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, July 10, 2023
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

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

1) Call to Order, Roll Call

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

   a. Meeting Minutes from June 12, 2023

3) Architectural Board Applications

1. **Greg Adams** — **Outbuilding/Guest House**
   10906 N. Lake View Road
   Subdivision: Michivue
   District 8 – 6:00 pm
   Contractor: Owner
   Architect: Waterborne Design

2. **Kiley Rickert** — **New Single-Family Residence**
   10009 W. Farmdale Estates Court
   Subdivision: Farmdale Estates
   District 1 – 6:10 pm
   Contractor: Victory Homes of WI
   Architect: David Pluim

3. **Matt & Katie Carlton** — **New Single-Family Residence**
   13745 N. Pine View Court
   Subdivision: Riverland Estates
   District 1 – 6:15 pm
   Contractor: Anderson Homes LLC
   Architect: Anderson Homes LLC

4. **David & Betty Smulyan** — **New Single-Family Residence**
   13205 W. Shoreland Drive
   Subdivision: N/A
   District 1 – 6:20 pm
   Contractor: Mikkelson Builders
   Architect: Fred Dahms, Jr.

5. **Michael & Jenna Sullivan** — **Re-Submittal: Exterior Changes to approved New Single-Family Residence**
   299 W. Hemlock Lane
   Subdivision: Hemlock Lane
   District 5 – 6:25 pm
   Contractor: Mikkelson Builders
   Architect: Fred Dahms, Jr.

6. **Veridian Homes LLC** — **New Single-Family Residence**
   Lot #80 W. Preserve Parkway
   Subdivision: The Enclave South
   District 3 – 6:30 pm
   Contractor: Veridian Homes LLC
   Architect: Veridian Homes LLC

7. **John & Gwyn Beagle** — **Addition: Screened in Porch**
   310 W. Bonness Lane
   Subdivision: N/A
   District 5 – 6:35 pm
   Contractor: Ruvin Brothers
   Architect: Ruvin Brothers

8. **Lakeview Partners LLC** — **New Single-Family Residence**
   14141 N. Lake Shore Drive
   Subdivision: Lakeshore Estates
   District: 5 – 6:45 pm
   Contractor: Espire Homes, Inc.
   Architect: John Wachter

9. **Stephen Sheperd** — **New Single-Family Residence**
   10510 N. Pine Tree Circle
   Subdivision: Eschrich Park
   District 6 – 6:50 pm
   Contractor: TBD
   Architect: New Horizons Ventures

4) Announcement

5) Adjourn

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

11333 N. Cedarburg Road
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: **July 10, 2023**
SUBJECT: **Meeting Minutes from June 12, 2023**

Attachments:
6.12 (PDF)

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

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, June 12, 2023
6:00 PM
Lower-Level Conference Room

Minutes

Attachment: 6.12 (8559 : Meeting Minutes from June 12, 2023)

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

Present:	Vice-Chairman Paul Apfelbach
Members at Large:	Michael Wade, Curtis Helm, Janet Ehn, Bluma Lotman,
Building Inspector:	Andy Wagner

2. **Meeting Minutes**

Minutes from the May 8, 2023, meeting were approved by District Representative Curtis Helm and seconded by District Representative Janet Ehn.

Minutes were approved unanimously.

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor / Architect
1)	Dist. 7 6:00 pm	**Addition: Sunroom & Kitchen Remodel**	Ryan & Lauren O'Desky 10533 N. Manor Circle Subd: Gazebo Hill	Cont: Kowalske Kitchen & Bath Arch: Kowalske Kitchen & Bath

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

Conditions: Plans approved as submitted with the condition that a stone beltline is added as indicated on page A2 of the submittal.

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor / Architect
2)	Dist. 8 6:10 pm	**New Single-Family Residence**	Allen & Terri Hornik 10375 N. Wildwood Court Subd: Wildwood Preserve	Cont: Mikkelson Builders Arch: Fred Dahms

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

Conditions: Plans approved as submitted.

Attachment: 6.12 (8559 : Meeting Minutes from June 12, 2023)

3)	Dist. 8 6:15 pm	**Detached Garage**	David & Mirian Alvarado 1014 W. El Patio Lane Subd: Town & Country #1	Cont: JD Griffiths Co., Inc. Arch: JD Griffiths Co., Inc.

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

Conditions: Plans approved with the following conditions:
1. Addition of matching window on right elevation (page 3 of 6) to be consistent with left elevation.
2. Shutters should be added to the garage to match the house or if the homeowner does not want to add shutters to the garage, then all shutters on the house need to be removed before final inspection of the garage.

4)	Dist. 1 6:25 pm	**Boat House**	Paul & Patsy Ellsworth 12543 N. Farmdale Road Subd: N/A	Cont: Moore Designs, Inc. Arch: Brian Breit

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

Conditions: Plans approved as submitted.

5)	Dist. 1 6:35 pm	**Addition:** **Attached Garage**	Randall Schuller 13649 N. Hillside Drive Subd: Hillside Highlands	Cont: Owner Arch: Owner

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

Conditions: Plans approved as submitted with the condition that the addition maintains consistent coloring of new and old siding materials and cinder block.

Attachment: 6.12 (8559 : Meeting Minutes from June 12, 2023)

6)	Dist. 1 6:45 pm	**New Single-Family Residence**	Anderson Homes LLC 13879 N. Pine View Court Subd: Riverland Estates	Cont: Anderson Homes LLC Arch: Anderson Homes LLC

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

Conditions: Plans approved as submitted.

7)	Dist. 1 6:50 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: Wade
Seconded by: Ehn
Approved: Yes
Vote: Unanimous

Conditions: Plans approved as submitted.

8)	Dist. 3 6:55 pm	**Addition: Attached Garage**	Gerald Berens 11628 N. Solar Avenue Subd: Solar Heights	Cont: Bel-Air Carpentry Arch: Bill Feldman

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

Conditions: Plans approved as submitted with the condition that windows are added to all three sides along with shutters to match house.

Attachment: 6.12 (8559 : Meeting Minutes from June 12, 2023)

9)	Dist. 3 7:05 pm	**New Single-Family Residence**	Veridian Homes LLC Lot #88 W. Preserve Parkway Subd: The Enclave	Cont: Veridian Homes LLC Arch: Veridian Homes LLC

Moved to Approve: Ehn
Seconded by: Lotman
Approved: Yes
Vote: 4-Approved, 1-Opposed (Apfelbach)

Conditions: Plans approved as submitted with the following conditions:

1. Addition of Board and Batten on right elevation lower gable.
2. Addition of Board and Batten on left elevation middle gable.
3. Add window in mudroom on left elevation or, move the existing laundry room window further towards the edge of the laundry room. (See marked up plans if further clarification required).

4. **Action:**

District Representative Curtis Helm made a motion to adjourn the meeting.
District Representative Janet Ehn seconded the motion.

A vote was taken; vote passed unanimously.

Meeting adjourned at 7:43 p.m.

Attachment: 6.12 (8559 : Meeting Minutes from June 12, 2023)

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: **July 10, 2023**
SUBJECT: **Greg Adams - Outbuilding/Guest House at 10906 N. Lake View Road**

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

4/5/23

Greg Adams
10906 N Lake View Road
Mequon, WI 53092

STATEMENT OF INTENT

I intend to build a garage/guest house to accommodate my storage needs. It is replacing a smaller, older frame shed along the north edge of the property. The site currently is flat, with mowed grass and dirt. The building is designed to complement the existing house.

Attachment: Statement of Intent (8560 : Greg Adams)

!!! NOT FOR CONSTRUCTION !!!

Site Plan
Roof Plan

date: 5 april 2023
Architectural Review Board

project:
Adams Residence
10906 N Lake View Road
Mequon, WI 53092
New Construction

architect

mary houle richter
waterborne.design.llc@gmail.com

waterborne design LLC 175 e delaware place unit 8505 chicago, il 60611 262.302.9057

A0

10906 N Lake View Road



West/Street Elevation



North End Elevation

Attachment: Pictures (8560 : Greg Adams)



Northeast Elevation



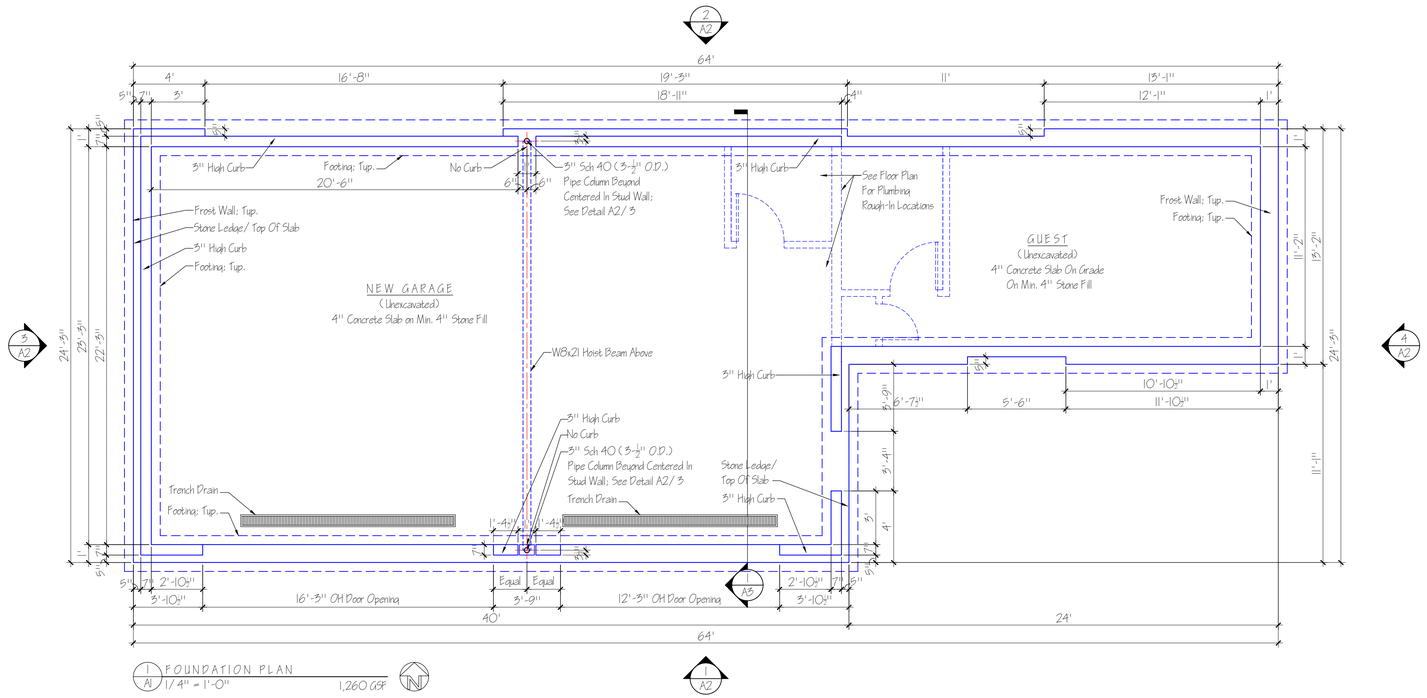
East Elevation

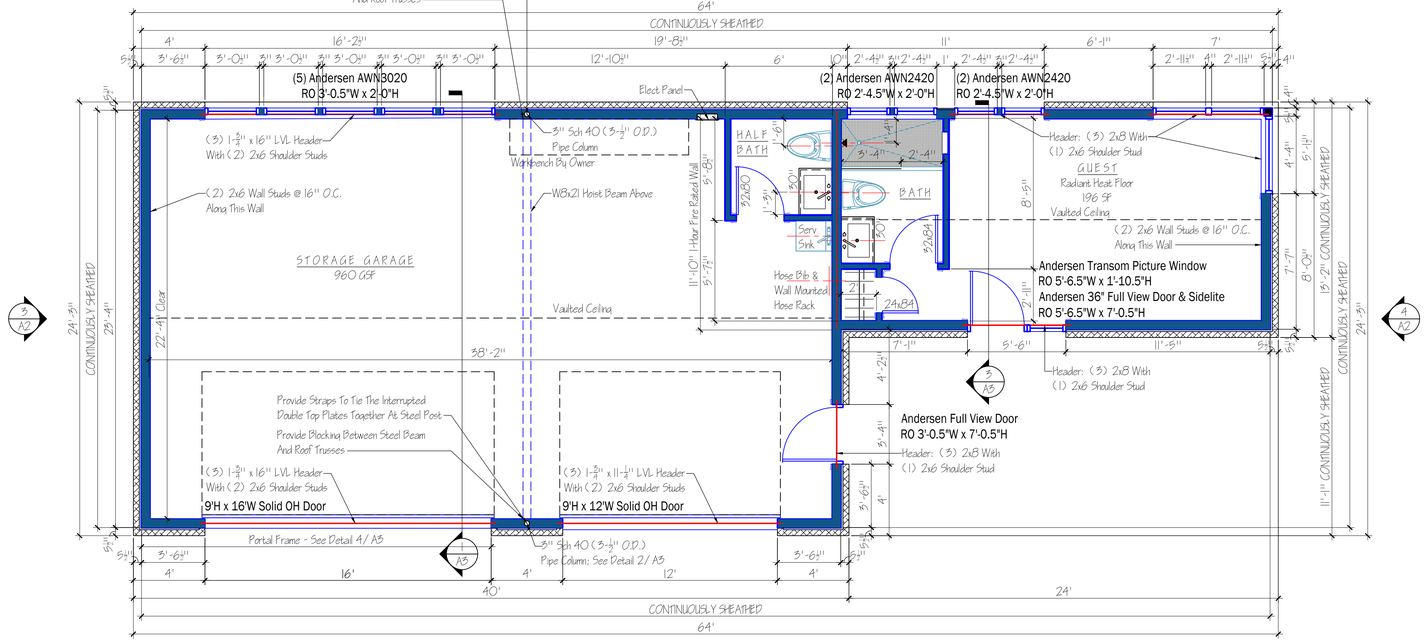


South End Elevation

Attachment: Pictures (8560 : Greg Adams)

!!! NOT FOR CONSTRUCTION !!!





GENERAL NOTES

1. All Dimensions To Face Of Stud Unless Noted Otherwise.
2. All Exterior Walls 5 ½" Studs With R-19 Insulation; ½" Gyp. Bd. Interior Side Unless Noted Otherwise.
3. All Interior Walls 3½" Studs To Underside Of Structure; ½" Gyp. Bd. Each Side Unless Noted Otherwise.
4. All Interior Trim To Be Painted White. Mfr/ Color: TBD
5. All New Interior Doors To Be One-Panel To Be Painted White. Mfr/ Color: TBD

MECHANICAL NOTES

1. Provide Under Sink On-Demand Hot Water System
2. HVAC Systems At Garage & Guest: Wall Mounted Systems TBD

STRUCTURAL NOTES

Wall Studs: 2x6 DFL Stud Grade
Headers: 2x6 DFL #2
LVLs = Fb=2,600 psi Min, E=2.0E6 psi
Steel Wide Flange Beam: Fy=50 ksi
Pipe Column: 3" Sch. 40 (3-½" O.D.) Fy= 35 ksi

architect
mary houle richter
waterborne.design.llc@gmail.com
waterborne design LLC 175 e delaware place unit 8505 chicago, il 60611 262.302.9057

project:
Adams Residence
10906 N Lake View Road
Mequon, WI 53092
New Construction

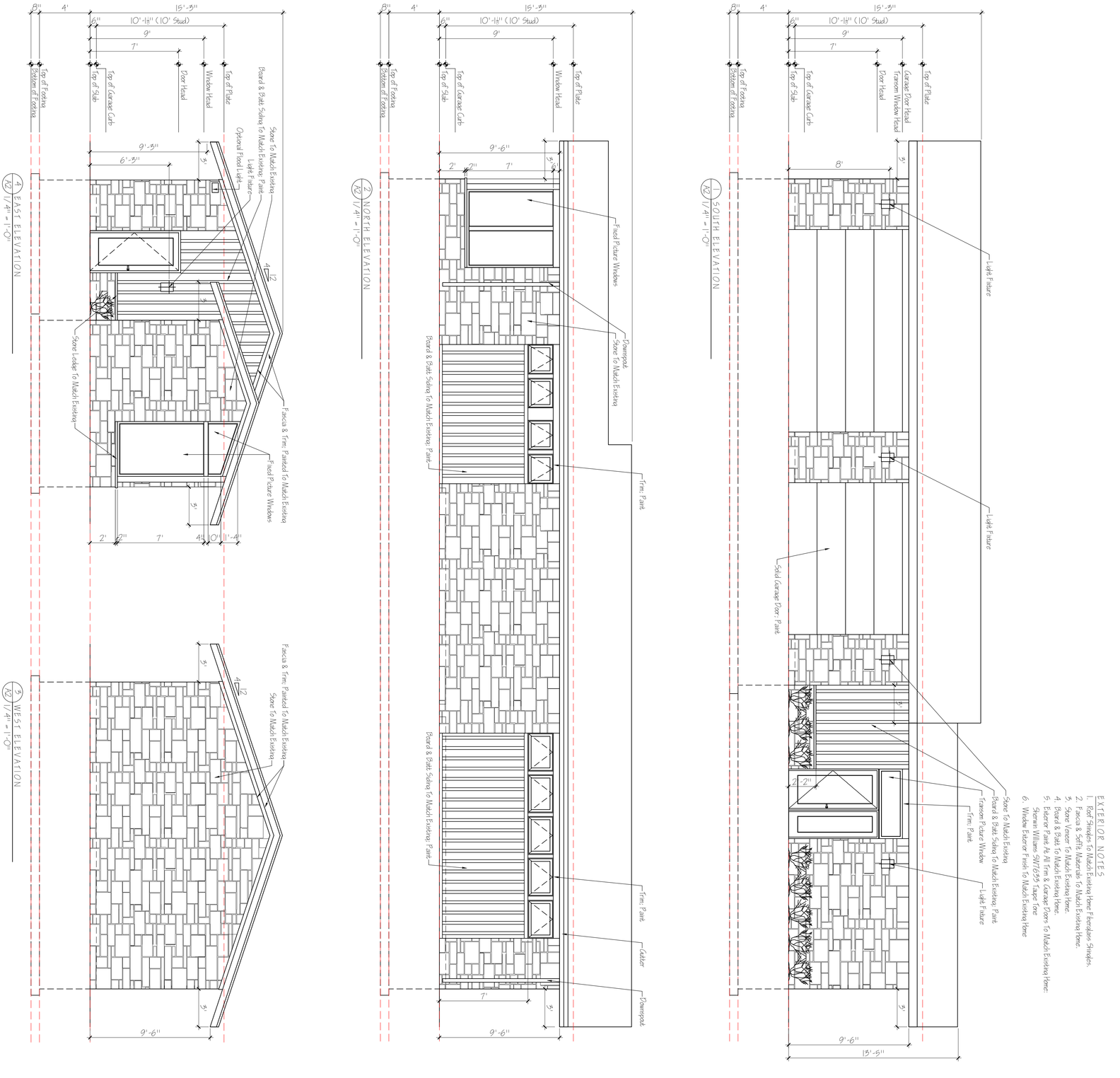
date: 5 april 2023
Architectural Review Board

Foundation Plan
Floor Plan

A1
Packet Pg. 15

Attachment: Plans (8560 : Greg Adams)

!!! NOT FOR CONSTRUCTION !!!



EXTERIOR NOTES

1. Roof Shingles To Match Existing Home Fiberglass Shingles.
2. Fascia & Soffit Materials To Match Existing Home.
3. Stone Veneer To Match Existing Home.
4. Board & Batt To Match Existing Home.
5. Exterior Paint At All Trim & Garage Doors To Match Existing Home: Sherwin Williams SW7659 Sage Tone
6. Window Exterior Finish To Match Existing Home

Exterior Elevations

date: 5 april 2023
Architectural Review Board

project:
Adams Residence
10906 N Lake View Road
Mequon, WI 53092
New Construction

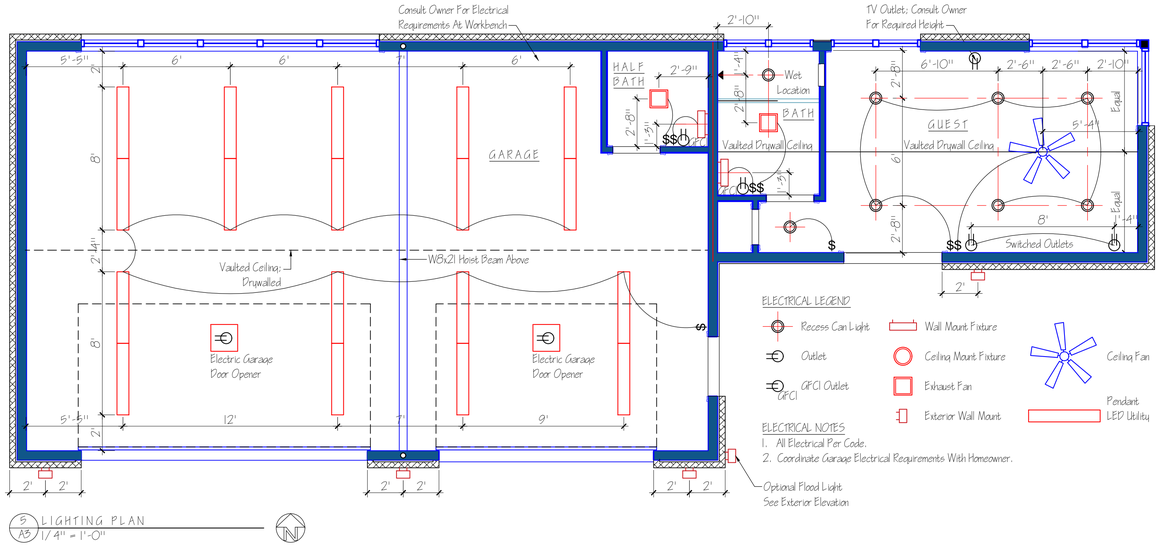
architect

mary houle richter
waterborne.design.llc@gmail.com
waterborne design LLC 175 e delaware place unit 8505 chicago, il 60611 262.302.9057

A2

Attachment: Plans (8560 : Greg Adams)

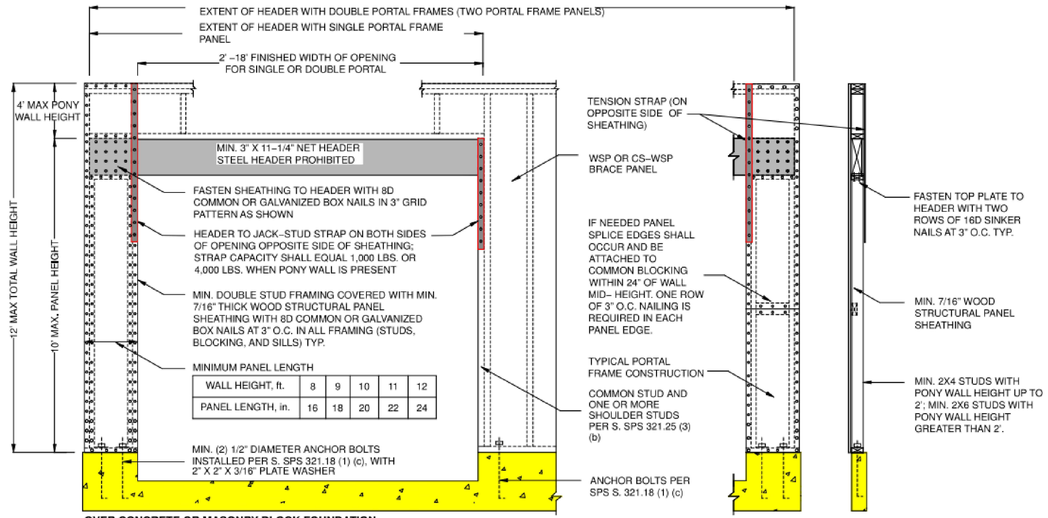
!!! NOT FOR CONSTRUCTION !!!



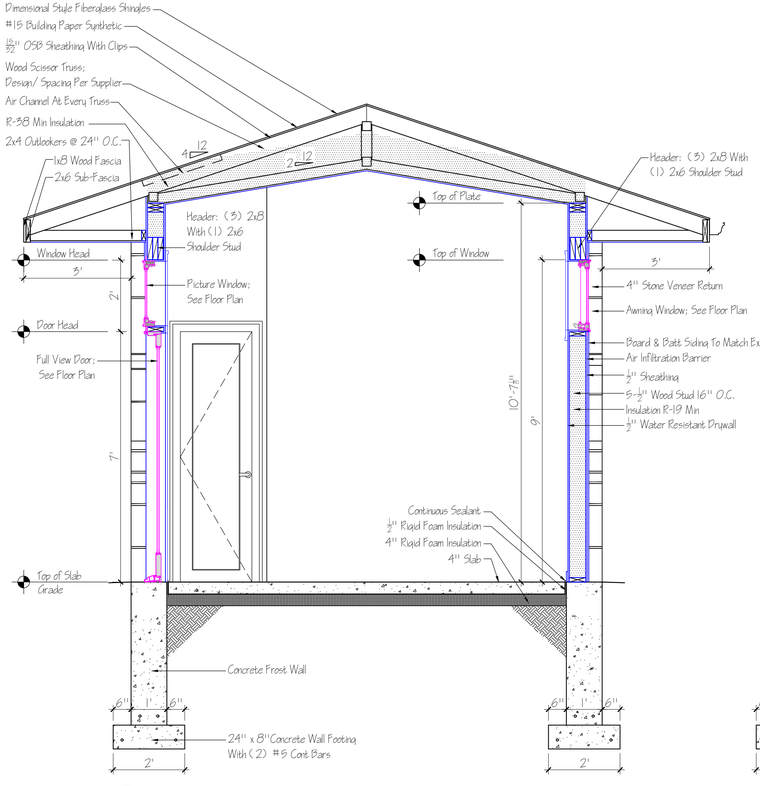
5 / A3 LIGHTING PLAN
1/4" = 1'-0"

Figure 321.25–A

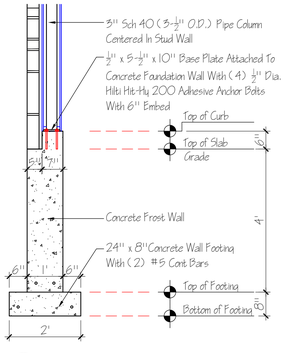
METHOD PF – PORTAL FRAME BRACE CONSTRUCTION



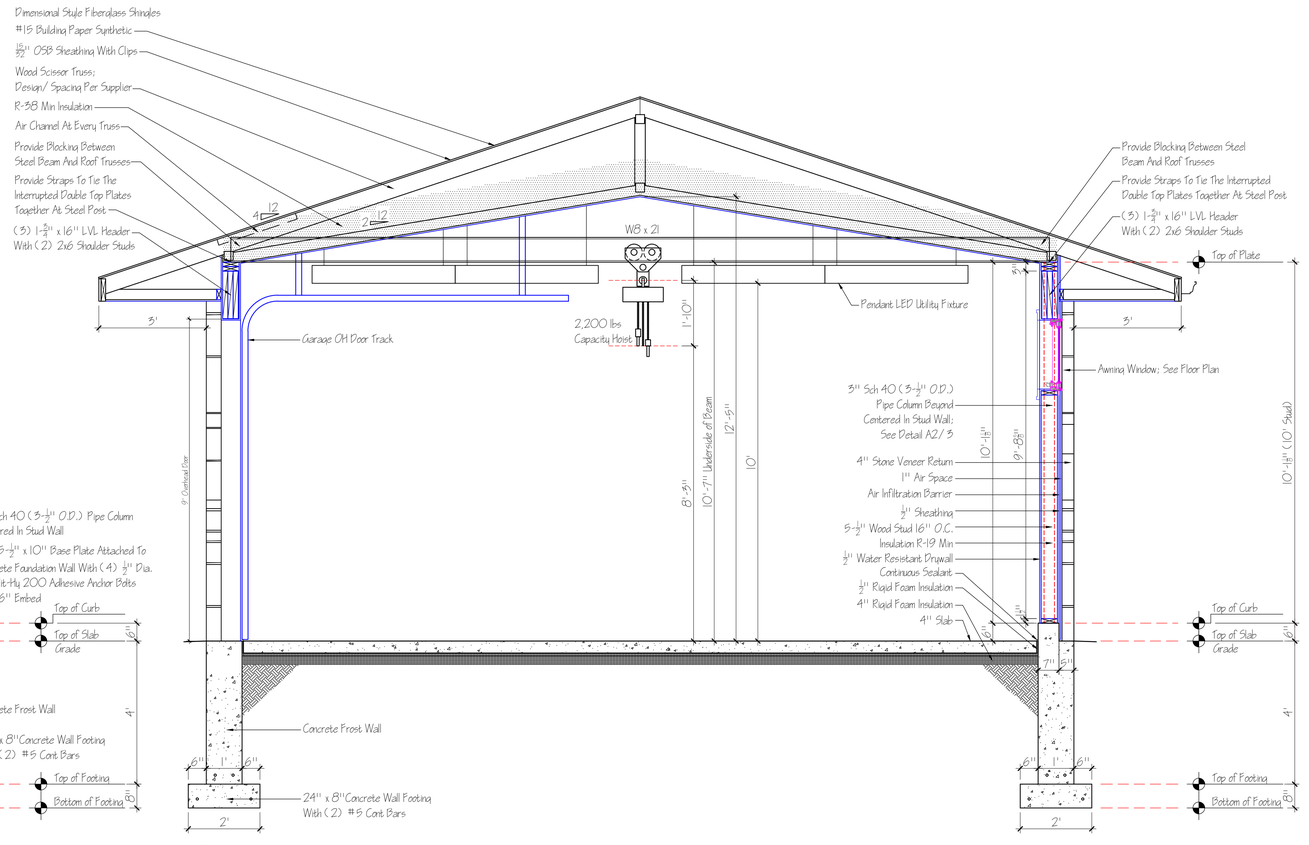
4 / A3 PORTAL FRAME DETAIL
Not To Scale



3 / A5 SECTION AT GUEST
1/2" = 1'-0"



2 / A5 SECTION AT PIPE COLUMN
1/2" = 1'-0"



1 / A5 SECTION AT GARAGE
1/2" = 1'-0"

mary houle richter
waterborne.design.llc@gmail.com

architect

waterborne design LLC 175 e delaware place unit 8505 chicago, il 60611 262.302.9057

project:
Adams Residence
10906 N Lake View Road
Mequon, WI 53092
New Construction

date: 5 april 2023
Architectural Review Board

Sections
Details
Lighting Plan

A3

Attachment: Plans (8560 : Greg Adams)

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: **July 10, 2023**
SUBJECT: **Kiley Rickert - New Single-Family Residence at 10009 W. Farmdale Estates Court**

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

The Victory Companies, Inc.

June 16, 2023

To whom it may concern:

It is Victory Homes of Wisconsin's intent to build a new single-family home for Kiley Rickert at property description being: lot 1 Farmdale Estates subdivision, being a part of the southeast ¼ of the southwest ¼ of section 20, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

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

Attachment: Statement of Intent (8562 : Kiley Rickert)

Plat of Survey

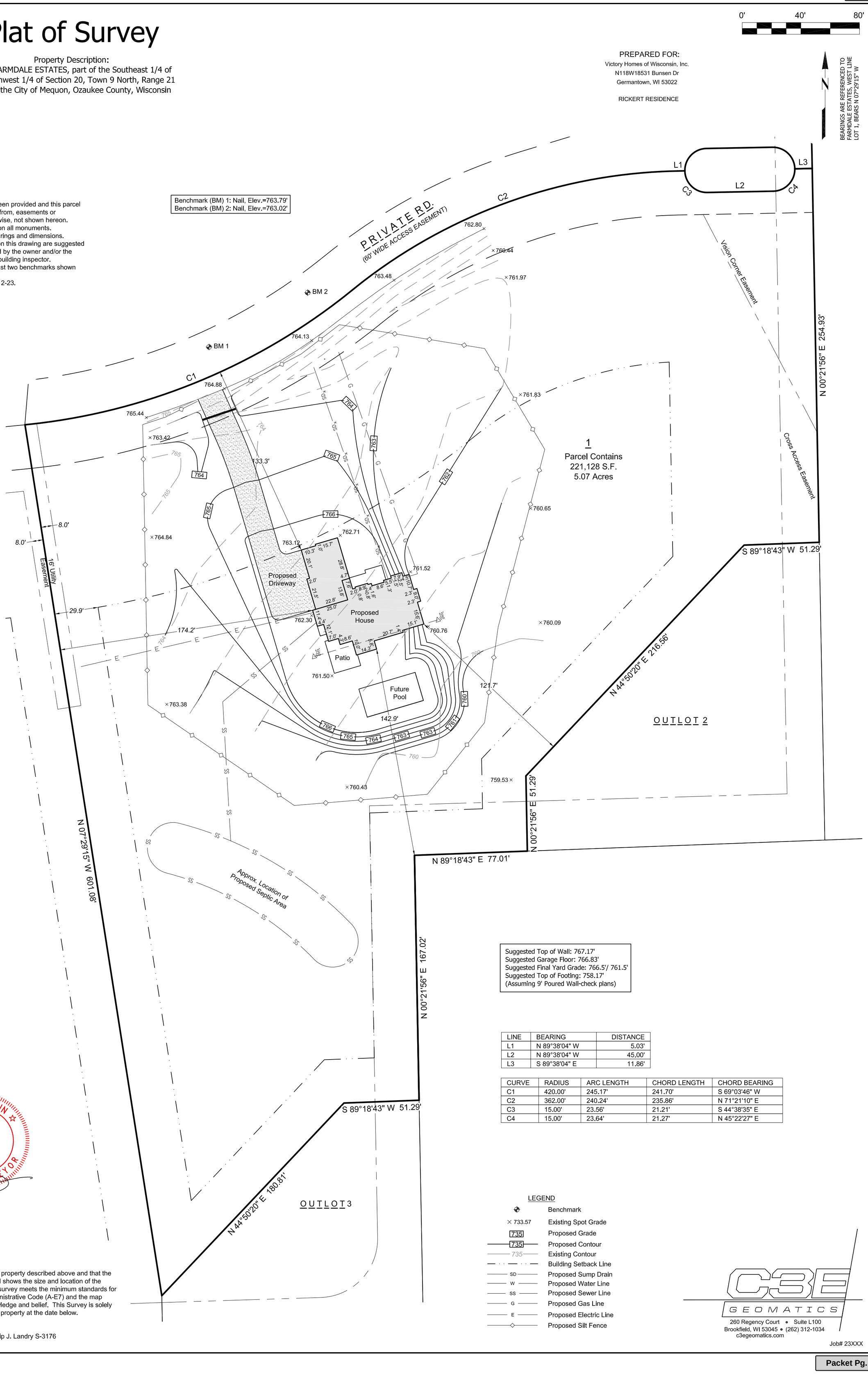
Property Description:
Lot 1, FARMDALE ESTATES, part of the Southeast 1/4 of the Southwest 1/4 of Section 20, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

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

RICKERT RESIDENCE

Notes:

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments.
3. ( ) Indicates recorded as bearings and dimensions.
4. Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
5. Contractors must verify at least two benchmarks shown hereon.
6. Field work completed on 06-12-23.
7. Building Setbacks
   Front = 100'
   Side = 30'
   Rear = 30'



LINE	BEARING	DISTANCE
L1	N 89°38'04" W	5.03'
L2	N 89°38'04" W	45.00'
L3	S 89°38'04" E	11.86'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	420.00'	245.17'	241.70'	S 69°03'46" W
C2	362.00'	240.24'	235.86'	N 71°21'10" E
C3	15.00'	23.56'	21.21'	S 44°38'35" E
C4	15.00'	23.64'	21.27'	N 45°22'27" E

LEGEND

- Benchmark
- × 733.57 — Existing Spot Grade
- 735 — Proposed Grade
- 735 — Proposed Contour
- 735 — Existing Contour
- Building Setback Line
- SD — Proposed Sump Drain
- W — Proposed Water Line
- SS — Proposed Sewer Line
- G — Proposed Gas Line
- E — Proposed Electric Line
- Proposed Silt Fence

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

SURVEYOR'S CERTIFICATE

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

Dated this 15th Day of June, 2023: Phillip J. Landry S-3176

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

Job# 23XXX

Attachment: Survey (8562 : Kiley Rickert)

Attachment: Plans (8562 : Kiley Rickert)

ROOF TRUSS HEEL HEIGHTS

3.5 / 12 PITCH – 3.5" HEEL – 12" OVHG
8 / 12 PITCH – 8" HEEL – 12" OVHG
10 / 12 PITCH – 10" HEEL – 12" OVHG
12 / 12 PITCH – 12" HEEL – 12" OVHG
12 / 12 PITCH – 27.75" HEEL – 12" OVHG
(FRONT PORCH ONLY)

GREEN PLAN CHECK LIST

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

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

JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS



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



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

Kiley Rickert
Lot 1, Farmdale Estates

REVISIONS

BY:	DATE:	DESCRIPTION
NA	6/7/23	REQUESTED REVISIONS
NA	6/14/23	REQUESTED REVISIONS
NA	6/15/23	REQUESTED REVISIONS
NA	6/16/23	REQUESTED REVISIONS

CLIENT: RICKERT PLAN
CAMBRIDGE II MODEL
SQ. FEET: 3,360
TITLE: ELEVATIONS
DATE: 5/18/23
PAGE #: 1/5
PRINT #: 22305-3
DRAWN BY: ALBERS
SCALE: NOTED

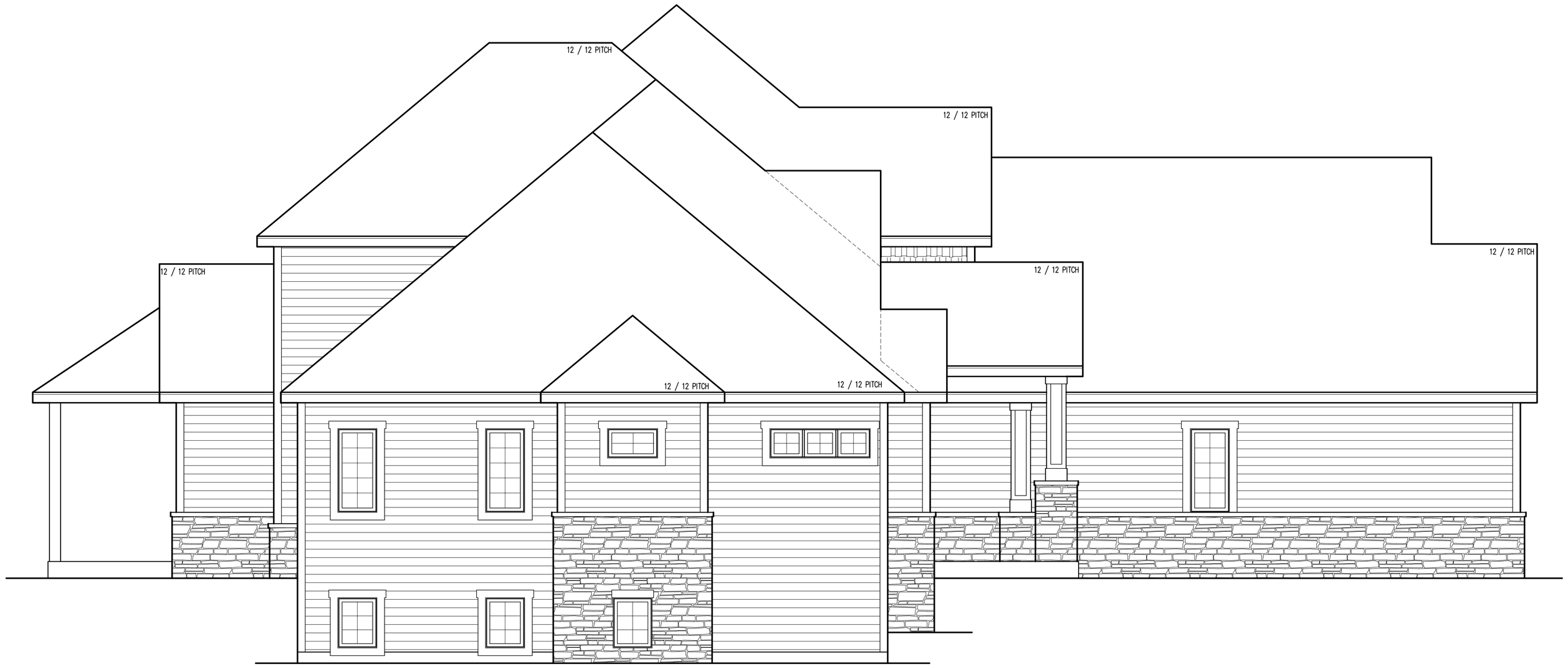
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VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N118 W16531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

