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 14, 2023
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

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

1) Call to Order, Roll Call

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

   a. Meeting Minutes from July 10, 2023

3) Architectural Board Applications

1. **Steve & Danette Carlton, Sr.** — **New Single-Family Residence**
   3650 W. Pine View Court
   Subdivision: Riverland Estates — Contractor: Anderson Homes LLC
   District 1 – 6:00 pm — Architect: Anderson Homes LLC

2. **Eoin & Megan Gorman** — **Addition: Attached Garage**
   12433 N. Madero Drive
   Sudivision: Mequon Century Acres — Contractor: Fein Design
   District 1 – 6:05 pm — Architect: Rory Palubiski

3. **Greg & Lynn Bell** — **Addition: Kitchen & Dormers**
   12037 W. Bonniwell Road
   Sudivision: N/A — Contractor: Wade Design & Construction
   District 1 – 6:15 pm — Architect: Mike Wade

4. **Veridian Homes LLC** — **New Single-Family Residence**
   Lot #81 W. Preserve Parkway
   Sudivision: The Enclave — Contractor: Veridian Homes LLC
   District 3 – 6:25 pm — Architect: Veridian Homes LLC

5. **Mikhail & Melissa Dobrinin** — **New Single-Family Residence**
   14335 N. Lake Shore Drive
   Subdivision: Lakeshore Estates — Contractor: Tim O'Brien Homes
   District 5 – 6:30 pm — Architect: Tim O'Brien Homes

6. **Kevin Sprong** — **Addition: Attached Garage**
   10826 N. Pebble Lane
   Subdivision: Sunset Ridge Estates — Contractor: Northshore Garage
   District 8 – 6:35 pm — Architect: Oostburg Lumber

4) Announcements

5) Adjourn Meeting

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

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **August 14, 2023**
SUBJECT: **Meeting Minutes from July 10, 2023**

Attachments:
7.10 (PDF)

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

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, July 10, 2023
6:00 PM
Lower-Level Conference Room

Minutes

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

Present:	Chairman Scott Reed
Members at Large:	Paul Apfelbach, Michael Wade, Janet Ehn
Building Inspector:	Andy Wagner

2. **Meeting Minutes**

Minutes from the June 12, 2023, meeting were approved by District Representative Janet Ehn and seconded by Vice-Chairman Paul Apfelbach.

Minutes were approved unanimously.

Attachment: 7.10 (8671 : Meeting Minutes from July 10, 2023)

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 8 6:00 pm	**Outbuilding/Guest House**	Greg Adams 10906 N. Lake View Road Subd: Michivue	Contractor: Owner Arch: Waterborne Design

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

Conditions: Plans approved as submitted.

2)	Dist. 1 6:10 pm	**New Single-Family Residence**	Kiley Rickert 10009 W. Farmdale Estates Ct. Subd: Farmdale Estates	Cont: Victory Homes of WI Arch: David Pluim

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

Conditions: Plans approved as submitted.

3)	Dist. 1 6:15 pm	**New Single-Family Residence**	Matt & Katie Carlton 13745 N. Pine View Court Subd: Riverland Estates	Cont: Anderson Homes LLC Arch: Anderson Homes LLC

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

Conditions: Plans approved as submitted.

Attachment: 7.10 (8671 : Meeting Minutes from July 10, 2023)

4)	Dist. 1 6:20 pm	**New Single-Family Residence**	David & Betty Smulyan 13205 W. Shoreland Drive Subd: N/A	Cont: Mikkelson Builders Arch: Fred Dahms, Jr.

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

Conditions: Plans approved as submitted.

5)	Dist. 5 6:25 pm	**Re-Submittal: Exterior Changes to approved New Single-Family Residence**	Michael & Jenna Sullivan 299 W. Hemlock Lane Subd: Hemlock Lane	Cont: Mikkelson Builders Arch: Fred Dahms, Jr.

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

Conditions: Re-submitted plan approved.

6)	Dist. 3 6:30 pm	**New Single-Family Residence**	Veridian Homes LLC Lot #80 W. Preserve Parkway Subd: The Enclave	Cont: Veridian Homes LLC Arch: Veridian Homes LLC

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

Conditions: Plans approved as submitted with the following conditions:

1. On far-right gable (over two-car garage) on the front elevation replace shake to horizontal siding.
2. Add shakes to gable (over two-car garage) on the right elevation.

Attachment: 7.10 (8671 : Meeting Minutes from July 10, 2023)

7)	Dist. 5 6:35 pm	**Addition:** **Screened in Porch**	John & Gwyn Beagle 310 W. Bonness Lane Subd: N/A	Cont: Ruvin Brothers Arch: Ruvin Brothers

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

Conditions: Approved as submitted with the following conditions:
1. On left elevation, addition of stone veneer on the chimney chase.
2. Wrap return on both sides of chimney.

8)	Dist. 5 6:45 pm	**New Single-Family** **Residence**	Lakeview Partners LLC 14141 N. Lake Shore Drive Subd: Lakeshore Estates	Cont: Espire Homes, Inc. Arch: John Wachter

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

Conditions: Plans approved as submitted with the condition that the gable brackets on front elevation are removed for consistency.

9)	Dist. 6 6:50 pm	**New Single-Family** **Residence**	Stephen Sheperd 10510 N. Pine Tree Circle Subd: Eschrich Park	Cont: TBD Arch: New Horizons Ventures

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

Conditions: Plans approved as submitted with condition that two transom windows (of longer portion) are added to the garage on the left elevation.

Attachment: 7.10 (8671 : Meeting Minutes from July 10, 2023)

4. **Announcements**

Discussion of professionalism in comments while in session.

5. **Action:**

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

A vote was taken; vote passed unanimously.

Meeting adjourned at 6:50 p.m.

Attachment: 7.10 (8671 : Meeting Minutes from July 10, 2023)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **August 14, 2023**
SUBJECT: **Steve & Danette Carlton, Sr. - New Single-Family Residence at 3650 W. Pine View Court**

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

ANDERSON HOMES

585 Ryan St. Pewaukee, WI 53072 262.746.9999 www.AndersonHomesOfWI.com

7/14/2023

To whom it concerns,

It is our intent to build a single-family residence on Lot #12 in the Riverland Estates Subdivision that consists of a 1.5-story plan with an unfinished basement. Designed into the plan is a covered patio. The plan is designed for the lot with partial exposure.

Sincerely,

Kevin Emmer

General Manager

Anderson Homes LLC

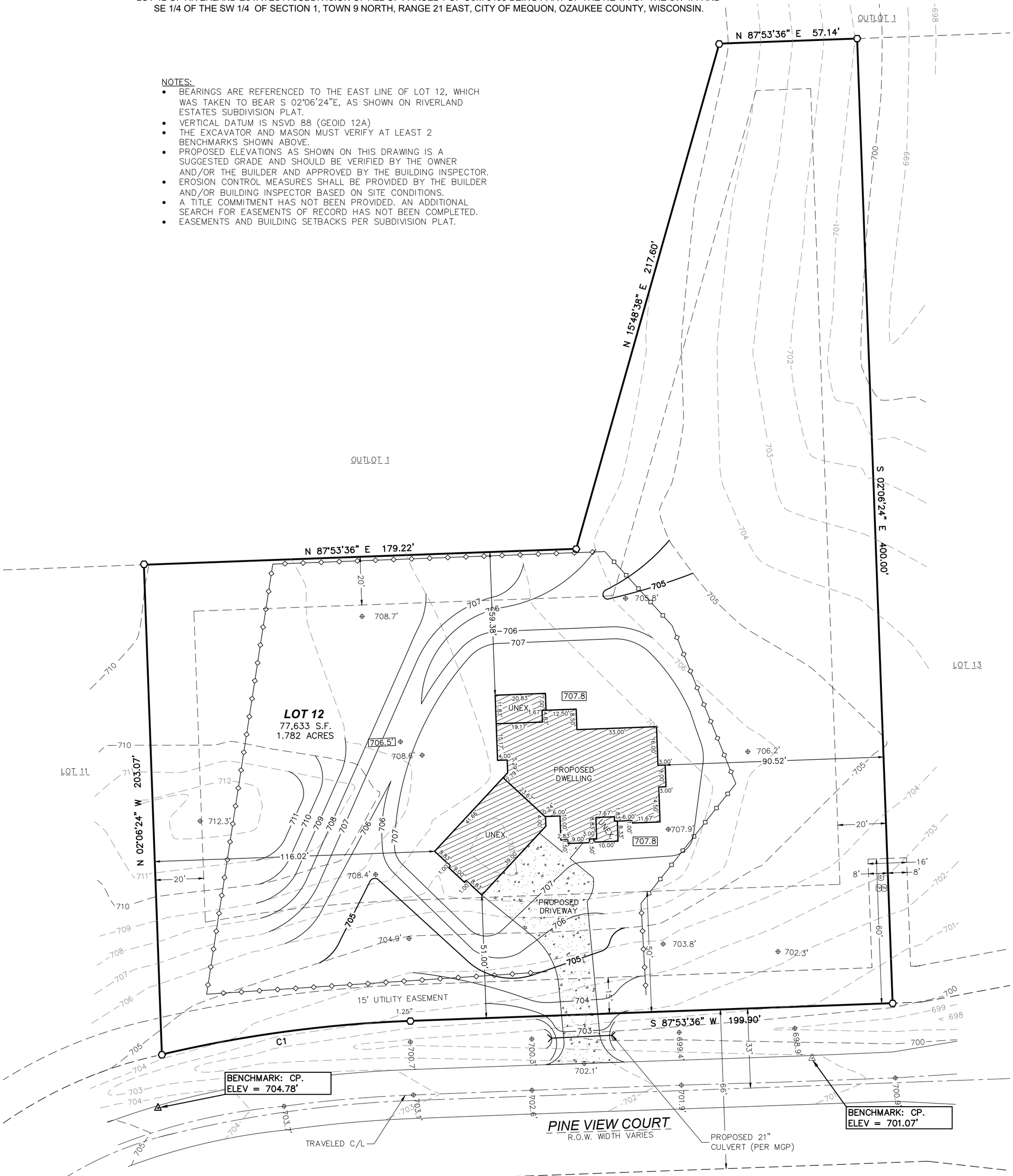
Attachment: Statement of Intent (8672 : Steve & Danette Carlton, Sr.)

PLAT OF SURVEY

LOT 12 OF RIVERLAND ESTATES A SUBDIVISION OF ALL OF PARCEL 1 OF CSM 3498 BEING PART OF THE NE 1/4 OF THE SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

NOTES:

- BEARINGS ARE REFERENCED TO THE EAST LINE OF LOT 12, WHICH WAS TAKEN TO BEAR S 02°06'24"E, AS SHOWN ON RIVERLAND ESTATES SUBDIVISION PLAT.
- VERTICAL DATUM IS NSVD 88 (GEOID 12A)
- THE EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
- PROPOSED ELEVATIONS AS SHOWN ON THIS DRAWING IS A SUGGESTED GRADE AND SHOULD BE VERIFIED BY THE OWNER AND/OR THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR.
- EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE BUILDER AND/OR BUILDING INSPECTOR BASED ON SITE CONDITIONS.
- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- EASEMENTS AND BUILDING SETBACKS PER SUBDIVISION PLAT.



CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	536.84'	11°06'21"	104.06'	103.90'	S 82°18'20" W	S 87°51'30" W	S 76°45'09" W

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

SURVEYOR'S CERTIFICATION:

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

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

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

PROPOSED GRADES PER GRADING PLAN
FINISH YARD GRADE: 707.80
GARAGE FLOOR: 708.13
TOP OF WALL: 708.47
TOP OF FOOTING: 699.47 (9' WALL)
DRIVE SLOPE = 7%

0' 30' 60'
1 INCH = 30 FEET

LEGEND

- FOUND 1" IRON PIPE OR NOTED
- PROPOSED CULVERT
- 800.0 EXISTING SPOT GRADE
- 800 EXISTING CONTOUR
- 800 PROPOSED CONTOUR
- PROPOSED SILT FENCE
- 800.0 PROPOSED ELEVATION
- CONTROL POINT BENCHMARK

SHEET 1 OF 1	JOB NO. 21070	DATE 07/17/23	
CLIENT: ANDERSON HOMES	LOCATION: 3560 WEST PINE VIEW CT. MEQUON, WISCONSIN	REV.	
PROJECT: CALRTON		REV.	
LAYOUT: PLAT OF SURVEY		REV.	
DRAWING: 21070_SURVEY.DWG	DRAWN BY: LJS / CHECKED BY: MTO	REV.	

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

Attachment: Survey (8672 : Steve & Danette Carlton, Sr.)

ANDERSON HOMES

CARLTON RESIDENCE

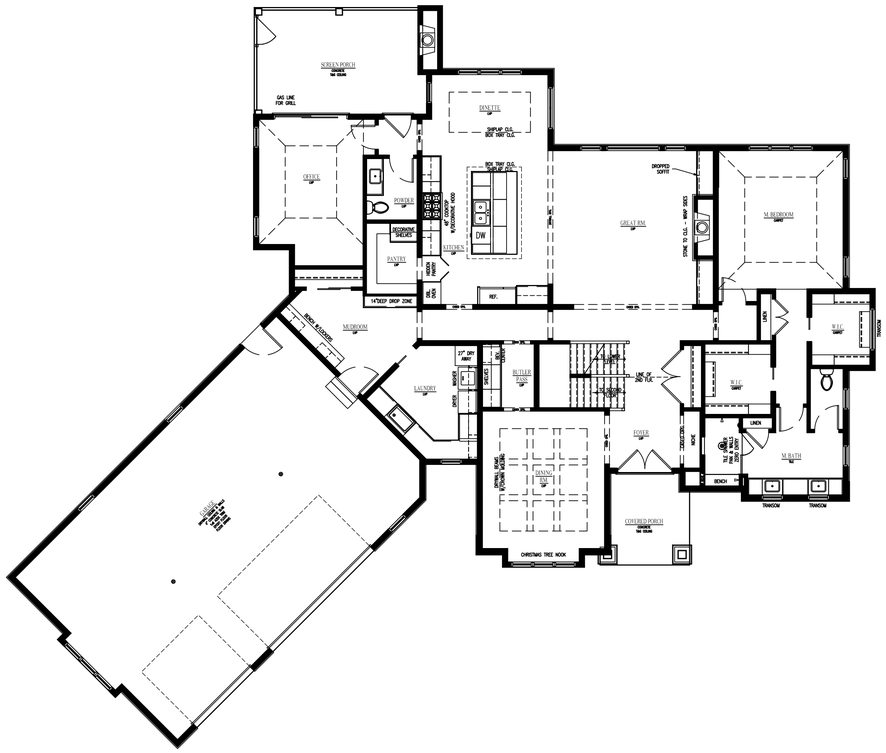
GENERAL NOTES

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

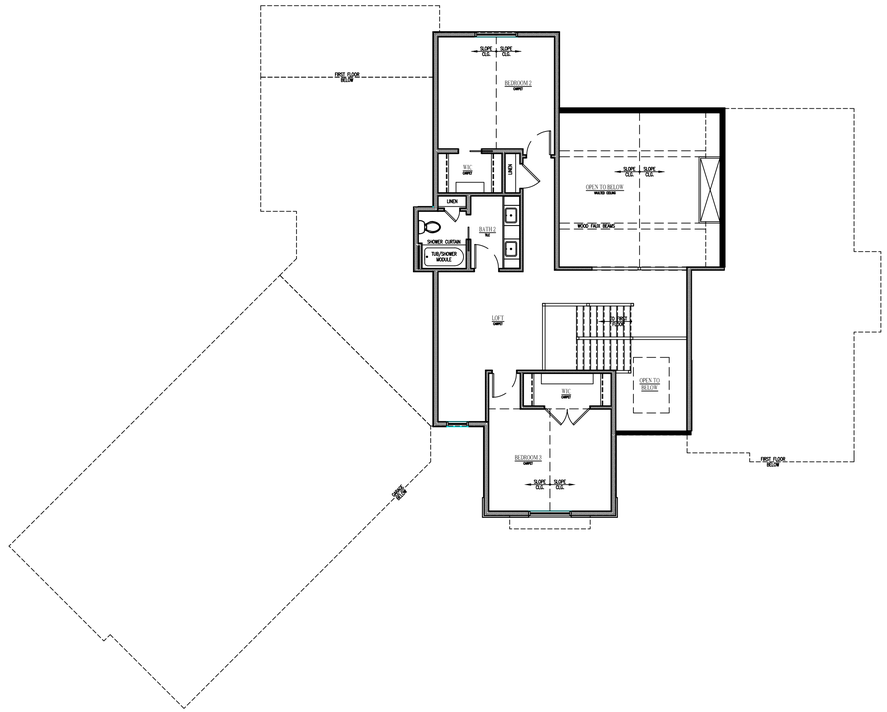
STANDARD NOTES:

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

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ALL RIGHTS RESERVED OWNERSHIP DOCUMENTS



FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT

BID SET ONLY - NOT FOR CONSTRUCTION

REVISION NOTES

PROJECT INFORMATION

CARLTON CUSTOM

STEVE & DANETTE CARLTON
LOT #12 PINE VIEW CT.
MEQUON, WI 53092

SQUARE FOOTAGES

AREA DEFINITION:

FIRST FLOOR AREA:	2600 SQUARE FEET
SECOND FLOOR AREA:	842 SQUARE FEET
TOTAL LIVING AREA:	3442 SQUARE FEET
GARAGE AREA:	1120 SQUARE FEET
COVERED PORCH AREA:	92 SQUARE FEET
SCREEN PORCH AREA:	243 SQUARE FEET
FUTURE FINISHED BASEMENT AREA:	1080 SQUARE FEET
UNFINISHED BASEMENT AREA:	2405 SQUARE FEET

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
CS	COVERSHEET
A-1	FRONT & REAR ELEVATIONS
A1.1	GARAGE ELEVATIONS
A-2	RIGHT & LEFT ELEVATIONS
A-3	FOUNDATION PLAN
A-4	FIRST FLOOR PLAN
A-5	SECOND FLOOR PLAN
A-6	ROOF PLAN & TYPICAL DETAILS

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

CARLTON CUSTOM
LOT #12 PINE VIEW CT.
MEQUON, WI 53092

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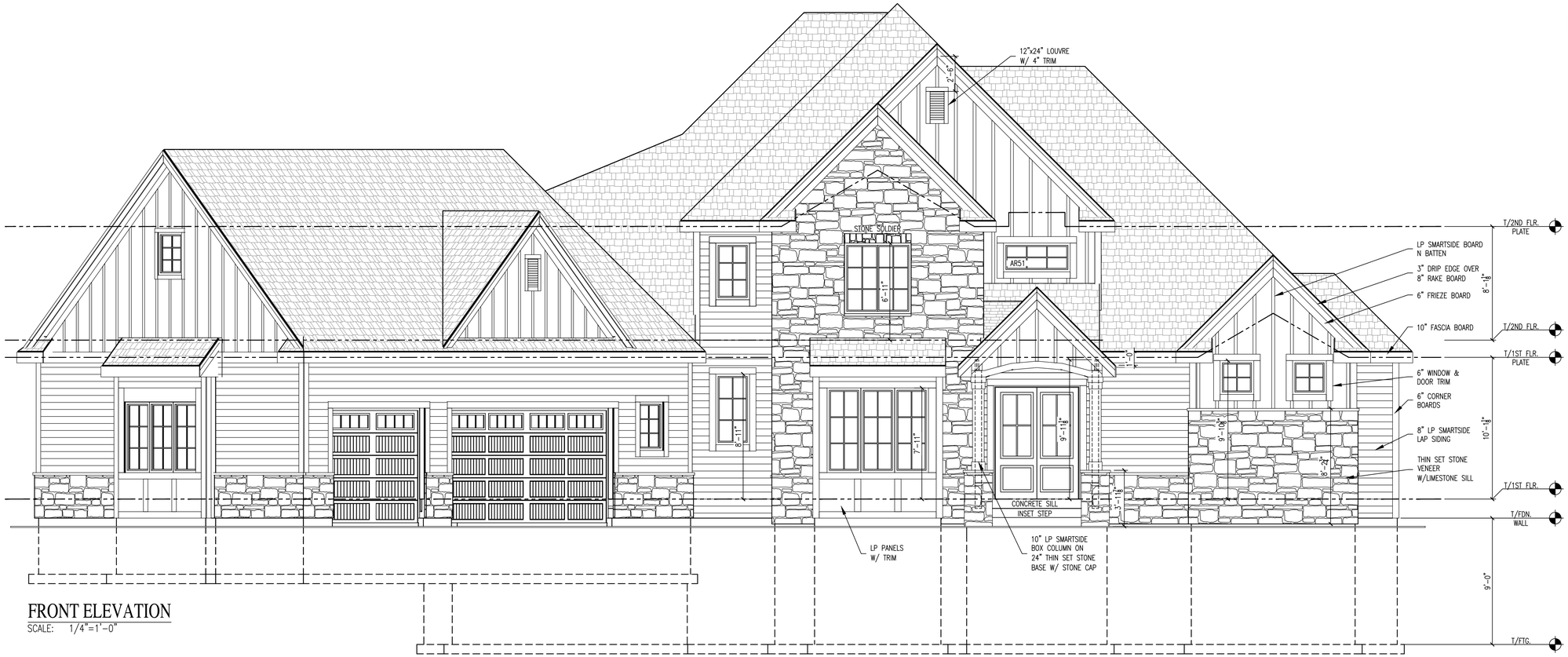
THESE DRAWINGS ARE THE PROPERTY OF ANDERSON HOMES, LLC. AND SHALL NOT BE REPRODUCED, USED OR RELIED UPON IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF ANDERSON HOMES, LLC. ANDERSON HOMES, LLC. IS NOT RESPONSIBLE FOR ANY CHANGES, MODIFICATIONS, OR ADDITIONS MADE TO THESE DRAWINGS. ANYONE USING THESE DRAWINGS IS DIRECTED TO CONTACT ANDERSON HOMES, LLC. IN ORDER TO DETERMINE WHETHER CHANGES, MODIFICATIONS OR ADDITIONS HAVE BEEN MADE TO THESE DRAWINGS. ANDERSON HOMES, LLC. EXPRESSLY DISCLAIMS ALL RESPONSIBILITY AND LIABILITY WHERE THESE DRAWINGS ARE USED ON A PROJECT WHERE ANDERSON HOMES, LLC. HAS NO CONTROL OR RESPONSIBILITY FOR THE MANAGEMENT, QUALITY OF MATERIALS, AND WORKMANSHIP USED. SUBCONTRACTORS AND VENDORS SHALL CONFORM TO ALL APPLICABLE CODES AND GOVERNING AUTHORITIES.

PROJECT DATE: 6.3.23

REVISIONS:	BY:
6.16.23	KMB
6.29.23 BID SET 01	KMB
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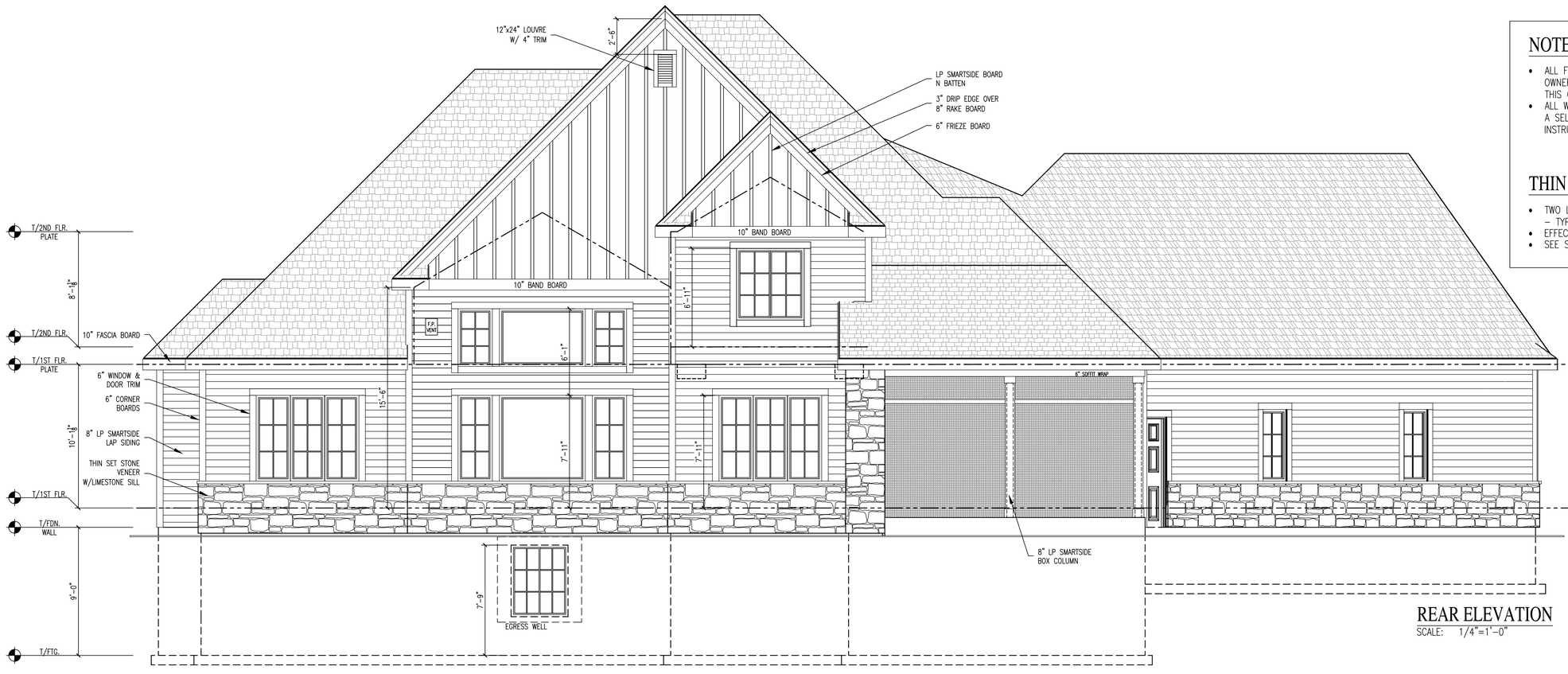
SHEET NUMBER: CS

Attachment: Plans (8672 : Steve & Danette Carlton, Sr.)



