City of Mequon

11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2924
Fax: 262-242-9655

www.ci.mequon.wi.us

Inspection Department

ARCHITECTURAL BOARD
Monday, June 14, 2021
6:00 PM
Via Teleconference – GoToMeeting
Agenda

ELECTRONIC MEETING NOTICE: Pursuant to the current recommendation of the CDC limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting will be held virtually through the GoToMeeting platform with each member accessing the meeting remotely. Citizens may also join the meeting online or by phone. Please go to: https://global.gotomeeting.com/join/960332965 or join the meeting online or call into the meeting by dialing 1-866-899-4679 or access code: **960-332-965**

WRITTEN PUBLIC COMMENTS may be made in writing in advance of the meeting. Written comments should be directed to the Inspection Department at least 2 hours prior to the meeting by email at kheil@ci.mequon.wi.us addressed to the intended committee. Written public comment may also be deposited in the drop box at City Hall on 11333 N. Cedarburg Road, Mequon at least 2 hours prior to the meeting. Comments received timely will be forwarded to all members of the body for their consideration.

VERBAL PUBLIC COMMENTS will be accepted only from members of the public who register in advance. Registration shall be made by sending an email to Architectural Board Liaison, Karen Heil at kheil@ci.mequon.wi.us or by leaving a message at 262-236-2924 no later than 2 hours prior to the meeting.

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

AFTER ARCHITECTURAL BOARD APPROVAL, PLEASE CALL THE BUILDING INSPECTION OFFICE (262-236-2924) TO SCHEDULE ISSUANCE OF THE BUILDING PERMIT.

IT IS ADVISABLE THAT SOMEONE IS PRESENT TO REPRESENT YOUR BUILDING PERMIT APPLICATION.

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

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

   a. May 10th Meeting Minutes

2) Architectural Board Applications

1. J. Scott & Barbara Allen — **Addition: Kitchen & Mudroom**
   10922 N. Lake Shore Drive
   Subdivision: N/A — Contractor: Owner
   District 8 – 6:00 p.m. — Architect: The Garrett Studio

2. Phil & Karin Censky — **Addition: Second Story Master Suite & Remodel**
   225 W. Thornapple Lane
   Subdivision: Thornapple Farms — Contractor: Amethyst Contracting
   District 8 – 6:10 p.m. — Architect: Amethyst Contracting

3. Tim & Jessica Rautmann — **New Single-Family Residence**
   12938 Highgate Court
   Subdivision: Highgate Court — Contractor: Mikkelson Builders
   District 1 – 6:20 p.m. — Architect: John Mikkelson

4. Gino & So Chong Pak — **New Single-Family Residence**
   12875 N. Highgate Court
   Subdivision: Highgate Court — Contractor: Mikkelson Builders
   District 1 – 6:25 p.m. — Architect: John Mikkelson

5. Tim Bigonia — **Detached Garage**
   8504 W. Holly Road
   Subdivision: Solar Heights — Contractor: JD Griffiths Company
   District 4 – 6:30 p.m. — Architect: JD Griffiths Company

6. Veridian Homes LLC — **New Single-Family Residence**
   10595 N. Coneflower Drive
   Subdivision: The Enclave (South) — Contractor: Veridian Homes LLC
   District 4 – 6:40 p.m. — Architect: Veridian Homes LLC

7. Judy Wilder **Addition: Sunroom**
   8540 W. Highlander Drive
   Subdivision: Highlander Estates Contractor: Great Day Improvements
   District 4 – 6:45 p.m. Architect: James Clancy

3) Adjourn Meeting

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

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **May 10, 2021 Meeting Minutes**

Attachments:
5.10 (PDF)

City of Mequon

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

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INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, May 10, 2021
6:00 PM
Via Teleconference GoToMeeting

Minutes

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

Present: Vice-Chairman Paul Apfelbach

Members at Large: John Mikkelson, Jo Steinberg

Aldermanic District Members: Jason Dozark, Carol Zolot, Curtis Helm, Christine Korjenek, Bruce Stern, Dawn Sederholm

Building Inspector: Mike Hadley

2. **Meeting Minutes**

Minutes from the April 12, 2021 meeting were approved by Architect At-Large, John Mikkelson and seconded by Jason Dozark.

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 5 6:00 pm	**New Single-Family Residence**	Jonathan Omer Lot #3 – N. Birchwood Lane Subd: N/A	Cont: Kingfogl Construction Co. Arch: Kingfogl Construction Co.

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

Conditions: Plans approved as submitted.

Attachment: 5.10 (6318 : May 10, 2021 Meeting Minutes)

2)	Dist. 6 6:05 pm	**Addition:** **1st/2nd Floor Bathrooms/Closets**	Sanjay Patel 1426 W. Donges Bay Road Subd: Magnolia Manor	Cont: Platz Custom Homes Arch: Fritsch Designs LLC

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

Conditions: Plans approved as submitted with the condition that windows on addition match existing windows for consistency.

3)	Dist. 6 6:15 pm	**Addition: Sunroom**	Jay & Bridget Sandlow 3711 N. Tremont Court Subd: Gazebo Hills	Cont: Auchter Construction Arch: Thrive Architects

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

Conditions: Plans approved as submitted.

4)	Dist. 7 6:25 pm	**Detached Garage**	Gary Quirk 10052 N. Range Line Road Subd: N/A	Cont: Owner Arch: Owner

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

Conditions: Plans approved with the following conditions:
1. Corner Boards to match existing house.
2. Roof pitch to match existing house.
3. Add shutters.

Attachment: 5.10 (6318 : May 10, 2021 Meeting Minutes)

5)	Dist. 7 6:35 pm	**Addition:** **First Floor Bedroom Suite**	Michael Husmann and Toni Bonney 116 W. Boundary Square Subd: Hickory Hollow	Cont: Miswald Builders Arch: Patera LLC

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

Conditions: Plans approved as submitted.

6)	Dist. 7 6:45 pm	**Addition:** **Second Floor Master Suite**	Greg & Laura Marshall 3403 W. Riviera Court Subd: Lac du Cours	Cont: Brownstone Services Arch: Zuerns

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

Conditions: Plans approved as submitted with the following conditions:
1. Add grids to windows on addition to match house for consistency.
2. Window trim to match.

7)	Dist. 7 6:55 pm	**Shed**	Jay & Stephanie Radtke 10252 N. Range Line Road Subd: N/A	Cont: Owner Arch: Tough Sheds

Moved to Table: Mikkelson
Seconded by: Apfelbach
Tabled: Yes
Vote: Unanimous

Conditions: Plans tabled for re-draw; siding, corner boards and roof pitch do not match.
Plans do not match the Guidelines.

Attachment: 5.10 (6318 : May 10, 2021 Meeting Minutes)

8)	Dist. 1 7:05 pm	**New Single-Family Residence**	Anderson Homes LLC 3560 W. Pine View Court Subd: Riverland Estates	Cont: Anderson Homes LLC Arch: Anderson Homes LLC

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

Conditions: Plans approved as submitted with the condition that the stone beltline is wrapped around the entire house.

9)	Dist. 1 7:10 pm	**New Single-Family Residence**	Anderson Homes LLC 3650 W. Pine View Court Subd: Riverland Estates	Cont: Anderson Homes LLC Arch: Anderson Homes LLC

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

Conditions: Plans approved as submitted with the following conditions:
1. Add stone beltline around entire house.
2. On left elevation (fireplace) the full height of stone should be brought down to a stone beltline.
3. On right elevation the full height of stone should be brought down to a stone beltline.

10)	Dist. 1 7:10 pm	**New Single-Family Residence**	Jeffrey & Teresa McClellan 12936 N. West Shoreland Dr. Subd: West Shoreland	Cont: Lemel Homes Arch: Lemel Homes

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

Conditions: Plans approved as submitted with the following conditions:
1. Add stone to the back porch area.
2. The porch must be offset so that the stone ends at the inside corner.
3. Addition of door on the back of the house to enter basement.

Attachment: 5.10 (6318 : May 10, 2021 Meeting Minutes)

11)	Dist. 2 7:20 pm	**New Single-Family Residence**	Patricia Harkensee 11430 N. Valley Drive Subd: Hidden Acres Homesteads	Cont: TBD Arch: Russell Lafrombois

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

Conditions: Plans approved as submitted with the following condition:
1. On the front elevation, add stone around front door area as a focal point from inside corner to inside corner and full height.

12)	Dist. 3 7:25 pm	**New Single-Family Residence**	Ryan Ramos 12221 N. Briarhill Road Subd: N/A	Cont: TBD Arch: Ramulo Gerardo Ramos

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

Conditions: Plans approved as submitted.

13)	Dist. 4 7:30 pm	**New Single-Family Residence**	Veridian Homes LLC 7670 W. Preserve Parkway Subd: The Enclave (South)	Cont: Veridian Homes LLC Arch: Veridian Homes LLC

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

Conditions: Plans approved as submitted with the following condition:
1. Add longer 5' transom window on Right Elevation at the same height as others.

Attachment: 5.10 (6318 : May 10, 2021 Meeting Minutes)

14)	Dist. 4 7:35 pm	**New Single-Family Residence**	Wesam Yaghnam 10920 N. Tartan Court Subd: Highlander Estates	Cont: Bielinski Homes, Inc. Arch: Bielinski Homes, Inc.

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

Conditions: Plans approved as submitted with the following conditions:
1. Gable on Rear Elevation should match the gables on the Front Elevation.
2. Add vertical grids to the lower window on the Rear Elevation.

15)	Dist. 4 7:40 pm	**Detached Garage**	William Simmons 4821 W. Elmdale Road Subd: Little Farms	Cont: American United Const. Arch: Advanced House Plan

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

Conditions: Plans approved as submitted with the condition that siding (vinyl) on new garage matches siding on the existing house.

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

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

Conditions: Plans approved as submitted.

Attachment: 5.10 (6318 : May 10, 2021 Meeting Minutes)

17)	Dist. 3 7:55 pm	**Re-Submittal:** **New Single-Family Residence**	John Sileno 6941 W. River Birch Drive Subd: Pine Reserve	Cont: SCI Real Estate, Inc. Arch: New Horizon

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

Conditions: Plans approved as submitted.

18)	Dist. 5 8:00 pm	**Re-Submittal:** **Exterior Changes**	Benjamin & Eleanora Feinberg 12285 N. Portland Avenue Subd: Hidden River Condo.	Cont: Dan Hillmann Arch: N/A

Moved to Approve: Mikkelson
Seconded by: Apfelbach
Opposed: Helm
Approved: Yes
Vote: Passed by Majority

Conditions: Plans approved as submitted.

4. **Action**

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

Meeting adjourned at 8:00 p.m.

Attachment: 5.10 (6318 : May 10, 2021 Meeting Minutes)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 14, 2021**
SUBJECT: **J. Scott & Barbara Allen - Addition: Kitchen & Mudroom at 10922 N. Lake Shore Drive**

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

STATEMENT OF INTENT
FOR 10922 N LAKE SHORE DRIVE

May 24, 2021

The intent of this project is to expand an existing kitchen and mudroom area with a 3'-4" deep one-story addition that will bring the exterior (rear/east) wall of the kitchen and mudroom into the same plane as the rear/east wall of the existing garage. All exterior finishes and details will match those found on the existing house.

Attachment: Statement of Intent (6315 : J. Scott & Barbara Allen)

Scott & Barbara Allen

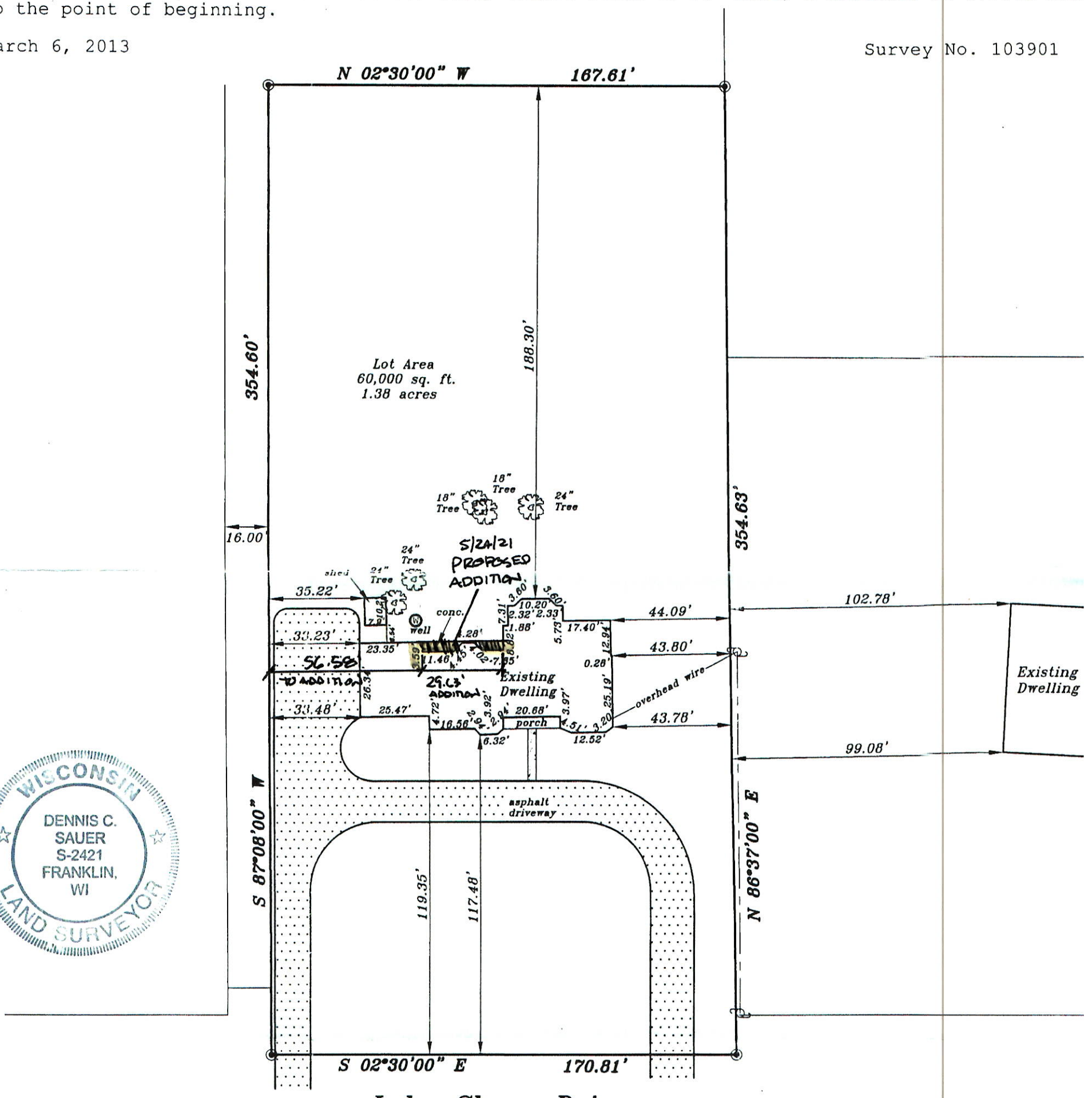
PLAT OF SURVEY

LOCATION: 10922 Lake Shore Drive, Mequon, Wisconsin

LEGAL DESCRIPTION:
Part of Government Lot 2 in the Northwest 1/4 of Section 28, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said 1/4 Section; thence South 02°30' East along the West line of said 1/4 Section, 1790.53 feet to the Northwest corner of Michivue, a recorded plat; thence North 86°37' East, 24.75 feet to the place of beginning; thence continuing North 86°37' East, a distance of 354.63 feet to a point; thence North 02°30' West, 167.61 feet to a point; thence South 87°08' West, a distance of 354.60 feet; thence South 02°30' East, a distance of 170.81 fee to the point of beginning.

March 6, 2013

Survey No. 103901



Scale
1"=40'

METROPOLITAN SURVEY SERVICE, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
5800 Broad Street, Greendale, Wisconsin 53129
PH. (414) 529-5380 FAX (414) 529-9787
email address: survey@bizwi.rr.com

◉ — Denotes Iron Pipe Found
O — Denotes Iron Pipe Set

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

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

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

SIGNED _____
Dennis C. Sauer
Registered Land Surveyor S-2421

Attachment: Survey (6315 : J. Scott & Barbara Allen)

10922 N LAKE SHORE DRIVE FRONT/WEST ELEVATION

Attachment: Pictures (6315 : J. Scott & Barbara Allen)

10922 N LAKE SHORE DRIVE SIDE/NORTH ELEVATION

Attachment: Pictures (6315 : J. Scott & Barbara Allen)

10922 N LAKE SHORE DRIVE REAR/EAST ELEVATION

Attachment: Pictures (6315 : J. Scott & Barbara Allen)

10922 N LAKE SHORE DRIVE REAR/EAST ELEVATION DETAIL 1

Attachment: Pictures (6315 : J. Scott & Barbara Allen)

10922 N LAKE SHORE DRIVE REAR/EAST ELEVATION DETAIL 2

Attachment: Pictures (6315 : J. Scott & Barbara Allen)

10922 N LAKE SHORE DRIVE AERIAL VIEW

Attachment: Pictures (6315 : J. Scott & Barbara Allen)

DESIGN REVIEW/PERMIT DOCUMENTS for a ONE-STORY ADDITION and INTERIOR ALTERATIONS at 10922 NORTH LAKE SHORE DRIVE in MEQUON, WISCONSIN

SHEET INDEX

T1 PROJECT TITLE, SHEET INDEX, AND DIVISION 1 GENERAL NOTES

D1 EXISTING/DEMOLITION EXTERIOR ELEVATIONS

D2 EXISTING/DEMOLITION FIRST FLOOR PLAN, EXISTING/DEMOLITION/ PROPOSED SITE PLAN, WALL FILL KEY, FIRST FLOOR INTERIOR DEMOLITION SCOPE OF WORK, AND ABBREVIATIONS LIST

A1 PROPOSED REAR/EAST ELEVATION, WINDOW AND EXTERIOR DOOR SCHEDULE, DIVISION 8 NOTES, PROPOSED FOOTING/FOUNDATION PLAN, WALL FILL KEY, AND MISCELLANEOUS NOTES

A2 PROPOSED FIRST FLOOR PLAN, WALL FILL KEY, DOOR SYMBOL KEY, AND PROPOSED ADDITION CONSTRUCTION SECTION

DIVISION 1-GENERAL NOTES

1 The Contractor is responsible for performing all the work contained in these plans, and is required to thoroughly inspect the site before submitting a bid and/or commencing work; failure to consider any of this work in preparing a bid does not constitute valid grounds for a change order

2 The Contractor is responsible for all aspects of a complete and code-compliant project; to that end all work shall comply with all applicable codes and ordinances

3 The Contractor shall verify all dimensions, conditions, and construction in the field, and report any deviations from those assumed in the plans to the Owners prior to submitting a bid and/or commencing with the affected work

4 The Contractor shall submit a written list of any and all subcontractors and materials suppliers to the Owners prior to commencing with the work

5 The Contractor shall submit a written project timeline to the Owners prior to commencing with the work; deviations from the timeline shall be approved only through a written change order

6 The Contractor is responsible for determining and implementing the means and methods necessary to satisfy the intent of the plans and specifications

7 The Contractor is responsible for obtaining all necessary permits and approvals prior to the commencement of the work, and for scheduling all needed inspections during the course of the work unless alternate arrangements are made between the Contractor and Owners

8 The Contractor shall have any required licenses and insurance in place prior to commencement of the work, and shall furnish a certificate of insurance as proof of insurance

9 The Contractor is required to have a work force of sufficient size and with the necessary skills and required certifications needed to perform the work in a workmanlike, safe, and timely manner

10 The Contractor is responsible for maintaining a safe and clean job site; conditions which pose a hazard or nuisance for other contractors, Owners, or any others will be corrected immediately upon notification of the existence of such conditions, either by the responsible parties or by others at the expense of the responsible party or parties

11 The Contractor is responsible for protecting all adjacent property during the course of the work, and for returning any damaged property to its original condition; if it is impossible to assign responsibility for any damage, the cost of repair will be divided proportionally between all contractors and/or subcontractors active on the site

12 The Contractor is responsible for maintaining an adequate level of job-site security to deter unwarranted intrusion into the home during the course of work

13 The Contractor shall take all reasonable steps to ensure that the building remains weather-tight during the course of the work

14 The Contractor is responsible for containment, hauling and disposing of all waste, refuse and debris generated in the course of the work; any such material becomes the property of the Contractor unless agreed upon in writing by the Contractor and Owners

15 At the end of each work day, the Contractor shall leave the job site clean and in such a condition as to eliminate interference and hazard

16 All workmanship shall meet or exceed industry standards in terms of fit and finish as determined by the appropriate agency and/or governing body; work which is determined to be substandard shall be corrected by the Contractor at his or her own expense

17 All materials and fixtures shall be new and in undamaged condition at the time of installation, shall be approved by their Manufacturers for the intended application, and shall be stored, handled and installed in accordance with their Manufacturers' specifications and instructions; materials and/or fixtures not meeting these requirements shall be replaced by the Contractor at their own expense

18 Deviations from the plans and specifications must be approved in writing by the Owner prior to execution of the affected work

19 If there is a conflict between the plans and specifications and the Building Codes and Ordinances, the Codes and Ordinances shall apply

20 The Contractor shall provide the Owners with required information regarding lead-safe remodeling work in houses constructed before 1978, and shall perform all work in a lead-safe manner

21 The Contractor shall identify and remove any asbestos in accordance with all Federal, State and Local regulations

22 The Contractor shall provide the Owners with all necessary warranty and product information for installed materials and/or fixtures

23 The Contractor shall perform a final cleaning of the work area at the completion of construction

24 The Owners shall make the job site available to the Contractor for work during normal business hours from 7:00 AM to 5:00 PM weekdays; work times outside normal business hours or weekend work shall be agreed to in advance

DESIGN REVIEW/PERMIT DOCUMENT
ISSUE DATE: MAY 24, 2021

REVISIONS

#	DATE	DESCRIPTION

The Garret Studio, Inc.
Design and Consulting
2572 N 62nd Street
Wauwatosa, WI 53213

p. 414.364.6368
e. thegarretstudio@mac.com

FIELD VERIFY DIMENSIONS AND CONDITIONS

drawings are not to scale
if line does not measure
10'-0" in 1/4" scale

DOCUMENT RELEASED FOR DESIGN REVIEW AND PERMITTING

document type:
DESIGN REVIEW/PERMIT DOCUMENTS for a ONE-STORY ADDITION and INTERIOR ALTERATIONS at 10922 N LAKE SHORE DR in MEQUON, WISCONSIN

sheet contents:
PROJECT TITLE

SHEET INDEX

DIVISION 1 GENERAL NOTES

SHEET T1 OF 1

©2021 THE GARRET STUDIO, INC

Attachment: Plans (6315 : J. Scott & Barbara Allen)

1 / D1 EXISTING/DEMOLITION FRONT/WEST ELEVATION
Scale: 3/16" = 1'-0"

NO VISIBLE CHANGE

2 / D1 EXISTING/DEMOLITION SIDE/NORTH ELEVATION
Scale: 3/16" = 1'-0"

NO VISIBLE CHANGE

3 / D1 EXISTING/DEMOLITION SIDE/SOUTH ELEVATION
Scale: 3/16" = 1'-0"

NO VISIBLE CHANGE

4 / D1 EXISTING/DEMOLITION REAR/EAST ELEVATION
Scale: 3/16" = 1'-0"

DESIGN REVIEW/PERMIT DOCUMENT
ISSUE DATE: MAY 24, 2021

REVISIONS

#	DATE	DESCRIPTION

The Garret Studio, Inc.
Design and Consulting
2572 N 62nd Street
Wauwatosa, WI 53213

p. 414.364.6368
e. thegarretstudio@mac.com

FIELD VERIFY DIMENSIONS
AND CONDITIONS

drawings are not to scale
if line does not measure
10'-0" in 1/4" scale

DOCUMENT RELEASED FOR DESIGN REVIEW AND PERMITTING

document type:
DESIGN REVIEW/PERMIT DOCUMENTS for a ONE-STORY ADDITION and INTERIOR ALTERATIONS at 10922 N LAKE SHORE DR in MEQUON, WISCONSIN

sheet contents:
EXISTING/DEMOLITION EXTERIOR ELEVATIONS

SHEET D1 OF 2

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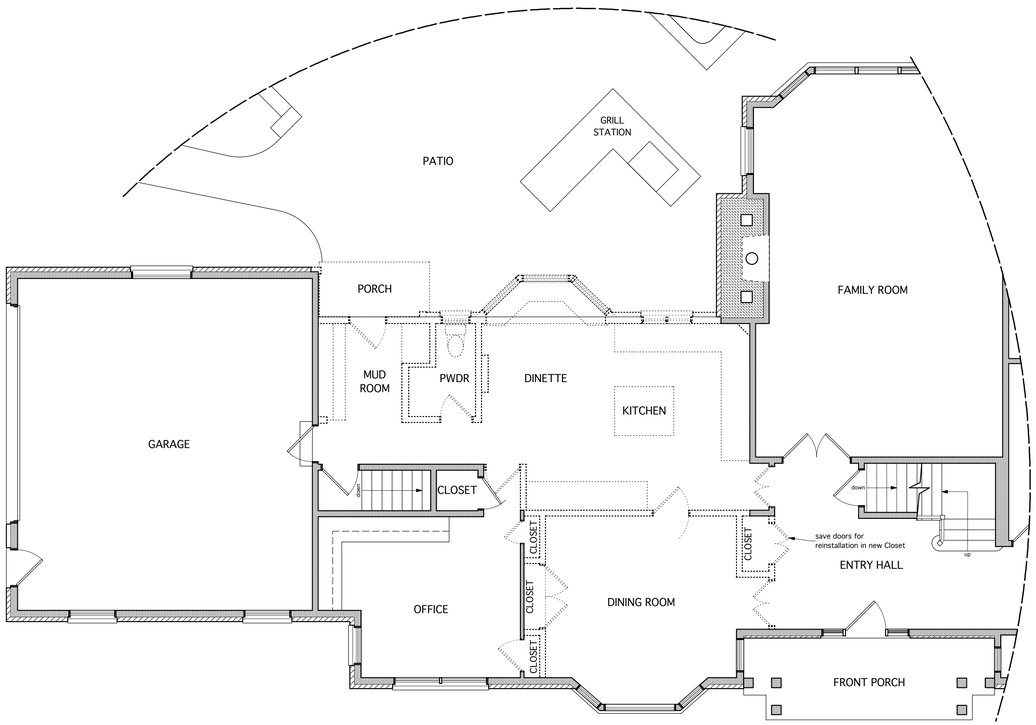
Attachment: Plans (6315 : J. Scott & Barbara Allen)



1 / D1 EXISTING/DEMOLITION FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

DEMOLITION WALL FILL KEY

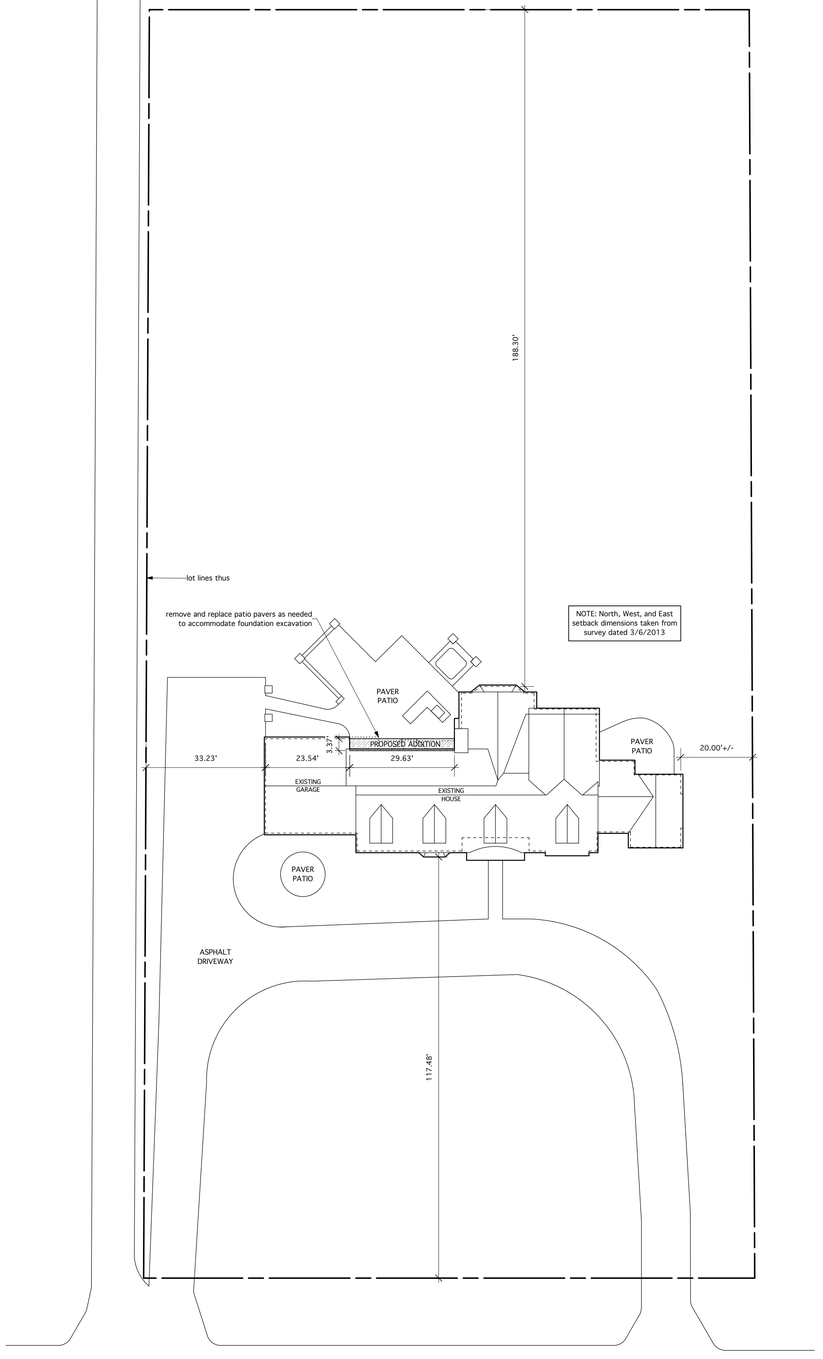
- EXISTING MASONRY WALLS TO REMAIN
- EXISTING FRAME WALLS TO REMAIN
- EXISTING MASONRY VENEER TO REMAIN
- EXISTING WALLS/ FEATURES TO BE REMOVED