3.2.c

Attachment: Plans (8562 : Kiley Rickert)

Wisconsin Focus on Energy Home



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



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

Kiley Rickert
Lot 1, Farmdale Estates

REVISIONS

DATE:	BY:	DESCRIPTION
-		
-		
-		

CLIENT: RICKERT PLAN
CAMBRIDGE II MODEL

TITLE: ELEVATIONS

DATE: 5/18/23
SQ. FEET:

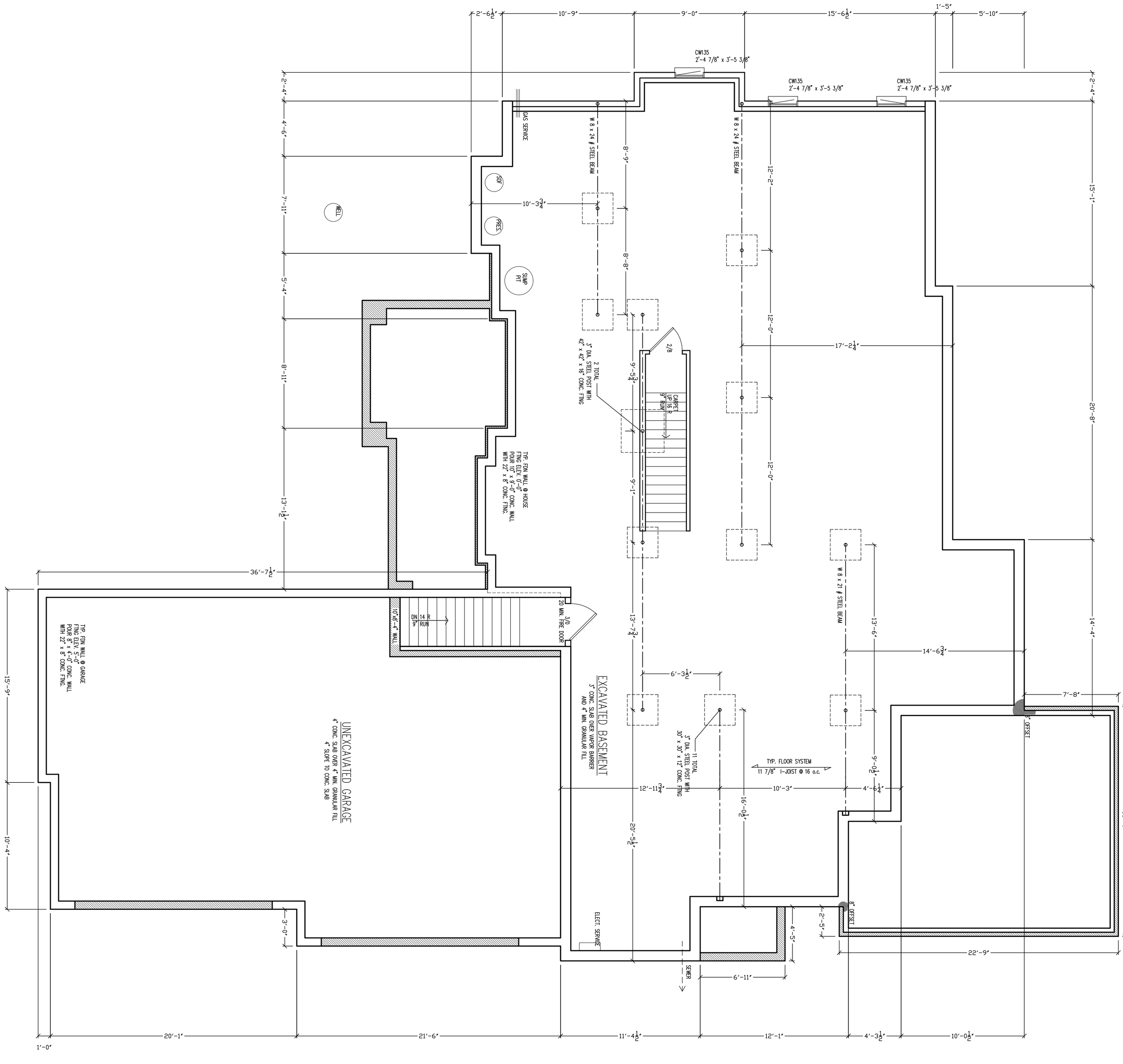
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DRAWN BY: ALBERS

SCALE: NOTED
PAGE #: 2/5

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VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N116 W16531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

Packet Pg. 22



Wisconsin Focus on Energy Home

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

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CLIENT: RICKERT PLAN CAMBRIDGE II MODEL			
TITLE: FDN	DATE: 5/18/23	SQ. FEET:	
PRINT #: 22305-3	DRAWN BY: ALBERS	SCALE: NOTED	PAGE #: 3/5

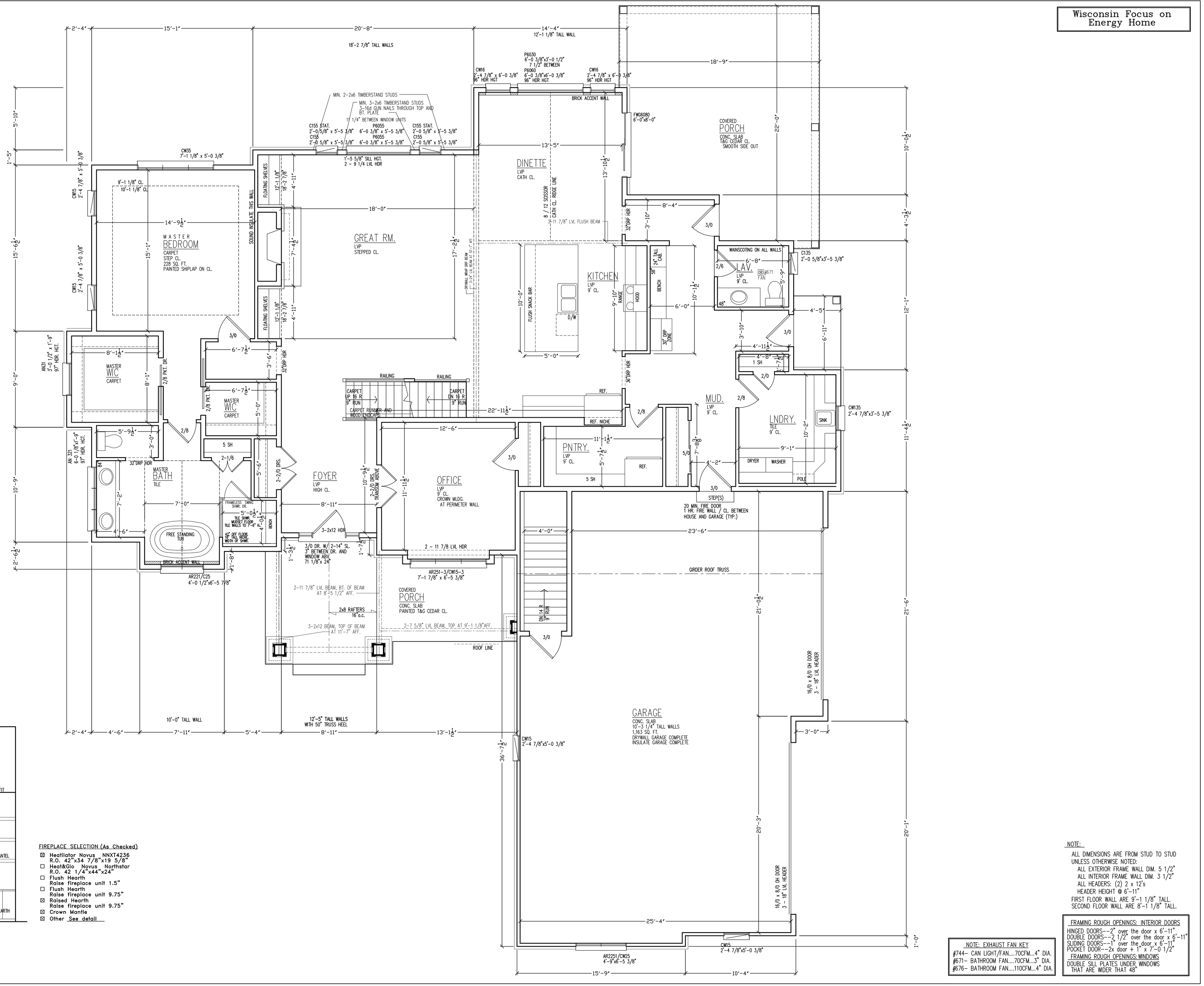
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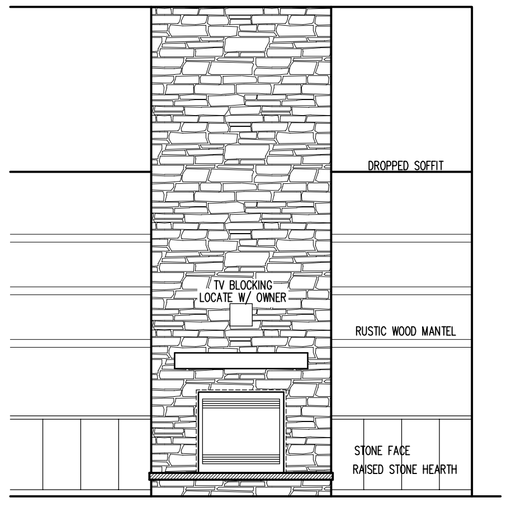
Kiley Rickert
Lot 1 , Farmdale Estates

Attachment: Plans (8562 : Kiley Rickert)

Attachment: Plans (8562 : Kiley Rickert)

Wisconsin Focus on Energy Home





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

FIREPLACE SELECTION (As Checked)

- ☒ Heatilator Novus NNXT4236 R.O. 42"x34 7/8"x19 5/8"
- ☐ Heat&Glo Novus Northstar R.O. 42 1/4"x44"x24"
- ☐ Flush Hearth Raise fireplace unit 1.5"
- ☐ Flush Hearth Raise fireplace unit 9.75"
- ☒ Raised Hearth Raise fireplace unit 9.75"
- ☒ Crown Mantle
- ☒ Other See detail

NOTE:

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

FRAMING ROUGH OPENINGS: INTERIOR DOORS

HINGED DOORS---2" over the door x 6'-11"
DOUBLE DOORS---2 1/2" over the door x 6'-11"
SLIDING DOORS---1" over the door x 6'-11"
POCKET DOOR---2x door + 1" x 7'-0 1/2"

FRAMING ROUGH OPENINGS: WINDOWS

DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

NOTE: EXHAUST FAN KEY

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

Kiley Rickert

Lot 1, Farmdale Estates

REVISIONS

	DATE:	BY:	DESCRIPTION
	5/19/23	NA	REQUESTED REVISIONS
	-	-	-
	-	-	-

CLIENT: RICKERT PLAN
CAMBRIDGE II MODEL

TITLE: 1st FLOOR

SQ. FEET: 2,342

PAGE #: 4/5

DRAWN BY: ALBERS

DATE: 5/18/23

SCALE: NOTED

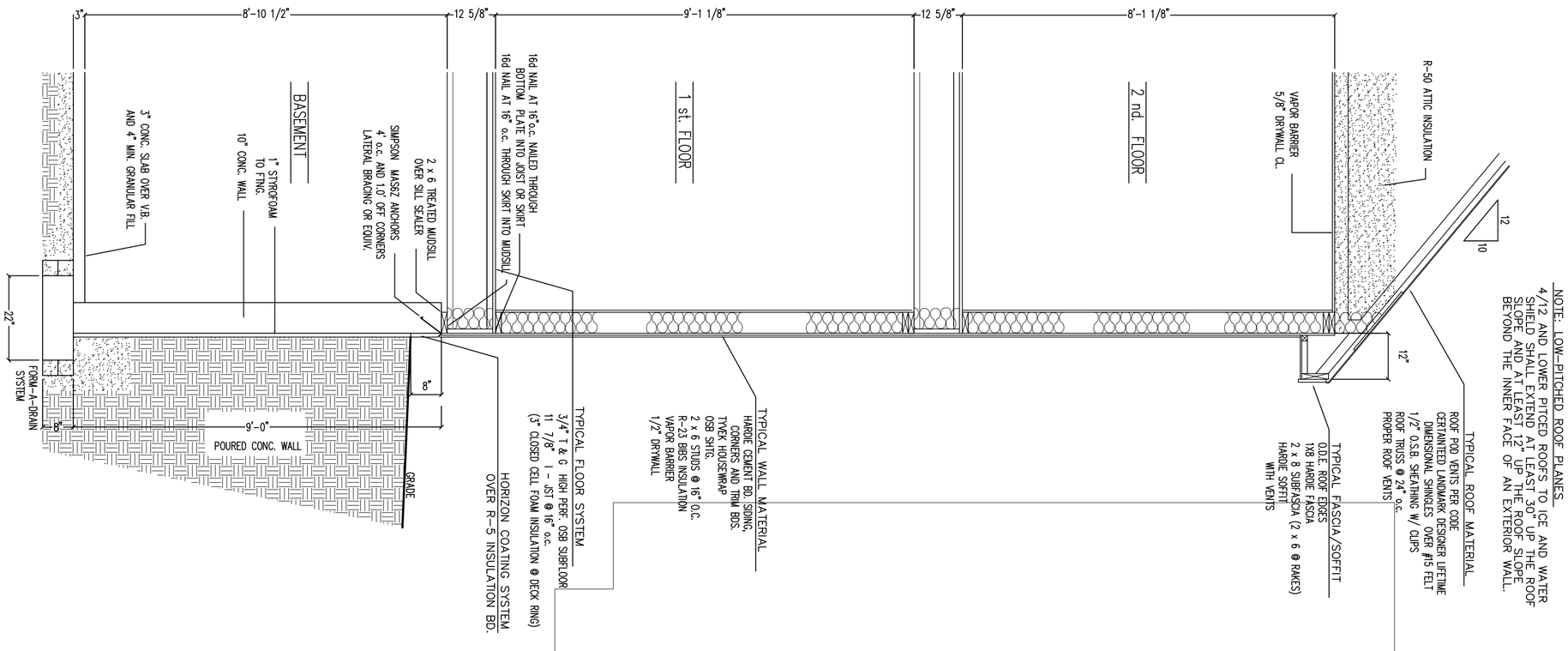
PRINT #: 22305-3

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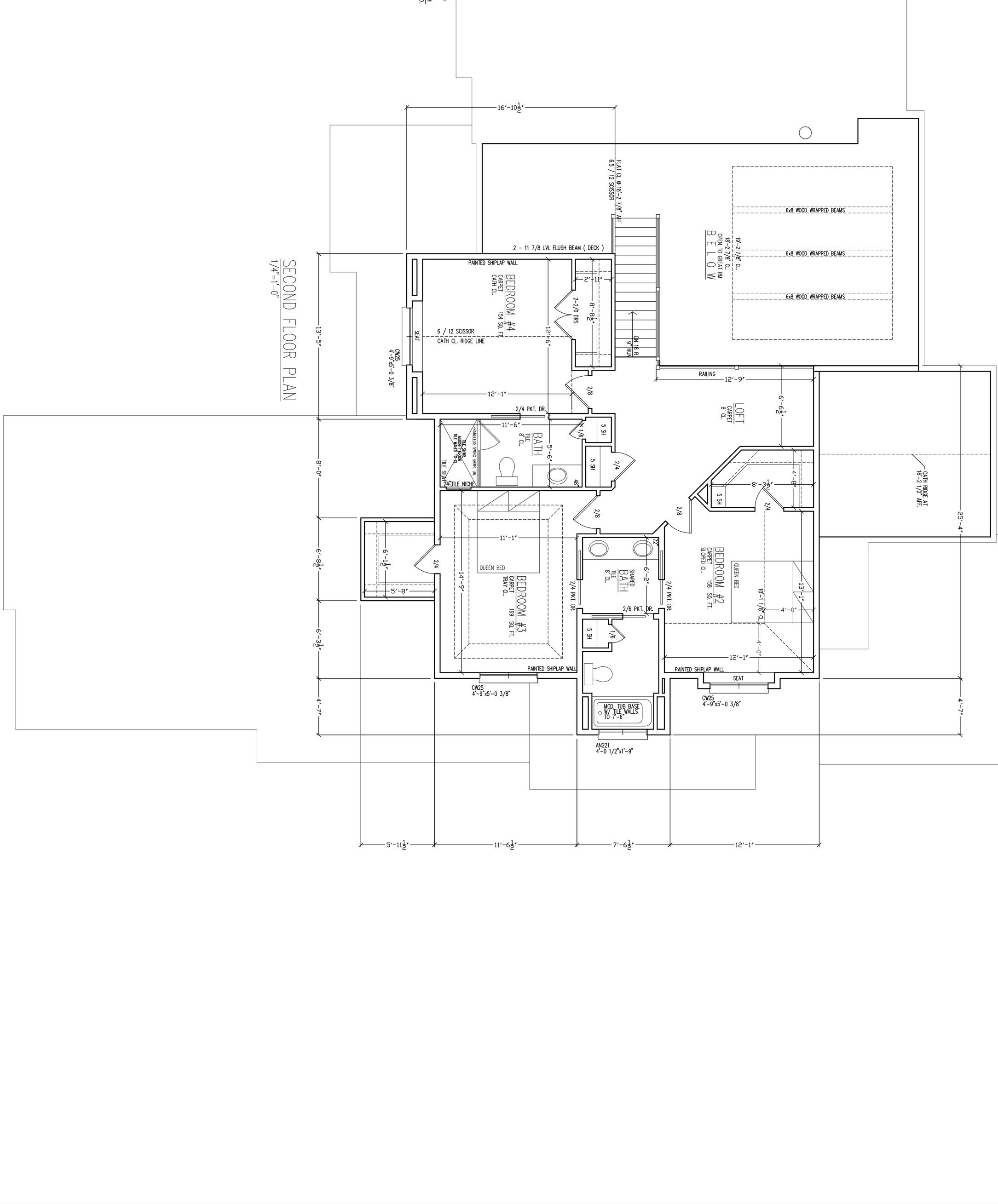
VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N118 W16831 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

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

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



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



Wisconsin Focus on Energy Home

VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
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GERMANTOWN, WISCONSIN 53022
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CLIENT: RICKERT PLAN CAMBRIDGE II MODEL			
TITLE: 2nd FLOOR	DATE: 5/18/23	SQ. FEET: 1,018	
PRINT #: 22305-3	DRAWN BY: ALBERS	SCALE: NOTED	PAGE #: 5/5

REVISIONS

DATE:	BY:	DESCRIPTION
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Kiley Rickert
Lot 1 , Farmdale Estates

Attachment: Plans (8562 : Kiley Rickert)

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

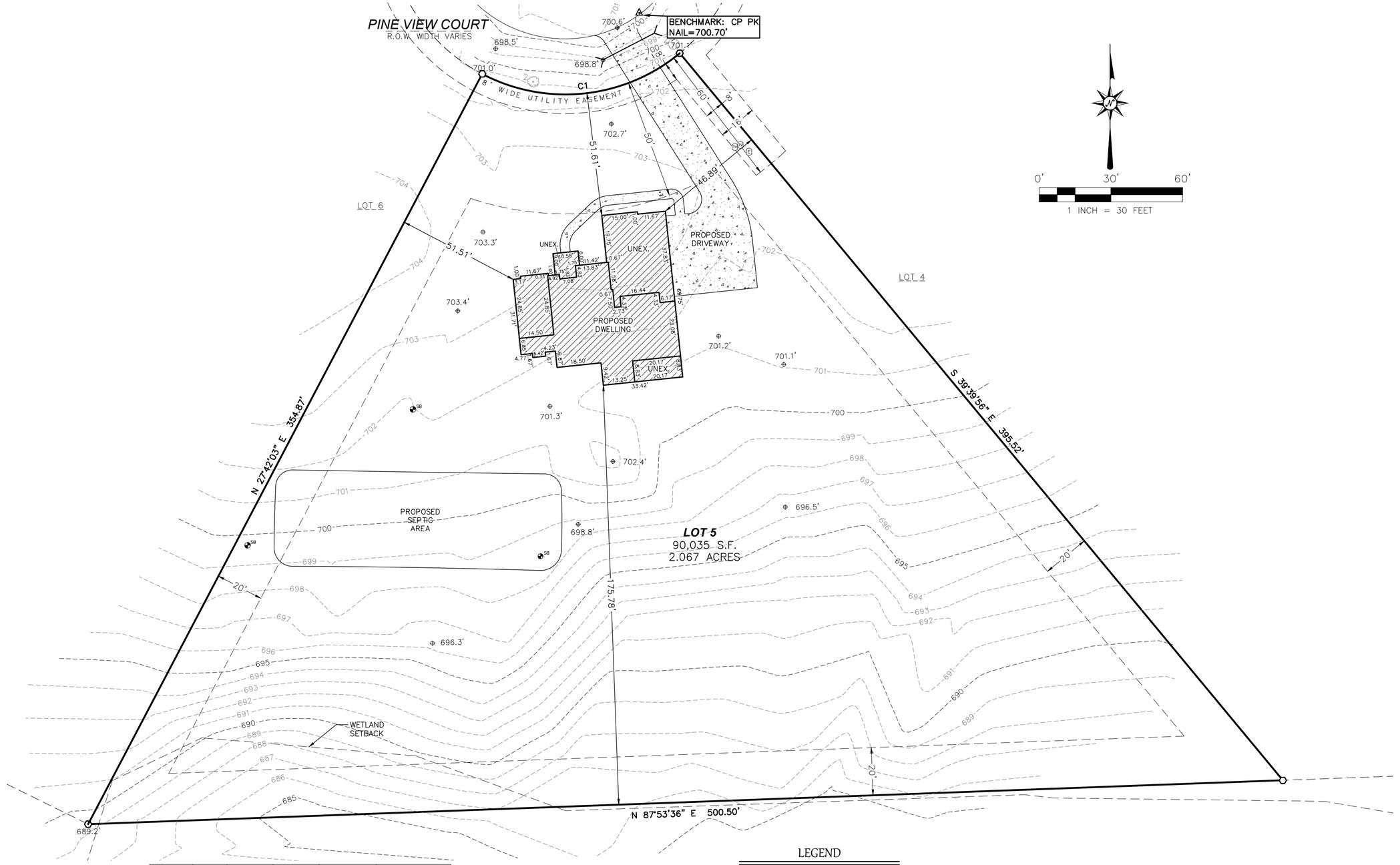
www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **July 10, 2023**
SUBJECT: **Matt & Katie Carlton - New Single-Family Residence at 13745 N. Pine View Court**

Attachments:
Survey (PDF)
Plans (PDF)

PLAT OF SURVEY

LOT 5 OF RIVERLAND ESTATES SUBDIVISION BEING ALL OF PARCEL 1, CERTIFIED SURVEY MAP 3498 BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING
C1	75.00'	67°22'03"	88.18'	83.19'	S 84°01'05" W

LEGEND

○	FOUND 3/4 REBAR" OR NOTED
△	CONTROL POINT BENCHMARK
TV	TV PED
E	ELECTRIC PED
SB	SOIL BORE
3	DECID. TREE WITH TRUNK DIA.
800.0	EXISTING SPOT GRADE
800	EXISTING CONTOUR
800	PROPOSED CONTOUR
	PROPOSED SILT FENCE
800.0	PROPOSED ELEVATION
	CULVERT

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

PROPOSED GRADES PER GRADING PLAN
FINISH YARD GRADE: 705.8/701.8
GARAGE FLOOR: 706.13
TOP OF WALL: 706.46
TOP OF FOOTING: 697.46 (9' WALL)

NOTES:
- BEARINGS ARE REFERENCED TO THE SOUTH LINE OF LOT 5, WHICH WAS TAKEN TO BEAR N87°53'36"E, AS SHOWN ON RIVERLAND ESTATES SUBDIVISION PLAT.
- VERTICAL DATUM IS NAVD 88 (GEOID 12A)
- THE EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
- PROPOSED ELEVATIONS AS SHOWN ON THIS DRAWING IS A SUGGESTED GRADE AND SHOULD BE VERIFIED BY THE OWNER AND/OR THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR.
- EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE BUILDER AND/OR BUILDING INSPECTOR BASED ON SITE CONDITIONS.
- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.

SURVEYOR'S CERTIFICATION:

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

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

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

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

REV. | REV. | REV. | REV.

LOCATION: 13745 N. PINE VIEW CT. MEQUON, WISCONSIN
DRAWN BY: LJS
CHECKED BY: MTO

CLIENT: ANDERSON HOMES
PROJECT: CARLTON
LAYOUT: PERMIT SURVEY
DRAWING: 23120_SURVEY.DWG

DATE: 06/01/2023
JOB NO.: 23120
SHEET: 1 OF 1

Attachment: Survey (8563 : Matt & Katie Carlton)

ANDERSON HOMES

CARLTON RESIDENCE

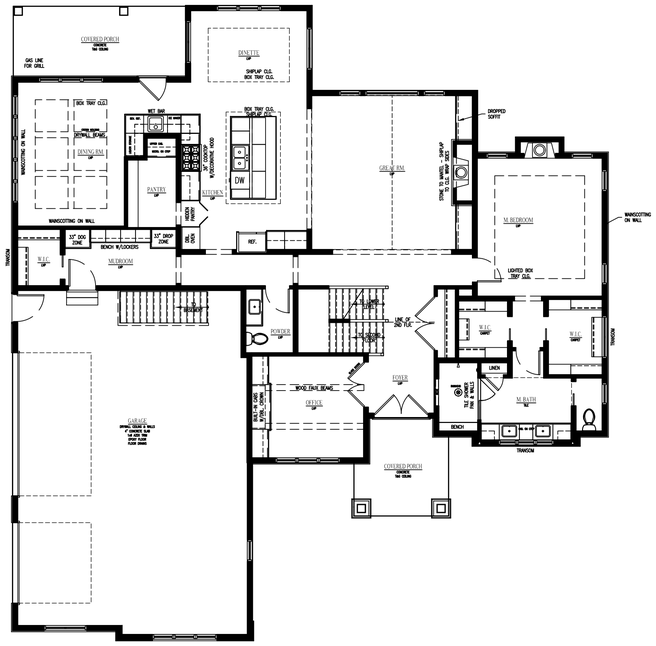
GENERAL NOTES

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

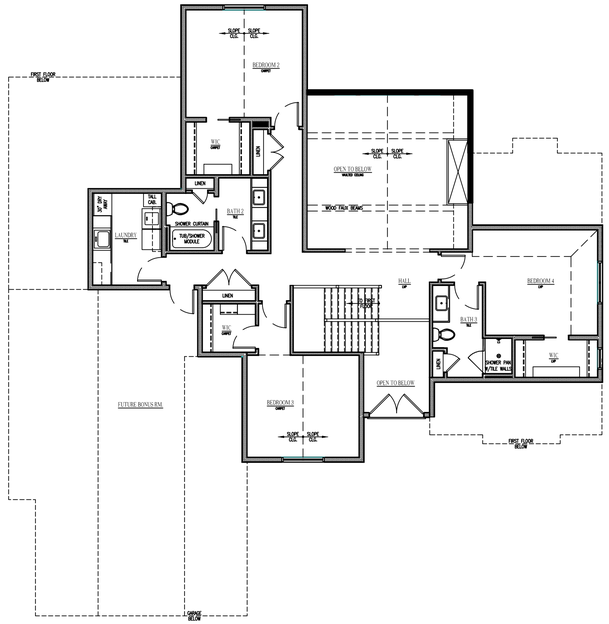
STANDARD NOTES:

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

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FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT

BID SET ONLY - NOT FOR CONSTRUCTION

REVISION NOTES

PROJECT INFORMATION

CARLTON CUSTOM

MATT & KATIE CARLTON
LOT #5 PINE VIEW CT.
MEQUON, WI ----

SQUARE FOOTAGES

AREA DEFINITION:

FIRST FLOOR AREA:	2240 SQUARE FEET
SECOND FLOOR AREA:	1209 SQUARE FEET
TOTAL LIVING AREA:	3449 SQUARE FEET
GARAGE AREA:	920 SQUARE FEET
COVERED PORCH AREA:	105 SQUARE FEET
REAR COVERED PORCH AREA:	155 SQUARE FEET
UNFINISHED BASEMENT AREA:	TBD SQUARE FEET

INDEX OF DRAWINGS

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

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

CARLTON CUSTOM
LOT #5 PINE VIEW CT.
MEQUON, WI ----

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PROJECT DATE:
2.23.23

REVISIONS:	BY:
3.6.23	KMB
3.13.23	KMB
3.19.23 BID SET 01	KMB
5.23.23 BID SET 02	KMB
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SHEET NUMBER:

CS

Attachment: Plans (5563 : Matt & Katie Carlton)

NOTES

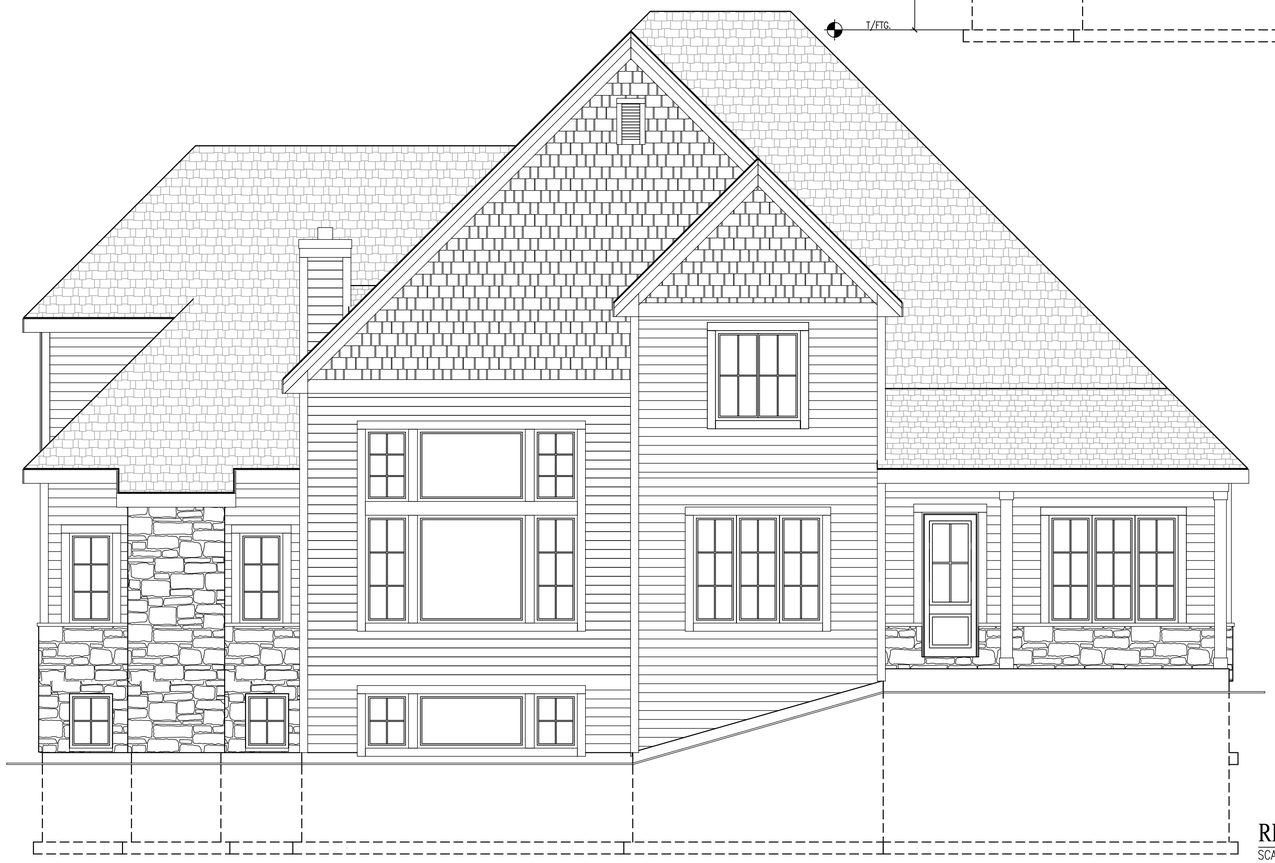
- ALL FINISH GRADING IS THE RESPONSIBILITY OF THE OWNER AND OWNER'S SUB-CONTRACTORS OR LANDSCAPER AND NOT A PART OF THIS CONTRACT OR PLAN
- ALL WINDOWS & DOORS TO BE FLASHED PER CODE AND SEALED WITH A SELF-ADHERED FLASHING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. THIS ALSO INCLUDES A SILL FLASHING

THIN SET STONE NOTE

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



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



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

WINDOW APPROVAL SIGNATURE: DATE:

BID SET ONLY - NOT FOR CONSTRUCTION

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

CARLTON CUSTOM

LOT #5 PINE VIEW CT.
MEQUON, WI

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PROJECT DATE:
2.23.23

REVISIONS:	BY:
3.6.23	KMB
3.13.23	KMB
3.19.23 BID SET 01	KMB
5.23.23 BID SET 02	KMB
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SHEET NUMBER:
A-1

Attachment: Plans (8563 : Matt & Katie Carlton)



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



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

WINDOW APPROVAL SIGNATURE: DATE:

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

ANDERSON HOMES

CARLTON CUSTOM

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MEQUON, WI ----

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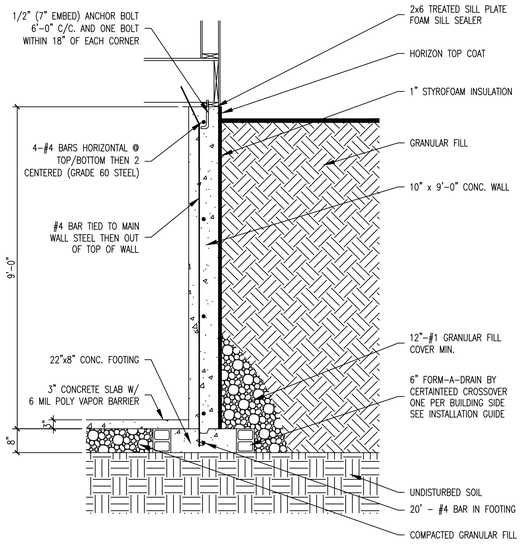
PROJECT DATE:
2.23.23

REVISIONS:	BY:
3.6.23	KMB
3.13.23	KMB
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5.23.23 BID SET 02	KMB
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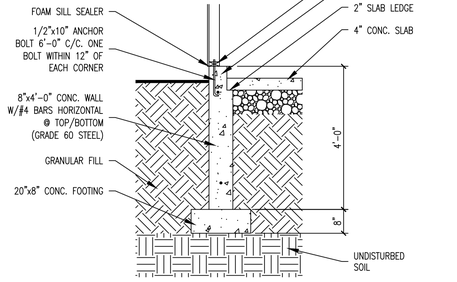
SHEET NUMBER:

A-2

Attachment: Plans (8563 : Matt & Katie Carlton)



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

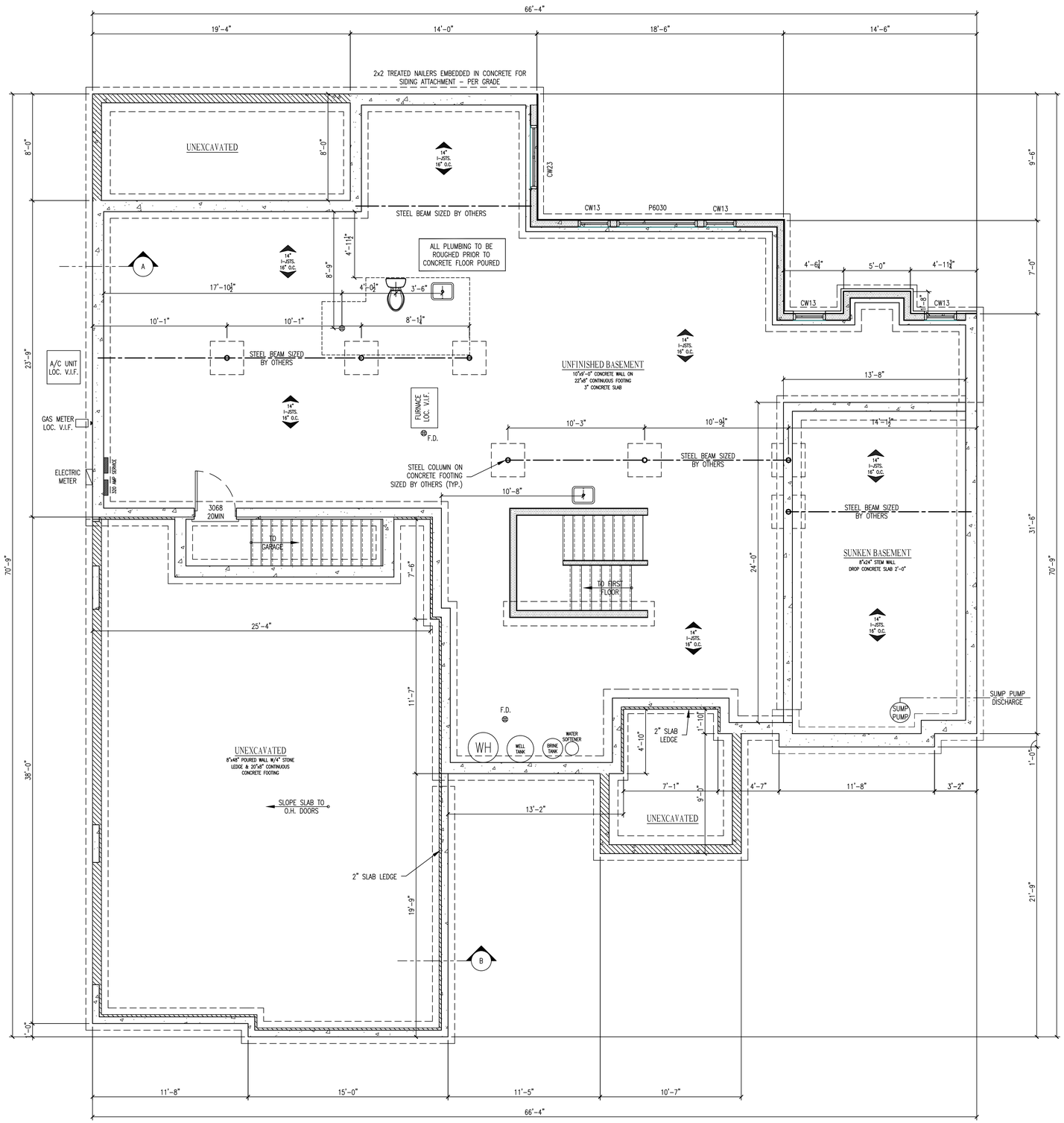


DETAIL SECTION "B"
SCALE: 1/2"=1'-0"