FRONT ELEVATION

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



REAR ELEVATION

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

NOTES

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

THIN SET STONE NOTE

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

BID SET ONLY - NOT FOR CONSTRUCTION

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

CARLTON CUSTOM

LOT #12 PINE VIEW CT.
MEQUON, WI 53092

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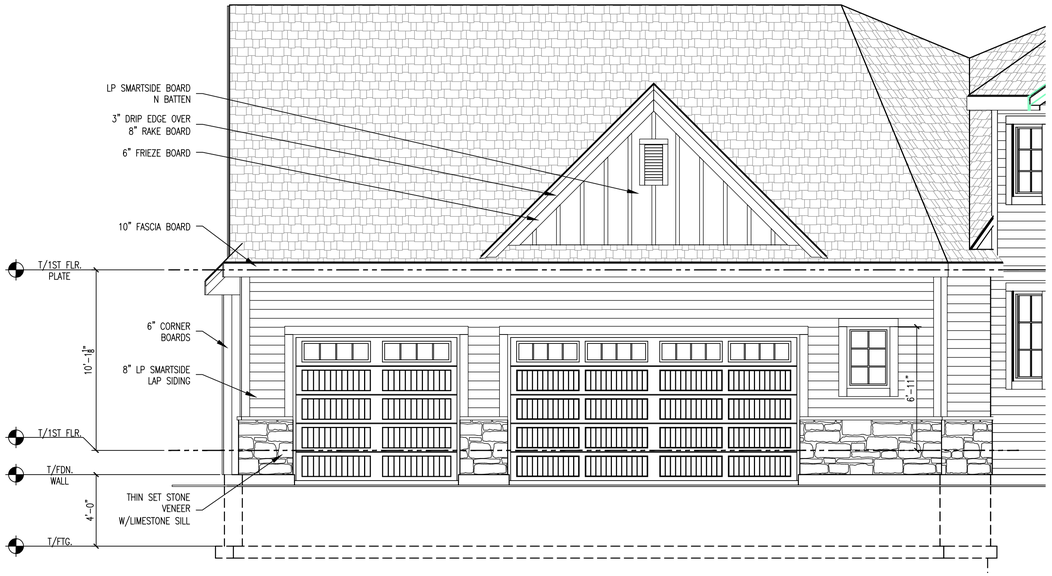
PROJECT DATE:
6.3.23

REVISIONS:	BY:
6.16.23	KMB
6.29.23 BID SET 01	KMB
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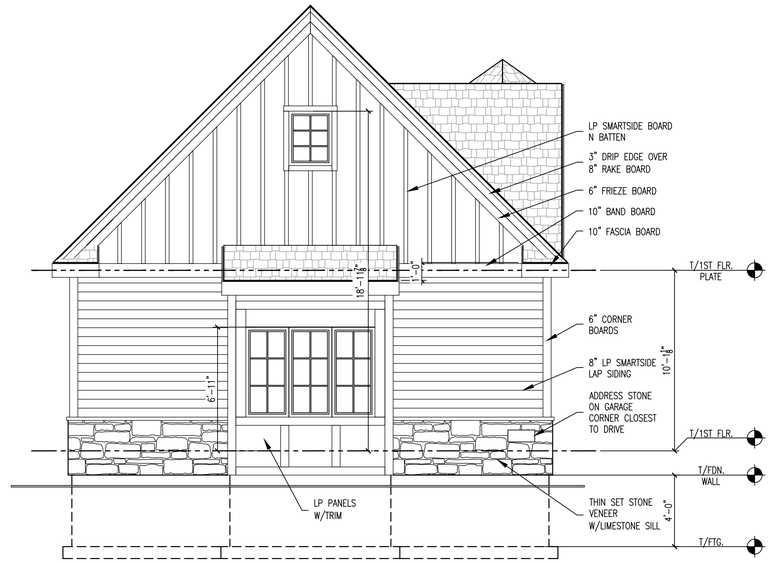
SHEET NUMBER:

A-1

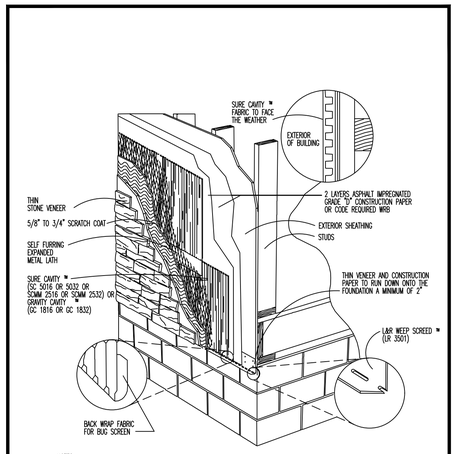
Attachment: Plans (8672 : Steve & Danette Carlton, Sr.)



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



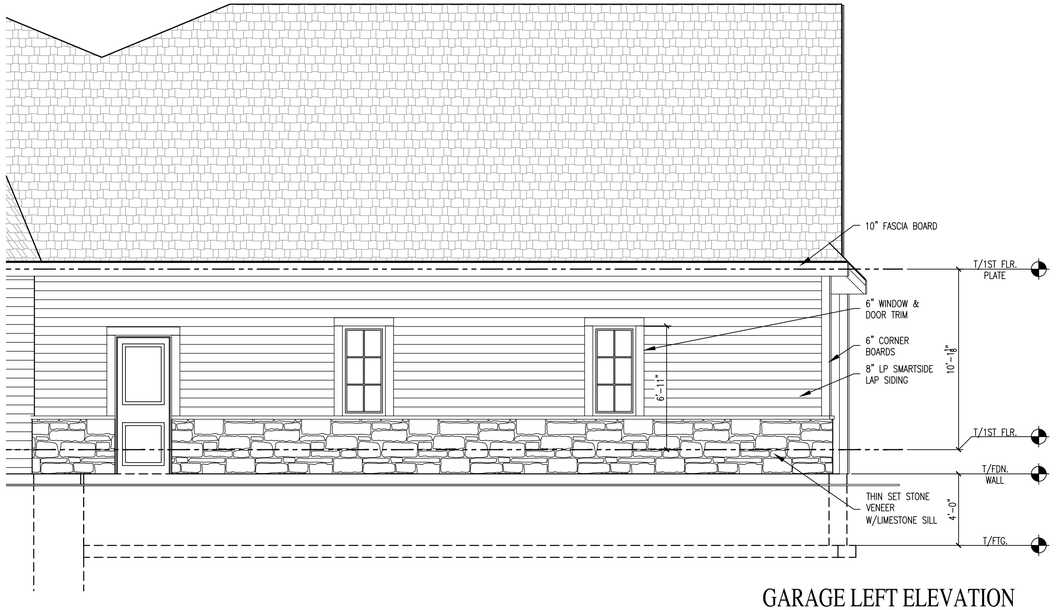
GARAGE FRONT ELEVATION
SCALE: 1/4"=1'-0"



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

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

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

BID SET ONLY - NOT FOR CONSTRUCTION

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

CARLTON CUSTOM

LOT #12 PINE VIEW CT.
MEQUON, WI 53092

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PROJECT DATE:
6.3.23

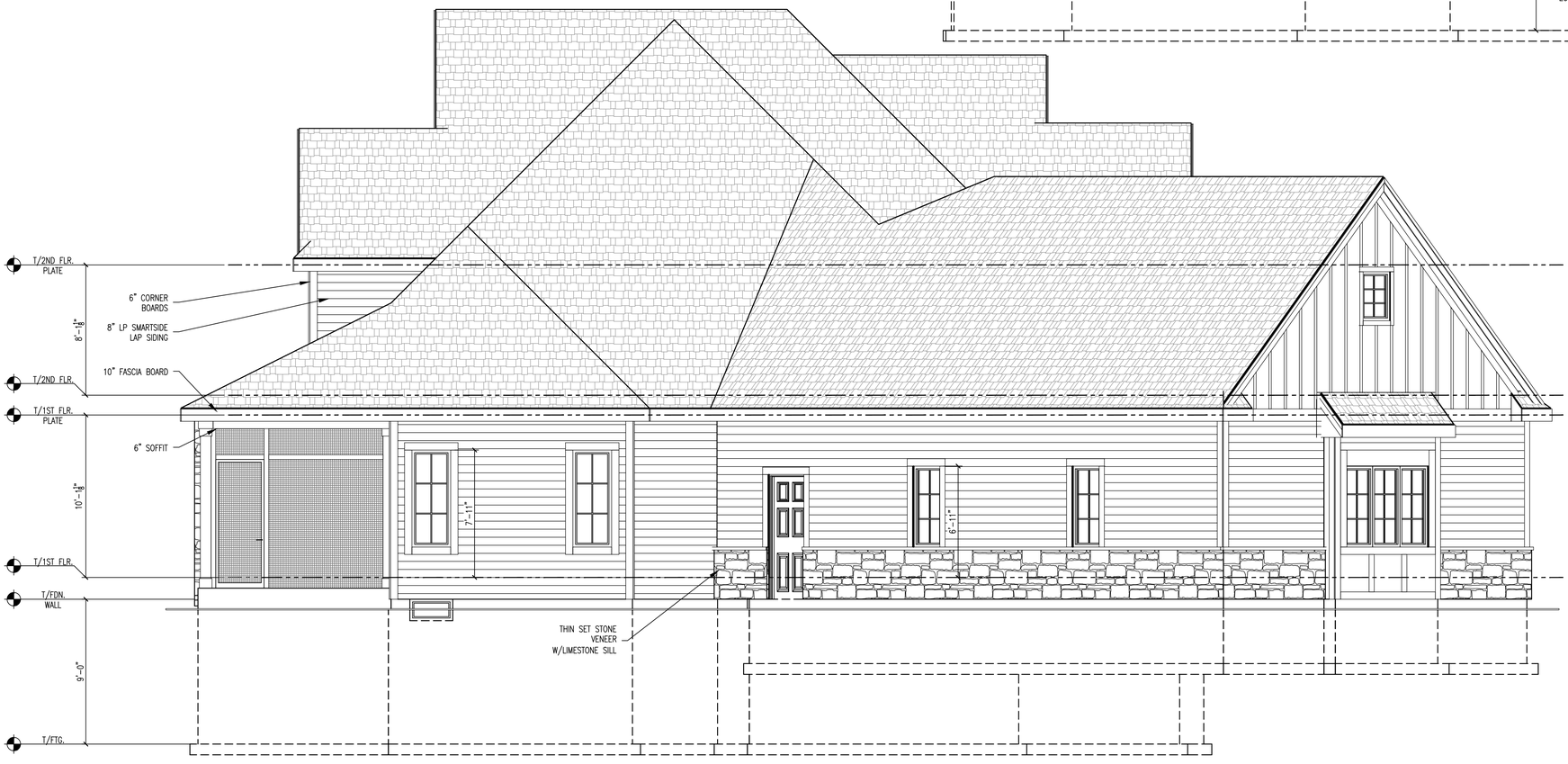
REVISIONS:	BY:
6.16.23	KMB
6.29.23 BID SET 01	KMB
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SHEET NUMBER:
A1.1

Attachment: Plans (8672 : Steve & Danette Carlton, Sr.)



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



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

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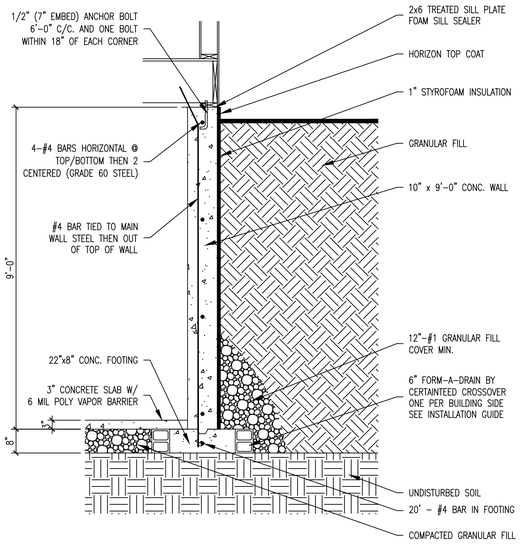
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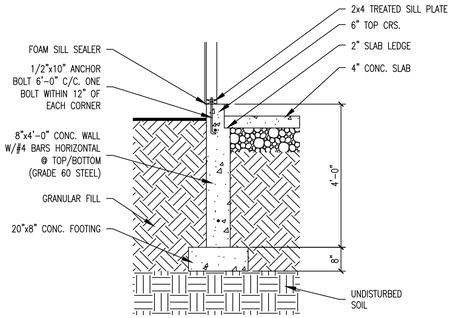
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6.16.23	KMB
6.29.23 BID SET 01	KMB
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SHEET NUMBER:
A-2

Attachment: Plans (8672 : Steve & Danette Carlton, Sr.)

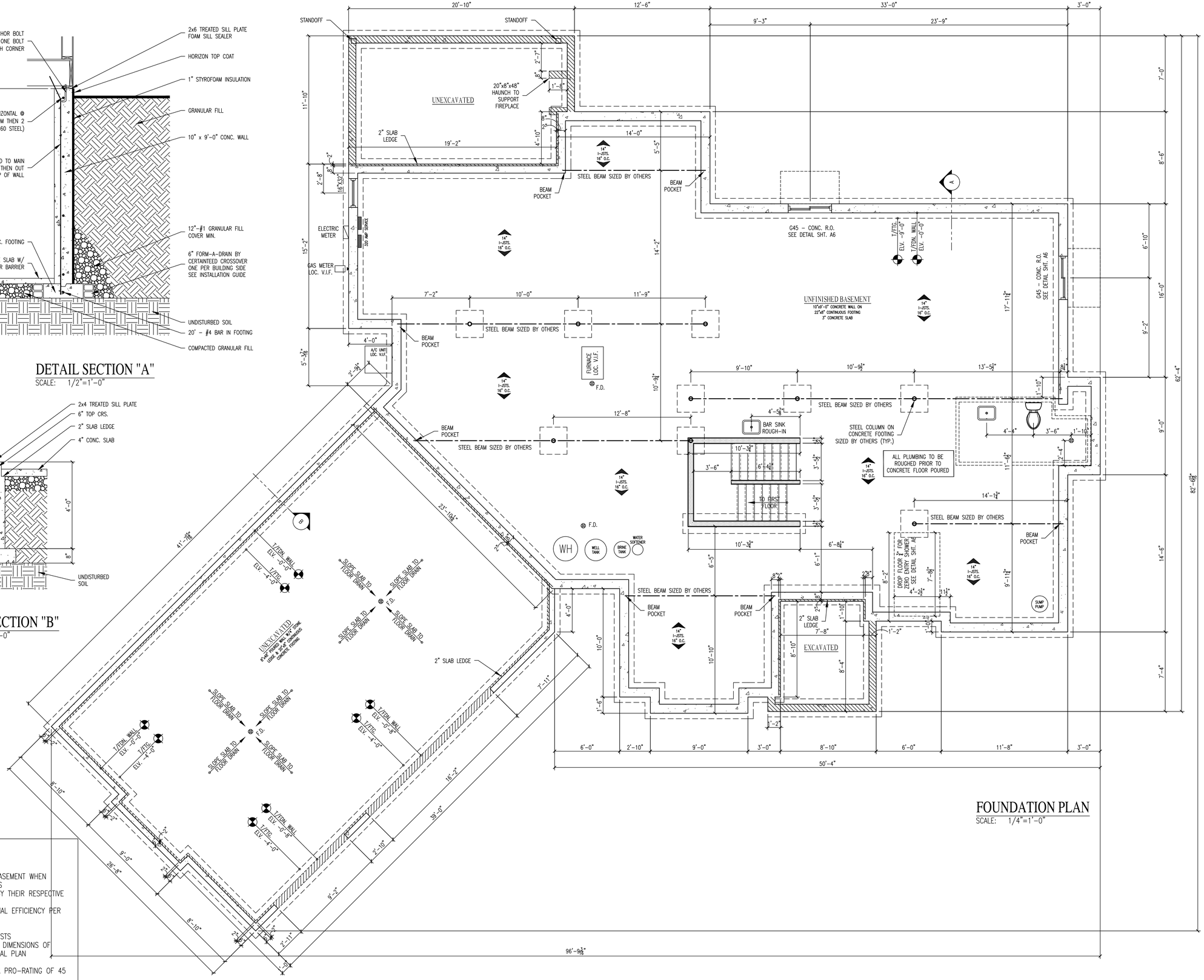


DETAIL SECTION "A"
SCALE: 1/2"=1'-0"



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

BID SET ONLY - NOT FOR CONSTRUCTION



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

NOTES

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

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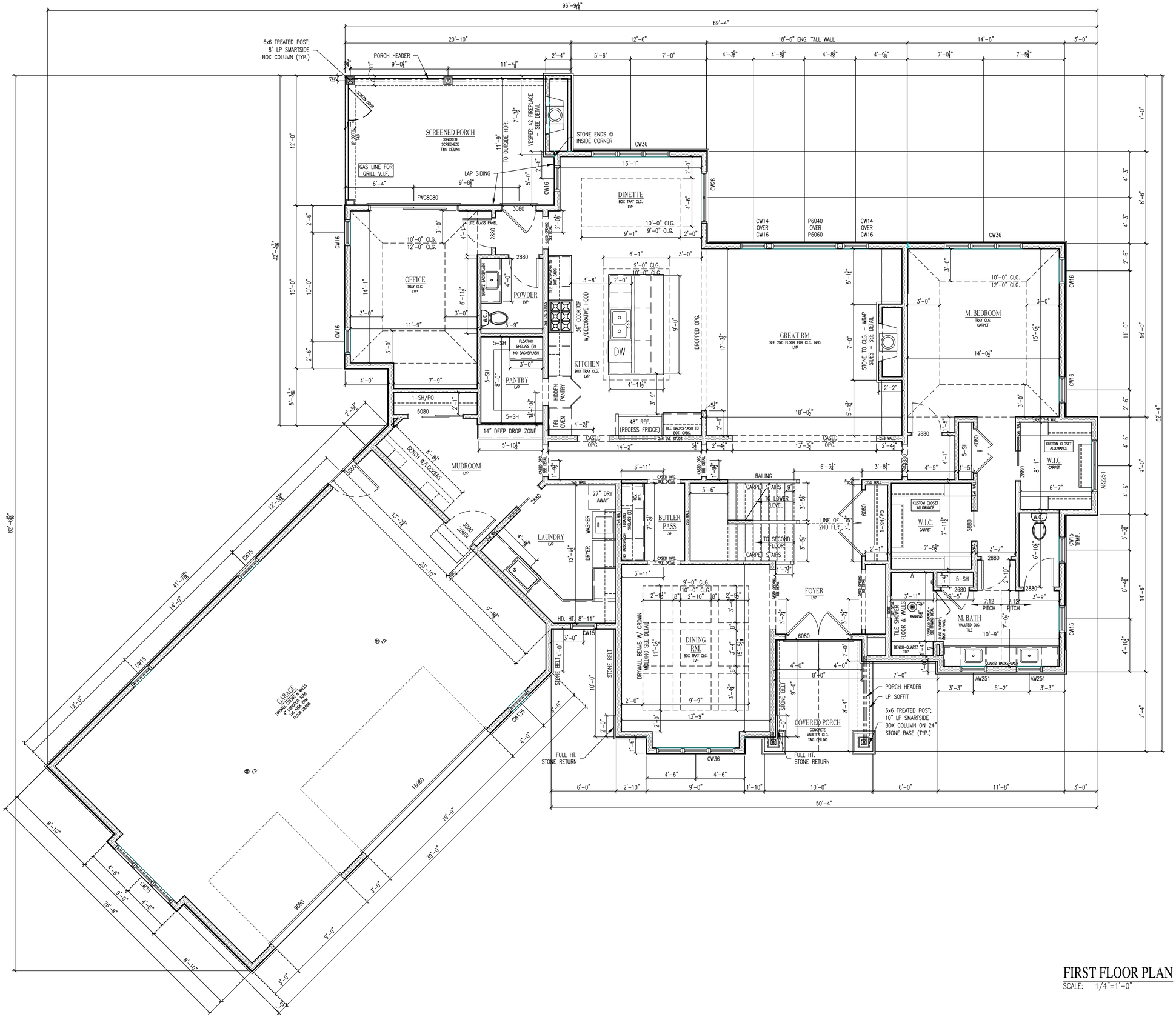
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PROJECT DATE:
6.3.23

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6.16.23	KMB
6.29.23 BID SET 01	KMB
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SHEET NUMBER:
A-3

Attachment: Plans (8672 : Steve & Danette Carlton, Sr.)



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FIRST FLOOR PLAN

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

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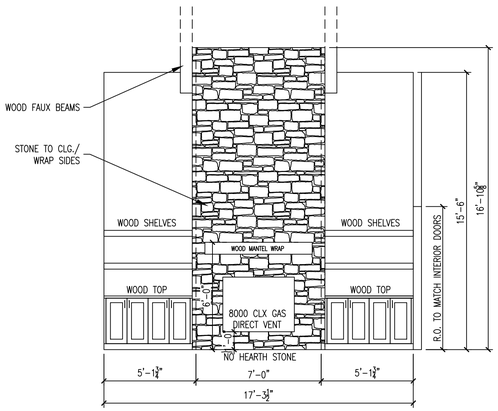
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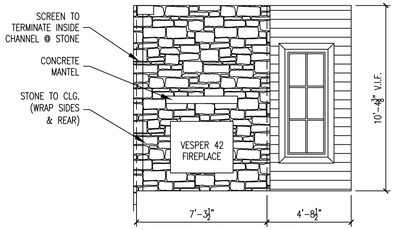
SHEET NUMBER: A-4

Attachment: Plans (8672 : Steve & Danette Carlton, Sr.)



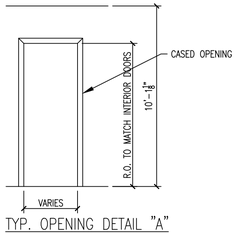
GREAT ROOM FIREPLACE DETAIL
SCALE: 1/4" = 1'-0"

GREAT ROOM CEILING DETAIL
SCALE: 1/4" = 1'-0"

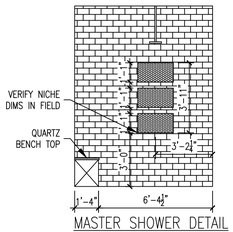


OUTDOOR FIREPLACE DETAIL
SCALE: 1/4" = 1'-0"

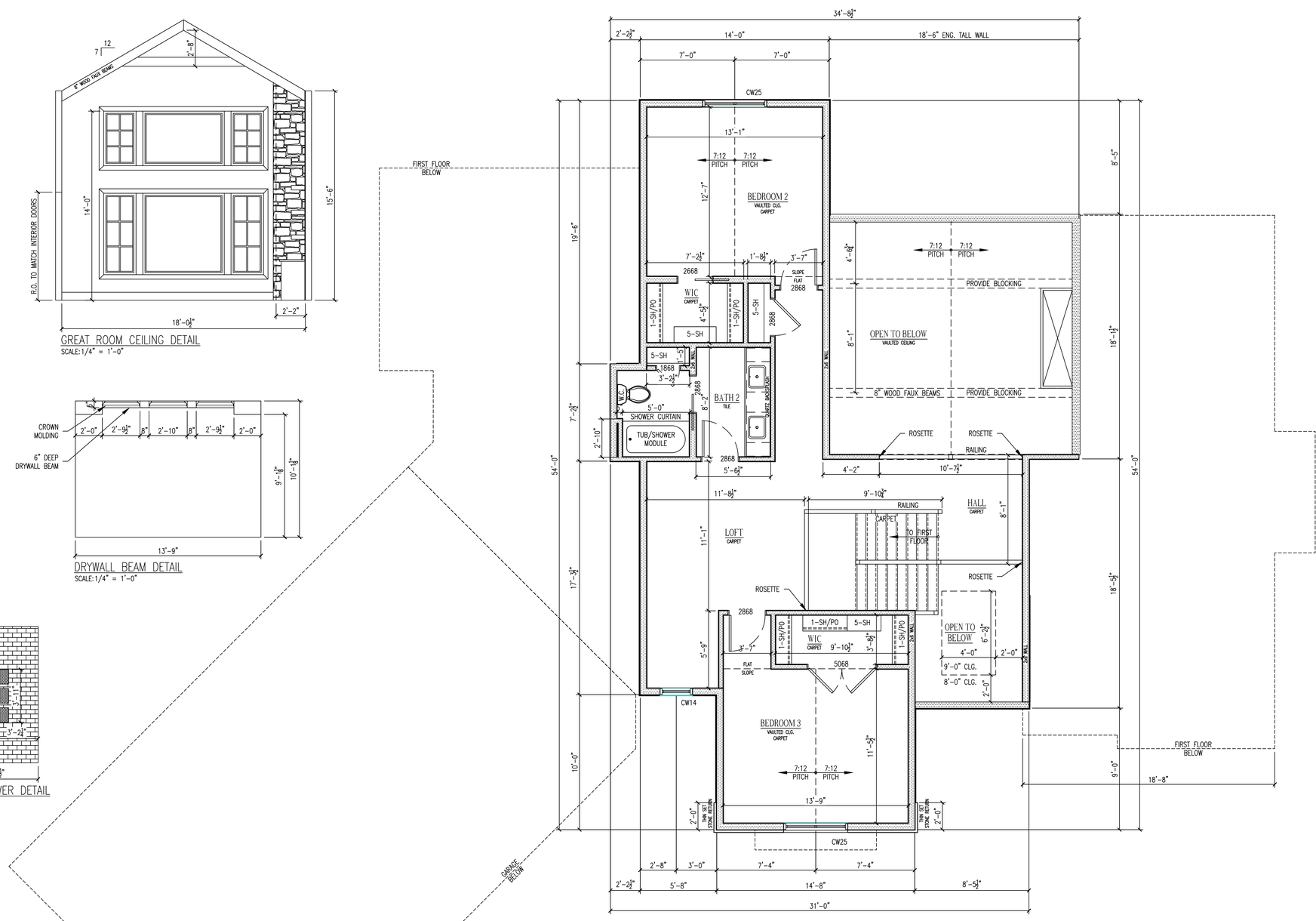
DRYWALL BEAM DETAIL
SCALE: 1/4" = 1'-0"



TYP. OPENING DETAIL "A"
SCALE: 1/4" = 1'-0"



MASTER SHOWER DETAIL
SCALE: 1/4" = 1'-0"



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

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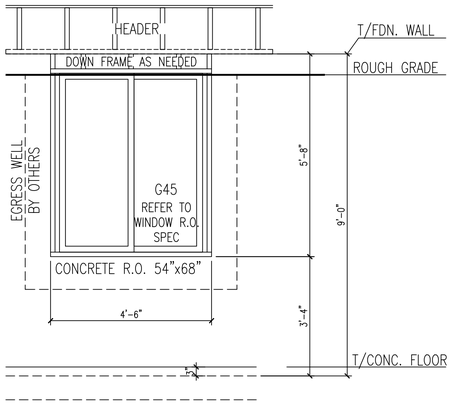
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6.3.23

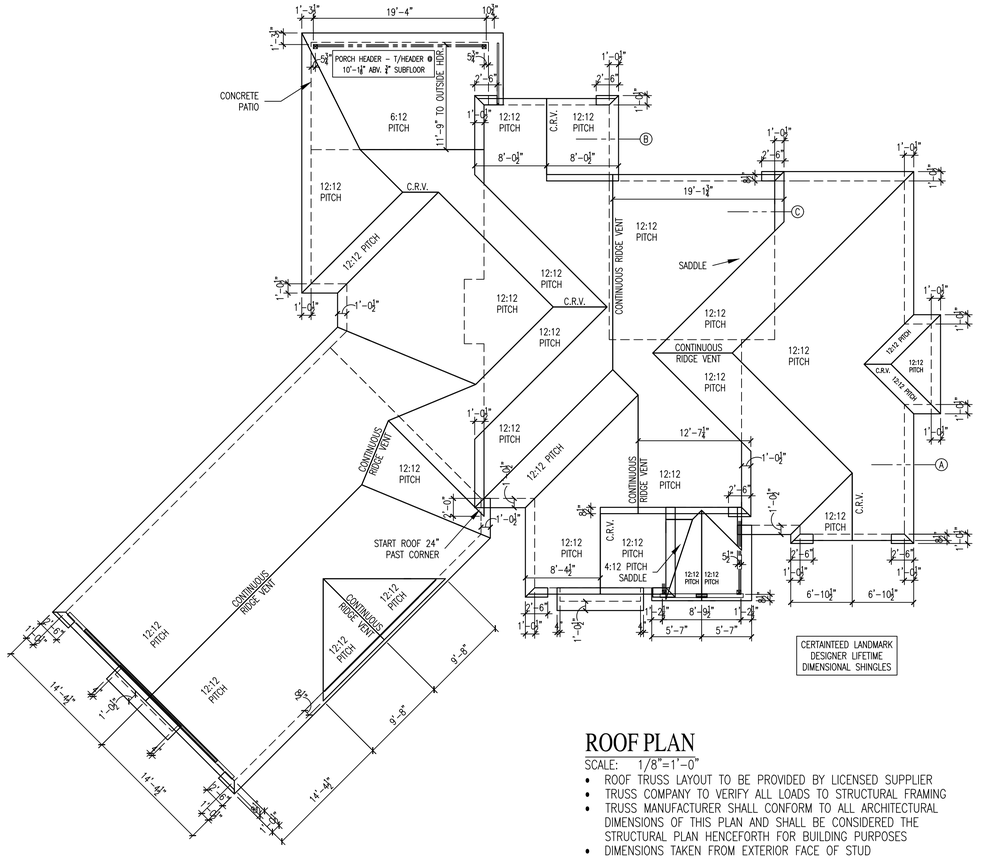
REVISIONS:	BY:
6.16.23	KMB
6.29.23 BID SET 01	KMB
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SHEET NUMBER:
A-5

Attachment: Plans (8672 : Steve & Danette Carlton, Sr.)

