City of Mequon

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

www.ci.mequon.wi.us
Inspection Department

ARCHITECTURAL BOARD
Monday, August 9, 2021
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

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

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.

1) Call to Order, Roll Call

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

   a. July 12, 2021, Meeting Minutes

3) Architectural Board Applications:

1. Veridian Homes — **New Single-Family Residence**
   Lot #68 - Coneflower Court
   Subdivision: The Enclave, Phase V — Contractor: Veridian Homes LLC
   District 4 – 6:00 pm — Architect: Veridian Homes LLC

2. Dave Killen — **Detached Garage**
   11653 N. Pinehurst Circle
   Subdivision: Pinehurst — Contractor: Northshore LLC
   District 8 – 6:05 pm — Architect: Northshore LLC

3. Tom & Mary Holton — **Addition: Kitchen & Mudroom**
   11444 N. Shorecliff Lane
   Subdivision: Shorecliff — Contractor: Wade Design & Construction
   District 8 – 6:15 pm — Architect: Michael Wade

4. Nick Ruiz — **Addition: Pool Area Bath & Storage**
   115 E. Ravine Drive
   Subdivision: Beechwood Farms II — Contractor: Khaddour Home Improve.
   District 8 – 6:25 pm — Architect: Stack Design Group

5. George & Jennifer Barton — **Detached Garage**
   4110 W. Freistadt Road
   Subdivision: N/A — Contractor: Badger State Restoration
   District 1 – 6:35 pm — Architect: Drexel

6. Steve Hughes — **Detached Garage**
   13221 N. Windsor Court
   Subdivision: Castlewoods Estate — Contractor: W2 Builders
   District 1 – 6:45 pm — Architect: Owner

7. Ted Balistreri
   3368 W. Riverland Drive
   Subdivision: Riverland
   District 2 – 6:55 pm

New Single-Family Residence

Contractor: Owner
Architect: Van Loon & Associates

8. David Hoff Development
   6095 / 6115 W. Woods Lane
   Subdivision: The Woods at Highland Park
   District 3 – 7:00 pm

New Single-Family Side x Side with & w/o Sunrooms

Contractor: Northtract Construction
Architect: Architectural Dev. Srv., Inc.

9. Michael & Kelly Grebe
   11417 N. Spring Avenue
   Subdivision: Thiensville Realty Co.
   District 3 – 7:05 pm

Addition: Kitchen, Family Room & Porch

Contractor: TBD
Architect: Laura Bush

10. Greg & Emily Golden
    7901 W. Evergreen Road
    Subdivision: Solar Heights
    District 3 – 7:15 pm

Detached Garage

Contractor: JD Griffiths Co., Inc.
Architect: JD Griffiths Co., Inc.

11. Wendy Boom
    11222 N. Country View Drive
    Subdivision: Country View Estates
    District 2 – 7:25 pm

Re-Submittal for Family Room Addition

Contractor: Neumann Builders
Architect: Neumann Builders

12. Felix Aryeetey
    7728 W. Cheverny Drive
    Subdivision: Cheverny
    District 3 – 7:35 pm

Re-Submittal for Exterior Changes to New Single-Family Residence

Contractor: Owner
Architect: Thomas D. Thompson

4) Adjourn

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

City of Mequon

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

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, July 12, 2021
6:00 PM
Via Teleconference GoToMeeting

Minutes

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

Present: Chairman Scott Reed

Members at Large: Paul Apfelbach, John Mikkelson, Jo Steinberg

Aldermanic District Members: Bruce Stern, Michael Wade, Bluma Lotman, Jason Dozark, Anthony LaGalbo

Building Inspector: Mike Hadley

2. **Meeting Minutes**

Minutes from the June 14, 2021, meeting were approved by Vice-Chairman, Paul Apfelbach and seconded by At-Large Member John Mikkelson.

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 1 6:00 pm	**New Single-Family Residence**	Tam Ngo 12940 N. Birch Creek Road Subd: The Highlands	Cont: Kings Way Homes Arch: Vaclav Homolka

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

Conditions: Plans approved as submitted with the condition that grids should be added to windows on rear elevation to match the style on the front elevation.

Attachment: 7.12 (6486 : July 12, 2021 Meeting Minutes)

2)	Dist. 2 6:05 pm	**Addition:** **Family Room**	Wendy Boom 11222 N. Country View Drive Subd: Country View Estates	Cont: Neumann Builders Arch: Neumann Builders

Moved to Table: Reed
Seconded by: Mikkelson
Tabled: Yes
Vote: Unanimously

Conditions: Plans were tabled for a re-draw to show constancy.

3)	Dist. 3 6:15 pm	**Detached Garage**	Mark & Carolyn Smith 7250 W. Highland Ridge Drive Subd: Highland Ridge	Cont: Sazama Design Build Arch: Sazama Design Build

Moved to Approve: Dozark
Seconded by: Reed
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted.

4)	Dist. 3 6:25 pm	**Addition:** **Master Bedroom Suite & Sunroom**	Jerred & Jessica Weiss 11358 N. Glenwood Drive Subd: Solar Heights	Cont: Carmel Builders Arch: Carmel Builders

Moved to Approve: Reed
Seconded by: Dozark
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted.

5)	Dist. 8 6:35 pm	**Exterior Renovations**	Daniel Domagala 326 W. Seacroft Court Subd: Bromborough	Cont: Owner Arch: Owner

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

Conditions: Plans approved as submitted.

Attachment: 7.12 (6486 : July 12, 2021 Meeting Minutes)

6)	Dist. 7 6:45 pm	**Two Story Addition**	Julie Flessas 10060 N. Range Line Road Subd: N/A	Cont: B&E General Contractors Arch: Cole Hjelmberg

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

Conditions: Plans approved as submitted.

7)	Dist. 7 6:55 pm	**Resubmittal: Shed**	Jay & Stephanie Radtke 10252 N. Range Line Road Subd: N/A	Cont: Tough Shed Arch: Port City Studio LTD

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

Conditions: Plans approved as submitted.

4. **Action**

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

Meeting adjourned at 6:58 p.m.

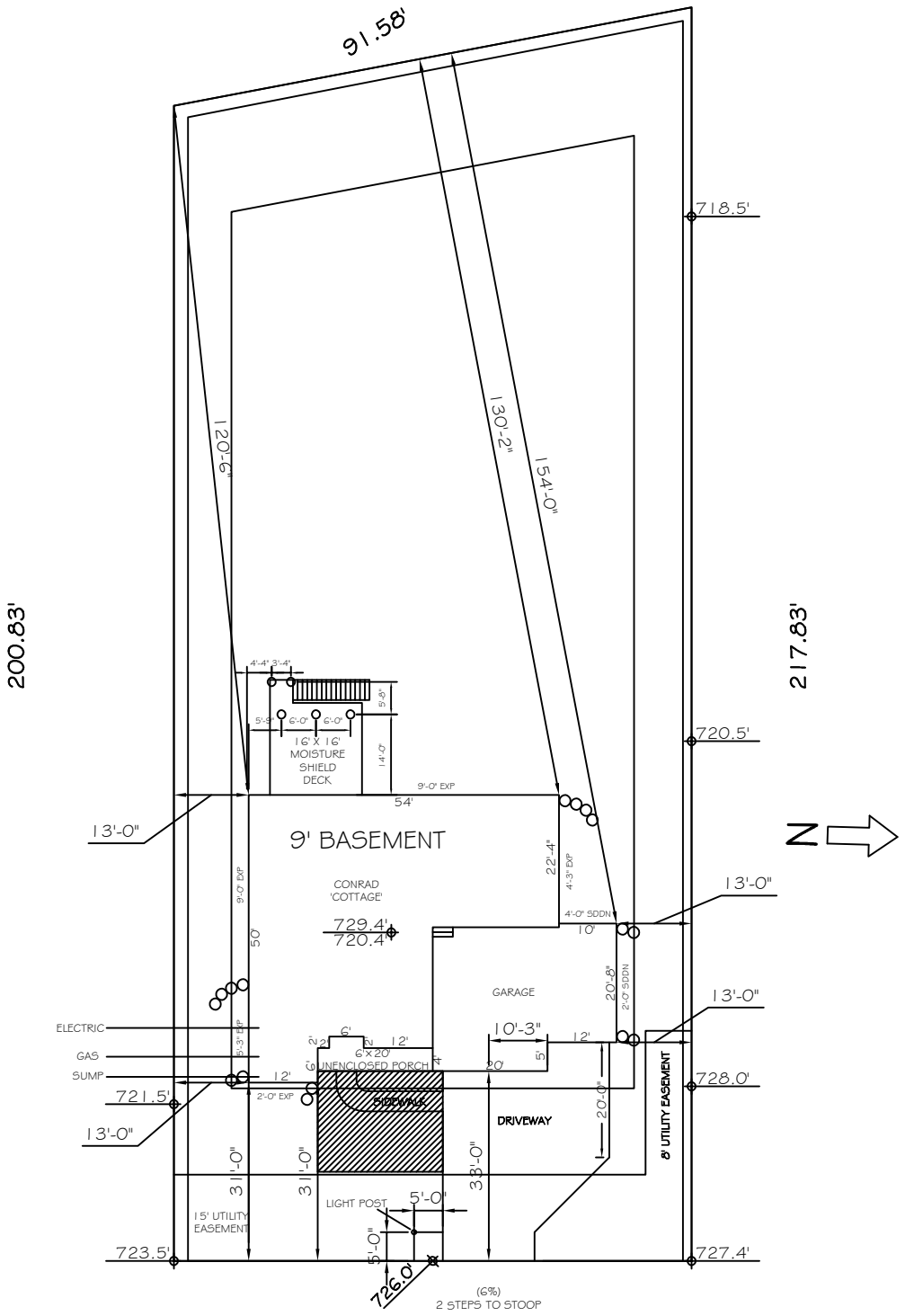
Attachment: 7.12 (6486 : July 12, 2021 Meeting Minutes)

PHASE 2

LOT 68

18,841 S.F.

NO PORCH ENCROACHMENTS



GR
1'-6"
CUT

XXXX.X' =FINAL GRADE

(XXXX.X') =EXISTING GRADE

CONEFLOWER DRIVE

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=729.40'
TOP OF FOOTING=720.40'
GARAGE FLOOR ELEV.=728.40'
DRIVEWAY SLOPE=(6.0%)
2'-0" EXPOSURE=726.90'
5'-3" EXPOSURE=723.65'
9' EXPOSURE = 720.23'
YARD GRADE=(10.0%)

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: 68
CUSTOMER: SHARON & SCOTT HAPP
NEIGHBORHOOD: ENCLAVE AT MEQUON PRESERVE SOUTH
ADDRESS: CONEFLOWER DRIVE
MEQUON, WI 53097
MODEL: CONRAD COTTAGE 3 CAR F.L
SITE AREA: 18,841 SQ. FT.
IMPERVIOUS AREA: 3,672 SQ. FT.

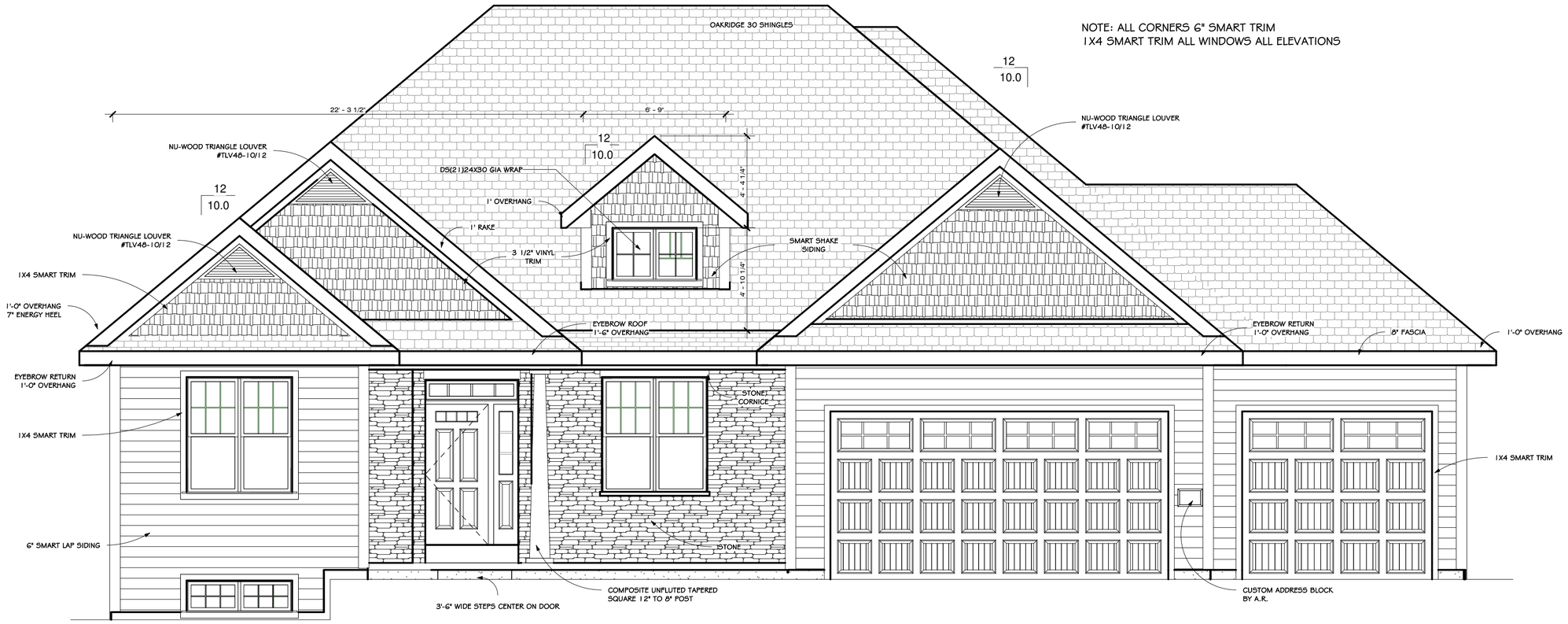
SCALE: 1"=30'-0"
DRAWN BY: JJB
DATE: 6/18/2021

CUSTOMER APPROVAL:
DATE: / /21
DATE: / /21
VH APPROVAL:
SPF Jul 16 2021 DATE: / /21

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

VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 537
(608)226-3100 Fax: (608)226-6666

Attachment: Site Plan (6485 : Veridian Homes)



ARB- Front Elevation

1/4" = 1'-0"

Custom Designed For: Sharon & Scott Happ
Homesite / Neighborhood: 68 Enclave at Meqion Preserve
Address: TBD Coneflower Drive
Meqion, WI 53097
Customer Approval:
SPF Jul 16 2021

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

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

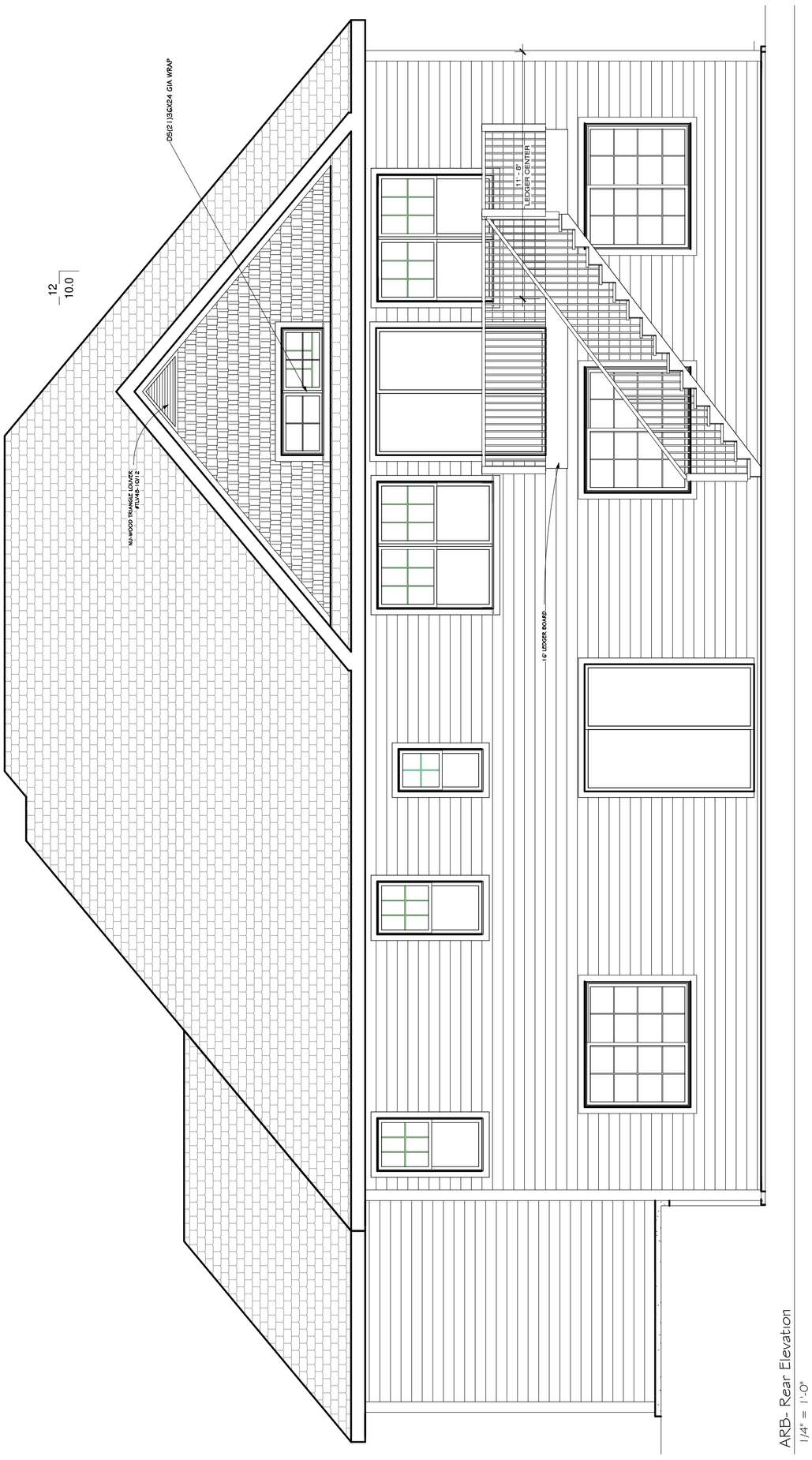
Model:Conrad - 3 Car Front Load
Elevation:
Revised Base Plan:
Drawn By: JJB Date: 6/18/2021

Print Date:
7/16/2021
8:42:23 AM
Revisions:

Drawing No.:
ARB1

Attachment: Plans (6485 : Veridian Homes)

Attachment: Plans (6485 : Veridian Homes)



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

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

Model:	Conrad - 3 Car Front Load
Elevation:	
Revised Base Plan:	
Drawn By:	JJB Date: 6/8/2021

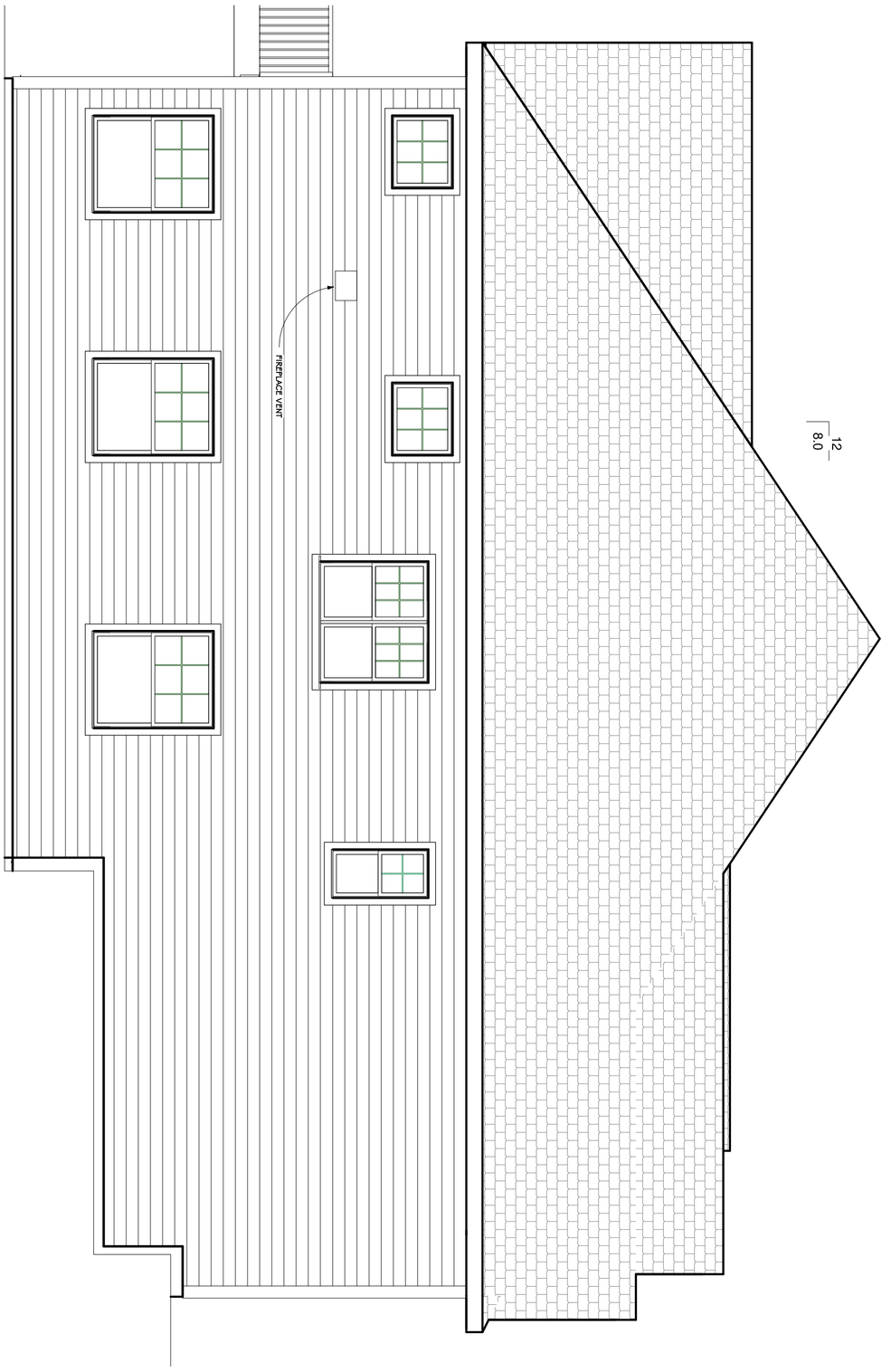
Print Date: 7/16/2021 8:42:24 AM
Revisions:

Drawing No.: ARB2

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

Custom Designed For: Sharon & Scott Happ
Homesite / Neighborhood: 68 Enclave at Mequon Preserve
Address: TBD Coneflower Drive
Mequon, WI 53097
Customer Approval: **SPF Jul 16 2021**

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ARB- Left Elevation

1/4" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

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

Drawing No.: ARB3

Print Date: 7/16/2021 8:42:25 AM

Revisions:

Model: Conrad - 3 Car Front Load

Elevation:

Revised Base Plan:

Drawn By: JJB Date: 6/18/2021

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

Custom Designed For: Sharon & Scott Happ

Homesite / Neighborhood: 68 Enclave at Mequon Preserve

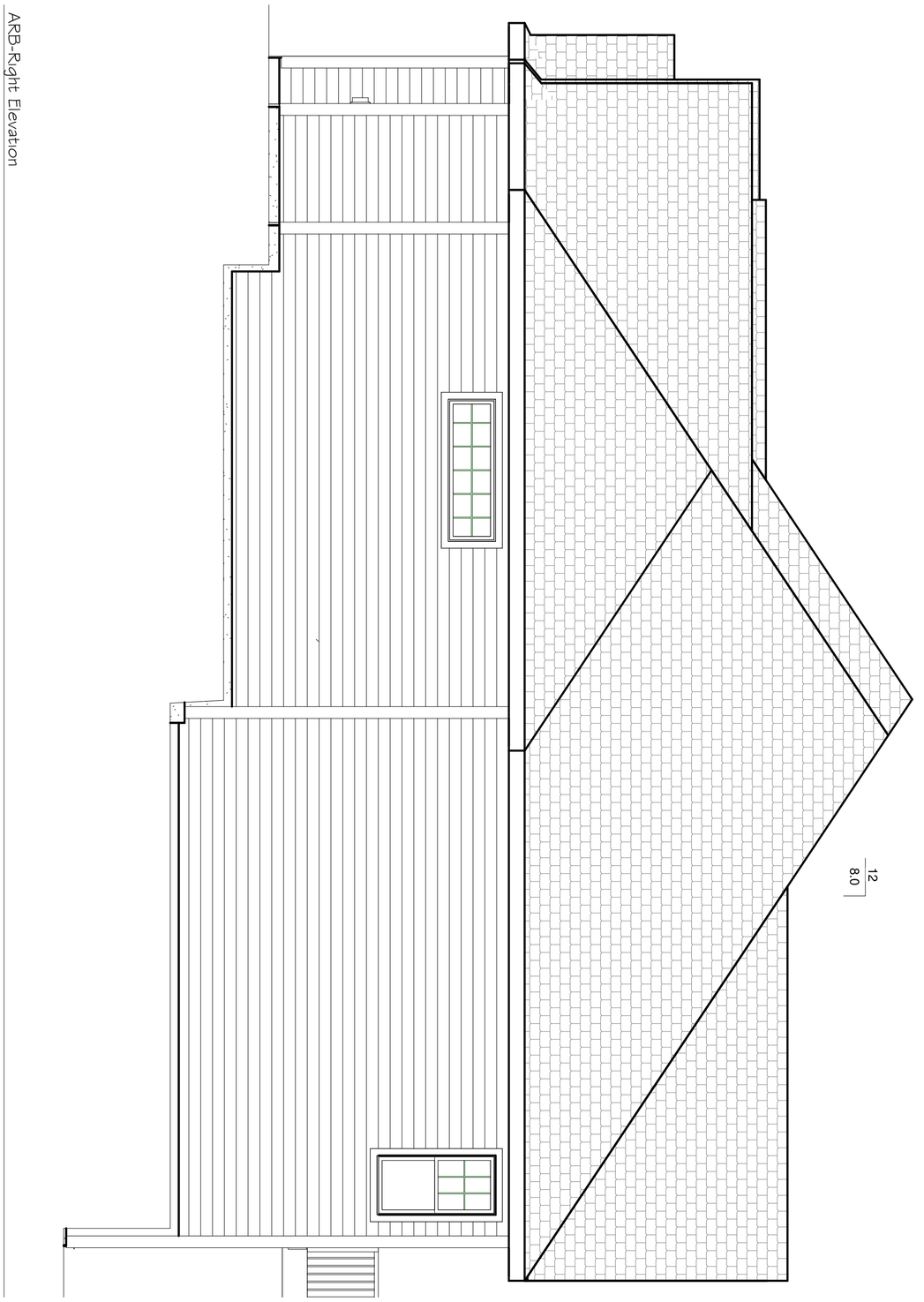
Address: TBD Coneflower Drive
Mequon, WI 53097

Customer Approval: **SPF Jul 16 2021**

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ARB-Right Elevation

1/4" = 1'-0"



Do Not Scale Note: All dimensions are stud to stud

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

Drawing No.: ARB4

Revisions:

Print Date: 7/16/2021 8:42:25 AM

Model: Conrad - 3 Car Front Load

Elevation:

Revised Base Plan:

Drawn By: JJB Date: 6/18/2021

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

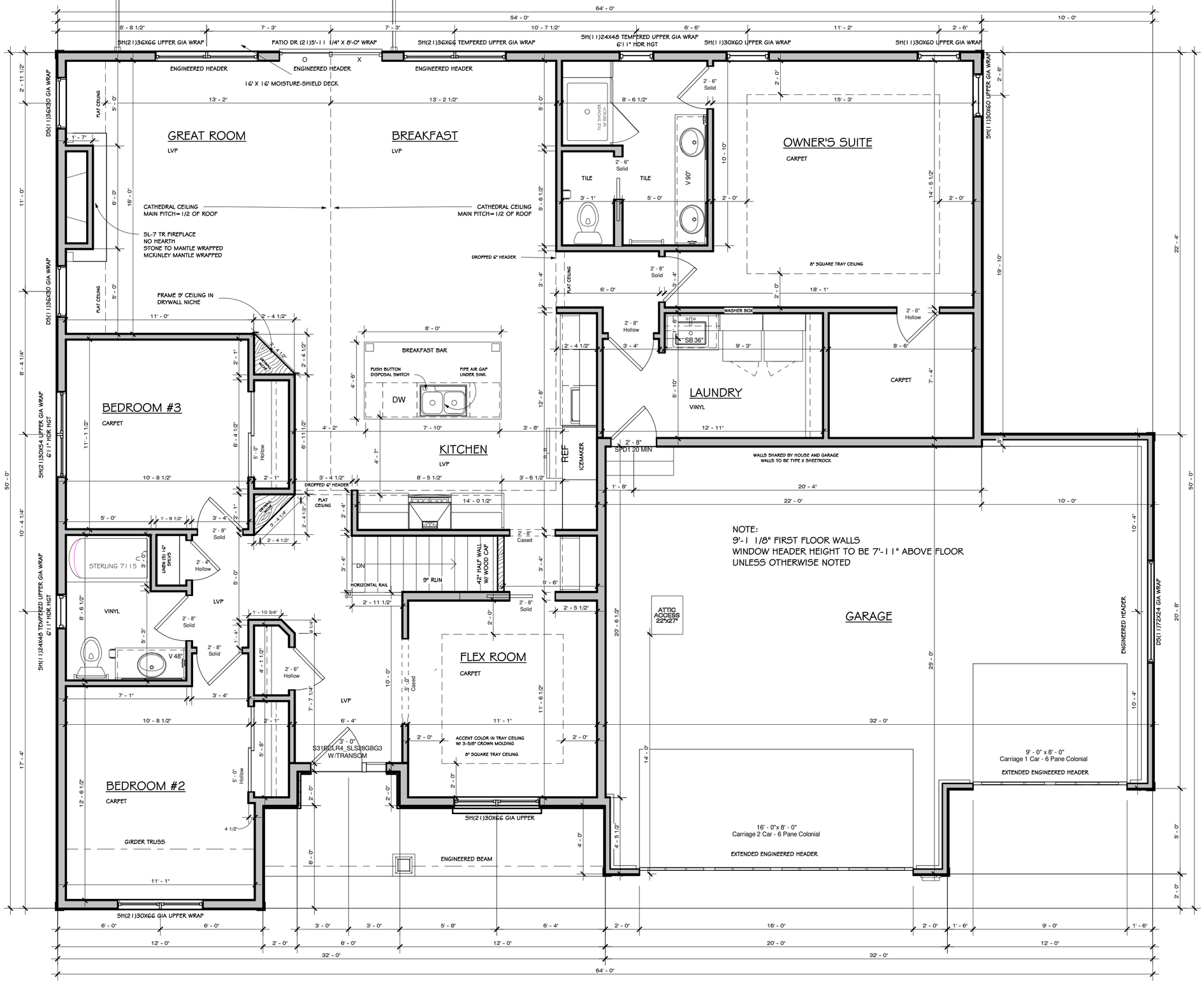
Custom Designed For: Sharon & Scott Happ

Homesite / Neighborhood: 68 Enclave at Mequon Preserve

Address: TBD Coneflower Drive
Mequon, WI 53097

Customer Approval: **SPF Jul 16 2021**

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ARB-First Floor

1/4" = 1'-0"

Custom Designed For: Sharon & Scott Happ
Homesite / Neighborhood: 68 Enclave at Meqion Preserve
Address: TBD Coneflower Drive
Mequon, WI 53097
Customer Approval:
SPF Jul 16 2021

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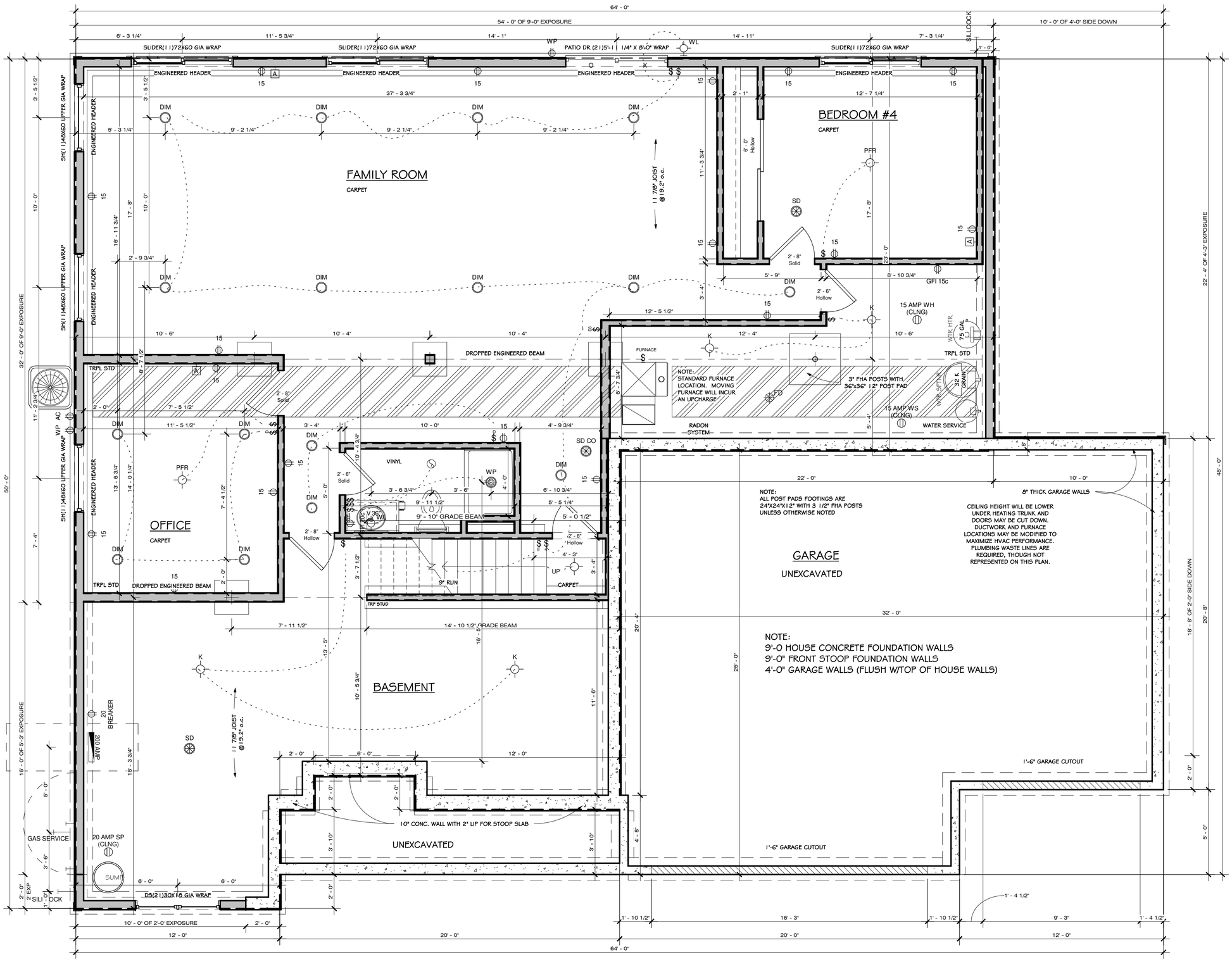
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: Conrad - 3 Car Front Load
Elevation:
Revised Base Plan:
Drawn By: JJB Date: 6/8/2021

Print Date:
7/16/2021
8:42:27 AM
Revisions:

Drawing No.:
ARB5

Attachment: Plans (6485 : Veridian Homes)



Foundation Plan

1/4" = 1'-0"

Custom Designed For: Sharon & Scott Happ
Homesite / Neighborhood: 68 Enclave at Megion Preserve
Address: TBD Coneflower Drive
Megion, WI 53097
Customer Approval:
SPF Jul 16 2021

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

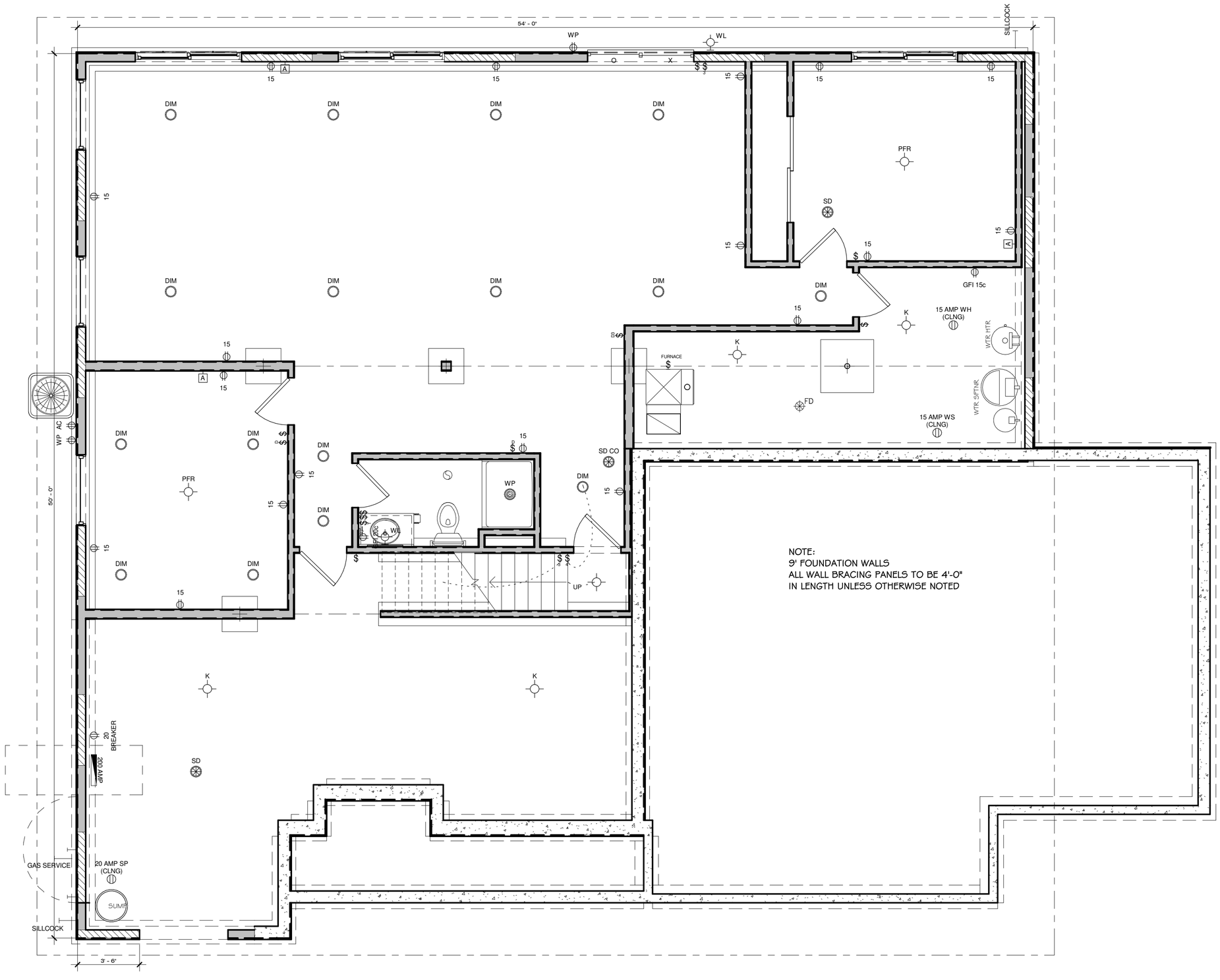
Do Not Scale Note: All dimensions are stub to stub
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model:Conrad - 3 Car Front Load
Elevation:
Revised Base Plan:
Drawn By: JJB Date: 6/18/2021

Print Date:
7/16/2021
8:42:29 AM
Revisions:

Drawing No.:
ARB6

Attachment: Plans (6485 : Veridian Homes)



Foundation Bracing Plan - Cottage

1/4" = 1'-0"

Custom Designed For: Sharon & Scott Happ
Homesite / Neighborhood: 68 Enclave at Meqion Preserve
Address: TBD Coneflower Drive
Mequon, WI 53097
Customer Approval:
SPF Jul 16 2021
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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
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Model: Conrad - 3 Car Front Load
Elevation:
Revised Base Plan:
Drawn By: JJB
Date: 6/18/2021

Print Date:
7/16/2021
8:42:29 AM
Revisions:

Drawing No.:
ARB7

Attachment: Plans (6485 : Veridian Homes)

Attachment: Plans (6485 : Veridian Homes)

Packet Pg. 15

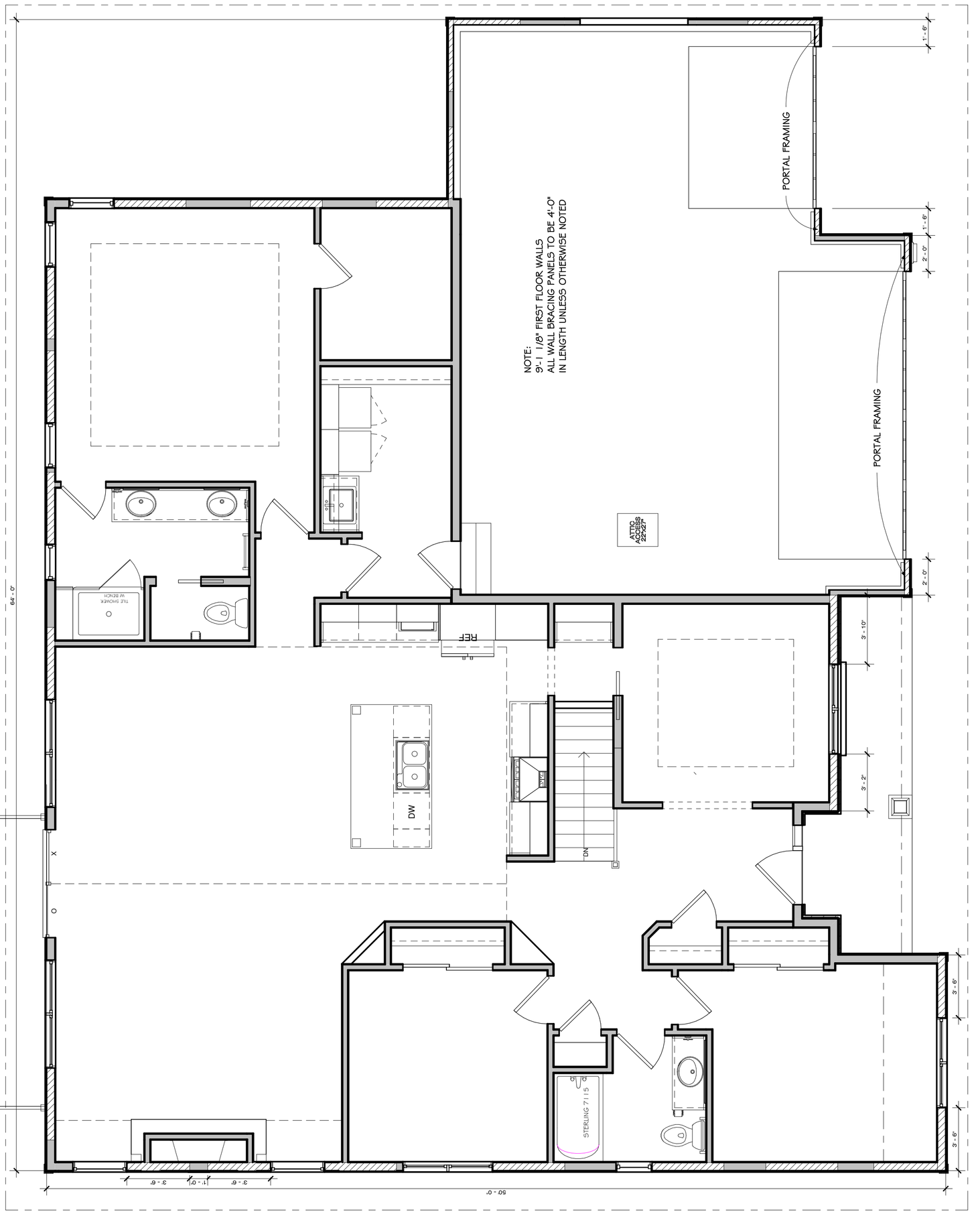
Do Not Scale Note: All dimensions are stud to stud
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Model:	Conrad - 3 Car Front Load
Elevation:	
Revised Base Plan:	
Drawn By:	JJB
Date:	6/8/2021
Print Date:	7/6/2021 8:42:30 AM
Revisions:	
Drawing No.:	ARB8

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

Custom Designed For: Sharon & Scott Happ
Homesite / Neighborhood: 68 Enclave at Mequon Preserve
Address: TBD Coneflower Drive
Mequon, WI 53097
Customer Approval: **SPF Jul 16 2021**

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ARB-Bracing First Floor
1/4" = 1'-0"

DAVID & SUZANNE KILLEN
11653 NORTH PINEHURST CIRCLE
MEQUON, WI 53092

Statement of Intent

July 23, 2021

Re: Detached Garage

The purpose of this structure is to provide added garage space for vehicles, recreational vehicles, lawn and garden equipment and storage. We are sensitive to the aesthetic of the neighborhood and desire a structure that is functional and pleasing to the eye. The design and materials will match the existing home to the best of our ability.

David & Suzanne Killen

Attachment: Statement of Intent (6487 : Dave Killen)

3.2.b

Attachment: Survey (6487 : Dave Killen)

Packet Pg. 17

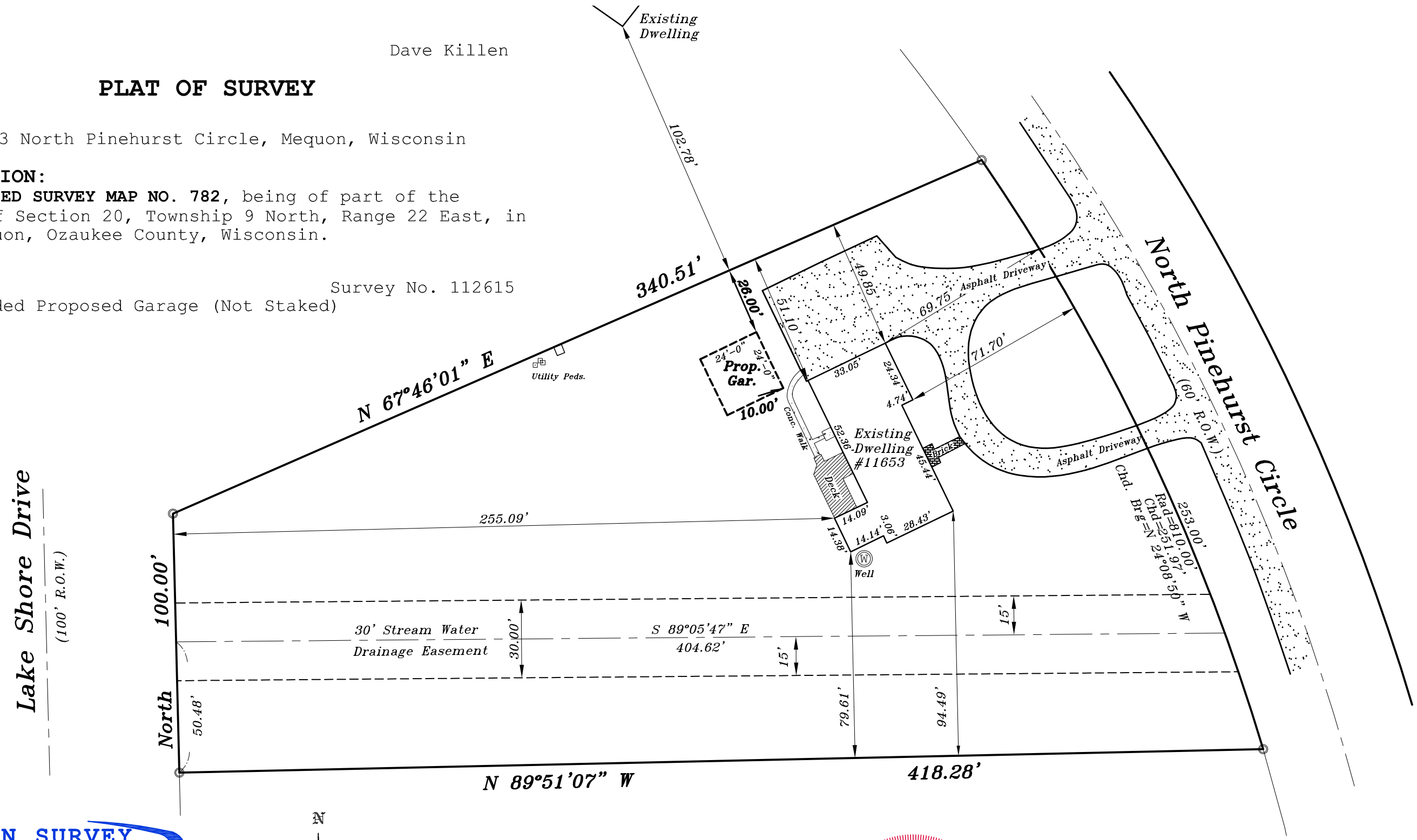
Dave Killen

PLAT OF SURVEY

LOCATION: 11653 North Pinehurst Circle, Mequon, Wisconsin

LEGAL DESCRIPTION:
Lot 2 in **CERTIFIED SURVEY MAP NO. 782**, being of part of the Northeast 1/4 of Section 20, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

June 1, 2021 Survey No. 112615
July 9, 2021 Added Proposed Garage (Not Staked)



METROPOLITAN SURVEY SERVICE, INC.

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

◉ — *Denotes Iron Pipe Found*
◎ — *Denotes Iron Pipe Set*

N
W E
S

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

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

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

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

SIGNED _____

Dennis C. Sauer
Professional Land Surveyor S-2421



Attachment: Pictures (6487 : Dave Killen)



Attachment: Pictures (6487 : Dave Killen)



Attachment: Pictures (6487 : Dave Killen)



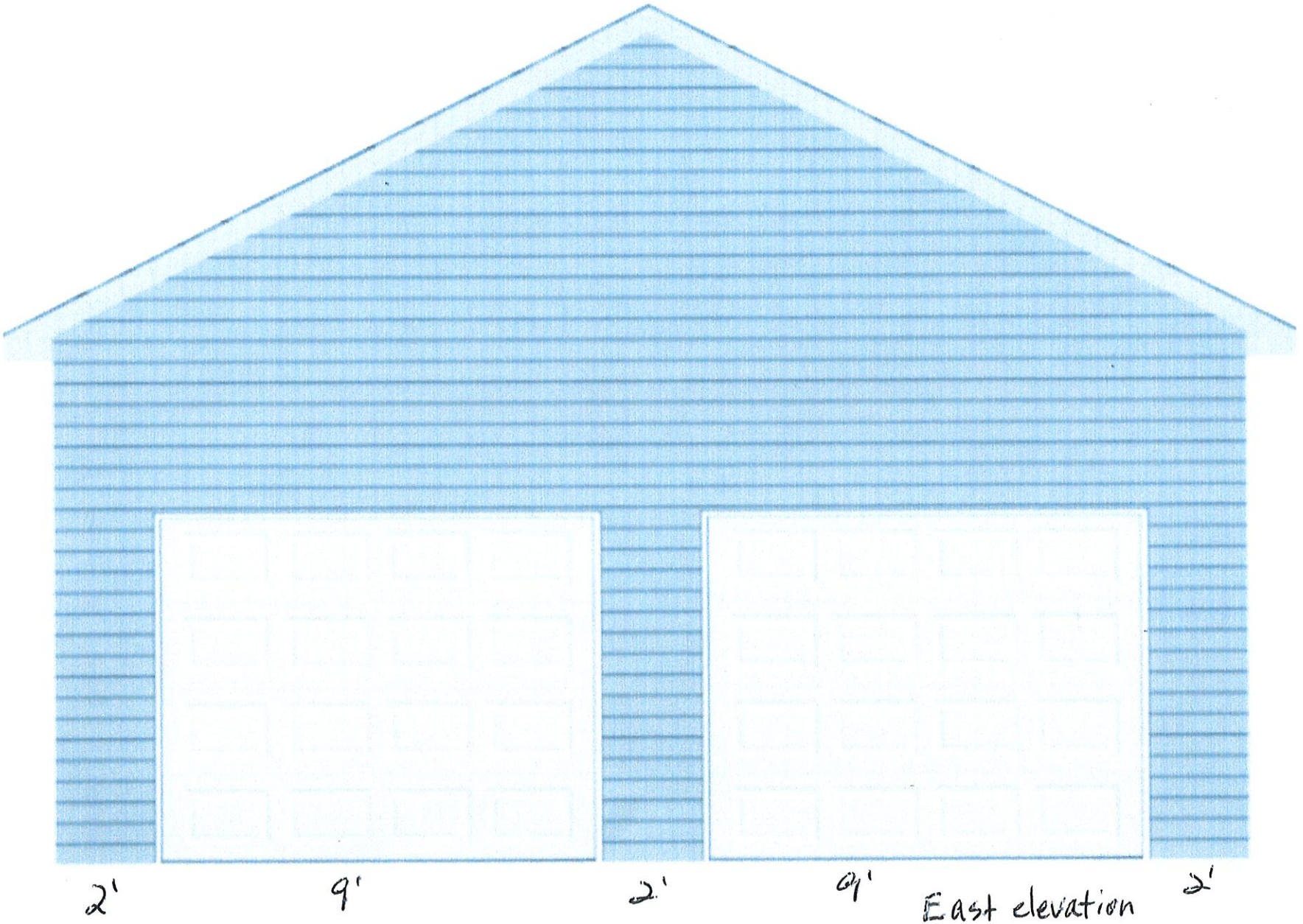
Attachment: Pictures (6487 : Dave Killen)



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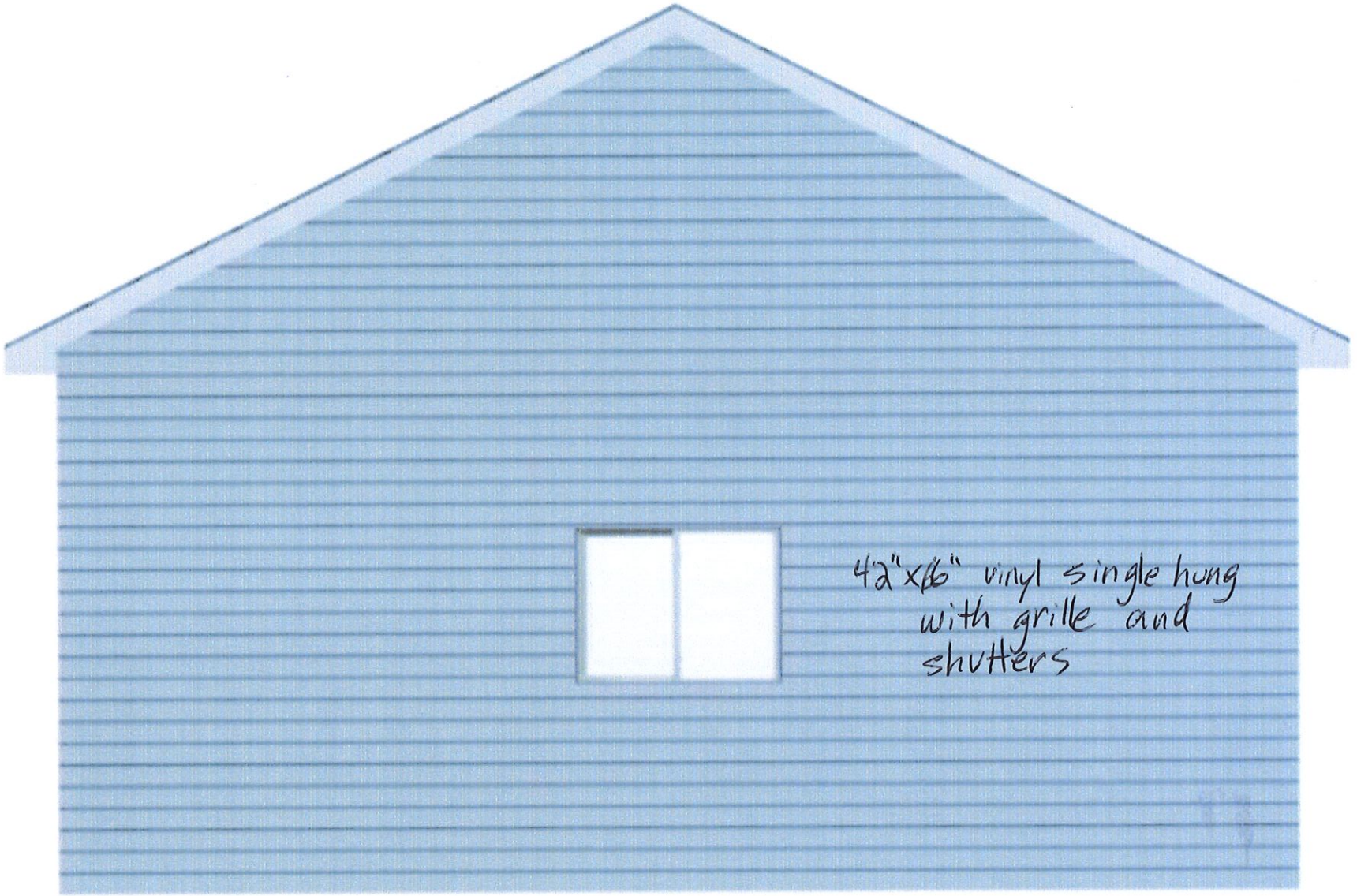


Attachment: Pictures (6487 : Dave Killen)



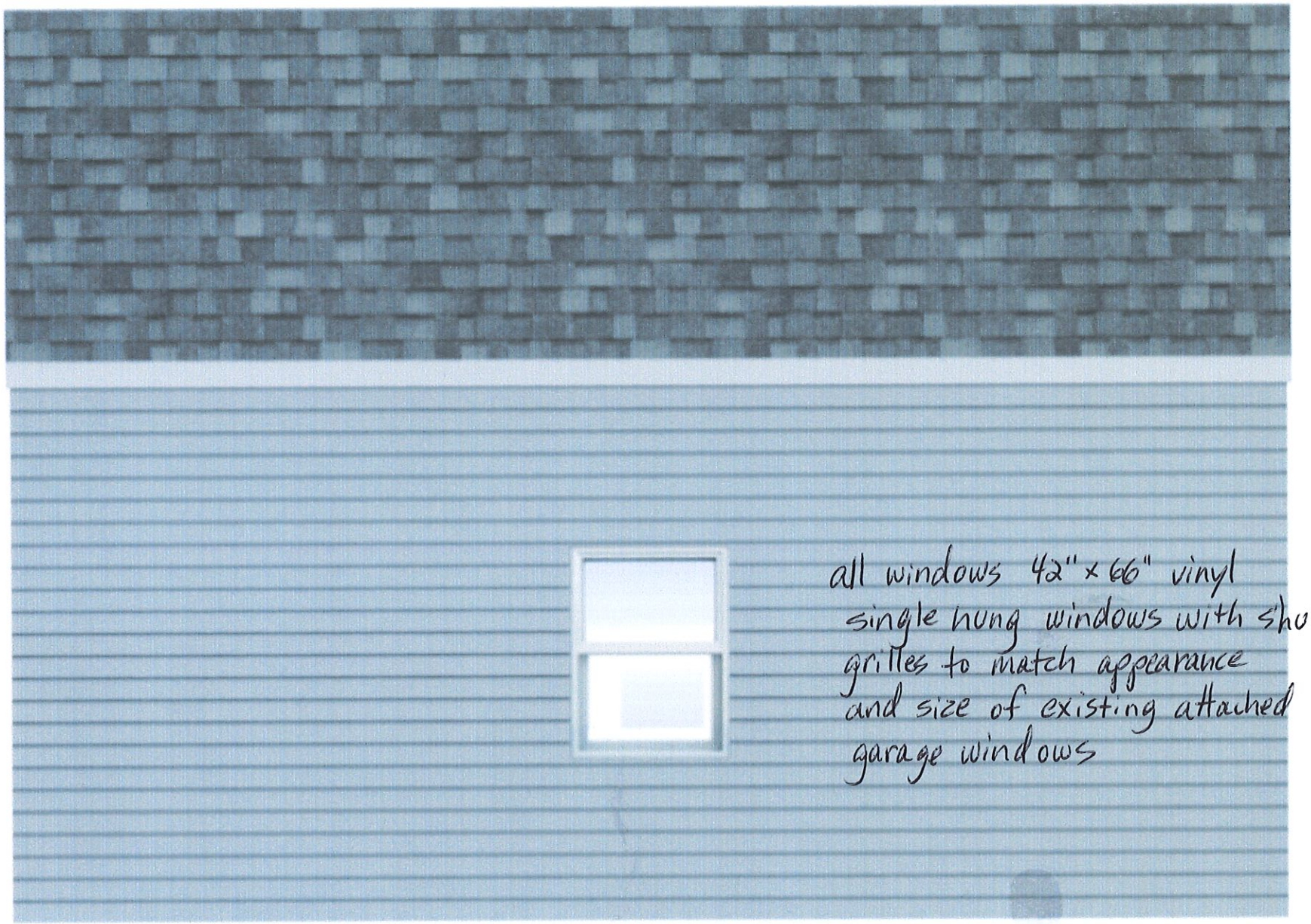
East elevation

Attachment: Plans (6487 : Dave Killen)