NOTES

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

BID SET ONLY - NOT FOR CONSTRUCTION



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

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

CARLTON CUSTOM

LOT #5 PINE VIEW CT.
MEQUON, WI

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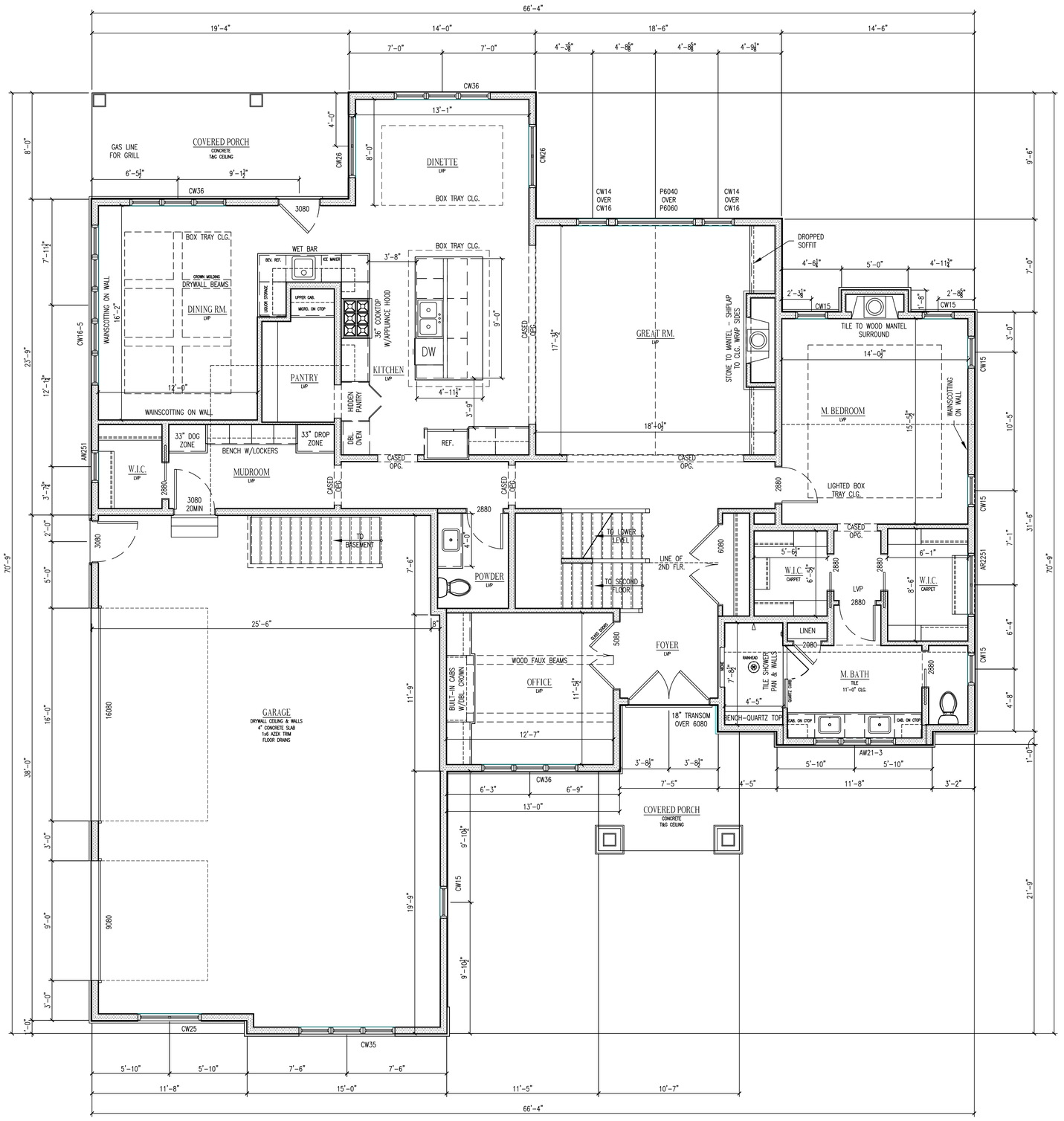
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PROJECT DATE:
2.23.23

REVISIONS:	BY:
3.6.23	KMB
3.13.23	KMB
3.19.23 BID SET 01	KMB
5.23.23 BID SET 02	KMB
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SHEET NUMBER:
A-3

Attachment: Plans (8563 : Matt & Katie Carlton)



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

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PEWAUKEE, WI 53072
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ANDERSON HOMES

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MEQUON, WI ----

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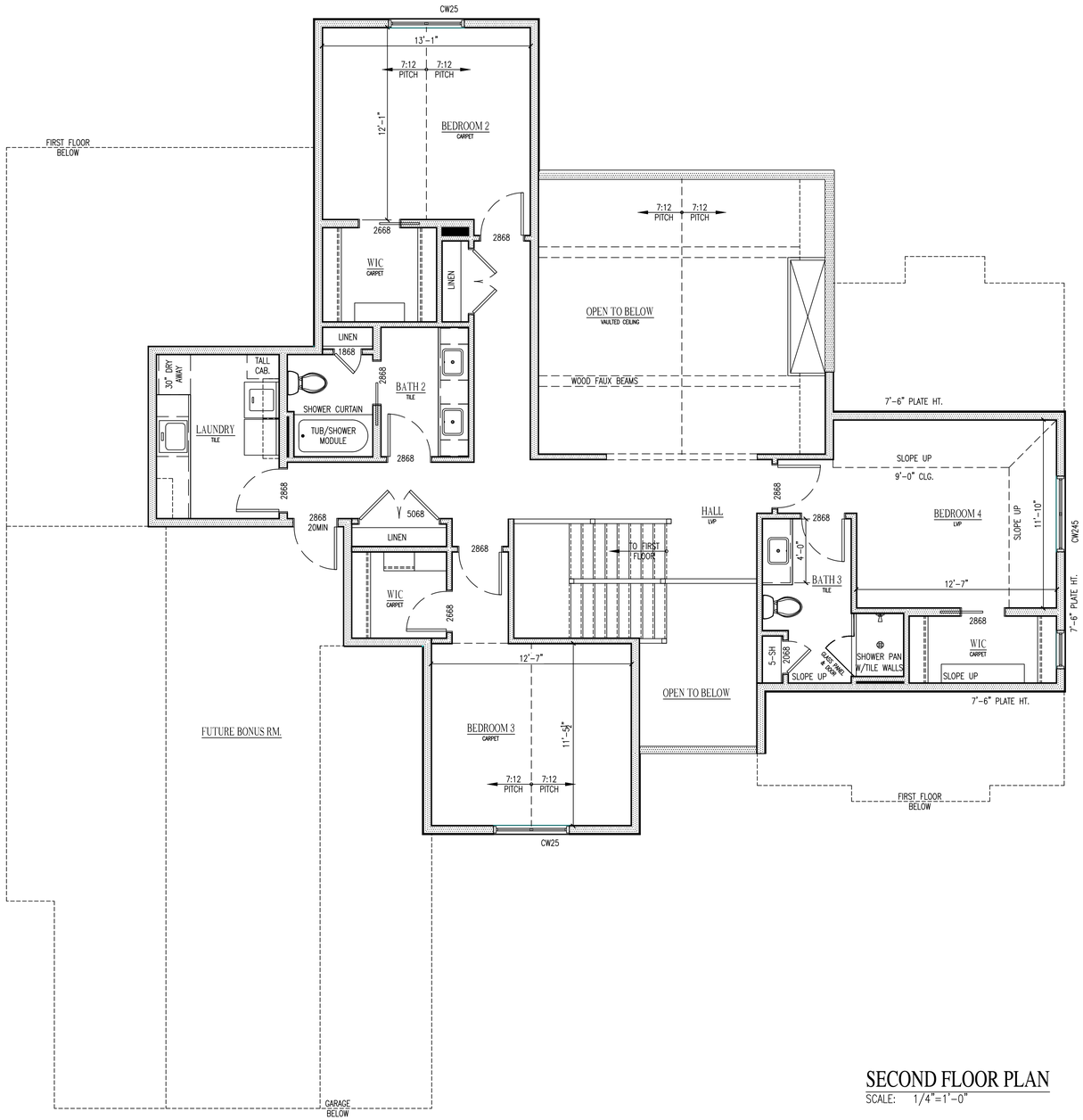
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PROJECT DATE:
2.23.23

REVISIONS:	BY:
3.6.23	KMB
3.13.23	KMB
3.19.23 BID SET 01	KMB
5.23.23 BID SET 02	KMB
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SHEET NUMBER:
A-4

Attachment: Plans (8563 : Matt & Katie Carlton)



SECOND FLOOR PLAN

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

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385 RYAN STREET
PEWAUKEE, WI 53072
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ANDERSON HOMES

CARLTON CUSTOM

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MEQUON, WI ----

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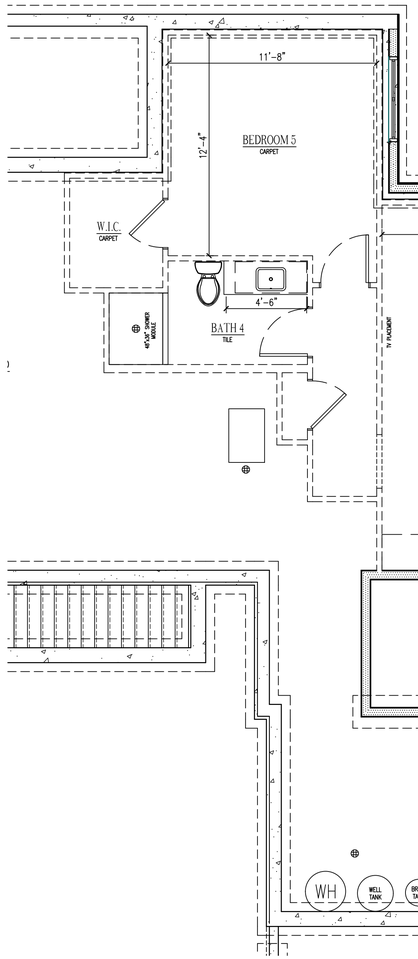
PROJECT DATE:
2.23.23

REVISIONS:	BY:
3.6.23	KMB
3.13.23	KMB
3.19.23 BID SET 01	KMB
5.23.23 BID SET 02	KMB
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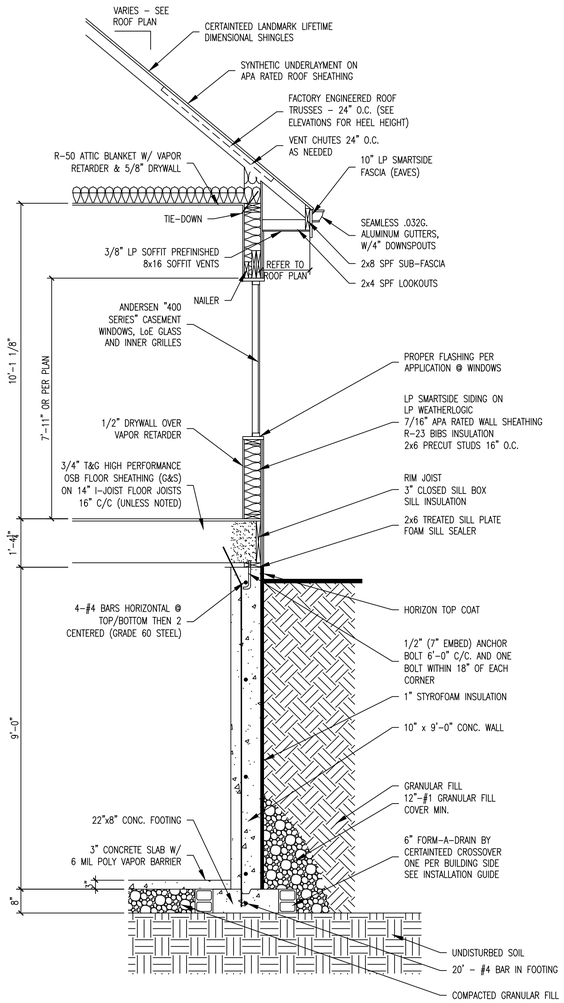
SHEET NUMBER:

A-5

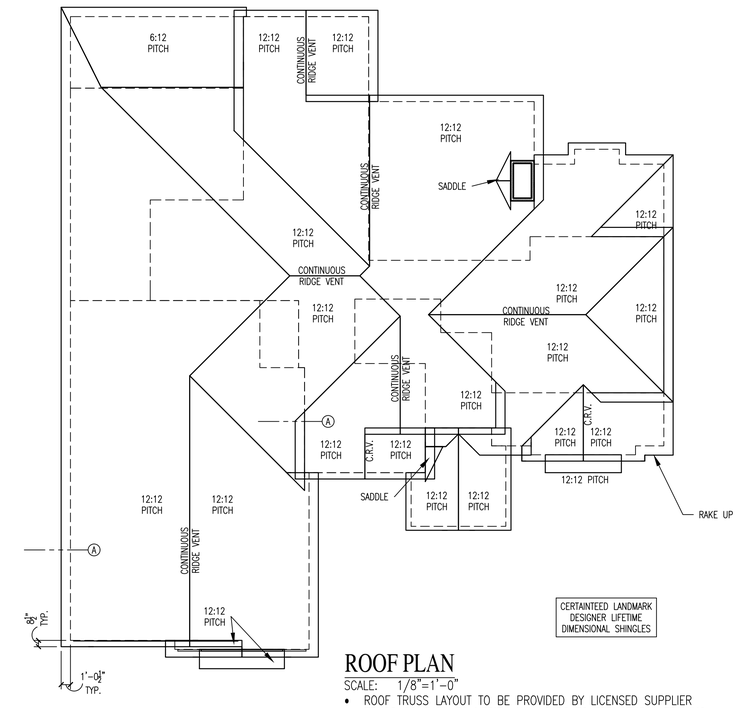
Attachment: Plans (8563 : Matt & Katie Carlton)



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



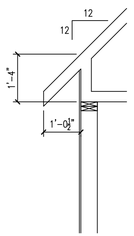
TYPICAL WALL SECTION
SCALE: 1/2"=1'-0"



CERTAINTEED LANDMARK DESIGNER LIFETIME DIMENSIONAL SHINGLES

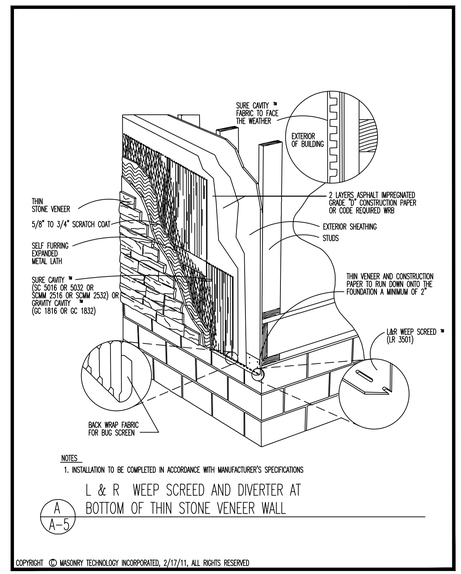
ROOF PLAN
SCALE: 1/8"=1'-0"

- ROOF TRUSS LAYOUT TO BE PROVIDED BY LICENSED SUPPLIER
- TRUSS COMPANY TO VERIFY ALL LOADS TO STRUCTURAL FRAMING
- TRUSS MANUFACTURER SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES
- DIMENSIONS TAKEN FROM EXTERIOR FACE OF STUD



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

BID SET ONLY - NOT FOR CONSTRUCTION



NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

A / A-5 L & R WEEP SCREED AND DIVERTER AT BOTTOM OF THIN STONE VENEER WALL

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PROJECT DATE:
2.23.23

REVISIONS:	BY:
3.6.23	KMB
3.13.23	KMB
3.19.23 BID SET 01	KMB
5.23.23 BID SET 02	KMB
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SHEET NUMBER:
A-6

Attachment: Plans (8563 : Matt & Katie Carlton)

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**

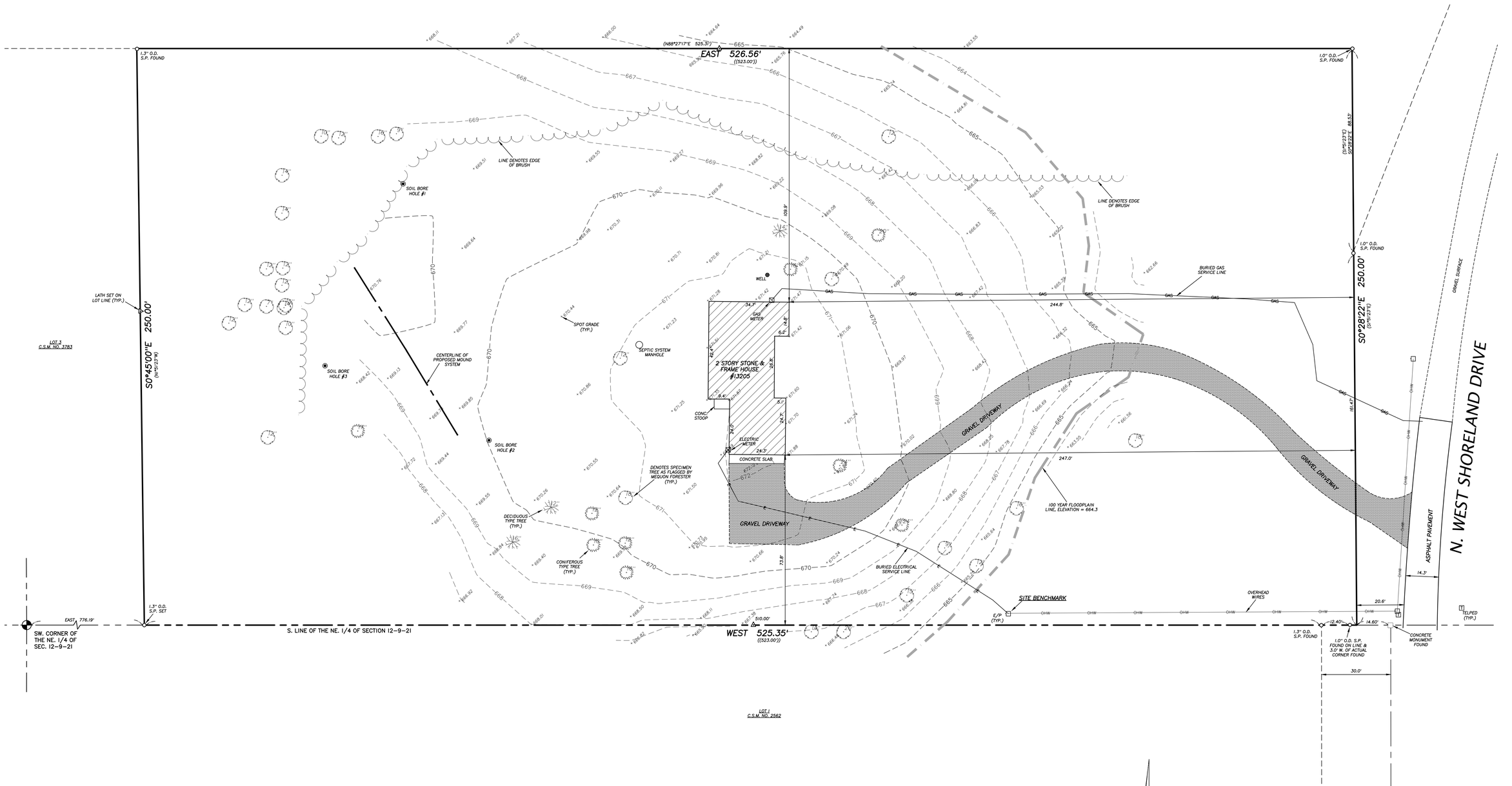
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **July 10, 2023**
SUBJECT: **David & Betty Smulyan - New Single-Family Residence at 13205 W. Shoreland Drive**

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

Statement of Intent

To construct a new, single-family home on 13205 W. Shoreland Drive. The new, single-story, 2341 SF house will replace an existing, uninhabitable home that has been deteriorating over the last few years. The home will use EIFS Stucco Siding with White windows. Outside corners will be Coned to add additional depth to the façade. Soffit and Fascia will be composed of painted LP Smartsoffit with a Miratec Fascia. Roofing to be Asphalt, Lifetime Dimensional Shingles.

Attachment: Statement of Intent (8565 : David & Betty Smulyan)



LEGAL DESCRIPTION :

That part of the West 78.875 acres of the West One-half (W 1/2) of the Northeast Fractional One-Quarter (NE. Frac. 1/4) of Section Twelve (12), Township Nine (9) North, Range Twenty-one (21) East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the concrete monument at the center point of said Section Twelve (12); thence due East, 776.19 feet along the South line of said One-quarter (1/4) Section as presently fenced to the point of beginning of the parcel of land to be described; thence continuing due East, 523.00 feet along the South line of said One-quarter (1/4) Section to the concrete monument at the Southeast corner of the West 78.875 acres of the West One-half (1/2) of said one-quarter (1/4) Section; thence N0°45'W, 250.00 feet along the East line of the West 78.875 acres of the West one-half (1/2) of said One-quarter (1/4) Section; thence due West, 523.00 feet on a line parallel to the South line of said One-quarter (1/4) Section; thence S0°45'E, 250.00 feet on a line parallel to the East line of the West 78.875 acres of the West One-half (1/2) of said One-quarter (1/4) Section to the point of beginning.

Said Parcel containing 130,739 sq. ft/3.0 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 15th day of March, 2023.

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

NOTES :

1. ALL BEARINGS REFERENCED TO THE SOUTH LINE OF THE NE. 1/4 OF SECTION 12-9-21, WHICH BEARS DUE EAST, PER DEED IN DOCUMENT NO. 1146013.
2. SITE BENCHMARK IS SPIKE SET IN E/P ALONG SOUTH LOT LINE AS SHOWN. TOP OF SPIKE ELEVATION= 660.88.
3. MAIN BENCHMARK IS REFERENCE BENCHMARK FOR SECTION CORNER MONUMENT IN THE INTERSECTION OF FIELDWOOD RD. AND HIGHLAND RD. R.R. SPIKE IN E/P #E62-10279, ELEVATION = 667.30.
4. ( ) DENOTES BEARING OR DISTANCE PER DEED IN DOCUMENT NO. 368457.
5. (( )) DENOTES BEARING OR DISTANCE PER DEED IN DOCUMENT NO. 1146013.

N

0 20 30 40 60

SCALE 1" = 20'

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

MARK	DATE	REVISION	BY	APVD

"PROPERTY SURVEY"

for

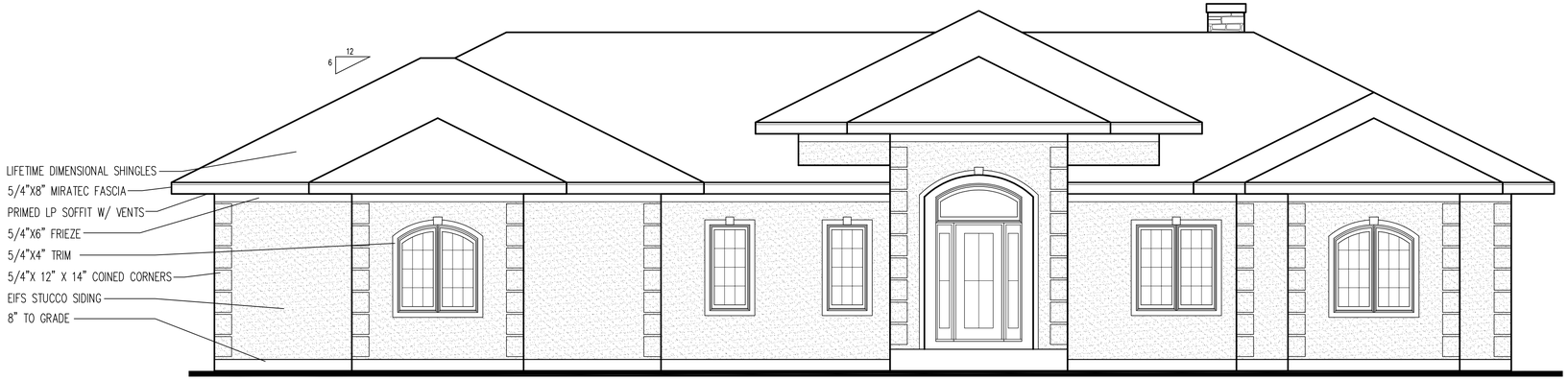
Mikkelson Builders

13205 N. West Shoreland Drive
Mequon, WI

DATE:	MARCH 15, 2023	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5460-23

Attachment: Survey (8565 : David & Betty Smulyan)

UPDATES
5/18/23 PRELIMINARY ELEVATIONS
6/1/23 LOWER ROOF, ARCHED WINDOWS, ELECTRICAL, FND, MISC.
6/6/23 SITE PLAN



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



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

ROOF TRUSS HEEL HEIGHTS

6 / 12 PITCH - 14" HEEL - 30" OVHG
4 / 12 PITCH - 10" HEEL - 30" OVHG

EXTERIOR SIDING NOTES:

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

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

SMULYAN RESIDENCE

ELEVATIONS

1"=4'-0"

6-6-2023

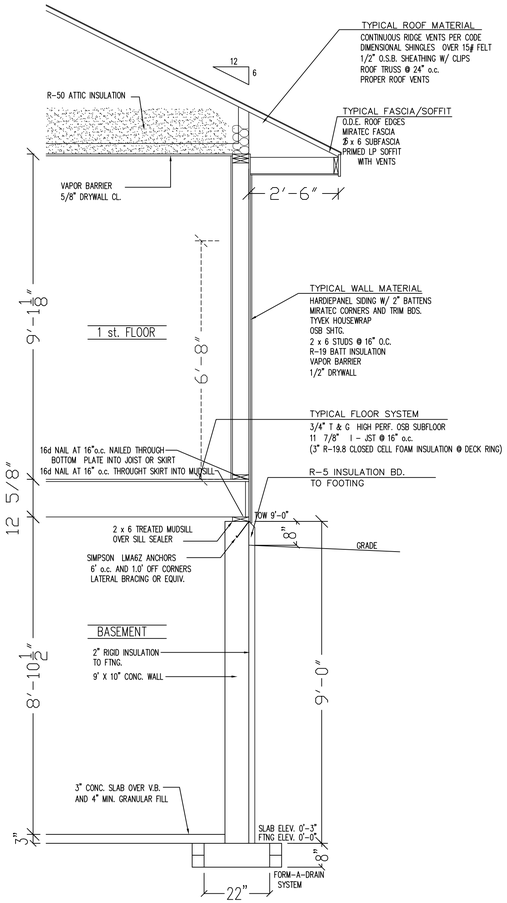
2023-07

DRAWN BY: F.M.D.
CHK'D:
NOTES:

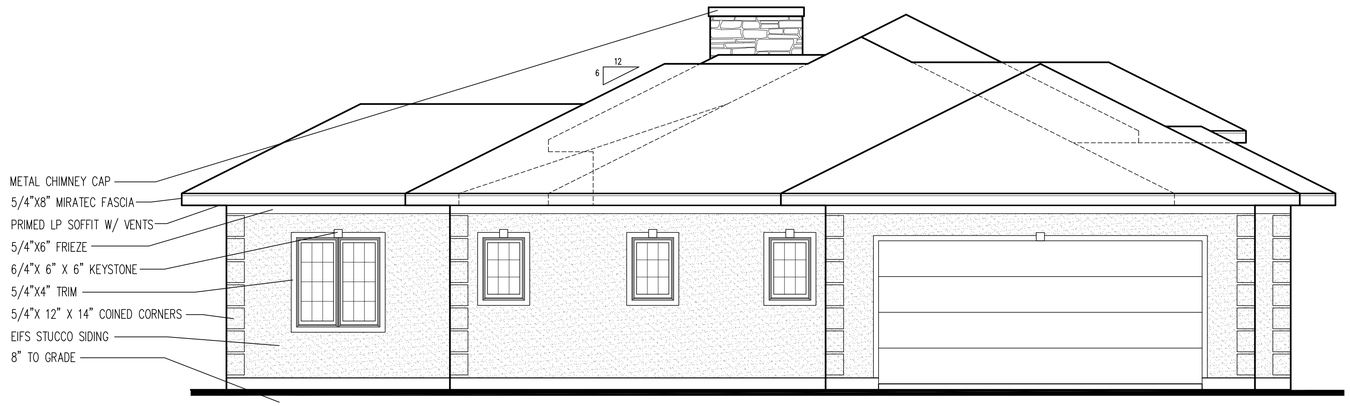
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A1

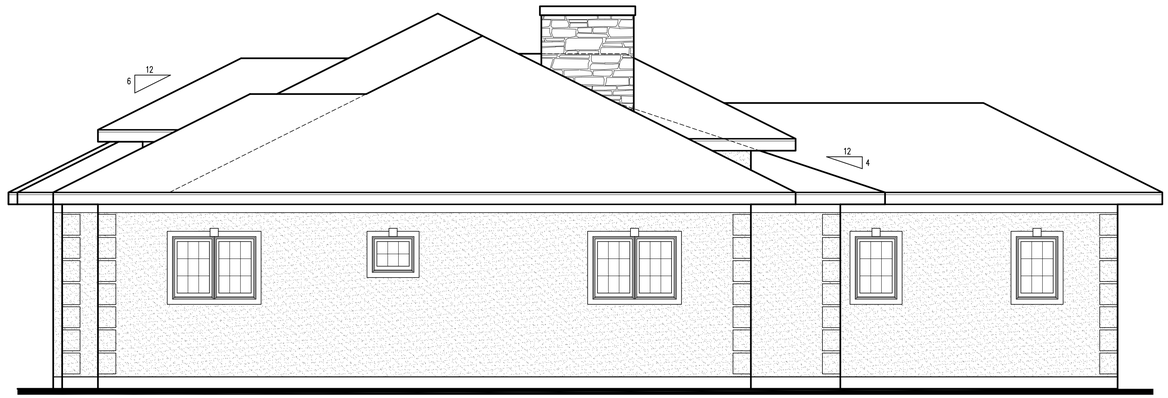
Attachment: Plans (8565 : David & Betty Smulyan)



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



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



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

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

SMULYAN RESIDENCE

ELEVATIONS

1"=4'-0"

6-1-2023

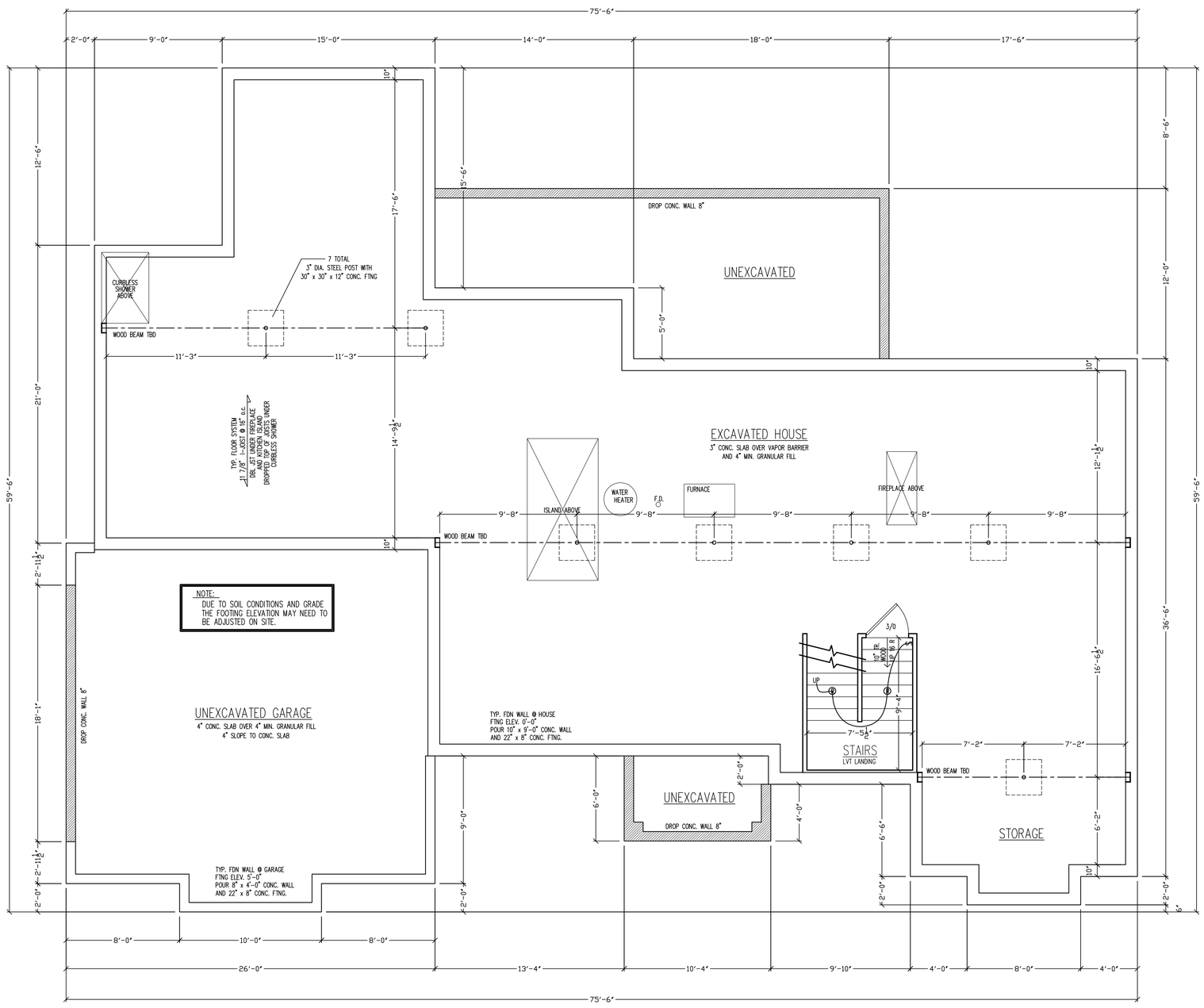
2023-07

DRAWN BY:	F.M.D.
E-MAIL:	fred@mikelsonbuilders.com
MOBILE:	414-218-8067
NOTE:	
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MADE IN PERMISSION FROM	
FRED A. MIKELSON.	

A2

Attachment: Plans (6565 : David & Betty Smulyan)

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'-10"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL.
SECOND FLOOR WALL ARE 8'-1 1/8" TALL.
FIRST FLOOR WINDOWS SET AT 6'-8"
SECOND FLOOR WINDOWS SET AT 6'-8"
FIRST FLOOR DOORS ARE 6'-8" TALL
SECOND FLOOR DOORS ARE 6'-8" TALL
LOWER LEVEL DOORS ARE 6'-8" TALL



FOUNDATION

1/4"=1'-0" 2120 SQ. FT. (UNFINISHED)

MIKELSON BUILDERS
1029 W. QUEEN CREEK LANE #202
MEQUON, WI. 53092
262-241-8740

SMULYAN RESIDENCE

FOUNDATION

1"=4'-0"

6-1-2023

2023-07

DRAWN BY: F.M.D.
CHK'D: [illegible]
NOTES: [illegible]

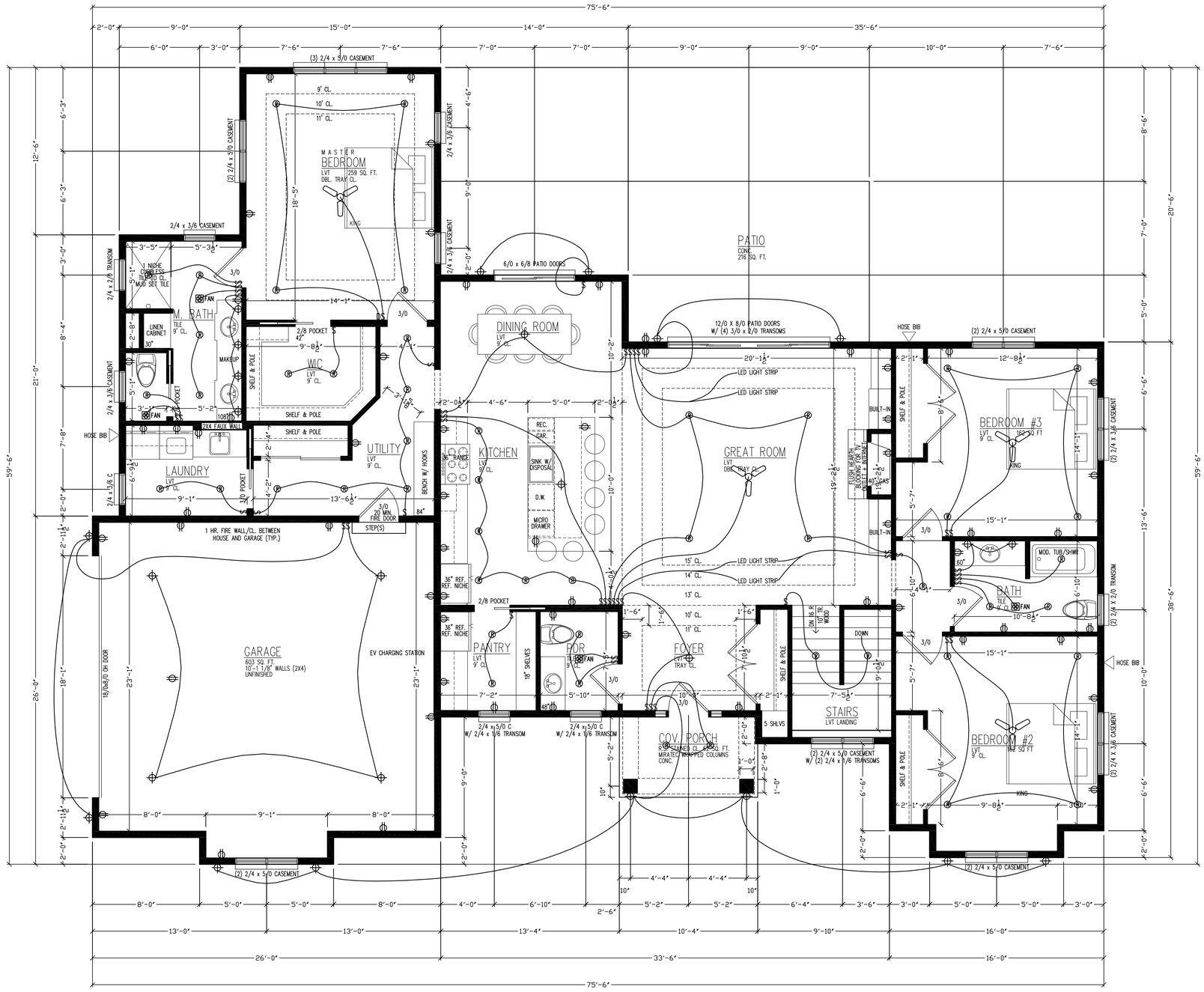
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A3

Attachment: Plans (8565 : David & Betty Smulyan)

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'-10"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL.
SECOND FLOOR WALL ARE 8'-1 1/8" TALL.
FIRST FLOOR WINDOWS SET AT 6'-8"
SECOND FLOOR WINDOWS SET AT 6'-8"
FIRST FLOOR DOORS ARE 6'-8" TALL
SECOND FLOOR DOORS ARE 6'-8" TALL
LOWER LEVEL DOORS ARE 6'-8" TALL



FIRST FLOOR

1/4"=1'-0" 2341 SQ. FT.