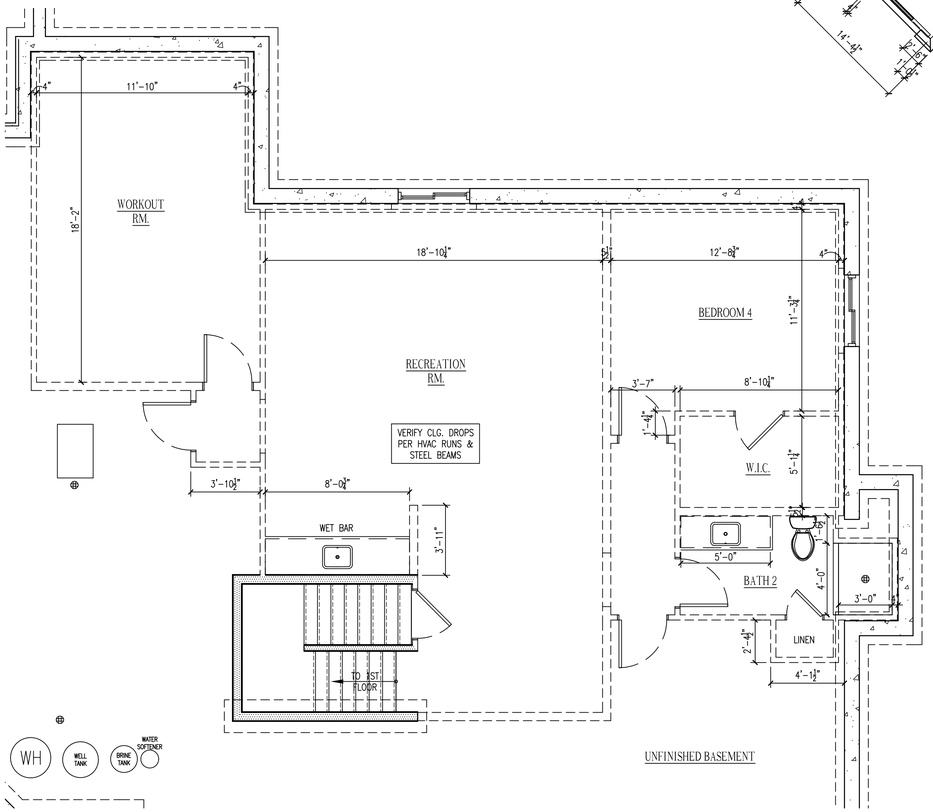


EGRESS WELL DETAIL
SCALE: 1/2"=1'-0"

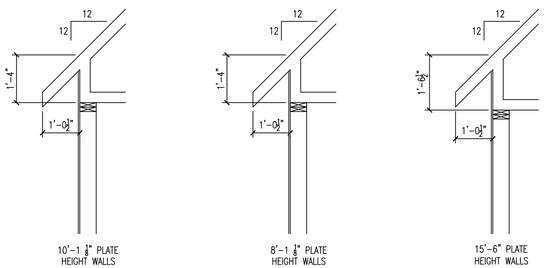


ROOF PLAN
SCALE: 1/8"=1'-0"

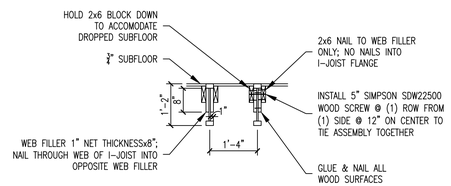
- ROOF TRUSS LAYOUT TO BE PROVIDED BY LICENSED SUPPLIER
- TRUSS COMPANY TO VERIFY ALL LOADS TO STRUCTURAL FRAMING
- TRUSS MANUFACTURER SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES
- DIMENSIONS TAKEN FROM EXTERIOR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



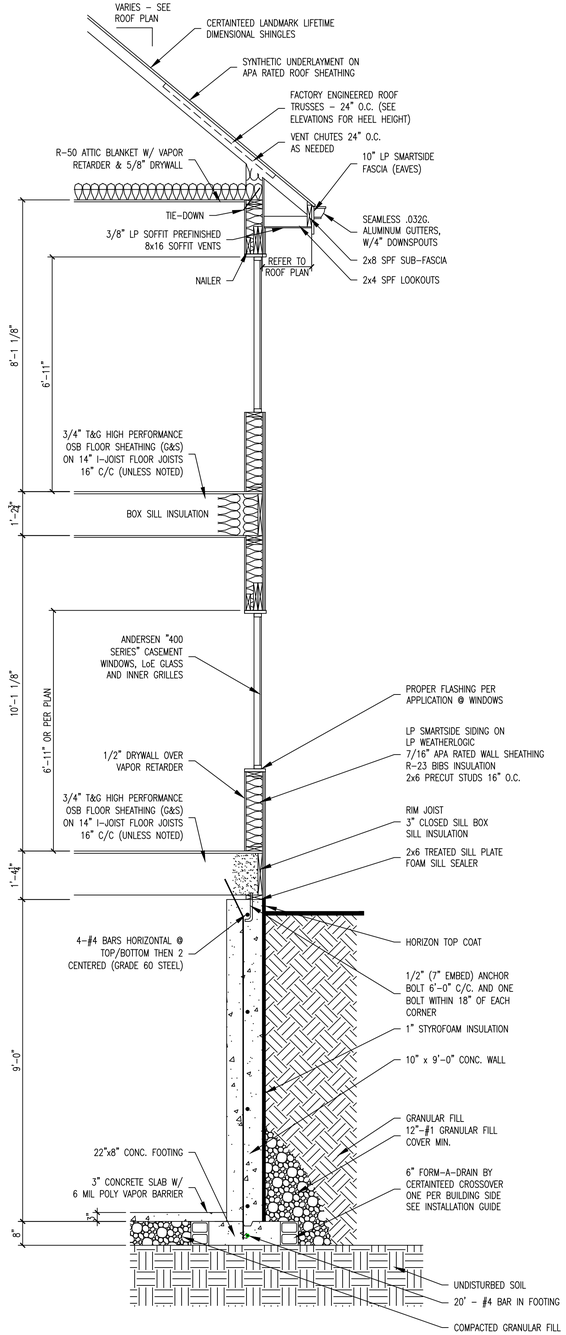
FUTURE FINISHED BASEMENT
SCALE: 1/4"=1'-0"



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



ZERO THRESHOLD FLOOR DETAIL
SCALE: 1/2"=1'-0"



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

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SHEET NUMBER:
A-6

Attachment: Plans (8672 : Steve & Danette Carlton, Sr.)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **August 14, 2023**
SUBJECT: **Eoin & Megan Gorman - Addition: Attached Garage at 12433 N. Madero Drive**

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

Gorman Residence Statement of Intent

12433 North Madero Drive

The intent for the Gorman Residence is to create additional garage and storage space.

This project also consists of removing their existing deck on the rear of their property and creating a new patio space.

The garage addition will add 2 more parking spaces with attic storage above.

The existing site conditions allow for the garage addition to work well with the grade, and ties into the existing house roof lines without being taller than the existing house.

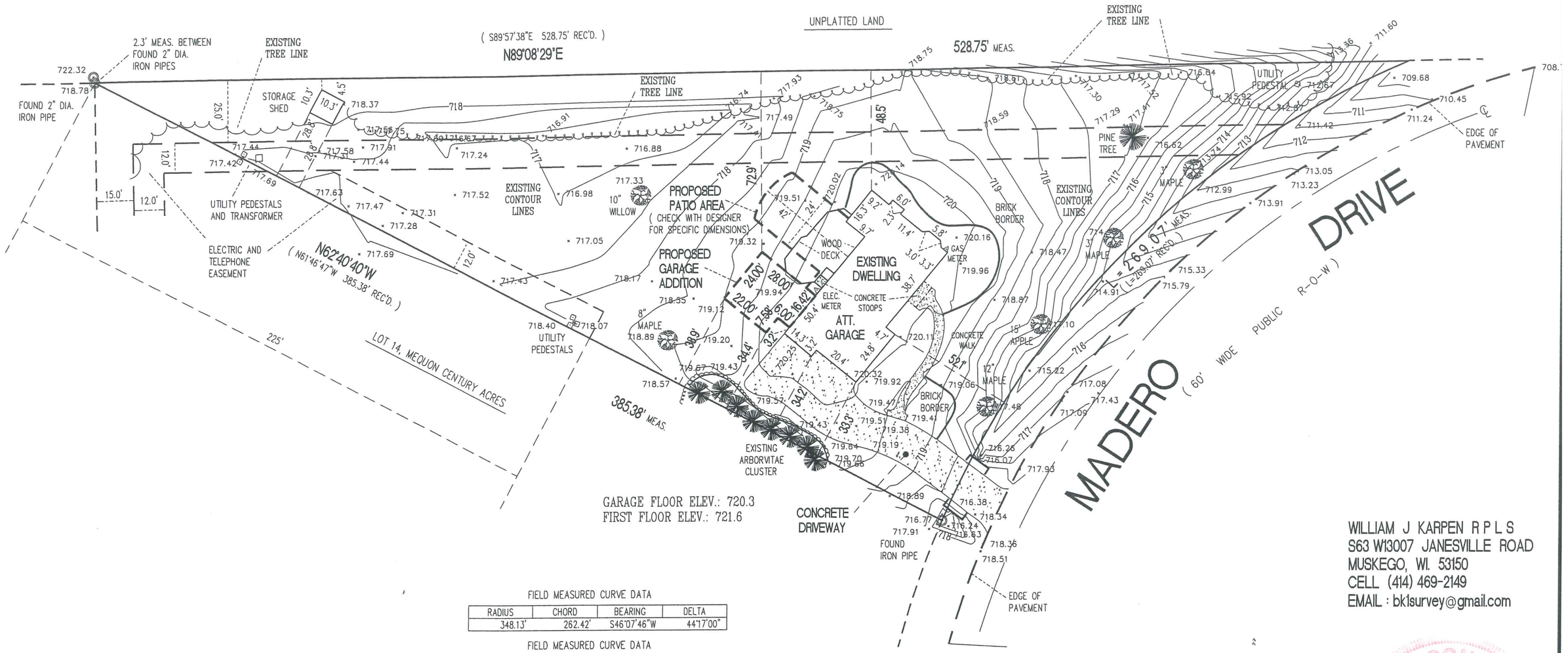
Attachment: Statement of Intent (8673 : Eoin & Megan Gorman)

PLAT OF SURVEY

LEGAL DESCRIPTION FROM THE PROPERTY ASSESSMENT REPORT AND THE RECORDED SUBDIVISION PLAT

LOT 15, IN MEQUON CENTURY ACRES, BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

PROPERTY ADDRESS: 12433 MADERO DRIVE, MEQUON, WISCONSIN



FIELD MEASURED CURVE DATA

RADIUS	CHORD	BEARING	DELTA
348.13'	262.42'	S46°07'46"W	44°17'00"

FIELD MEASURED CURVE DATA

RADIUS	CHORD	BEARING	DELTA
348.13'	262.42'	S45°13'53"W	44°17'00"

Surveyed for: EOIN and MEGAN GORMAN

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED (PROPERTY), AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTIRES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY TO THE BEST OF MY KNOWLEDGE AND BELIEF.
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 (1) YEAR FROM THE DATE HEREOF.

William Karpen
WISCONSIN REGISTERED LAND SURVEYOR

JULY 15, 2023
DATE

× 718.57 – DENOTES EXISTING SPOT ELEVATION

AREA OF PROPERTY = 43,590 SQ. FT.
1.00 ACRE

SCALE : 1" = 40'

50' 40' 30' 20' 10' 5' 0 25' 50'

NOTE :
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 14-9-21 WHICH BEARS N88°07'36"E WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD27), AND ALL BEARINGS ARE REFERENCED TO GRID NORTH DATED JAN., 2004.

WILLIAM J KARPEN R P L S
S63 W13007 JANESVILLE ROAD
MUSKEGO, WI. 53150
CELL (414) 469-2149
EMAIL : bk1survey@gmail.com

WISCONSIN
WILLIAM J. KARPEN
S-1927
MUSKEGO, WI
LAND SURVEYOR

NOTE : TO BE AN ORIGINAL COPY
THIS STAMP MUST BE RED

Attachment: Survey (8673 : Eoin & Megan Gorman)

Attachment: Planning (8023 : Deck & Mezzo Canopy)

Attachment Pictures 10823 Bois A Haye (Connect)







Attachment: Pictures (6923 : Erin & Megan Gorman)



Attachment: Pictures (8013 : Erin & Megan Connors)

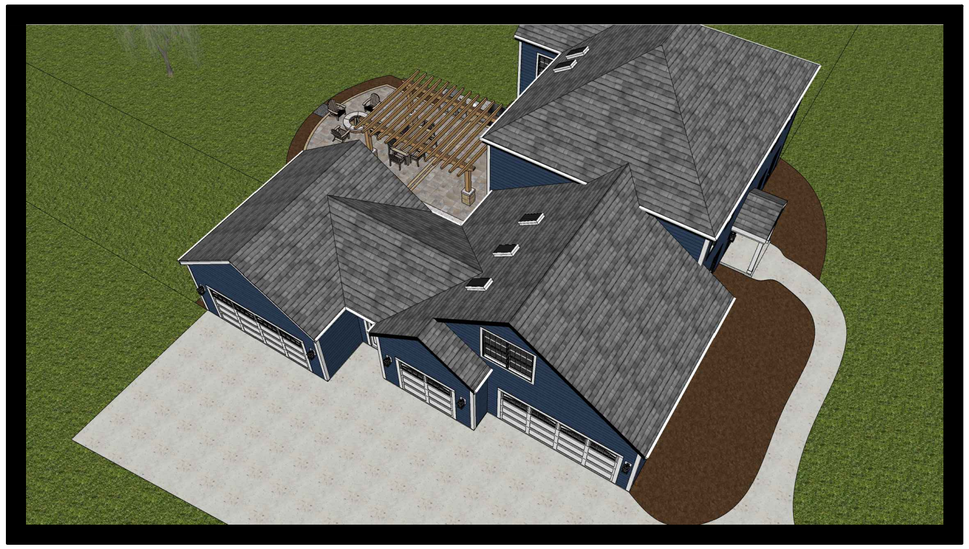


Attachment: Pictures (8673 : Eoin & Megan Gorman)









EXTERIOR PERSPECTIVES

NOT TO SCALE - FOR CONCEPTUAL DESIGN PURPOSES ONLY

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fein design
residential
design-build

11124 north cedarburg road
suite #350
mequon, wisconsin 53092

(262) 238-0774
www.feindesigns.com

contacts
RORY
cell : (414) 881 - 1936
CATIE
cell : (262) 483 - 4342

proposed construction drawings for :
THE GORMAN RESIDENCE
12433 NORTH MADERO DRIVE
MEQUON, WISCONSIN

sheet contents :
PROPOSED ADDITION

date :
02. 14. 2023

revisions :

project number
2223

sheet number
COVER

Attachment: Plans (8673 : Eoin & Megan Gorman)

SHEET INDEX:

COVER	----------	PROPOSED EXTERIOR PERSPECTIVES
SHEET 1	----------	SITE PLAN, SHEET INDEX, 'COMM' NOTES, PROJECT DATA
SHEET 2	----------	PROPOSED DEMO & FOUNDATION PLANS, NOTES
SHEET 3	----------	PROPOSED DEMO & GARAGE FLOOR PLANS, NOTES
SHEET 4	----------	EXISTING & PROPOSED FRONT ELEVATIONS, NOTES
SHEET 5	----------	EXISTING & PROPOSED REAR ELEVATIONS, NOTES
SHEET 6	----------	EXISTING & PROPOSED SIDE ELEVATIONS, NOTES
SHEET 7	----------	EXISTING & PROPOSED SIDE ELEVATIONS, NOTES
SHEET 8	----------	PROPOSED BUILDING SECTIONS, NOTES
SHEET 9	----------	PROPOSED ROOF PLAN, SECTION NOTES
SHEET 10	----------	PROPOSED GARAGE ELECTRICAL PLAN, NOTES
SHEET 11	----------	PROPOSED PATIO PERSPECTIVES
SHEET 12	----------	PROPOSED PATIO FLOOR PLAN & ELEVATIONS

NOTICE:

TO ALL CONTRACTORS BIDDING THIS PROJECT

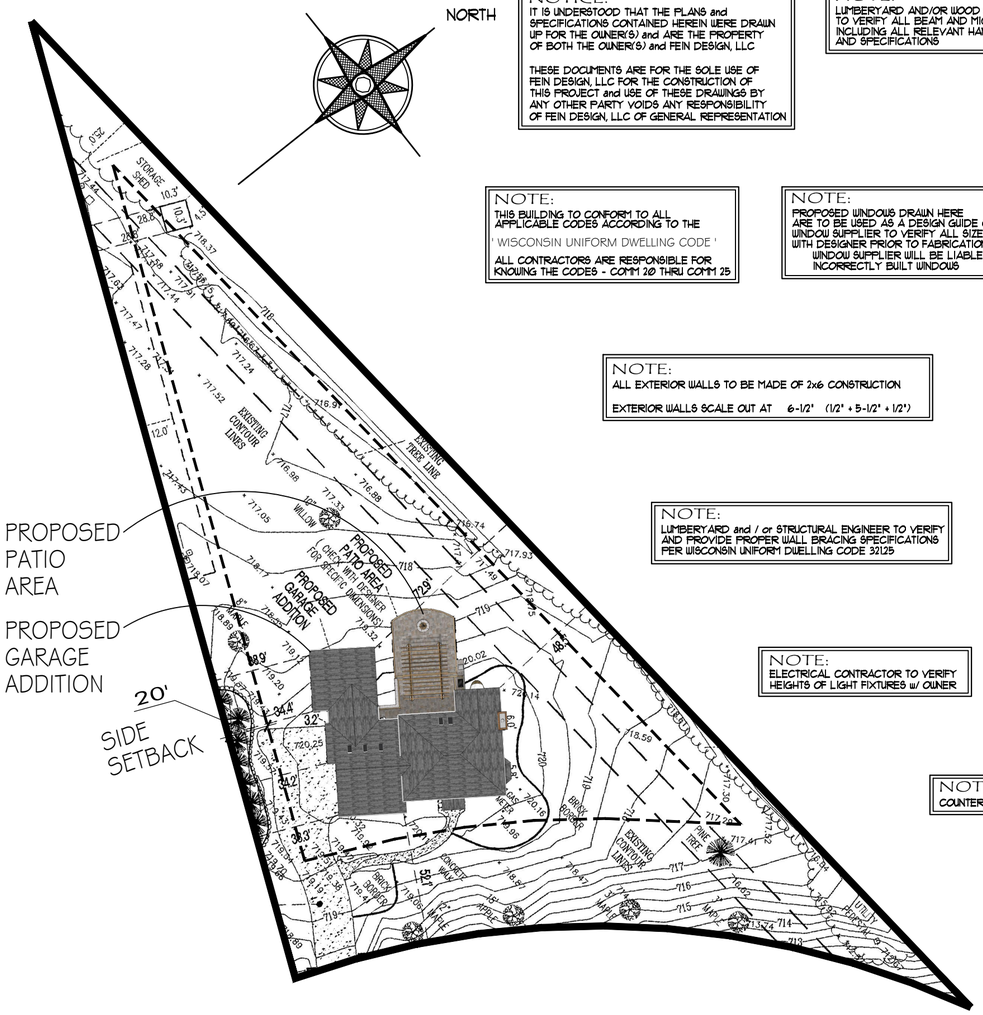
ENORMOUS ATTENTION AND EXERTION HAVE GONE INTO THE ARCHITECTURAL DESIGN OF THESE DRAWINGS. FOR THIS REASON, FEIN DESIGN ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES, DUE TO DEFICIENT WORKMANSHIP BY ANY CONTRACTORS AND / OR SUPPLIERS.

CONTRACTORS TO NOTIFY FEIN DESIGN IMMEDIATELY IF ANY ERRORS ARE FOUND IN THE PRINTS THEMSELVES.

CONTRACTORS TO VERIFY ALL PARTS OF THESE PRINTS PERTAINING TO THEM.

LUMBERYARDS TO REVIEW STRUCTURAL LAYOUTS AND CALCULATIONS BASED ON PROPOSED DESIGN AND CONFIRM FOR APPLICATION.

ALL RELEVANT CONTRACTORS INVOLVED WITH THIS PROJECT TO PROVIDE FEINDESIGN WITH ONE (1) BOTTLE OF CANADIAN CLUB - WHISKEY ONLY! IF THEY DO NOT REMARK ABOUT THIS NOTE WHICH IS INTENDED TO MAKE SURE THAT THE CONTRACTOR HAS REVIEWED THESE DOCUMENTS AND BROUGHT TO THE DESIGNERS ATTENTION ANY FORESEEABLE CONCERNS SO THAT THESE CONCERNS MAY BE DEALT WITH PRIOR TO CONSTRUCTION.



SITE PLAN

NOT TO SCALE

NOTICE:
IT IS UNDERSTOOD THAT THE PLANS and SPECIFICATIONS CONTAINED HEREIN WERE DRAWN UP FOR THE OWNER(S) and ARE THE PROPERTY OF BOTH THE OWNER(S) and FEIN DESIGN, LLC

THESE DOCUMENTS ARE FOR THE SOLE USE OF FEIN DESIGN, LLC FOR THE CONSTRUCTION OF THIS PROJECT and USE OF THESE DRAWINGS BY ANY OTHER PARTY VOIDS ANY RESPONSIBILITY OF FEIN DESIGN, LLC OF GENERAL REPRESENTATION

NOTE:
LUMBERYARD AND/OR WOOD SUPPLIER TO VERIFY ALL BEAM AND MICROLAM SIZES INCLUDING ALL RELEVANT HANGER SIZES AND SPECIFICATIONS

NOTE:
DIMENSIONS MAY NOT BE EXACT ALL CONTRACTORS AND SUPPLIERS TO FIELD VERIFY ANY AND ALL MEASUREMENTS PRIOR TO CONSTRUCTION AND / OR FABRICATION CONTRACTORS AND SUPPLIERS TO MAINTAIN DESIGN INTENT

NOTE:
THIS BUILDING TO CONFORM TO ALL APPLICABLE CODES ACCORDING TO THE ' WISCONSIN UNIFORM DWELLING CODE '

ALL CONTRACTORS ARE RESPONSIBLE FOR KNOWING THE CODES - COMM 20 THRU COMM 25

NOTE:
PROPOSED WINDOWS DRAWN HERE ARE TO BE USED AS A DESIGN GUIDE ONLY WINDOW SUPPLIER TO VERIFY ALL SIZES WITH DESIGNER PRIOR TO FABRICATION WINDOW SUPPLIER WILL BE LIABLE FOR INCORRECTLY BUILT WINDOWS

NOTE:
ALL MECHANICAL LOCATIONS WILL BE VERIFIED BY THEIR RESPECTED INSTALLER. THEY MAY NEED TO BE RELOCATED FOR OPTIMAL EFFICIENCY, PER SITE

NOTE:
ALL EXTERIOR WALLS TO BE MADE OF 2x6 CONSTRUCTION

EXTERIOR WALLS SCALE OUT AT 6-1/2" (1/2" + 5-1/2" + 1/2")

NOTE:
ALL MICROLAM BEAMS SHOULD BEAR SOLID TO FOUNDATION or BEAM BELOW CARPENTER TO PROVIDE BLOCKING WHERE NEEDED

NOTE:
LUMBERYARD and / or STRUCTURAL ENGINEER TO VERIFY AND PROVIDE PROPER WALL BRACING SPECIFICATIONS PER WISCONSIN UNIFORM DWELLING CODE 321.25

NOTE:
ROUGH CARPENTER TO PROVIDE 6' OF FRAMING (OR AS MUCH AS POSSIBLE OVER 4' OF FRAMING) BEFORE DOOR OPENINGS (PERPENDICULAR TO ADJACENT WALL)

NOTE:
ELECTRICAL CONTRACTOR TO VERIFY HEIGHTS OF LIGHT FIXTURES w/ OWNER

NOTE:
CABINET MAKER TO PROVIDE SHOP DRAWINGS

NOTE:
COUNTERTOP FABRICATOR TO PROVIDE SHOP DRAWINGS

PROJECT DATA:

WINDOWS & EXTERIOR DOORS

SUPPLIER TO VERIFY ALL WINDOWS AND SUBMIT A LIST TO THE DESIGNER AND OWNER PRIOR TO ORDERING - FOR VERIFICATION PURPOSES
ALL HARDWARE TO BE DETERMINED BY OWNER
WINDOWS TO BE CLAD EXTERIOR - COLOR TO MATCH EXISTING - VERIFY w/ OWNER
WINDOWS TO BE WOOD INTERIOR - PAINT GRADE - TO MATCH EXISTING
SUPPLIER TO PROVIDE SHOP DRAWINGS FOR ALL WINDOWS
WINDOWS ARE LABELED WITH 'MARVIN' SIZES
OWNER TO VERIFY STYLE OF EXTERIOR DOOR
GARAGE DOOR TO MATCH EXISTING - VERIFY w/ OWNER

INTERIOR DOORS

SEE FLOOR PLAN FOR PROPOSED DOOR SIZES (3068 = 3'-0" x 6'-8")
INTERIOR DOORS SHALL BE SOLID CORE 1-3/8" THICK - TWO (2) PANEL - TO MATCH EXISTING
PAINT GRADE DOORS TO BE INSTALLED - TO MATCH EXISTING
OWNER TO VERIFY HINGES & HARDWARE