FIRST FLOOR DEMOLITION SCOPE OF WORK

1. All demolition work is to be carried out in accordance with all EPA and HUD regulations governing lead-safe remodeling
2. Remove Kitchen appliances complete; Owners to verify which appliances are to be saved for reuse
3. Remove all Kitchen countertops and cabinets and Bathroom vanity complete
4. Remove electrical devices and fixtures as needed to accommodate Proposed First Floor Plan; Electrical Contractor to determine if any existing rough electrical work can be reused, and remove or terminate any which cannot
5. Remove plumbing fixtures and rough plumbing as needed to accommodate Proposed First Floor Plan; Plumbing Contractor to determine if any existing rough plumbing work can be reused, and remove or terminate any which cannot
6. Remove HVAC system components as needed to accommodate Proposed First Floor Plan; HVAC Contractor to determine if any existing duct work can be reused, and remove or terminate any which cannot
7. Extent of demolition for second floor MEP systems components TBD after wall and ceiling finish demolition work is complete
8. Remove window and door casing, baseboard, and miscellaneous trim as needed to accommodate Proposed First Floor Plan
9. Remove doors and jambs as needed to accommodate Proposed First Floor Plan
10. Remove wall and ceiling finishes to framing as needed to accommodate Proposed First Floor Plan
11. Remove complete any and all wall and ceiling insulation exposed by wall and ceiling finish demolition
12. Remove layers of flooring complete to subfloor as needed to accommodate Proposed First Floor Plan
13. Remove interior and exterior wall and/or partition framing as needed to accommodate Proposed First Floor Plan
14. Remove any exposed damaged or deteriorated subfloor as needed
15. Provide temporary shoring and bracing as needed to support second floor deck at abandoned bearing walls

ABBREVIATIONS

AFF:	Above Finished Floor
Alum.:	Aluminum
ALT:	Alternate/Alternative
Carp.:	Carpenter
CE:	Civil Engineer
CIP:	Cast In Place (Concrete)
Conc.:	Concrete
Config.:	Configuration
Cont.:	Continuous
DW:	Dishwasher
Dbl.:	Double
DWO:	Double Wall Ovens
D:	Clothes Dryer
Extg:	Existing
Ext.:	Exterior
GWB:	Gypsum Wall Board
HVAC:	Heating Ventilation and Air Conditioning
IBC:	International Building Code
IEBC:	International Existing Building Code
Int.:	Interior
KSI/ksi:	Kips per Square Inch
Kips:	1,000 pounds
LVL:	Laminated Veneer Lumber
MEP:	Mechanical, Electrical, Plumbing
M.O.:	Masonry Opening
NEC:	National Electrical Code
O.C.:	On Center
O.D.:	Outside Diameter
PE:	Structural Engineer
P.T.:	Pressure Treated
R.O.:	Rough Opening
Subfl:	Subfloor
T&G:	Tongue and Groove
TBD:	To Be Determined
TBV:	To Be Verified
Typ.:	Typical
UBC:	Uniform Building Code
UDC:	Uniform Dwelling Code
UNO:	Unless Noted Otherwise
VB:	Vapor Barrier
W:	Washing Machine
WIC:	Walk-In Closet



2 / D1 EXISTING/DEMOLITION/PROPOSED SITE PLAN
Scale: 1" = 20 ft

DESIGN REVIEW/PERMIT DOCUMENT
ISSUE DATE: MAY 24, 2021

REVISIONS

#	DATE	DESCRIPTION

The Garret Studio, Inc.
Design and Consulting
2572 N 62nd Street
Wauwatosa, WI 53213

p. 414.364.6368
e. thegarretstudio@mac.com

FIELD VERIFY DIMENSIONS AND CONDITIONS

drawings are not to scale
if line does not measure
10'-0" in 1/4" scale

DOCUMENT RELEASED FOR DESIGN REVIEW AND PERMITTING

document type:
DESIGN REVIEW/PERMIT DOCUMENTS for a ONE-STORY ADDITION and INTERIOR ALTERATIONS at 10922 N LAKE SHORE DR in MEQUON, WISCONSIN

sheet contents:
EXISTING/DEMOLITION FIRST FLOOR PLAN

EXISTING/DEMOLITION/ PROPOSED SITE PLAN

WALL FILL KEY

FIRST FLOOR INTERIOR DEMOLITION SCOPE OF WORK

ABBREVIATIONS LIST

SHEET D2 OF 2

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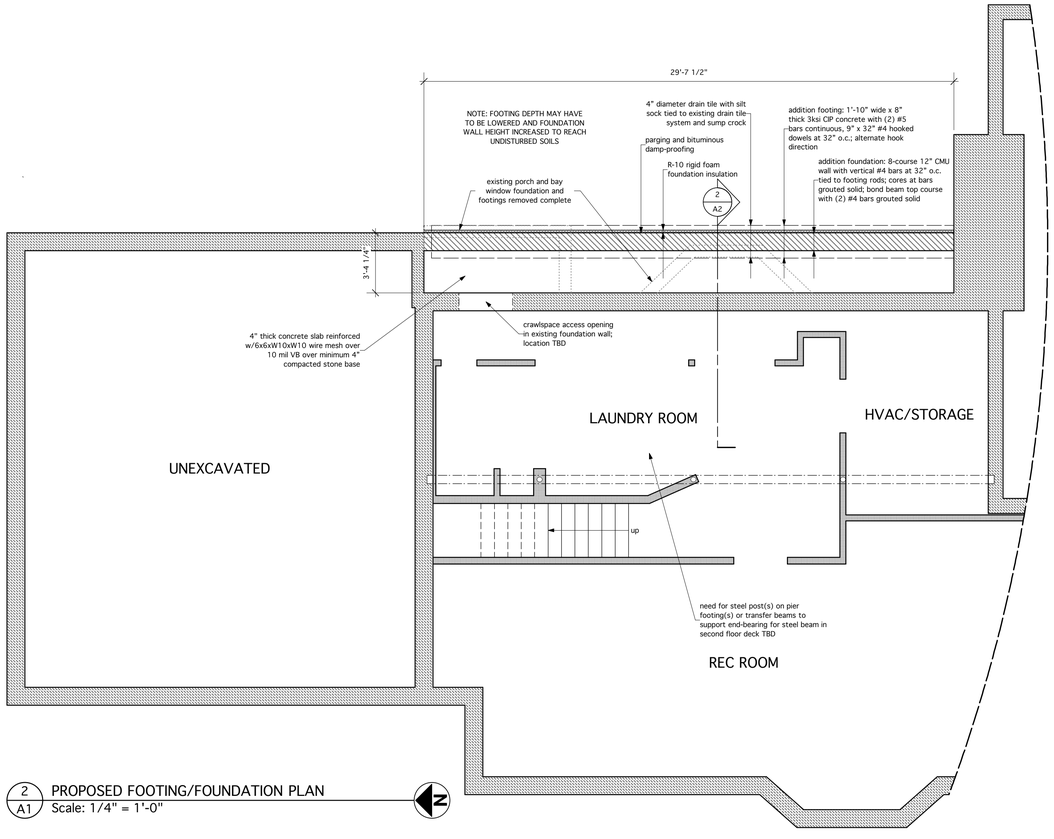
Attachment: Plans (6315 : J. Scott & Barbara Allen)

1 / A1 PROPOSED REAR/EAST ELEVATION
Scale: 1/4" = 1'-0"



2 / A1 PROPOSED FOOTING/FOUNDATION PLAN
Scale: 1/4" = 1'-0"

PROPOSED PLAN WALL FILL KEY

- EXISTING MASONRY WALLS TO REMAIN
- EXISTING FRAMED WALLS TO REMAIN
- NEW CMU WALLS
- NEW CIP CONCRETE WALLS
- NEW FRAMED WALLS
- NEW MASONRY VENEER

GENERAL NOTES
1. Structural engineering designs and specifications are to be submitted after interior wall and ceiling finish demolition work is substantially complete
2. Extent of required rework of second floor rough plumbing and HVAC distribution infrastructure to be determined after interior wall and ceiling finish demolition work is substantially complete
3. Heating/cooling, electrical, and plumbing systems to be Design-Build by MEP Subcontractors
4. Specifications for plumbing fixtures, decorative light fixtures, door hardware, etccetera, per Interior Design Documents
5. Specifications for floor, wall, and ceiling finishes per Interior Design Documents
6. Specifications for millwork, casework, doors, and miscellaneous trim per Interior Design Documents
7. Specifications for millwork, cabinetry, casework, doors, and miscellaneous trim per Interior Design Documents
8. The need for additional steel beam(s) in second floor deck and/or the need for additional pier footings in basement to support steel beam(s) in second floor deck and/or the need to reinforce and/or extend existing second floor deck joists TBD after interior wall and ceiling finish demolition work is substantially complete

LATERAL BRACING NOTES
1. Specifications for lateral bracing to be finalized after exterior and interior demolition work is substantially complete

FLOOR PLAN DIMENSIONING NOTES
1. Interior dimensions are measured from wall finish to wall finish
2. Dimensions for existing wall assemblies with plaster finish on both faces assumed to average 5 1/4" thick or 7 1/4" thick
3. New interior wall assemblies assume 1/2" GWB on both faces of 2x4 or 2x6 framing, for total wall thickness of either 4 1/2" or 6 1/2"
4. 5/8" GWB is assumed to be 1/2" on wall dimensions
5. Interior dimensions do not include wall tile thickness in tile locations
6. Exterior wall dimensions are measured from outside face of exterior wall finish to inside face of interior wall finish
7. New exterior wall assemblies with masonry finish assume 2x4 framing, full-thickness face brick with 1" air space, and 1/2" sheathing on outside face of wall and 1/2" GWB on inside face for finished wall thickness of 9"

INSULATION SPECIFICATIONS
1. New foundation walls: R-10 rigid foam installed on exterior wall face
2. Existing Basement walls: no change
3. New box sills: R-21 closed-cell spray foam
4. Existing 2x4 exterior walls with accessible stud bays: R-19 closed-cell spray foam or equal
5. New 2x4 exterior walls: R-19 closed-cell spray foam or equal
6. Roof deck: R-50 closed-cell foam or combination of closed cell and open cell foam
7. Vapor barriers to be provided per insulation Manufacturers' specifications or as required by code

4 / A1 MISCELLANEOUS NOTES
NO SCALE

WINDOW AND EXTERIOR DOOR SCHEDULE

UNIT MARK	BRAND	TYPE	FRAME/LEAF SIZE	NOTES
A	TBD/match upgraded existing	casement	3'-6" w X 3'-6" t	
B	TBD/match upgraded existing	casement	2'-4" w X 4'-4" t	
1	TBD/match existing patio drs	hinged door	3'-0" w X 6'-8" t	

3 / A1 WINDOW AND EXTERIOR DOOR SCHEDULE AND DIVISION 8 NOTES
NO SCALE

DIVISION 8-WINDOWS AND EXTERIOR DOORS
1. Brand and specifications for new windows to match existing replacement windows if possible
2. Frame sizes on schedule are for "Generic" brand windows; actual Manufacturers' sizes may vary, but should match specified sizes as closely as stock units allow
3. Window supplier to verify that windows selected for habitable rooms meet minimum light and ventilation requirements
4. New multi-window groupings to be individual units separated by triple-stud structural mullions/shoulders, no factory-mulled units
5. Muntin grids per Elevation Drawings
6. All glazing to be low-E and Argon-filled double-pane thermal glass
7. Tempered glass adjacent to doors per code
8. Tempered glass in or adjacent to interior and exterior stairways and steps per code
9. Tempered glass over or adjacent to tubs and showers per code
10. Dashed arrows on casement and awning windows indicate direction of opening; casements and awnings with no arrows indicate fixed units
11. Operable windows to have screens
12. Sills for window unit "A" rough openings are approximately 3'-2" above finished kitchen floor; details for countertop backsplash and locations for required outlets and switches TBD
13. See Interior Design Documents for additional Division 8 notes

NOTE:
Structural specifications provided in Design Review Documents are subject to revision by Structural Engineer on Construction Documents

DESIGN REVIEW/PERMIT DOCUMENT
ISSUE DATE: MAY 24, 2021

REVISIONS

#	DATE	DESCRIPTION

The Garret Studio, Inc.
Design and Consulting
2572 N 62nd Street
Wauwatosa, WI 53213

p. 414.364.6368
e. thegarretstudio@mac.com

FIELD VERIFY DIMENSIONS AND CONDITIONS

drawings are not to scale if line does not measure 10'-0" in 1/4" scale

DOCUMENT RELEASED FOR DESIGN REVIEW AND PERMITTING

document type:
DESIGN REVIEW/PERMIT DOCUMENTS for a ONE-STORY ADDITION and INTERIOR ALTERATIONS at 10922 N LAKE SHORE DR in MEQUON, WISCONSIN

sheet contents:
PROPOSED REAR/EAST EXTERIOR ELEVATION

DIVISION 8 NOTES

PROPOSED FOOTING/ FOUNDATION PLAN

WALL FILL KEY

MISCELLANEOUS NOTES

SHEET A1 OF 2

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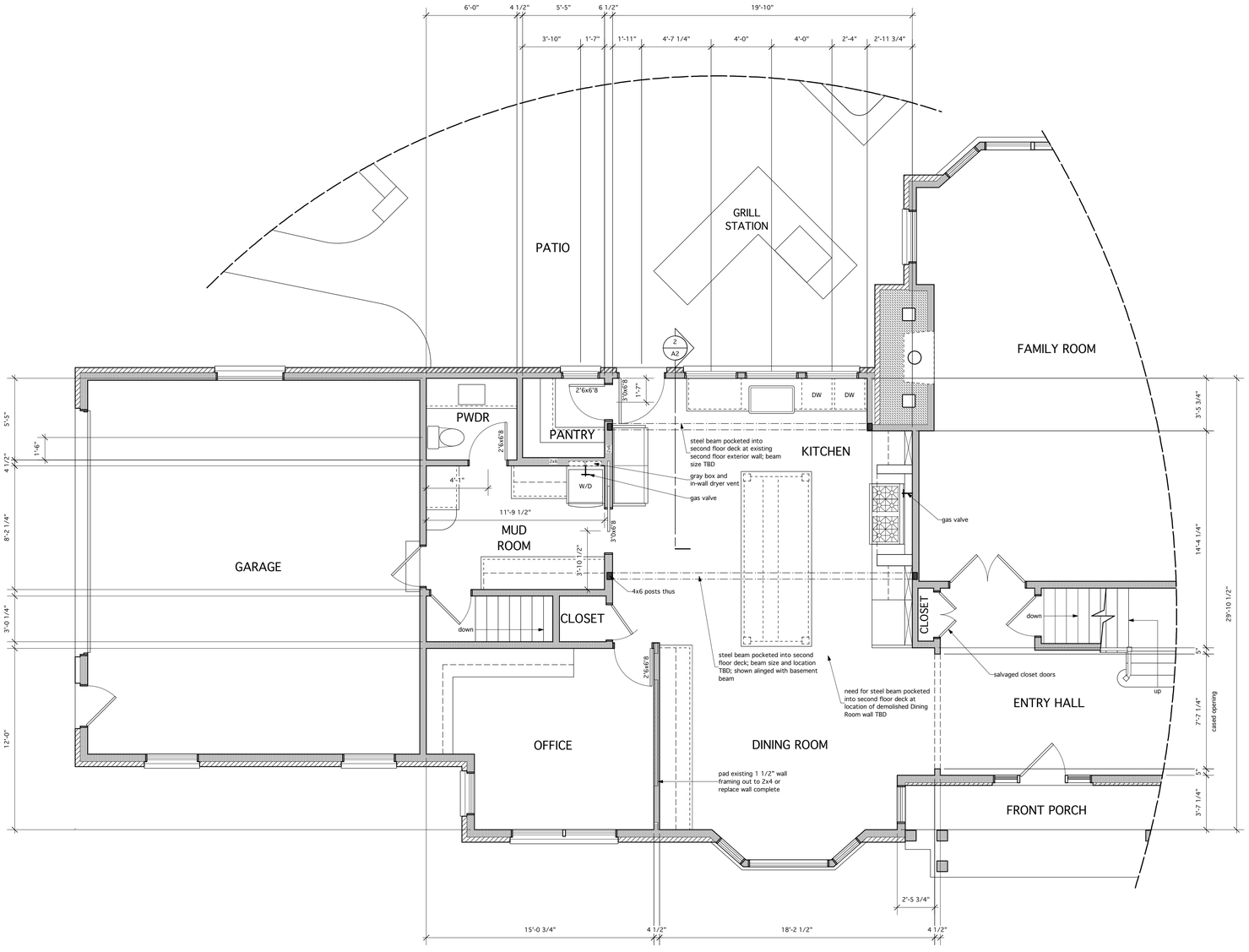
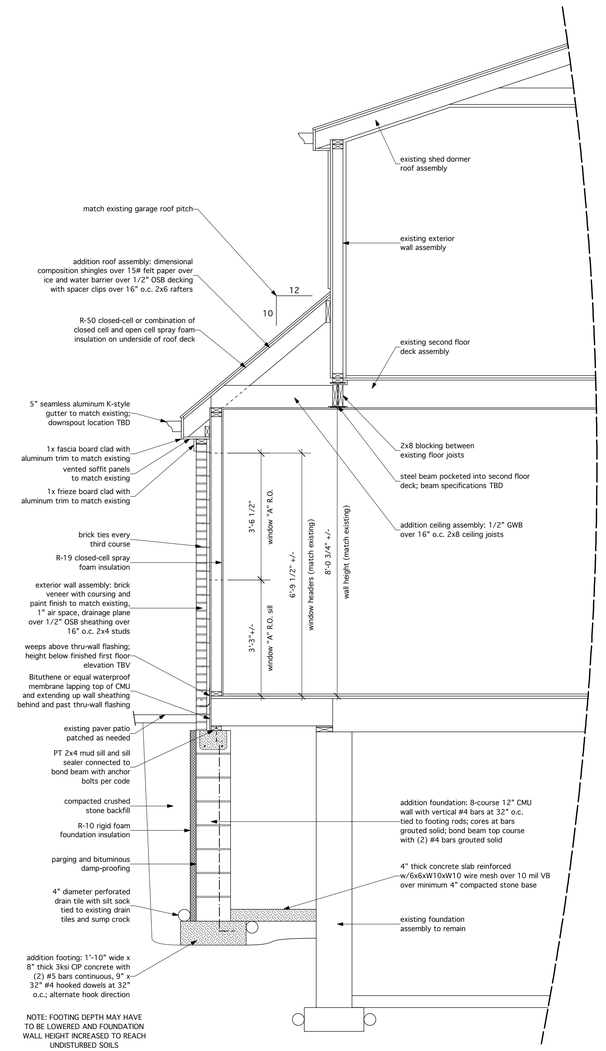
Attachment: Plans (6315 : J. Scott & Barbara Allen)



1 / A2 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 / A2 PROPOSED ADDITION CONSTRUCTION SECTION
Scale: 1/2" = 1'-0"

PROPOSED PLAN WALL FILL KEY

- EXISTING MASONRY WALLS TO REMAIN
- EXISTING FRAMED WALLS TO REMAIN
- NEW CMU WALLS
- NEW CIP CONCRETE WALLS
- NEW FRAMED WALLS
- NEW MASONRY VENEER

DOOR SYMBOL KEY:

- EXISTING DOORS TO REMAIN
- NEW DOORS

NOTE:
See Interior Design Documents for additional details, dimensions, and specifications

DESIGN REVIEW/PERMIT DOCUMENT
ISSUE DATE: MAY 24, 2021

REVISIONS

#	DATE	DESCRIPTION

The Garret Studio, Inc.
Design and Consulting
2572 N 62nd Street
Wauwatosa, WI 53213

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DOCUMENT RELEASED FOR DESIGN REVIEW AND PERMITTING

document type:
DESIGN REVIEW/PERMIT DOCUMENTS for a ONE-STORY ADDITION and INTERIOR ALTERATIONS at 10922 N LAKE SHORE DR in MEQUON, WISCONSIN

sheet contents:
PROPOSED FIRST FLOOR PLAN

WALL FILL KEYS AND DOOR SYMBOL KEY

PROPOSED ADDITION CONSTRUCTION SECTION

SHEET A2 OF 2

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Attachment: Plans (6315 : J. Scott & Barbara Allen)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 14, 2021**
SUBJECT: **Phil & Karin Censky - Addition: Second Story Master Suite & Remodel at 225 W. Thornapple Lane**

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

The Censky Addition and Remodel
225 W Thornapple Lane
Mequon, Wi.

Monday, May 24, 2021

Statement of Intent

In order to better accommodate their growing family and these changing times, Karin and Phil Censky are proposing to add a master suite above their existing family room which includes a bedroom, an office, a master bath and walk in closet. They also plan to reconfigure the existing second floor bedrooms to accommodate a new laundry room and fully remodel the two existing full bathrooms and their current mud room.

During the design for this project, it has been as important to Karin and Phil to enhance the exterior of their home as it has been to enhance the interior. Although it is not the principle façade of their home, instead of simply extending the eave of the new master suite addition along the Otto Road façade, as would have been the most cost effective, we have addressed the Otto Road façade with the more formal gable and with two mulled double hung windows centered in the gable.

We respectfully submit these drawings for your consideration.

Sincerely,

Owner, Amethyst Design

Attachment: Statement of Intent (6316 : Phil & Karin Censky)

PLAT OF SURVEY

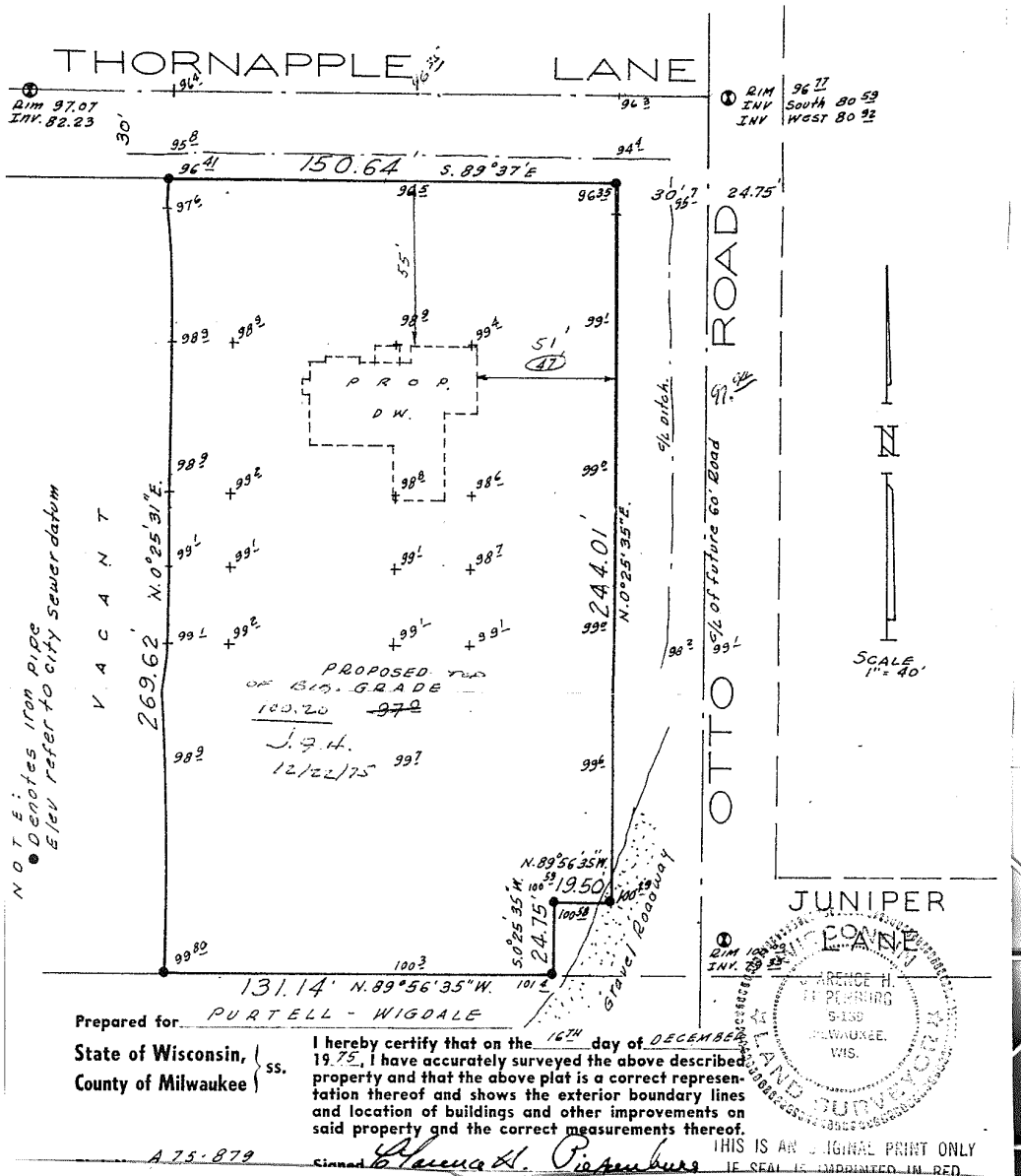
6855

BADGER SURVEYING CO., INC.

7970 NORTH 47TH ST. BROWN DEER, WISCONSIN 53223
PHONE 354-9080
CLARENCE H. PIEPENBURG, PRESIDENT
REGISTERED LAND SURVEYOR

PROPERTY AT _____ OWNER.

LEGAL DESCRIPTION — Lot 19, in Thornapple Farm, being a subdivision of part of the South East 1/4 and South West 1/4 of Section 32, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.



Prepared for PURTELL - WIGDALE

State of Wisconsin, } ss.
County of Milwaukee }

I hereby certify that on the 16TH day of DECEMBER 19 75, I have accurately surveyed the above described property and that the above plat is a correct representation thereof and shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

CLARENCE H. PIEPENBURG S-1358 MILWAUKEE, WIS. REGISTERED LAND SURVEYOR

A 75-879

Signed Clarence H. Piepenburg

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

Attachment: Survey (6316 : Phil & Karin Censky)

Attachment: Pictures (6316 : Phil & Karin Censky)

Attachment: Pictures (6316 : Phil & Karin Censky)

Attachment: Plans (6316 : Phil & Karin Censky)

PROPOSED WEST ELEVATION

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

PROPOSED EAST ELEVATION

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

EXISTING WEST ELEVATION

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

EXISTING EAST ELEVATION

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

CENSKY REMODEL AND ADDITION
225 WEST THORNAPPLE LANE
MEQUON, WI

SHEET A1

Attachment: Plans (6316 : Phil & Karin Censky)

PROPOSED SOUTH ELEVATION

SCALE: ⅛" = 1'-0"

PROPOSED NORTH ELEVATION

SCALE: ⅛" = 1'-0"

EXISTING SOUTH ELEVATION

SCALE: ⅛" = 1'-0"

EXISTING NORTH ELEVATION

SCALE: ⅛" = 1'-0"

CENSKY REMODEL AND ADDITION
225 WEST THORNAPPLE LANE
MEQUON, WI

SHEET A2

Attachment: Plans (6316 : Phil & Karin Censky)

DIAGRAM WEST ELEVATION
SCALE: 1/8" = 1'-0"

DIAGRAM EAST ELEVATION
SCALE: 1/8" = 1'-0"

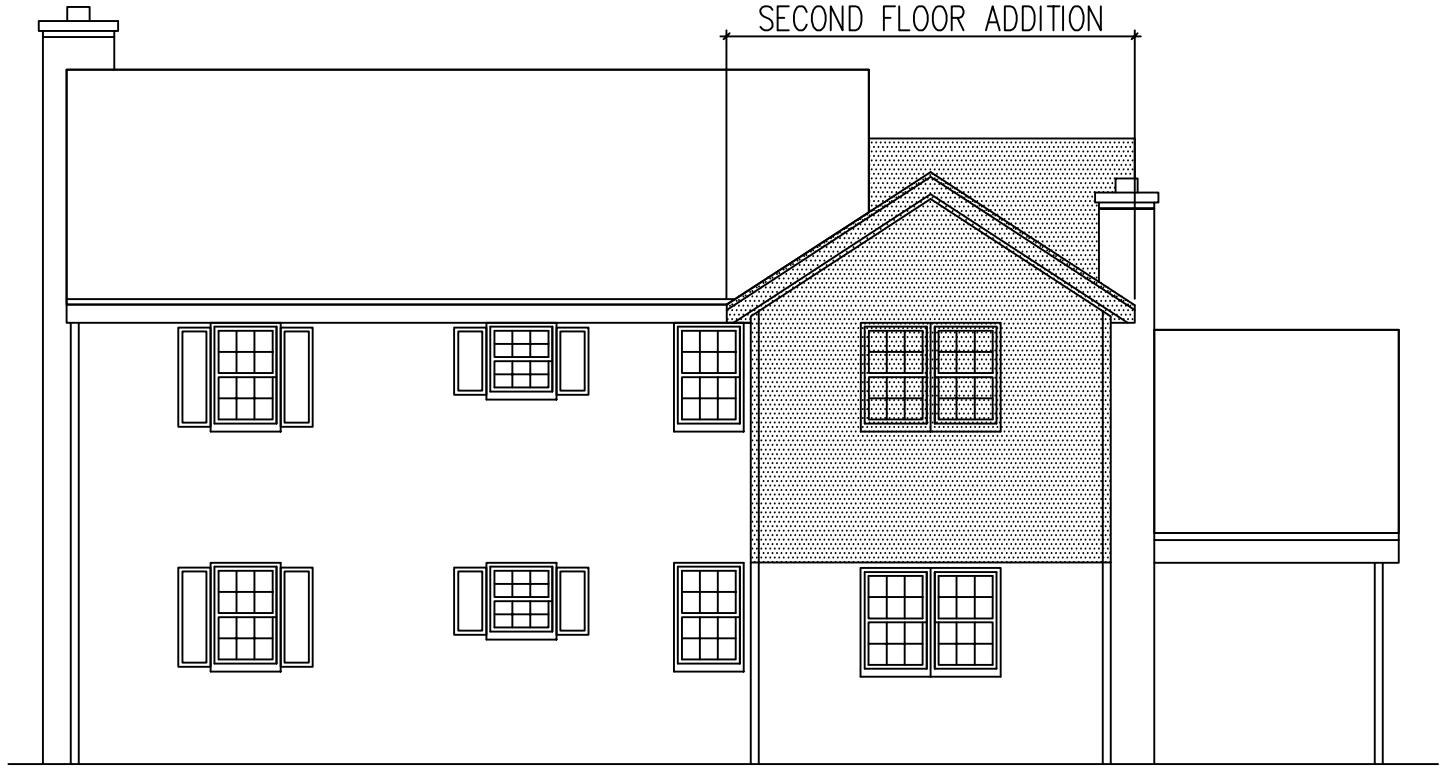


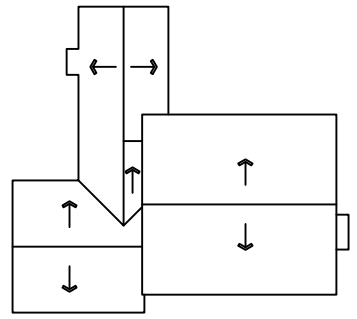
DIAGRAM SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