MADISON BUILDERS
1029 W. QUEEN CREEK ROAD #202
MEDIAN, WI. 55092
262-249-8740

SMULYAN RESIDENCE

FLOOR PLANS

1"=1'-0"

6-1-2023

2023-07

DRAWN BY: F.M.D.
E-MAIL: madisonbuilders@msn.com
PHONE: 414-248-9067

NOTE:
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A4

Attachment: Plans (6565 : David & Betty Smulyan)

ALL ROOF SLOPES ARE 12/6 UNLESS OTHERWISE MARKED

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

SMULYAN RESIDENCE

ROOF PLAN

1" = 4'-0"

6-1-2023

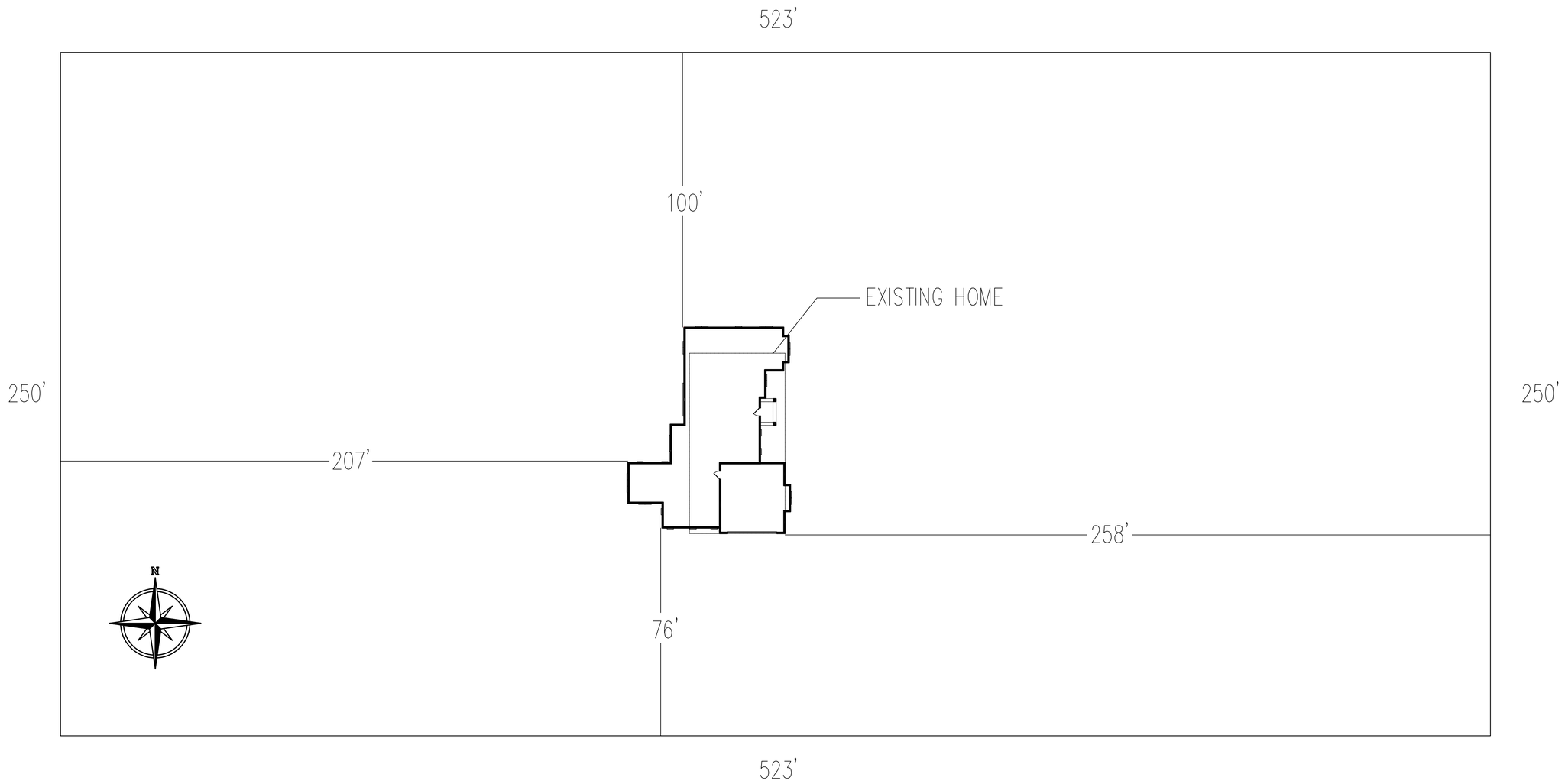
2023-07

DRAWN BY: F.M.D.
E-MAIL: frankmikelson@att.net
PHONE: 414-218-8140

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WITHOUT PERMISSION OF
MIKELSON BUILDERS

A5

Attachment: Plans (8565 : David & Betty Smulyan)



SITE PLAN
1"=10'-0"

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

SMULYAN RESIDENCE

SITE PLAN

1"=4'-0"

6-7-2023

2023-07

DRAWN BY: P.M.D.
E-MAIL: building@mikelson.com
PHONE: 414-241-8140

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A6

Attachment: Plans (8565 : David & Betty Smulyan)

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

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TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **Michael & Jenna Sullivan - Re-Submittal: Exterior Changes to approved New Single-Family Residence at 299 W. Hemlock Lane**

Attachments:
Rendering (PDF)
Plans (PDF)



Attachment: Rendering (8649 : Michael & Jenna Sullivan)



Attachment: Rendering (956 : Michael & Jenna Sullivan)



Attachment: Rendering (5858 : Michael & Jenna Sullivan)

ROOF TRUSS HEEL HEIGHTS

4 / 12 PITCH – 18" HEEL – 36" OVHG

EXTERIOR SIDING NOTES:

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

UPDATES

12/29/22 PRELIMINARY ELEVATIONS
2/8/23 ROOF LINE, FOYER, LAUNDRY
2/12/23 FLOOR PLAN UPDATES
2/20/23 ELEVATIONS, LAUNDRY
2/22/23 NOTATIONS, WINDOWS, MECHANICALS
2/23/23 PORCH FOUNDATION
3/6/23 ROOF PITCH 1.5/12
3/29/23 BRICK LEDGE, WINDOWS, ELECTRICAL
3/31/23 CEILING DETAILS
4/7/23 DECK ADDED
5/16/23 ROOF PLAN UPDATED
5/22/23 ELEVATIONS UPDATED, DRAWINGS UNCHANGED
5/23/23 ELEVATIONS UPDATED, POOL MOVED TO NEW PLAN



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



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

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

SULLIVAN RESIDENCE

ELEVATIONS

1"=4'-0"

5-23-23

2022-13

DRAWN BY: F.M.D.
E-MAIL: fred@mikelsonbuilders.com
PHONE: 414-238-7085

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

A1

Attachment: Plans (8568 : Michael & Jenna Sullivan)



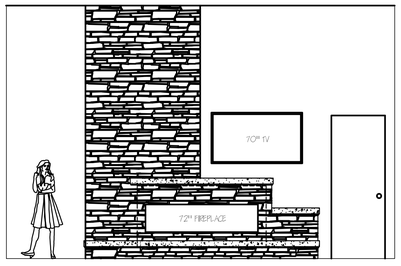
FRONT ELEVATION
1/4"=1'-0"



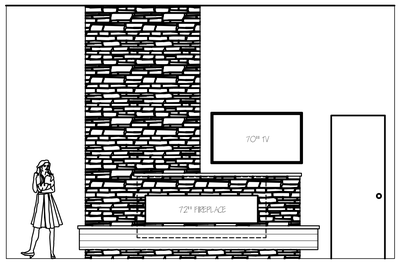
REAR ELEVATION
1/4"=1'-0"

ENTERTAINMENT
WOOD SURROUND, FLOATING SHELVES

OFFICE
WAINSCOT & FLOATING SHELVES



GREAT ROOM A
FLOATING WOOD HEARTH



GREAT ROOM B
FLOATING WOOD HEARTH

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

SULLIVAN RESIDENCE

ELEVATIONS

1/4"=1'-0"

5-23-23

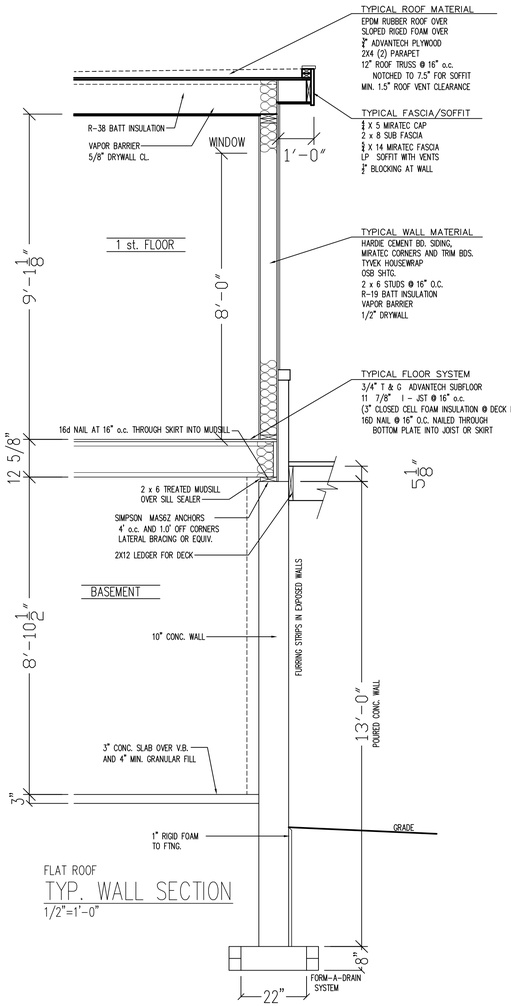
2022-13

DRAWN BY: F.M.D.
E-MAIL: fred@mikelsonbuilders.com
MOBILE: 414-248-8580

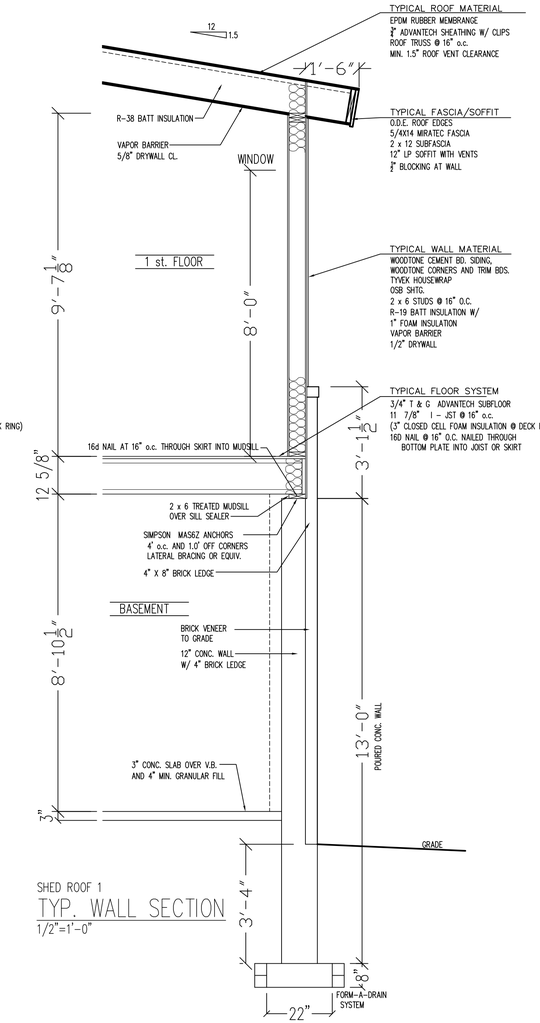
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A2

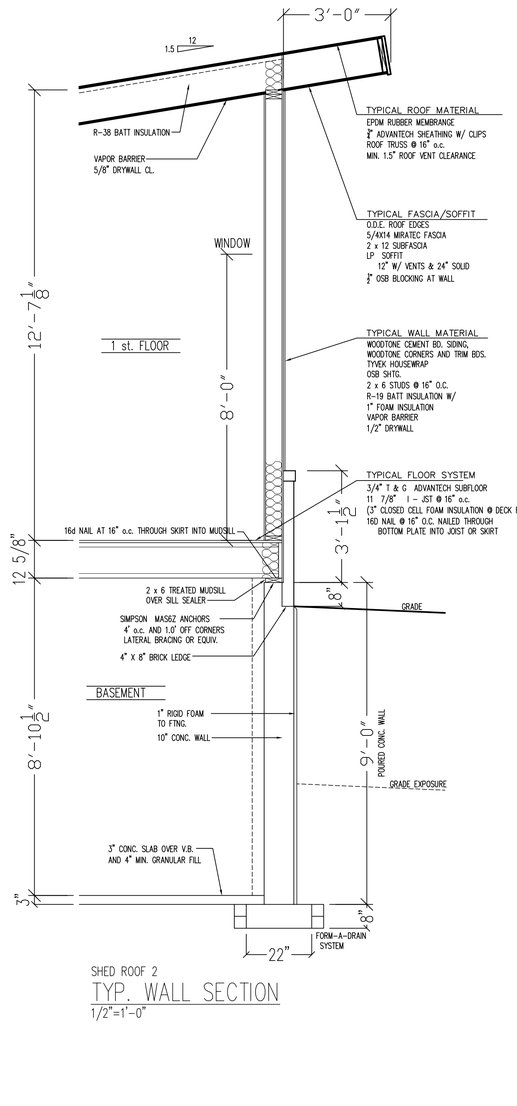
Attachment: Plans (8568 : Michael & Jenna Sullivan)



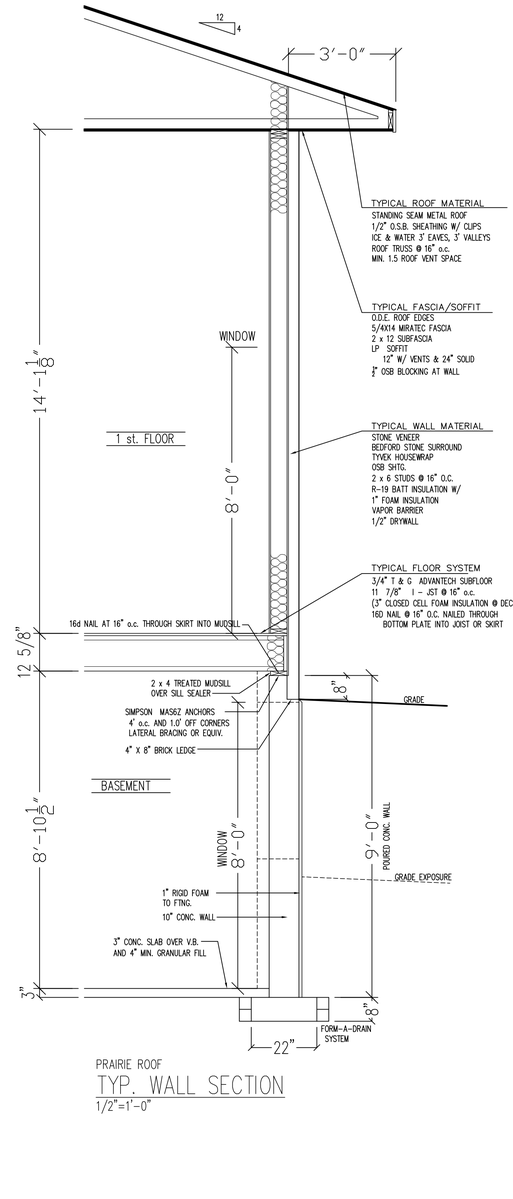
FLAT ROOF
TYP. WALL SECTION
1/2"=1'-0"



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



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



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

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

SULLIVAN RESIDENCE

SECTIONS

1/4"=1'-0"

3-29-23

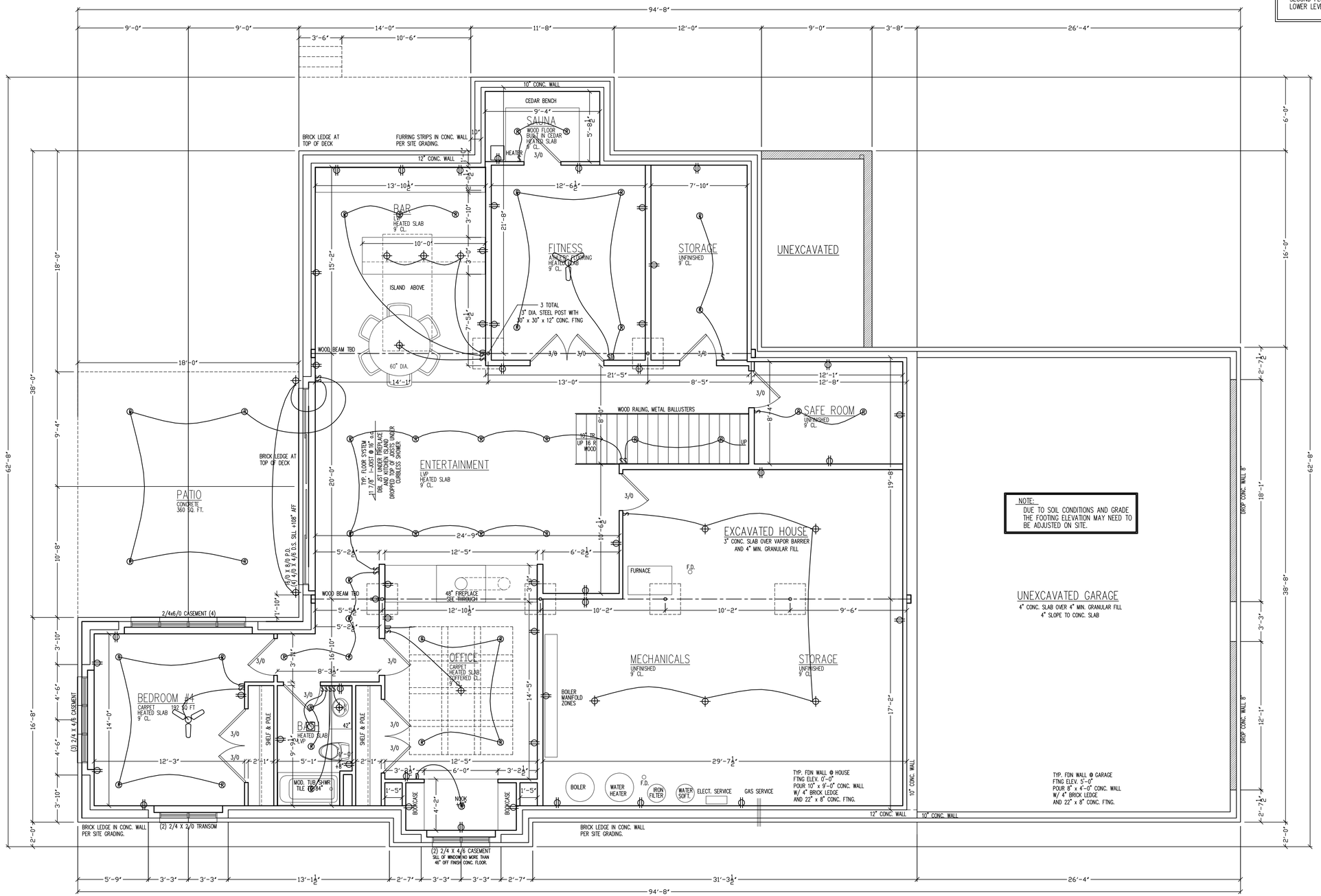
2022-13

DRAWN BY:	P.M.D.
P. MIK.	PLOTTED: 3/29/2023
W.MIK.	4/4/2023
NOTICE:	
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WITHOUT PERMISSION FROM	
MIKELSON BUILDERS.	

A3

Attachment: Plans (6568 : Michael & Jenna Sullivan)

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD
UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 8'-2"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL.
SECOND FLOOR WALL ARE 8'-1 1/8" TALL.
FIRST FLOOR WINDOWS SET AT 8'-0"
SECOND FLOOR WINDOWS SET AT 6'-8"
FIRST FLOOR DOORS ARE 8'-0"
SECOND FLOOR DOORS ARE 6'-8" TALL
LOWER LEVEL DOORS ARE 8'-0" TALL



FOUNDATION PLAN

1,917 SQ. FT. — 1/4"=1'-0"

FIRST FLOOR 2,868 SQ. FT.
LOWER LEVEL 1,917 SQ. FT.

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

SULLIVAN RESIDENCE

FOUNDATION

1/4"=1'-0"

5-23-23

2022-13

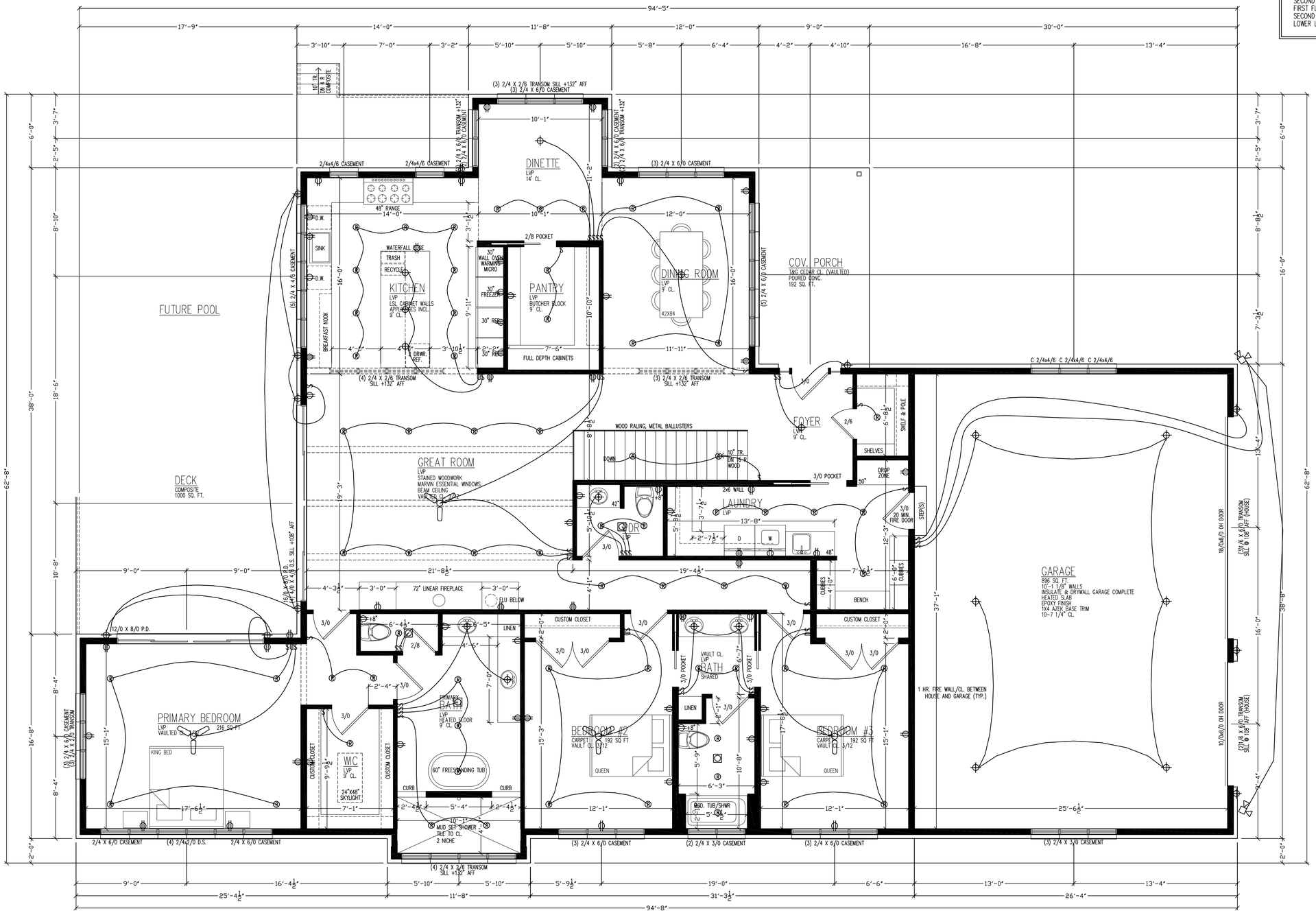
DRAWN: F.M.P.
E-MAIL: mikelsonbuilders@gmail.com
WEB: MIKELSONBUILDERS.COM

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A4

Attachment: Plans (6568 : Michael & Jenna Sullivan)

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD
UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 8'-2"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL.
SECOND FLOOR WALL ARE 8'-1 1/8" TALL.
FIRST FLOOR WINDOWS SET AT 8'-0"
SECOND FLOOR WINDOWS SET AT 6'-8"
FIRST FLOOR DOORS ARE 8'-0"
SECOND FLOOR DOORS ARE 6'-8" TALL
LOWER LEVEL DOORS ARE 8'-0" TALL



FIRST FLOOR

2868 SQ. FT. 1/4"=1'-0"

FIRST FLOOR 2,868 SQ. FT.
LOWER LEVEL 1,917 SQ. FT.

MIDELSON BUILDERS
1029 W. QUEEN CREEK ROAD #202
MESA, AZ. 85210
262-248-8740

SULLIVAN RESIDENCE

FLOOR PLANS

1/4" = 1'-0"

5-23-23

2022-15

DRAWN BY:	F.M.D.
E-MAIL:	fred@midelsonbuilders.com
PHONE:	847.778.8080
NOTES:	
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CONSENT OF FRED A. MIDELSON, INC.	

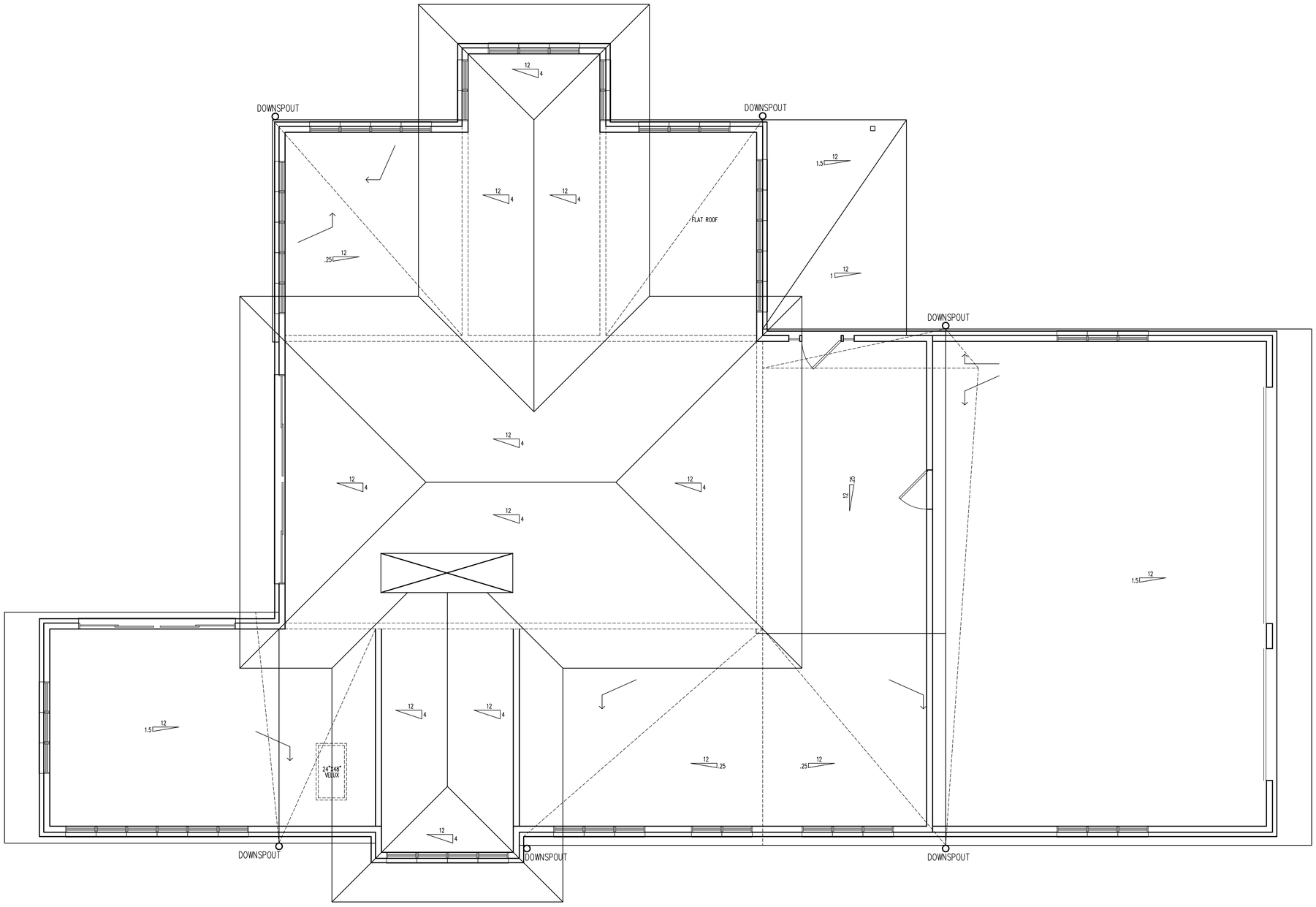
A5

Attachment: Plans (8568 : Michael & Jenna Sullivan)

ALL DIMENSIONS ARE FROM STUD TO STUD

ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's

FIRST FLOOR WALL ARE 9'-1 1/8" TALL.
SECOND FLOOR WALL ARE 8'-1 1/8" TALL.
FIRST FLOOR WINDOWS SET AT 6'-8"
SECOND FLOOR WINDOWS SET AT 6'-8"
FIRST FLOOR DOORS ARE 6'-8"
SECOND FLOOR DOORS ARE 6'-8" TALL
LOWER LEVEL DOORS ARE 6'-8" TALL



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

MIKELSON BUILDERS
1029 W. QUEEN CREEK LANE # 202
MESA, AZ. 85210
262-246-8740

SULLIVAN RESIDENCE

ROOF PLAN

1/4" = 1'-0"

5-16-23

2022-15

DRAWN BY: F.M.D.
E-MAIL: frankmikelson@cox.com
PHONE: 480.236.8080

NOTE
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A6

Attachment: Plans (8568 : Michael & Jenna Sullivan)

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**

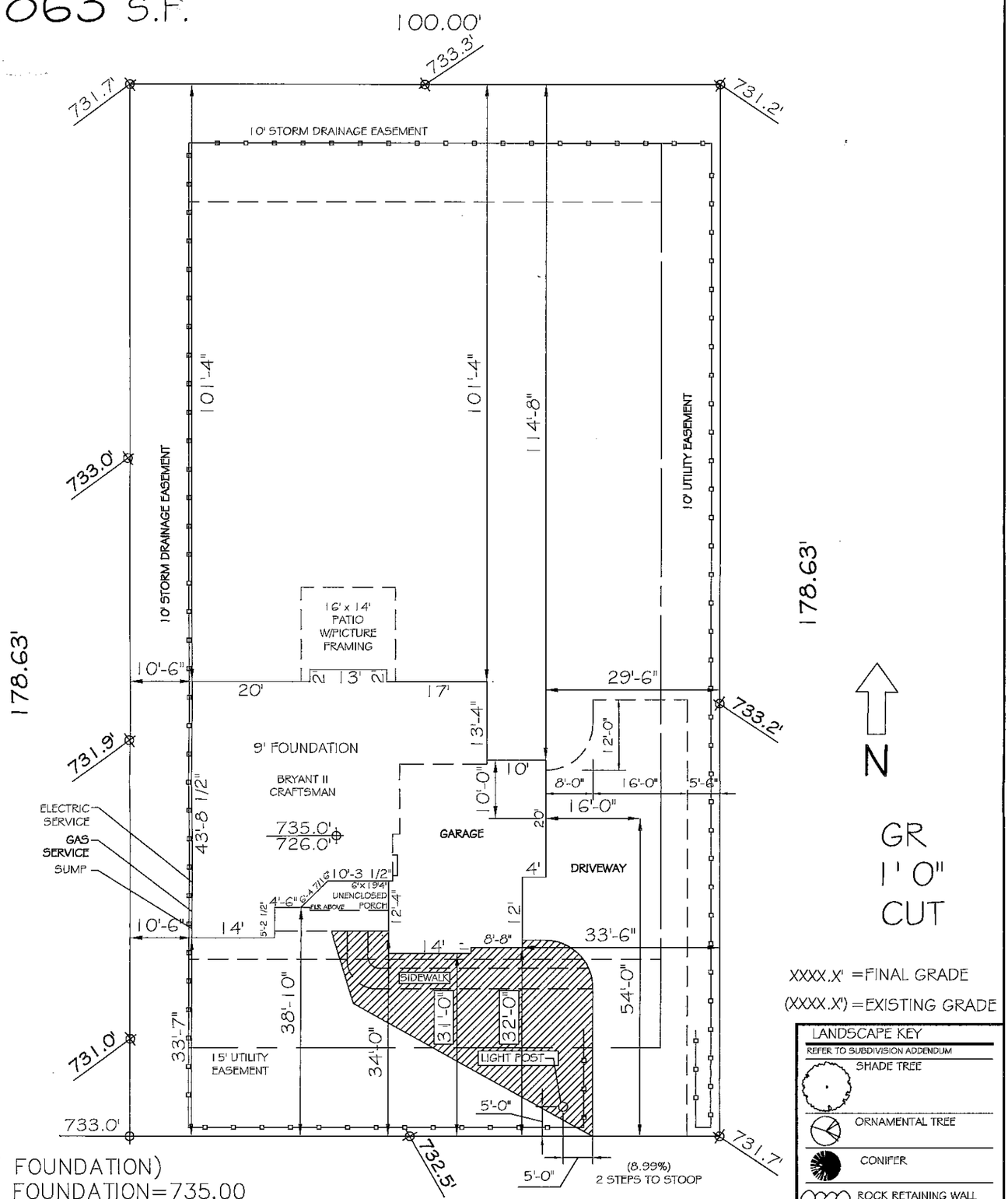
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **July 10, 2023**
SUBJECT: **Veridian Homes LLC - New Single-Family Residence on Lot #80 W. Preserve Parkway**

Attachments:
Site Plan (PDF)
Plans (PDF)

Attachment: Site Plan (8564 : Veridian Homes LLC)

PHASE 6
LOT 80
17,863 S.F.

NO PORCH ENCROACHMENTS
NO UPGRADES REQUIRED FOR SIDE LOAD GARAGE



(FOR 9' FOUNDATION)
TOP OF FOUNDATION=735.00
TOP OF FOOTING=726.00
GARAGE FLOOR ELEV.=734.50
DRIVEWAY SLOPE=8.99%
YARD GRADE=5.21%

PRESERVE PARKWAY

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

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

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

HOMESITE:	80
NEIGHBORHOOD:	ENCLAVE MEQUON PRESERVE
MODEL:	BRYANT II 3 CAR SE CRAFTSMAN
SITE AREA:	17,863 SQ. FT.
IMPERVIOUS AREA:	4,173 SQ. FT.
SCALE:	1"=20'-0"
DRAWN BY:	MVL
DATE:	5/19/2023

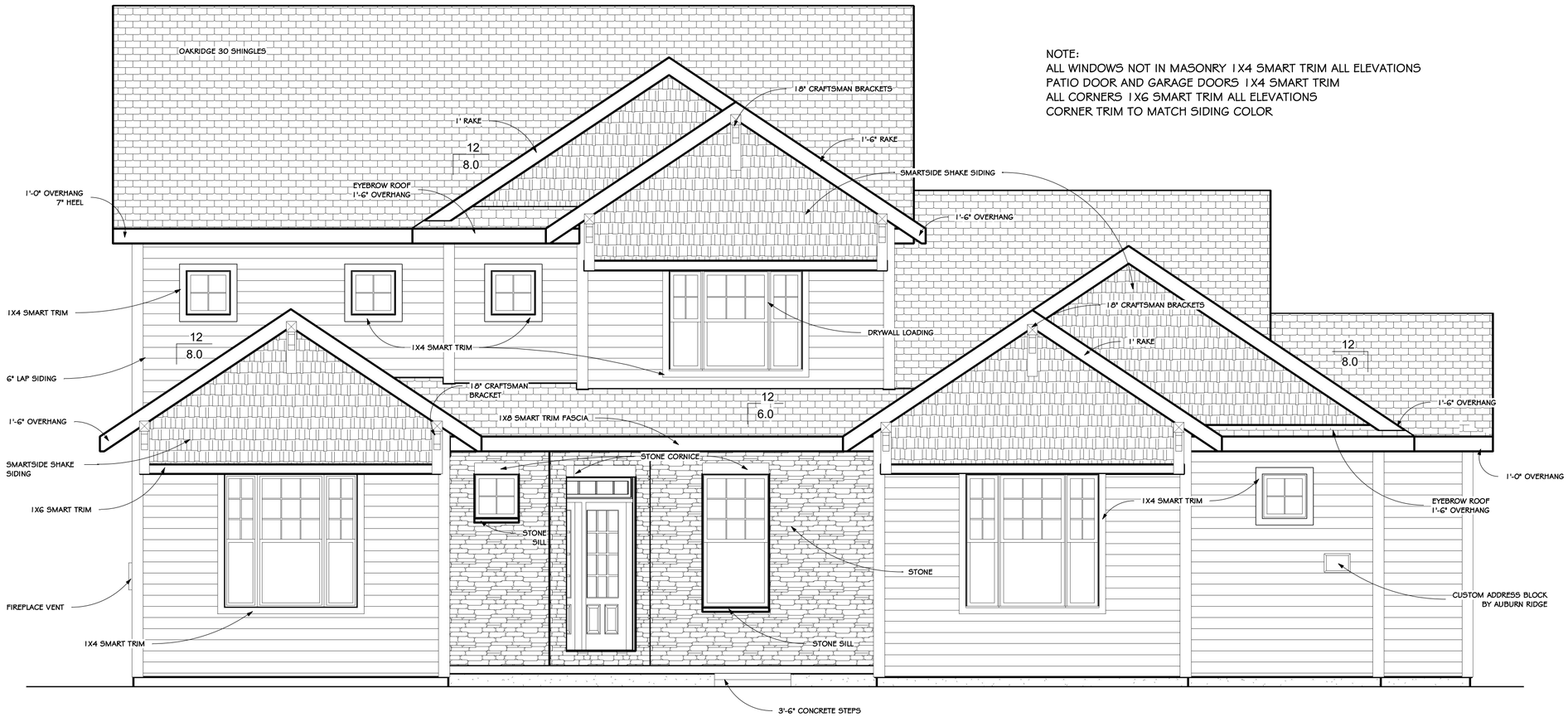
CUSTOMER: MOVE-IN-READY
ADDRESS: PRESERVE PARKWAY
MEQUON, WI 53097

CUSTOMER APPROVAL:
DATE: / /23
DATE: / /23
VH APPROVAL:
SPF Jun 15 2023 DATE: / /23

ZONED: -
MINIMUM SETBACKS

FRONT:	30'
REAR:	20'
SIDE:	10'
TOTAL SIDE:	-
CORNER SIDE:	-

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



NOTE:
ALL WINDOWS NOT IN MASONRY 1X4 SMART TRIM ALL ELEVATIONS
PATIO DOOR AND GARAGE DOORS 1X4 SMART TRIM
ALL CORNERS 1X6 SMART TRIM ALL ELEVATIONS
CORNER TRIM TO MATCH SIDING COLOR

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



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

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 80 ENCLAVE MEQUON PRESERVE
Address: PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:

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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.6600

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

Model: BRYANT II - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: MVL Date: 5/19/2023

Print Date:
6/15/2023
2:41:13 PM
Revisions:

Drawing No.:
ARB1

Attachment: Plans (8564 : Veridian Homes LLC)



Right Elevation - Craftsman ARB

1/4" = 1'-0"



Left Elevation - Craftsman ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 80 ENCLAVE MEQUON PRESERVE
Address: PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:

