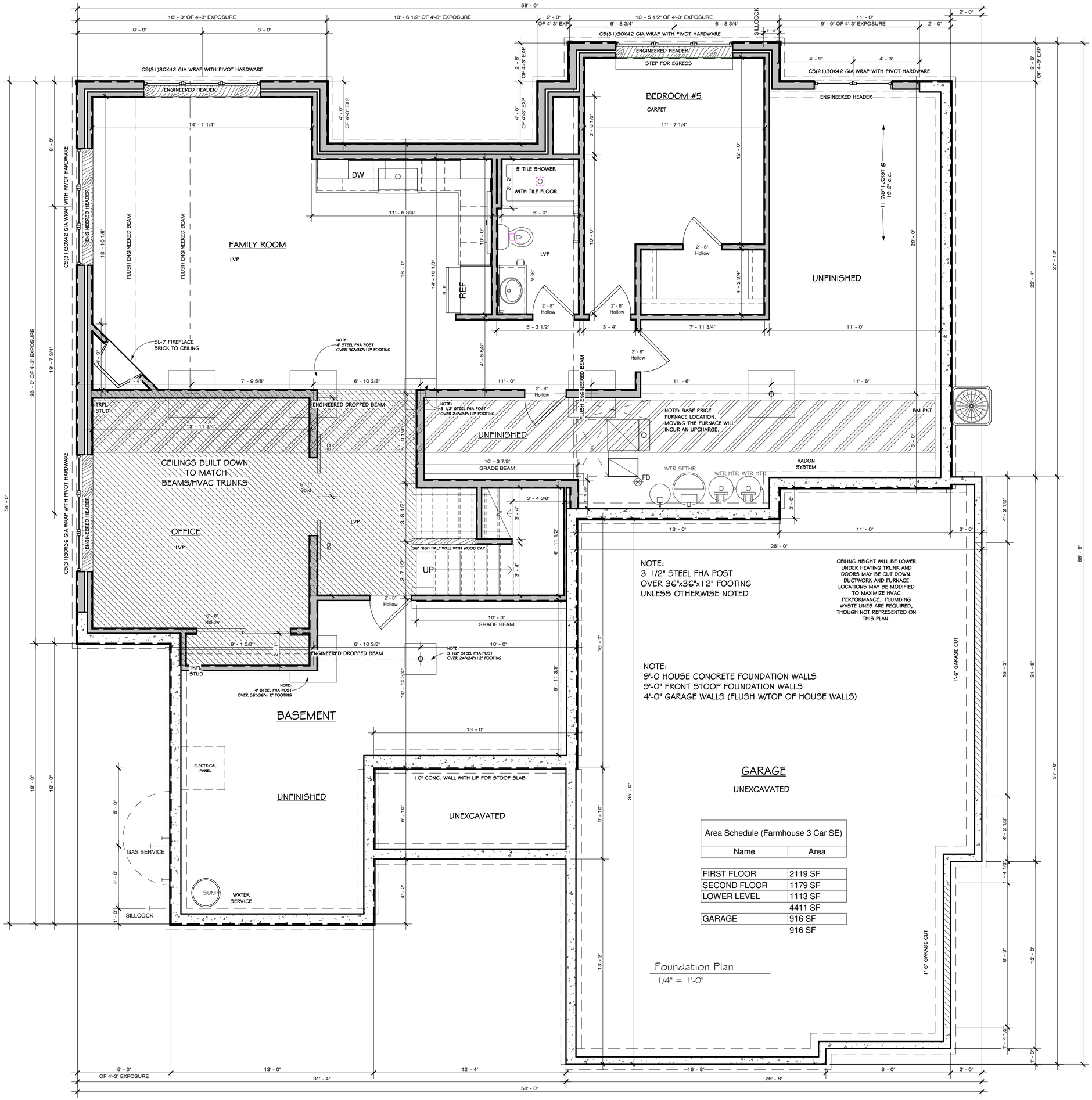
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: DRK
Date: 5/13/2022

Print Date: 5/19/2022 2:49:12 PM
Revisions:

Drawing No.: ARB6

Attachment: Plans (7404 : Veridian Homes LLC)



Area Schedule (Farmhouse 3 Car SE)	
Name	Area
FIRST FLOOR	2119 SF
SECOND FLOOR	1179 SF
LOWER LEVEL	1113 SF
	4411 SF
GARAGE	916 SF
	916 SF

Foundation Plan

1/4" = 1'-0"

Custom Designed For: FURNISHED MODEL
Homesite / Neighborhood: G4 Enclave at Mequon Preserve South
Address: 7701 West Preserve Parkway
Mequon, WI 53097
Customer Approval:
SPF May 19 2022
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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: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: DRK
Date: 5/13/2022

Print Date: 5/19/2022 2:49:13 PM
Revisions:

Drawing No.: ARB7

Attachment: Plans (7404 : Veridian Homes LLC)

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

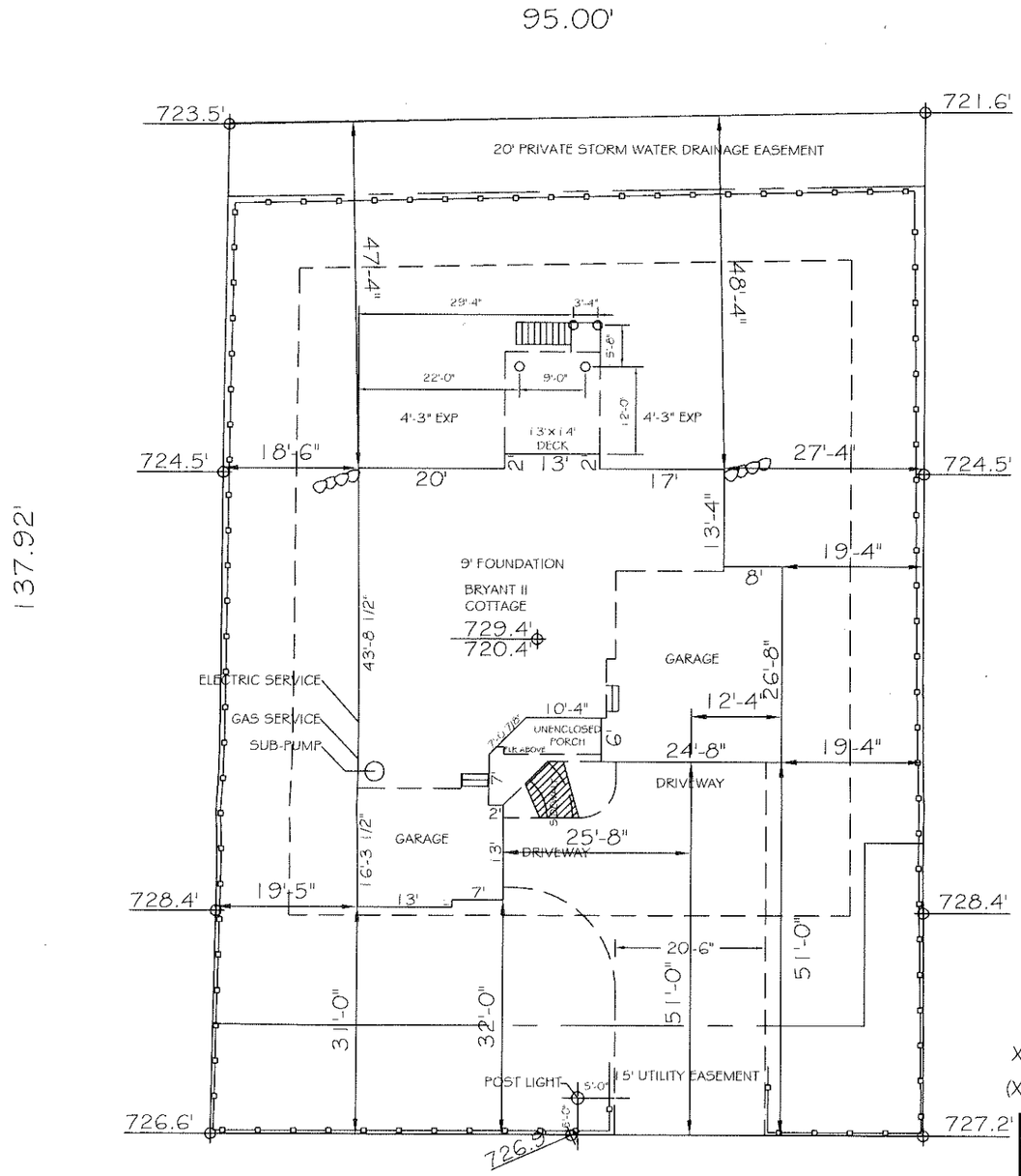
www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 13, 2022**
SUBJECT: **Veridian Homes LLC - New Single-Family Residence at 7827 W. Preserve Parkway**

Attachments:
Survey (PDF)
Plans (PDF)

PHASE 2
LOT 72
13,367 S.F.

NO PORCH ENCROACHMENTS
EGRESS STEP NEEDED IN BASEMENT



N

GR
1'-0"
CUT

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

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=729.40'
TOP OF FOOTING=720.40'
GARAGE FLOOR ELEV.=728.90'
DRIVEWAY SLOPE=3.72%
HALF EXPOSURE=(4'-3" EXP=724.65')
FRONT YARD SLOPE= 4%

1 STEP TO STOOP SLOPE: 3.72%

PRESERVE PARKWAY

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

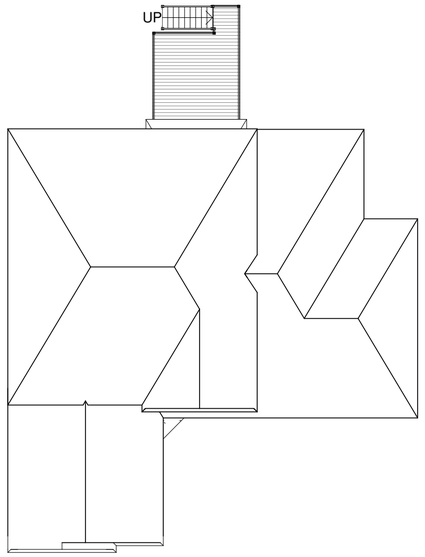
HOMESITE: 72
ENCLAVE AT MEQUON PRESERVE SOUTH
NEIGHBORHOOD:
MODEL: BRYANT II COTTAGE
SITE AREA: 13,367 SQ. FT.
IMPERVIOUS AREA: 4,166 SQ. FT.
SCALE: 1"=30'-0"
DRAWN BY: BJS
DATE: 5/3/2022

CUSTOMER: MOVE IN READY
ADDRESS: 7827 WEST PRESERVE PARKWAY
MEQUON, WI 53097

CUSTOMER APPROVAL:
DATE: / /22
DATE: / /22
VH APPROVAL:
SPF May 19 2022 DATE: / /22

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

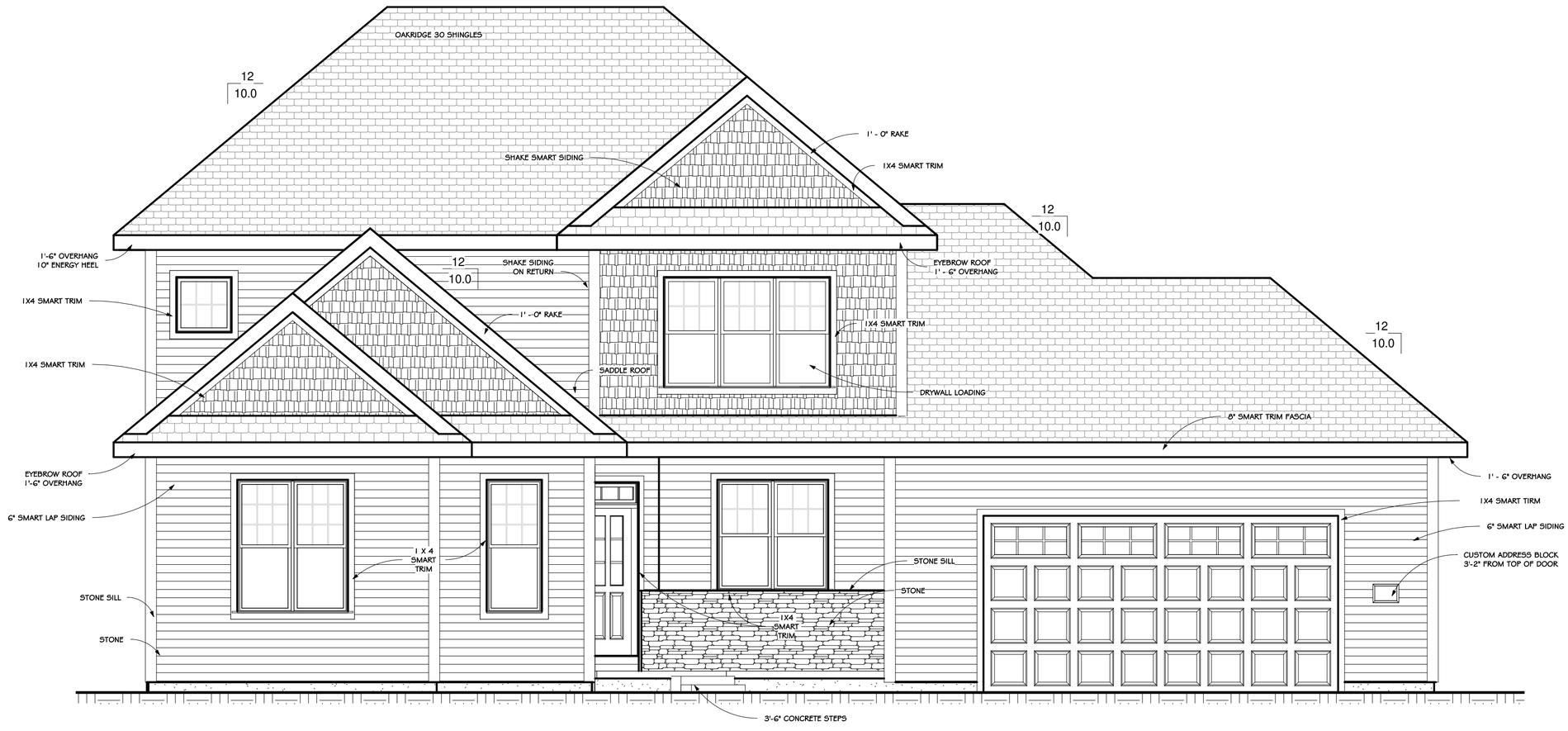
VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
(608)226-3100 Fax: (608)226-0600



Roof Plan

1/16" = 1'-0"

NOTE: ALL CORNORS ON ALL ELEVATIONS TO BE 6" SMART TRIM



Front Elevation - Cottage ARB

1/4" = 1'-0"

Custom Designed For: Move In Ready
Homesite / Neighborhood: 72 Enclave at Mequon Preserve
Address: 7827 West Preserve Parkway
Mequon, WI 53097
Customer Approval: SPF May 19 2022
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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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

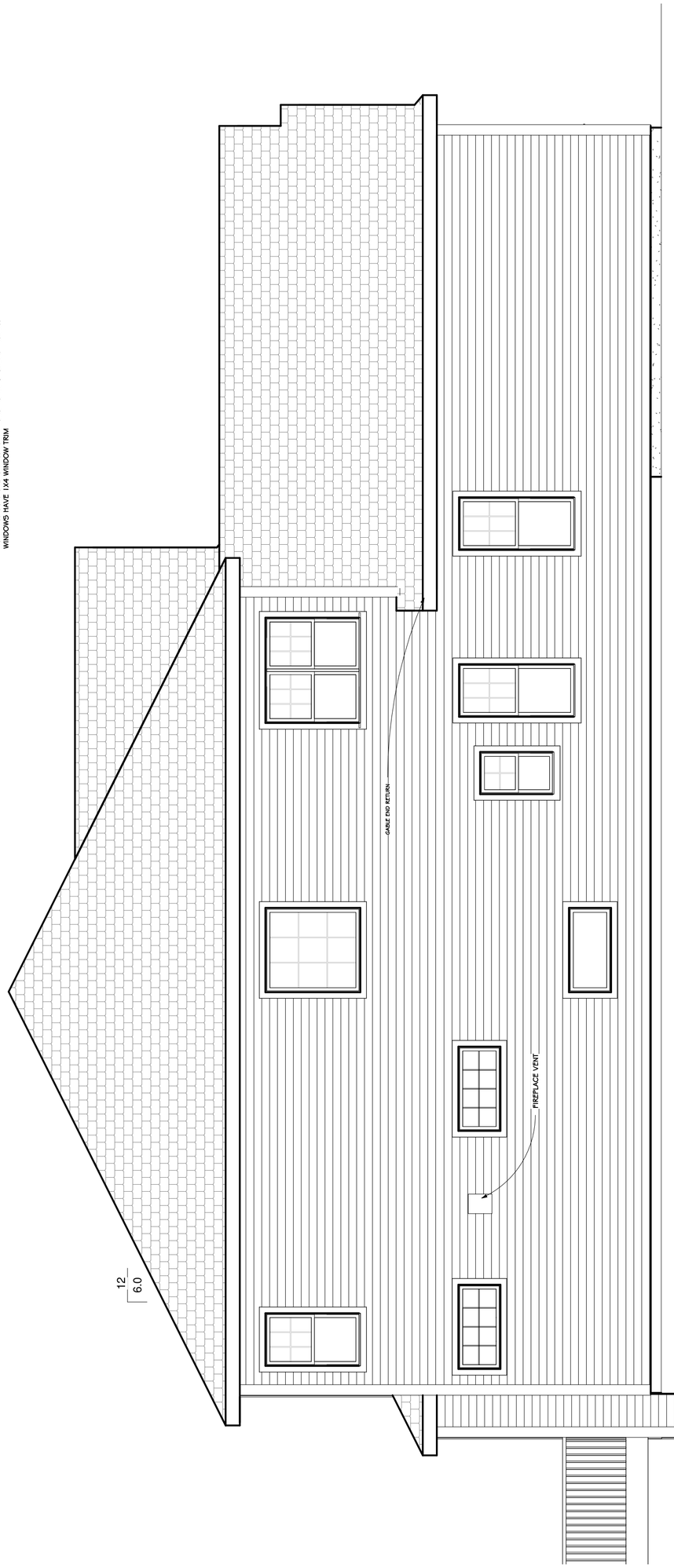
Model: BRYANT II - 3 Car Split Garage
Elevation: ARB
Revised Base Plan:
Drawn By: BJS Date: 5/3/2022

Print Date:
5/19/2022
10:02:02 AM
Revisions:

Drawing No.:
ARB

Attachment: Plans (7405 : Veridian Homes LLC)

Attachment: Plans (7405 : Veridian Homes LLC)



Left Elevation - Cottage ARB

1/4" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

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

Model: BRYANT II - 3 Car Split Garage
Elevation: ARB
Revised Base Plan:
Drawn By: BJS Date: 5/3/2022

Print Date: 5/19/2022 10:02:03 AM
Revisions:

Drawing No.: ARB 2

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: 72 Enclave at Mequon Preserve
Address: 7827 West Preserve Parkway
Mequon, WI 53097
Customer Approval: **SPF May 19 2022**

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NOTE: ALL CORNORS ON ALL ELEVATIONS TO BE 6" SMART TRIM
ALL WINDOWS HAVE 1X4 WINDOW TRIM

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

Custom Designed For: Move In Ready
Homesite / Neighborhood: 72 Enclave at Mequon Preserve
Address: 7827 West Preserve Parkway
Mequon, WI 53097
Customer Approval: **SPF May 19 2022**
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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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

Model: BRYANT II - 3 Car Split Garage
Elevation: ARB
Revised Base Plan:
Drawn By: BJS Date: 5/3/2022

Print Date:
5/19/2022
10:02:03 AM
Revisions:

Drawing No.:
ARB
3

Attachment: Plans (7405 : Veridian Homes LLC)

NOTE: ALL CORNORS ON ALL ELEVATIONS TO BE 6" SMART TRIM
ALL WINDOWS HAVE 1X4 WINDOW TRIM

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

Custom Designed For: Move In Ready
Homesite / Neighborhood: 72 Enclave at Meqjon Preserve
Address: 7827 West Preserve Parkway
Meqjon, WI 53097
Customer Approval: **SPF May 19 2022**
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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

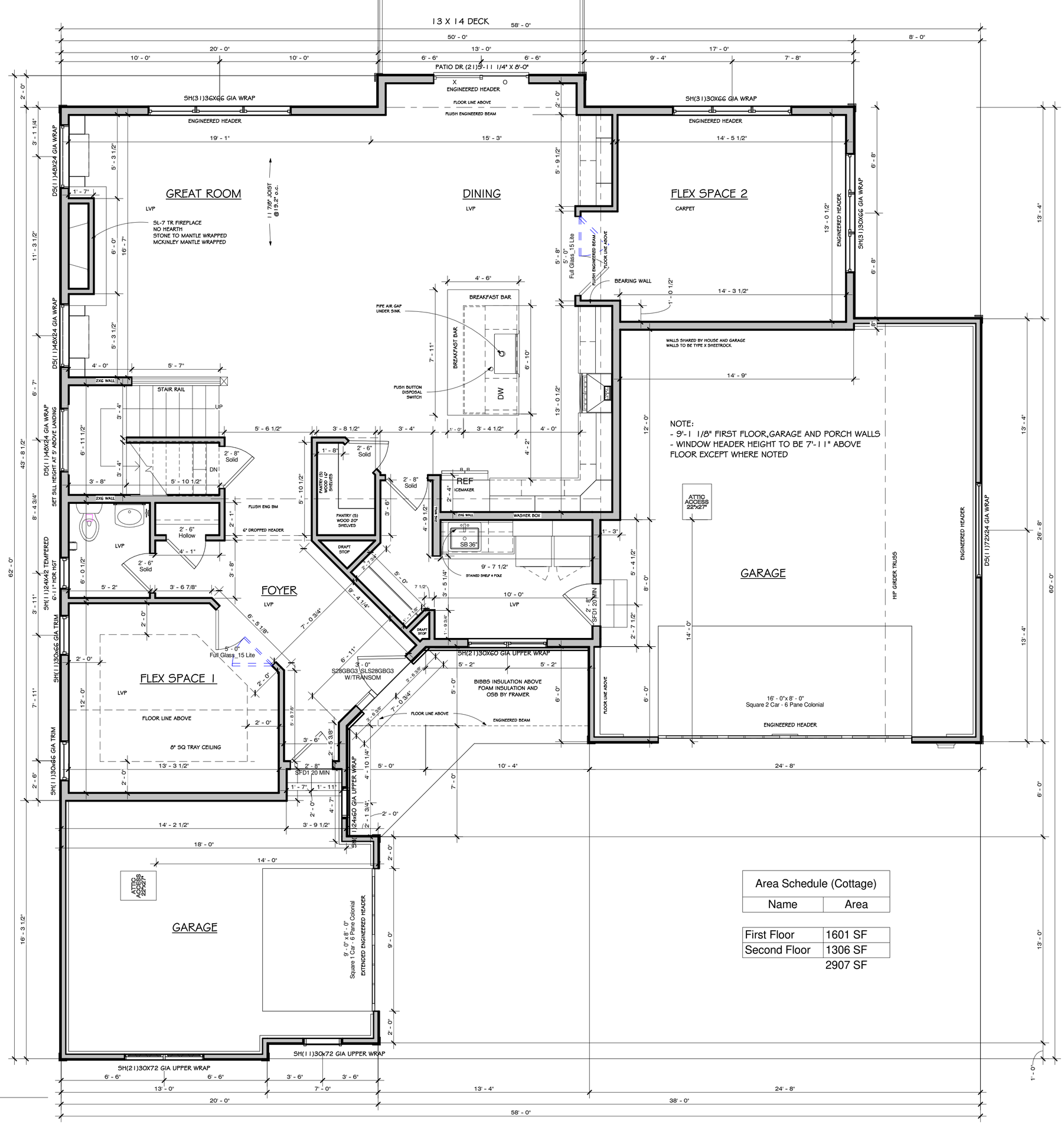
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: BRYANT II - 3 Car Split Garage
Elevation: ARB
Revised Base Plan:
Drawn By: BJS Date: 5/3/2022

Print Date:
5/19/2022
10:02:04 AM
Revisions:

Drawing No.:
ARB
4

Attachment: Plans (7405 : Veridian Homes LLC)



Area Schedule (Cottage)	
Name	Area
First Floor	1601 SF
Second Floor	1306 SF
	2907 SF

First Floor - Cottage ABR

1/4" = 1'-0"

Custom Designed For: Move In Ready
Homesite / Neighborhood: 72 Enclave at Meqion Preserve
Address: 7827 West Preserve Parkway
Mequon, WI 53097
Customer Approval: SPF May 19 2022
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Madison, WI 53713
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Fax 608.226.0600

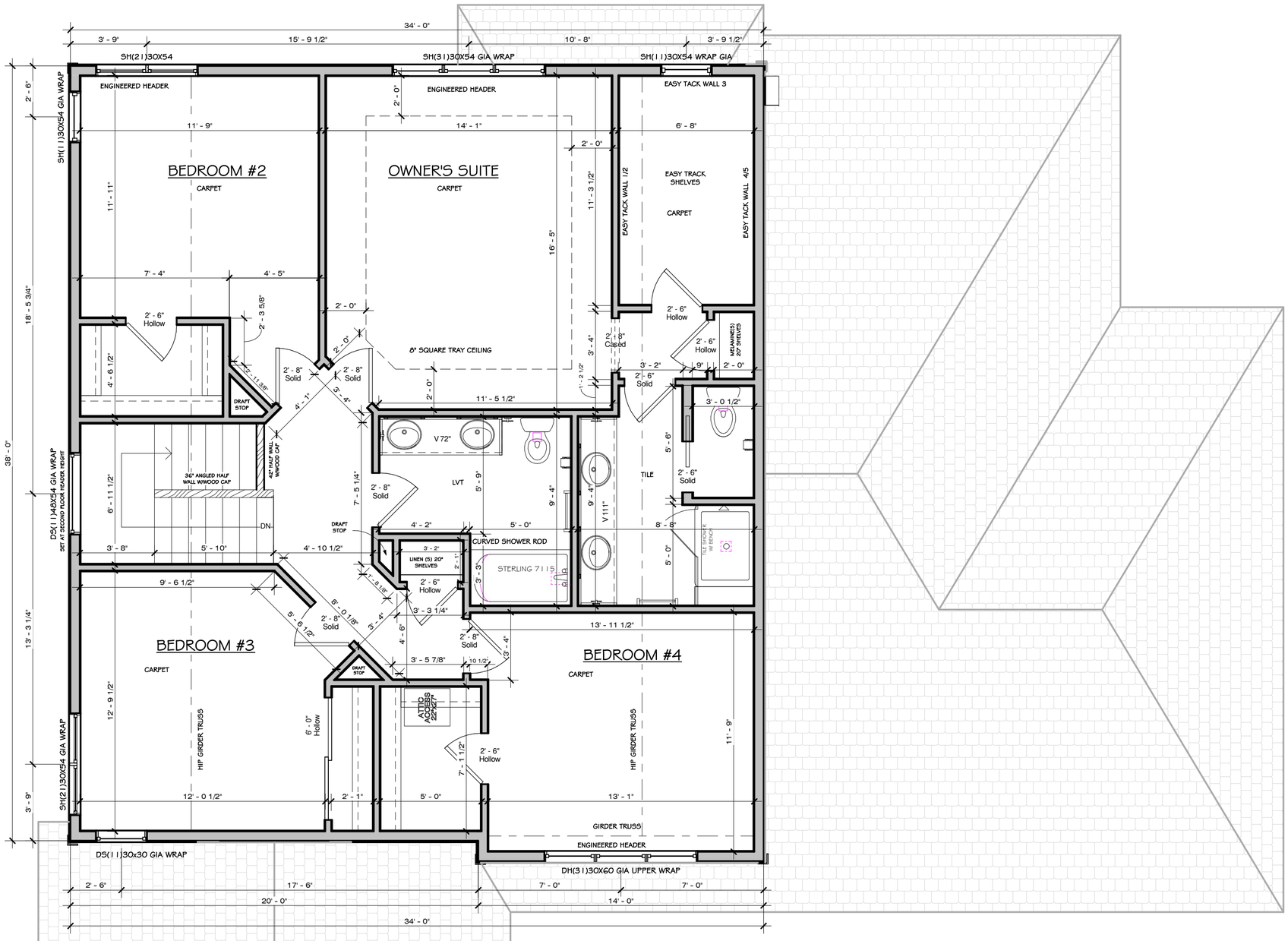
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: BRYANT II - 3 Car Split Garage
Elevation: ARB
Revised Base Plan:
Drawn By: BJS Date: 5/3/2022

Print Date: 5/19/2022 10:02:06 AM
Revisions:

Drawing No.: ARB 5

Attachment: Plans (7405 : Veridian Homes LLC)



Area Schedule (Cottage)	
Name	Area
First Floor	1601 SF
Second Floor	1306 SF
	2907 SF

Second Floor - Cottage ARB

1/4" = 1'-0"

Custom Designed For: Move In Ready
Homesite / Neighborhood: 72 Enclave at Mequon Preserve
Address: 7827 West Preserve Parkway
Mequon, WI 53097
Customer Approval: **SPF May 19 2022**

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Madison, WI 53713
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Fax 608.226.0600

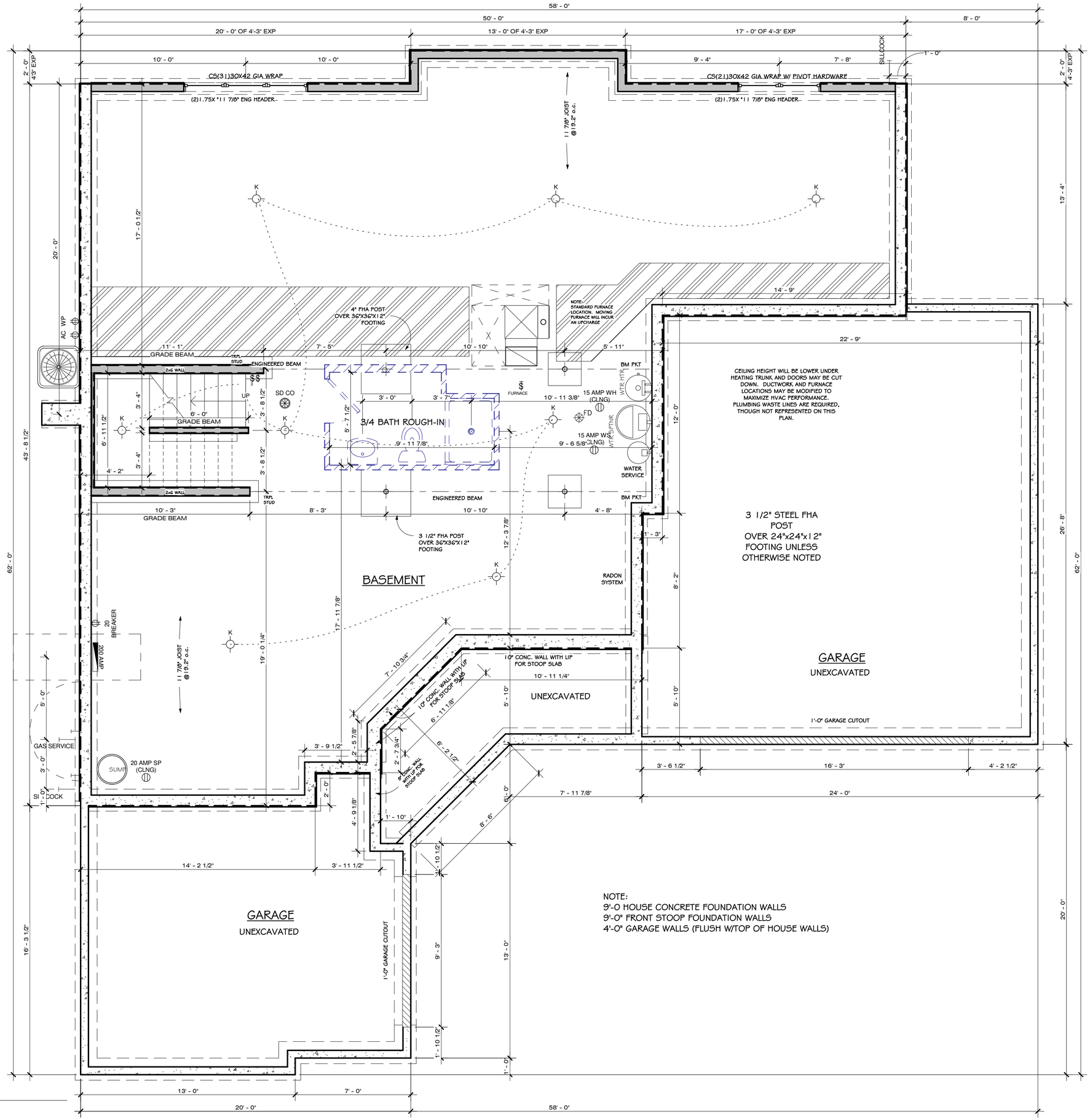
Model: BRYANT II - 3 Car Split Garage
Elevation: ARB
Revised Base Plan:
Drawn By: BUS Date: 5/3/2022

Print Date:
5/19/2022
10:02:07 AM
Revisions:

Drawing No.:
ARB
6

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

Attachment: Plans (7405 : Veridian Homes LLC)



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

Custom Designed For: Move In Ready
Homesite / Neighborhood: 72 Enclave at Megion Preserve
Address: 7827 West Preserve Parkway
Mequon, WI 53097
Customer Approval:
SPF May 19 2022
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Madison, WI 53713
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Fax 608.226.0600

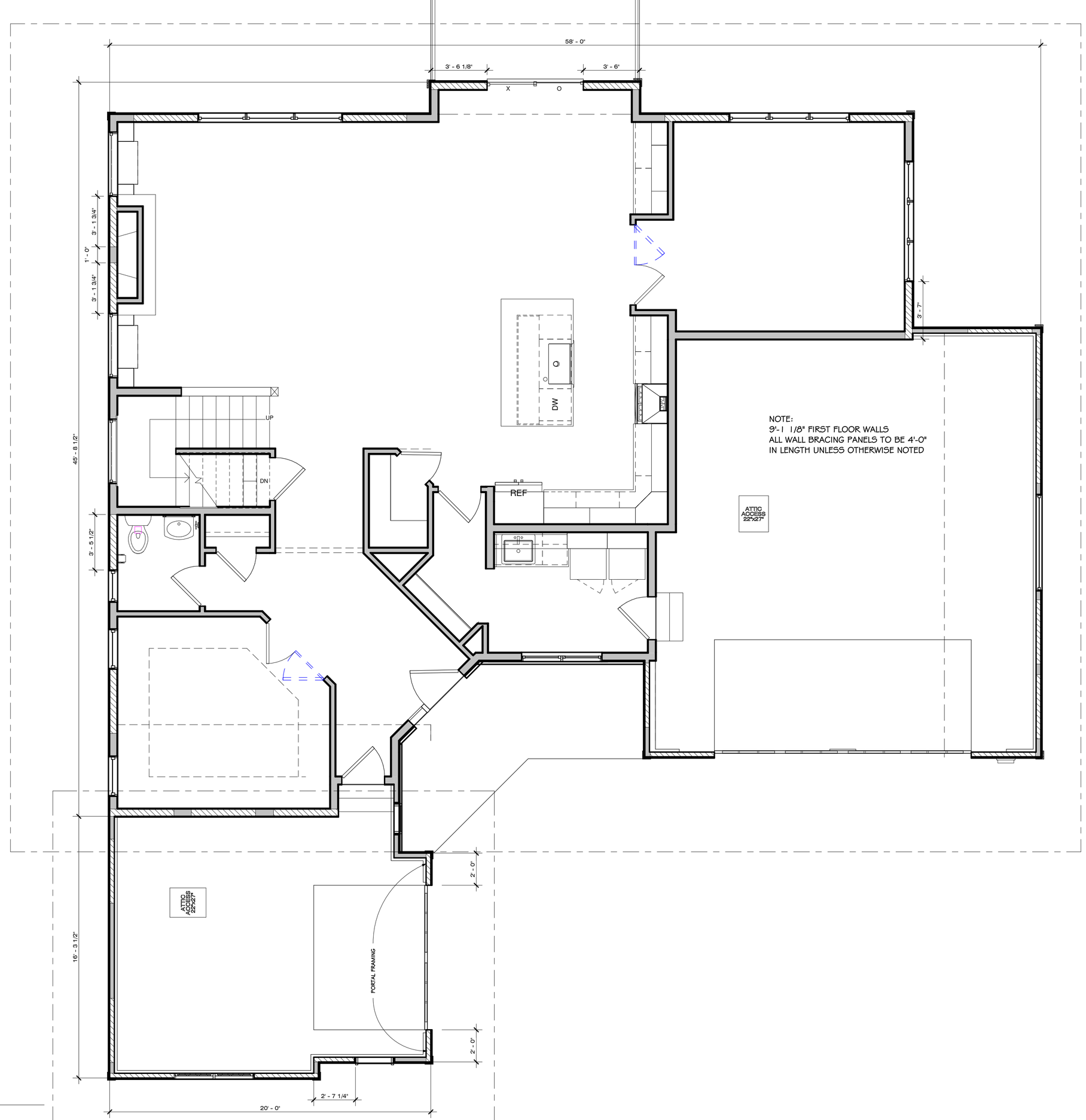
Do Not Scale
Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: BRYANT II - 3 Car Split Garage
Elevation: ARB
Revised Base Plan:
Drawn By: BJS Date: 5/3/2022

Print Date:
5/19/2022
10:02:08 AM
Revisions:

Drawing No.:
ARB
7

Attachment: Plans (7405 : Veridian Homes LLC)



First Floor Bracing - Cottage ARB

1/4" = 1'-0"

Custom Design Designed For: Move In Ready
Homesite / Neighborhood: 72 Enclave at Mequon Preserve
Address: 7827 West Preserve Parkway
Mequon, WI 53097
Customer Approval: SPF May 19 2022

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Model: BRYANT II - 3 Car Split Garage
Elevation: ARB
Revised Base Plan:
Drawn By: BUS Date: 5/3/2022

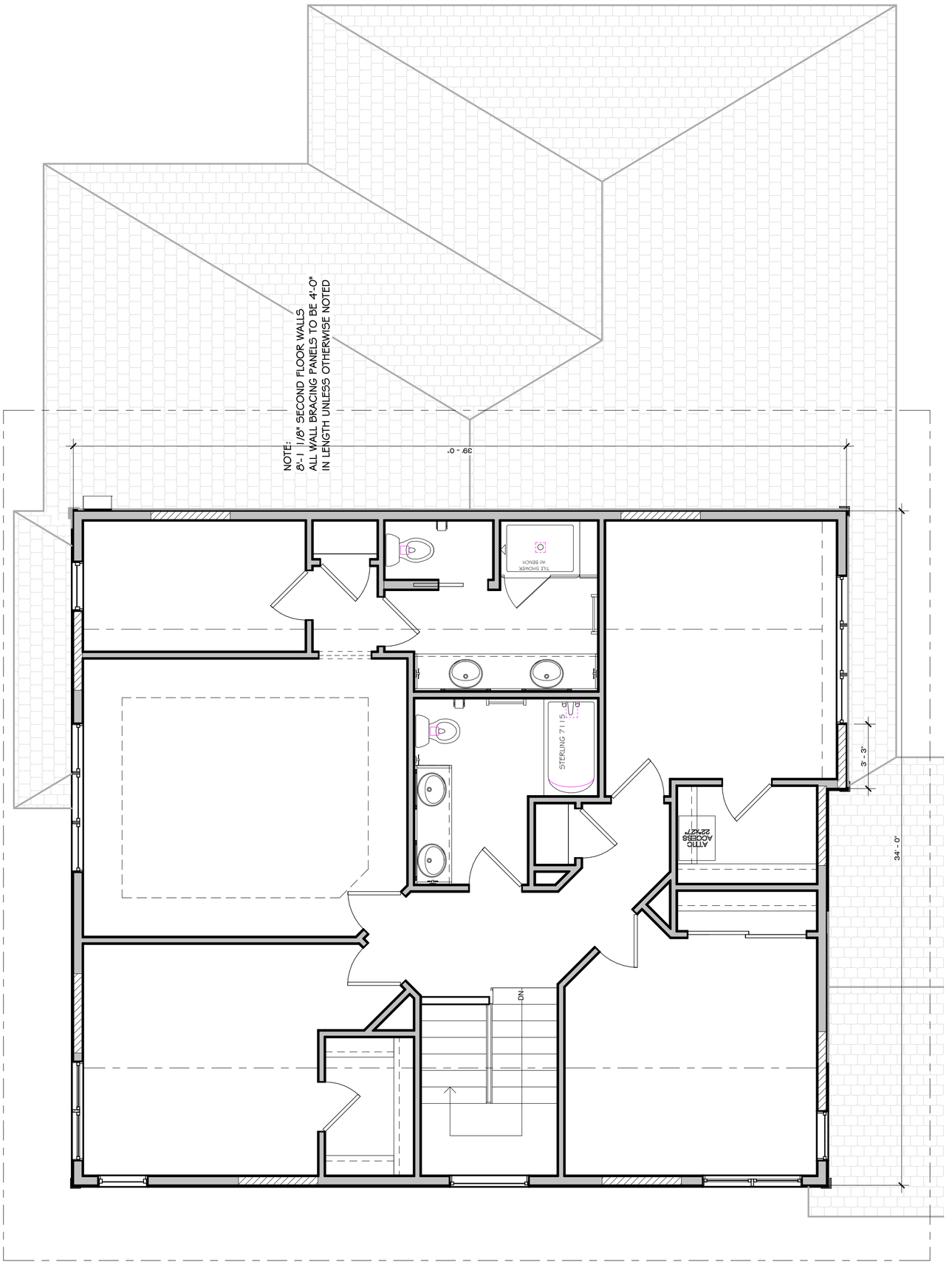
Print Date:
5/19/2022
10:02:09 AM
Revisions:

Drawing No.:
ARB
8

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

Attachment: Plans (7405 : Veridian Homes LLC)

Attachment: Plans (7405 : Veridian Homes LLC)



Second Floor Bracing - Cottage ARB

1/4" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

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

Model:	BRYANT II - 3 Car Split Garage
Elevation:	ARB
Revised Base Plan:	
Drawn By:	BJS
Date:	5/3/2022
Print Date:	5/19/2022 10:02:09 AM
Revisions:	
Drawing No.:	ARB 9

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: Move In Ready
Homesite / Neighborhood: 72 Enclave at Mequon Preserve
Address: 7827 West Preserve Parkway
Mequon, WI 53097
Customer Approval: **SPF May 19 2022**

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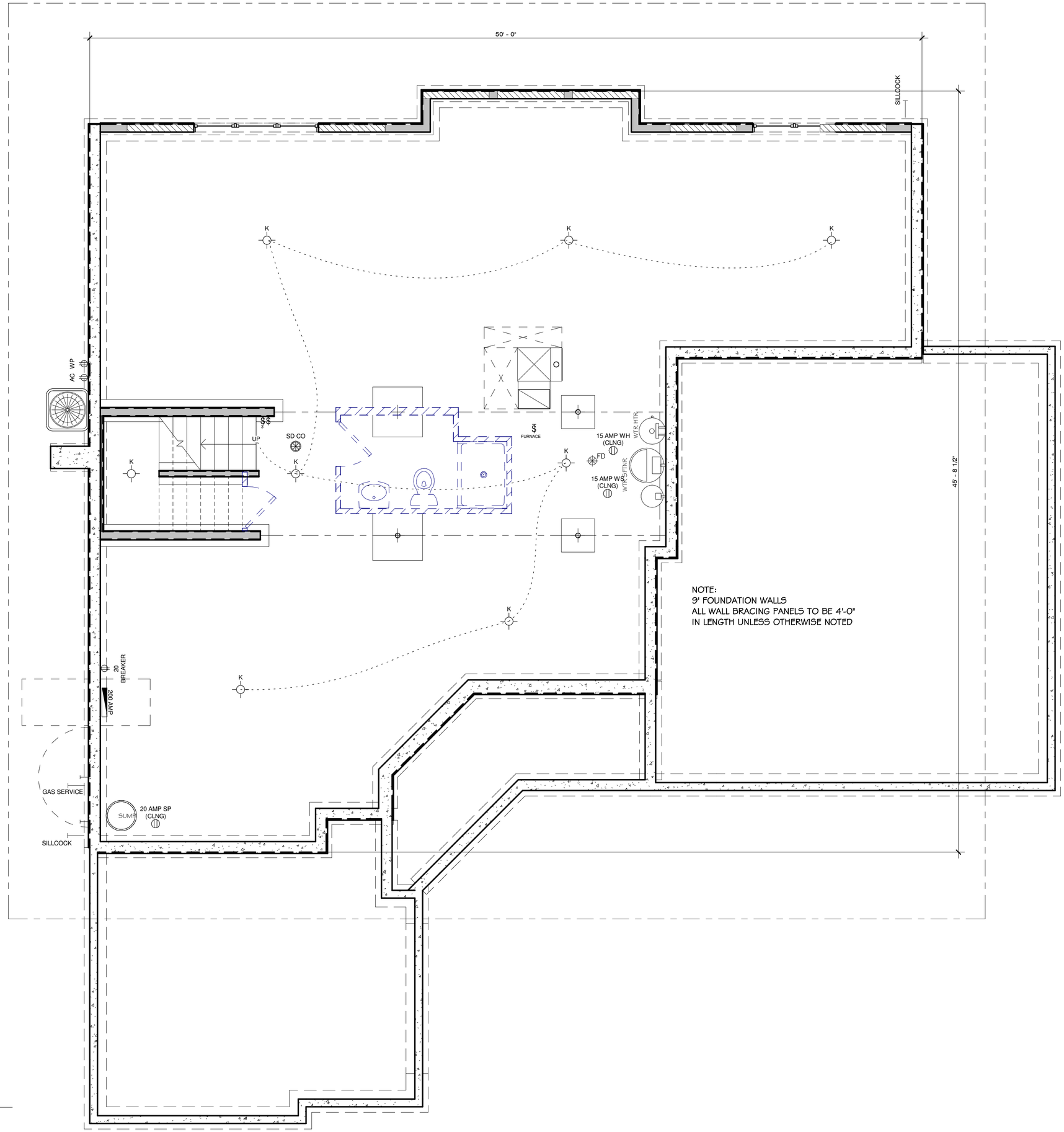

Foundation Bracing Plan - Cottage

1/4" = 1'-0"

Custom Design Designed For: Move In Ready
Homesite / Neighborhood: 72 Enclave at Mequon Preserve
Address: 7827 West Preserve Parkway
Mequon, WI 53097
Customer Approval:
Approval: **SPF May 19 2022**

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Fax 608.226.0600

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Model: BRYANT II - 3 Car Split Garage
Elevation: ARB
Revised Base Plan: Date: 5/3/2022
Drawn By: BU5

Print Date:
5/19/2022
10:02:10 AM
Revisions:

Drawing No.:
ARB
1.0

Attachment: Plans (7405 : Veridian Homes LLC)

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

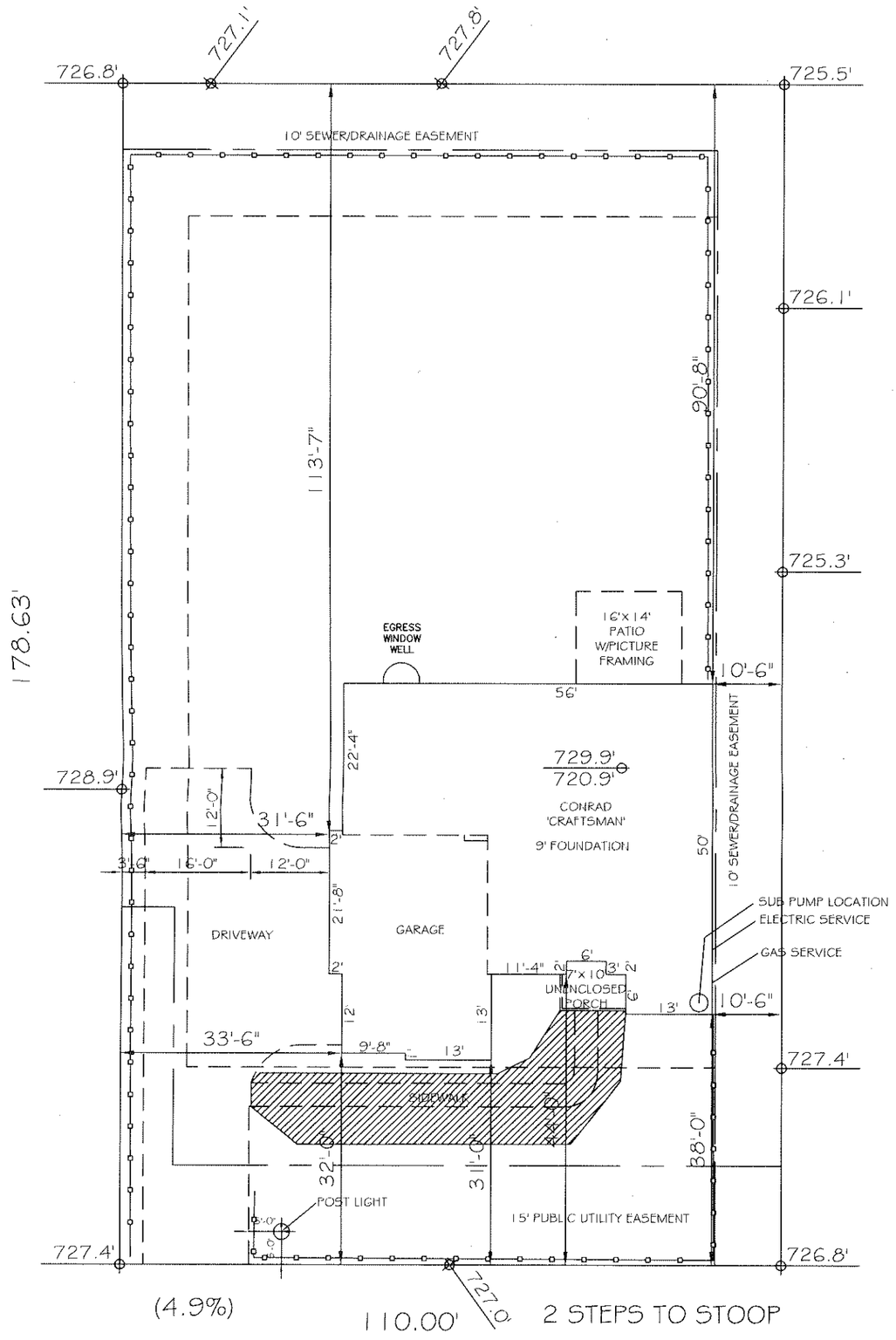
www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 13, 2022**
SUBJECT: **Veridian Homes LLC - New Single-Family Residence at 7830 W. Preserve Parkway**

Attachments:
Survey (PDF)
Plans (PDF)

PHASE 2
LOT 74
17,863 S.F.