DIAGRAM NORTH ELEVATION
SCALE: 1/8" = 1'-0"

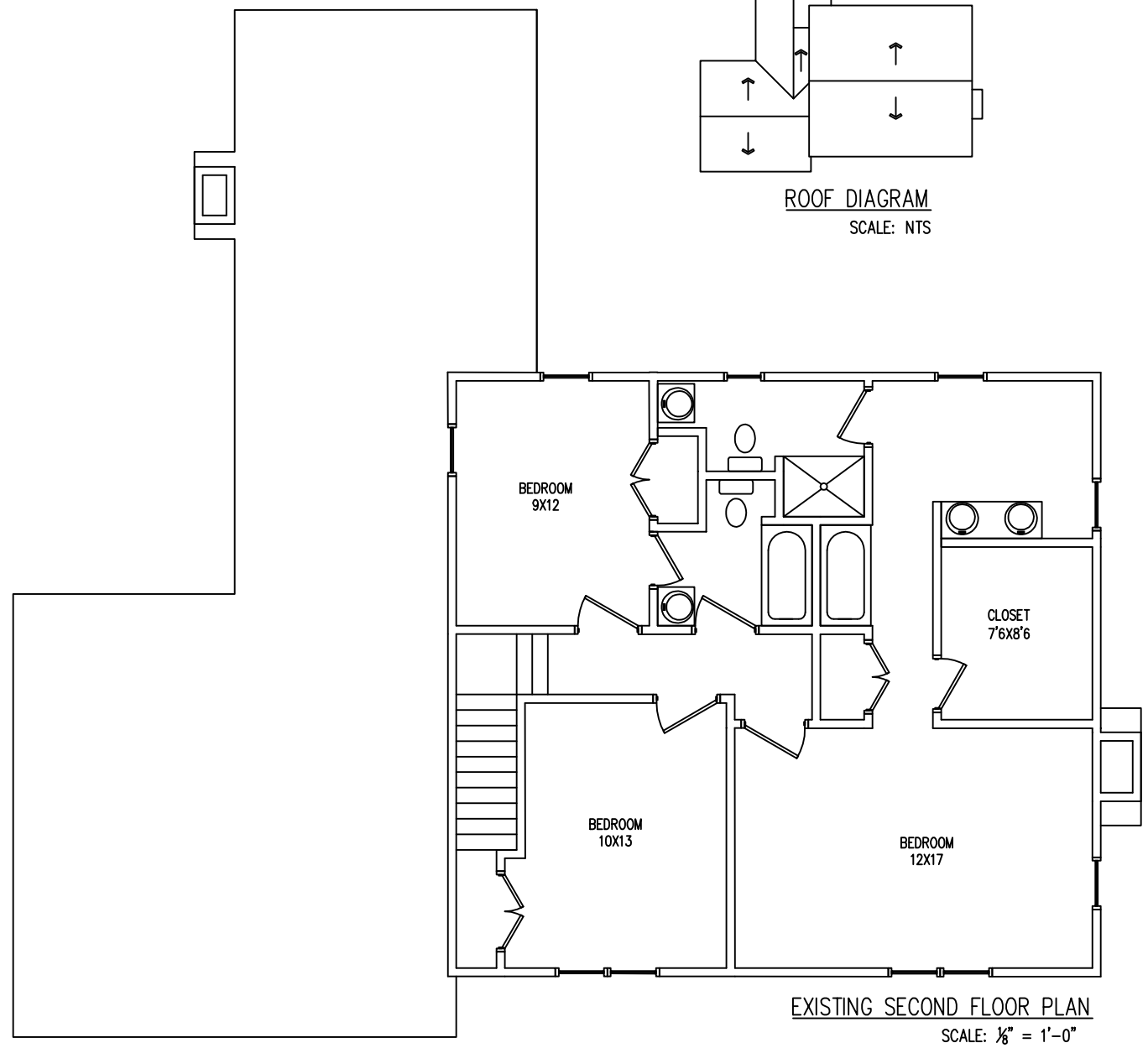
CENSKY REMODEL AND ADDITION
225 WEST THORNAPPLE LANE
MEQUON, WI

SHEET A3

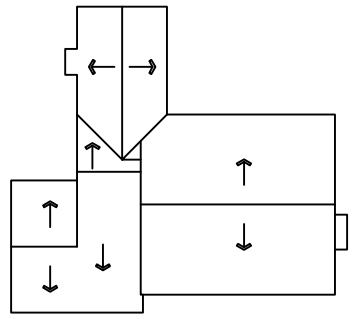
Attachment: Plans (6316 : Phil & Karin Censky)



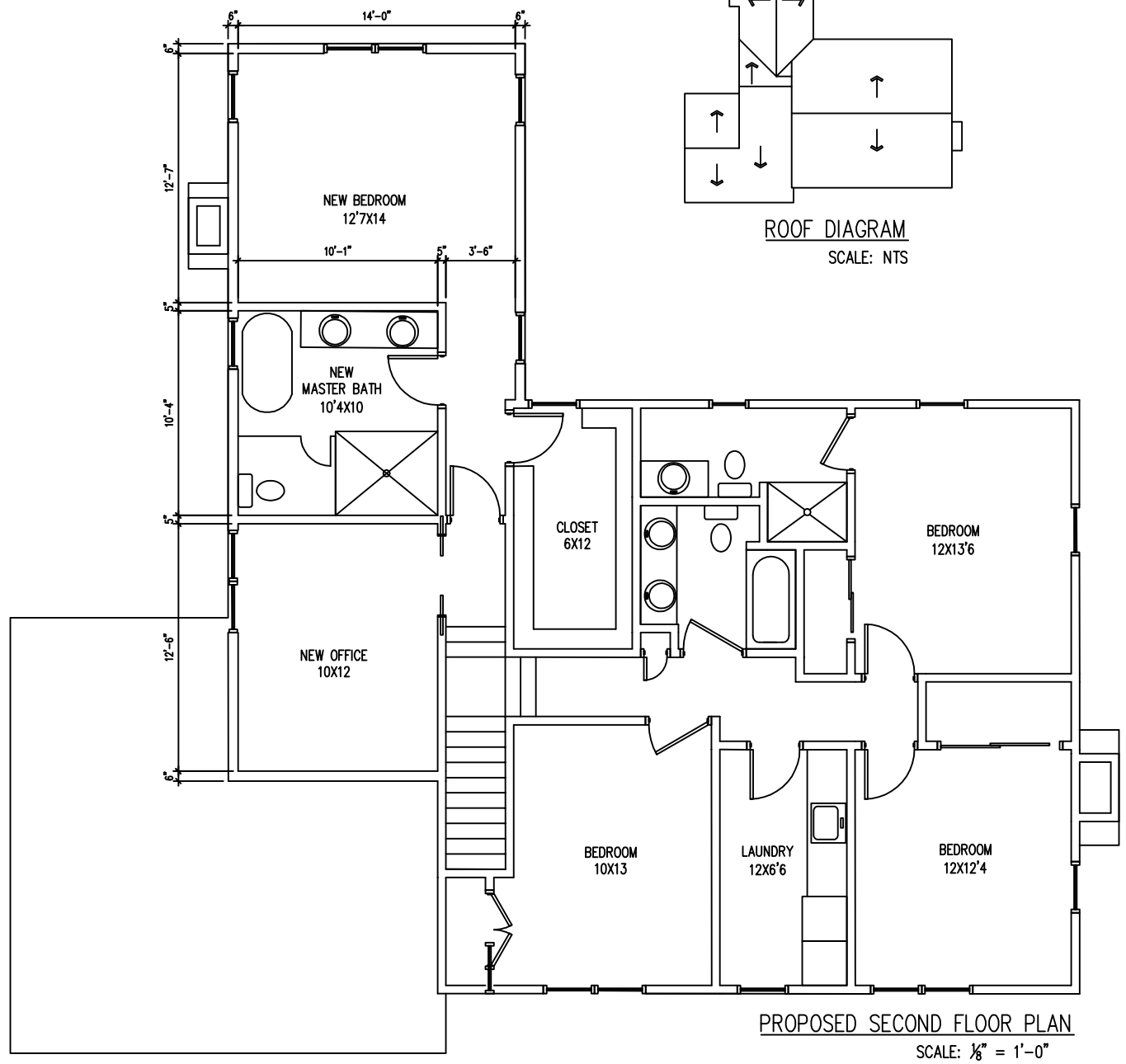
ROOF DIAGRAM
SCALE: NTS



EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROOF DIAGRAM
SCALE: NTS



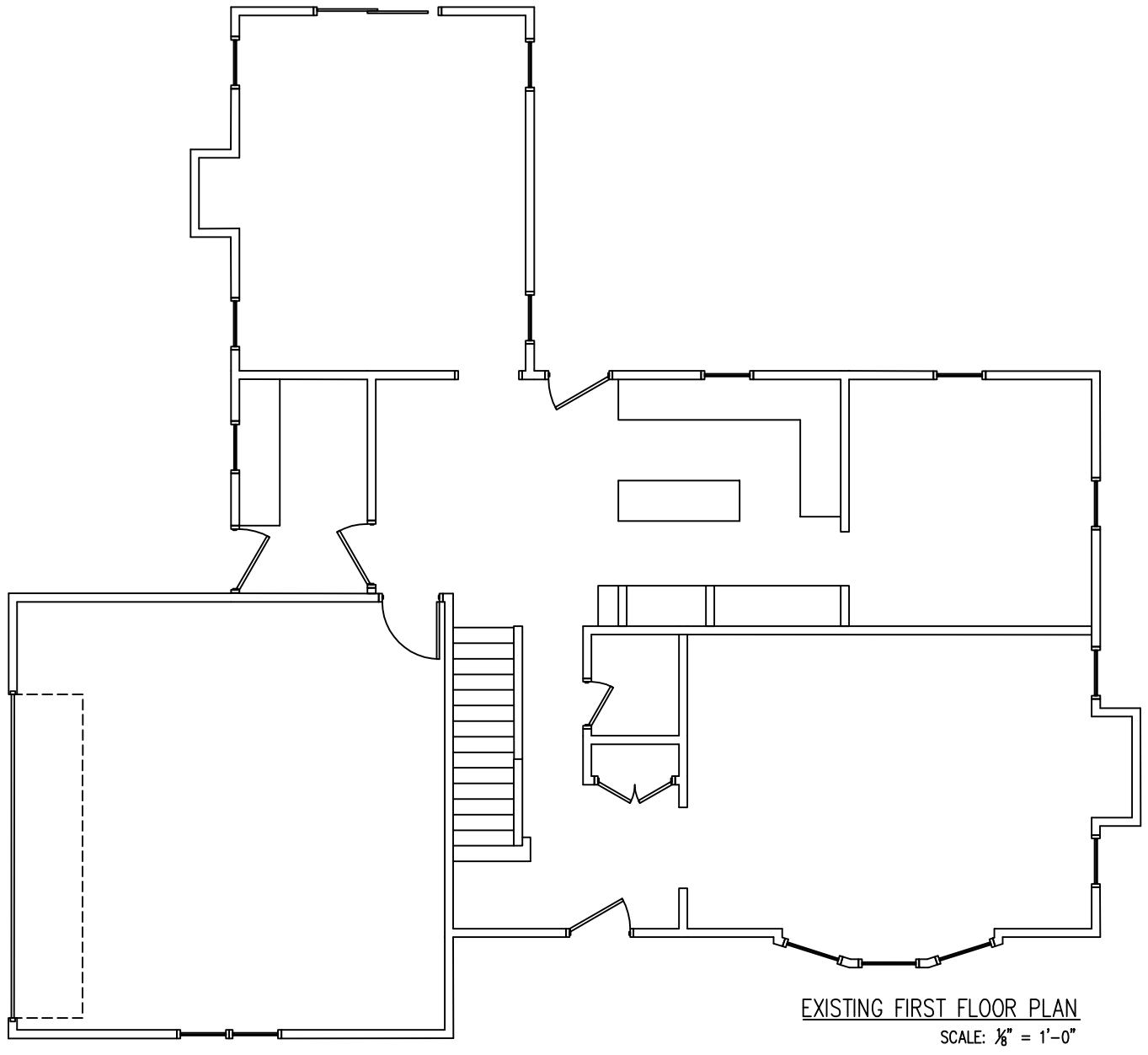
PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

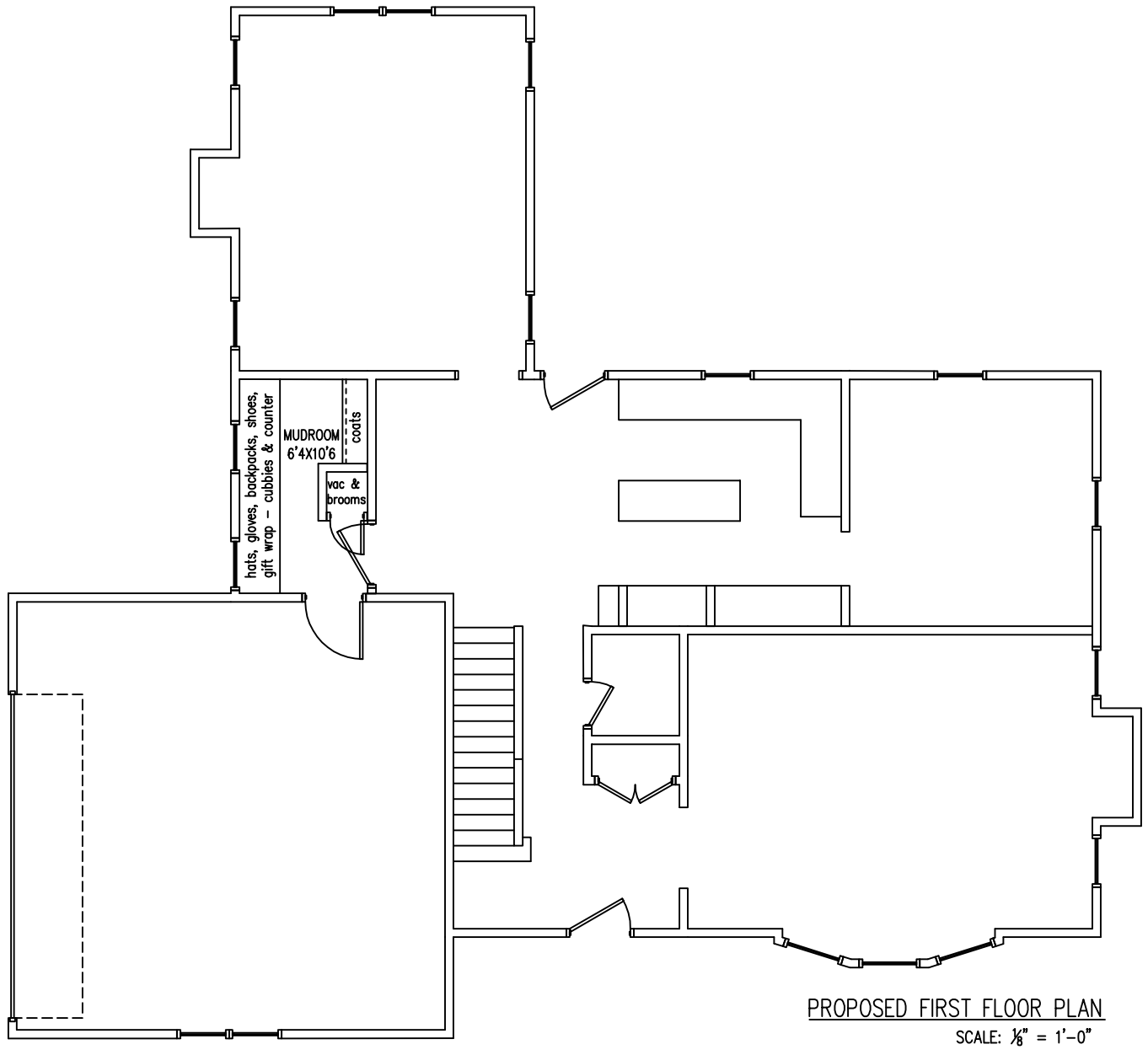
CENSKY REMODEL AND ADDITION
225 WEST THORNAPPLE LANE
MEQUON, WI

SHEET A4

Attachment: Plans (6316 : Phil & Karin Censky)



EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

CENSKY REMODEL AND ADDITION
225 WEST THORNAPPLE LANE
MEQUON, WI

SHEET A5

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 14, 2021**
SUBJECT: **Tim & Jessica Rautmann - New Single Family Residence at 12938 Highgate Court**

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

Re: The Rautman Residence

Lot 8: 12938 Highgate Court

The intent of this project is to build a single family residence to be occupie by the owners. The home will have 2827 sq. Ft. On the main level plus two covered porches. The site is over 5 acres

Thank you

Mikkelson Builders

Attachment: Statement of Intent (6317 : Tim & Jessica Rautmann)

LEGAL DESCRIPTION :
Lot 8 in "HIGHGATE", being a subdivision of all of the South 1/2 of the Southwest 1/4 and part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 8, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 218,359 sq. ft/5.01 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.

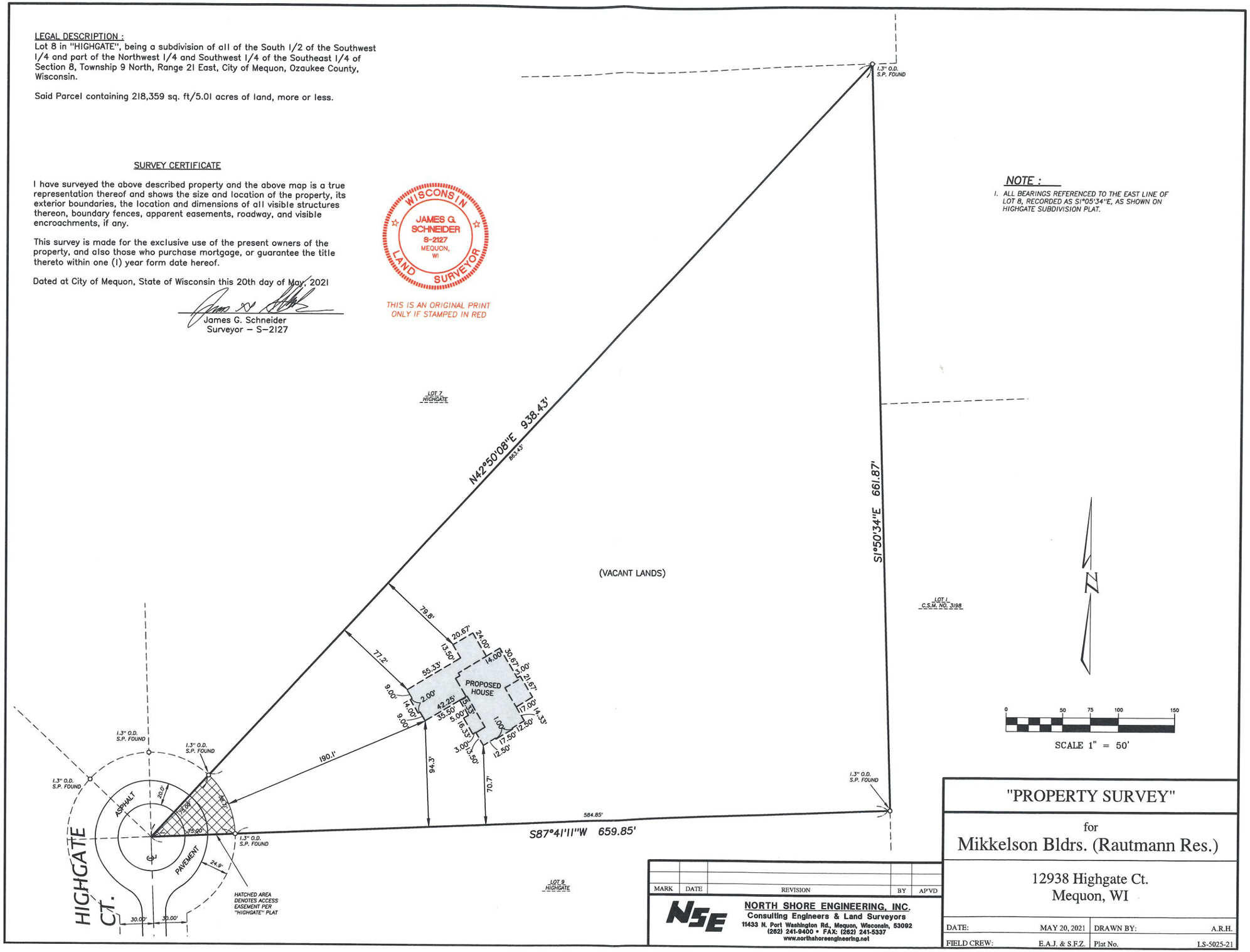
Dated at City of Mequon, State of Wisconsin this 20th day of May, 2021

James G. Schneider
Surveyor – S–2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

NOTE :
1. ALL BEARINGS REFERENCED TO THE EAST LINE OF LOT 8, RECORDED AS S1°05'34"E, AS SHOWN ON HIGHGATE SUBDIVISION PLAT.



MARK	DATE	REVISION	BY	AP'VD

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

"PROPERTY SURVEY"

for

Mikkelson Bldrs. (Rautmann Res.)

12938 Highgate Ct.
Mequon, WI

DATE:	MAY 20, 2021	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5025-21

Attachment: Survey (6317 : Tim & Jessica Rautmann)

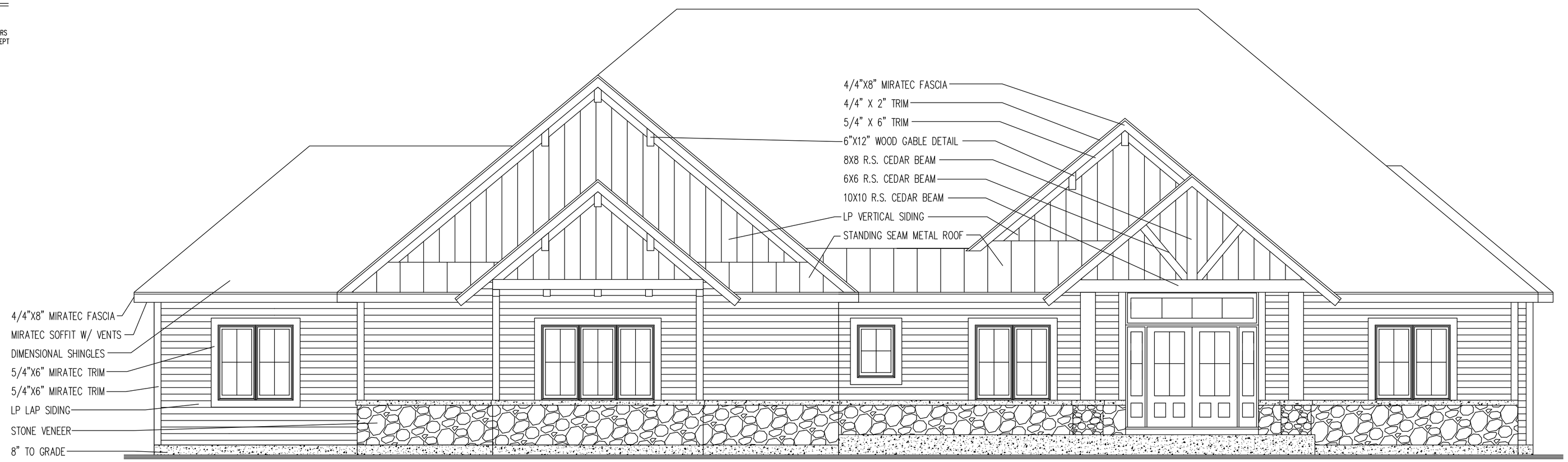
Attachment: Plans (6317 : Tim & Jessica Rautmann)

ROOF TRUSS HEEL HEIGHTS

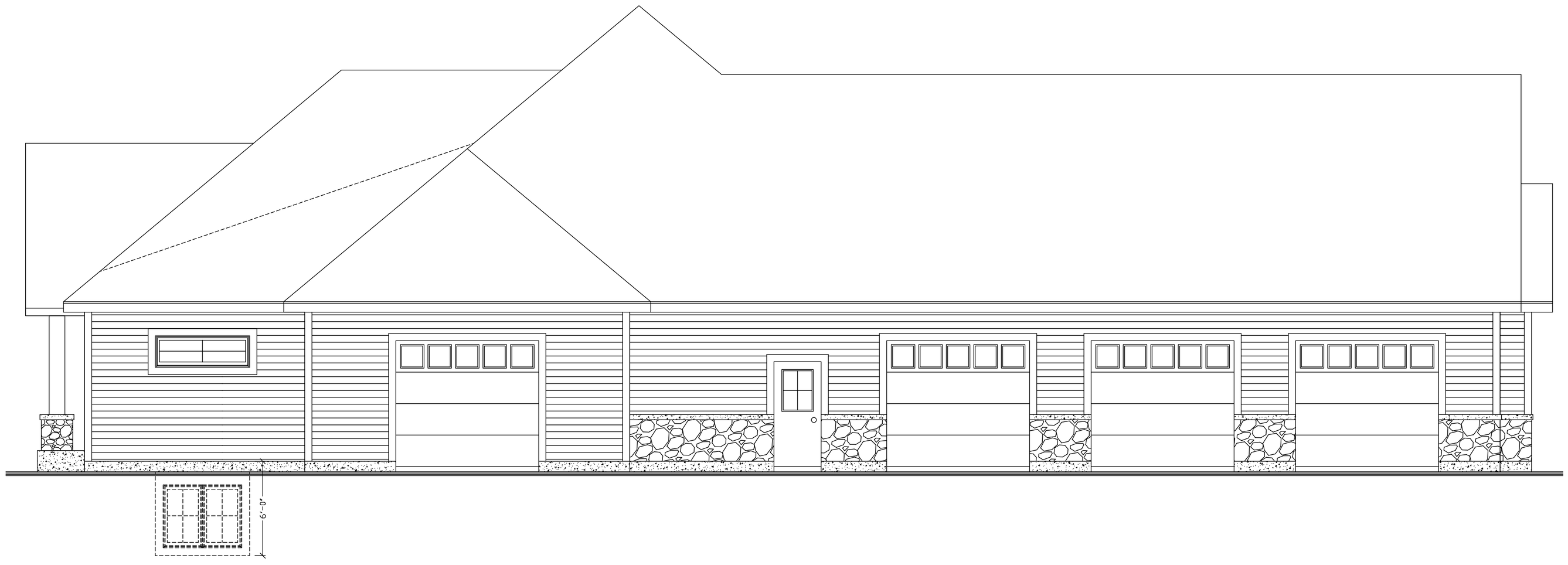
10 / 12 PITCH - 12" HEEL - 16" OVHG

EXTERIOR SIDING NOTES:

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



FRONT 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

RAUTMANN RESIDENCE

ELEVATIONS

1"=4'-0"

5-21-2021

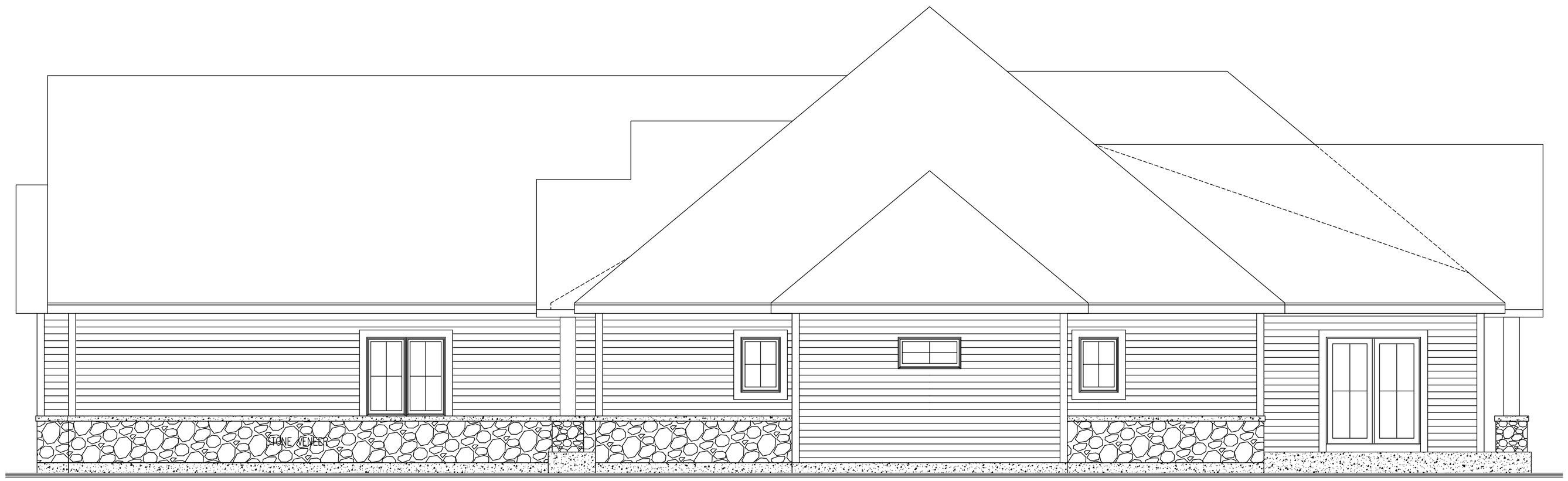
2021-09

DRAWN BY:	F.M.D.
E-MAIL:	kevinkuhlow@aol.com
TELEPHONE:	414-248-9580
NOTES:	
THESE PLANS ARE THE PROPERTY OF	
THEIR AUTHOR, AND MAY NOT	
BE REPRODUCED OR USED IN ANY FORM	
WHATSOEVER WITHOUT	
THEIR AUTHORIZATION.	