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Fax 608.226.0600

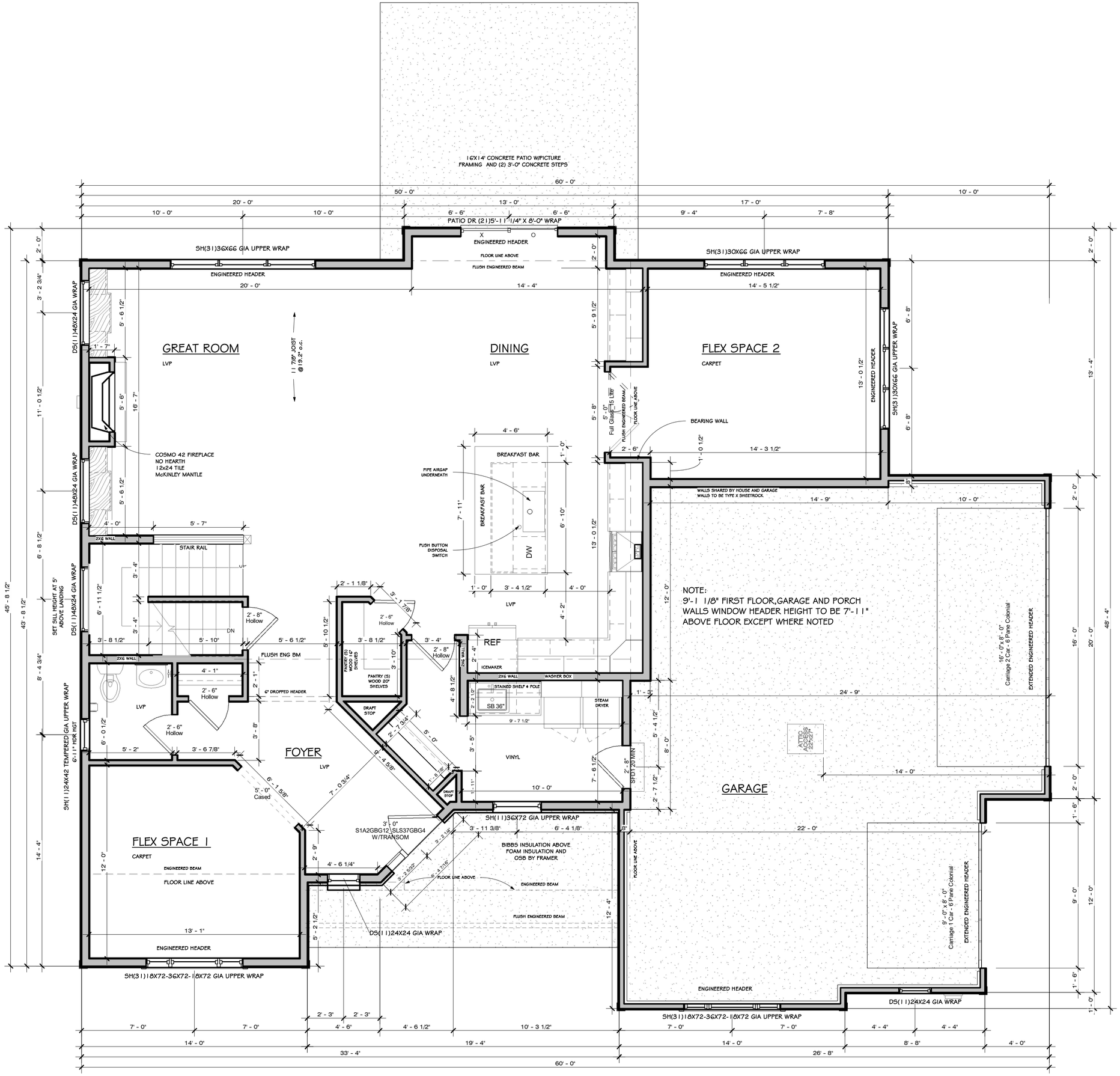
Do Not Scale Note: All dimensions are stud to stud
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Model: BRYANT II - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: MVL
Date: 5/19/2023

Print Date: 6/15/2023 2:41:14 PM
Revisions:

Drawing No.: ARB2

Attachment: Plans (8564 : Veridian Homes LLC)



First Floor - Craftsman ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 80 ENCLAVE MEQUON PRESERVE
Address: PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:

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VERIDIAN HOMES

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

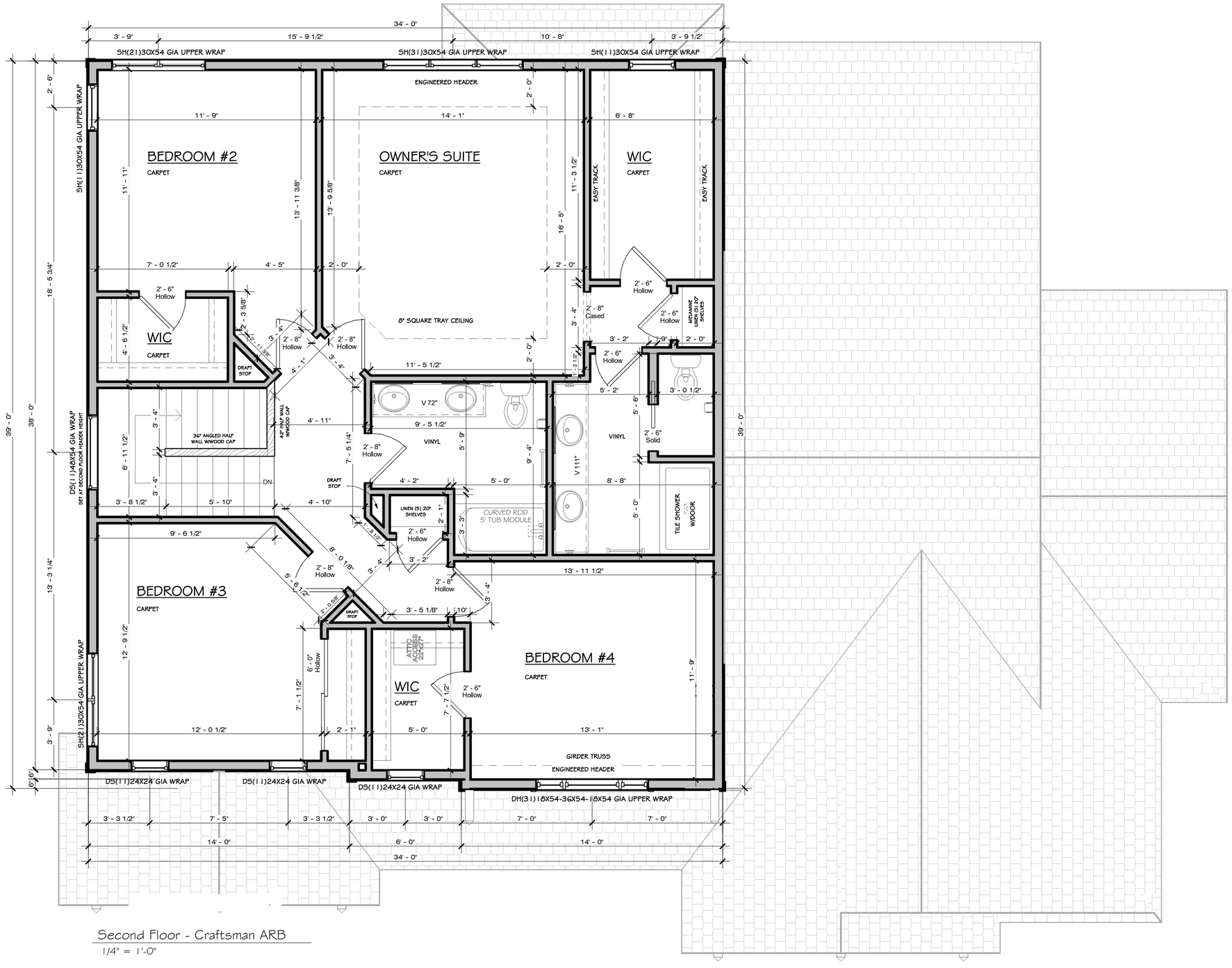
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: BRYANT II - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: MVL Date: 5/19/2023

Print Date: 6/15/2023 2:41:15 PM
Revisions:

Drawing No.: ARB3

Attachment: Plans (8564 : Veridian Homes LLC)



Second Floor - Craftsman ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 80 ENCLAVE MEQUON PRESERVE
Address: PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

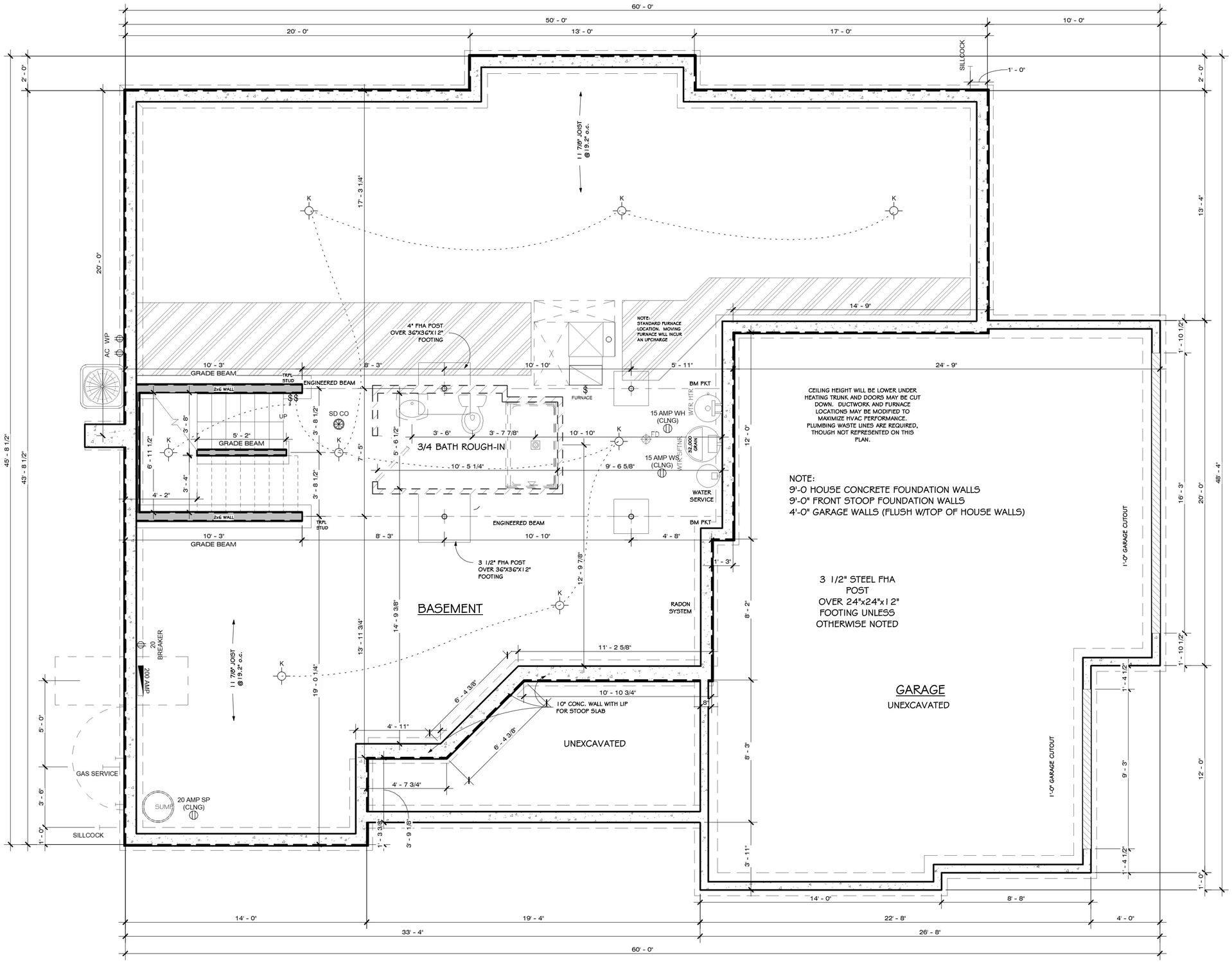
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: BRYANT II - 3 Car Side Entry
Elevation: ARB
Revised Base Plan: Date: 5/19/2023
Drawn By: MVL

Print Date: 6/15/2023 2:41:17 PM
Revisions:

Drawing No.: ARB4

Attachment: Plans (8564 : Veridian Homes LLC)



Foundation Plan - Craftsman ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN-READY
Homesite / Neighborhood: 80 ENCLAVE MEQUON PRESERVE
Address: PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
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6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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

Model: BRYANT II - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: MVL
Date: 5/19/2023

Print Date: 6/15/2023 2:41:17 PM
Revisions:

Drawing No.: ARB5

Attachment: Plans (8564 : Veridian Homes LLC)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **July 10, 2023**
SUBJECT: **John & Gwyn Beagle - Addition: Screened in Porch at 310 W. Bonness Lane**

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

6/19/2023

City of Mequon
Architectural Board
11333 N Cedarburg Rd 60W
Mequon, WI 53092

STATEMENT OF INTENT

Ruvin Bros. Artisans & Trades is submitting this packet for a proposed screen porch addition to expand the existing covered concrete porch off the first floor of the house. Materials used will match materials used in the original construction of the house.

Attachment: Statement of Intent (8566 : John & Gwyn Beagle)

3111 W Mill Road · Milwaukee, WI 53902 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com



WEST ELEVATION

3111 W MILL ROAD · MILWAUKEE, WI 53209 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pictures (8566 : John & Gwyn Beagle)



NORTH ELEVATION

3111 W MILL ROAD · MILWAUKEE, WI 53209 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pictures (8566 : John & Gwyn Beagle)



EAST ELEVATION

3111 W MILL ROAD · MILWAUKEE, WI 53209 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pictures (8566 : John & Gwyn Beagle)



PARTIAL EAST ELEVATION



PARTIAL EAST ELEVATION

Attachment: Pictures (8566 : John & Gwyn Beagle)

3111 W MILL ROAD · MILWAUKEE, WI 53209 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com



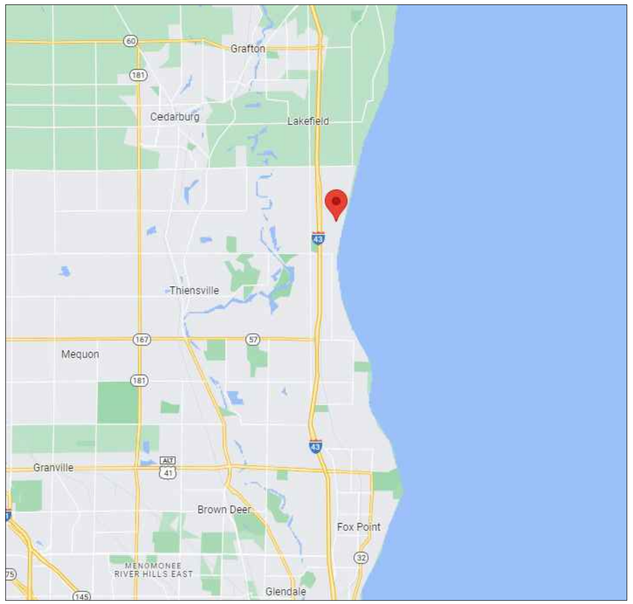
SOUTH ELEVATION

3111 W MILL ROAD · MILWAUKEE, WI 53209 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pictures (8566 : John & Gwyn Beagle)

BJG Residence

310 W. Bonness Lane
Mequon, WI 53097



PROJECT LOCATION MAP

SHEET INDEX

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

ABBREVIATION INDEX

ABRV.	DESCRIPTION		
A.F.F.	ABOVE FINISHED FLOOR	-- FLOORING --	
B/	BOTTOM OF	C	CARPET
CLG.	CEILING	CN	CONCRETE
C.O.	CASED OPENING	HWF	HARDWOOD
C.C.	CLOTHES CHUTE	T	TILE
CONC.	CONCRETE	V	VINYL
CONST.	CONSTRUCTION		
CONT.	CONTINUOUS		
D.W.	DISHWASHER	-- CONTRACTOR KEY --	
DN.	DOWN	A	APPLIANCE CONTRACTOR
D.O.	DRYWALL OPENING	C	COUNTER TOP FABRICATORS
E.P.	ELECTRICAL PANEL	CM	CONCRETE MASON AND FLATWORK CONTRACTOR
E.T.R.	EXISTING TO REMAIN		
ELEV.	ELEVATION	CS	CLOSET SYSTEM CONTRACTOR
EXIST.	EXISTING	D	DEMOLITION CONTRACTOR
F.D.	FINISH DIMENSION	DW	DRYWALL CONTRACTOR
FTG.	FOOTING	E	ELECTRICAL CONTRACTOR
G.C.	GENERAL CONTRACTOR	EX	EXCAVATION CONTRACTOR
G.D.	GARBAGE DISPOSAL	F	FLOORING CONTRACTOR
GYP. BD.	GYPSUM BOARD	FC	FINISH CARPENTER
H.B.	HOSE BIBB	H	HVAC CONTRACTOR
HT.	HEIGHT	IN	INSULATION CONTRACTOR
LL.	LOWER LEVEL	L	LANDSCAPE CONTRACTOR
MICRO	MICROWAVE	M	MASONRY CONTRACTOR
O.C.	ON CENTER	MF	ORNAMENTAL METAL FABRICATOR
P.T.W.	PRESSURE TREATED WOOD	P	PLUMBING CONTRACTOR
PROP.	PROPOSED	PA	PAINTING CONTRACTOR
T/	TOP OF	R	ROOFING CONTRACTOR
TBD	TO BE DETERMINED	RC	ROUGH CARPENTER
U.N.O.	UNLESS NOTED OTHERWISE	SF	STRUCTURAL STEEL FABRICATOR
V.I.F.	VERIFY IN FIELD	T	TILE CONTRACTOR

HVAC SYMBOLS KEY

- HWS — WALL SUPPLY REGISTER
- HWR — WALL RETURN VENT
- (HS) — CEILING SUPPLY VENT
- HBS — BASE SUPPLY REGISTER
- HBR — BASE RETURN VENT
- (HR) — CEILING RETURN VENT
- HFS — FLOOR SUPPLY REGISTER
- HFR — FLOOR RETURN VENT
- (T) — THERMOSTAT

ELECTRICAL SYMBOLS KEY

- CEILING MOUNT or PENDANT FIXTURE
- WALL MOUNT FIXTURE
- (5) 5" RECESSED CAN LIGHT
- (4) 4" RECESSED CAN LIGHT
- (3) 3" RECESSED CAN LIGHT
- (2) 2" RECESSED CAN LIGHT
- IN-CABINET PUCK LIGHT
- DIRECTIONAL RECESSED CAN LIGHT
- FLUORESCENT FIXTURE
- LED UNDER CABINET LIGHTING
- LED CEILING PANEL
- CEILING FAN / LIGHT
- KEYLESS PLASTIC LAMP SOCKET
- PULL CHAIN OPERATED FIXTURE
- EXTERIOR FLOOD LIGHT
- EXTERIOR FLOOD LIGHT MOTION ACTIVATED
- CEILING MOUNT EXHAUST FAN
- CEILING MOUNT EXHAUST FAN / LIGHT FIXTURE
- SMOKE DETECTOR
- SMOKE AND CARBON MONOXIDE DETECTOR
- $ SINGLE POLE SWITCH
- $3 3 - WAY SWITCH
- $4 4 - WAY SWITCH
- $D DIMMER SWITCH
- $T TIMER SWITCH
- $DJ DOOR JAMB SWITCH
- SINGLEPLEX OUTLET
- DUPLEX OUTLET
- QUADRUPLEX OUTLET
- HALF SWITCHED DUPLEX OUTLET
- FULL SWITCHED DUPLEX OUTLET
- WP WEATHER PROOF EXTERIOR DUPLEX OUTLET
- 220 VOLT OUTLET
- DUPLEX CEILING OUTLET
- DUPLEX FLOOR OUTLET
- USB DUPLEX OUTLET WITH (2) USB PORTS
- NEW DEVICE AND PLATE COVER AT EXISTING LOCATION. WALL BOX TO REMAIN.
- JUNCTION BOX OR DEVICE BOX WITH BLANK COVER PLATE
- SP SPEAKER IN-CEILING
- SP SPEAKER IN-WALL
- SP SPEAKER WALL MOUNT
- S SPEAKER / STEREO CONTROL
- ETHERNET JACK
- PHONE JACK
- C CABLE JACK
- A ALARM CONTROL
- A ALARM DEVICE
- I INTERCOM
- TM EXTERIOR LIGHT TIMER
- MOTION DETECT SENSOR
- DOOR BELL BUTTON
- DB DOOR BELL CHIME
- GDO GARAGE DOOR OPENER SWITCH
- KP EXTERIOR GARAGE DOOR KEY PAD
- V CENTRAL VACUUM INLET
- T THERMOSTAT
- DENOTES EXISTING FIXTURE TO BE ALTERED OR REMOVED
- DENOTES EXISTING FIXTURES TO REMAIN

SYMBOLS KEY

EXISTING MATERIALS

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

PROPOSED MATERIALS

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

DEMOLITION MATERIALS

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

PLAN TAGS

- D1 CONTRACTOR KEY NOTE TAG. COINCIDES WITH SPECIFIC TRADES.
- (A) DOOR TAG AND LETTER, REFER TO DOOR SCHEDULE FOR DETAILED INFO
- 1 WINDOW TAG AND NUMBER, REFER TO WINDOW SCHEDULE FOR DETAILED INFO

NOT FOR CONSTRUCTION

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NORTHWOOD LANE

(N0°04'02"E)
N1°54'08"W
668.93'
334.47'
334.46'
50.0'
405.49'
50.0'
ASPHALT PAVEMENT
WETLANDS
WETLANDS
WETLANDS
WETLANDS
LOT 1
C.S.M. NO. 3960
LOT 2
C.S.M. NO. 3960
PARCEL 1
C.S.M. NO. 3845
1.3" O.D. S.P. FOUND
1.3" O.D. S.P. FOUND
1.3" O.D. S.P. FOUND
S82°45'04"W 404.13'
S17°7'44"E
293.32'
WETLANDS SETBACK LINE
WETLANDS SETBACK LINE
WETLANDS SETBACK LINE
BUILDING SETBACK LINE
BUILDING SETBACK LINE
DENOTES EDGE OF BRUSH
DENOTES EDGE OF WETLANDS (TYP.)
DENOTES EDGE OF WETLANDS (TYP.)
TOP OF STEP ELEVATION 712.5'
GAS METER
A/C UNITS
PROPOSED ADDITION
CONCRETE FLOOR SLAB FOR ADDITION 1ST FLOOR ELEVATION 714.66
EXISTING DRIVEWAY
ASPHALT PAVEMENT
ASPHALT PAVEMENT
MAG NAIL SET
SITE BENCHMARK
10' PUBLIC ROAD EASEMENT
S88°42'16"W 350.00'
30'30'
345.22'
60'
SW. CORNER OF THE NE. 1/4 OF SECTION 8-9-22

1 / C0.00 SITE PLAN

½" = 1'-0"

SCALE 0 6" 1' 2' 4'

SITE NORTH

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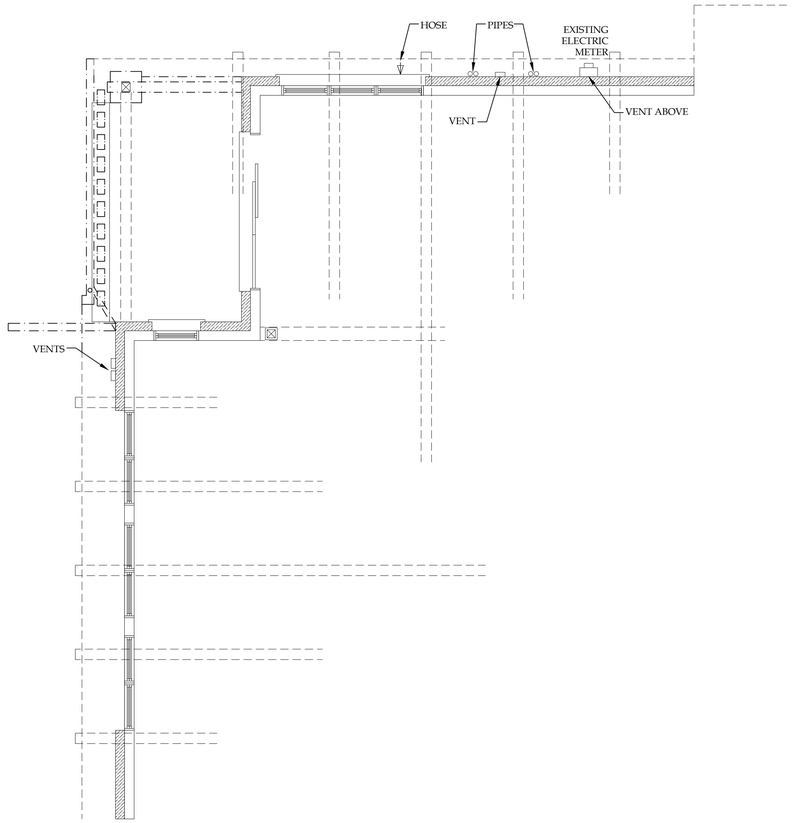
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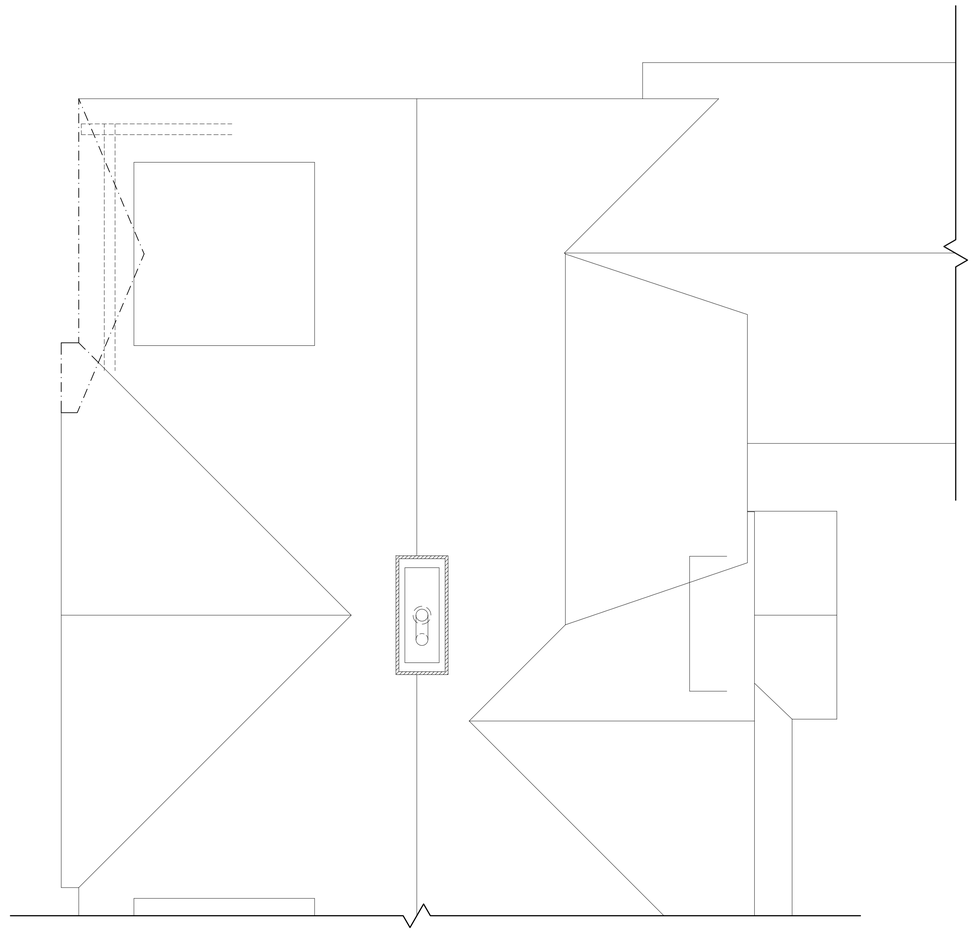
1 / D1.00 FIRST FLOOR DEMOLITION PLAN

DEMOLISHED AREA 123 SQFT

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

PLAN NORTH



1 / D1.01 DEMOLITION ROOF PLAN

FLOOR AREA ############

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

PLAN NORTH

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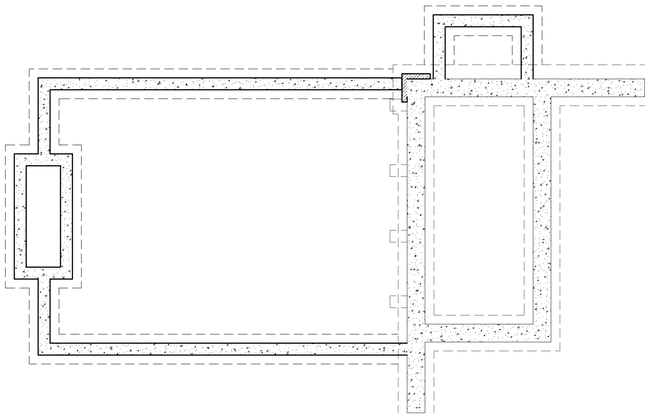
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D1.00

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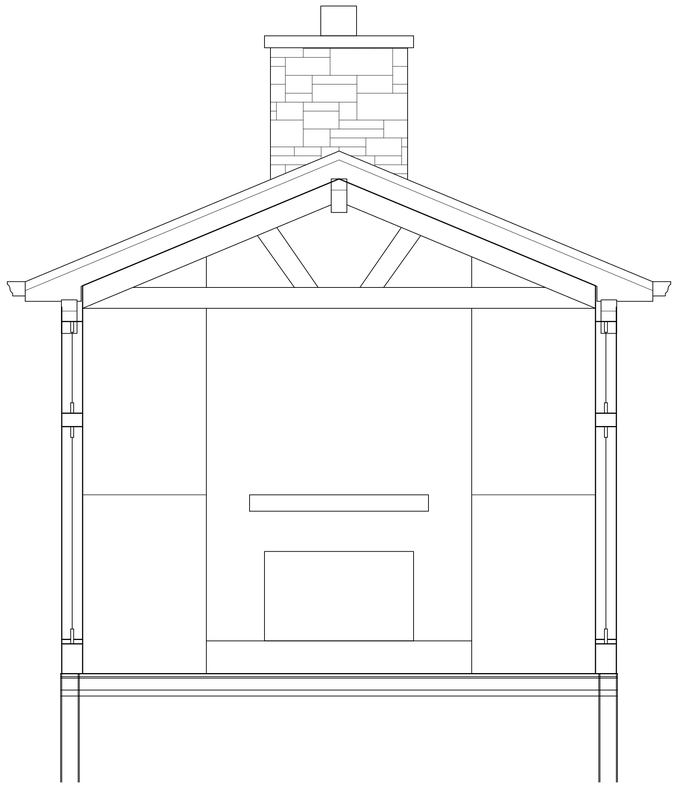
1 S1.00 FOUNDATION PLAN

REMODELED AREA: 387 SQFT

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

PLAN NORTH



2 S1.00 SOUTH SECTION

1/2" = 1'-0"

SCALE 0 6" 1' 2' 4'

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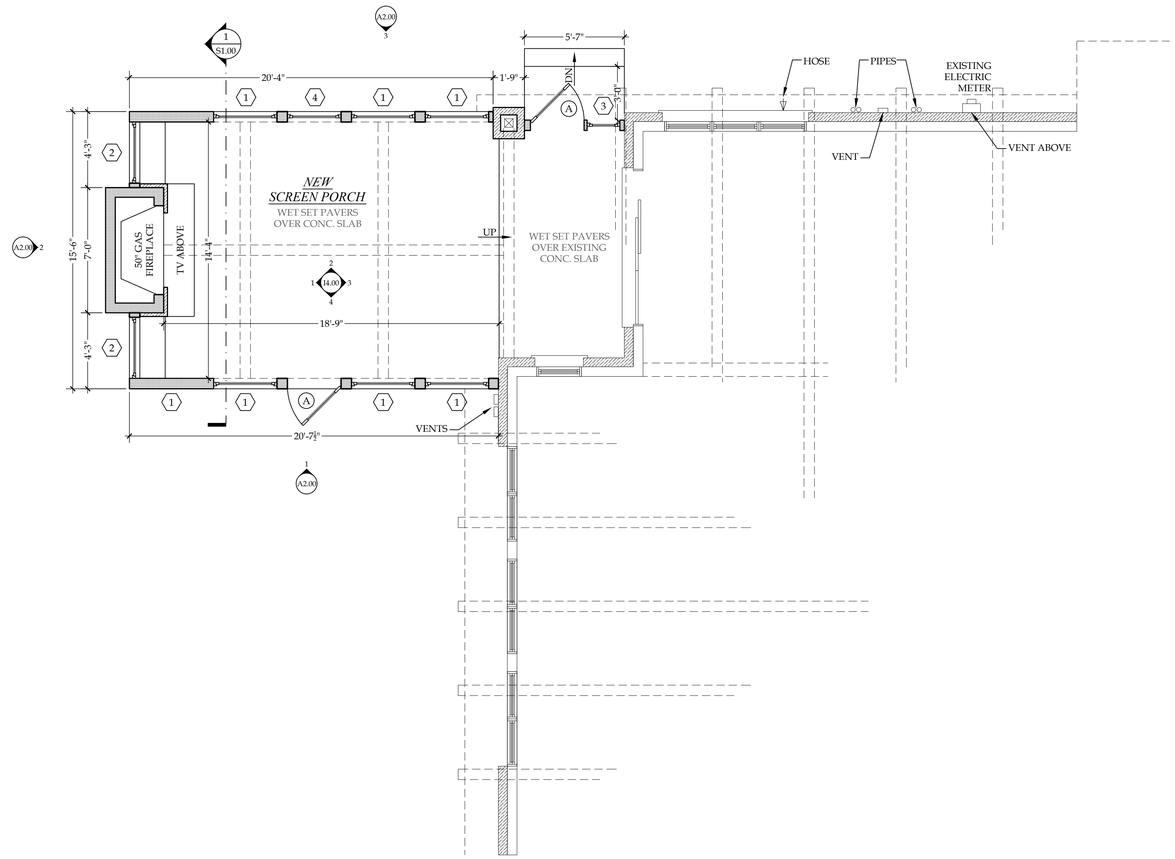
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S1.00

Attachment: Plans & Site Plan (8566 : John & Gwyn Beagle)



1 / A1.00 FIRST FLOOR CONSTRUCTION PLAN

REMODELED AREA: 432 SQFT

¼" = 1'-0"

SCALE 0 1' 2' 4' 8'

PLAN NORTH

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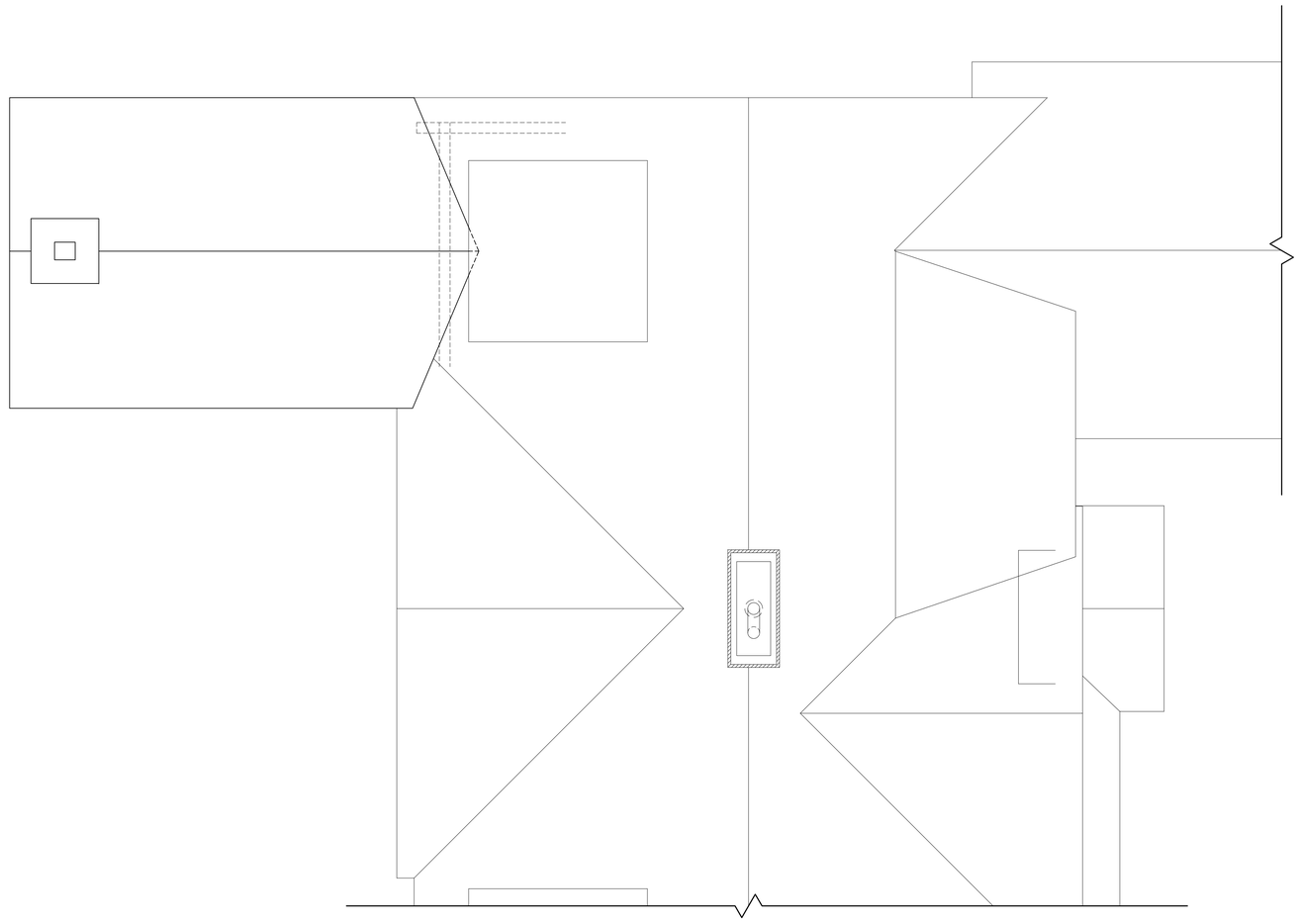
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A1.00

Attachment: Plans & Site Plan (0566 : John & Gwyn Beagle)



1
A1.01

ROOF CONSTRUCTION PLAN

FLOOR AREA ############

1/4" = 1'-0"

SCALE 0 1 2 4 8'

PLAN NORTH

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A1.01

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1 A2.00 EXISTING NORTH ELEVATION

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'



2 A2.00 EXISTING SOUTH ELEVATION

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

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A2.00

Attachment: Plans & Site Plan (8566 : John & Gwyn Beagle)



1 / A2.01 EXISTING WEST ELEVATION

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'



2 / A2.01 EXISTING EAST ELEVATION

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

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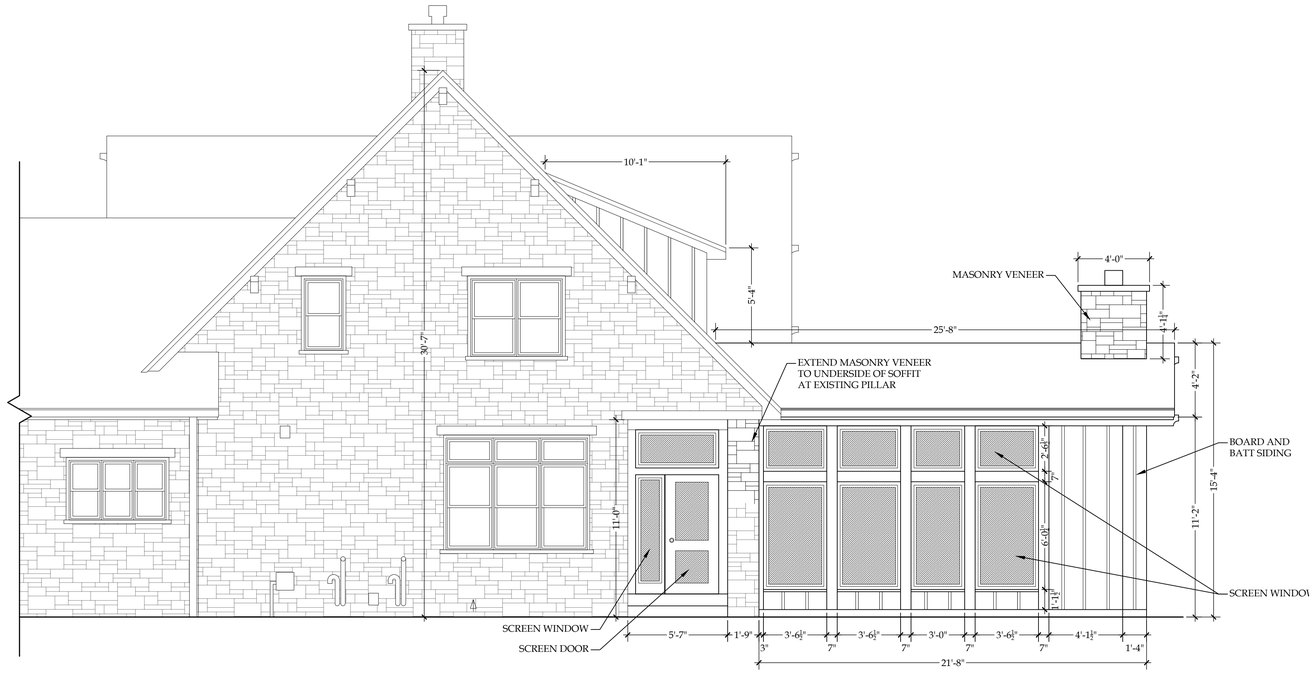
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A2.01