WALL TEXTURE

DRYWALL WORK TO BE 1/2" ON WALLS AND 5/8" ON CEILINGS
DRYWALL TEXTURE TO BE 'SMOOTH' FINISH
(DRYWALL CONTRACTOR TO VERIFY EXACT TEXTURE & MATERIAL w/ OWNER / BUILDER)

TRIM

ALL MOLDINGS - FINISH CARPENTER & LUMBERYARD TO VERIFY WITH OWNER/DESIGNER
PAINT-GRADE MATERIAL TO BE INSTALLED - TO MATCH EXISTING

BASE - VERIFY w/ OWNER

CASING - VERIFY w/ OWNER

SHOE -VERIFY w/ OWNER

FINISH CARPENTER TO CONFIRM ALL DETAILS WITH DESIGNER PRIOR TO INSTALLATION

INSULATION

CORBOND FOAM - PER CODE REQUIREMENTS

-BID AS ALTERNATE-

BATT INSULATION - PER CODE REQUIREMENTS

ELECTRICAL

ELECTRICAL CONTRACTOR TO VERIFY EXISTING & PROPOSED CONDITIONS
VERIFY EXISTING SERVICE PANEL
ELECTRICAL LAYOUT TO BE REVIEWED WITH THE OWNER / BUILDER
SEE ATTACHED ELECTRICAL PLAN FOR GUIDELINE - CONFIRM w/ OWNER / BUILDER

PLUMBING

PLUMBING CONTRACTOR TO VERIFY EXISTING PLUMBING CONDITIONS & VERIFY THAT THE MECHANICALS CAN WORK w/ THE STRUCTURE
PLUMBER TO REVEAL / COORDINATE ACCESS'S IF & WHERE REQUIRED

CABINETRY

ALL CABINETRY TO BE APPROVED BY OWNER
VERIFY HARDWARE, MATERIALS AND STAIN/PAINT COLOR WITH OWNER
COUNTERTOPS TO BE APPROVED BY OWNER
CABINET SHOP TO PROVIDE PROPER SHOP DRAWINGS
CABINET MAKER TO REVIEW ALL DETAILS WITH OWNER / BUILDER

EXTERIOR & INTERIOR VENEERS

ALL EXTERIOR MATERIALS & COLORS TO BE VERIFIED AND APPROVED BY OWNER
ALL NEW EXTERIOR MATERIALS TO MATCH EXISTING DETAILS IF POSSIBLE
ALL INTERIOR MATERIALS & COLORS TO BE VERIFIED AND APPROVED BY OWNER

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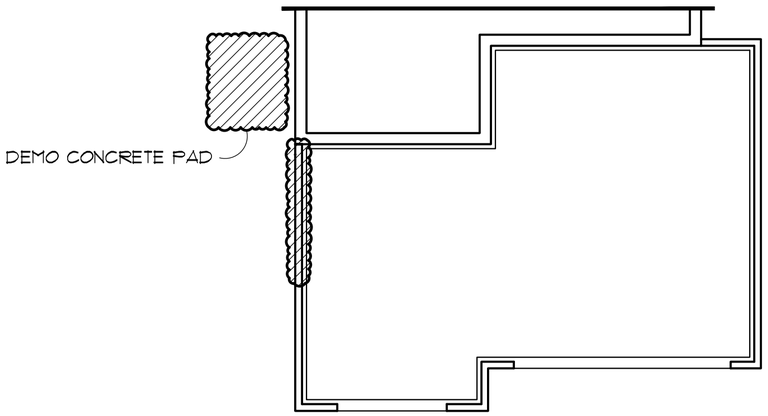
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Attachment: Plans (8673 : Eoin & Megan Gorman)



FOUNDATION DEMO NOTES

GENERAL NOTES:

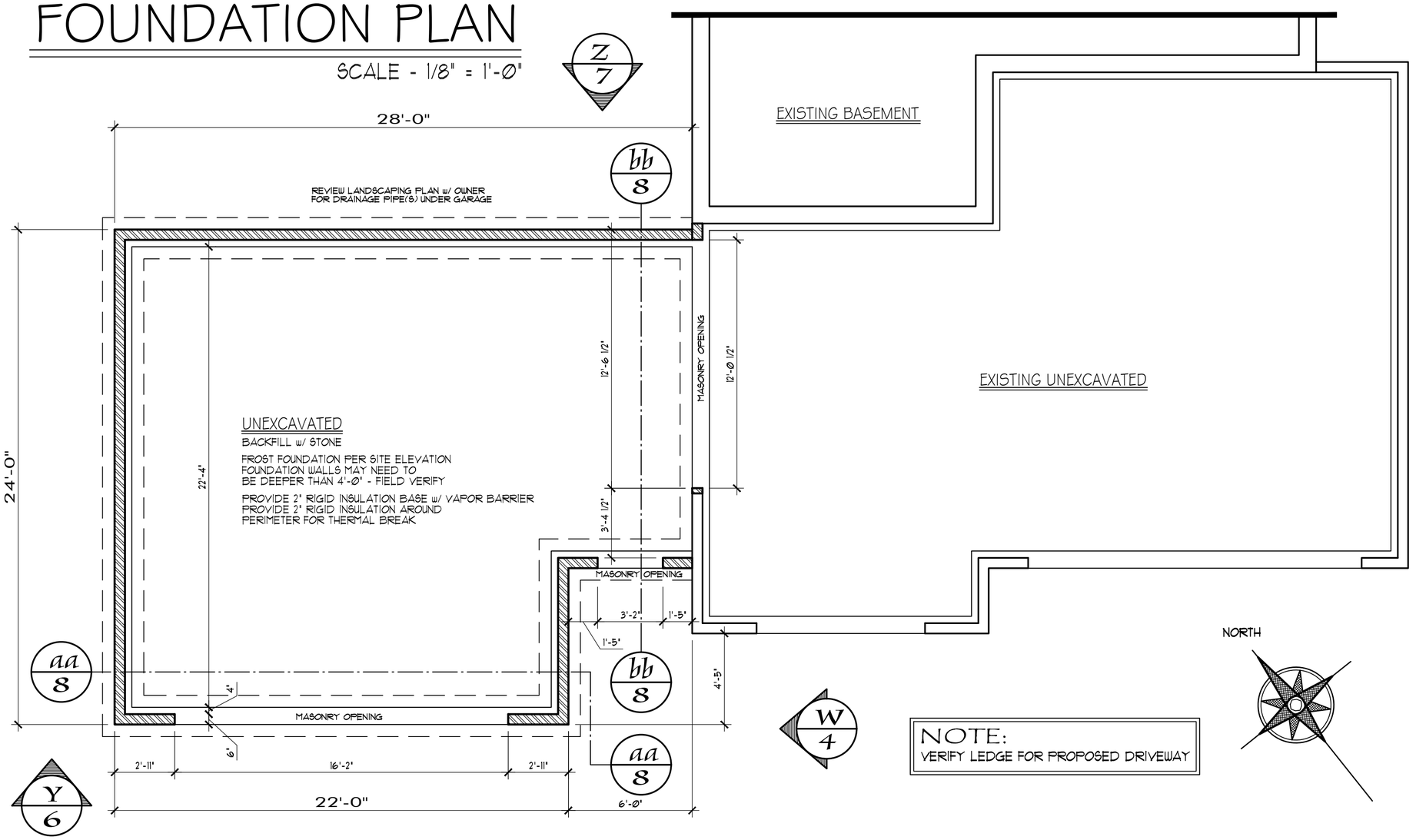
1. EDIT EXISTING FOUNDATION FOR MASONRY OPENING INTO GARAGE ADDITION
2. VERIFY CONNECTION DETAIL OF PROPOSED FOUNDATION TO EXISTING FOUNDATION
3. REMODEL PER PLANS, ELEVATIONS, NOTES

NOTE:
BUILDER TO VERIFY ANY DISCREPANCIES WITH DEMO PLAN & FLOOR PLAN WITH DESIGNER / OWNER

BID AS ALTERNATE:
INSTALL HOME GENERATOR - REVIEW PLACEMENT w/ OWNER & DESIGNER - ELECTRICIAN & PLUMBER TO VERIFY ALL DETAILS

EXISTING GARAGE FOUNDATION PLAN

SCALE - 1/8" = 1'-Ø"



NOTE:
VERIFY LEDGE FOR PROPOSED DRIVEWAY

PROPOSED GARAGE FOUNDATION PLAN

SCALE - 1/4" = 1'-Ø"

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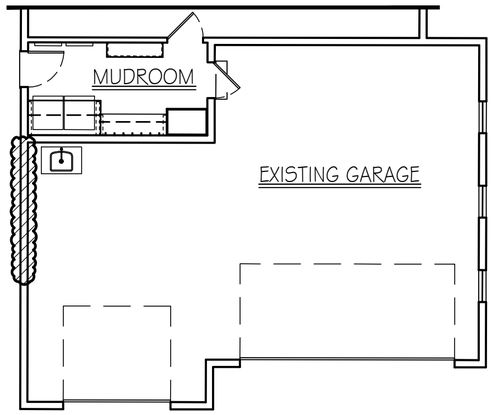
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MAIN LEVEL DEMO NOTES

GENERAL NOTES:

1. DEMO GARAGE WALL PER PLANS FOR ENTRY TO GARAGE ADDITION
2. VERIFY ANY CHANGES TO EXISTING PLUMBING AS REQUIRED BY PROPOSED GARAGE CONSTRUCTION

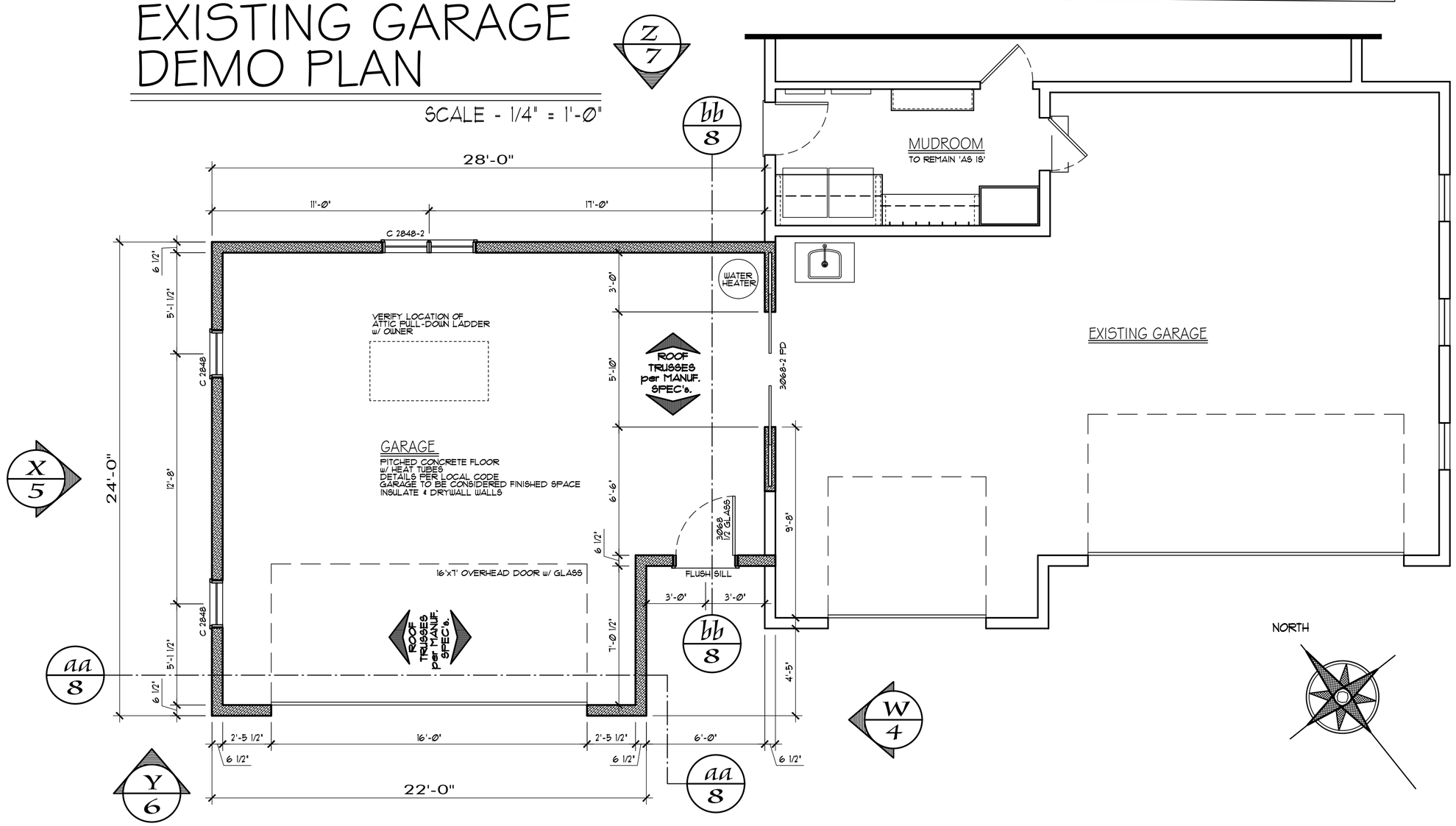
NOTE:
BUILDER TO VERIFY ANY DISCREPANCIES WITH DEMO PLAN & FLOOR PLAN WITH DESIGNER / OWNER

NOTE:
SAVE EXISTING MILLWORK PIECES DURING DEMO TO MATCH NEW MILLWORK with EXISTING
SAVE NECESSARY MILLWORK PIECES DURING DEMO TO MATCH PAINT and/or STAIN DETAILS with EXISTING

BID AS ALTERNATE:
INSTALL HOME GENERATOR - REVIEW PLACEMENT w/ OWNER & DESIGNER - ELECTRICIAN & PLUMBER TO VERIFY ALL DETAILS

EXISTING GARAGE DEMO PLAN

SCALE - 1/4" = 1'-Ø"



PROPOSED GARAGE ADDITION FLOOR PLAN

580 SQFT - PROPOSED GARAGE

SCALE - 1/4" = 1'-Ø"

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EXISTING FRONT ELEVATION

SOUTHEASTERN FACING

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

EXTERIOR NOTES:

* 3 DIMENSIONAL ASPHALT SHINGLES - TO MATCH EXISTING
* SOFFIT SYSTEM TO MATCH EXISTING
* 1X1Ø FASCIA TO MATCH EXISTING MATERIALS
* 6" EXPOSED SIDING TO MATCH EXISTING MATERIAL & COLOR
* EXTERIOR TRIM DETAILS TO MATCH EXISTING MATERIAL & COLOR



4'-0"

EXISTING FROST FOUNDATION

FROST FOUNDATION MINIMUM PER CODE VERIFY ALL DETAILS PER SITE CONDITIONS

PROPOSED FRONT ELEVATION

SOUTHEASTERN FACING

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

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X EXISTING REAR ELEVATION

NORTHWESTERN FACING

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

EXTERIOR NOTES:

* 3 DIMENSIONAL ASPHALT SHINGLES - TO MATCH EXISTING
* SOFFIT SYSTEM TO MATCH EXISTING
* 1x10 FASCIA TO MATCH EXISTING MATERIALS
* 6" EXPOSED SIDING TO MATCH EXISTING MATERIAL & COLOR
* EXTERIOR TRIM DETAILS TO MATCH EXISTING MATERIAL & COLOR



X PROPOSED REAR ELEVATION

NORTHWESTERN FACING

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

MINIMUM PER CODE
VERIFY ALL DETAILS
PER SITE CONDITIONS

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EXTERIOR NOTES:

* 3 DIMENSIONAL ASPHALT SHINGLES - TO MATCH EXISTING
* SOFFIT SYSTEM TO MATCH EXISTING
* 1x10 FASCIA TO MATCH EXISTING MATERIALS
* 6" EXPOSED SIDING TO MATCH EXISTING MATERIAL & COLOR
* EXTERIOR TRIM DETAILS TO MATCH EXISTING MATERIAL & COLOR

Y EXISTING SIDE ELEVATION

SOUTHWESTERN FACING

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



Y PROPOSED SIDE ELEVATION

SOUTHWESTERN FACING

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

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EXISTING SIDE ELEVATION

NORTHEASTERN FACING

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

EXTERIOR NOTES:

* 3 DIMENSIONAL ASPHALT SHINGLES - TO MATCH EXISTING
* SOFFIT SYSTEM TO MATCH EXISTING
* 1x10 FASCIA TO MATCH EXISTING MATERIALS
* 6" EXPOSED SIDING TO MATCH EXISTING MATERIAL & COLOR
* EXTERIOR TRIM DETAILS TO MATCH EXISTING MATERIAL & COLOR



PROPOSED SIDE ELEVATION

NORTHEASTERN FACING

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

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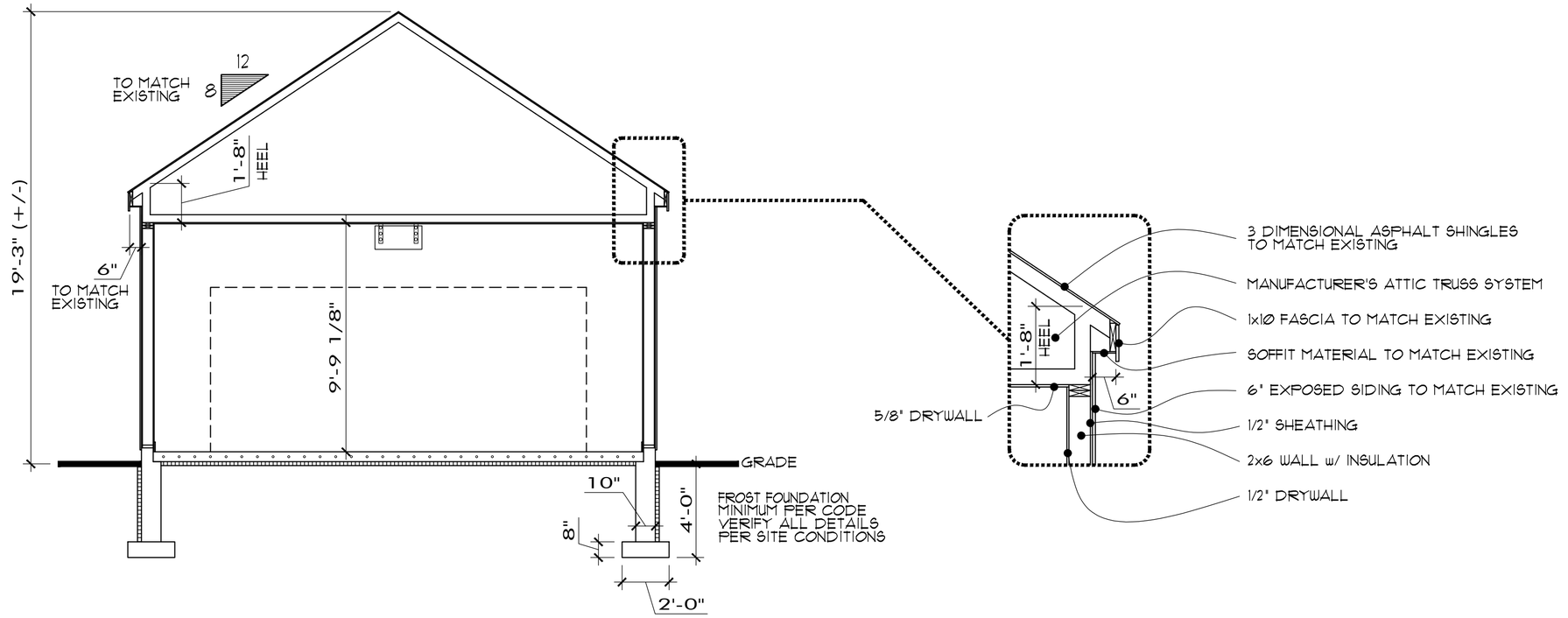
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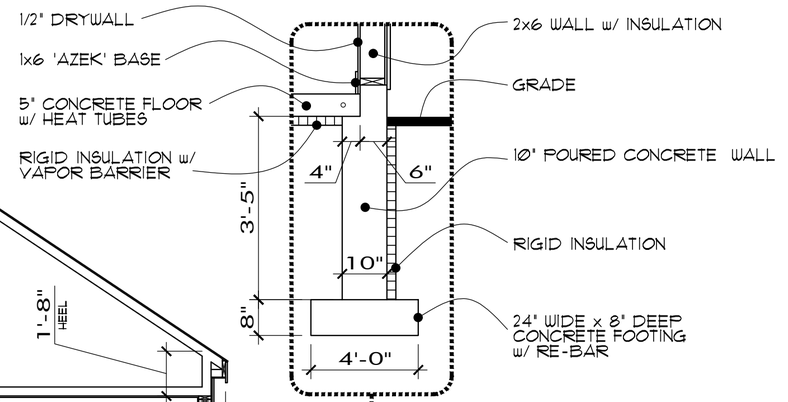
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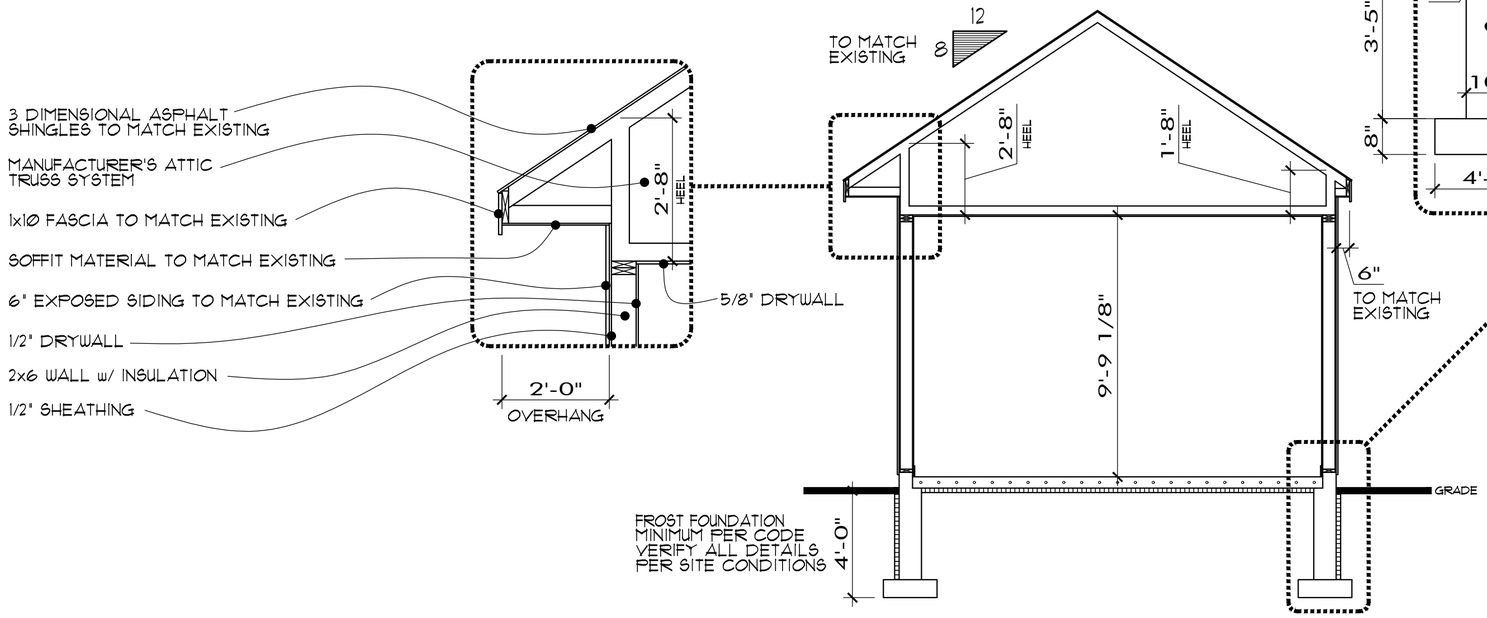
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aa SECTION

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





bb SECTION

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

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SECTION NOTES

PROVIDE ROOF VENTILATION PER CODE REQUIREMENTS
PREFORMED VENT TUBES BY INSULATION CONTRACTOR
BETWEEN ROOF STRUCTURE
RIDGE VENT SYSTEM PER CODE REQUIREMENTS
40 YEAR DIMENSIONAL SHINGLE ROOFING
1/2" APA-RATED ROOF SHEATHING WITH CLIPS
ON SYNTHETIC FELT UNDERLAYMENT

MANUFACTURER'S ATTIC TRUSS SYSTEM
SEE PLANS FOR PROPOSED SPECIFICATIONS & LAYOUTS

PROVIDE 'ICE-N-WATER SHIELD' SYSTEM BY GRACE
OVER ENTIRE PERIMETER OF ROOF DECKING (SIX FEET FROM EDGE)

1x10 FASCIA BOARDS - MATERIAL TO MATCH EXISTING
SOFFIT SYSTEM WITH VENTILATION PER CODE - TO MATCH EXISTING

5" SEAMLESS ALUMINUM GUTTERS AND 4" ALUMINUM DOWNSPOUTS
(FIELD VERIFY WHERE NEEDED - ONLY INSTALL WHERE NEEDED)
EXCAVATOR TO BURY DOWNSPOUTS UNDERGROUND AND DRAIN TO DAYLIGHT

SIDING VENEER PER ELEVATIONS -
6" EXPOSED HORIZONTAL SIDING - TO MATCH EXISTING
with 5/4" TRIM BOARDS - TO MATCH EXISTING DETAILS
on 'HYDRO-GAP' DRAIN-ABLE HOUSE-WRAP (or equal)
and 1/2" APA-RATED 'OSB' EXTERIOR WALL SHEATHING
2x6 WALL STUDS (@ 16" c/c)
WITH POLY VAPOR BARRIER and 1/2" DRYWALL

SPRAY FOAM INSULATION PER CODE
- BID AS ALTERNATE -
BATT INSULATION DETAILS PER CODE - SEE PAGE 1 FOR OPTIONS

(LUMBERYARD TO VERIFY ALL MATERIALS W/ OWNER)
(SEE EXTERIOR ELEVATIONS)
GARAGE TO BE CONSIDERED FINISHED SPACE
(INSULATE & DRYWALL AS LABELED)

POURED CONCRETE FOUNDATION WALL SYSTEM - SEE SECTIONS

10" POURED CONCRETE WALLS - SEE SECTIONS
2 - #4 REBAR AT THE TOP AND BOTTOM
2 - #4 REBAR VERTICALLY INSTALLED - 6'-0" c/c (OPTIONAL)
MASON TO VERIFY ALL REINFORCING DETAILS WITH DESIGNER
5" CONCRETE SLAB w/ HEAT TUBES - OVER VAPOR BARRIER
R-5 RIGID INSULATION UNDER SLAB (PER HVAC CODE)
R-5 RIGID INSULATION ON EXTERIOR WALL PERIMETER (PER CODE)
TAR BACKPLASTER WEATHER-PROOF PRIOR
TO RIGID INSULATION BEING APPLIED

EXCAVATOR TO DIG FOUNDATION TO FULL FOOTING DEPTH &
BACKFILL WITH NO. 1 STONE AROUND DRAIN-TILE FOOTINGS
BACKFILL WITH EXISTING GRADE SOILS FULL WALL HEIGHT