NO PORCH ENCROACHMENTS



WEST PRESERVE PARKWAY

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

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

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

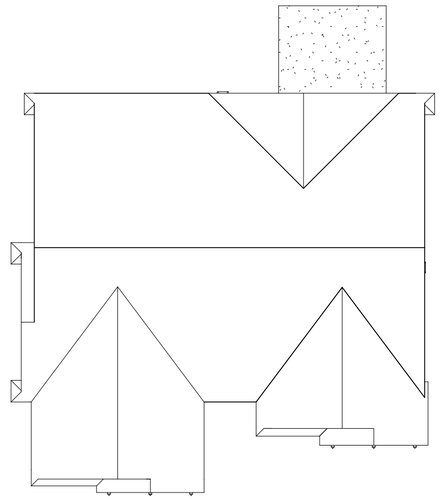
HOMESITE: 74
NEIGHBORHOOD: ENCLAVE AT MEQUON PRESERVE SOUTH
MODEL: CONRAD 3 CAR SIDE ENTRY
SITE AREA: 17,863 SQ. FT.
IMPERVIOUS AREA: 4,774 SQ. FT.
SCALE: 1"=20'-0"
DRAWN BY: BJS
DATE: 5/6/2022

CUSTOMER: MOVE IN READY
ADDRESS: 7830 WEST PRESERVE PARKWAY
MEQUON, WI 53097

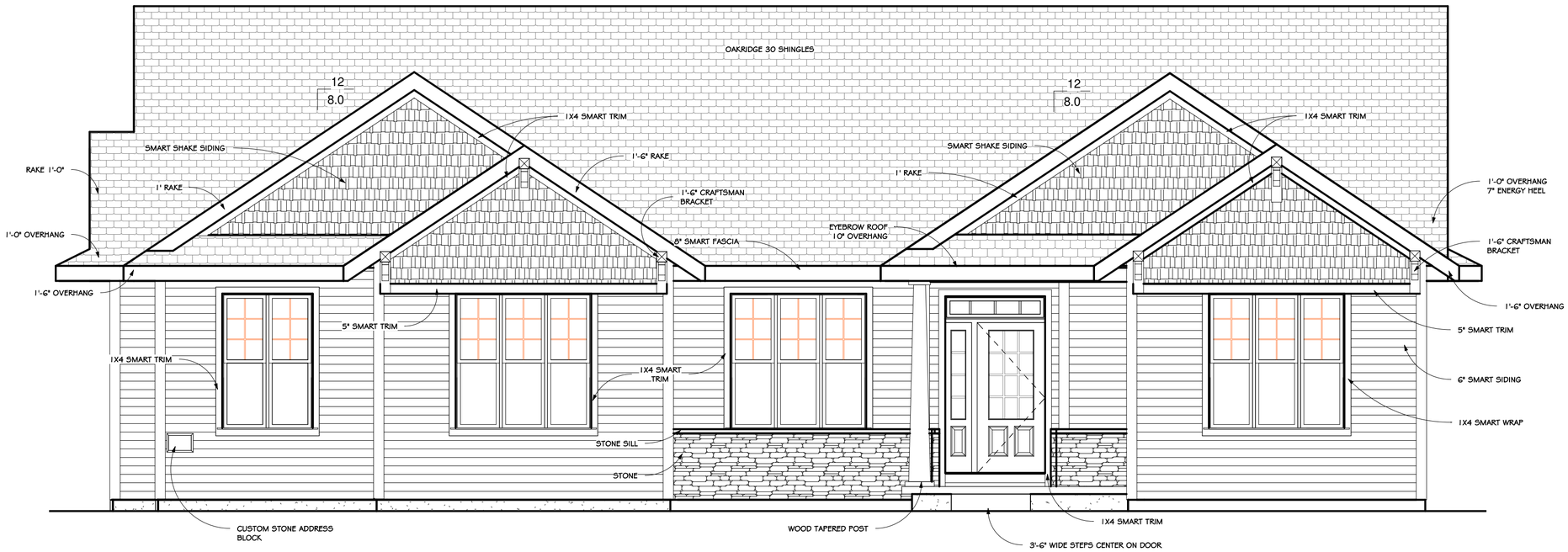
CUSTOMER APPROVAL:
DATE: / /22
DATE: / /22
VH APPROVAL:
SPF May 19 2022 DATE: / /22

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



Roof Plan
1/16" = 1'-0"



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

Custom Designed For: Move-In-Ready
Homesite / Neighborhood: 74 Enclave At Mequon Preserve South
Address: 7830 West Preserve Parkway
Mequon, WI 53097
Customer Approval:
SPF May 19 2022

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Madison, WI 53713
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Fax 608.226.0600

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

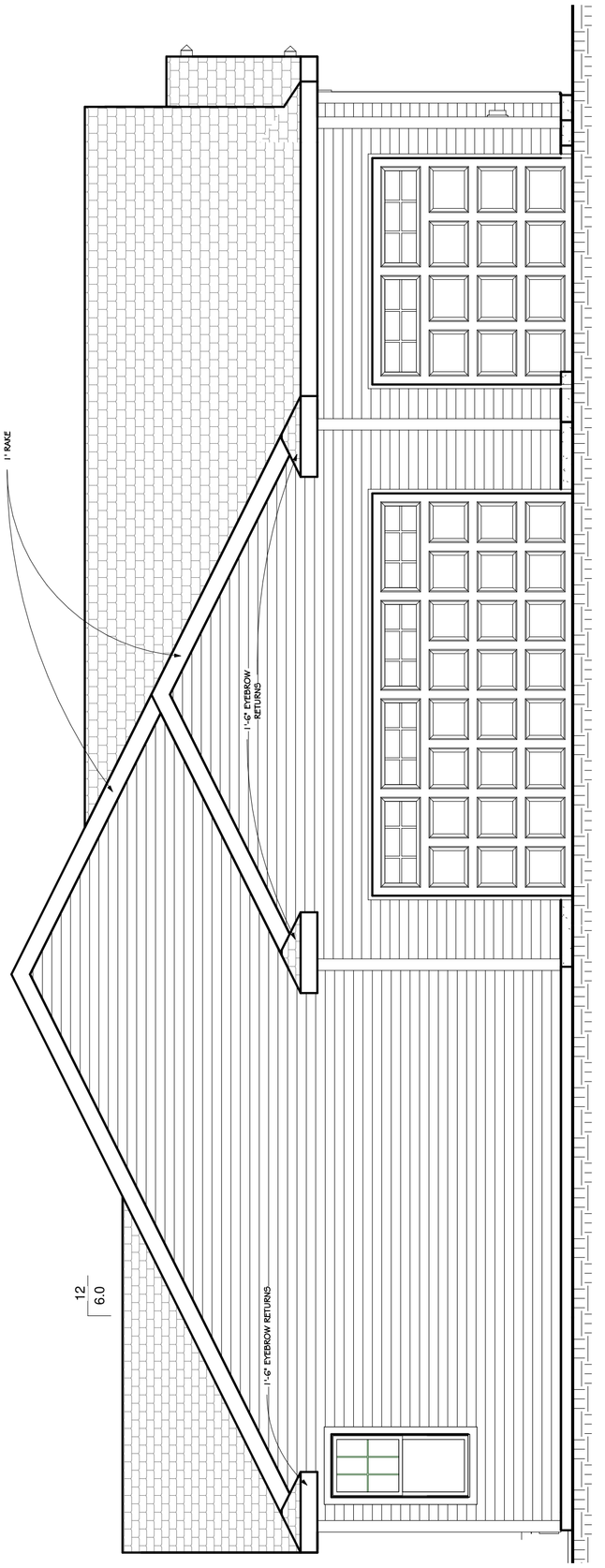
Model: Conrad - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: BJS
Date: 5/9/2022

Print Date:
5/19/2022
9:51:00 AM
Revisions:

Drawing No.:
ARB

Attachment: Plans (7406 : Veridian Homes LLC)

Attachment: Plans (7406 : Veridian Homes LLC)



Left Elevation - Craftsman ARB

1/4" = 1'-0"

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

Model:Conrad - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: BJS Date: 5/9/2022

Print Date: 5/19/2022 9:51:00 AM
Revisions:

Drawing No.: ARB 2

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: 74 Enclave At Mequon Preserve South
Address: 7830 West Preserve Parkway
Mequon, WI 53097
Customer Approval: **SPF May 19 2022**

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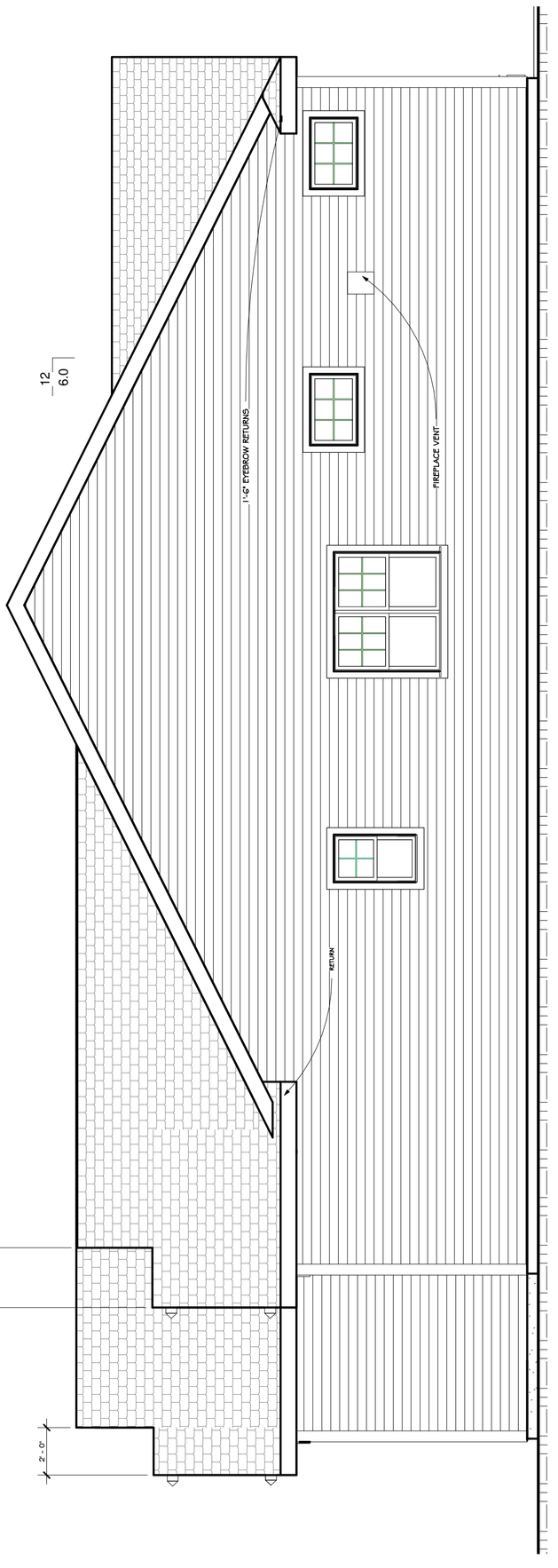
Attachment: Plans (7406 : Veridian Homes LLC)



ALL WINDOWS HAVE
1X4 WINDOW TRIM

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

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

Model:	Conrad - 3 Car Side Entry
Elevation:	ARB
Revised Base Plan:	
Drawn By:	BJS
Date:	5/9/2022

Print Date: 5/19/2022 9:51:01 AM
Revisions:

Drawing No.: ARB 3

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: Move-In-Ready
Homesite / Neighborhood: 74 Enclave At Meadun Preserve South
Address: 7830 West Preserve Parkway
Meadun, WI 53097
Customer Approval: **SPF May 19 2022**

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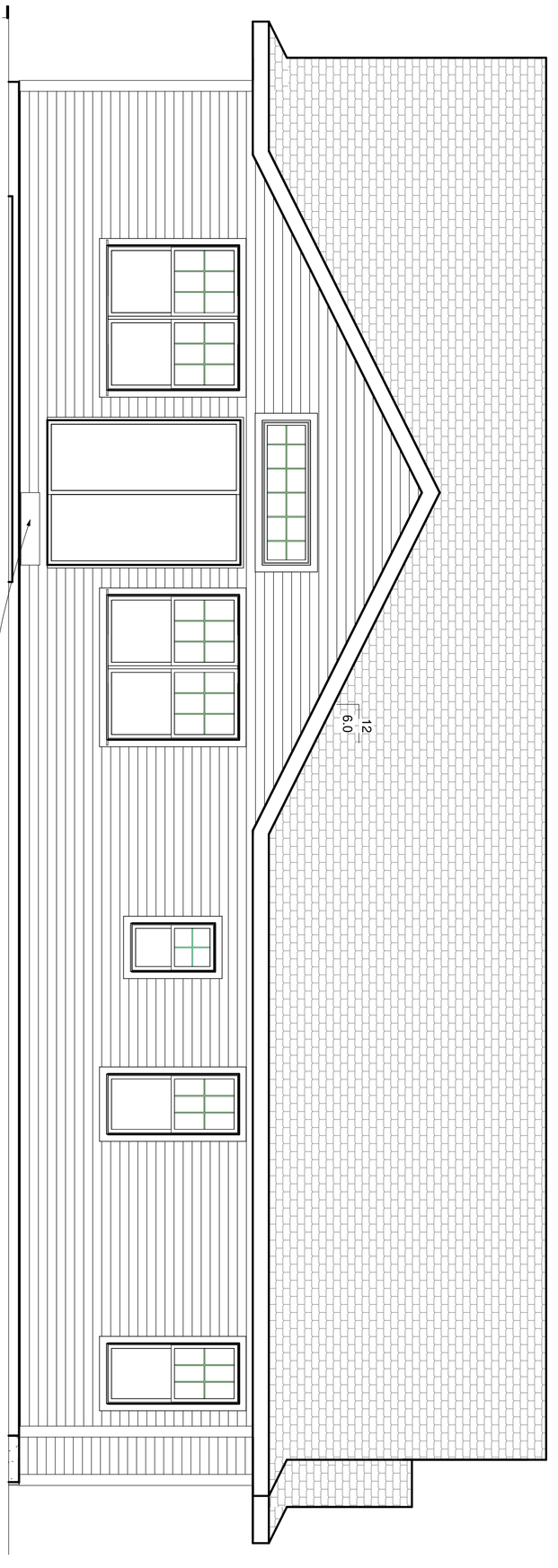

Rear Elevation - Craftsman ARB

1/4" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

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

Drawing No.: 4 ARB

Revisions: 9:51:01 AM 5/19/2022

Print Date: 5/19/2022

Model: Conrad - 3 Car Side Entry

Elevation: ARB

Revised Base Plan:

Drawn By: BUS Date: 5/9/2022

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: 74 Enclave At Mequon Preserve South

Address: 7830 West Preserve Parkway
Mequon, WI 53097

Customer Approval: **SPF May 19 2022**

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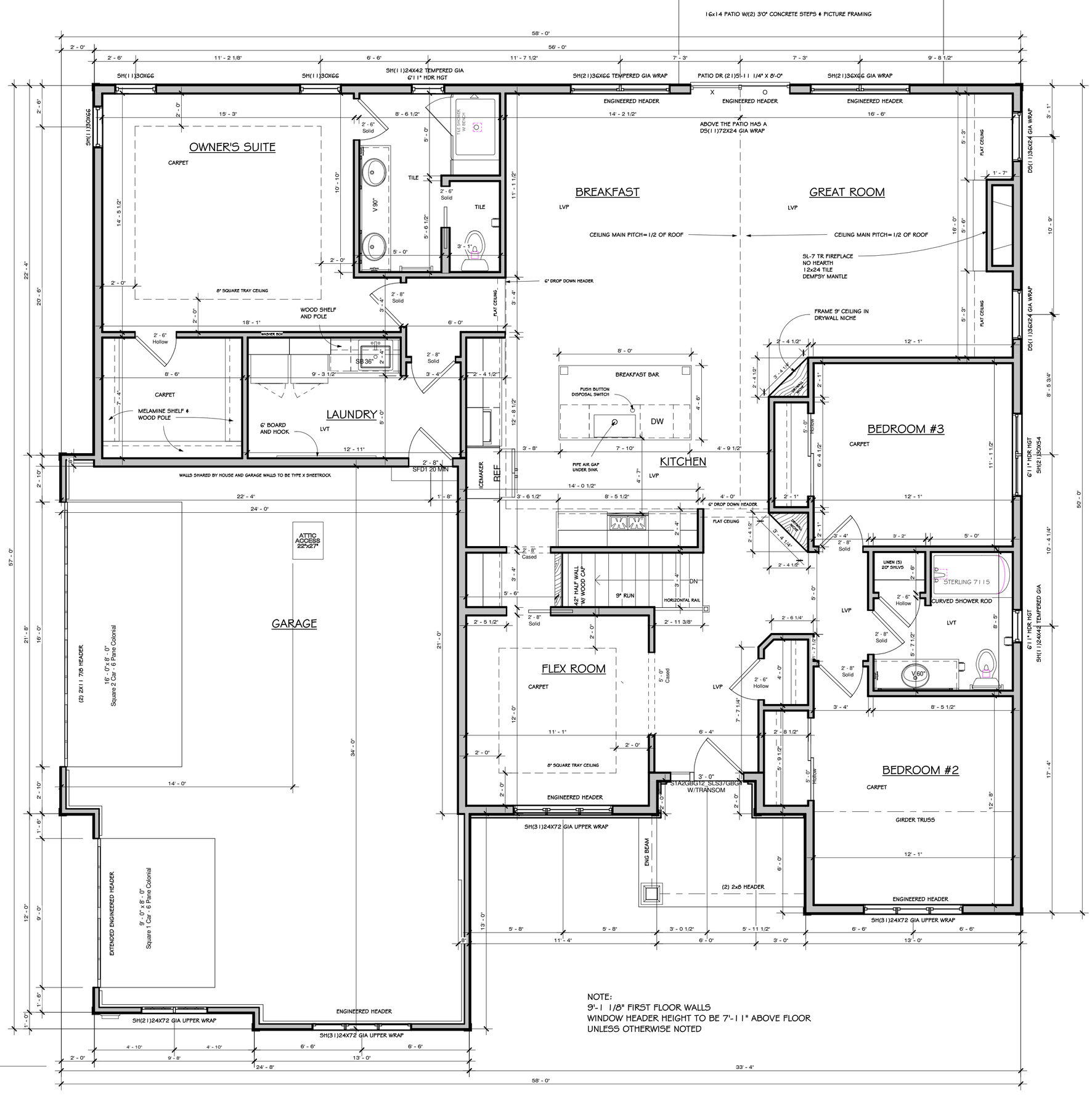

Area Schedule (Craftsman)	
Name	Area
First Floor	2068 SF
	2068 SF

First Floor - Craftsman ARB

1/4" = 1'-0"

Custom Designed For: Move-In-Ready
Homesite / Neighborhood: 74 Enclave At Mequon Preserve South
Address: 7830 West Preserve Parkway
Mequon, WI 53097
Customer Approval:
SPF May 19 2022
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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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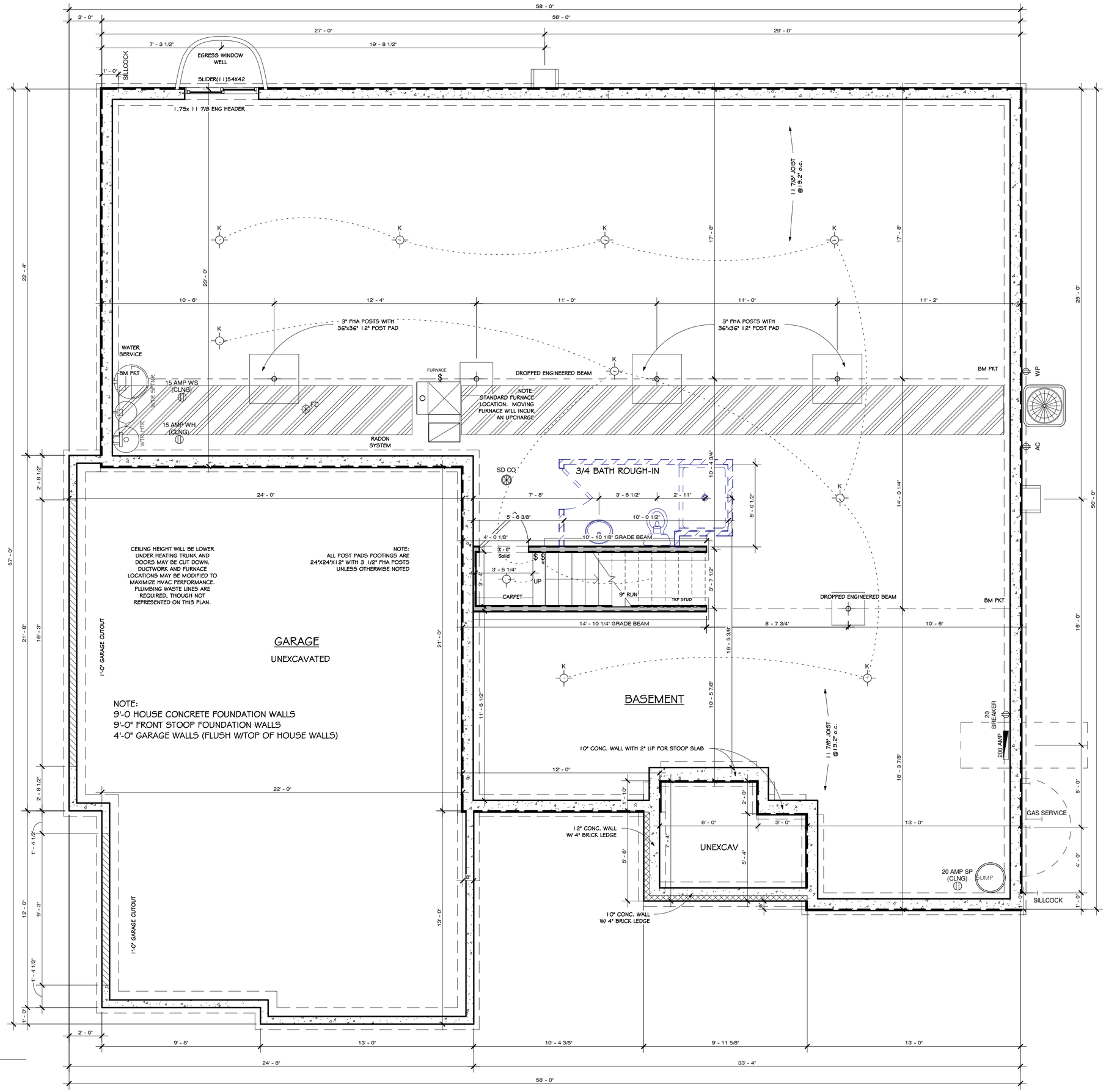
Model:Conrad - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: BJS Date: 5/9/2022

Print Date:
5/19/2022
9:51:02 AM
Revisions:

Drawing No.:
ARB
5

Attachment: Plans (7406 : Veridian Homes LLC)



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

Custom Designed For: Move-In-Ready
Homesite / Neighborhood: 74 Enclave At Mequon Preserve South
Address: 7830 West Preserve Parkway
Mequon, WI 53097
Customer Approval:
Model: SPF May 19 2022
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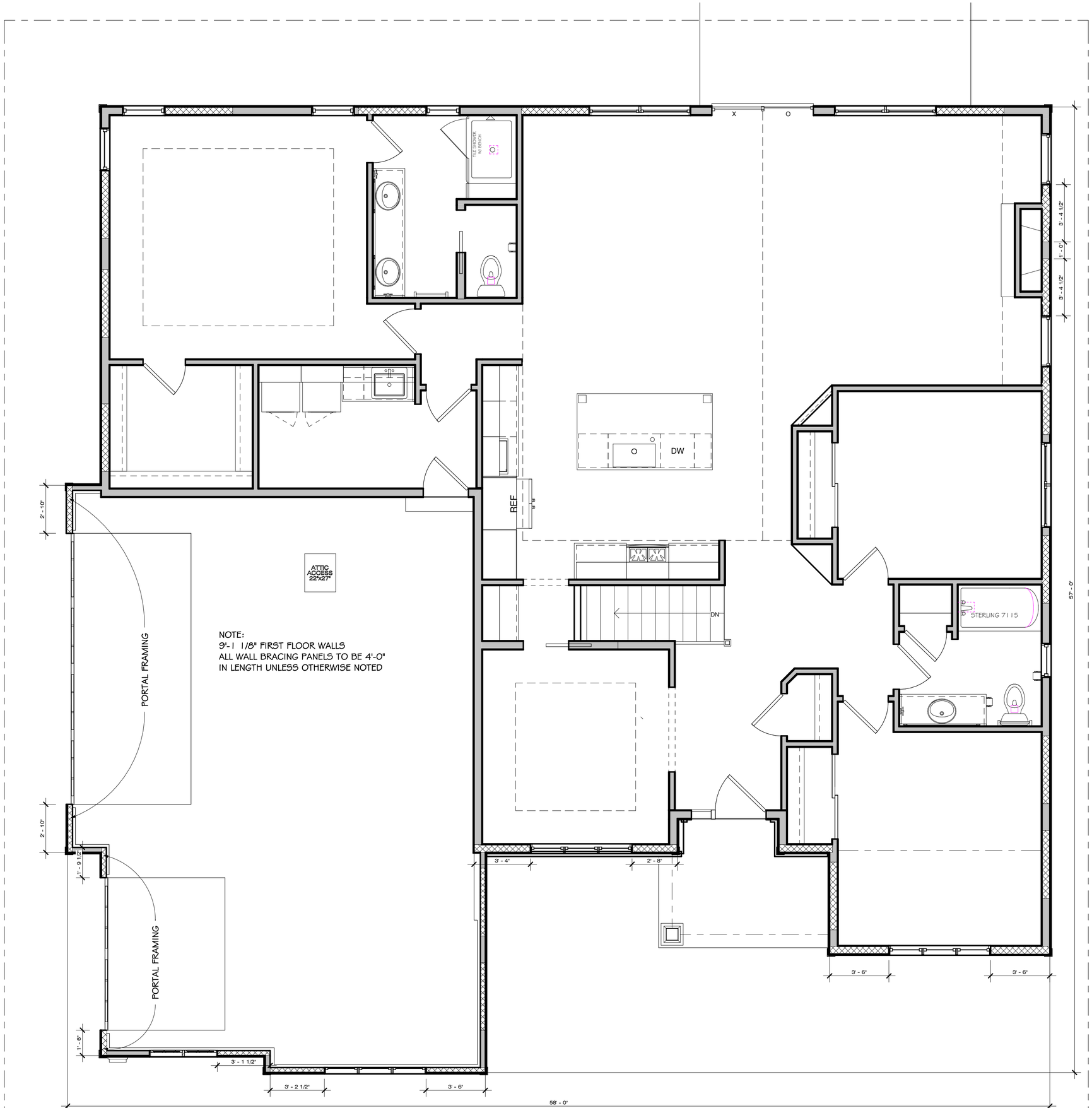
Model: Conrad - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: BJS Date: 5/9/2022

Print Date:
5/19/2022
9:51:02 AM
Revisions:

Drawing No.:
ARB 6

Attachment: Plans (7406 : Veridian Homes LLC)



First Floor Bracing - Craftsman ARB

1/4" = 1'-0"

Custom Designed For: Move-In-Ready
Homesite / Neighborhood: 74 Enclave At Mequon Preserve South
Address: 7830 West Preserve Parkway
Mequon, WI 53097
Customer Approval:
SPF May 19 2022

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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: Conrad - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: BJS
Date: 5/9/2022

Print Date: 5/19/2022 9:51:03 AM
Revisions:

Drawing No.: ARB 7

Attachment: Plans (7406 : Veridian Homes LLC)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 13, 2022**
SUBJECT: **Boye Komey - New Single-Family Residence at 13830 N. Lake Shore Drive**

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

Fred Dahms Jr

Mikkelson Builders

1025 W. Glen Oaks Lane #202

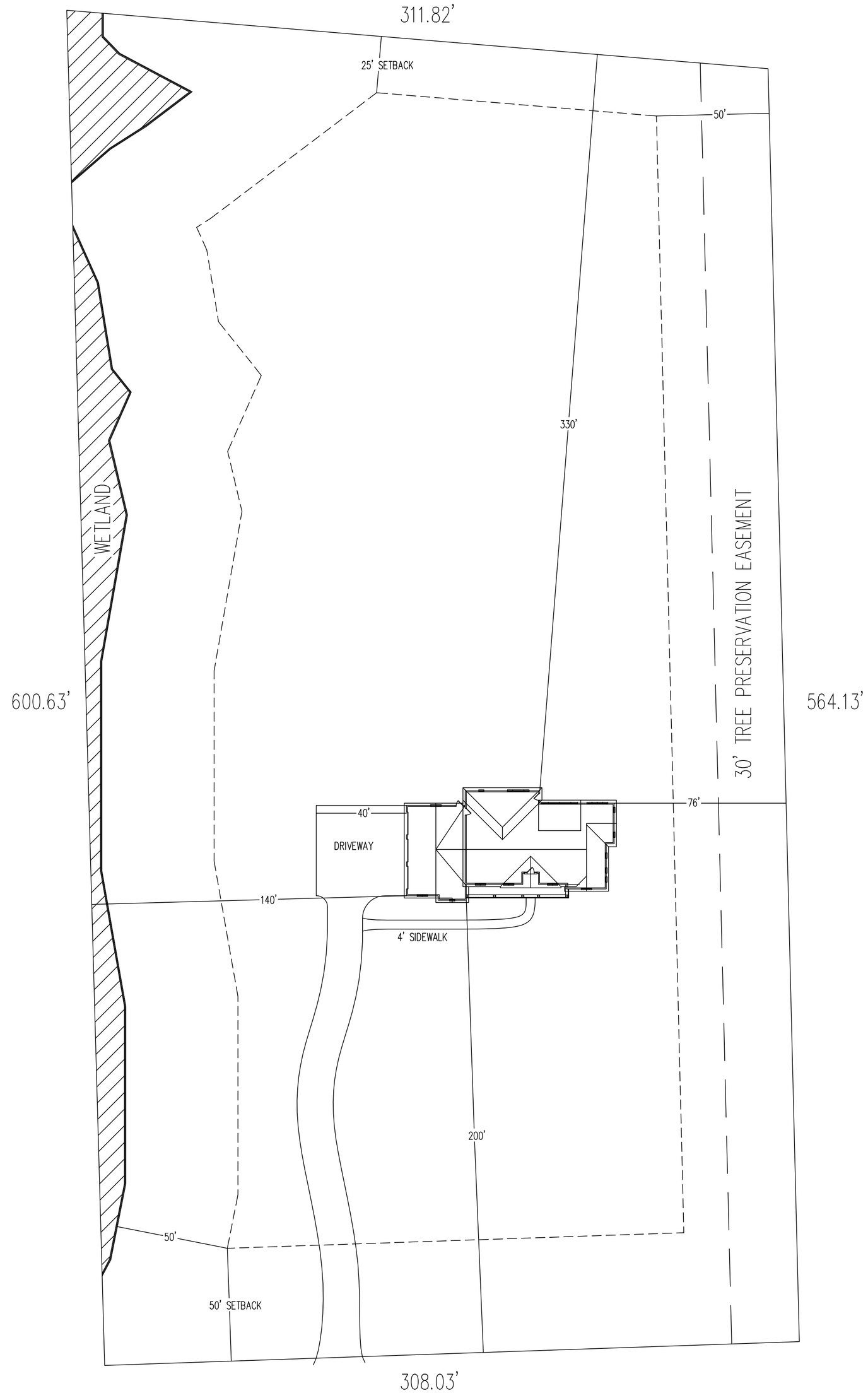
Mequon, WI 53092

Statement of Intent:

Mikkelson Builders intends to build a new single story home for Boye Koney. The Koney family is growing, and the large lot and location is perfect for their family. The new home is built to provide years of minimal maintenance. The design is based on a modern farmhouse aesthetic. The location is off of West Hemlock Lane between N. Lake Shore Dr and N. Birchwood Lane.

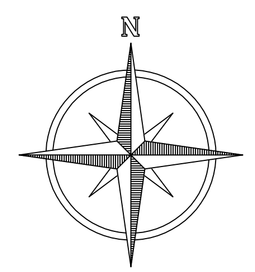
Attachment: Statement of Intent (7407 : Boye Komey)

Attachment: Site Plan (7407 : Boye Komey)



HOUSE ON LOT 4

1"=30'-0"



JOHN F. MIKKELSON ARCHITECT

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

KONEY RESIDENCE

HOUSE ON LOT

1" = 20'-0"

5-22-22

2022-01

DRAWN BY: F.M.D.
E-MAIL: fmikkelson@wi.rr.com
TELE: 414-241-8140

ALL
RIGHTS RESERVED
THESE PLANS ARE THE PROPERTY OF
THESE PLANS MAY NOT BE
REPRODUCED OR USED IN ANY FORM
WITHOUT PERMISSION FROM
THESE PLANS

A6

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 200 300 400 600

SCALE 1" = 200'

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

OWNERS :
HEMLOCK LANE, LLC
c/o FRED BERSCH
592 W. BONNIWELL RD.
MEQUON, WI 53097

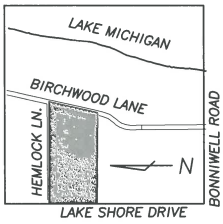
LEGEND

○ –DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)

B–3 ⊡ –DENOTES SOIL TEST LOCATION

● –DENOTES 1.3" STEEL PIPE FOUND

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE SE. 1/4 OF SECTION 5–9–22 WHICH BEARS N1°57'34"W)



LOCATION MAP

SOUTHEAST 1/4 SEC. 5–9–22
(SCALE 1"=2000')

NOTES :

1. CURRENT ZONING:
   R–1 (RESIDENTIAL DISTRICT)
   OA (AGRICULTURAL OVERLAY)
2. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
3. SEE SHEET 2–4 FOR DETAILED WETLAND INFORMATION.
4. THE ENTIRE PROPERTY IS HEREBY DEED RESTRICTED TO FOUR INDIVIDUAL LOTS OF NOT LESS THAN 4.0 ACRES EACH, PER DOCUMENT NO. _____ AS RECORDED WITH THE OZAUKEE COUNTY REGISTER OF DEEDS."

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

1-23-2020

Birchwood Lane
S11°14'35"W 656.18'
--S11°14'35"W 625.19'--
305.42'
319.78'
30.74'
30.0' TO BE DEDICATED TO THE CITY OF MEQUON (83,201 sq. ft.)

Hemlock Lane
N88°13'55"E 1348.82'
--N88°13'55"E 1271.00'--

S88°35'32"W 1199.00'
--S88°35'32"W 1128.26'--

LOT 1
182,289± SQ. FT.
4.185± ACRES

LOT 2
183,416± SQ. FT.
4.211± ACRES

LOT 3
181,680± SQ. FT.
4.171± ACRES

LOT 4
179,946± SQ. FT.
4.131± ACRES

635.50'
600.82'
--N88°24'05"E 1201.26'--
564.13'
297.73'
--N4°46'01"E 609.56'--
311.82'
50' BUILDING SETBACK LINE
30' TREE PRESERVATION EASEMENT
30.0' TO BE DEDICATED TO THE CITY OF MEQUON (83,201 sq. ft.)
600.63'
40.0' TO BE DEDICATED TO THE CITY OF MEQUON (83,201 sq. ft.)
40.00'
294.03'
308.03'
--N1°57'34"W 602.05'--

UNPLATTED LANDS
PARCEL 1 C.S.M. NO. 217
PARCEL 2 C.S.M. NO. 217
PARCEL 4 C.S.M. NO. 214
PARCEL 1 C.S.M. NO. 289
LOT 2 BLOCK 2 WILDWOOD ACRES

N1°57'34"W 555.71'
THE NW. CORNER OF THE SE. 1/4 OF SECTION 5–9–22 (CONC. MONUMENT WITH BRASS CAP)

N1°57'34"W 631.80'
Lake Shore Drive

N1°57'34"W 1514.57'
--S1°57'34"E 2702.08' TOTAL--
W. LINE OF THE SE. 1/4 OF SEC. 5–9–22

THE SW. CORNER OF THE SE. 1/4 OF SECTION 5–9–22 (CONC. MONUMENT WITH BRASS CAP)

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 7 SHEETS

Attachment: Survey (7407 : Boye Komey)

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

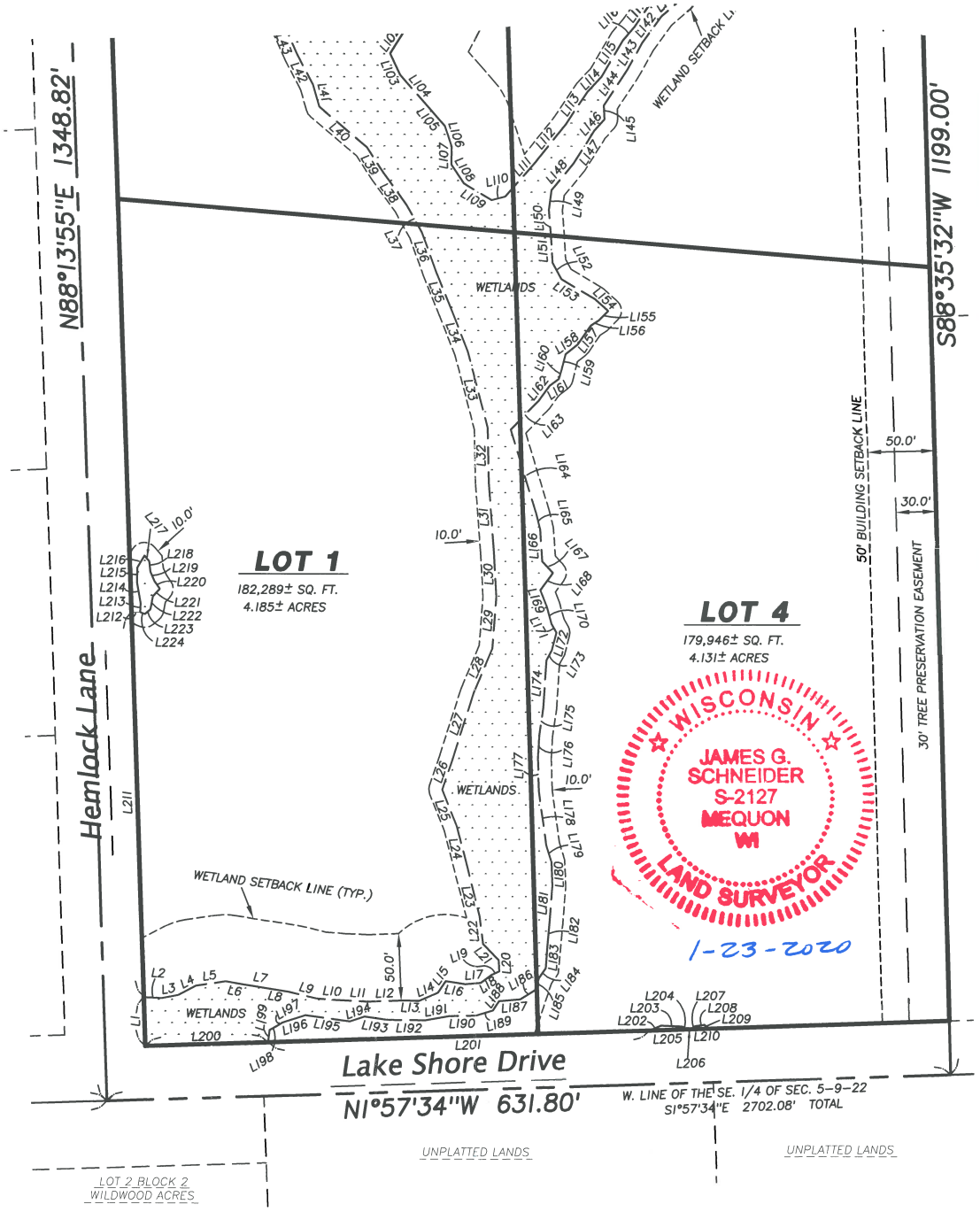
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

0 100 150 200 300

SCALE 1" = 100'

N

WETLANDS EXHIBIT



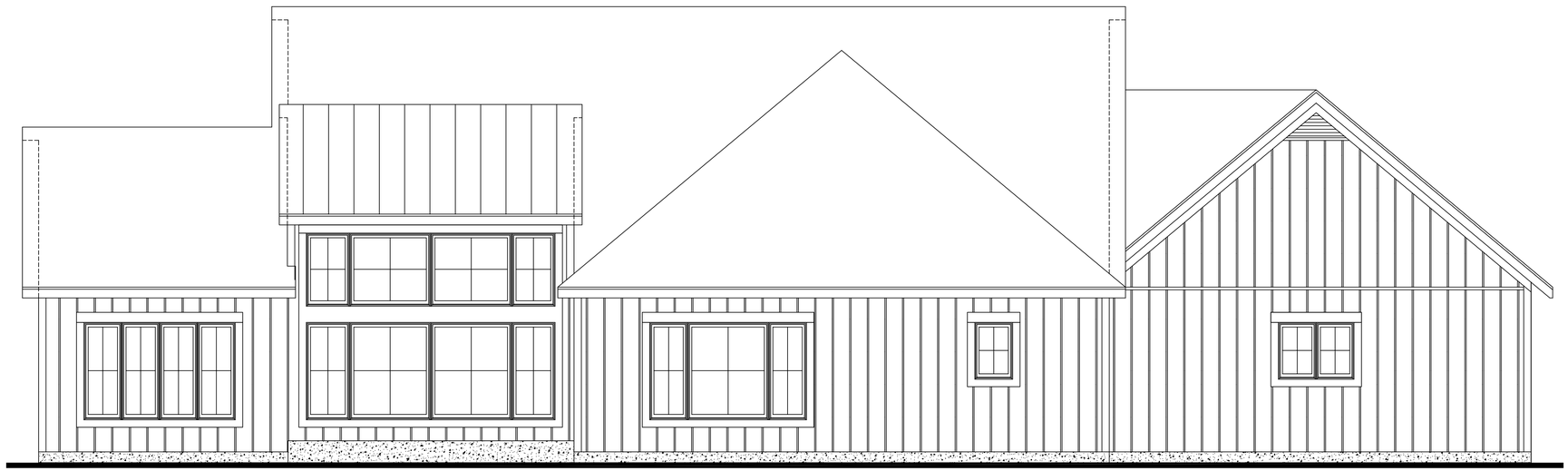
THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 2 OF 7 SHEETS

Attachment: Survey (7407 : Boye Komey)

UPDATES
4/1/22 ELEVATIONS ADDED
4/29/22 FIREPLACE NICHE UPDATED

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



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

ROOF TRUSS HEEL HEIGHTS

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

EXTERIOR SIDING NOTES:

ALL EXTERIOR CORNER BDS. TO BE 3 1/2"
ALL INSIDE CORNER BDS. TO BE 1 1/2"
REMOVE ALL BRICK MOLD OFF EXTERIOR DOORS AND REPLACE WITH 3 1/2" TRIM BD. EXCEPT FRONT DOOR.

JOHN F. MIKKELSON
ARCHITECT

MIKKELSON BUILDERS
1029 W. GLEN OAKS LANE #202
MEQUON, WI. 53092
262-241-8740

KONEY RESIDENCE

ELEVATIONS

1"=4'-0"

4-29-2022

2022-01

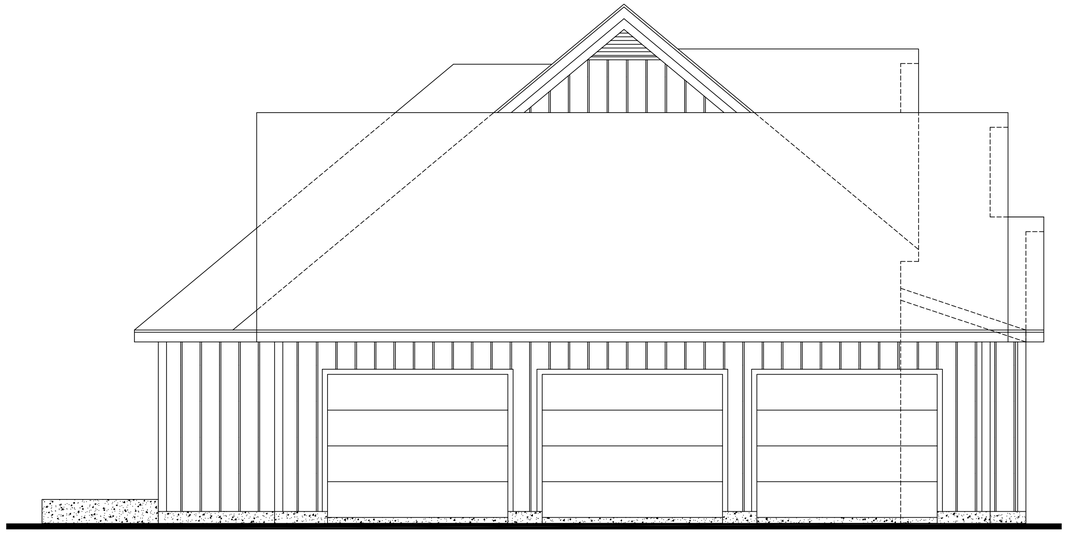
DRAWN BY: F.M.D.
E-MAIL: mikkelsonbuilders@sbcglobal.net
TELEPHONE: 414-241-8740

NOTICE:
THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE REPRODUCED OR USED IN ANY FORM WHATSOEVER WITHOUT PERMISSION FROM THE DESIGNER.

A1

Attachment: Plans (7407 : Boye Komey)

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



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

JOHN F. MIKKELSON
ARCHITECT

MIKKELSON BUILDERS
1029 W. GLEN OAKS LANE #202
MEQUON, WI. 53092
262-241-8740

KONEY RESIDENCE

ELEVATIONS

1"=4'-0"

4-6-2022

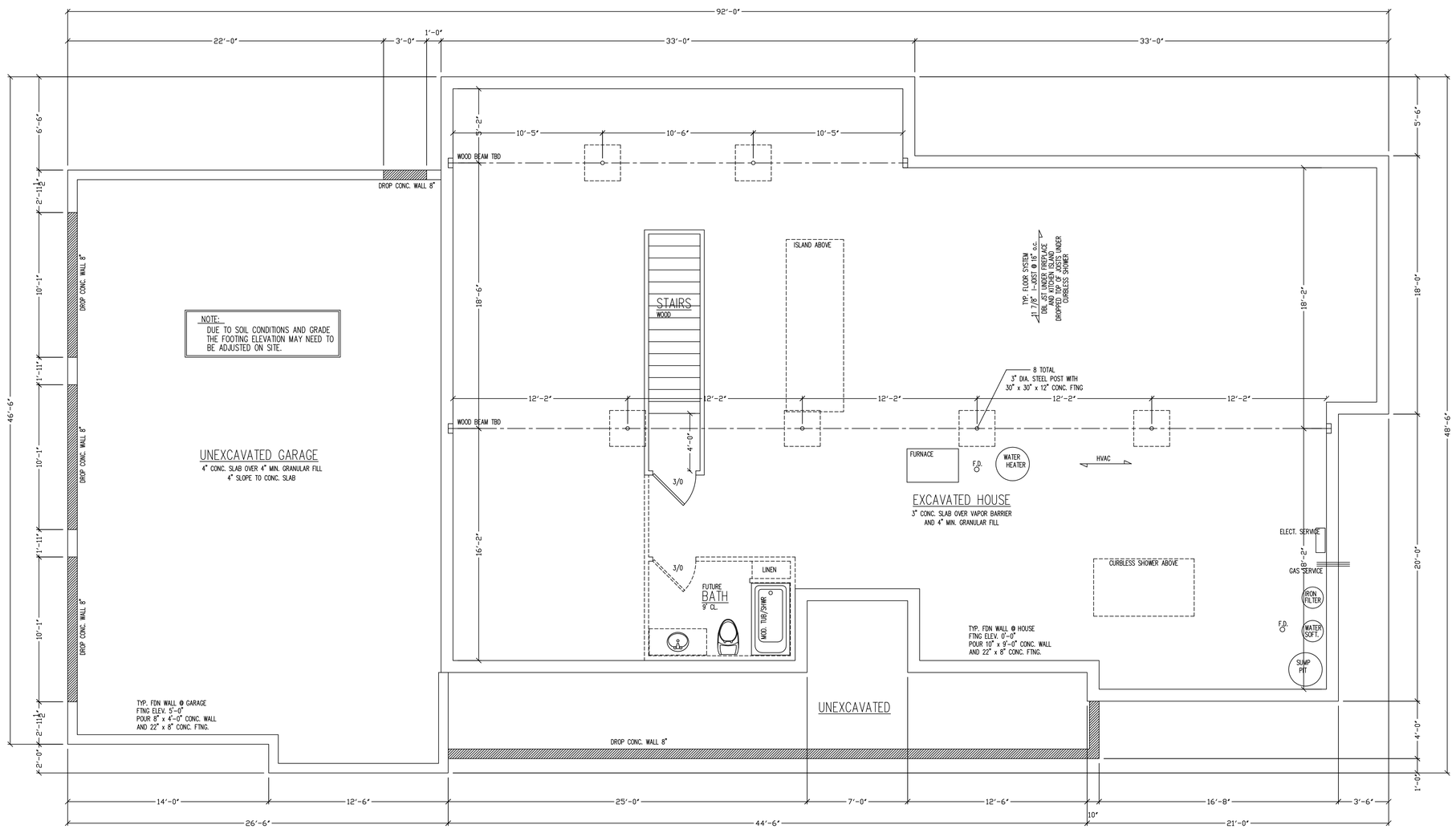
2022-01

DRAWN BY: F.M.D.
E-MAIL: fred@mikkelsonbuilders.com
TELEPHONE: 414-241-8740

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

A2

Attachment: Plans (7407 : Boye Komsy)



FOUNDATION

1/4"=1'-0" X SQ. FT.