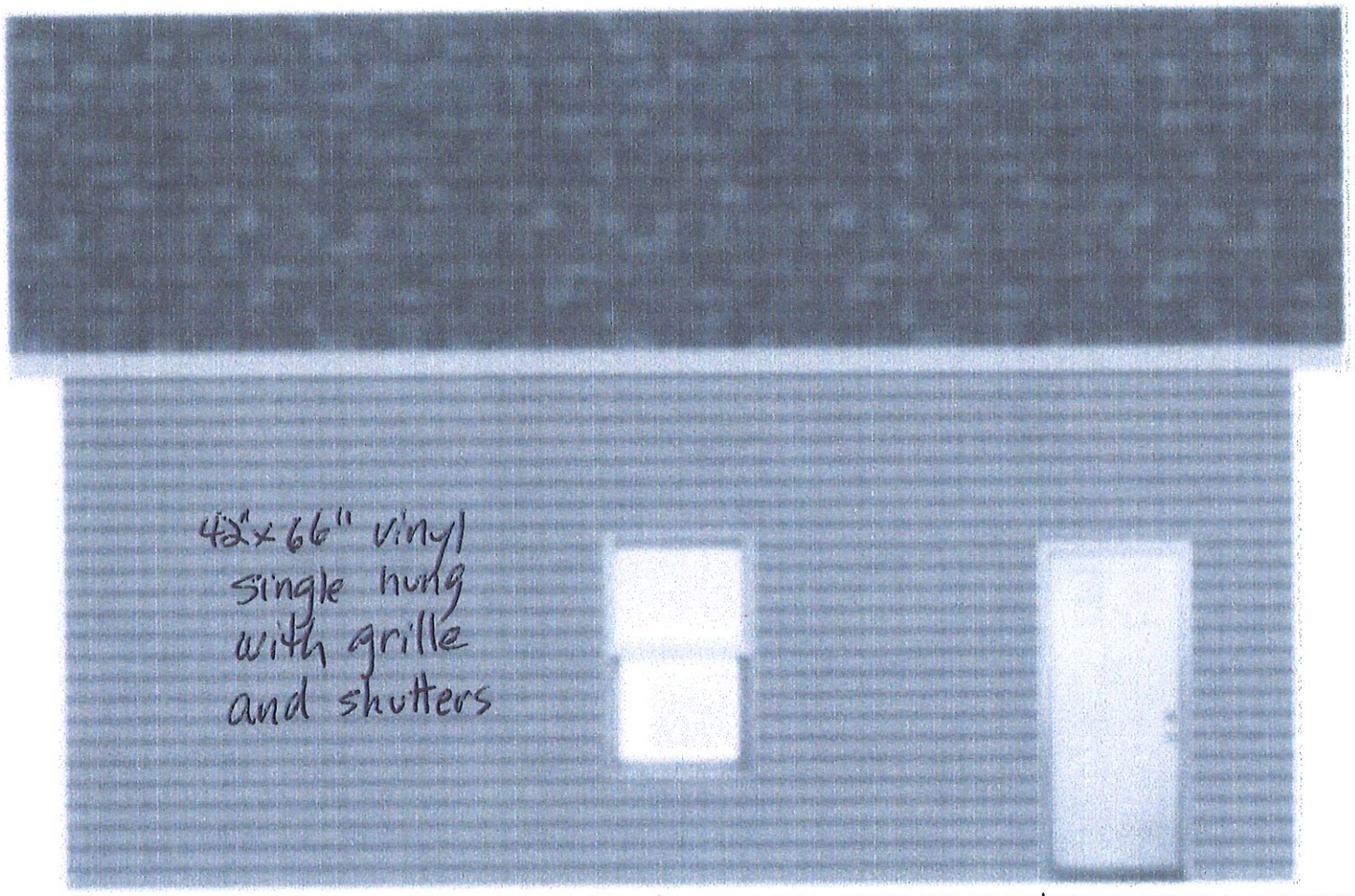
West elevation

Attachment: Plans (6487 : Dave Killen)



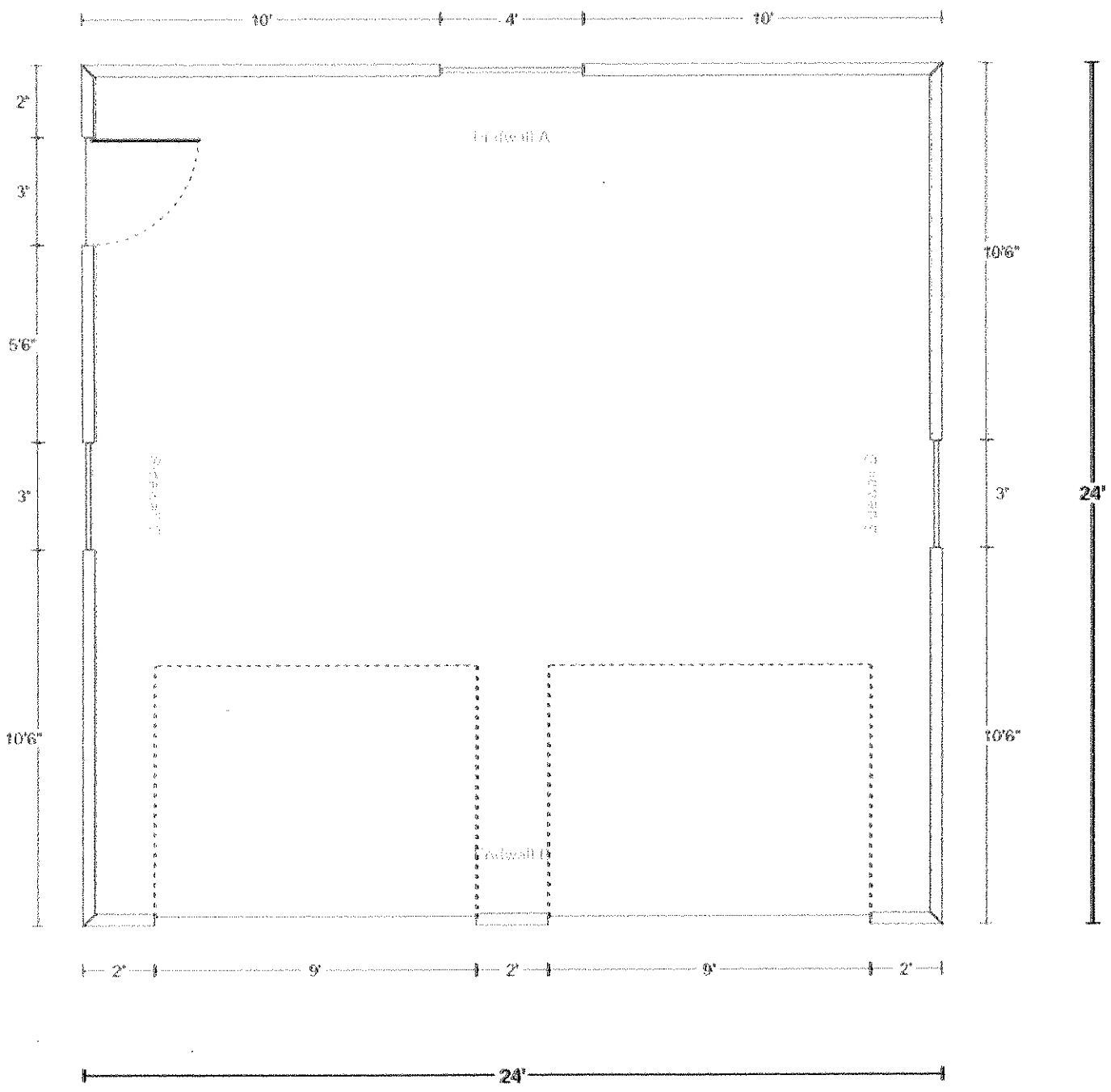
North elevation

Attachment: Plans (6487 : Dave Killen)



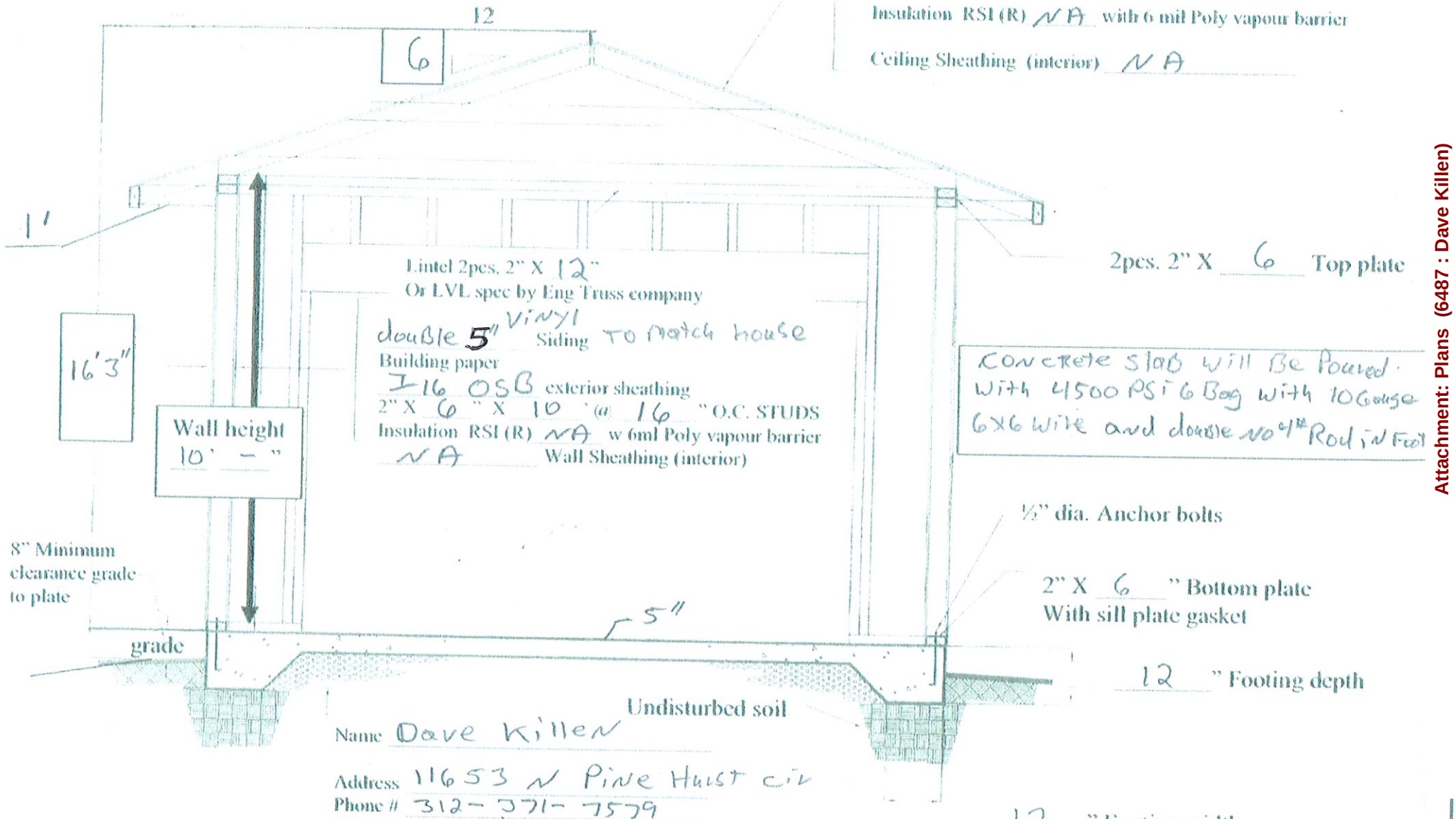
South Elevation

Attachment: Plans (6487 : Dave Killen)



Attachment: Plans (6487 : Dave Killen)

GARAGE CROSS SECTION



asphalt to match house Shingles

1/2" OSB Roof Sheathing

PRE-ENGINEERED TRUSSES @ 24 " O.C.

Insulation RSI (R) NA with 6 mil Poly vapour barrier

Ceiling Sheathing (interior) NA

Lintel 2pcs, 2" X 12"
Or LVL spec by Eng Truss company

double 5" Vinyl Siding to match house

Building paper

1/16 OSB exterior sheathing

2" X 6 " X 10 ' @ 16 " O.C. STUDS

Insulation RSI (R) NA w 6ml Poly vapour barrier

NA Wall Sheathing (interior)

2pcs. 2" X 6 Top plate

Concrete slab will be Poured with 4500 PSI 6 Bag with 10 Gauge 6x6 Wire and double no 4 Rod in Foot

½" dia. Anchor bolts

2" X 6 " Bottom plate
With sill plate gasket

12 " Footing depth

Undisturbed soil

12 " Footing width

Name Dave Killen

Address 11653 N Pine Hurst Cir

Phone # 312-371-7579

Date 7-14-2021

Attachment: Plans (6487 : Dave Killen)

WADE

Design | Build | Remodel

STATEMENT OF INTENT

WADE DESIGN & CONSTRUCTION, INC.
5200 W. PARKVIEW DR.
MEQUON, WI 53092

OWNER: Tom & Mary Holton
ADDRESS: 11444 N Shorecliff Ln, Mequon, WI 53092
HOME PHONE: (262) 512-1133
EMAIL ADDRESS: melholton1@gmail.com
PROJECT ADDRESS: Same
PROJECT: Kitchen and Mudroom addition and remodel

The intent of this project is to expand an existing kitchen and mudroom, while maintaining the architectural quality and appearance of the existing home. The existing site is a flat, grassy space to the South side of the home.

Sincerely,

Michael J. Wade

Wade Design & Construction

Attachment: Statement of Intent (6488 : Tom & Mary Holton)

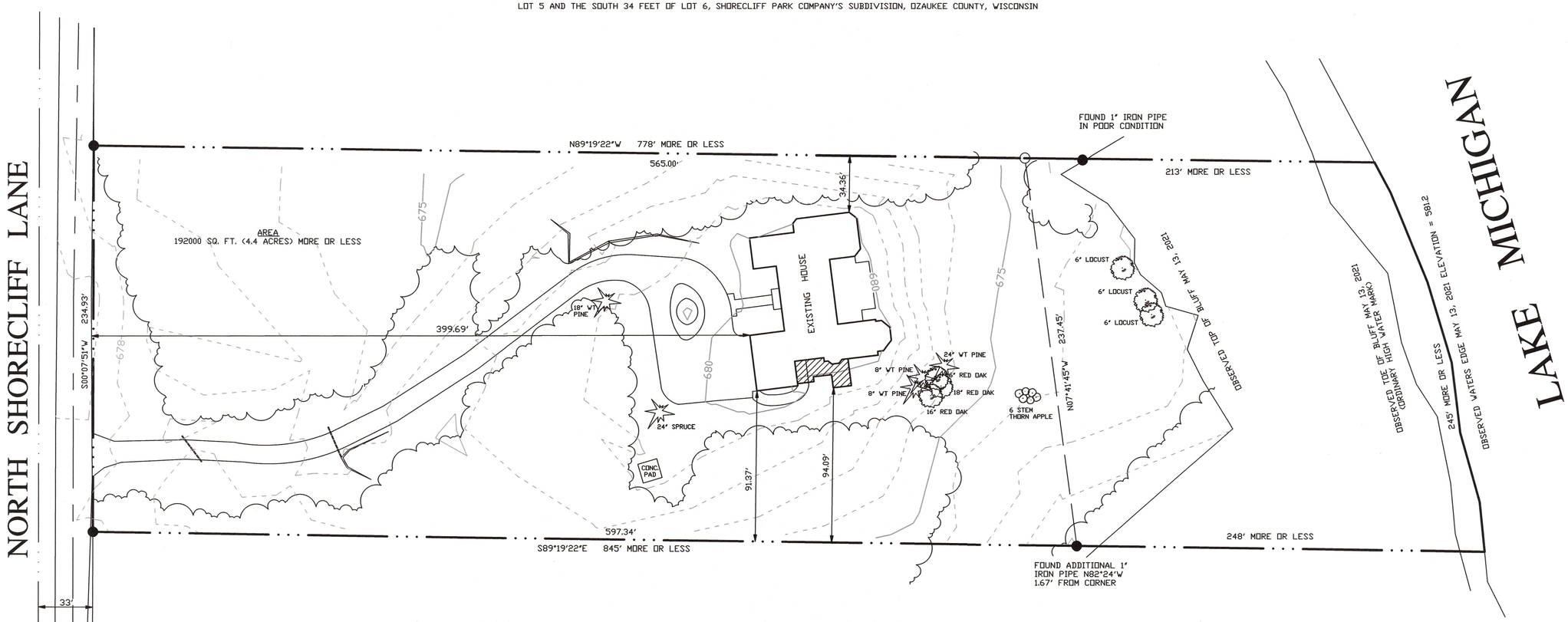
NKBA National Kitchen & Bath Association

houzz

PLAT OF SURVEY

TOM AND MARY HOLTON
11444 NORTH SHORECLIFF LANE
MEQUON, WISCONSIN

LOT 5 AND THE SOUTH 34 FEET OF LOT 6, SHORECLIFF PARK COMPANY'S SUBDIVISION, OZAUKEE COUNTY, WISCONSIN



I HEREBY CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

WISCONSIN
EDGAR HARVEY, JR.
S-1489
WALDO
WI
LAND SURVEYOR

JUNE 2, 2021

EDGAR HARVEY, JR. WI RLS NO S-1489

LEGEND

- 1" IRON FOUND
- 1" X 24" IRON PIPE SET WEIGHING 1.13 POUNDS PER LINEAL FOOT
- TREE LINE
- PROPOSED ADDITION

BEARINGS HEREON ARE REFERENCED TO THE OZAUKEE COUNTY COORDINATE GRID.

GRID

0 25 50 100

SCALE: 1" = 40'

ED HARVEY'S LAND OFFICE, LLC.
N3635 TIMBERVIEW ROAD
WALDO, WI 53093
920-528-7071

Attachment: Survey (6488 : Tom & Mary Holton)



2 / A1 West Elevation



3 / A1 East Elevation



1 / A1 South Elevation

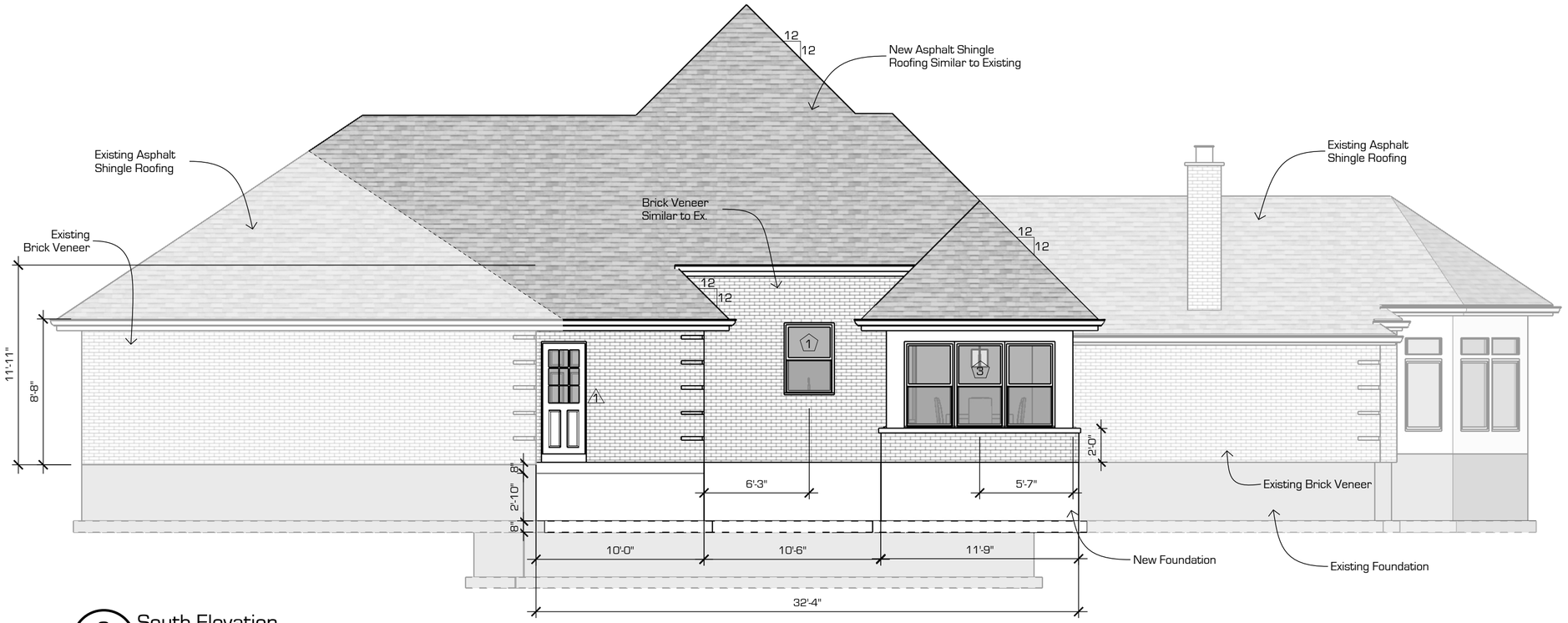
Attachment: Pictures (6488 : Tom & Mary Holton)

WADE
Design | Build | Remodel
262.512.1799 www.wadedesigninc.com

Existing Elevation Images

scale: NTS

Kitchen & Mudroom Addition/Remod
11444 N Shorecliff Ln
Mequon, WI 53092
July 13, 2021
rev. July 13, 2021
page 1



2 / A1 South Elevation

Scale: 3/16"=1'



1 / A1 East Elevation

Scale: 3/16"=1'

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Design | Build | Remodel

Wade Design and Construction Inc.
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

ASSOCIATE 1
Mike Wade

ASSOCIATE 2
Cody Wade

Tom and Mary Holton
11444 N Shorecliff Ln
Mequon, WI 53092

Kitchen and Mudroom Addition
and Remodel

DRAWN BY
MJW | CCW | EGK

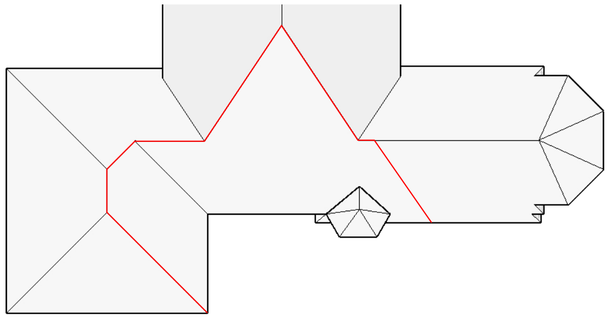
ISSUE
05.26.21

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MM.DD.YY

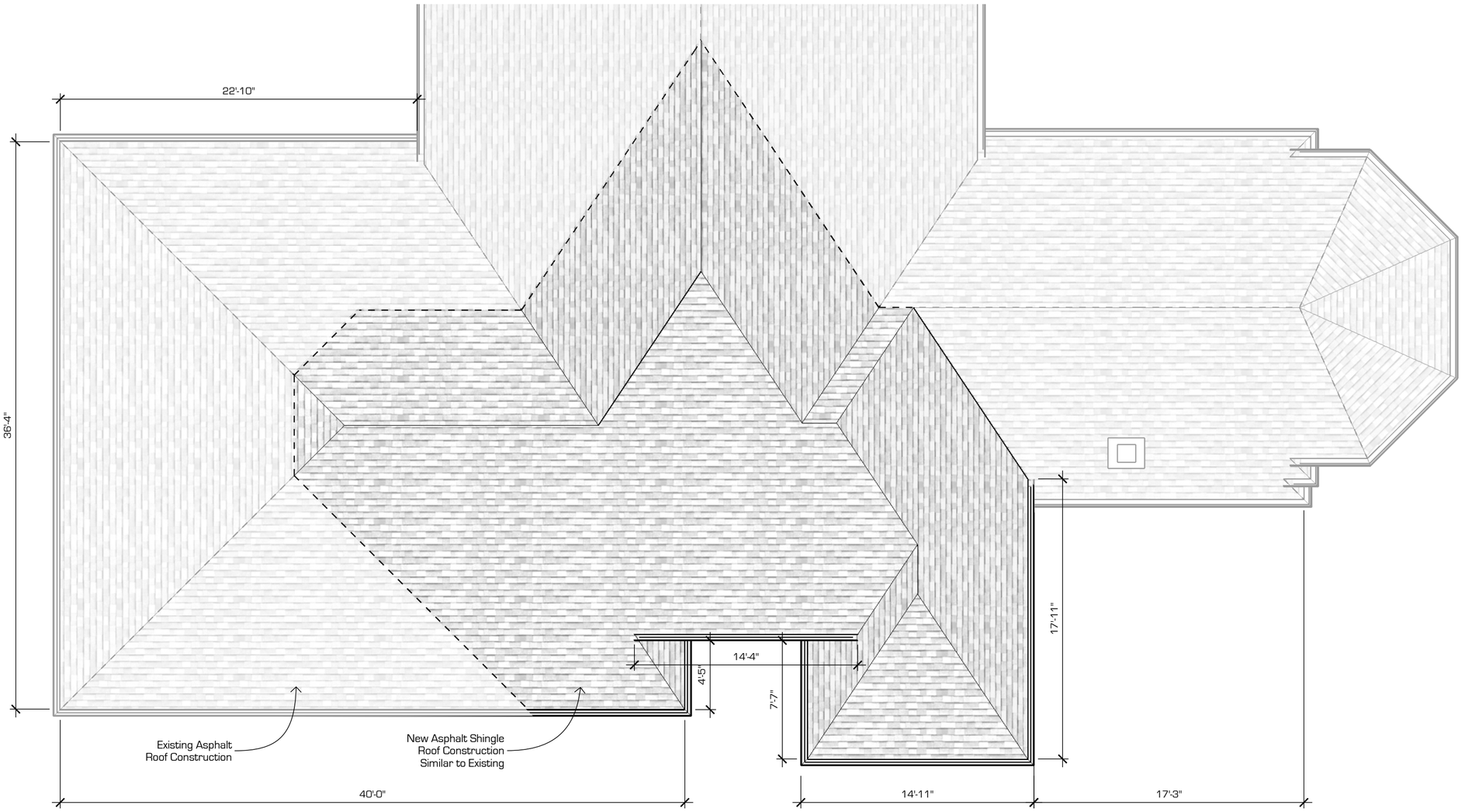
EAST AND SOUTH
ELEVATIONS

A1

Attachment: Plans (6488 : Tom & Mary Holton)



2
A2
Existing Roof Plan
Scale: 1/16"=1'



1
A2
Roof Plan
Scale: 3/16"=1'

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5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

ASSOCIATE 1
Mike Wade

ASSOCIATE 2
Cody Wade

Tom and Mary Holton
11444 N Shorecliff Ln
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Kitchen and Mudroom Addition
and Remodel

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ROOF PLAN

A2

Attachment: Plans (6488 : Tom & Mary Holton)

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5200 W Parkview Dr
Mequon, Wi 53092
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ASSOCIATE 1
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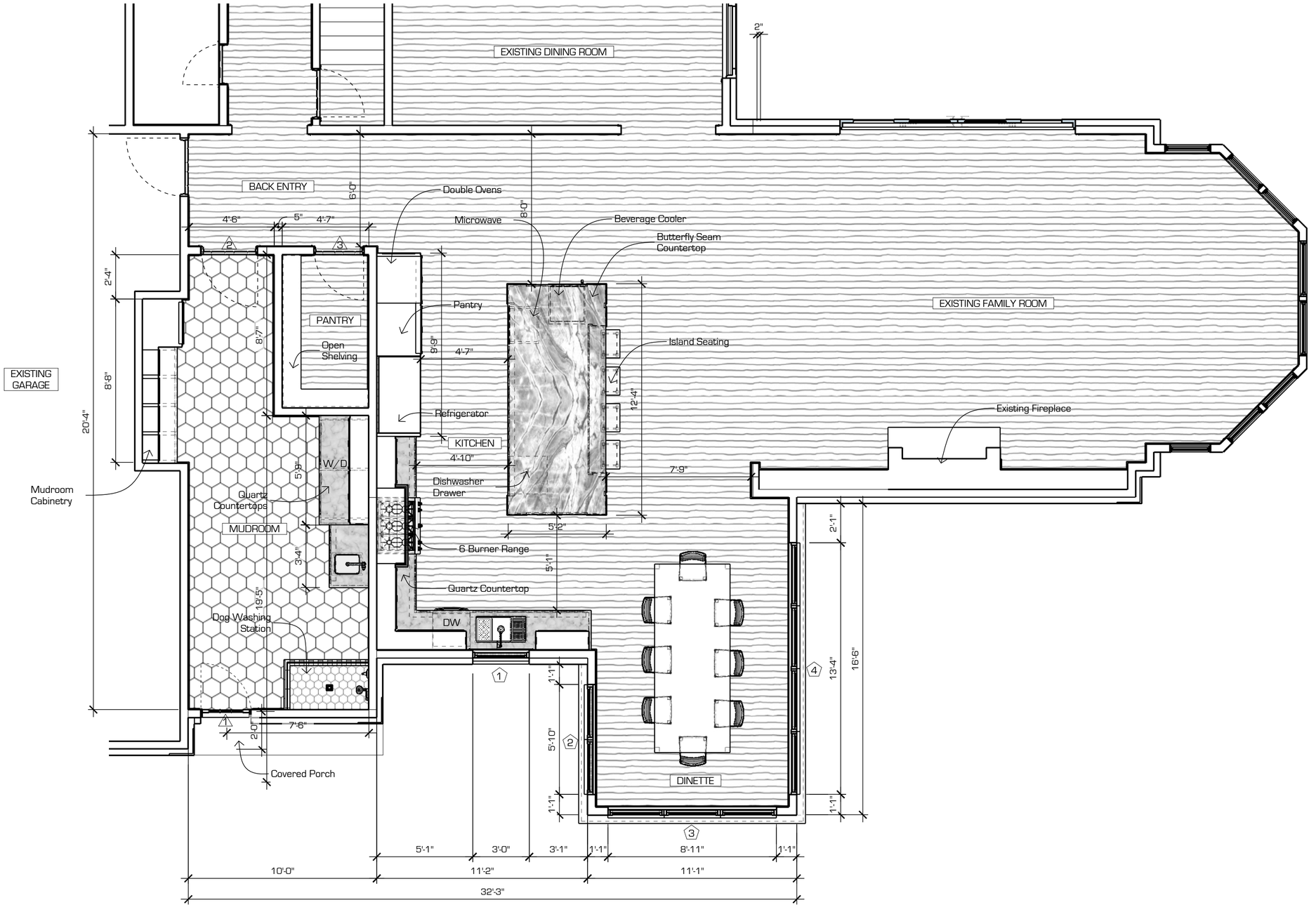
Tom and Mary Holton
11444 N Shorecliff Ln
Mequon, WI 53092

Kitchen and Mudroom Addition
and Remodel

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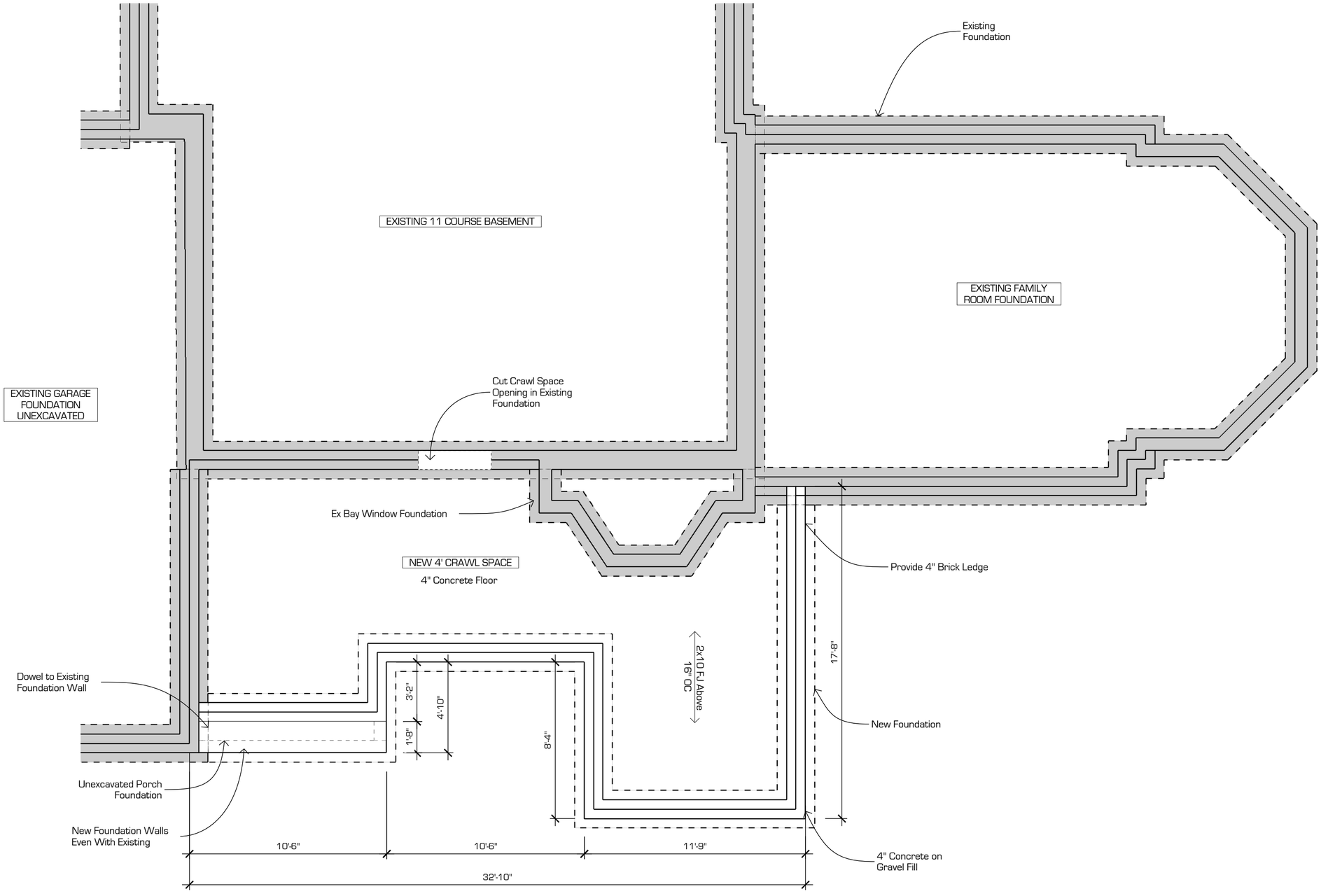
1 / A3 Floor Plan
Scale: 1/4"=1'

FLOOR PLAN

A3

Attachment: Plans (6488 : Tom & Mary Holton)

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1 / A4 Foundation Plan
Scale: 1/4"=1'

Wade Design and Construction Inc.
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and Remodel

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FOUNDATION PLAN

A4

Attachment: Plans (6488 : Tom & Mary Holton)

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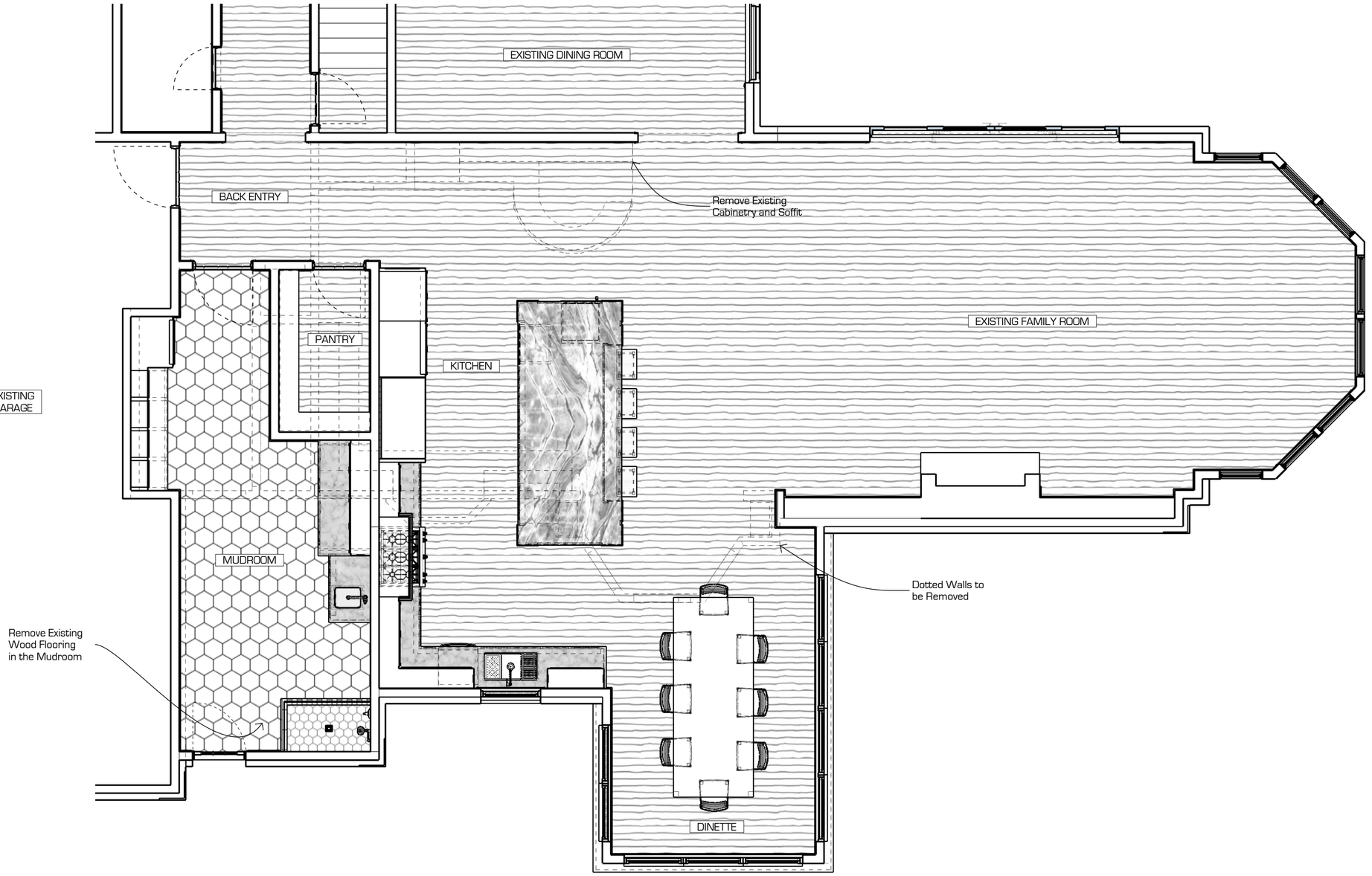
Tom and Mary Holton
11444 N Shorecliff Ln
Mequon, WI 53092

Kitchen and Mudroom Addition and Remodel

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05.26.21

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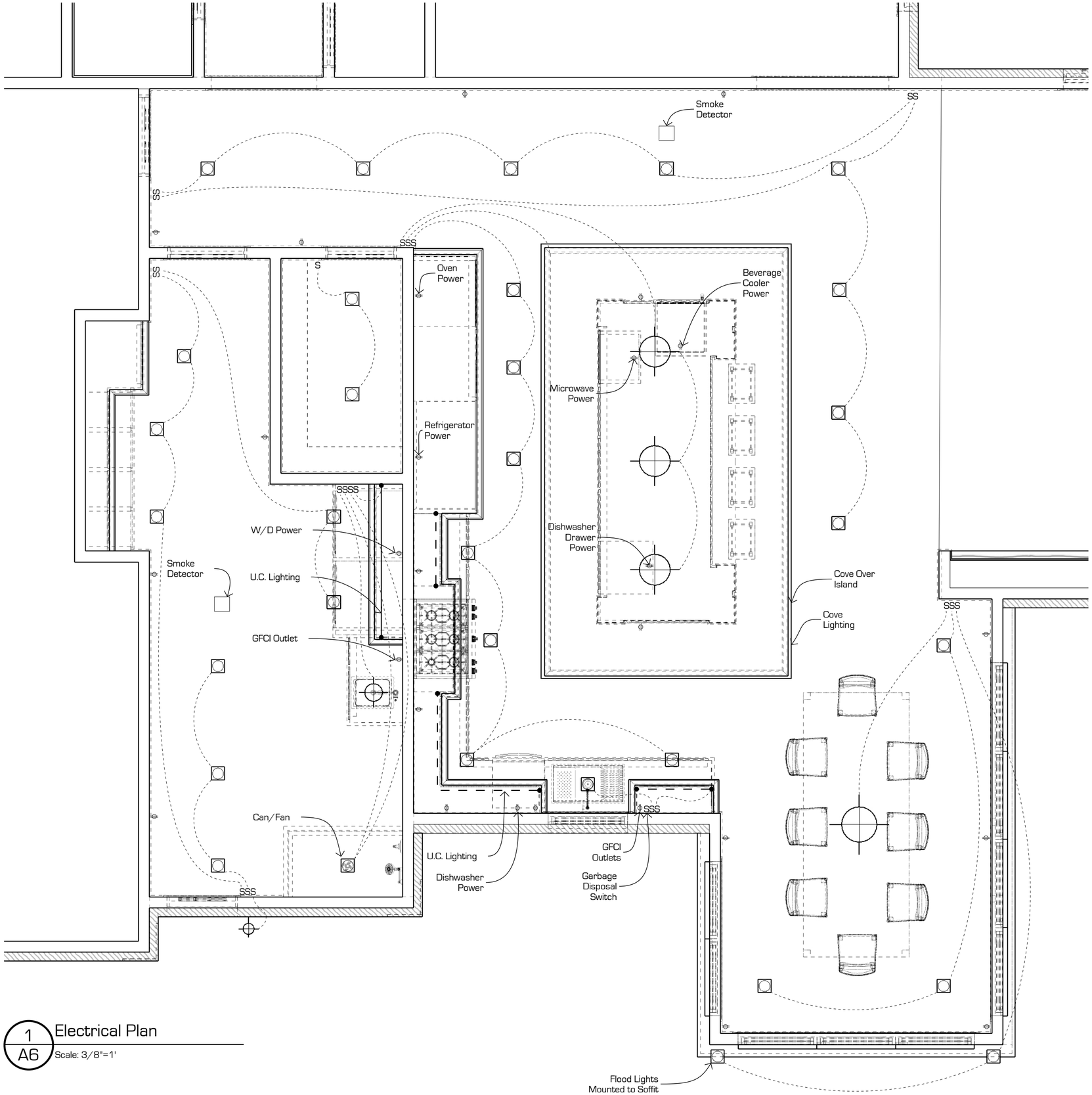


1/A5 Demo Plan
Scale: 1/4"=1'

DEMO PLAN

A5

Attachment: Plans (6488 : Tom & Mary Holton)



1 / A6 Electrical Plan
Scale: 3/8"=1'

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11444 N Shorecliff Ln
Mequon, WI 53092

Kitchen and Mudroom Addition and Remodel

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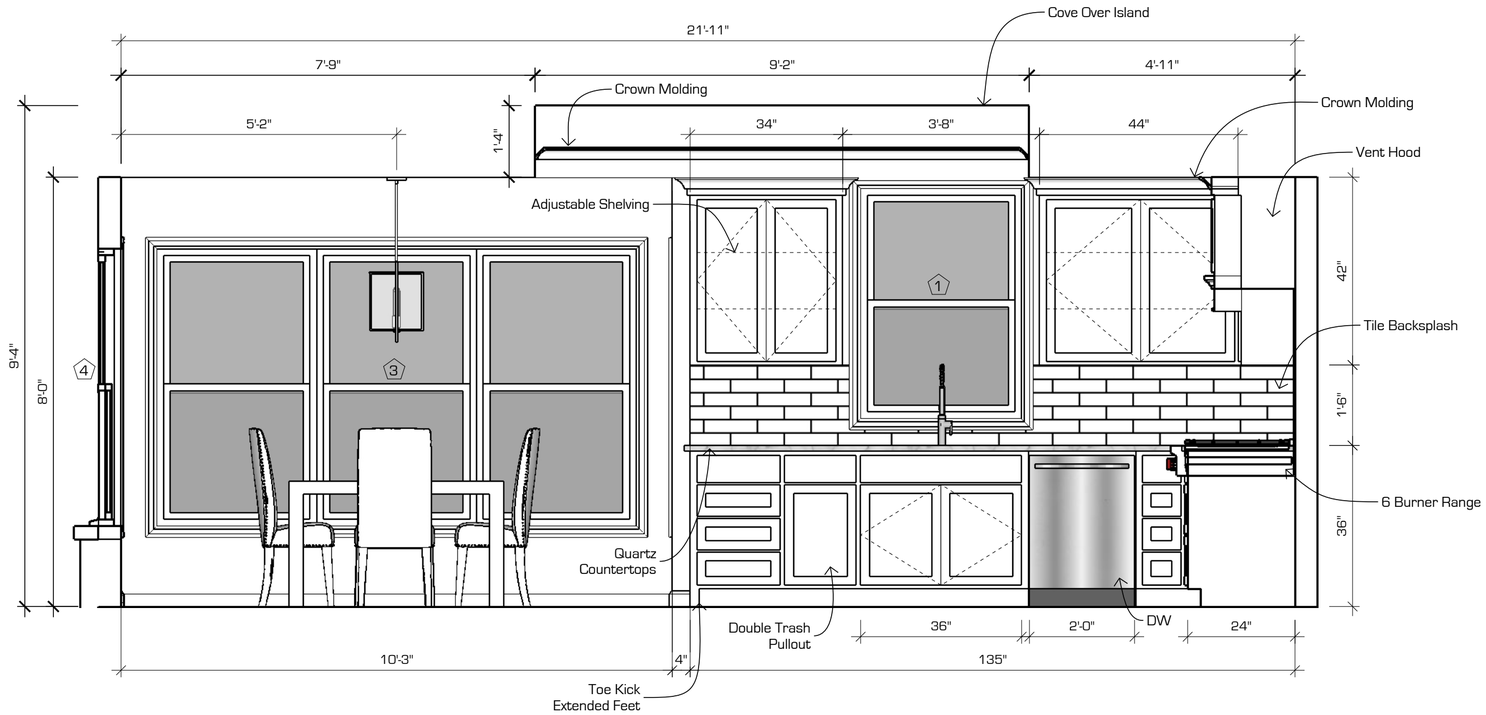
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ELECTRICAL PLAN

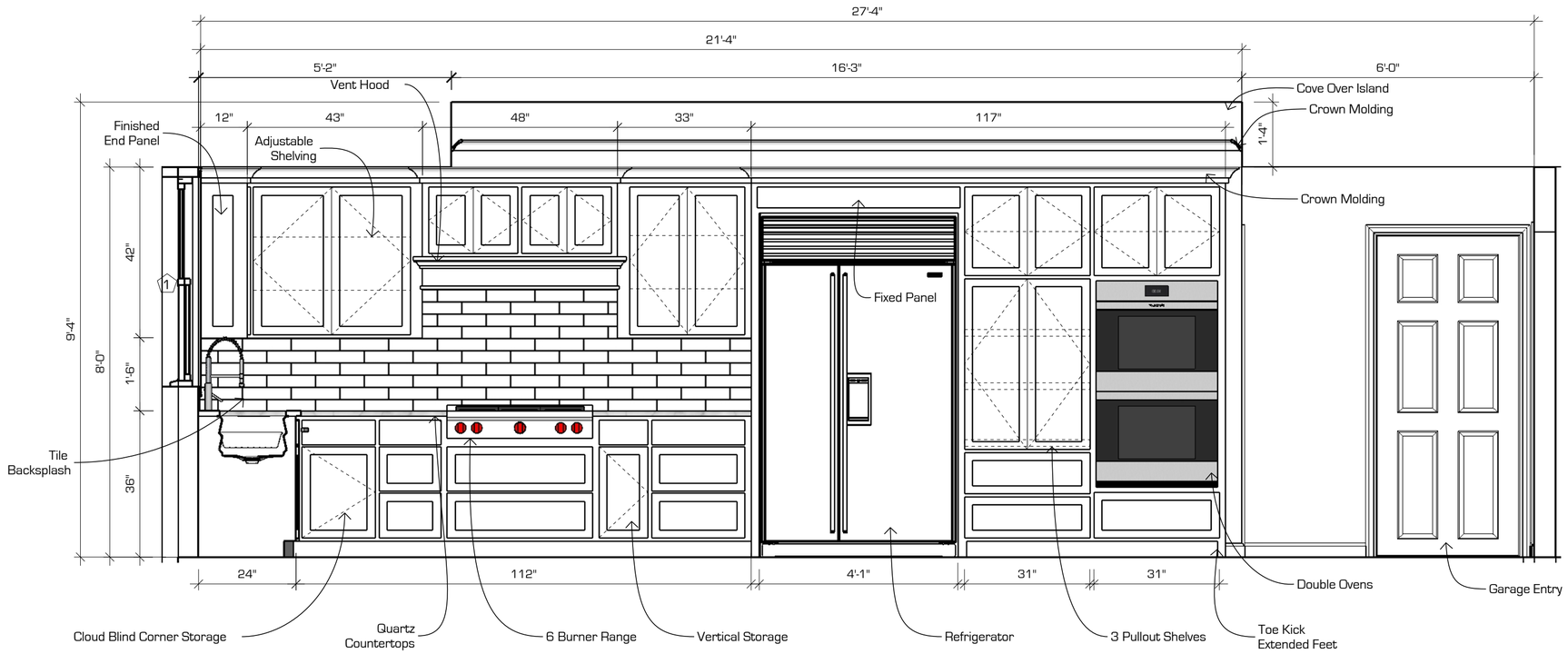
A6

Attachment: Plans (6488 : Tom & Mary Holton)



2 / A7 South Kitchen Elevation

Scale: 1/2"=1'



1 / A7 West Kitchen Elevation

Scale: 1/2"=1'

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Kitchen and Mudroom Addition and Remodel

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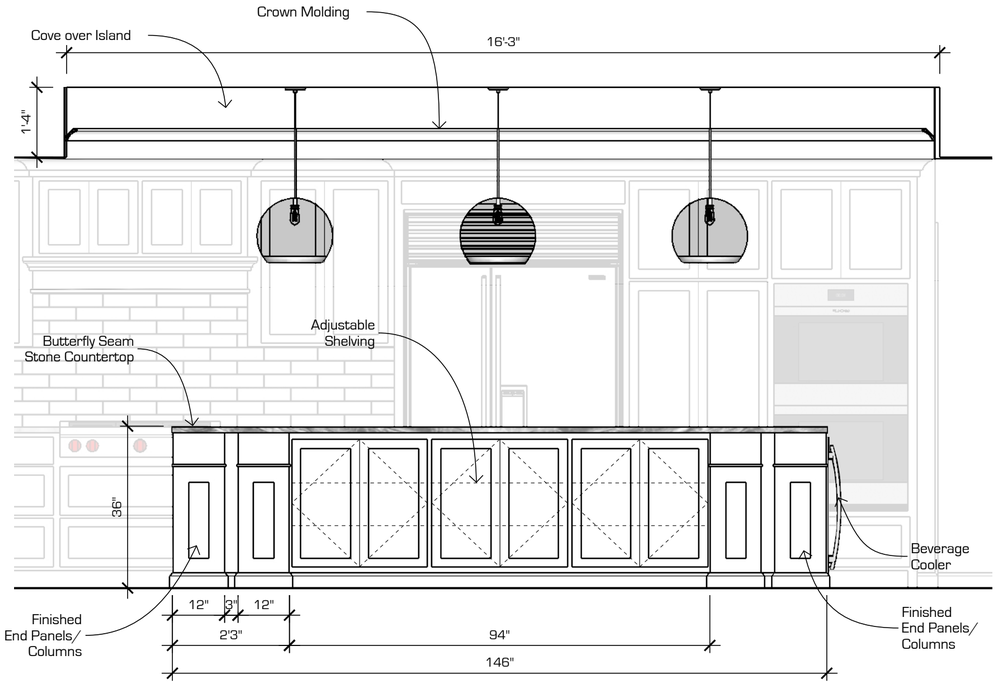
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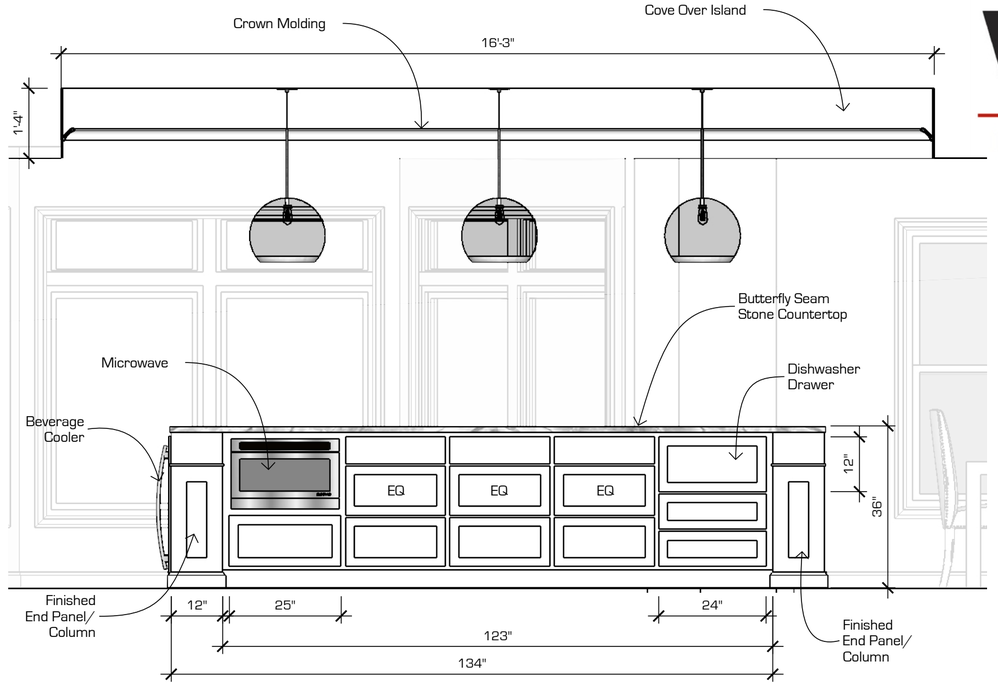
WEST AND SOUTH KITCHEN ELEVATIONS

A7

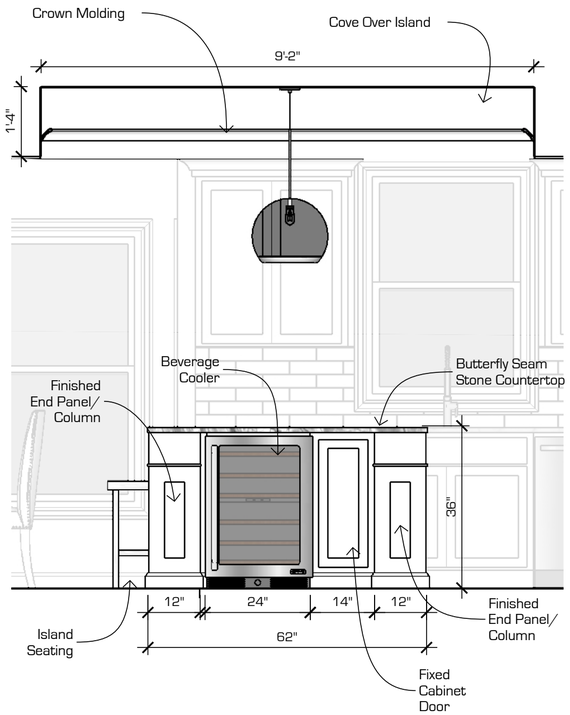
Attachment: Plans (6488 : Tom & Mary Holton)



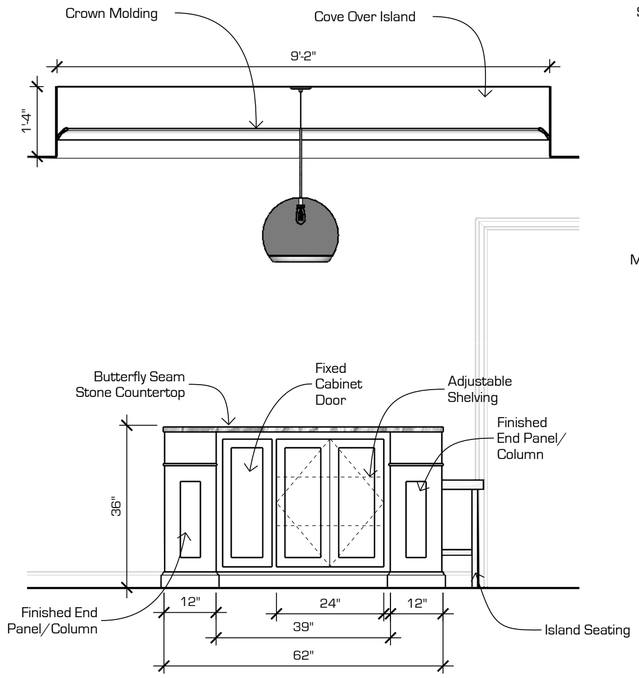
4 / A8 West Island Elevation
Scale: 1/2"=1'



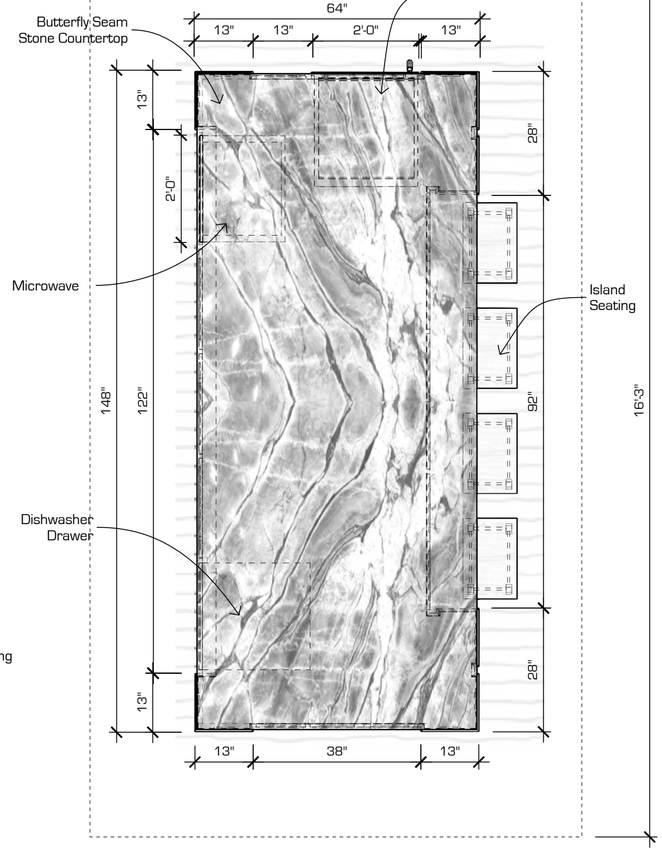
5 / A8 East Island Elevation
Scale: 1/2"=1'



3 / A8 South Island Elevation
Scale: 1/2"=1'



2 / A8 North Island Elevation
Scale: 1/2"=1'



1 / A8 Island Plan
Scale: 1/2"=1'

WADE
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Tel: 262.512.1799

ASSOCIATE 1
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ASSOCIATE 2
Cody Wade