Attachment: Plans & Site Plan (8566 : John & Gwyn Beagle)



1
A2.02

PROPOSED NORTH ELEVATION

¼" = 1'-0"

SCALE 0 1' 2' 4' 8'



2
A2.02

PROPOSED WEST ELEVATION

¼" = 1'-0"

SCALE 0 1' 2' 4' 8'

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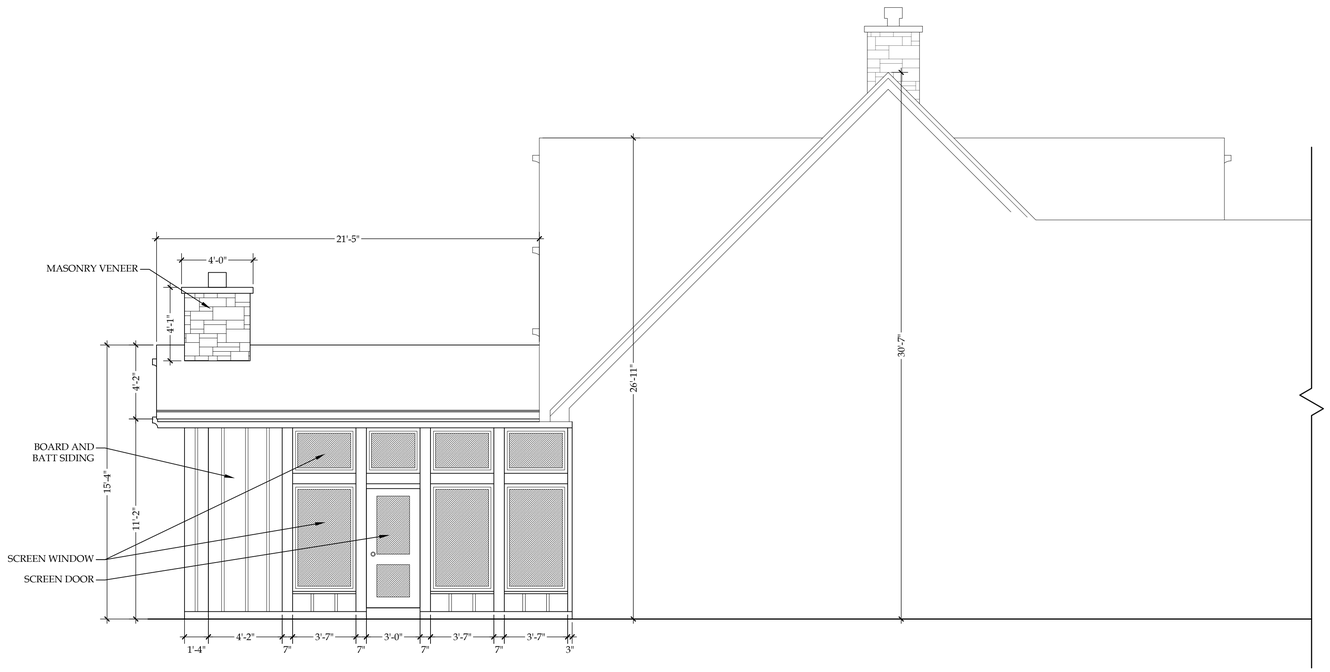
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A2.02

Attachment: Plans & Site Plan (9566 : John & Gwyn Beagle)



1
A2.03

PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

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A2.03

Attachment: Plans & Site Plan (8566 : John & Gwyn Beagle)

EXTERIOR MATERIALS SCHEDULE

GENERAL NOTE:

LOCATION	MANUFACTURER	PRODUCT	FINISH	DIMENSIONS/ STYLE	NOTES
EXTERIOR					
Board & Batt Siding	LP	Vertical Siding	Cedar Texture Primed	16" wide	
Board & Batt Siding	LP	Trim Board	Cedar Texture Primed	2-1/2" wide	
Thin Stone	Halquist	Custom Blend Lannon & Webwall	Full Color Kensington (no dark orange), Charcoal Weather Edge, Full Color Lannon Web Wall	Custom Blend Lannon & Webwall	Standard Grey Mortar
Trim - Brick Mould	TBD	TBD	TBD	TBD	
Shingles	CertainTeed	Landmark dimensional shingles	Weathered Wood	N/A	15# felt underlayment
Soffit	LP	Vented Soffit	Cedar Texture Primed	TBD	
Fascia	LP	Smart Trim	Cedar Texture Primed	1x8	
Flashing	TBD	Prefinished Metal	TBD	TBD	
Caulking	Vulkem	117	Approximate adjacent material	N/A	
Paver Steps	Halquist (Supplier)	Bluestone (all blue)	Thermal	Treads per plan	
Wet Set Pavers	Halquist (Supplier)	Bluestone (all blue)	Thermal	18" x 36"	
Gutters & Downspouts	Reynolds or equal	N/A	Reynolds #249 Bronze	5 inch seamless aluminum K-style gutters with 3x4 inch downspouts to grade	
Metal Chimney Cap	TBD	TBD	TBD	TBD	

EXTERIOR & INTERIOR FINISH SCHEDULE

GENERAL NOTE:

LOCATION	MANUFACTURER & TYPE	COLOR	SHEEN/ FINISH	TEXTURE	NOTES
EXTERIOR					
Board & Batt Siding	Sherwin Williams	Anonymous SW7046	TBD	TBD	
Trim	Sherwin Williams	Urbane Bronze SW7047	TBD	TBD	
Soffit, Fascia	Sherwin Williams	Urbane Bronze SW7048	TBD	TBD	
Screen Doors	Sherwin Williams	Urbane Bronze SW7049	TBD	TBD	
Brick/Stone	Halquist Stone - Custom Blend Lannon & Webwall	Full Color Kensington (no dark orange), Charcoal Weather Edge, Full Color Lannon Web Wall	N/A	N/A	Standard Grey Mortar
Gutters/ Downspouts	Prefinished by others	N/A	N/A	N/A	
SCREEN PORCH					
Wood Ceiling	TBD	TBD	TBD	N/A	
Walls	TBD - Latex	TBD	TBD	TBD	
Trim	TBD	TBD	TBD	N/A	
Doors	TBD	TBD	TBD	N/A	
Cabinets	TBD - Enamel	TBD	TBD	TBD	
Ceiling Beams/Trusses	Sherwin Williams - Stain	10% of SW3124-K Pecan per approved sample	Matte	N/A	

MILLWORK SCHEDULE

GENERAL NOTE:

TYPE	DIMENSIONS	SPECIES	PROFILE/STYLE	NOTES
ROOM NAME				
Casing	TBD	TBD	TBD	5/8" x 3-1/2" Door & Window Casing (Plowed)
Wood Ceiling	5/8" x 8-1/4" x 144"	Primed	7" exposure V-groove	James Hardie fiber cement artisan v-groove siding or equal
Ceiling Beams / Trusses	6x6 horizontal bottom chord & center post; 4x4 diagonals at each side of center post	Western Red Cedar	TBD	
Screens	TBD	TBD	TBD	
Vinyl Covers	TBD	TBD	TBD	

CABINETRY SCHEDULE

GENERAL NOTES:
DRAWERS: 5-piece clear-coated soft maple dovetailed boxes, 1-piece wood front, full extension undermount soft close slides.
INTERIORS: Maple melamine; all cabinets to have backs. For cabinets with open interior or glass doors, provide interiors in same species as cabinets.
SHELVING: 3/4" melamine to match interiors. Provide line boring and shelf pins. For cabinets with open interior or glass doors, provide eased edge shelving in same material as interiors.
GLASS: All glass in cabinets (for doors, shelving, etc.) shown on plans to be supplied and fit by cabinet supplier. Glass to be clear, 1/8" double strength at doors, 1/4" (or more) for shelves.
HINGES: Concealed European-style, fully adjustable hinges.
MOLDINGS: Crown at upper cabinetry. Extended bottom light rail with valance molding at upper cabinetry.
APPLIANCE PANELS: Construct appliance panels per appliance manufacturer specifications.

TYPE	CABINET STYLE	SPECIES	DOOR STYLE / DRAWER STYLE	NOTES
SCREEN PORCH				
Cabinets	TBD	Paint Grade Hardwood	TBD	TBD

DECORATIVE LIGHTING SCHEDULE

GENERAL NOTE:

TYPE	QUANTITY	MANUFACTURER	COLLECTION	PRODUCT NO.	FINISH	NOTES
SCREEN PORCH						
Chandelier	1	TBD	TBD	TBD	TBD	Existing porch ceiling has (2) Kichler Tolerand pendants - 49556BKT
Uplights	4	TBD	TBD	TBD	TBD	
EXTERIOR						
Sconces	4	Kichler	Tolerand	49554BKT	Textured Black with Clear Seeded Glass	

FIREPLACE SCHEDULE

GENERAL NOTE:

TYPE	MANUFACTURER	MODEL	PRODUCT NO.	INTERIOR LINER	DOORS/SCREENS	LOG SET/GRATES	LIGHTERS	NOTES
SCREEN PORCH								
Gas Fireplace	TBD	TBD	TBD	TBD	TBD	TBD	TBD	

EXTERIOR DOOR SCHEDULE

GENERAL NOTE:

DOOR NO.	TYPE	MANUFACTURER/ DESCRIPTION	SPECIES	ROUGH OPENING	JAMB DEPTH	JAMB SPECIES	STOP STYLE	DOOR SIZE	HINGES	NOTES
SCREEN PORCH										
A	Screen Door (with sidelight & transom)	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
B	Screen Door	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	

EXTERIOR DOOR HARDWARE SCHEDULE

GENERAL NOTE:

DOOR NO.	HARDWARE FUNCTION	HARDWARE MANUFACTURER	HARDWARE PRODUCT NUMBER	FINISH	DOOR/HINGE STOP	HINGE MANUFACTURER	HINGE PRODUCT NUMBER	HINGE QTY. PER DOOR	NOTES
SCREEN PORCH									
A	Privacy	Emtek - Rectangular Style	2291US19	Flat Black	Emtek 2241US19	Deltana - 3" Hinges	DSB319	TBD	National 100-038 closer and National 349-241 crash chain
B	Privacy	Emtek - Rectangular Style	2291US19	Flat Black	Emtek 2241US19	Deltana - 3" Hinges	DSB319	TBD	National 100-038 closer and National 349-241 crash chain

NOT FOR CONSTRUCTION

BJG

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BJG Residence
310 W. Bonness Lane
Mequon, WI 53097

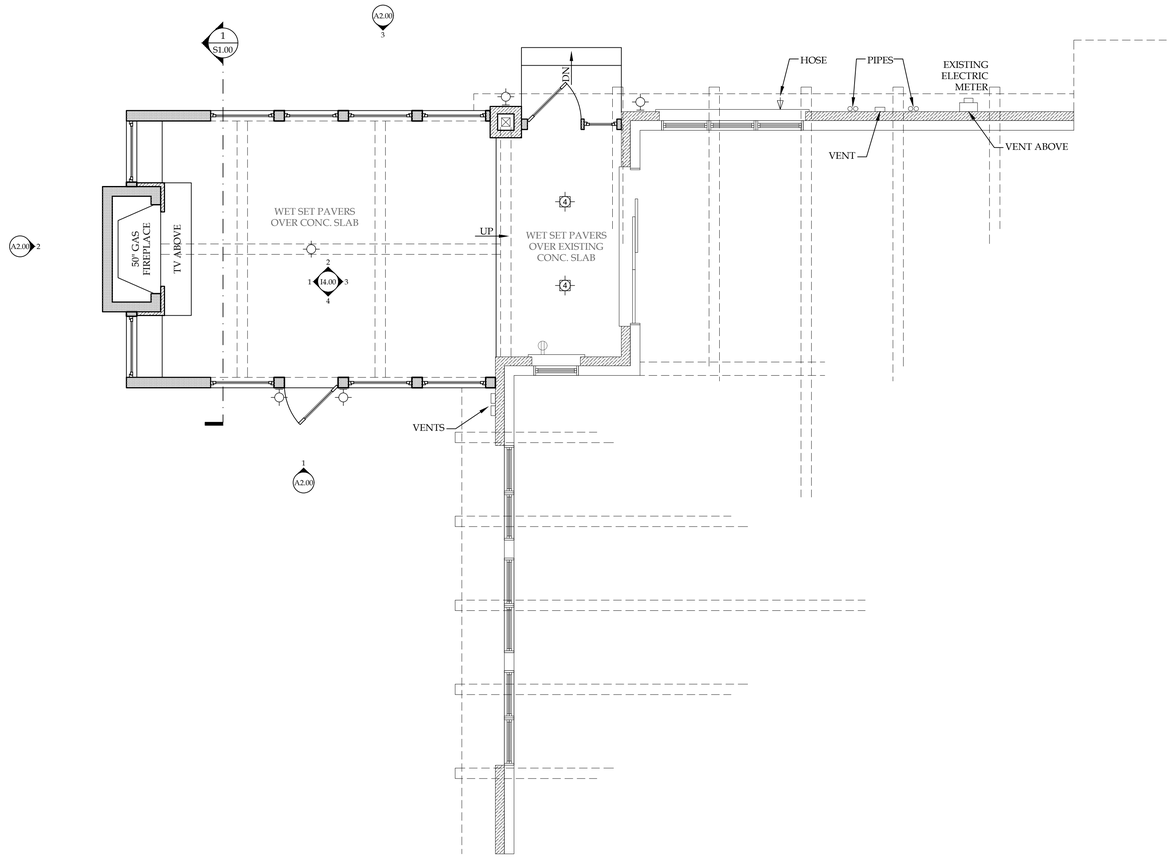
ARC REVIEW SET
06/19/2023

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

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

I5.00

Attachment: Plans & Site Plan (8566 : John & Gwyn Beagle)



1 / E2.00 FIRST FLOOR ELECTRICAL PLAN

REMODELED AREA: 432 SQFT

1/4" = 1'-0"

SCALE 0 1 2 4 8

PLAN NORTH

NOT FOR CONSTRUCTION

BJG

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E2.00

Attachment: Plans & Site Plan (0566 : John & Gwyn Beagle)

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: **July 10, 2023**
SUBJECT: **Lakeview Partners LLC - New Single-Family Residence at 14141 N. Lake Shore Drive**

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

6/16/2023

Statement of Intent

Lot 2 Lakeshore Estates

To whom It may concern,

We are proposing to build a single-family, two-story home with a fully exposed finished lower level. Attached garage and a deck with a covered roof.

The site condition has wetlands and grass and is a vacant lot with a mound system.

Kristin Carey

Espire Homes INC

530 Hartbrook Dr

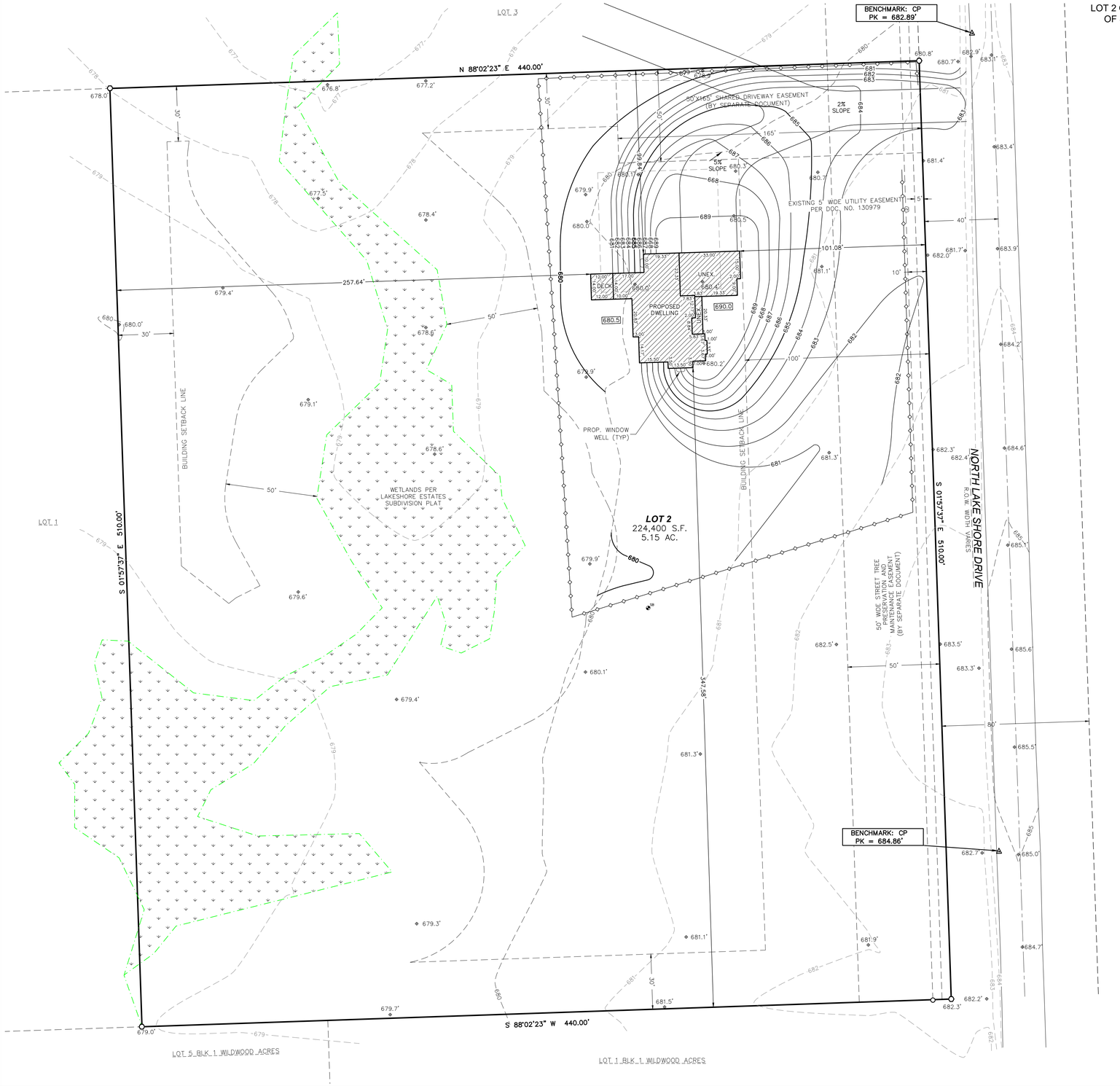
Hartland WI 53029

262-746-2000

Attachment: Statement of Intent (8567 : Lakeview Partners LLC)

PLAT OF SURVEY

LOT 2 OF LAKESHORE ESTATES, BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



NOTES:

- BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 2, WHICH WAS TAKEN TO BEAR N 88°02'23" E, AS SHOWN ON LAKESHORE ESTATES SUBDIVISION PLAT.
- VERTICAL DATUM IS NAVD 88 (GEOID 12A)
- THE EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
- PROPOSED ELEVATIONS AS SHOWN ON THIS DRAWING IS A SUGGESTED GRADE AND SHOULD BE VERIFIED BY THE OWNER AND/OR THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR.
- EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE BUILDER AND/OR BUILDING INSPECTOR BASED ON SITE CONDITIONS.
- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- PER OZAUKEE COUNTY GIS THE PARCEL CURRENTLY DOES NOT HAVE AN ADDRESS.
- EASEMENTS AND BUILDING SETBACKS PER SUBDIVISION PLAT.
- THE SUBDIVISION IS LOCATED IN ZONE 'X' AND ZONE "AE PER FEMA FIRM MAP COMMUNITY PANEL NO. 55089C0193F WITH AN EFFECTIVE DATE OF DECEMBER 4, 2007,
- DRIVEWAY CONSTRUCTION SHALL ADHERE TO THE LOCATION AND CONFIGURATION AS SHOWN ON THIS PLAT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- INDIVIDUAL LOT OWNERS SHALL PROVIDE WETLAND FILL APPROVAL FROM THE WDNR TO THE CITY, IF FILLING OF THE WETLANDS IS PROPOSED.
- EACH INDIVIDUAL LOT WITH HOME/DRIVEWAY CONSTRUCTION THAT EXCEEDS 5,000 SQUARE FEET OF IMPERVIOUS SURFACE WILL BE REQUIRED TO PROVIDE GREEN INFRASTRUCTURE MEETING MMSD REQUIREMENTS. IN ADDITION FOR HOME/DRIVEWAY CONSTRUCTION WHICH TRIGGERS THE MMSD REQUIREMENTS. THAT PROPERTY OWNER WILL ALSO BE REQUIRED TO PROVIDE A STORM WATER MAINTENANCE AND EASEMENT AGREEMENT FOR THE GREEN INFRASTRUCTURE DEVICE.
- FOR HOME/DRIVEWAY CONSTRUCTION WHICH TRIGGERS THE MMSD REQUIREMENT FOR GREEN INFRASTRUCTURE, EACH PROPERTY OWNER WILL ALSO BE REQUIRED TO PROVIDE A DRAINAGE FINANCIAL GUARANTEE, CITY ORDINANCE 58-677(B) REQUIRES THAT THE APPLICANT DEPOSIT AN ESCROW OR LETTER OF CREDIT TO GUARANTEE A GOOD FAITH EXECUTION OF THE APPROVED PLAN AND ANY PERMIT CONDITIONS. THE ESCROW/LETTER OF CREDIT SHALL BE IN AN AMOUNT EQUAL TO 125% OF THE ESTIMATED COST OF CONSTRUCTION AND MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES AND THE CITY WILL RELEASE THE PORTION OF THE FINANCIAL GUARANTEE LESS ANY COSTS INCURRED BY THE CITY TO COMPLETE INSTALLATION OF PRACTICES, UPON SUBMISSION OF A CERTIFICATION IN ACCORDANCE WITH 58-678(H).
- ALL OF THE LOTS ON THIS PLAT OF LAKESHORE ESTATES ARE SUBJECT TO COMPLIANCE WITH THE CITY OF MEQUON POLICY FOR TREE PROTECTION AND PRESERVATION.
- WETLAND WERE DELINEATED BY SHORT ELLIOTT HENDRICKSON INC., ERICA PERGANDE (WDNR ASSURED WETLAND DELINEATION) ON MAY 28, 2021. WETLAND RESTRICTIONS:
  - •GRADING AND FILLING SHALL BE PROHIBITED UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE. OZAUKEE COUNTY, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, AND THE ARMY CORPS OF ENGINEERS.
  - • THE REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS SHALL BE PROHIBITED.
  - • THE REMOVAL OR DESTRUCTION OF ANY NATIVE VEGETATIVE COVER. IE., TREES, SHRUBS, GRASSES, ETC.. SHALL BE PROHIBITED, WITH THE EXCEPTION OF THE REMOVAL OF DEAD, DYING OR DISEASED VEGETATION. NON-INDIGENOUS SPECIES, OR NOXIOUS WEEDS (AS DEFINED BY LOCAL ORDINANCE) AT THE DISCRETION OF A FORESTER OR NATURALIST AND THE APPROVAL OF OZAUKEE COUNTY.
  - •GRAZING BY DOMESTICATED ANIMALS. IE., HORSES, COWS, ETC... SHALL BE PROHIBITED.
  - • THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE WETLAND AREA OR PRIMARY ENVIRONMENTAL CORRIDOR SHALL BE PROHIBITED.
  - •CREATION OF A MOWN LANDSCAPE, GARDENING, CULTIVATING. OR DEPOSITING YARD WASTE OF ANY TYPE SHALL BE PROHIBITED.
  - •PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE OZAUKEE COUNTY. THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES. AND THE ARMY CORPS OF ENGINEERS. •CONSTRUCTION OF BUILDINGS WITHIN THE WETLAND BOUNDARY IS PROHIBITED.

SETBACK REQUIREMENTS
FRONT YARD = 100'
SIDE YARD = 30'
REAR YARD =30'
WETLAND SETBACK =50'

PROPOSED GRADES FORM A
FINISH YARD GRADE: 689.5/680.5
GARAGE FLOOR: 689.83
TOP OF WALL: 690.17
TOP OF FOOTING: 681.17 (9' WALL)
BASEMENT FLOOR = 681.42

*** PER FORM A SEASONAL HIGH GROUNDWATER DETERMINATION REPORT DATED MAY 15, 2023 DONE BY LANDMARK ENGINEERING SCIENCES, INC. ***

LEGEND

- FOUND 3/4 REBAR" OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- TV PED
- 800.0 EXISTING SPOT GRADE
- 800 EXISTING CONTOUR
- WETLANDS
- 800 PROPOSED CONTOUR
- PROPOSED SILT FENCE
- 800.0 PROPOSED ELEVATION
- 10' OFFSET OR NOTED
- PROPOSED FLOW DIRECTION
- SOIL BORE

0' 30' 60'
1 INCH = 30 FEET

SURVEYOR'S CERTIFICATION:

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

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

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

REV. REV. REV. REV. REV.

LOCATION: NORTH LAKE SHORE DRIVE, MEQUON, OZAUKEE COUNTY, WISCONSIN
DRAWN BY: LJS
CHECKED BY: MTO

CLIENT: ESPIRE HOMES
PROJECT: LAKEVIEW PARTNERS, LLC
LAYOUT: STAKED SURVEY
DRAWING: 23084_SURVEY.DWG

SEAL: WISCONSIN MATTHEW T. O'ROURKE S-2771 NEOSHO, SURVEYOR

SCALE 1:30
DATE 06/15/2023
JOB NO. 23084
SHEET 1 OF 1

Attachment: Survey (8567 : Lakeview Partners LLC)

COTTONWOOD MODEL

EXTERIAL MATERIALS:

*CONTINUOUS RIDGE VENT
*HIGH DEFINITION ASPHALT SHINGLES
*STANDING SEEM METAL ROOF (PAINTED)
*1X8 MIRATEC FASCIA BOARD
*LP SOFFIT WITH VENTS
*JAMES HARDIE PLANK LAP SIDING PRIMED(PER PLAN)
*LP PANEL BOARD & BATTEN SIDING (PER PLAN)
*5/4X6 MIRATEC FRIEZE BOARDS AT GABLES (PER PLAN)
*5/4X8 MIRATEC HEAD TRIM W/ 1" OVERHANG (WINDOWS & EXTERIOR DOORS)
*5/4X6 MIRATEC TRIM AT SIDES OF WINDOWS & EXTERIOR DOORS
*5/4X6 MIRATEC SILL TRIM AT WINDOWS
*5/4X8 MIRATEC BAND BOARD (FRONT ELEVATION PER PLAN)
*5/4X6 MIRATEC CORNER BOARDS @ OUTSIDE CORNERS
*5/4 MIRATEC TAPERED COLUMNS AT FRONT PORCH
*THIN CUT STONE VENEER (LOCATION PER PLAN)
*ALLIANCE SINGLE HUNG VINYL WINDOWS

SQUARE FOOTAGE:

FIRST FLOOR: 1,964 SQUARE FEET
SECOND FLOOR: 934 SQUARE FEET

TOTAL: 2,898 SQUARE FEET

FINISHED LOWER LEVEL: 1,034 SQUARE FEET

GARAGE: 769 SQUARE FEET

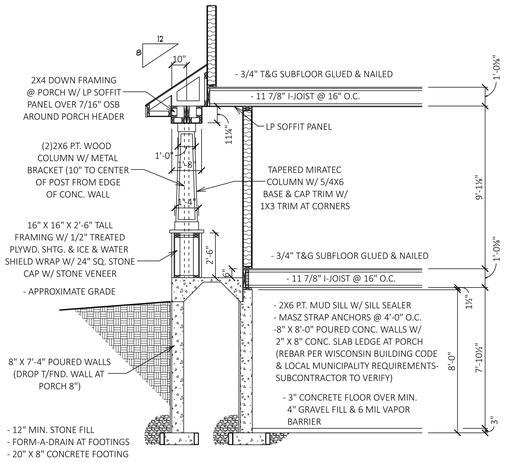
FRONT PORCH: 99 SQUARE FEET

COVERED REAR PORCH: 168 SQUARE FEET



REAR ELEVATION

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



FRONT PORCH SECTION

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

ROOF SPECIFICATIONS:

*OVERHANG AT EAVES: 16" FROM SHEATHING
*OVERHANGS AT RAKES: 12" FROM SHEATHING
*8:12 ROOF PITCH: 11 1/2" HEEL HGT.
*10:12 ROOF PITCH: 14 7/16" HEEL HGT.



FRONT ELEVATION

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

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CONTRACT PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED:_____DATED:_____

FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED:_____DATED:_____

ESPIRE. BUILD. LIVE.
NUPATH HOMES
530 HARTBROOK DRIVE, HARTLAND, WI 53029
262-746-2000

Revision	Date
FINAL PLAN REVIEW NOTES FROM CONTRACT SYNC	1-11-23
CHANGE ORDER #30 (FULL EXPOSURE)	6-16-23

SCALE: 1/4" = 1'-0"
DRAWN BY: J.R.W.
DATE: 12-21-22

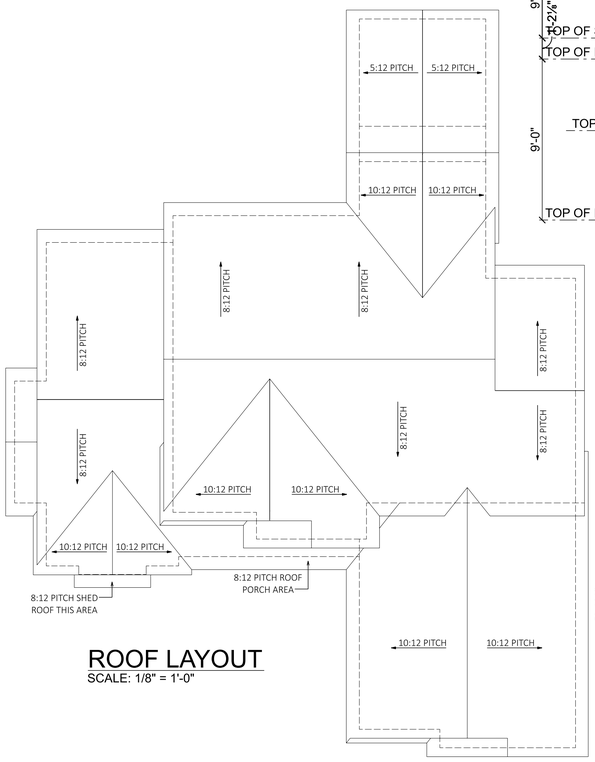
Lakeview Partners LLC
Lot #2 Lakeshore Estates, ,

1/7

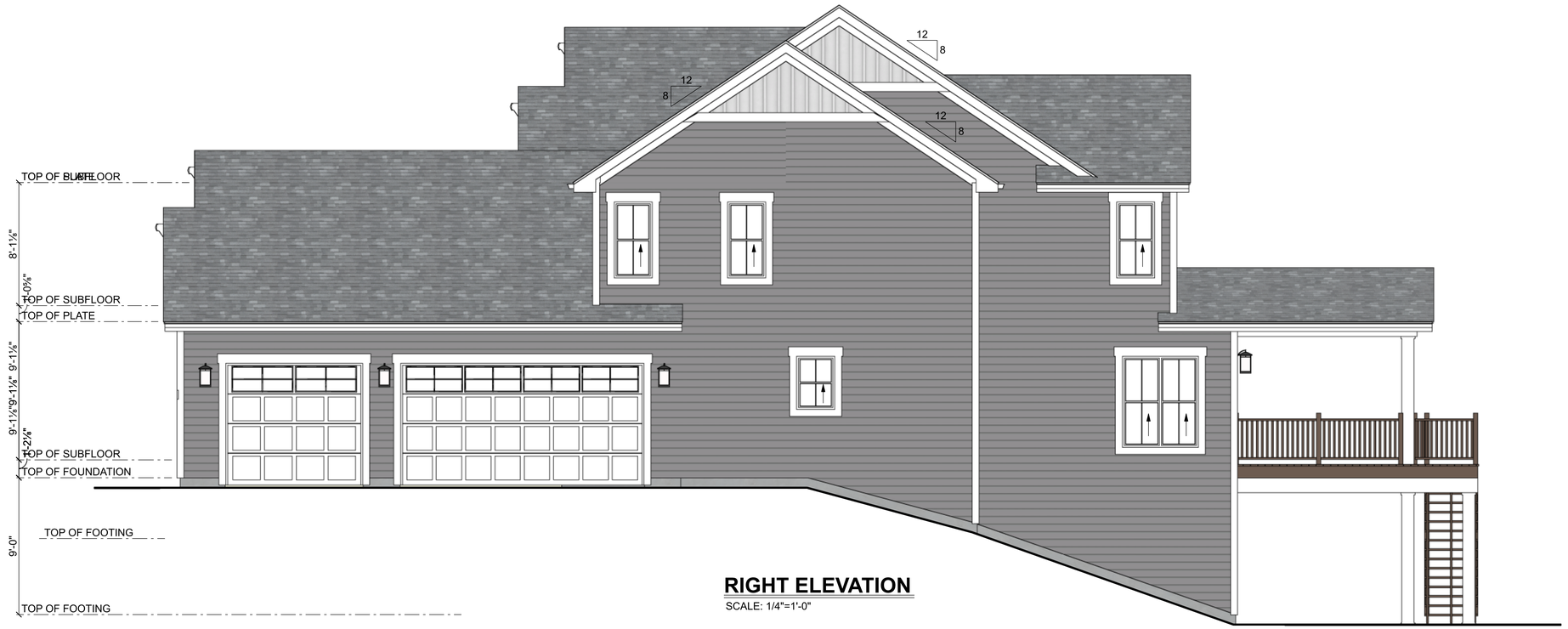
Attachment: Plans (8567 : Lakeview Partners LLC)

EXTERIAL MATERIALS:

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*ALLIANCE SINGLE HUNG VINYL WINDOWS



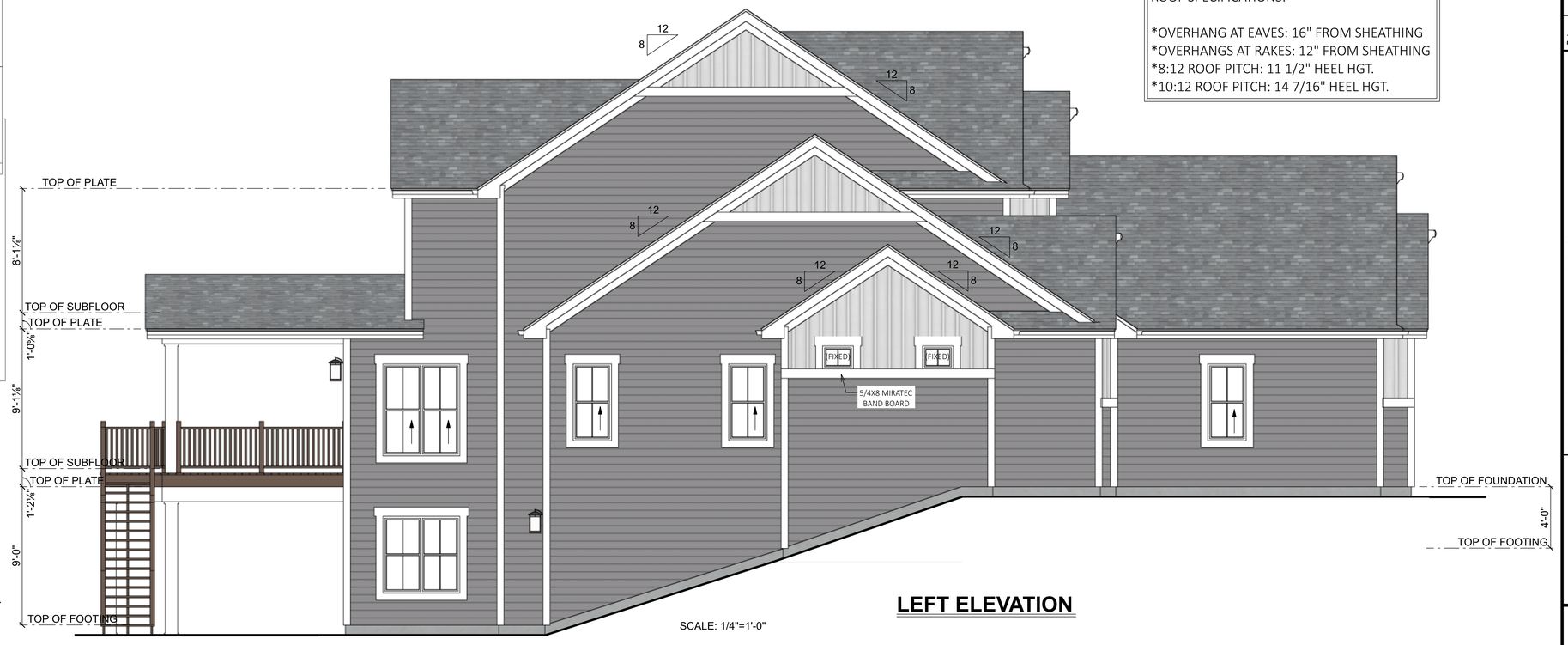
ROOF LAYOUT
SCALE: 1/8" = 1'-0"



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

ROOF SPECIFICATIONS:

*OVERHANG AT EAVES: 16" FROM SHEATHING
*OVERHANGS AT RAKES: 12" FROM SHEATHING
*8:12 ROOF PITCH: 11 1/2" HEEL HGT.
*10:12 ROOF PITCH: 14 7/16" HEEL HGT.