JOHN F. MIKKELSON
ARCHITECT

MIKKELSON BUILDERS
1029 W. GLEN OAKS LANE #202
MEQUON, WI. 53092
262-241-8740

KONEY RESIDENCE

FOUNDATION

1"=4'-0"

4-6-2022

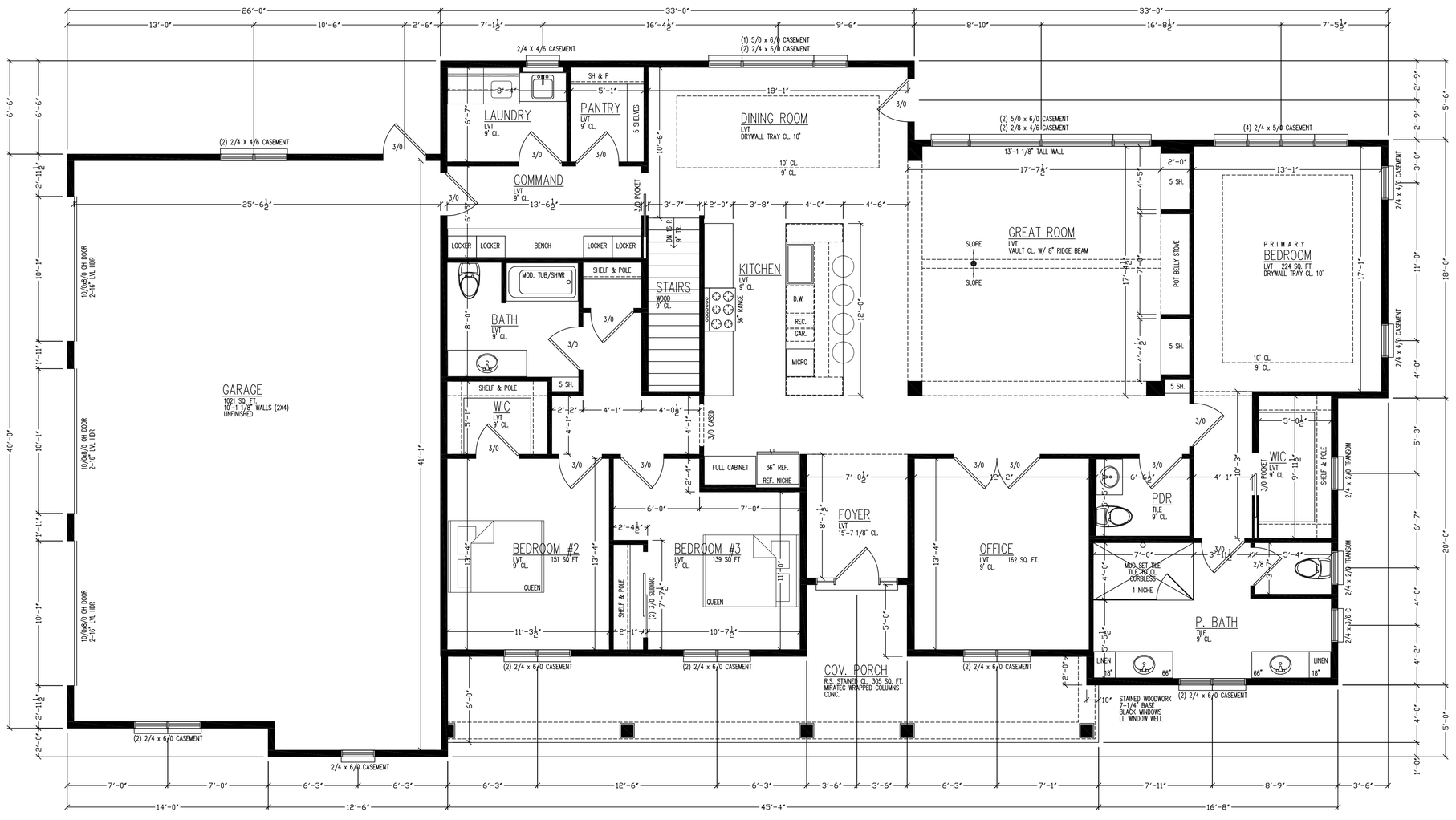
2022-01

DRAWN BY: F.M.D.
E-MAIL: fred@mikkelsonbuilders.com
PHONE: 414-218-8740

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

A3

Attachment: Plans (7407 : Boye Komey)



FIRST FLOOR

1/4"=1'-0" 2495 SQ. FT.

NOTE:

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

JOHN F. MIKKELSON ARCHITECT

MIKKELSON BUILDERS
1029 W. GLEN OAKS LANE #202
MEQUON, WI. 53092
262-241-8740

KONEY RESIDENCE

FLOOR PLANS

1"=1'-0"

4-29-2022

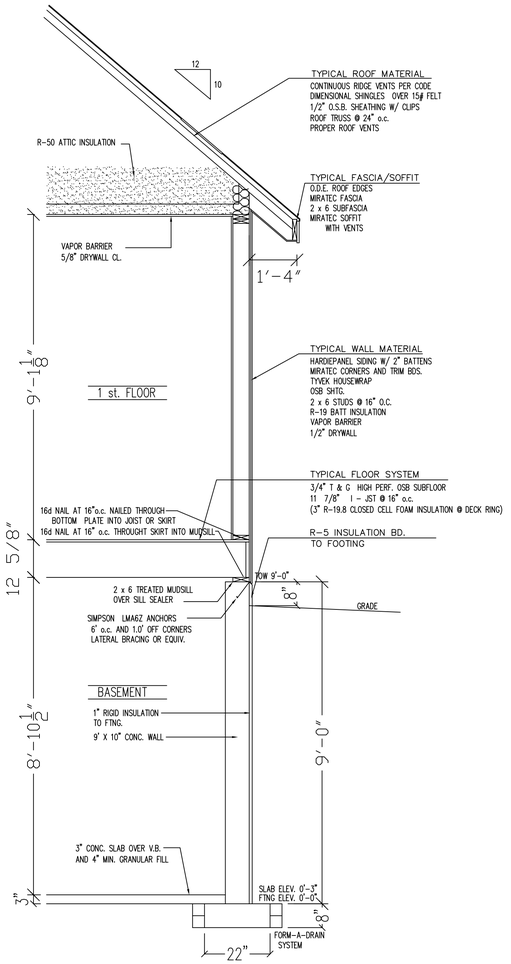
2022-01

DRAWN BY:	F.M.D.
E-MAIL:	fred@mikkelsonarch.com
PHONE:	414-218-8983

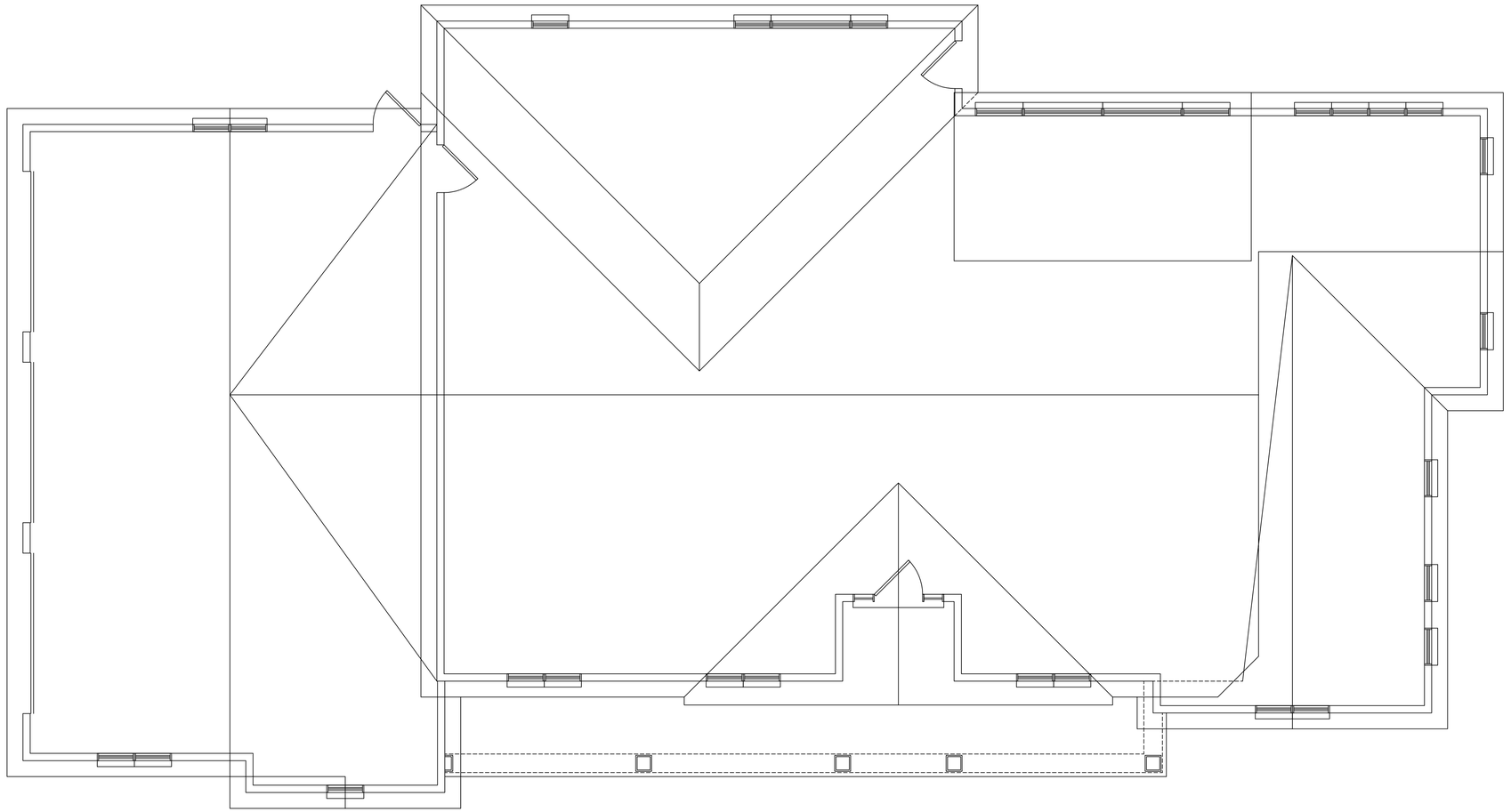
NOTE:
THESE PLANS ARE THE PROPERTY OF FRED A. MIKKELSON, INC. AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WHATSOEVER WITHOUT PERMISSION FROM FRED A. MIKKELSON, INC.

A4

Attachment: Plans (7407 : Boye Komesy)



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



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

JOHN F. MIKKELSON
ARCHITECT

MIKKELSON BUILDERS
1029 W. GLEN OAKS LANE #202
MEQUON, WI. 53092
262-241-8740

KONEY RESIDENCE

ROOF PLAN

1"=4'-0"

4-6-2022

2022-01

DRAWN: P.M.D.
E-MAIL: pmikkelson@wi.rr.com
PHONE: 414-234-0580

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

A5

Attachment: Plans (7407 : Boye Koney)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 13, 2022**
SUBJECT: **Richard Esenberg - Shed at 13839 N. Lake Shore Drive**

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

STATEMENT OF PROJECT

We are building a 12 x 18 storage shed adjacent to our driveway as shown on the enclosed drawing. The shed will be clad in LP Smartside siding in tundra gray with white trim – matching the house. The shed will be largely invisible from the street as reflected in the enclosed photos. 0346 is the view of the front of our property from Lake Shore Drive. Neither the existing house (or the new shed next to it) would be visible (although you can get a glimpse during the winter). The site is depicted at 0504 (after clearing) and 0326. It's relationship to the house and to Shady Lane is shown at 0505. When the leave returns, the shed will not be visible from Shady Lane either (although one might be able to get a momentary glimpse for a few feet when traveling east on Shady Lane toward Lake Shore.) There are other similarly placed out buildings in the neighborhood.

Attachment: Statement of Intent (7408 : Richard Esenberg)

ASPHALT PAVEMENT

23.6'

30.00'

17.5'

EAST 129.00'

2.3" O.D.
S.P. FOUND

50.00'

24.4'

34.1'

220.04'

MAG NAIL SET
IN ASPHALT
PAVEMENT

21.9'

17.1'

30.00'

50.25'

87.8'

61.07'

PROPOSED 18' X 24'
WATER FEATURE

56'-8"
56.67'

63'-2"
63.15'

12.00'

18.00'

88.28'

SOUTH 196.56'

PROPOSED
SHED

20.00'

1.5" O.D.
S.P. FOUND

32.2'

27.0'

33.2'

5.9'

110.8'

WOOD
FENCE

2 STORY
FRAME HOUSE
#13839

15.7'

13.8'

13.7'

42.9'

22.9'

2.0'

18.2'

103.6'

WOOD
FENCE

4.1'

5.9'

31.4'

N1°47'24"E 114.48'

5' UTILITY EASEMENT
PER DOC. NO. 172872

LOT 3
BLOCK 2

S89°54'52"W 330.35'

34.0'

1.3" O.D.
S.P. FOUND

1.0" O.D.
S.P. FOUND

LOT 2
BLOCK 2

181.00'

ASPHALT PAVEMENT

Attachment: Survey (7408 : Richard Esenberg)

Attachment: pictures (7408 : Richard Esenberg)

Attachment: pictures (7408 : Richard Esenberg)

Attachment: pictures (7408 : Richard Esenberg)

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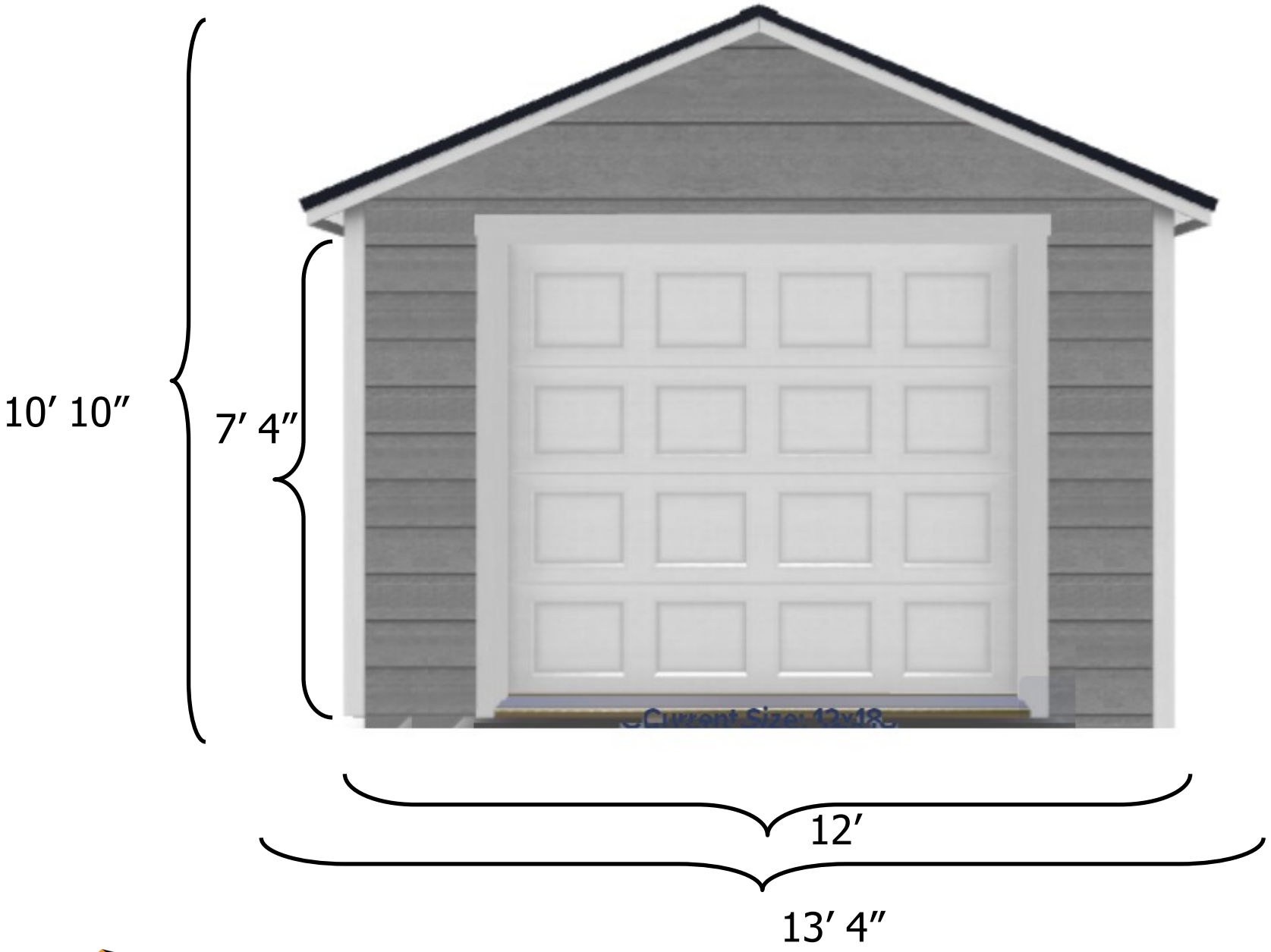
Attachment: pictures (7408 : Richard Esenberg)

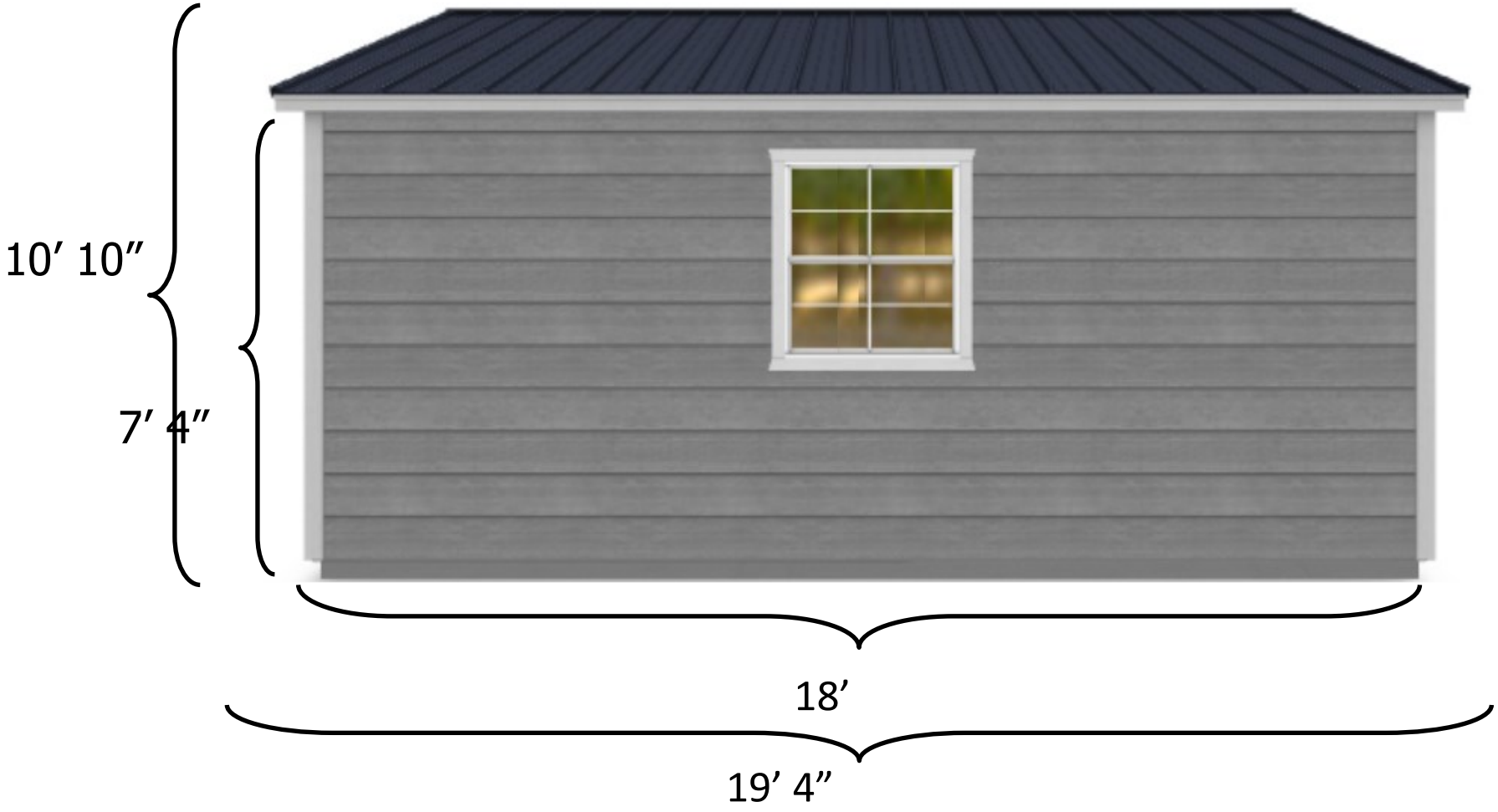
12x18 Gable Specifications



Front Elevation

Attachment: Plans (7408 : Richard Esenberg)

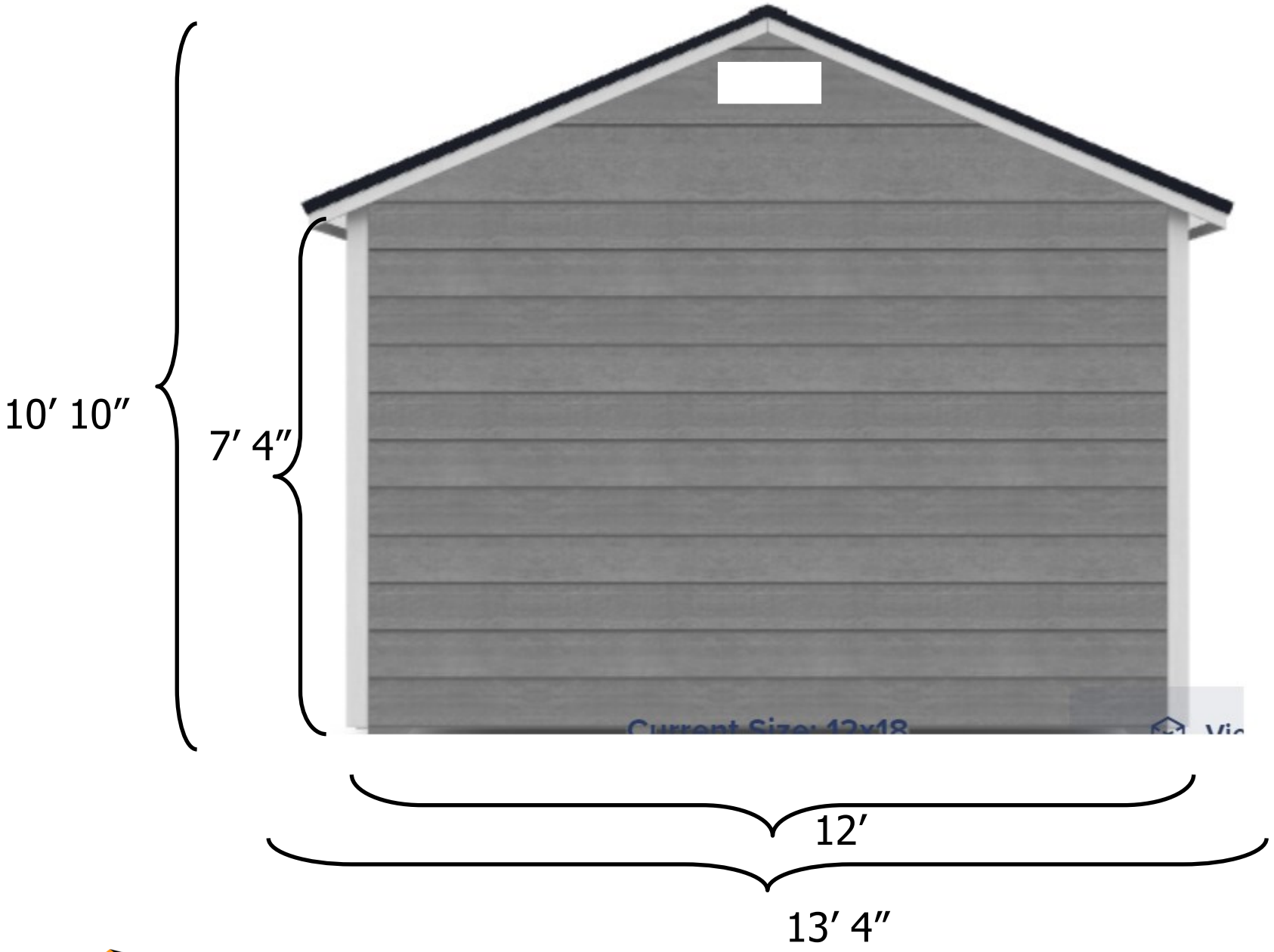
12x18 Gable Specifications



Right Elevation

Attachment: Plans (7408 : Richard Esenberg)

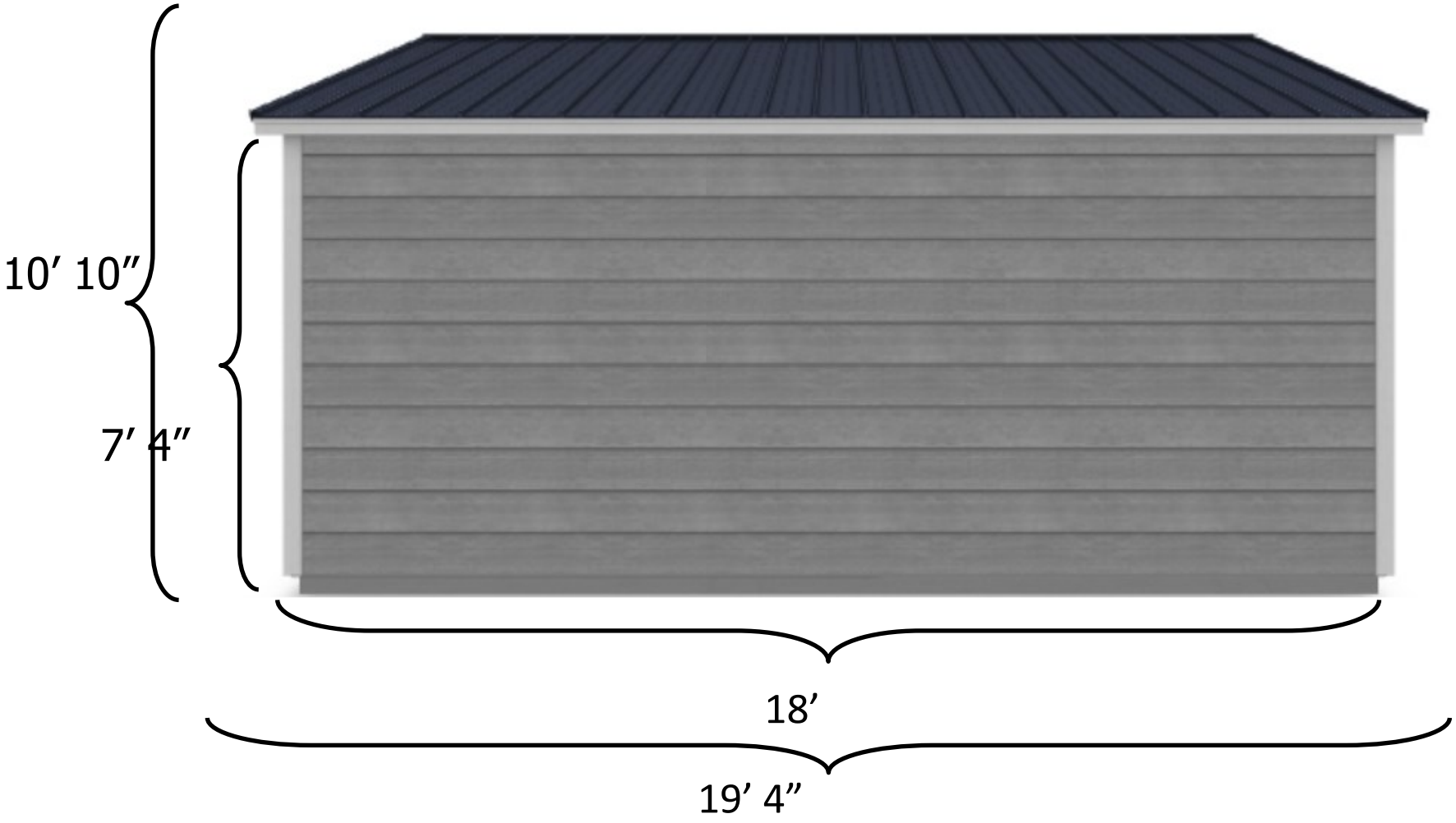
12x18 Gable Specifications



Rear Elevation

Attachment: Plans (7408 : Richard Esenberg)

12x18 Gable Specifications



Left Elevation

Attachment: Plans (7408 : Richard Esenberg)

12x18 Gable Specifications

Feature	Specification
Floor joist system	N/A, shed to be anchored to concrete w/3/8" concrete anchors
Floor decking	N/A, shed to be anchored to concrete w/3/8" concrete anchors
Roof framing	2"x4" wood trusses 24" OC joined w/metal gussets, 5/12 pitch
Roof decking	7/16" OSB
Roof finish	29 gauge steel, 8" overhangs
Wall framing	2"x4" wood studs 16" OC, treated bottom double plate, top double plate
Exterior siding	LP SmartSide horizontal lap siding w/7" reveal
Service Door	8'x7' Insulated overhead garage door

Attachment: Plans (7408 : Richard Esenberg)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **Anatoliy & Liliya Velikodanov - New Single-Family Residence at 3950 W. Scenic Avenue**

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

The Victory Companies, Inc.

May 20, 2022

To whom it may concern:

It is Allan Builder's intent to build a new single-family home for Anatoliy and Liliya Velikodanov at property description being: lot 1 of CSM 4133, all that parts of lot 6 and 7 and the West 46 feet of lot 8 in Scenic Heights Plat NO. 1, being part of the northwest ¼ of section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

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

Attachment: Statement of Intent (7409 : Anatoliy & Liliya Velikodanov)

Plat of Survey

0' 30' 60'

Property Description:
Lot 1 of CSM 4133, All that parts of Lots 6 and 7 and the West 46 feet of Lot 8 in Scenic Heights Plat NO. 1, being part of the Northwest 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

UNPLATTED LANDS — N 89°57'30" E 171.00' — UNPLATTED LANDS

PREPARED FOR:
Allan Builders, LLC
N118W18531 Bunsen Dr
Germantown, WI 53022

VELIKODANOV RESIDENCE

BEARINGS ARE REFERENCED TO CSM 4133, SOUTH LINE LOT 1, BEARS S 90°00'00" W

SCENIC HEIGHTS PLAT #1

5

N 00°00'00" E 353.37'

1
Parcel Contains
60465.4 S.F.
1.39 Acres

218.4'

N 00°00'00" E 353.00'

2

714.23

719.30

721.81

715.47

BM-1

720.90

BM-2

72.8'

58.1'

Proposed House

34.0'

21.2'

21.8'

13.8'

9.3'

13.2'

4.0'

5.5'

13.4'

17.3'

2.7'

21.3'

20.1'

12.8'

715.41

26.5'

720.49

91.3'

Conc. Pad

Builders Sign

714.51

705.31

C1

S 90°00'00" W 163.50'

712.48

713.44

714.95

SCENIC AVE.
(60' R.O.W.)

3/4" IRON ROD FOUND (Measured Outside Diam.)
EXISTING BOARD FENCE
BUILDING SETBACK LINE
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED GAS LINE
PROPOSED ELECTRIC LINE
PROPOSED SILT FENCE
PROPOSED CONTOUR
PROPOSED GRADE
EXISTING SPOT GRADE
EXISTING CONTOUR

Notes:

1. 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.
2. 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.
3. Field work completed on 05-18-22.
4. Building Setbacks
   Front = 50'
   Side = 20'
   Rear = 20'
5. BM-1, 10' Offset Left Side, Elev.= 714.84'
6. BM-2, 10' Offset Right Side, Elev.= 721.49'

Suggested Top of Wall: 721.67'
Suggested Garage Floor: 721.33'
Suggested Final Yard Grade: 721.0'/717.0'
Suggested Top of Footing: 713.67'
(Assuming 8' Poured Wall-check plans)

C1 Curve Data

RAD.= 294.86'
ARC = 7.50' (7.59')
CHD. = 7.50' (7.59')
BRG. = N 86°51'10" W (N 89°42'00" W)

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 23rd Day of May, 2022: Phillip J. Landry S-3176

C3E GEOMATICS
260 Regency Court • Lower Level
Brookfield, WI 53045 • (262) 312-1034
c3egeomatics.com

Job# 22169

Attachment: Survey (7409 : Anatoliy & Liliya Velikodanov)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH – 4 7/16" HEEL – 16" OVHG
12 / 12 PITCH – 9 3/4" HEEL – 16" OVHG
12 / 12 PITCH – 1'-9" HEEL – 16" OVHG (Office only)
12 / 12 PITCH – 5 3/8" HEEL – 16" OVHG (Garage only)
12 / 12 PITCH – 1'-8" HEEL – 16" OVHG (Front Porch only)
8 / 12 PITCH – 9" HEEL – 16" OVHG (SECOND FLOOR only)
12 / 12 PITCH – 14 5/16" HEEL – 16" OVHG (SECOND FLOOR only)

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.

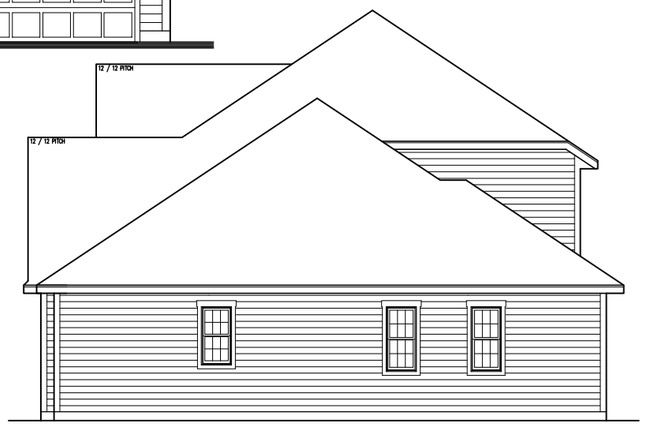
JOB # 925

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

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

LEFT SIDE ELEVATION
3/16"=1'-0"



RIGHT SIDE ELEVATION
3/16"=1'-0"

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

Anatoliy Liliya Velikodanov Residence
Lot 1, Scenic Avenue

REVISIONS

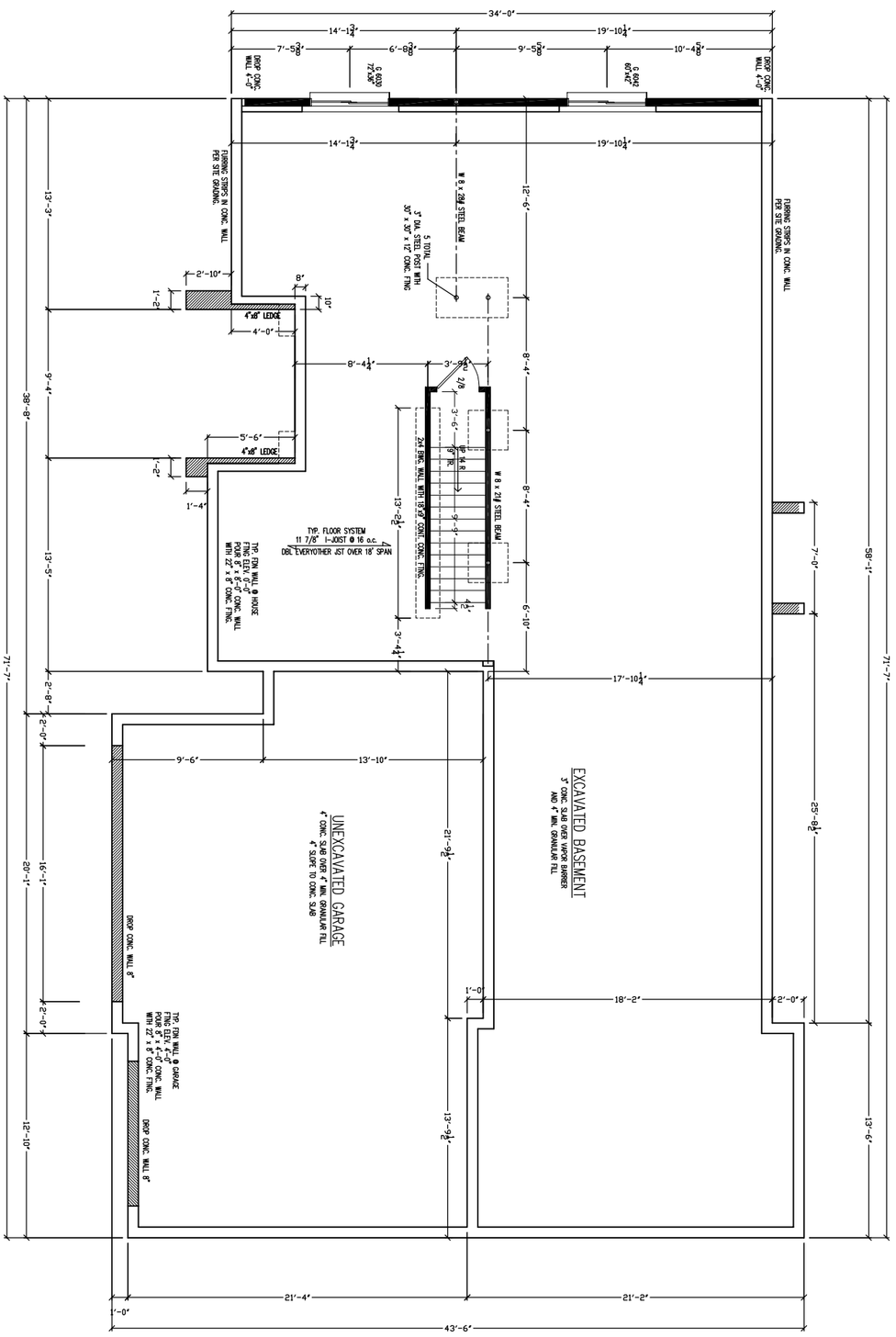
	DATE:	BY:	DESCRIPTION
	2/17/22	MA	REQUESTED REVISIONS
	4/7/22	DP	REQUESTED REVISIONS
	.		
	.		

CLIENT: VELIKODANOV RES. BRENTWOOD MODEL
TITLE: ELEVATIONS
PRINT #: 22202-4
SQ. FEET: 3,316
DATE: 2/11/22
DRAWN BY: PLUIM
PAGE #: 1/4
SCALE: NOTED

General Contractor
allan builders, llc

THIS IS A COPYRIGHTED PLAN IN ACCORDANCE WITH ALLAN BUILDERS LLC.. ANY REPRODUCTION OR POSSESSION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF ALLAN BUILDERS LLC. IS AN INFRINGEMENT OF COPYRIGHT LAWS. VIOLATORS WILL BE PROSECUTED.

Attachment: Plans (7409 : Anatoliy & Liliya Velikodanov)



Wisconsin Focus on Energy Home

THIS IS A COPYRIGHTED PLAN IN ACCORDANCE WITH ALLAN BUILDERS LLC.. ANY REPRODUCTION OR POSSESSION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF ALLAN BUILDERS LLC. IS AN INFRINGEMENT OF COPYRIGHT LAWS. VIOLATORS WILL BE PROSECUTED.

Allan General Contractor builders, llc

CLIENT: VELIKODANOV RES. BRENTWOOD MODEL			
TITLE: FDN/BSMT PLAN	DATE: 2/11/22	SQ. FEET: 0	
PRINT #: 22202-4	DRAWN BY: PLUIM	SCALE: NOTED	PAGE #: 2/4

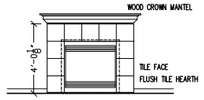
REVISIONS		
DATE:	BY:	DESCRIPTION
.		
.		
.		

Anatoliy Liliya Velikodanov Residence

Lot 1, Scenic Avenue

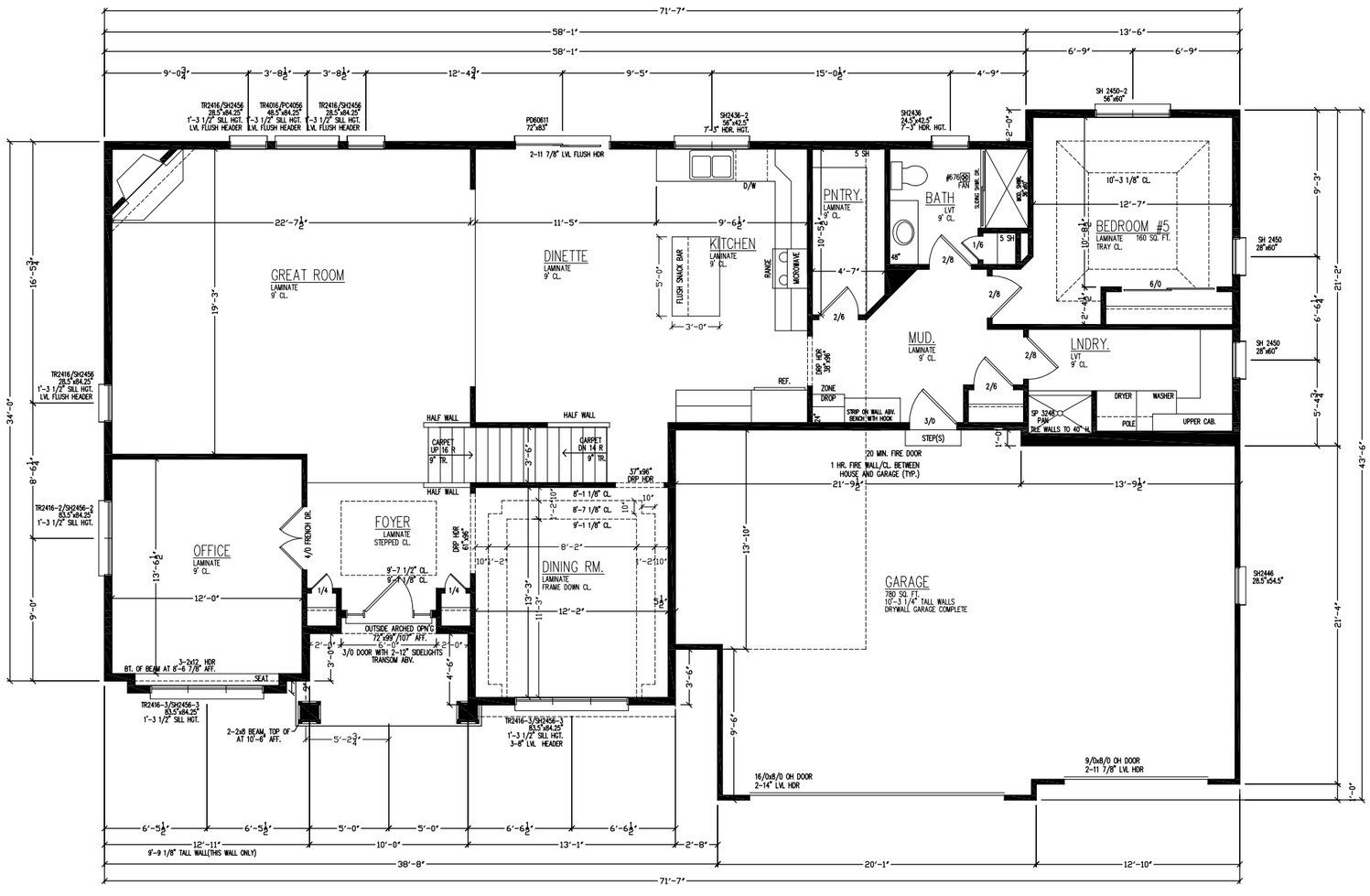
Attachment: Plans (7409 : Anatoliy & Liliya Velikodanov)

Wisconsin Focus on Energy Home



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

FIREPLACE SELECTION (As Checked)
- ☒ Heatilator Novus NDV 4236 (standard) R.O. 42"x34 7/8"x19 5/8"
- ☒ Flush Hearth (standard) Raise fireplace unit 0"
- ☐ Flush Hearth (standard) Raise fireplace unit 9.75"
- ☐ Raised Hearth Raise fireplace unit 9.75"
- ☒ Crown Mantel (standard)
- ☒ Other See detail



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

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

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

Anatoliy Liliya Velikodanov Residence
Lot 1, Scenic Avenue

REVISIONS

DATE:	BY:	DESCRIPTION
.	.	
.	.	
.	.	
.	.	

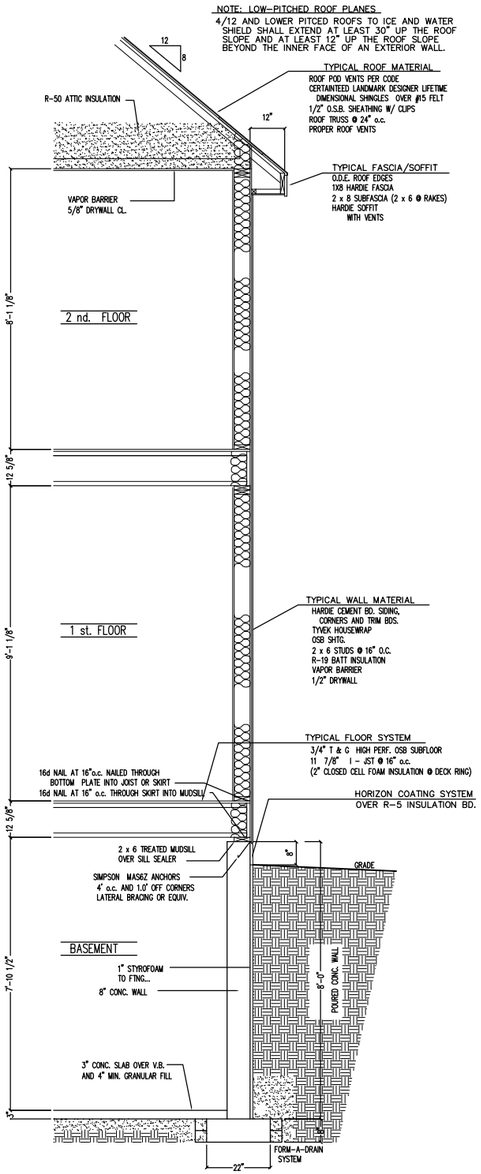
CLIENT: VELIKODANOV RES. BRENTWOOD MODEL
TITLE: 1st. Fl. Plan
DATE: 2/11/22
SQ. FEET: 1,894
DRAWN BY: PLUM
SCALE: NOTED
PRINT #: 22202-4
PAGE #: 3/4

Allan Builders, llc
General Contractor

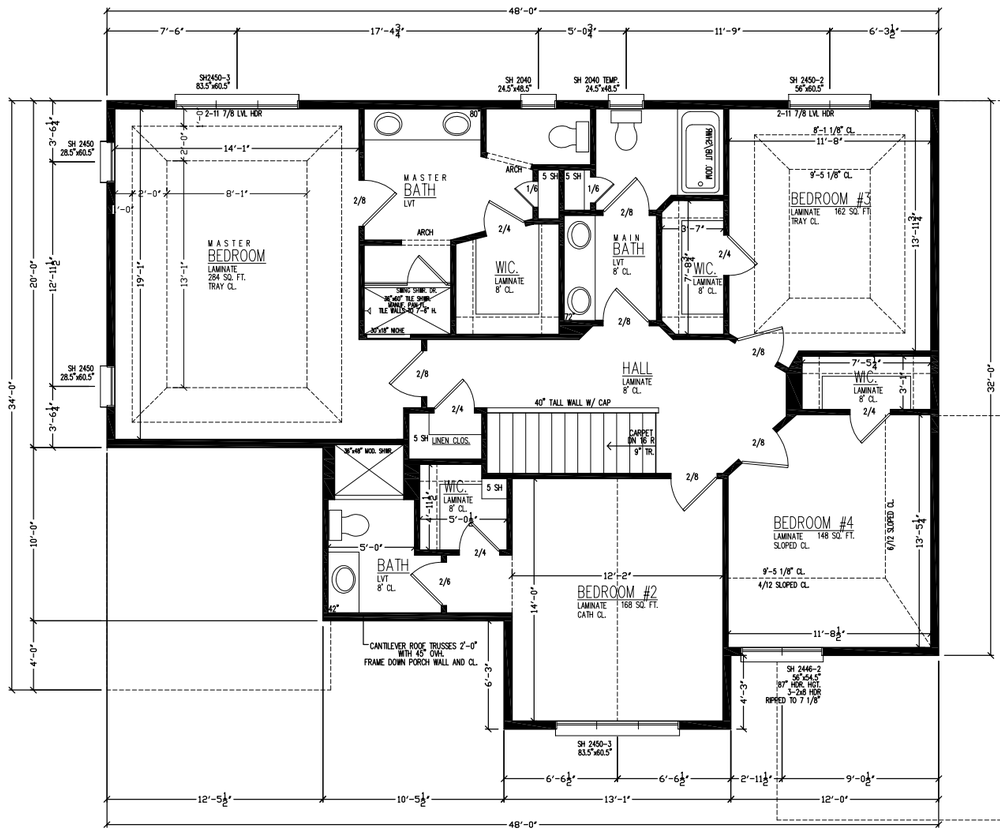
THIS IS A COPYRIGHTED PLAN IN ACCORDANCE WITH ALLAN BUILDERS LLC. ANY REPRODUCTION OR ACCESS OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF ALLAN BUILDERS LLC. IS AN INFRINGEMENT OF COPYRIGHT LAWS. VIOLATORS WILL BE PROSECUTED.

Attachment: Plans (7409 : Anatoliy & Liliya Velikodanov)

Wisconsin Focus on Energy Home



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



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

REVISIONS

DATE:	BY:	DESCRIPTION
.	.	.
.	.	.
.	.	.

CLIENT: VELIKODANOV RES.
BRENTWOOD MODEL
TITLE: 2nd. Fl. Plan
PRINT #: 22202-4
SQ. FEET: 1,422
DATE: 2/11/22
DRAWN BY: PLUIM
PAGE #: 4/4
SCALE: NOTED

Allan Builders, llc
General Contractor

Anatoliy Liliya Velikodanov Residence
Lot 1, Scenic Avenue

THIS IS A COPYRIGHTED PLAN IN ACCORDANCE WITH ALLAN BUILDERS LLC.. ANY REPRODUCTION OR POSSESSION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF ALLAN BUILDERS LLC. IS AN INFRINGEMENT OF COPYRIGHT LAWS. VIOLATORS WILL BE PROSECUTED.