Tom and Mary Holton
11444 N Shorecliff Ln
Mequon, WI 53092

Kitchen and Mudroom Addition
and Remodel

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ISLAND PLAN AND
ELEVATIONS

A8

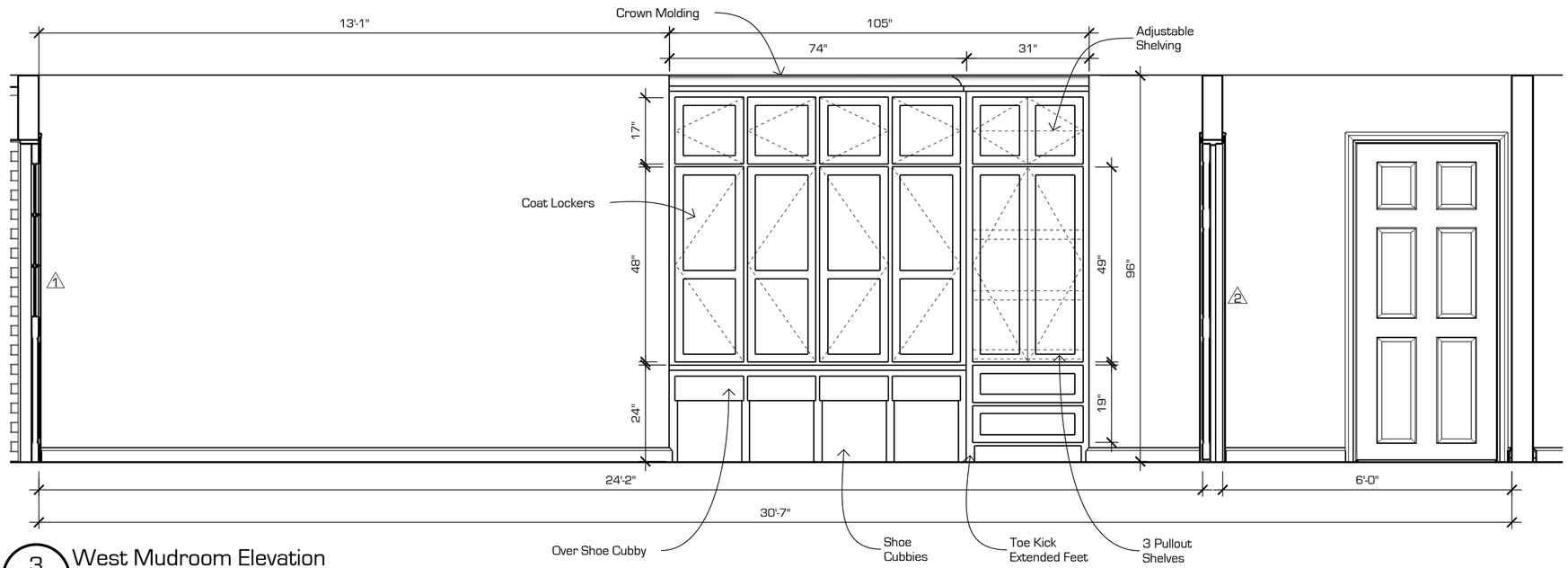
Attachment: Plans (6488 : Tom & M

Number	Location	Type	Enter Units Wide	RO Width	RO Height	Jamb Size	Existing Opening	Feet of Trim	Hardware Color	Exterior Color	Interior Color	Manufacturer/Series	Notes
1	Kitchen Sink	DH	1	36	52	4 9/16	☐	17	White	White	White	Andersen 400 Series	
2	West Exterior Dinette	DH	2	70	62	4 9/16	☐	24	White	White	White	Andersen 400 Series	
3	South Exterior Dinette	DH	3	107	62	4 9/16	☐	30	White	White	White	Andersen 400 Series	
4	East Exterior Dinette	DH	4	160	62	4 9/16	☐	39	White	White	White	Andersen 400 Series	

5 A9 Window Schedule

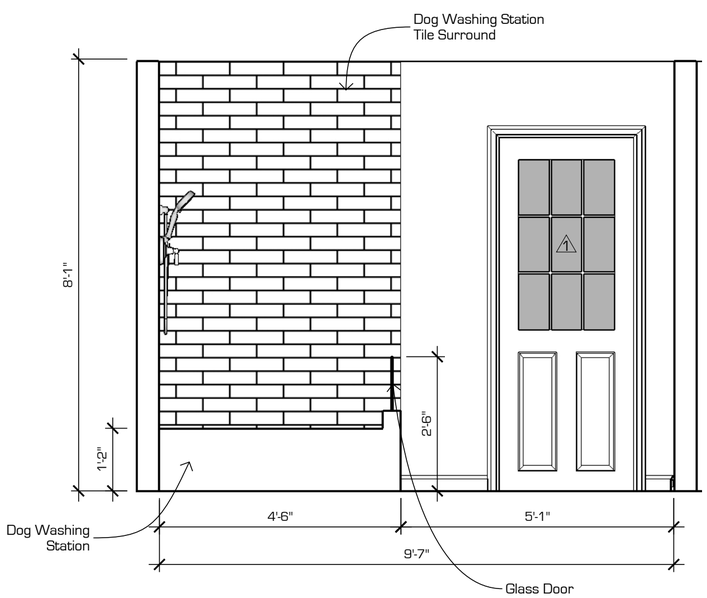
Number	Location	Type	RO Width	RO Height	Jamb Depth	Jamb Type	Swing	Stop	Existing Opening	Hardware Prep	Hardware Color	Feet of Trim	# of Panels	Material	Finish	Exterior Color	Interior Color	Door Specs	Manufacturer/Series	Notes
1	South Mudroom	Exterior	32	80	4 9/16"	Exterior	Inswing	Rabetted	☐	Deadbolt Bore	SN	21		Pine	Primed/Painted	White	White			
2	North Mudroom	Interior	36	80	4 9/16"	Interior	BB LH	Round Edge	☐	Standard Bore	SN	21	6	Pine	Primed/Painted		White			
3	Pantry	Interior	32	80	4 9/16"	Interior	BB LH	Round Edge	☐	Standard Bore	SN	21	6	Pine	Primed/Painted		White			

4 A9 Door Schedule



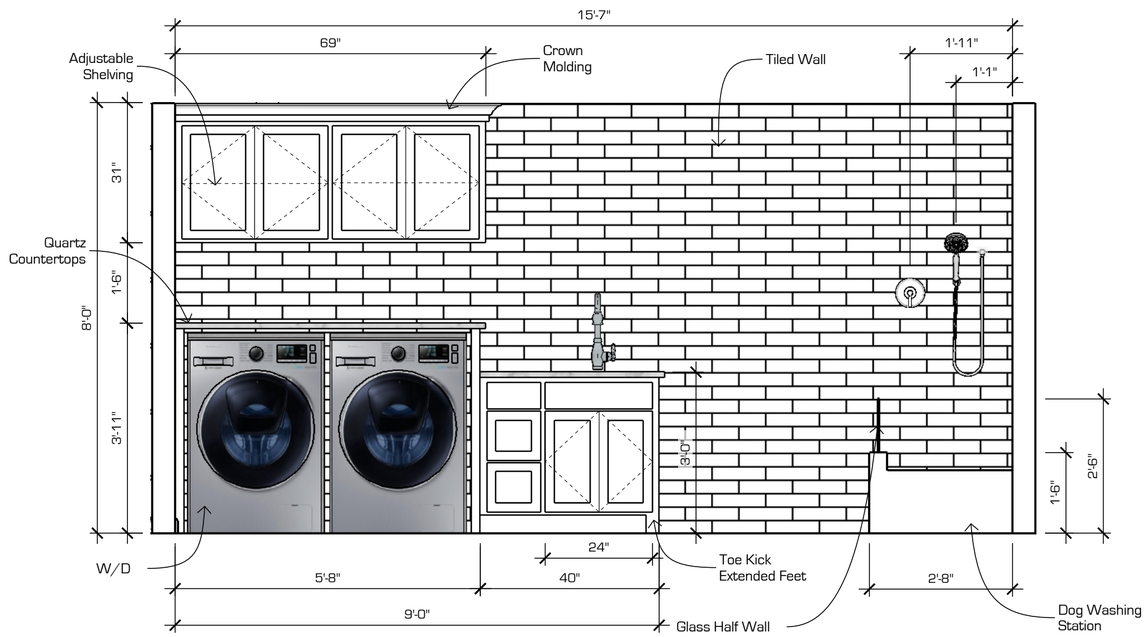
3 A9 West Mudroom Elevation

Scale: 1/2"=1'



2 A9 South Mudroom Elevation

Scale: 1/2"=1'



1 A9 East Mudroom Elevation

Scale: 1/2"=1'

WADE
Design | Build | Remodel

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11444 N Shorecliff Ln
Mequon, WI 53092

Kitchen and Mudroom Addition and Remodel

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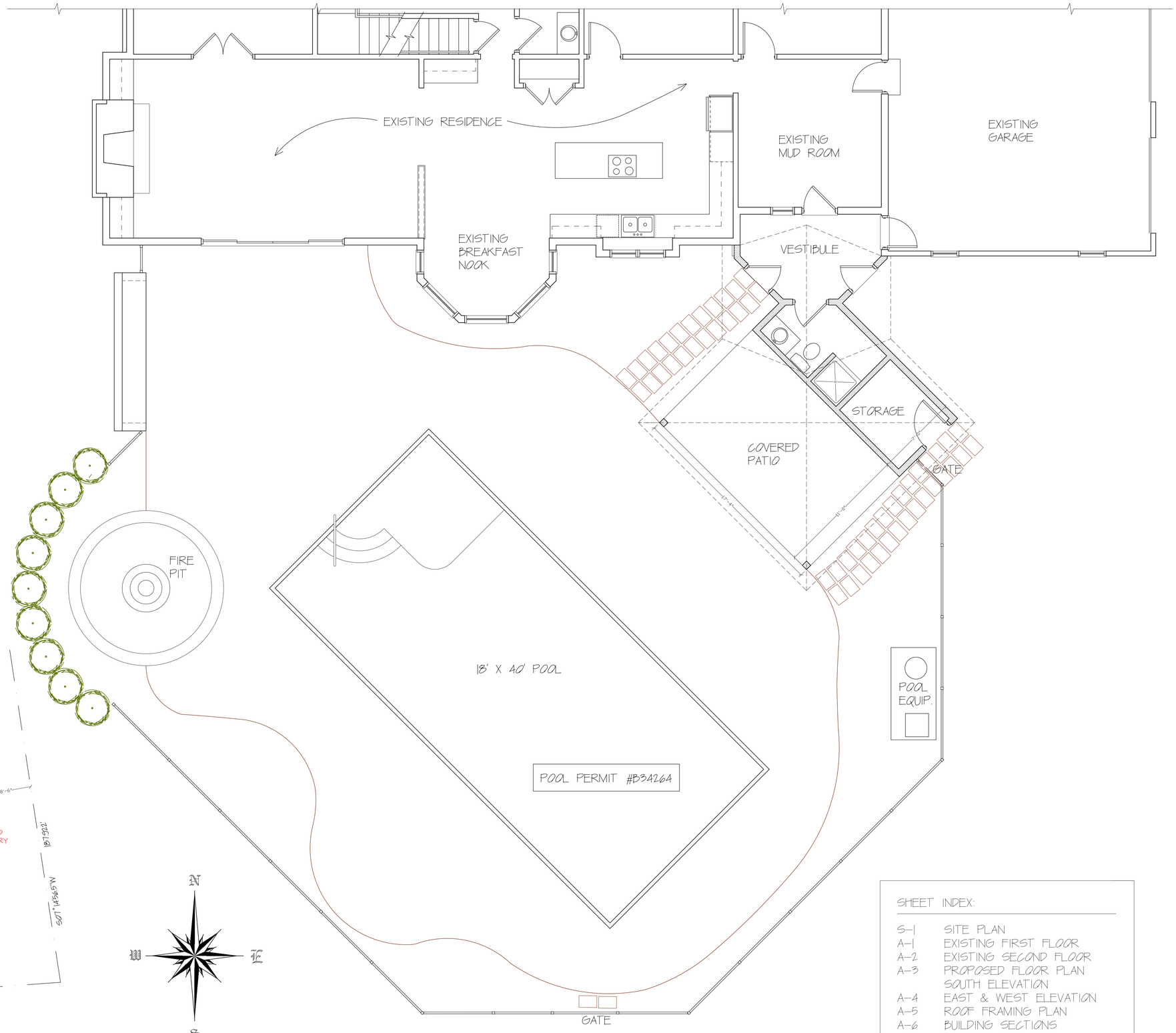
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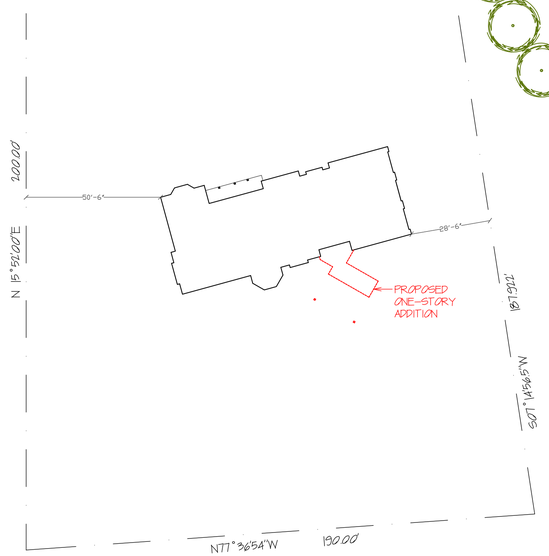
RE-ISSUE
MM.DD.YY

MUDROOM ELEVATIONS AND WINDOW AND DOOR SCHEDULES

A9

Attachment: Plans (6488 : Tom & Mary Holton)





SURVEY PLAN

SITE PLAN

SHEET INDEX:

S-1	SITE PLAN
A-1	EXISTING FIRST FLOOR
A-2	EXISTING SECOND FLOOR
A-3	PROPOSED FLOOR PLAN SOUTH ELEVATION
A-4	EAST & WEST ELEVATION
A-5	ROOF FRAMING PLAN
A-6	BUILDING SECTIONS

STACK DESIGN GROUP
ARCHITECTURE
413 North Second Street
Milwaukee, WI 53203-3111
414-807-8033 Fax: 414-224-8034

Residential Addition
115 E Ravine Drive
Mequon, WI

07-09-21

SITE PLAN

S-1

copyright-stack design group-2021

Attachment: Site Plan (6489 : Nick Ruiz)

Attachment: Survey (6489 : Nick Ruiz)

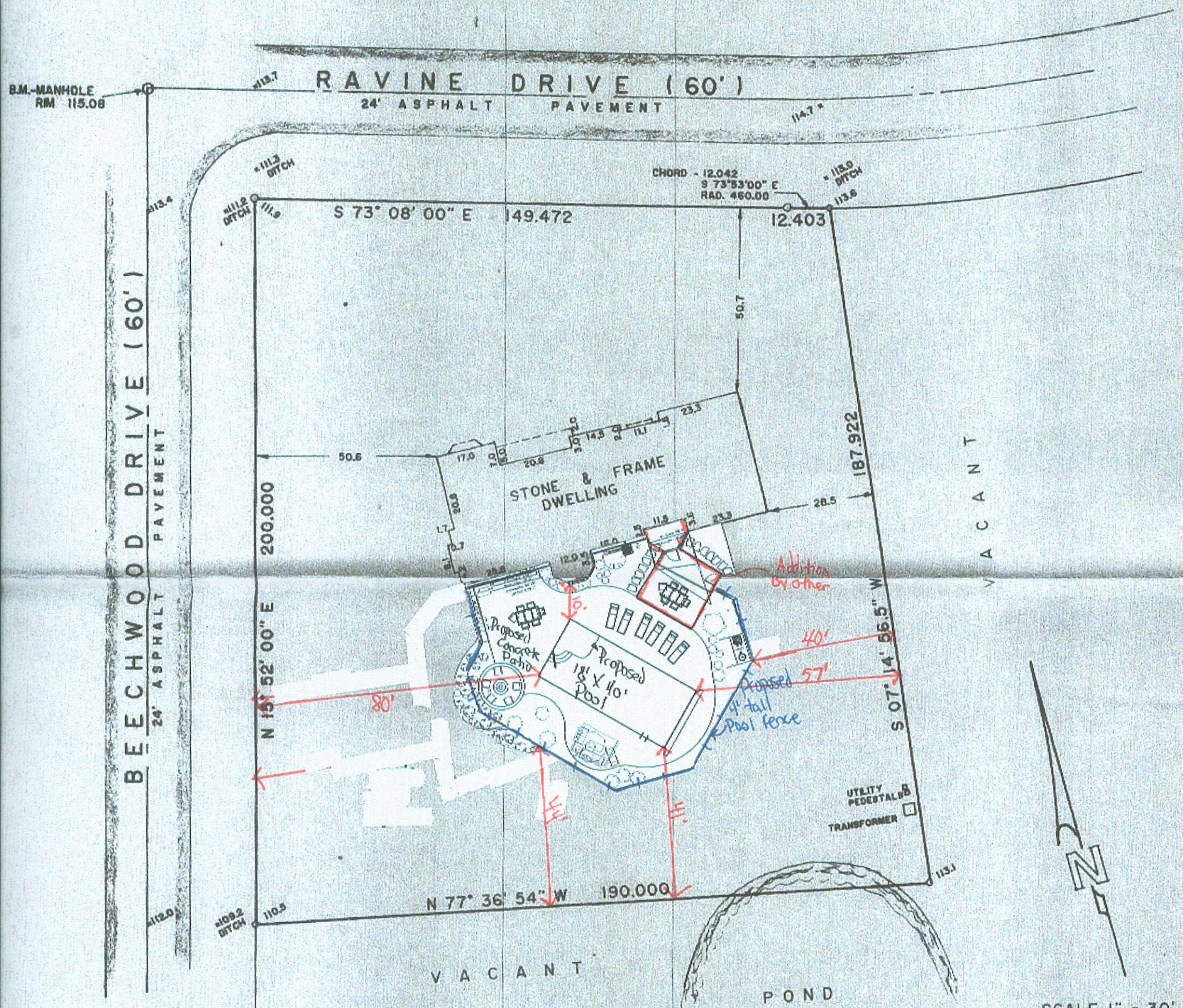
Date March 31, 1992
May 10, 1991

PLAT OF SURVEY

0-46-39213
Job No. 0-46-38859

LOT 57 - BEECHWOOD FARMS II
being a part of the Northeast 1/4 of the Southeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 29, Town 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

Located on Ravine Drive



- FOUND IRON PIPE
o - SET IRON PIPE

8522 West Lisbon Avenue
Milwaukee, Wisconsin 53222

SURVEYED FOR

Mike Truntz
2241 Highway "I"
Grafton, Wisconsin 53024

LANDMARK SURVEYING CO.

PHONE
461-3730

I, Richard J. Lammi, 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, fences, apparent easements, roadways and visible encroachments.

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

WISCONSIN
RICHARD J. LAMMI
MILWAUKEE, WIS.
LAND SURVEYOR

REGISTERED LAND SURVEYOR NO. S-777 - STATE OF WISCONSIN





Attachment: pics (6489 : Nick Ruiz)



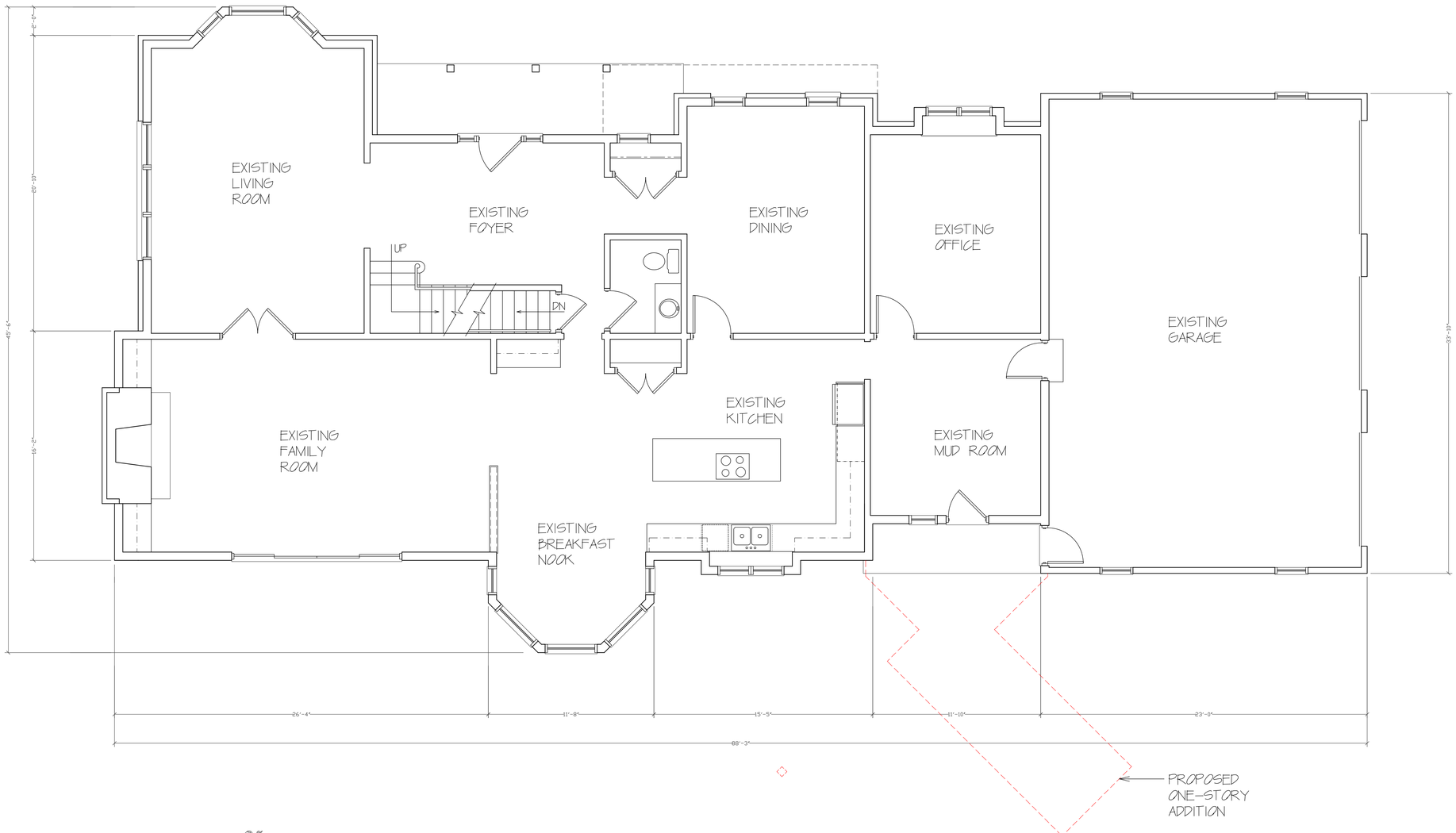


Attachment: pics (6489 : Nick Ruiz)





Attachment: pics (6489 : Nick Ruiz)





EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

STACK DESIGN GROUP
ARCHITECTURE
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Milwaukee, WI 53203-3111
414-807-8033 Fax: 414-224-8034

Residential Addition
115 E Ravine Drive
Mequon, WI

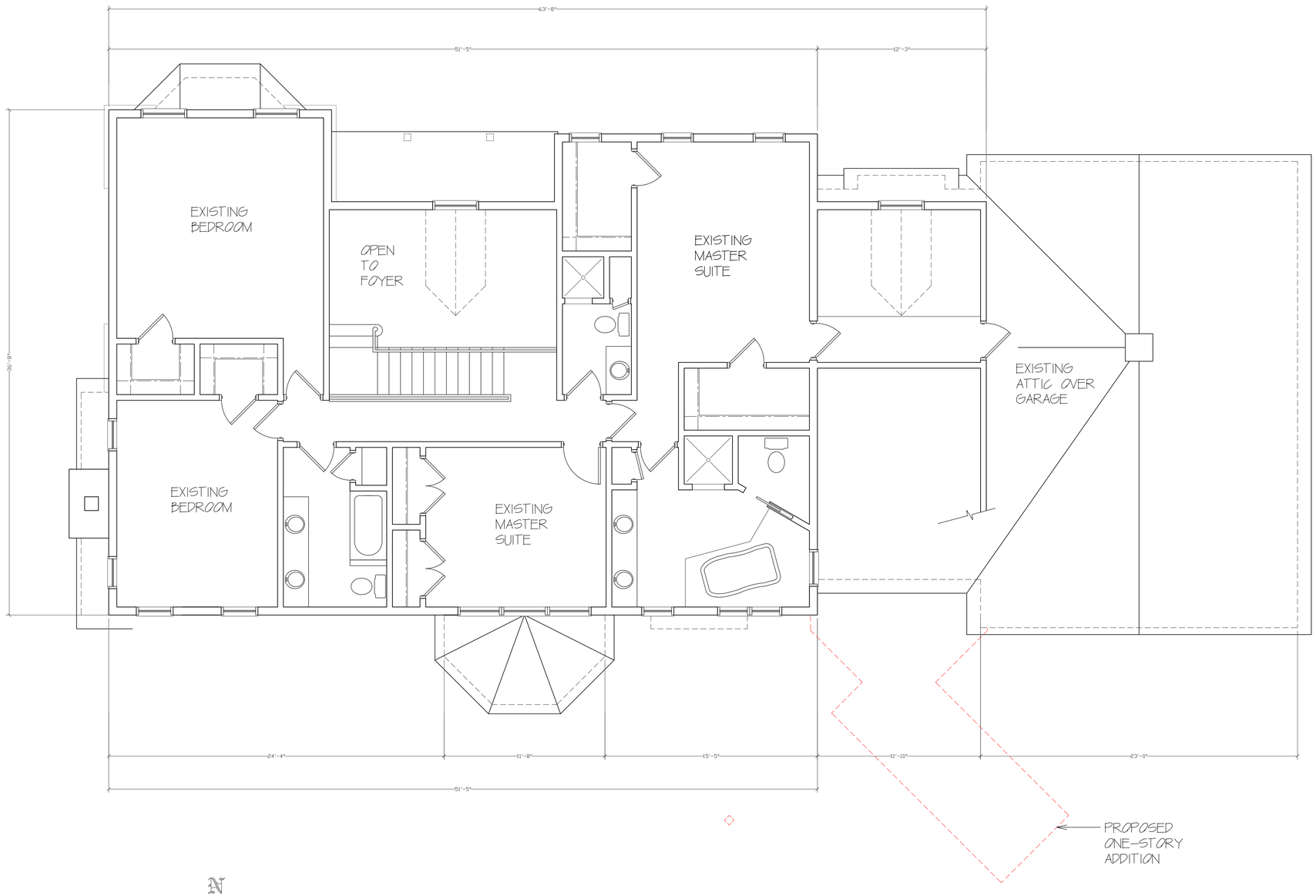
07-09-21

EXISTING FIRST FLOOR

A-1

copyright-stack design group-2021

Attachment: Plans (6489 : Nick Ruiz)





EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"

STACK DESIGN GROUP
ARCHITECTURE
413 North Second Street
Milwaukee, WI 53203-3111
414-807-8033 Fax: 414-224-8034

Residential Addition
115 E Ravine Drive
Mequon, WI

07-09-21

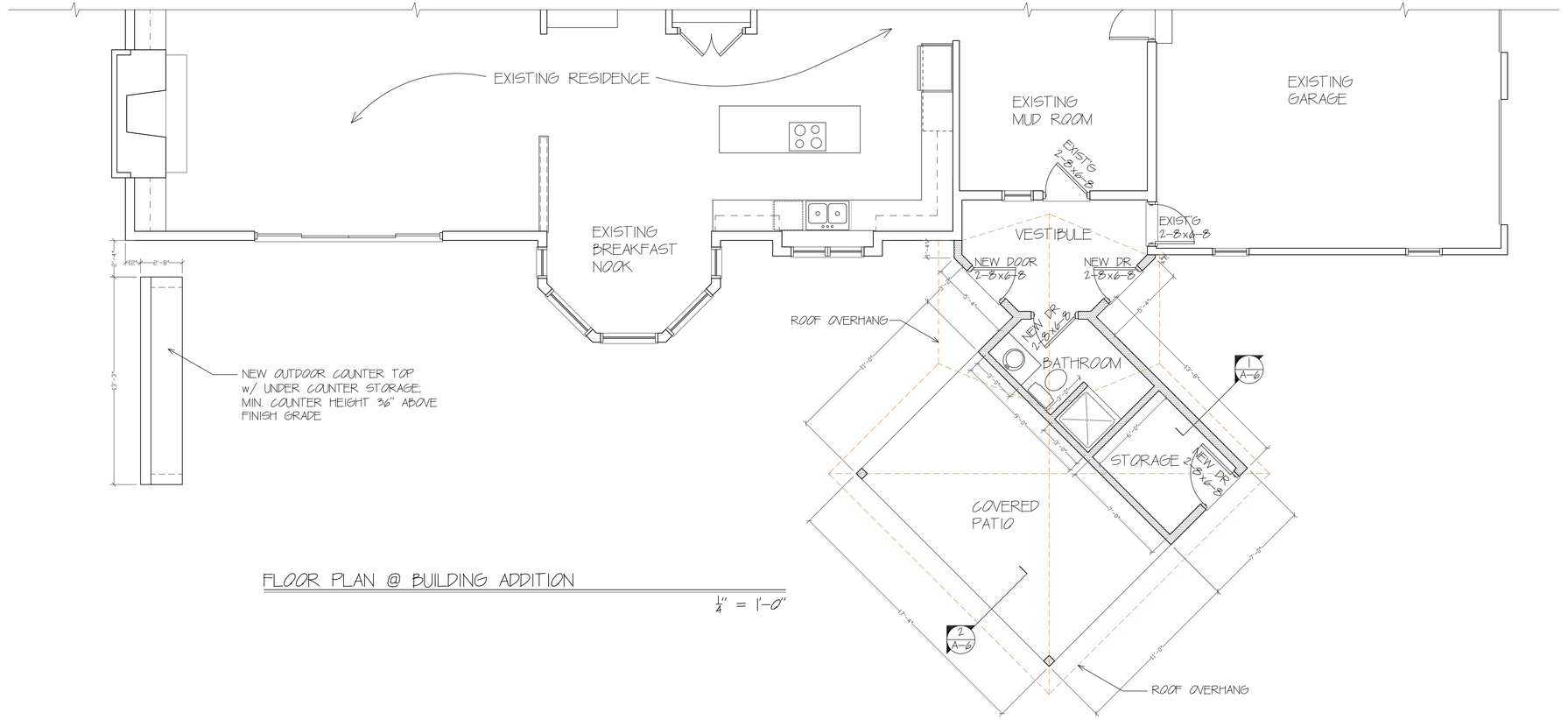
EXISTING SECOND FLOOR

A-2

copyright-stack design group-2021

Attachment: Plans (6489 : Nick Ruiz)





FLOOR PLAN @ BUILDING ADDITION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

STACK DESIGN GROUP
ARCHITECTURE
413 North Second Street
Milwaukee, WI 53203-3111
414-807-8033 Fax: 414-224-8034

Residential Renovation
115 E Ravine Drive
Mequon, WI

BY

07-09-21

FLOOR PLAN & SOUTH ELEVATION

A-3

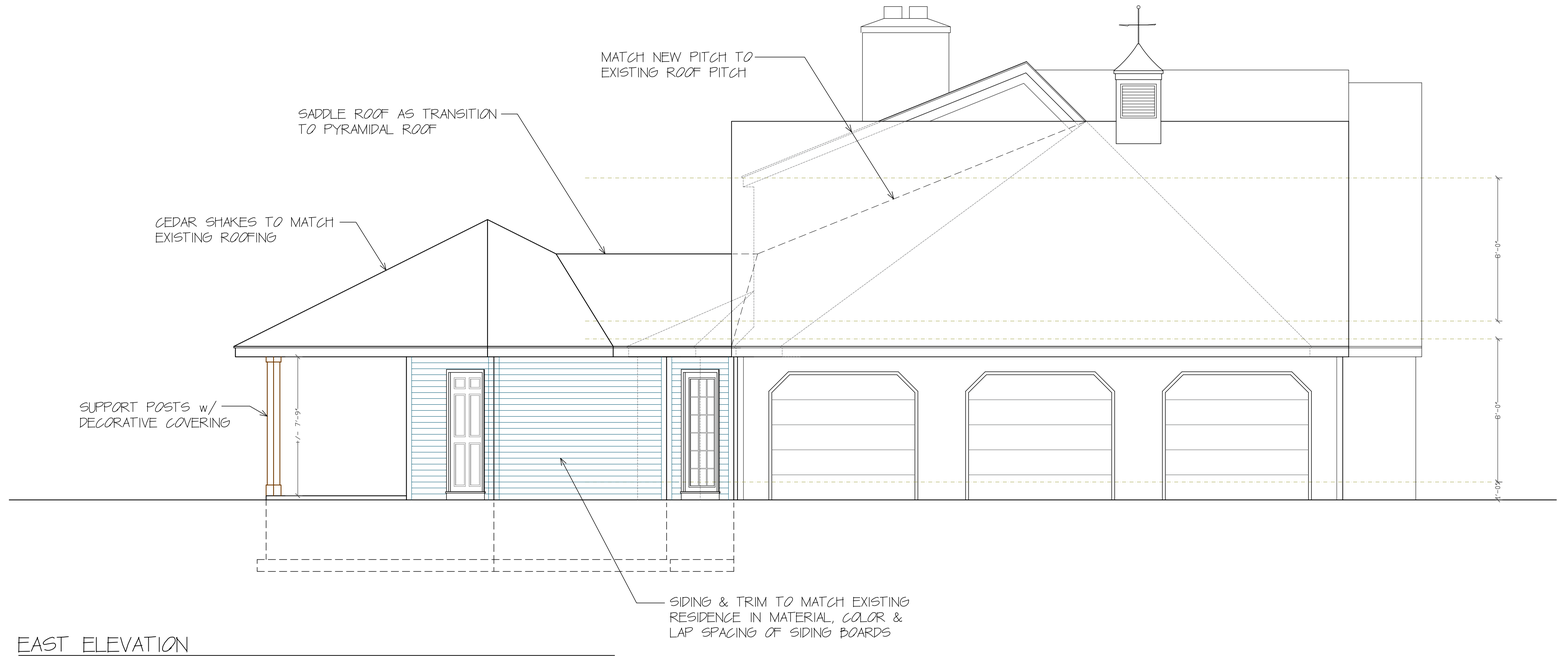
copyright-stack design group-2021

Attachment: Plans (6489 : Nick Ruiz)



WEST ELEVATION

$\frac{1}{4}$" = 1'-0"



EAST ELEVATION

$\frac{1}{4}$" = 1'-0"

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STACK DESIGN GROUP
ARCHITECTURE
413 North Second Street
Milwaukee, WI 53203-3111
414-807-8033 Fax: 414-224-8034

Residential Addition
115 E Ravine Drive
Mequon, WI

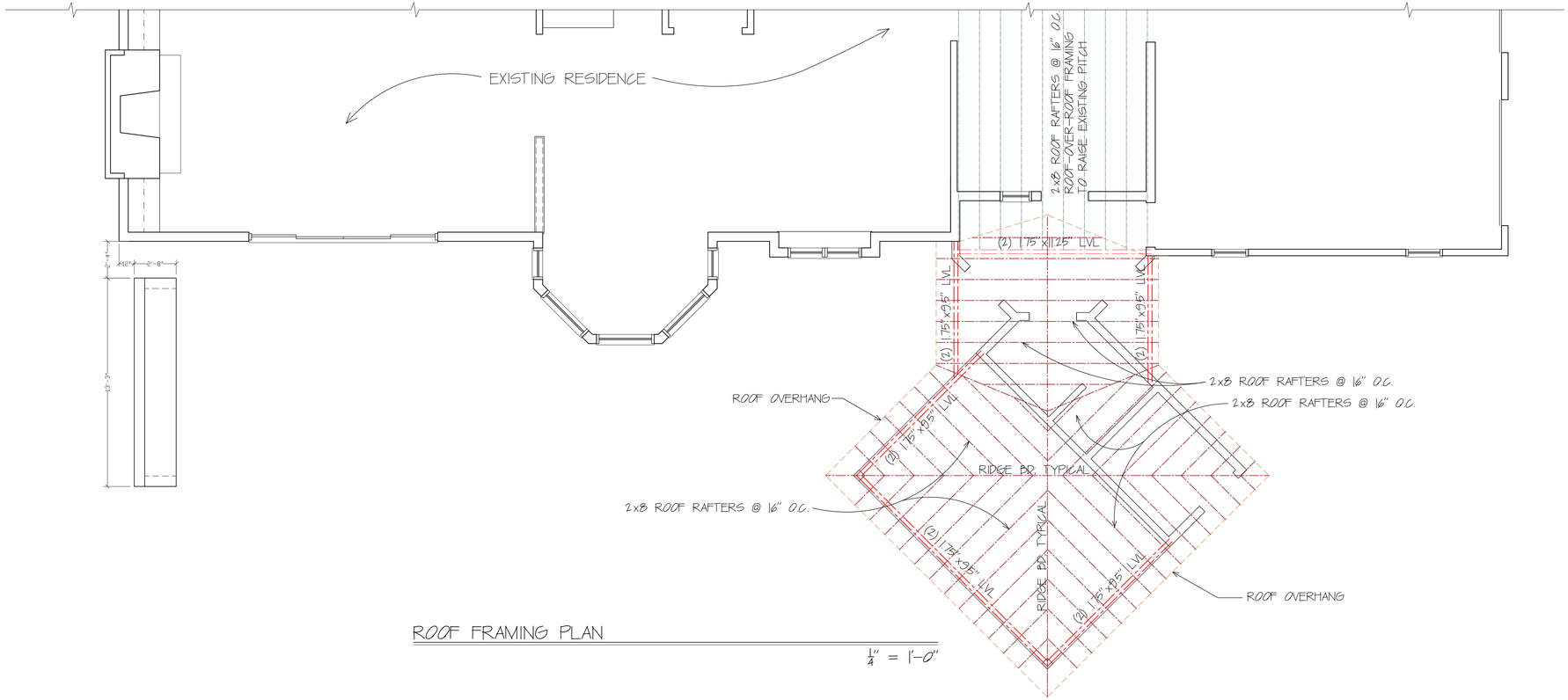
07-09-21

EAST & WEST ELEVATIONS

A-4

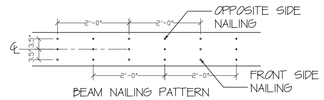
Attachment: Plans (6489 : Nick Ruiz)





ROOF FRAMING PLAN

1/4" = 1'-0"



BEAM NAILING PATTERN

DIVISION 01 – GENERAL REQUIREMENTS

THESE DRAWINGS ARE SCOPE DOCUMENTS INDICATING THE GENERAL PROJECT DESIGN CONCEPT, DIMENSIONS OF THE PROJECT, MAJOR ARCHITECTURAL ELEMENTS, AND BASIC ORGANIZATION OF MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS. AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY DESCRIBE OR INDICATE ALL MATERIALS OR WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE PROJECT. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR(S) SHALL PROVIDE ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE PROPOSED PROJECT. THE TERM "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL. THE ARCHITECT IS NOT RESPONSIBLE FOR THE FAILURE OF THE CONTRACTOR(S) TO EXECUTE NECESSARY WORK OR TO SUPPLY REQUIRED MATERIALS FOR PROPER COMPLETION OF THIS PROJECT. FURTHERMORE, THE ARCHITECT MAKES NO WARRANTY EXPRESSED OR IMPLIED IN THESE DOCUMENTS.

REASONABLE EFFORTS ARE MADE TO PROVIDE ACCURATE AND CURRENT INFORMATION. THE DRAWINGS, HOWEVER, MAY CONTAIN INACCURACIES OR GRAPHICAL ERRORS. NO REPRESENTATION IS MADE ABOUT THE ACCURACY, RELIABILITY, OR COMPLETENESS OF THESE DRAWINGS. DUE TO THE NATURE OF THIS WORK, THE ARCHITECT DOES NOT WARRANT THE EXISTING CONDITIONS AS DEPICTED IN THESE DRAWINGS WHERE AS-BUILT CONDITIONS ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY ALL EXISTING CONDITIONS. THE MEASUREMENTS ON THESE DRAWINGS ARE REASONABLY ACCURATE FOR THE PURPOSE OF MATERIAL ESTIMATES AND GRASPING A GENERAL CONCEPT OF THE WORK, HOWEVER, IN THE EXECUTION OF THE WORK ON THE JOB, DO NOT SCALE THE DRAWINGS. EACH CONTRACTOR IS REQUIRED TO VERIFY ALL DIMENSIONS WITH THE ACTUAL CONDITIONS AND TO REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT AND OWNER. IN CASE OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS THE CONTRACTOR(S) WILL BE DEEMED TO HAVE ESTIMATED ON, AND AGREED TO PROVIDE, THE GREATEST QUANTITY AND BEST QUALITY OF MATERIALS AND WORK.

CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS AND FEES REQUIRED TO PERFORM THE WORK, UNLESS DIRECTED OTHERWISE BY OWNER OR ARCHITECT. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND SAFETY OF HIS OWN MATERIALS AND WORK, AND FOR PROPERLY REMOVING HIS DEBRIS FROM THE JOB SITE. GENERAL CONTRACTOR SHALL PROVIDE FOR ALL SITE DEMOLITION AND DEBRIS REMOVAL REQUIRED TO PERFORM NEW CONSTRUCTION WHILE ADEQUATELY MAINTAINING THE PREMISES AND ADJACENT PREMISES TO ENSURE NORMAL OCCUPANCY AND SECURITY. CONTRACTOR(S) SHALL COORDINATE THE PROPER TRANSPORTATION AND STORAGE OF THEIR BUILDING MATERIALS ON THE SITE TO AVOID THE OVERLOADING OF EXISTING ROOFS AND FLOORS.

CONTRACTORS INSTALLING PIPES, DUCTS AND CONDUIT WILL BE REQUIRED TO DO ALL CUTTING AND PATCHING IN CONNECTION WITH THEIR WORK, INCLUDING EXCAVATION AND DIGGING. THE OWNER WILL ASSUME NO RESPONSIBILITY FOR THE COST OF CHANGES OR EXTRA WORK MADE NECESSARY BY THE FAILURE OF TRADES TO COORDINATE THEIR WORK DURING CONSTRUCTION.

WHERE APPLICABLE, EACH CONTRACTOR SHALL CONSTRUCT PHYSICAL BARRIERS AROUND AREAS UNDER CONSTRUCTION AS REQUIRED TO ENSURE GENERAL PUBLIC AND PERSONAL SAFETY.

DIMENSIONS AND NOTES FOR A GIVEN CONDITION ARE TYPICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

ALL STUDS SHALL BE SPACED TO AVOID INTERFERENCE WITH PLUMBING, DUCTWORK & ELECTRICAL WORK ETC. HOWEVER, IN NO CASE SHALL THE SPACING OF MEMBERS EXCEED 16" O.C. UNLESS NOTED OTHERWISE ON THE DRAWINGS. WHERE NEW WORK ADJOINS EXISTING, ALL SUCH NEW WORK SHALL BE PROPERLY INTEGRATED WITH THE EXISTING TO ENSURE UNIFORM APPEARANCE. ANY REPAIR WORK REQUIRED TO EXISTING WORK SHALL BE PERFORMED BY THE CONTRACTOR – PROVIDING ALL NECESSARY CUTTING, FITTING AND PATCHING. CONTRACTOR SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS FOR THIS WORK.

ALL WORK REQUIRING SPECIAL DETAILING, AND NOT DETAILED ON THE DRAWINGS, SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER.

CONTRACTOR(S) ARE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SHALL COORDINATE WITH ALL TRADES TO AVOID INTERFERENCE, TO PRESERVE MAXIMUM HEADROOM, AND AVOID OMISSIONS. THE ARCHITECT HAS NO CONTRACTUAL DUTY TO CONTROL MEANS AND METHODS OF THE WORK NOR TO PROVIDE JOB SITE SUPERVISION, ENSURE SAFETY OR CONSTRUCTION MANAGEMENT AND DOES NOT VOLUNTARILY ASSUME ANY SUCH RESPONSIBILITIES.

STACK DESIGN GROUP
ARCHITECTURE
413 NORTH SECOND STREET
MILWAUKEE, WI 53203-3111
414-807-8033 FAX: 414-224-8034

Residential Addition
115 E Ravine Drive
Mequon, WI

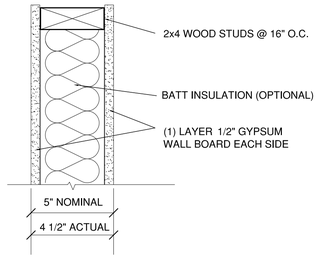
07-09-21

ROOF FRAMING

A-5

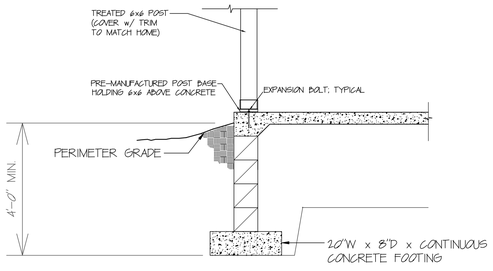
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Attachment: Plans (6489 : Nick Ruiz)



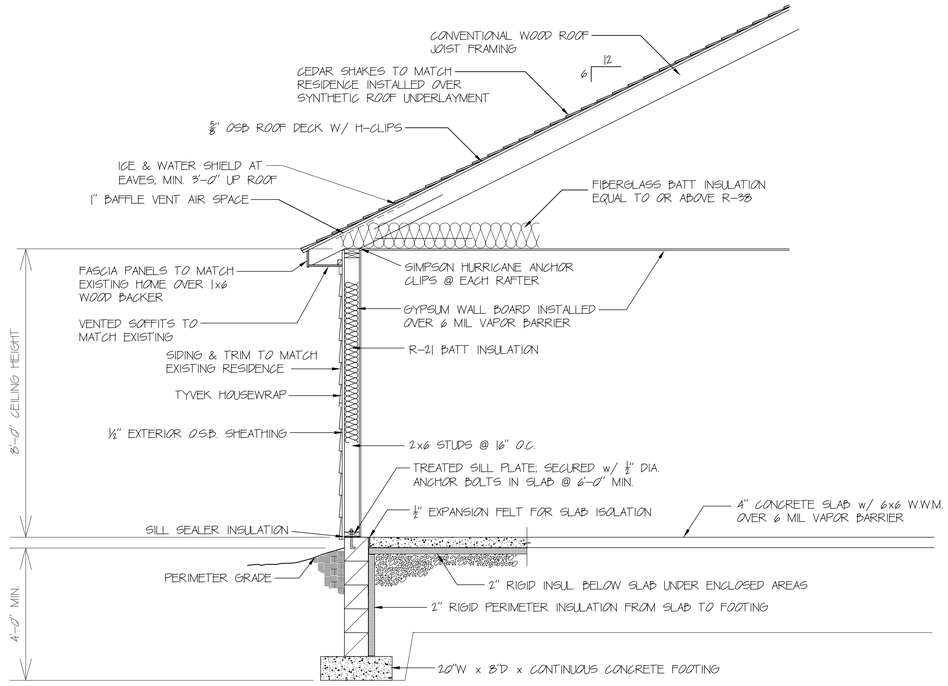
TYPICAL INTERIOR WALL

VAPOR RETARDERS:
A VAPOR RETARDER, HAVING A RATING OF 1.0 PERM OR LESS WHEN TESTED IN ACCORDANCE w/ ASTM STANDARD E 96, PROCEDURE A, SHALL BE INSTALLED IN A CONTINUOUS MANNER CONSISTING OF SHEET MATERIAL THAT SHALL BE OVERLAPPED 6" AND TAPED OR SEALED AT JOINTS, CUTS OR TEARS. TAPING OR SEALING IS NOT REQUIRED AROUND DOORS AND WINDOWS, BEHIND TUB/SHOWER ENCLOSURES, AND AT THE TOP AND BOTTOM WALL PLATES WHERE THE VAPOR RETARDER WILL BE HELD TO THOSE MATERIALS IN AN AIRTIGHT MANNER BY OTHER BUILDING COMPONENTS SUCH AS GYPSUM WALL BOARD. THIS WORK SHALL COMPLY WITH UNIFORM DWELLING CODE SUBCHAPTER IV SPS 322.38 (1) (b) 1 & 2.



2 COLUMN BASE @ COVERED PATIO

1/2" = 1'-0"



1 WALL SECTION @ ENCLOSED SPACE

1/2" = 1'-0"

copyright-stack design group-2021

STACK DESIGN GROUP
ARCHITECTURE
413 NORTH SECOND STREET
MILWAUKEE, WI 53203-3111
414-807-8033 FAX: 414-224-8034

Residential Addition
115 E Ravine Drive
Mequon, WI

07-09-21

SECTION
& DETAILS

A-6

Attachment: Plans (6489 : Nick Ruiz)



Attachment: Finished Rendering (6489 : Nick Ruiz)

George and Jennifer Barton
4110 West Freistadt Road
Mequon, WI 53092

Statement of Intent

We intend to replace our garage after it was destroyed by snow. The garage will be rebuilt at its previous size and location. We intend to update the siding and roof of the house to match the new garage. The design is inspired by the home's history as a barn and intended to better manage snow and wet conditions.

Attachment: Statement of Intent (6490 : George & Jennifer Barton)



Attachment: Pictures (1690 : Ground A Jurisdiction)



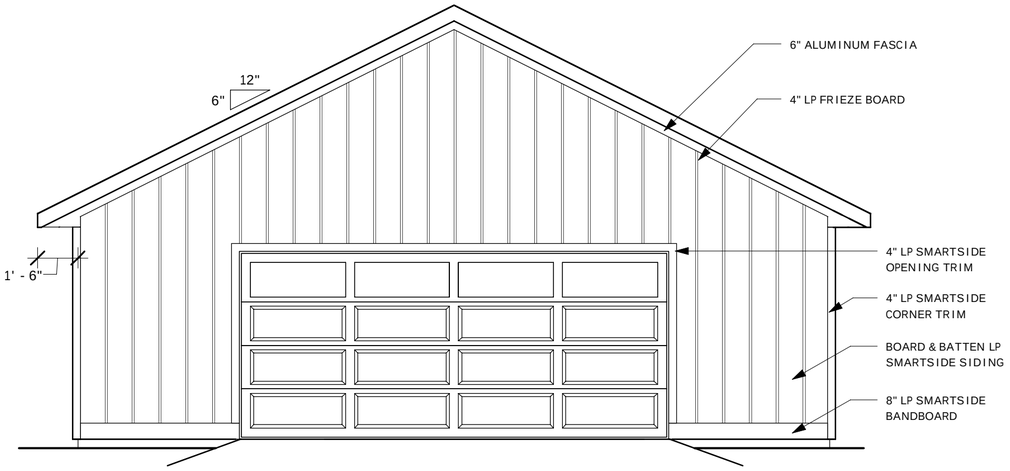
Attachment: Pictures (6909 : George & Jennifer Burton)



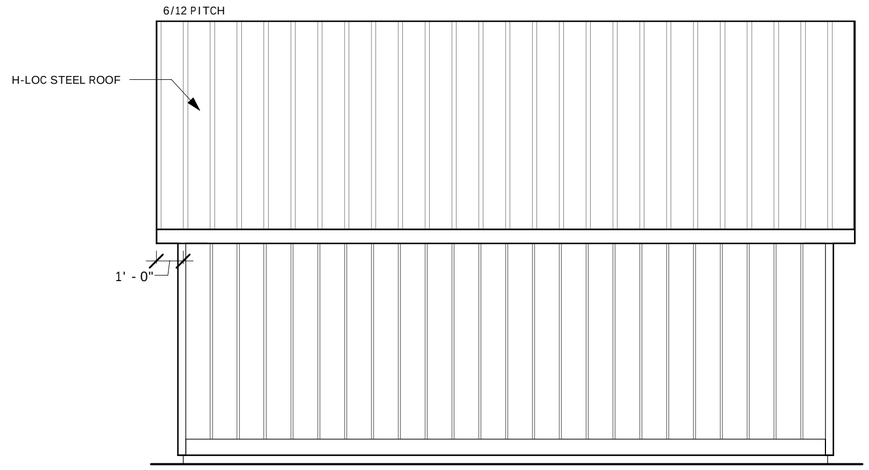
Attachment Preview: 6680 Grange Amenity Easmnt



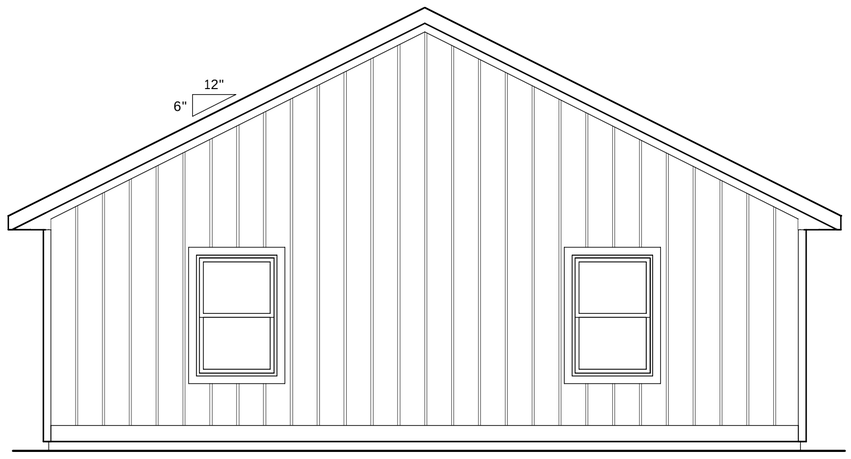
Attachment: Pictures1 (6490 : George & Jennifer Barton)



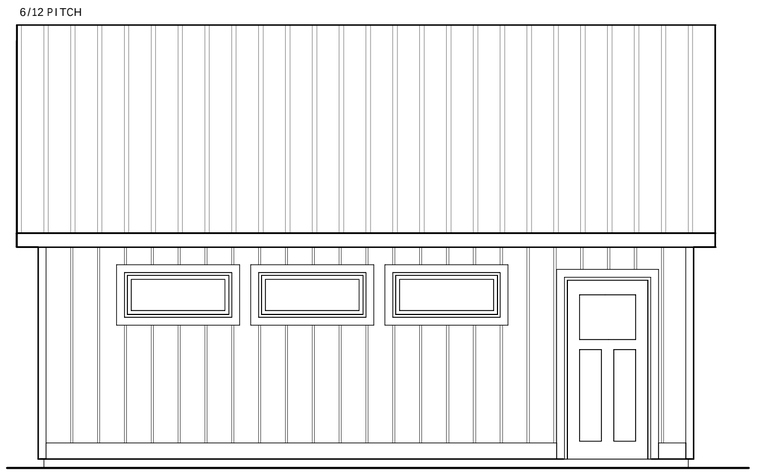
FRONT ELEVATION
1/4" = 1'-0"



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



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



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

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

1	PRELIMINARY PLAN	07/14/2021 TJP
2		
3		
4		
5		
6		
7		
8		
9		

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COPYRIGHT DREXEL BUILDING SUPPLY IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE BY ANY MEANS ALL OR ANY PORTION OF THESE DOCUMENTS EXCEPT WITH THE EXPRESS WRITTEN PERMISSION OF DREXEL BUILDING SUPPLY INC. DREXEL BUILDING SUPPLY INC. RESERVES THE RIGHT TO USE ALL OR PARTS OF THESE PLANS IN THE FUTURE.

BARTON

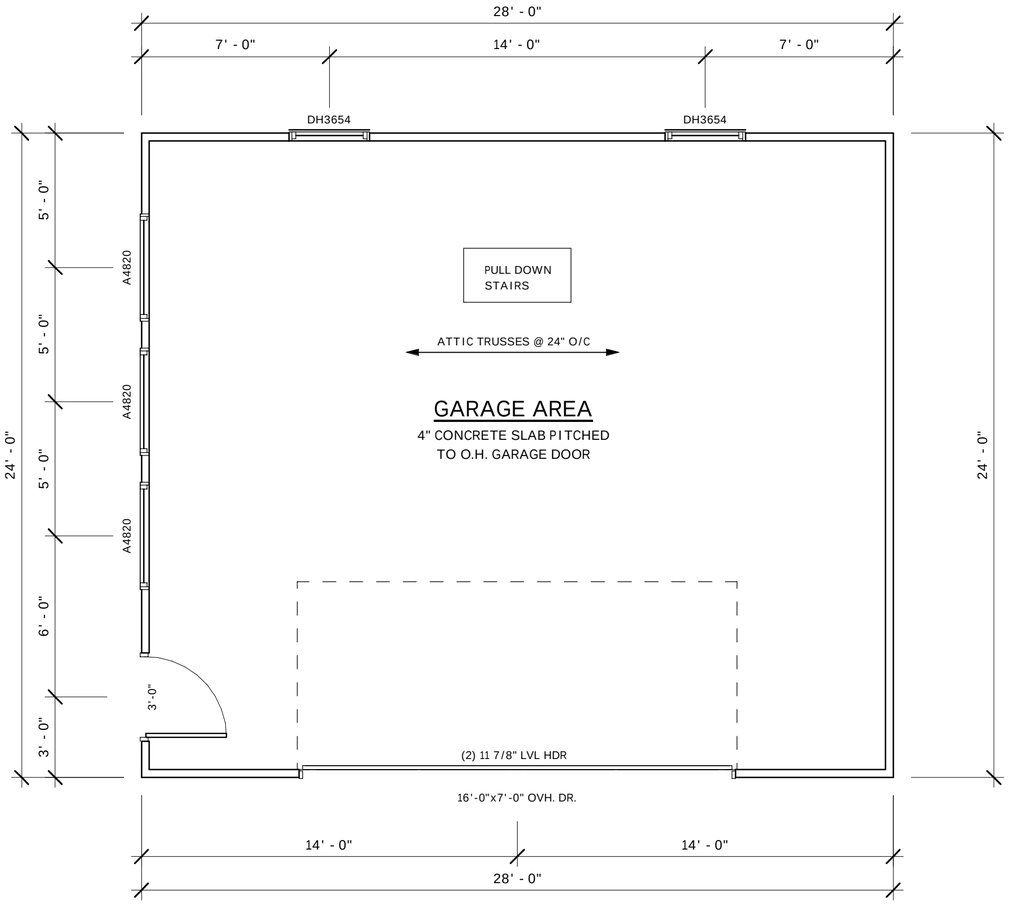
BADGER STATE RESTORATION

PROJECT ADDRESS
CITY NAME, WI, ZIP

Drexel™
DrexelTeam.com

DRAWN BY:	TJP CL
SCALE:	1/4" = 1'-0"
SHEET NO:	A1
PROJECT NO:	G21-267-K

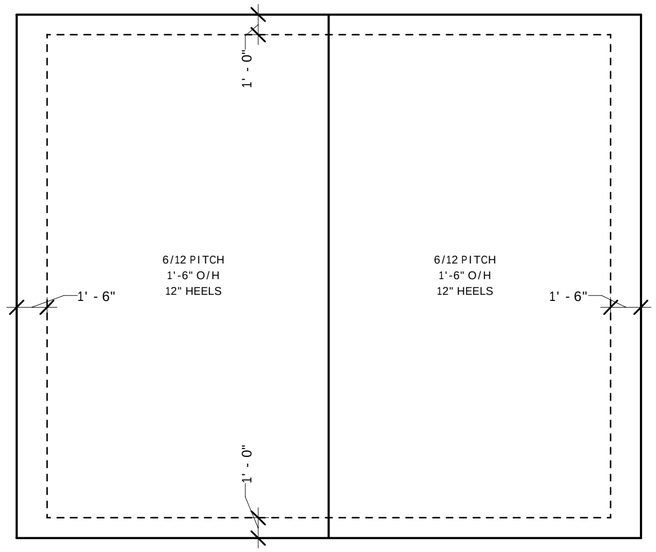
Attachment: Plans (6490 : George & Jennifer Barton)



FIRST FLOOR PLAN

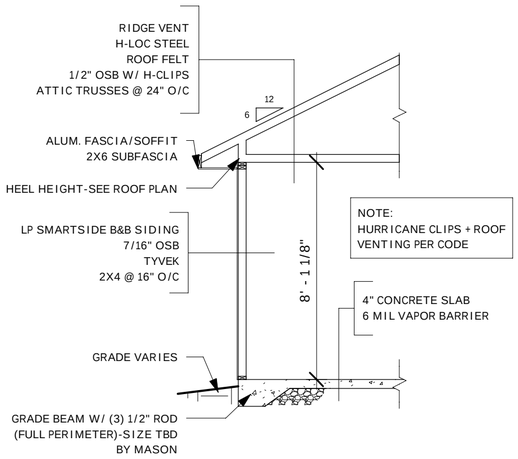
1/4" = 1'-0" WALL HEIGHT: 8'-1 1/8"

GARAGE FLOOR AREA = 672 SF



ROOF PLAN

3/16" = 1'-0"



TYPICAL WALL SECTION

1/4" = 1'-0"

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

	PRELIMINARY PLAN	07/14/2021	TJP
1			
2			
3			
4			
5			
6			
7			
8			
9			

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BARTON

BADGER STATE RESTORATION

PROJECT ADDRESS
CITY NAME, WI, ZIP

Drexel™
DrexelTeam.com

DRAWN BY:	SCALE:	SHEET NO:	PROJECT NO:
TJP CL	As indicated	A2	G21-267-K

Attachment: Plans (6490 : George & Jennifer Barton)



Attachment: Proposal (6490 : George & Jennifer Barton)

Statement of Intent

The purpose of the proposed 3 car garage is to store all of the following: Our children's vehicles, lawn mower and trailer.

The existing garage was built in 1970, and it is too small to store anything other than my wife's and my vehicles.

We are on 5 acres, and we believe the addition of a detached garage makes more sense than to add on to the existing garage. We feel if we added on to the existing garage, the aesthetics of the house will be compromised.