A1

Attachment: Plans (6317 : Tim & Jessica Rautmann)

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



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

JOHN F. MIKKELSON
ARCHITECT

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

RAUTMANN RESIDENCE

ELEVATIONS

1"=4'-0"

5-20-2021

2021-09

DRAWN BY:	F.M.D.
E-MAIL:	fred@mikkelsonbuilders.com
TELEPHONE:	414-241-8140

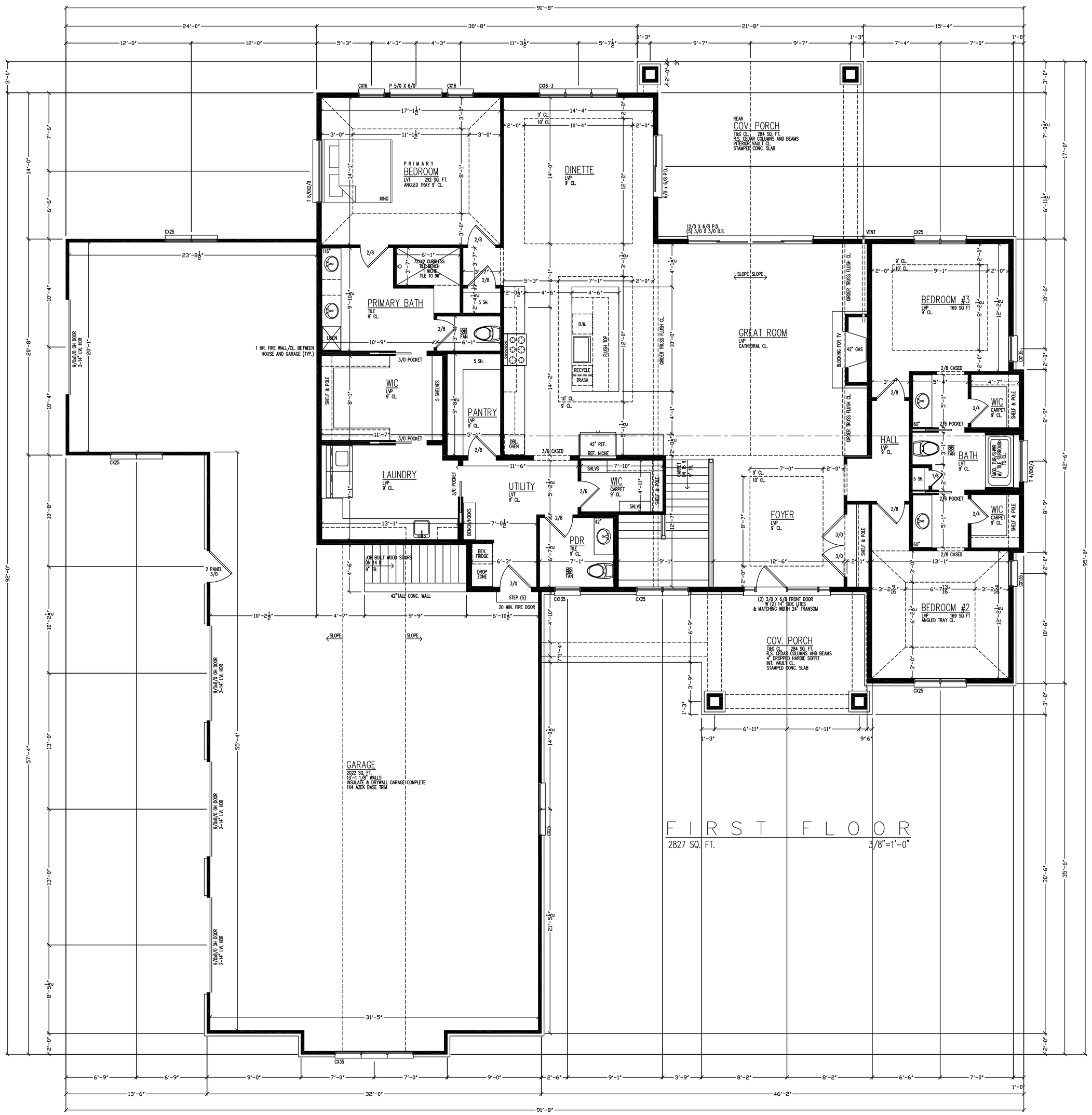
NOTICE:
THESE PLANS ARE THE PROPERTY OF FRED A. MIKKELSON, INC. AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WHATSOEVER WITHOUT PERMISSION FROM FRED A. MIKKELSON, INC.

A2

Attachment: Plans (6317 : Tim & Jessica Rautmann)

NOTE:

** PLAN SCALE 3/8" = 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.

FRAMING ROUGH OPENINGS: INTERIOR DOORS

HINGED DOORS--2" over the door x 8'-0"
DOUBLE DOORS--2 1/2" over the door x 8'-0"
SLIDING DOORS--1" over the door x 8'-0"
POCKET DOOR--2x door + 1" x 8'-0 1/2"

FRAMING ROUGH OPENINGS: WINDOWS

DOUBLE SILL PLATES UNDER WINDOWS
THAT ARE WIDER THAT 48"

JOHN F. MIKKELSON
ARCHITECT

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

RAUTMANN RESIDENCE

FLOOR PLAN

3/8"=1'-0"

5-20-2021

2021-09

DRAWN BY: F.M.M.
E-MAIL: thejohnmikkelson@wi.rr.com
PHONE: 414-241-8140

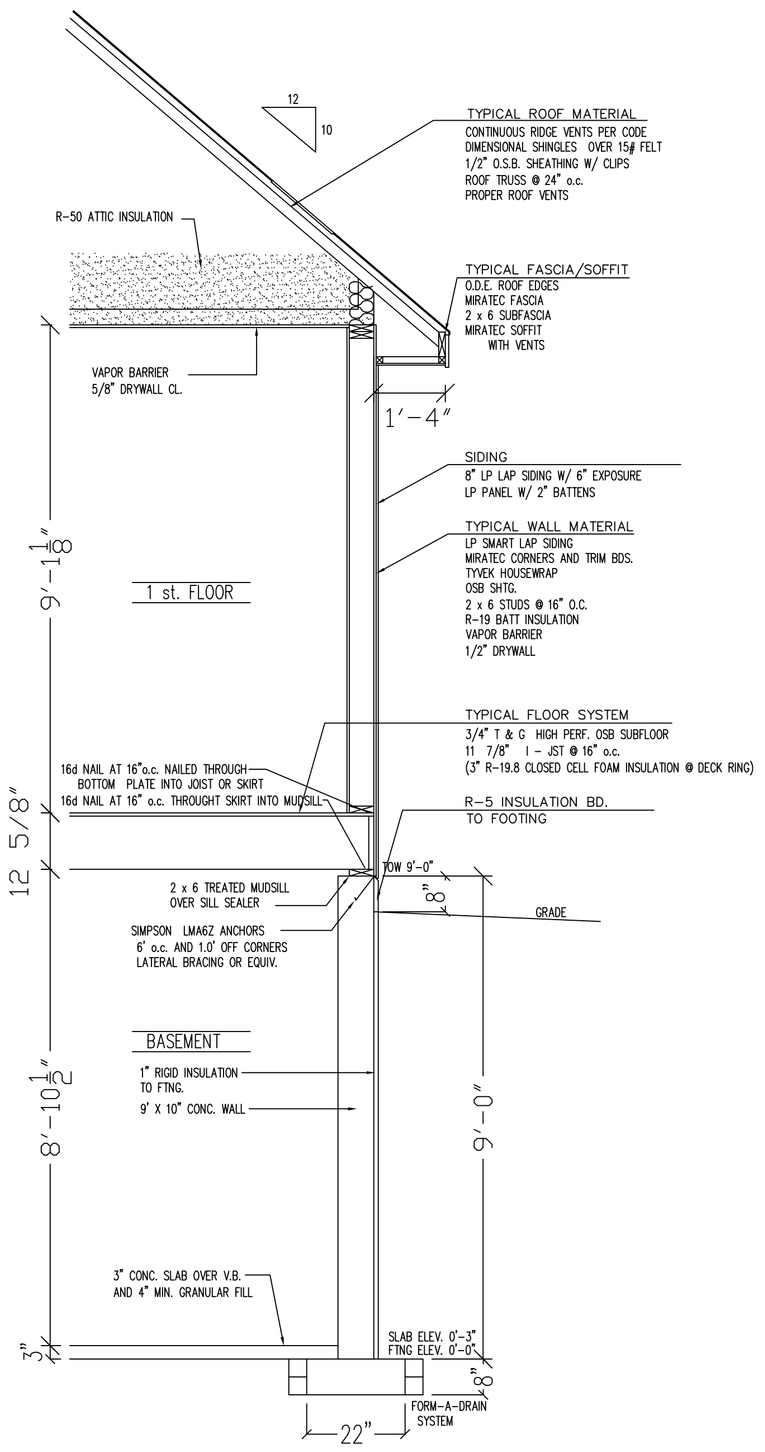
NOTE:
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT PERMISSION FROM THE ARCHITECT.

A3

Attachment: Plans (6317 : Tim & Jessica Rautmann)

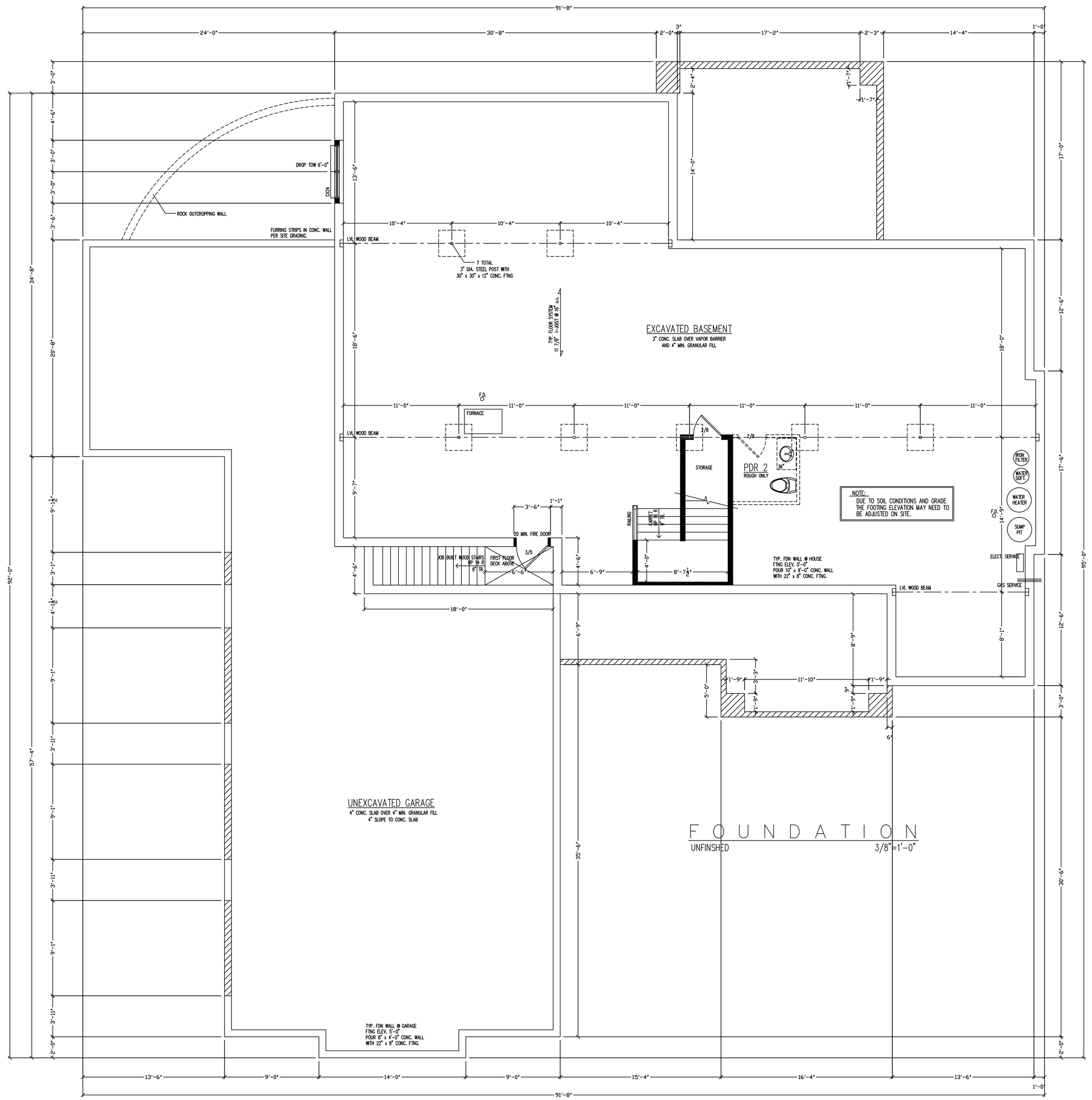
NOTE:

** PLAN SCALE 3/8" = 1'-0" **



TYP. WALL SECTION

1/2"=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.

FRAMING ROUGH OPENINGS: INTERIOR DOORS

HINGED DOORS--2" over the door x 8'-0"
DOUBLE DOORS--2 1/2" over the door x 8'-0"
SLIDING DOORS--1" over the door x 8'-0"
POCKET DOOR--2x door + 1" x 8'-0 1/2"

FRAMING ROUGH OPENINGS: WINDOWS

DOUBLE SILL PLATES UNDER WINDOWS
THAT ARE WIDER THAT 48"

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

RAUTMANN RESIDENCE

FOUNDATION

3/8"=1'-0"

5-20-2021

2021-09

DRAWN BY: F.M.M.
E-MAIL: fmmikkelson@wi.rr.com
PHONE: 414-241-8140

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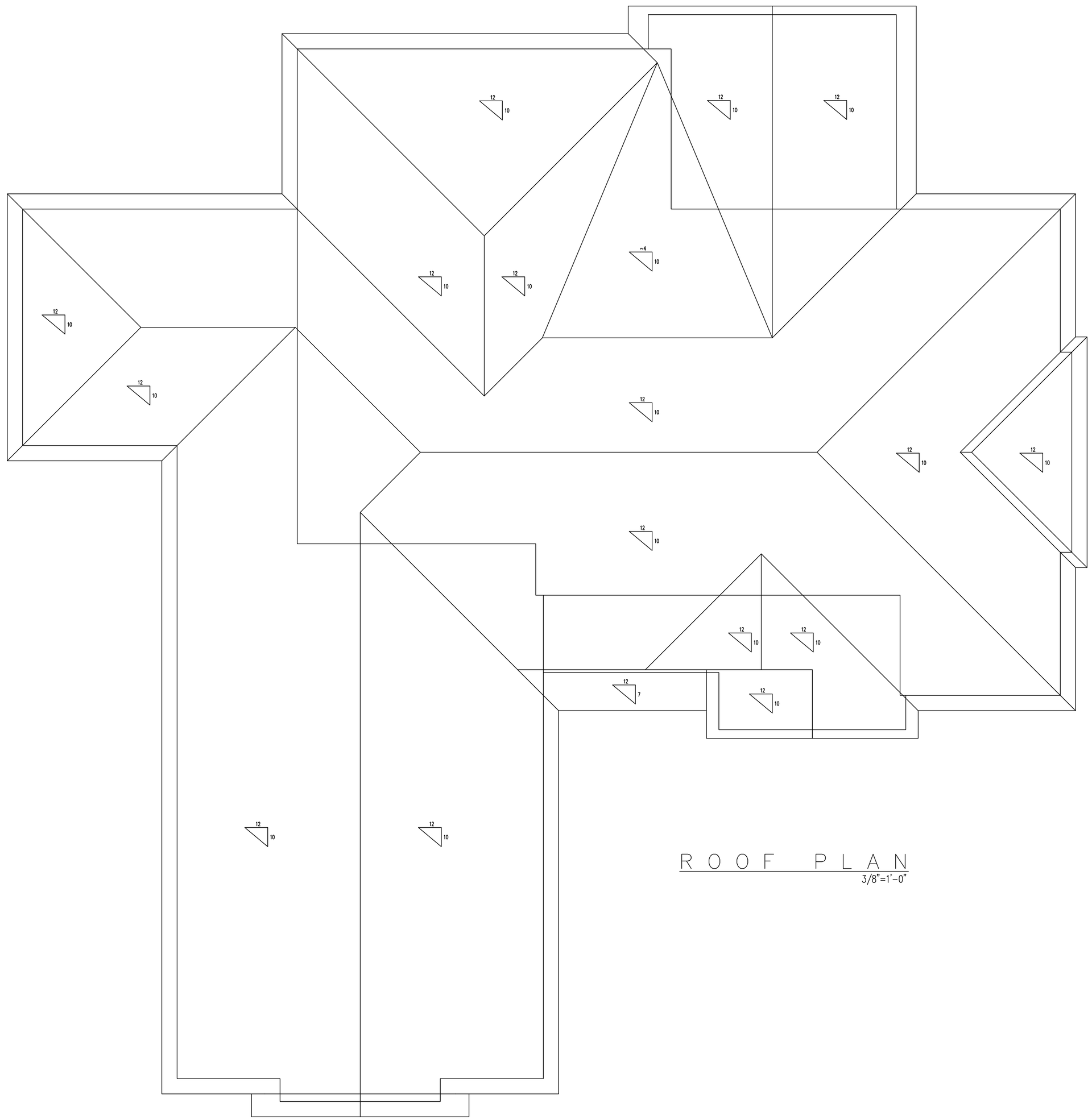
A4

Attachment: Plans (6317 : Tim & Jessica Rautmann)

NOTE:

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



ROOF PLAN

3/8"=1'-0"

JOHN F. MIKKELSON ARCHITECT

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

RAUTMANN RESIDENCE

ROOF PLAN

3/8"=1'-0"

5-20-2021

2021-09

DRAWN BY:	F.M.D.
E-MAIL:	fmikkelson@wi.rr.com
PHONE:	414-241-8740
NOTE:	
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A5

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 14, 2021**
SUBJECT: **Gino & So Chong Pak - New Single Family Residence at 12875 N. Highgate Court**

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

Re: The Pak Residence

Lot 3: 12875 Highgate Court

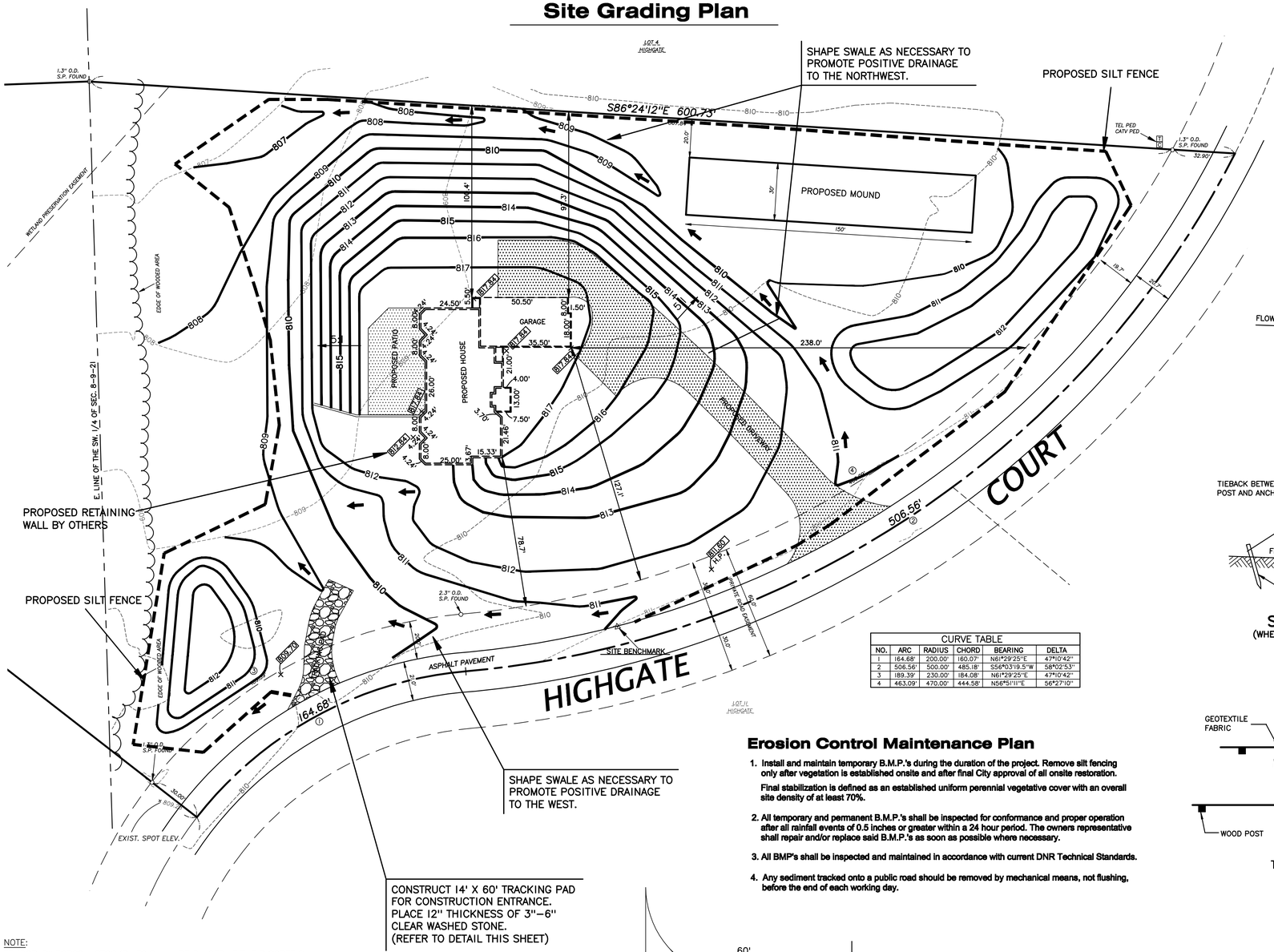
The intent of this project is to build a single family residence to be occupied by the owners and their parents. The owners are Gino and Sandra Pak. The home will have 6588 sq. Ft. On the first and second floor. The site is over 5 acres.

Thank you

Mikkelson Builders.

Attachment: Statement of Intent (6319 : Gino & So Chong Pak)

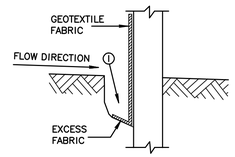
Site Grading Plan



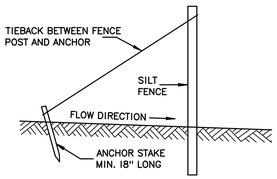
CURVE TABLE					
NO.	ARC	RADIUS	CHORD	BEARING	DELTA
1	164.68'	200.00'	160.07'	N61°29'25"E	47°10'42"
2	506.56'	500.00'	485.18'	S56°03'19.5"W	58°02'53"
3	189.39'	230.00'	184.08'	N61°29'25"E	47°10'42"
4	463.09'	470.00'	444.58'	N56°51'11"E	56°27'10"

GENERAL NOTES – SILT FENCE

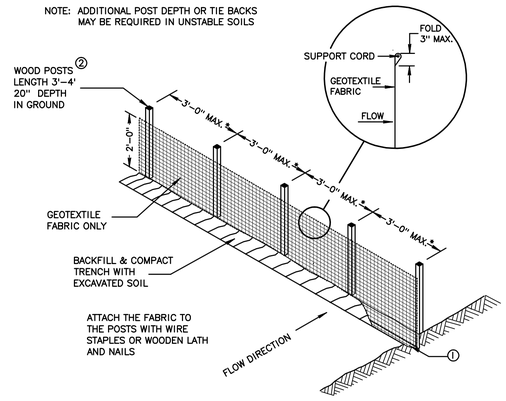
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.



TRENCH DETAIL



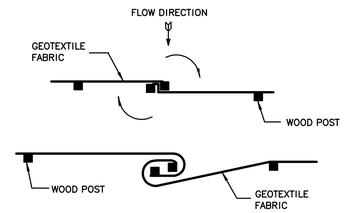
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)



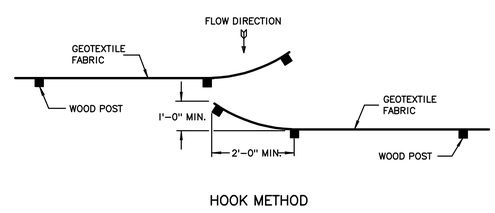
SILT FENCE

Erosion Control Maintenance Plan

1. **Install and maintain temporary B.M.P.'s during the duration of the project. Remove silt fencing only after vegetation is established onsite and after final City approval of all onsite restoration.**
   Final stabilization is defined as an established uniform perennial vegetative cover with an overall site density of at least 70%.
2. **All temporary and permanent B.M.P.'s shall be inspected for conformance and proper operation after all rainfall events of 0.5 inches or greater within a 24 hour period. The owners representative shall repair and/or replace said B.M.P.'s as soon as possible where necessary.**
3. **All BMP's shall be inspected and maintained in accordance with current DNR Technical Standards.**
4. **Any sediment tracked onto a public road should be removed by mechanical means, not flushing, before the end of each working day.**



TWIST METHOD



HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE ③

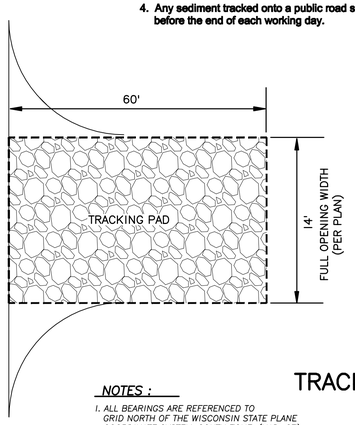
NOTE:
TEMPORARY TOPSOIL STOCKPILES SHALL BE PLACED AT THE DISCRETION OF THE CONTRACTOR WITH THE ENGINEER'S APPROVAL, BUT SHALL BE LOCATED NO CLOSER THAN 50 FEET FROM POND, WETLANDS, DITCHES OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS APPROVED BY THE ADMINISTERING AUTHORITY. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY TOPSOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN 5 WORKING DAYS. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

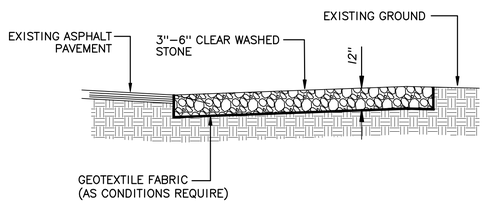
Legend

- DENOTES EXISTING MINOR CONTOUR (809)
- DENOTES EXISTING MAJOR CONTOUR (810)
- DENOTES PROPOSED MINOR CONTOUR (809)
- DENOTES PROPOSED MAJOR CONTOUR (810)
- DENOTES PROPOSED SILT FENCE
- DENOTES TRACKING PAD
- DENOTES PROPOSED SPOT ELEVATION (815.60)

811 Know what's below. Call before you dig.

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDER-GROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDER-GROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."





TRACKING PAD DETAIL

NOTES :

1. *ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. (NAD–27)*
2. *MAIN BENCHMARK IS REFERENCE BENCHMARK FOR SECTION CORNER IN THE INTERSECTION OF HIGHLAND RD. AND HIGHGATE CT. TOP OF MEQUON GPS STATION ELEV. = 813.42.*
3. *SITE BENCHMARK ON MAG NAIL SET IN ASPHALT PAVEMENT AS NOTED ON SURVEY. TOP OF NAIL ELEV. = 811.06.*

Proposed Grade Statistics:

First Floor Grade =819.50
Yard Grade = 817.84
Top of Foundation Wall = 818.17
Top of Basement Footing = 809.17

N

0 30 45 60 90

SCALE 1" = 30'

WISCONSIN
JAMES W. HENSEL
E-20831
GREENDALE, WI
PROFESSIONAL ENGINEER

REVISIONS				
MK	DATE	BY	REVISION	CHK'D
1	12/11/17	J.M.B.	ADJUST CONTOURS	J.W.H.
2	3/1/18	A.R.H.	ROTATED HOUSE UPDATE CONTOURS	J.G.S.
3	3/15/18	A.R.H.	MOVE HOUSE UPDATE CONTOURS	J.G.S.
4	11/14/18	A.R.H.	UPDATE CONTOURS	J.G.S.
5	5/9/19	A.R.H.	UPDATE CONTOURS	J.G.S.
6	6/27/19	A.R.H.	UPDATE CONTOURS	J.G.S.