Attachment: Plans (7409 : Anatoliy & Liliya Velikodanov)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 13, 2022**
SUBJECT: **James & Mary Connelly - Addition: Master Bedroom Sitting Area at 9628 N. Columbia Creek Lane**

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

STATEMENT OF INTENT

For Proposed Addition located at 9628 Columbia Creek Lane:

We propose to add a small bump-out at the rear of the house, which is off of the Master Bedroom. This will provide a sitting area in the Master Bedroom. The bump-out will include a fireplace and related chimney structure, with windows flanking on each side. The new windows, chimney, roof line and exterior details will match the existing house. Site conditions are typical, with no special concerns or unique limitations.

Attachment: Statement of Intent (7410 : James & Mary Connelly)

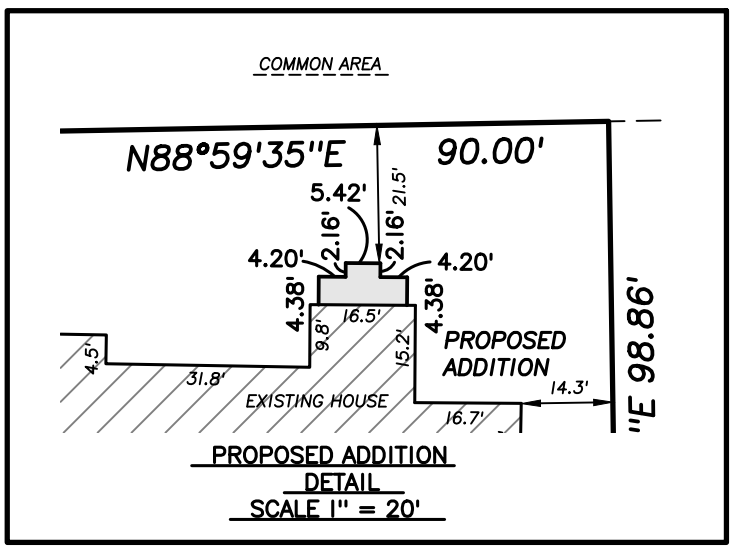
PLAT NO. LS-5274-22
FIELD CREW: E.A.J.& S.F.Z.
DRAWN BY: A.R.H.

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

LOT LINE EXHIBIT SURVEY

Prepared For: R.P. Custom Homes/9628 N. Columbia Creek Lane, Mequon

Property Description: Unit 3, "COLUMBIA CREEK CONDOMINIUM", being Lot 2, Outlot 1 and 2 of Certified Survey Map No. 2997, being a part of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

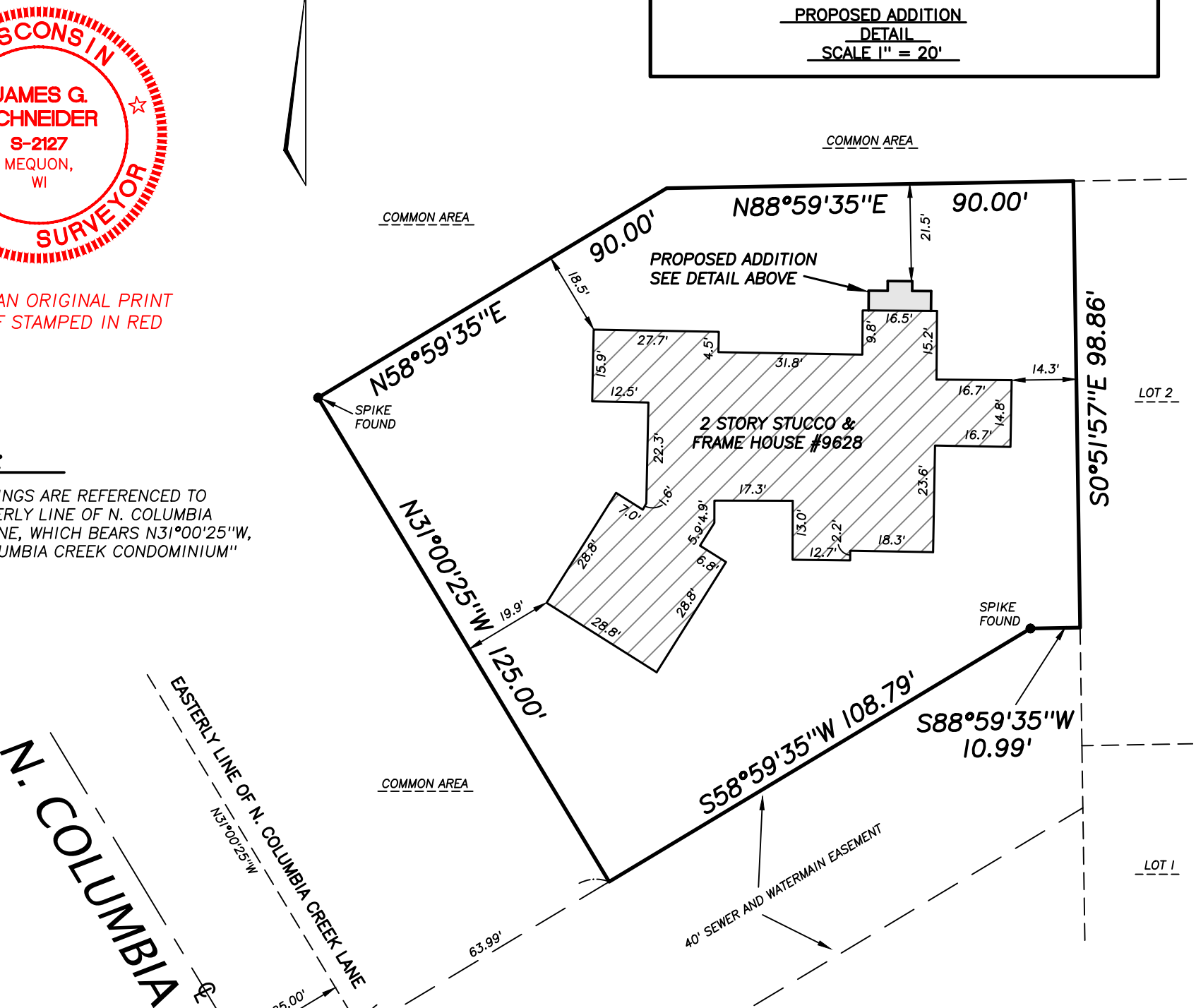


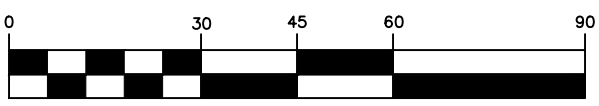
WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

NOTE :

1. ALL BEARINGS ARE REFERENCED TO THE EASTERLY LINE OF N. COLUMBIA CREEK LANE, WHICH BEARS N31°00'25"W, PER "COLUMBIA CREEK CONDOMINIUM"





SCALE 1" = 30'

SURVEY CERTIFICATE

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

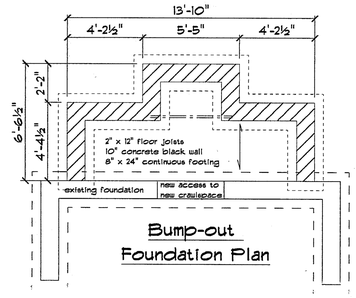
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

Dated at Mequon, Wisconsin. this 9th day of May , 20 22

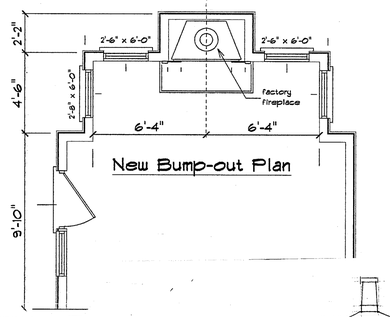
Recertified _____ Surveyor _____

Attachment: Survey (7410 : James & Mary Connelly)

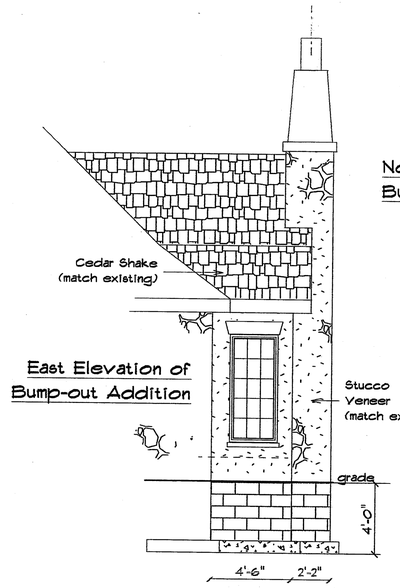
Attachment: Pictures (7410 : James & Mary Connelly)



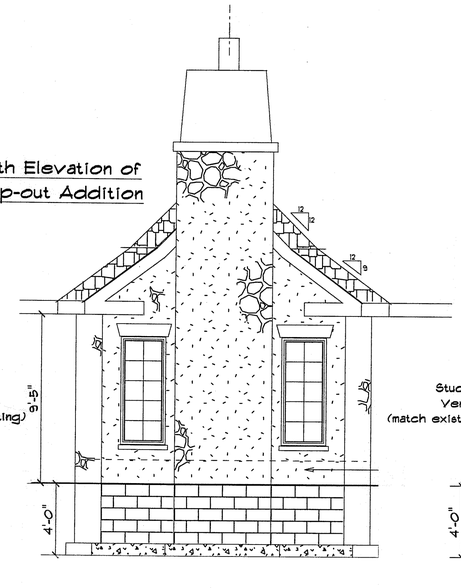
Bump-out
Foundation Plan



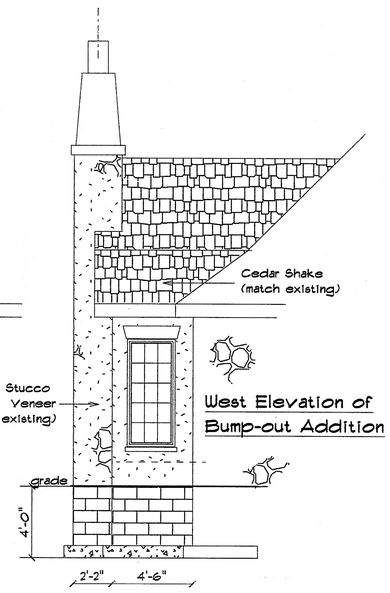
New Bump-out Plan



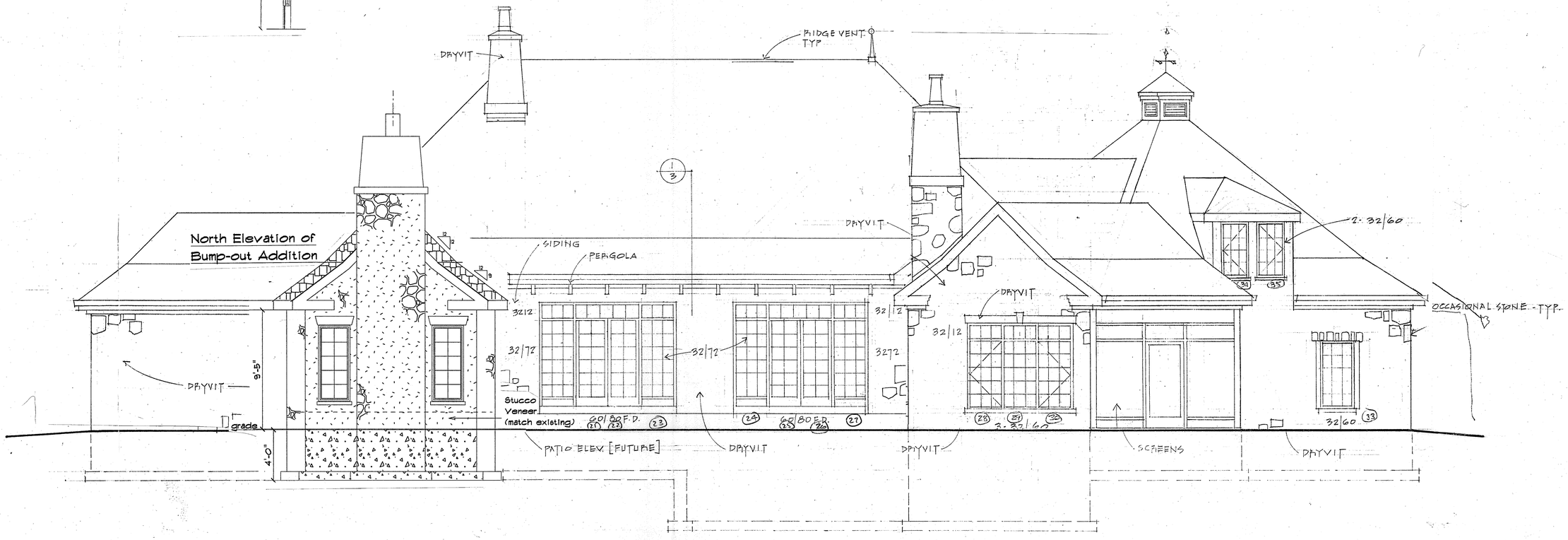
East Elevation of
Bump-out Addition



North Elevation of
Bump-out Addition



West Elevation of
Bump-out Addition



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

2

MR. & MRS. THOMAS DAMM RESIDENCE
COLUMBIA CREEK - LOT NO. 3

REVISIONS

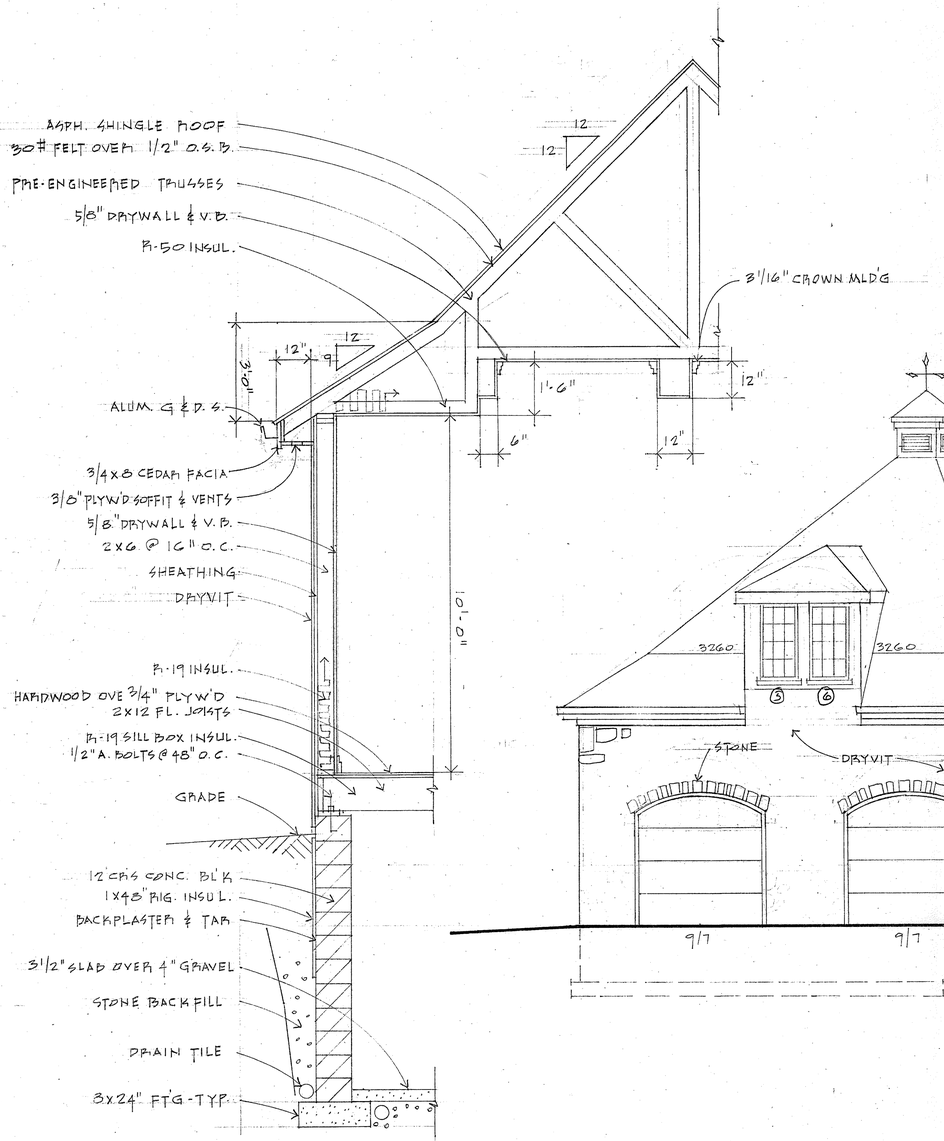
PROJ. # 2668

DATE: 6-29-99

DRAWN: E.W.J.

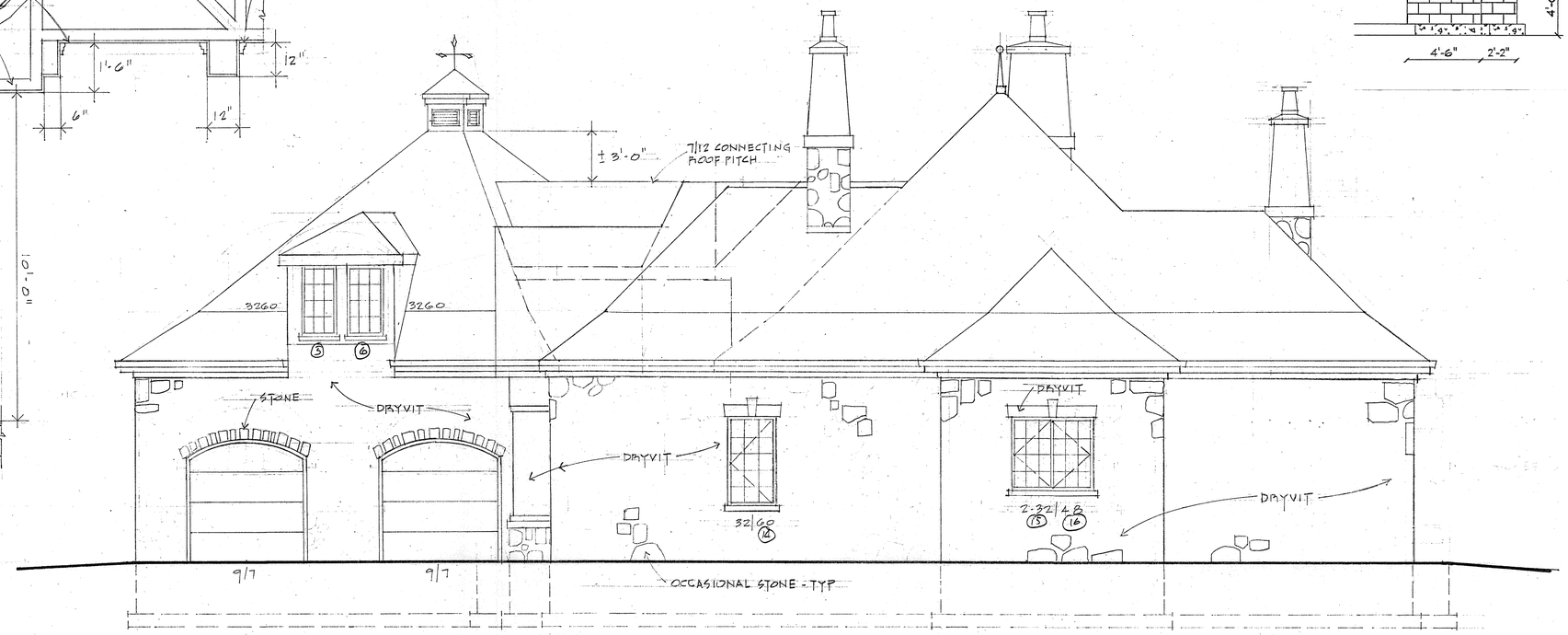
E. WILLIAM JOHNSON & ASSOCIATES
ARCHITECTS AIA
157 N. GREEN BAY RD. THIENSVILLE, WI., 53092

Attachment: Plans (7410 : James & Mary Connelly)



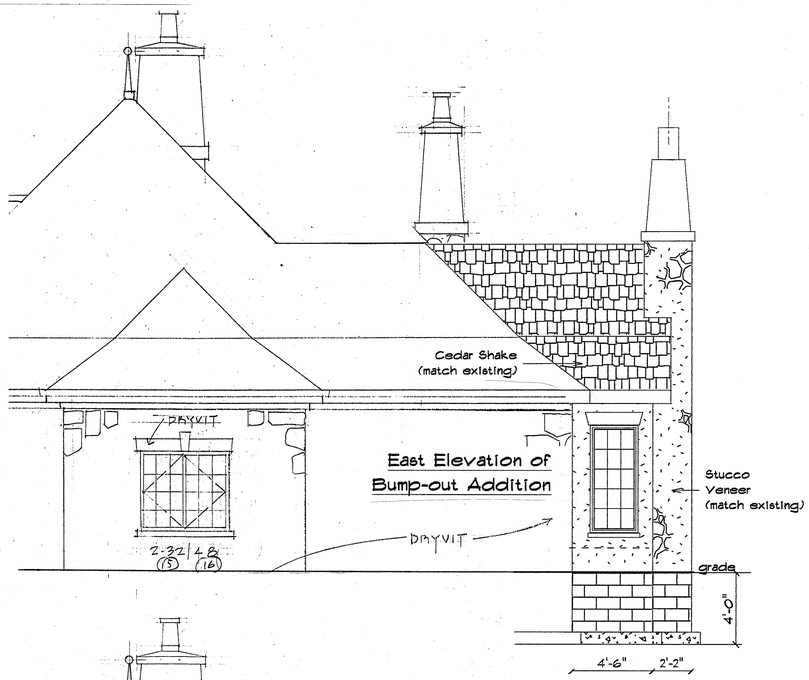
SECTION AT GREAT RM. 1/3

SCALE 1/2" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"



3

MR. & MRS. THOMAS DAMM RESIDENCE
COLUMBIA CREEK - LOT NO. 3

REVISIONS

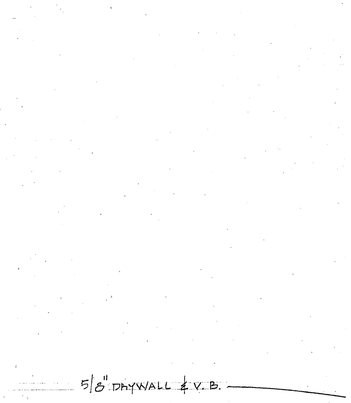
PROJ.# 2668

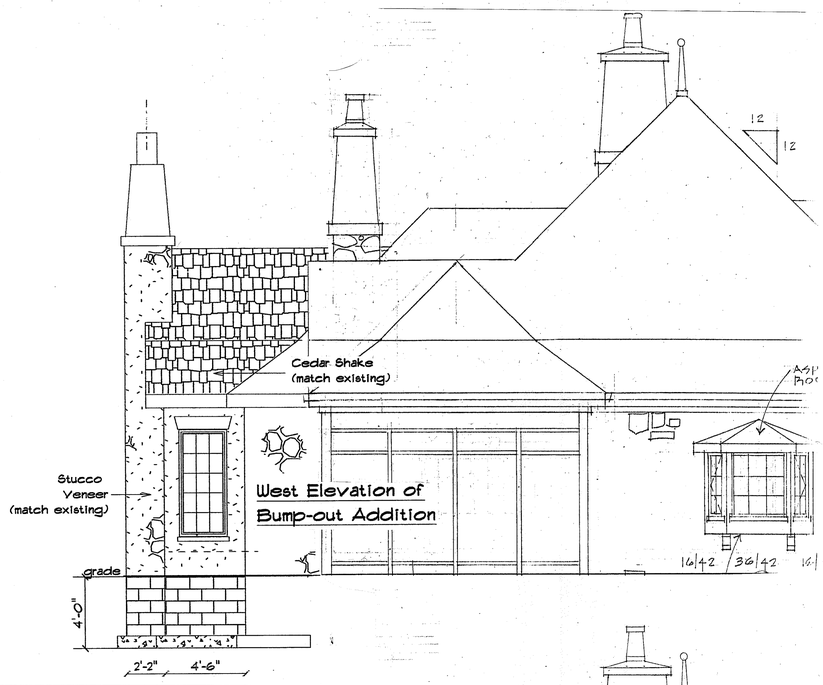
DATE: 6-29-99

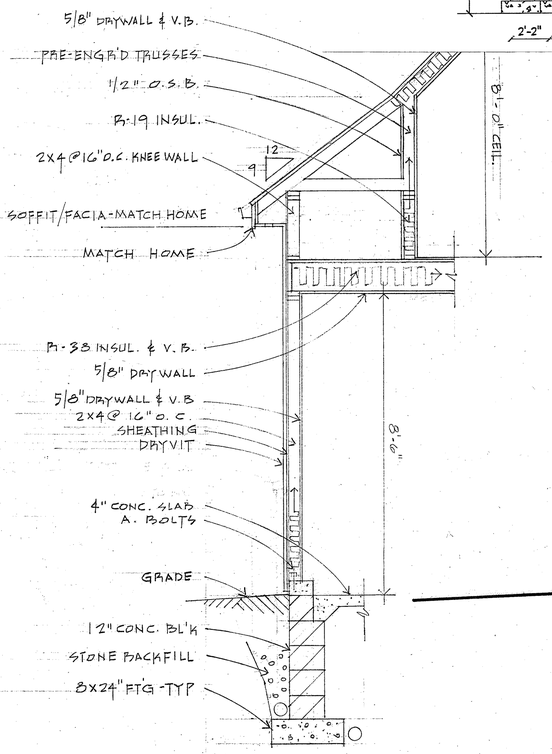
DRAWN: E.W.J.

E. WILLIAM JOHNSON & ASSOCIATES
ARCHITECTS AIA
157 N. GREEN BAY RD. THIENSVILLE, WI., 53092

Attachment: Plans (7410 : James & Mary Connelly)

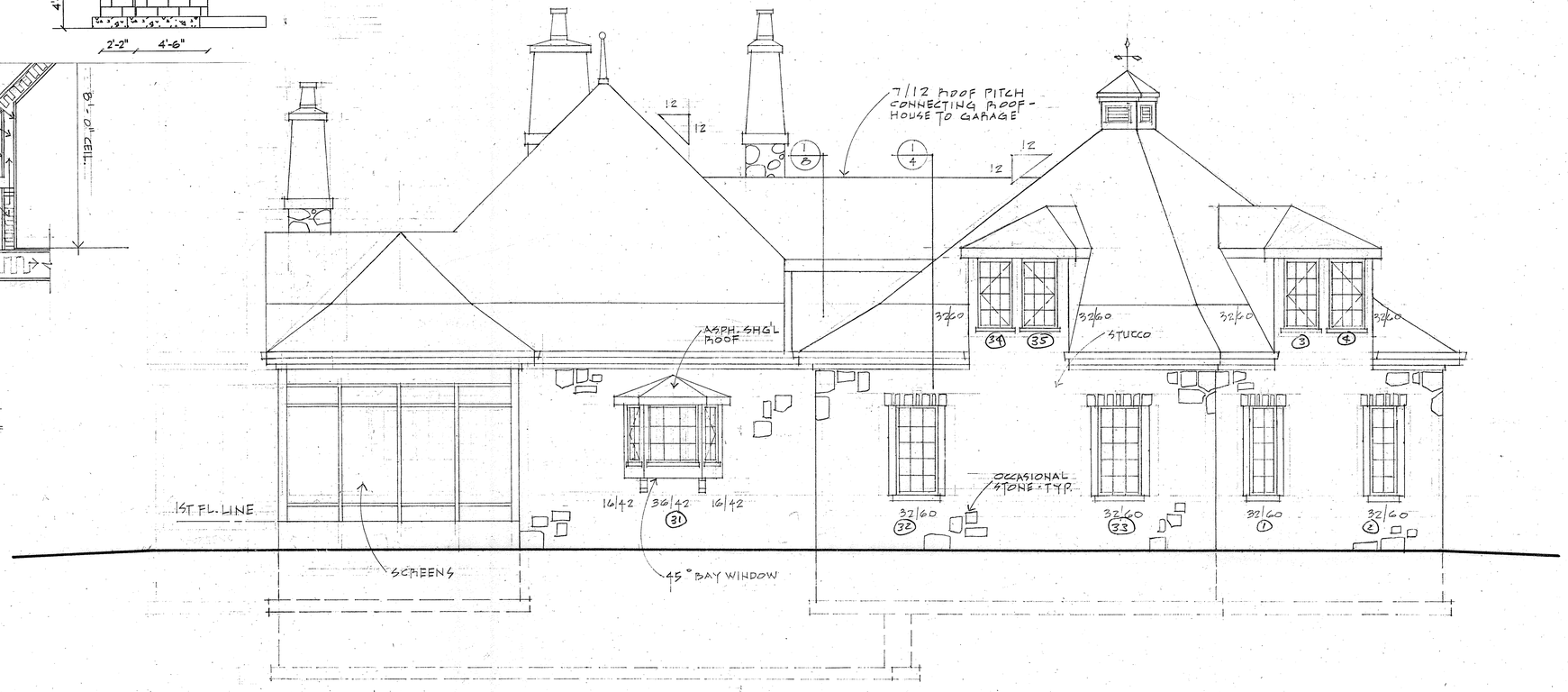






SECTION AT GARAGE 1/4

SCALE 1/2" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

4

MR. & MRS. THOMAS DAMM RESIDENCE
COLUMBIA CREEK · LOT NO. 3

REVISIONS

PROJ. # 2668

DATE: 6-29-99

DRAWN: E.W.J.

E. WILLIAM JOHNSON & ASSOCIATES
ARCHITECTS AIA
157 N. GREEN BAY RD. THIENSVILLE, WI., 53092

Attachment: Plans (7410 : James & Mary Connelly)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 13, 2022**
SUBJECT: **Dr. Michael Golovin - New Single-Family Residence at 10031 N. Range Line Road**

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

Statement of Intent

RE: The Golovin Residence – 10031 N. Range Line Road

The purpose of this project is to build a single-family residence to be occupied by the owners, Dr. Alicia Golovin and Dr. Michael Golovin. The lot is 3.010 acres with a private lake to the rear. The home will be set back approximately 515' from N. Range Line Road. The 2-story all stucco exterior home will have 5,268 square feet of finished living area on the first two floors, the Basement will not be finished.

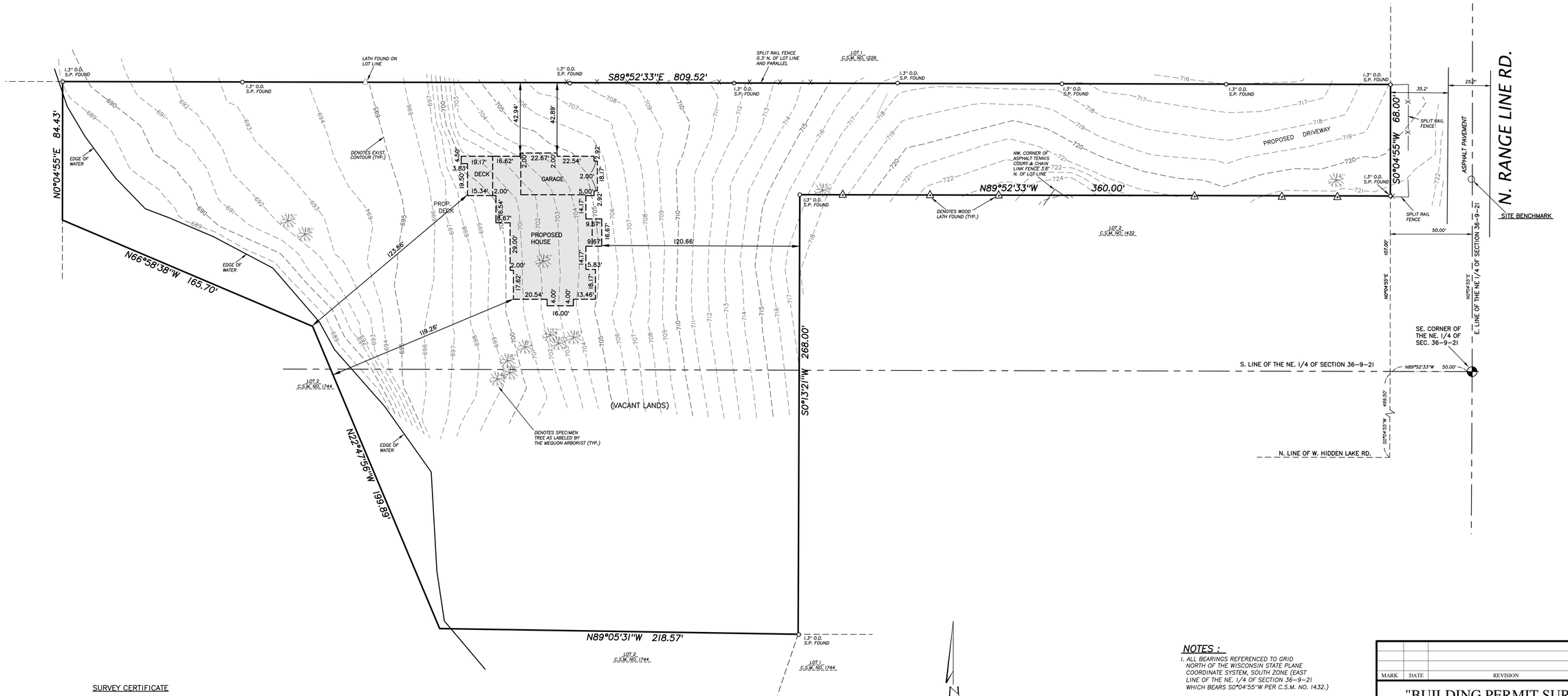
Thank you,

Kingfogl Construction Company

Attachment: Statement of Intent (7411 : Dr. Michael Golovin)

LEGAL DESCRIPTION :
Lot 1 of Certified Survey Map No. 1432, recorded in the Ozaukee County Registry in Volume 9 of Certified Survey Maps, Page 32, as Document No. 338670, and being a division of Certified Survey Map No. 32, located in the Southeast 1/4 of the Northeast 1/4 of Section 36, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 134,247 sq. ft/3.08 acres of land, more or less.



SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 23th day of May, 2022.

James G. Schneider
Surveyor – S–2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

N

0 30 45 60 90
SCALE 1" = 30'

NOTES :

1. ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (EAST LINE OF THE NE. 1/4 OF SECTION 36–9–21 WHICH BEARS S0°04'55"W PER C.S.M. NO. 1432.)
2. MAIN BENCHMARK IS REFERENCE MARK FOR SECTION CORNER IN INTERSECTION OF W. COUNTY LINE RD. AND N. RANGE LINE RD. R/R SPIKE IN POWER POLE NO. 88–08693, SW. CORNER OF INTERSECTION. ELEV. = 719.88.
3. SITE BENCHMARK ON SANITARY MANHOLE COVER IN N. RANGE LINE RD. IN FRONT OF PARCEL AS SHOWN ON SURVEY. RIM ELEVATION = 723.56.

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

MARK	DATE	REVISION	BY	APVD

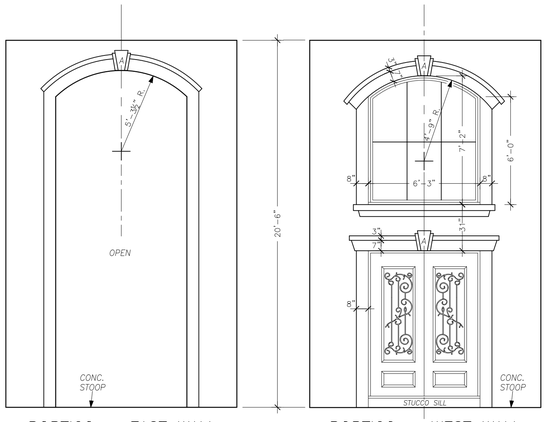
"BUILDING PERMIT SURVEY"

for
Kingfogl Construction Co.
(Golovin Residence)

10031 N. Range Line Road
Mequon, WI

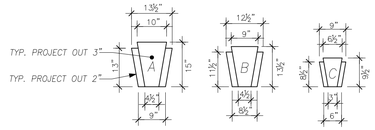
FIELD CREW:	E.A.J. & S.F.Z.	APPROVED:	
DWN. BY:	A.R.H.	DATE:	MAY 23, 2022
CHKD. BY:	J.G.S.	Plat No.	LS-5292-22

Attachment: Survey (7411 : Dr. Michael Golovin)



PORTICO – EAST WALL

PORTICO – WEST WALL



Keyway Schedule

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

Sheet Index

SHEET 1 – FRONT ELEVATION
SHEET 2 – LEFT ELEVATION
SHEET 3 – REAR ELEVATION
SHEET 4 – RIGHT ELEVATION
SHEET 5 – FIRST FLOOR PLAN
SHEET 6 – SECOND FLOOR PLAN
SHEET 7 – FOUNDATION PLAN
SHEET 8 – GENERAL SECTION & INTERIOR VIEWS
SHEET 9 – INTERIOR VIEWS
SHEET 10 – HEELS & PLATES ROOF PLAN

FRONT ELEVATION

1/4" SCALE

~The Golovin Residence~

10031 N. RANGE LINE RD.
MEQUON, WI 53092

Kingfogl Construction Company

WWW.KINGFOGL.COM

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O. 262-781-4488 JAY CELL 262-613-3359

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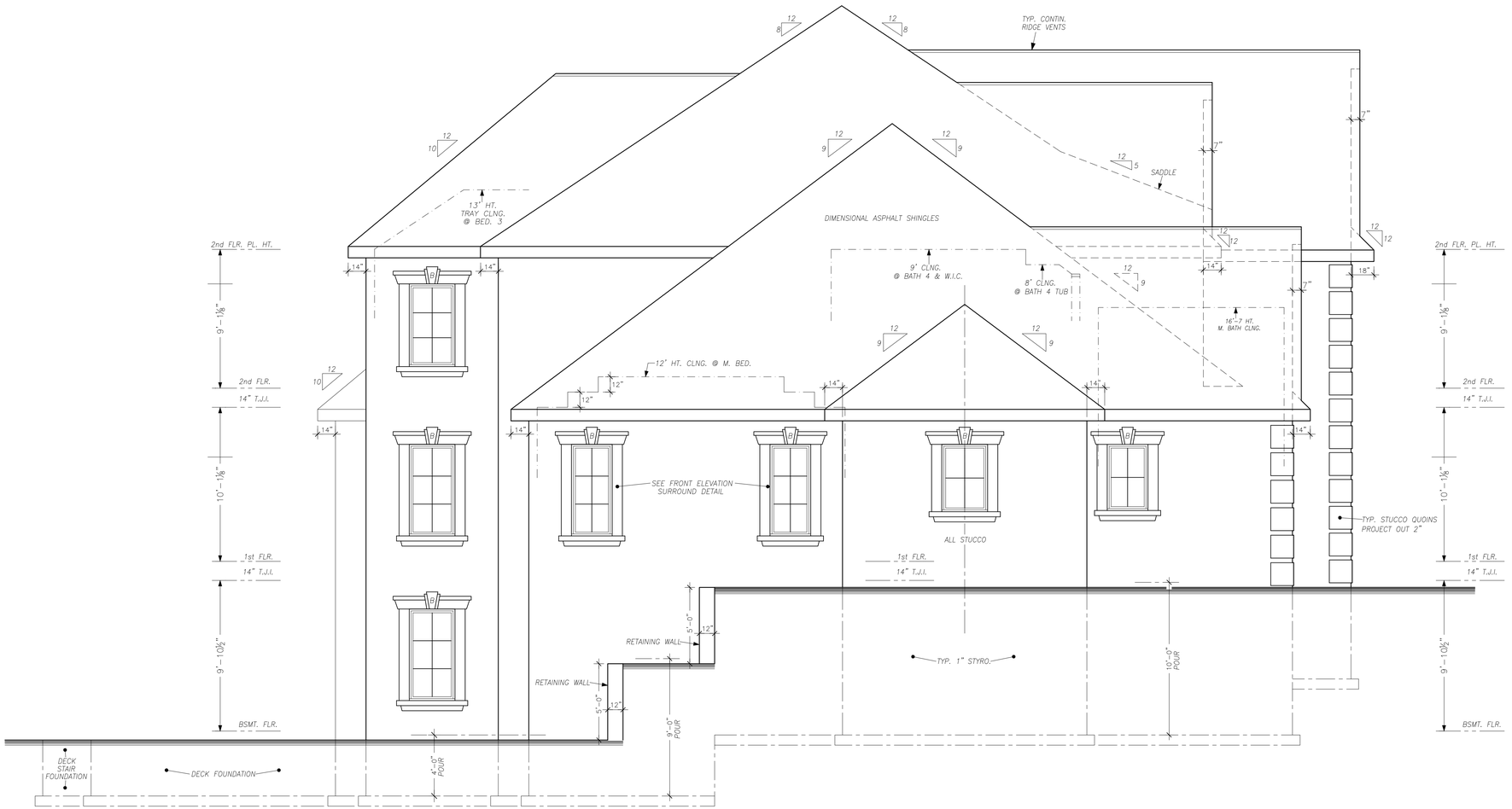
Golovin Residence
10031 N. RANGE LINE RD.
MEQUON, WI 53092

COMPLETION DATE
COMPLETE – 5/4/22

REVISIONS:

Attachment: Plans (7411 : Dr. Michael Golovin)



LEFT ELEVATION

1/4" SCALE

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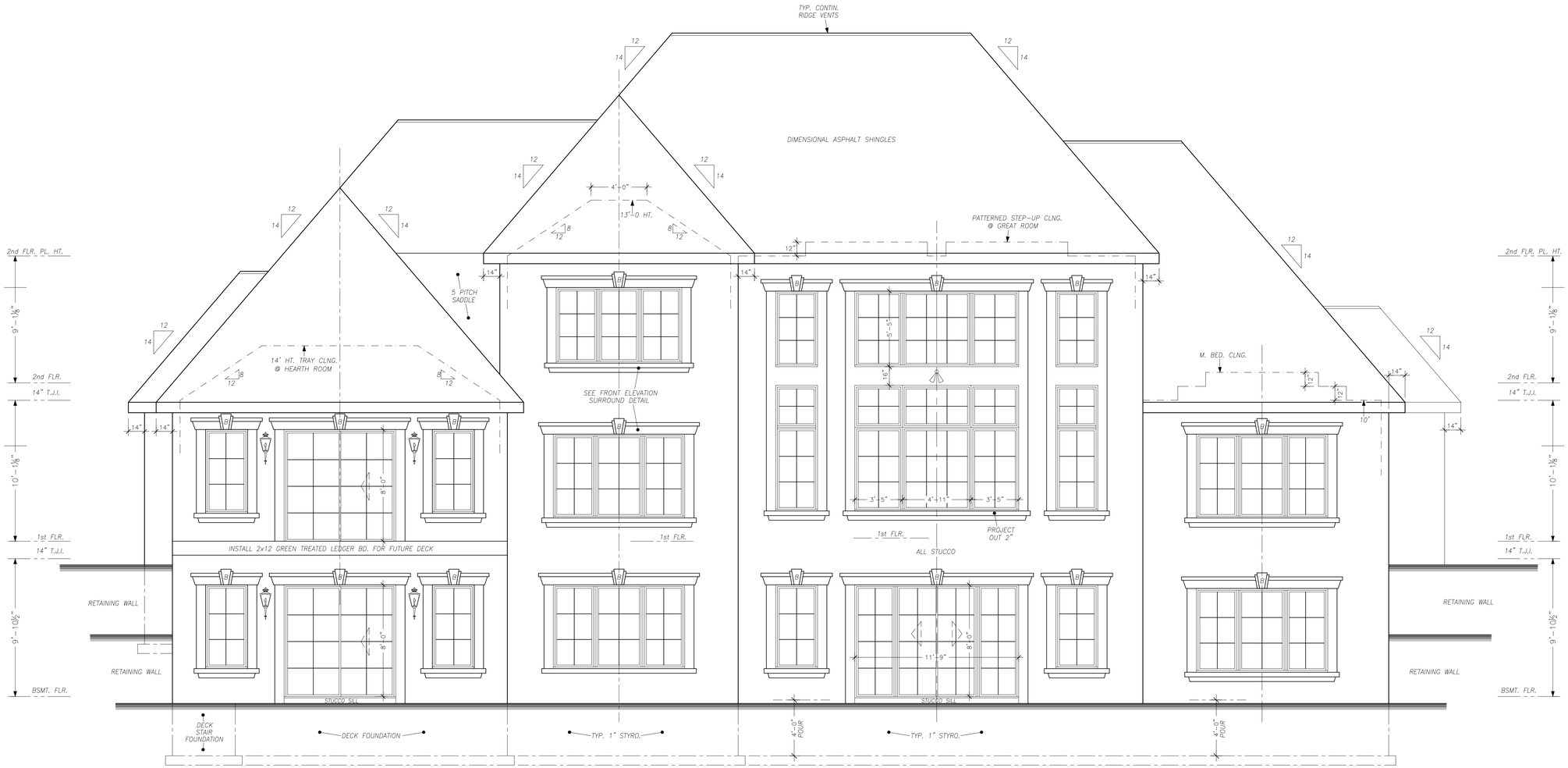
Galavin Residence
10031 N. RANGE LINE RD.
MEQUON, WI 53092

COMPLETION DATE
COMPLETE - 5/4/22

REVISIONS:

Attachment: Plans (7411 : Dr. Michael Golovin)



REAR ELEVATION

1/4" SCALE

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Galavin Residence
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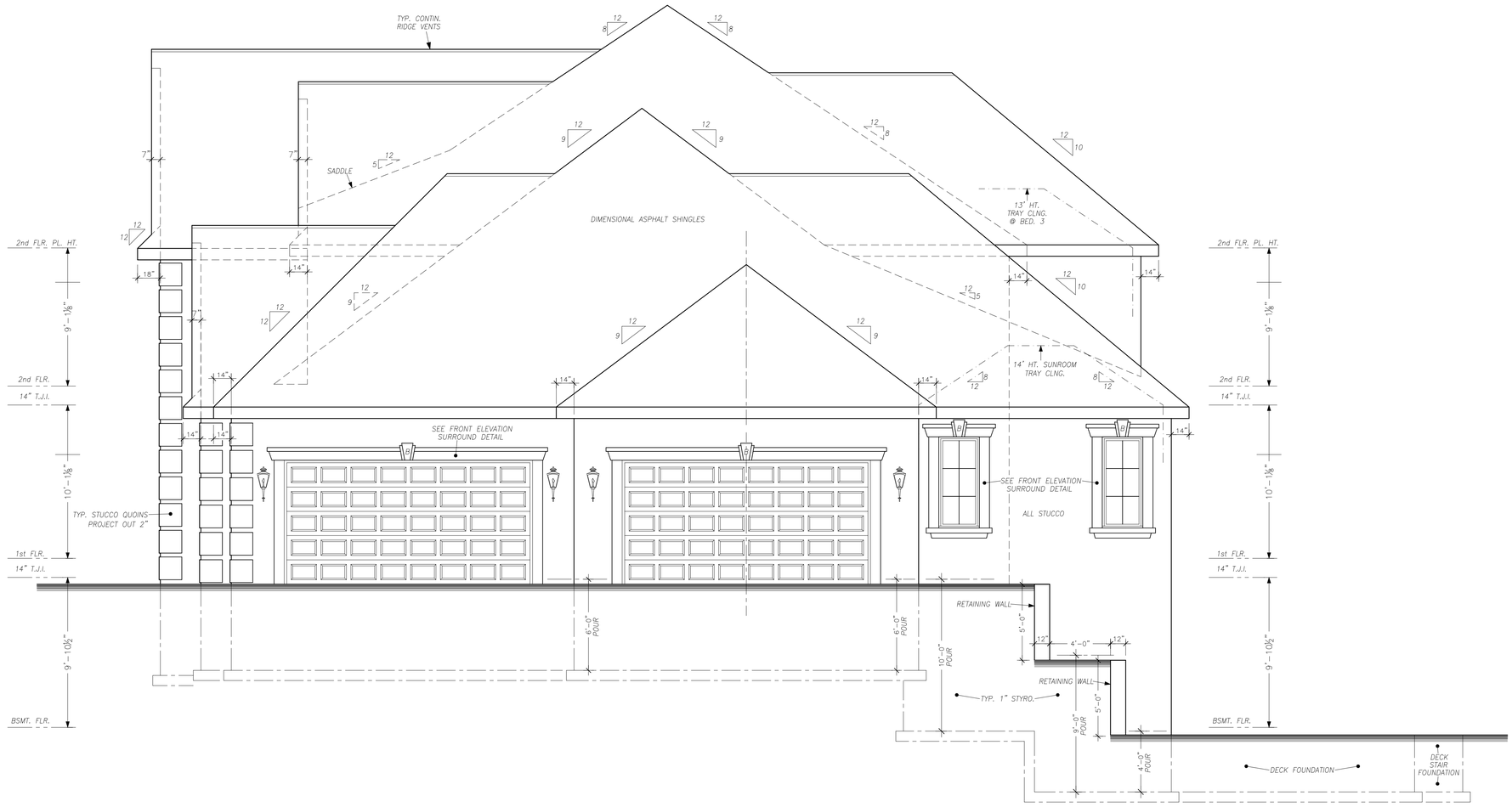
MEQUON, WI 53092

COMPLETION DATE
COMPLETE - 5/4/22

REVISIONS:

3/10

Attachment: Plans (7411 : Dr. Michael Golovin)



RIGHT ELEVATION

1/4" SCALE

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Edwin Residence
10031 N. RANGE LINE RD.
MEQUON, WI 53092

COMPLETION DATE
COMPLETE - 5/4/22

REVISIONS:

4/10

Attachment: Plans (7411 : Dr. Michael Golovin)

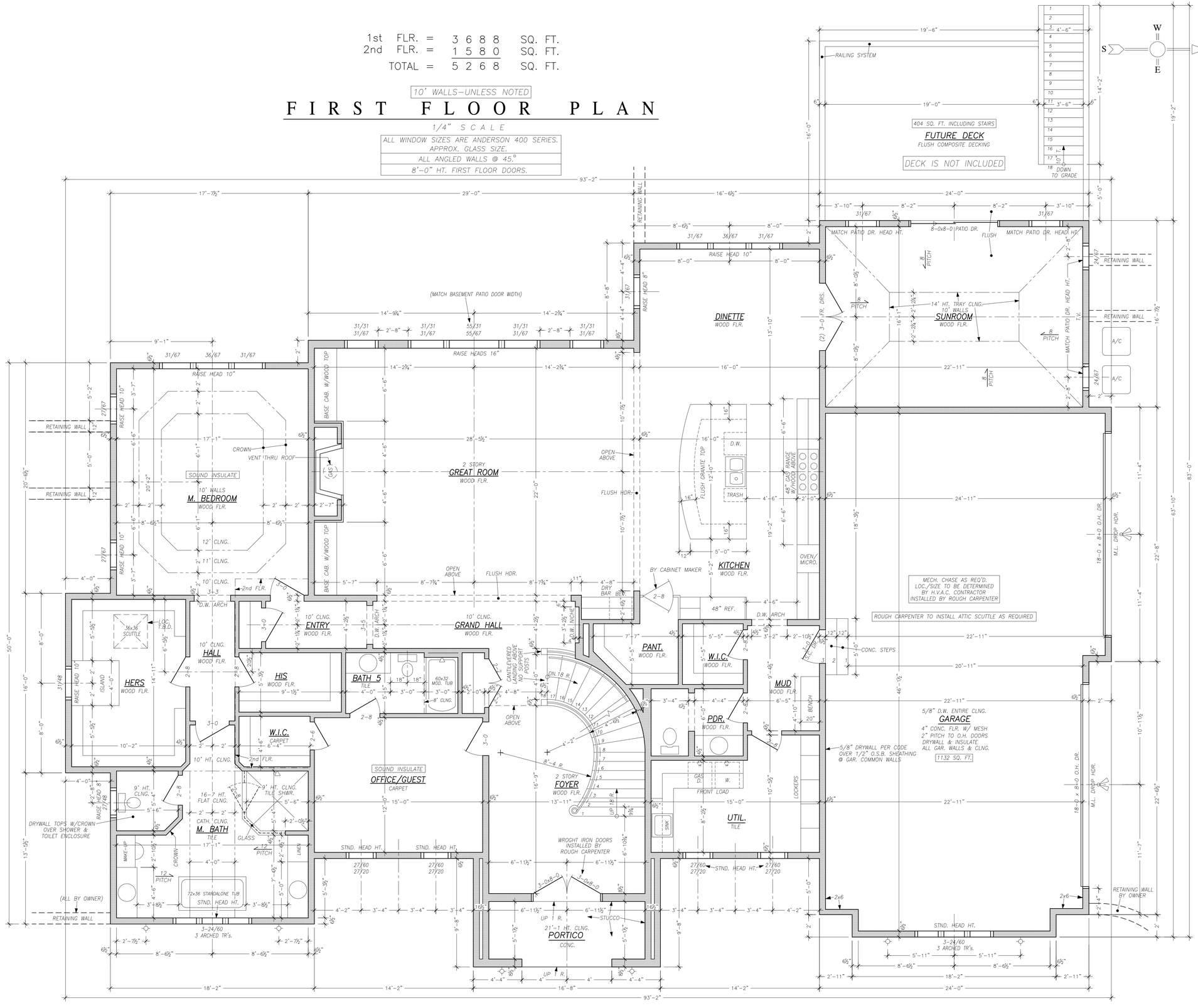
1st FLR. =	3688	SQ. FT.
2nd FLR. =	1580	SQ. FT.
TOTAL =	5268	SQ. FT.