Steve Hughes
13221 N. Windsor Court

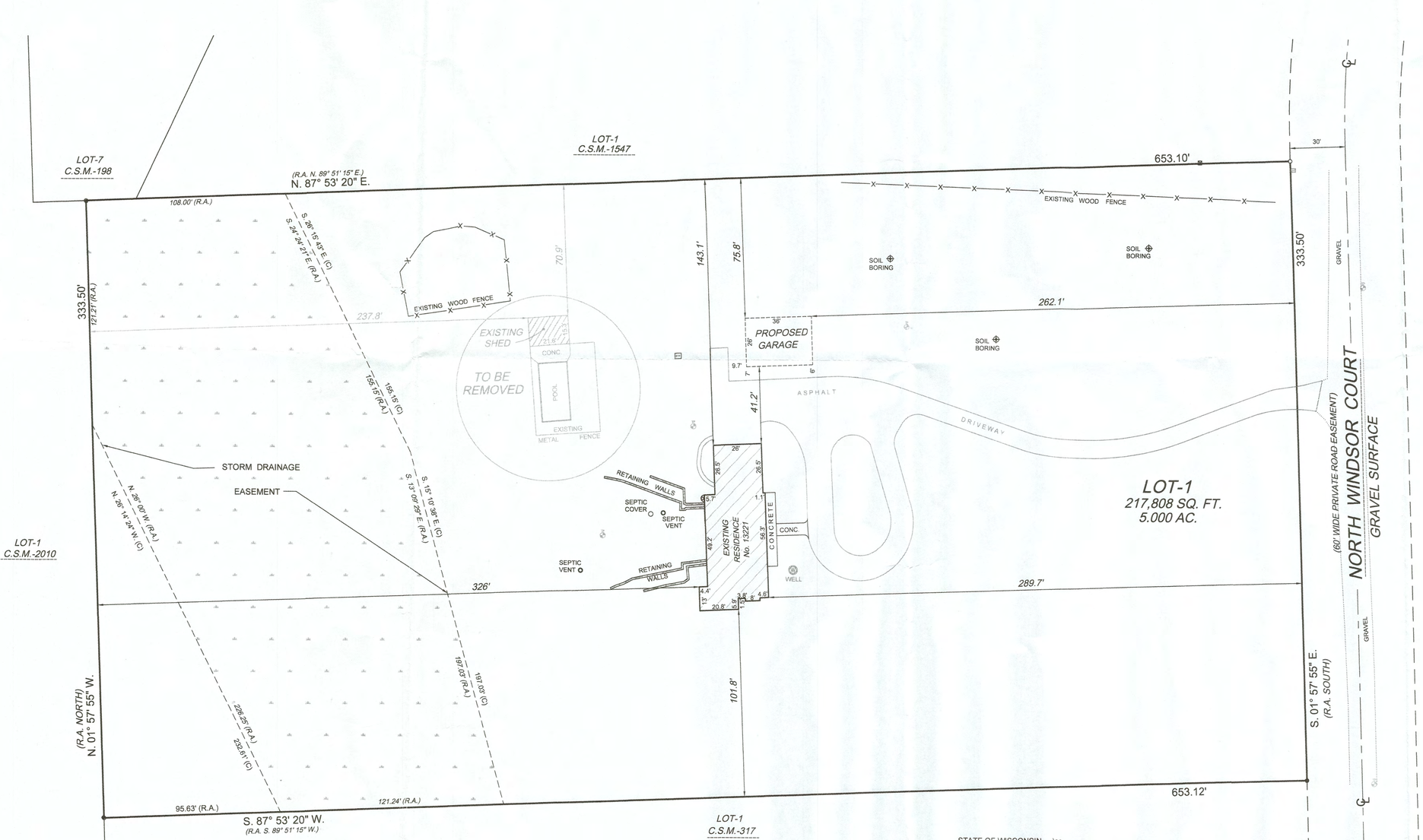
Attachment: Statement of Intent1 (6491 : Steve Hughes)

PLAT OF SURVEY

LEGAL DESCRIPTION: LOT 1, of CERTIFIED SURVEY MAP No. 346, as recorded in Volume 2 on Page 16, as Document Number 232992, being part of the Northeast 1/4 of the Northeast 1/4 of Section 9, Town 9 North, Range 21 East in the City of Mequon, Ozaukee County, Wisconsin.

REFERENCE BEARING: The east line of the northeast 1/4 of Section 9-9-21 was used as the reference line and has a bearing of North 01° 58' 08" West, and is based on the Wisconsin State Plane Coordinate System Grid, South Zone (NAD-27) and referenced to grid North.

BENCH MARK: 779.22 (U.S.G.S) Top of concrete monument found at the Northeast corner of the Northeast 1/4 of Section 9-9-21



STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

We Jahnke & Jahnke Associates LLC. do hereby certify that we have made this survey and that the information shown hereon is a true and correct representation thereof.

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820

Dated this 12th day of July, 2021

WISCONSIN JOHN R. STIGLER S-1820 WAUKESHA WIS. LAND SURVEYOR

N
W E
S

TO OBTAIN LOCATIONS OF PARAPHRASE UNDERGROUND FACILITIES CALL DIGGERS HOTLINE
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WE ENCOURAGE SOLICITATING RESIDENTS WAIT 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

LEGEND:

- SURVEYOR TRAVERSE POINT
- EX. MONUMENT FOUND
- EX. 1" IRON PIPE FOUND
- LOT CORNER (NOT SET)
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE
- EX. CATCH BASIN ROUND
- EX. CATCH BASIN SQUARE
- EX. HYDRANT
- EX. WATER VALVE
- EX. HOUSE VALVE
- EX. CLEANOUT
- EX. GAS METER
- EX. ELECTRIC METER
- EX. ELECTRIC TRANSFORMER
- EX. UNDERGROUND VAULT
- EX. AIR CONDITIONER UNIT
- EX. GAS VALVE
- EX. LIGHT POLE
- EX. POWER POLE
- EX. GUY WIRE
- EX. TELEPHONE PEDESTAL
- EX. BOLLARD
- EX. SIGN
- X EX. FENCE LINE
- W EX. WATER MAIN
- T EX. TELEPHONE LINE
- E EX. ELECTRIC LINE
- G EX. GAS LINE
- OH EX. OVERHEAD WIRE
- EX. RAILROAD TRACKS
- ENC. ENCROACHMENT
- (D) DESCRIPTION
- (S) SURVEY
- (R.A.) RECORDED AS
- (P) PLATTED

SURVEY NOTES:

1) Date of the Survey field work: JUNE 30,2021.

2) Building lines, Easements and other restrictions are not shown herein, should refer to Deed, title policy and local Zoning ordinances.

3) All dimensions shown are in decimal feet, US Survey units.

4) Review legal description and record measurements on this Plat and at once report any apparent difference to the surveyor.

5) Utilities have not been certified, therefore the location and size of the underground structures and utilities shown hereon have been located To a reasonable degree of accuracy, but Jahnke & Jahnke Associates LLC does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., to verify.

6) Reference bearing is assumed unless noted.

7) No measurements are to be assumed by scaling.

8) Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion on this sheet.

9) Category of this Survey is based upon client's request.

10) To insure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates LLC.

11) Per scope of this survey no monuments were set.

12) No title policy furnished therefore completeness of legal description and easements are not warranted.

COPYRIGHT NOTICE

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

SCALE IN FEET
0 30

SHEET 1 OF 1

STEVE HUGHES
DRAWN BY: P.M. | CHECKED BY: J.R.S. | JOB NO.: 21-9437 | DATE: July 8,2021
BOOK No.: Ozaukee- 26 Pg - 49

JAHNKE & JAHNKE ASSOCIATES LLC
ENGINEERING SOLUTIONS SINCE 1964
Phone No. (262) 542-5797 - email: pmuehl@jahnkeandjahnke.com

PLAT OF SURVEY
LOT-1 CERTIFIED SURVEY MAY No. 346
CITY OF MEQUON

REVISIONS

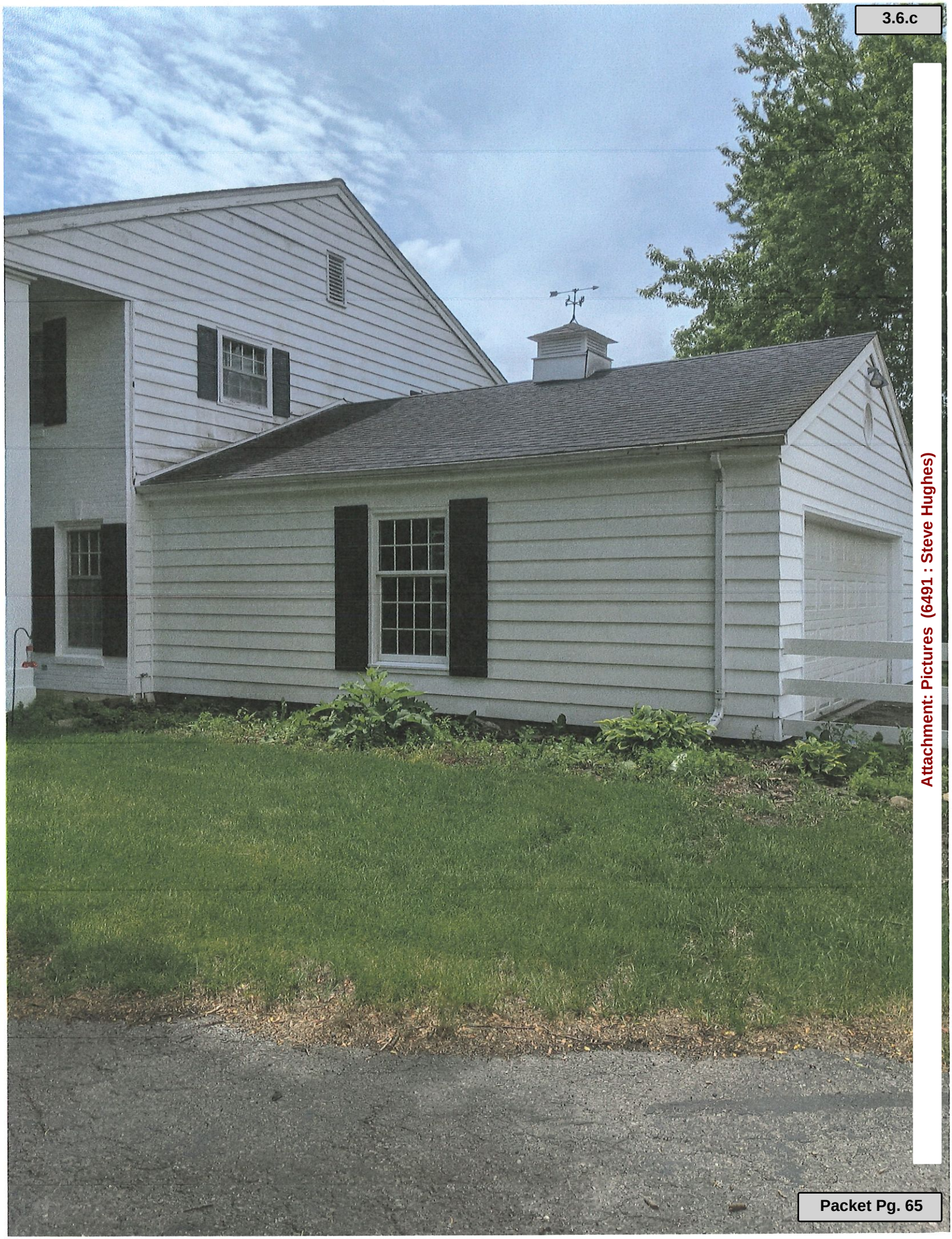
Corporate Seal (Authorized Signature)

FILE NAME: Survey1 (6-91 : Steve Hughes)

Attachment: Survey1 (6491 : Steve Hughes)



Attachment: Pictures (6491 : Steve Hughes)



Attachment: Pictures (6491 : Steve Hughes)



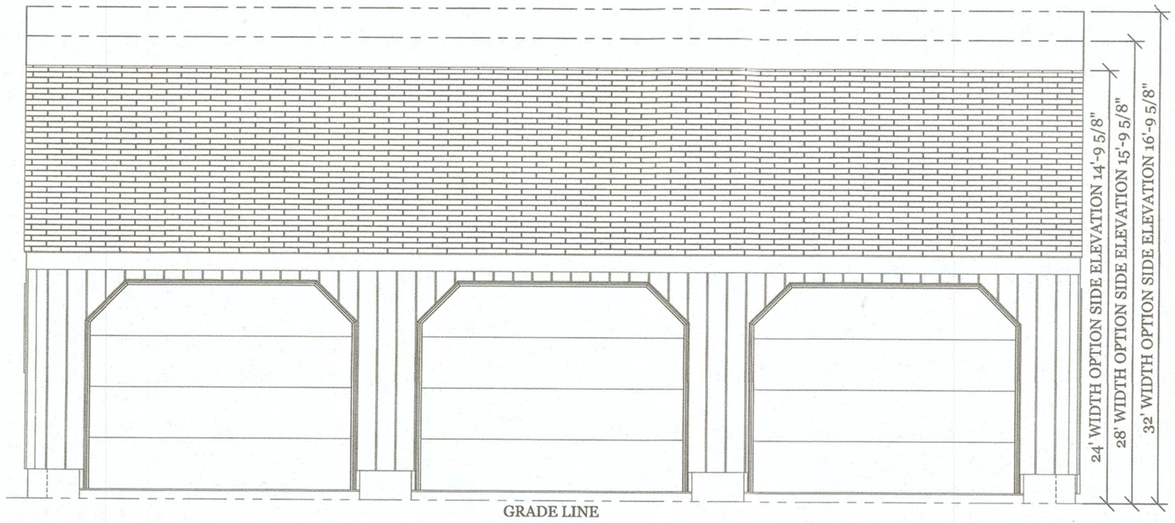
Attachment: Pictures (6491 : Steve Hughes)



Attachment: Pictures (6491 : Steve Hughes)

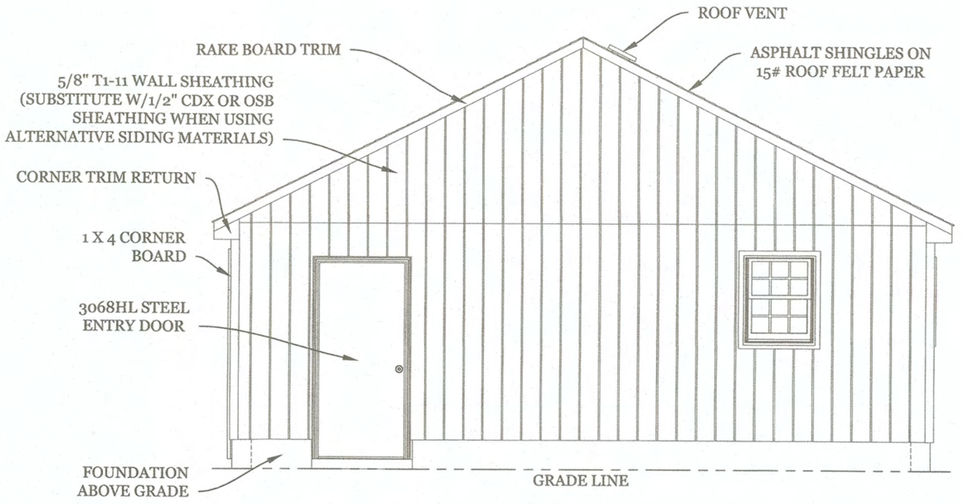


Attachment: Pictures (6491 : Steve Hughes)



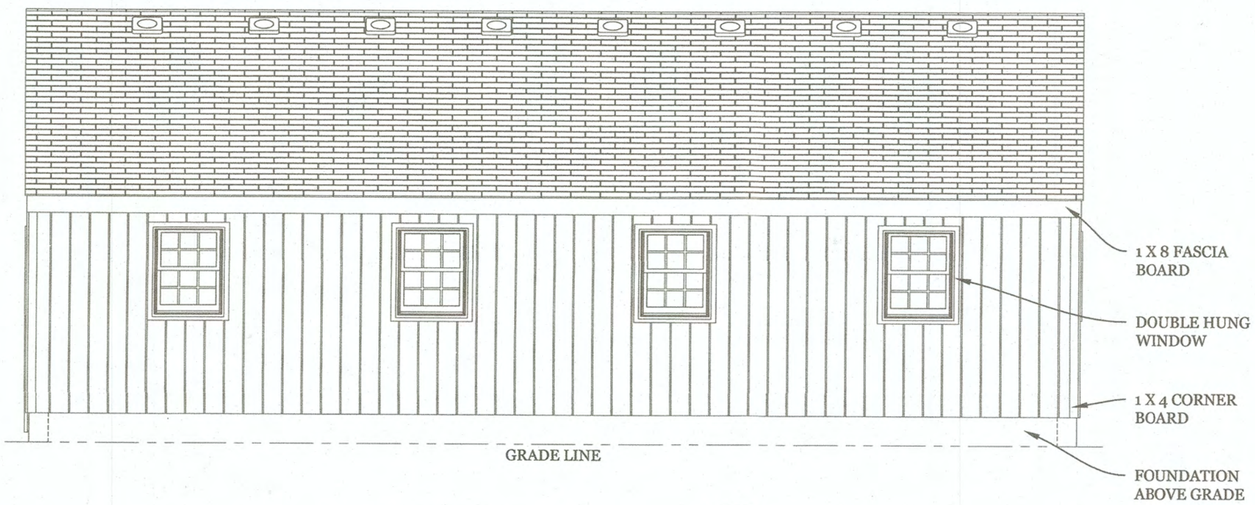
FRONT ELEVATION — A/5

3 CAR GARAGE
SCALE: 1/4" = 1-0"



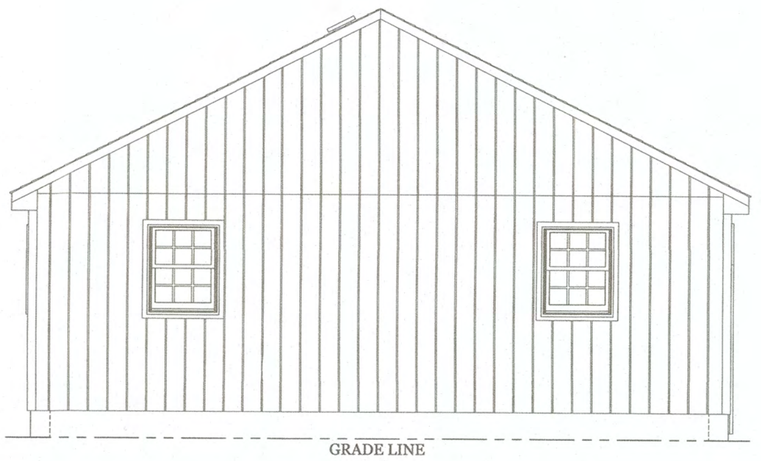
RIGHT SIDE ELEVATION — B/5

TYPICAL ALL WIDTH OPTIONS
SCALE: 1/4" = 1-0"



BACK ELEVATION — C/5

3 CAR GARAGE
SCALE: 1/4" = 1-0"



LEFT SIDE ELEVATION — D/5

TYPICAL ALL WIDTH OPTIONS
SCALE: 1/4" = 1-0"

Cross Country Contractors, Inc.
Minooka, Illinois 60447
Cross Country Contractors, Inc.

3 CAR GARAGE

PROJECT PLANS

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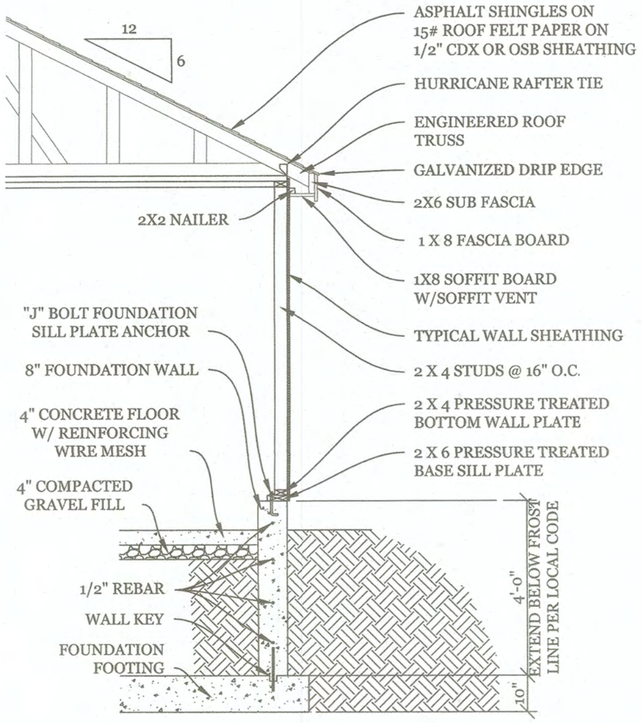
DRAWING NO.

GAR 7305

SHEET NO. 5 OF 6

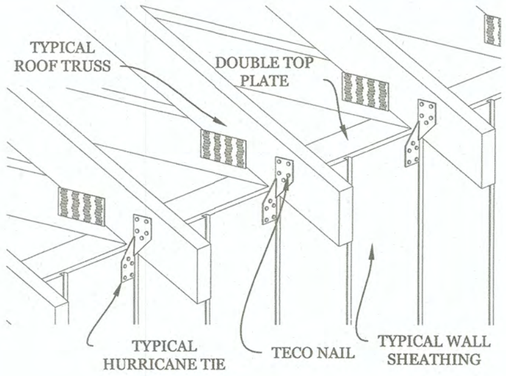
REVISION: A DATE: 11/11/10

Attachment: Plans1 (6491 : Steve Hughes)



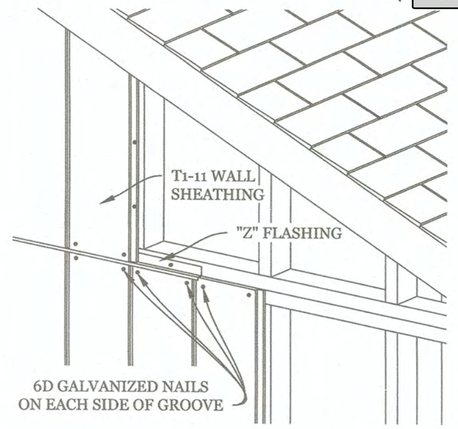
WALL & FLOOR SECTION B/2

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



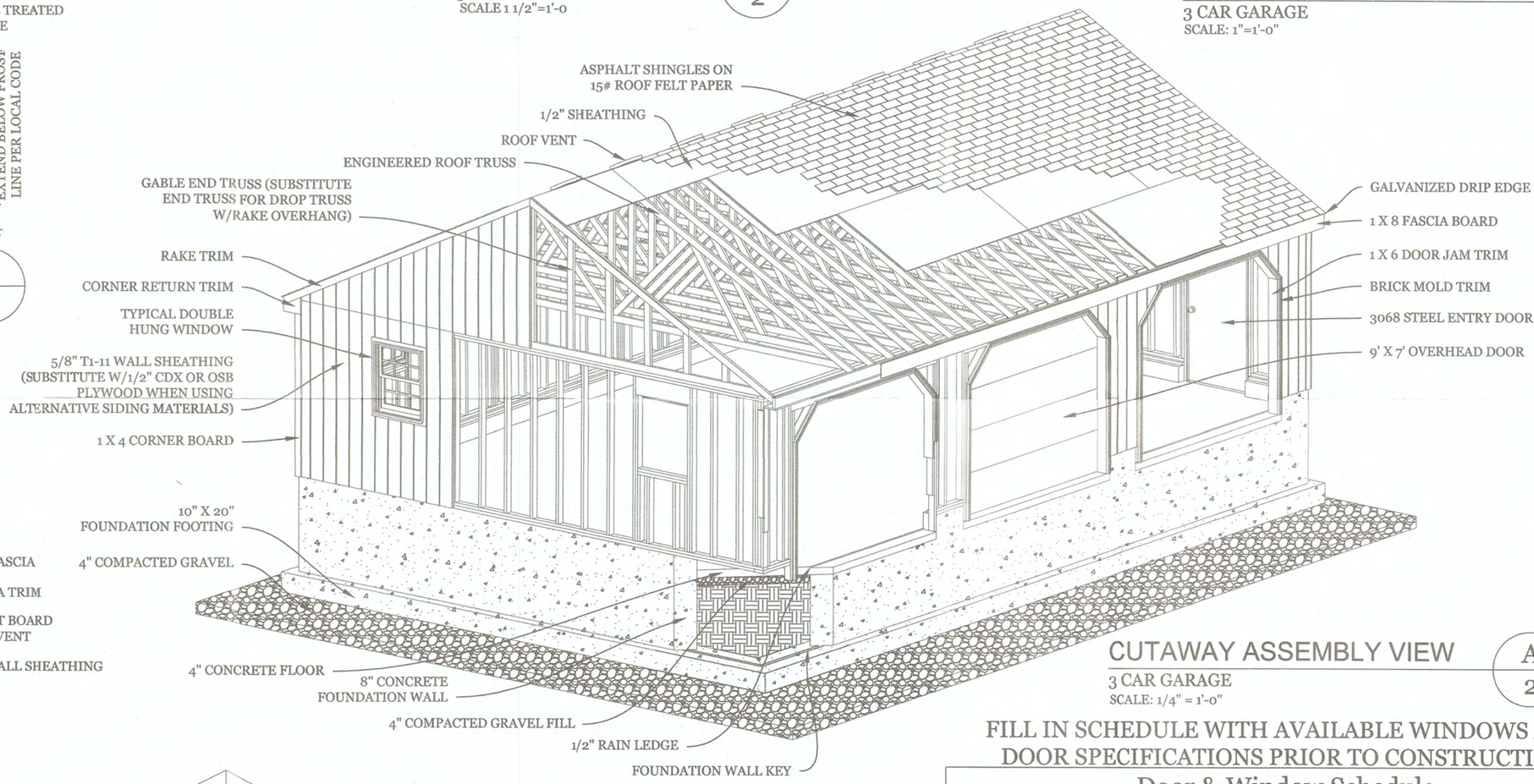
TRUSS TIE DETAIL C/2

3 CAR GARAGE
SCALE 1 1/2"=1'-0



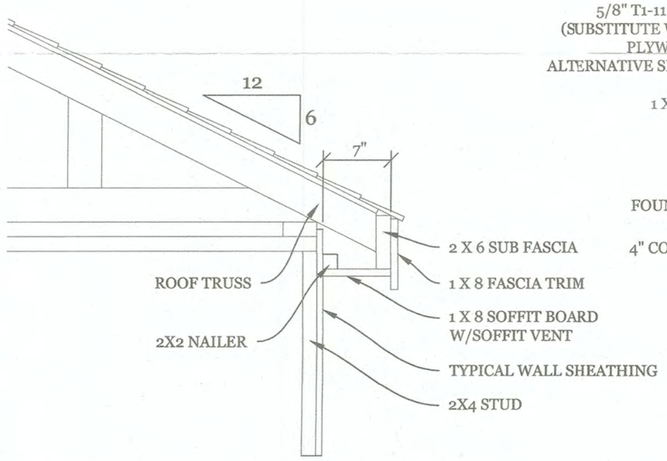
T1-11 "Z" FLASHING DETAIL D/2

3 CAR GARAGE
SCALE: 1"=1'-0"



CUTAWAY ASSEMBLY VIEW A/2

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



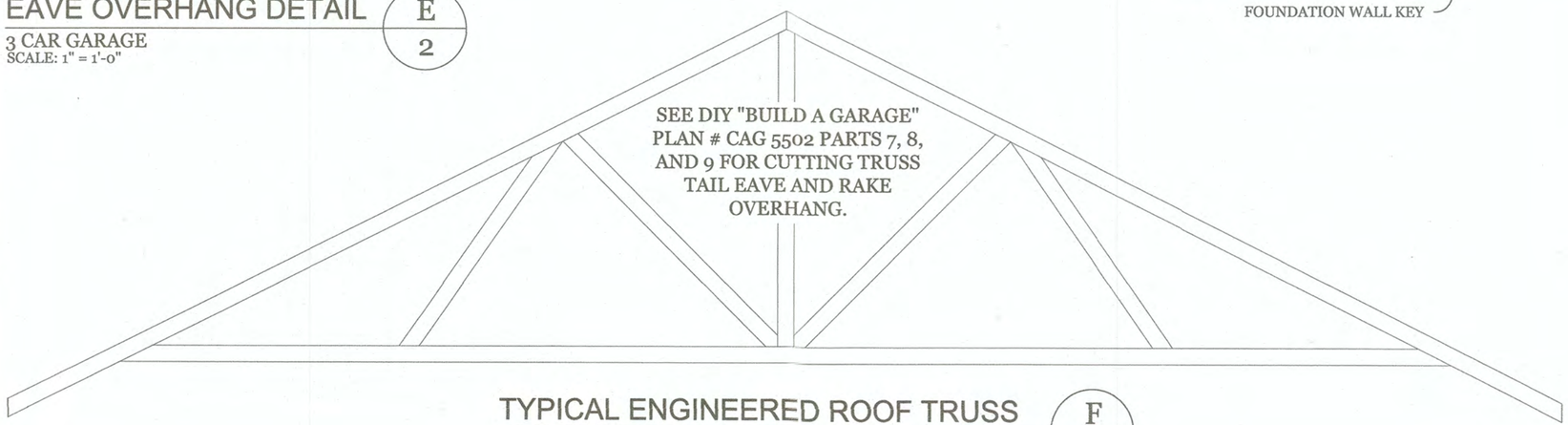
EAVE OVERHANG DETAIL E/2

3 CAR GARAGE
SCALE: 1" = 1'-0"

FILL IN SCHEDULE WITH AVAILABLE WINDOWS AND DOOR SPECIFICATIONS PRIOR TO CONSTRUCTION

Door & Window Schedule

Manufacturer	Model	Rough Opening	Quantity



TYPICAL ENGINEERED ROOF TRUSS F/2

3 CAR GARAGE
SCALE: 1/2" = 1'-0"

Cross Country Contractors, Inc.
Minooka, Illinois 60447

Cross Country Contractors, Inc.

3 CAR GARAGE

PROJECT PLANS

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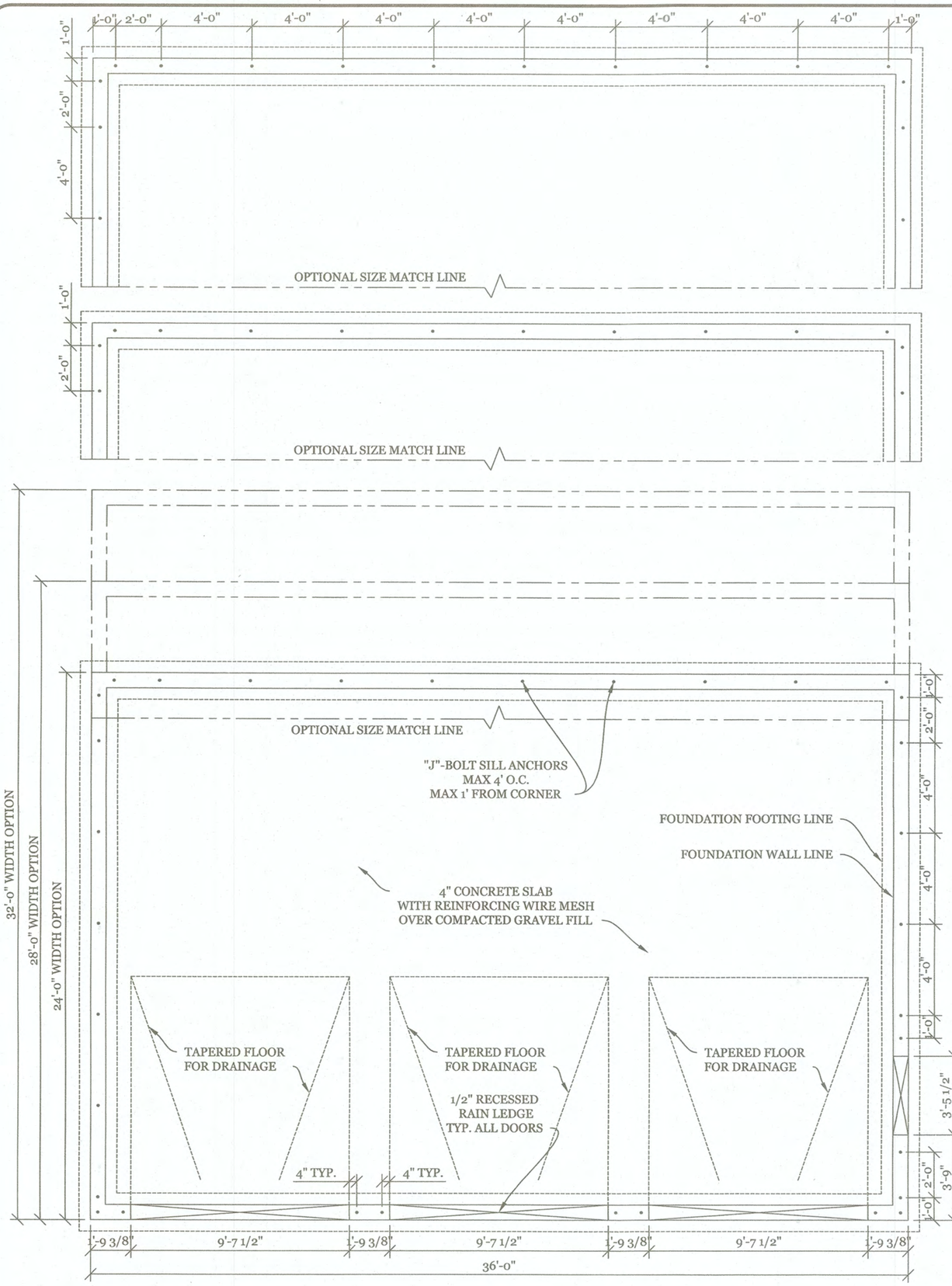
DRAWING NO.

GAR 7305

SHEET NO. 2 OF 6

REVISION: A DATE: 11/11/10

Attachment: Plans1 (6491 : Steve Hughes)

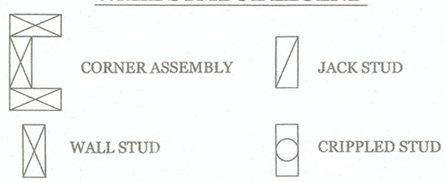


FOUNDATION LAYOUT A/3

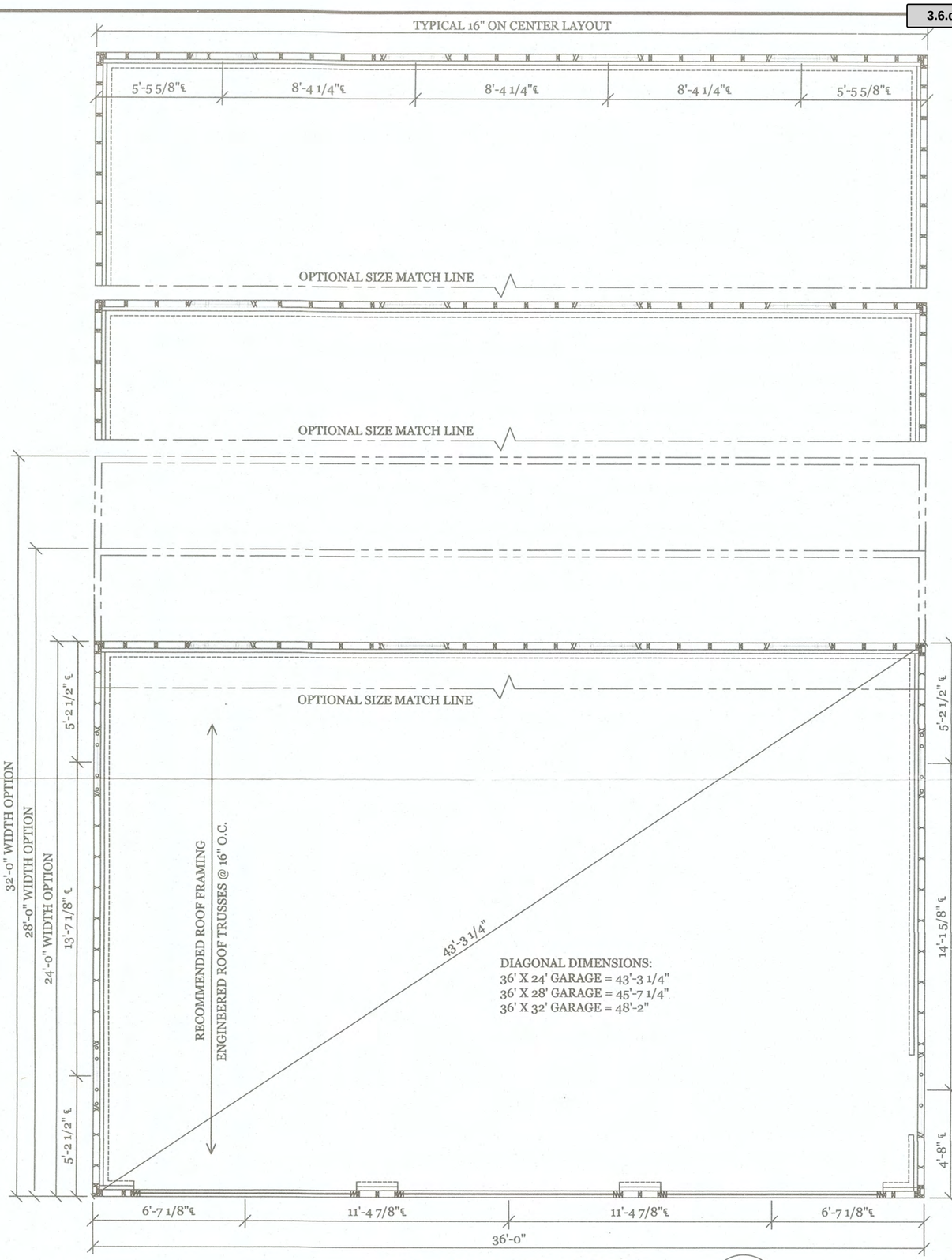
3 CAR GARAGE
SCALE: 1/4" = 1'-0"

ALSO SEE "FOUNDATION WALL DETAIL" ON SHEET 4. DETAIL F4

WALL SYMBOL LEGEND

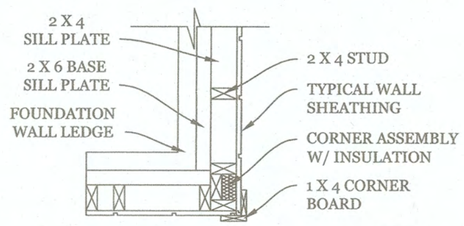


℄ = CENTER LOCATION



WALL FRAMING LAYOUT B/3

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



CORNER WALL DETAIL C/3

3 CAR GARAGE
SCALE: 3/4" = 1-0"

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Minooka, Illinois 60447
Cross Country Contractors, Inc.

3 CAR GARAGE

PROJECT PLANS

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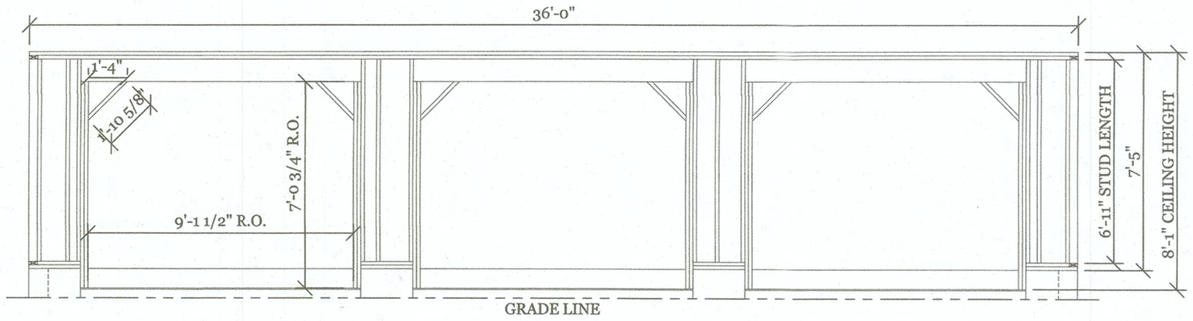
DRAWING NO.

GAR 7305

SHEET NO. 3 OF 6

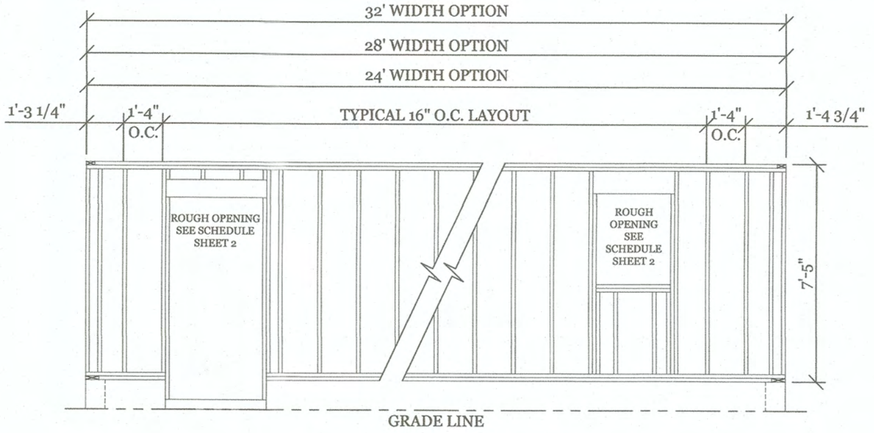
REVISION: A DATE: 11/11/10

Attachment: Plans1 (6491 : Steve Hughes)



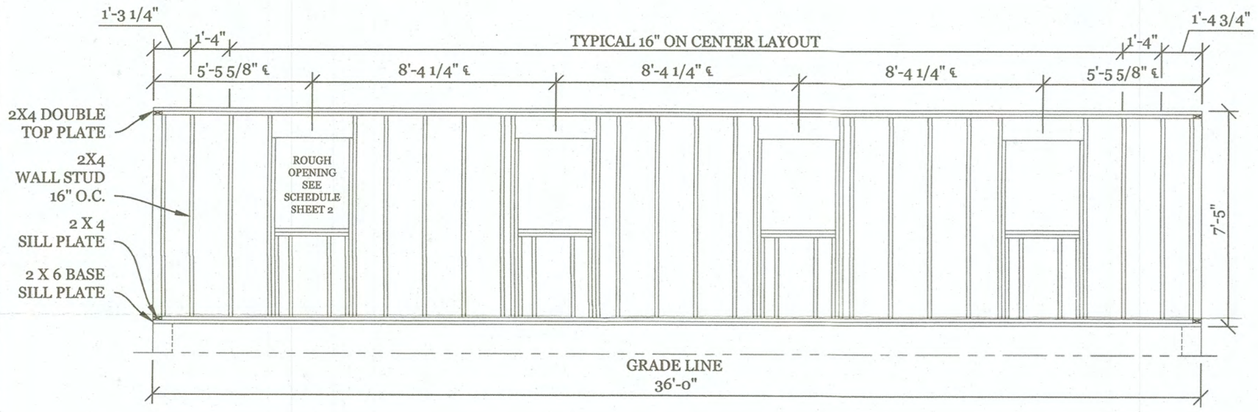
FRONT WALL FRAMING — A/4

3 CAR GARAGE
SCALE: 1/4" = 1-0"



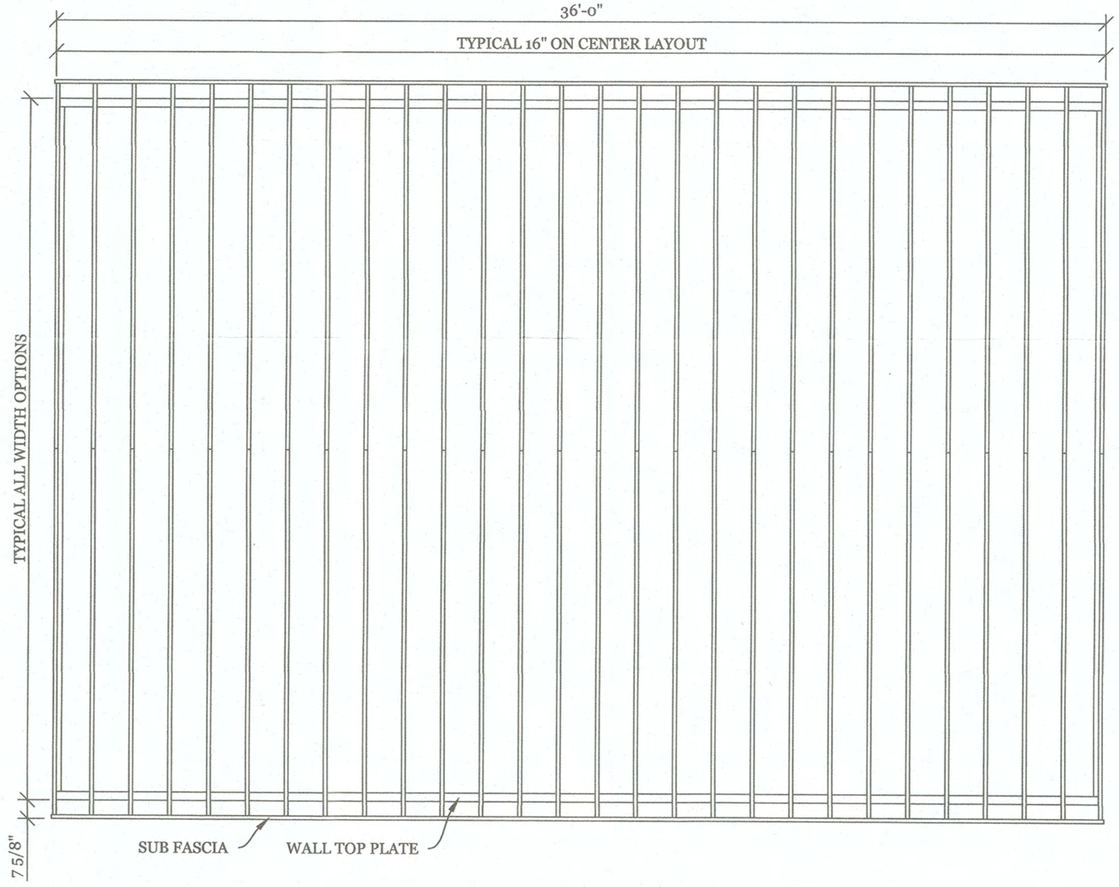
RIGHT WALL FRAMING — B/4

TYPICAL ALL WIDTH OPTIONS
SCALE: 1/4" = 1-0"



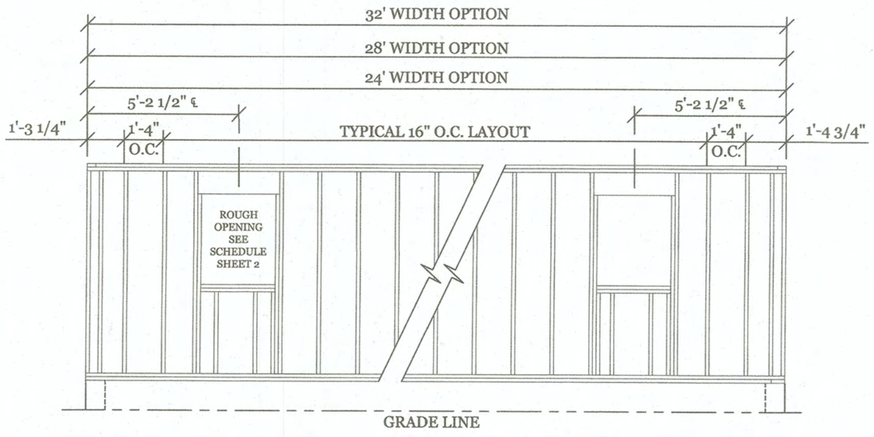
BACK WALL FRAMING — C/4

3 CAR GARAGE
SCALE: 1/4" = 1-0"



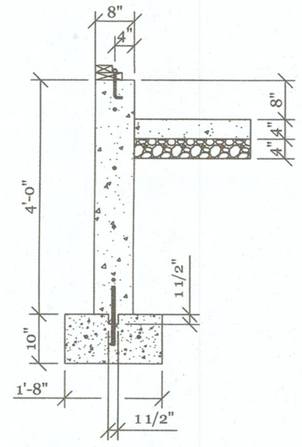
ROOF TRUSS LAYOUT — D/4

3 CAR GARAGE
SCALE: 1/4" = 1-0"



LEFT WALL FRAMING — E/4

TYPICAL ALL WIDTH OPTIONS
SCALE: 1/4" = 1-0"



FOUNDATION WALL DETAIL — F/4

3 CAR GARAGE
SCALE: 1/2" = 1-0"

Cross Country Contractors, Inc.
Minooka, Illinois 60447
Cross Country Contractors, Inc.

3 CAR GARAGE

PROJECT PLANS

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DRAWING NO.

GAR 7305

SHEET NO. 4 OF 6

REVISION: A DATE: 11/11/10

Attachment: Plans1 (6491 : Steve Hughes)

The Balistreri Residence
3368 W. Riverland

The intent of this project is to build a single family residence to occupied by the owners. the home will be 3,164 sq. ft. on first and second floors. The site is 1.01 acres.

Thank You

Attachment: Statement of Intent (6492 : Ted Balistreri)

CERTIFIED SURVEY MAP NO. _____

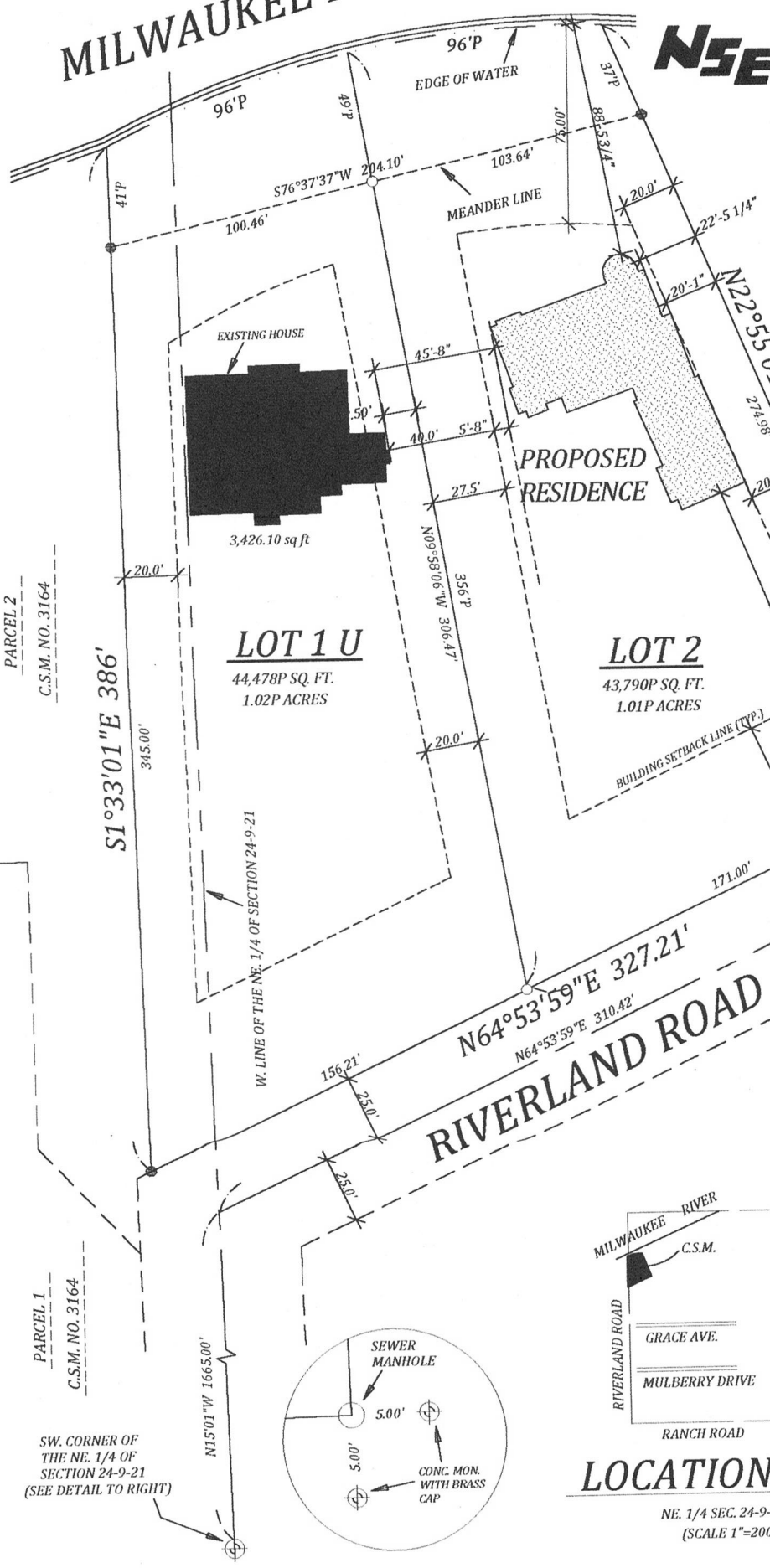
ALL THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNERS :U
TED & MAUREEN BALISTRERI
3416 N. RIVERLAND RD.
MEQUON, WI. 53092

TAGNAME_0 60 TAGNAME_90 TAGNAME_120 TAGNAME_180

SCALE 1" = 60'

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



LEGEND

○ -DENOTES 1.3"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)

● -DENOTES 1.3" STEEL PIPE (FOUND)

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. (WEST LINE OF THE NE. 1/4 OF SECTION 24-9-21 WHICH BEARS N 15°01" W)

NOTE :

1. LOT 2 OF THIS MAP IS HEREBY DEED RESTRICTED TO A WEST SIDE BUILDING SETBACK DISTANCE OF 27.5'

LOCATION MAP

NE. 1/4 SEC. 24-9-21
(SCALE 1"=2000')

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 4 SHEETS

Attachment: Site Plan (6492 : Ted Balistreri)

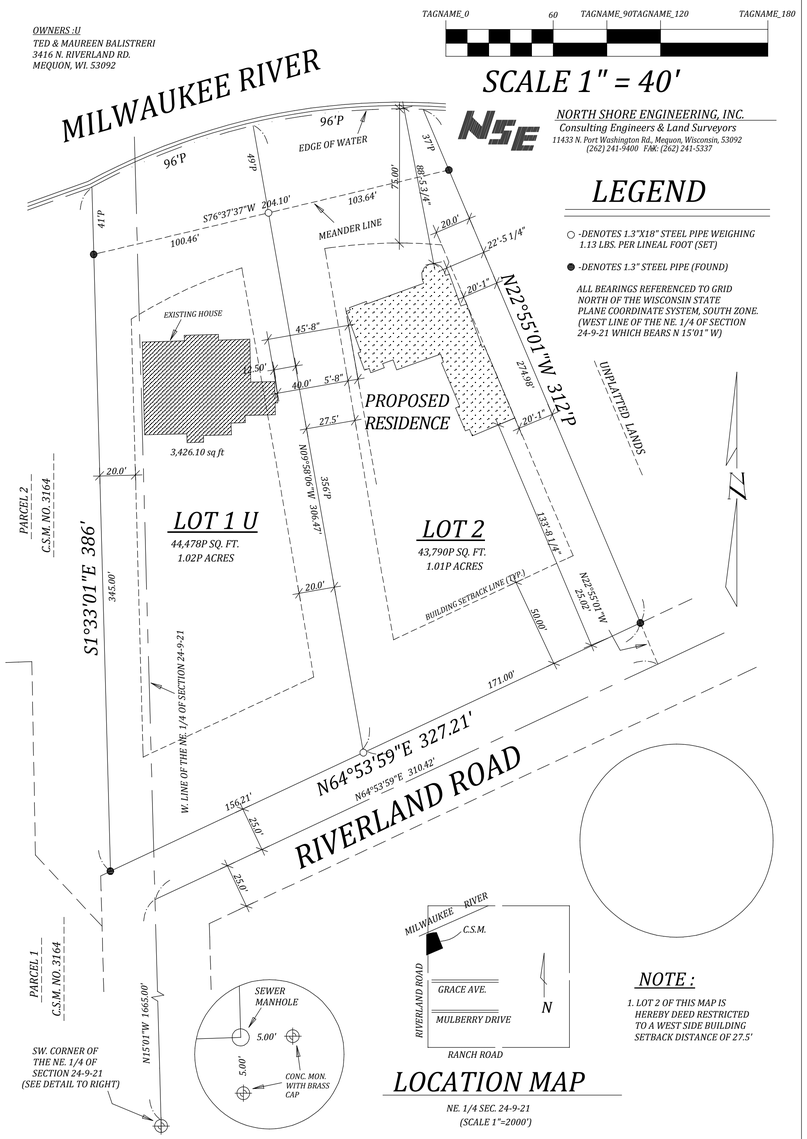
CERTIFIED SURVEY MAP NO. _____

ALL THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNERS :U
TED & MAUREEN BALISTRERI
3416 N. RIVERLAND RD.
MEQUON, WI. 53092

TAGNAME_0 60 TAGNAME_90TAGNAME_120 TAGNAME_180

SCALE 1" = 40'



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

LEGEND

○ -DENOTES 1.3"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)

● -DENOTES 1.3" STEEL PIPE (FOUND)

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. (WEST LINE OF THE NE. 1/4 OF SECTION 24-9-21 WHICH BEARS N 15°01" W)

LOCATION MAP
NE. 1/4 SEC. 24-9-21
(SCALE 1"=2000')

NOTE :
1. LOT 2 OF THIS MAP IS HEREBY DEED RESTRICTED TO A WEST SIDE BUILDING SETBACK DISTANCE OF 27.5'

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 4 SHEETS

ELEVATION NOTE

PROPOSED TOP OF FOUNDATION WALL = 000.00
TYPICAL GRADE AT FOUNDATION WALL = 000.00
GRADE AT EXPOSURE = 000.00
FIRST FLOOR SUBFLOOR = 000.00

TOP OF FIRST FLOOR SUBFLOOR (A.S.F.-1) REFERENCED AS 0'-0" HEREAFTER

* HEIGHT ELEVATIONS (±) ARE REFERENCED FROM
ABOVE FIRST FLOOR SUBFLOOR IF NOTED A.S.F.-1
ABOVE SECOND FLOOR SUBFLOOR IF NOTED A.S.F.-2
BELOW FIRST FLOOR SUBFLOOR IF NOTED B.S.F.-1

SQUARE FEET

TOTAL FINISHED SQUARE FOOTAGE	= 3,164 S.F.
LOWER LEVEL FINISHED	= 0 S.F.
FIRST FLOOR	= 2,295 S.F.
SECOND FLOOR	= 869 S.F.

LEGEND

- A — PLAN DETAILS SEE SHEETS 2 THRU 4.1
- 1 — ELEVATION DETAIL-SEE SHEETS 1 AND 1.1
- 1 / 2 — INTERIOR ELEVATION DETAILS SEE SHEET 6 AND 6.1
- 100-1 — DOOR NUMBER
- ELEVATION DATUM
- 2x4 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES
- 2x4 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES-INSULATED
- 2x4 STUD WALL FLAT FRAMING W/ 1/2" GYP. BD. BOTH SIDES
- 2x6 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES
- 2x6 STUD WALL W/ 1/2" GYP. BD. BOTH SIDES-INSULATED
- CONCRETE FOUNDATION WALL THICKNESS AND HEIGHT PER PLAN

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

MILW. AREA 414-259-1181

SHEET INDEX:

ST - SITE PLAN
1 - EXTERIOR ELEVATIONS
1.1 - EXTERIOR ELEVATIONS
2 - FOUNDATION PLAN
3 - FIRST FLOOR PLAN
4 - SECOND FLOOR PLAN

SITE MAP



Van Loon & Associates Inc.
Whitefish Bay, WI
Tel: 414.379.6135

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Note:
Although every effort has been made in preparing these plans and checking them for accuracy, the contractors must check all details and dimensions and be responsible for same. The contractor shall be responsible for making sure that all work is done in accordance with all state and local codes.

The owner may only utilize all drawings and specifications after full payment has been received by Van Loon & Associates, Inc.