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

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ESPIRE. BUILD. LIVE.
NUPATH HOMES
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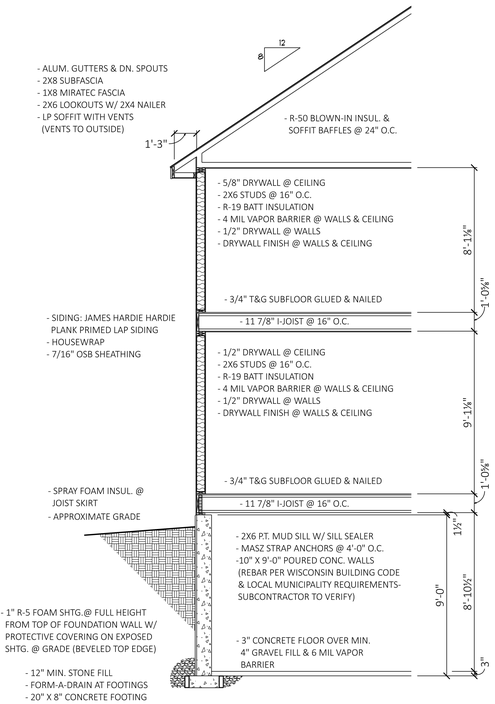
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FINAL PLAN REVIEW NOTES FROM CONTRACT SYNC	1-11-23
CHANGE ORDER #30 (FULL EXPOSURE)	6-16-23

Lakeview Partners LLC
Lot #2 Lakeshore Estates, ,

SCALE: As Noted
DRAWN BY: J.R.W.
DATE: 12-21-22

2/7

Attachment: Plans (8567 : Lakeview Partners LLC)



TYPICAL WALL SECTION

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

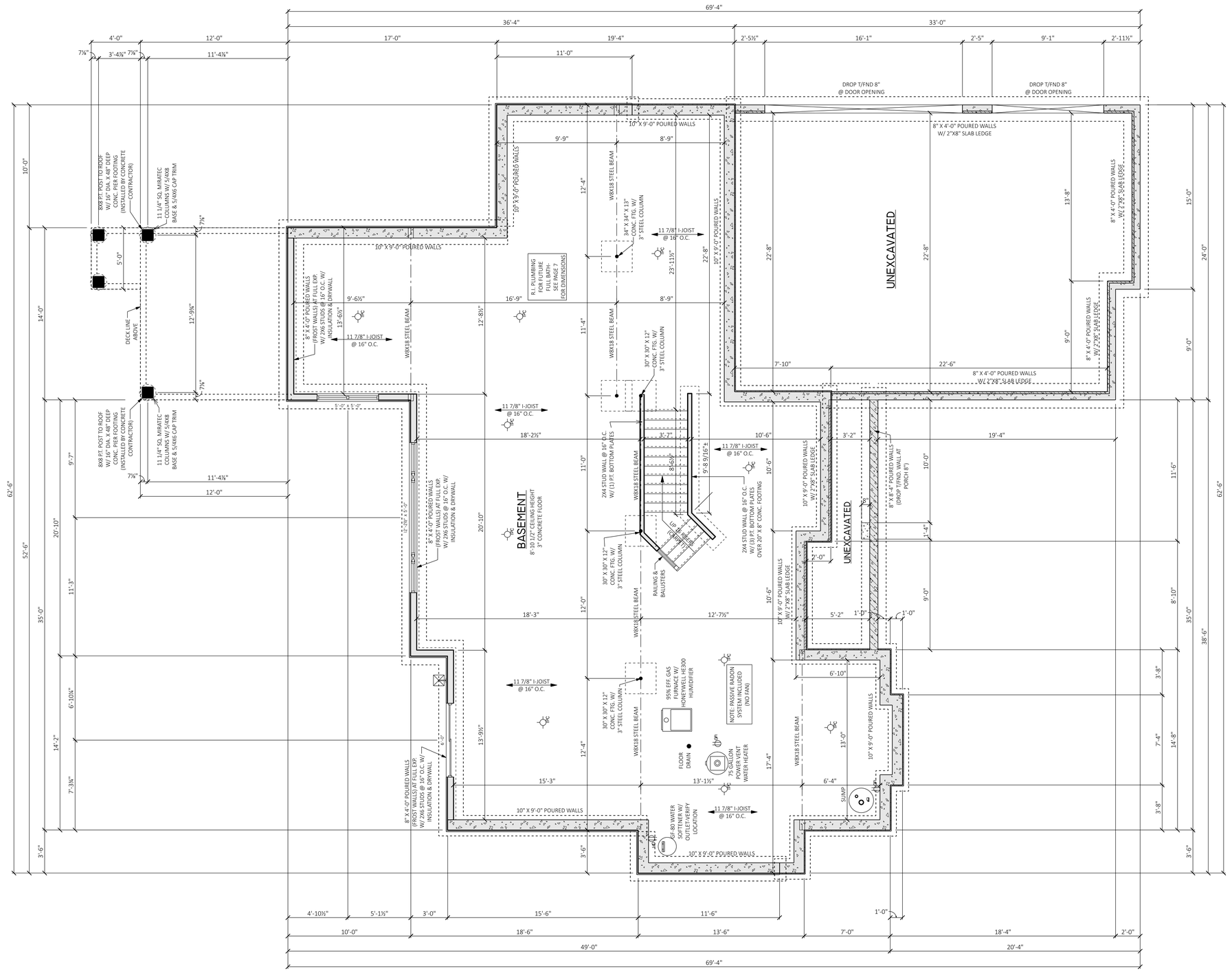
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FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED:_____ DATED:_____



FOUNDATION PLAN (9' FOUNDATION)

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

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262-746-2000
530 HARTBROOK DRIVE, HARTLAND, WI 53029

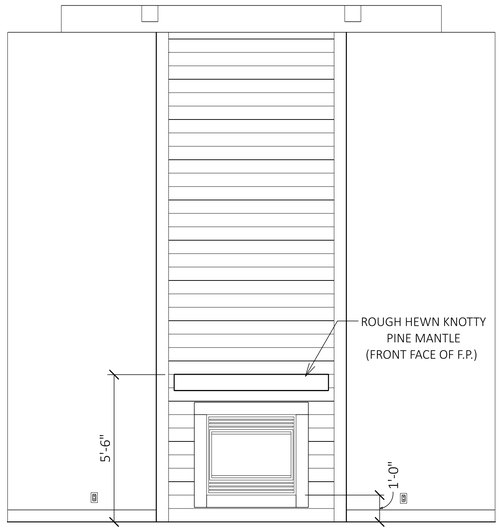
Date	Revision
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6-16-23	CHANGE ORDER #30 (FULL EXPOSURE)

SCALE: 1/4" = 1'-0"
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Lakeview Partners LLC
Lot #2 Lakeshore Estates, ,

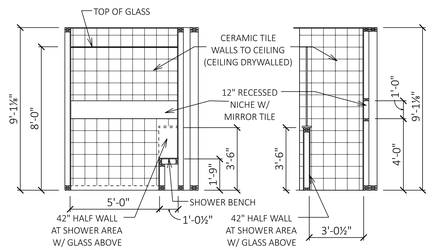
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Attachment: Plans (8567 : Lakeview Partners LLC)

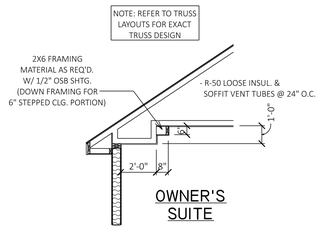


NOVUS NXT 4236 GAS
DIRECT VENT FIREPLACE W/
MDF PAINTABLE SHIPLAP W/
NON-COMBUSTIBLE TRIM BOARD
(FACE & SIDES) W/ NO HEARTH

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



MASTER BATH SHOWER DETAIL
SCALE: 3/8"=1'-0"



OWNER'S CEILING DETAIL
SCALE: 1/4" = 1'-0"

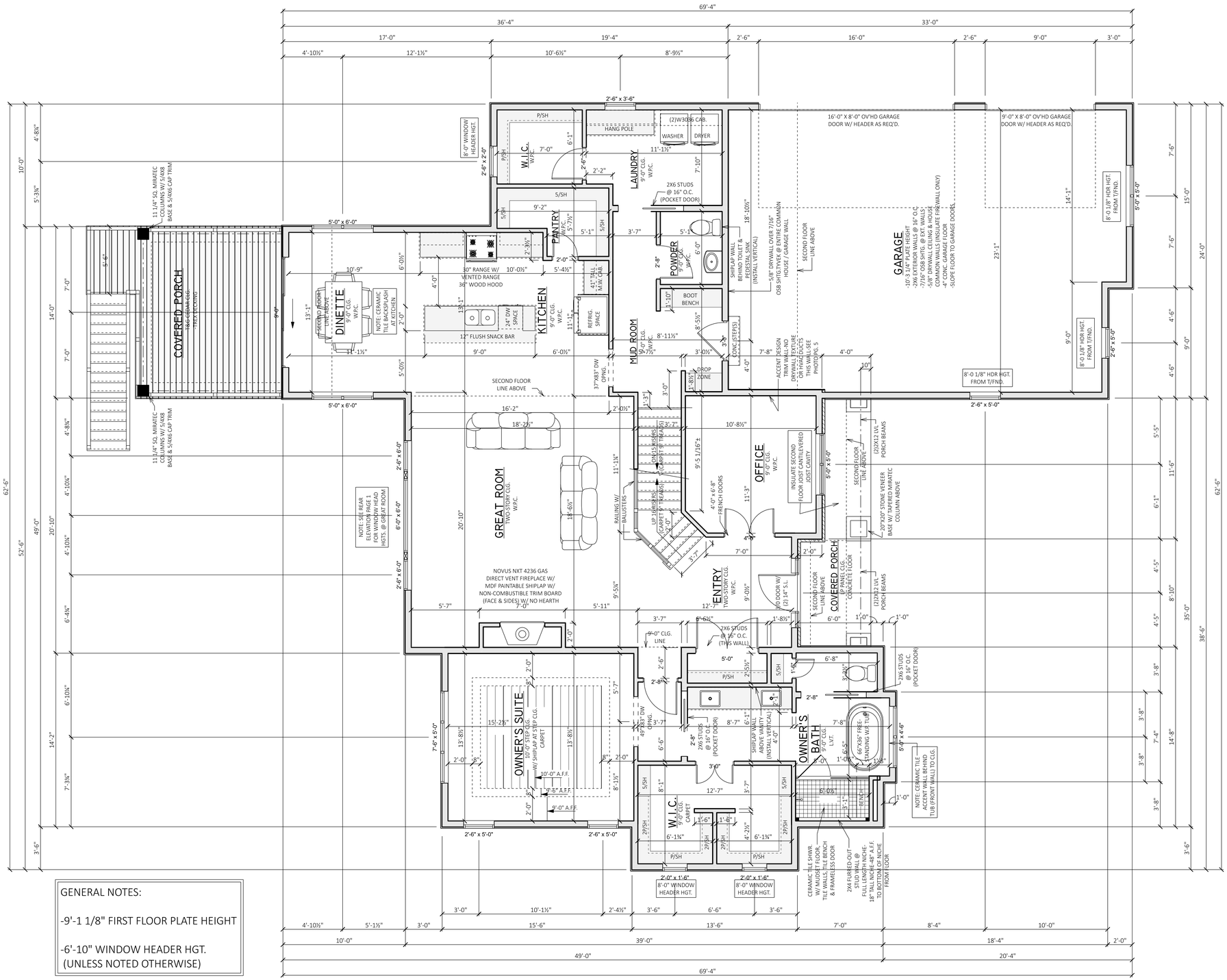
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SIGNED:_____DATED:_____

FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED:_____DATED:_____



GENERAL NOTES:

-9'-1 1/8" FIRST FLOOR PLATE HEIGHT

-6'-10" WINDOW HEADER HGT.
(UNLESS NOTED OTHERWISE)

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

ESPIRE BUILD. LIVE.
NUPATH HOMES
530 HARTBROOK DRIVE, HARTLAND, WI 53029
262-746-2000

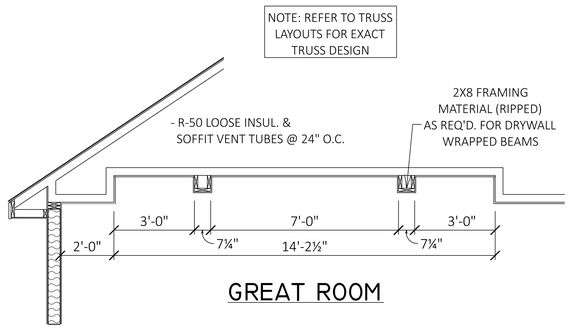
Date	Revision
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6-16-23	CHANGE ORDER #30 (FULL EXPOSURE)

SCALE: As Noted
DRAWN BY: J.R.W.
DATE: 12-21-22

Lakeview Partners LLC
Lot #2 Lakeshore Estates, ,

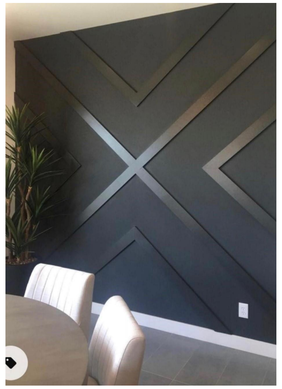
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Attachment: Plans (8567 : Lakeview Partners LLC)

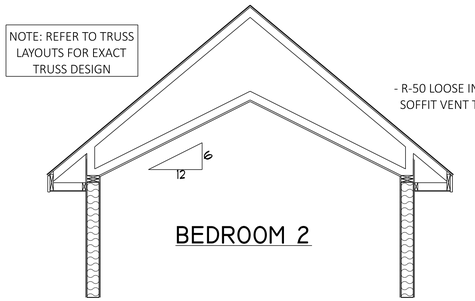


GREAT ROOM

GREAT ROOM CEILING DETAIL
SCALE: 3/8" = 1'-0"

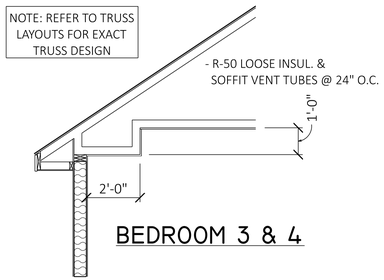


OFFICE WALL



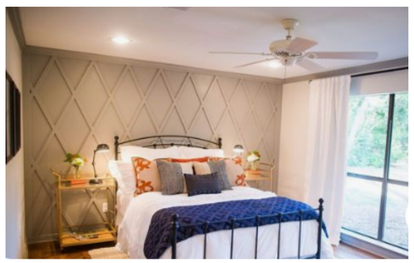
BEDROOM 2

BEDROOM 2 CATHEDRAL CEILING DETAIL
SCALE: 3/8" = 1'-0"

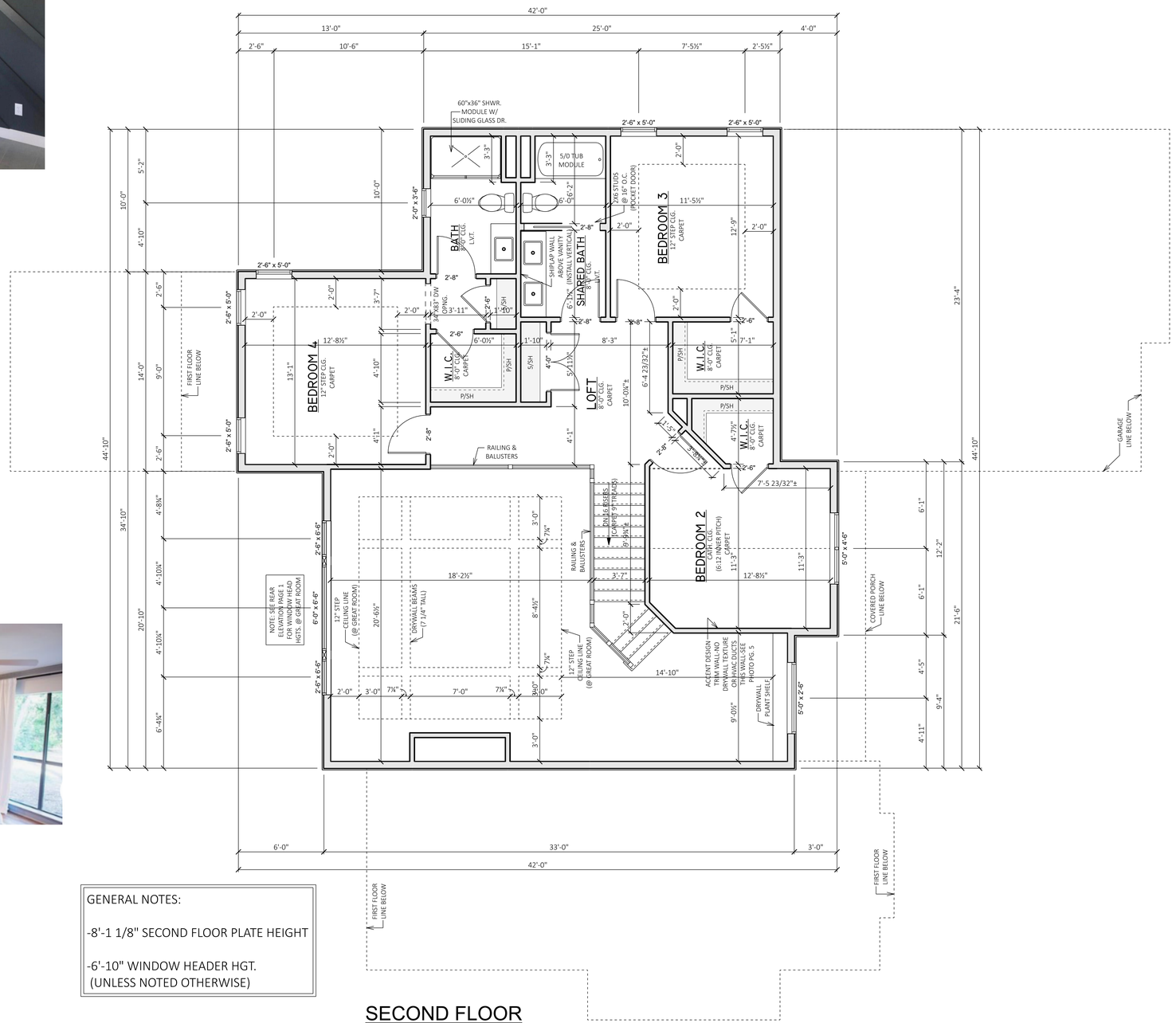


BEDROOM 3 & 4

BEDROOM STEPPED CEILING DETAIL
SCALE: 3/8" = 1'-0"



BEDROOM 2 WALL



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

GENERAL NOTES:

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

-6'-10" WINDOW HEADER HGT. (UNLESS NOTED OTHERWISE)

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SIGNED:_____DATED:_____

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262-746-2000
530 HARTBROOK DRIVE, HARTLAND, WI 53029

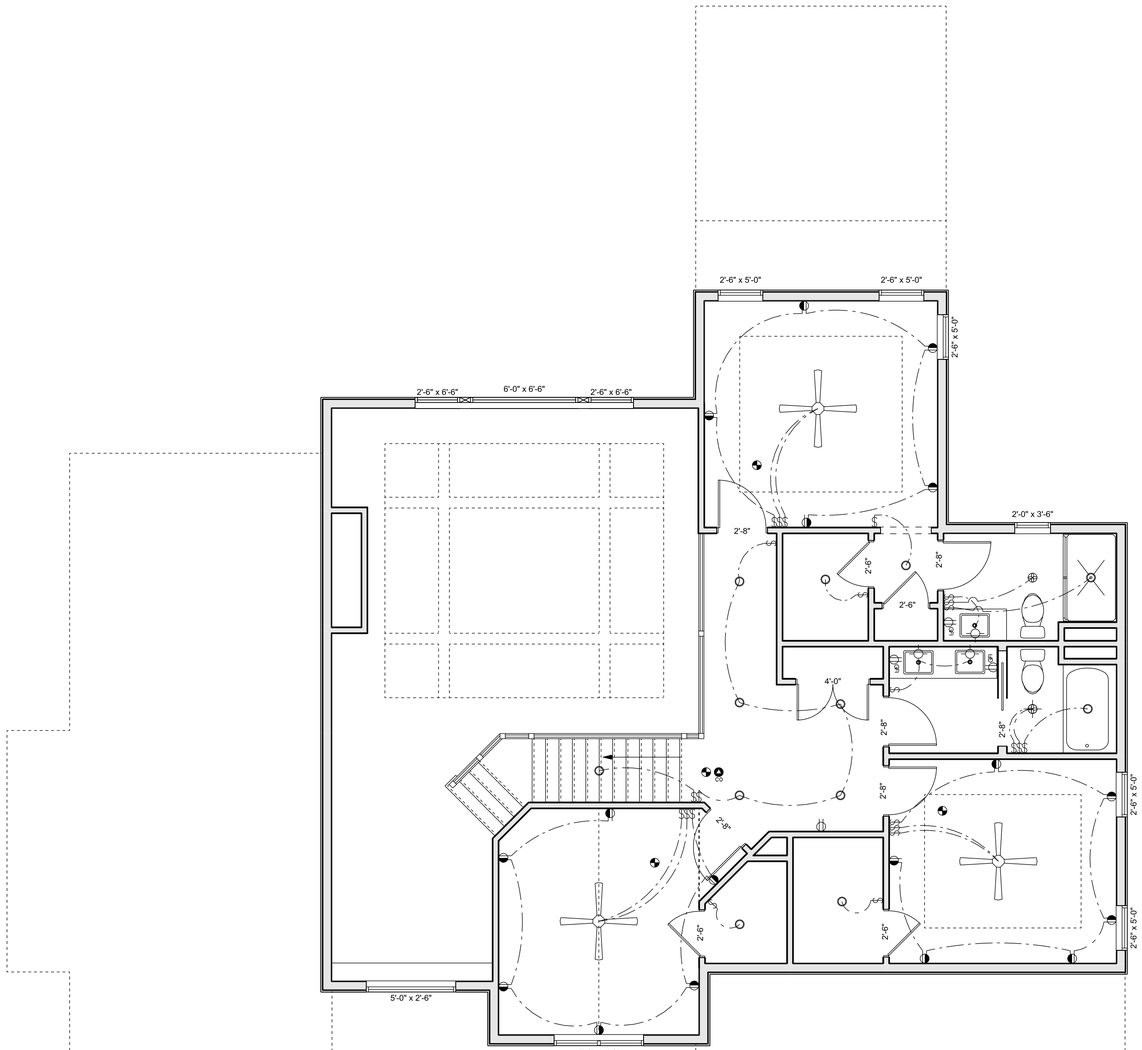
Date	Revision
1-11-23	FINAL PLAN REVIEW NOTES FROM CONTRACT SYNC.
6-16-23	CHANGE ORDER #30 (FULL EXPOSURE)

SCALE: As Noted
DRAWN BY: J.R.W.
DATE: 12-21-22

Lakeview Partners LLC
Lot #2 Lakeshore Estates, ,

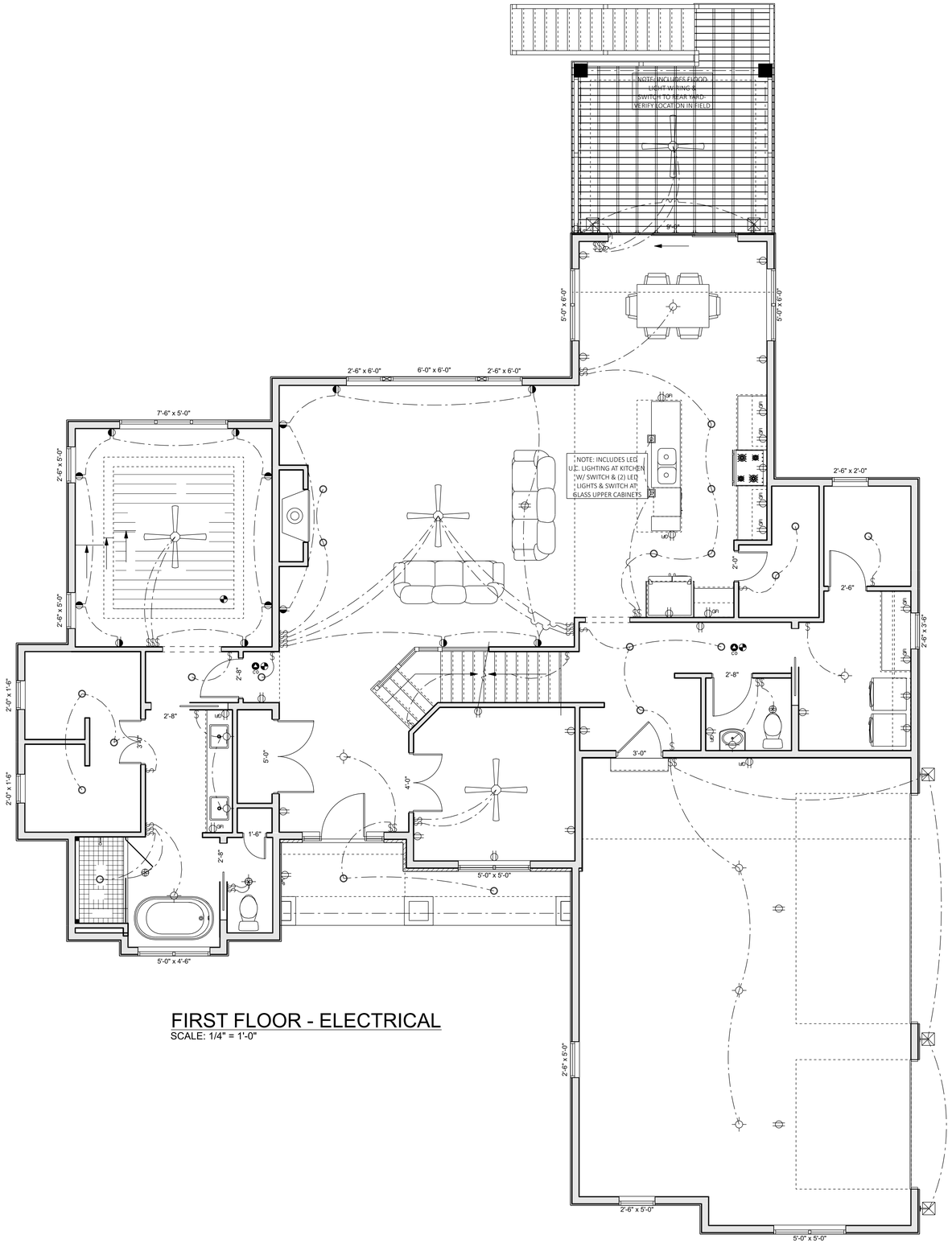
5/7

Attachment: Plans (9567 : Lakeview Partners LLC)



SECOND FLOOR - ELECTRICAL

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



FIRST FLOOR - ELECTRICAL

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

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SIGNED:_____DATED:_____

ESPIRE. BUILD. LIVE.
NUPATH HOMES
262-746-2000
530 HARTBROOK DRIVE, HARTLAND, WI 53029

Revision	Date

Revision	Date
FINAL PLAN REVIEW NOTES FROM CONTRACT SYNC	1-11-23
CHANGE ORDER #30 [FULL EXPOSURE]	6-16-23

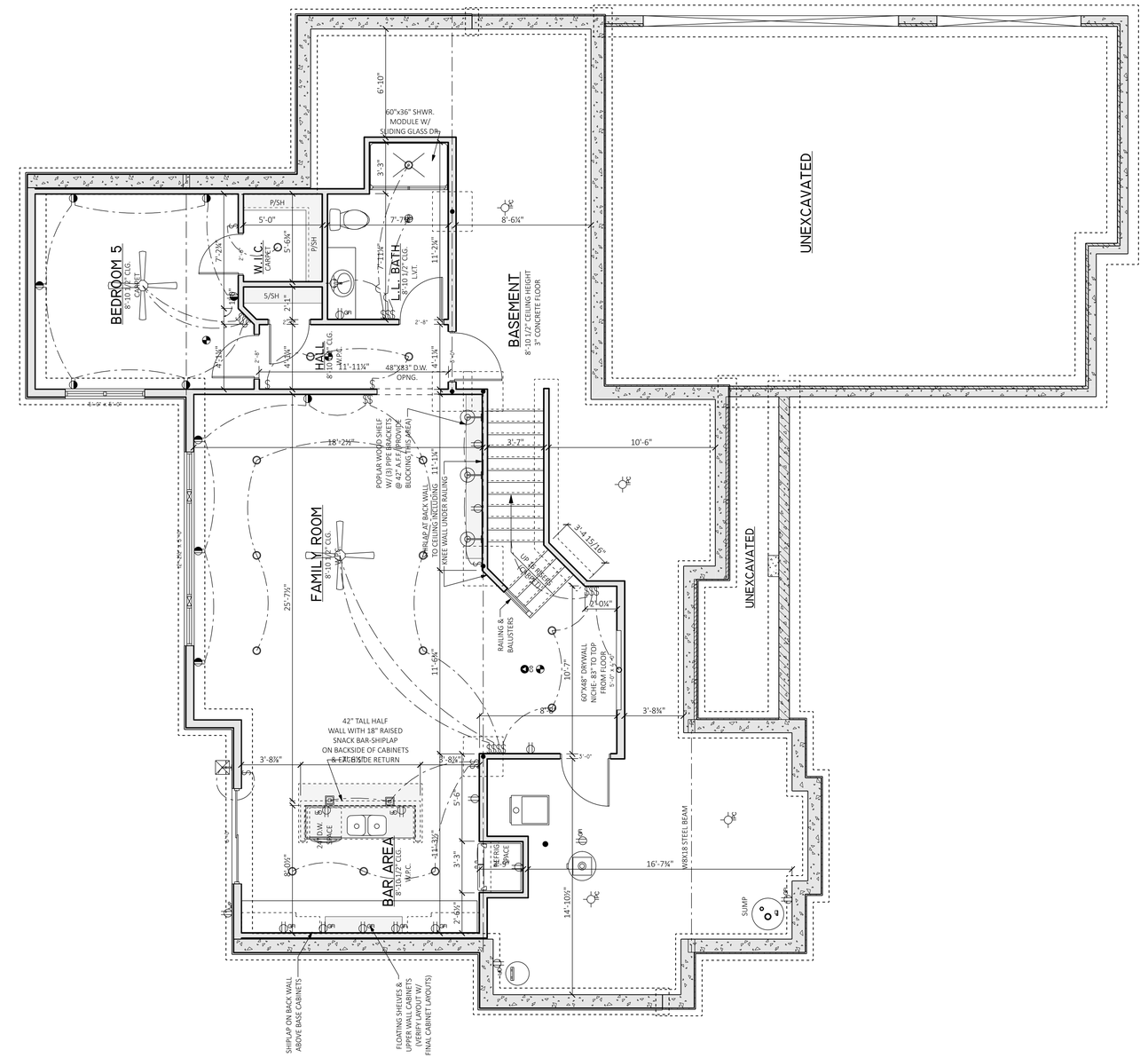
Lakeview Partners LLC

Lot #2 Lakeshore Estates, ,

SCALE: 1/4" = 1'-0"
DRAWN BY: J.R.W.
DATE: 12-21-22

6
7

Attachment: Plans (8567 : Lakeview Partners LLC)



FOUNDATION PLAN (FINISHED LOWER LEVEL)

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

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SIGNED:_____DATED:_____

FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED:_____DATED:_____

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262-746-2000
530 HARTBROOK DRIVE, HARTLAND, WI 53029

Revision	Date
FINAL PLAN REVIEW NOTES FROM CONTRACT SYNC	1-11-23
CHANGE ORDER #30 (FULL EXPOSURE)	6-16-23

SCALE: 1/4" = 1'-0"
DRAWN BY: J.R.W.
DATE: 12-21-22

Lakeview Partners LLC
Lot #2 Lakeshore Estates, ,

7/7

Attachment: Plans (8567 : Lakeview Partners LLC)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **July 10, 2023**
SUBJECT: **Stephen Sheperd - New Single-Family Residence at 10510 N. Pine Tree Circle**

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

City of Mequon

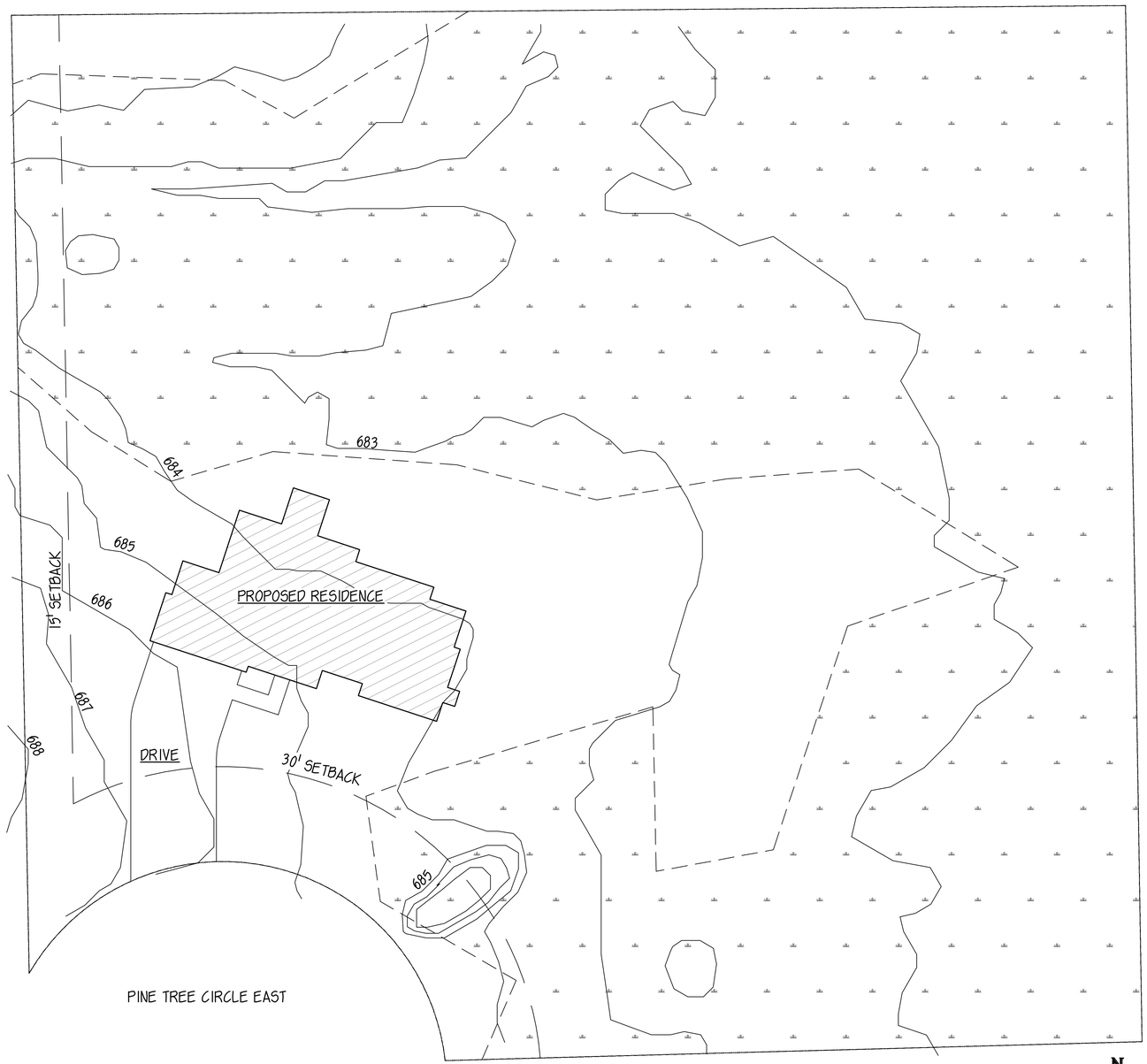
Statement of Intent

It is our intent to construct a new single family home on Pine Tree Circle which will blend well with the current neighborhood that surrounds our lot. The site is approximately 2.5 acres, with a significant amount of the lot surrounded by wetlands. To us, the wetlands provides us a great opportunity to build a home that will allow us to enjoy the wetland environment. The home is a blend of traditional style with Southern "lowland" architecture, designed with a combination of clap board and board and batten siding, tall windows and sharp shed roofs, with an open concept interior flanked with large windows overlooking the wetlands.