24" x 8" CONTINUOUS CONCRETE FOOTINGS
FOOTING TO BE BELOW LOCAL FROST LINE
VERIFY WITH FOUNDATION PLAN AND PER SITE CONDITIONS
AS FOUNDATION HEIGHT MAY BE INCREASED

WINDOWS :
Low E, ARGON GAS FILLED SINGLE AIR SPACE
WITH CLAD EXTERIOR AND WOOD INTERIOR
CLAD COLOR TO BE VERIFIED BY OWNER

NOTE :
PROVIDE ROOF VENTILATION
PER CODE REQUIREMENTS

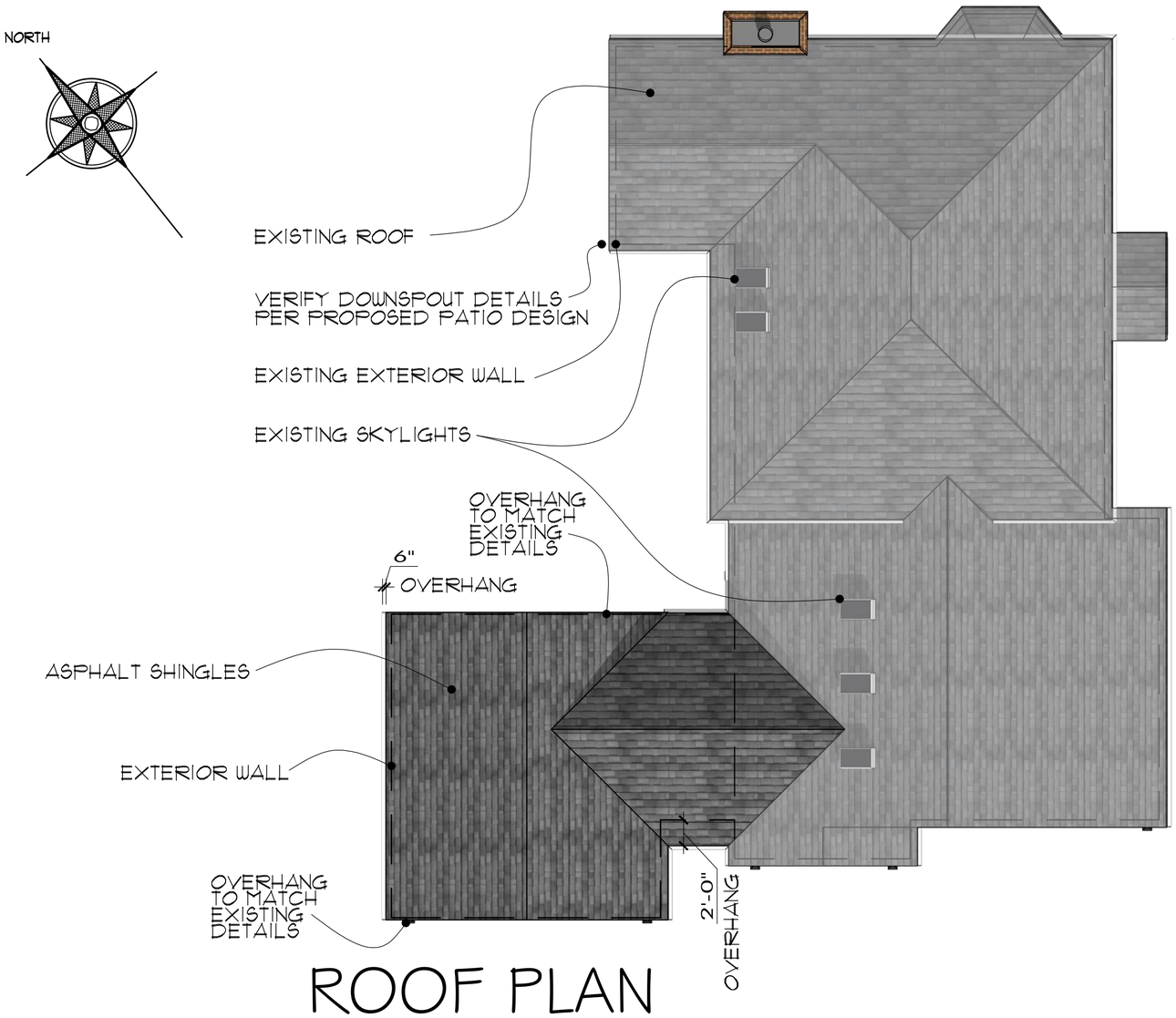
NOTE:
ONLY WHERE NEEDED PROVIDE :
5" SEAMLESS ALUMINUM GUTTERS
AND
4" ALUMINUM DOWNSPOUTS
REVIEW DOWNSPOUT LOCATION(S)
& DETAILS w/ OWNER
COLOR & STYLE TO MATCH EXISTING
OWNER TO VERIFY
BURY ALL DOWNSPOUTS

NOTE:
LUMBERYARD AND/OR WOOD SUPPLIER
TO VERIFY ALL BEAM AND MICROLAM SIZES
INCLUDING ALL RELEVANT HANGER SIZES
AND SPECIFICATIONS

NOTE:
CARPENTER TO VERIFY WITH DESIGNER
THE PROPER ROOF STRUCTURAL LAYOUT
LUMBERYARD TO VERIFY AS WELL

NOTE :
ROOF STRUCTURE TO COMPLY WITH
THE REQUIREMENTS OF COMM 21.02 (3)

NOTE :
PROVIDE 'ICE-N-WATER SHIELD' OVER
ENTIRE HOUSE & GARAGE ROOF PERIMETER
AND IN ALL VALLEYS AND PENETRATIONS



ROOF PLAN

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

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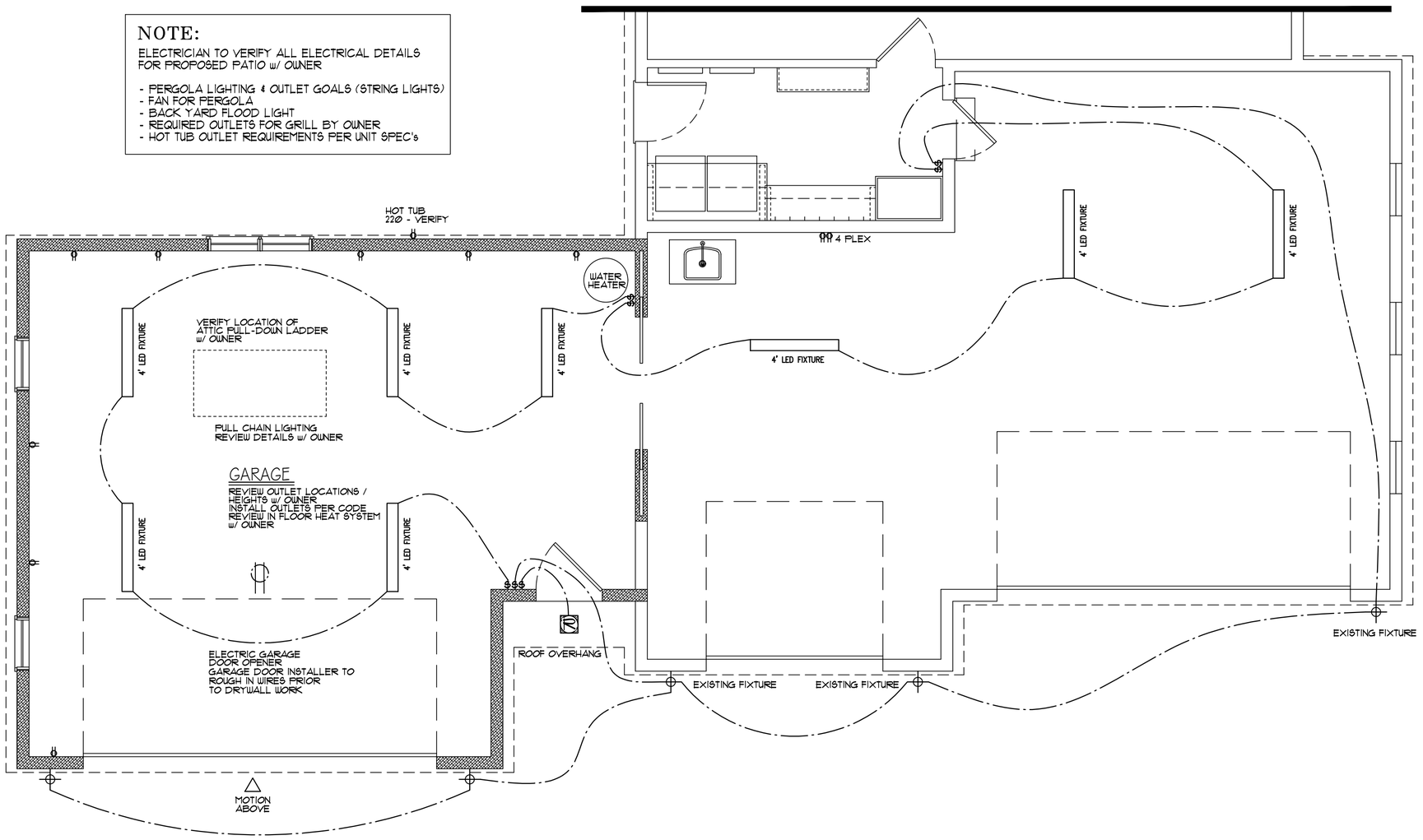
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NOTE:
ELECTRICIAN TO VERIFY ALL ELECTRICAL DETAILS FOR PROPOSED PATIO w/ OWNER

- PERGOLA LIGHTING & OUTLET GOALS (STRING LIGHTS)
- FAN FOR PERGOLA
- BACK YARD FLOOD LIGHT
- REQUIRED OUTLETS FOR GRILL BY OWNER
- HOT TUB OUTLET REQUIREMENTS PER UNIT SPEC's



LEGEND	
⊡	4" RECESSED CAN
⊕	LIGHT FIXTURE
⏚	OUTLET (verify GFI / switched)
$	SWITCH (verify dimmer)

NOTE:
OUTLETS SHOWN ON PLAN ARE FOR REFERENCE ONLY ELECTRICIAN TO PROVIDE OUTLETS PER CODE & DISCUSS ADDITIONAL OUTLET LOCATIONS WITH OWNER

SWITCHES LABELED TO SWITCHED OUTLETS TO BE DISCUSSED w/ OWNER AS TO WHICH OUTLETS ARE TO BE SWITCHED

NOTE:
ELECTRICAL CONTRACTOR TO REVIEW EXISTING ELECTRICAL LAYOUT WITH PROPOSED DESIGN REVIEW w/ OWNER / DESIGNER

NOTE:
ELECTRICAL CONTRACTOR TO VERIFY WITH BUILDER THE LOCATION OF ELECTRICAL FIXTURES AND THE HEIGHTS ABOVE THE FINISH FLOOR, etc.

NOTE:
ELECTRICAL CONTRACTOR TO VERIFY WITH BUILDER THE LOCATION OF ELECTRICAL FIXTURES AND THE HEIGHTS ABOVE THE FINISH FLOOR, etc.

NOTE:
APPROP. CONTRACTOR TO VERIFY WITH OWNER THE LOCATION FOR FUTURE TECHNOLOGY & SOUND COMPONENT WIRING

NOTE:
OWNER TO VERIFY WITH ELECTRICAL CONTRACTOR FOR PROPER SWITCHING & LIGHTING FOR ALL LIGHT FIXTURES - CONFIRM WITH DESIGNER

PROPOSED GARAGE ELECTRICAL PLAN

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

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Attachment: Plans (8673 : Eoin & Megan Gorman)









PATIO AND DINING AREA PERSPECTIVES

NOT TO SCALE - FOR CONCEPTUAL DESIGN PURPOSES ONLY

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cell : (414) 881 - 1936
CATIE
cell : (262) 483 - 4342

proposed construction drawings for :
THE GORMAN RESIDENCE
12433 NORTH MADERO DRIVE
MEQUON, WISCONSIN

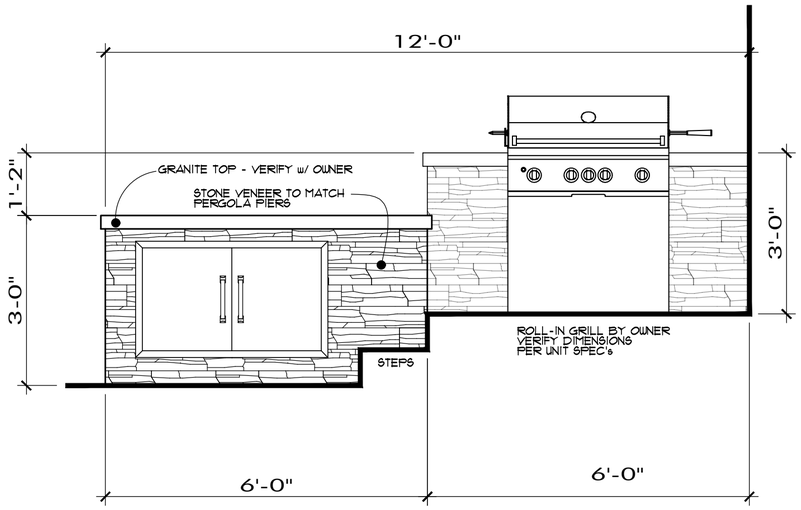
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date :
02. 14. 2023
revisions :
06. 26. 2023

project number
2223

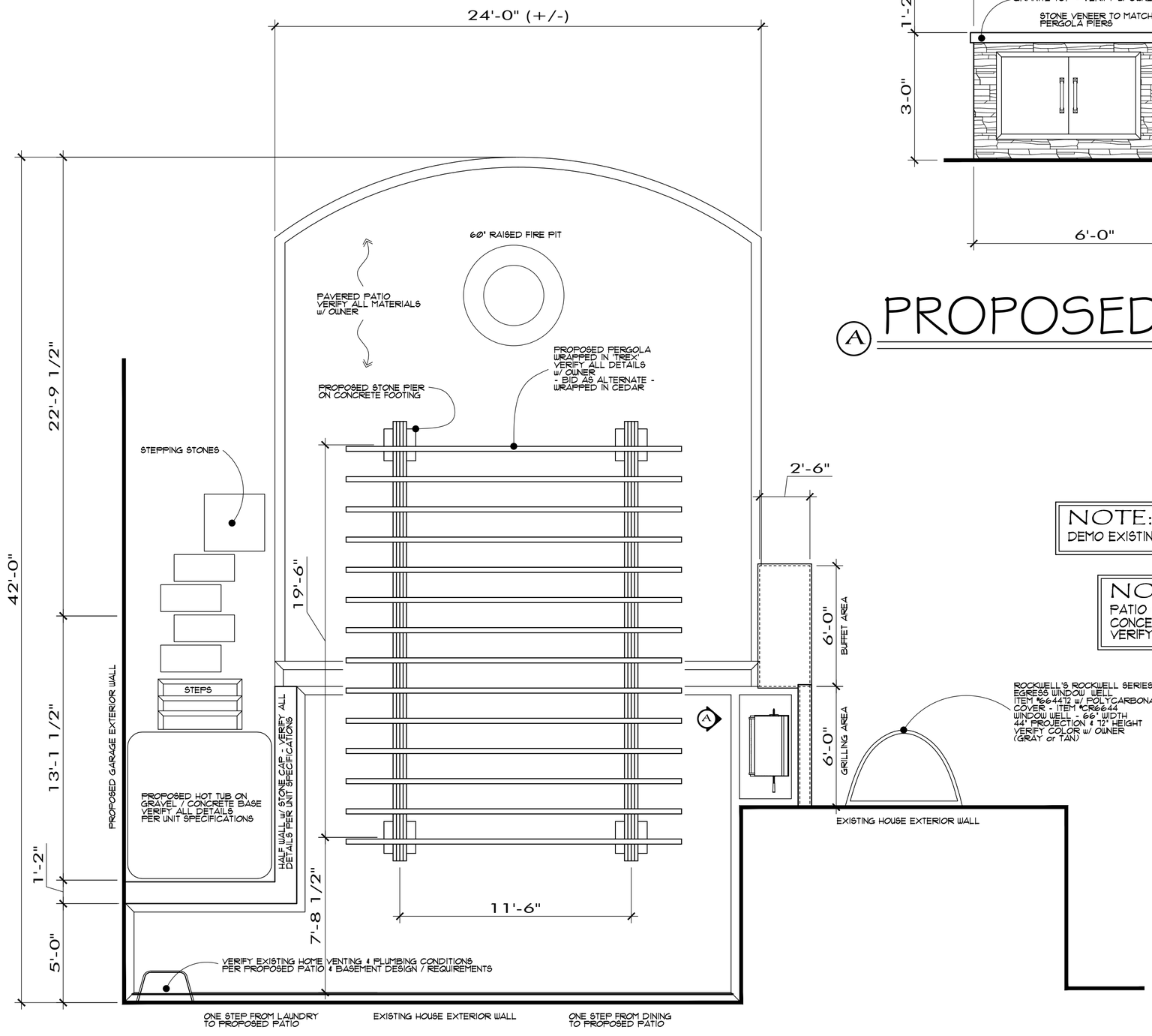
sheet number
11 of 12

Attachment: Plans (8673 : Eoin & Megan Gorman)



A PROPOSED GRILLING AREA

SCALE - 1/2" = 1'-Ø"



NOTE:
DEMO EXISTING DECK & CONCRETE PAD OUTSIDE OF LAUNDRY

NOTE:
PATIO DESIGN IS TO BE USED FOR CONCEPTUAL DESIGN PURPOSES ONLY
VERIFY ALL DETAILS w/ LANDSCAPE DESIGNER

PROPOSED PATIO FLOOR PLAN

SCALE - 1/4" = 1'-Ø"

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sheet contents :
PROPOSED ADDITION

date :
Ø2. 14. 2023
revisions :
Ø6. 26. 2023

project number
2223

sheet number
12 of 12

Attachment: Plans (8673 : Eoin & Megan Gorman)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **August 14, 2023**
SUBJECT: **Greg & Lynn Bell - Addition: Kitchen & Dormers at 12037 W. Bonniwell Road**

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

WADE

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STATEMENT OF INTENT

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

OWNER: Greg & Lynn Bell
ADDRESS: 12037 W Bonniwell Rd, Mequon, WI 53097
PROJECT ADDRESS: same
PROJECT: Whole House Remodel and Addition

The intent of this project is to improve the spatial relationships and circulation on both the first and second floors. This will be accomplished by adding space to the kitchen, a dormer over the existing garage, and changing interior walls, while maintaining the same style of the existing home.

Attachment: Statement of Intent (8674 : Greg & Lynn Bell)

NKBA National Kitchen & Bath Association

houzz

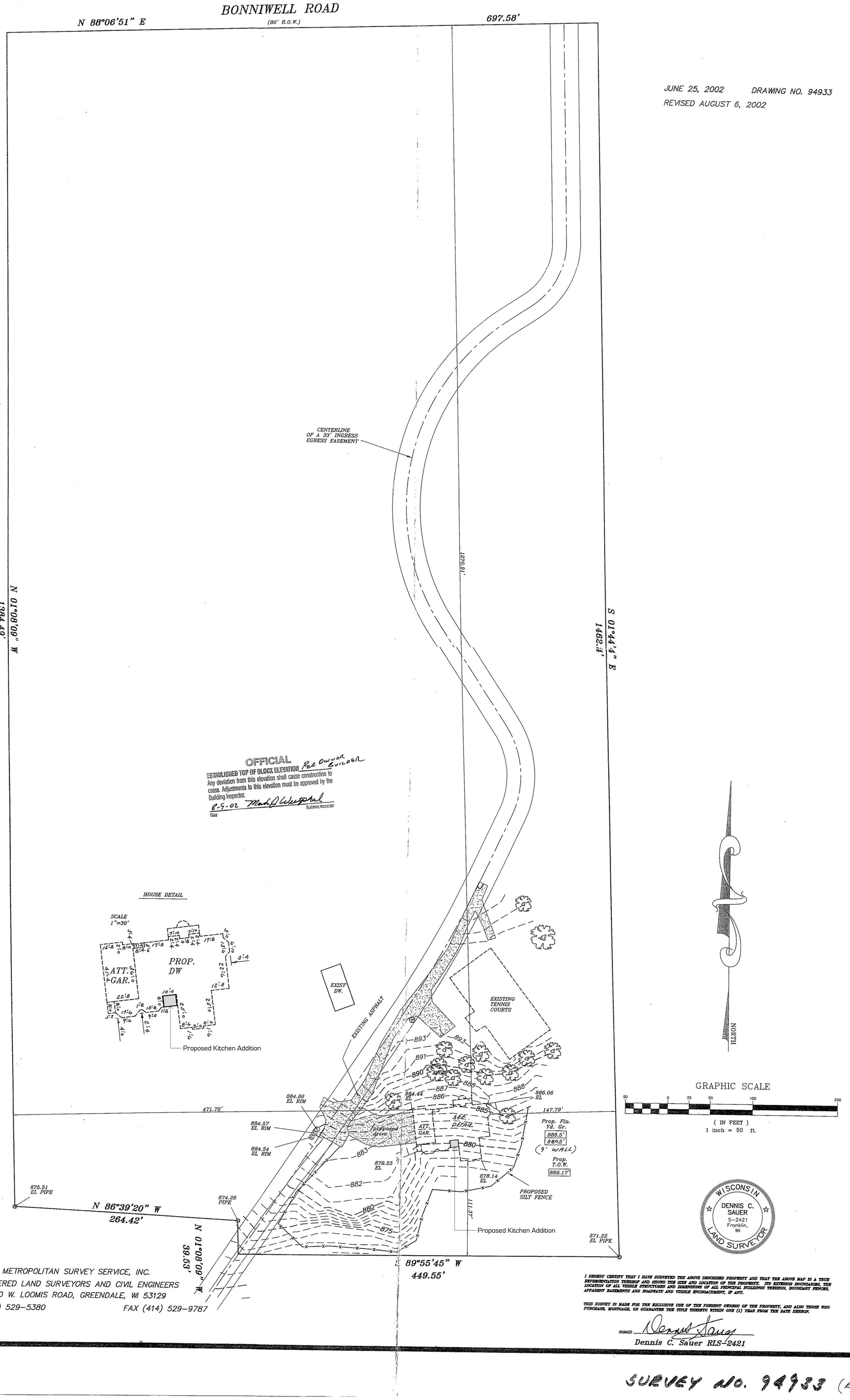
Plat of Survey

SILENO COMPANIES
ROBERT & MARLENE BUCKLEY

LOCATION: BONNIWELL ROAD, CITY OF MEQUON, WISCONSIN.

LEGAL DESCRIPTION: OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3307, BEING A PART OF THE NORTHWEST 1/4 NAD SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

JUNE 25, 2002 DRAWING NO. 94933
REVISED AUGUST 6, 2002



METROPOLITAN SURVEY SERVICE, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
5200 W. LOOMIS ROAD, GREENDALE, WI 53129
PH. (414) 529-5380 FAX (414) 529-9787

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
Dennis C. Sauer RLS-2421

SURVEY NO. 94933 (R

Attachment: Survey (8674 : Greg & Lynn Bell)



2 / A1 North Elevation



3 / A1 West Elevation



1 / A1 South/East Elevation

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

CLIENT INFO
Greg & Lynn Bell
12037 W Bonniwell Rd,
Mequon, WI 53097

PROJECT INFO
Whole House Remodel

ISSUE
07.11.23

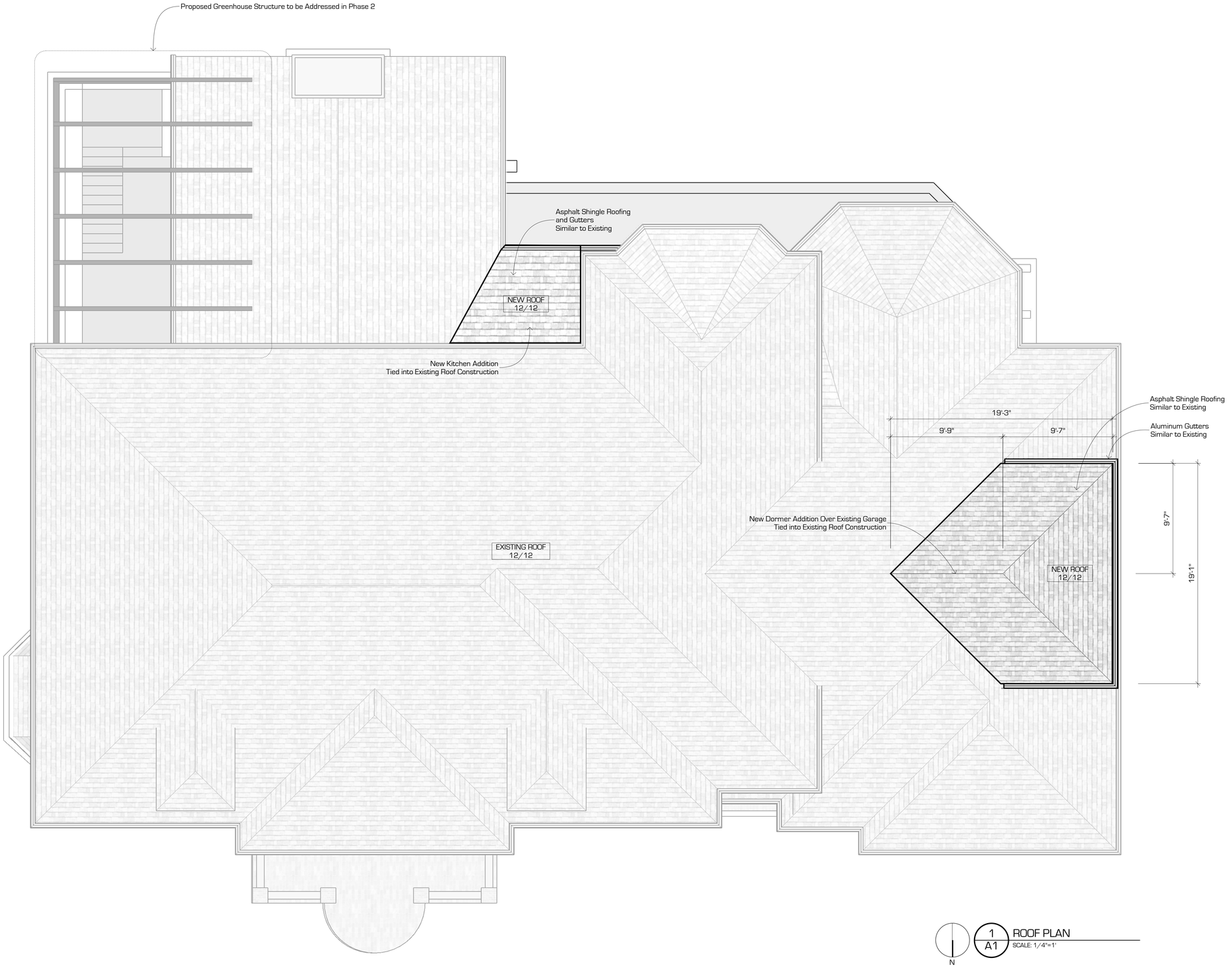
RE-ISSUE

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EXTERIOR PHOTOS

A1

Attachment: Pictures (8674 : Greg & Lynn Bell)