Balistreri Residence
3368 W. Riverland
Mequon, WI

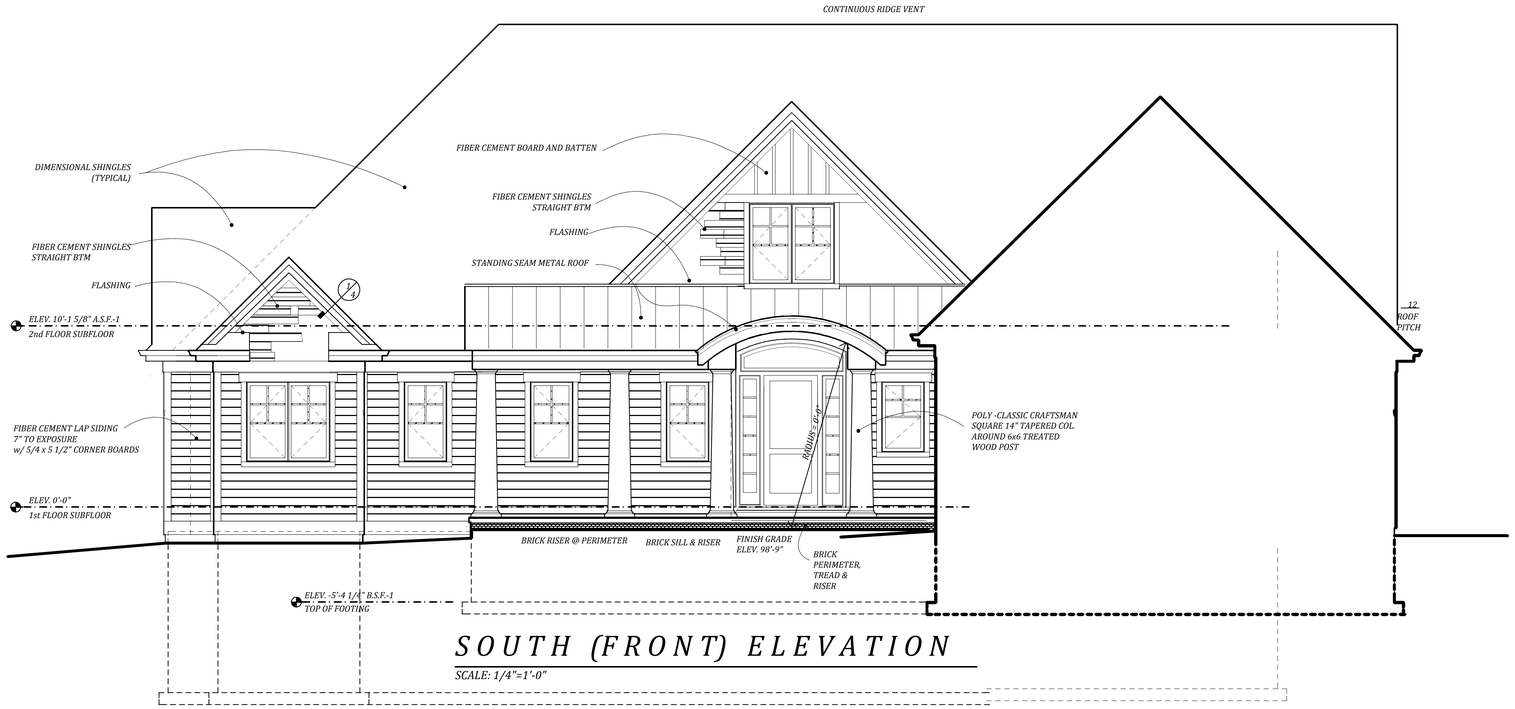
Revisions

PERMIT SET

Job No. 21.05
Date: 19 JULY 21
Sheet

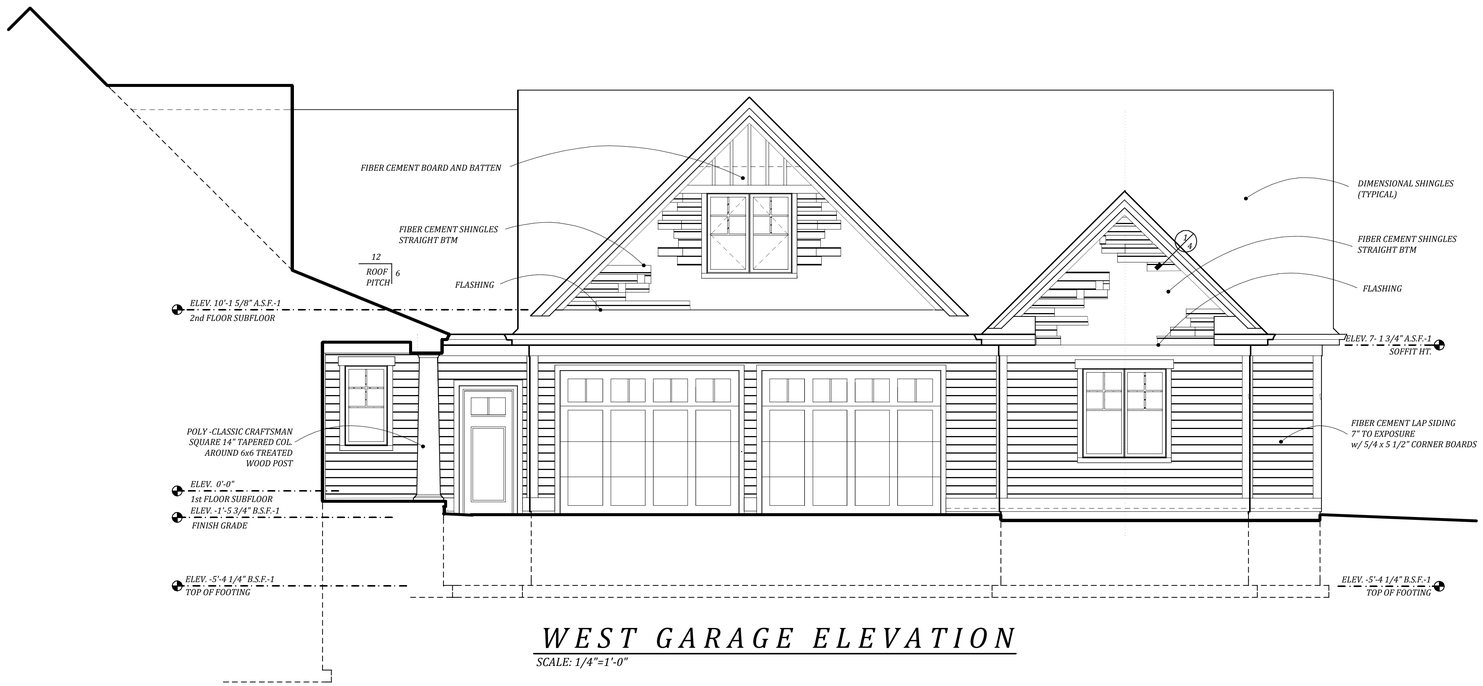
ST

Attachment: Plans (6492 : Ted Balistreri)



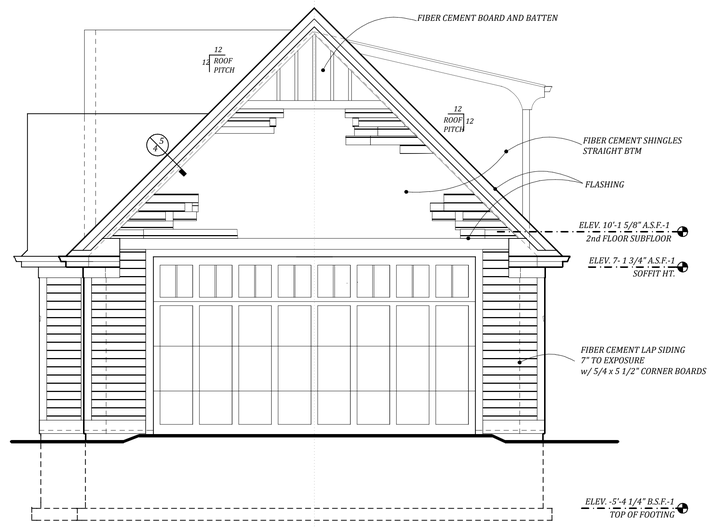
SOUTH (FRONT) ELEVATION

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



WEST GARAGE ELEVATION

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



SOUTH GARAGE ELEVATION

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

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Mequon, WI

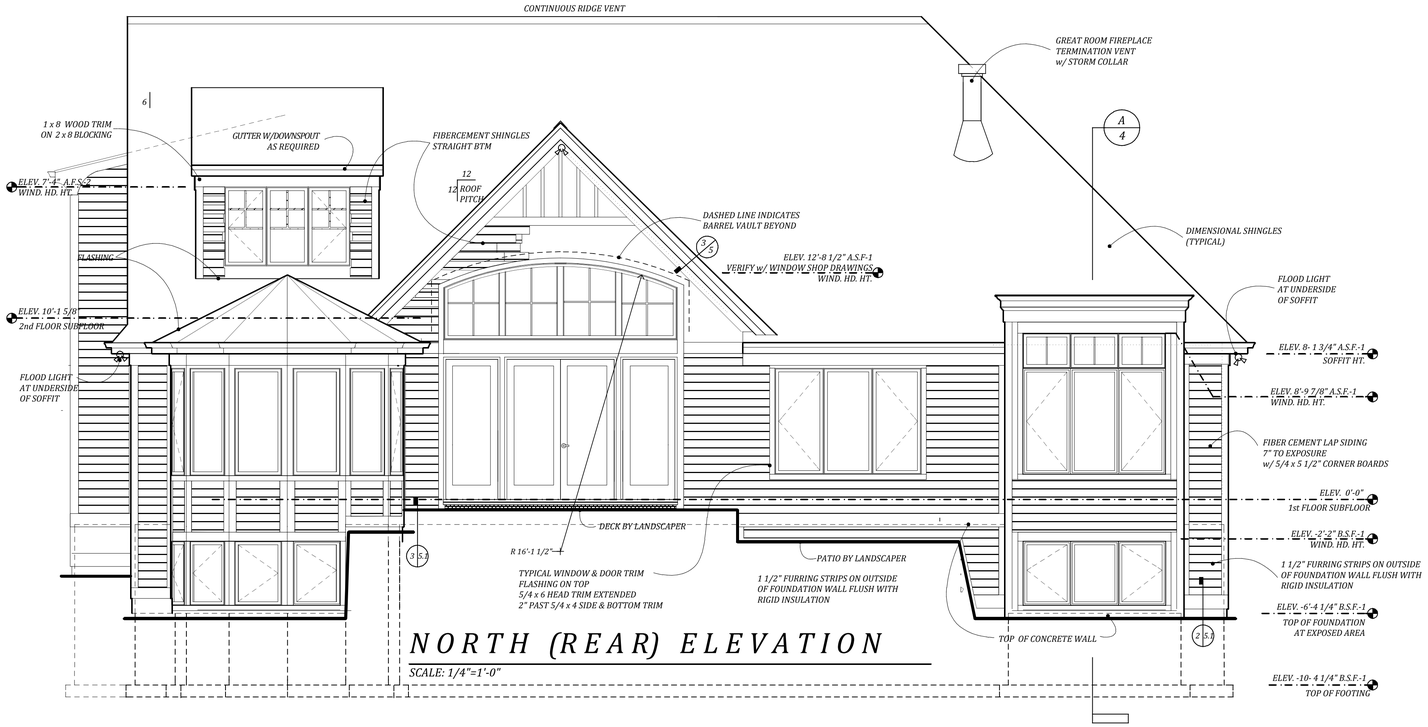
Attachment: Plans (6492 : Ted Balistreri)

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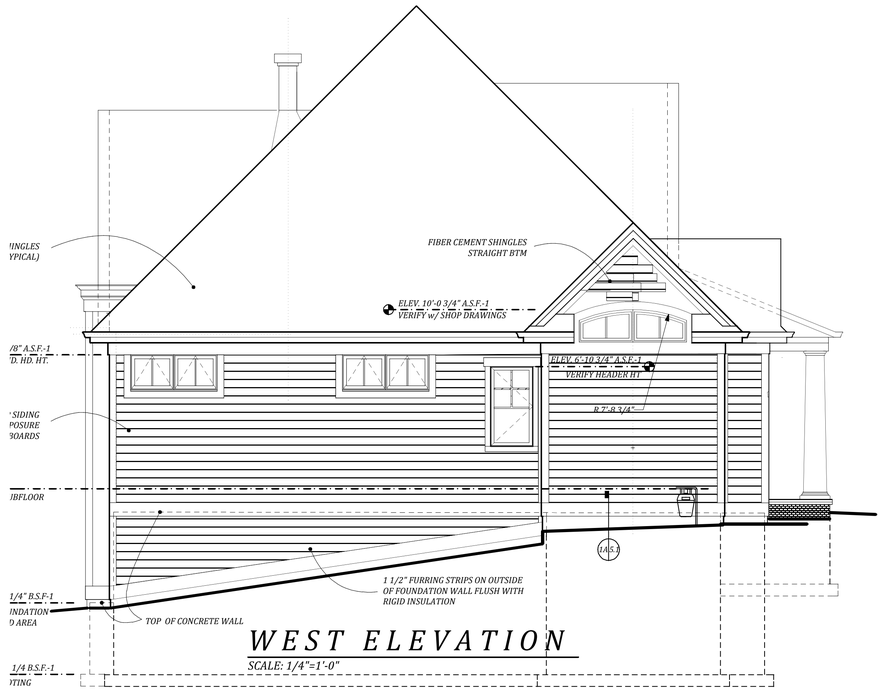
Job No. 21.05
Date: 19 JULY 21
Sheet

1.1



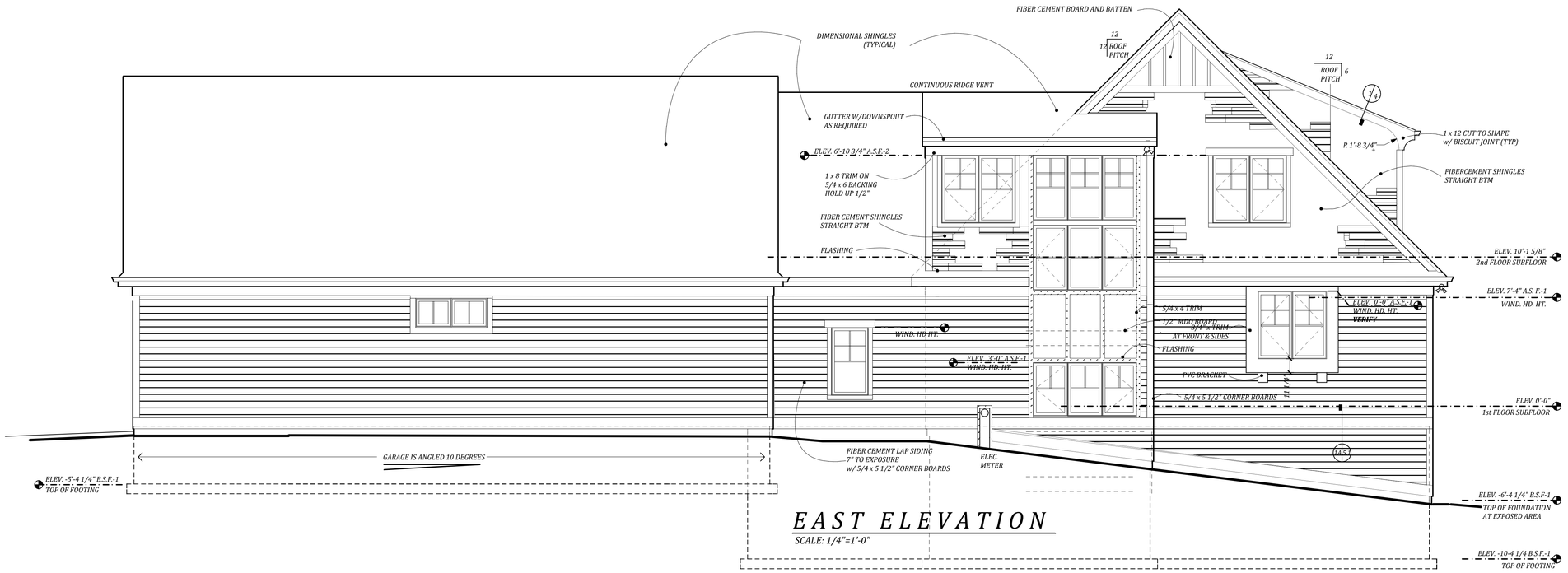
NORTH (REAR) ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

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

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Balistreri Residence
3368 W. Riverland Dr.
Mequon, WI

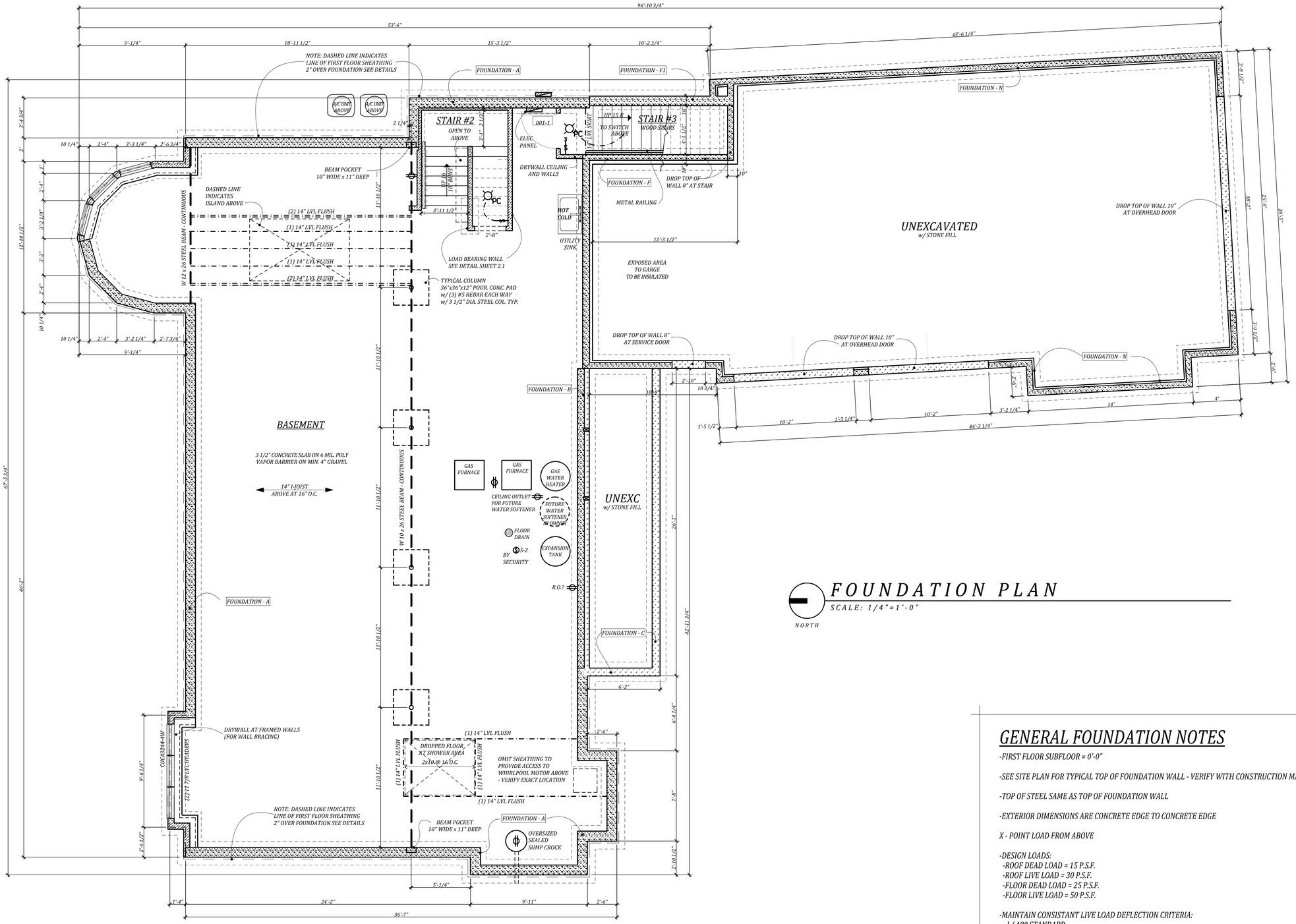
Attachment: Plans (6492 : Ted Balistreri)

Revisions

PERMIT SET

Job No. 21.05
Date: 19 JULY 21
Sheet

1.2



FOUNDATION PLAN

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

NORTH

GENERAL FOUNDATION NOTES

-FIRST FLOOR SUBFLOOR = 0'-0"

-SEE SITE PLAN FOR TYPICAL TOP OF FOUNDATION WALL - VERIFY WITH CONSTRUCTION MANAGER

-TOP OF STEEL SAME AS TOP OF FOUNDATION WALL

-EXTERIOR DIMENSIONS ARE CONCRETE EDGE TO CONCRETE EDGE

X - POINT LOAD FROM ABOVE

-DESIGN LOADS:
- -ROOF DEAD LOAD = 15 P.S.F.
- -ROOF LIVE LOAD = 30 P.S.F.
- -FLOOR DEAD LOAD = 25 P.S.F.
- -FLOOR LIVE LOAD = 50 P.S.F.

-MAINTAIN CONSISTANT LIVE LOAD DEFLECTION CRITERIA:
- L/ 480 STANDARD
- L/ 720 AT TILE AND UNDER KITCHEN ISLAND
- TJI RATING NOT LESS THAN 45
- FLOOR JOIST MANUFACTURER TO SUBMIT LAYOUT TO VAN LOON & ASSOCIATES FOR REVIEW AND APPROVAL PRIOR TO DELIVERY AND INSTALLATION

-SEE DRAWINGS FOR WALL BRACING DETAILS AND SPECIFICATIONS. POURED WALL CONTRACTOR TO ACCOMODATE ALL CONCRETE IMBEDDED HARDWARE NEEDED TO SATISFY WALL BRACING REQUIREMENTS.

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Mequon, WI

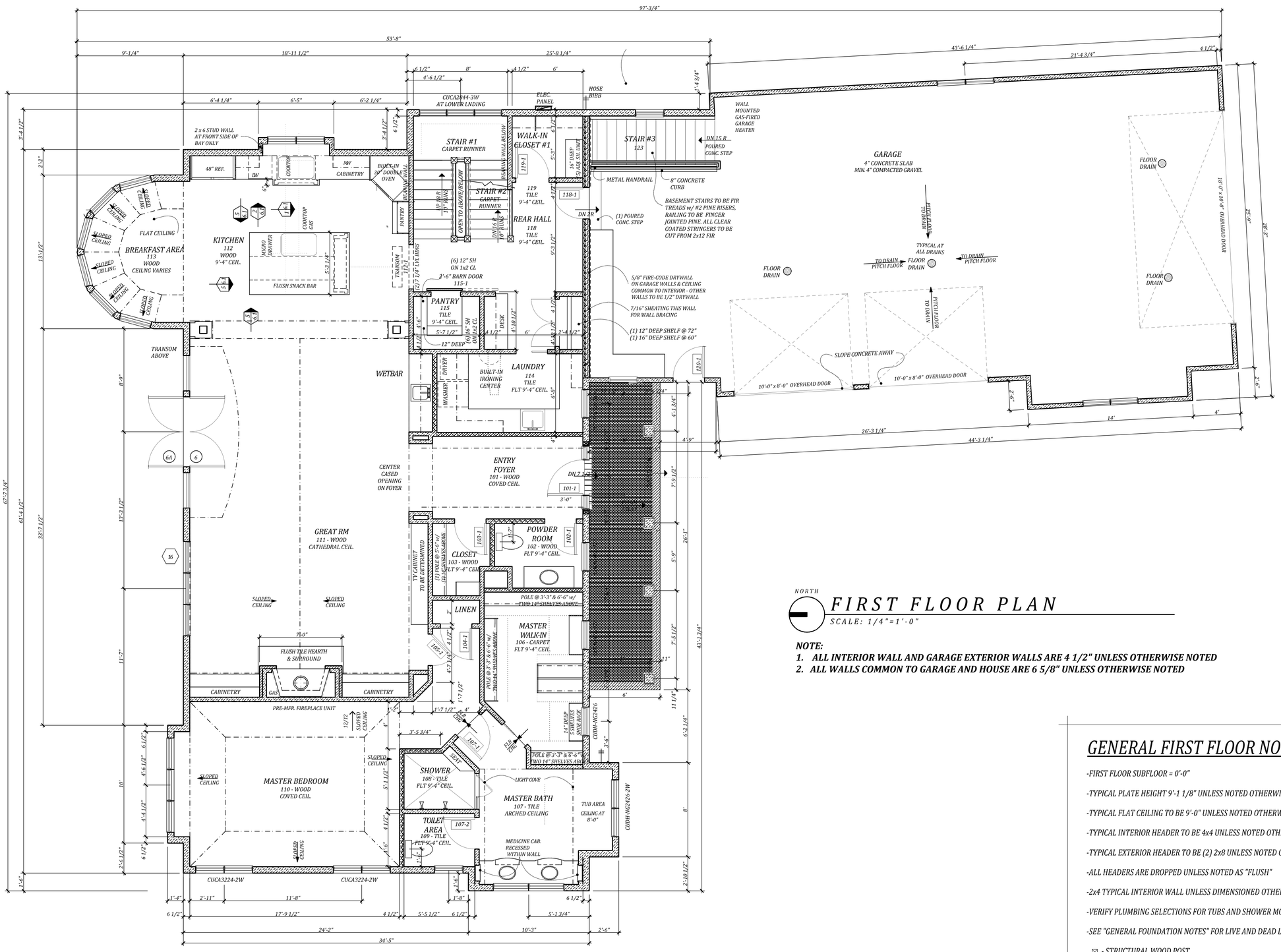
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PERMIT SET

Job No. 21.05
Date: 19 JULY 21
Sheet

2

Attachment: Plans (6492 : Ted Balistreri)



NORTH

FIRST FLOOR PLAN

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

NOTE:

1. ***ALL INTERIOR WALL AND GARAGE EXTERIOR WALLS ARE 4 1/2" UNLESS OTHERWISE NOTED***
2. ***ALL WALLS COMMON TO GARAGE AND HOUSE ARE 6 5/8" UNLESS OTHERWISE NOTED***

GENERAL FIRST FLOOR NOTES

-FIRST FLOOR SUBFLOOR = 0'-0"

-TYPICAL PLATE HEIGHT 9'-1 1/8" UNLESS NOTED OTHERWISE

-TYPICAL FLAT CEILING TO BE 9'-0" UNLESS NOTED OTHERWISE

-TYPICAL INTERIOR HEADER TO BE 4x4 UNLESS NOTED OTHERWISE

-TYPICAL EXTERIOR HEADER TO BE (2) 2x8 UNLESS NOTED OTHERWISE

-ALL HEADERS ARE DROPPED UNLESS NOTED AS "FLUSH"

-2x4 TYPICAL INTERIOR WALL UNLESS DIMENSIONED OTHERWISE

-VERIFY PLUMBING SELECTIONS FOR TUBS AND SHOWER MODULES

-SEE "GENERAL FOUNDATION NOTES" FOR LIVE AND DEAD LOAD INFORMATION

⊠ - STRUCTURAL WOOD POST

X - POINT LOAD FROM ABOVE

▨ - UNINSULATED WALL

▨ - INSULATED WALL

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Mequon, WI

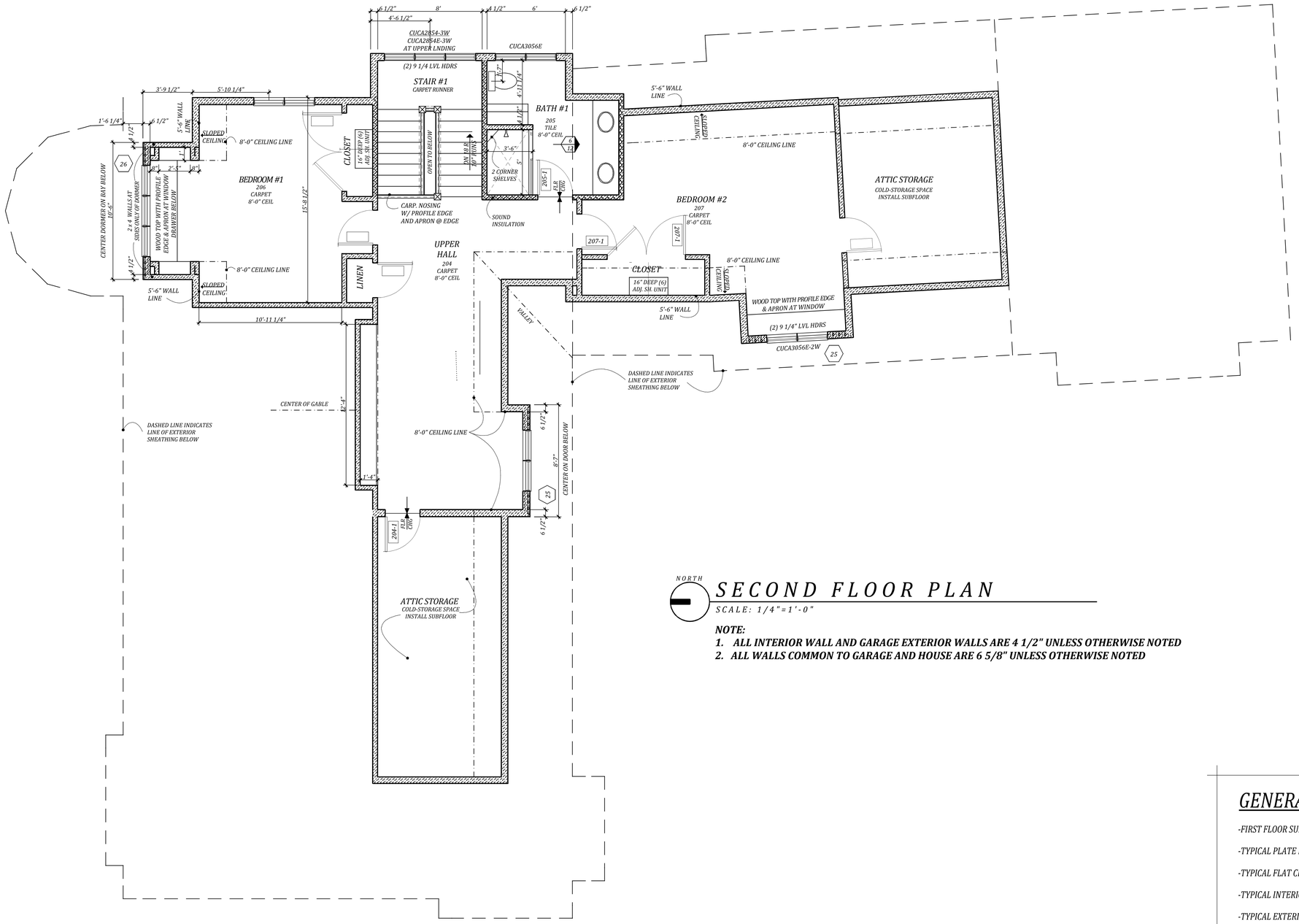
Revisions

PERMIT SET

Job No. 21.05
Date: 19 JULY 21
Sheet

3

Attachment: Plans (6492 : Ted Balistreri)



NORTH

SECOND FLOOR PLAN

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

NOTE:

1. ***ALL INTERIOR WALL AND GARAGE EXTERIOR WALLS ARE 4 1/2" UNLESS OTHERWISE NOTED***
2. ***ALL WALLS COMMON TO GARAGE AND HOUSE ARE 6 5/8" UNLESS OTHERWISE NOTED***

GENERAL SECOND FLOOR NOTES

-FIRST FLOOR SUBFLOOR = 0'-0"

-TYPICAL PLATE HEIGHT 8'-1 1/8" UNLESS NOTED OTHERWISE

-TYPICAL FLAT CEILING TO BE 8'-0" UNLESS NOTED OTHERWISE

-TYPICAL INTERIOR HEADER TO BE 4x4 UNLESS NOTED OTHERWISE

-TYPICAL EXTERIOR HEADER TO BE (2) 2x8 UNLESS NOTED OTHERWISE

-ALL HEADERS ARE DROPPED UNLESS NOTED AS "FLUSH"

-2x4 TYPICAL INTERIOR WALL UNLESS DIMENSIONED OTHERWISE

-VERIFY PLUMBING SELECTIONS FOR TUBS AND SHOWER MODULES

-SEE "GENERAL FOUNDATION NOTES" FOR LIVE AND DEAD LOAD INFORMATION

⊠ - STRUCTURAL WOOD POST

X - POINT LOAD FROM ABOVE

▨ - UNINSULATED WALL

▨ - INSULATED WALL

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Note:
Although every effort has been made in preparing these plans and checking them for accuracy, the contractors must check all details and dimensions and be responsible for same. The contractor shall be responsible for making sure that all work is done in accordance with all state and local codes.

The owner may only utilize all drawings and specifications after full payment has been received by Van Loon & Associates, Inc.

Balistreri Residence
3368 W. Riverland
Mequon, WI

Revisions

PERMIT SET

Job No. 21.05
Date: 19 JULY 21
Sheet

4

Attachment: Plans (6492 : Ted Balistreri)

THEHOFFGROUP
ARCHITECTURE | PROJECT MANAGEMENT | DEVELOPMENT

STATEMENT OF INTENT

The existing site conditions include an old City-owned DPW building which was built on a contaminated 3.3 acre site on Green Bay Road. We are combining this parcel with a 7.5 acre site to arrive at an 11 acre development with 28 side-by-side condominiums. We are cleaning up the contamination, demolishing the old building, and extending municipal sewer and water to the property. We designed the project to respect the adjacent rental, condo, and single family properties. We are retaining as much of the existing trees and foliage as possible, creating berms and landscape buffers, and adding storm water management ponds. The buildings were designed to be contextual with other mid to high-end side-by-side developments, applying a "Mequon / Thiensville Vernacular" that includes masonry, steep roof pitches, and very respectful and attractive exterior materials, colors and detailing. We had a team of professional architects, landscape designers, interior designers, and local resident focus groups assist with the final design of these buildings.

BUILDING 7

Building #7 is identical in design to Buildings #5, which has already been approved by the ARB and is now in construction with one caveat: the orientation of the garage door is different on one of the Building 7 units per the Mequon-approved site plan. Otherwise the architecture is identical. The plans show the optional sun room for only one unit, which the ARB has approved in the past, allowing us the option of adding a sun room to the construction project if a Buyer selects this option without coming back to the ARB for approval.

Attachment: Statement of Intent (6493 : David Hoff Development)

6938 N. Santa Monica Blvd
Phone: 414-228-3613
www.thehoffgroupinc.com
E-mail davidh@northtrack.org
Fox Point, WI 53217
Fax 414-228-3600

BUILDING INDEX

BUILDING NUMBER	BUILDING DESCRIPTION	UNIT TYPE*	
		LEFT UNIT	RIGHT UNIT
1	PRINCETON - STONE	B - GARAGE FRONT	A - GARAGE SIDE
2	PRINCETON - BRICK	A - GARAGE FRONT	B - GARAGE FRONT
3	STANFORD - STONE	C - GARAGE SIDE	B - GARAGE FRONT
4	PRINCETON - STONE	B - GARAGE FRONT	A - GARAGE SIDE
5	NOTRE DAME - STONE	A - GARAGE SIDE	A - GARAGE FRONT
6	PRINCETON - STONE	A - GARAGE SIDE	B - GARAGE FRONT
7	NOTRE DAME - STONE	A - GARAGE FRONT	A - GARAGE FRONT
8	STANFORD	C - GARAGE SIDE	B - GARAGE FRONT
9	PRINCETON - STONE	A - GARAGE SIDE	B - GARAGE FRONT
10	PRINCETON	A - GARAGE SIDE	B - GARAGE FRONT
11	NOTRE DAME	A - GARAGE FRONT	A - GARAGE FRONT
12	PRINCETON	A - GARAGE FRONT	B - GARAGE FRONT
13	NOTRE DAME	A - GARAGE FRONT	A - GARAGE FRONT
14	STANFORD	C - GARAGE FRONT	B - GARAGE SIDE

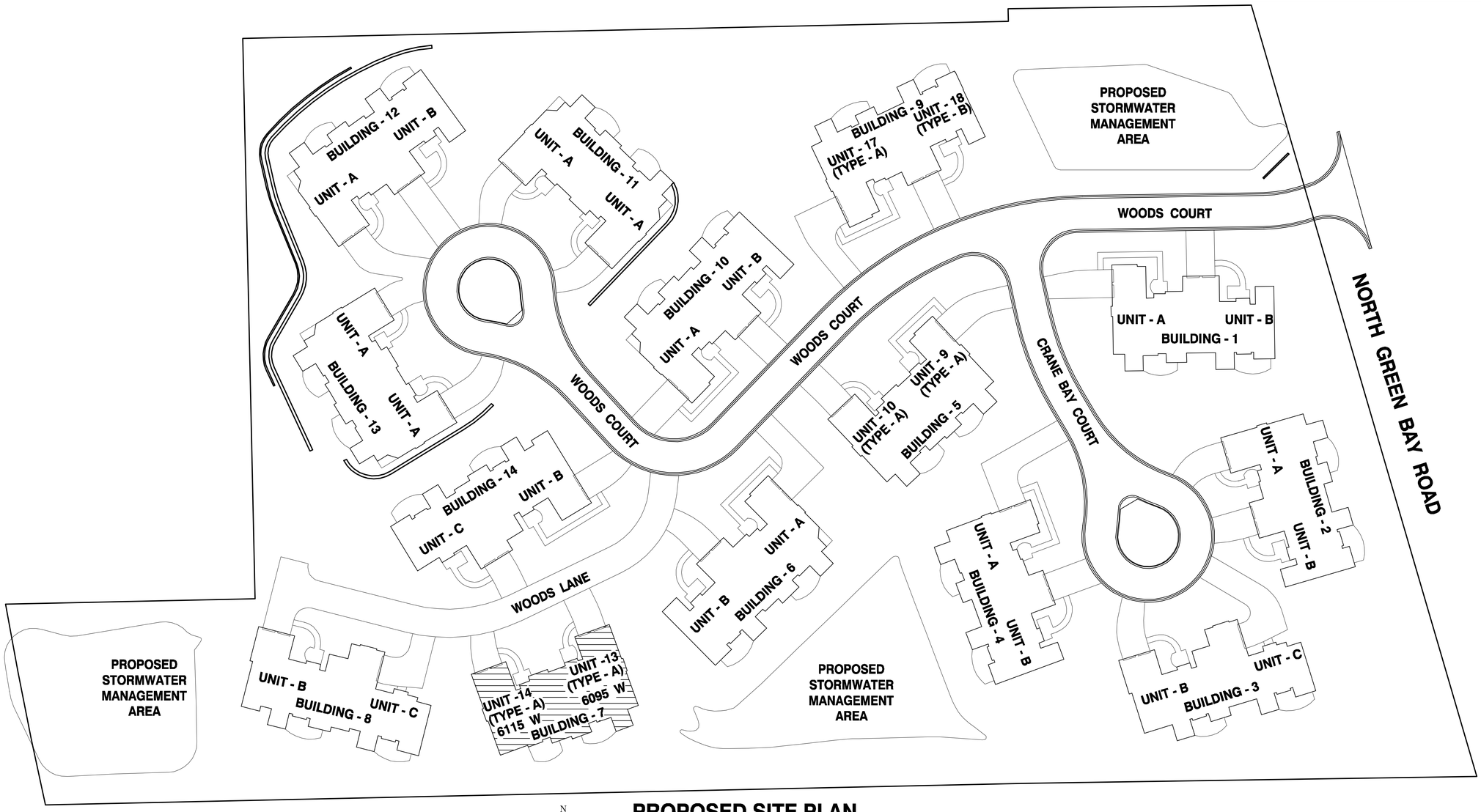
UNIT LEGEND
* A - INDICATES 2,100 SQ.FT. UNIT FLOOR PLAN
* B - INDICATES 2,225 SQ.FT. UNIT FLOOR PLAN
* C - INDICATES 2,180 SQ.FT. UNIT FLOOR PLAN

PLAN INDEX FOR BUILDING - 7

SHEET NUMBER	SHEET DESCRIPTION
1	SITE / INDEX
2	EXTERIOR ELEVATIONS
3	EXTERIOR ELEVATIONS & ROOF PLAN
4	LOWER LEVEL PLAN
5	FIRST FLOOR PLAN
6	BUILDING SECTIONS
7	INTERIOR WALL ELEVATIONS - OMITTED
8	ELECTRICAL PLANS - OMITTED
9	WALL BRACING

ALTERNATE ADDITIONAL FEATURE CUT-SHEETS

CS-1	ALTERNATE - 1 = FINISHED BASEMENT PLAN IN UNIT A ALTERNATE - 2 = FINISHED BASEMENT PLAN IN UNIT B
CS-2 & CS-3	ALTERNATE - 3 = OPTIONAL SUN ROOM IN UNIT A FOUND. & FIRST FL. PLANS REAR ELEVATION & ROOF PLAN ALTERNATE - 4 = OPTIONAL SUN ROOM IN UNIT A FOUND. & FIRST FL. PLANS REAR ELEVATION & ROOF PLAN
CS-4 OMITTED	ALTERNATE - 5 = OPTIONAL TUB IN M. BATH OF LEFT UNIT A ALTERNATE - 6 = OPTIONAL POWDER ROOM BUILD - OUT IN LEFT UNIT A ALTERNATE - 7 = OPTIONAL TUB IN M. BATH OF RIGHT UNIT A ALTERNATE - 6 = OPTIONAL POWDER ROOM BUILD - OUT IN RIGHT UNIT A



N
W E
S

PROPOSED SITE PLAN

NOT TO SCALE

NOTE:
INFORMATION ON SITE PLAN IS ONLY APPROXIMATE. REFER TO APPROVED SURVEY PLAN FOR ACTUAL BUILDING LOCATION AND GRADING PLAN.

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BUILDER
THE HOFF GROUP
628 N SANTA MONICA BLVD.
FOX POINT, WI 53217
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P: 414-228-365

PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 7/12/21

BUILDING INFORMATION
BUILDING - 7
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE-UNIT 13 (TYPE-A) 6095 W WOODS LANE
RIGHT SIDE - UNIT 14 (TYPE-A) 6115 W WOODS LANE

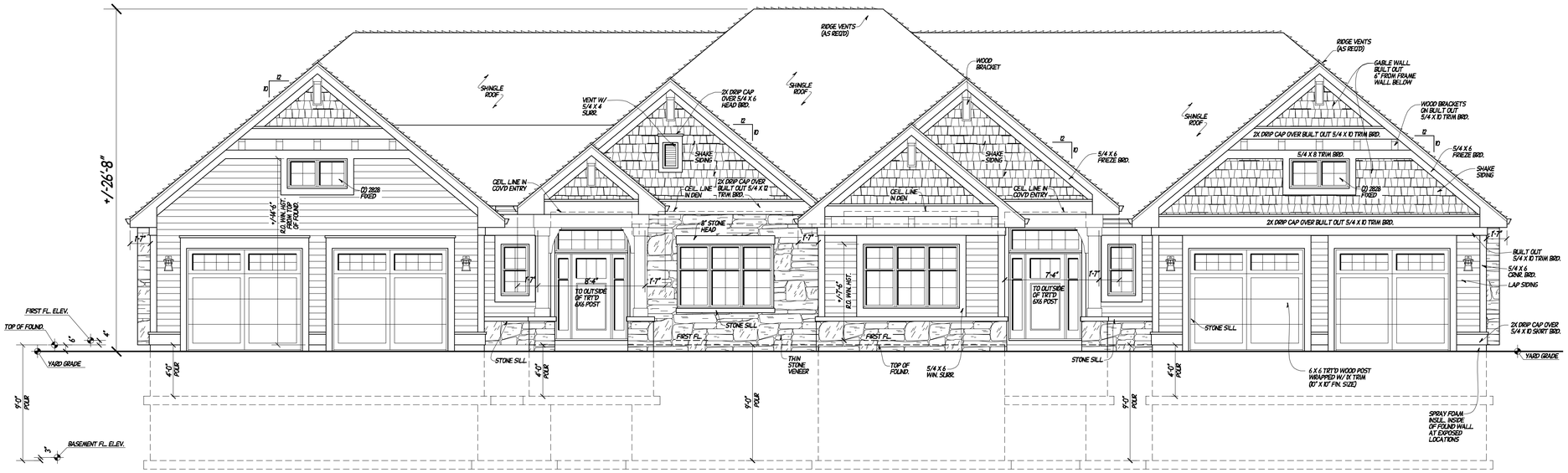
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G.T.K.	
CHECKED	
B. TOM	

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(262) 797 - 1701

JOB NUMBER
165721-E

SHEET NO.
1 OF 9

Attachment: Site Plan - Plans (6493 : David Hoff Development)

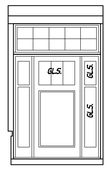


LEFT UNIT = A

NOTRE DAME - Stone
FRONT ELEVATION

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

RIGHT UNIT = A



LEFT UNIT = A
COV'D ENTRY ELEVATION

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



RIGHT UNIT = A
COV'D ENTRY ELEVATION

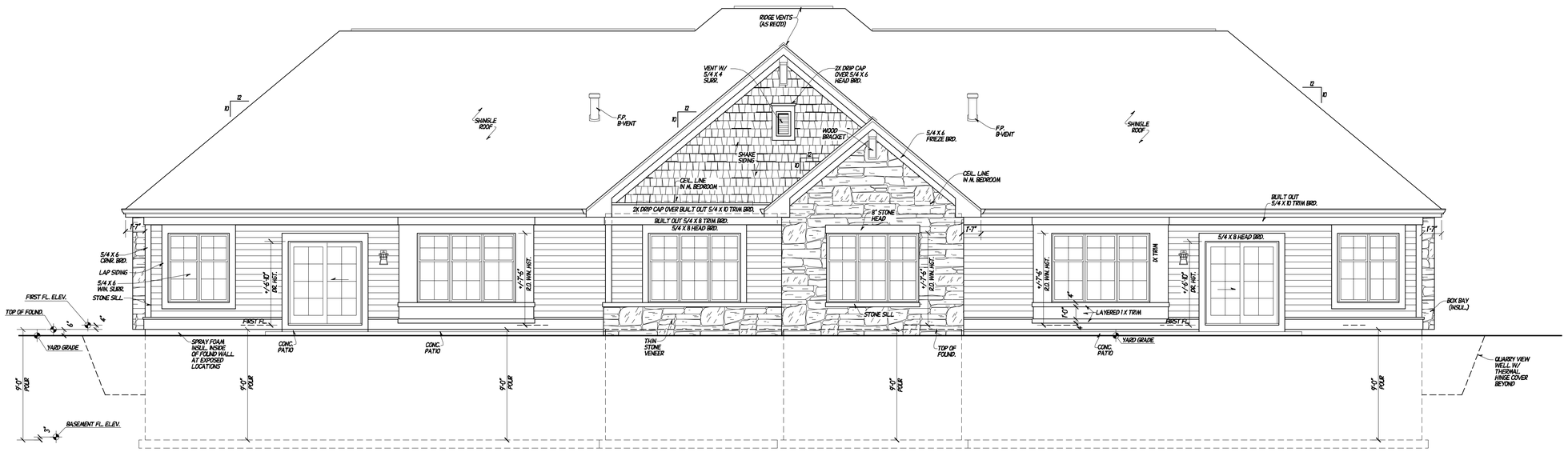
SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMART SIDE, 6" TO WEATHER, W/ 5/4 X 6 CONC. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE BEAD BOARD.

CONC. FTG. NOTES:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2,000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
- FIELD VERIFY SOIL COMPACTION AT FILL LOCATIONS TO MAINTAIN STRUCTURAL INTEGRITY PRIOR TO INSTALLING FOOTINGS.



RIGHT UNIT = A

NOTRE DAME - Stone
REAR ELEVATION

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

LEFT UNIT = A

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 7/12/21

BUILDING INFORMATION

BUILDING - 7
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 13 (TYPE-A)
RIGHT SIDE - UNIT 14 (TYPE-A)

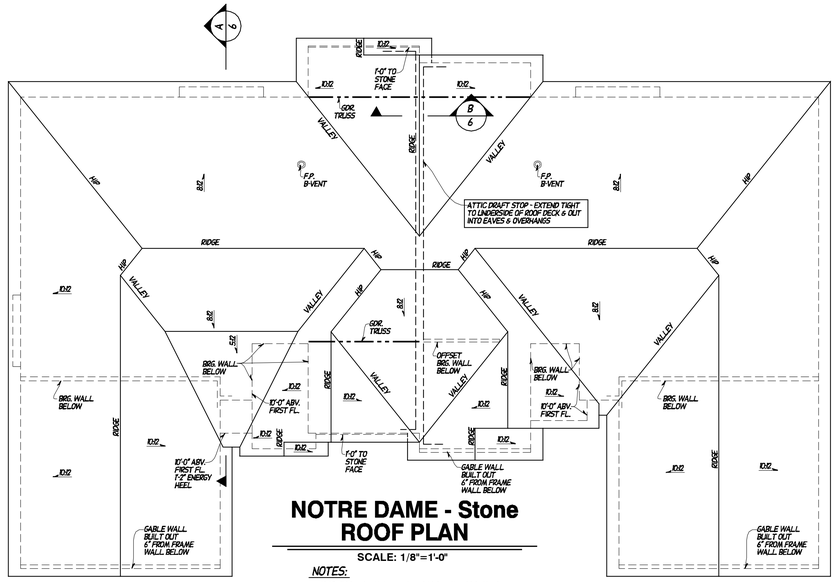
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SHEET NO.
2 OF 9

Attachment: Site Plan - Plans (6493 : David Hoff Development)



NOTRE DAME - Stone
ROOF PLAN

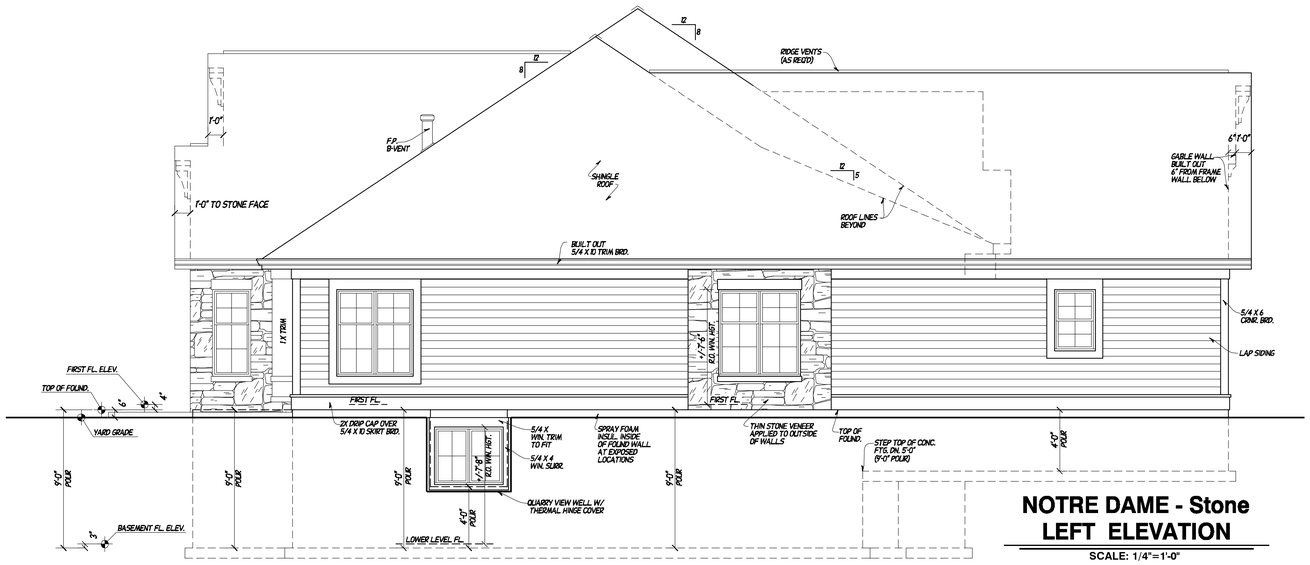
SCALE: 1/8"=1'-0"

LEFT UNIT = A

RIGHT UNIT = A

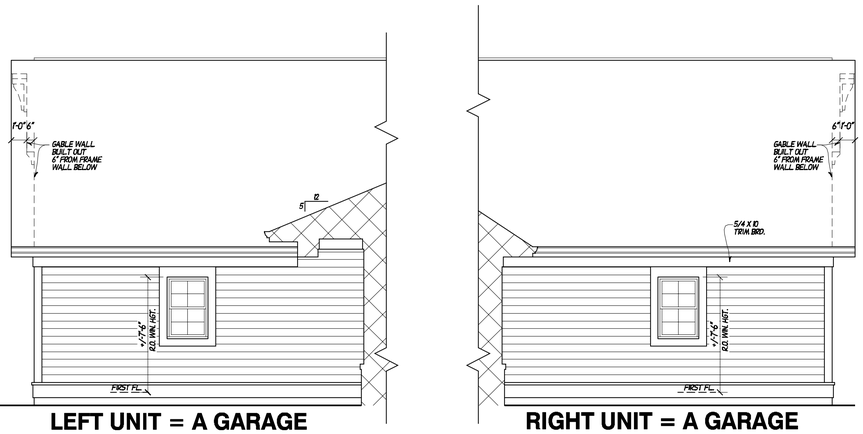
NOTES:

- 9'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- TRUSS ROOF AT 24" O.C. W/ METAL TIE DOWNS, ENTIRE HOUSE FINAL DESIGN AND LAYOUT BY TRUSS MANUFACTURER.
- 20" ENERGY HEEL ON B:12 & 10:12 TRUSSES.
- ALL ROOF PITCHES AS NOTED ON PLAN.
- INSTALL RIDGE VENTS AS REQ'D.
- INSTALL ICE & WATER SHIELD MEMBRANE AT ALL VALLEYS & DRIP EDGES.
- ALL SHINGLES TO BE DIMENSIONAL ASPHALT SHINGLES.
- INSTALL ATTIC DRAFT STOP - EXTEND TIGHT TO UNDERSIDE OF ROOF DECK & OUT INTO EAVES & OVERHANGS



NOTRE DAME - Stone
LEFT ELEVATION

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

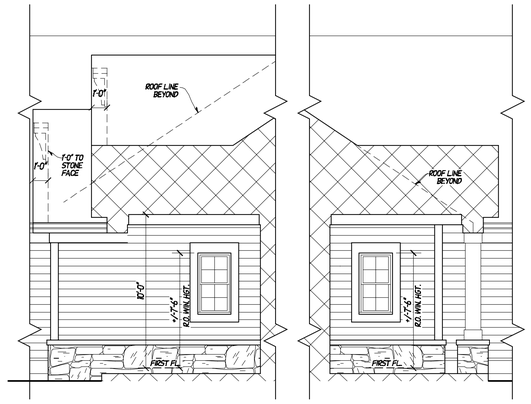


LEFT UNIT = A GARAGE
PARTIAL RIGHT ELEVATION

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

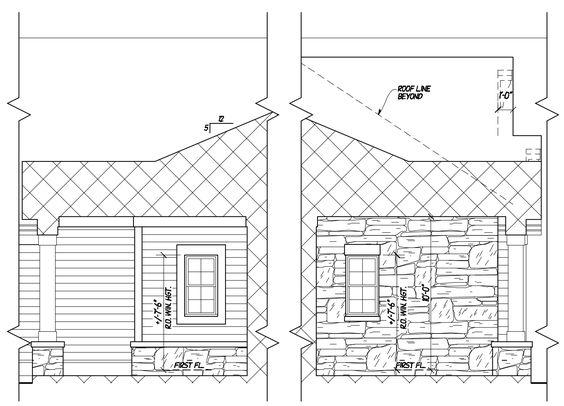
RIGHT UNIT = A GARAGE
PARTIAL RIGHT ELEVATION

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



RIGHT UNIT = A COV'D ENTRY ELEVATIONS

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



LEFT UNIT = A COV'D ENTRY ELEVATIONS

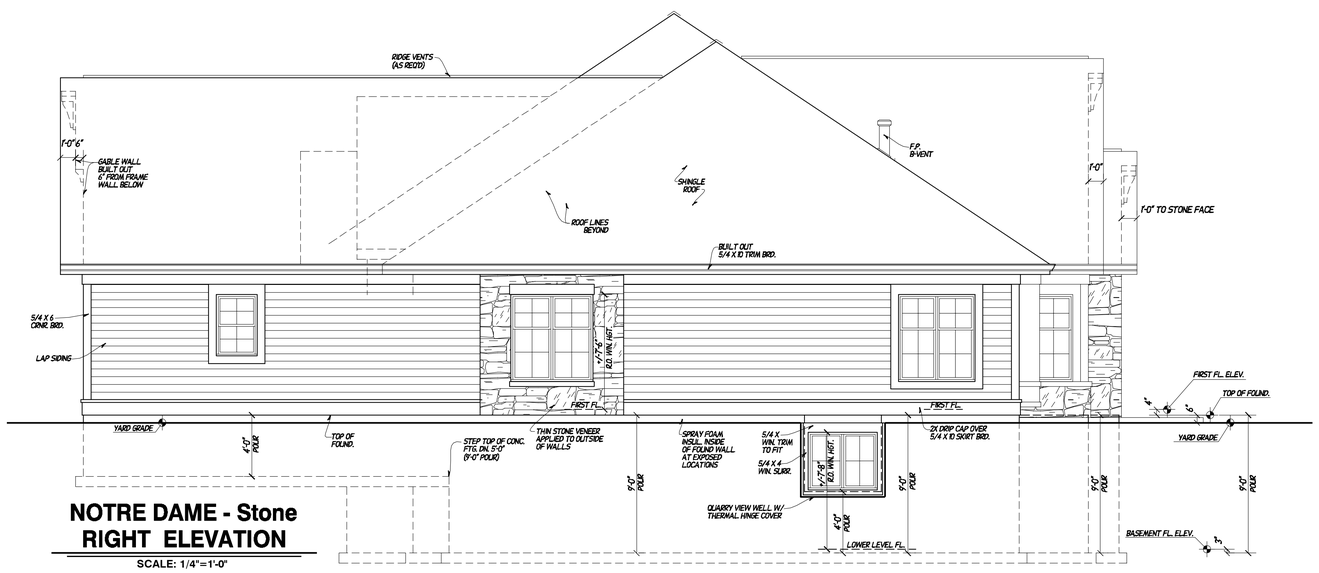
SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMART SIDE, 6" TO WEATHER, W/ 5/4 X 6 CBNE. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
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- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE BEAD BOARD.

CONC. FTG. NOTES:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2,000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
- FIELD VERIFY SOIL COMPACTION AT FILL LOCATIONS TO MAINTAIN STRUCTURAL INTEGRITY PRIOR TO INSTALLING FOOTINGS.



NOTRE DAME - Stone
RIGHT ELEVATION

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 7/12/21

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

BUILDING INFORMATION

BUILDING - 7
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 13 (TYPE-A)
RIGHT SIDE - UNIT 14 (TYPE-A)

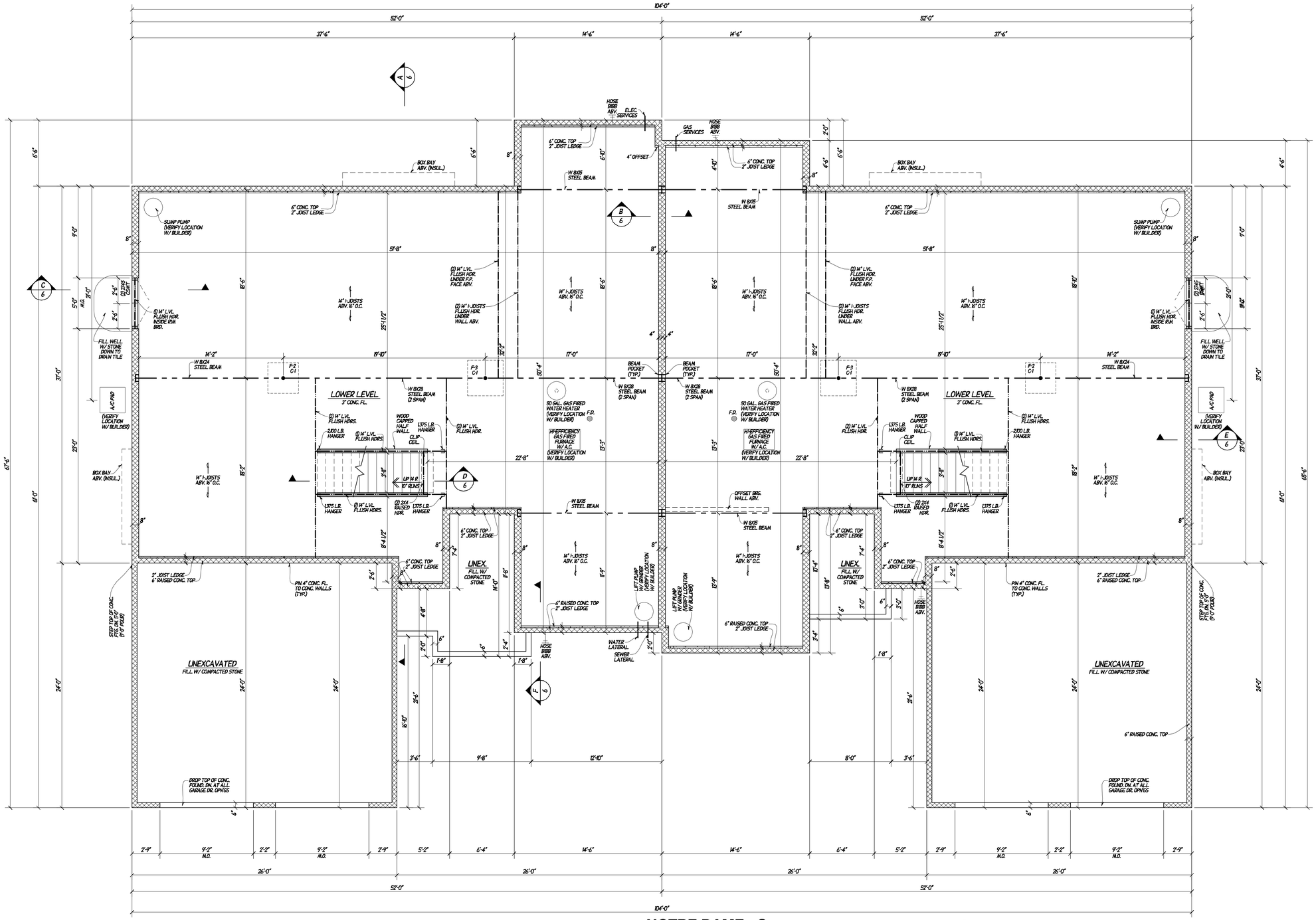
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B. TOM	

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BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
165721-E

SHEET NO.
3 OF 9

Attachment: Site Plan - Plans (6493 : David Hoff Development)



LEFT UNIT = A

RIGHT UNIT = A

WALL HATCH LEGEND:

- LEDGE HGTS. DOWN 8" FROM RAISED CONC. TOP (8'-4" HGT.)
- RAISED CONC. TOP, UP 1'-0" FROM STAND. (9'-0" POUR HGT.)
- CONC. TOP & JOIST LEDGE, STANDARD HGT. (8'-0" HGT.)