10' WALLS–UNLESS NOTED

FIRST FLOOR PLAN

1/4" SCALE

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



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Galvin Residence
10031 N. RANGE LINE RD.
MEQUON, WI 53092

COMPLETION DATE
COMPLETE – 5/4/22

REVISIONS:

5/10

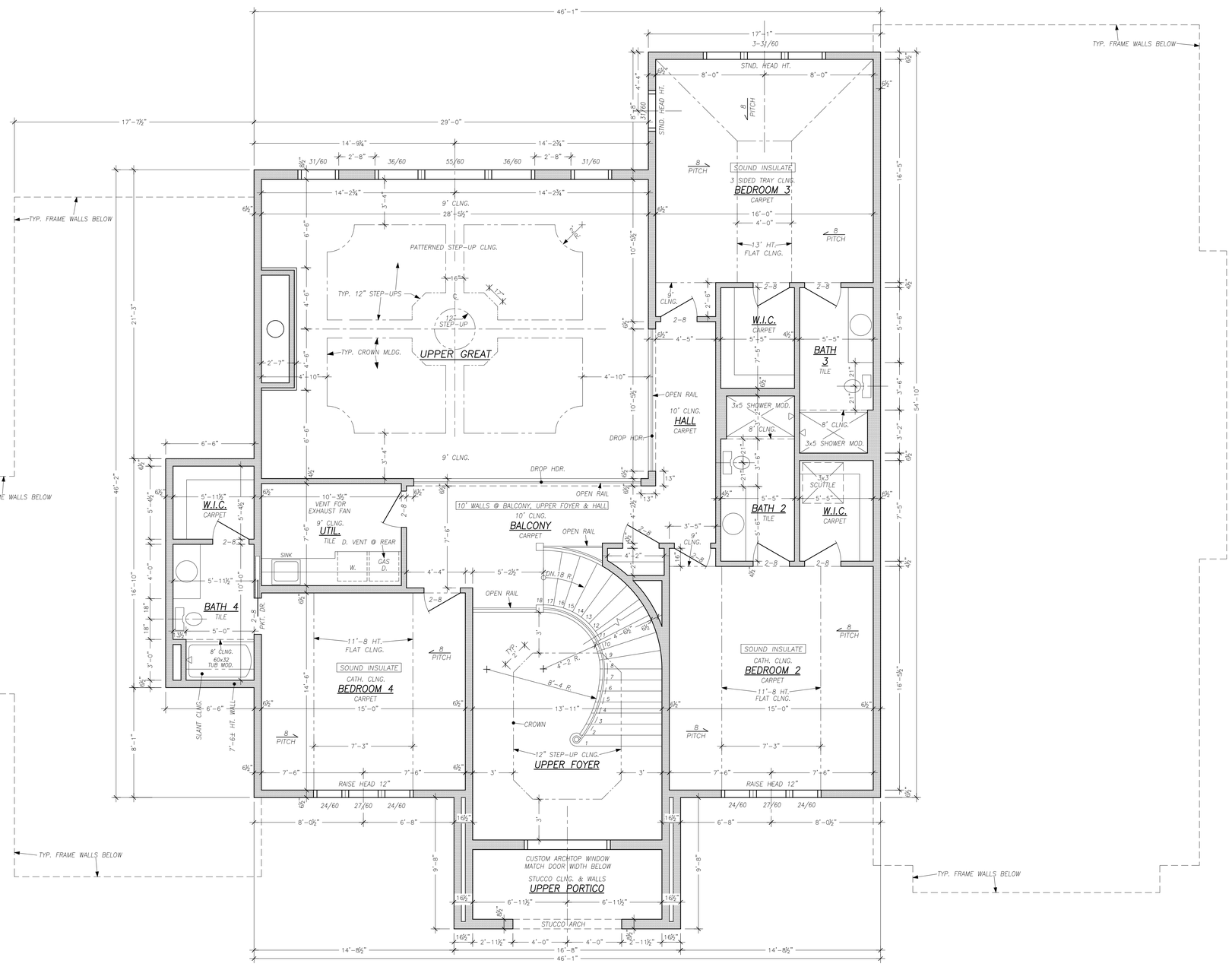
Attachment: Plans (7411 : Dr. Michael Golovin)

9' WALLS – UNLESS NOTED

SECOND FLOOR PLAN

1/4" SCALE

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



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Galvin Residence
10031 N. RANGE LINE RD.
MEQUON, WI 53092

COMPLETION DATE
COMPLETE – 5/4/22

REVISIONS:

6/10

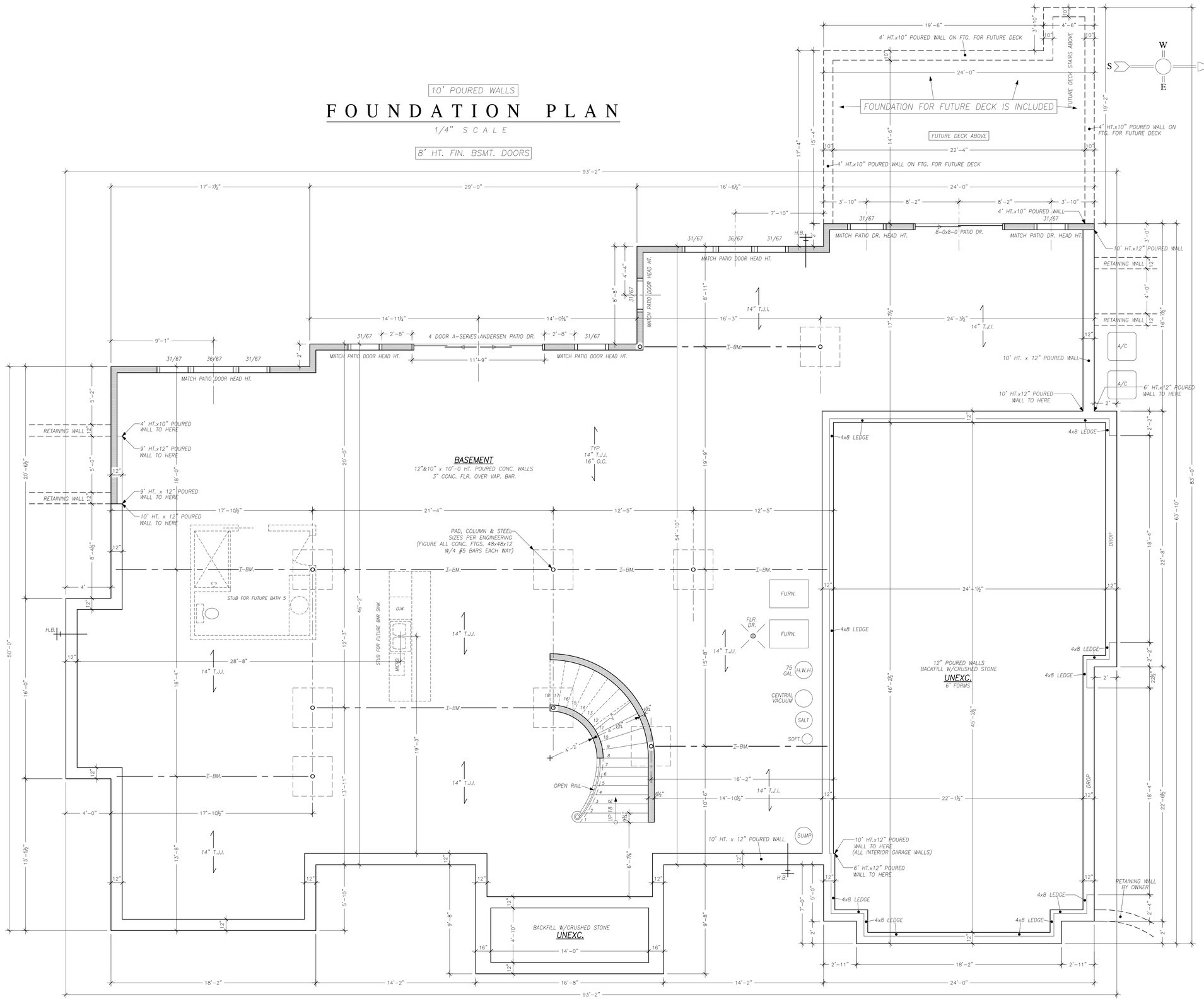
Attachment: Plans (7411 : Dr. Michael Golovin)

10' POURED WALLS

FOUNDATION PLAN

1/4" SCALE

8' HT. FIN. BSMT. DOORS



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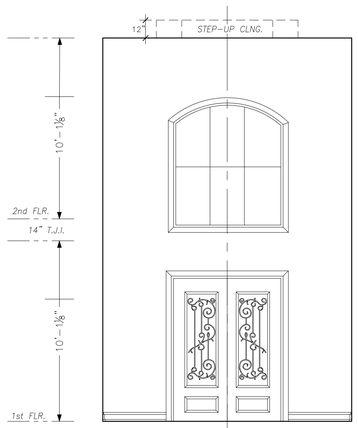
Gelain Residence
10031 N. RANGE LINE RD.
MEQUON, WI 53092

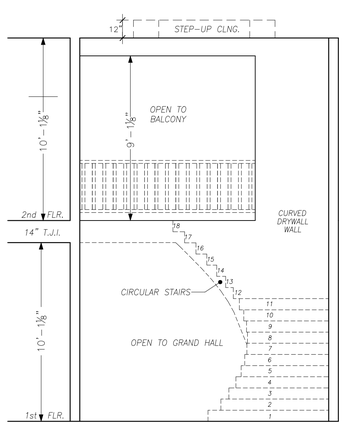
COMPLETION DATE
COMPLETE - 5/4/22

REVISIONS:

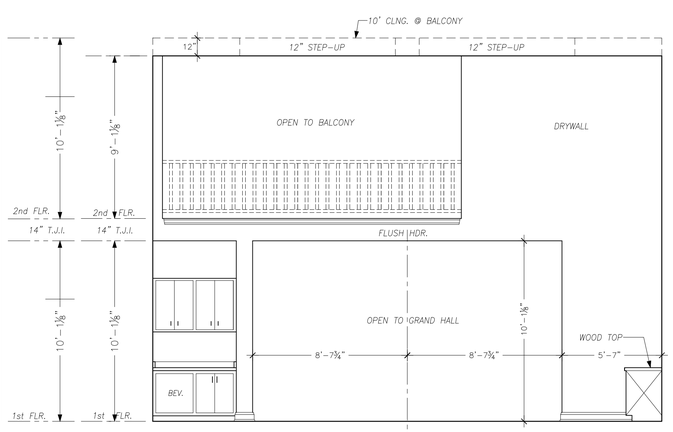
Attachment: Plans (7411 : Dr. Michael Golovin)



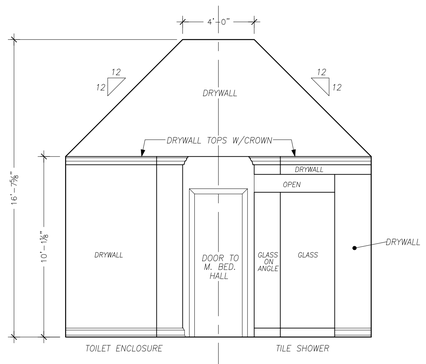
FOYER – EAST WALL



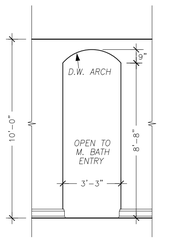
FOYER – WEST WALL



GREAT ROOM – EAST WALL



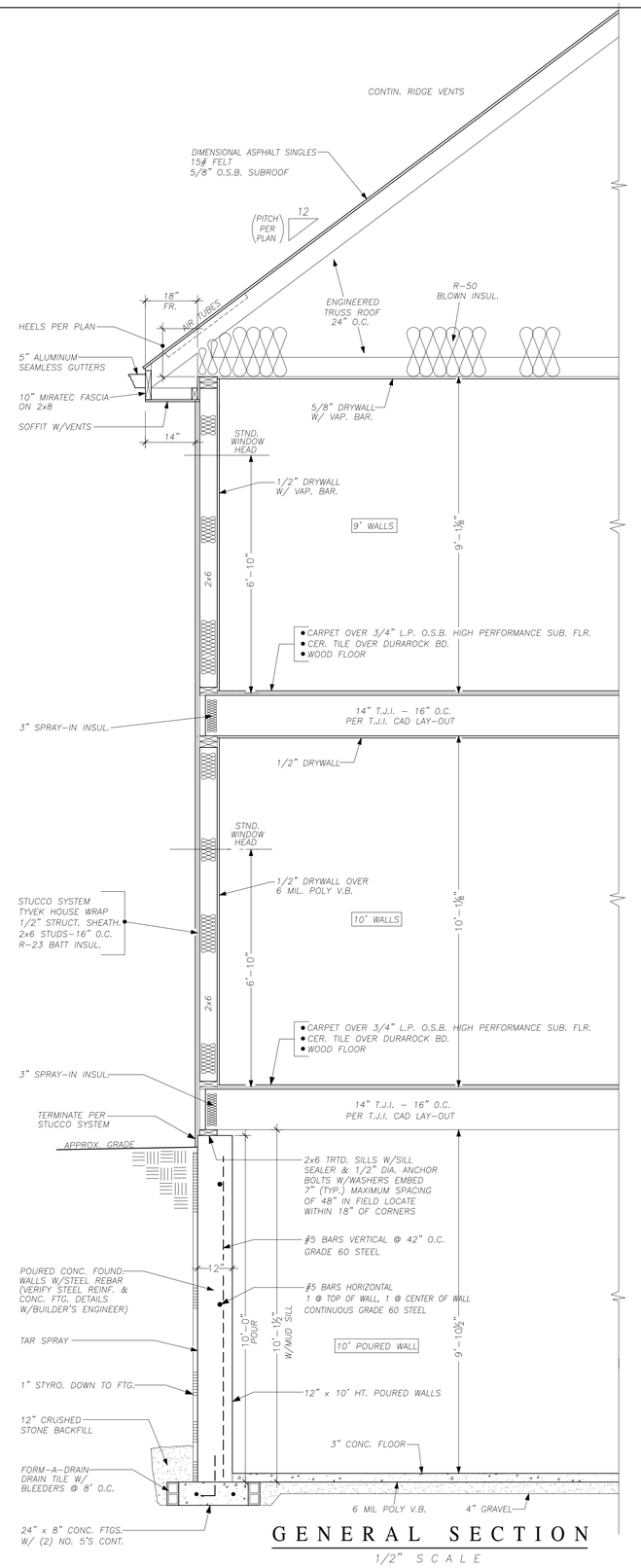
M. BATH – WEST WALL



M. BEDROOM ARCH

INTERIOR VIEWS

1/4" SCALE



GENERAL SECTION

1/2" SCALE

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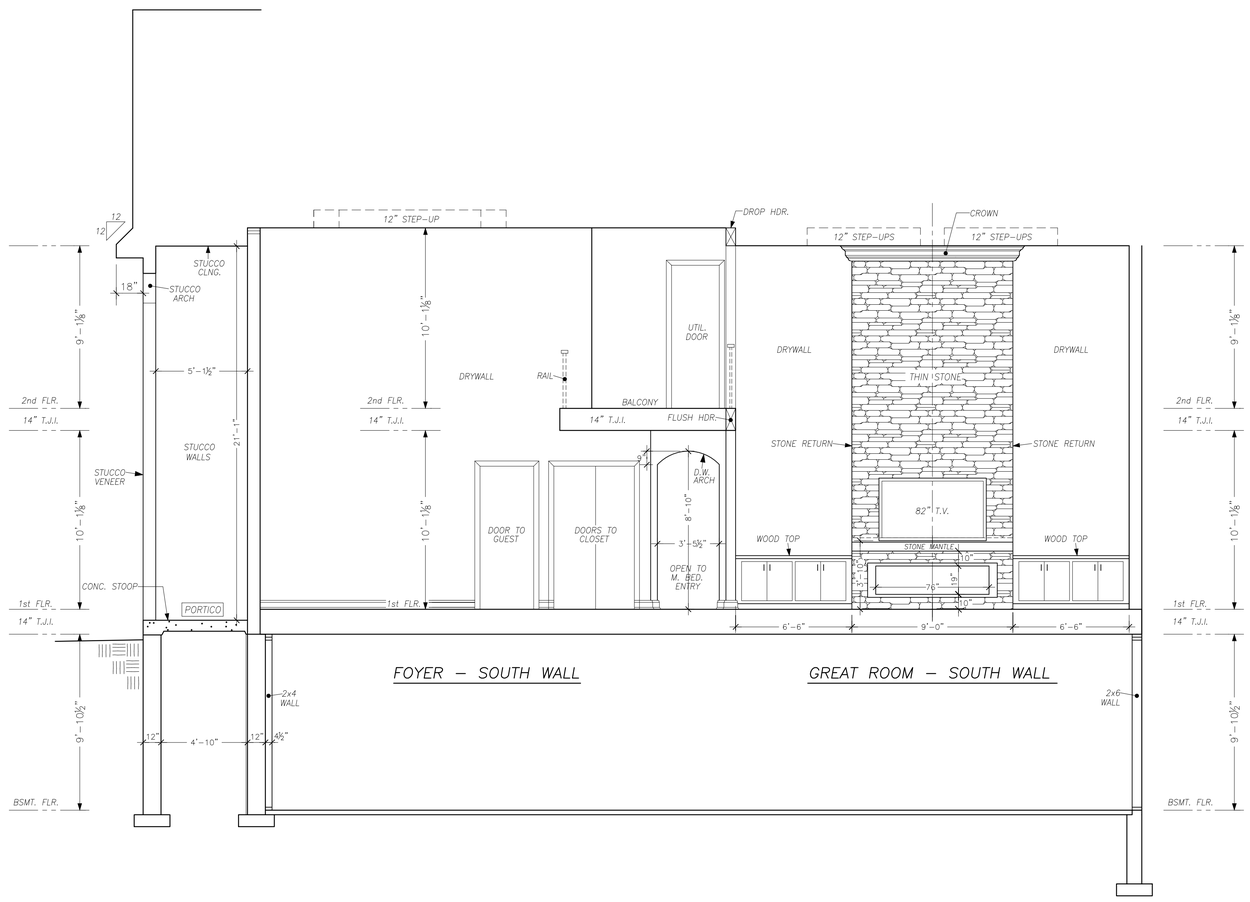
Galvin Residence
10031 N. RANGE LINE RD.
MEQUON, WI 53092

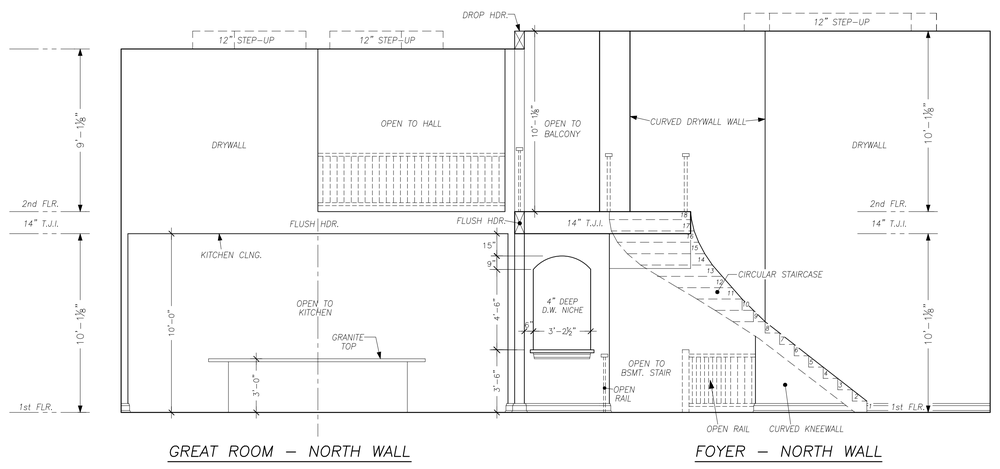
COMPLETION DATE
COMPLETE – 5/4/22

REVISIONS:

8/10

Attachment: Plans (7411 : Dr. Michael Golovin)





INTERIOR VIEWS

1/4" SCALE

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Galvin Residence
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MEQUON, WI 53092

COMPLETION DATE
COMPLETE - 5/4/22

REVISIONS:

9/10

Attachment: Plans (7411 : Dr. Michael Golovin)

REAR ELEVATION
DIMENSIONAL ASPHALT SHINGLES
RETAINING WALL
ROOF OVER BAY
DECK FOUNDATION
RISER TYP.
TREAD TYP.
ALL STUCCO
MATCHING OAK
MATCHING OAK
MATCHING OAK

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 13, 2022**
SUBJECT: **Donald & Renee Mondano - New Single-Family Residence at 10360 N. Wildwood Court**

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

DESIGN
BUILD

Letter of Intent
Project Name: Donald and Renee Mondano
Project Address: 10360 W. Wildwood Court, Mequon, WI

May 23, 2022

City of Mequon
Architectural Review Board
11333 North Cedarburg Road, 60W
Mequon, WI 53092-1930

City Staff and ARCH Board Members,

On behalf of the property owners at 10360 W. Wildwood Court, Mequon, WI 53092, we are submitting this "Letter of Intent" to the City of Mequon requesting approval for a proposed new construction residence.

The intent on the new residence was designed with the Wildwood Preserves covenants in mind and providing the look of the farmhouse style that the owners desire. The Mondano's are building this new house and calling it their "legacy home" to share with their growing family and grandchildren to come.

Please see the attached plans, photos, and elevations for additional details. For further information, please contact Michelle Swier at MKE Design Build, contact information listed below.

Thank you,

Michelle Swier
MKE Design Build
773.315.2548
michelle@mkedesignbuild.com

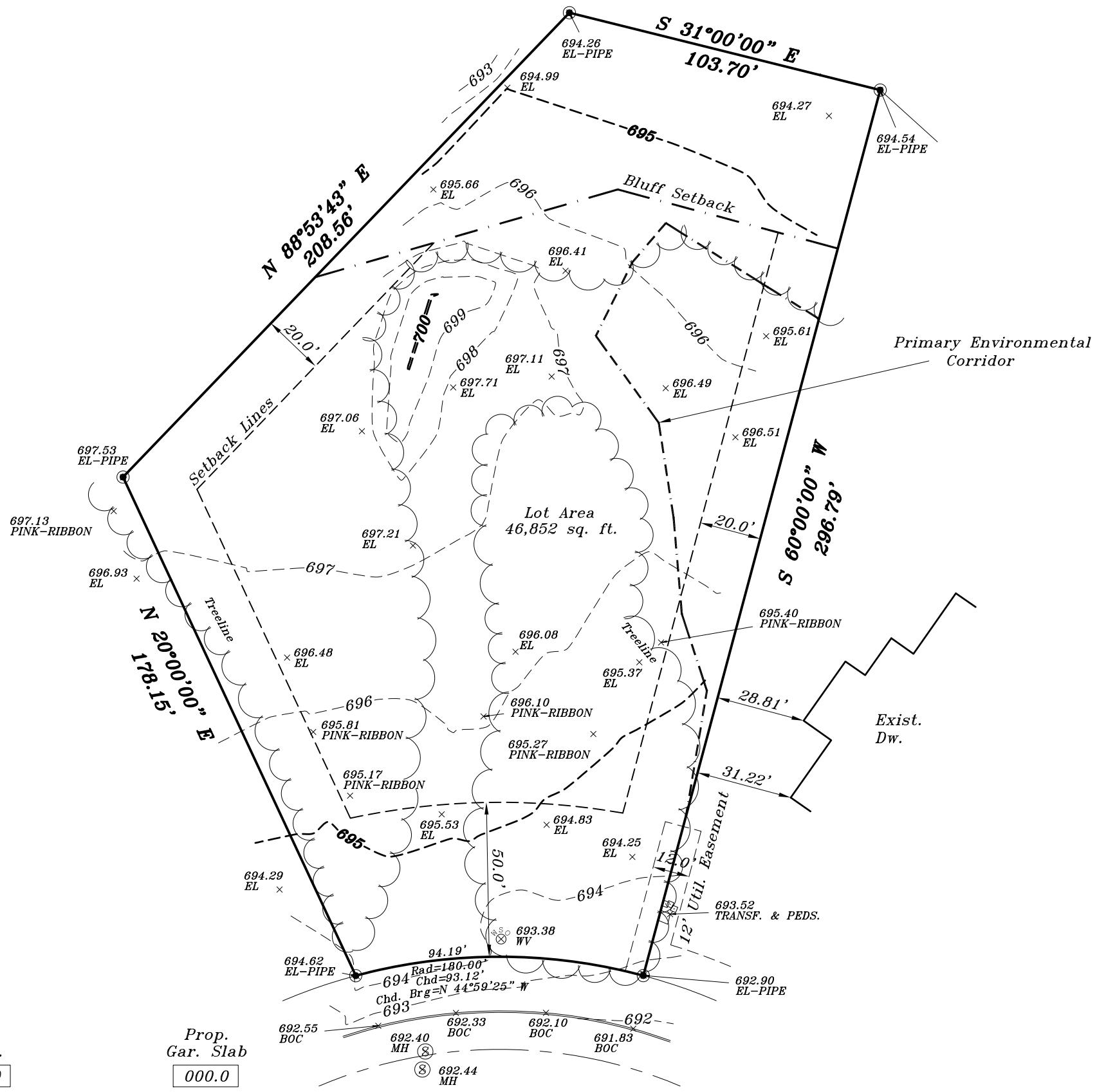
Attachment: Statement of Intent (7412 : Donald & Renee Mondano)

PLAT OF SURVEY

LOCATION: 103690 North Wildwood Court, Mequon, Wisconsin

LEGAL DESCRIPTION:
Lot 17 in **WILDWOOD PRESERVE**, part of Government Lot 1, in the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Fractional Section 33, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

March 17, 2022 Survey No. 113296



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

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

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

METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

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

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

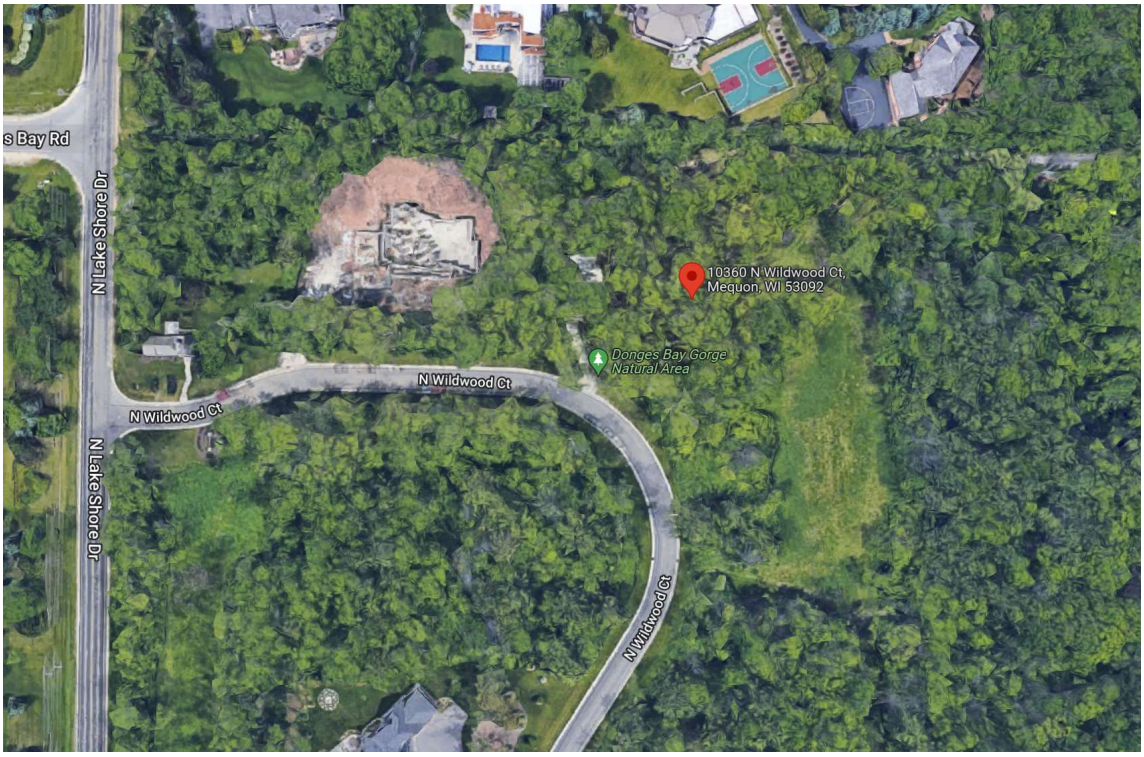
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED _____

Dennis C. Sauer
Professional Land Surveyor S-2421

Attachment: Survey (7412 : Donald & Renee Mondano)

EXISTING SITE IMAGES & DESIGN INTENT PHOTOS 05/23/2022



(ABOVE & BELOW: SCREENSHOT FROM GOOGLE MAPS)

Attachment: Photos (7412 : Donald & Renee Mondano)

Attachment: Photos (7412 : Donald & Renee Mondano)

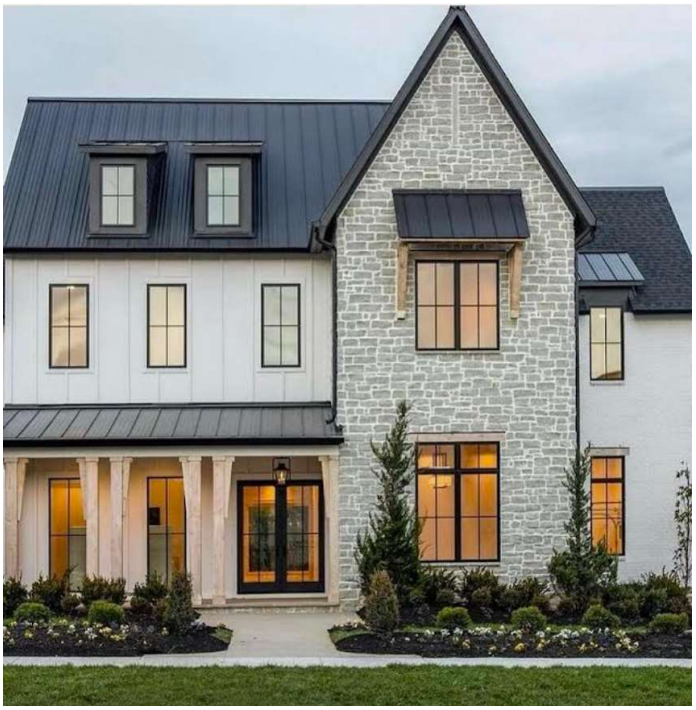
EXISTING SITE IMAGES & DESIGN INTENT PHOTOS 05/23/2022

Attachment: Photos (7412 : Donald & Renee Mondano)

EXISTING SITE IMAGES & DESIGN INTENT PHOTOS 05/23/2022

Attachment: Photos (7412 : Donald & Renee Mondano)

Stone & Siding Combo (Colors shown below):



Main foyer entrance (shown above):

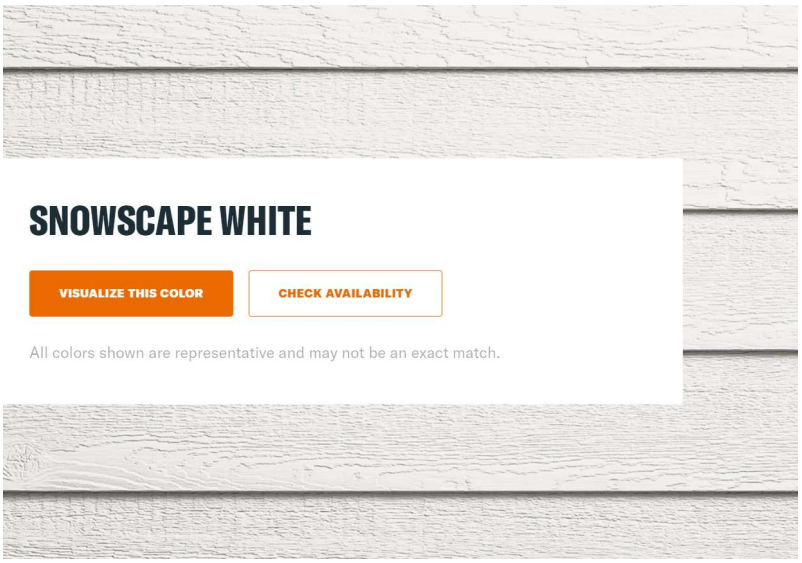
Siding | Garage Doors | Decorative Metal Roof & Corbel Accents Combo (shown below):

Attachment: Photos (7412 : Donald & Renee Mondano)

Exterior Stone (Below): Halquist Stone, Woodstock

Main Roof | Architectural Dimensional Shingles (Below): Certainteed, Moire Black

Siding (Board & Batten | 8” Lap Siding) (Below): Snowscape White, Textured



Attachment: Photos (7412 : Donald & Renee Mondano)

Decorative Metal Roof & Wood Corbels (above windows) (Below):

Garage Door Intent (Below): Color to match gable and wood accents at front of house (see small image above)

Front Door (Below): Color to match gable and wood accents at front of house (see small image above)

Attachment: Photos (7412 : Donald & Renee Mondano)

EXISTING SITE IMAGES & DESIGN INTENT PHOTOS 05/23/2022

Partial Height Stone to wrap house (below):

Attachment: Photos (7412 : Donald & Renee Mondano)

PLAN NOTES:

- ALL WORK SHALL BE PERFORMED WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.
- DO NOT SCALE THE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES ON THE PLAN AND REPORT ERROR(S) TO LAKE COUNTRY DESIGN STUDIO LLC PRIOR TO COMMENCEMENT OF THE WORK, OR TO BE RESPONSIBLE FOR THE SAME.
- THESE PLANS, DETAILS, AND SPECIFICATIONS REMAIN THE PROPERTY OF LAKE COUNTRY DESIGN STUDIO LLC AND MAY NOT BE ALTERED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT OF LAKE COUNTRY DESIGN STUDIO LLC.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE REQUIRED DESIGN LOADS WITH GOVERNING CODES AND SITE CONDITIONS.
- LAKE COUNTRY DESIGN STUDIO LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THE ABOVE PERSON TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.
- GREAT EFFORT HAS GONE INTO THE DESIGN OF THESE PLANS. HOWEVER, DUE TO THE IMPOSSIBILITY OF PROVIDING ANY ON-SITE SUPERVISION OVER THE ACTUAL CONSTRUCTION, THE VARIANCE IN LOCAL CODE REQUIREMENTS AND OTHER LOCAL BUILDING AND WEATHER CONDITIONS, THE OWNER AND/OR CONTRACTOR OF THIS PLAN RELEASES LAKE COUNTRY DESIGN STUDIO LLC AND THE DESIGNER OF THESE PLANS FROM ANY CLAIMS OR LAWSUITS THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANYTIME THEREAFTER FROM ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES IN MATERIALS, OMISSION OR ERRORS IN THESE PLANS.

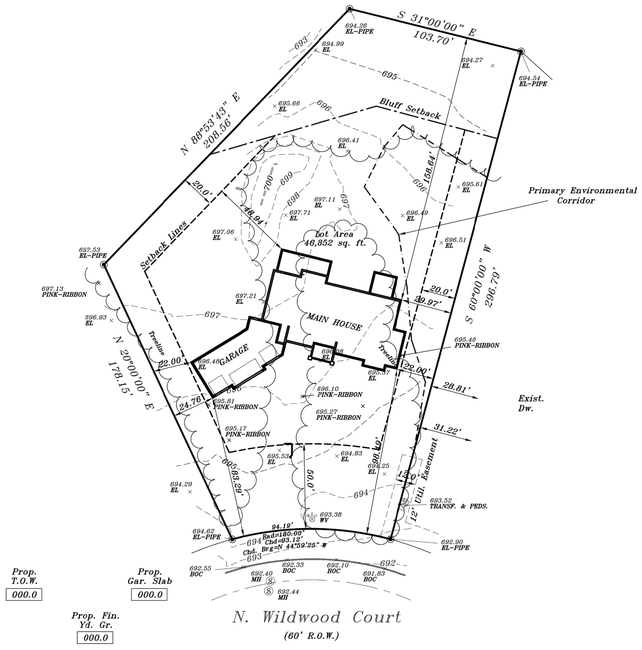
MKE Design Build

PLAT OF SURVEY

LOCATION: 10360 North Wildwood Court, Mequon, Wisconsin

LEGAL DESCRIPTION:
Lot 17 in **WILDWOOD PRESERVE,** part of Government Lot 1, in the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Fractional Section 33, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

March 17, 2022 Survey No. 113296



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

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

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PROFESSIONAL LAND SURVEYORS
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Hales Corners, Wisconsin 53130
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

— Denotes Iron Pipe Found
— Denotes Iron Pipe Set
000.0 — Denotes Proposed Grade
— Denotes Proposed Silt Screen

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

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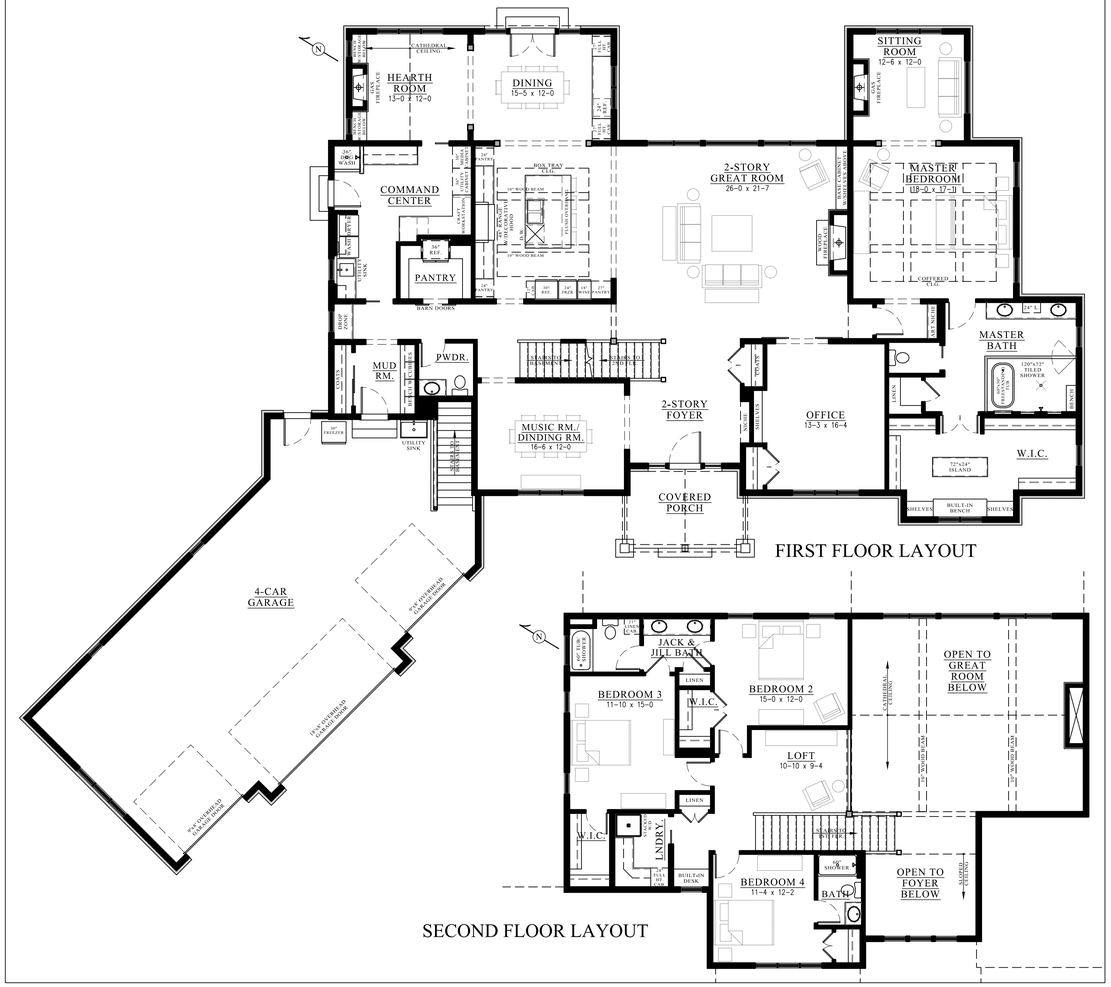
MONDANO RESIDENCE

ILLUSTRATIONS



SQUARE FOOTAGES

LIVING AREAS	
FIRST FLOOR LIVING AREA	3597 SF
SECOND FLOOR LIVING AREA	1105 SF
FINISHED BASEMENT LIVING AREA	1576 SF
TOTAL LIVING AREA	6278 SF

NON-LIVING AREAS	
GARAGE AREA	1358 SF
UNFINISHED BASEMENT AREA	1366 SF
COVERED PORCH AREA	131 SF
CRAWLSPACE AREA	436 SF

PROJECT INFORMATION

MONDANO RESIDENCE

DONALD & RENEE MONDANO
10360 W. WILDWOOD COURT
MEQUON, WI
53092

INDEX OF DRAWINGS

Sheet Number	Sheet Title
Coversheet	
CS	Coversheet – Site Plan
Architectural Drawings	
A1	Front & Rear Exterior Elevations
A2	Side Exterior Elevations
A3	Foundation Plan
A4	First Floor Plan
A5	Second Floor Plan
A6	Partial Garage Plans – Roof Plan
Electrical Drawings	
E1	Foundation Electrical Plan
E2	First FLoor Electrical Plan
E3	Second Floor Electrical Plan
Section & Detail Drawings	
D1	Typical Wall Section & Building Details
D2	Landscape Plan

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LAKE COUNTRY DESIGN STUDIO, LLC
N51W35831 HILLCREST COURT
OCONOMOWOC, WI 53066
PH|920.723.7005
WWW.LCDSDESIGN.COM

MKE DESIGN BUILD
3775A SOUTH PACKARD AVENUE
ST. FRANCIS, WI 53235
PH|773.315.2548
WWW.MKEDESIGNBUILD.COM

PROJECT INFORMATION

MONDANO RESIDENCE
DONALD & RENEE MONDANO
10360 W. WILDWOOD COURT
MEQUON, WI
53092

NO.	DATE:	DESCRIPTION:	BY:
8	-----	----	----
7	-----	----	----
6	-----	----	----
5	-----	----	----
4	-----	----	----
3	-----	----	----
2	-----	----	----
1	05.23.22	PLAN DRAFT	ARM

DRAWN BY: ARM DATE: 05.22

SHEET TITLE
COVERSHEET - SITE PLAN

PROJECT TITLE
MONDANO

SHEET NUMBER
CS
SHT 1 OF 12

Attachment: Plans (7412 : Donald & Renee Mondano)

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

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

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LAKE COUNTRY DESIGN STUDIO, LLC
N51W35831 HILLCREST COURT
OCONOMOWOC, WI 53066
PH|920.723.7005
WWW.LCDSDESIGN.COM

MK DESIGN BUILD
MKE DESIGN BUILD
3775A SOUTH PACKARD AVENUE
ST. FRANCIS, WI 53235
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DONALD & RENEE MONDANO
10360 W. WILDWOOD COURT
MEQUON, WI
53092

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1	05.23.22	PLAN DRAFT	ARM

DRAWN BY: ARM
DATE: 05.22

SHEET TITLE

FRONT & REAR EXTERIOR ELEVATIONS

PROJECT TITLE

MONDANO

SHEET NUMBER

A1

SHT 2 OF 12

Attachment: Plans (7412 : Donald & Renee Mondano)

MONDANO RESIDENCE

RIGHT ELEVATION

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

MONDANO RESIDENCE

LEFT ELEVATION

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

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PROJECT INFORMATION

MONDANO
RESIDENCE

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53092

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1	05.23.22	PLAN DRAFT	ARM

DRAWN BY: ARM
DATE: 05.22

SHEET TITLE

SIDE EXTERIOR
ELEVATIONS

PROJECT TITLE

MONDANO

SHEET NUMBER

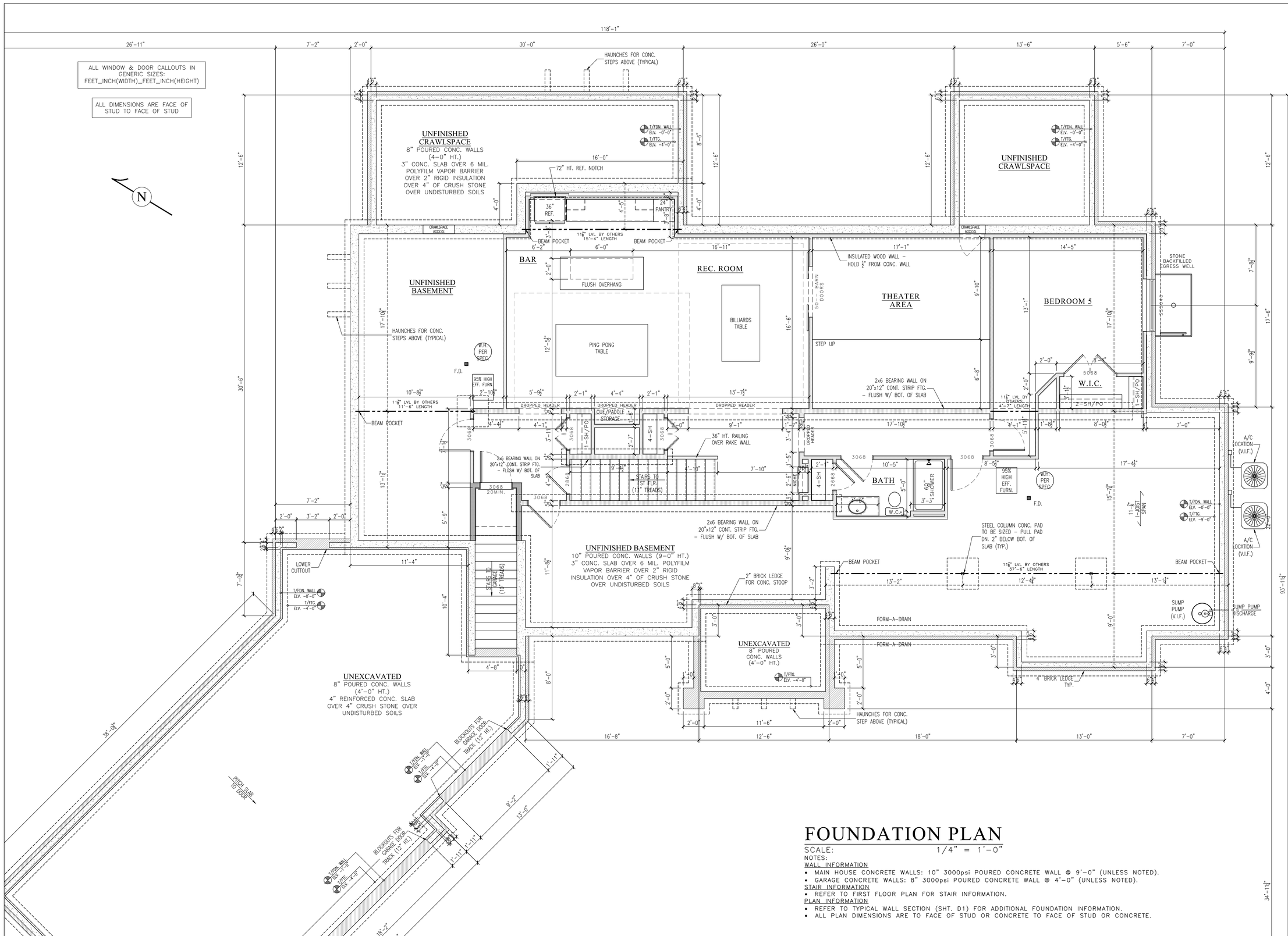
A2

SHT 3 OF 12

Attachment: Plans (7412 : Donald & Renee Mondano)

ALL WINDOW & DOOR CALLOUTS IN GENERIC SIZES: FEET_INCH(WIDTH)_FEET_INCH(HEIGHT)

ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD



FOUNDATION PLAN

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

NOTES:

WALL INFORMATION

- MAIN HOUSE CONCRETE WALLS: 10" 3000psi POURED CONCRETE WALL @ 9'-0" (UNLESS NOTED).
- GARAGE CONCRETE WALLS: 8" 3000psi POURED CONCRETE WALL @ 4'-0" (UNLESS NOTED).