1 / A1 ROOF PLAN
SCALE: 1/4"=1'

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Tel: 262.512.1799

CLIENT
Greg & Lynn Bell
12037 W Bonniwell
Rd, Mequon, WI 53097

PROJECT
Second Floor Remodel &
Addition

DRAWN BY
MJW | CCW | EGK

ISSUE
07.05.23

RE-ISSUE
07.20.23

ROOF PLAN

A1

Attachment: Plans (8674 : Greg & Lynn Bell)



1 / A2 NORTH ELEVATION
SCALE: 1/4"=1'

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NORTH ELEVATION

A2

Attachment: Plans (8674 : Greg & Lynn Bell)



1 A3 WEST ELEVATION
SCALE: 1/4"=1'

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WEST ELEVATION

A3

Attachment: Plans (8674 : Greg & Lynn Bell)



1 / A4 SOUTH ELEVATION
SCALE: 1/4"=1'

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SOUTH ELEVATION

A4

Attachment: Plans (8674 : Greg & Lynn Bell)



1 / A5 EAST ELEVATION
SCALE: 1/4"=1'

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EAST ELEVATION

A5

Attachment: Plans (8674 : Greg & Lynn Bell)



N

1 / A6 FIRST FLOOR PLAN
SCALE: 1/4"=1'

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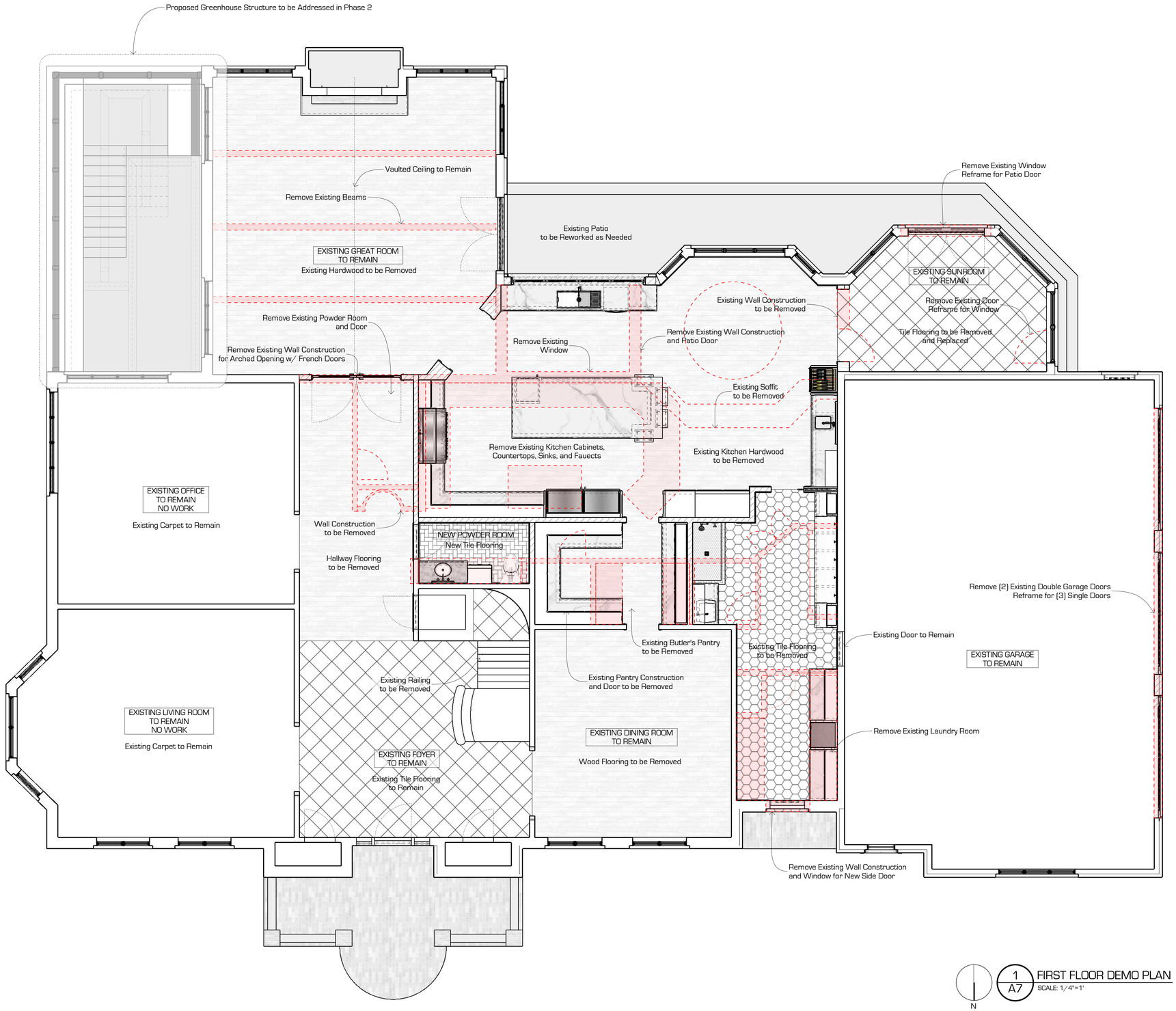
FIRST FLOOR PLAN

EXISTING WALL CONSTRUCTION

NEW WALL CONSTRUCTION

A6

Attachment: Plans (8674 : Greg & Lynn Bell)



1 A7 FIRST FLOOR DEMO PLAN
SCALE: 1/4"=1'

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PROJECT
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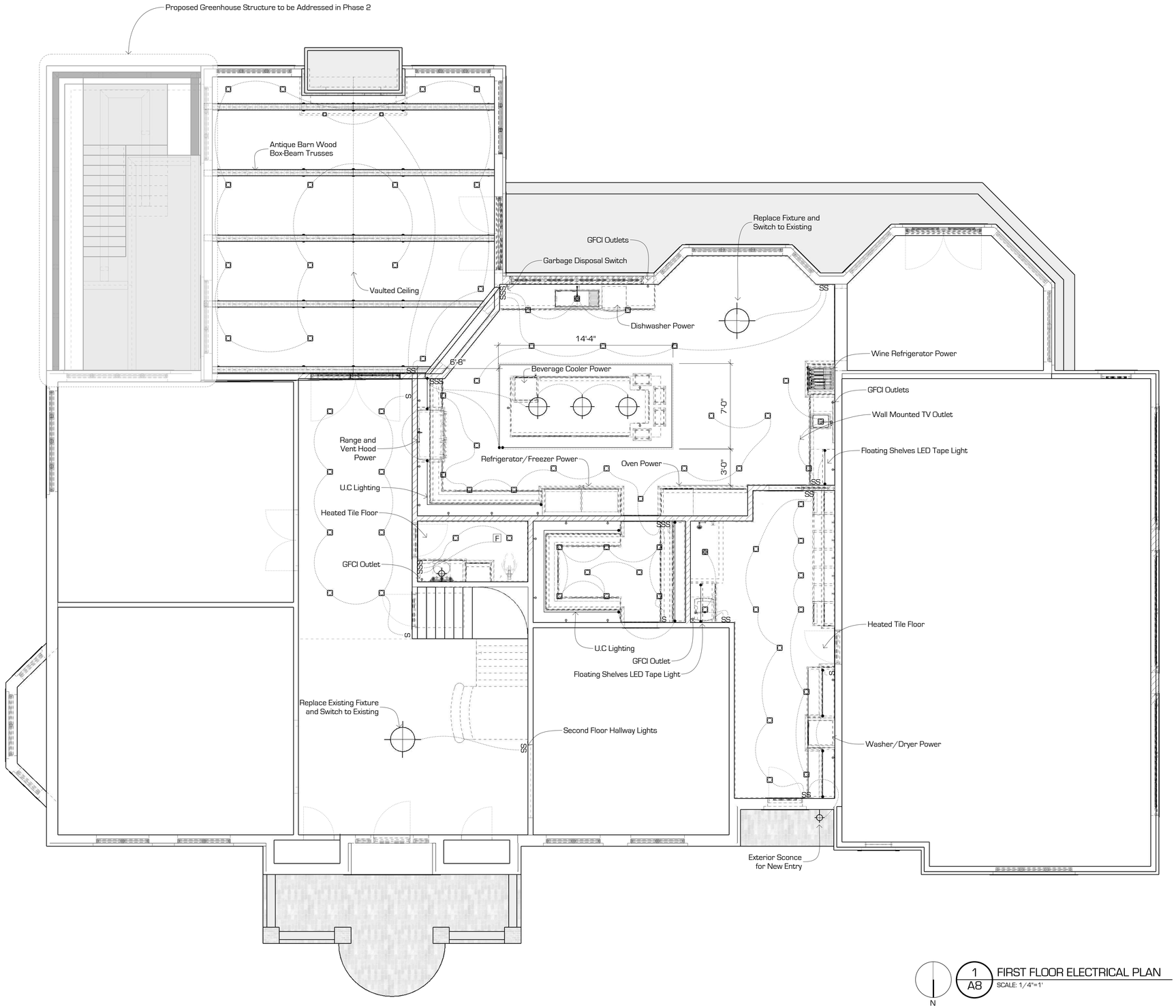
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FIRST FLOOR DEMO PLAN

EXISTING WALL CONSTRUCTION
NEW WALL CONSTRUCTION
DEMOED WALL CONSTRUCTION

A7

Attachment: Plans (8674 : Greg & Lynn Bell)



1 A8 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'

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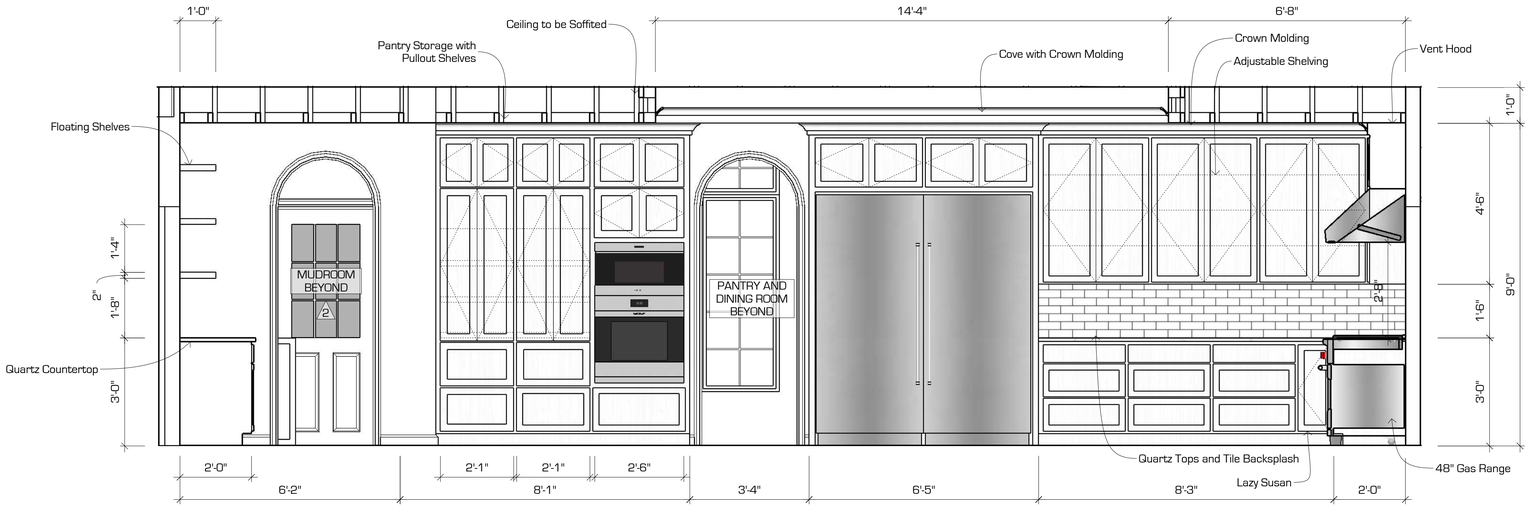
FIRST FLOOR ELECTRICAL PLAN

EXISTING WALL CONSTRUCTION

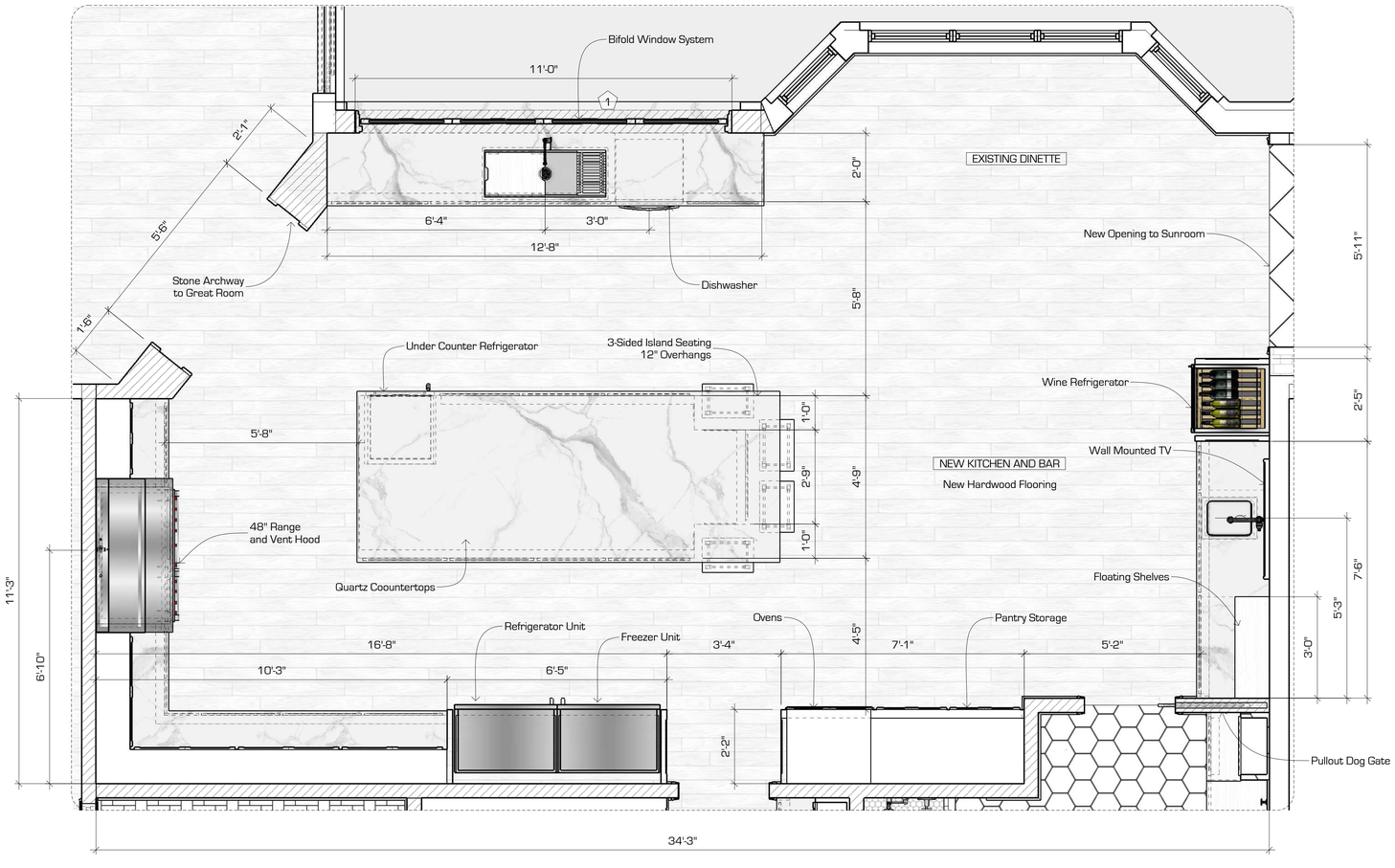
NEW WALL CONSTRUCTION

A8

Attachment: Plans (8674 : Greg & Lynn Bell)



2 A9 REFRIGERATOR ELEVATION
SCALE: 1/2"=1'



1 A9 KITCHEN PLAN
SCALE: 1/2"=1'

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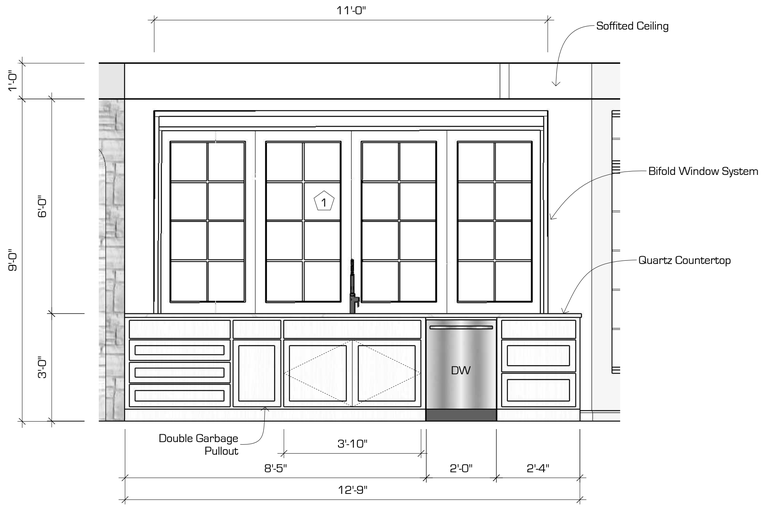
KITCHEN PLAN AND
REFRIGERATOR ELEVATION

EXISTING WALL CONSTRUCTION

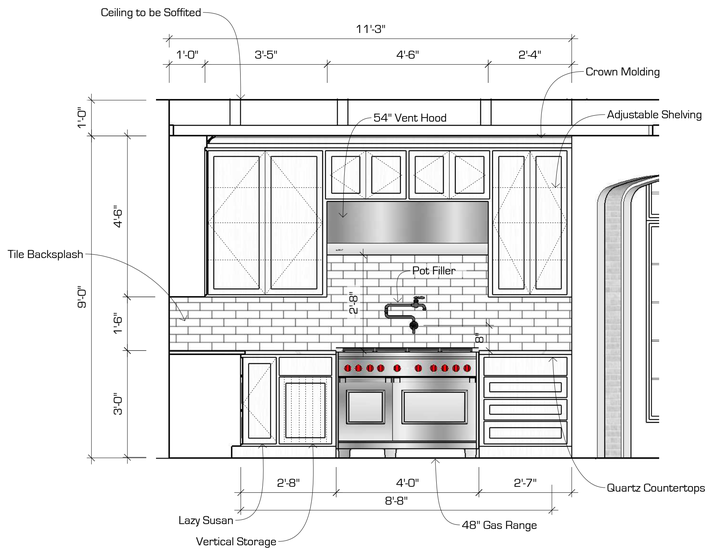
NEW WALL CONSTRUCTION

A9

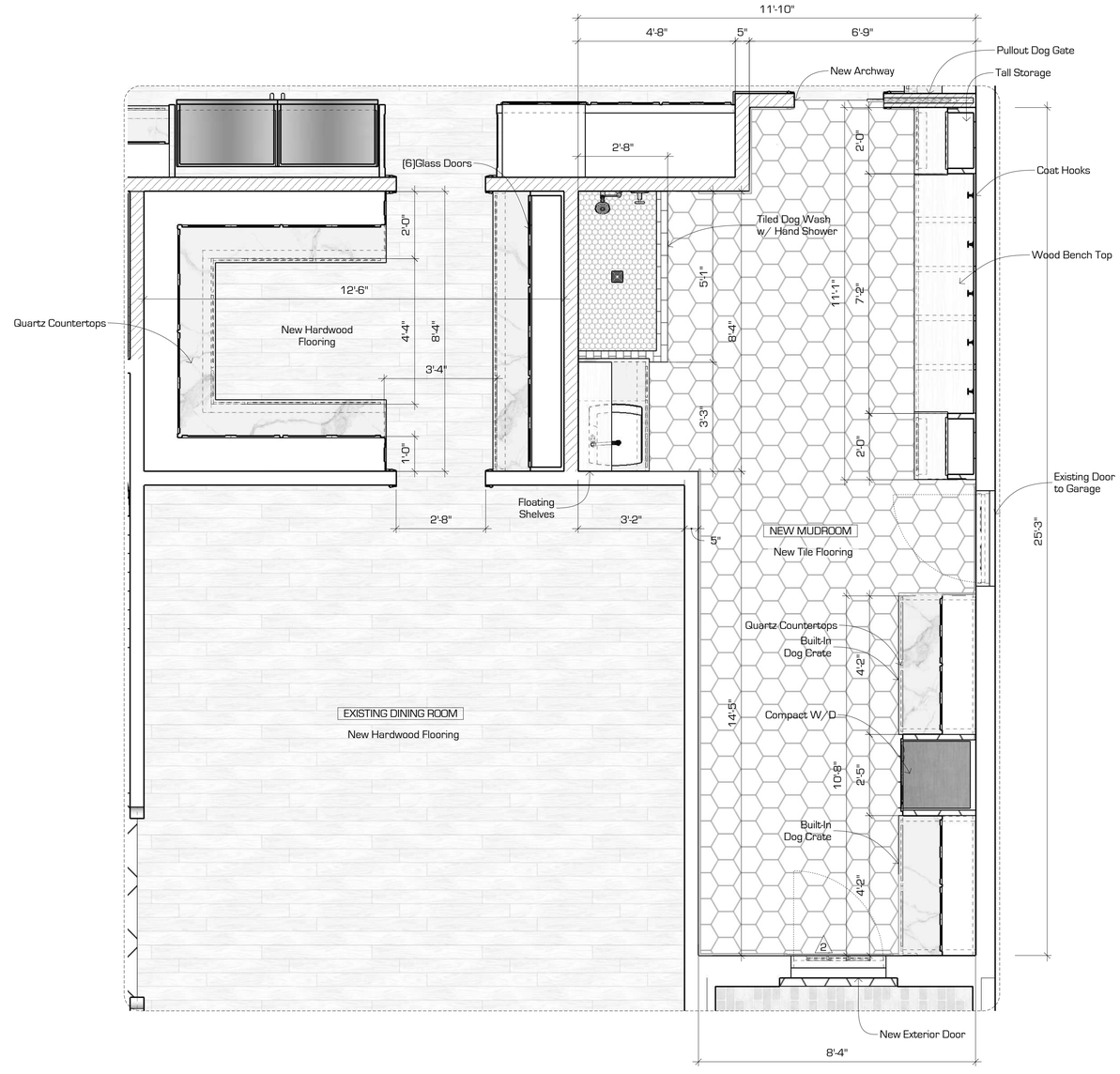
Attachment: Plans (8674 : Greg & Lynn Bell)



3 A10 SINK ELEVATION
SCALE: 1/2"=1'



2 A10 RANGE ELEVATION
SCALE: 1/2"=1'



N

1 A10 MUDROOM PLAN
SCALE: 1/2"=1'

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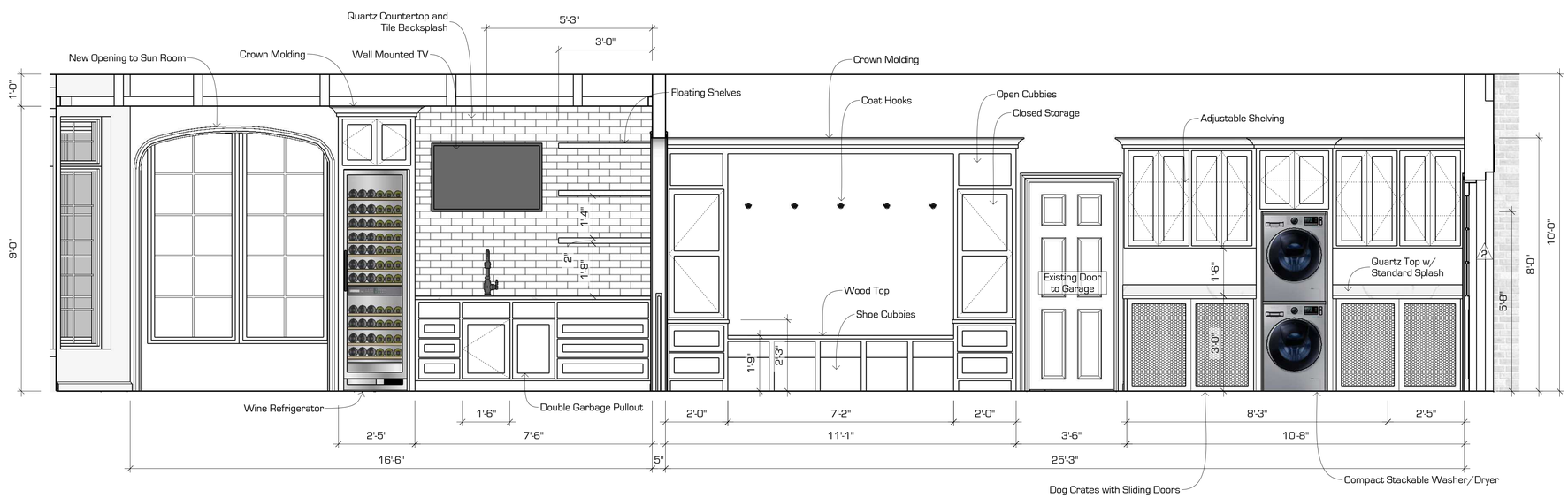
MUDROOM PLAN, RANGE
AND SINK ELEVATIONS

EXISTING WALL CONSTRUCTION

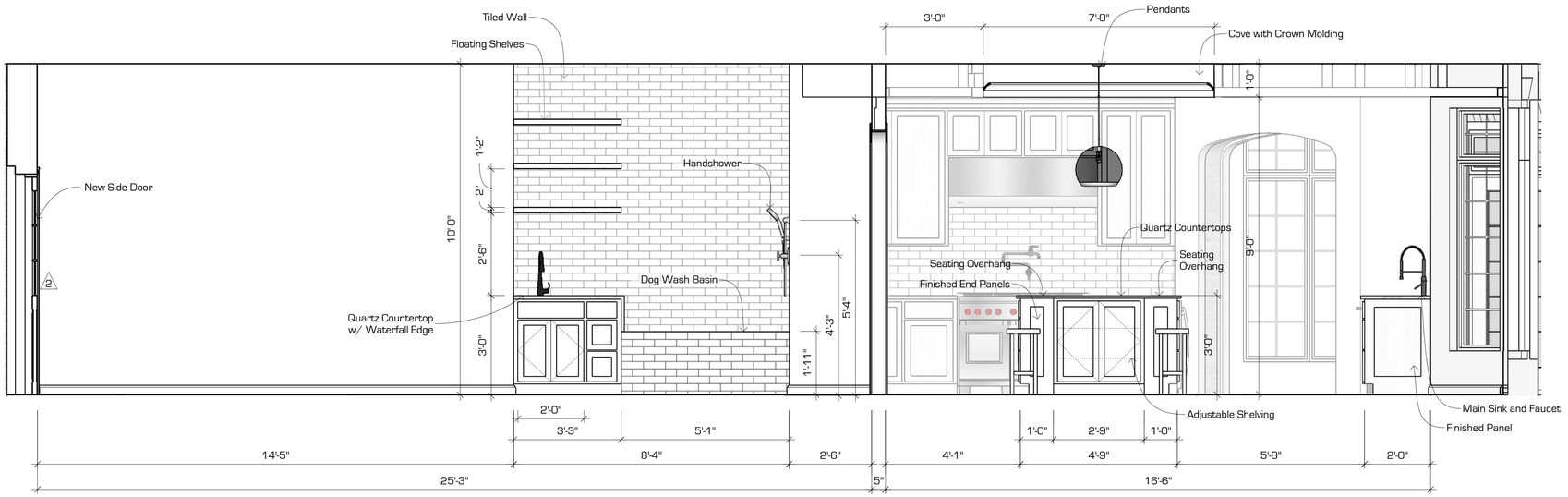
NEW WALL CONSTRUCTION

A10

Attachment: Plans (8674 : Greg & Lynn Bell)