STEEL COLUMN LEGEND:

C-1 3" DIA. STD. STEEL PIPE COL. AT 7.58 LB/FT. 20' WALL 8 X 8 X 1/2" BASE PLATE

COLUMN CONC. PAD FTG. LEGEND:

F-1 30" X 30" X 12" CONC. FTGS. W/ (3) NO. 5 BARS E.W.

F-2 36" X 36" X 12" CONC. FTGS. W/ (3) NO. 5 BARS E.W.

F-3 42" X 42" X 12" CONC. FTGS. W/ (4) NO. 5 BARS E.W.

NOTRE DAME - Stone FOUNDATION PLAN

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

NOTES:

- 8'-0" POUR & 9'-0" POUR, EXCEPT WHERE NOTED.
- POURED CONC. FOUND. WALLS W/ STEEL REBAR.
- WIN. NOTES:
  - --ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES). +/- 7'-8" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - --ALL WIN. & DR. R.O. HGT'S. ARE +/-, VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., ADJ. AS REQUIRED.
  - --ALL BASEMENT WINS. TO BE FREEDOM INSWING EGRESS WINS. BY UNILIMITED.
- ALL INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- ALL PLUMBING, HVAC & ELECTRICAL PIPING, DUCTS AND MATERIALS MUST BE INSTALLED NO LOWER THAN 7'-1" ABOVE THE SLAB IN THE FINISHED BASEMENT AREAS PER CODE.

FRAMING NOTES:

- ALL FIRST FL. JOISTS TO BE 14" I-JOISTS AT 16" O.C., EXCEPT WHERE NOTED:
- ALL LVL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.
- ALL LSL'S TO BE 1.3E GRADE, EXCEPT WHERE NOTED.
- ALL PSL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.

DEFLECTION DESIGN VALUES FOR FL. JOISTS:

- LIVE LOAD DEFLECTION FOR CARPET OR WOOD FINISHES SHOULD BE L/480 OR STIFFER.
- LIVE LOAD DEFLECTION FOR FLOORS WITH STANDARD TILE OR STONE FINISHES SHOULD BE L/720 OR STIFFER.
- FLOORS WITH FOREIGN OR NON-STANDARD TILE OR OTHER BRITTLE TYPE MATERIAL, LIVE LOAD DEFLECTION DESIGN VALUES SHOULD BE VERIFIED WITH THE MANUFACTURER. IN NO INSTANCE SHOULD THE LIVE LOAD DEFLECTION DESIGN VALUE BE LESS THAN L/720.

THIN STONE VENEER NOTE:

- STONE VENEER IS THIN STONE APPLIED VENEER, ALL PLAN DIMENSIONS ARE TO FRAME & FOUND. WALLS, NOT TO STONE VENEER.

CONC. FTG. NOTES:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2,000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 7/12/21

BUILDING INFORMATION

BUILDING - 7

NOTRE DAME - STONE

W/ PAINTED SCHEME

LEFT SIDE - UNIT 13 (TYPE-A)

RIGHT SIDE - UNIT 14 (TYPE-A)

DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE
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G.T.H.	
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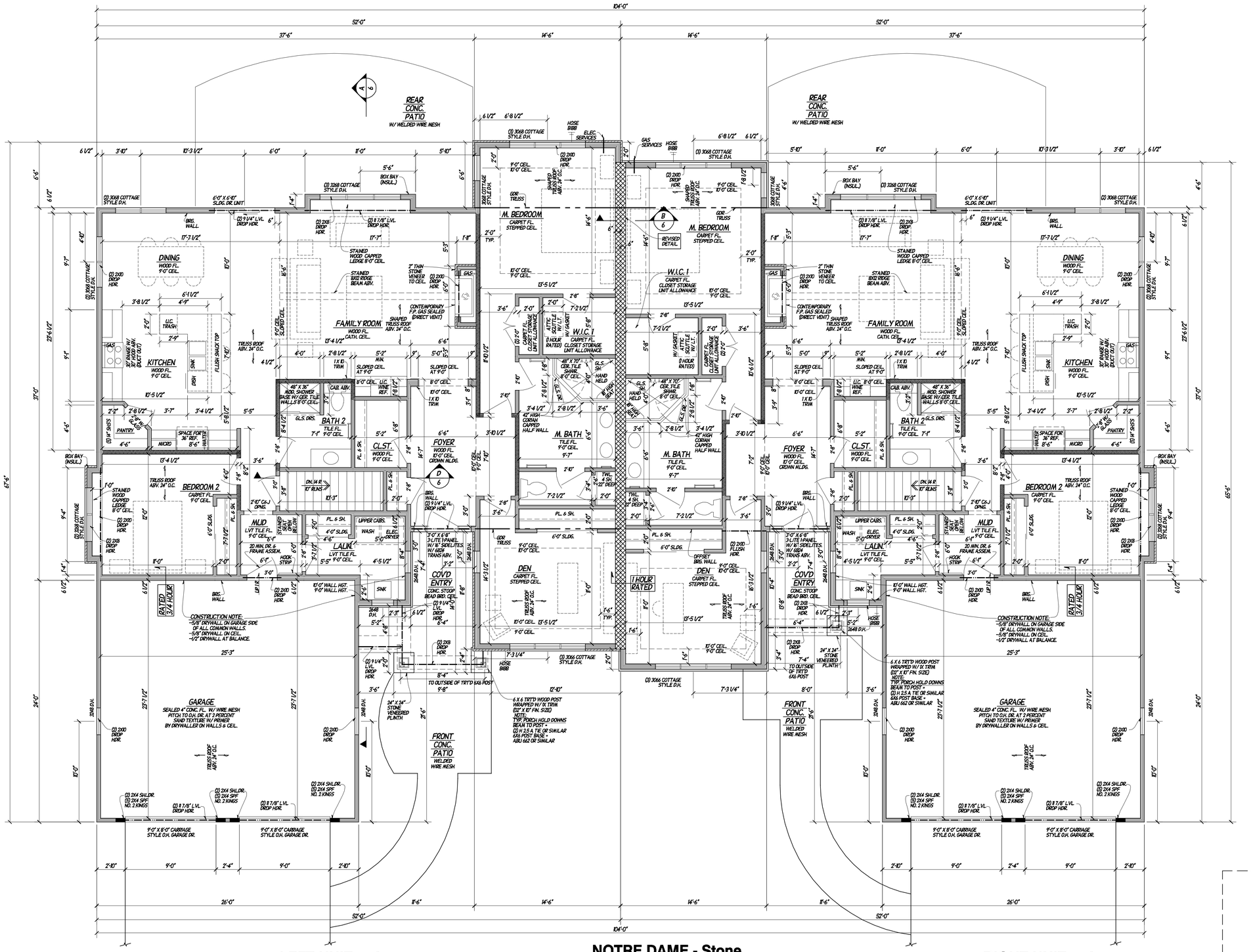
JOB NUMBER

165721-E

SHEET NO.

4 OF 9

Attachment: Site Plan - Plans (6493 : David Hoff Development)



LEFT UNIT = A

FINISHED LIVING AREA:	2,123 SQ.FT.
GARAGE:	623 SQ.FT.
COVD ENTRY:	120 SQ.FT.
TOTAL:	2,883 SQ.FT.

NOTES:

- 9'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- WIN. NOTES:
  - -ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES). 7'-6" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - -ALL WIN. & DR. R.O. HGT'S. ARE +/-, VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., AD.J. AS REQUIRED.
- ALL INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.
- ALL STAIRS TO BE CONSTRUCTED BY ROUGH CARPENTER & FINISHED BY FINISH CARPENTER.
- ALL INT. WINDOW CASING TO BE 3 1/2" X 3/4" W/ STOOL & APRON. (SEE DETAIL 1-5)

NOTRE DAME - Stone
FIRST FLOOR PLAN

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

TOTAL BUILDING FOOT PRINT: 5,648 SQ.FT.

▪ SOUND INSUL. WALLS (R-13 & R-19 BATT)

RATED CEIL. NOTE:

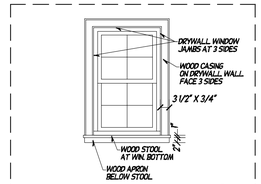
- ALL INTERIOR CEILINGS ARE 5/8" DRYWALL COVERED AND 1 HOUR RATED. ALL PENETRATIONS THRU THE RATED CEILING MUST BE SEALED & FIRE CAULKED

THIN STONE VENEER NOTE:

- STONE VENEER IS THIN STONE APPLIED VENEER. ALL PLAN DIMENSIONS ARE TO FRAME & FOUND. WALLS, NOT TO STONE VENEER.

RIGHT UNIT = A

FINISHED LIVING AREA:	2,123 SQ.FT.
GARAGE:	623 SQ.FT.
COVD ENTRY & PORCH:	70 SQ.FT.
TOTAL:	2,816 SQ.FT.



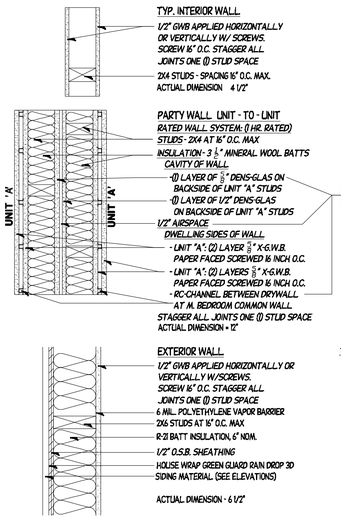
DETIAL

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

1/5

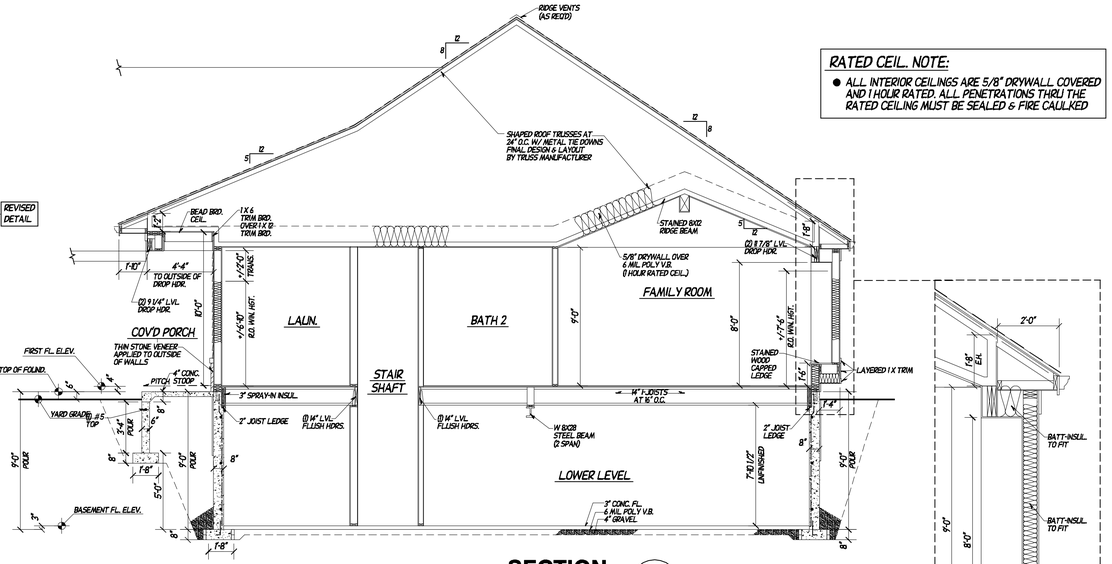
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BUILDER
PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI
MEQUON ARCHITECTURAL BOARD SUBMITTAL 7/12/21
BUILDING INFORMATION
BUILDING - 7
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE = UNIT 13 (TYPE-A)
RIGHT SIDE = UNIT 14 (TYPE-A)
DESIGNED BY: B. TOM
DRAWN BY: G.T.H.
CHECKED: B. TOM
COMPLETION DATE: NOT COMPLETE
REVISIONS
ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 280
BROOKFIELD, WI 53005
(262) 787 - 1701
JOB NUMBER
165721-E
SHEET NO.
5 OF 9

Attachment: Site Plan - Plans (6493 : David Hoff Development)



TYP. WALL TYPES

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



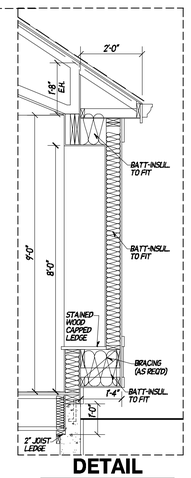
SECTION A

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

6

RATED CEIL. NOTE:

- ALL INTERIOR CEILINGS ARE 5/8" DRYWALL COVERED AND 1 HOUR RATED. ALL PENETRATIONS THRU THE RATED CEILING MUST BE SEALED & FIRE CAULKED



DETAIL

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

SECTION C

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

6



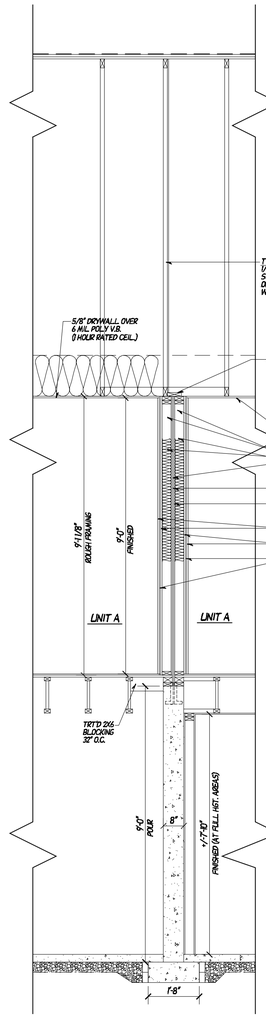
SECTION D

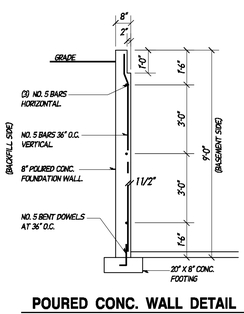
SCALE: 1/4"=1'-0"

6

NOTES:

- ALL PLUMBING, HVAC & ELECTRICAL PIPING, DUCTS AND MATERIALS MUST BE INSTALLED NO LOWER THAN 7'-9" ABOVE THE SLAB IN THE FINISHED BASEMENT AREAS PER CODE.





POURED CONC. WALL DETAIL

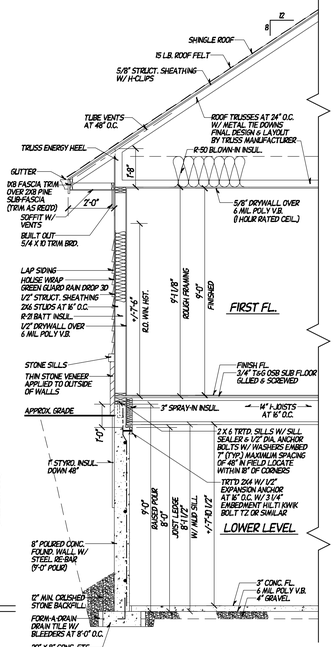
SCALE: 3/8" = 1'-0"

10:12

SECTION B

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

6



GENERIC TYP. SECTION

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

TYP. SECTION NOTES:

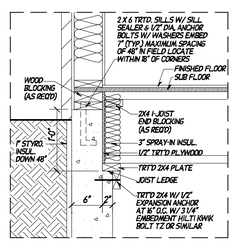
- THIS SECTION IS FOR GENERAL INFO ONLY, IT IS NOT SPECIFIC TO ANY PARTICULAR AREA OF THIS PROJECT.
- REFER TO THIS SECTION FOR ALL NON-LABELED MATERIALS ON OTHER SECTIONS.
- SEE EXTERIOR MATERIAL NOTES FOR MATERIAL SPECIFICATIONS.

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMART SIDE 6" TO WEATHER W/ 5/4 X 6 CRNR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE BEAD BOARD.

CONC. FTG. NOTES:

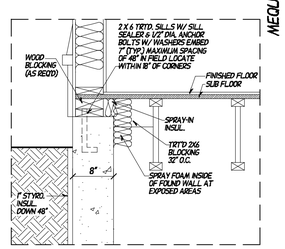
- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2,000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
- FIELD VERIFY SOIL COMPACTION AT FILL LOCATIONS TO MAINTAIN STRUCTURAL INTEGRITY PRIOR TO INSTALLING FOOTINGS.



SECTION F

SCALE: 1"=1'-0"

6



SECTION E

SCALE: 1"=1'-0"

6

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 7/12/21

BUILDING INFORMATION

BUILDING - 7

NOTRE DAME - STONE

W/ PAINTED SCHEME

LEFT SIDE - UNIT 13 (TYPE-A)

RIGHT SIDE - UNIT 14 (TYPE-A)

DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE
DRAWN BY	REVISIONS
G.T.H.	
CHECKED	
B. TOM	

ARCHITECTURAL DEVELOPMENT SERVICES INC.
A D S
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER

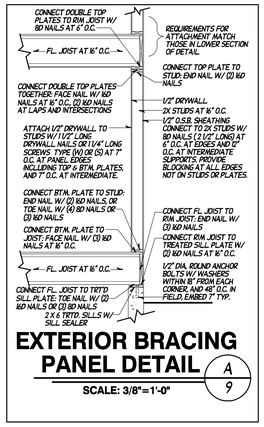
16572I-E

SHEET NO.

6 OF 9

Attachment: Site Plan - Plans (6493 : David Hoff Development)

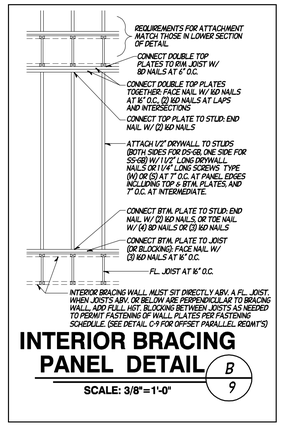
NOTE: ALL WALL BRACING REQUIREMENTS DERIVED FROM 2012 IRC: R602.10



EXTERIOR BRACING PANEL DETAIL

A / 9

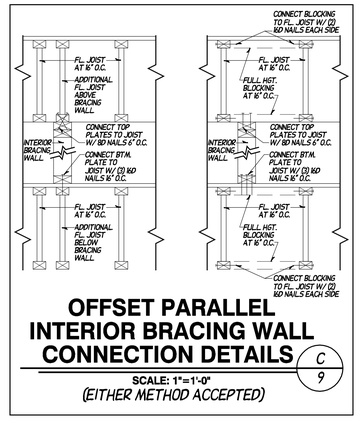
SCALE: 3/8"=1'-0"



INTERIOR BRACING PANEL DETAIL

B / 9

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

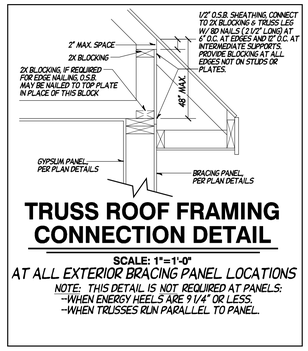


OFFSET PARALLEL INTERIOR BRACING WALL CONNECTION DETAILS

C / 9

SCALE: 1"=1'-0"

(EITHER METHOD ACCEPTED)



TRUSS ROOF FRAMING CONNECTION DETAIL

SCALE: 1"=1'-0"

AT ALL EXTERIOR BRACING PANEL LOCATIONS

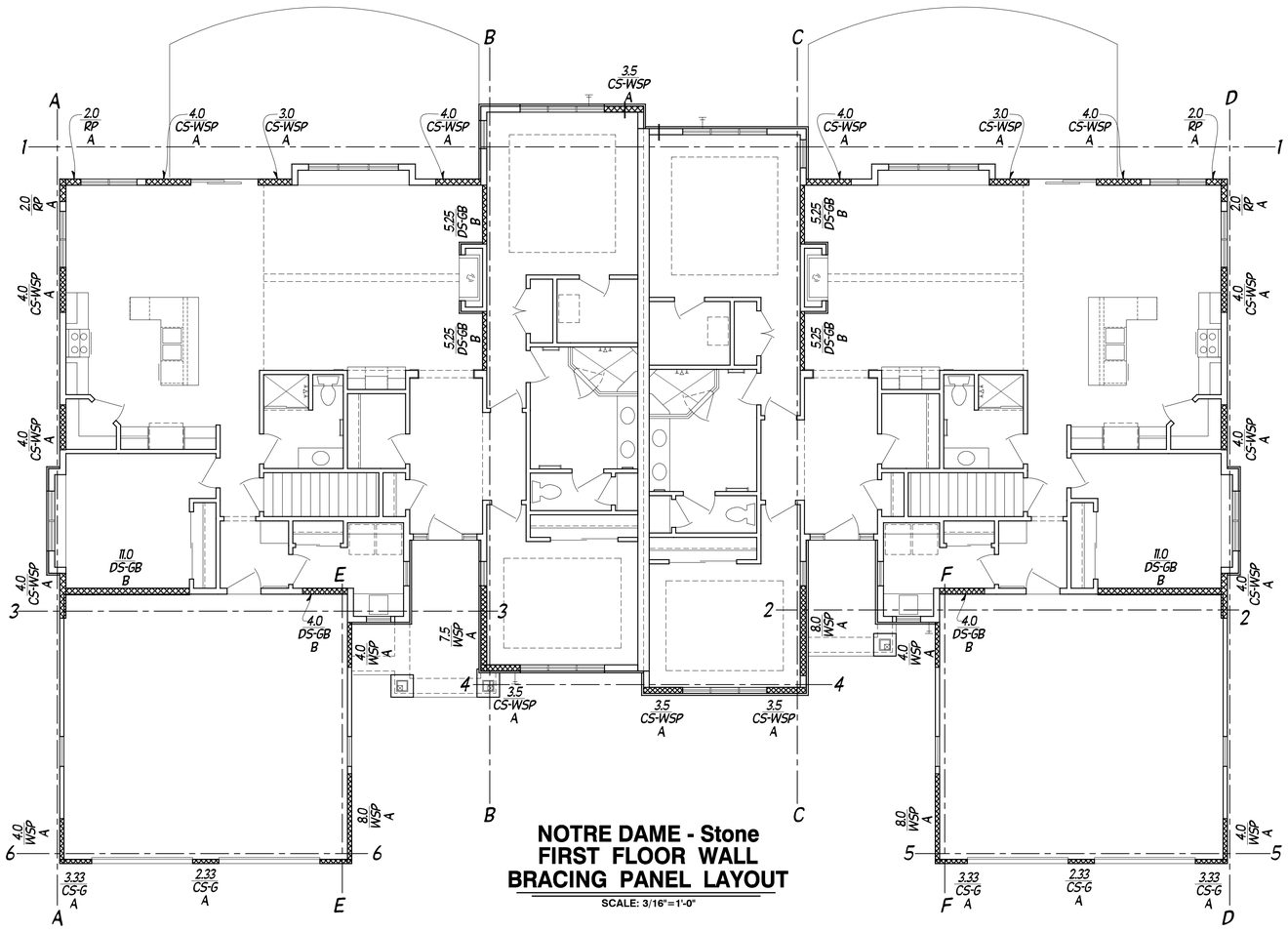
NOTE: THIS DETAIL IS NOT REQUIRED AT PANELS:
-WHEN ENERGY HEELS ARE 9 1/4" OR LESS.
-WHEN TRUSSES RUN PARALLEL TO PANEL.

WALL BRACING NOTES:

- ALL DESIGNATED EXTERIOR WALL BRACING PANEL LOCATIONS: BLOCKING MUST BE PROVIDED BETWEEN STUDS WHERE HORIZONTAL SEAMS ARE PRESENT AS TO ALLOW FOR PROPER NAILING AT ALL EDGES.
- USE ROOF FRAMING CONNECTION DETAIL AT ALL APPLICABLE LOCATIONS.
- ALL WALL BRACING REQUIREMENTS DERIVED FROM 2012 IRC: R602.10

WALL BRACING LEGEND:

— — — —	= DESIGNATED WALL BRACING LINE
▨	= WALL BRACING PANEL
XX	= BRACING PANEL LENGTH IN FEET (MINIMUM)
XX	= SHEATHING METHOD
X	= PANEL DETAIL
BRACING PANEL LENGTH =	REQUIRED MIN. LENGTH OF BRACING PANEL, IN FEET, (PER TABLE R602.10.3(1)) EACH PANEL END MUST BE ON A FULL HGT. STUD, LENGTHEN PANEL AS REQ'D.
SHEATHING METHOD =	METHOD USED TO DETERMINE REQ'D PANEL AMOUNTS, LOCATIONS & LENGTHS: (PER TABLE R602.10.4)
	SS-GB = SINGLE SIDED GYPSUM BOARD
	DS-GB = DOUBLE SIDED GYPSUM BOARD
	WSP = WOOD STRUCTURAL PANEL
	CS-WSP = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL
	CS-G = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS.
	RP = REQUIRED 2'-0" STRUCTURALLY SHEATHED RETURN PANEL AT END OF CONTINUOUSLY SHEATHED WALL LINE
PANEL DETAIL =	REFERS TO CONSTRUCTION DETAIL FOR INDICATED STRUCTURAL WALL PANEL: A = SEE DETAIL A-9 B = SEE DETAIL B-9



NOTRE DAME - Stone FIRST FLOOR WALL BRACING PANEL LAYOUT

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 7/12/21

NOTE: CALL LETTERS & NUMBERS ON THIS PAGE REFERENCE THIS PAGE ONLY AND DO NOT CORRESPOND TO OTHER PAGES OF THIS PLAN.

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BUILDER

PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

BUILDING INFORMATION
BUILDING - 7
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 13 (TYPE-A)
RIGHT SIDE - UNIT 14 (TYPE-A)

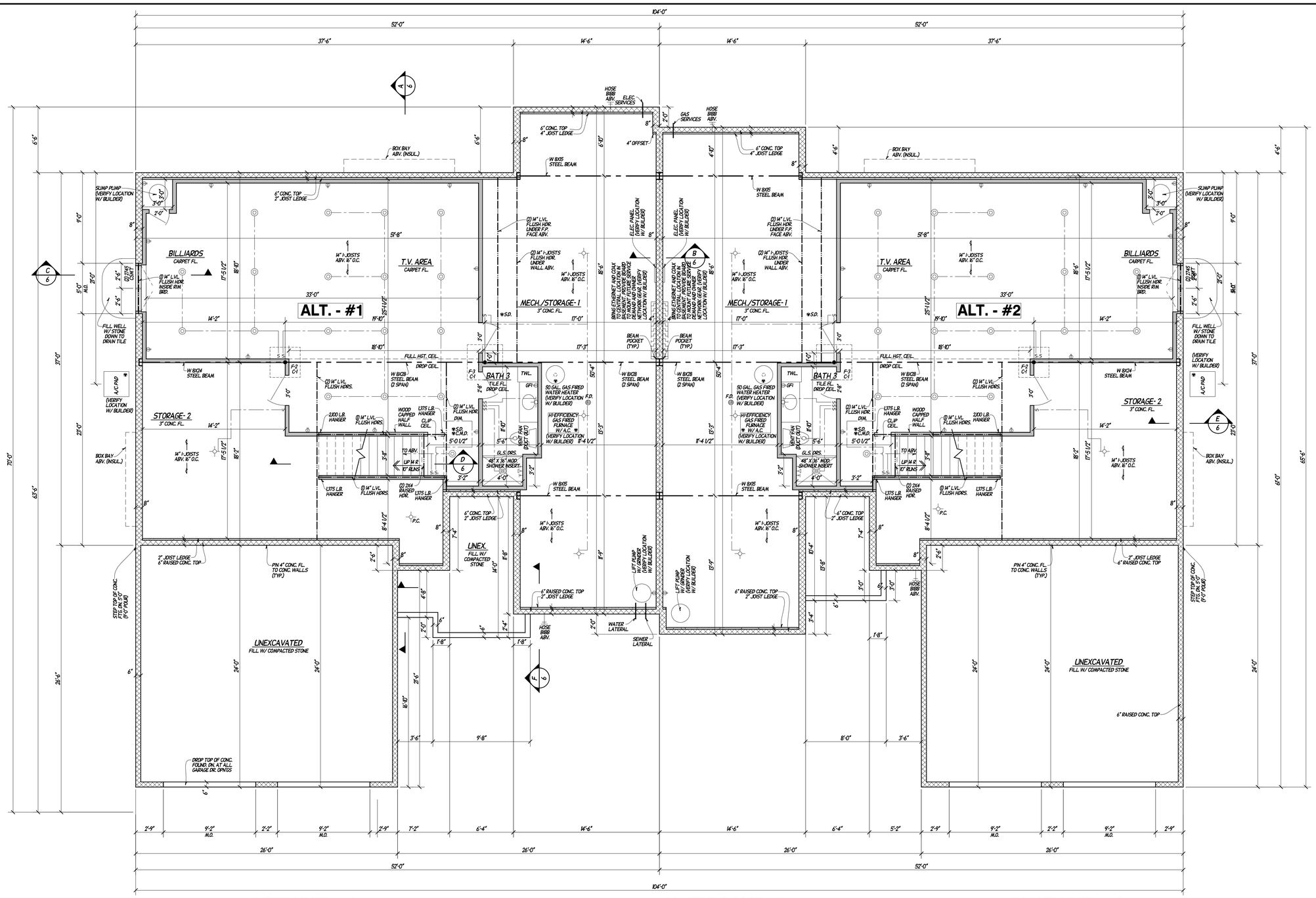
COMPLETION DATE	NOT COMPLETE
REVISIONS	
DESIGNED BY	B. TOM
DRAWN BY	G.T.K.
CHECKED	B. TOM

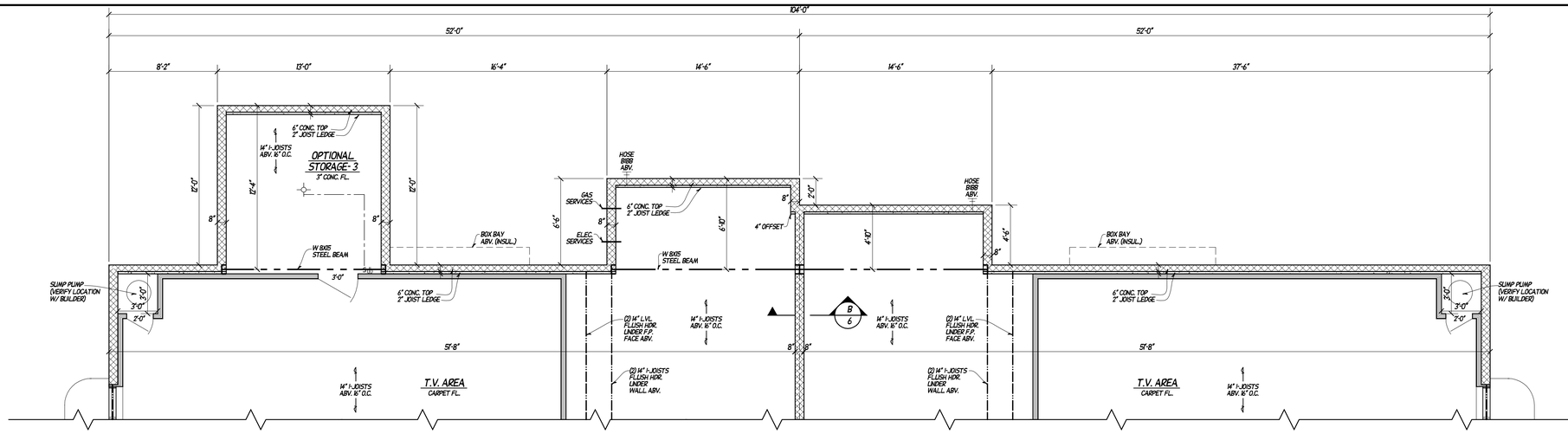
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www.architecturaldevelopmentservices.com
159 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
165721-E

SHEET NO.
9 OF 9

Attachment: Site Plan - Plans (6493 : David Hoff Development)


104'-0"
52'-0"
37'-6"
14'-6"
ALT. - #1
ALT. - #2
BILLIARDS
CARPET FL.
T.V. AREA
CARPET FL.
MECH./STORAGE-1
3" CONC. FL.
STORAGE-2
3" CONC. FL.
BATH 3
TILE FL.
DROP CEIL.
UNEX.
FILL W/ COMPACTED STONE
UNEXCAVATED
FILL W/ COMPACTED STONE
W 8X24 STEEL BEAM
W 8X28 STEEL BEAM (2 SPAN)
W 8X35 STEEL BEAM
(2) 14" LVL FLUSH HDR. UNDER F.P. FACE ABV.
(2) 14" I-JOISTS FLUSH HDR. UNDER WALL ABV.
14" I-JOISTS ABV. 16" O.C.
(1) 14" LVL FLUSH HDR. INSIDE RIM BRD.
(2) 2745 BEAM
FULL HGT. CEIL.
DROP CEIL.
(2) 14" LVL FLUSH HDRS.
2100 LB. HANGER
(1) 14" LVL FLUSH HDRS.
WOOD CAPPED HALF WALL
CLIP CEIL.
L375 LB. HANGER
(2) 2X4 RAISED HDR.
TO ABV.
UP 14 R.
10" RUNS
SLOPE
SLOPE
SLOPE



LEFT UNIT = A

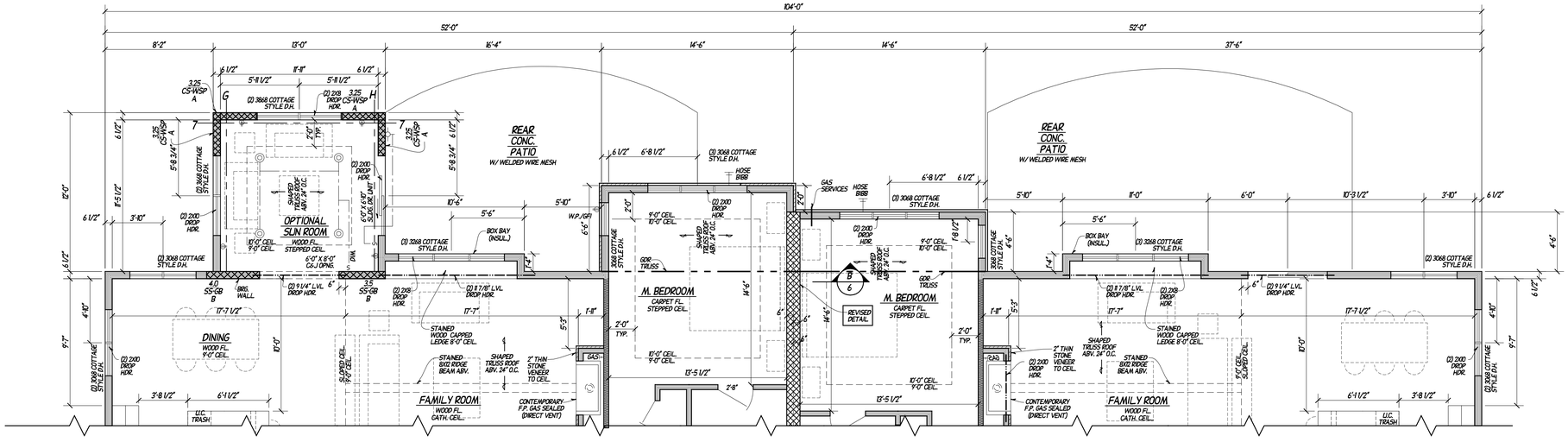
WALL HATCH LEGEND:
- LEDGE HGTS. DOWN 8" FROM RAISED CONC. TOP (8'-4" HGT.)
- RAISED CONC. TOP, LIP 1'-0" FROM STAND. (9'-0" POUR HGT.)
- CONC. TOP & JOIST LEDGE, STANDARD HGT. (8'-0" HGT.)

NOTRE DAME - Stone
FOUNDATION PLAN w/ OPTIONAL SUN ROOM
SCALE: 1/4"=1'-0"

RIGHT UNIT = A

ALTERNATE - #3 SUNROOM

ALTERNATE - #4 SUNROOM



LEFT UNIT = A

FINISHED LIVING AREA:	2,123 SQ.FT.
GARAGE:	623 SQ.FT.
OPTIONAL SUN ROOM:	156 SQ.FT.
COVD ENTRY:	(0) SQ.FT.
TOTAL:	3,022 SQ.FT.

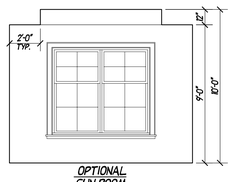
NOTRE DAME - Stone
FIRST FLOOR PLAN w/ OPTIONAL SUN ROOM
SCALE: 1/4"=1'-0"

RIGHT UNIT = A

FINISHED LIVING AREA:	2,123 SQ.FT.
GARAGE:	623 SQ.FT.
OPTIONAL SUN ROOM:	156 SQ.FT.
COVD ENTRY:	70 SQ.FT.
TOTAL:	2,972 SQ.FT.

ALTERNATE - #3 SUNROOM

ALTERNATE - #4 SUNROOM



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

LEFT UNIT = A

WALL BRACING NOTES:
- ALL DESIGNATED EXTERIOR WALL BRACING PANEL LOCATIONS: BLOCKING MUST BE PROVIDED BETWEEN STUDS WHERE HORIZONTAL SEAMS ARE PRESENT AS TO ALLOW FOR PROPER NAILING AT ALL EDGES.
- USE ROOF FRAMING CONNECTION DETAIL AT ALL APPLICABLE LOCATIONS.
- ALL WALL BRACING REQUIREMENTS DERIVED FROM 2012 IRC: R602.10

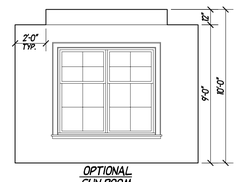
WALL BRACING LEGEND:

——— – – ——— = DESIGNATED WALL BRACING LINE
= WALL BRACING PANEL
XX = BRACING PANEL LENGTH IN FEET (MINIMUM)
XX = SHEATHING METHOD
X = PANEL DETAIL

BRACING PANEL LENGTH = REQUIRED MIN. LENGTH OF BRACING PANEL, IN FEET. (PER TABLE R602.10.3(1)) EACH PANEL END MUST BE ON A FULL HGT. STUD, LENGTHEN PANEL AS REQ'D.

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- DS-GB = DOUBLE SIDED GYPSUM BOARD
- WSP = WOOD STRUCTURAL PANEL
- CS-WSP = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL
- CS-G = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS.
- RP = REQUIRED 2'-0" STRUCTURALLY SHEATHED RETURN PANEL AT END OF CONTINUOUSLY SHEATHED WALL LINE

PANEL DETAIL = REFERS TO CONSTRUCTION DETAIL FOR INDICATED STRUCTURAL WALL PANEL:
- A = SEE DETAIL A-9
- B = SEE DETAIL B-9



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

RIGHT UNIT = A

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BUILDER

PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 7/12/21

BUILDING INFORMATION
BUILDING - 7
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 13 (TYPE-A)
RIGHT SIDE - UNIT 14 (TYPE-A)

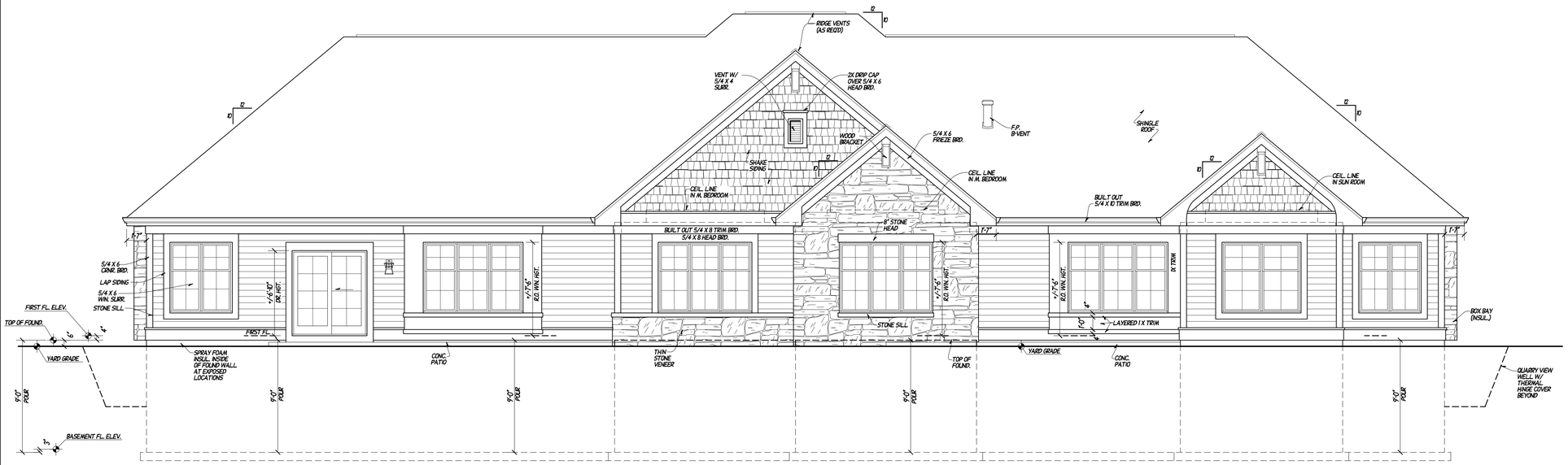
DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE
DRAWN BY	REVISIONS
GFH	
CHECKED	
B. TOM	

ADS ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
165721-E

SHEET NO.
CS-2

Attachment: Site Plan - Plans (6493 : David Hoff Development)



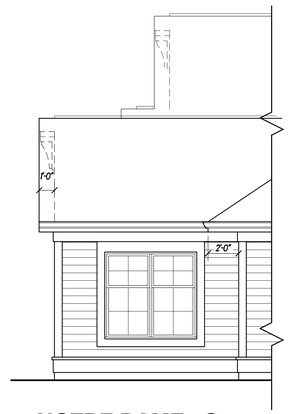
NOTRE DAME - Stone
REAR ELEVATION w/ OPTIONAL SUN ROOM
SCALE: 1/4"=1'-0"

RIGHT UNIT = A

ALTERNATE - #4 SUNROOM

LEFT UNIT = A

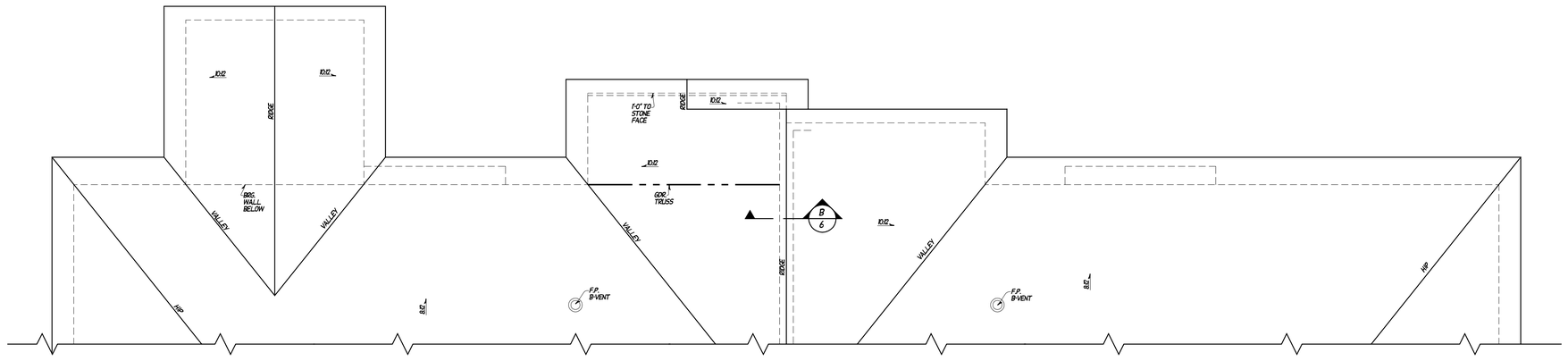
ALTERNATE - #3 SUNROOM



NOTRE DAME - Stone
LEFT ELEVATION w/ SUN ROOM
SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL NOTES:
- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMART SIDE, 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALLUMINUM.
- ALL EXTERIOR CEILINGS TO BE BEAD BOARD.

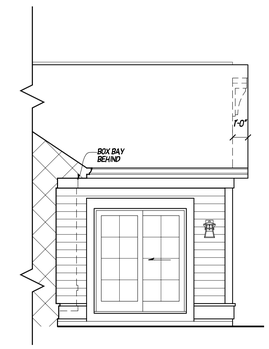
CONC. FTG. NOTES:
- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2,000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
- FIELD VERIFY SOIL COMPACTION AT FILL LOCATIONS TO MAINTAIN STRUCTURAL INTEGRITY PRIOR TO INSTALLING FOOTINGS.



NOTRE DAME - Stone
ROOF PLAN w/ OPTIONAL SUN ROOM
SCALE: 1/4"=1'-0"

LEFT UNIT = A

ALTERNATE - #3 SUNROOM



LEFT UNIT = A SUN ROOM
PARTIAL RIGHT ELEVATION
SCALE: 1/4"=1'-0"

RIGHT UNIT = A

ALTERNATE - #4 SUNROOM

THESE CONSTRUCTION DOCUMENTS ARE ANY REPRODUCTION IN WHOLE OR IN PART ARE INSTRUMENTS OF SERVICE FOR USE EXCLUSIVELY WITH RESPECT TO THE PROJECT AND THE DEVELOPMENT SERVICES INC. SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. UNLESS OTHERWISE AGREED, COPIES IN WHOLE OR IN PART OF THESE DRAWINGS ARE NOT TO BE USED OR DISCLOSED BY ANY RECIPIENT FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF ADS INC. THE ARCHITECTURAL WORK DEPICTED HEREIN IS PROTECTED UNDER THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990 AS PART OF THE JURISDICTIONAL COPYRIGHT LAWS OF THE UNITED STATES. © COPYRIGHT ADS INC. © COPYRIGHT 2019

BUILDER

PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 7/12/21

BUILDING INFORMATION
BUILDING - 7
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE UNIT 13 (TYPE-A)
RIGHT SIDE - UNIT 14 (TYPE-A)

DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE
DRAWN BY	REVISIONS
G.T.H.	
CHECKED	
B. TOM	

ADS
ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 797 - 1701

JOB NUMBER
16572H-E

SHEET NO.
CS-3

Attachment: Site Plan - Plans (6493 : David Hoff Development)

WADE WEISSMANN
ARCHITECTURE

11417 Spring Avenue – City of Mequon, WI – Statement of Intent

July 16, 2021

The proposed project at 11417 Spring Lane includes a 1036 square foot Kitchen and Family Room addition and a 343 square foot Porch addition. A portion of the proposed addition will be built at the location of an existing Family Room, which will be demolished for this project. The lot is generously sized, and the project is within lot coverage requirements. The existing house is an existing non-confirming structure with regards to the south setback line – Division St ends about 1/3 of the way through the property and the bike path begins, but the existing house does not adhere to a 50' setback from the right of way. We are currently on the July 26th agenda with the Planning Commission to approve our request to utilize the existing structure's side yard setbacks as the proposed setbacks. The colonial architectural style of the proposed structure will match the existing and seamlessly blend together. We will match the existing materials of an asphalt dimensional shingle, Hardie plank siding to be painted to match the existing blue color, white Marvin Clad windows, white aluminum fascia, gutters, and downspouts to match existing. Two proposed chimneys will be clad in a brick to match what is currently existing on the house.

Attachment: Statement of Intent (6494 : Michael & Kelly Grebe)

CENTRAL ADMINISTRATION AND CREATIVE STUDIO
8655 N. Deerwood Dr., Suite One North | Milwaukee, WI 53209
www.wwa-design.com | 414-351-1200 | info@wwa-design.com

WADE WEISSMANN
ARCHITECTURE

11417 Spring Avenue – City of Mequon, WI – Photos for Architectural Review Board
East Elevation (Front)











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Attachment: Statement of Intent (6494 : Michael & Kelly Grebe)

July 16, 2021

WADE WEISSMANN
ARCHITECTURE

11417 Spring Avenue – City of Mequon, WI – Photos for Architectural Review Board
South Elevation











Attachment: Statement of Intent (6494 : Michael & Kelly Grebe)

July 16, 2021

WADE WEISSMANN
ARCHITECTURE

11417 Spring Avenue – City of Mequon, WI – Photos for Architectural Review Board
West Elevation





Attachment: Statement of Intent (6494 : Michael & Kelly Grebe)

July 16, 2021

WADE WEISSMANN
ARCHITECTURE

11417 Spring Avenue – City of Mequon, WI – Photos for Architectural Review Board
North Elevation





Attachment: Statement of Intent (6494 : Michael & Kelly Grebe)

WADE WEISSMANN
ARCHITECTURE

11417 Spring Avenue – City of Mequon, WI – Photos for Architectural Review Board
East Elevation (Front)











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Attachment: Pictures (6494 : Michael & Kelly Grebe)

July 16, 2021

WADE WEISSMANN
ARCHITECTURE

11417 Spring Avenue – City of Mequon, WI – Photos for Architectural Review Board
South Elevation











Attachment: Pictures (6494 : Michael & Kelly Grebe)

July 16, 2021

WADE WEISSMANN
ARCHITECTURE

11417 Spring Avenue – City of Mequon, WI – Photos for Architectural Review Board
West Elevation





Attachment: Pictures (6494 : Michael & Kelly Grebe)

July 16, 2021

WADE WEISSMANN
ARCHITECTURE

11417 Spring Avenue – City of Mequon, WI – Photos for Architectural Review Board
North Elevation





Attachment: Pictures (6494 : Michael & Kelly Grebe)

ARCHITECTURAL REVIEW BOARD SET

for the

MEQUON RENOVATION

WADE WEISSMANN ARCHITECTURE, INC.
8655 NORTH DEERWOOD DRIVE - BROWN DEER, WISCONSIN 53209

WADE WEISSMANN ARCHITECTURE

KGM

MEQUON RENOVATION
11417 N. Spring Avenue, Mequon, WI 53092

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Attachment: Site Plan and Plans1 (6494 : Michael & Kelly Grebe)

ISSUE:
MEQUON ARB
07.19.2021

COVER

Project Data

OWNER INFORMATION

Owner:

Kelly & Michael Grebe
c/o Wade Weissmann Architecture Inc.
8655 N. Deerwood Drive
Brown Deer, WI 53209

PROJECT CONTACTS

Architect:

Wade Weissmann Architecture Inc.
8655 N. Deerwood Drive
Brown Deer, WI 53209

Tele: 414.351.1200
Fax: 414.352.8385

Contact: Laura Bush, AIA
email: laura@wwa-design.com

Gen. Contractor:

Company Name
Stree Address
City, State, ZIP code

Tele:
Fax:

Contact:
email:

Structural Engineer:

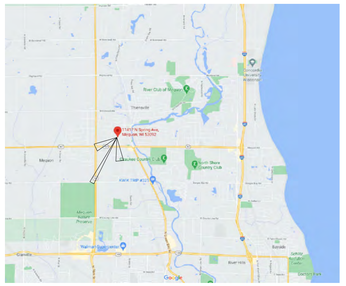
Spire Engineering
305 N Plankinton Avenue
Suite 101
Milwaukee, WI 53203

Tele: (414)278-9200

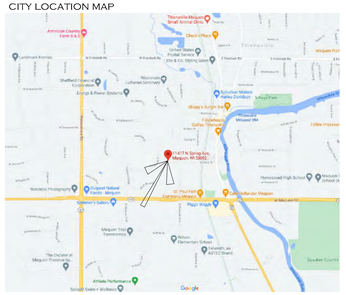
Contact:
email:

SITE LOCATION MAPS

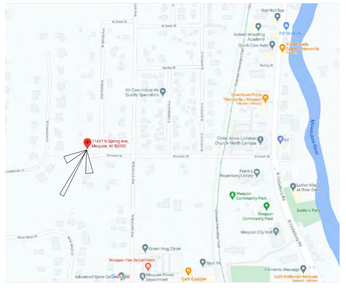
REGION LOCATION MAP



CITY LOCATION MAP



STREET LOCATION MAP



ABBREVIATIONS LIST

ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
BLDG	BUILDING
BSMT	BASEMENT
B.O.F.	BOTTOM OF FOOTING
B.O.O.	BOTTOM OF OPENING
BD	BOARD
CAB	CABINET
CB	CONSTRUCTION BULLETIN
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CLO	CLOSET
CMU	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
COL.	COLUMN
CONC	CONCRETE
CONT.	CONTINUOUS
CPT	CARPET
CSMT	CASEMENT
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DH	DOUBLE HUNG
DIA.	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DISP	DISPOSAL
DN	DOWN
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
DS	DOWNSPOUT
E.	EAST
EA.	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC OR ELECTRICAL
ELEV.	ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M - CLASS
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FIN	FINISHED
FIXT	FIXTURE
FLR	FLOOR
FND	FOUNDATION
F.O.	FACE OF
FP	FIREPLACE
FRZ	FREEZER
FTG	FOOTING
GA.	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HD.	HEAD
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTILATING, AND COOLING
ICE	ICE MAKER
I.D.	INTERIOR DESIGNER
INSUL	INSULATION
INT.	INTERIOR OR INTERNAL
LIN	LINEN
MAX.	MAXIMUM
M.O.	MASONRY OPENING
MECH	MECHANICAL
MEMB	MEMBRANE
MIN.	MINIMUM
MW	MICROWAVE
MTL	METAL
N.	NORTH
NOM	NOMINAL
O.A.	OVERALL
O.C.	ON CENTER
OH	OVERHANG
N.	OPPOSITE
PCC	PRE-CAST CONCRETE
PNLD	PANELED
PLYWD	PLYWOOD
PWDR	POWDER
P.T.	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
REF	REFRIGERATOR
REBAR	REINFORCEMENT BAR
REQD.	REQUIRED
REV.	REVISION
R.	RISER
RM	ROOM
R.O.	ROUGH OPENING
S.	SOUTH
SIM.	SIMILAR
SHWR	SHOWER
SK	SKETCH
SPEC.	SPECIFIED OR SPECIFICATION
SQ.FT.	SQUARE FEET
SS	STAINLESS STEEL
STL	STEEL
STN	STAIN OR STAINED
T&G	TOUNGE AND GROOVE
T.B.D.	TO BE DETERMINED
T.B.S.	TO BE SELECTED
TCC	TERNE COATED COPPER
T.D.	TRENCH DRAIN
THRU	THROUGH
TELE	TELEPHONE
T.M.E.	TO MATCH EXISTING
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.B.	TOP OF BEAM
T.O.D.	TO OF DRAIN
T.O.F.	TOP OF FOOTING
T.O.L.	TOP OF LEDGE
T.O.O.	TOP OF OPENING
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
UC	UNDER COUNTER
UNEXC	UNEXCAVATED
U.N.O.	UNLESS NOTED OTHERWISE
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W.	WEST
W/	WITH
WIN.	WINDOW
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF
WRB	WEATHER RESISTANT BARRIER

INDEX OF DRAWINGS / DOCUMENTS

GENERAL

--	PROJECT DATA
--	SURVEY

ARCHITECTURAL

C1.00	SITE PLAN
D1.00	FOUNDATION DEMOLITION PLAN
D1.01	MAIN LEVEL DEMOLITION PLAN
D2.00	AS-BUILT DEMOLITION EXTERIOR ELEVATIONS
D2.01	AS-BUILT DEMOLITION EXTERIOR ELEVATIONS
A1.00	FOUNDATION PLAN
A1.01	MAIN LEVEL FRAMING PLAN
A1.02	ROOF PLAN
A2.00	EXTERIOR ELEVATIONS
A2.01	EXTERIOR ELEVATIONS
A3.00	BUILDING SECTIONS
A3.01	BUILDING SECTIONS
A3.02	BUILDING SECTIONS

ARCHITECTURAL SYMBOLS

KITCHEN 101 WW X HH — ROOM TAG

XXX / X — DOOR TAG

X — WINDOW TAG

X / AX.XX — SECTION TAG

X / AX.XX — EXTERIOR ELEVATION TAG

X / AX.XX — INTERIOR ELEVATION TAG

X:12 / 12 X — ROOF PITCH TAGS

ELEVATION 100'-0" — ELEVATION DATUM SYMBOL

AX — CB REVISION TAG & CLOUD

X / AX.XX — DETAIL TAG

WALL LEGEND

- BRICK
- FIREBRICK
- STONE
- CMU
- CONCRETE
- EXISTING
- DEMO
- NEW PARTITION

GENERAL NOTES

1) CONSTRUCTION IS TO BE IN COMPLIANCE W/ ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE PERFORMANCE OF THIS CONTRACT.

2) ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE, OR CONSTRUCTION ISSUES ARISING DUE TO GENERAL CONTRACTORS/ OWNERS FAILURE TO DISTRIBUTE ALL DOCUMENTS TO EACH SUBCONTRACTOR OR MATERIAL SUPPLIER. SUBCONTRACTORS & MATERIAL SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCUMENTS BEFORE BIDDING, FABRICATING, OR INSTALLING WORK.

3) GENERAL CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING, OR INSTALLING WORK.

4) ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5) MECH., ELEC., PLUMB & FIRE PROTECTION ARE TO BE DESIGNED IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE MEP/FP DESIGN BUILD CONTRACTOR, THE ARCHITECT ASSUMES NO LIABILITY.

6) ALL MECH., ELEC., PLUMB & FIRE PROTECTION SYSTEMS/ EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE/ OPERATION UPON OCCUPANCY.

7) THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.

8) ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM PREMISES DAILY.

9) DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.

10) REMOVE AND LEGALLY DISPOSE OF ANY HAZARDOUS MATERIALS THAT MAY BE PART OF THE CONSTRUCTION PROJECT AREA.

11) SEE ARCHITECTURAL SPECIFICATIONS FOR COMPLETE PROJECT REQUIREMENTS.

12) ALL ORIGINAL CONTRACT DOCUMENTS AND COPIES THEREOF ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT EXPRESSLY RESERVES HIS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS WITH REGARD TO THESE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS AND THE DESIGNS THEREIN ARE PROVIDED FOR THE CONSTRUCTION OF THIS PROJECT, AND SHALL NOT BE REPRODUCED, MODIFIED, OR RECREATED FOR ANY OTHER PURPOSE OR PROJECT.

13) THE LARGEST-SCALED DETAIL SHALL SUPERSEDE SMALLER-SCALED DRAWINGS. DETAILS SHALL NOT BE SURMISED FROM THE ARCHITECTURAL FLOOR PLANS OR ARCHITECTURAL ELEVATIONS. IF A CONDITION IS NOT SPECIFICALLY DETAILED, ASSUME THAT THE LEVEL OF DETAIL AND QUALITY WILL BE CONSISTENT WITH WHAT IS SHOWN FOR SIMILAR CONDITIONS.

14) UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SCALE THE DRAWINGS. THE CONTRACTOR SHALL PERFORM ALL LAYOUTS USING THE SPECIFIED CALCULATED DIMENSIONS, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. DIMENSIONS ARE TYPICALLY TO FACE OF MASONRY FOUNDATION, FACE OF EXTERIOR SHEATHING, FACE OF INTERIOR STUD, OR CENTERLINE.