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

CITY OF MEQUON
OZAUKEE COUNTY — WISCONSIN

Mikkelson Builders

Site Grading, Erosion & Sedimentation Control Plan
Lot 3 - 12875 Highgate Court

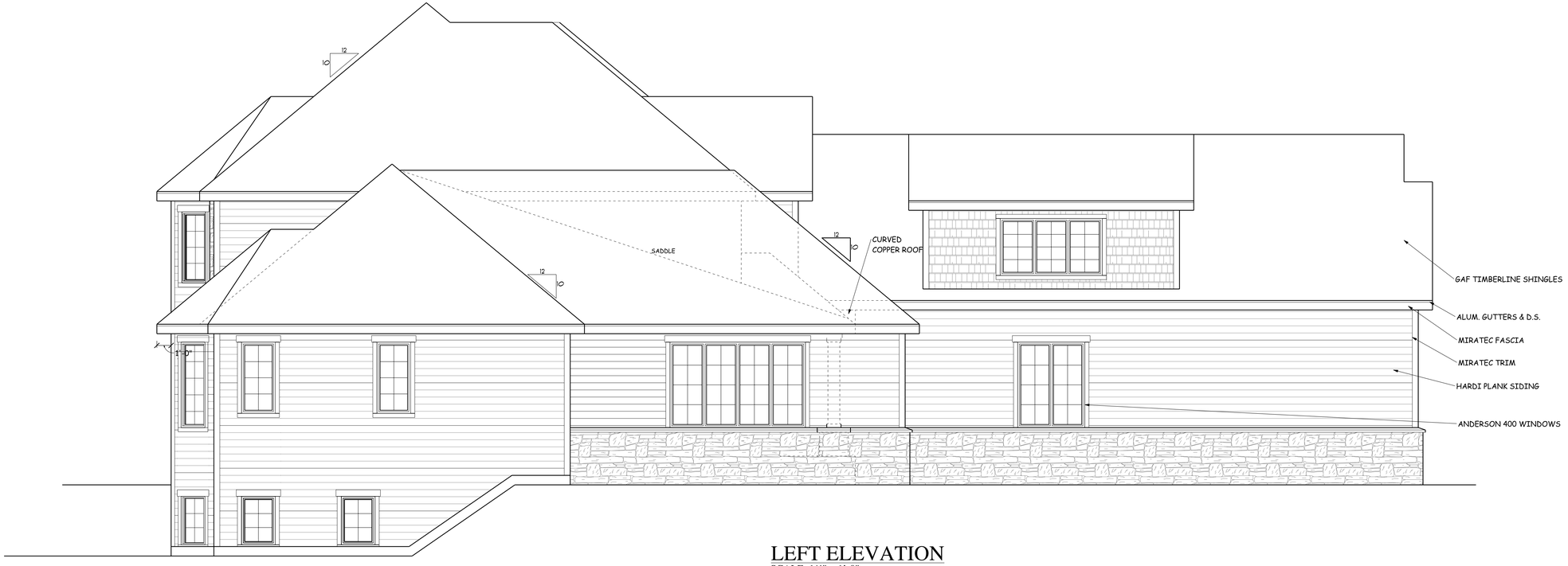
DESIGNED: J.W.H.	DRAWN: A.R.H.	CHECKED: J.G.S.	SHEET 1
DATE: 11–17–2017	SCALE: 1"=30'		OF 1
APPROVED:	PROJECT: LS-4194		

P:\Surveys\4000-4999\4100\LS-4194 Mikkelson Highgate\LS-4194-17-Mikkelson-6-26-19.dwg, 6/27/2019 7:59:45 AM

Attachment: Site Plan (6319 : Gino & So Chong Pak)

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

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



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

9/2/2020
9/16/2020
1/28/2021
5/11/2021
5/13/2021

PRELIMINARY PLAN
△PRELIMINARY PLAN 3/30/2018
△REVISIONS - 4/5/2018
△REVISIONS - 4/30/2018
△REVISIONS - 5/31/2018
△REVISIONS - 6/5/2018
△REVISIONS - 9/7/2018
△BID PLAN - 9/11/2018
△FINAL PLAN - 6/17/2019

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CALCULATED DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE. CONTACT BUILDING DEPARTMENT FOR ANY CODE REQUIREMENTS DUE TO OCCUPATIONAL FOOTPRINT MALFUNCTION AS SCALE MAY BE OFF TO SCALE

ALL HEADERS NOT LABELED AS LVL
TO BE (2) 2 X 12 #2
ALL DIMENSIONS ARE TO THE ROUGH STUD
(UNLESS NOTED OTHERWISE)
2x4 WALLS= 3 1/2"
2x6 WALLS= 5 1/2"
SEE ELEVATIONS FOR:
OVHD DR.-DOOR = 7'-0" CLADDED 2" IF NOT
INDICATED AS WOOD OR FIBERGLASS
INT. DOORS EXCLUDING BIFOLDS=DOOR + 2 1/2"
DBL. DOOR SOUTH/SAG=DOOR + 3 1/2"
PKT. BI-PASS DOORS=DOOR WIDTH + 4"
PKT. BI-PASS DOORS=DOOR WIDTH + 4"-3/4"

Drexel BUILDING SUPPLY
DrexelTeam.com

PROPOSED NEW PROJECT FOR:
GINO PAK RESIDENCE

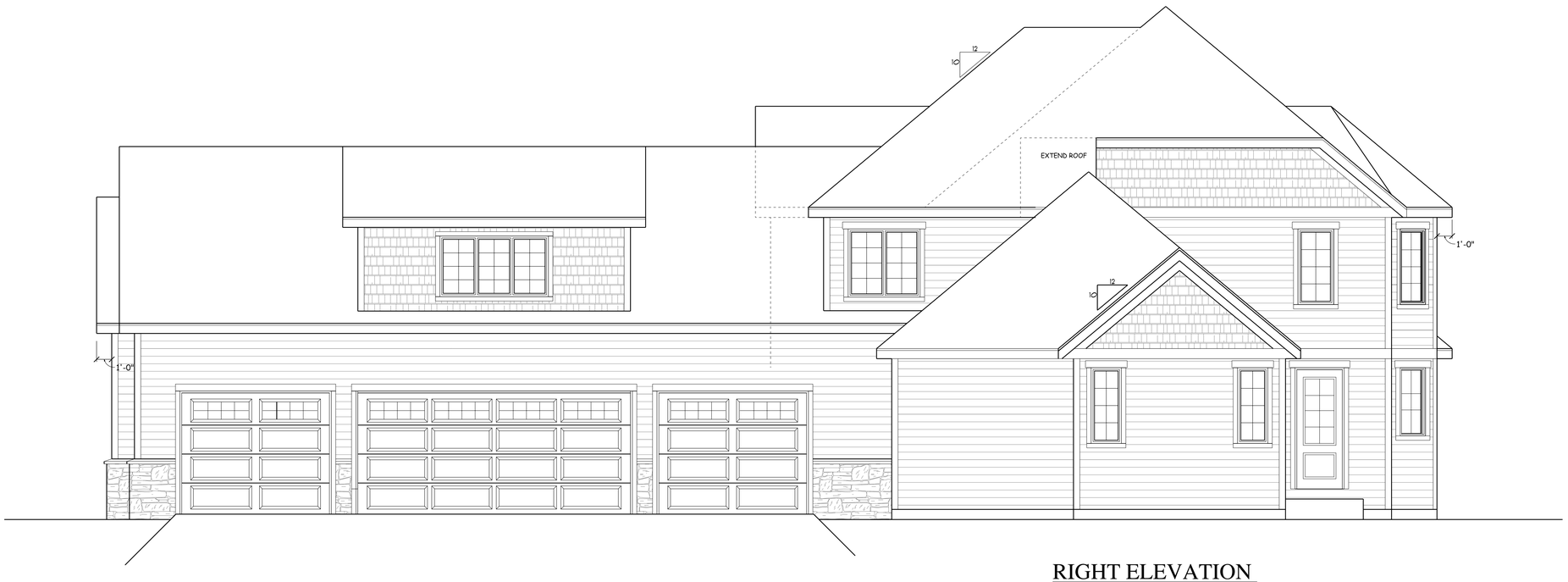
DRAWN BY: S.A. J.W.
SCALE: 1/4" = 1'-0"
SHEET NO: A1
DRAWING NO: T18-166S

Attachment: Plans (6319 : Gino & So Chong Pak)

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

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

RETAINING WALL W/ RAIL AS NEEDED PER CODE



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

PRELIMINARY PLAN 9/2/2020
PRELIMINARY PLAN 3/30/2018
REVISIONS - 4/5/2018 — 9/18/2020
REVISIONS - 4/30/2018 — 1/28/2021
REVISIONS - 6/5/2018 — 5/11/2021
REVISIONS - 9/7/2018 — 5/13/2021
REVISIONS - 9/11/2018
BID PLAN
FINAL PLAN 6/17/2019

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ALL HEADERS NOT LABELED AS LVL TO BE MIN. 2-2x10 DF #2
ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
WALLS = 2x4 WALLS @ 16" O.C.
2x6 WALLS = 1/2"

SLIDING DOOR = 3'-0" X 6'-8" (SDD)
OVHD DR.-DOOR = 3'-0" X 7'-0" (OHD)
INT. DOORS INCLUDING BIFOLDS-DOOR = 2'-0"
DBL. DOOR WIDTH-DAU.-DOOR = 2'-6"
PKT. DOOR WIDTH-DAU.-DOOR = 2'-6"
BI-PASS DOORS-DOOR WIDTH = 4'-0"

ALL DOORS ARE 6'-8" HIGH UNLESS OTHERWISE NOTED
ALL DOORS TO BE SOLID CORE
ALL DOORS TO BE PAINTED UNLESS OTHERWISE NOTED
ALL DOORS TO BE PAINTED UNLESS OTHERWISE NOTED

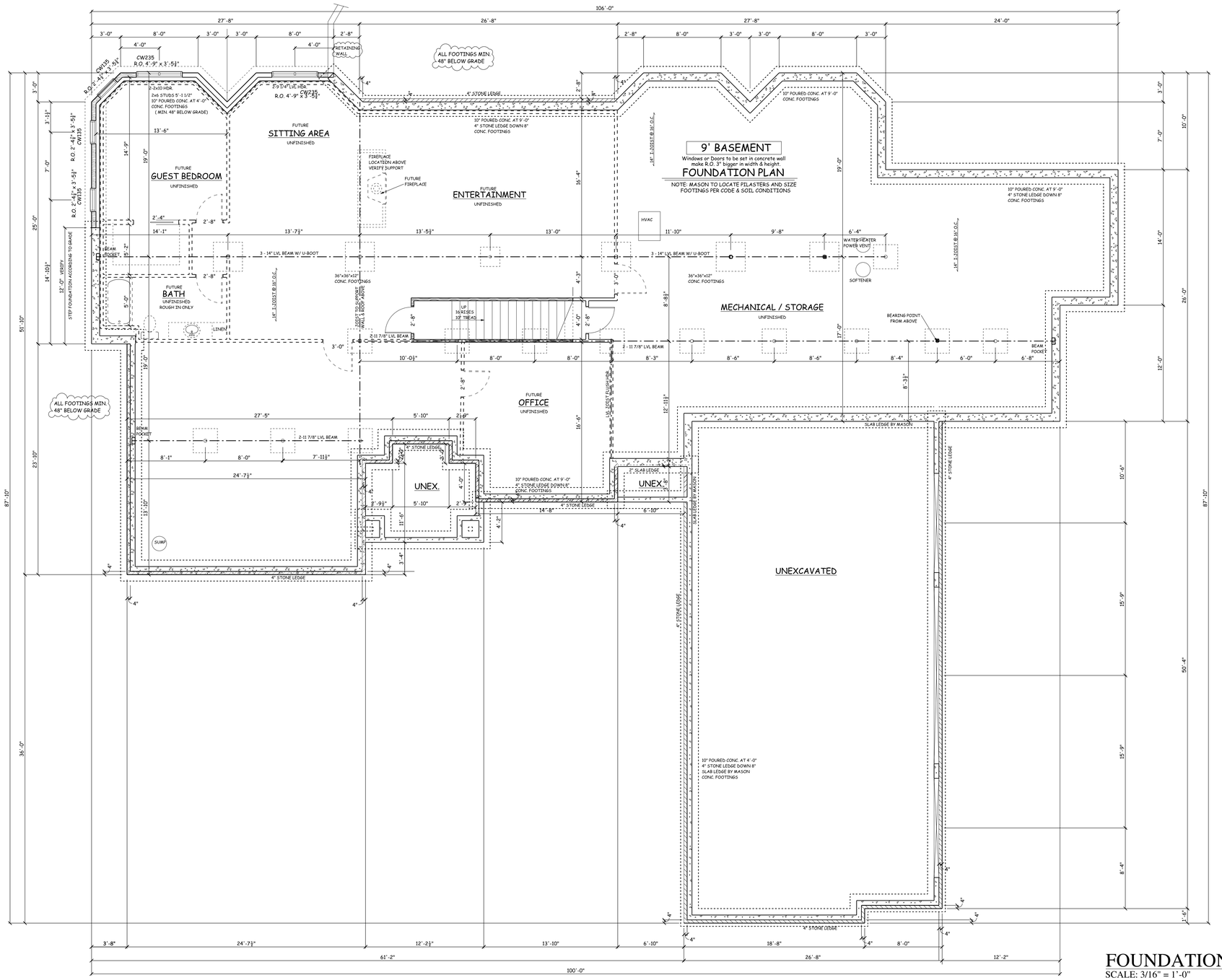
PROPOSED NEW PROJECT FOR:
GINO PAK RESIDENCE

Drexel BUILDING SUPPLY
DrexelTeam.com

DRAWN BY: S.A. J.W.
SCALE: 1/4" = 1'-0"
SHEET NO. A2
DRAWING NO. T18-166S

Attachment: Plans (6319 : Gino & So Chong Pak)

PRELIMINARY PLAN
NOT FOR CONSTRUCTION



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

PRELIMINARY PLAN	
PRELIMINARY PLAN	3/30/18
REVISIONS:	4/5/2018
REVISIONS:	4/30/2018
REVISIONS:	6/5/2018
REVISIONS:	9/7/2018
REVISIONS:	9/11/2018
BID PLAN	
FINAL PLAN	6/17/2019

9/2/2020
9/18/2020
1/28/2021
5/11/2021
5/13/2021

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ALL HEADERS NOT LABELED AS LVL TO BE (2) 2x10 #2 SPF

ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
EXT. WALLS= 5 1/2"
INT. WALLS= 3 1/2"

ALL DOORS TO BE PREHUNG
OVHD DR.=DOOR + 3" FCA LABEL(S)" IF NOT
INT. DOORS EXCLUDING BIFOLDS=DOOR + 2 1/2"
INT. DOORS INCLUDING BIFOLDS=DOOR + 2 1/2"
DBL. DOOR WIDTH=(ALL=DOOR + 2 1/2"
PKT. DOORS=DOOR+DOOR WIDTH+2"+ 4"+ 14"
PKT. BIFOLD DOORS=DOOR WIDTH+2"+ 4"+ 14"

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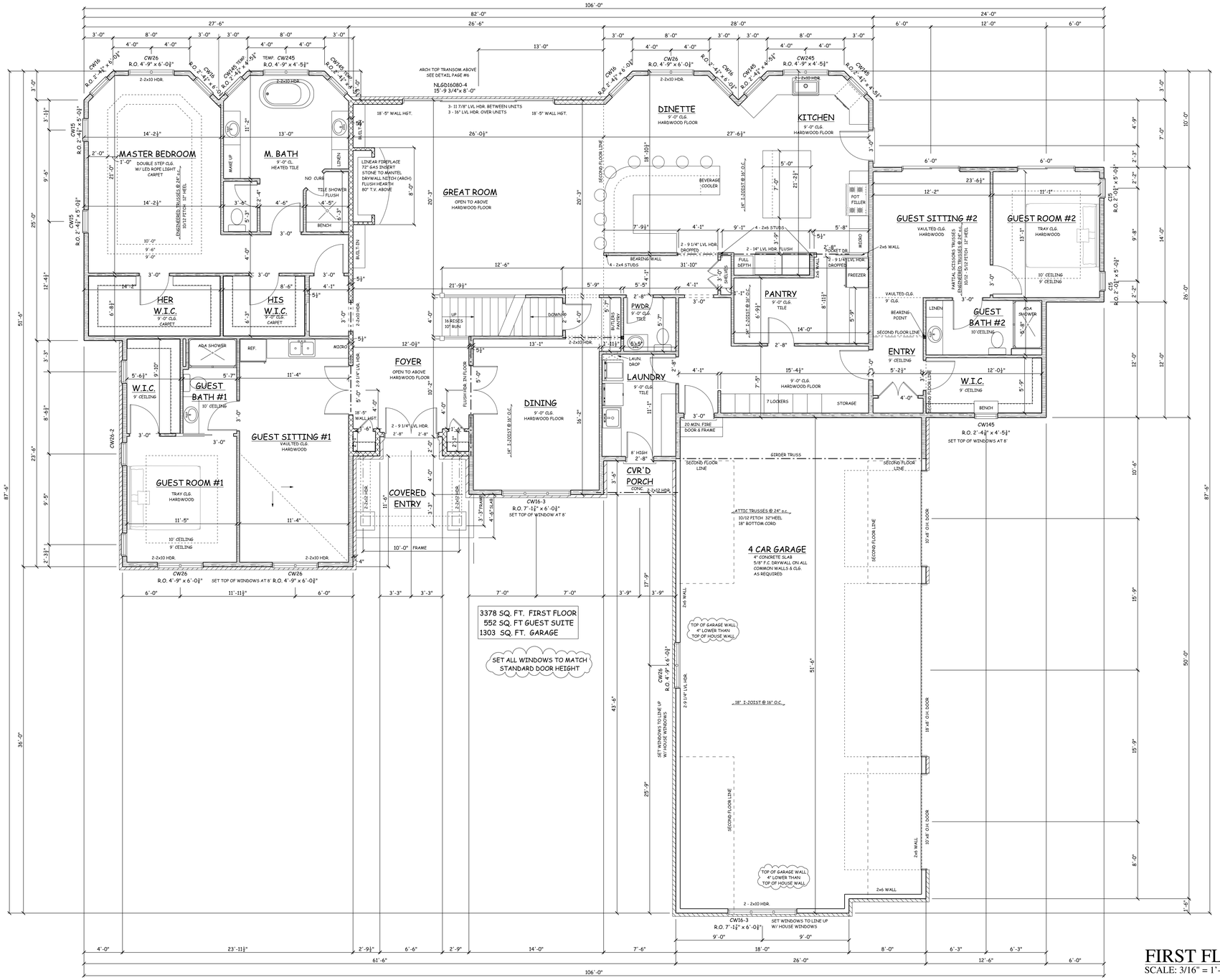
PROPOSED NEW PROJECT FOR:
GINO PAK RESIDENCE

DRAWN BY:	S.A. J.W.
SCALE:	3/16" = 1'-0"
SHEET NO.	A3
DRAWING NO.	T18-166S

Attachment: Plans (6319 : Gino & So Chong Pak)

PRELIMINARY PLAN
NOT FOR CONSTRUCTION



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

PRELIMINARY PLAN	
PRELIMINARY PLAN	3/30/2018
REVISIONS:	4/5/2018
REVISIONS:	4/30/2018
REVISIONS:	6/5/2018
REVISIONS:	9/7/2018
REVISIONS:	9/11/2018
BID PLAN	9/2/2020
FINAL PLAN	6/17/2019

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ALL HEADERS NOT LABELED AS LVL ARE (2) 2x10 WITH 1/2" PLY SPACER
ALL DIMENSIONS ARE TO THE ROUGH STUD
(UNLESS NOTED OTHERWISE)
EXT WALLS= 6 1/2"
INT WALLS= 3 1/2"
SELECT ALL DOOR & WINDOW OPTIONS
OVHD DR.=DOOR + 3" FCA LABEL(S)" IF NOT
INT. DOORS INCLUDING BIFOLDS=DOOR + 2 1/2"
EXT. DOORS INCLUDING BIFOLDS=DOOR + 2 1/2"
DBL. DOOR WIDTH=DLA=DOOR + 3 1/2"
SGL. DOOR WIDTH=DLA=DOOR + 1 1/2" x 34"
PKT. BI-PASS DOOR=DOOR WIDTH + 34" x 84"

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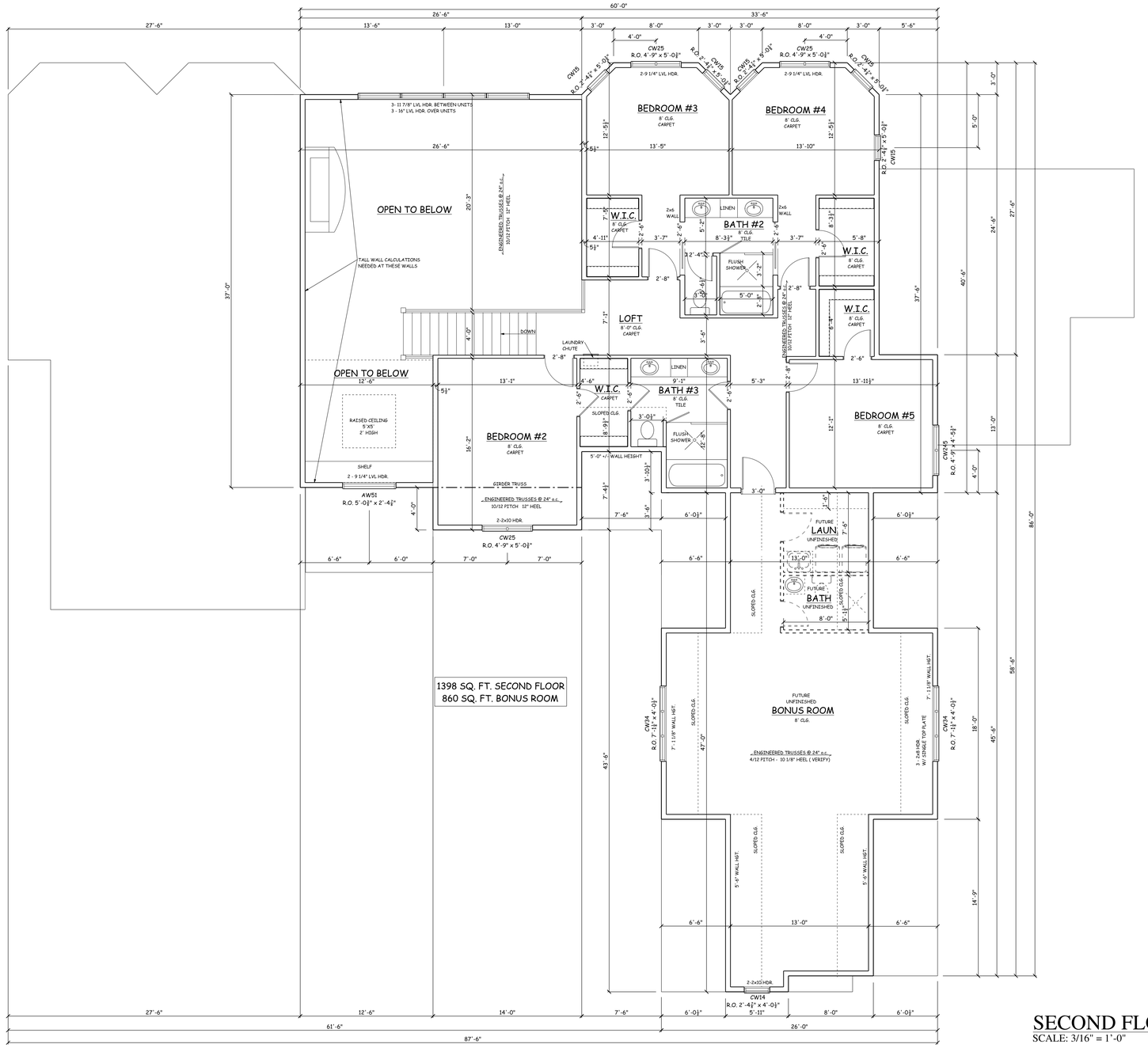
PROPOSED NEW PROJECT FOR:
GINO PAK RESIDENCE

DRAWN BY	S.A. J.W.
SCALE	3/16" = 1'-0"
SHEET NO.	A4
DRAWING NO.	T18-166S

Attachment: Plans (6319 : Gino & So Chong Pak)

PRELIMINARY PLAN
NOT FOR CONSTRUCTION



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

PRELIMINARY PLAN
- PRELIMINARY PLAN 3/30/2018 — 9/2/2020
- REVISIONS: 4/5/2018 — 9/18/2020
- REVISIONS: 4/30/2018 — 1/28/2021
- REVISIONS: 5/31/2018 — 5/13/2021
- REVISIONS: 6/5/2018
- REVISIONS: 9/7/2018
- BID PLAN: 9/11/2018
- FINAL PLAN: 6/17/2019

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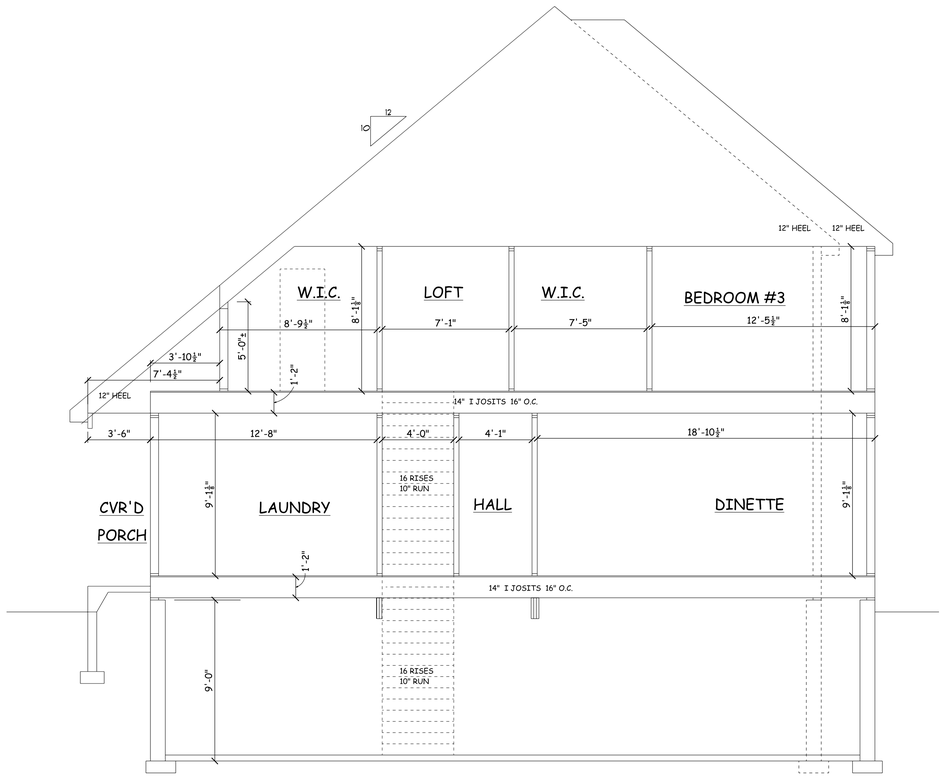
CALCULATED DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE. CONTACT BUILDING DESIGNER WITH ANY QUESTIONS OR CONCERNS DURING CONSTRUCTION TO AVOID DELAYS.

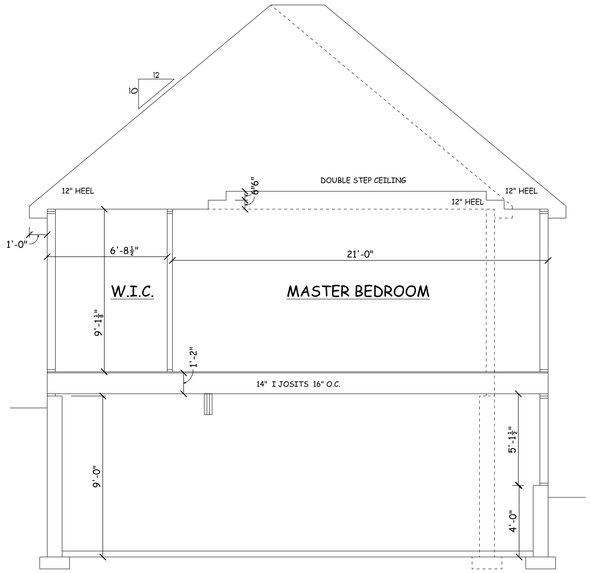
ALL HEADERS NOT LABELED AS LVL TO BE (2) 2x10 DF #2
ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
2x4 WALLS= 3 1/2"
2x6 WALLS= 5 1/2"

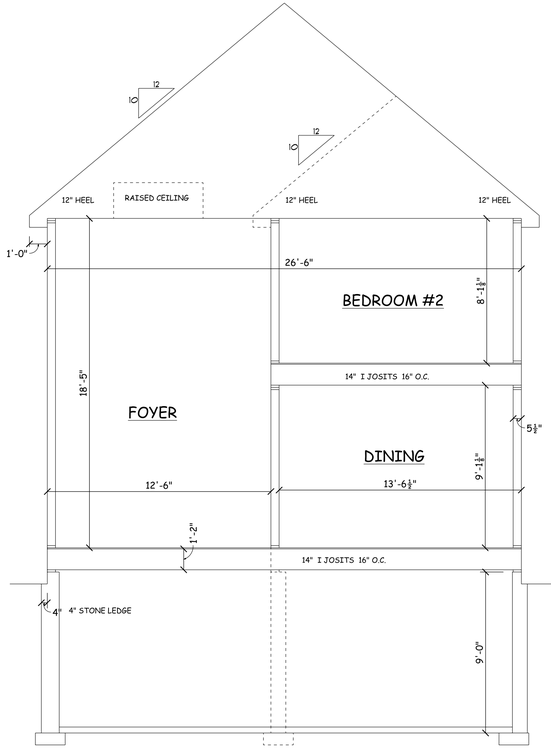
EXTERIOR DOORS
OVHD 196"x108" = 3' PCS.CLAD/SIZE 3" ROOF
INT. DOORS EXCLUDING BIFOLDS=DOOR = 2 1/2"
INT. DOORS EXCLUDING BIFOLDS=FRAME = 4 9/16"
BIFOLDS=DOOR=6'-0"H DR.=1 3/8" PKT. DOOR=6'-0"H DR.=1 3/8" FRAME=4 9/16"

Drexel Building Supply
Drexel Building Supply, 2 locations to serve you better, 4 Convenient Locations, Drexel Building Supply, Drexel Building Supply, Drexel Building Supply

PRELIMINARY PLAN
NOT FOR CONSTRUCTION







ROOF SYSTEM:

RIDGE VENT
SHINGLES~DIMENSIONAL ASPHALT
ROOF FELT
1/2" OSB
ROOF TRUSSES 24" O.C.
PROPER VENTS & HURRICANE TIES
/ TRUSS SCREWS AS REQUIRED
INSULATION~R-38 MIN.
VAPOR BARRIER
5/8" DRYWALL

CORNICE:

2x6 SUBFASCIA (VERIFY W/ BUILDER)
MIRATEC FASCIA
SMART LAP SOFFIT

WALL SYSTEM:

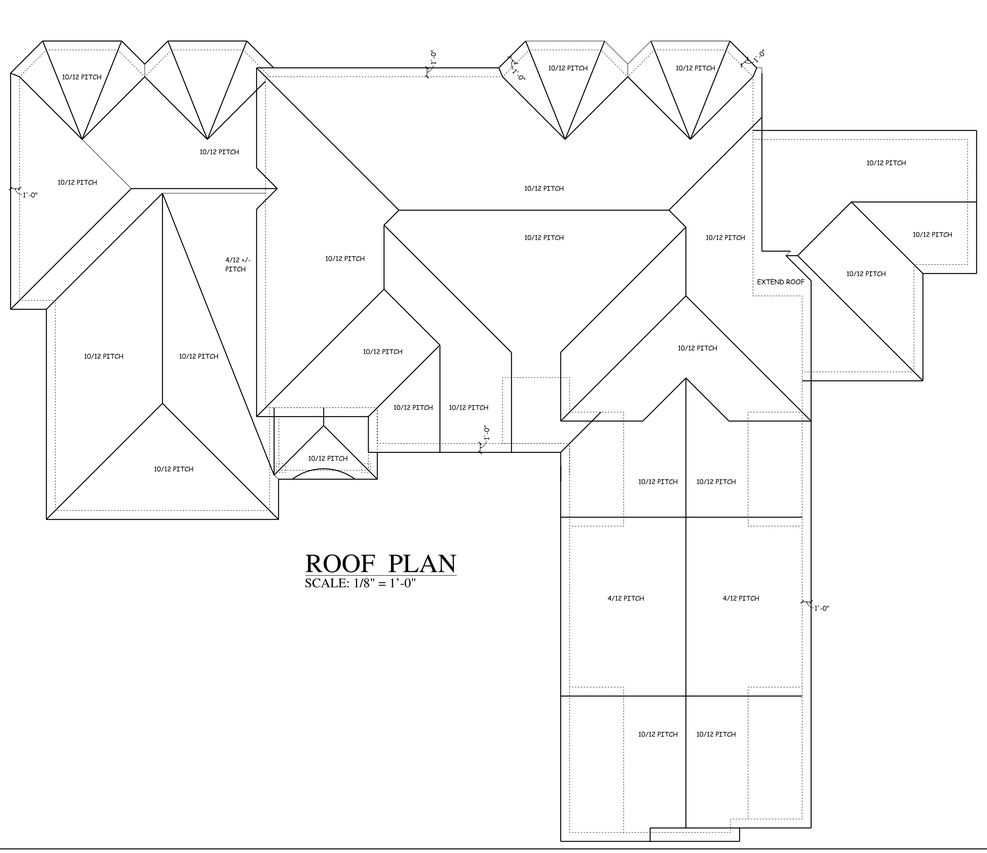
HARDI PLANK SIDING
W/ MIRATEC TRIM
HOUSE WRAP
7/16" OSB SHEATHING
2X6 STUDS @ 16" O.C.
5 1/2" INSULATION~R-19 MIN.
VAPOR BARRIER
1/2" DRYWALL

FLOOR SYSTEM:

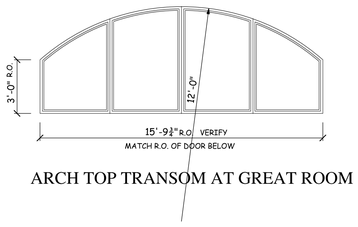
3/4" T&G OSB SUBFLOOR
14" I-JOIST @ 16" O.C.
SPRAY FOAM @ BOX SILL

FOUNDATION SYSTEM:

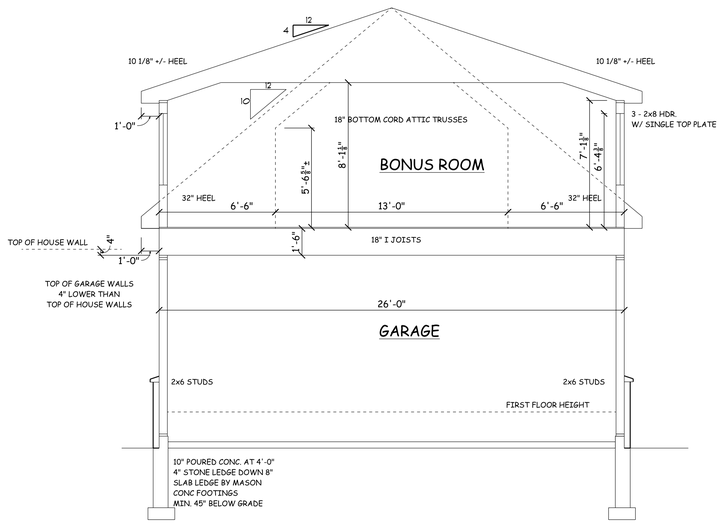
2X6 SILL TREATED PLATE
GROUND BREAKER
1" FOAM TO FOOTING
10" POURED WALLS (9'-0")
4" CONC. SLAB W/ VAPOR BARRIER
& 6" GRAVEL FILL
CONC. FOOTINGS~SIZED BY MASON
DRAINTILE W/ BLEEDERS AS REQUIRED



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



ARCH TOP TRANSOM AT GREAT ROOM



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

PRELIMINARY PLAN	
PRELIMINARY PLANS	9/18/2020
REVISIONS:	1/28/2021
REVISIONS:	4/30/2018
REVISIONS:	5/11/2021
REVISIONS:	6/5/2018
REVISIONS:	5/13/2021
REVISIONS:	9/7/2018
REVISIONS:	9/11/2018
BID PLAN	9/12/2020
FINAL PLAN	

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CALCULATED DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE. CONTACT BUILDING DEPARTMENT FOR ANY CODE RELATED QUESTIONS DURE TO OCCASIONAL PLOTTER MALFUNCTION PLANS MAY NOT BE TO SCALE

ALL HEADERS NOT LABELED AS LVL TO BE (2) 2x12 #2 SYP U.N.O.
ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
ALL WALLS= 2x4
2x4 WALLS= 3 1/2"
2x6 WALLS= 5 1/2"
OVHD DR.~DOOR = 7'-0" CLAD/SIZE 2" 8' NOT
INT. DOORS EXTERIOR DOORS = DOOR + 2 1/2"
INT. DOORS STACKING BIFOLDS = DOOR + 2 1/2"
DBL. DOOR WIDTH MALL = DOOR + 3 1/2"
PKT. DOOR WIDTH = DOOR + 4"~4 1/4"
BI-PASS DOORS = DOOR + 3 1/2"

THESE PLANS ARE THE PROPERTY OF DREXEL BUILDING SUPPLY INC. AND ARE NOT TO BE REPRODUCED, COPIED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF DREXEL BUILDING SUPPLY INC.