2 A11 BAR & MUDROOM ELEVATION
SCALE: 1/2"=1'



1 A11 DOG WASH ELEVATION
SCALE: 1/2"=1'

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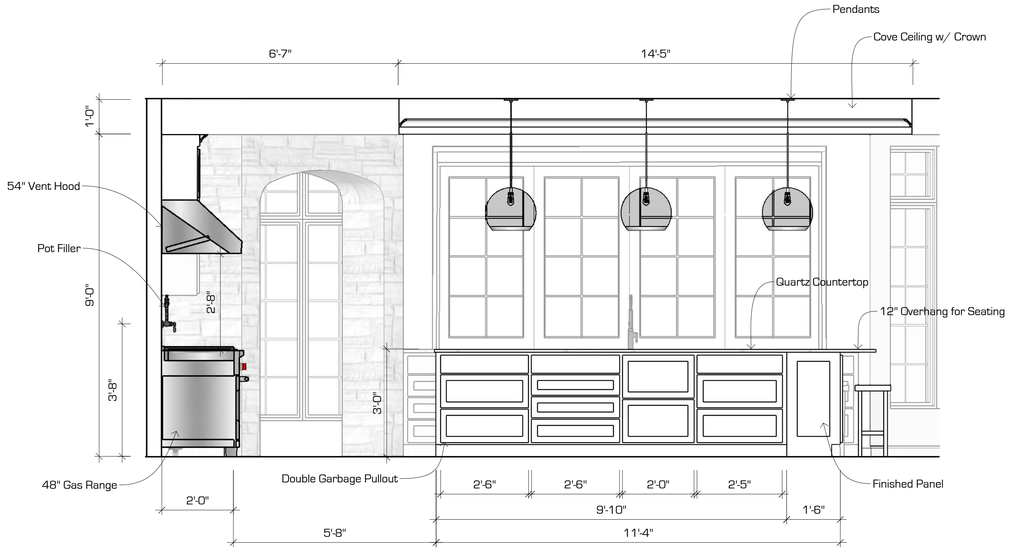
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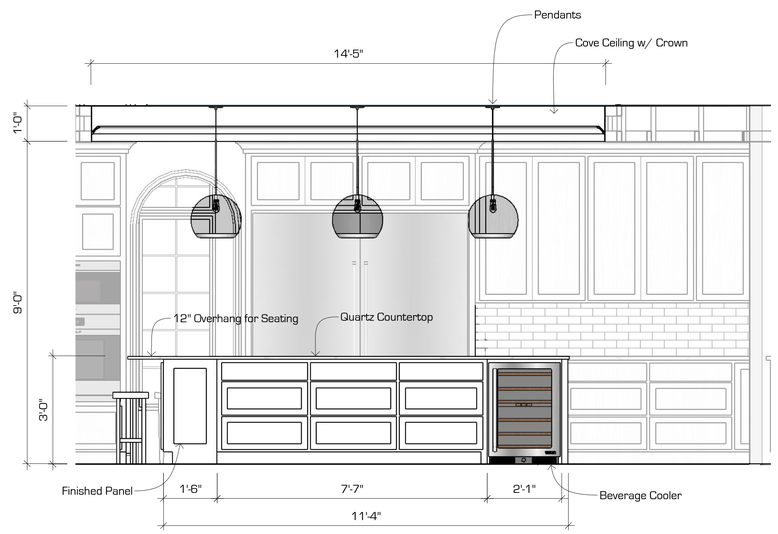
BAR AND MUDROOM ELEVATIONS

A11

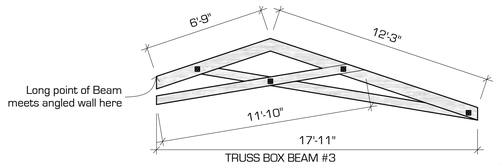
Attachment: Plans (8674 : Greg & Lynn Bell)



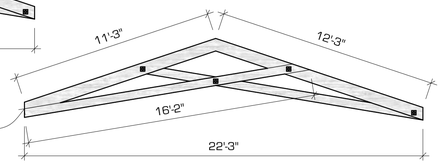
2 A12 FRONT ISLAND ELEVATION
SCALE: 1/2"=1'



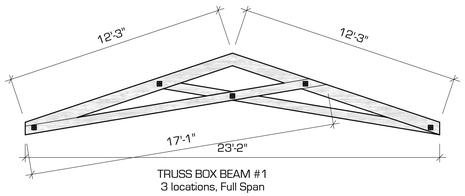
3 A12 BACK ISLAND ELEVATION
SCALE: 1/2"=1'



TRUSS BOX BEAM #3
1 location

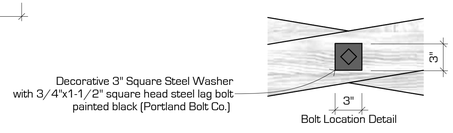


TRUSS BOX BEAM #2
1 location

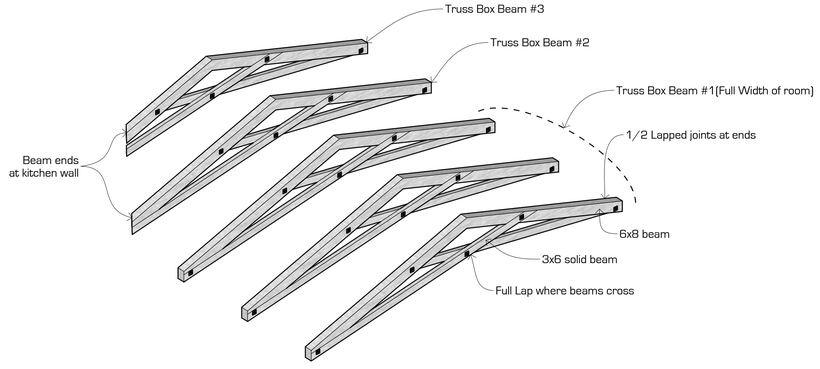


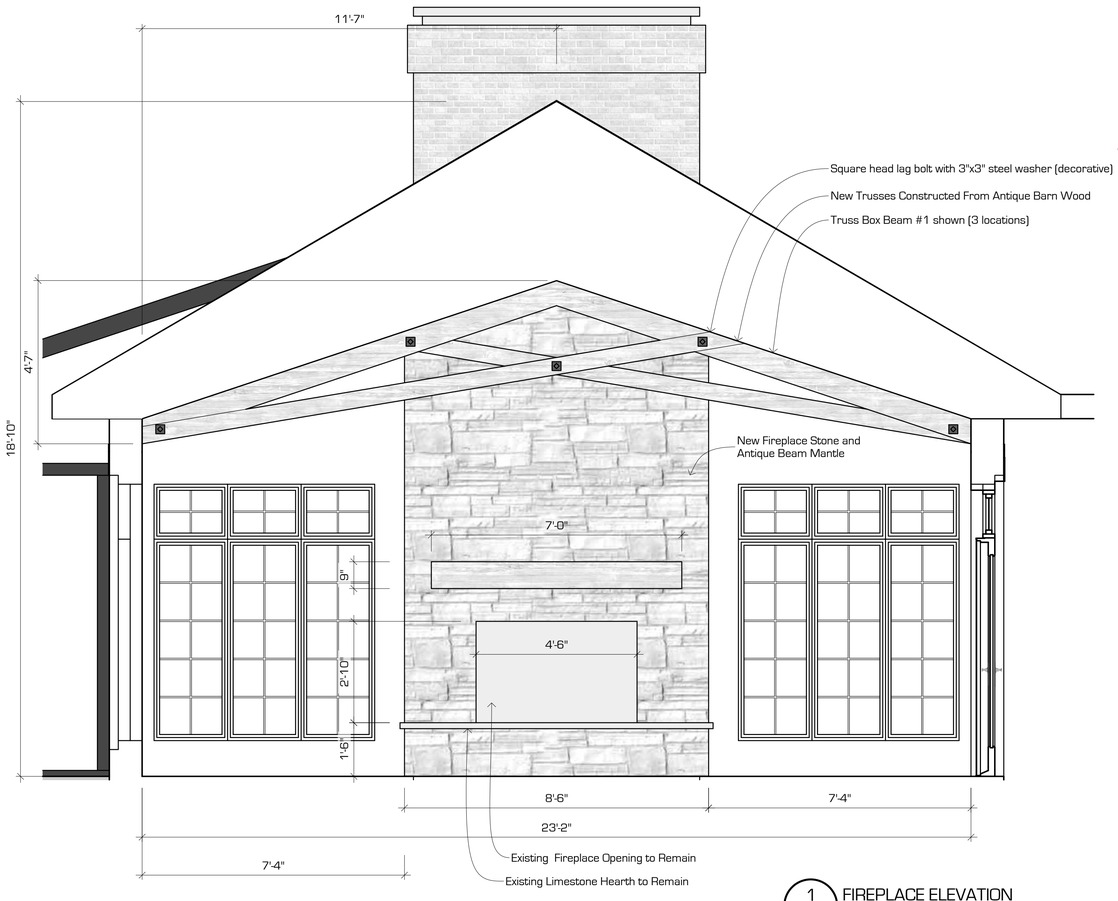
TRUSS BOX BEAM #1
3 locations, Full Span

NOTE: These Truss Box Beam views are seen with your back to the fireplace



Bolt Location Detail





1 A12 FIREPLACE ELEVATION
SCALE: 1/2"=1'

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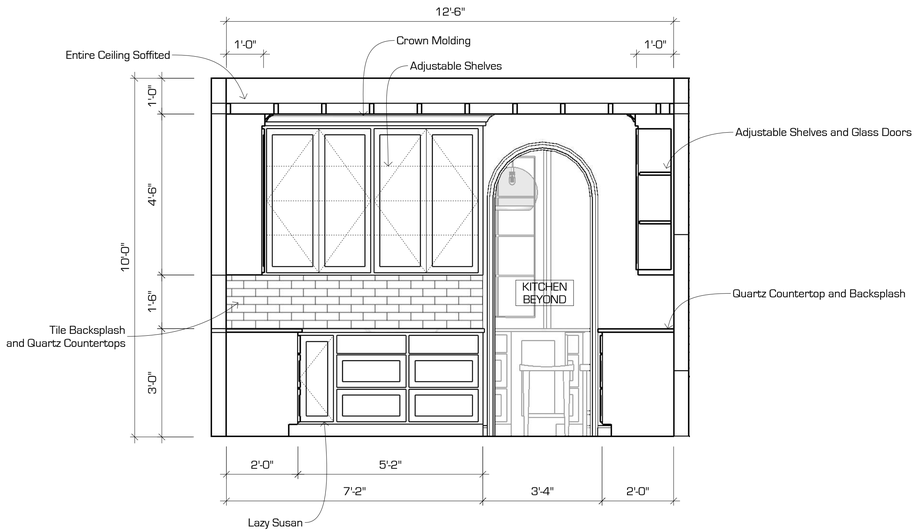
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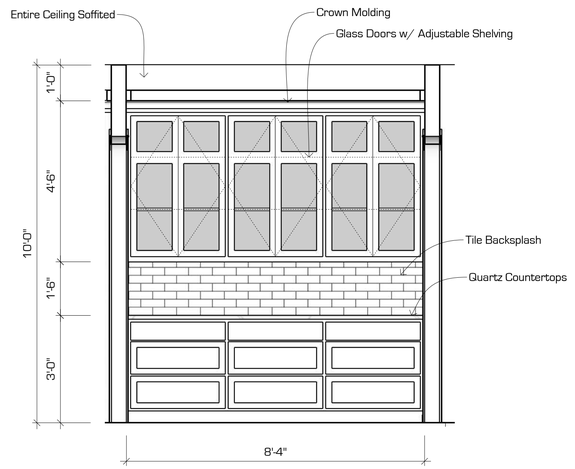
FIREPLACE AND ISLAND ELEVATIONS
BOX BEAM DETAILS

A12

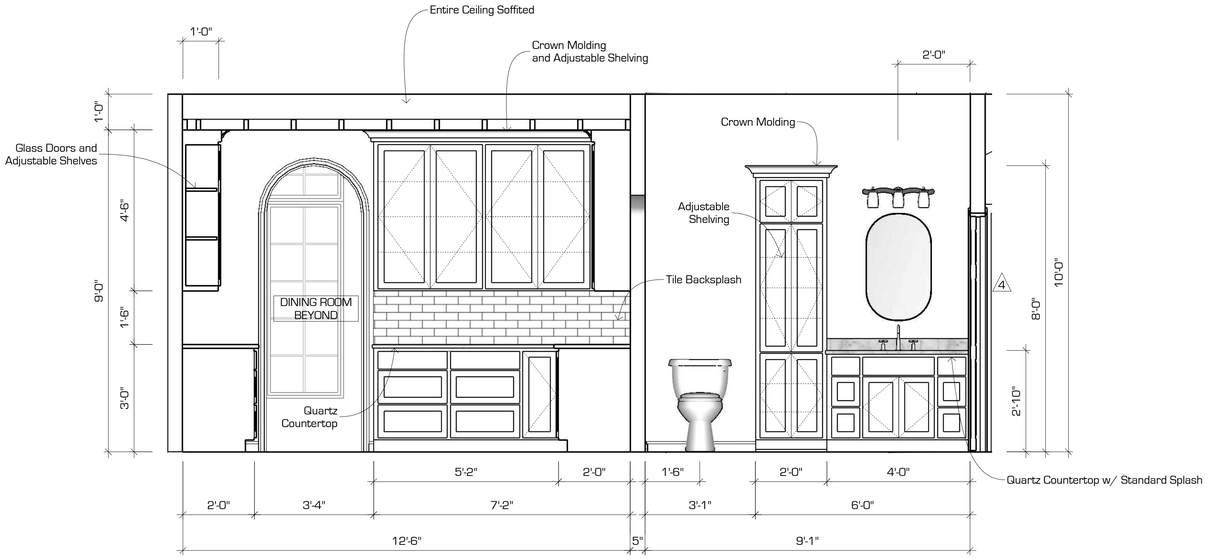
Attachment: Plans (8674 : Greg & Lynn Bell)



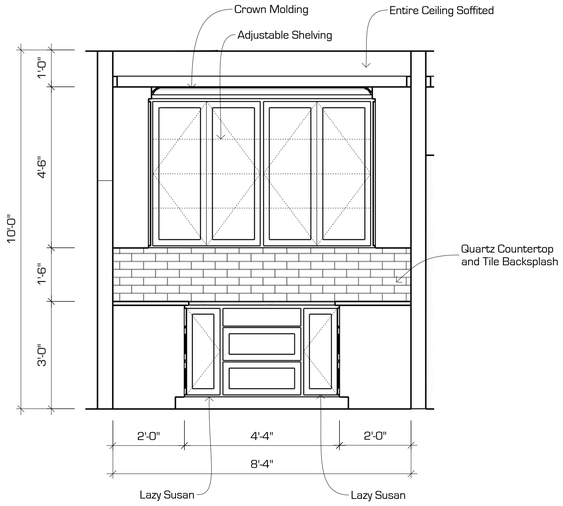
3 A13 PANTRY ELEVATION 3
SCALE: 1/2"=1'



4 A13 PANTRY ELEVATION 4
SCALE: 1/2"=1'



2 A13 POWDER ROOM & PANTRY ELEVATION 2
SCALE: 1/2"=1'



1 A13 PANTRY ELEVATION 1
SCALE: 1/2"=1'

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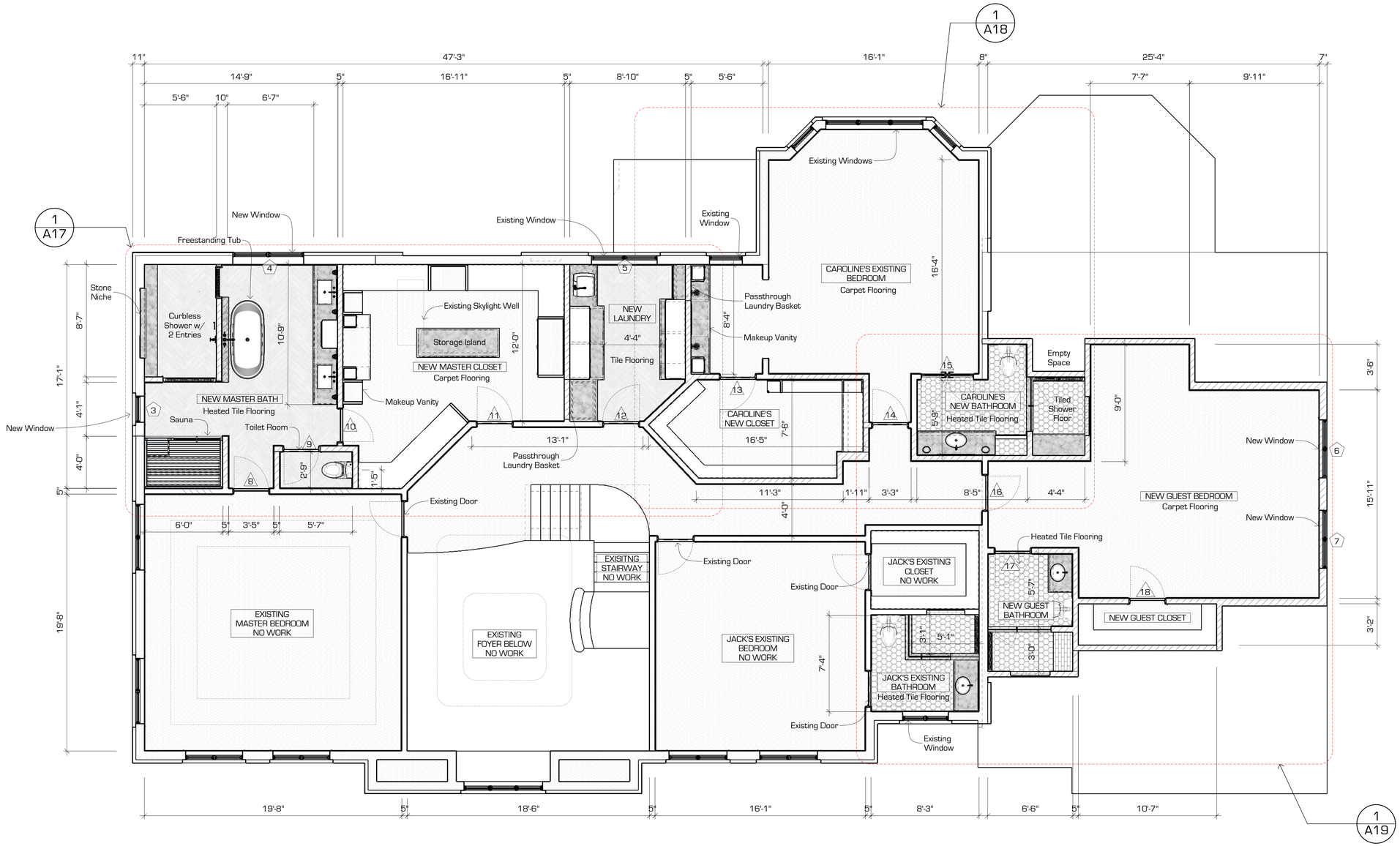
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PANTRY ELEVATIONS

A13

Attachment: Plans (8674 : Greg & Lynn Bell)



N

1 A14 SECOND FLOOR PLAN
SCALE: 1/4"=1'

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SECOND FLOOR PLAN

EXISTING WALL CONSTRUCTION

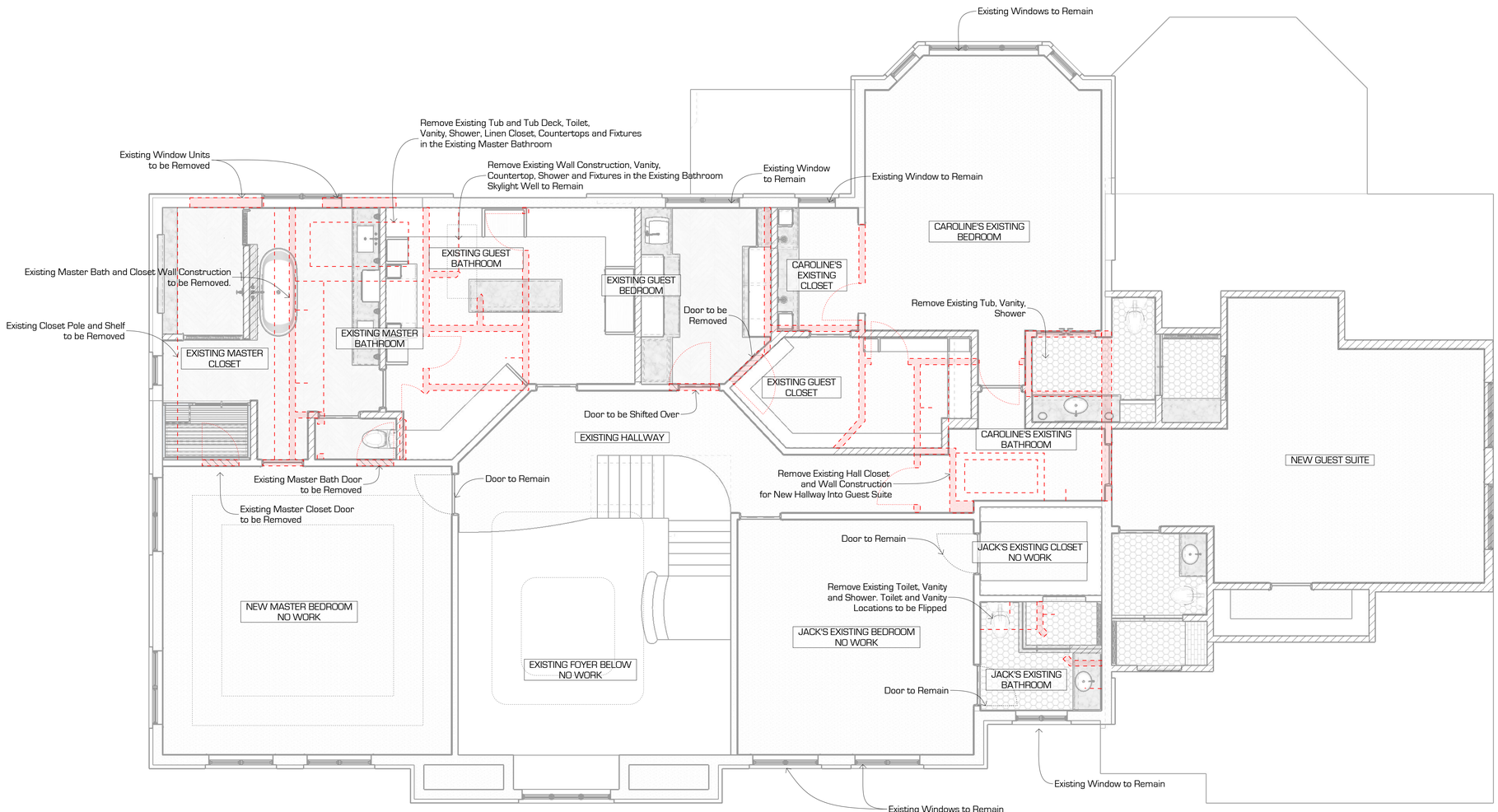
NEW WALL CONSTRUCTION

A14

Attachment: Plans (8674 : Greg & Lynn Bell)

Number	Location	Type	Door Width	Door Height	RO Width	RO Height	Door Thickness	Jamb Depth	Jamb Type	Swing	Stop	Existing Opening	Hardware Prep	Feet of Trim	Door Type	Material	Glass Type	Finish	Model Number	Manufacturer/ Series	Notes
1	Great Room	Interior	7/0	7/0	86	86	1-3/8"	4 9/16"	Interior Primed	French Doors	Colonial	☐	Standard Bore	31	15 Lite French	Pine	Clear	Primed/Painted			Curved Transom Above
2	Mudroom	Exterior	2/8	6/8	34	82	1-3/4"	6 9/16"	Exterior Rabetted	BB LH		☐	Adjustable Aluminum Sill Bronze	21	6 Lite 2 Panel	Doug Fir	Clear	Primed/Painted			
3	Sun Room	Exterior	6/0	6/8	34	86	1-3/8"	4 9/16"	Interior Primed	BB LH	Colonial	☐	Standard Bore	22	15 Lite French	Doug Fir	Clear	Primed/Painted		Pella	12" Transom Above, Similar to Existing
4	Powder Room	Interior	2/8	6/8	34	82	1-3/4"	6 9/16"	Exterior Rabetted	French Doors		☐	Adjustable Aluminum Sill Bronze	21	15 Lite French	Pine		Primed/Painted			
5	Garage	Exterior	10/0	8/0	122	98	2"	6 9/16"		Overhead		☐		39	Overhead		Clear		9632	Haas American Tradition 9600 Series	
6	Garage	Exterior	10/1	8/0	122	98	2"	6 9/16"		Overhead		☐		39	Overhead		Clear		9632	Haas American Tradition 9600 Series	
7	Garage	Exterior	10/2	8/0	122	98	2"	6 9/16"		Overhead		☐		39	Overhead		Clear		9632	Haas American Tradition 9600 Series	
8	Master Bed to Bath	Interior	2/8	6/8	34	82	1-3/8"	4 9/16"	Interior Primed	BB LH	Colonial	☐	Standard Bore	21	6 Panel	Pine		Primed/Painted			
9	Toilet Room	Interior	2/8	6/8	34	82	1-3/8"	4 9/16"	Interior Primed	BB RH	Colonial	☐	Standard Bore	21	6 Panel	Pine		Primed/Painted			
10	Master Bath to Closet	Interior	2/6	6/8	32	82	1-3/8"	4 9/16"	Interior Primed	BB RH	Colonial	☐	Standard Bore	21	6 Panel	Pine		Primed/Painted			
11	Master Closet to Hall	Interior	2/8	6/8	34	82	1-3/8"	4 9/16"	Interior Primed	BB LH	Colonial	☐	Standard Bore	21	6 Panel	Pine		Primed/Painted			
12	Laundry	Interior	2/8	6/8	34	82	1-3/8"	4 9/16"	Interior Primed	BB RH	Colonial	☐	Standard Bore	21	6 Panel	Pine		Primed/Painted			
13	Caroline's Closet	Interior	2/8	6/8	34	82	1-3/8"	4 9/16"	Interior Primed	BB RH	Colonial	☐	Standard Bore	21	6 Panel	Pine		Primed/Painted			
14	Caroline's Bedroom	Interior	2/8	6/8	34	82	1-3/8"	4 9/16"	Interior Primed	BB LH	Colonial	☐	Standard Bore	21	6 Panel	Pine		Primed/Painted			
15	Caroline's Bathroom	Interior	4/0	6/8	50	82	1-3/8"	4 9/16"	Interior Primed	French Doors	Colonial	☐	Standard Bore	24	15 Lite French	Pine	Clear	Primed/Painted			Curved Transom Above
16	Guest Bedroom	Interior	2/8	6/8	34	82	1-3/8"	4 9/16"	Interior Primed	BB LH	Colonial	☐	Standard Bore	21	6 Panel	Pine		Primed/Painted			
17	Guest Bathroom	Interior	2/8	6/8	34	82	1-3/8"	4 9/16"	Interior Primed	BB RH	Colonial	☐	Standard Bore	21	6 Panel	Pine		Primed/Painted			
18	Guest Closet	Interior	2/8	6/8	34	82	1-3/8"	4 9/16"	Interior Primed	BB LH	Colonial	☐	Standard Bore	21	6 Panel	Pine		Primed/Painted			