WADE WEISSMANN ARCHITECTURE

KGM

MEQUON RENOVATION
11417 N. Spring Avenue, Mequon, WI 53092

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ISSUE:
MEQUON ARB 07.19.2021

PROJECT DATA

Attachment: Site Plan and Plans1 (6494 : Michael & Kelly Grebe)

Wade Weissmann Architecture
Kelly & Mike Grebe Residence

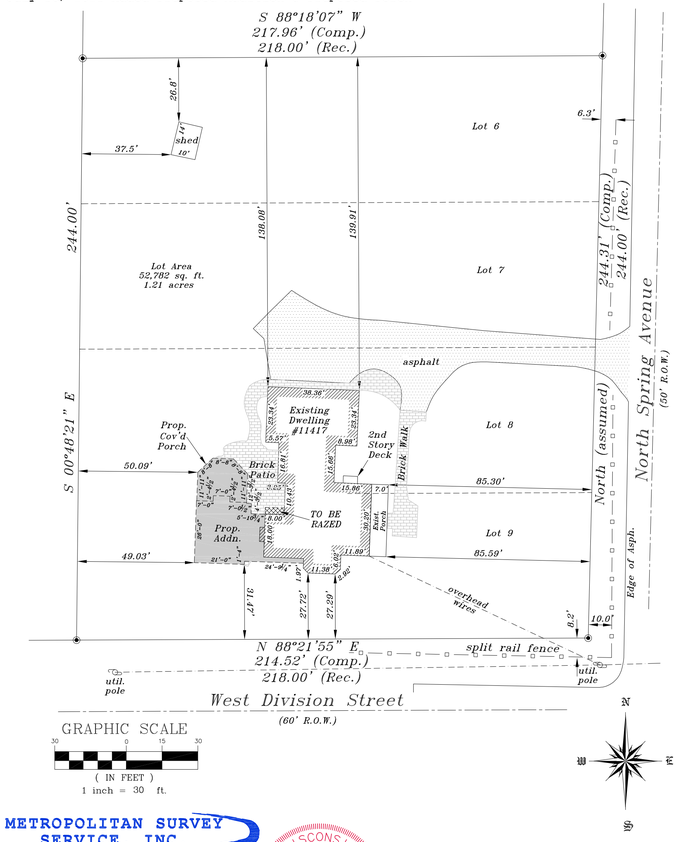
PLAT OF SURVEY

LOCATION: 11417 North Spring Avenue, Mequon, Wisconsin

LEGAL DESCRIPTION: Lot 6, 7, 8, and 9 in Block 11 in **THE THEINSVILLE REALTY COMPANY'S PLATTED ADDITION**, in the Southeast 1/4 of Section 22, Township 9 North, Range 21 East, in the Town of Mequon, (Now the City of Mequon), Ozaukee County, Wisconsin.

June 23, 2021
July 16, 2021 Added Proposed Addition & Proposed Porch

Survey No. 112686



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

◉ — *Denotes Iron Pipe Found*
○ — *Denotes Iron Pipe Set*

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

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

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

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

WADE WEISSMANN ARCHITECTURE

KGM

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07.19.2021

SURVEY

Attachment: Site Plan and Plans1 (6494 : Michael & Kelly Grebe)

GENERAL NOTES

MAIN LEVEL T.O. SUBFLOOR = 100'-0" (ARCH) = 698.25

1. DIMENSIONS ARE TO FACE OF FOUNDATION.
2. PROPOSED GRADES ARE FOR DESIGN INTENT ONLY.

PROPERTY LINE

SETBACK LINE

LOT COVERAGE CALCULATIONS:
R-4 ZONING DISTRICT

EXISTING LOT AREA: 52763.75 S.F.
ALLOWABLE COVERAGE: 15%

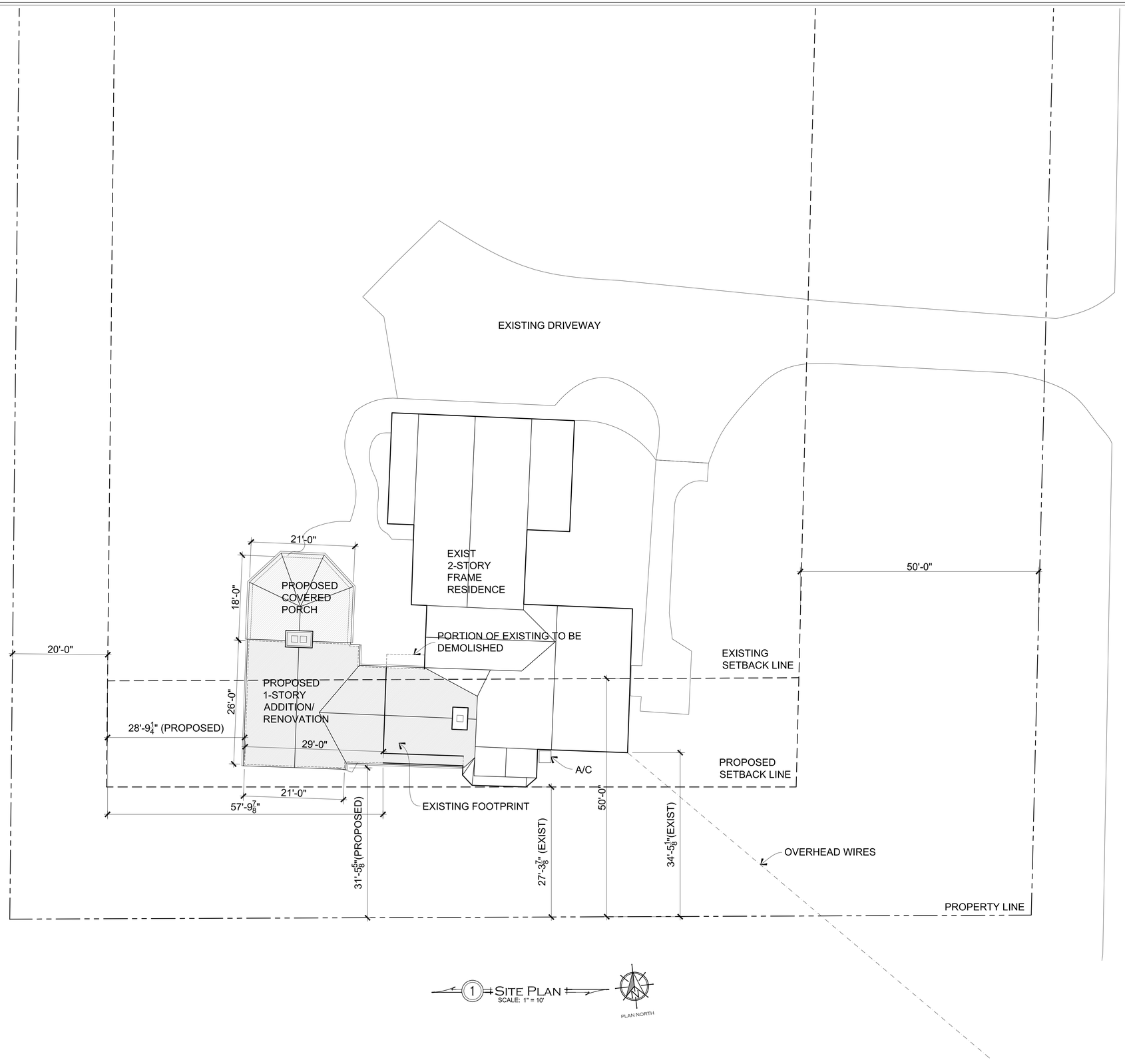
EXISTING RESIDENCE (EXCLUDING GARAGE): 2036.69 S.F.
EXISTING RESIDENCE PERCENTAGE: 3.86%

EXISTING ATTACHED GARAGE: 893.3 S.F.
EXISTING GARAGE PERCENTAGE: 1.69%

PROPOSED GFLA ADDITION: 1036.87 S.F.
PROPOSED ADDITION PERCETAGE: 1.96%

PROPOSED PORCH : 343.15 S.F.
PROPOSED PORCH PERCENTAGE: 0.65%

PROPOSED GFLA LOT COVERAGE: 3937.23
PROPOSED GFLA LOT COVERAGE PERCENTAGE: 7.46%



1 SITE PLAN
SCALE: 1" = 10'

PLAN NORTH

WADE WEISSMANN ARCHITECTURE

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MEQUON RENOVATION

11417 N. Spring Avenue, Mequon, WI 53092

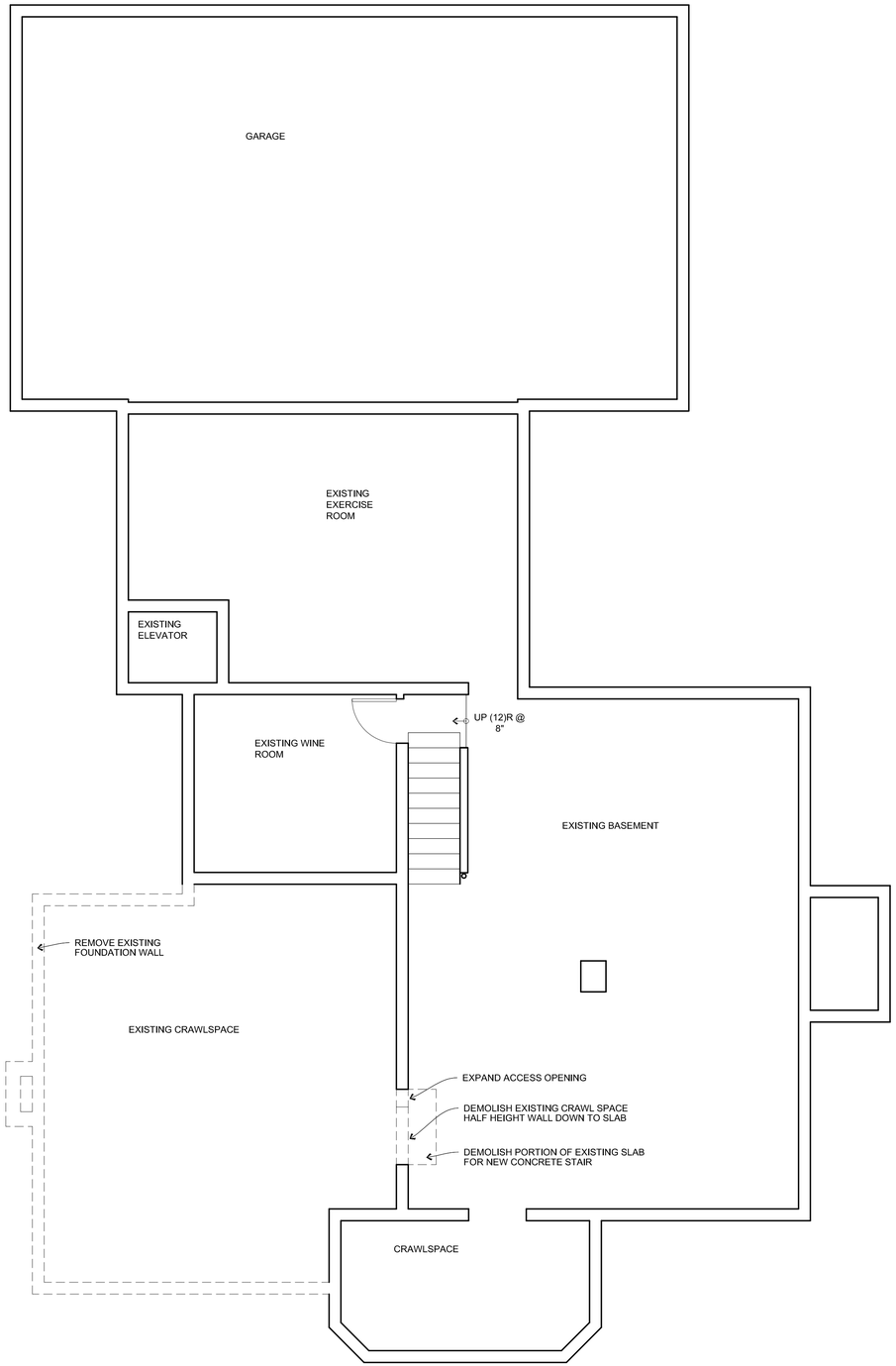
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Attachment: Site Plan and Plans1 (6494 : Michael & Kelly Grebe)

ISSUE:
MEQUON ARB 07.19.2021

ARCHITECTURAL SITE PLAN

C1.00



1 LOWER LEVEL DEMOLITION
SCALE: 1/4" = 1'-0"

DEMOLITION PLAN GENERAL NOTES

REMOVE EXISTING MILLWORK

REMOVE EXISTING WALL

REMOVE EXISTING DOOR

SHADED AREA DENOTES FLOORS TO BE REMOVED. DEMO TO SUBFLOOR / STUD

1. DEMO EXISTING CONSTRUCTION DOWN TO WOOD FRAMING AS NOTED
2. CONTRACTOR TO VERIFY ALL EXISTING MECHANICAL & PLUMBING CHASES - COORDINATE RELOCATION AS NECESSARY W/ GENERAL CONTRACTOR & ARCHITECT
3. REMOVE EXISTING HVAC DUCTWORK AS NOTED - COORDINATE NEW DUCTWORK WITH GENERAL CONTRACTOR AND ARCHITECT
4. CONTRACTOR TO VERIFY ENTIRE DEMO PLAN w/ OWNER BEFORE PROCEEDING WITH REMOVAL INCL. ITEMS TO BE SAVED FOR REUSE
5. CONTRACTOR IS RESPONSIBLE FOR PROPER SHORING AND SUPPORT WHEN REMOVING BEARING WALLS, BRACING AND ROOF FRAMING MATERIALS
6. CONTRACTOR TO SALVAGE AND REUSE MASONRY AND PAVING MATERIALS WHEN POSSIBLE
7. CONTRACTOR TO SALVAGE & STORE ALL INTERIOR & EXTERIOR DOORS, VERIFY WITH OWNER
8. PLUMBING AND ELECTRICAL TO BE REMOVED AND RELOCATED AS PARTITION DEMOLITION INDICATES.

WADE WEISSMANN ARCHITECTURE

KGM

MEQUON RENOVATION

11417 N. Spring Avenue, Mequon, WI 53092

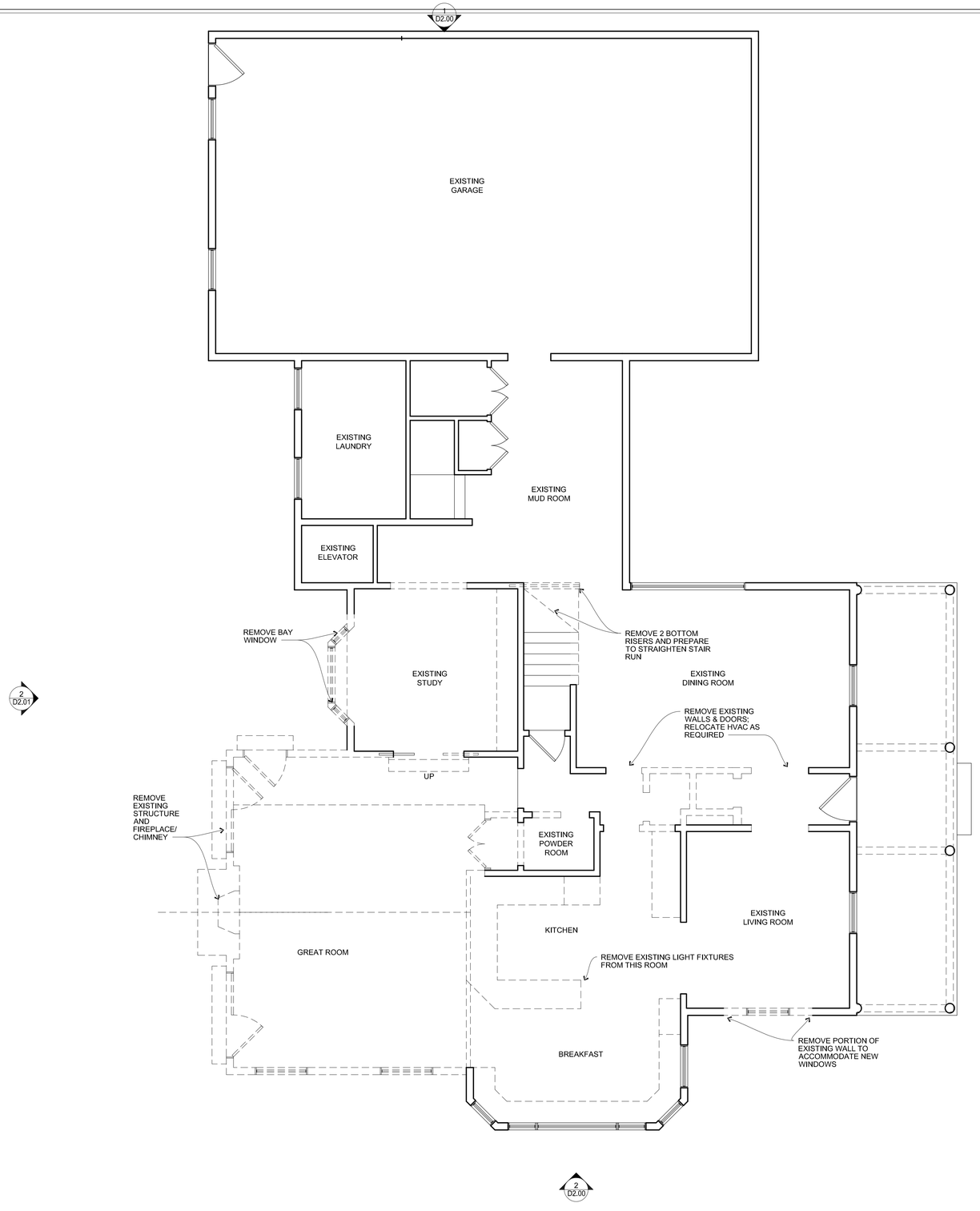
Attachment: Site Plan and Plans1 (6494 : Michael & Kelly Grebe)

ISSUE:
MEQUON ARB 07.19.2021

PLAN NORTH

LOWER LEVEL DEMOLITION PLAN

D1.00



1 MAIN LEVEL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION PLAN GENERAL NOTES

REMOVE EXISTING MILLWORK

REMOVE EXISTING WALL

REMOVE EXISTING DOOR

SHADED AREA DENOTES FLOORS TO BE REMOVED. DEMO TO SUBFLOOR / STUD

1. DEMO EXISTING CONSTRUCTION DOWN TO WOOD FRAMING AS NOTED
2. CONTRACTOR TO VERIFY ALL EXISTING MECHANICAL & PLUMBING CHASES - COORDINATE RELOCATION AS NECESSARY W/ GENERAL CONTRACTOR & ARCHITECT
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8. PLUMBING AND ELECTRICAL TO BE REMOVED AND RELOCATED AS PARTITION DEMOLITION INDICATES.

WADE WEISSMANN ARCHITECTURE

KGM

MEQUON RENOVATION

11417 N. Spring Avenue, Mequon, WI 53092

ISSUE:
MEQUON ARB 07.19.2021

MAIN LEVEL DEMOLITION PLAN

D1.01

PLAN NORTH

Attachment: Site Plan and Plans1 (6494 : Michael & Kelly Grebe)



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



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

WADE WEISSMANN
ARCHITECTURE

KGM

MEQUON RENOVATION

11417 N. Spring Avenue, Mequon, WI 53092

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Attachment: Site Plan and Plans1 (6494 : Michael & Kelly Grebe)

ISSUE:
MEQUON ARB 07.19.2021

AS-BUILT /
DEMOLITION
EXTERIOR
ELEVATIONS

D2.00



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



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

WADE WEISSMANN
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MEQUON RENOVATION

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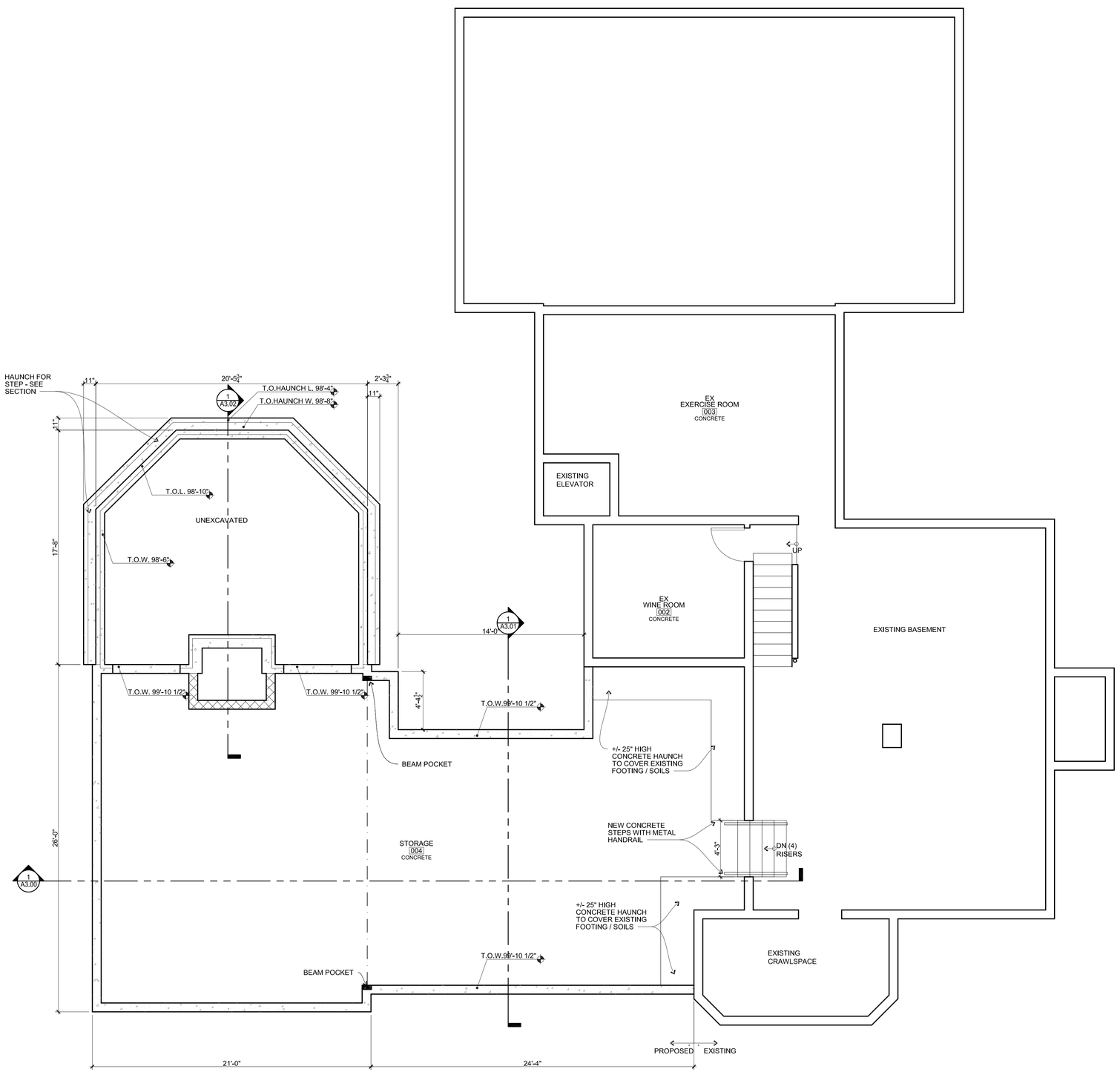
WADE WEISSMANN ARCHITECTURE. INC. © 2021 / P: 414-351-1200 F: 414-3524385

Attachment: Site Plan and Plans1 (6494 : Michael & Kelly Grebe)

ISSUE:
07.19.2021
MEQUON ARB

AS-BUILT /
DEMOLITION
EXTERIOR
ELEVATIONS

D2.01



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

GENERAL NOTES

MAIN LEVEL T.O. SUBFLOOR ELEVATION = 99'-11 3/4" U.N.O.
MAIN LEVEL FINISH FLOOR = 100'-0" U.N.O.

T.O.W.= TOP OF WALL
T.O.L. = TOP OF LEDGE
T.O.O. = TOP OF OPENING
T.O.D. = TOP OF DRAIN
T.O.S. = TOP OF SLAB
T.O.B. = TOP OF BEAM
B.O.O.= BOTTOM OF OPENING
T.O.F. = TOP OF FOOTING
F.D. = FLOOR DRAIN
T.D. = TRENCH DRAIN
▽ = DENOTES PITCHED SLAB
► = STEP IN WALL OR LEDGE (ARROW POINTS TO HIGHER SIDE)

1. ALL DIMENSIONS FROM FACE OF CONCRETE AND/OR MASONRY AT EXTERIOR WALLS TO FACE OF STUD AT INTERIOR WALLS
2. ALL DOORS/ WINDOWS TO BE CENTERED AS SHOWN ON PLANS
3. DIMENSIONS AT DOORS, WINDOWS, AND FRAMED OPENINGS ARE TO CENTERLINE, SEE DOOR AND WINDOW SCHEDULE FOR MORE INFORMATION
4. GENERAL CONTRACTOR TO VERIFY ALL CONCRETE ELEVATION HEIGHTS REPRESENTED ON THIS PLAN. TO BE COORDINATED WITH THE STRUCTURAL ENGINEER AND THE LANDSCAPE ARCHITECT (TO VERIFY GRADES)
5. FLOOR DRAINS IN PRECAST PLANKS TO BE TWO-STAGE DRAINS AS RECOMMENDED BY SLAB WATERPROOFING MFR.
6. PROVIDE CONTROL JOINTS (CJ) IN SLAB AS SHOWN ON STRUCTURAL
7. SEE STRUCTURAL FOR BEAM POCKET DETAILS
8. SEE STRUCTURAL FOR FOOTING INFORMATION.
9. PROVIDE A 12" BY 12" MIN, OR AS REQUIRED, OPENING IN SLAB AT ALL THROUGH-SLAB PENETRATIONS INCLUDING, BUT NOT LIMITED TO, TOILETS, SHOWER DRAINS, AND FLOOR OUTLETS

STRUCTURAL NOTE

NOTE: ALL STRUCTURAL MEMBERS SHOWN IN THIS ARCHITECTURAL SET ARE ILLUSTRATED FOR DESIGN PURPOSES ONLY. ALL STRUCTURAL MEMBERS TO BE SPECIFIED BY A LICENSED STRUCTURAL ENGINEER, INCLUDING BUT NOT LIMITED TO BEAMS, HEADERS, FLOOR & ROOF TRUSSES AND FOUNDATION. GENERAL CONTRACTOR TO PROVIDE ALL NECESSARY HURRICANE CLIPS, JOIST HANGERS, POST BASES, STRUCTURAL ACCESSORIES, FASTENERS, ETC. AS DESIGNATED BY A STRUCTURAL ENGINEER AND AS REQUIRED BY SOVEREIGN CODES. SEE STRUCTURAL SHEETS FOR MORE INFORMATION.

PLAN NORTH

WADE WEISSMANN ARCHITECTURE

KGM

MEQUON RENOVATION

11417 N. Spring Avenue, Mequon, WI 53092

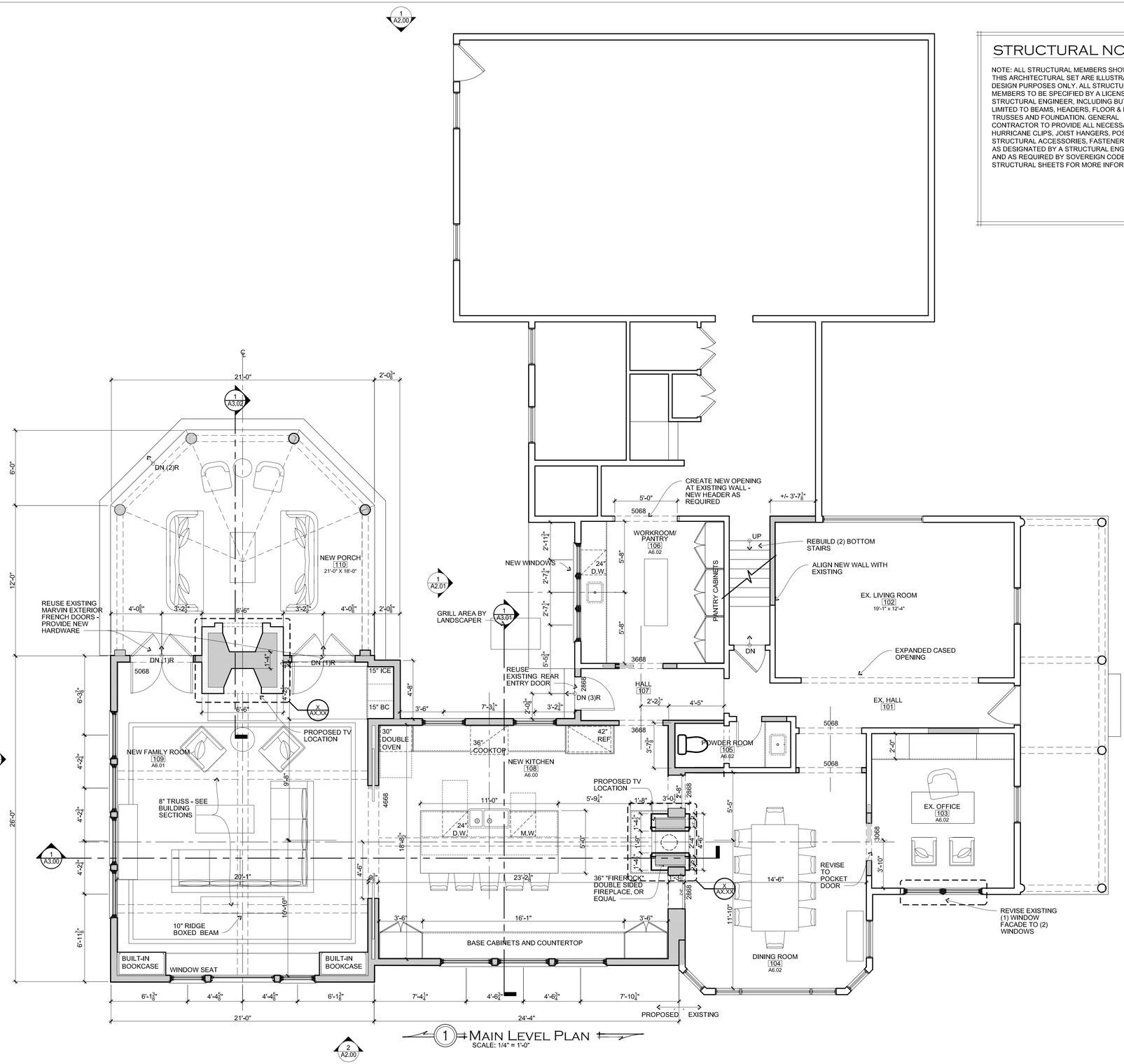
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ISSUE:
MEQUON ARB 07.19.2021

FOUNDATION PLAN

A1.00

Attachment: Site Plan and Plans1 (6494 : Michael & Kelly Grebe)



1 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

STRUCTURAL NOTE

NOTE: ALL STRUCTURAL MEMBERS SHOWN IN THIS ARCHITECTURAL SET ARE ILLUSTRATED FOR DESIGN PURPOSES ONLY. ALL STRUCTURAL MEMBERS TO BE SPECIFIED BY A LICENSED STRUCTURAL ENGINEER, INCLUDING BUT NOT LIMITED TO BEAMS, HEADERS, FLOOR & ROOF TRUSSES AND FOUNDATION. GENERAL CONTRACTOR TO PROVIDE ALL NECESSARY HURRICANE CLIPS, JOIST HANGERS, POST BASES, STRUCTURAL ACCESSORIES, FASTENERS, ETC. AS DESIGNATED BY A STRUCTURAL ENGINEER AND AS REQUIRED BY SOVEREIGN CODES. SEE STRUCTURAL SHEETS FOR MORE INFORMATION.

GENERAL NOTES

1. ALL INTERIOR PARTITION DIMENSIONS TO FACE OF STUD, U.N.O.
2. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSION LAYOUTS REPRESENTED ON THIS PLAN & NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DOORS / WINDOWS TO BE CENTERED AS SHOWN ON PLANS. WINDOWS, AND FRAMED OPENINGS ARE TO CENTERLINE.
5. ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
6. ALL PLUMBING FIXTURES LOCATED ON EXTERIOR WALLS SHOULD BE SUPPLIED THROUGH THE FLOOR AND/OR WITHIN THE INSULATED ENVELOPE.
7. DOOR TAGS ARE SIZES OF FINISHED OPENINGS WxH EXPRESSED IN FEET AND INCHES.
   EXAMPLE: 3068 = FINISH DOOR SIZE OF 3'-0"W x 6'-8"H.
8. ALL DOORS TO BE 1 3/4" IN THICKNESS.
9. PROVIDE R-10 ACOUSTICAL INSULATION AT BATHROOM FLOORS, WALLS, & CEILINGS.

KEY NOTES

NEW STUD WALL

NEW THIN STONE

WADE WEISSMANN ARCHITECTURE

KGM

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11417 N. Spring Avenue, Mequon, WI 53092

ISSUE:
MEQUON ARB 07.19.2021

MAIN LEVEL FRAMING PLAN

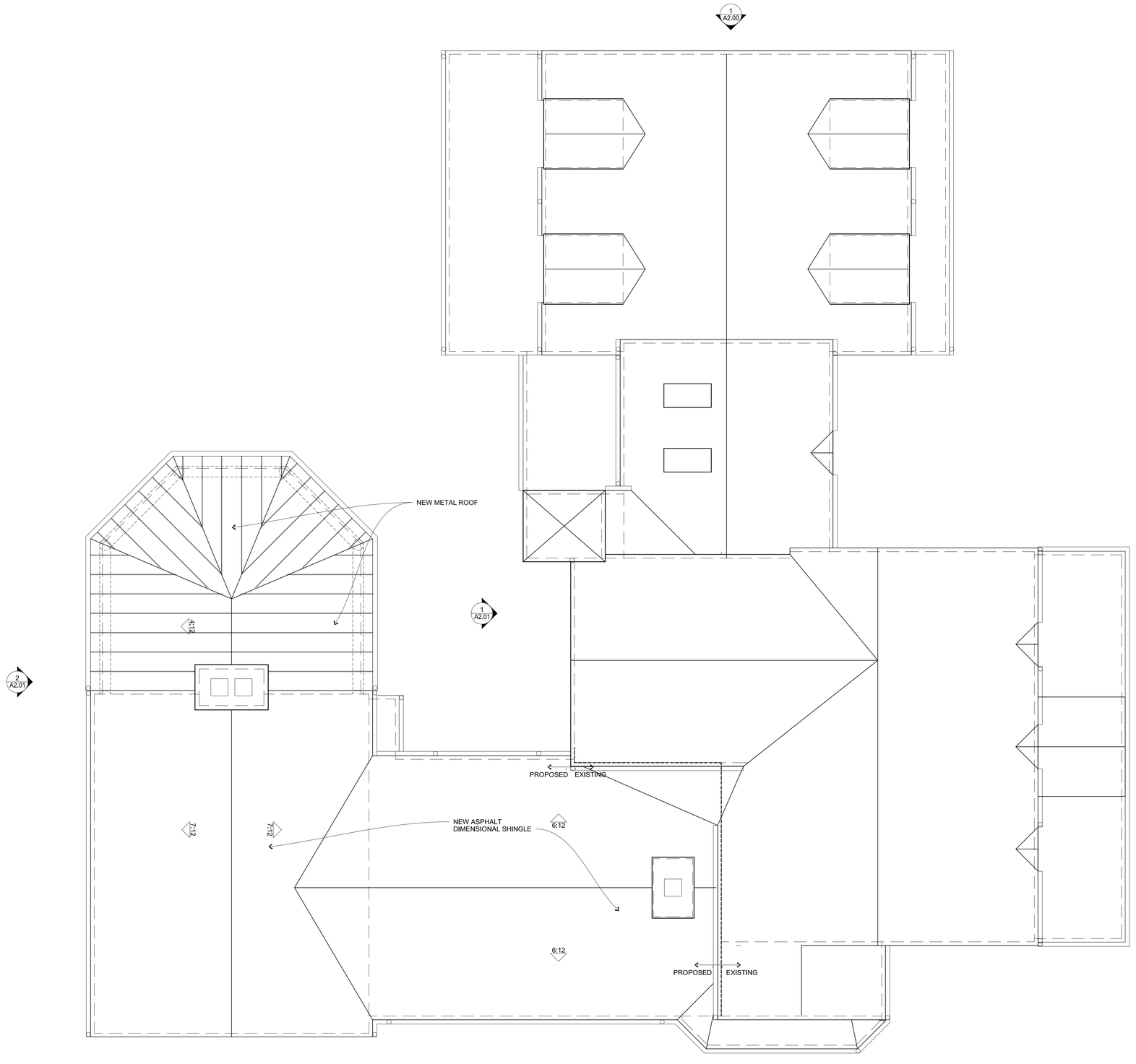
A1.01

PLAN NORTH

Attachment: Site Plan and Plans1 (6494 : Michael & Kelly Grebe)

GENERAL NOTES

1. ENTIRE ROOF TO RECEIVE ICE AND WATER SHIELD.
2. ALL ROOF PENETRATIONS TO MATCH ROOFING AND TO BE APPROVED BY ARCHITECT
3. ALL DORMERS TO BE CENTERED AS SHOWN ON PLANS.
4. SEE WINDOW SCHEDULE FOR SKYLIGHT MANUFACTURERS AND SIZES.



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

PLAN NORTH

WADE WEISSMANN ARCHITECTURE

KGM

MEQUON RENOVATION

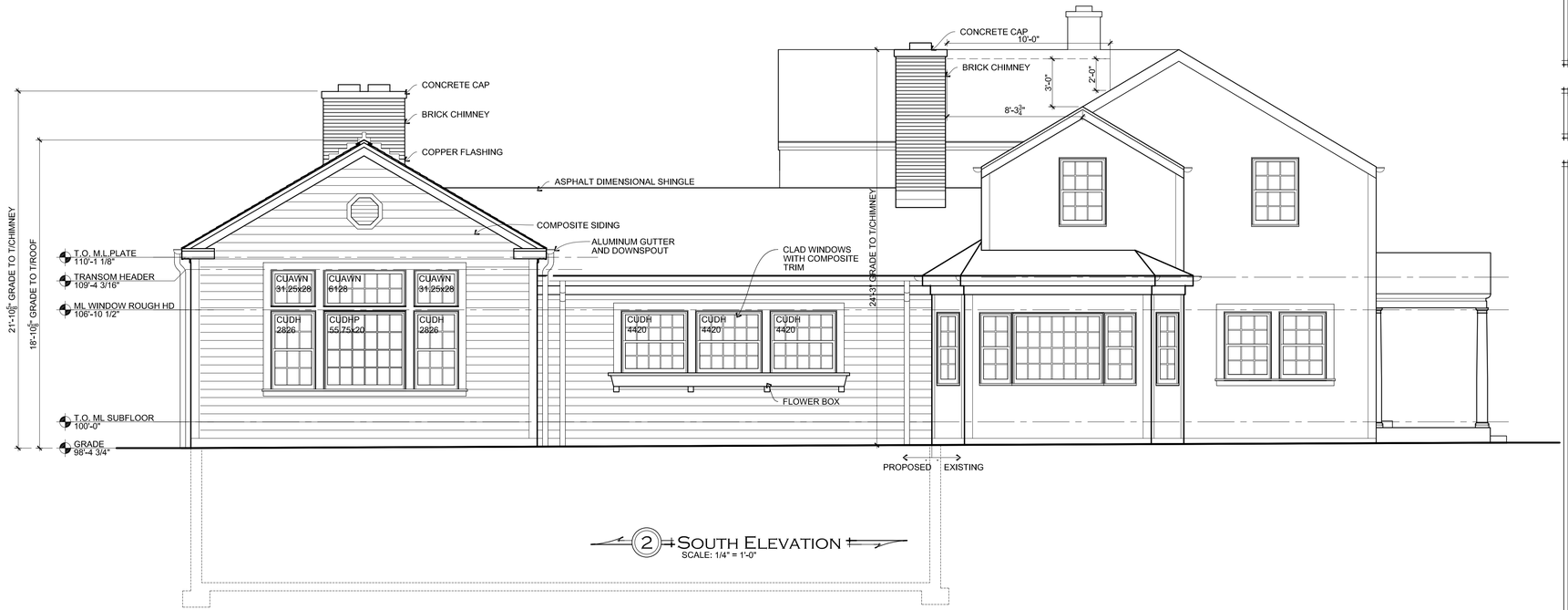
11417 N. Spring Avenue, Mequon, WI 53092

ISSUE:
MEQUON ARB 07.19.2021

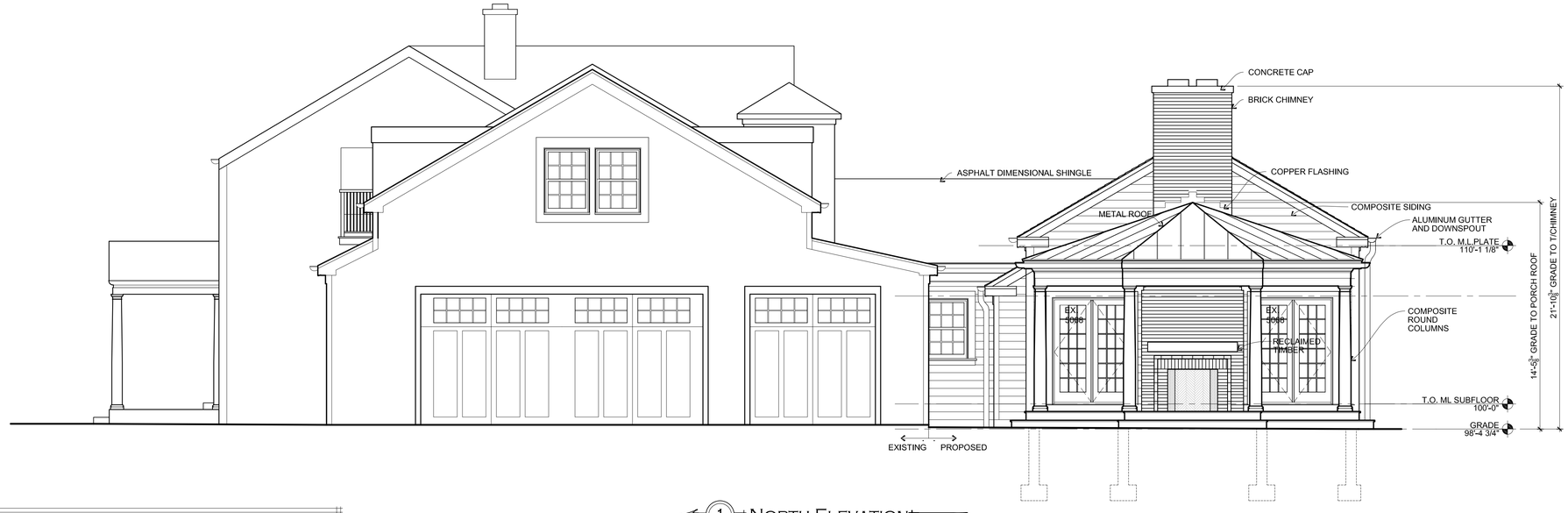
ROOF PLAN

A1.02

Attachment: Site Plan and Plans1 (6494 : Michael & Kelly Grebe)



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



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

DOOR AND WINDOW GENERAL NOTES

ALL WINDOWS ARE TO BE MARVIN SIGNATURE ULTIMATE CASEMENT OR DOUBLE HUNG UNITS INCLUDING PREFINISHED METAL SCREENS UNLESS AT FIXED SIDELIGHTS.
ALL GLAZING TO HAVE 1/8" OGEE PROFILE STICKING SIMULATED DIVIDED LITES WITH SPACER BAR (SDLS), SEE ELEVATIONS FOR MUNTIN PATTERN.
ALL CLAD WINDOWS ARE TO BE STANDARD WHITE EXTERIOR FINISH AND PRIMED FOR PAINT AT THE INTERIOR
ALL WINDOW HARDWARE STYLE AND FINISH TO BE SELECTED BY INTERIOR DESIGNER. GC TO MATCH ID FINISH SELECTION WHERE NECESSARY.

ALL EXTERIOR DOORS ARE TO BE REUSED FROM EXISTING HOUSE.
ID/OWNER TO CONFIRM HINGES AND LOCKSETS.

PROVIDE SHOP DRAWINGS FOR ALL WINDOW/DOOR UNITS FOR APPROVAL BY ARCHITECT PRIOR TO ORDERING.

WADE WEISSMANN ARCHITECTURE

KGM

MEQUON RENOVATION

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ISSUE:
MEQUON ARB 07.19.2021

EXTERIOR ELEVATIONS

A2.00

Attachment: Site Plan and Plans1 (6494 : Michael & Kelly Grebe)

DOOR AND WINDOW GENERAL NOTES

ALL WINDOWS ARE TO BE MARVIN SIGNATURE ULTIMATE CASEMENT OR DOUBLE HUNG UNITS INCLUDING PREFINISHED METAL SCREENS UNLESS AT FIXED SIDELIGHTS.
ALL GLAZING TO HAVE 1⅛" OGEE PROFILE STICKING SIMULATED DIVIDED LITES WITH SPACER BAR (SDLS), SEE ELEVATIONS FOR MUNTIN PATTERN.
ALL CLAD WINDOWS ARE TO BE STANDARD WHITE EXTERIOR FINISH AND PRIMED FOR PAINT AT THE INTERIOR
ALL WINDOW HARDWARE STYLE AND FINISH TO BE SELECTED BY INTERIOR DESIGNER. GC TO MATCH ID FINISH SELECTION WHERE NECESSARY.

ALL EXTERIOR DOORS ARE TO BE REUSED FROM EXISTING HOUSE.
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PROVIDE SHOP DRAWINGS FOR ALL WINDOW/DOOR UNITS FOR APPROVAL BY ARCHITECT PRIOR TO ORDERING.



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



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

WADE WEISSMANN ARCHITECTURE

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MEQUON RENOVATION

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Attachment: Site Plan and Plans1 (6494 : Michael & Kelly Grebe)

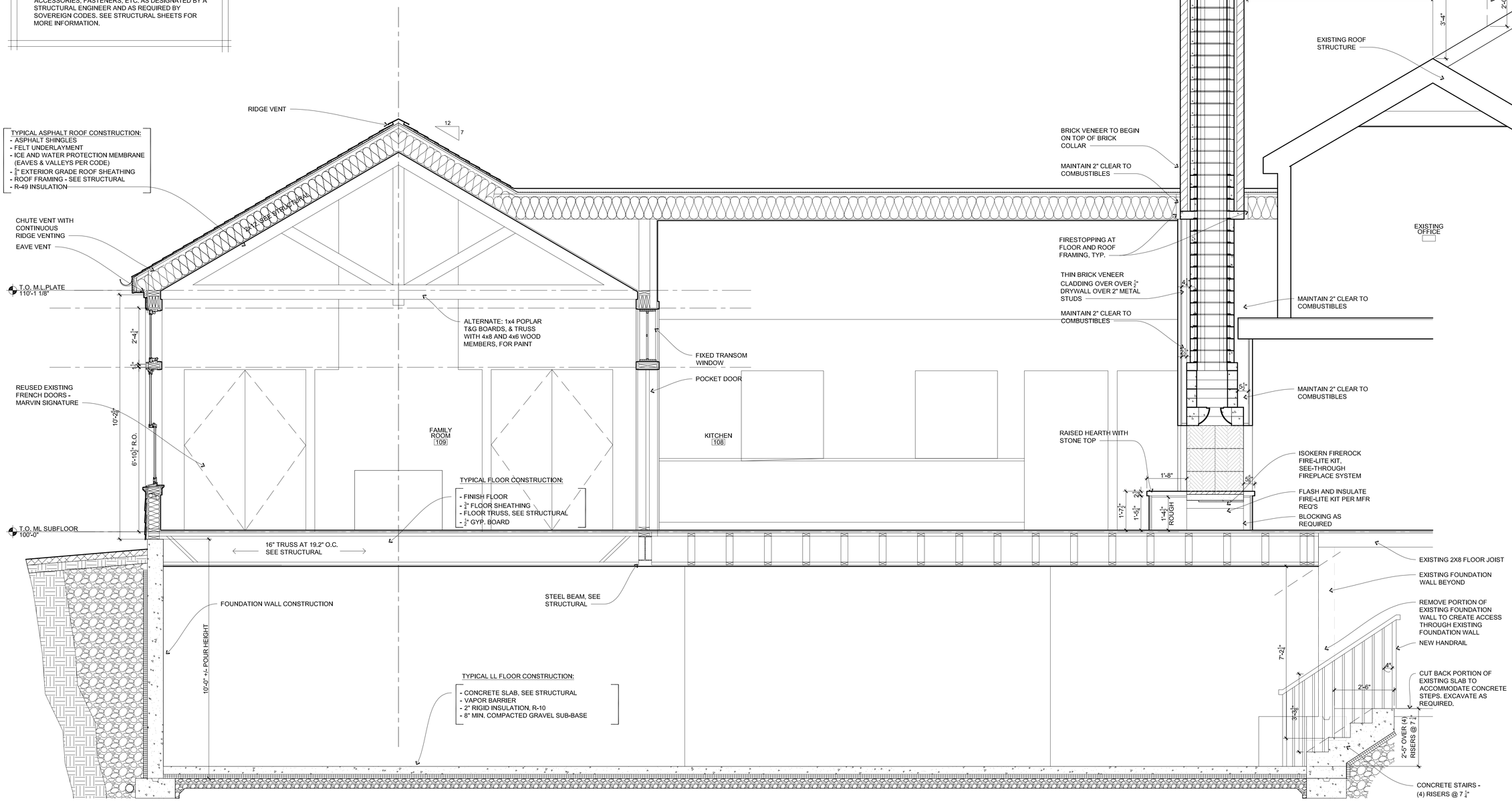
ISSUE:
MEQUON ARB 07.19.2021

EXTERIOR ELEVATIONS

A2.01

STRUCTURAL NOTE

NOTE: ALL STRUCTURAL MEMBERS SHOWN IN THIS ARCHITECTURAL SET ARE ILLUSTRATED FOR DESIGN PURPOSES ONLY ALL STRUCTURAL MEMBERS TO BE SPECIFIED BY A LICENSED STRUCTURAL ENGINEER, INCLUDING BUT NOT LIMITED TO BEAMS, HEADERS, FLOOR & ROOF TRUSSES AND FOUNDATION. GENERAL CONTRACTOR TO PROVIDE ALL NECESSARY HURRICANE CLIPS, JOIST HANGERS, POST BASES, STRUCTURAL ACCESSORIES, FASTENERS, ETC. AS DESIGNATED BY A STRUCTURAL ENGINEER AND AS REQUIRED BY SOVEREIGN CODES. SEE STRUCTURAL SHEETS FOR MORE INFORMATION.



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

WADE WEISSMANN ARCHITECTURE

KGM

MEQUON RENOVATION

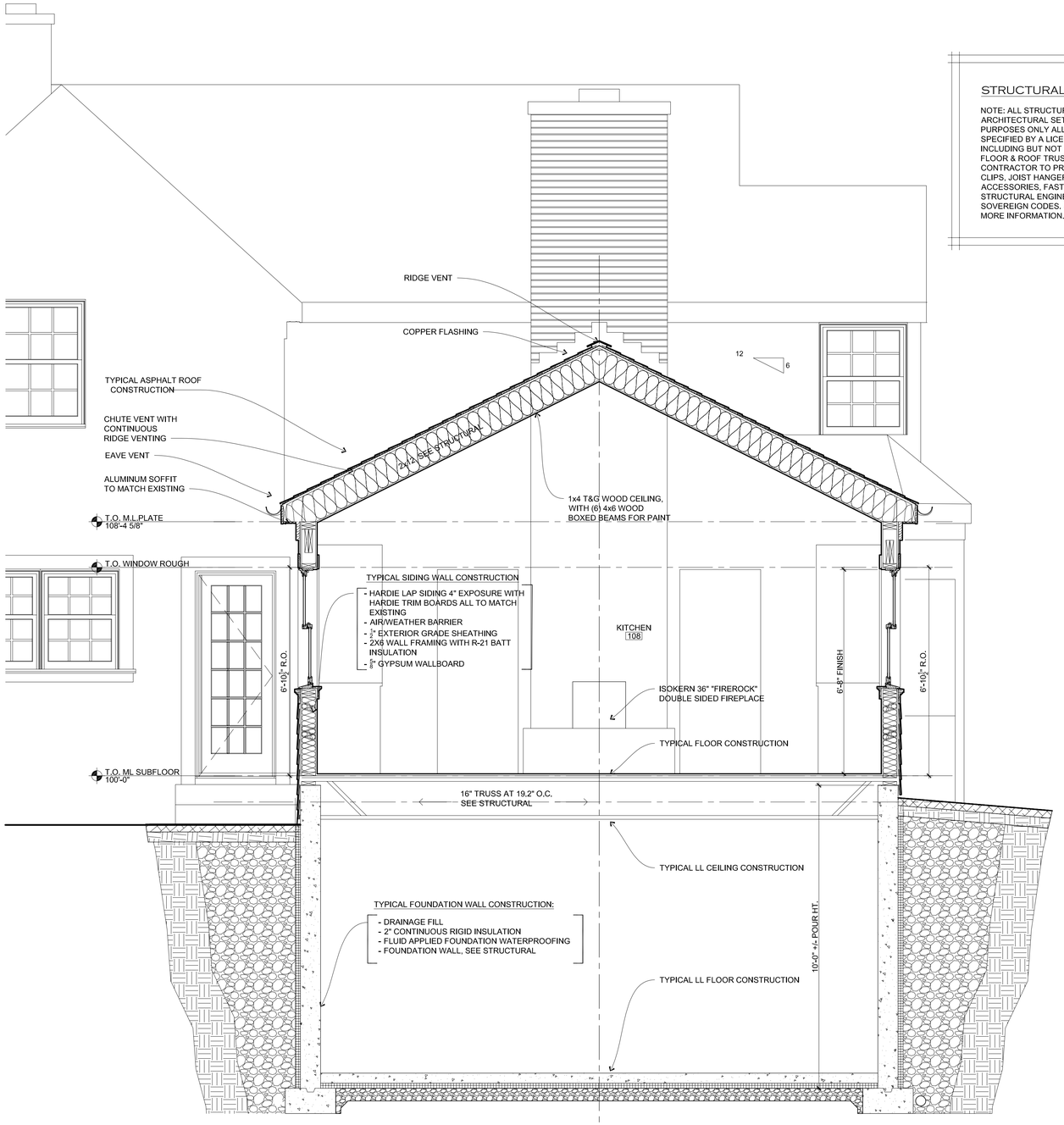
11417 N. Spring Avenue, Mequon, WI 53092

ISSUE:
MEQUON ARB 07.19.2021

BUILDING SECTIONS

A3.00

Attachment: Site Plan and Plans1 (6494 : Michael & Kelly Grebe)



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

STRUCTURAL NOTE

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WADE WEISSMANN ARCHITECTURE

KGM

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ISSUE:
MEQUON ARB 07.19.2021

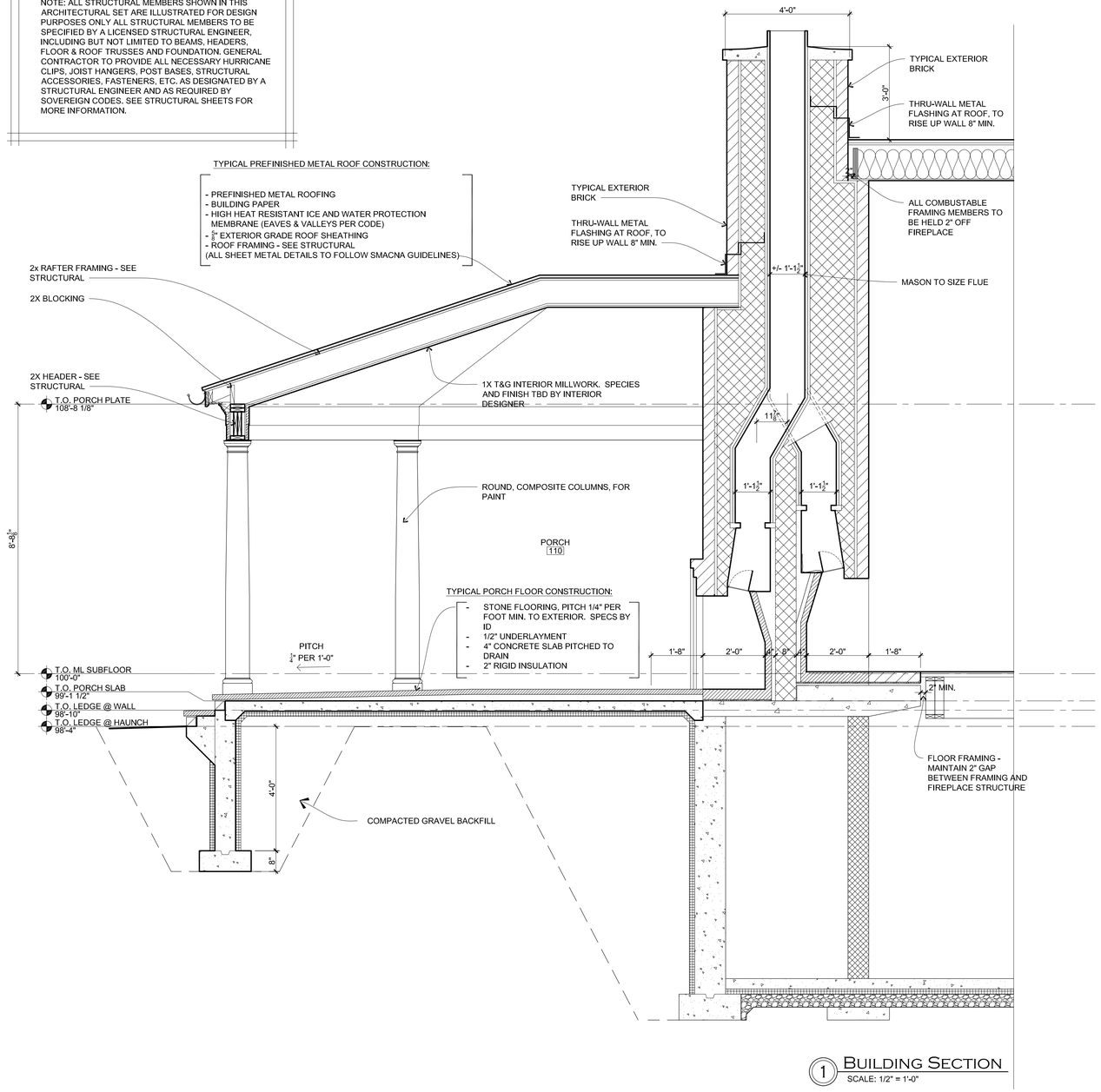
BUILDING SECTIONS

A3.01

Attachment: Site Plan and Plans1 (6494 : Michael & Kelly Grebe)

STRUCTURAL NOTE

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

WADE WEISSMANN ARCHITECTURE

KGM

MEQUON RENOVATION

11417 N. Spring Avenue, Mequon, WI 53092

ISSUE: MEQUON ARB 07.19.2021

BUILDING SECTIONS

A3.02

Attachment: Site Plan and Plans1 (6494 : Michael & Kelly Grebe)

NOTICE OF INTENT

Homeowner: Greg & Emily Golden

1. Construct New 20'-0" x 20'-0" Detached Wood Frame Hip Style Garage as Per Survey.

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

Attachment: Statement of Intent (6495 : Greg & Emily Golden)

Attachment: Site Survey (6495 : Greg & Emily Golden)

REG
MILTON H. SCHMIDT, Pr
CLARENCE H. PIEPENBURG, Vice-Pres.
JAMES A. EIDE, Sec.-Treas.

PHO CONCORD 4-5782
823 W. ATKINSON AVE.
MILWAUKEE 6, WIS.