Thank you,

Gert Reichetseder

Attachment: Statement of Intent (8569 : Stephen Sheperd)



SITE PLAN

SCALE: 1" = 20'-0"

WETLAND BOUNDRIES
TO BE VERIFIED BY SURVEYOR

PROJECT
NEW RESIDENCE FOR:
PETER SHEPERD

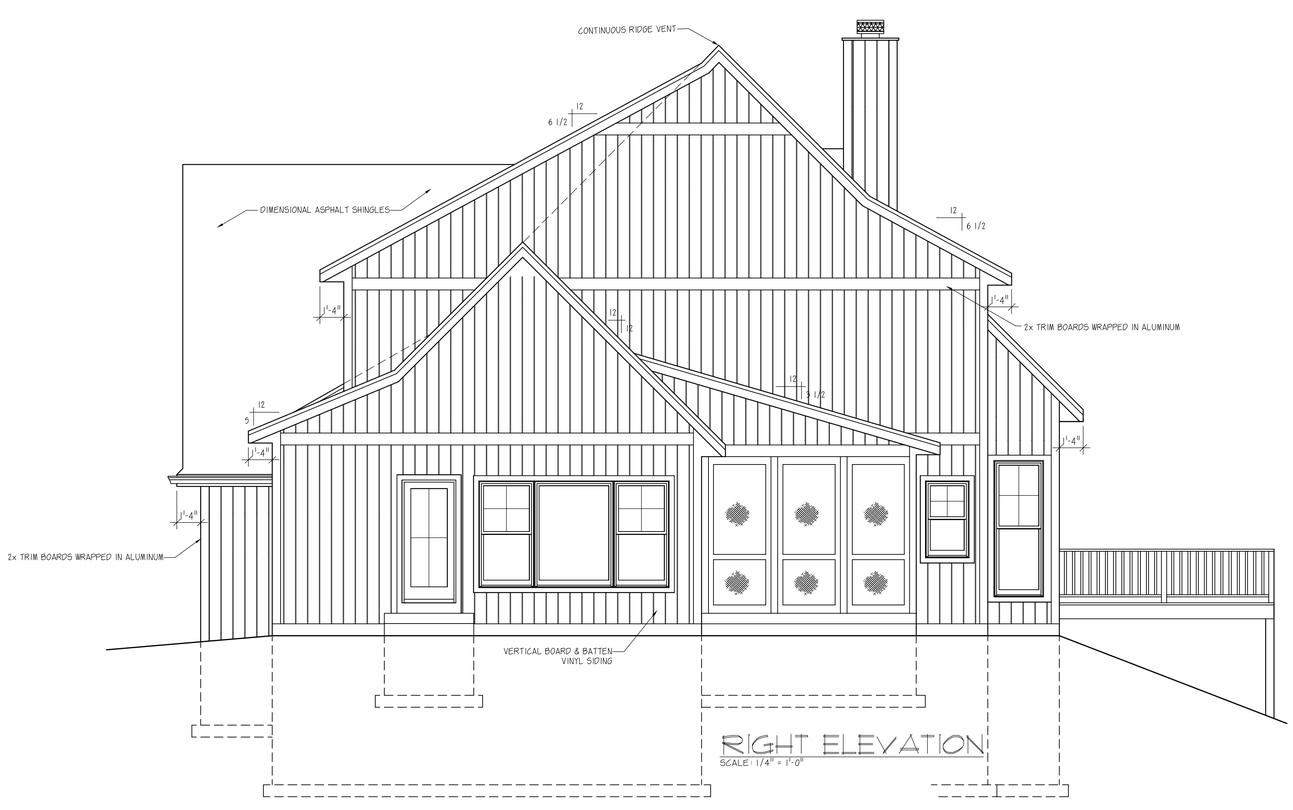
NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.nhvarch.com/
262.377-4730 or 262.375-2397

JOB NUMBER 9HE-3499-523
DATE 6/12/2023
REVISIONS:
SHEET — OF —
CHECKED BY: D.S
DRAWN BY: D.S

Attachment: Site Plan (8569 : Stephen Sheperd)



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



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

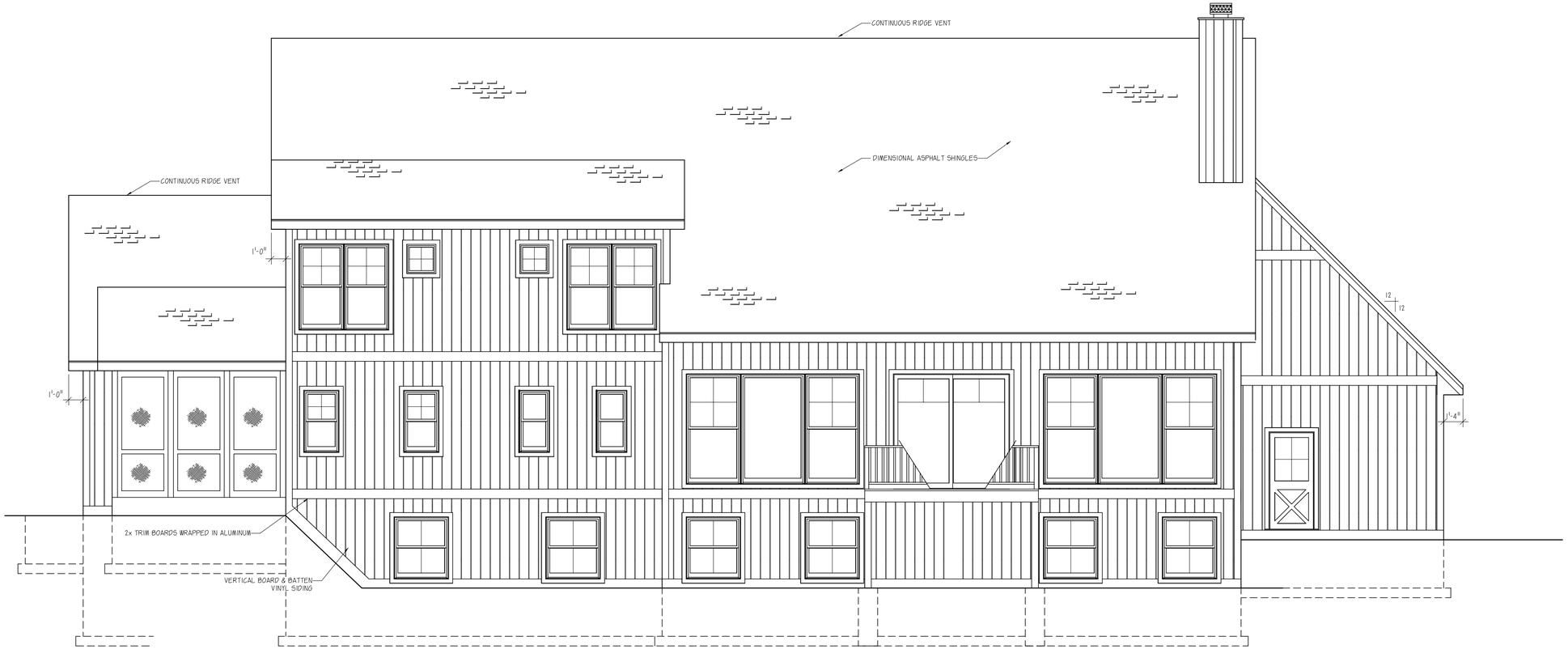
PROJECT
NEW RESIDENCE FOR:
PETER SHEPERD

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JOB NUMBER 3HE-3493-523
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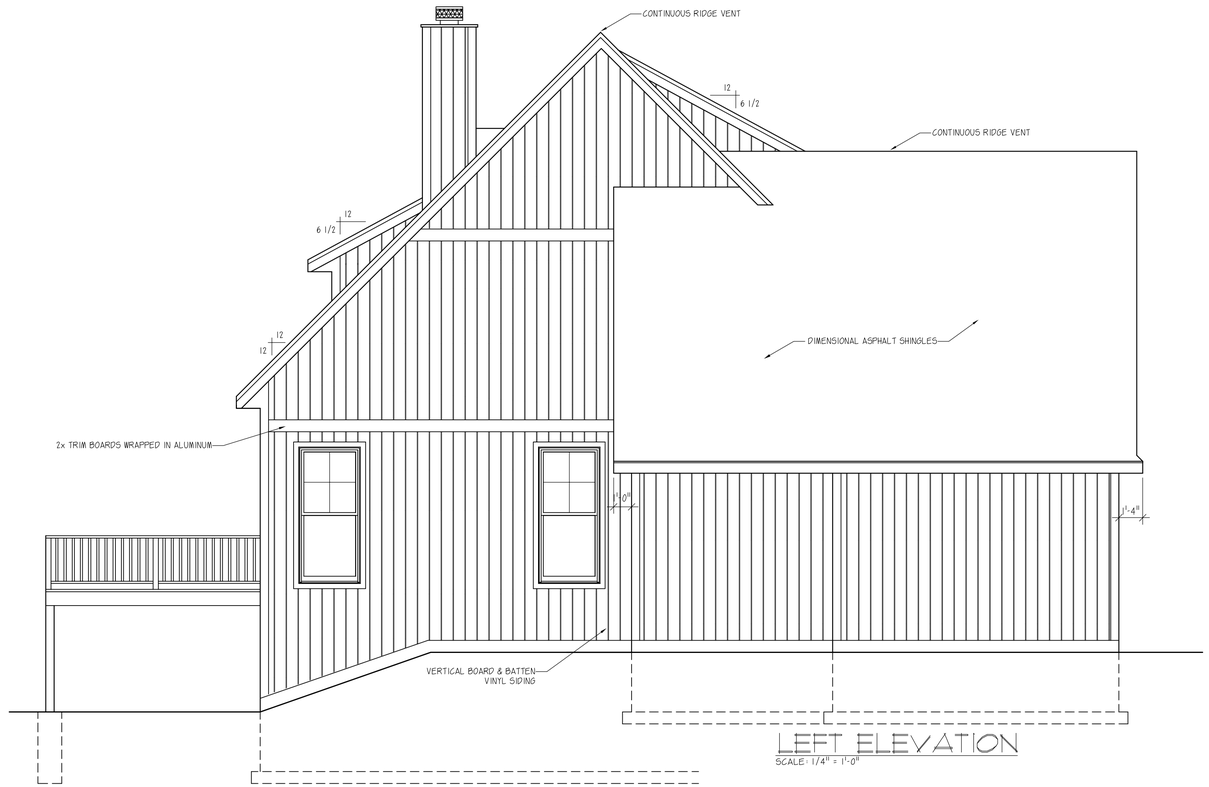
SHEET 10 OF
CHECKED BY: DJS
DRAWN BY:

Attachment: Plans (8569 : Stephen Sheperd)



REAR ELEVATION

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



LEFT ELEVATION

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

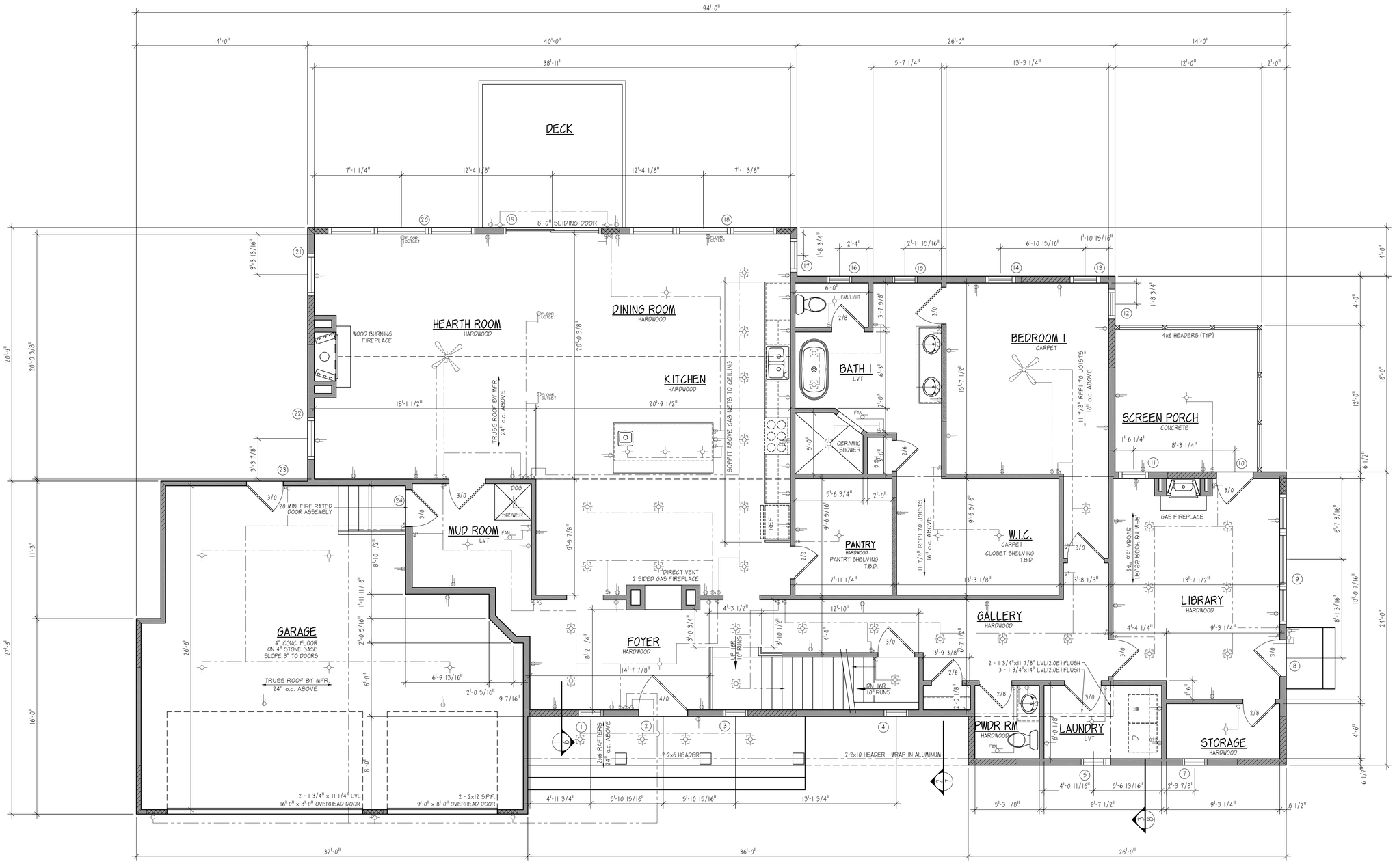
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SHEET 2 OF 2
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Attachment: Plans (8569 : Stephen Sheperd)



FIRST FLOOR PLAN

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

FIRST FLOOR SQUARE FOOTAGE = 2680
SCREEN PORCH SQUARE FOOTAGE = 144

NOTES:

SEE SHT 9 FOR WINDOW & HEADER SCHEDULE.

BRACED WALL PANEL SUPPORT:
BRACED WALL PANELS SHALL BE SUPPORTED ON FLOOR FRAMING OR FOUNDATIONS AS FOLLOWS
1. PROVIDE BLOCKING WHERE JOISTS ARE PERPENDICULAR TO BRACED WALL LINES.
2. PROVIDE A RIM JOIST OR OTHER FRAMING MEMBER WHERE JOISTS ARE PARALLEL TO BRACE WALL LINES

WALL BRACING KEY

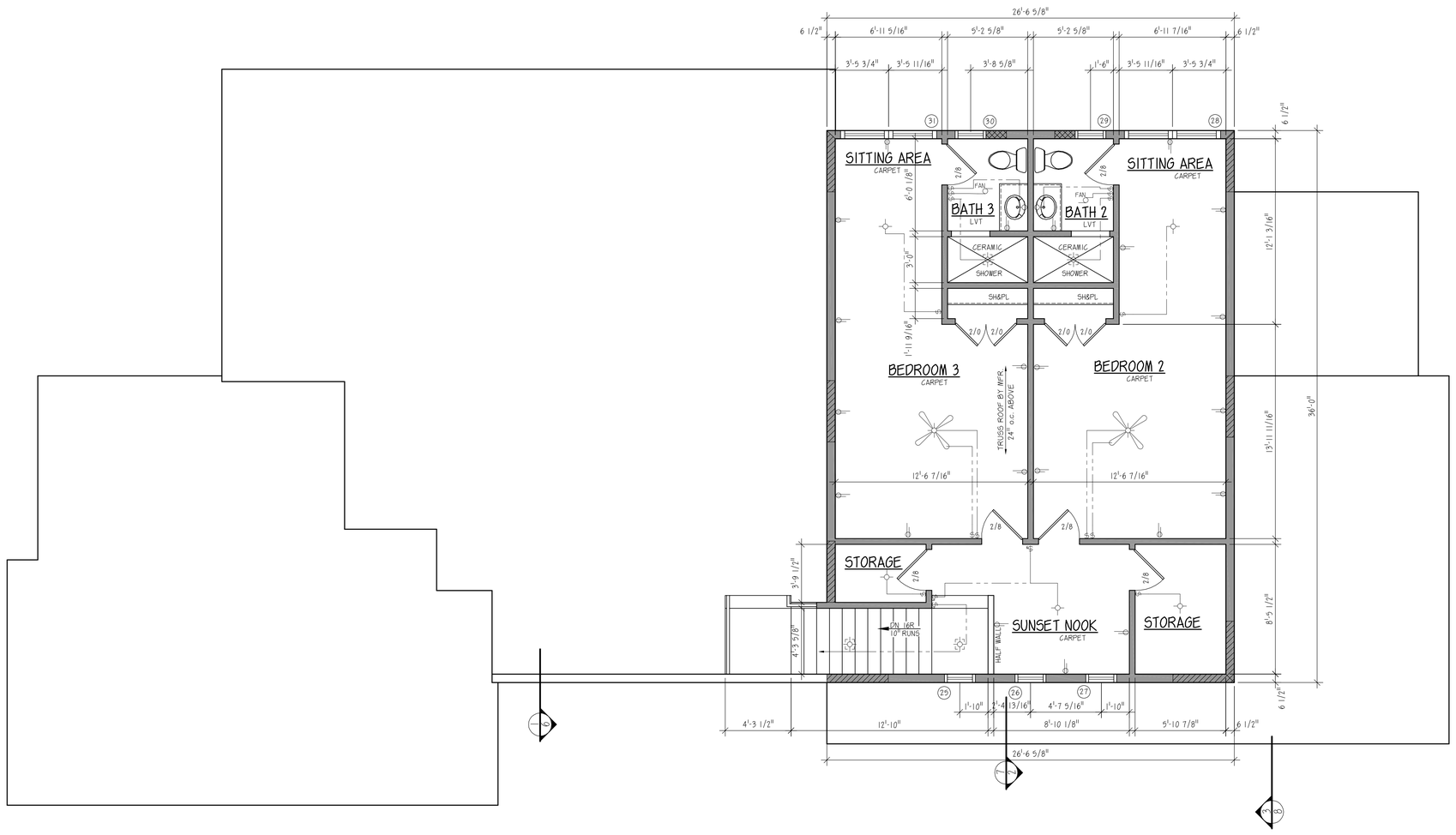
- 36" - 48" (8' WALL HT) OR 42" - 48" (9' WALL HT) WOOD STRUCTURAL PANEL SHEATHING OR 1/2" STRUCTURAL FIBERBOARD SHEATHING PER TABLE 2125-6
- 48" OF GYPSUM WALLBOARD (BOTH SIDES)
- SHEATHED 6:1 ASPECT RATIO W/ EXTENDED HEADERS (SEE DETAIL SHT 9)

PROJECT
NEW RESIDENCE FOR:
PETER SHEPERD

NEW HORIZON VENTURES, L.L.C.
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JOB NUMBER 9-HE-3493-523
DATE 6/12/2023
REVISIONS:
SHEET 10 OF 13
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Attachment: Plans (8569 : Stephen Sheperd)



SECOND FLOOR PLAN

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

SECOND FLOOR SQUARE FOOTAGE = 904

NOTES:

SEE SHT 9 FOR WINDOW & HEADER SCHEDULE.

BRACED WALL PANEL SUPPORT:
BRACED WALL PANELS SHALL BE SUPPORTED ON FLOOR FRAMING OR FOUNDATIONS AS FOLLOWS:
1. PROVIDE BLOCKING WHERE JOISTS ARE PERPENDICULAR TO BRACED WALL LINES.
2. PROVIDE A RIM JOIST OR OTHER FRAMING MEMBER WHERE JOISTS ARE PARALLEL TO BRACE WALL LINES

WALL BRACING KEY

- 36" - 48" (8' WALL HT) OR 42" - 48" (9' WALL HT) WOOD STRUCTURAL PANEL SHEATHING OR 1/2" STRUCTURAL FIBERBOARD SHEATHING PER TABLE 2123-6
- 48" OF GYPSUM WALLBOARD (BOTH SIDES)
- SHEATHED 6:1 ASPECT RATIO W/ EXTENDED HEADERS (SEE DETAIL SHT 9)

PROJECT
NEW RESIDENCE FOR:
PETER SHEPERD

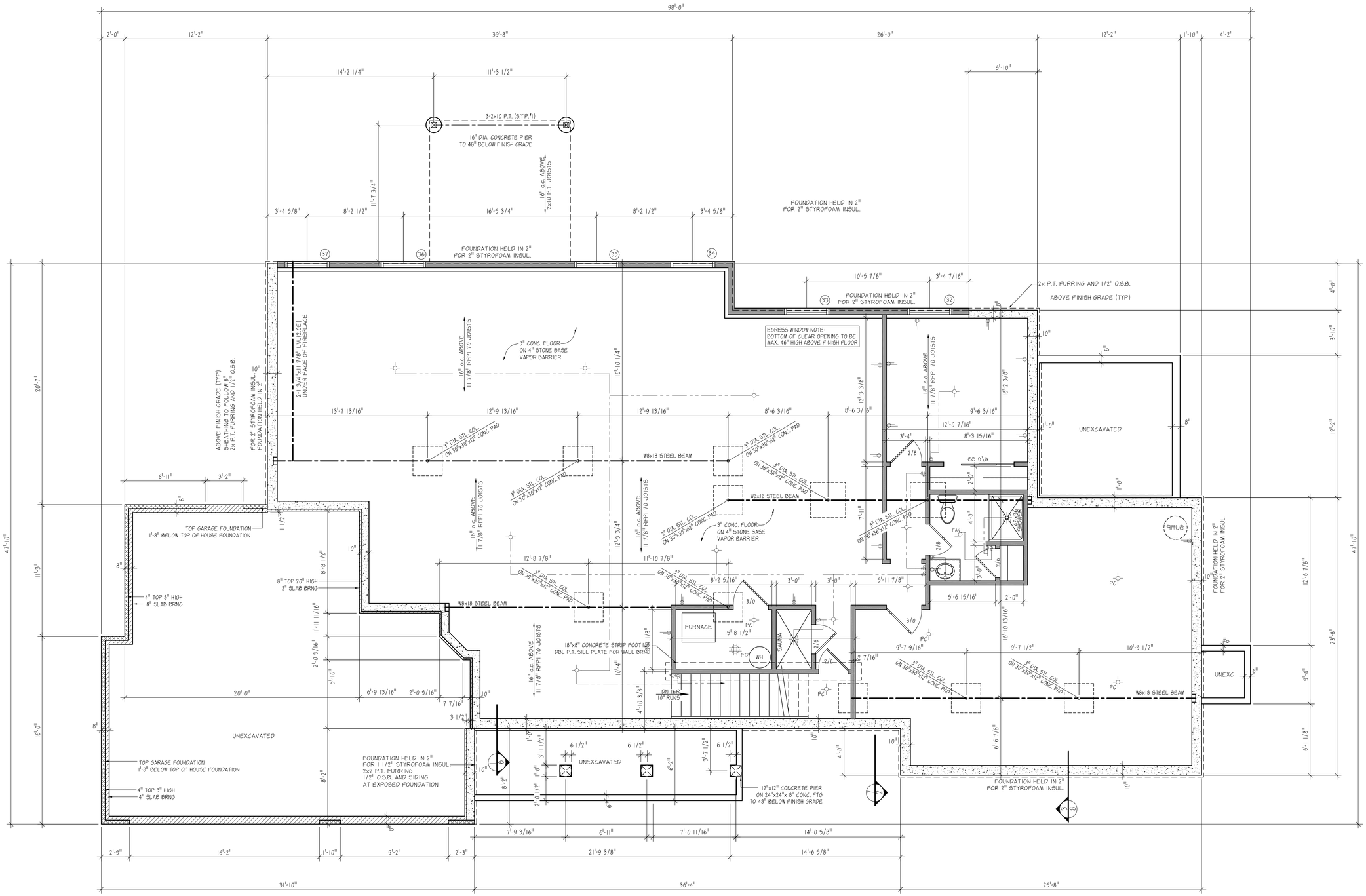
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JOB NUMBER 9HE-3493-523
DATE 6/12/2023
REVISIONS:

SHEET 04 OF

CHECKED BY: DJS
DRAWN BY:

Attachment: Plans (8569 : Stephen Sheperd)



FOUNDATION PLAN

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

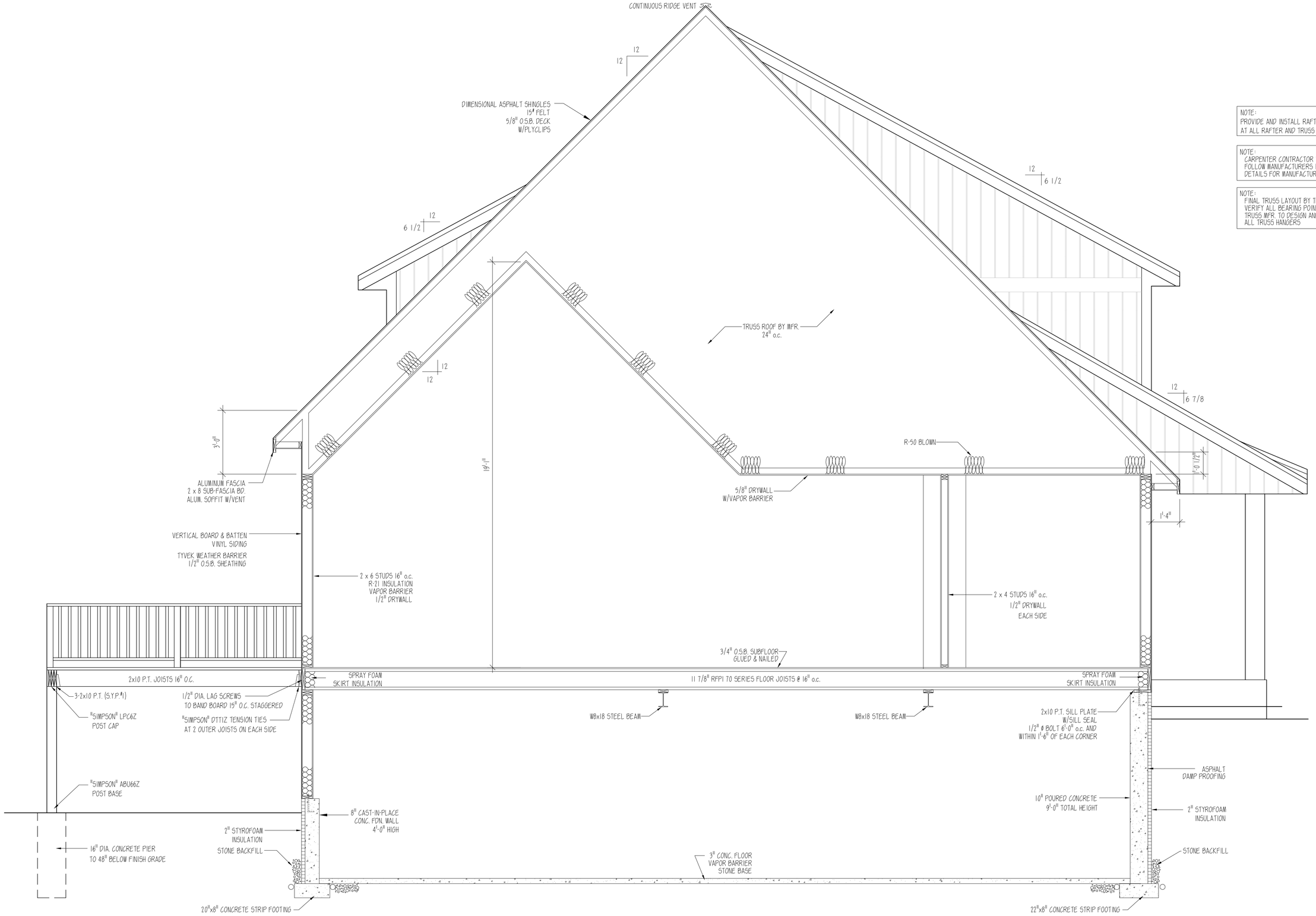
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DATE 6/12/2023
REVISIONS:

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Attachment: Plans (6569 : Stephen Sheperd)



SECTION 1

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

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

NOTE:
CARPENTER CONTRACTOR TO FOLLOW MANUFACTURERS INSTALLATION DETAILS FOR MANUFACTURED JOISTS

NOTE:
FINAL TRUSS LAYOUT BY TRUSS MFR. VERIFY ALL BEARING POINTS TRUSS MFR. TO DESIGN AND PROVIDE ALL TRUSS HANGERS

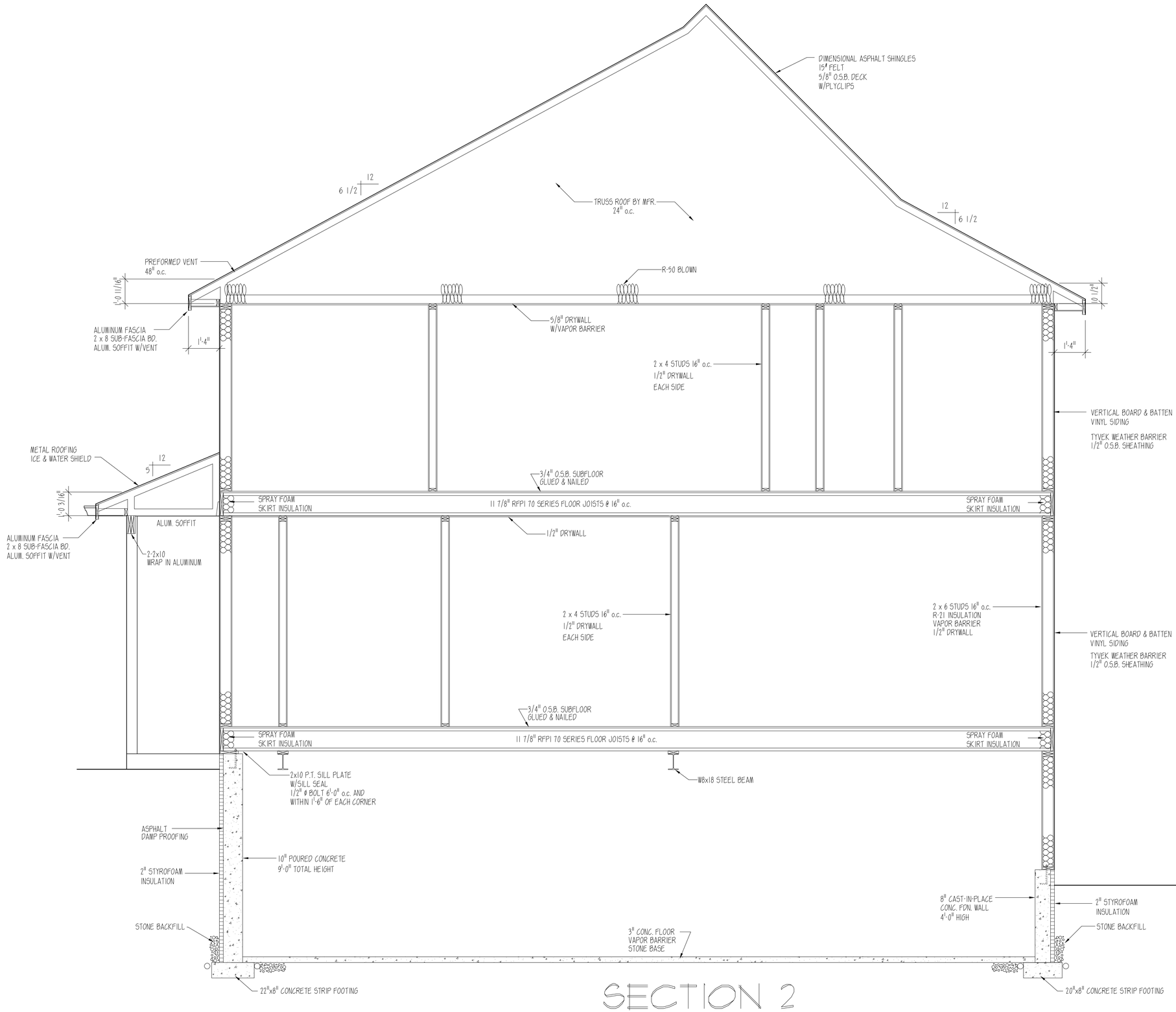
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DATE 5/18/2023
REVISIONS:

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Attachment: Plans (8569 : Stephen Sheperd)



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

NOTE:
CARPENTER CONTRACTOR TO FOLLOW MANUFACTURERS INSTALLATION DETAILS FOR MANUFACTURED JOISTS

NOTE:
FINAL TRUSS LAYOUT BY TRUSS MFR. VERIFY ALL BEARING POINTS TRUSS MFR. TO DESIGN AND PROVIDE ALL TRUSS HANGERS

SECTION 2

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

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DATE 5/18/2023
REVISIONS:

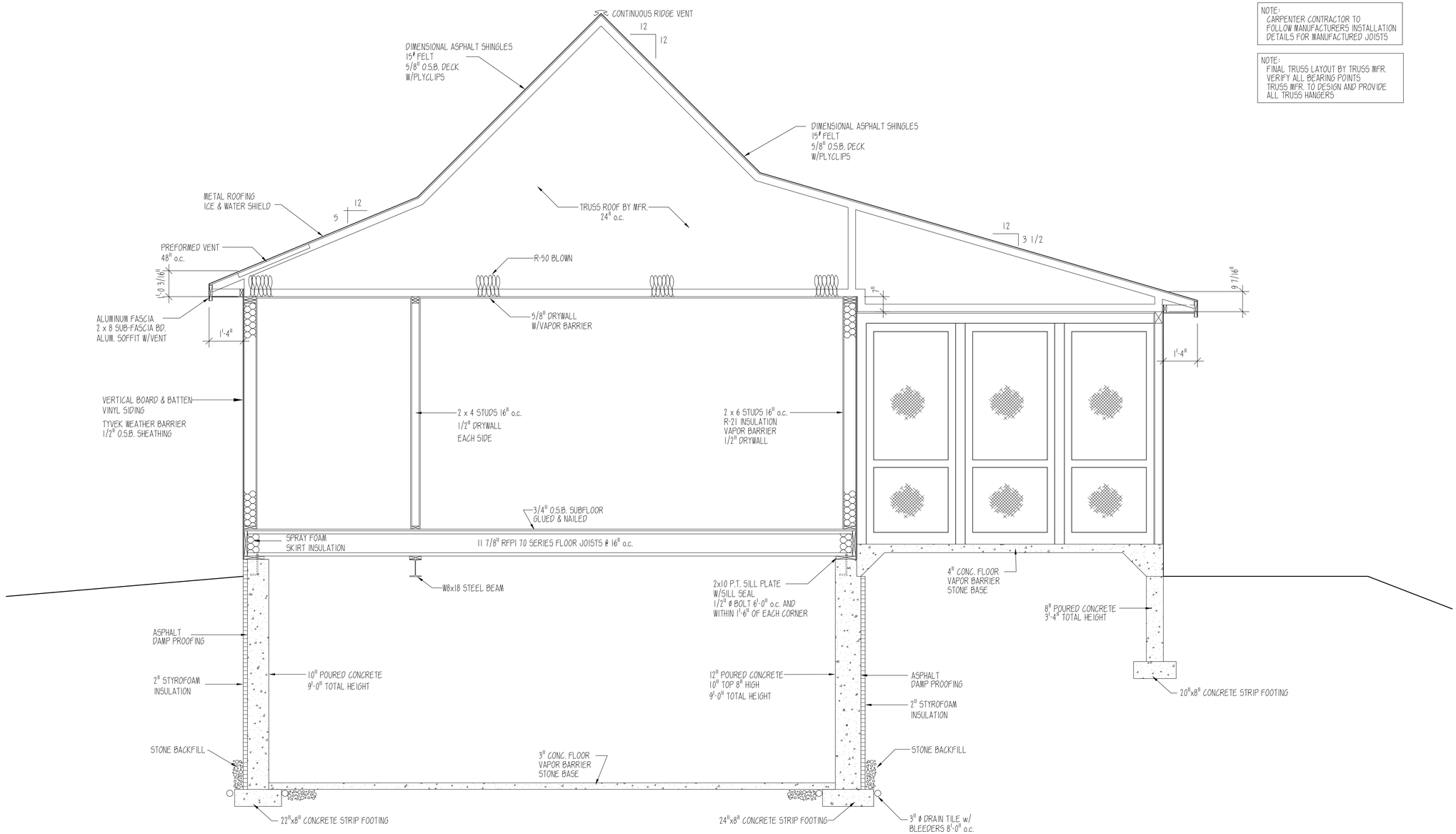
SHEET 10 OF 7
CHECKED BY: DJS
DRAWN BY:

Attachment: Plans (8569 : Stephen Sheperd)

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

NOTE:
CARPENTER CONTRACTOR TO FOLLOW MANUFACTURERS INSTALLATION DETAILS FOR MANUFACTURED JOISTS

NOTE:
FINAL TRUSS LAYOUT BY TRUSS MFR. VERIFY ALL BEARING POINTS. TRUSS MFR. TO DESIGN AND PROVIDE ALL TRUSS HANGERS



SECTION 3

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

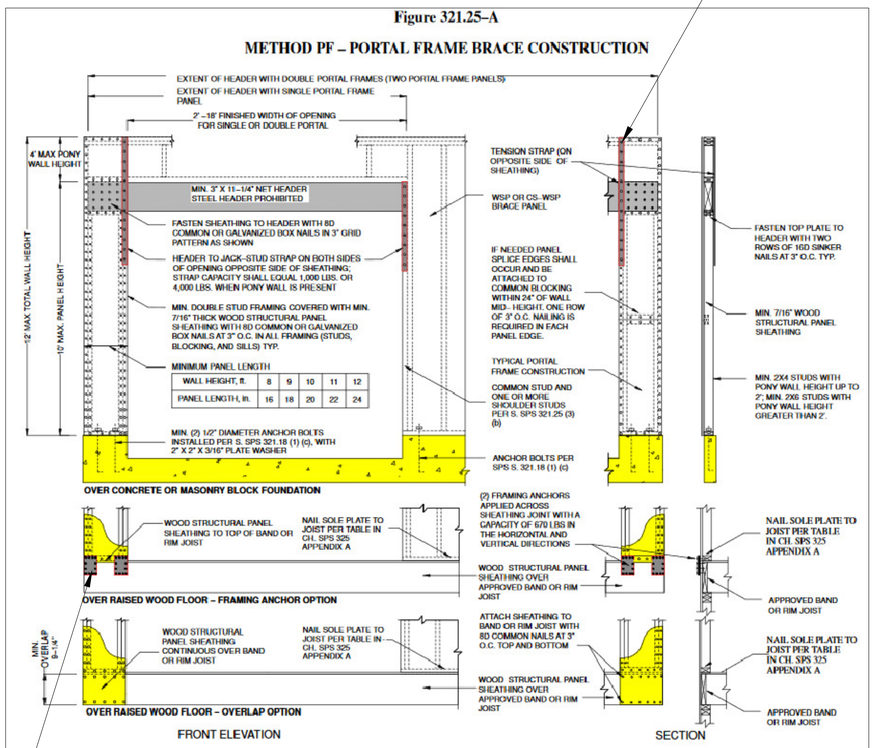
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JOB NUMBER SHE-3493-523
DATE 5/18/2023
REVISIONS:
SHEET 10 OF 00
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Attachment: Plans (8569 : Stephen Sheperd)

"SIMPSON" LSTA21 BOTH SIDES WINDOW OPENING



"SIMPSON" LTP4 (2 - AT SHEATHING JOINT BASE - END OF PORTAL FRAME BRACE)

WINDOW & DOOR SCHEDULE

WIN. NUM.	UNIT DESIGNATION	ROUGH OPENING	HEADER SIZE	FRAME MATERIAL	WIN. GRIDS	NOTES
1	UDHG2 2026	2'-2 1/4"x5'-0"	6x4 H.F.	ALUM. CLAD		
2	4/0 ENTRY DOOR	4'-2"x6'-10" VERIFY	2-2x8 S.P.F.	ALUM. CLAD		
3	UDHG2 2026	2'-2 1/4"x5'-0"	6x4 H.F.	ALUM. CLAD		SAFETYGLASS
4	UDHG2 2026	2'-2 1/4"x5'-0"	6x4 H.F.	ALUM. CLAD		
5	UDHG2 2026	2'-2 1/4"x5'-0"	6x4 H.F.	ALUM. CLAD		
6	OMITTED					
7	UDHG2 2026	2'-2 1/4"x5'-0"	6x4 H.F.	ALUM. CLAD		
8	CN 3068 FRENCH DOOR	3'-2 7/16"x6'-10 1/2"	6x4 H.F.	ALUM. CLAD		
9	UDHG2 3032-5270-3032	10'-4 3/4"x6'-0"	2-2x12 S.P.F.	ALUM. CLAD		
10	CN 3068 FRENCH DOOR	3'-2 7/16"x6'-10 1/2"	2-2x6 S.P.F.	ALUM. CLAD		
11	UDHG2 2432	2'-6 1/4"x6'-0"	2-2x6 S.P.F.	ALUM. CLAD		
12	UDHG2 2422	2'-6 1/4"x4'-4"	6x4 H.F.	ALUM. CLAD		
13	UDHG2 2422	2'-6 1/4"x4'-4"	6x4 H.F.	ALUM. CLAD		
14	UDHG2 2422	2'-6 1/4"x4'-4"	6x4 H.F.	ALUM. CLAD		
15	UDHG2 2022	2'-2 1/4"x4'-4"	6x4 H.F.	ALUM. CLAD		
16	UDHG2 2022	2'-2 1/4"x4'-4"	6x4 H.F.	ALUM. CLAD		
17	UDHG2 2842	2'-10 1/4"x7'-8"	6x4 H.F.	ALUM. CLAD		
18	UDHG2 4042-5290-4042	12'-0 3/4"x7'-8"	2 - 1 3/4" x 11 1/4" LVL	ALUM. CLAD		
19	USPD 8080 SGD	8'-1 5/8"x8'-0"	2 - 1 3/4" x 11 1/4" LVL	ALUM. CLAD		
20	UDHG2 4042-5290-4042	12'-0 3/4"x7'-8"	2 - 1 3/4" x 11 1/4" LVL	ALUM. CLAD		
21	UDHP02 3642	3'-6 1/4"x7'-8"	6x4 H.F.	ALUM. CLAD		
22	UDHP02 3642	3'-6 1/4"x7'-8"	6x4 H.F.	ALUM. CLAD		
23	3/0 SERVICE DOOR	3'-2"x6'-10" VERIFY	6x4 H.F.	CLAD / STEEL		
24	3/0 SERVICE DOOR	3'-2"x6'-10" VERIFY	6x4 H.F.	CLAD / STEEL		20 MIN. FIRE RATED DOOR ASSEMBLY
25	UDHG2 2020	2'-2 1/4"x 4'-0"	6x4 H.F.	ALUM. CLAD		
26	UDHG2 2020	2'-2 1/4"x 4'-0"	6x4 H.F.	ALUM. CLAD		
27	UDHG2 2020	2'-2 1/4"x 4'-0"	6x4 H.F.	ALUM. CLAD		
28	UDHG2 3232-3232	6'-3 1/2"x6'-0"	2-2x12 S.P.F.	ALUM. CLAD		
29	CN 2424 AWNING	2'-1"x1'-11 5/8"	2-2x12 S.P.F.	ALUM. CLAD		
30	CN 2424 AWNING	2'-1"x1'-11 5/8"	2-2x12 S.P.F.	ALUM. CLAD		
31	UDHG2 3232-3232	6'-3 1/2"x6'-0"	2-2x12 S.P.F.	ALUM. CLAD		
32	UDHG2 4022	3'-10 1/4"x4'-4"	2-2x6 S.P.F.	ALUM. CLAD		
33	UDHG2 4022	3'-10 1/4"x4'-4"	2-2x6 S.P.F.	ALUM. CLAD		
34	UDHG2 4022	3'-10 1/4"x4'-4"	2-2x6 S.P.F.	ALUM. CLAD		
35	UDHG2 4022	3'-10 1/4"x4'-4"	2-2x6 S.P.F.	ALUM. CLAD		
36	UDHG2 4022	3'-10 1/4"x4'-4"	2-2x6 S.P.F.	ALUM. CLAD		
37	UDHG2 4022	3'-10 1/4"x4'-4"	2-2x6 S.P.F.	ALUM. CLAD		

ABOVE ROUGH OPENINGS BASED ON MARVIN ULTIMATE SERIES WINDOWS, IF OTHER WINDOW BRAND SUBSTITUTED - VERIFY ROUGH OPENINGS. WINDOW SUPPLIER TO VERIFY ALL ROUGH OPENINGS.

S.P.F. - SPRUCE PINE FIR #2
H.F. - HEM FIR #2
LVL - LAMINATED VENEER LUMBER (2.0E)
T.S. - TIMBER STRAND 1.3E

PROJECT
NEW RESIDENCE FOR:
PETER SHEPERD

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.nhv-arch.com/

JOB NUMBER 9-HE-3493-523
DATE 6/12/2023
REVISIONS:
SHEET 10 OF 10
CHECKED BY: DJS
DRAWN BY:

Attachment: Plans (8569 : Stephen Sheperd)