STAIR INFORMATION

- REFER TO FIRST FLOOR PLAN FOR STAIR INFORMATION.

PLAN INFORMATION

- REFER TO TYPICAL WALL SECTION (SHT. D1) FOR ADDITIONAL FOUNDATION INFORMATION.
- ALL PLAN DIMENSIONS ARE TO FACE OF STUD OR CONCRETE TO FACE OF STUD OR CONCRETE.

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DRAWN BY: ARM
DATE: 05.22

SHEET TITLE

FOUNDATION PLAN

PROJECT TITLE

MONDANO

SHEET NUMBER

A3

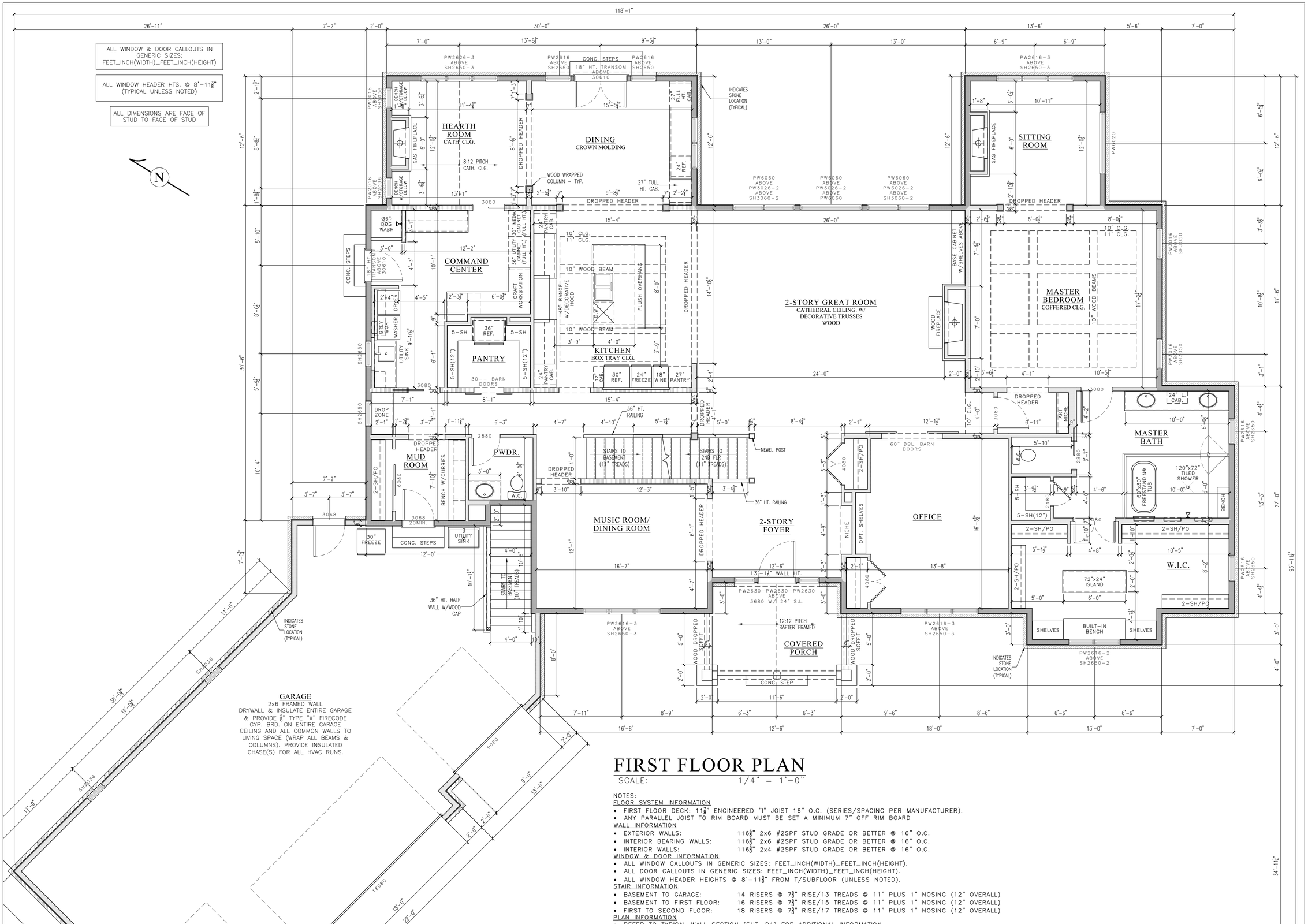
SHT 4 OF 12

Attachment: Plans (7412 : Donald & Renee Mon

ALL WINDOW & DOOR CALLOUTS IN GENERIC SIZES: FEET_INCH(WIDTH)_FEET_INCH(HEIGHT)

ALL WINDOW HEADER HTS. @ 8'-11⅛" (TYPICAL UNLESS NOTED)

ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD



FIRST FLOOR PLAN

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

NOTES:

FLOOR SYSTEM INFORMATION
- FIRST FLOOR DECK: 11⅞" ENGINEERED "I" JOIST 16" O.C. (SERIES/SPACING PER MANUFACTURER).
- ANY PARALLEL JOIST TO RIM BOARD MUST BE SET A MINIMUM 7" OFF RIM BOARD

WALL INFORMATION
- EXTERIOR WALLS: 11⅞" 2x6 #2SPF STUD GRADE OR BETTER @ 16" O.C.
- INTERIOR BEARING WALLS: 11⅞" 2x6 #2SPF STUD GRADE OR BETTER @ 16" O.C.
- INTERIOR WALLS: 11⅞" 2x4 #2SPF STUD GRADE OR BETTER @ 16" O.C.

WINDOW & DOOR INFORMATION
- ALL WINDOW CALLOUTS IN GENERIC SIZES: FEET_INCH(WIDTH)_FEET_INCH(HEIGHT).
- ALL DOOR CALLOUTS IN GENERIC SIZES: FEET_INCH(WIDTH)_FEET_INCH(HEIGHT).
- ALL WINDOW HEADER HEIGHTS @ 8'-11⅛" FROM T/SUBFLOOR (UNLESS NOTED).

STAIR INFORMATION
- BASEMENT TO GARAGE: 14 RISERS @ 7⅞" RISE/13 TREADS @ 11" PLUS 1" NOSING (12" OVERALL)
- BASEMENT TO FIRST FLOOR: 16 RISERS @ 7⅞" RISE/15 TREADS @ 11" PLUS 1" NOSING (12" OVERALL)
- FIRST TO SECOND FLOOR: 18 RISERS @ 7⅞" RISE/17 TREADS @ 11" PLUS 1" NOSING (12" OVERALL)

PLAN INFORMATION
- REFER TO TYPICAL WALL SECTION (SHT. D1) FOR ADDITIONAL INFORMATION.
- ALL PLAN DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF STUD.

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DRAWN BY: ARM
DATE: 05.22

SHEET TITLE

FIRST FLOOR PLAN

PROJECT TITLE

MONDANO

SHEET NUMBER

A4

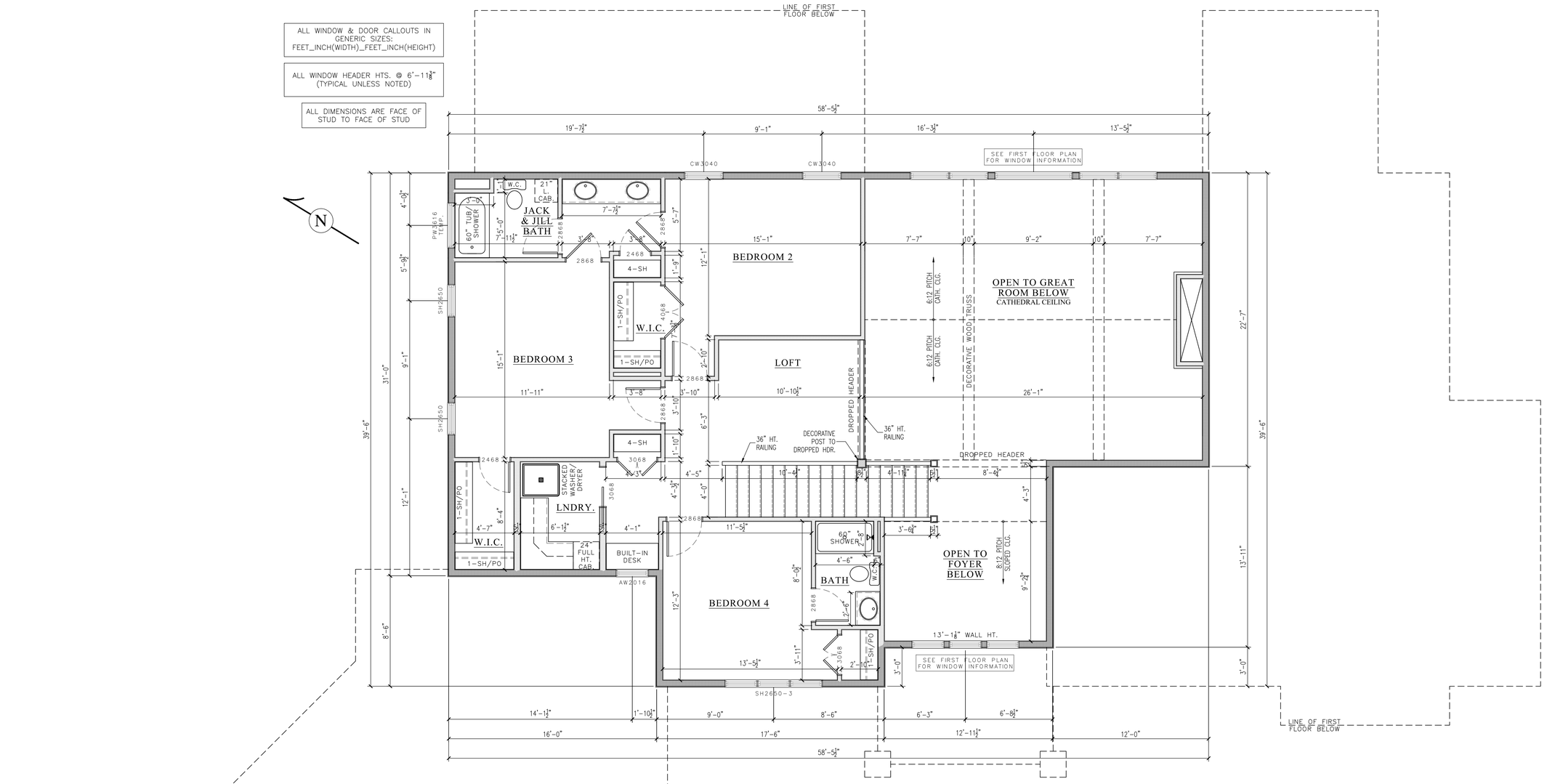
SHT 5 OF 12

Attachment: Plans (7412 : Donald & Renee Mondano)

ALL WINDOW & DOOR CALLOUTS IN GENERIC SIZES: FEET_INCH(WIDTH)_FEET_INCH(HEIGHT)

ALL WINDOW HEADER HTS. @ 6'-11⅞" (TYPICAL UNLESS NOTED)

ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD



SECOND FLOOR PLAN

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

NOTES:

FLOOR SYSTEM INFORMATION
- SECOND FLOOR DECK: 11⅞" ENGINEERED "I" JOIST 16" O.C. (SERIES/SPACING PER MANUFACTURER).
- ANY PARALLEL JOIST TO RIM BOARD MUST BE SET A MINIMUM 7" OFF RIM BOARD

WALL INFORMATION
- EXTERIOR WALLS: 92⅝" 2x6 #2SPF STUD GRADE OR BETTER @ 16" O.C.
- INTERIOR BEARING WALLS: 92⅝" 2x6 #2SPF STUD GRADE OR BETTER @ 16" O.C.
- INTERIOR WALLS: 92⅝" 2x4 #2SPF STUD GRADE OR BETTER @ 16" O.C.

WINDOW & DOOR INFORMATION
- ALL DOOR CALLOUTS IN GENERIC SIZES: FEET_INCH(WIDTH)_FEET_INCH(HEIGHT).
- ALL WINDOW CALLOUTS IN GENERIC SIZES: FEET_INCH(WIDTH)_FEET_INCH(HEIGHT).
- ALL WINDOW HEADER HEIGHTS @ 6'-11⅞" FROM T/SUBFLOOR (UNLESS NOTED).

STAIR INFORMATION
- REFER TO FIRST FLOOR PLAN.

PLAN INFORMATION
- REFER TO TYPICAL WALL SECTION (SHT. D1) FOR ADDITIONAL INFORMATION.
- ALL PLAN DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF STUD.

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DRAWN BY: ARM
DATE: 05.22

SHEET TITLE

SECOND FLOOR PLAN

PROJECT TITLE

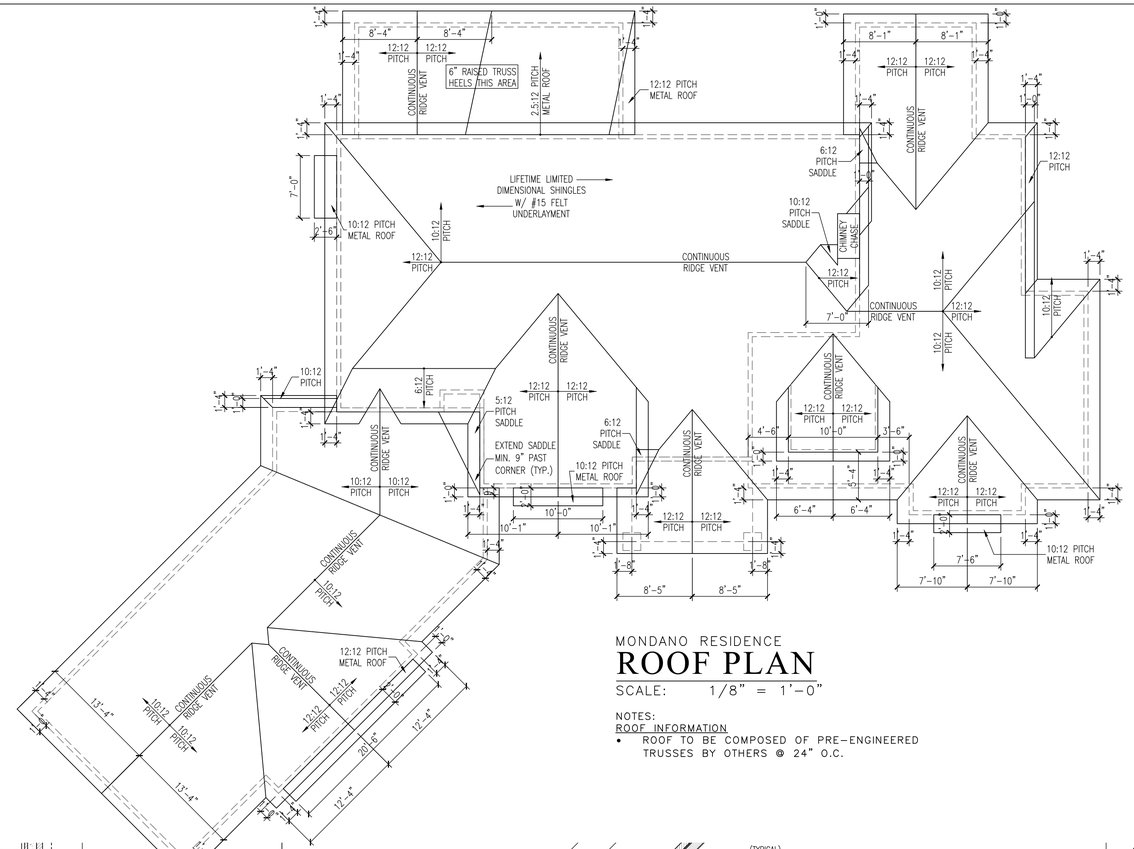
MONDANO

SHEET NUMBER

A5

SHT 6 OF 12

Attachment: Plans (7412 : Donald & Renee Mondano)

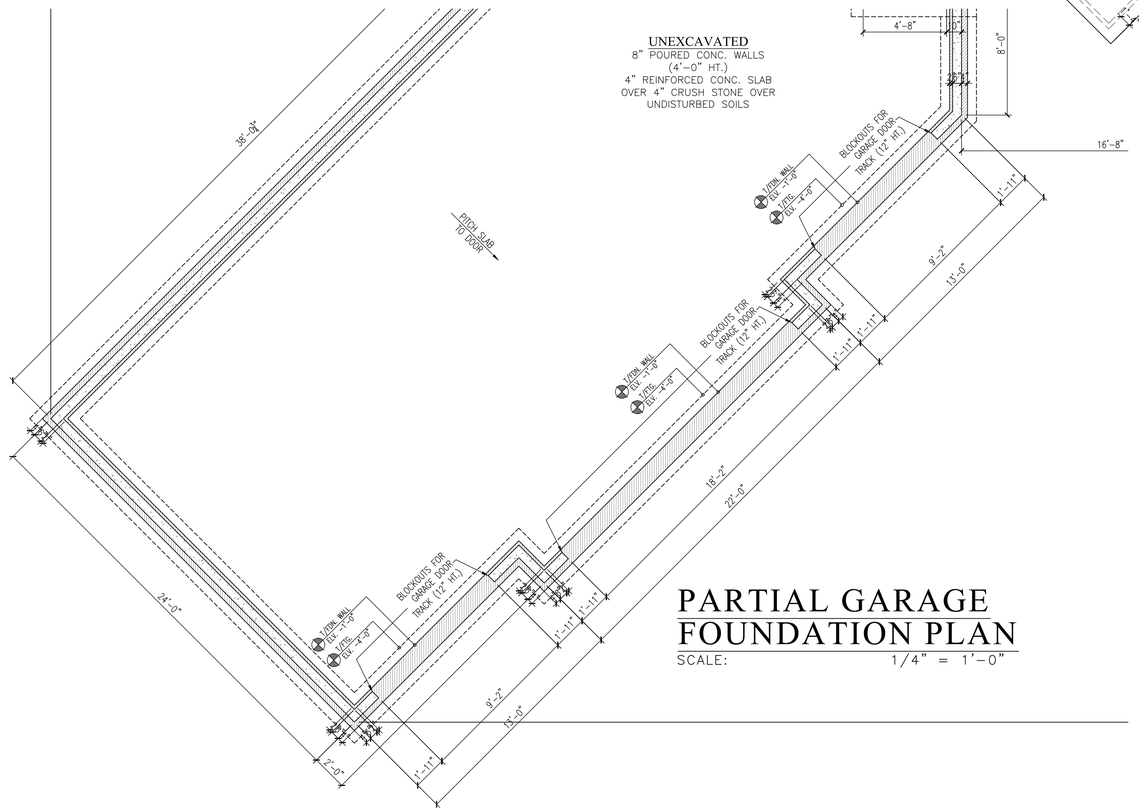


MONDANO RESIDENCE

ROOF PLAN

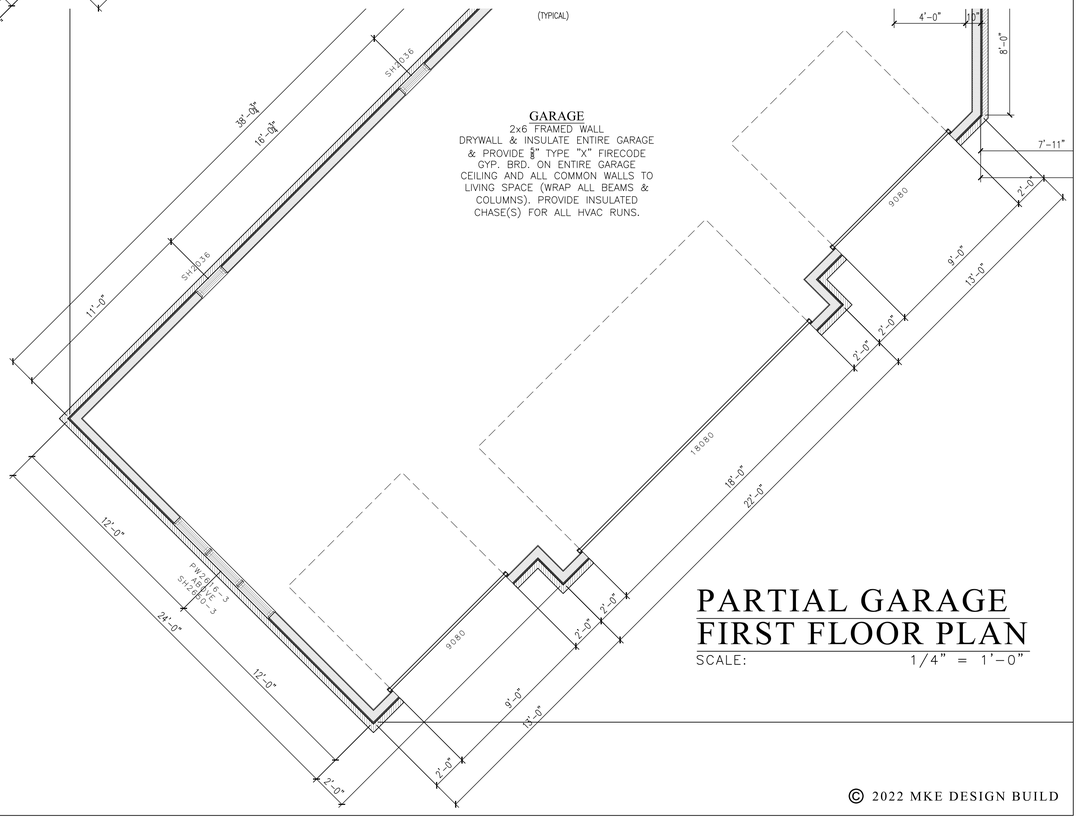
SCALE: 1/8" = 1'-0"

NOTES:
ROOF INFORMATION
- ROOF TO BE COMPOSED OF PRE-ENGINEERED TRUSSES BY OTHERS @ 24" O.C.



PARTIAL GARAGE FOUNDATION PLAN

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



PARTIAL GARAGE FIRST FLOOR PLAN

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

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DRAWN BY: ARM
DATE: 05.22

SHEET TITLE

PARTIAL GARAGE PLANS - ROOF PLAN

PROJECT TITLE

MONDANO

SHEET NUMBER

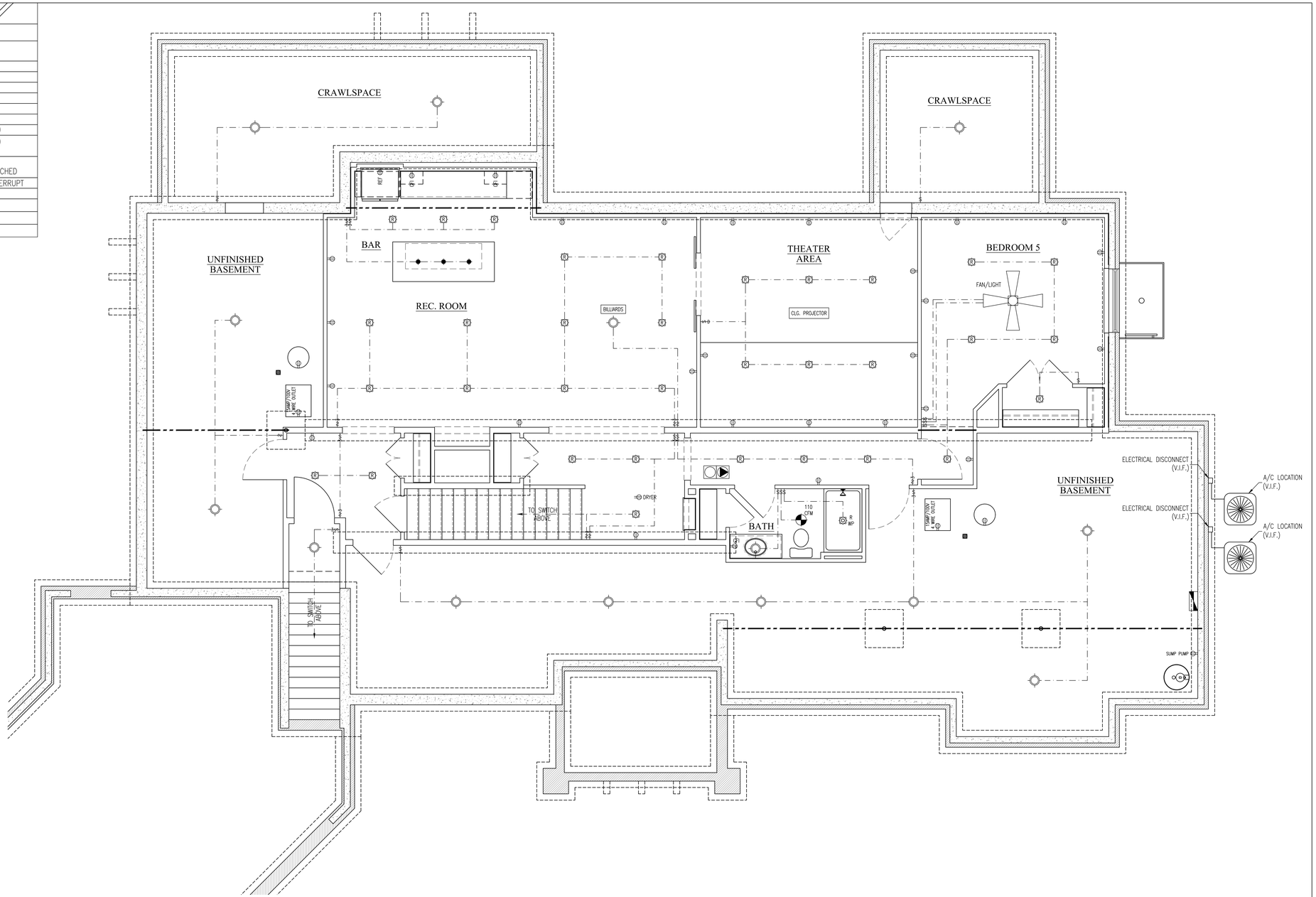
A6

SHT 7 OF 12

Attachment: Plans (7412 : Donald & Renee Mondano)

ELECTRICAL SYMBOLS

	FAN/LIGHT KIT		FAN/LIGHT
			FAN
		TV	TV OUTLET
		PH	PHONE OUTLET
R	RECESSED LIGHT	S	SINGLE POLE SWITCH
R WP	RECESSED WATERPROOF LIGHT	3S	THREE WAY SWITCH
	CEILING FIXTURE	4S	FOUR WAY SWITCH
		DS	DIMMER SWITCH
			DUPLEX OUTLET (15-20 AMP)
	PENDANT LIGHT		DUPLEX OUTLET (15-20 AMP) ONE HALF SWITCHED
	WALL MOUNTED FIXTURE	R	REINFORCED CEILING OUTLET (15-20 AMP) ONE HALF SWITCHED
T	THERMOSTAT	GFI	INDICATES GROUND FAULT INTERRUPT
D	DEHUNIDISTAT	WP	INDICATES WATERPROOF
	SMOKE DETECTOR		DOOR CHIME
	SMOKE DETECTOR/ CARBON MONOXIDE SENSOR		GARBAGE DISPOSAL
	GARAGE DOOR OPENER		ELECTRICAL PANEL



FOUNDATION ELECTRICAL PLAN

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

THE LOCATION OF OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD & COMPLY WITH THE ELECTRICAL CODE

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PROJECT INFORMATION

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MEQUON, WI
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DRAWN BY: ARM
DATE: 05.22

SHEET TITLE

FOUNDATION ELECTRICAL PLAN

PROJECT TITLE

MONDANO

SHEET NUMBER

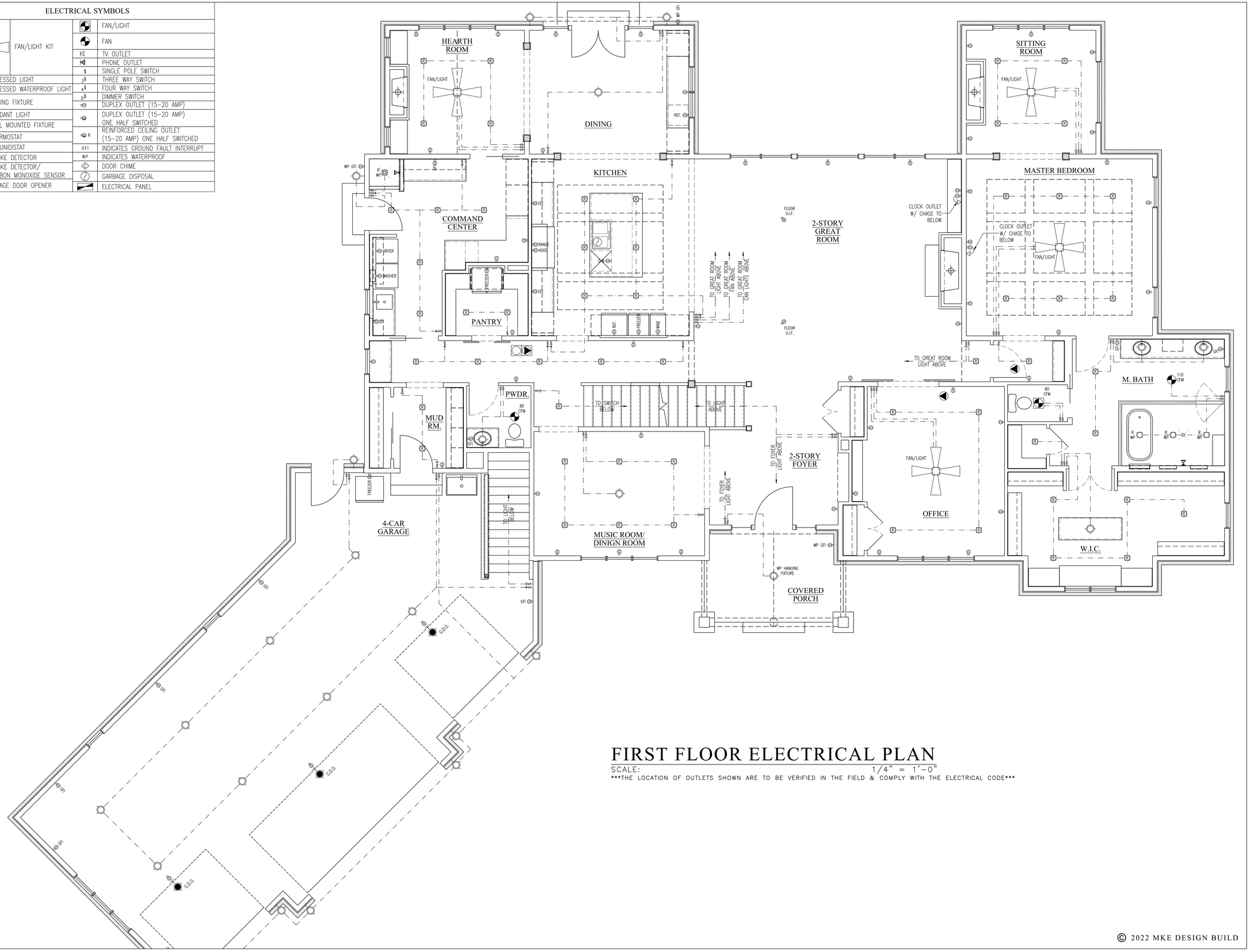
E1

SHT 8 OF 12

Attachment: Plans (7412 : Donald & Renee Mondano)

ELECTRICAL SYMBOLS

	FAN/LIGHT KIT		FAN/LIGHT
			FAN
			TV OUTLET
			PHONE OUTLET
		S	SINGLE POLE SWITCH
R	RECESSED LIGHT	3S	THREE WAY SWITCH
R WP	RECESSED WATERPROOF LIGHT	4S	FOUR WAY SWITCH
	CEILING FIXTURE	DS	DIMMER SWITCH
			DUPLEX OUTLET (15-20 AMP)
	PENDANT LIGHT		DUPLEX OUTLET (15-20 AMP) ONE HALF SWITCHED
	WALL MOUNTED FIXTURE	R	REINFORCED CEILING OUTLET (15-20 AMP) ONE HALF SWITCHED
T	THERMOSTAT	GFI	INDICATES GROUND FAULT INTERRUPT
D	DEHUNIDISTAT	WP	INDICATES WATERPROOF
	SMOKE DETECTOR		DOOR CHIME
	SMOKE DETECTOR/ CARBON MONOXIDE SENSOR		GARBAGE DISPOSAL
	GARAGE DOOR OPENER		ELECTRICAL PANEL



FIRST FLOOR ELECTRICAL PLAN

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

THE LOCATION OF OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD & COMPLY WITH THE ELECTRICAL CODE

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PROJECT INFORMATION

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DRAWN BY: ARM
DATE: 05.22

SHEET TITLE

FIRST FLOOR ELECTRICAL PLAN

PROJECT TITLE

MONDANO

SHEET NUMBER

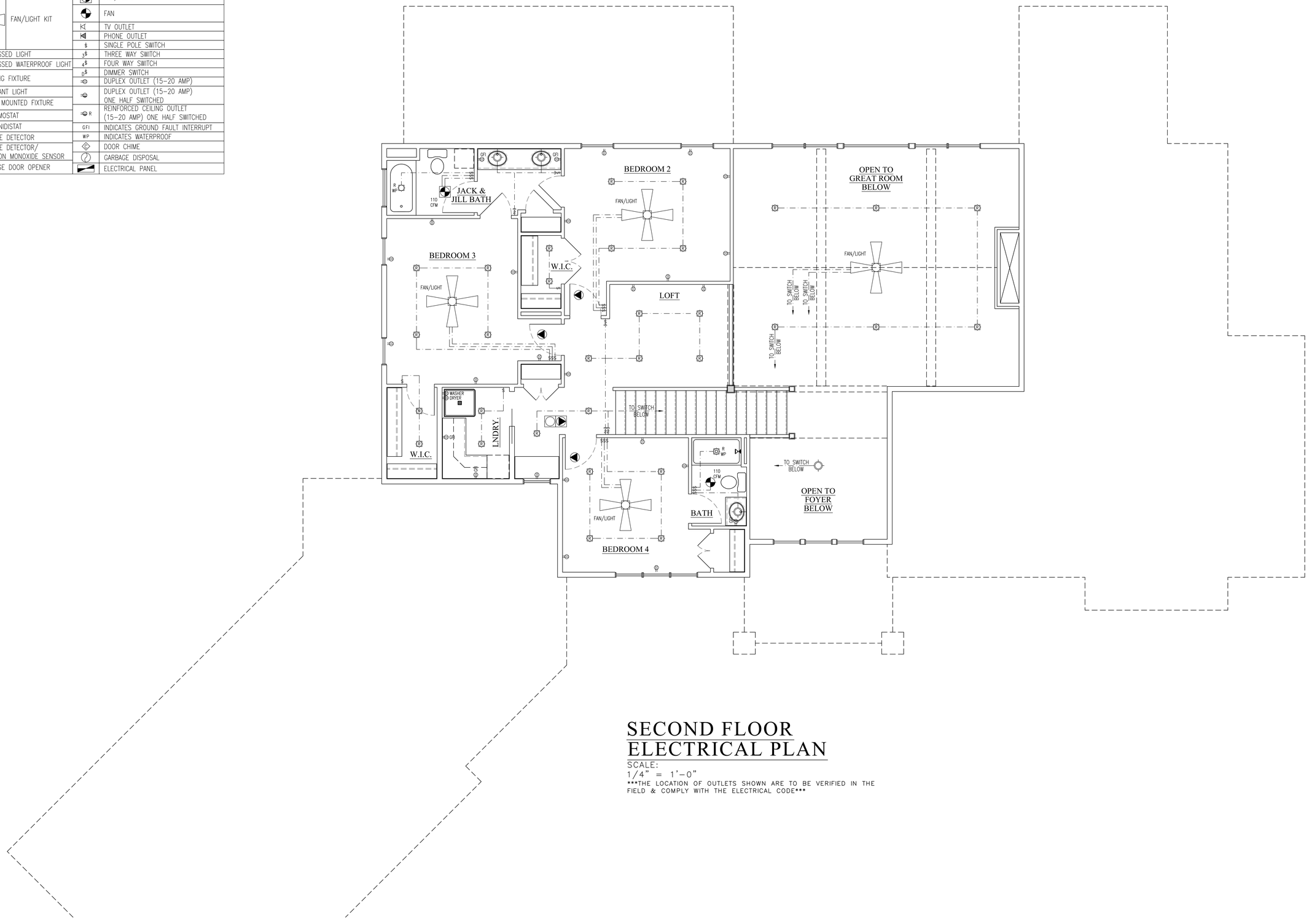
E2

SHT 9 OF 12

Attachment: Plans (7412 : Donald & Renee Mondano)

ELECTRICAL SYMBOLS

	FAN/LIGHT KIT		FAN/LIGHT
			FAN
		TV	TV OUTLET
			PHONE OUTLET
		S	SINGLE POLE SWITCH
R	RECESSED LIGHT	3S	THREE WAY SWITCH
R WP	RECESSED WATERPROOF LIGHT	4S	FOUR WAY SWITCH
	CEILING FIXTURE	DS	DIMMER SWITCH
			DUPLEX OUTLET (15-20 AMP)
	PENDANT LIGHT		DUPLEX OUTLET (15-20 AMP) ONE HALF SWITCHED
	WALL MOUNTED FIXTURE	R	REINFORCED CEILING OUTLET (15-20 AMP) ONE HALF SWITCHED
T	THERMOSTAT	GFI	INDICATES GROUND FAULT INTERRUPT
D	DEHUNIDISTAT	WP	INDICATES WATERPROOF
	SMOKE DETECTOR		DOOR CHIME
	SMOKE DETECTOR/ CARBON MONOXIDE SENSOR		GARBAGE DISPOSAL
	GARAGE DOOR OPENER		ELECTRICAL PANEL



SECOND FLOOR ELECTRICAL PLAN

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

THE LOCATION OF OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD & COMPLY WITH THE ELECTRICAL CODE

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1	05.23.22	PLAN DRAFT	ARM

DRAWN BY: ARM
DATE: 05.22

SHEET TITLE

SECOND FLOOR ELECTRICAL PLAN

PROJECT TITLE

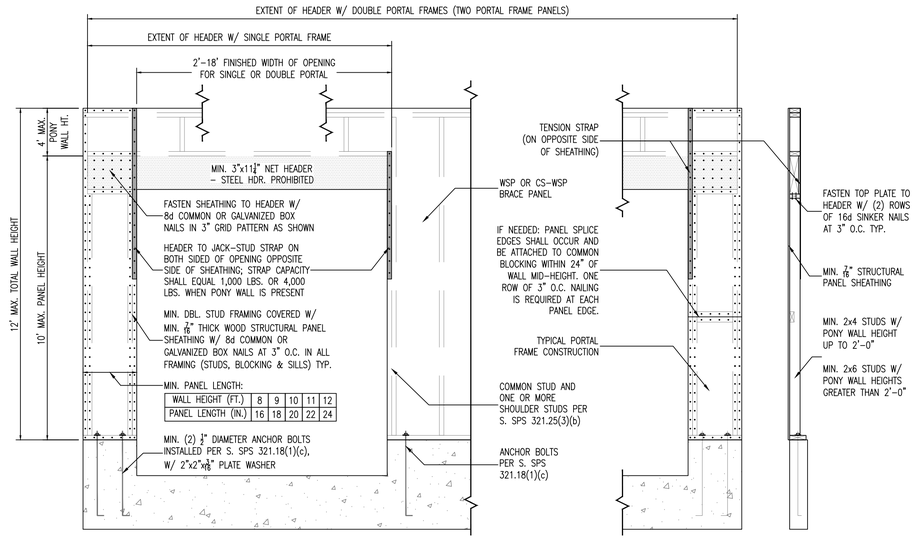
MONDANO

SHEET NUMBER

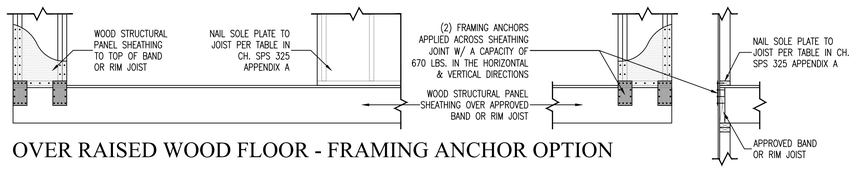
E3

SHT 10 OF 12

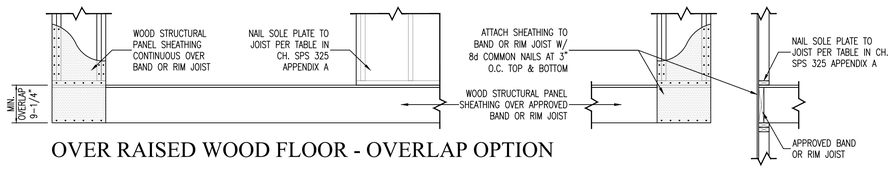
Attachment: Plans (7412 : Donald & Renee Mondano)



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



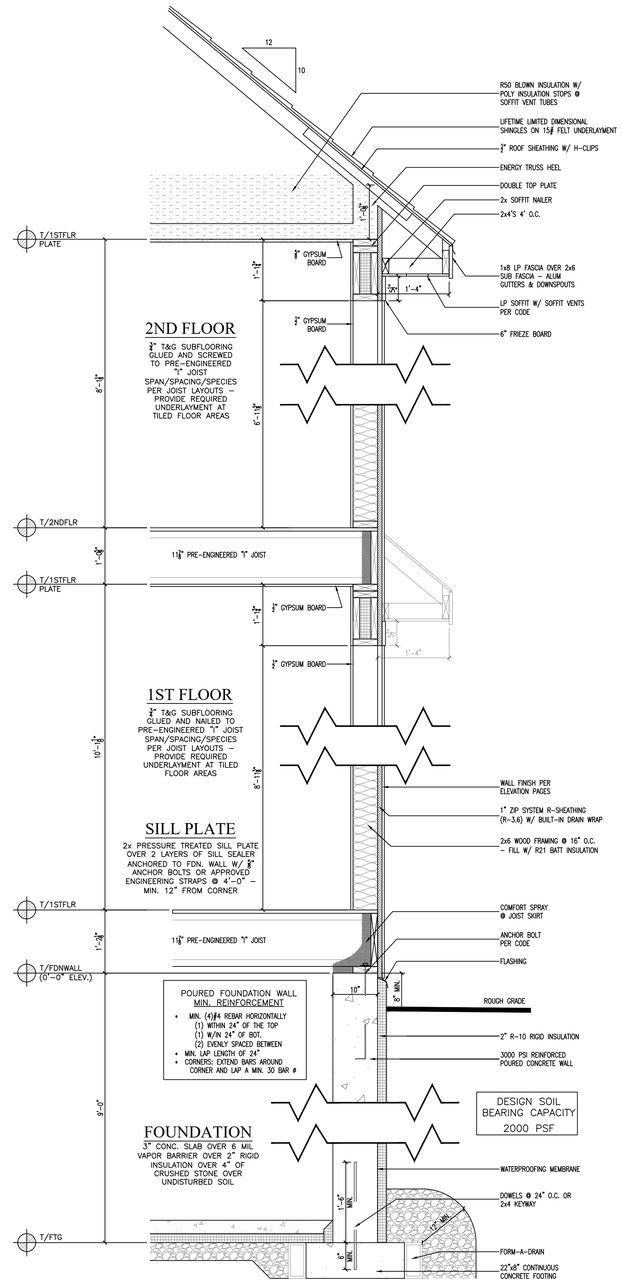
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION



OVER RAISED WOOD FLOOR - OVERLAP OPTION

2 PORTAL FRAME (PF) DETAILS

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



TYPICAL WALL SECTION

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

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1	05.23.22	PLAN DRAFT	ARM

DRAWN BY: ARM
DATE: 05.22

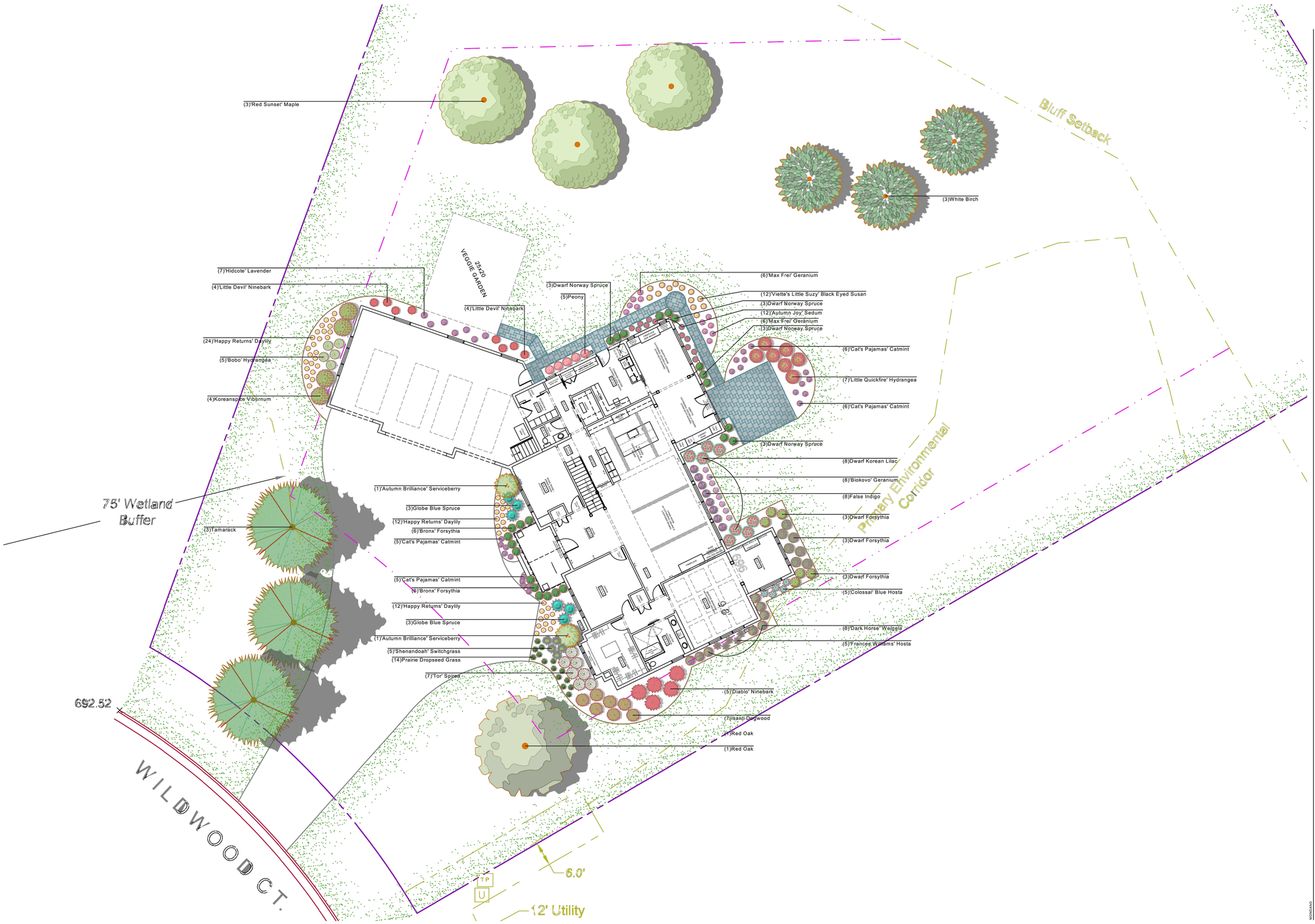
SHEET TITLE
TYPICAL WALL SECTION & BUILDING DETAILS

PROJECT TITLE
MONDANO

SHEET NUMBER
D1

SHT 11 OF 12

Attachment: Plans (7412 : Donald & Renee Mondano)



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Plantings, structures, and other representations shown on this plan are for the purpose of conveying landscape design features. Refer to prepared contract documents for specific items included in any particular phase of landscape construction.

David J. Frank
Landscape Contracting, Inc.

N120 W21350 Freistadt Road
P.O. Box 70
Germantown, Wisconsin 53022
(262) 255-4888 *office*
mail@davidjfrank.com
davidjfrank.com

LANDSCAPE DEVELOPMENT BY

Zach Lieven,
Assoc. Landscape Architect
(262)365-9680 cell
zachl@davidjfrank.com

LANDSCAPE DEVELOPMENT FOR

MONDANO RESIDENCE
10360 North Wildwood Court
Mequon, Wisconsin 53092

REVISIONS

Δ	DATE	DESCRIPTION

PROJECT NUMBER

0' 5' 10' 20'

SCALE	1" = 10'-0"
DATE	4/25/22
SHEET	1 of 1

LANDSCAPE PLAN

L1.0

MONDANO

LAKE COUNTRY DESIGN STUDIO, LLC

N51W35831 HILLCREST COURT
OCONOMOWOC, WI 53066
PH|920.723.7005

WWW.LCDSDESIGN.COM

MK DESIGN BUILD

MKE DESIGN BUILD
3775A SOUTH PACKARD AVENUE
ST. FRANCIS, WI 53235
PH|773.315.2548
WWW.MKEDESIGNBUILD.COM

PROJECT INFORMATION

MONDANO RESIDENCE

DONALD & RENEE MONDANO
10360 W. WILDWOOD COURT
MEQUON, WI
53092

NO.	DATE:	DESCRIPTION:	BY:
8	----	----	----
7	----	----	----
6	----	----	----
5	----	----	----
4	----	----	----
3	----	----	----
2	----	----	----
1	05.23.22	PLAN DRAFT	ARM

DRAWN BY: ARM
DATE: 05.22

SHEET TITLE

LANDSCAPE PLAN

PROJECT TITLE

MONDANO

SHEET NUMBER

D2

SHT 12 OF 12

Attachment: Plans (7412 : Donald & Renee Mondano)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 13, 2022**
SUBJECT: **Frank Kunik & Erin Ruppel - New Single-Family Residence at 9614 N. Juniper Circle**

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

HB DESIGNS LLC
CUSTOM RESIDENTIAL ARCHITECTURE

May 16, 2022

Statement of Intent
Frank Kunik and Erin Ruppel
9614 N Juniper Circle
Mequon, WI

This project is to include a new two-story home with an attached one-story, two car garage. The home is designed in the Modern Prairie Style and will feature LP smooth siding and trims, Marvin Elevate windows, natural stone accents and an asphalt shingle roof.