PROPOSED NEW PROJECT FOR:
GINO PAK RESIDENCE

Drexel BUILDING SUPPLY
DrexelTeam.com

DRAWN BY:	SCALE:	SHEET NO.	DRAWING NO.
S.A. J.W.	As Noted	A6	T18-166S

Attachment: Plans (6319 : Gino & So Chong Pak)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 14, 2021**
SUBJECT: **Tim Bigonia - Detached Garage at 8504 W. Holly Road**

Attachments:
Statement of Intent (PDF)
Survey 1 (PDF)
Pictures (PDF)
Plans (PDF)

NOTICE OF INTENT

Homeowner: Tim Bigonia

1. Construct new 14’ x 26’ detached frame Gable style garage as per survey and drawings.

Brad Karazsia
J. D. GRIFFITHS CO., INC.
8401 W. Calumet Road
Milwaukee, WI 53224

Attachment: Statement of Intent (6320 : Tim Bigonia)

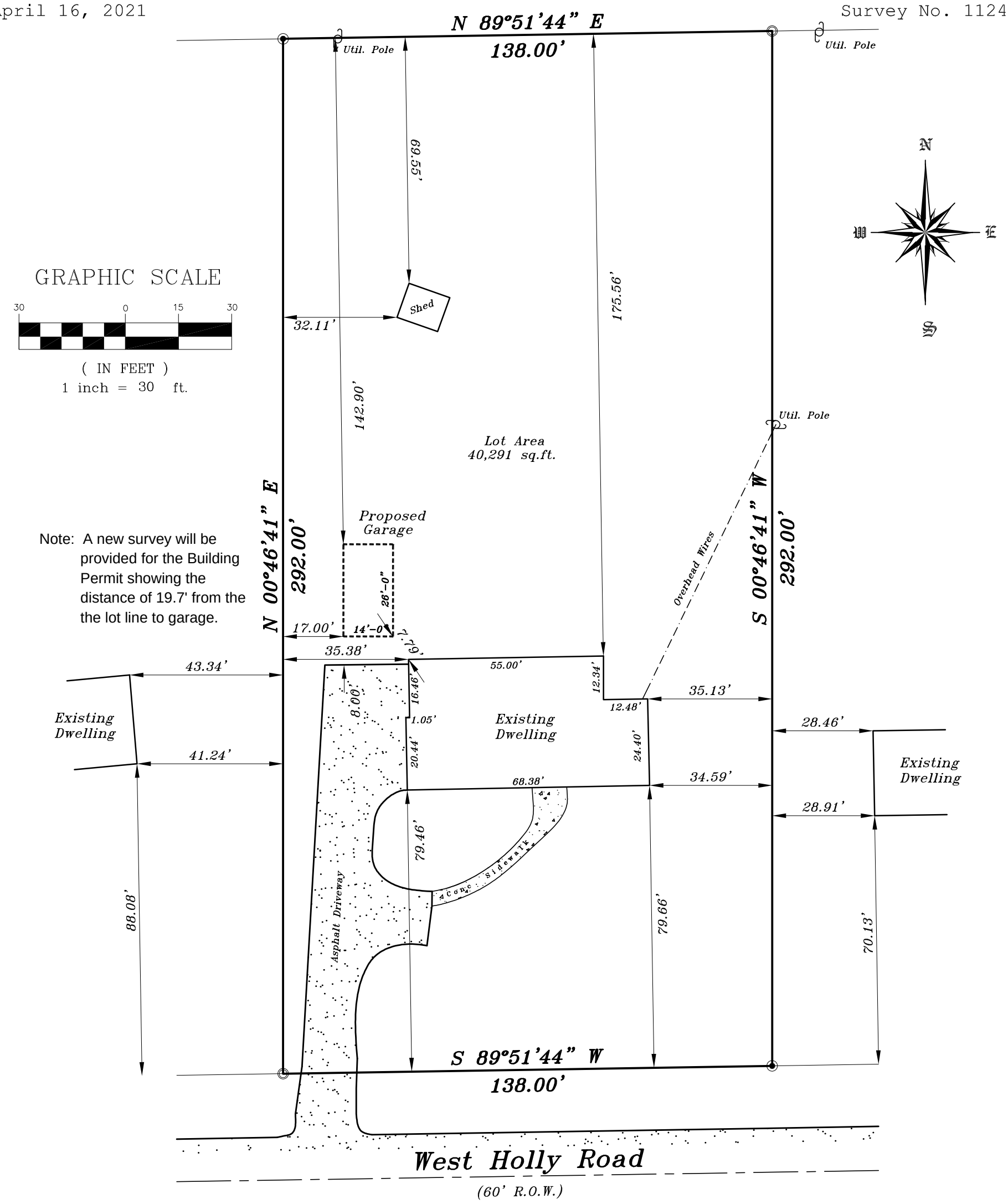
PLAT OF SURVEY

LOCATION: 8504 West Holly Road, Mequon, Wisconsin

LEGAL DESCRIPTION: Lot 4 in Block 20 in **SOLAR HEIGHTS PLAT NO. 3,** being a Subdivision of a part of the Southwest 1/4 of Section 21, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

April 16, 2021

Survey No. 112497



Note: A new survey will be provided for the Building Permit showing the distance of 19.7' from the the lot line to garage.

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*

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

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

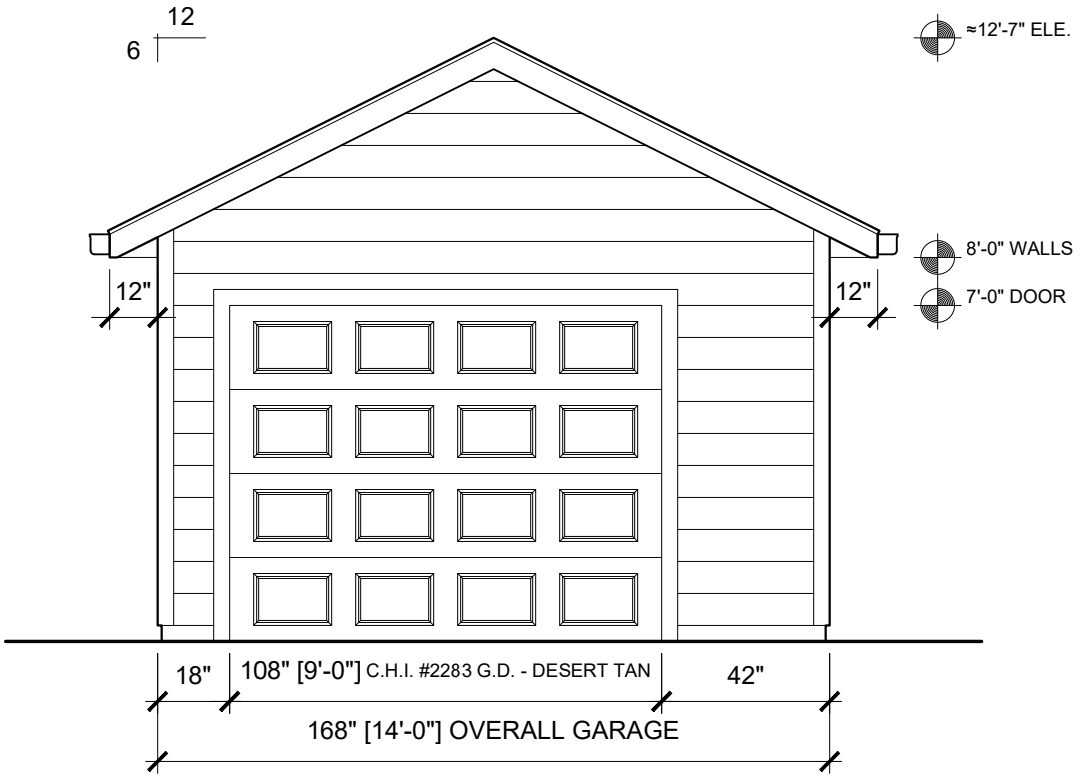
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED _____

Dennis C. Sauer
Professional Land Surveyor S-2421

Attachment: Survey 1 (6320 : Tim Bigonia)

Attachment: Pictures (6320 : Tim Bigonia)

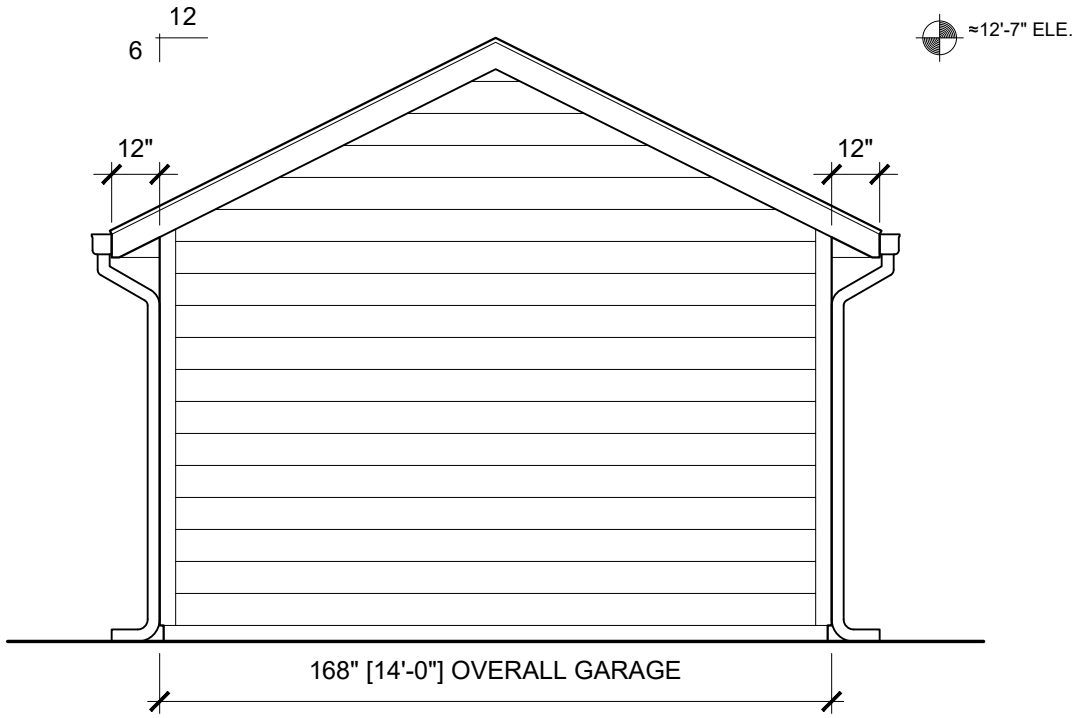


Attachment: Plans (6320 : Tim Bigonia)

TIM BIGONIA RESIDENCE

ELEVATION	DATE: 01.27.2021
SCALE: 1/4"=1'-0"	PAGE: 2 OF 6

J.D. GRIFFITHS



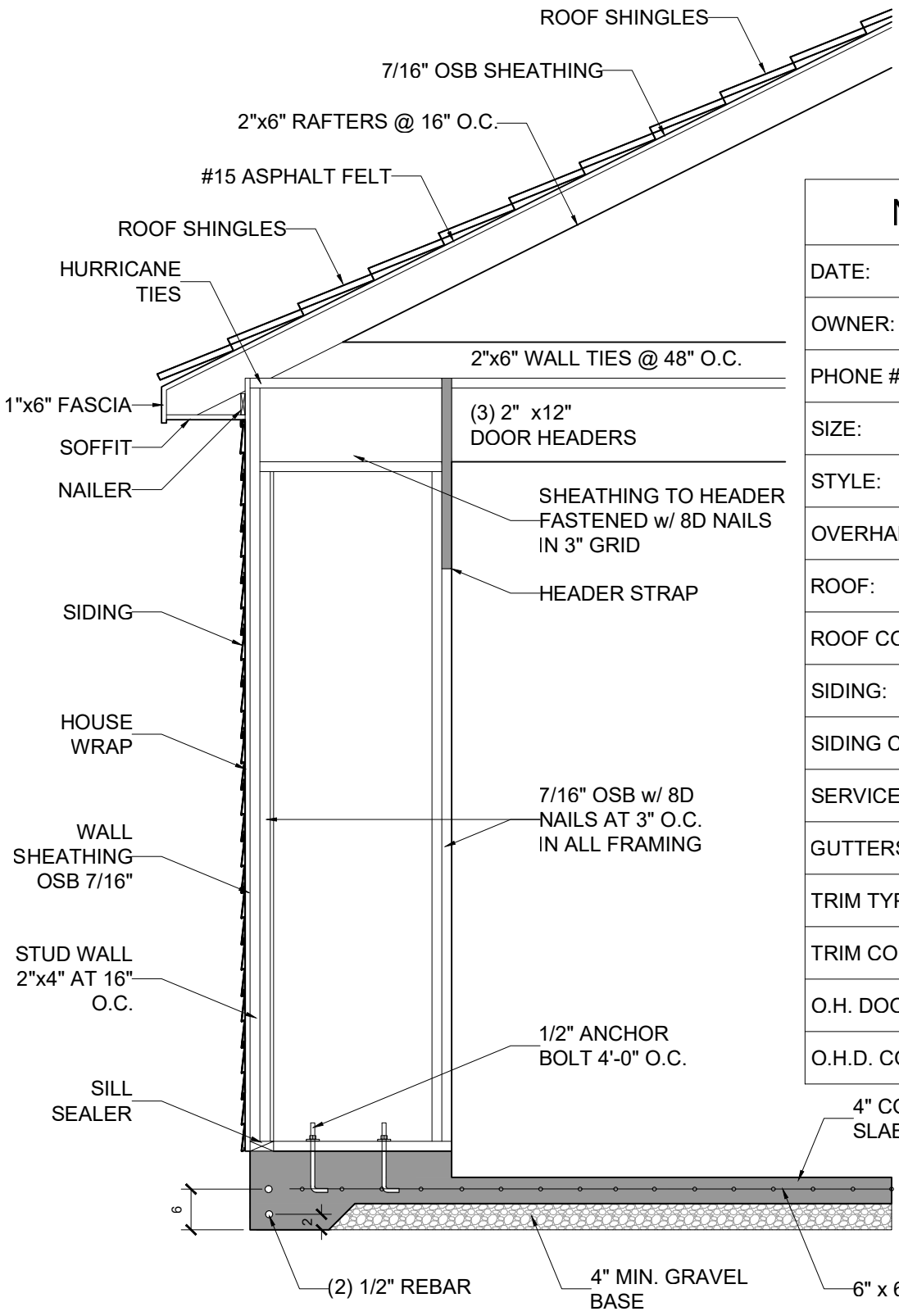
Attachment: Plans (6320 : Tim Bigonia)

TIM BIGONIA RESIDENCE

ELEVATION	DATE: 01.27.2021
SCALE: 1/4"=1'-0"	PAGE: 4 OF 6

J.D. GRIFFITHS

TYPICAL CROSS SECTION



NEW GARAGE	
DATE:	01 / 27 / 2021
OWNER:	TIM BIGONIA
PHONE #:	(262) 366-5117
SIZE:	14'-0" x 26'-0"
STYLE:	GABLE
OVERHANG:	ALL SIDES
ROOF:	O.C. OAKRIDGE PRO
ROOF COLOR:	ESTATE GRAY
SIDING:	HARDI PLANK: 8" EXP. PREFINISHED JH40-10
SIDING COLOR:	COBBLESTONE
SERVICE DOOR:	N/A
GUTTERS:	YES
TRIM TYPE:	ALUMINUM
TRIM COLOR	WHITE
O.H. DOOR	C.H.I. #2283
O.H.D. COLOR:	DESERT TAN

OWNER:	TIM BIGONIA	GARAGE SIZE:	14'-0" x 26'-0"
ADDRESS:	8504 W. HOLLY RD. MEQUON, WI 53097	GARAGE SYTLE:	GABLE
		DRAWING SCALE:	1/2" = 1'-0"

J.D. GRIFFITHS

Attachment: Plans (6320 : Tim Bigonia)

City of Mequon

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

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

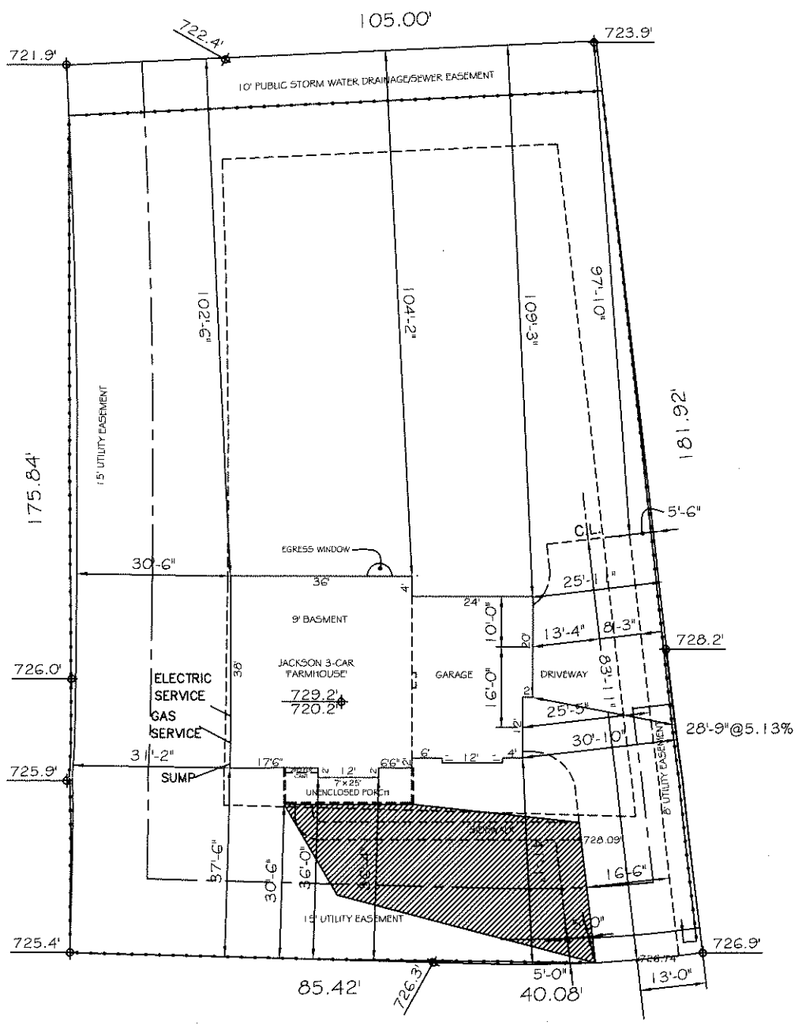
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 14, 2021**
SUBJECT: **Veridian Homes LLC - New Single Family Residence at 10595 N. Coneflower Drive**

Attachments:
Site Plan (PDF)
Plans (PDF)

PHASE 1
LOT 63
20,519 S.F.

NO PORCH ENCROACHMENTS

PRESERVE PARKWAY



SLOPE: 2.22% 2 STEPS TO STOOP

CONEFLOWER COURT

GR
1'-0"
CUT

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

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=729.20'
TOP OF FOOTING=720.20'
GARAGE FLOOR ELEV.=728.70'
DRIVEWAY SLOPE=2.22%
YARD GRADE=7.60%

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

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

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

HOMESITE: 63
CUSTOMER: JUSTIN & LINDSAY KERLEY
NEIGHBORHOOD: ENCLAVE AT MEQUON PRESERVE SUBDIVISION
ADDRESS: 10595 N CONEFLOWER DRIVE
MEQUON, WI 53097
MODEL: JACKSON FARMHOUSE 3 CAR SIDE ENTRY
SITE AREA: 20,519 SQ. FT.
IMPERVIOUS AREA: 3,895 SQ. FT.
SCALE: 1"=30'-0"
DRAWN BY: DRK
DAT

CUSTOMER APPROVAL:
DATE: / /21
DATE: / /21
VH APPROVAL:

ZONED: -
MINIMUM SETBACKS
FRONT: 30'
REAR: 20'
SIDE: 10'
TOTAL SIDE: -
CORNER SIDE: 30'-0"

VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713

Attachment: Site Plan (6321 : Veridian Homes LLC)

Front Elevation ARB

1/4" = 1'-0"

Custom Designed For: JUSTIN & LINDSAY KERLEY
Homesite / Neighborhood: 63 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10595 N. CONEFLOWER DRIVE
MEQUON, WI 53097
Customer Approval:
SPF May 20 2021

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

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

Model: JACKSON - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: DRK
Date: 4/20/2021

Print Date: 5/20/2021 12:34:44 PM
Revisions:

Drawing No.: ARB1

Attachment: Plans (6321 : Veridian Homes LLC)

Rear Elevation ARB

1/4" = 1'-0"

Custom Designed For: JUSTIN & LINDSAY KERLEY
Homesite / Neighborhood: 63 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10595 N. CONEFLOWER DRIVE
MEQUON, WI 53097
Customer Approval:
SPF May 20 2021
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6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Model: JACKSON - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: DRK Date: 4/20/2021

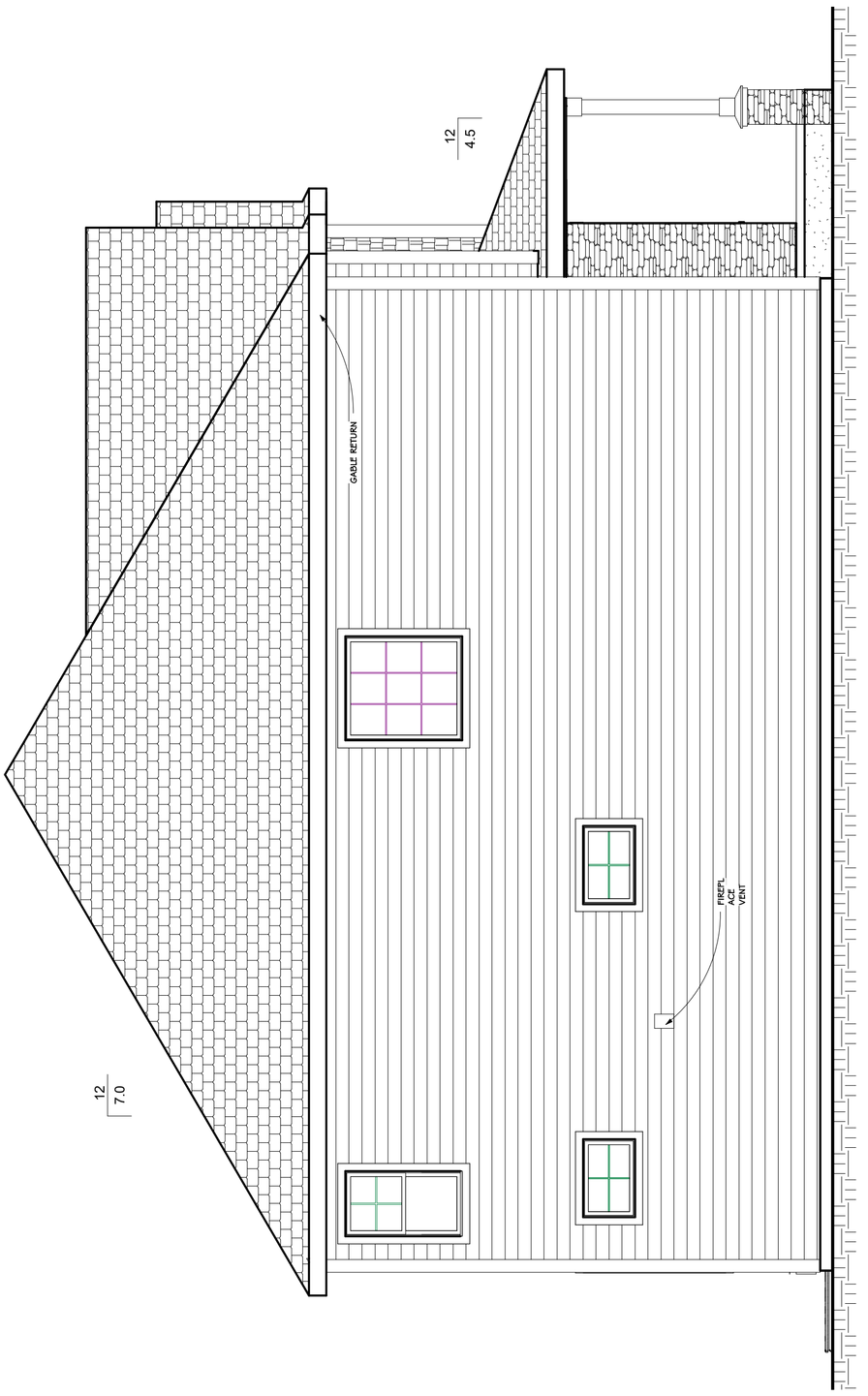
Print Date:
5/20/2021
12:34:45 PM
Revisions:

Drawing No.:
ARB2

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 (6321 : Veridian Homes LLC)

Attachment: Plans (6321 : Veridian Homes LLC)



Left Elevation 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: JACKSON - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: DRK Date: 4/20/2021

Print Date: 5/20/2021 12:34:45 PM
Revisions:

Drawing No.: ARB3

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

Custom Designed For: JUSTIN & LINDSAY KERLEY
Homesite / Neighborhood: 63 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10595 N. CONEFLOWER DRIVE
MEQUON, WI 53097
Customer Approval: SPF May 20 2021