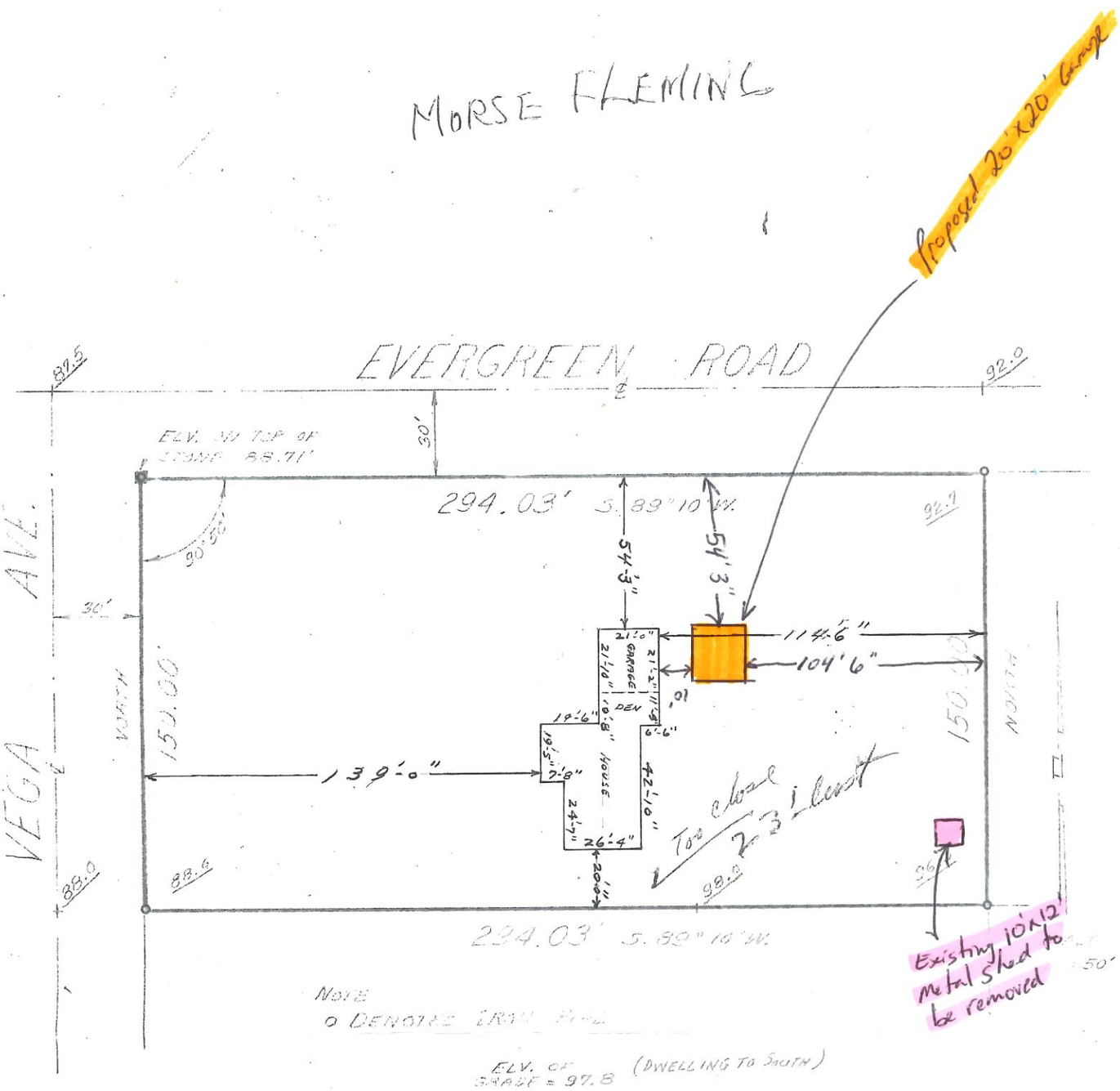
PLAT OF SURVEY

1481

Property at Owner

Legal Description: Lot 18, Block 6, Solar Heights Plat No. 2, located in the North East 1/4 of Section 21, Township 9 North, Range 21 East, in the Town of Mequon, Ozaukee County, Wisconsin.

MORSE FLEMING



Prepared for Schroeder Bros. Corp.

State of Wisconsin, County of Milwaukee } ss.

I hereby certify that on the _____ day of _____, 19____, I have surveyed the above described property and that the above plat is a correct representation of the exterior boundary lines thereof.

Plat No. 56-365

Signed Clarence H. Piepenburg Surveyor

Reg. No. 5-139

1481



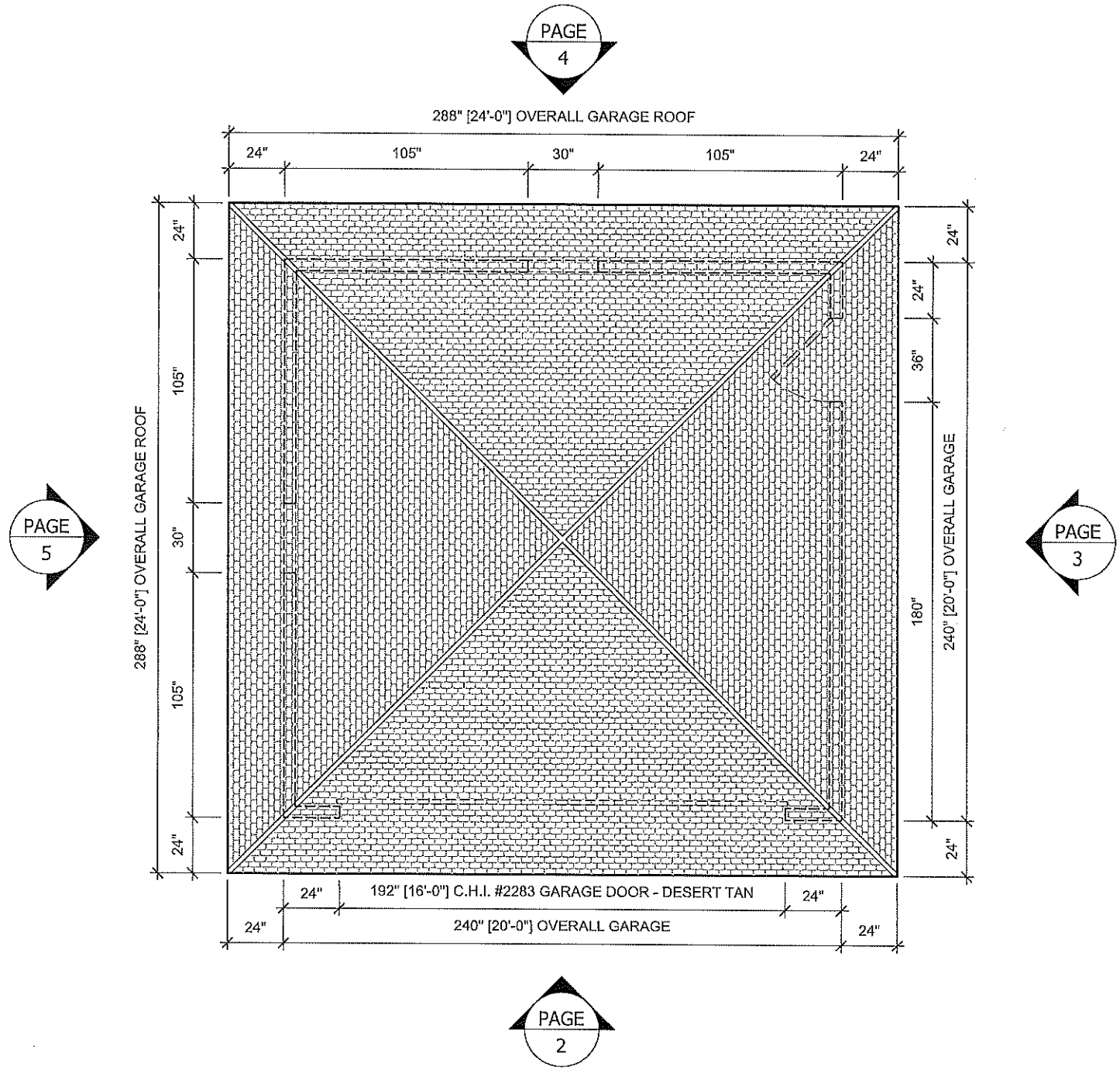


Attachment: Pics1 (6495 : Greg & Emily Golden)





Attachment: Pics2 (6495 : Greg & Emily Golden)



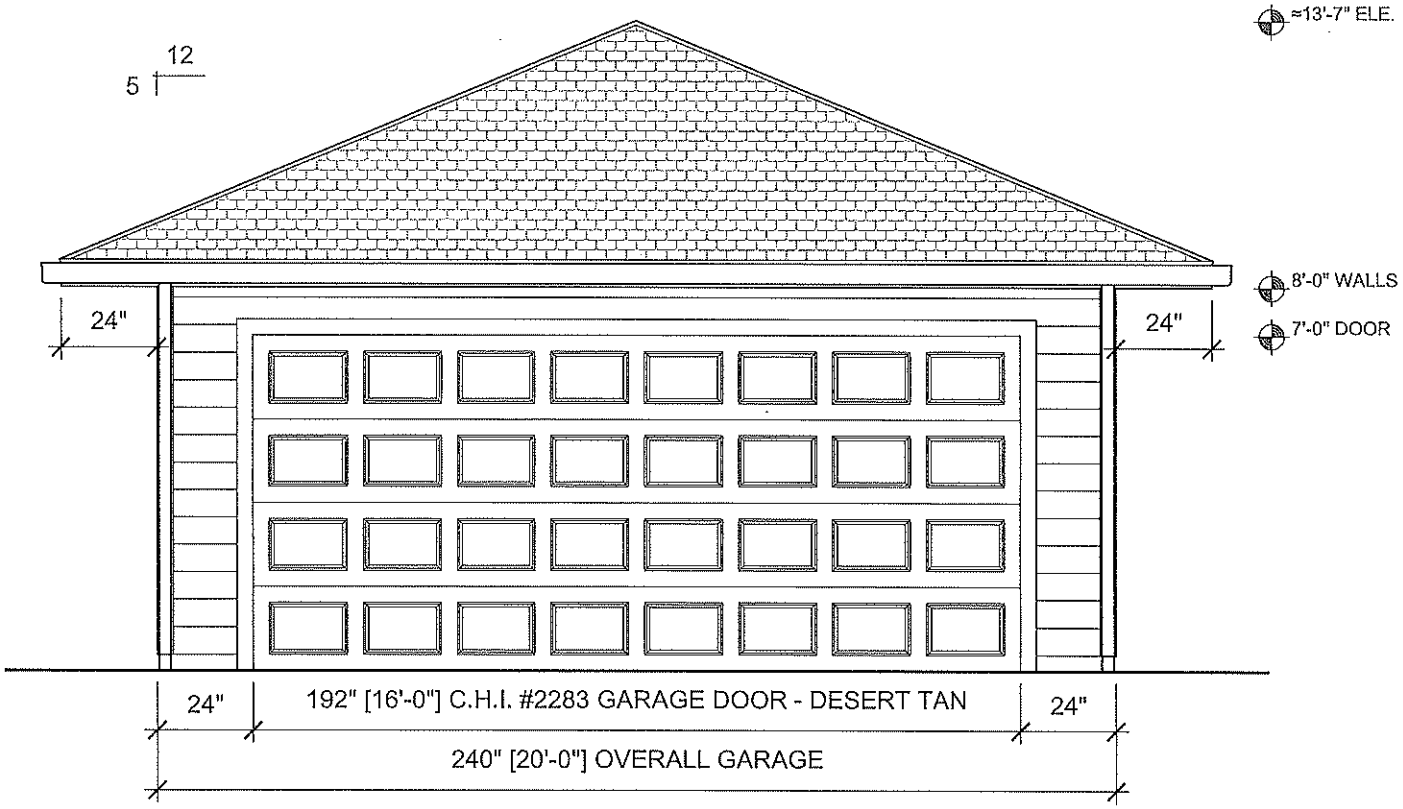
NOTE: SEE PAGE 6
FOR TYPICAL DETAILS

GREG & EMILY GOLDEN RESIDENCE

PLAN VIEW	DATE: 07.22.2021
SCALE: 3/16" = 1'-0"	PAGE: 1 OF 6

J.D. GRIFFITHS

Attachment: Plans (6495 : Greg & Emily Golden)

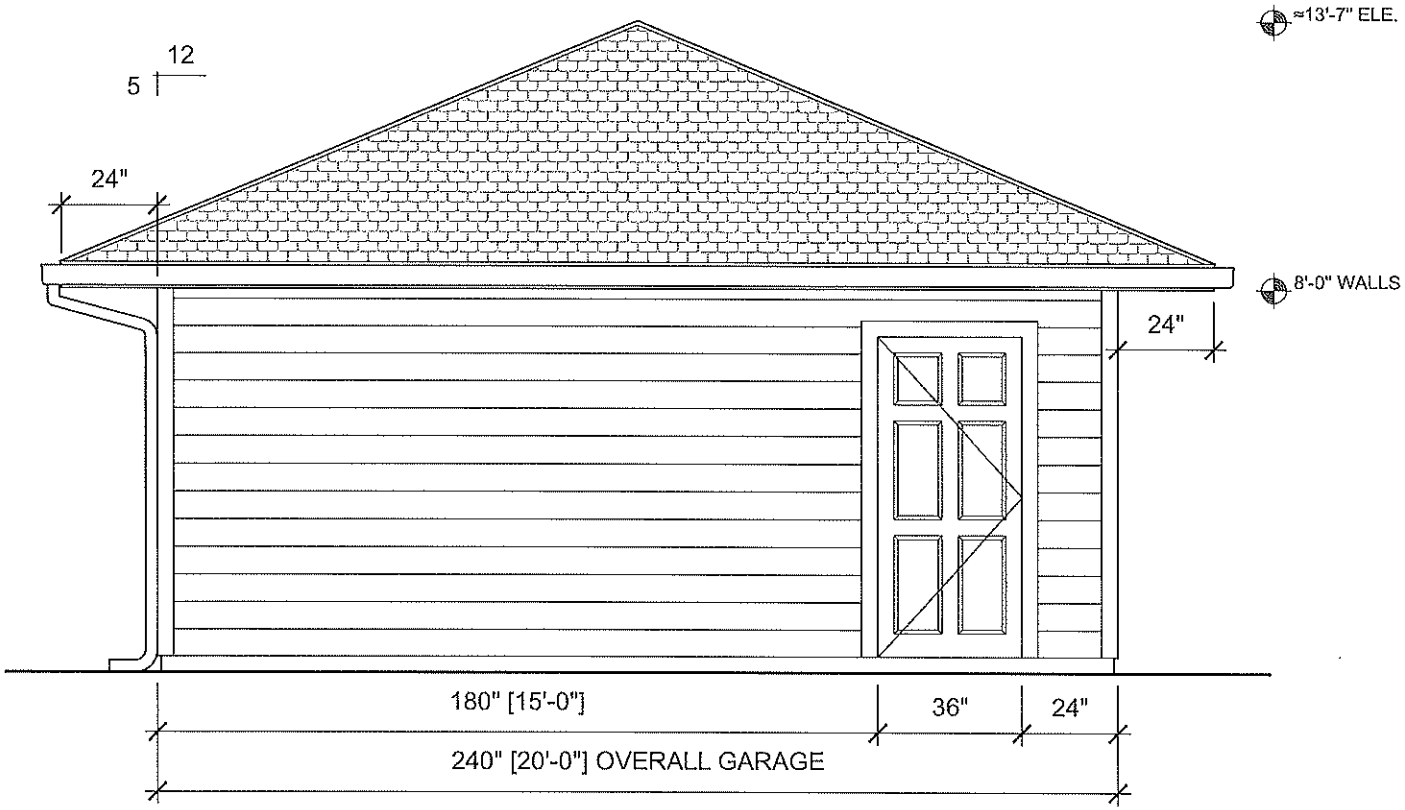


GREG & EMILY GOLDEN RESIDENCE

ELEVATION	DATE: 07.22.2021
SCALE: 1/4" = 1'-0"	PAGE: 2 OF 6

J.D. GRIFFITHS

Attachment: Plans (6495 : Greg & Emily Golden)

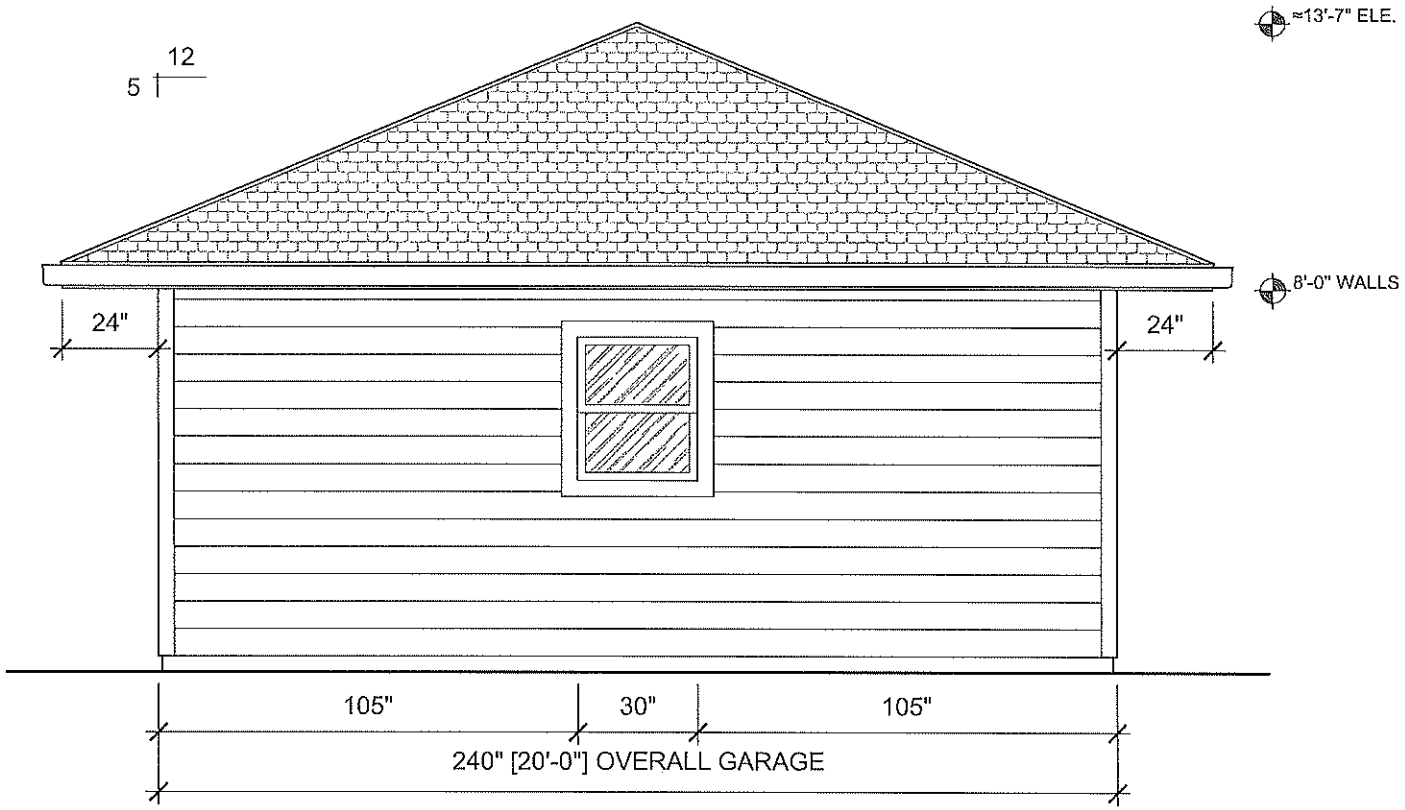


Attachment: Plans (6495 : Greg & Emily Golden)

GREG & EMILY GOLDEN RESIDENCE

ELEVATION	DATE: 07.22.2021
SCALE: 1/4" = 1'-0"	PAGE: 3 OF 6

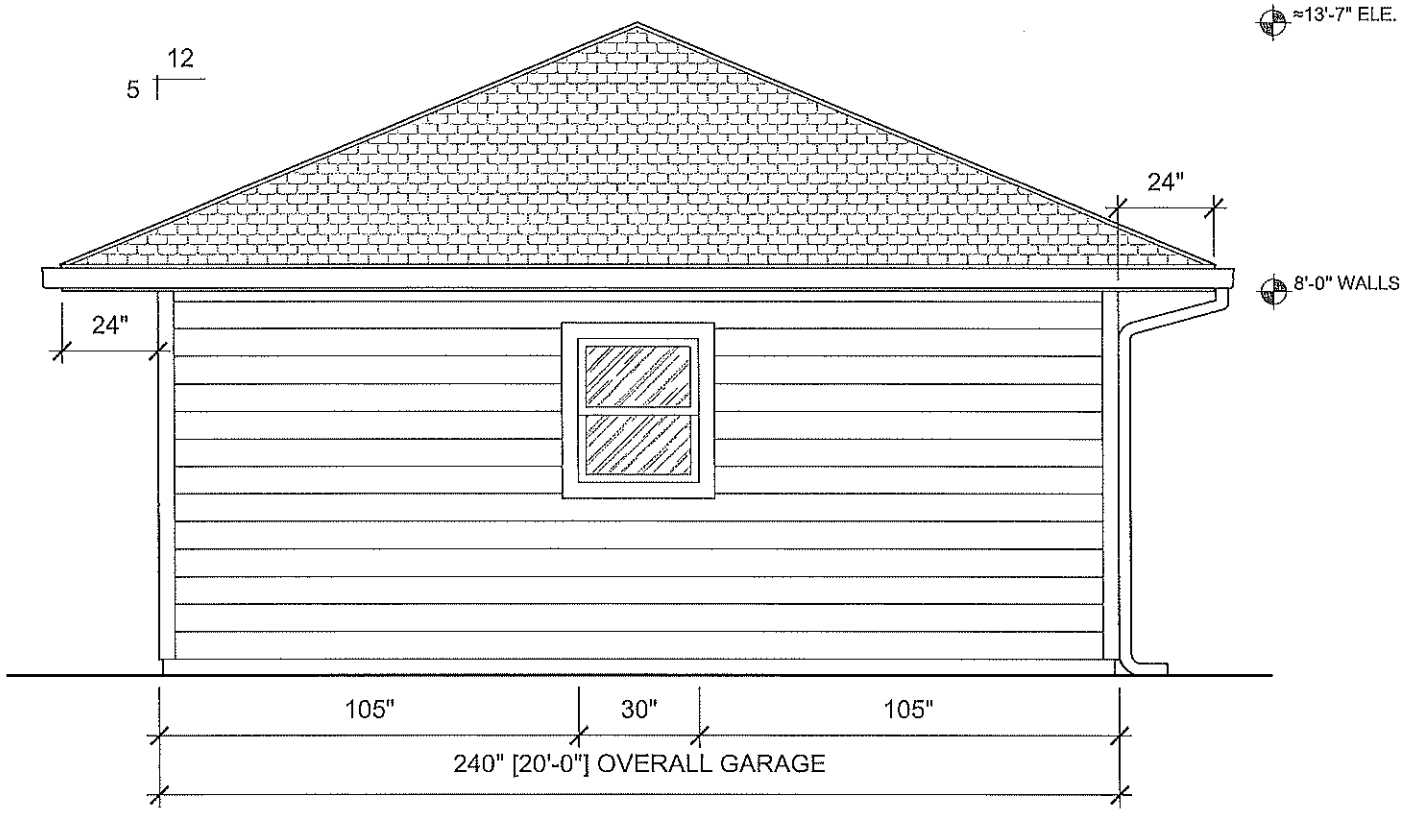
J.D. GRIFFITHS



Attachment: Plans (6495 : Greg & Emily Golden)

GREG & EMILY GOLDEN RESIDENCE	ELEVATION	DATE: 07.22.2021
	SCALE: 1/4" = 1'-0"	PAGE: 4 OF 6

J.D. GRIFFITHS



Attachment: Plans (6495 : Greg & Emily Golden)

GREG & EMILY GOLDEN RESIDENCE	ELEVATION	DATE: 07.22.2021
	SCALE: 1/4" = 1'-0"	PAGE: 5 OF 6

J.D. GRIFFITHS

Neumann Builders
& Construction Co. Inc.

CUSTOM
HOME
BUILDERS

PROFESSIONAL
PROPERTY
DEVELOPER

June 11th, 2021

Statement of Intent

RE: Addition to 11222 Country View Dr. Mequon, WI 53092

To Whom It May Concern,

The intent of this application is to add on a family room to the rear of this home.

Very Truly Yours,

Richard Neumann

Neumann Builders & Construction

RN/ak

Attachment: Statement of Intent (6496 : Wendy Boom)

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

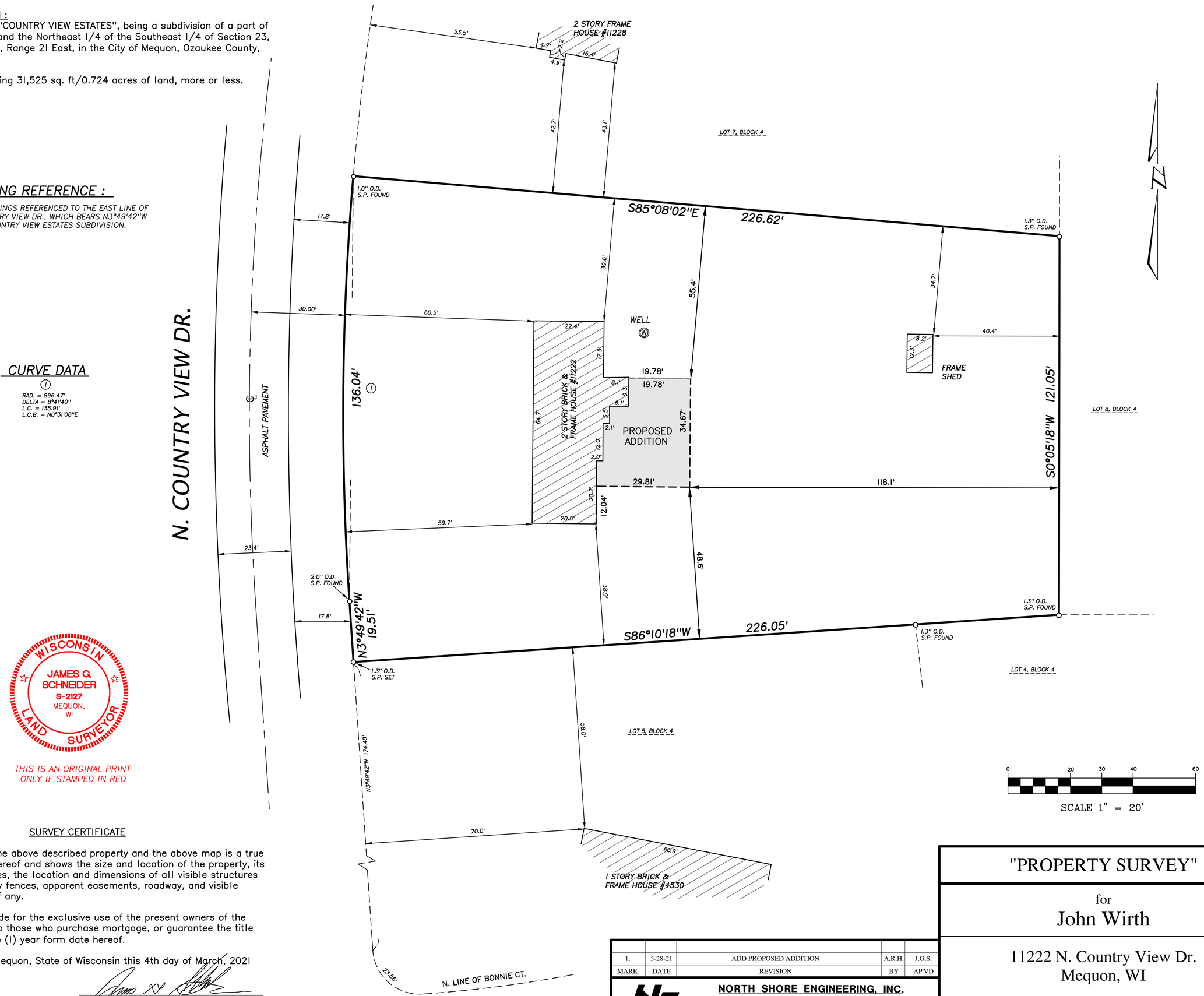
Said Parcel containing 31,525 sq. ft/0.724 acres of land, more or less.

BEARING REFERENCE :

1. ALL BEARINGS REFERENCED TO THE EAST LINE OF N. COUNTRY VIEW DR., WHICH BEARS N3°49'42"W PER "COUNTRY VIEW ESTATES SUBDIVISION.

CURVE DATA

(1)
RAD. = 896.47'
DELTA = 8°41'40"
L.C. = 135.91'
L.C.B. = N0°31'08"E



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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 4th day of March, 2021

James G. Schneider
Surveyor – S–2127

MARK	DATE	REVISION	BY	AP'VD
1.	5-28-21	ADD PROPOSED ADDITION	A.R.H.	J.G.S.

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

"PROPERTY SURVEY"

for
John Wirth

11222 N. Country View Dr.
Mequon, WI

DATE:	March 4, 2021	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-4933-21

Attachment: Survey (6496 : Wendy Boom)



Front Of House

Attachment: Pictures (6496 : Wendy Boom)



South Side Of House

Attachment: Pictures (6496 : Wendy Boom)



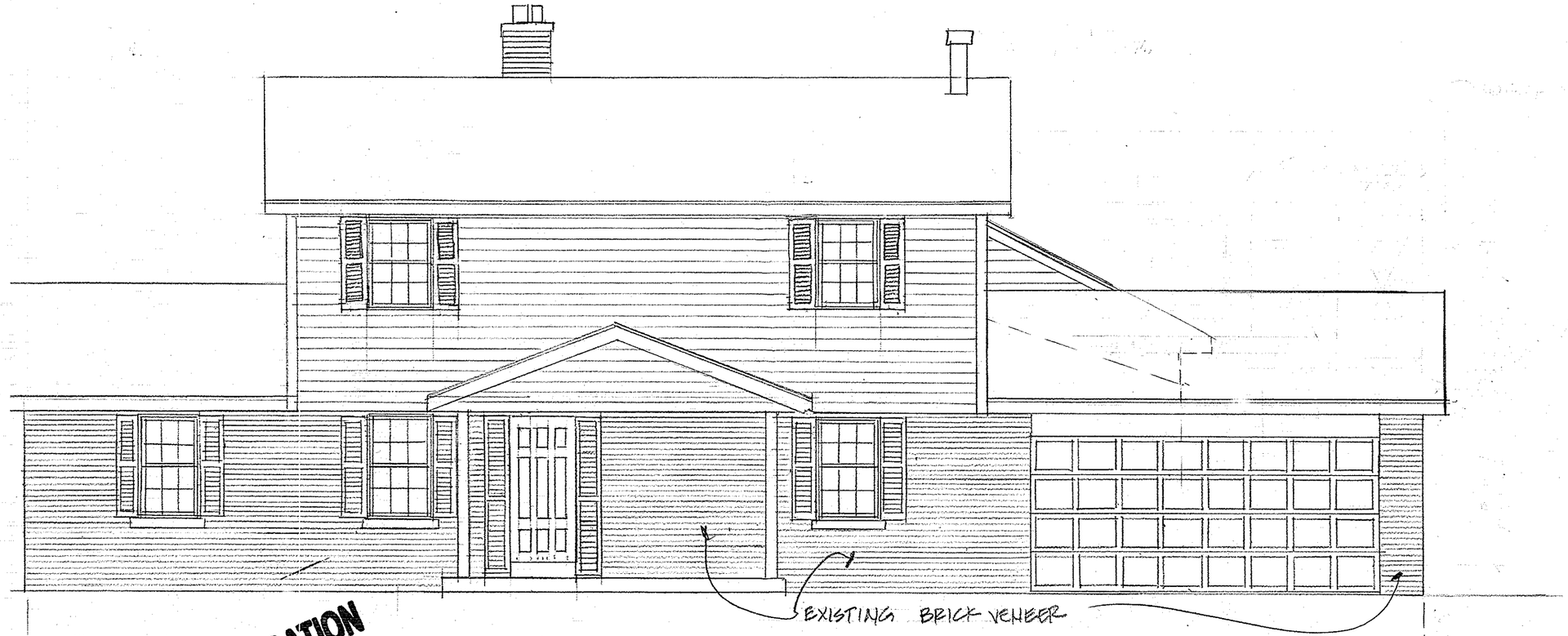
Back Of House

Attachment: Pictures (6496 : Wendy Boom)



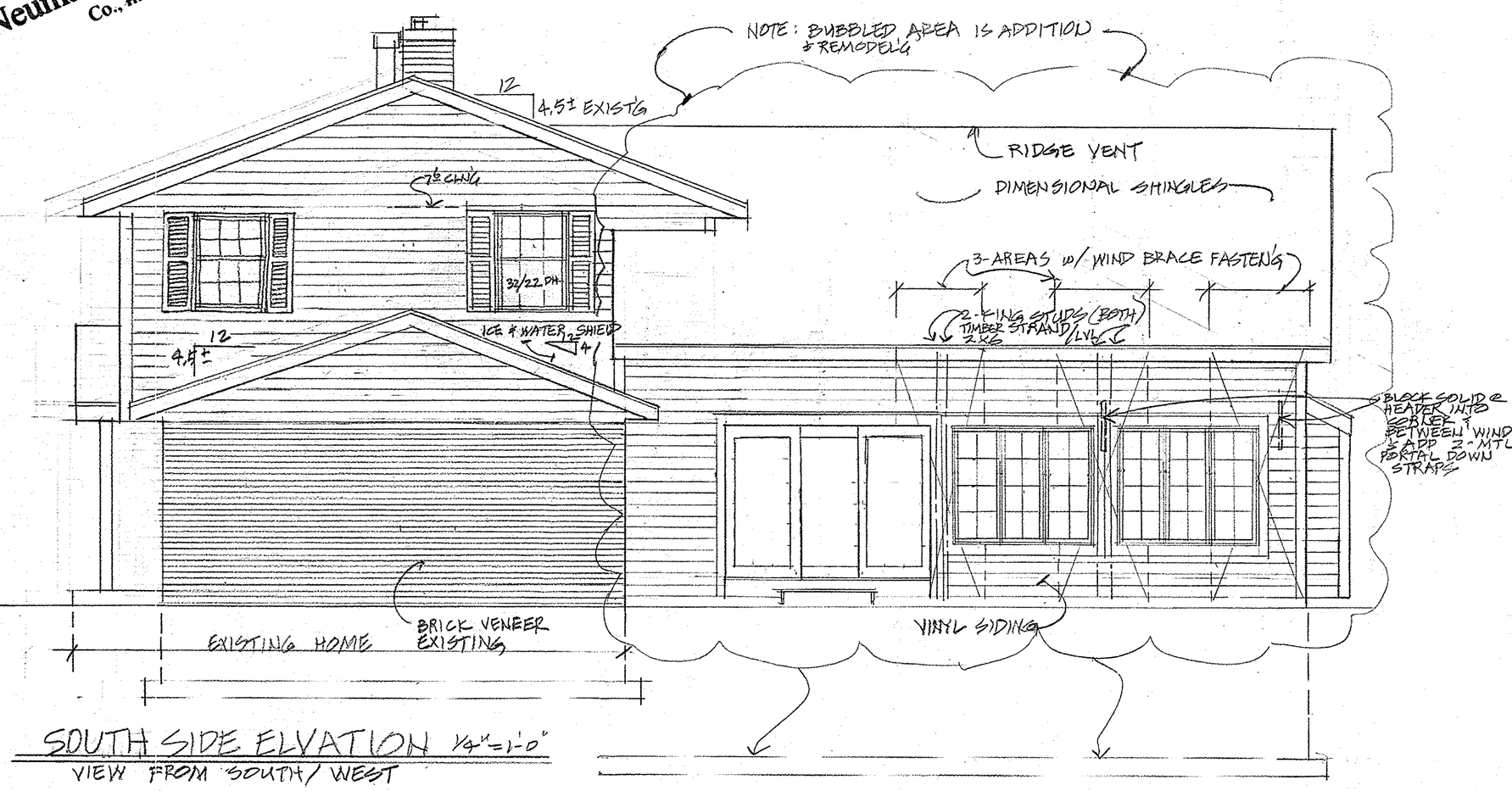
North Side Of Side

Attachment: Pictures (6496 : Wendy Boom)



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

NOT FOR DUPLICATION
PROPERTY OF
Neumann Builders
Co., Inc.



SOUTH SIDE ELVATION 1/4"=1'-0"
VIEW FROM SOUTH/WEST

Neumann Homes Unl.
NEUMANN HOMES Inc.
MLS - REALTOR
BUILDERS
Professional
Developer

RICHARD NEUMANN

14460 W. CAPITOL DRIVE
BROOKFIELD, WI 53005
www.neumannbuilders.com
Off. 262-781-7000
Fax 262-781-7001
www.neumannhomesunl.com

HOME ADDITION/REMOD'L FOR:

PLAN # WB 521

ADDRESS:
11222 N. COUNTRY VIEW DR.
MEQUON, WI 53092

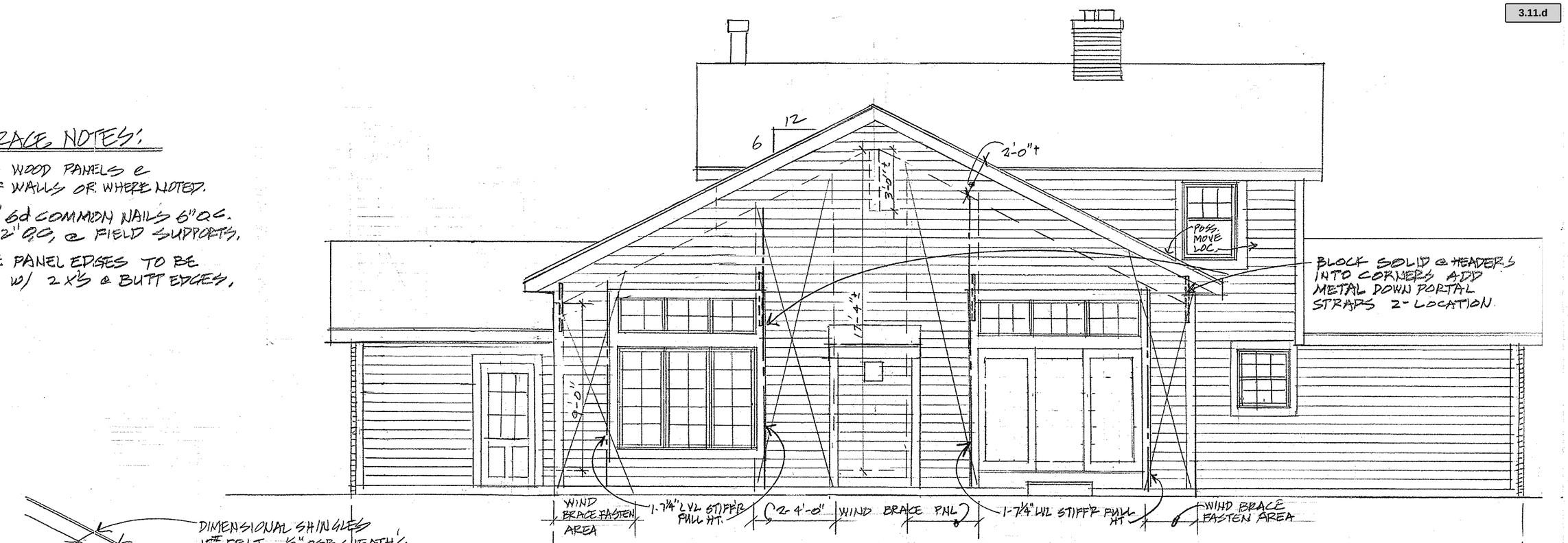
BUILDER:
NEUMANN BUILDERS
14450 W. CAPITOL DR
BROOKFIELD WI 53005
OFFICE PHONE: 262-781-7000
EMAIL:
INFO@NEUMANNBUILDERS.COM

SHEET 1 OF 5

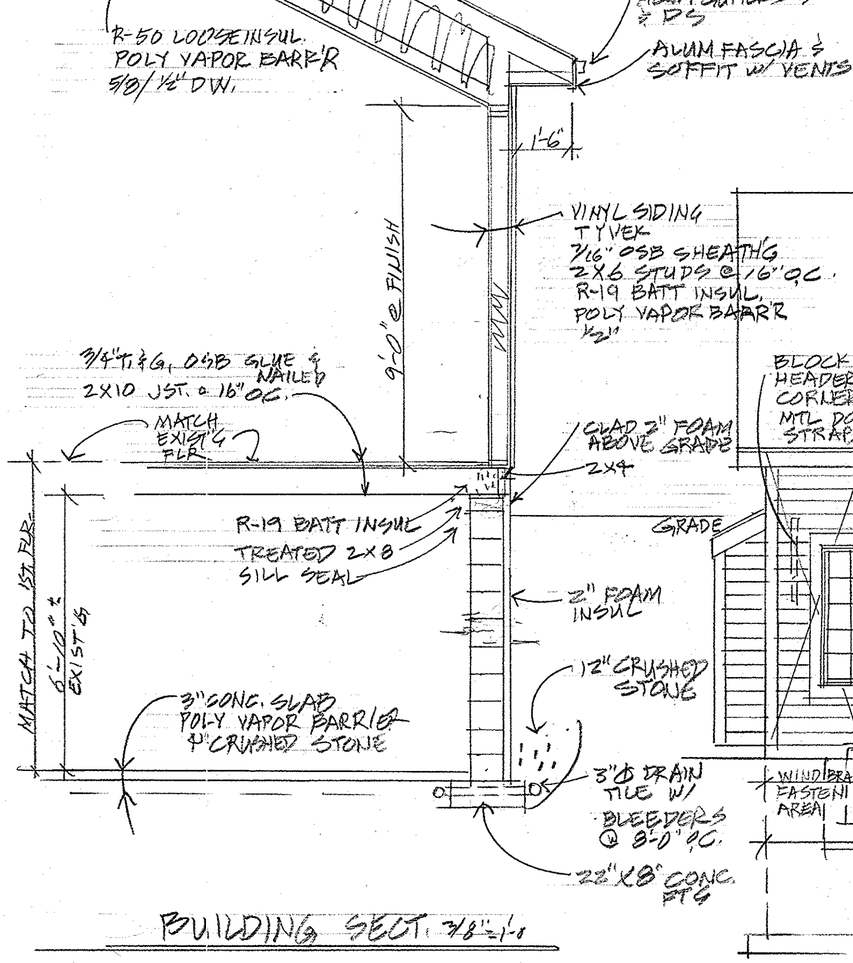
Attachment: Plans (6496 : Wendy Boom)

WIND BRACE NOTES:

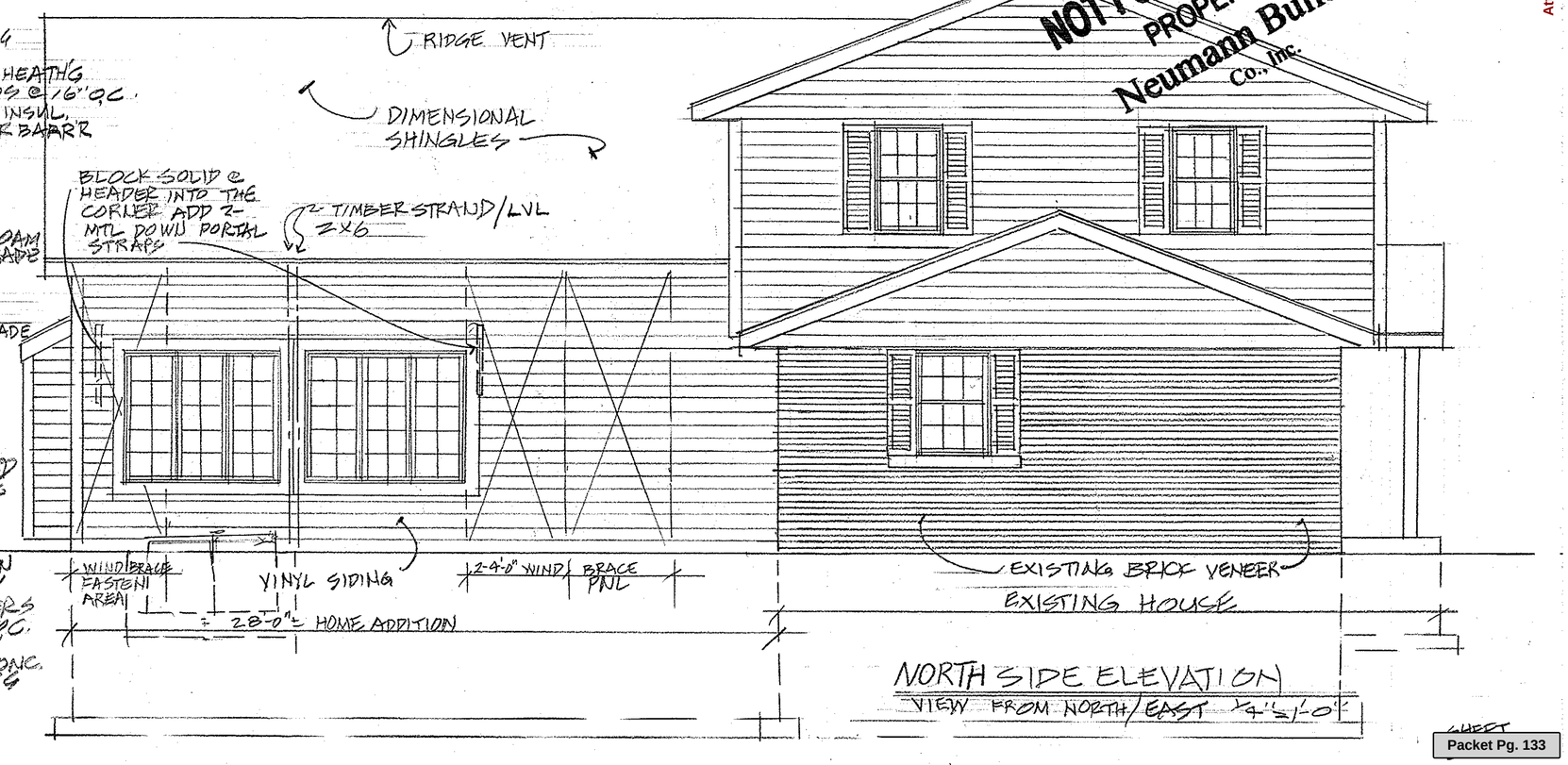
- USE 7/16" OSB WOOD PANELS @ CORNERS OF WALLS OR WHERE NOTED.
- FASTEN W/ 6d COMMON NAILS 6" O.C. @ EDGES 12" O.C. @ FIELD SUPPORTS.
- WIND BRACE PANEL EDGES TO BE SUPPORTED W/ 2x'S @ BUTT EDGES.



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



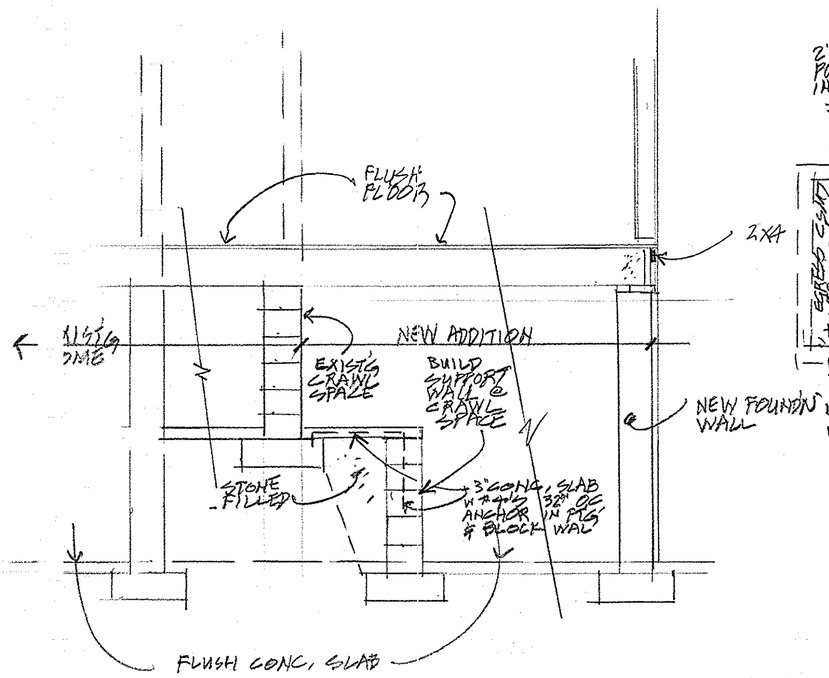
BUILDING SECT. 3/8"=1'-0"

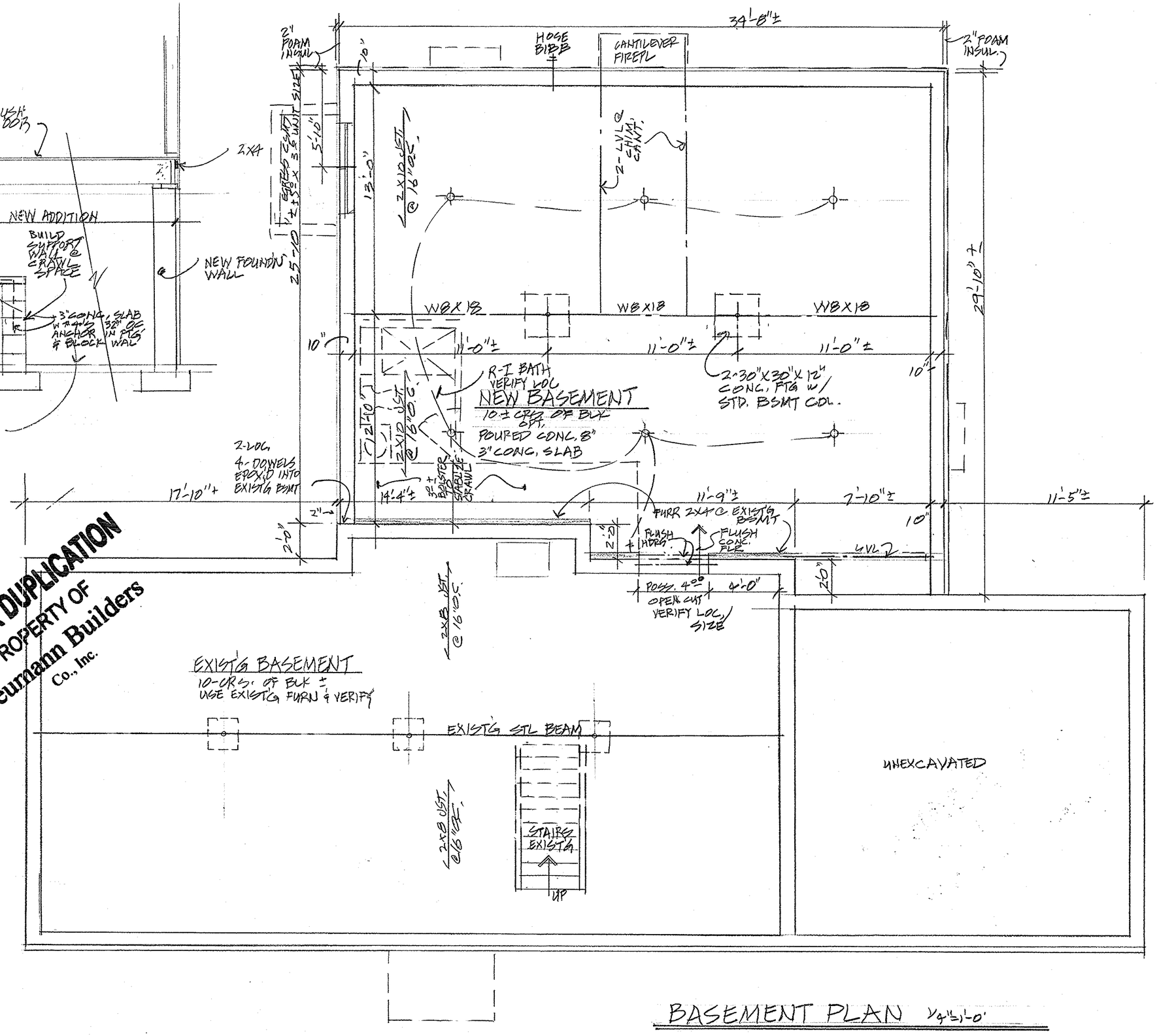


NORTH SIDE ELEVATION
VIEW FROM NORTH/EAST 1/4"=1'-0"

NOT FOR DUPLICATION
PROPERTY OF
Neumann Builders
Co., Inc.

Attachment: Plans (6496 : Wendy Boom)

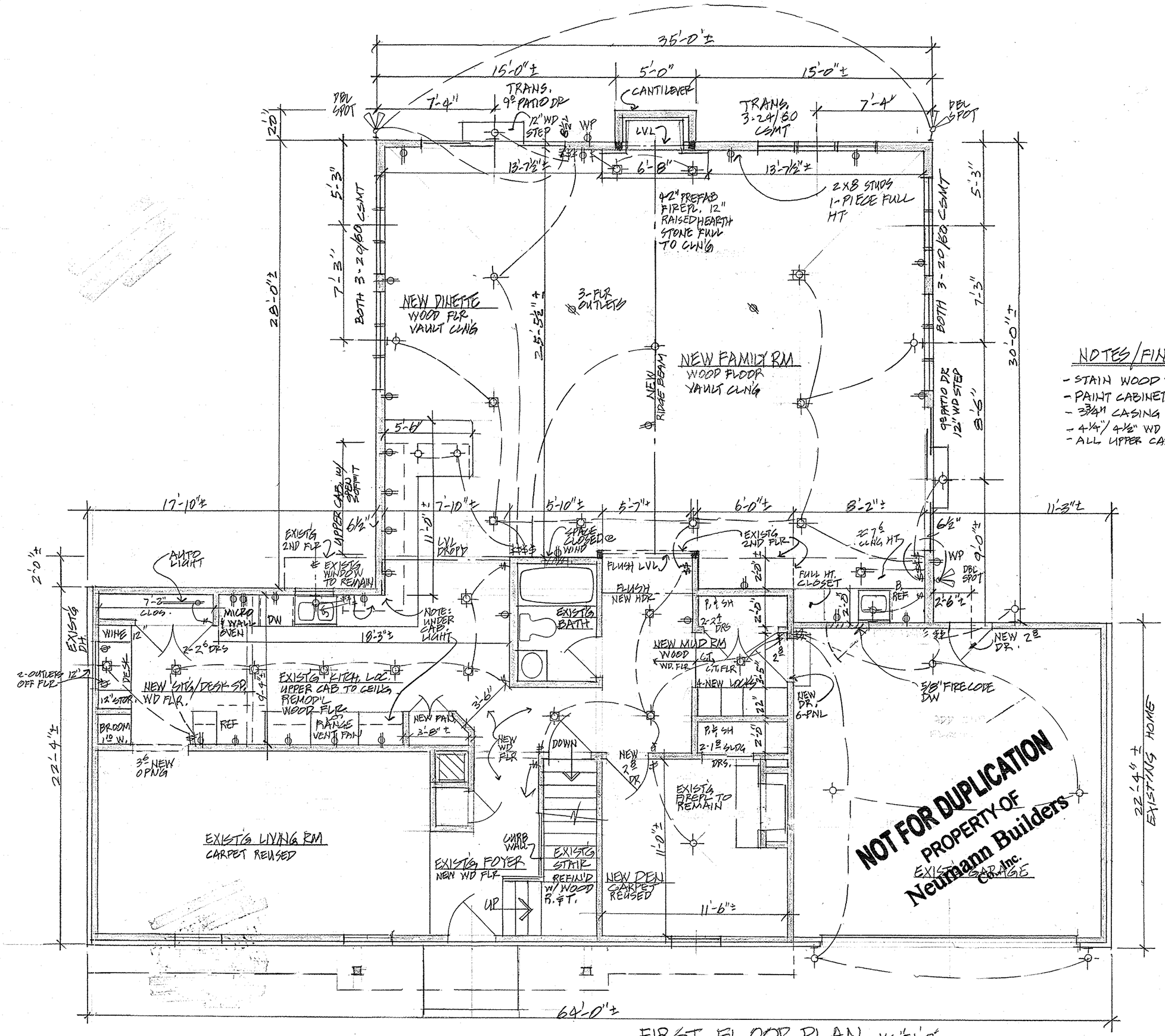




NOT FOR DUPLICATION
PROPERTY OF
Neumann Builders
Co., Inc.

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

Attachment: Plans (6496 : Wendy Boom)



NOTES/FINISH:

- STAIN WOOD TRIM & RIDGE BEAM
- PAINT CABINETS
- 3¾" CASING
- 4¼"/4½" WD BASE
- ALL UPPER CABINETS TO CLN'G

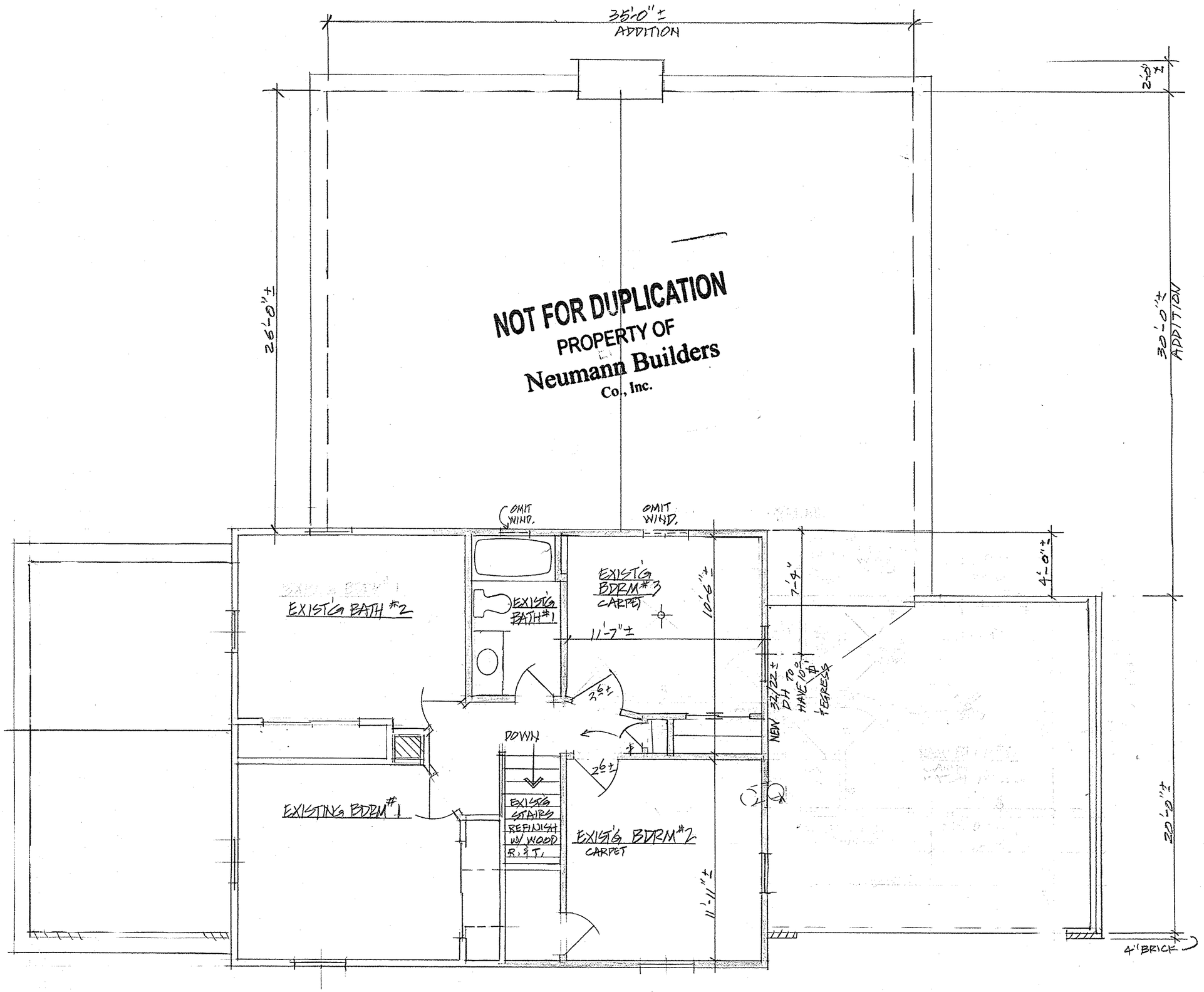
FIRST FLOOR PLAN ¼"=1'-0"

1ST. FLR: 960 ☐' ADD'N
2ND FLR: 260 ☐' ADD'N
TOTAL ADD'N: 1,320 ☐'

NOTE: WINDOW SIZE PER APPROX GLASS DIM.

SHEET 4 OF 5

Attachment: Plans (6496 : Wendy Boom)



SECOND FLOOR PLAN 1/4"=1'-0"
ADDN: 260 ☐'

SHEET 5 OF 5

Attachment: Plans (6496 : Wendy Boom)



WEST (FRONT) ELEVATION

THOMAS D. THOMPSON, ARCHITECT

5511 W. PARKVIEW DRIVE
MEQUON, WI 53092

(262) 825-8550

tthompson48@wi.rr.com

GENERAL CONTRACTOR

PROJECT NAME

NEW RESIDENCE

OWNER

MR. FELIX ARYEETEY

PROJECT ADDRESS

7728 CHEVERNY DR.
MEQUON,
WISCONSIN

REVISIONS

REV. 1
FEB. 22, 2019
REV. 2
AUG. 23, 2019
REV. 3
JULY 22, 2020
REV. 4
SEPT. 11, 2020
REV. 5
Jan. 22, 2021
REV.6
FEB.6. 26, 2021
REV.7
JULY 17, 2021

DATE

JAN. 28, 2019

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SHEET TITLE

WEST ELEVATION

SHEET NUMBER

A104

Attachment: Revised Elevation Plan (6497 : Felix Aryeetey)