Attachment: Statement of Intent (7413 : Frank Kunik & Erin Ruppel)

5419 NORTH BERKELEY BOULEVARD, WHITEFISH BAY, WISCONSIN 53217 414-467-1494 MBANIUKIEWICZATGMAIL.COM

PLAT NO. LS-5047-21
FIELD CREW: E.A.J. & S.F.Z.
DRAWN BY: A.R.H

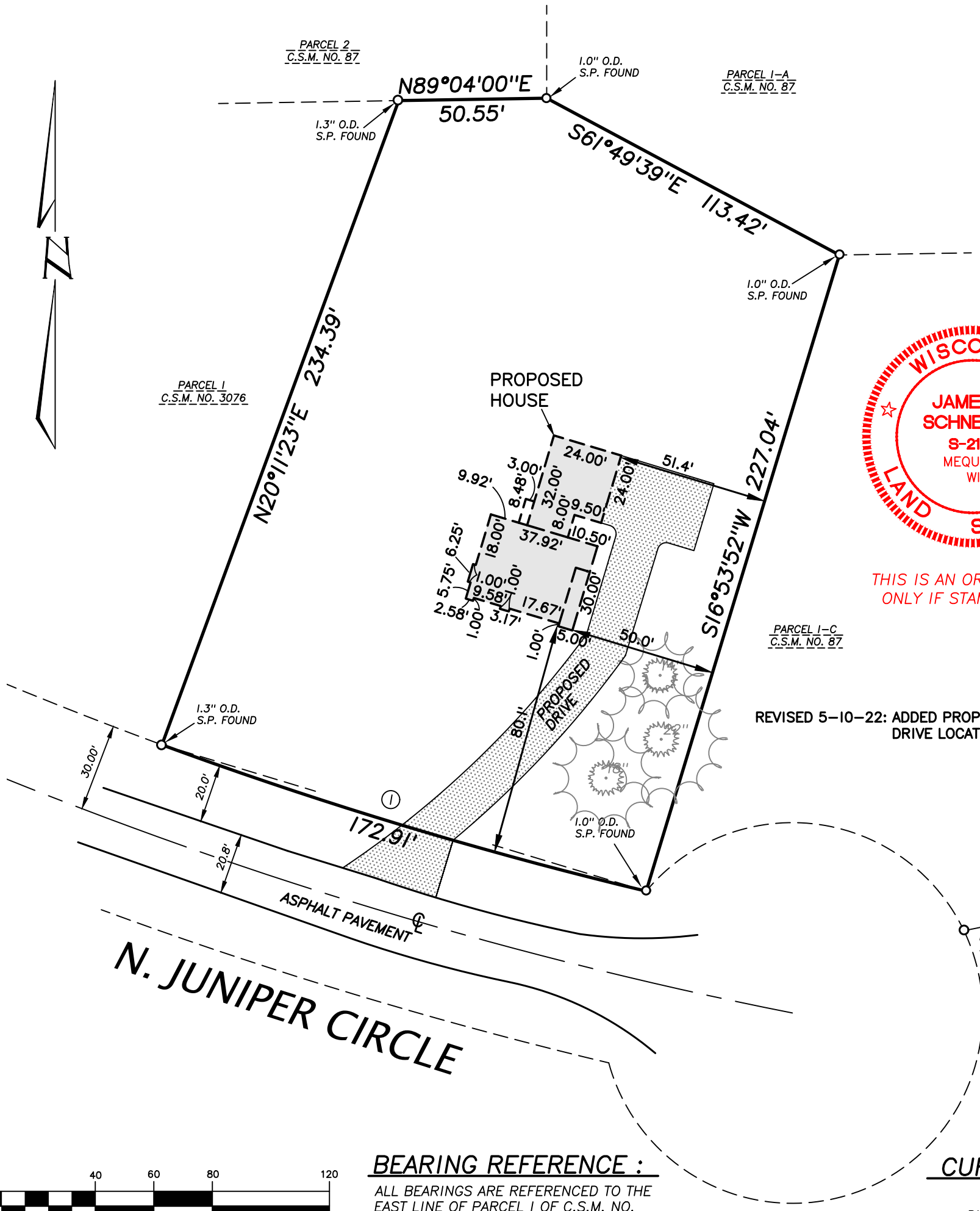
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

PLAT OF SURVEY

Prepared For: Erin Rupple / 9614 N. Juniper Circle, Mequon

Property Description: Parcel 2 of Certified Survey Map No. 3076 recorded in Volume 22 of Certified Survey Maps, Page 3, being a redivision of Parcel 2C of Certified Survey Map recorded in Volume 1 of Certified Survey Maps, Page 193, being a part of Parcels 1 and 2 of Certified Survey Map No. 196022 in the Southwest 1/4 of the Southwest 1/4 of Section 33 and part of Government Lot 4 of Section 33, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 39,994 sq. ft. / 0.92 acres of land, more or less.



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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

REVISED 5-10-22: ADDED PROPOSED HOUSE AND DRIVE LOCATION

0 40 60 80 120

SCALE 1" = 40'

BEARING REFERENCE :

ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF PARCEL 1 OF C.S.M. NO. 3076, WHICH BEARS N20°11'23"E.

CURVE DATA

(1)

RAD. = 1465.00'
DELTA = 6°45'45"
L.C. = 172.81'
L.C.B. = N73°11'29.5"W

SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 19th day of July , 20 21

Recertified _____ Surveyor _____

Attachment: Survey (7413 : Frank Kunik & Erin Ruppel)

Attachment: Plans (7413 : Frank Kunik & Erin Ruppel)

Site Plan
Scale: 3/32" = 1'-0"

© Meg Baniukiewicz, AIA
HB Designs LLC 2022

DATE:
MAY 16, 2022

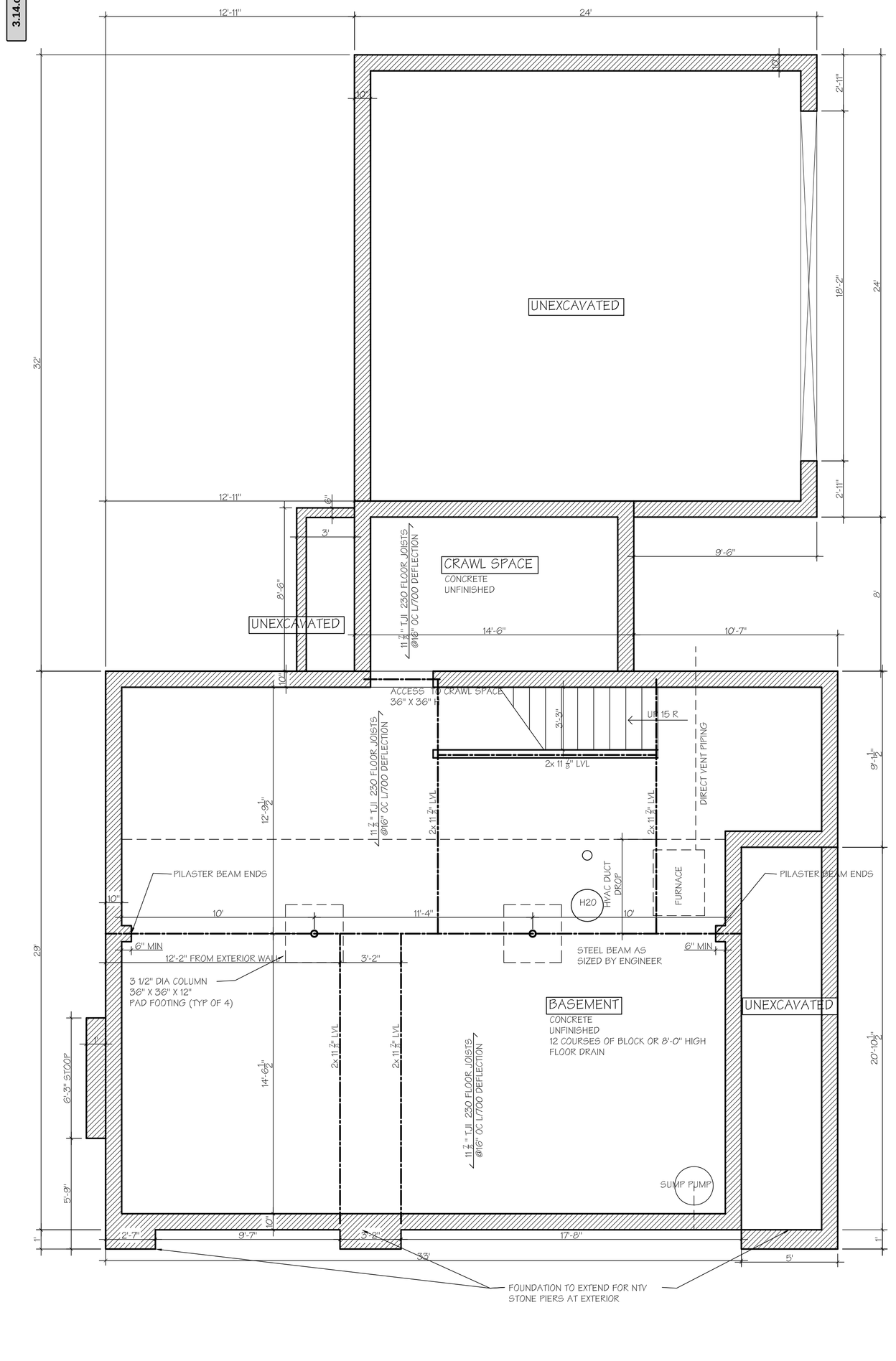
PROJECT:
RUPPEL KUNIK
9614 N JUNIPER CIRCLE
MEQUON, WI

SHEET TITLE:
SITE PLAN

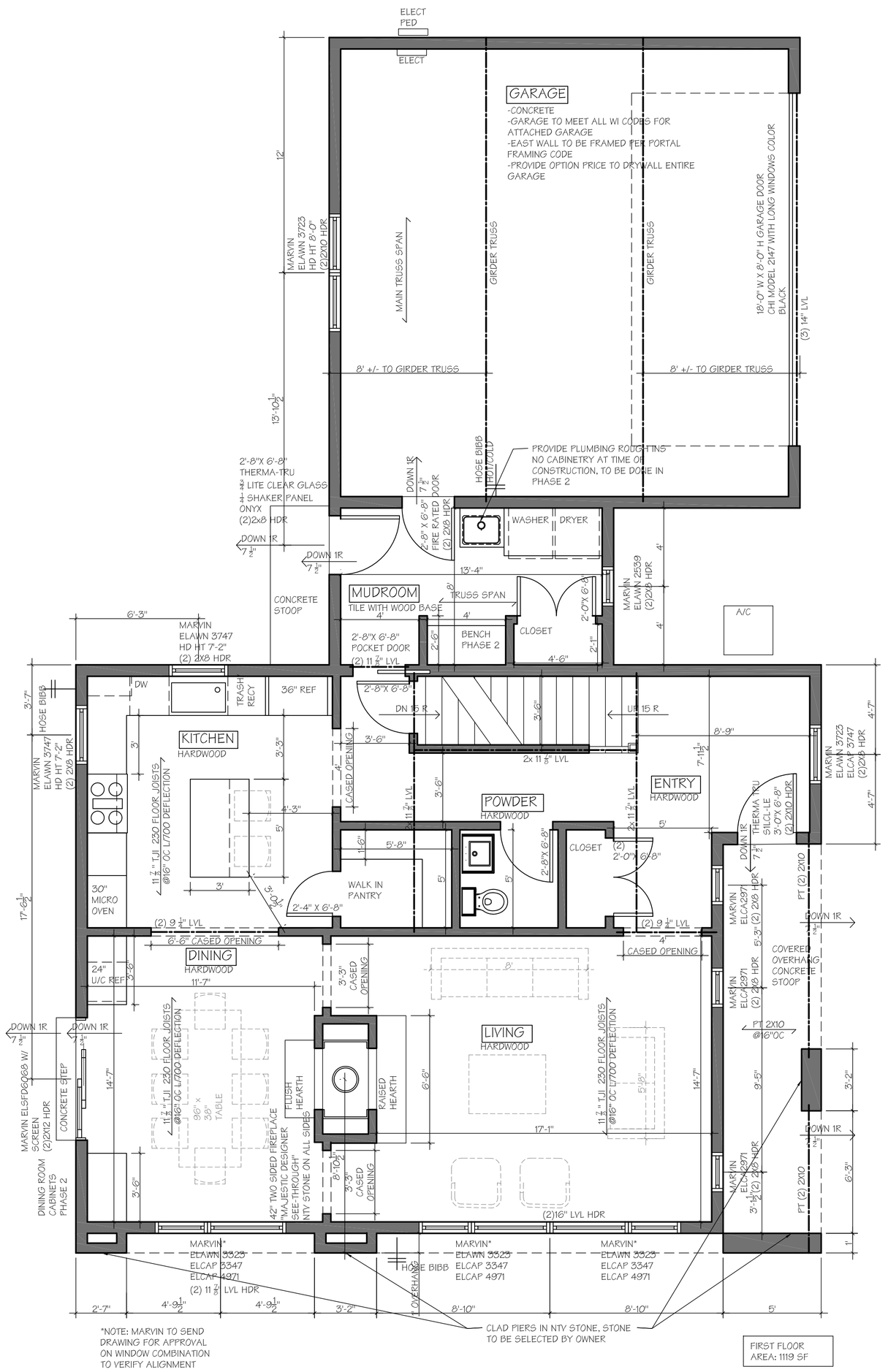
HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH:414.961.6948

SHEET NO:
S1

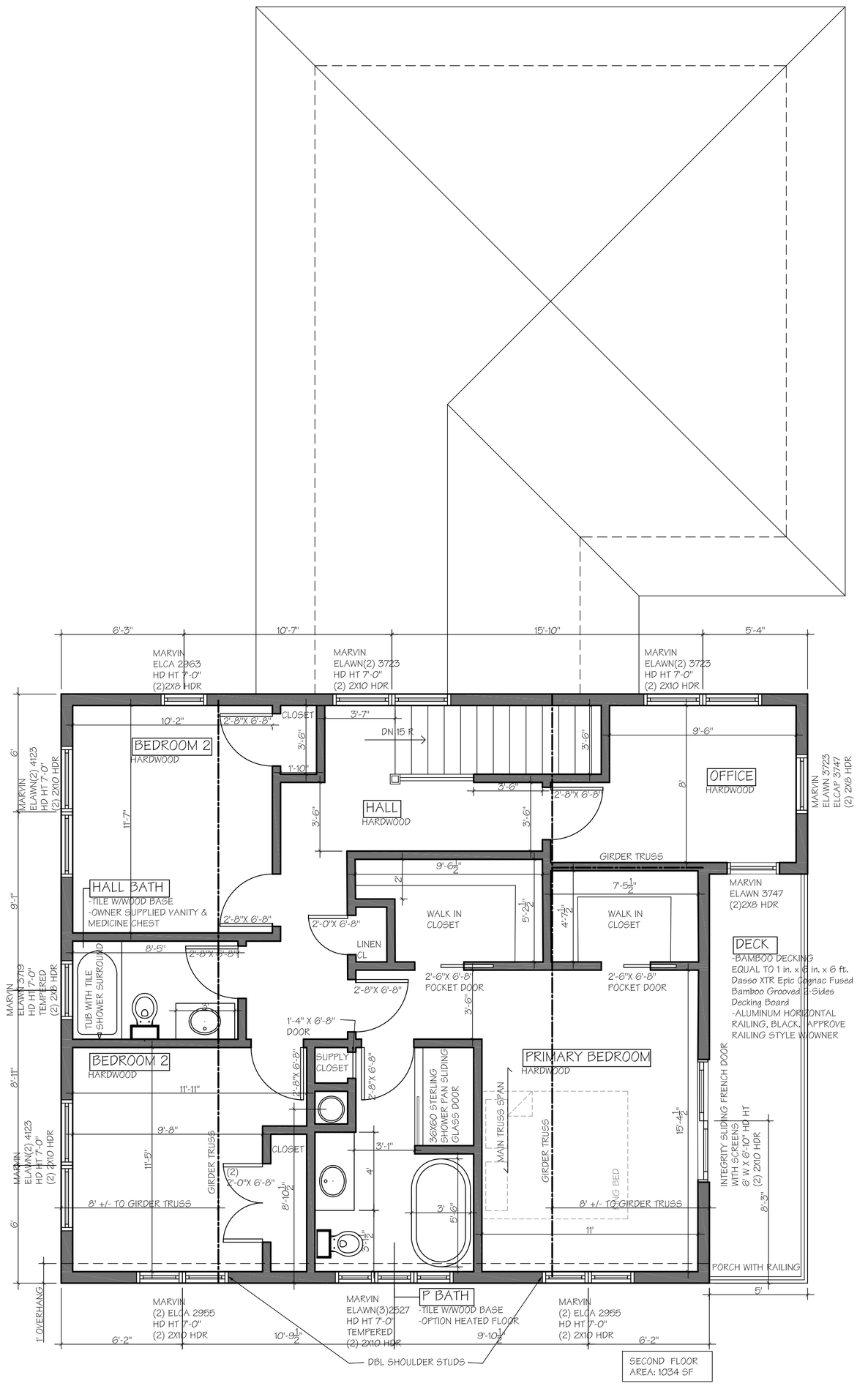
Attachment: Plans (7413 : Frank Kunik & Erin Ruppel)



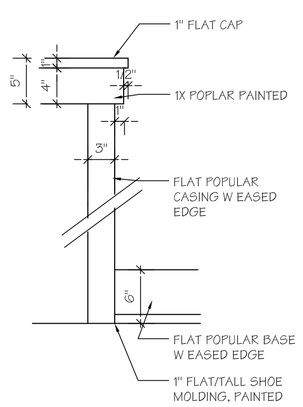
Basement Floor Plan
Scale: 1/4" = 1'-0"



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



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



Interior Trim Details - Door, Window, Base
Scale: 1" = 1'-0"

NOTE:
WINDOWS = MARVIN ELEVATE
EXTERIOR COLOR "EBONY"
INTERIOR RAW (TO BE STAINED)
BLACK HARDWARE

ALL INTERIOR DOORS TO BE STAIN GRADE (FIR) SHAKER ONE PANEL DOORS

© Meg Baniukiewicz, AIA
HB Designs LLC 2022

DATE:
MAY 16, 2022

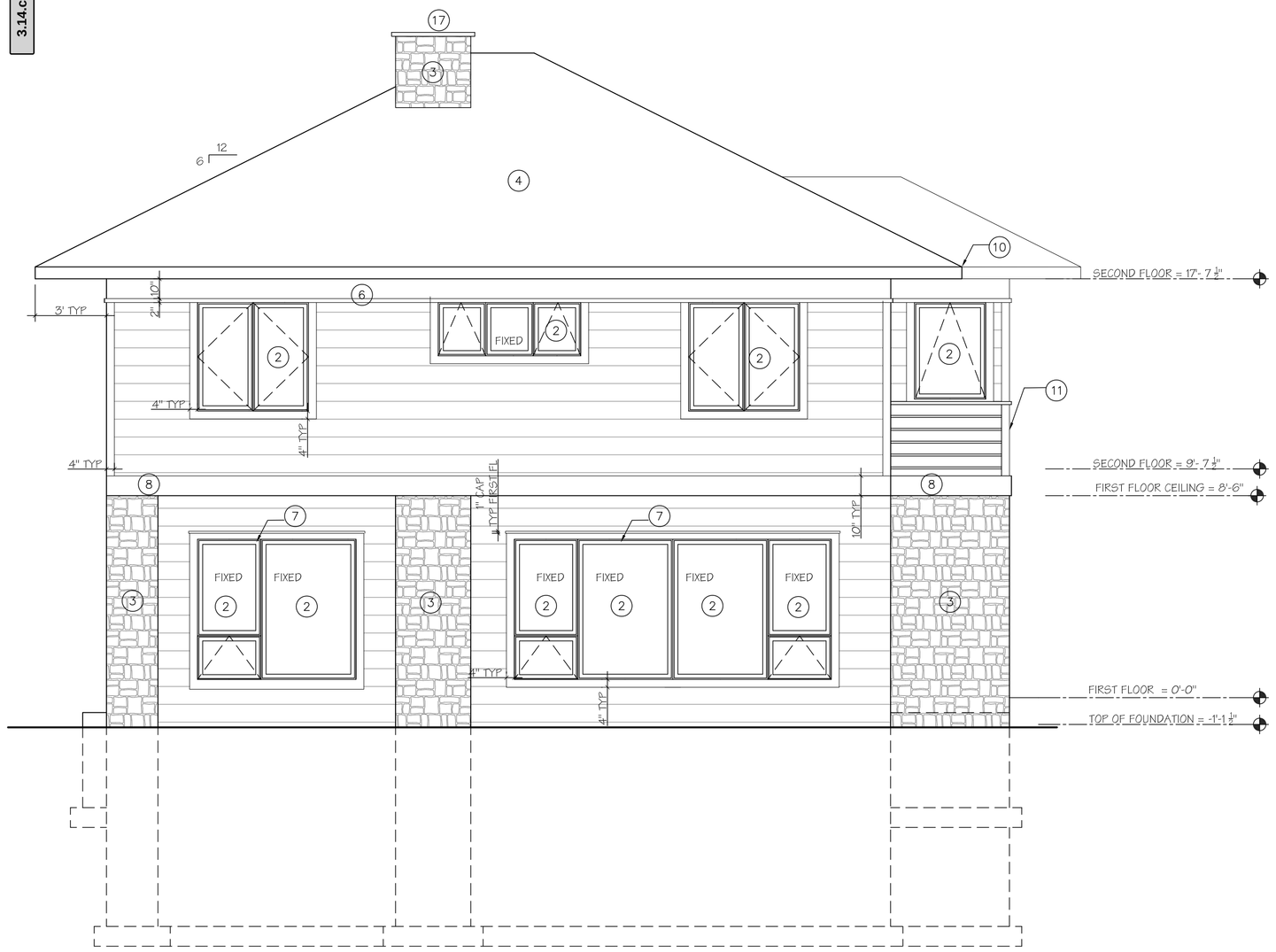
PROJECT:
RUPPEL KUNIK
7614 N JUNIPER CIRCLE
MEQUON, WI

SHEET TITLE:
FLOOR PLANS

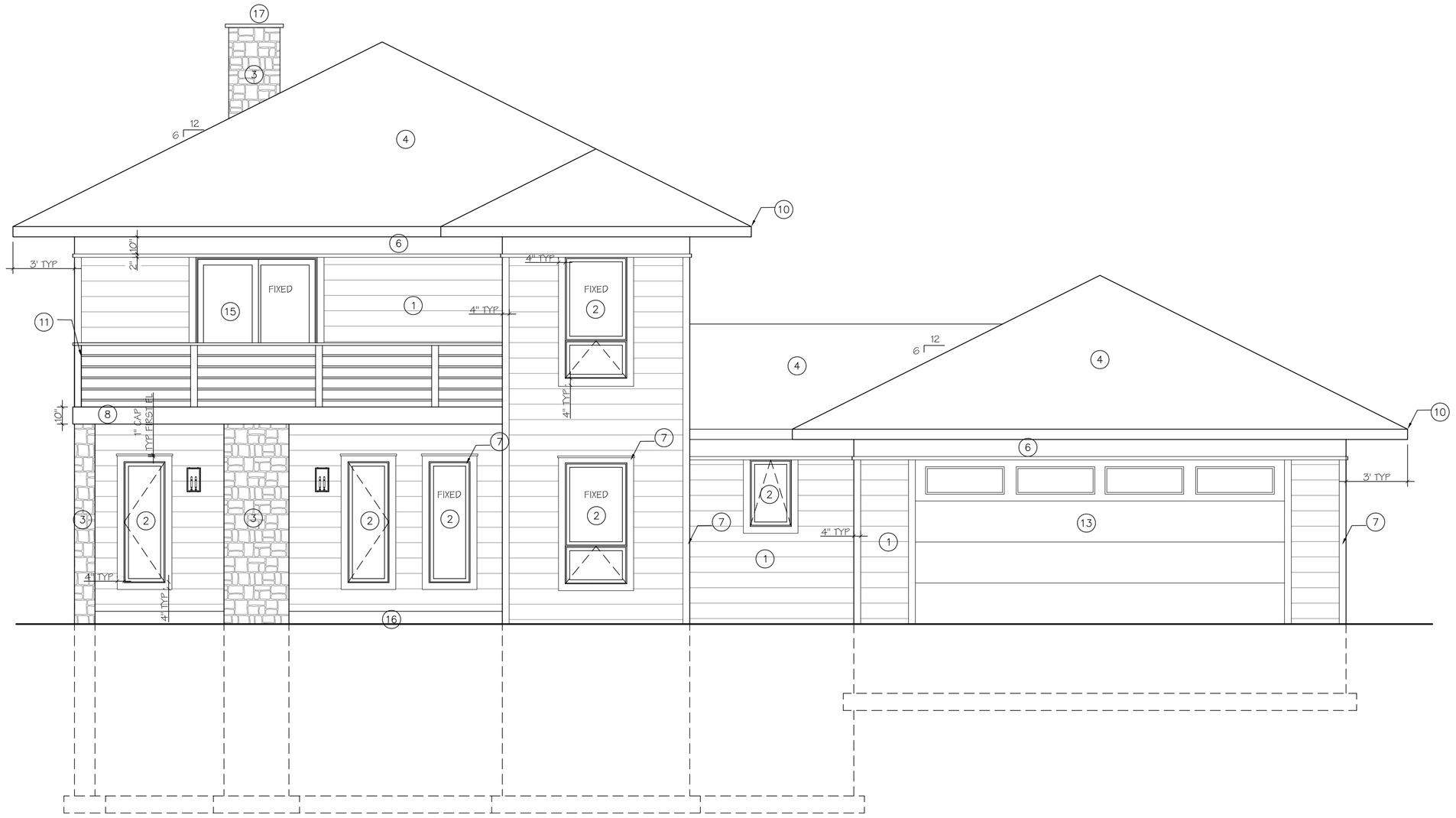
HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH:414.961.6748

SHEET NO:
A1

Attachment: Plans (7413 : Frank Kunik & Erin Ruppel)



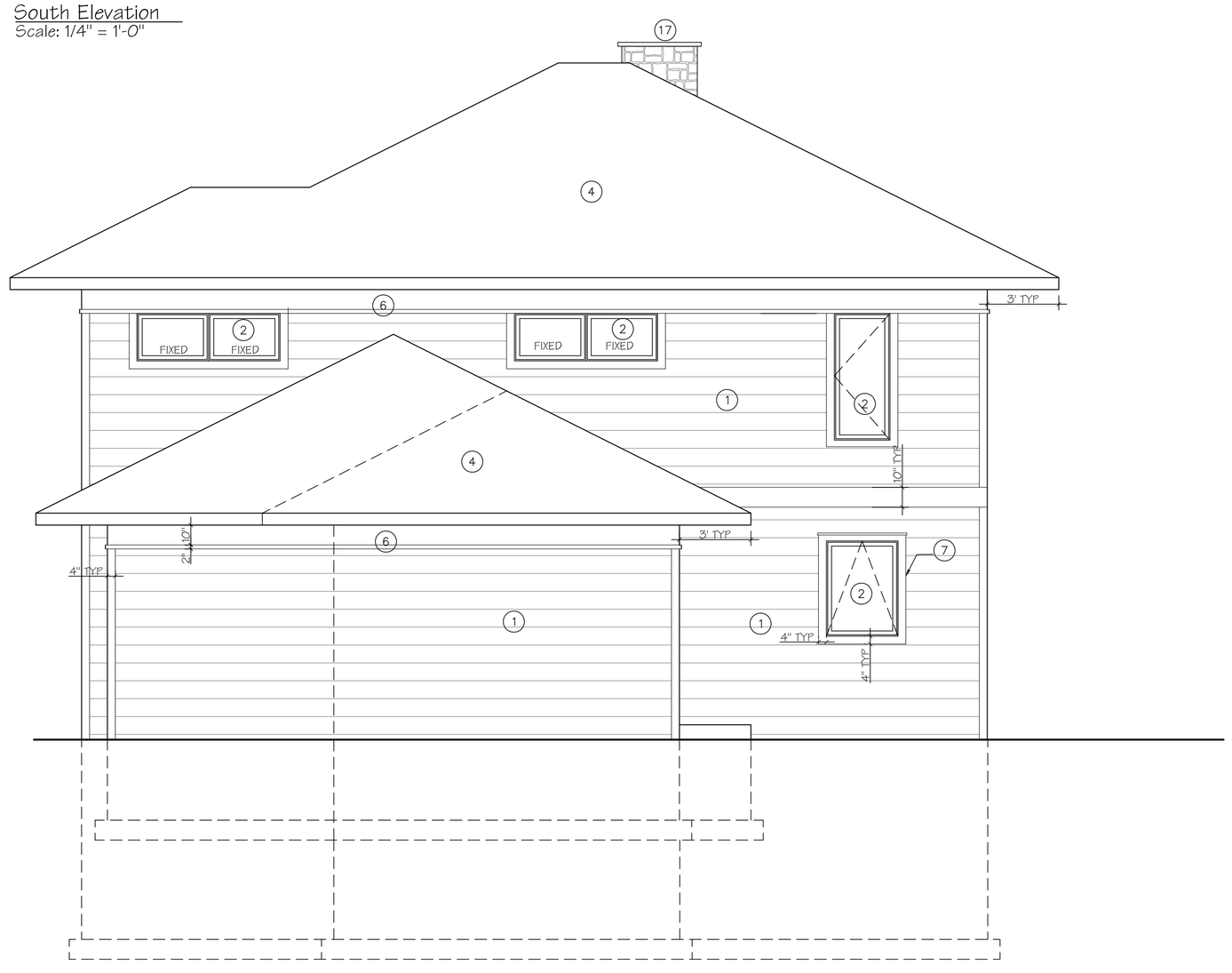
South Elevation
Scale: 1/4" = 1'-0"



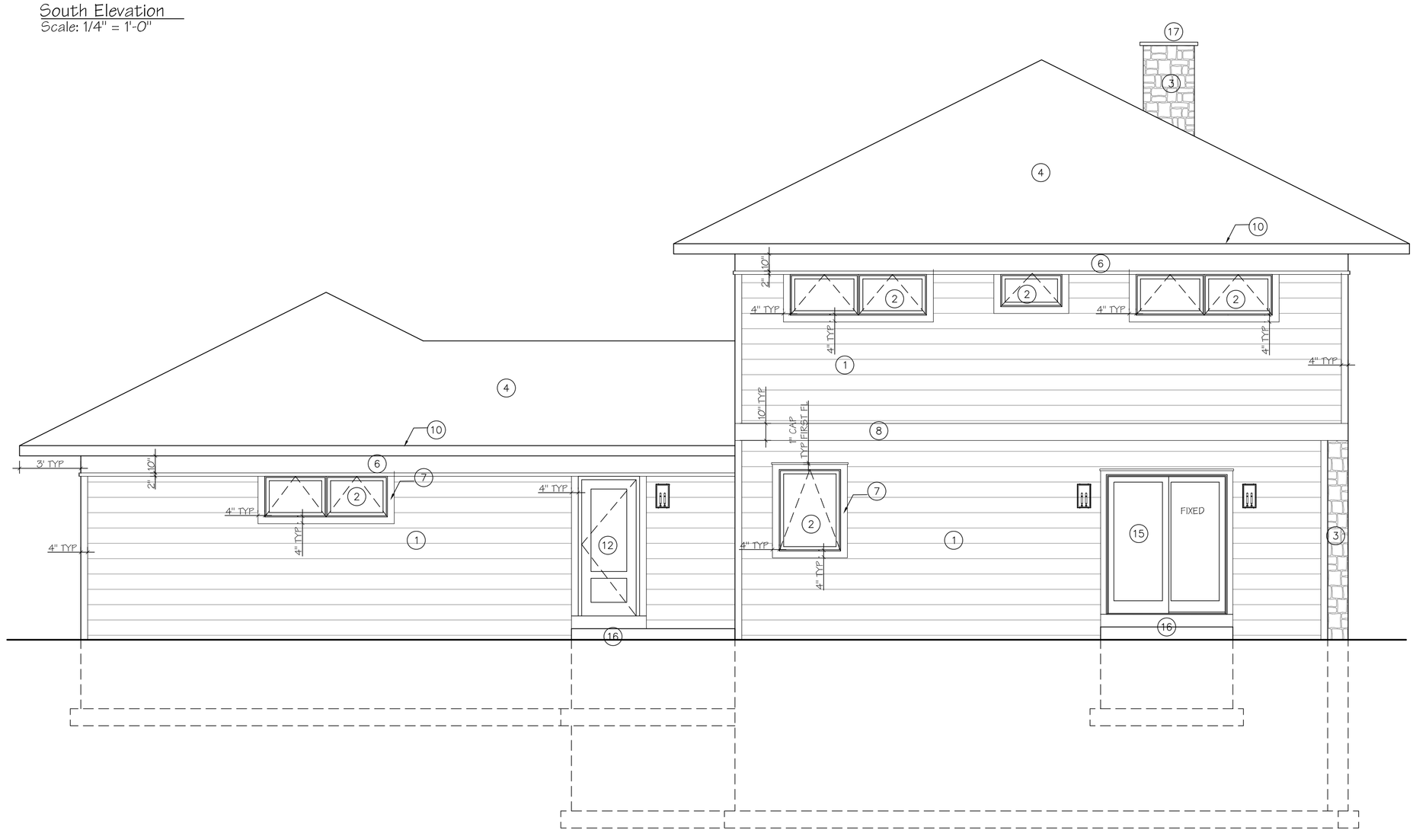
South Elevation
Scale: 1/4" = 1'-0"

EXTERIOR MATERIALS KEY:

1. SMOOTH HARDIPLANK LAP SIDING, PREFINISHED, COLOR TBD
2. CLAD MARVIN ELEVATE WINDOWS, BLACK
3. NATURAL THIN VENEER (NTV) STONE PER OWNERS SELECTION
4. 30 YEAR ASPHALT SHINGES
6. SMOOTH LP FRIEZE BOARD WITH 2" TRIM, PAINTED BLACK
7. SMOOTH LP CORNER BOARDS PAINTED TO MATCH SIDING
8. 10" LP SMOOTH SKIRT, PRIMED AND PAINTED TO MATCH SIDING
9. 4" LP SMOOTH CASING AND TRIM, PRIMED AND PAINTED BLACK
10. PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS, COLOR TO MATCH MARVIN BLACK
11. ALUMINUM HORIZONTAL RAILING, BLACK, APPROVE RAILING STYLE W/OWNER
12. THERM A DOOR PER PLAN
13. GARAGE DOOR PER PLAN
14. DECORATIVE SCONCE BY OWNER, ELECTRICIAN TO INSTALL, CONFIRM MOUNTING HT WITH OWNER/ARCHITECT PRIOR TO INSTALL
15. MARVIN ELEVATE SLIDING FRENCH DOOR, PER PLAN, BLACK. PROVIDE LP SMOOTH THRESHOLD BELOW. COLOR BLACK
16. CONCRETE STOOP
17. CONCRETE CAP



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



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

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HB Designs LLC 2022

DATE:
MAY 16, 2022

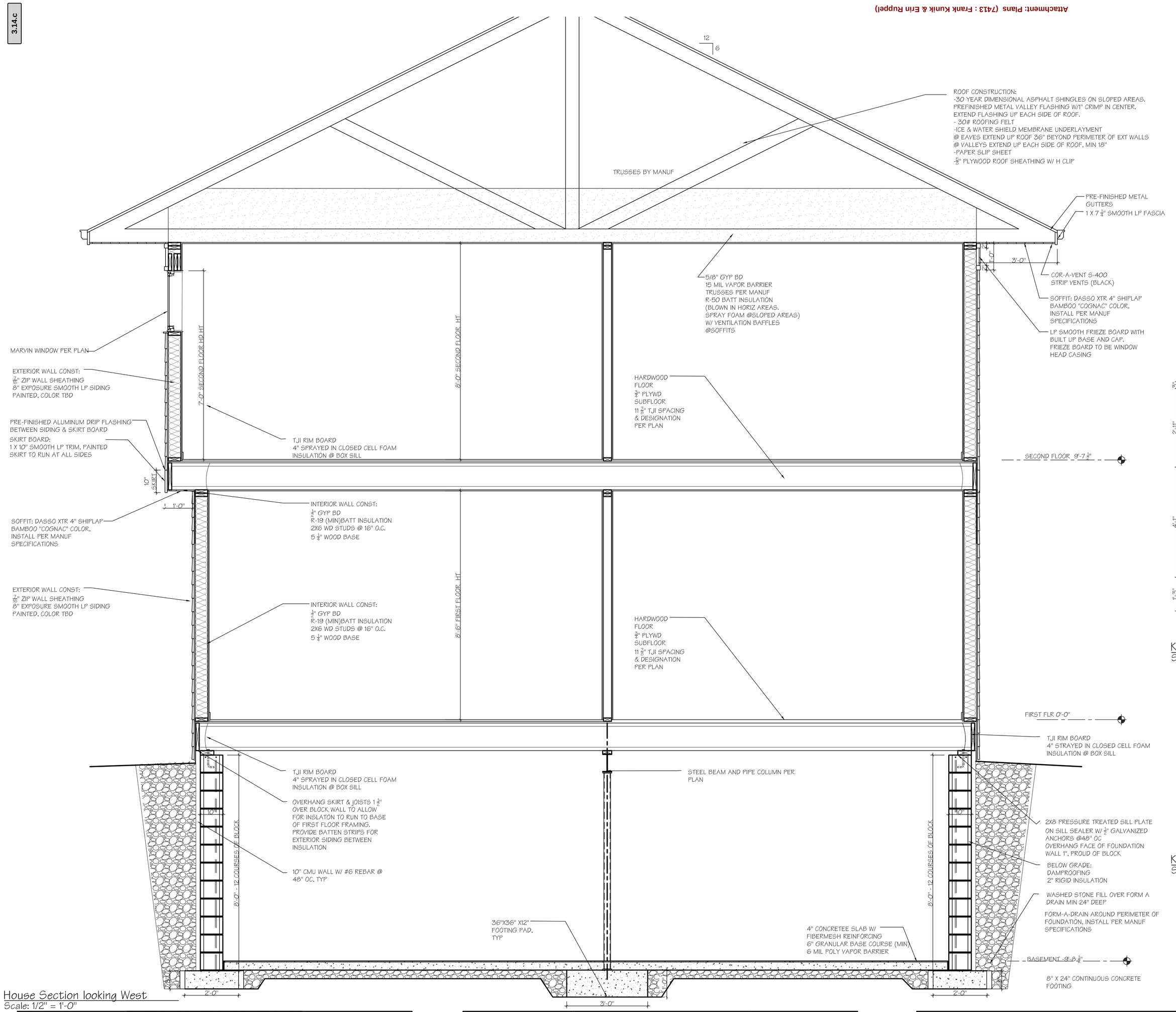
PROJECT:
RUPPEL KUNIK
7614 N JUNIPER CIRCLE
MEQUON, WI

SHEET TITLE:
EXTERIOR ELEVATIONS

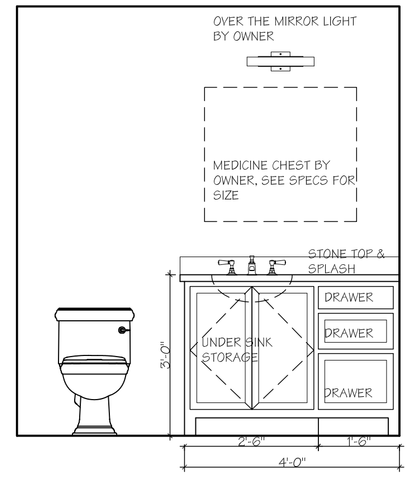
HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH:414.961.6748

SHEET NO:
A2

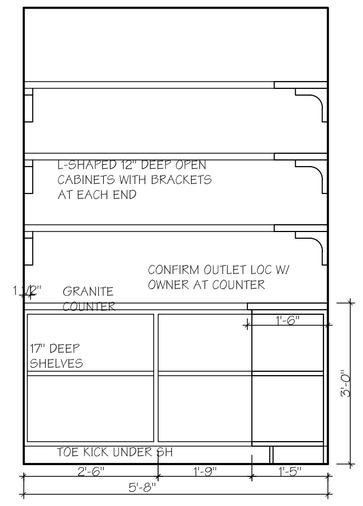
Attachment: Plans (7413 : Frank Kunik & Erin Ruppel)



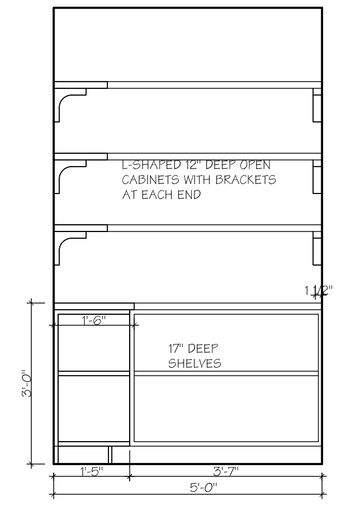
House Section looking West
Scale: 1/2" = 1'-0"



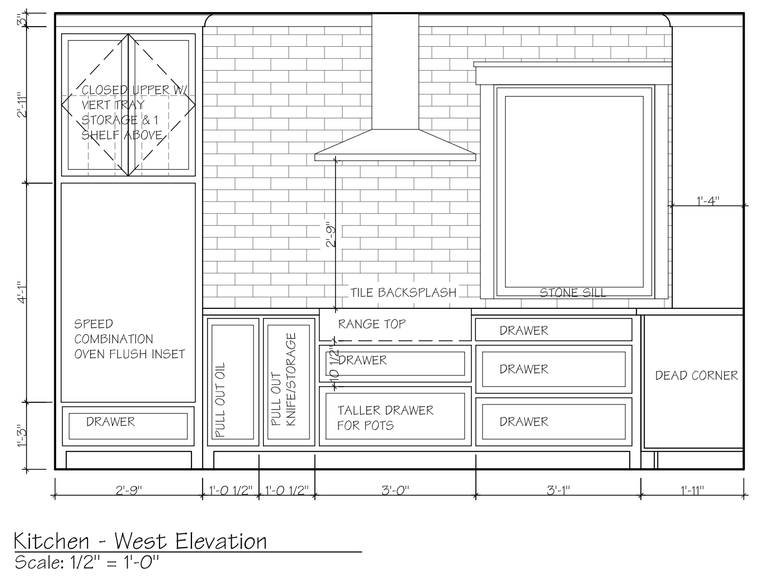
Primary Bath - West Elevation
Scale: 1/2" = 1'-0"



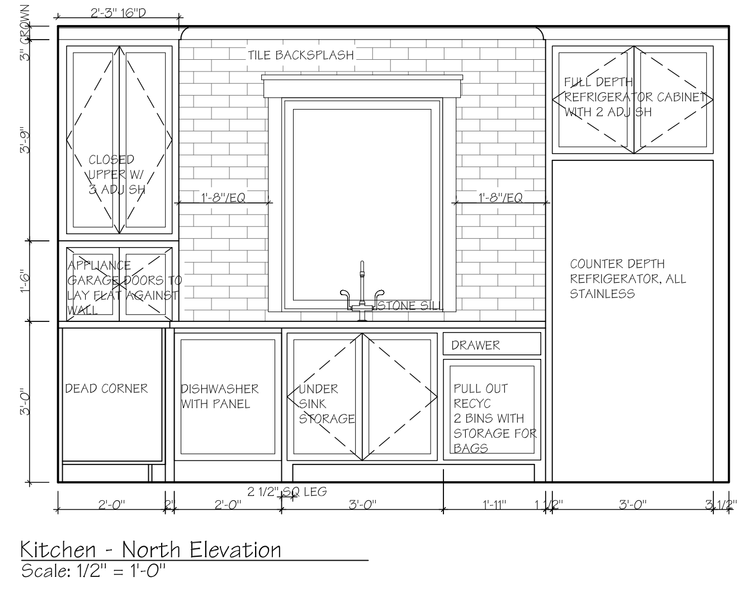
Kitchen - Pantry North
Scale: 1/2" = 1'-0"



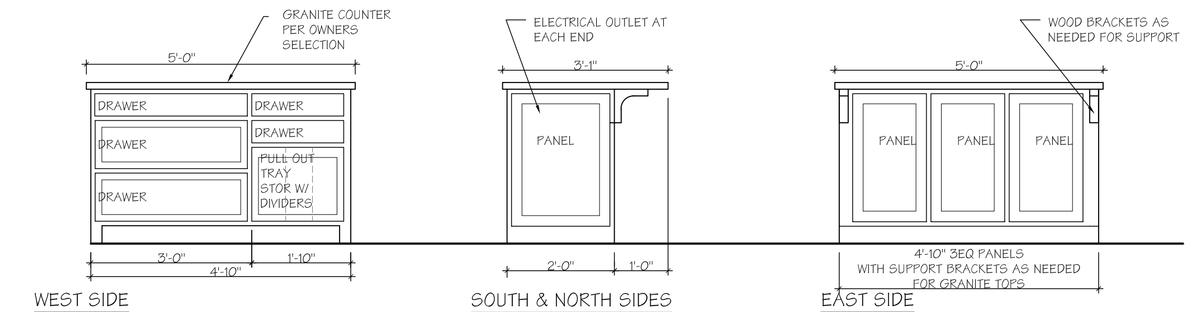
Kitchen - Pantry East
Scale: 1/2" = 1'-0"



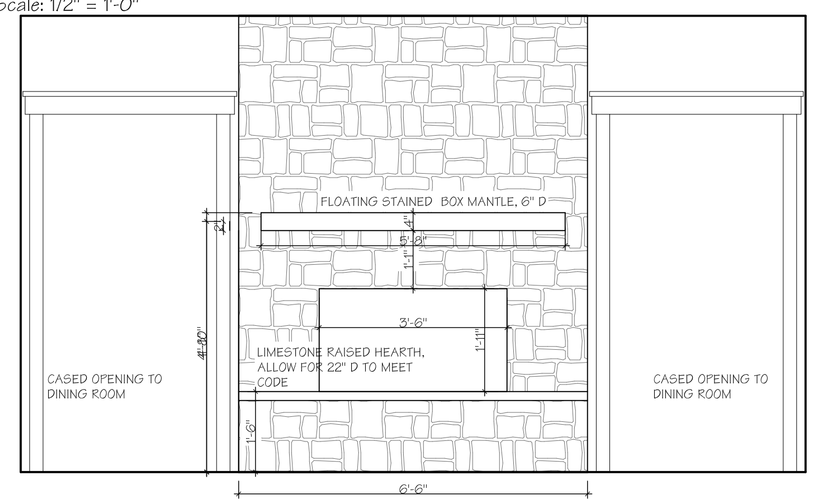
Kitchen - West Elevation
Scale: 1/2" = 1'-0"



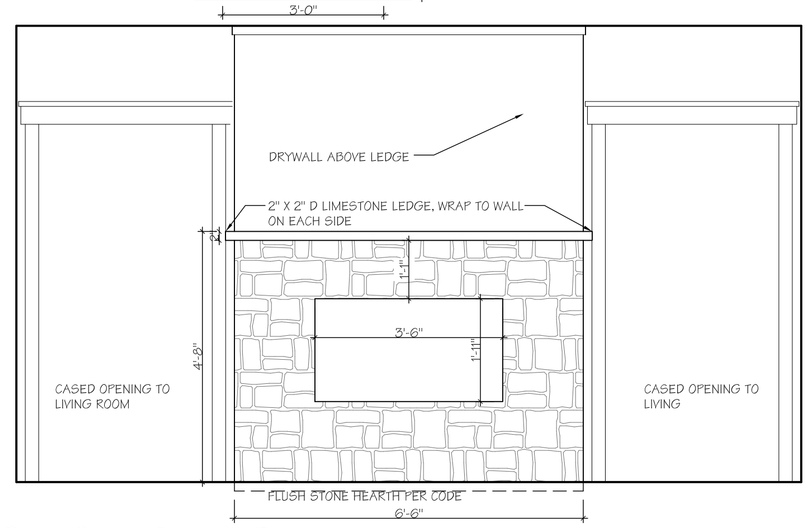
Kitchen - North Elevation
Scale: 1/2" = 1'-0"



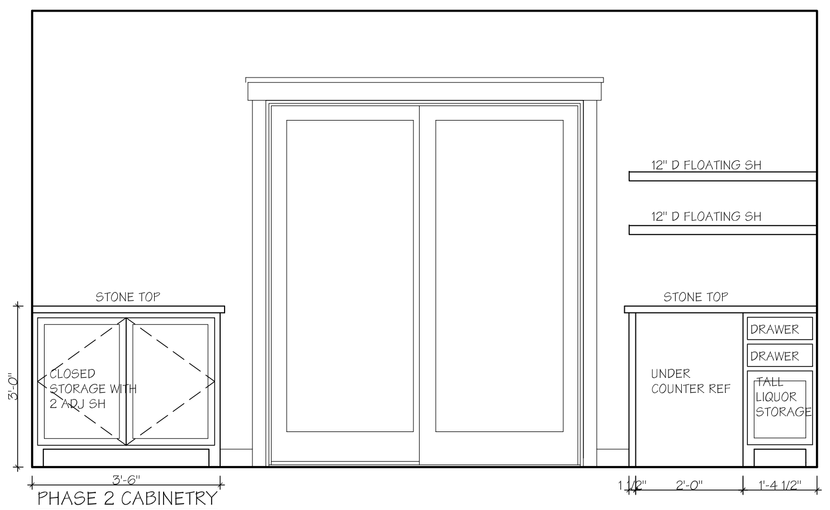
Kitchen - Island Elevations
Scale: 1/2" = 1'-0"



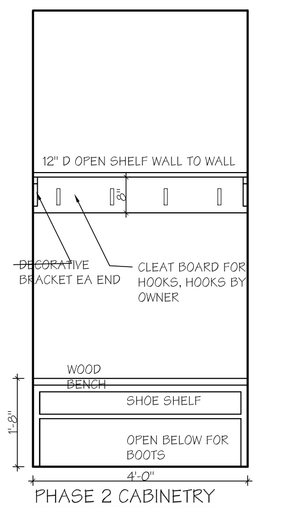
Living Room - Fireplace Elevation
Scale: 1/2" = 1'-0"