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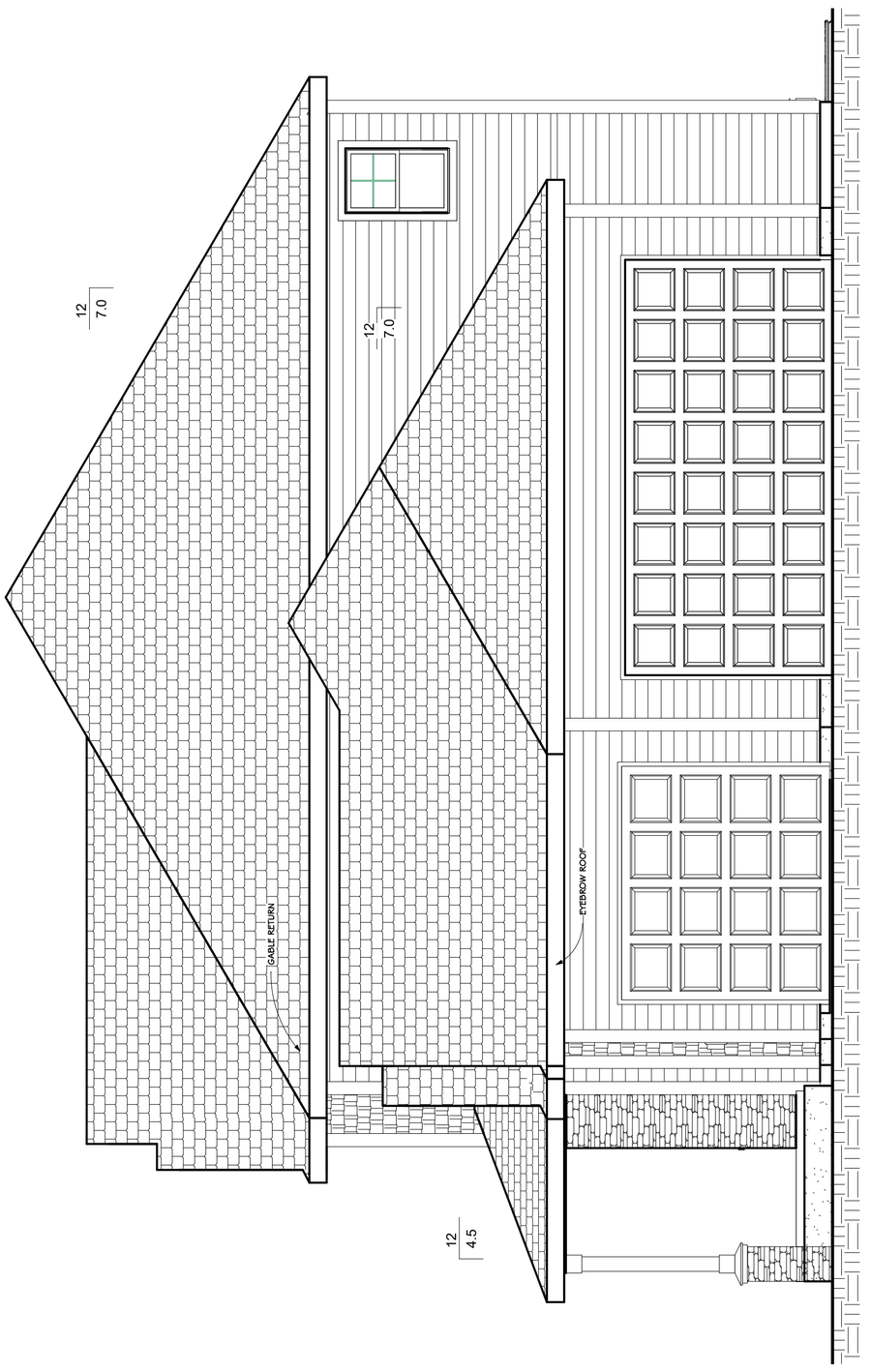
Attachment: Plans (6321 : Veridian Homes LLC)



Right Elevation 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:	JACKSON - 3 Car Side Entry
Elevation:	ARB
Revised Base Plan:	
Drawn By:	DRK Date: 4/20/2021

Print Date: 5/20/2021 12:34:46 PM

Revisions:

Drawing No.: ARB4

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

Custom Designed For: JUSTIN & LINDSAY KERLEY

Homesite / Neighborhood: 63 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: 10595 N. CONEFLOWER DRIVE
MEQUON, WI 53097

Customer Approval: **SPF May 20 2021**

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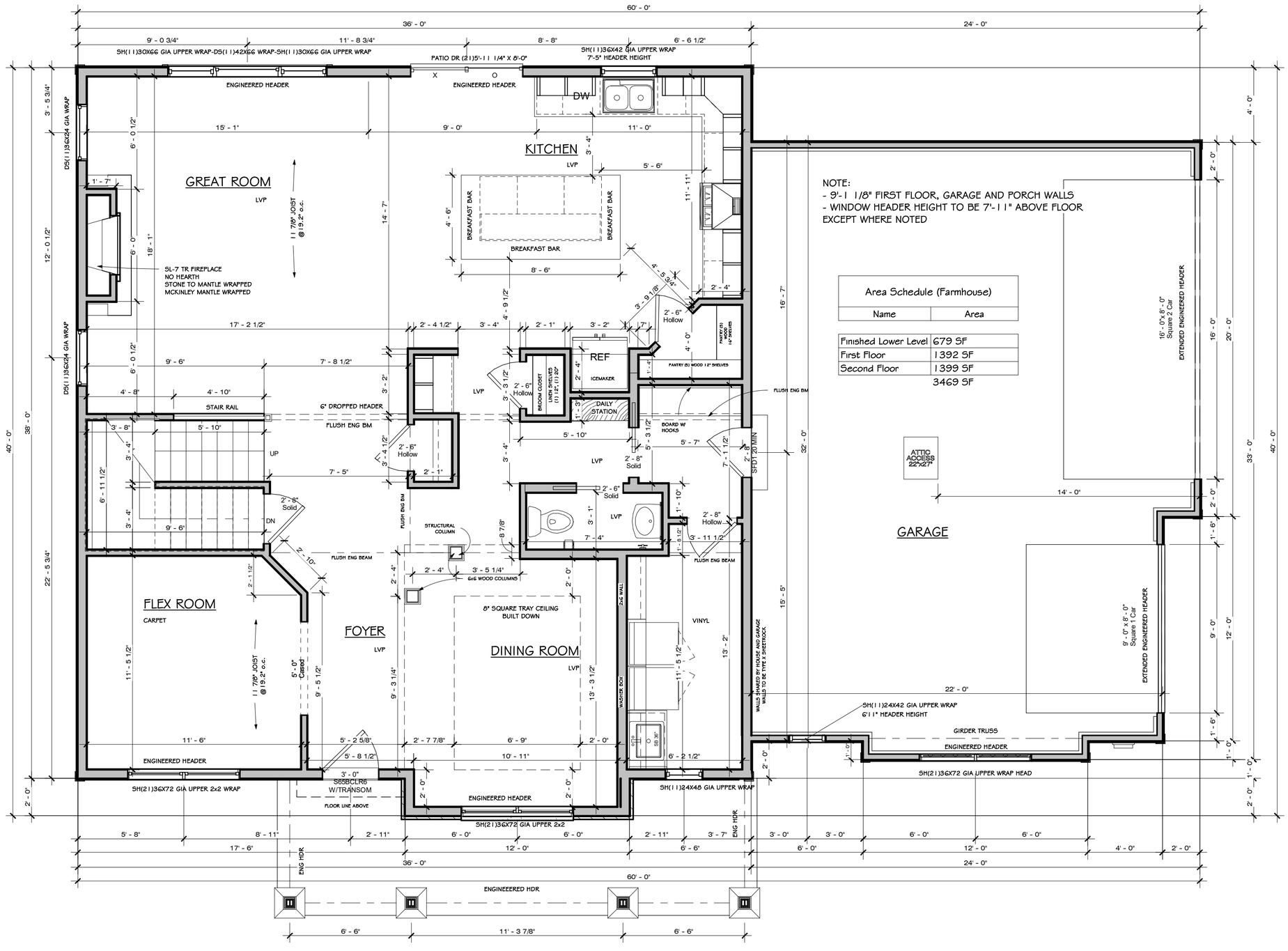

NOTE:
- 9'-1 1/8" FIRST FLOOR, GARAGE AND PORCH WALLS
- WINDOW HEADER HEIGHT TO BE 7'-1 1" ABOVE FLOOR EXCEPT WHERE NOTED

Area Schedule (Farmhouse)	
Name	Area
Finished Lower Level	679 SF
First Floor	1392 SF
Second Floor	1399 SF
	3469 SF

First Floor ARB

1/4" = 1'-0"

Custom Designed For: JUSTIN & LINDSAY KERLEY
Homesite / Neighborhood: 63 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10595 N. CONEFLOWER DRIVE MEQUON, WI 53097
Customer Approval:
SPF May 20 2021
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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

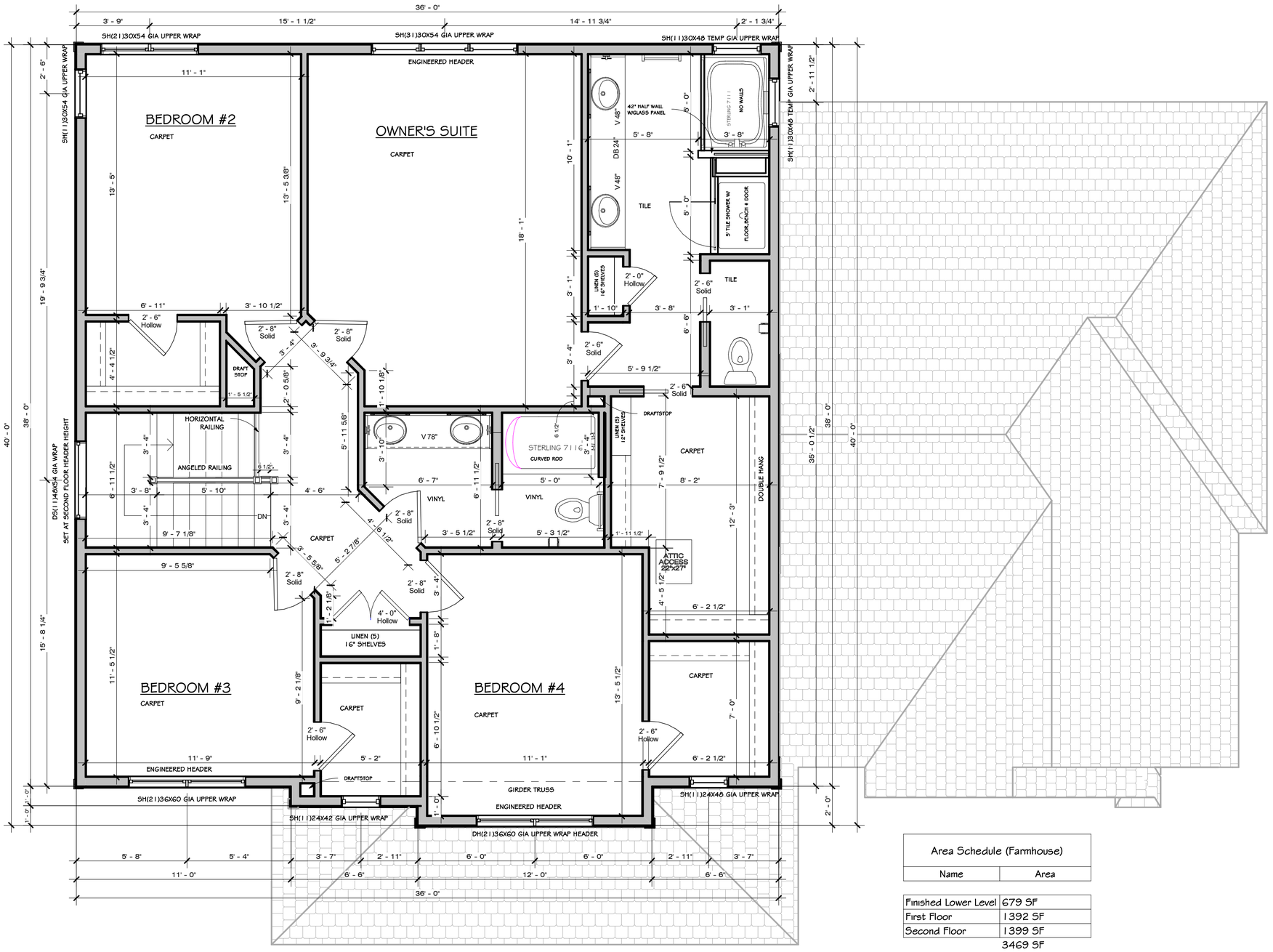
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: DRK Date: 4/20/2021

Print Date: 5/20/2021 12:34:47 PM
Revisions:

Drawing No.: ARB5

Attachment: Plans (6321 : Veridian Homes LLC)



Area Schedule (Farmhouse)	
Name	Area

Finished Lower Level	679 SF
First Floor	1392 SF
Second Floor	1399 SF
	3469 SF

Second Floor ARB

1/4" = 1'-0"

Custom Design For: JUSTIN & LINDSAY KERLEY
Homesite / Neighborhood: 63 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10595 N. CONEFLOWER DRIVE
MEQUON, WI 53097

Customer Approval:

SPF May 20 2021

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

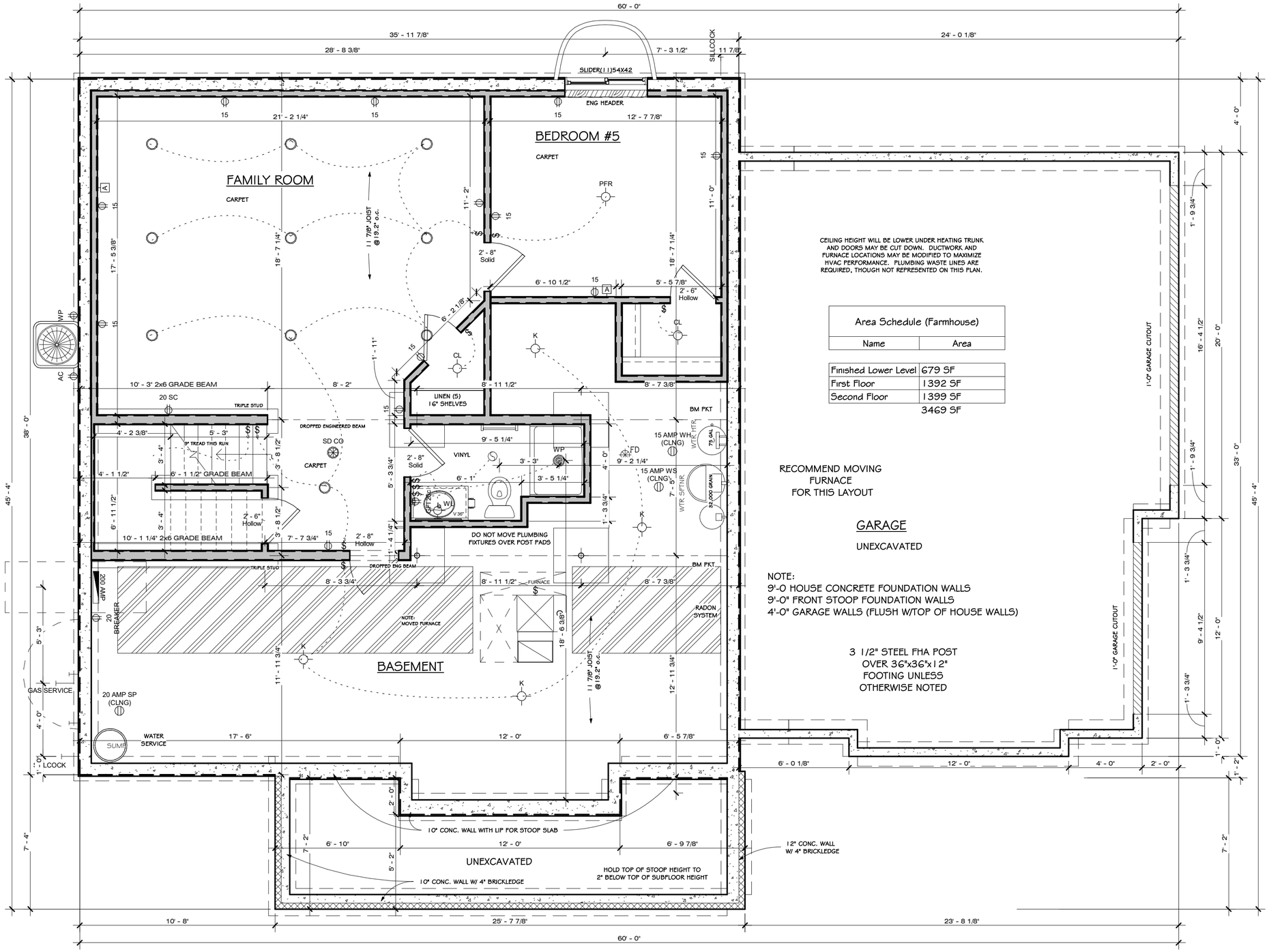
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: DRK Date: 4/20/2021

Print Date: 5/20/2021 12:34:48 PM
Revisions:

Drawing No.: ARB6

Attachment: Plans (6321 : Veridian Homes LLC)



Area Schedule (Farmhouse)	
Name	Area
Finished Lower Level	679 SF
First Floor	1392 SF
Second Floor	1399 SF
	3469 SF

Foundation Plan - Rear Exposure

1/4" = 1'-0"

Custom Designed For: JUSTIN & LINDSAY KERLEY
Homesite / Neighborhood: 63 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10595 N. CONEFLOWER DRIVE MEQUON, WI 53097
Customer Approval:
SPF May 20 2021
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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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

Model: JACKSON - 3 Car Side Entry
Elevation: ARB
Revised Base Plan: Date: 4/20/2021
Drawn By: DRK

Print Date: 5/20/2021 12:34:49 PM
Revisions:

Drawing No.: ARB7

Attachment: Plans (6321 : Veridian Homes LLC)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 14, 2021**
SUBJECT: **Judy Wilder - Addition: Sunroom at 8540 W. Highlander Drive**

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

Statement of Intent

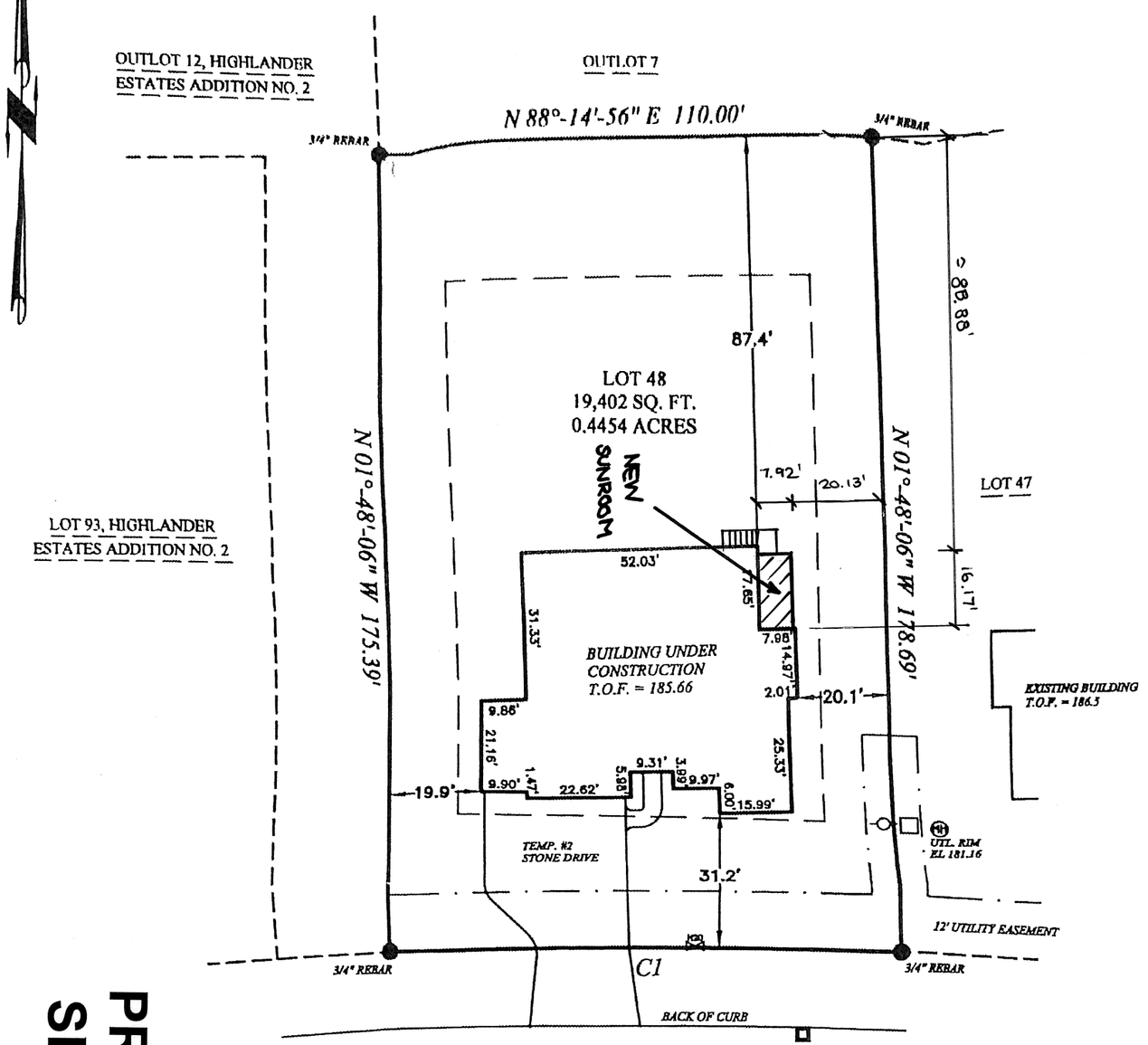
Manufacture and professionally install a custom made AllView Elite Sunroom.
Dimensions will be [14]' x [14]' x [14] with a [7]' wall height. Color [White] with a 3-1/8' wall depth.
Safety tempered edge to edge glass. Manufacture and professionally install an 3-inch panelized Gable roof system: (will try come close to the house peak) Dimensions to be [14]' wide with a [14]' projection.
Engineered roof with structural I-beams to meet all snow and wind load codes. Includes overhangs with new seamless gutters and downspouts.

Attachment: Statement of Intent (6326 : Judy Wilder)

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

PLAT OF SURVEY

FOR LOT 48 OF HIGHLANDER ESTATES ADDITION NO. 1, AND BEING A PART OF THE SE 1/4 OF THE NORTHWEST QUARTER OF SECTION 28, TOWN 9 NORTH, RANGE, 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



C1
RAD = 1530.00'
ARC = 110.07'
CHD = 110.05'
C.B. = S 89°-57'-55" W

PROPOSED SITE PLAN

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

WISCONSIN SCOTT D. THOMAS S-1654 JOHNSON CREEK WISCONSIN 9/27/19 LAND SURVEYOR

State of Wisconsin } SS.
County of Jefferson }

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

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28-09-21, WHICH IS ASSUMED TO BEAR N 01°-05'-12" W.

30' 0 30'

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

- Lot Corner (Found) w/desc.
- Elec. Trans. Box
- Man Hole
- Utility Pedestal
- Fire Hydrant
- Water Valve
- Platted Easement Boundary
- Building Setback Line

PROJECT: 60-048

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

Digitally signed by Scott D. Thomas

Attachment: Site Plan (6326 : Judy Wilder)

WILDER RESIDENCE, 8540 W Highlander Drive, Mequon

Attachment: Pictures (6326 : Judy Wilder)

WILDER RESIDENCE, 8540 W Highlander Drive, Mequon

Attachment: Pictures (6326 : Judy Wilder)

GREAT DAY IMPROVEMENTS, MILWAUKEE
WILDER RESIDENCE

DRAWING #	DESCRIPTION
1	COVER
2	ELEVATION "A" & "B" WALL
3	DECK PLAN
4	ROOF PLAN
5	STANDARD DECK DETAILS
6	STANDARD DECK DETAILS
7	SYSTEM DETAILS
8	SYSTEM DETAILS

MINIMUM DESIGN LOADS: PER WISCONSIN SPS320-325 / 2018 UDC / ASCE7-05

SNOW LOADS: GROUND SNOW LOAD 30 PSF

WIND PRESSURE: 20 PSF

LIVE LOADS:
1. ROOF: 20 PSF
2. FLOOR: 40 PSF

THIS SUNROOM IS NOT TO BE CONDITIONED OR USED AS A PERMANENT LIVING AREA.

NOTES:
1. ALLVIEW (CA5) SUNROOM; BRONZE IN COLOR
2. CONSTRUCT SUNROOM ON NEW DECK
3. NO HEAT BY GDI; ELECTRICAL BY GDI
4. ALL CONCRETE TO BE 3000 PSI MINIMUM
5. ALL LUMBER TO BE SPF #2 OR BETTER AND PRESSURE TREATED WHERE REQUIRED
6. THIS SUNROOM IS CONSIDERED AS NON-CONDITIONED SPACE, EXEMPT FROM ENERGY REQUIREMENTS

THIS SUNROOM AND FOUNDATION HAVE BEEN EVALUATED FOR DESIGN LOADS REQUIRED BY CODES REFERENCED. THIS INCLUDES ALL MATERIALS, COMPONENTS, CONNECTIONS, AND ATTACHMENTS WHEN CALCULATING THE LOAD REQUIREMENTS.

JAMES A. CLANCY, P.E., L.S.I.
WI. PROFESSIONAL ENGINEER (WI. LIC. #38262)
601 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7306

6/01/21

PATIO ENCLOSURES
BY GREAT DAY IMPROVEMENTS, LLC

LOCATION
GDI - MILWAUKEE
N30W22383 GREEN ROAD, UNIT G
WAUKESHA, WI 53186
262-798-0500

JUDY WILDER
8540 WEST HIGHLANDER DRIVE
MEQUON, WI. 53097
JOB #39145

DATE 3/23/21
DRAWN VNG
SCALE 1/4" = 1'-0"
SHEET 1 OF 8

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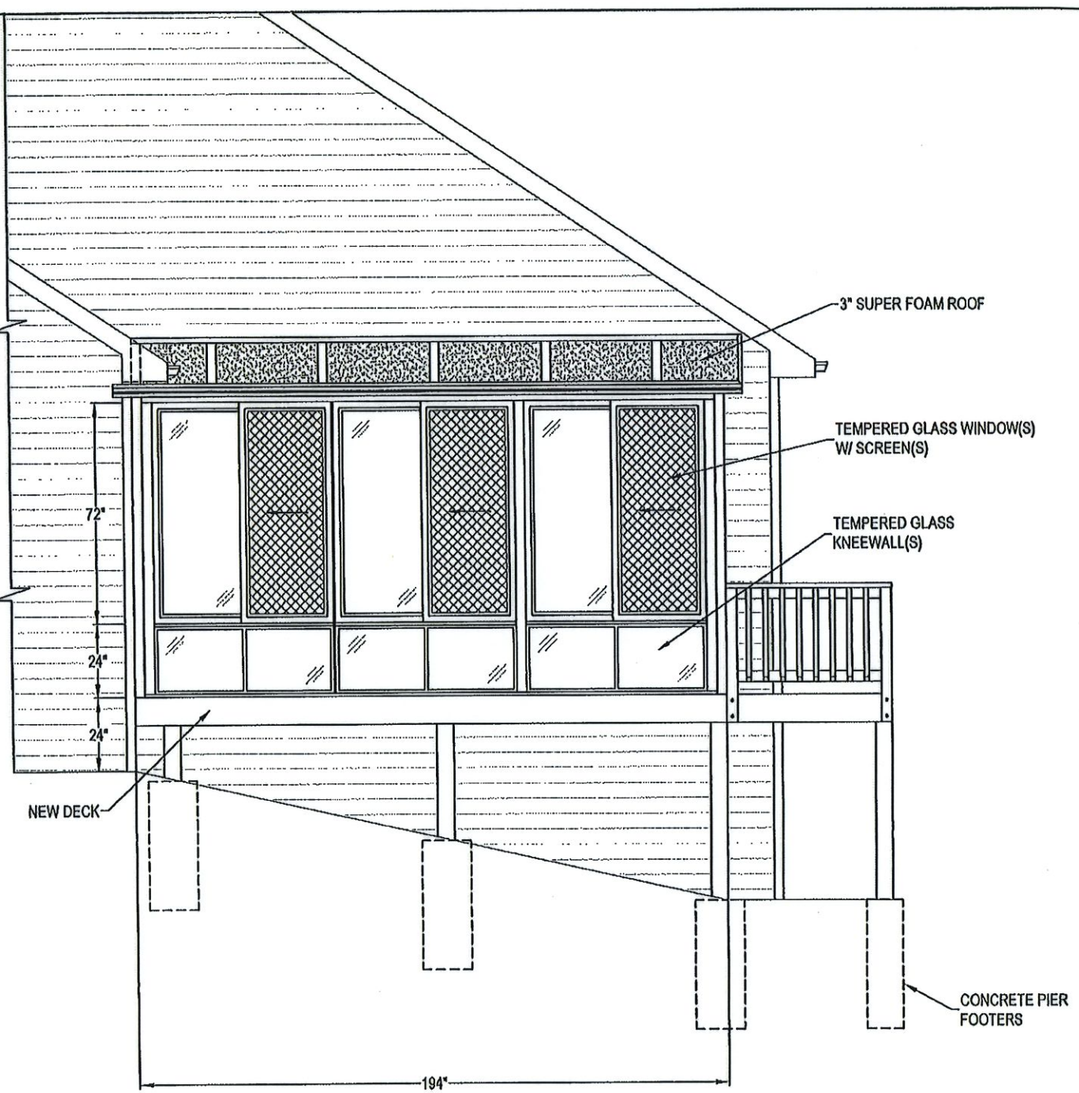
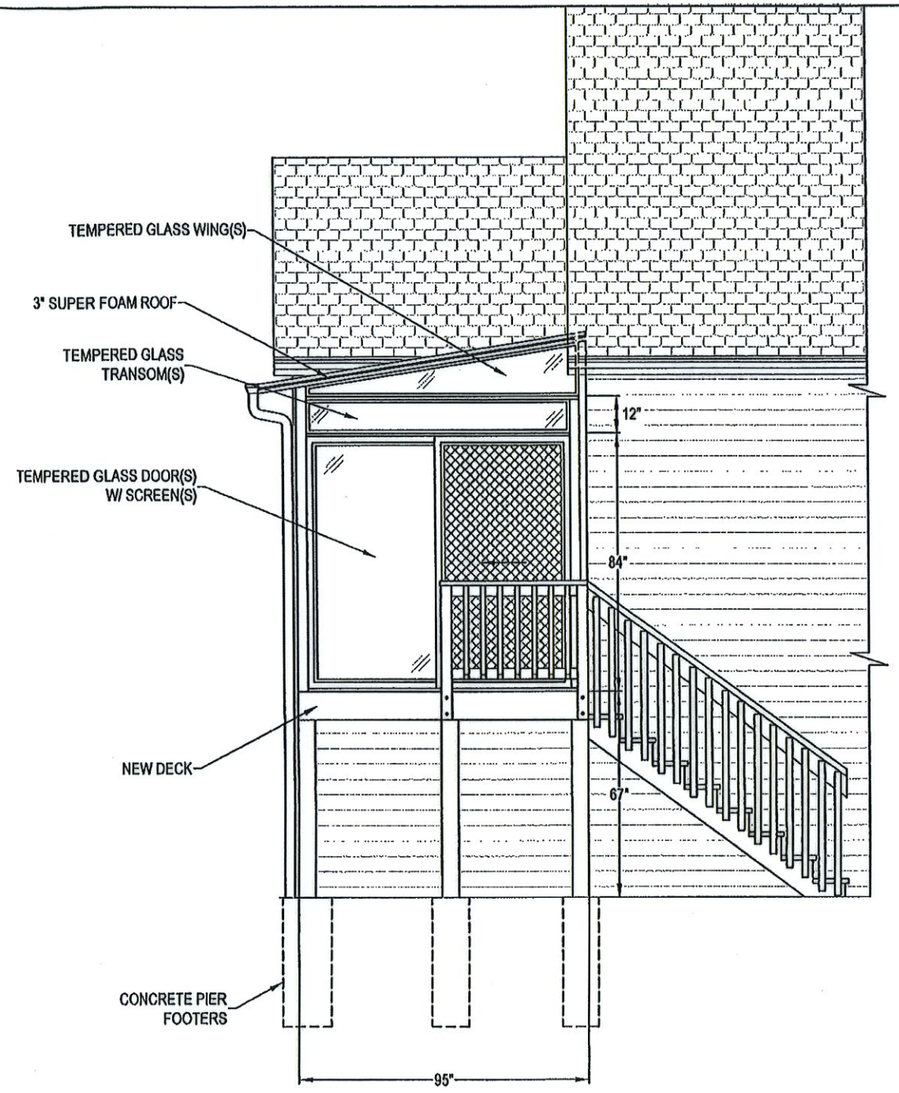
Attachment: Plans (6326 : Judy Wilder)



ELEVATION - "A" WALL



ELEVATION - "B" WALL

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WISCONSIN
JAMES A. CLANCY
E-38262
NATIONAL PARK
NJ
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DATE 3/23/21
DRAWN VNG
SCALE 1/4" = 1'-0"
SHEET 2 OF 8

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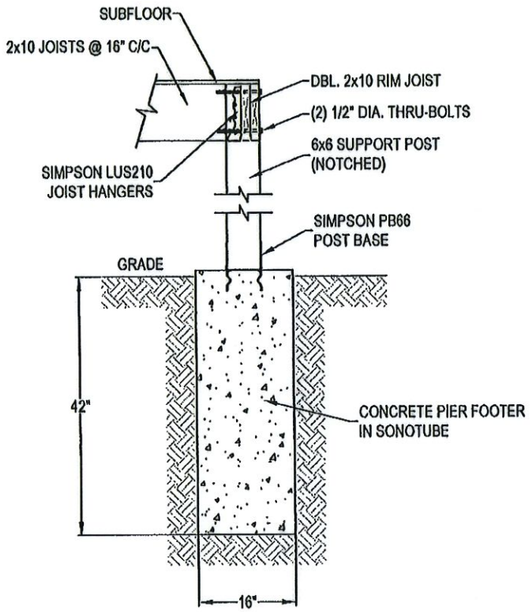

SECTION A-A
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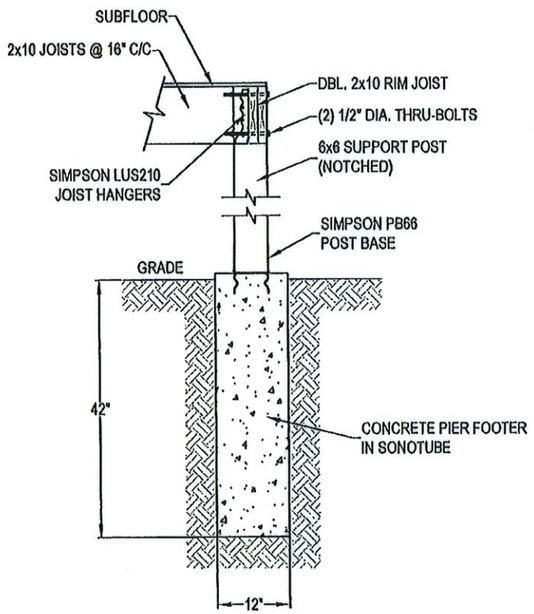
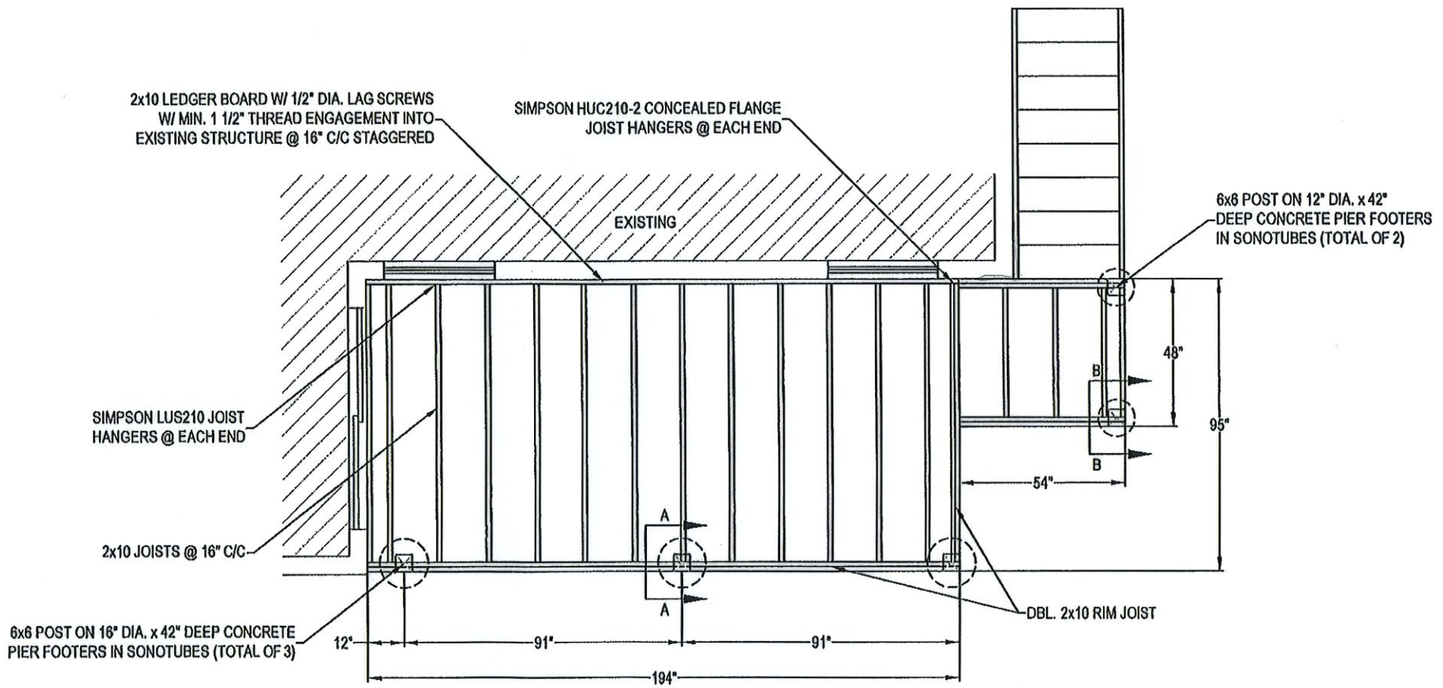


SECTION B-B
SCALE: 1/2" = 1'-0"



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

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E-38262
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NJ
PROFESSIONAL ENGINEER

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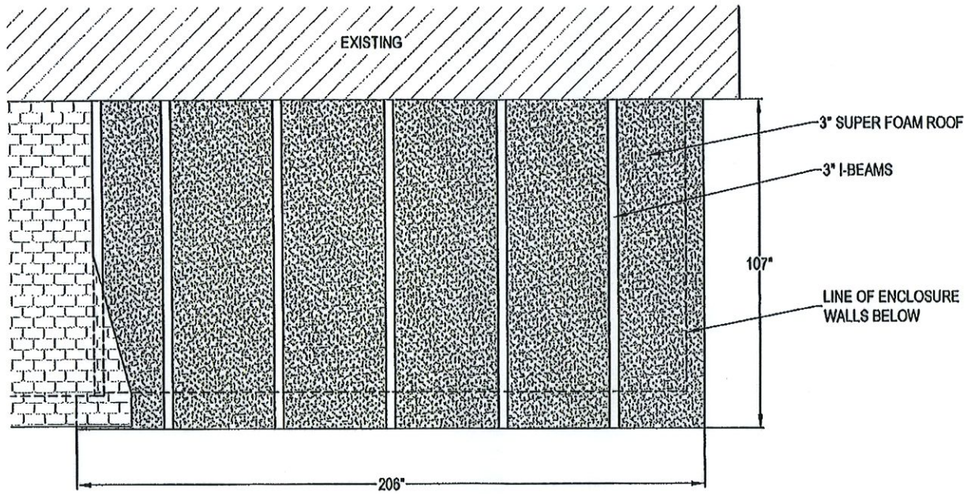
PH. # 856-853-7306

DATE 3/23/21
DRAWN VNG
SCALE AS NOTED
SHEET 3 OF 8

Attachment: Plans (6326 : Judy Wilder)



ROOF PLAN

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E-39242
NATIONAL PARK
NJ
PROFESSIONAL ENGINEER

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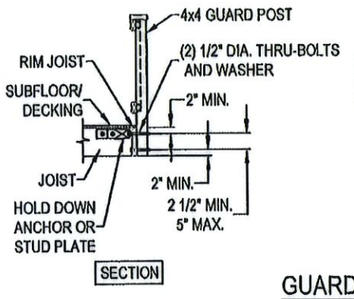
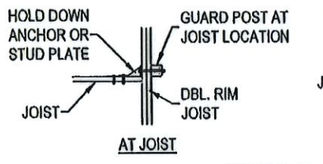
WI. PROFESSIONAL ENGINEER (WI. LIC. #38262)
601 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7306

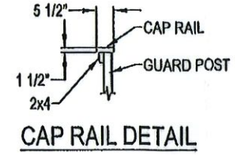
DATE 3/23/21
DRAWN VNG
SCALE 1/4" = 1'-0"
SHEET 4 OF 8

Attachment: Plans (6326 : Judy Wilder)

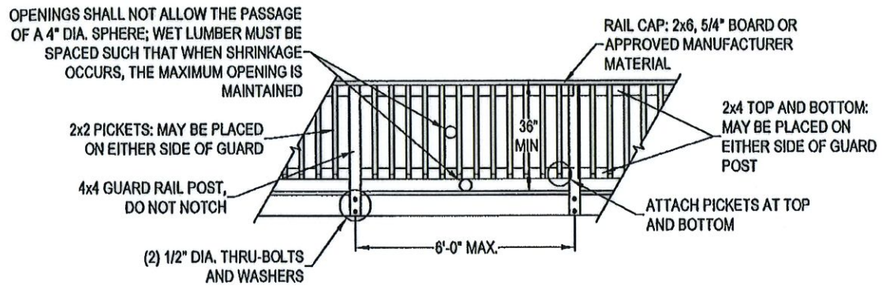




GUARD POST TO RIM JOIST DETAIL

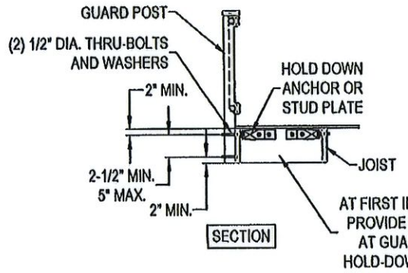


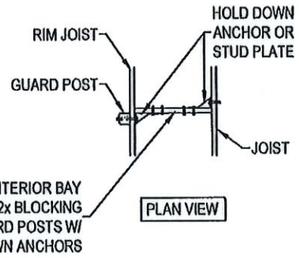
CAP RAIL DETAIL



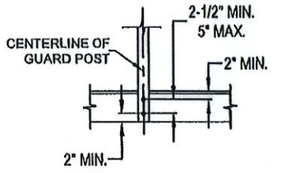
GUARD DETAIL

HANDRAIL DETAIL

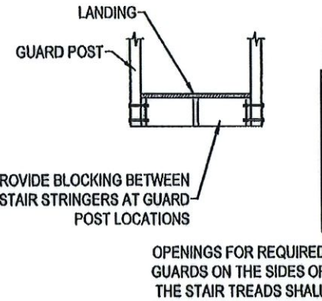


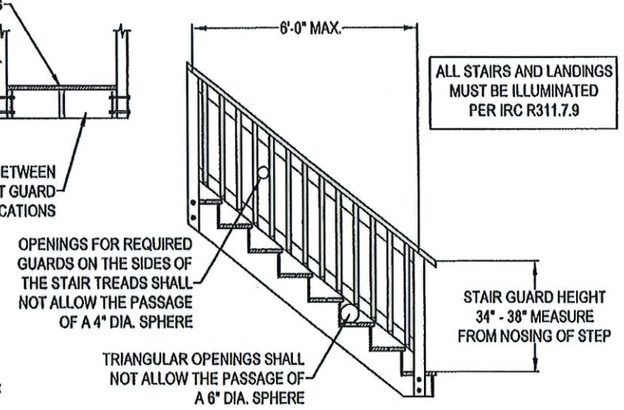


GUARD POST TO OUTSIDE JOIST DETAIL

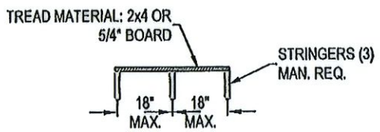


GUARD POST ATTACHMENT DETAIL

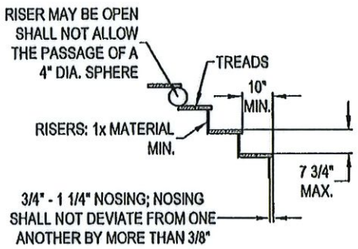




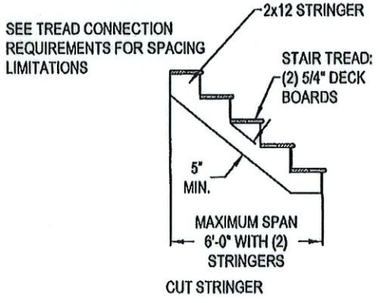
STAIR GUARD REQUIREMENTS



TREAD CONNECTION REQUIREMENTS



TREAD AND RISER DETAIL

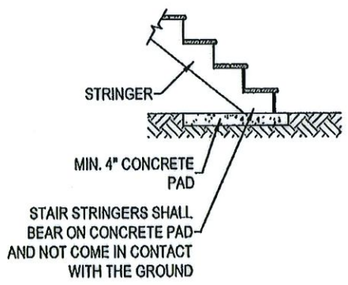


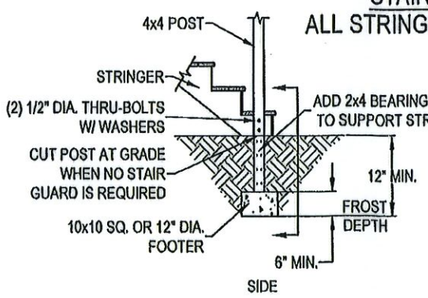
STAIR STRINGER REQUIREMENTS
ALL STRINGERS SHALL BE A MINIMUM OF 2x12

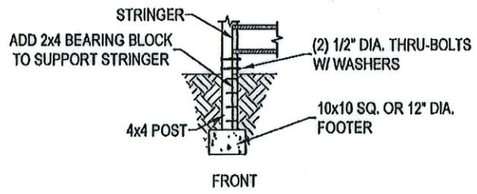
THESE DETAILS WERE TAKEN FROM THE PRESCRIPTIVE RESIDENTIAL WOOD DECK GUIDE BY THE AMERICAN WOOD COUNCIL

ALL SCREWS, BOLTS AND NAILS FOR USE WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL

NOTE:
THIS PLANS WERE DESIGNED WITH AND REQUIRED THAT ALL LUMBER MUST BE MINIMUM RATED SPF #2 OR BETTER PRESSURE TREATED PER AWPA (AMERICAN WOOD PROTECTION ASSOCIATION) STANDARDS







STAIR STRINGER BEARING AT GRADE DETAIL

JAMES A. CLANCY, P.E., L.S.
WI. PROFESSIONAL ENGINEER (WI. LIC. #38262)
601 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7306

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DATE 3/23/21
DRAWN VNG
SCALE 1/4" = 1'-0"
SHEET 5 OF 8

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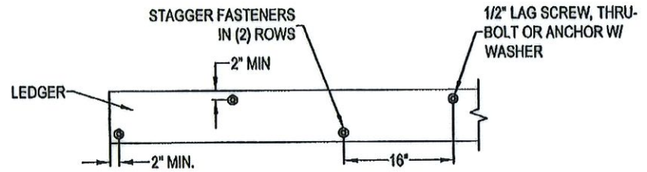
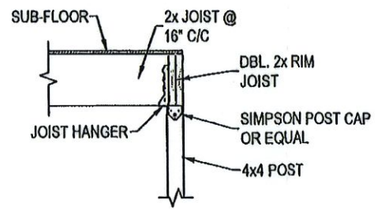
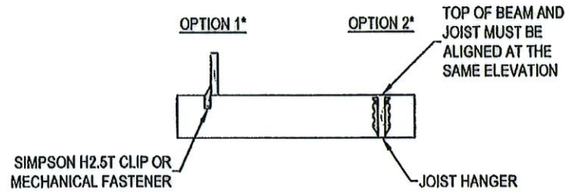
Attachment: Plans (6326 : Judy Wilder)



LEDGER BOARD FASTENER SPACING AND CLEARANCE

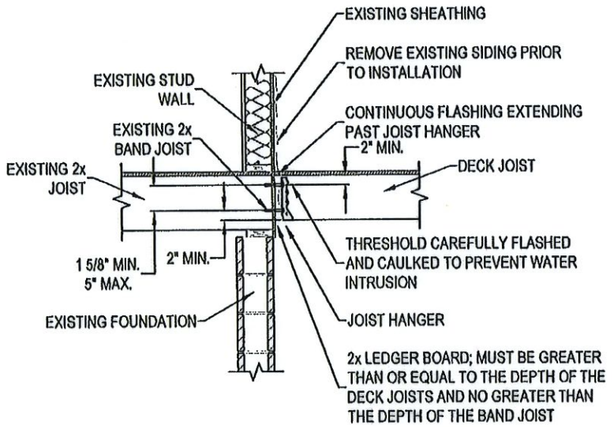


RIM JOIST DETAIL

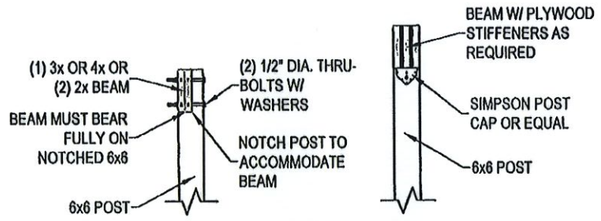


JOIST TO BEAM CONNECTION DETAIL

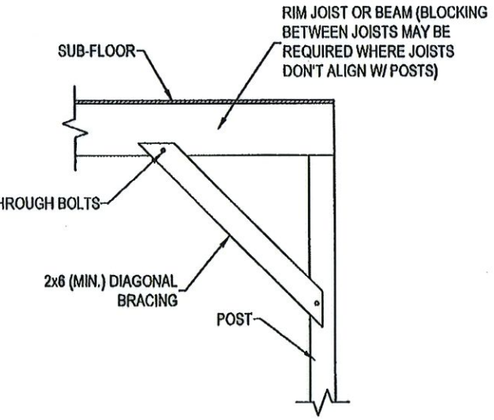
* SEE MANUFACTURERS RECOMMENDATIONS FOR ADDITIONAL REQUIREMENTS



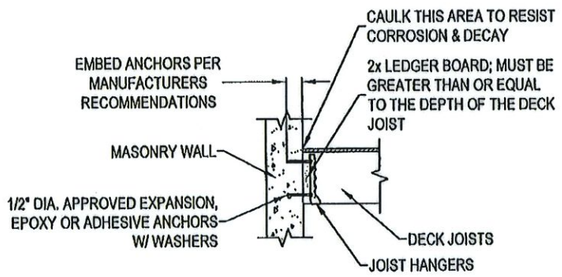
LEDGER BOARD ATTACHMENT DETAIL - BAND JOIST



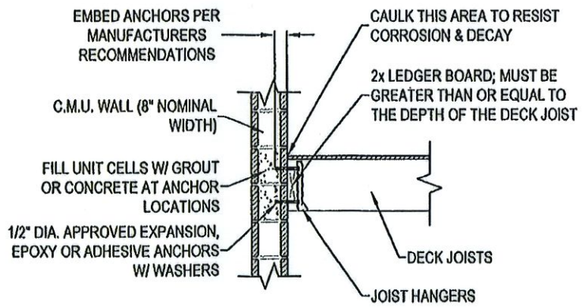
POST TO BEAM DETAIL



DIAGONAL BRACE DETAIL



LEDGER BOARD ATTACHMENT DETAIL - CONCRETE OR SOLID MASONRY WALL



LEDGER BOARD ATTACHMENT DETAIL - HOLLOW MASONRY WALL

JAMES A. CLANCY, P.E., L.S.
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SHEET 6 OF 8

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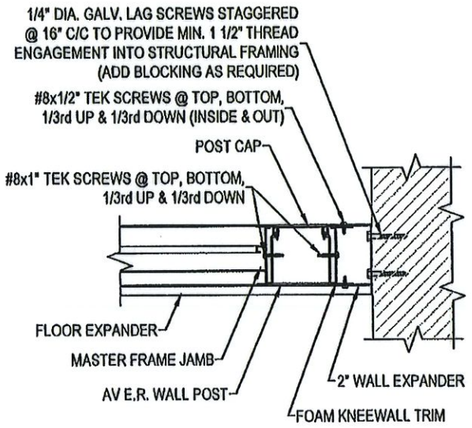
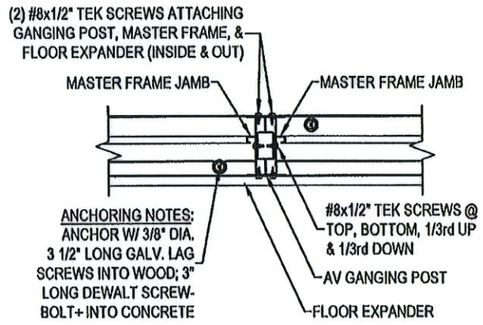
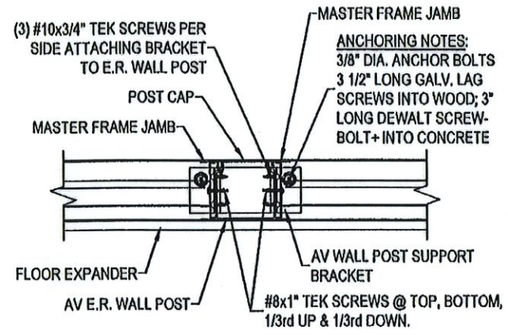


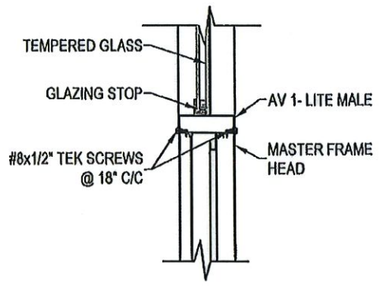
PLAN VIEW OF MASTER FRAME JAMB & AV E.R.
WALL POST CONNECTION @ EXISTING WALL



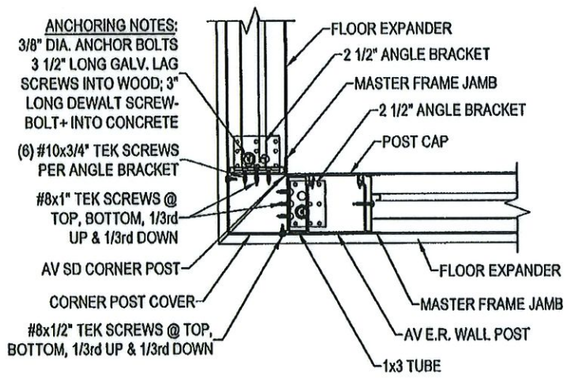
PLAN VIEW OF MASTER FRAME JAMBS
CONNECTION @ GANGING POST



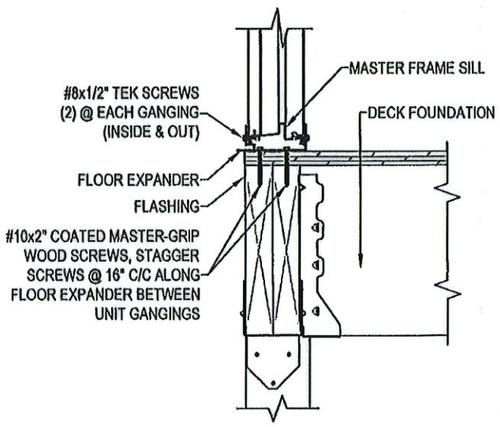
PLAN VIEW OF MASTER FRAME JAMBS
CONNECTION @ AV E.R. WALL POST



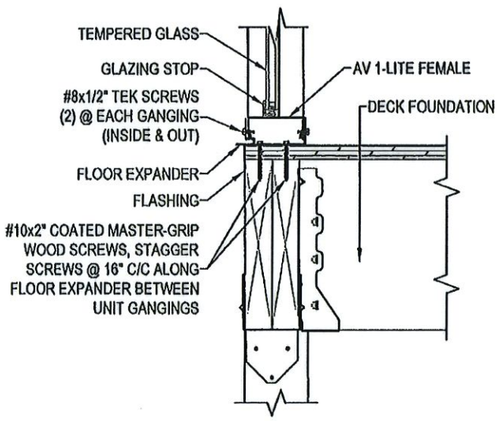
SECTION THROUGH MASTER FRAME HEAD
CONNECTION @ GLASS TRANSOM



PLAN VIEW OF MASTER FRAME JAMBS & AV E.R.
WALL POST CONNECTION @ CORNER POST



SECTION THROUGH MASTER FRAME SILL
CONNECTION @ DECK FOUNDATION



SECTION THROUGH GLASS KNEEWALL
CONNECTION @ DECK FOUNDATION

JAMES A. CLANCY, P.E., L.S.
WI. PROFESSIONAL ENGINEER (WI. LIC. #38262)
601 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7306

PATIO ENCLOSURES®
BY GREAT DAY IMPROVEMENTS, LLC

LOCATION
GDI - MILWAUKEE
N30W22383 GREEN ROAD, UNIT G
WAUKESHA, WI 53186
262-796-0500

JUDY WILDER
8540 WEST HIGHLANDER DRIVE
MEQUON, WI. 53097
JOB #39145

DATE 3/23/21
DRAWN VNG
SCALE 1 1/2" = 1'-0"
SHEET 7 OF 8

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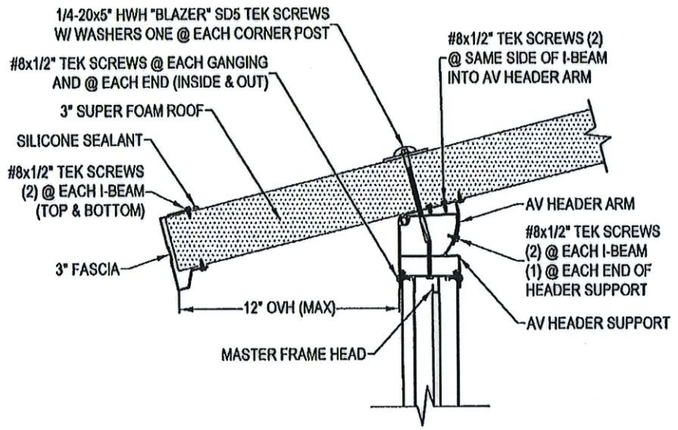
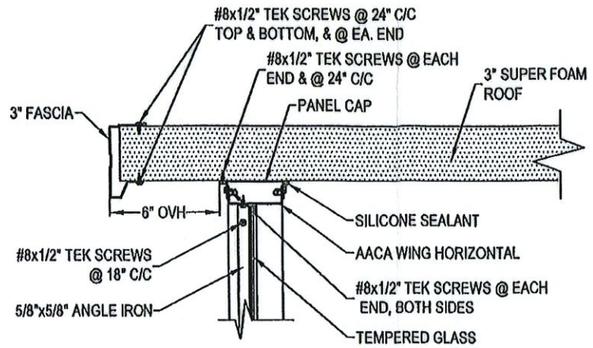
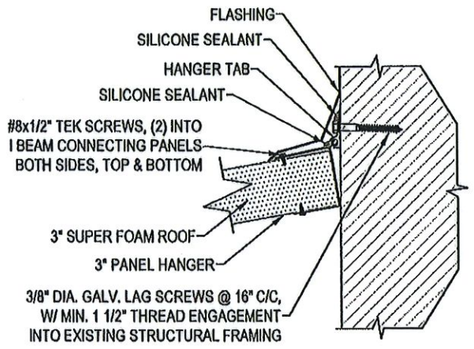
Attachment: Plans (6326 : Judy Wilder)



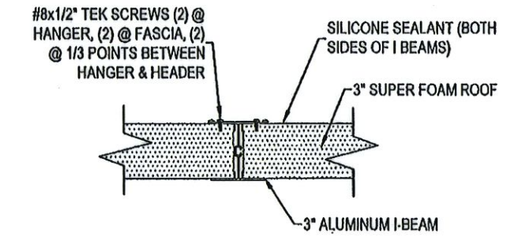
SECTION THROUGH MASTER FRAME & HEADER
CONNECTION @ 3" SUPER FOAM ROOF



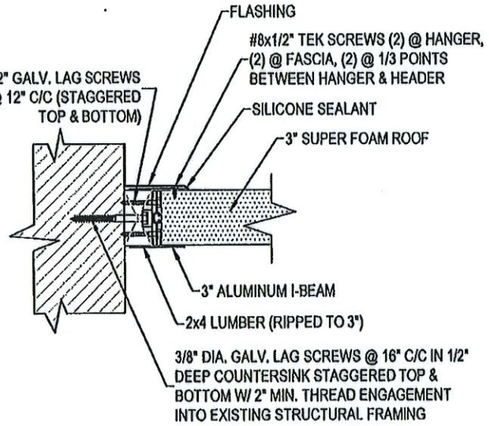
SECTION THROUGH 3" SUPER FOAM ROOF
PANEL CONNECTION @ GLASS WING



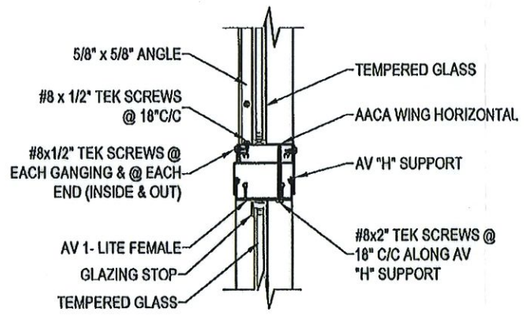
SECTION THROUGH 3" SUPER FOAM ROOF & PANEL
HANGER ASSEMBLY CONNECTION @ EXISTING WALL



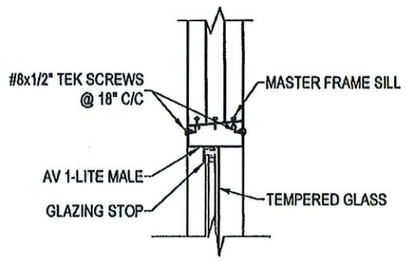
SECTION THROUGH 3" ROOF
CONNECTION @ I-BEAM



3" ROOF PANEL & I-BEAM
CONNECTION @ EXISTING WALL



SECTION THROUGH "H" & GLASS TRANSOM
CONNECTION @ GLASS WING



SECTION THROUGH MASTER FRAME SILL
CONNECTION @ GLASS KNEEWALL

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