Dining Room - Fireplace Elevation
Scale: 1/2" = 1'-0"



Dining Room - West Elevation
Scale: 1/2" = 1'-0"



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

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HB Designs LLC 2022

DATE:
MAY 16, 2022

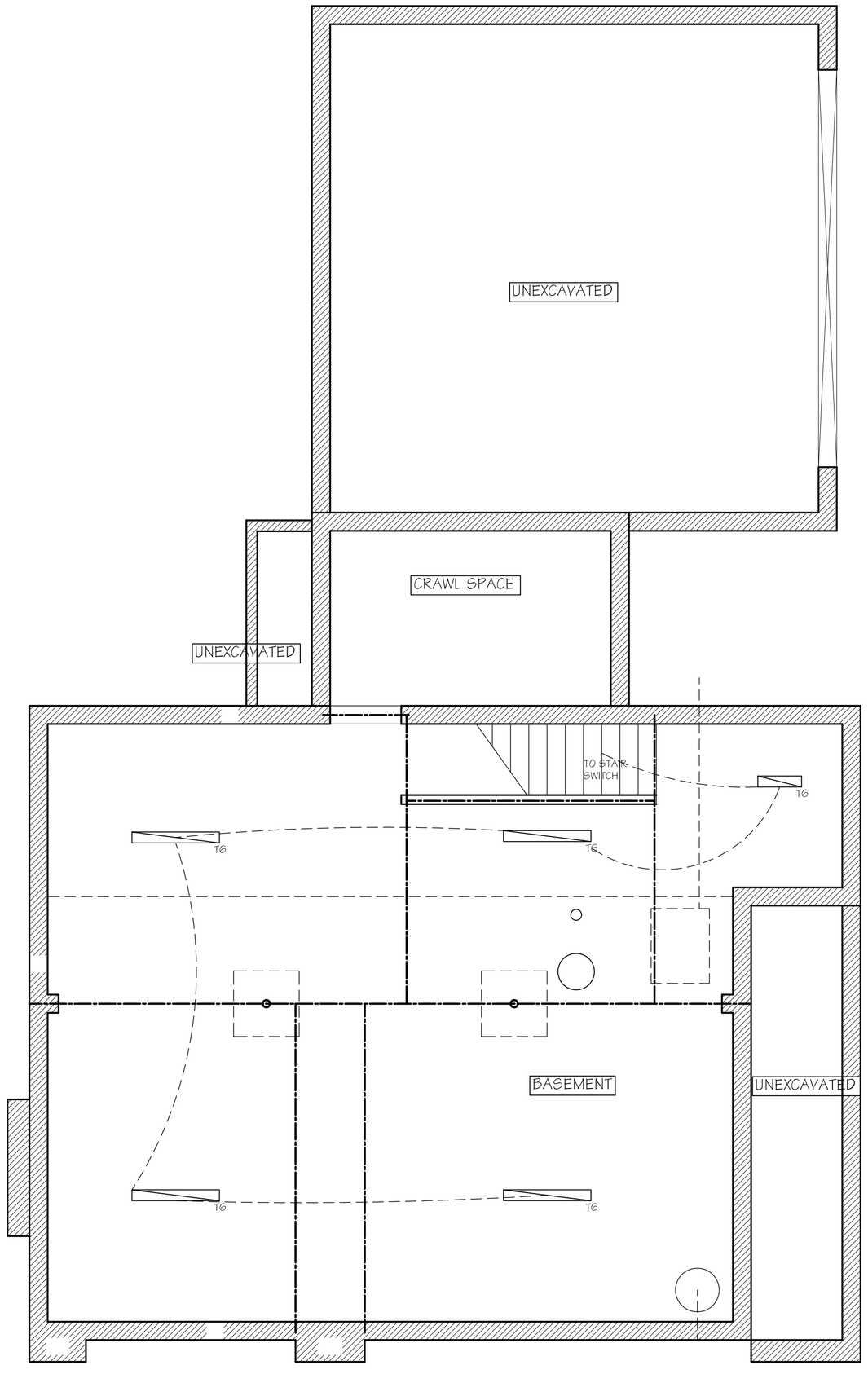
PROJECT:
RUPPEL KUNIK
9614 N JUNIPER CIRCLE
MEQUON, WI

SHEET TITLE:
BUILDING SECTION
INTERIOR ELEVATIONS

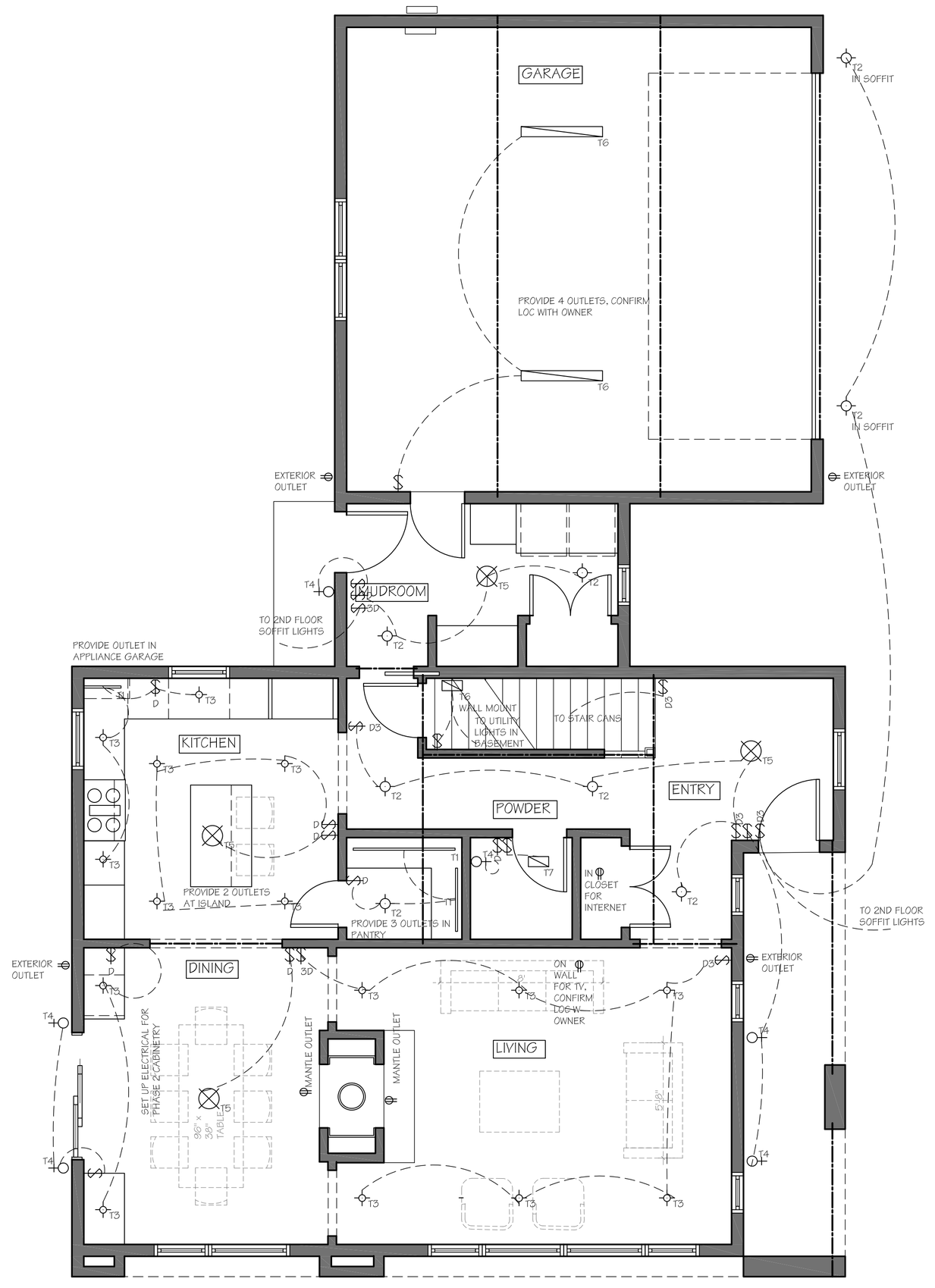
HB DESIGNS, LLC
3419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH:414.961.6948

SHEET NO:
A3

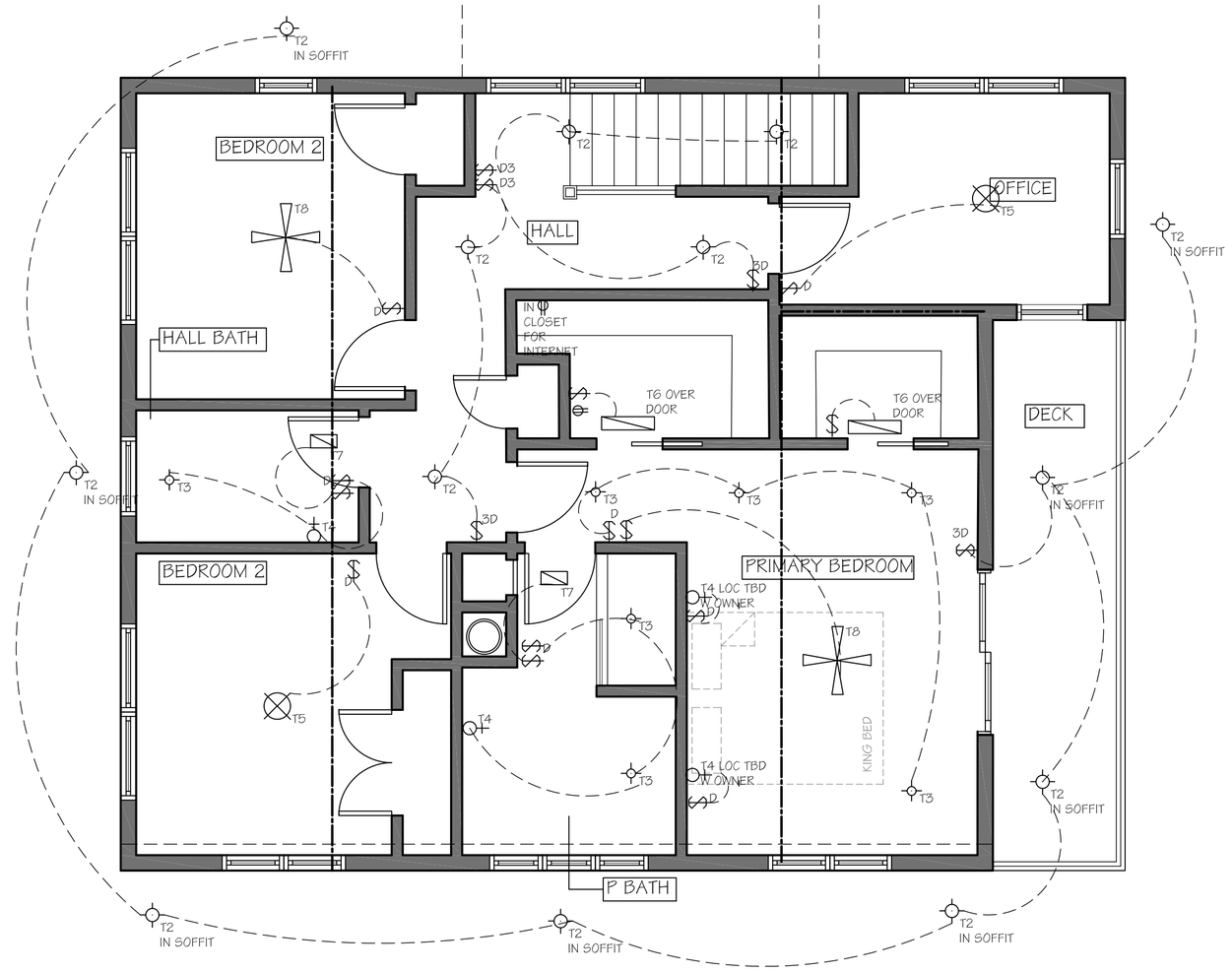
Attachment: Plans (7413 : Frank Kunik & Erin Ruppel)



Basement Electrical Lighting Plan
Scale: 1/4" = 1'-0"



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



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

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

2. ELECTRICAL CONTRACTOR TO COMPLY WITH ALL STATE & LOCAL CODES

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

T1 — ELECTRICAL CONTRACTOR TO PROVIDE & INSTALL LED UNDER CABINET LIGHT FIXTURES. FIXTURES SHALL BE WHITE IN COLOR (UNLESS NOTED OTHERWISE). NOT MORE THAN 1 INCH IN OVERALL DEPTH AND SHALL BE DIMMABLE

T2 — 5" RECESSED LED CAN LIGHT BY ELEC CONTRACTOR

T3 — 4" RECESSED LED CAN LIGHT BY ELEC CONTRACTOR

T4 — WALL SCONCE BY OWNER, ELEC CONTRACTOR TO INSTALL, CONFIRM HT WITH OWNER PRIOR TO INSTALL

T5 — PENDANT LIGHT FIXTURE BY OWNER, ELEC CONTRACTOR TO INSTALL. ELEC CONTRACTOR TO VERIFY REQ SUPPORT FOR FIXTURE

T6 — LED SURFACE MOUNTED FIXUTRE FOR UTILITY AREAS, FIXTURE TO HAVE A CLOSED LENS, APPROVE WITH OWNER PRIOR TO INSTALL

T7 — BATHROOM FAN UNIT BY ELEC CONTRACTOR. APPROVE W/ OWNER PRIOR TO INSTALL.

T8 — CEILING FAN BY OWNER - CONTRACTOR TO INSTALL

$ — ONE WAY SWITCH

$3 — THREE WAY SWITCH

$D — ONE WAY SWITCH W/DIMMER

— DUPLEX RECEPTACLE

TEL — TELEPHONE JACK

CBL — CABLE RECEPTACLE

© Meg Baniukiewicz, AIA
HB Designs LLC 2022

DATE:
MAY 16, 2022

PROJECT:
RUPPEL KUNIK
7614 N JUNIPER CIRCLE
MEQUON, WI

SHEET TITLE:
ELECTRICAL LIGHTING PLANS

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

SHEET NO:
E1

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 13, 2022**
SUBJECT: **Steven & Christine Townsend - Addition: Attached Garage at 10149 N. Kenilworth Court**

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

Statement of Intent

10149 N. Kenilworth Ct.

Garage Addition

5/20/2022

The intent of this project is to add an attached garage to the existing structure. This is being done to provide greater parking and storage area. More importantly, this garage addition will also allow us to make future modifications to the interior of the home. These modifications will provide the homeowners with extra space desired to accommodate their growing family of 6. The garage addition will provide opportunity to develop the current garage into an office/exercise space, while expanding the interior of the home to allow for a grand kitchen and a functional mudroom.

Our design intent is simple. We aim to minimally change the aesthetic of the home while providing our clients with the improvements they desire. The existing roof is in the process of being changed to dimensional asphalt shingles due to a water issue. We will use the same shingles on the garage for an exact match. Siding, trim, windows and doors will all be set to match existing design. The existing garage door will be reused on the new garage.

Attachment: Statement of Intent (7414 : Steven & Christine Townsend)

LOT 1, PARKSIDE, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1035, BEING A PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

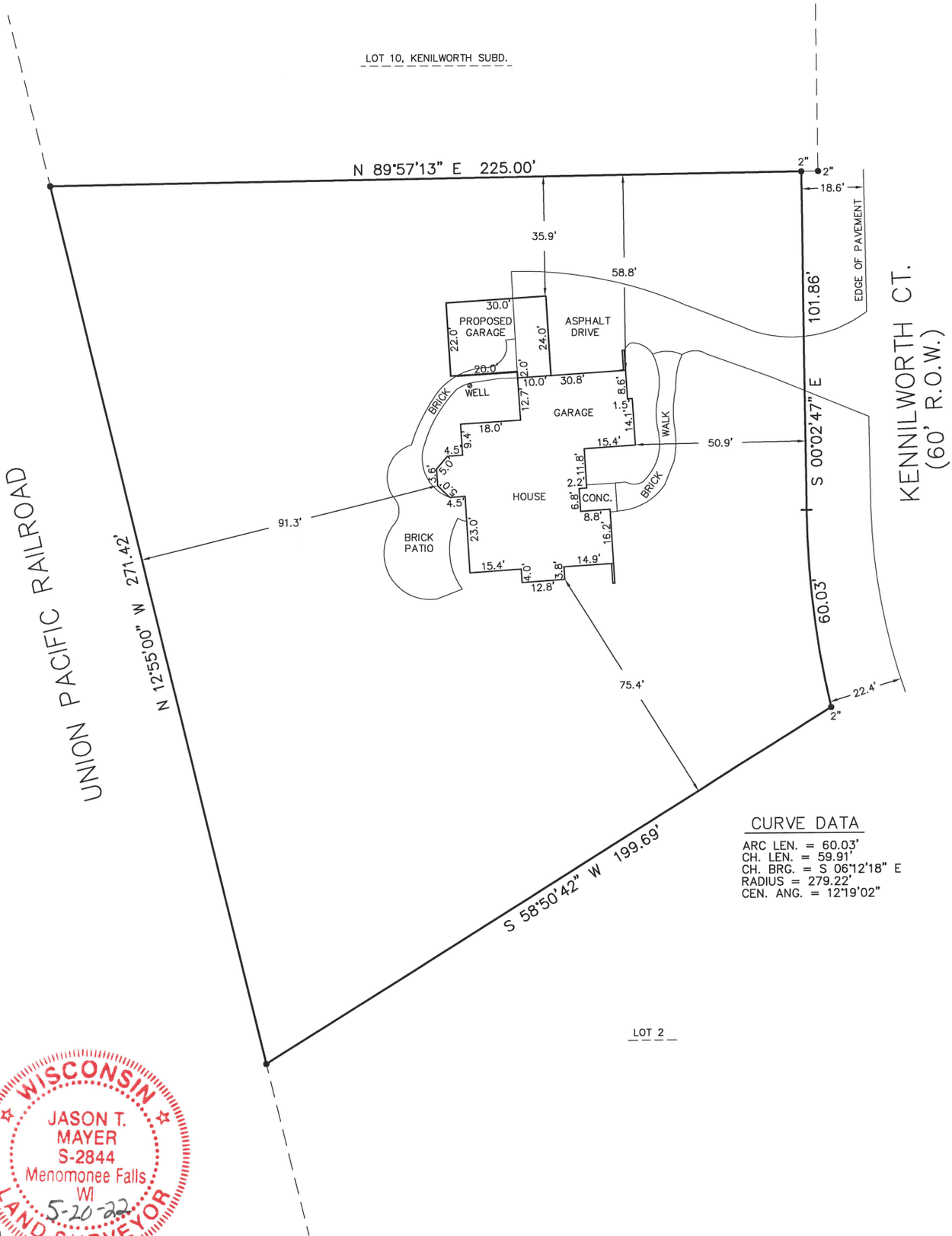
CONTAINING 43,507 SQUARE FEET, 0.9988 ACRES MORE OR LESS.

PLAT OF SURVEY FOR:

JUSTIN BOHLER
10149 N. KENILWORTH CT.
MEQUON, WI.

LEGEND
● 1" IRON PIPE FOUND UNLESS NOTED

N
0 20 40
Scale: 1" = 40'



CURVE DATA
ARC LEN. = 60.03'
CH. LEN. = 59.91'
CH. BRG. = S 06°12'18" E
RADIUS = 279.22'
CEN. ANG. = 12°19'02"

WISCONSIN
JASON T. MAYER
S-2844
Menomonee Falls
WI
5-20-22
LAND SURVEYOR

JASON T. MAYER
P.L.S. NO. 2844

AS OF THE DATE OF THIS SURVEY, NO TITLE POLICY WAS PROVIDED, THEREFORE THIS PLAT OF SURVEY DOES NOT GUARANTEE THE EXISTENCE, SIZE AND LOCATION OF ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR OTHER FACTS THAT COULD OTHERWISE BE DISCLOSED IN A TITLE SEARCH OR CURRENT TITLE POLICY.

THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED. "I have surveyed the above property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways, and visible encroachments and is in compliance with Wisconsin Administrative Code AE-7 for property survey standards and is correct to the best of my knowledge and belief.

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

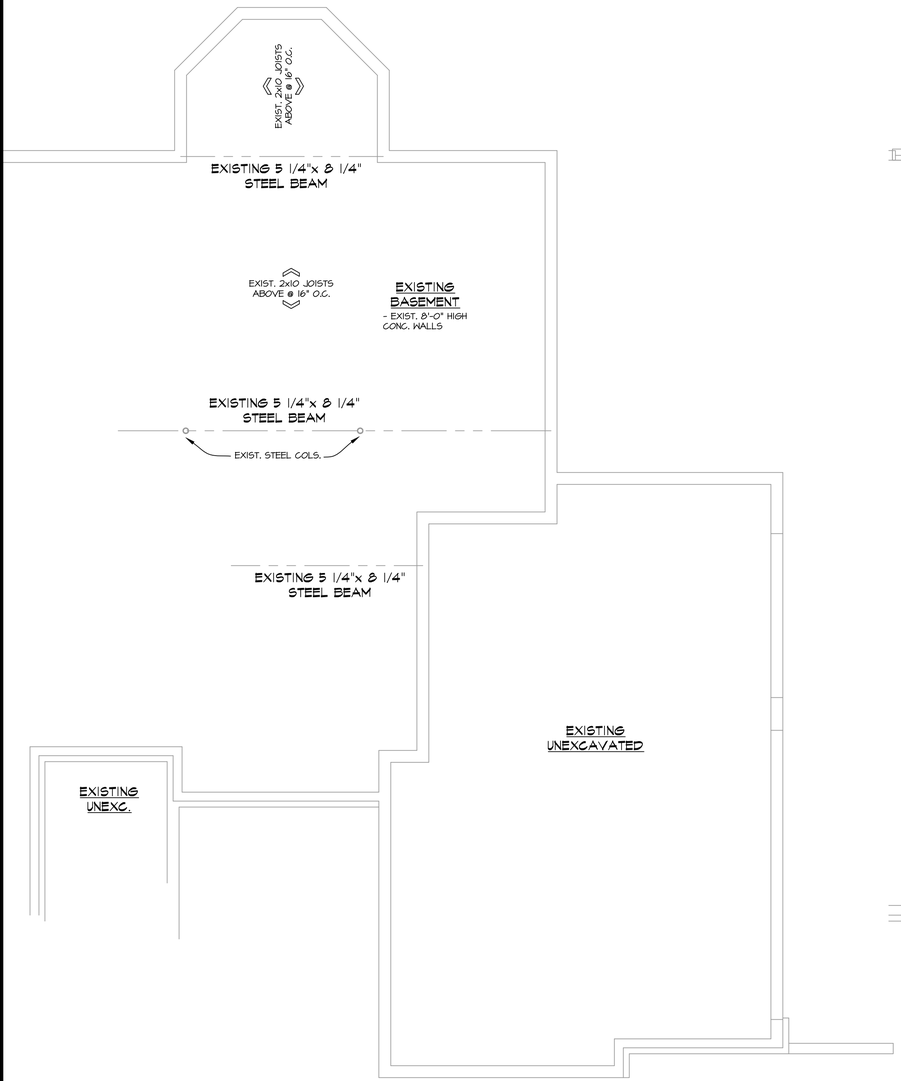
THIS INSTRUMENT WAS DRAFTED ON 5-20-2022 BY JASON T. MAYER, P.L.S. W241 N7303 S. WOODSVIEW DR. SUSSEX, WI 53089 (262)424-7552

Attachment: Survey (7414 : Steven & Christine Townsend)

10149
IN THIS HOUSE, WE BELIEVE
SCIENCE IS REAL
BLACK LIVES MATTER
LOVE IS LOVE
KINDNESS IS EVERYTHING

Attachment: Pictures (7414 - Steven & Christine Townsend)

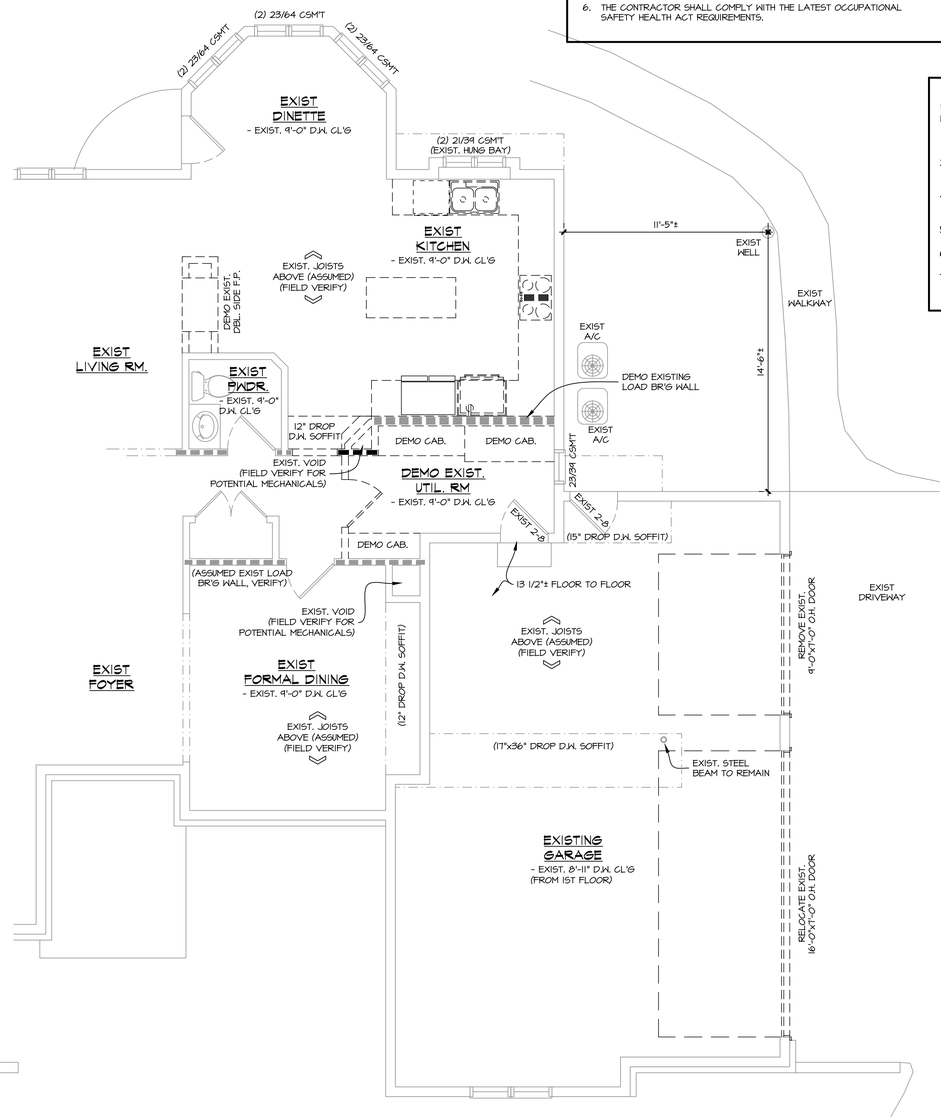
Attachment: Pictures (7414 : Steven & Christine Townsend)



NORTH

EXISTING/DEMO BASEMENT PLAN

1/4" = 1'-0"



NORTH

EXISTING/DEMO FIRST FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

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

PLAN NOTES:

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

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

SCOPE OF DRAWING:

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

SHEET INDEX:

SHEET C-1 PROPOSED SITE DEVELOPMENT PLAN & GENERAL NOTES
SHEET EX-1 EXIST./DEMO FIRST & BASEMENT FLOOR PLANS
SHEET EX-2 EXISTING/DEMO FOUNDATION PLAN
SHEET EX-3 EXISTING REAR & LEFT & REAR ELEVATIONS
SHEET A-1 PROPOSED FOUNDATION PLAN
SHEET A-2 PROPOSED FIRST & SECOND FLOOR PLANS
SHEET A-3 PROPOSED FRONT & RIGHT ELEVATIONS
SHEET A-4 PROPOSED SIDE ELEVATIONS

CONSTRUCTION

WALL KEY:

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

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(OFFICE) 262-786-6776

REVISIONS:
5/2/22: PRELIM #1
5/13/22: PRELIM #2

TOWNSEND ADDITION/REMODEL

10149 N. KENILWORTH
MEQUON, WI

SHEET TITLE: EXISTING/DEMO FLOOR PLANS

EX-1

DATE: MAY 2ND, 2022

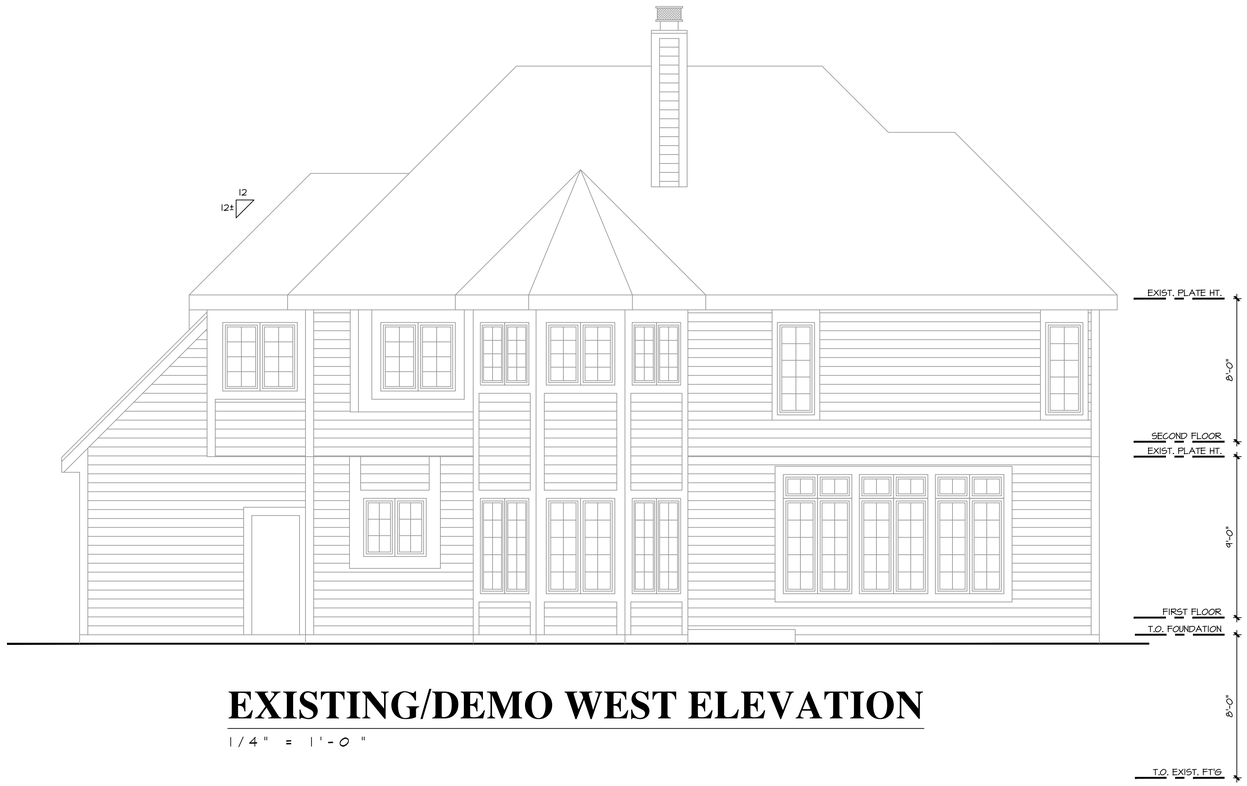
PROJECT NUMBY: 22-251

Attachment: Plans (7414 : Steven & Christine Townsend)

1 EXIST. WEST PHOTO
-

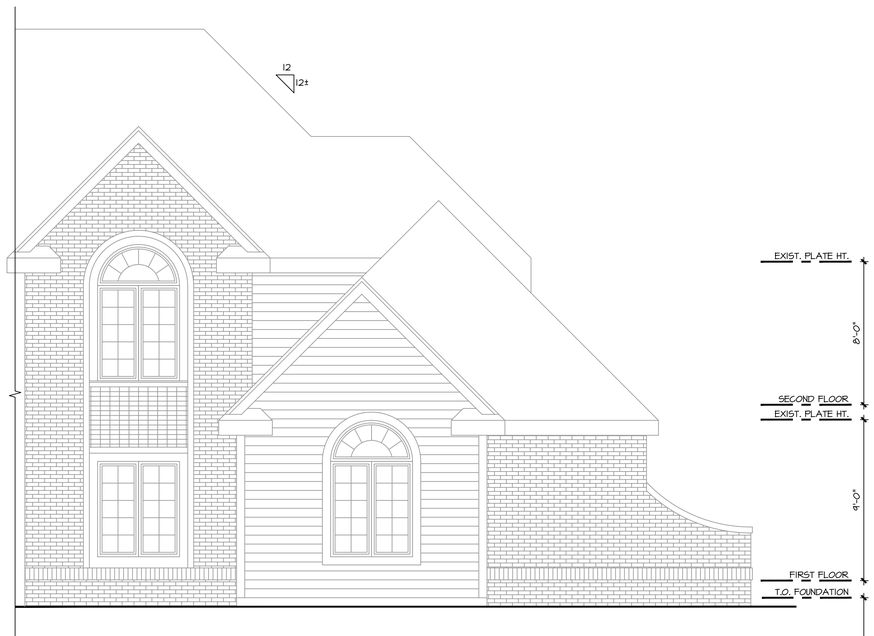
2 EXIST. EAST PHOTO
-

3 EXIST. NORTH PHOTO
-



EXISTING/DEMO WEST ELEVATION

1/4" = 1'-0"



EXISTING/DEMO EAST ELEVATION

1/4" = 1'-0"

EXISTING/DEMO NORTH ELEVATION

1/4" = 1'-0"

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-
-

TOWNSEND ADDITION/REMODEL

10149 N. KENILWORTH
MEQUON, WI

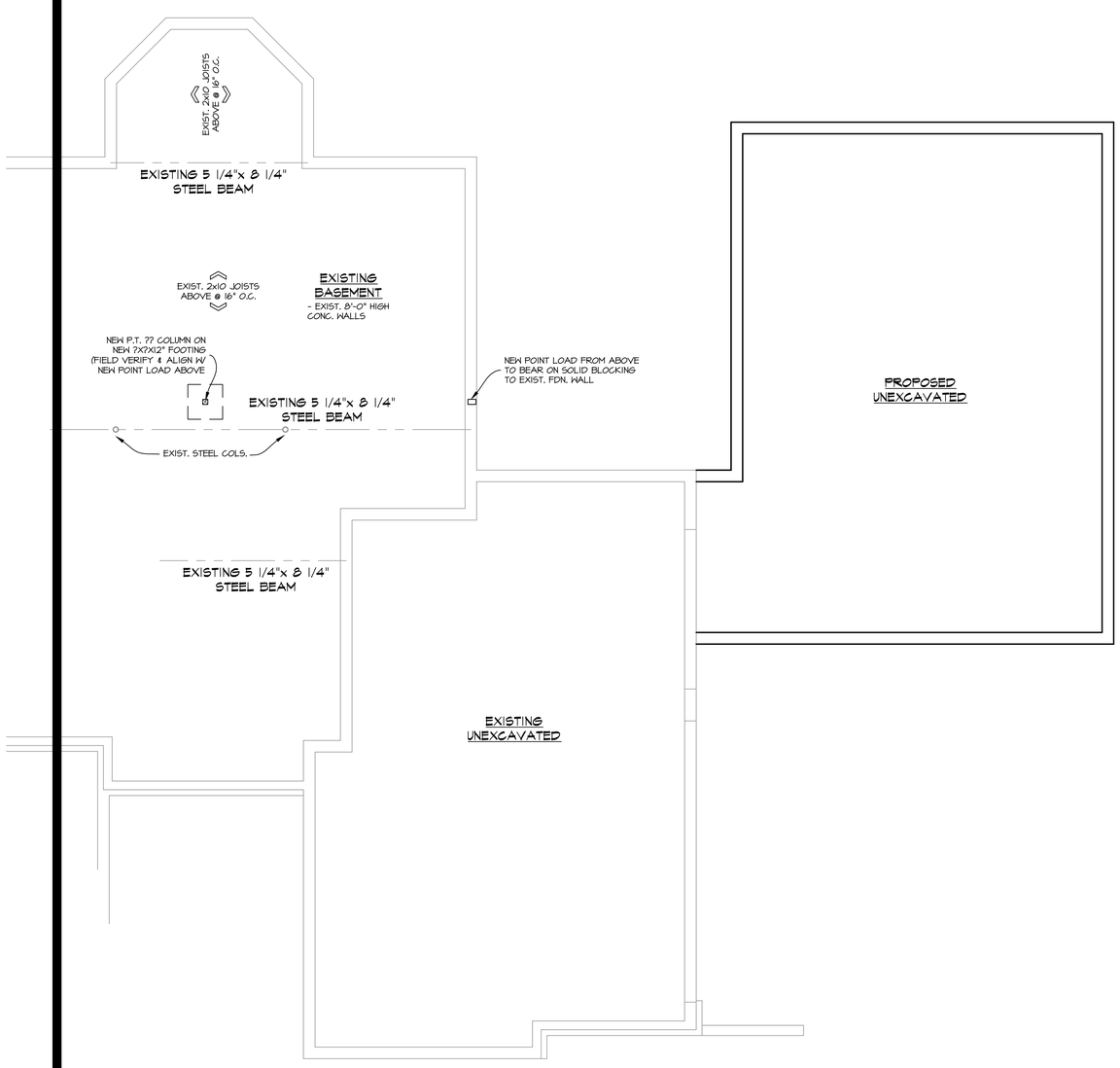
SHEET TITLE:
EXISTING/DEMO ELEVATIONS & PHOTOS

EX-2

DATE: MAY 2ND, 2022

PROJECT NUMBER: 22-251

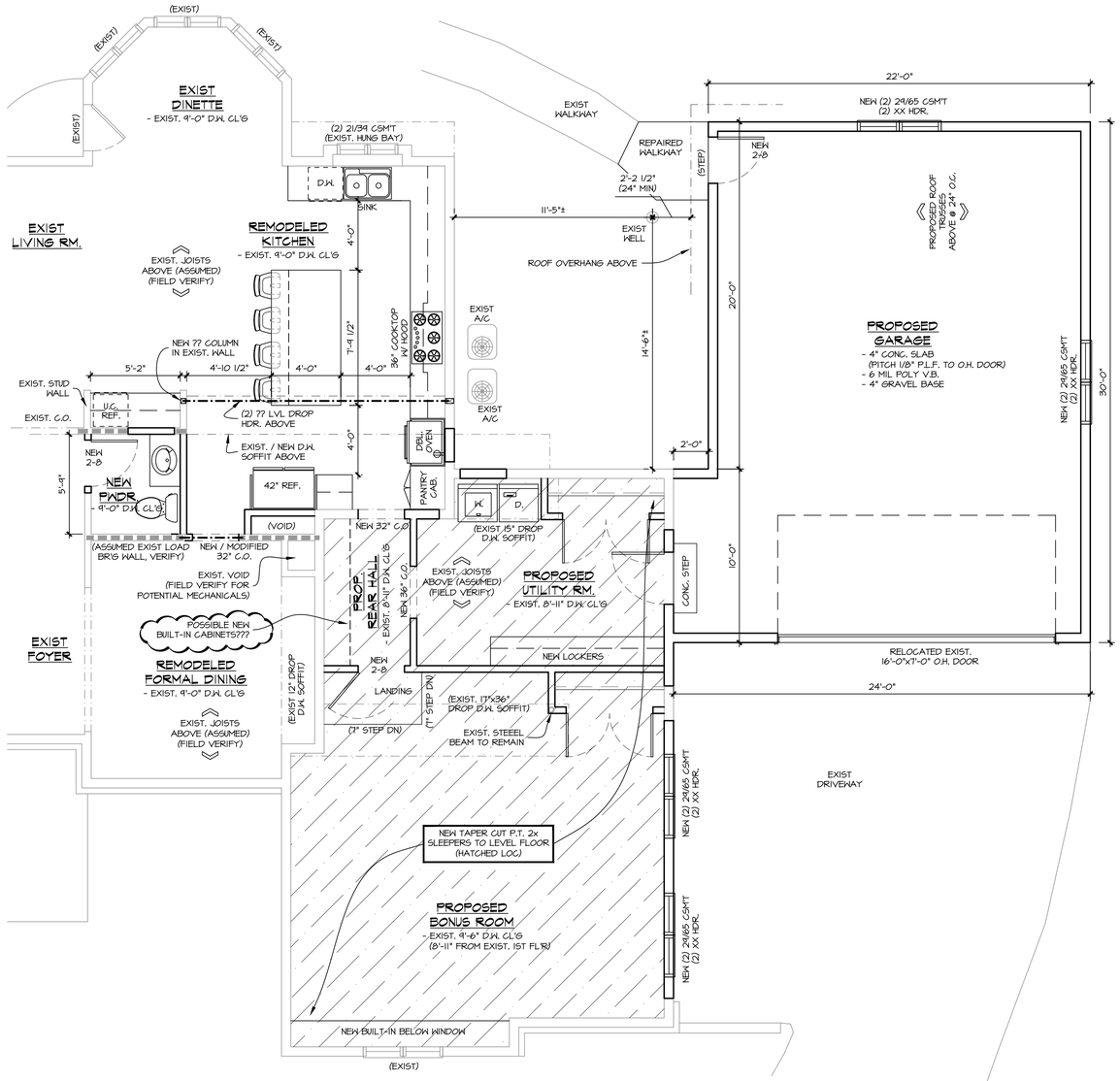
Attachment: Plans (7414 : Steven & Christine Townsend)



NORTH

PROPOSED BASEMENT PLAN

1/4" = 1'-0"



NORTH

PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

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TOWNSEND ADDITION/REMODEL

10149 N. KENILWORTH
MEQUON, WI

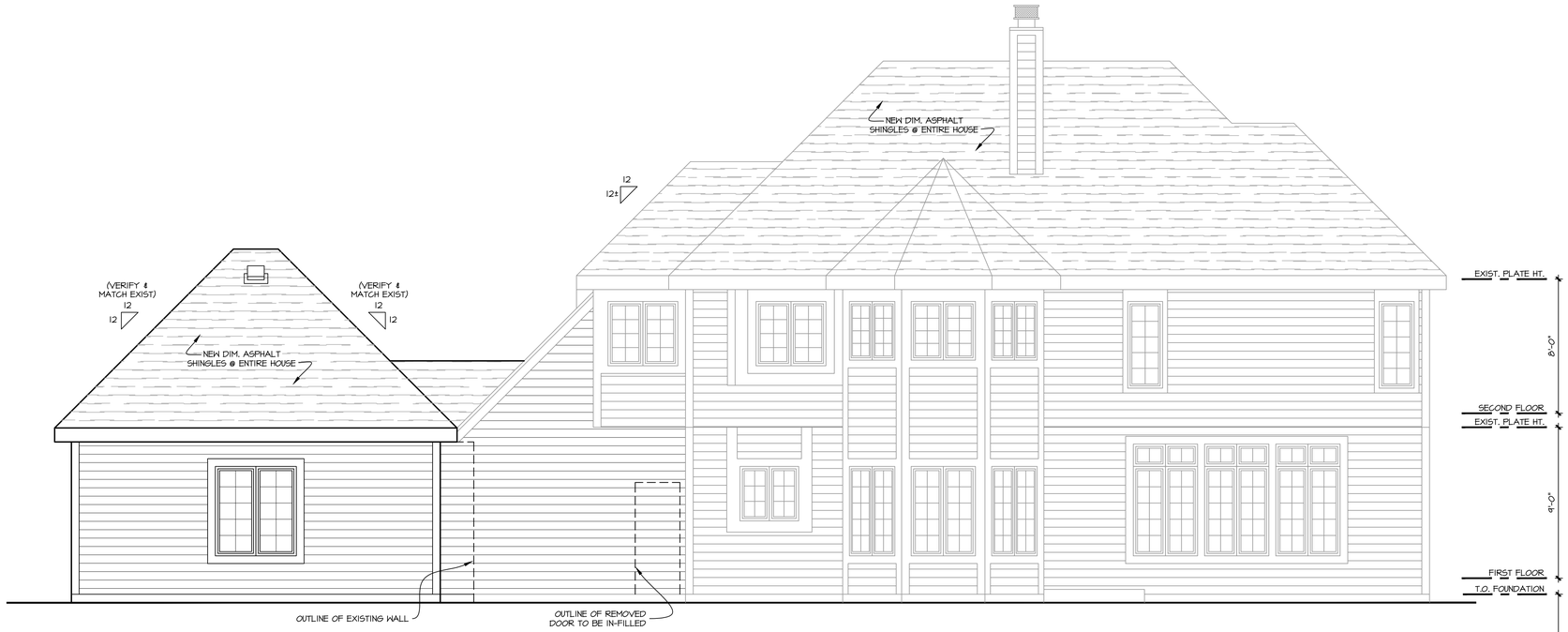
SHEET TITLE: PROPOSED FLOOR PLANS

A-1

DATE: MAY 2ND, 2022

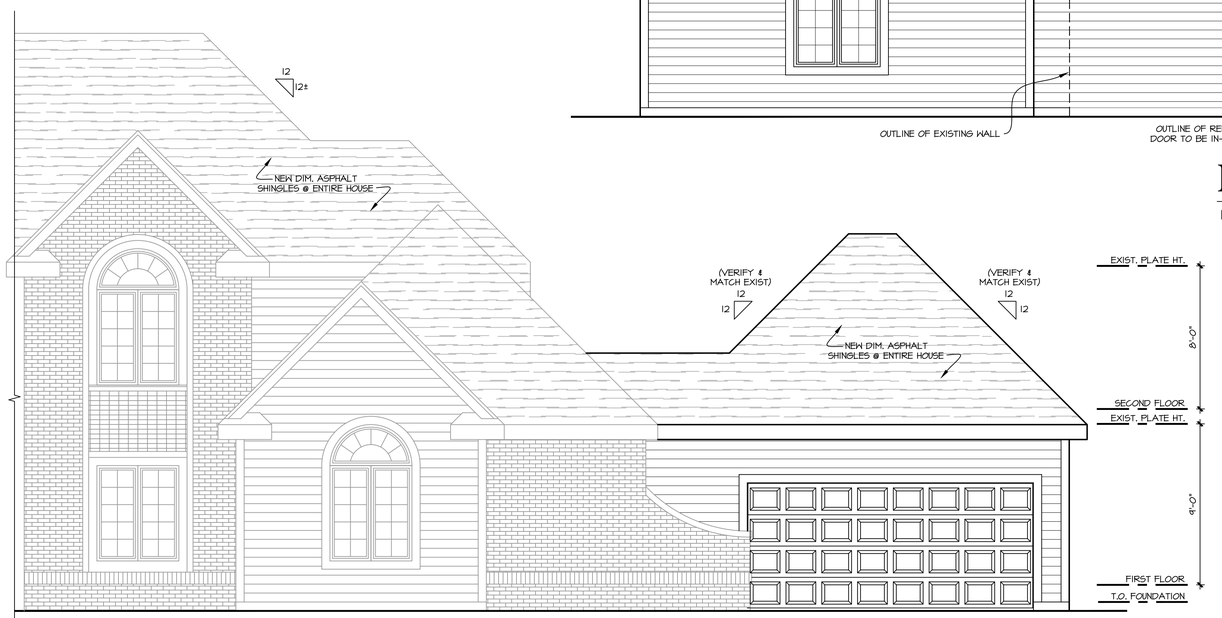
PROJECT NUMBER: 22-251

Attachment: Plans (7414 : Steven & Christine Townsend)



PROPOSED WEST ELEVATION

1/4" = 1'-0"



PROPOSED EAST ELEVATION

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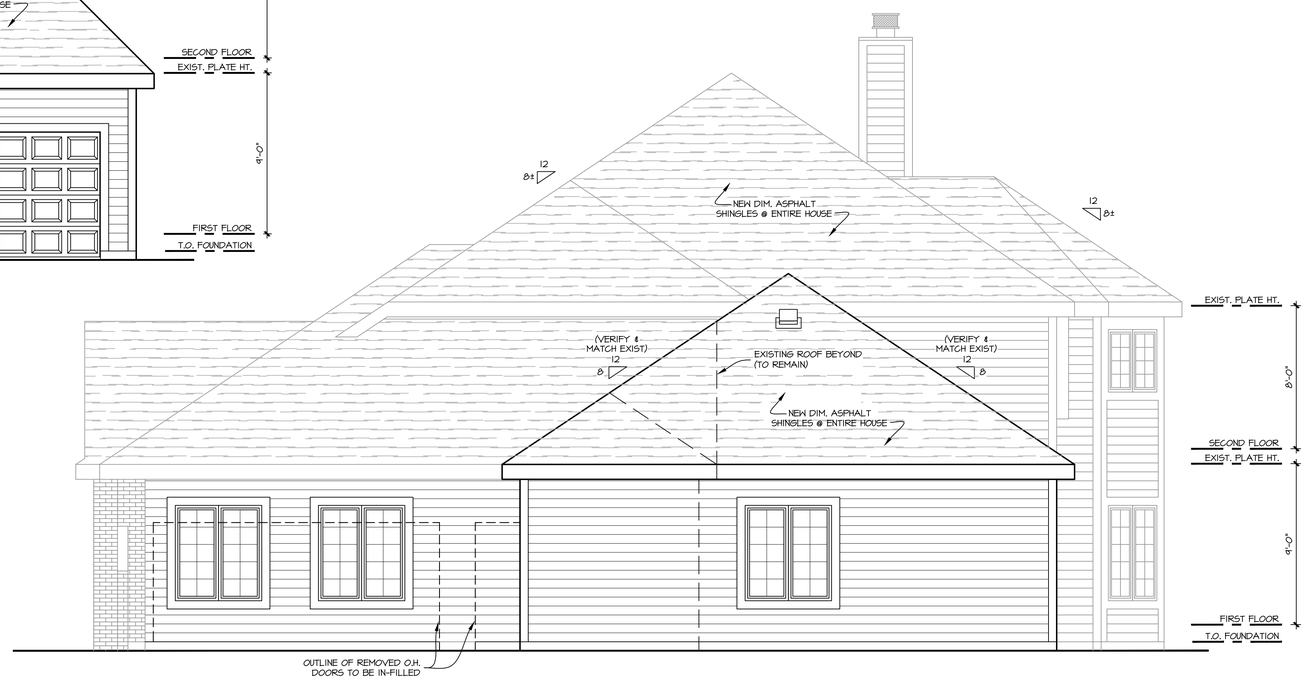

PROPOSED NORTH ELEVATION

1/4" = 1'-0"

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