2 A15 DOOR SCHEDULE



1 A15 SECOND FLOOR DEMO PLAN
SCALE: 1/4"=1'

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SECOND FLOOR DEMO PLAN AND DOOR SCHEDULE

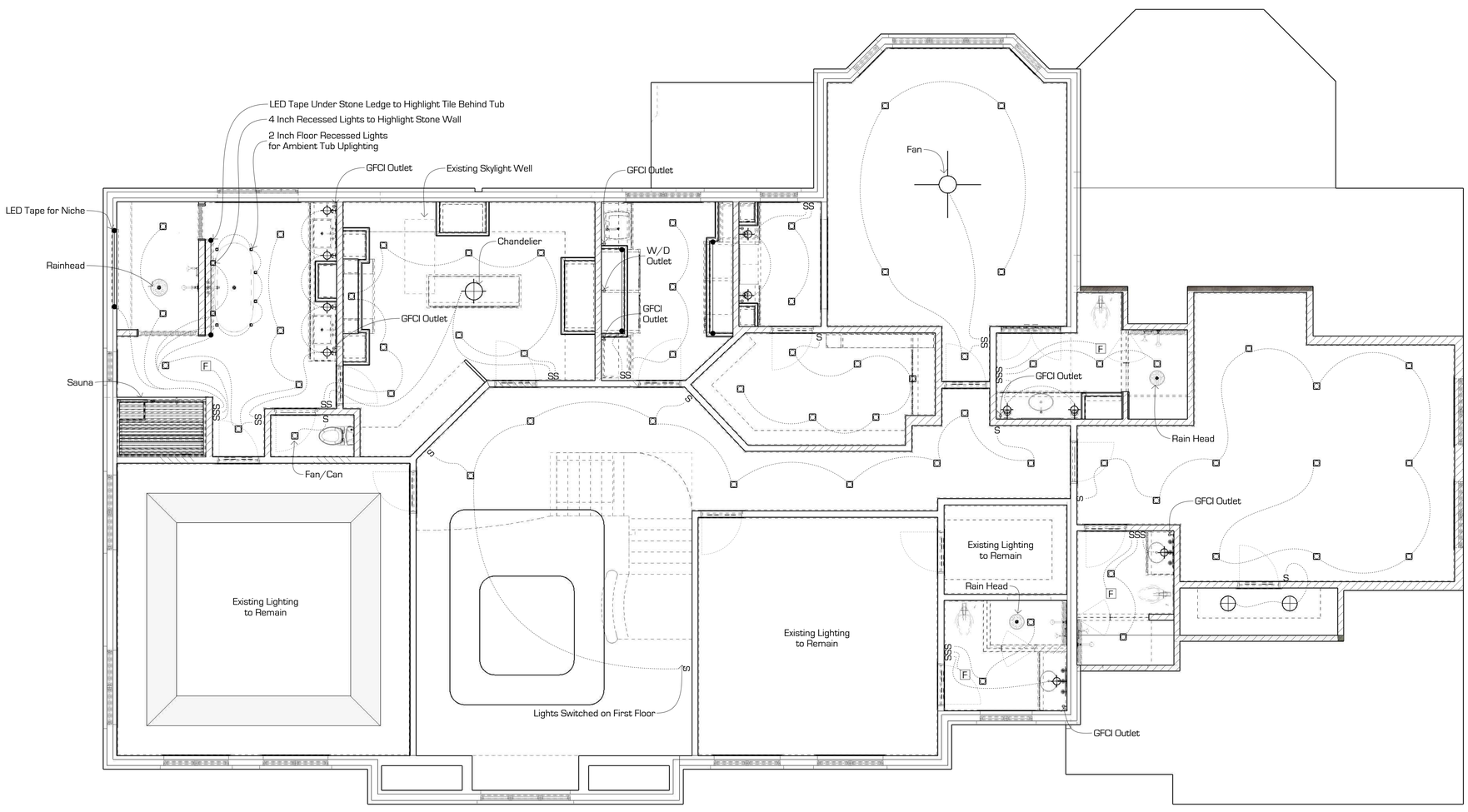
EXISTING WALL CONSTRUCTION
NEW WALL CONSTRUCTION
DEMOED WALL CONSTRUCTION

A15

Attachment: Plans (8674 : Greg & Lynn Bell)

Number	Location	Type	Enter Units Wide	RO Width	RO Height	Jamb Size	Existing Opening	Feet of Trim	Tempered Glass	Grilles	Hardware Color	Exterior Color	Interior Color
1	Kitchen	Bifold	4	132	69	6-9/16"	☐	36	☐	☑	White	White	White
2	Sun Room	Casement	2	70	82	6-9/16"	☐	27	☐	☑	White	White	White
3	Master Bath E	Casement	1	24	40	6-9/16"	☐	13	☑	☑	White	White	White
4	Master Bath S	Casement	2	65	40	6-9/16"	☐	20	☑	☑	White	White	White
5	Laundry	Casement		60	40	6-9/16"	☐	19	☐	☑	White	White	White
6	Guest Room	Casement	2	53	56	6-9/16"	☐	20	☐	☑	White	White	White
7	Guest Room	Casement	2	53	56	6-9/16"	☐	20	☐	☑	White	White	White

2 / A16 WINDOW SCHEDULE



1 / A16 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'

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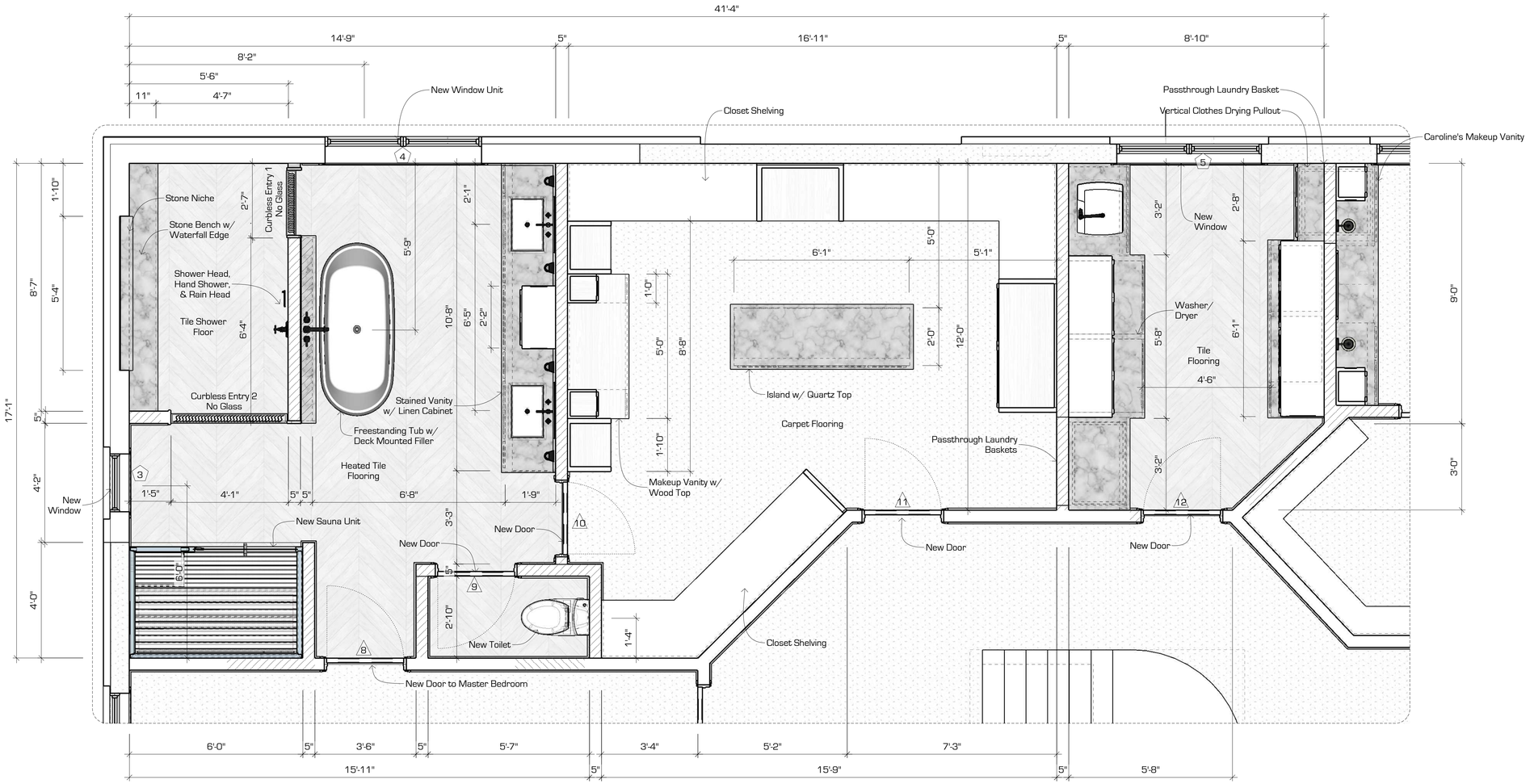
SECOND FLOOR
ELECTRICAL PLAN AND
WINDOW SCHEDULE

EXISTING WALL CONSTRUCTION

NEW WALL CONSTRUCTION

A16

Attachment: Plans (8674 : Greg & Lynn Bell)



1 / A17 MASTER SUITE PLAN
SCALE: 1/2"=1'

N

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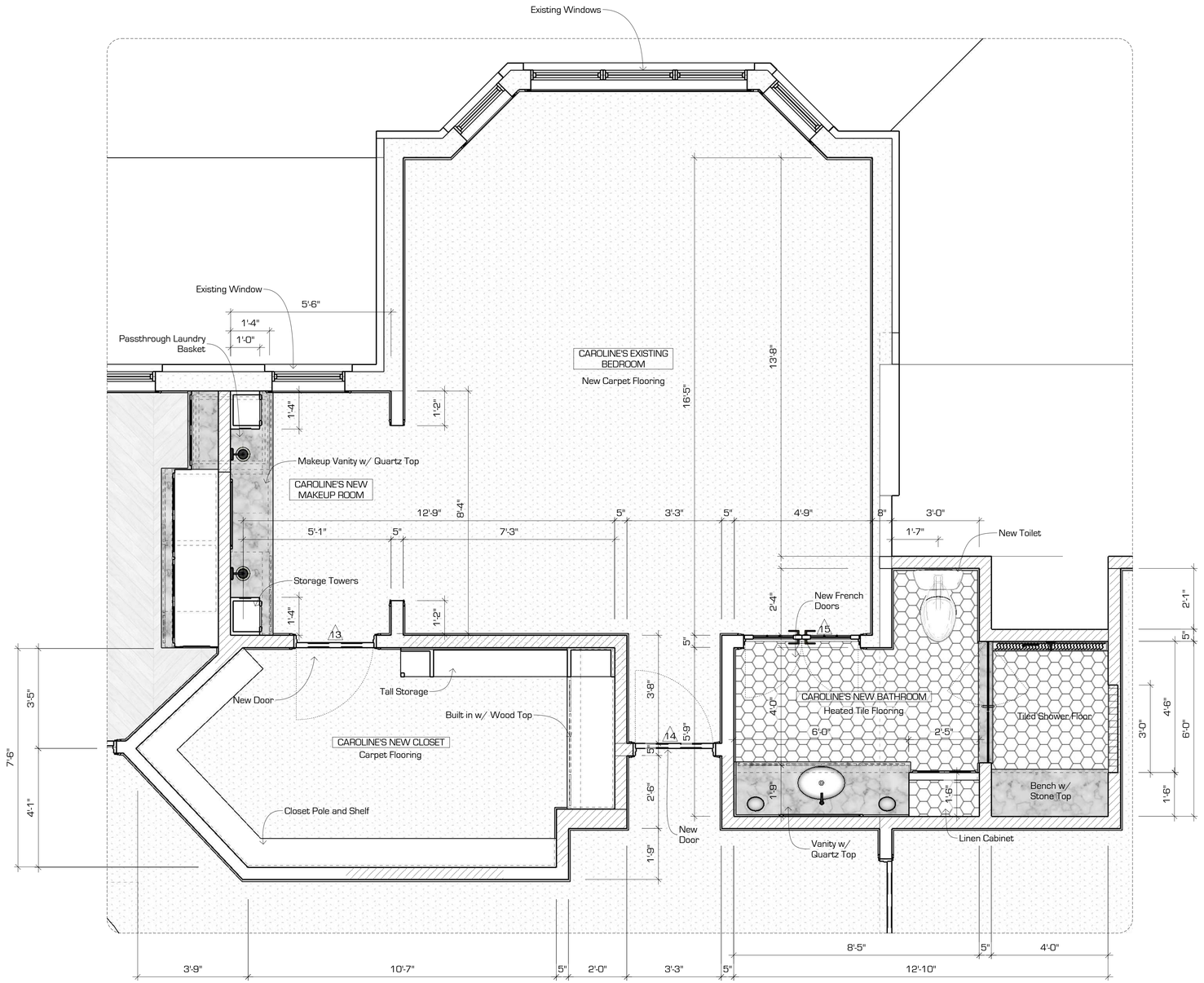
MASTER SUITE DETAIL FLOOR PLAN

EXISTING WALL CONSTRUCTION

NEW WALL CONSTRUCTION

A17

Attachment: Plans (8674 : Greg & Lynn Bell)



N

1 / A18 CAROLINE'S SUITE PLAN
SCALE: 1/2"=1'

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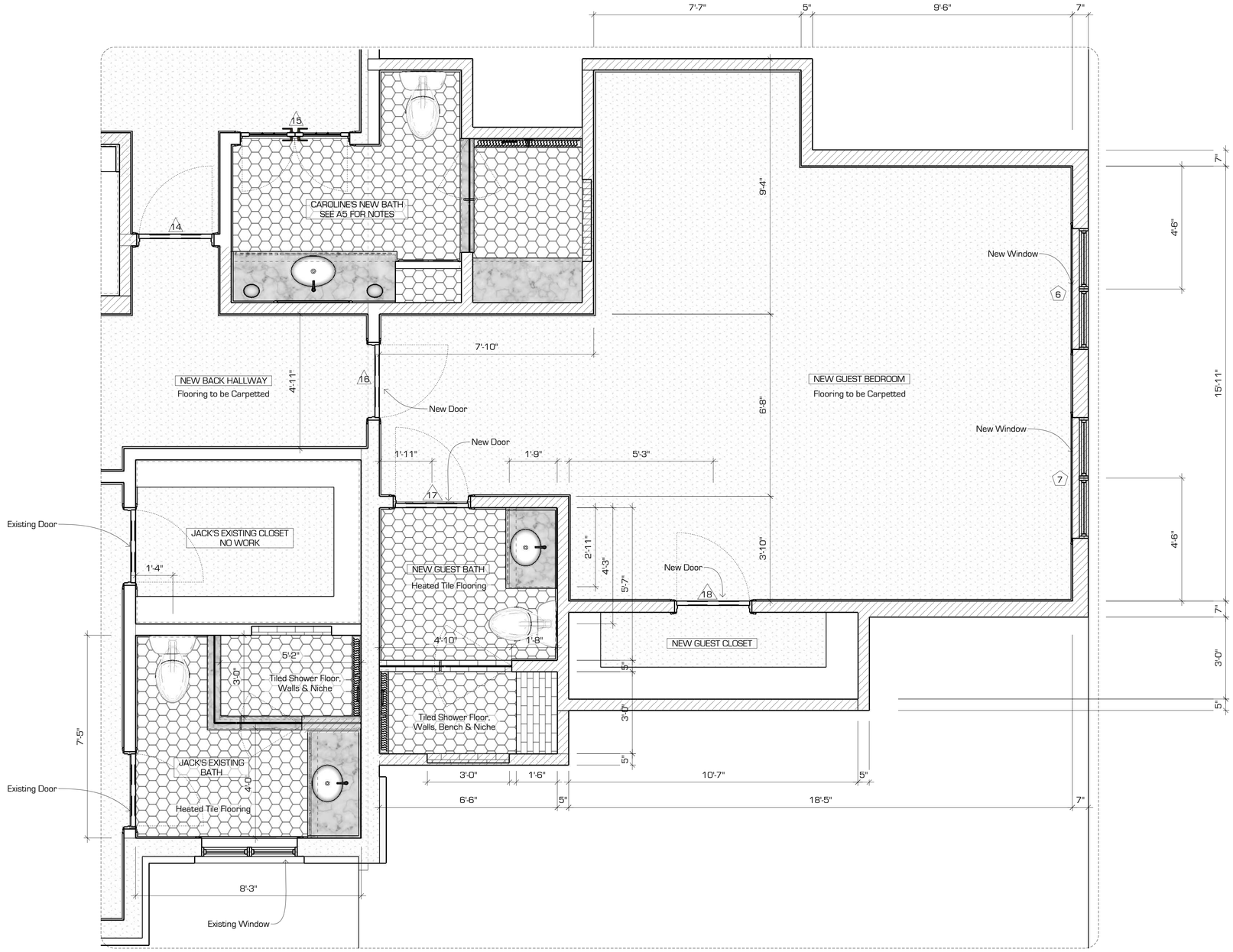
CAROLINE'S SUITE DETAIL FLOOR PLAN

EXISTING WALL CONSTRUCTION

NEW WALL CONSTRUCTION

A18

Attachment: Plans (8674 : Greg & Lynn Bell)



1 A19 GUEST SUITE PLAN
SCALE: 1/2"=1'

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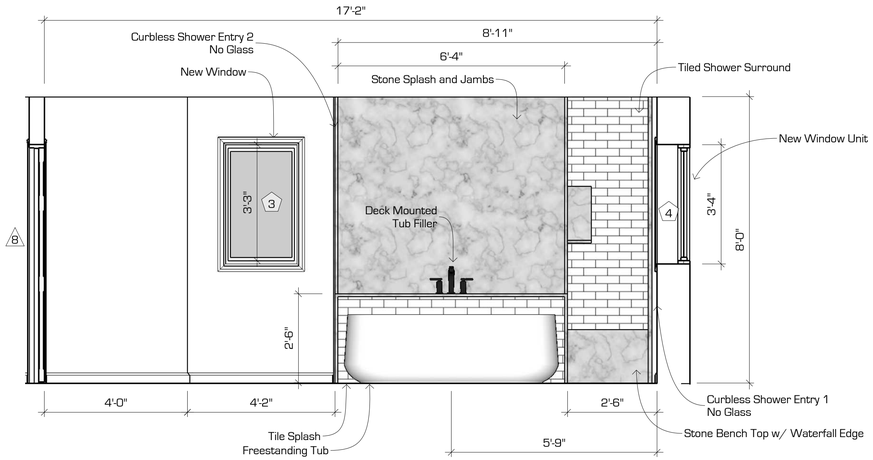
GUEST SUITE DETAIL
FLOOR PLAN

EXISTING WALL CONSTRUCTION

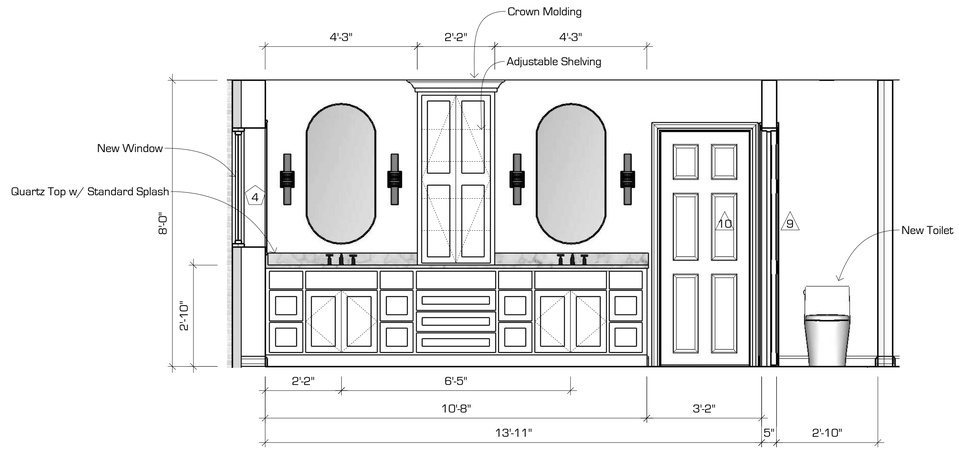
NEW WALL CONSTRUCTION

A19

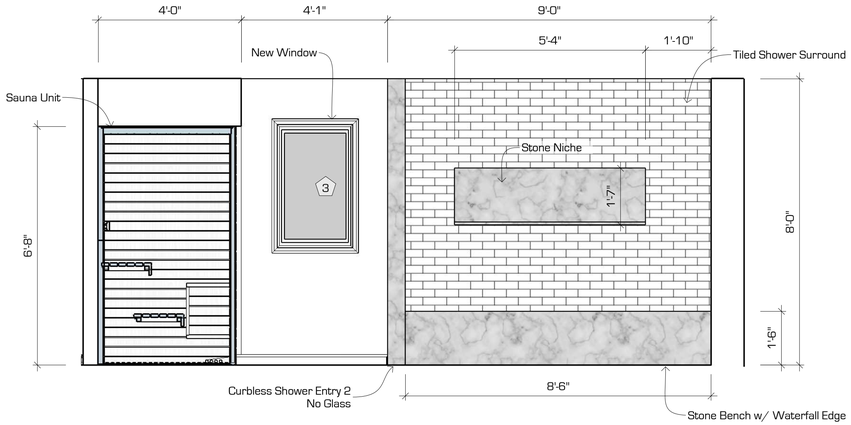
Attachment: Plans (8674 : Greg & Lynn Bell)



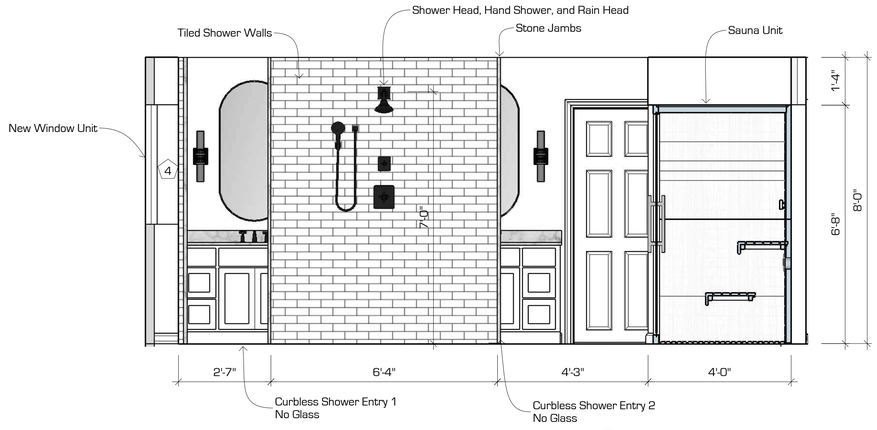
4 A20 MASTER TUB ELEVATION
SCALE: 1/2"=1'



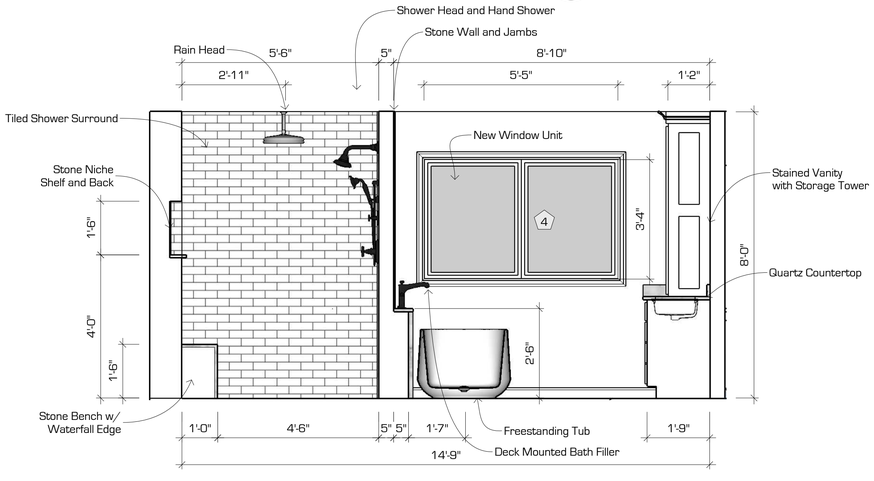
5 A20 MASTER VANITY ELEVATION
SCALE: 1/2"=1'



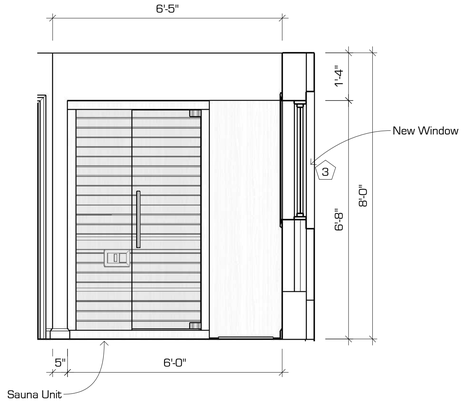
3 A20 E MASTER SHOWER ELEVATION
SCALE: 1/2"=1'



6 A20 W MASTER SHOWER ELEVATION
SCALE: 1/2"=1'



2 A20 S MASTER SHOWER SECTION
SCALE: 1/2"=1'



1 A20 MASTER SAUNA ELEVATION
SCALE: 1/2"=1'

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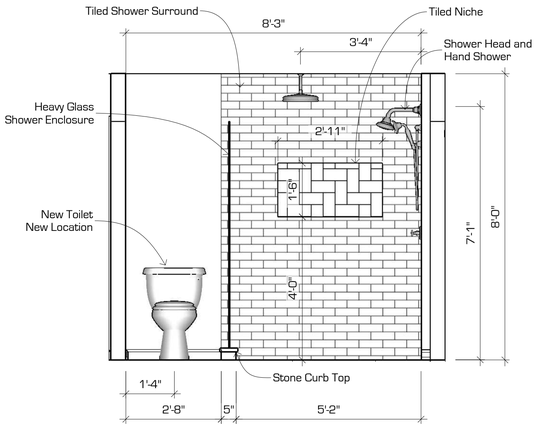
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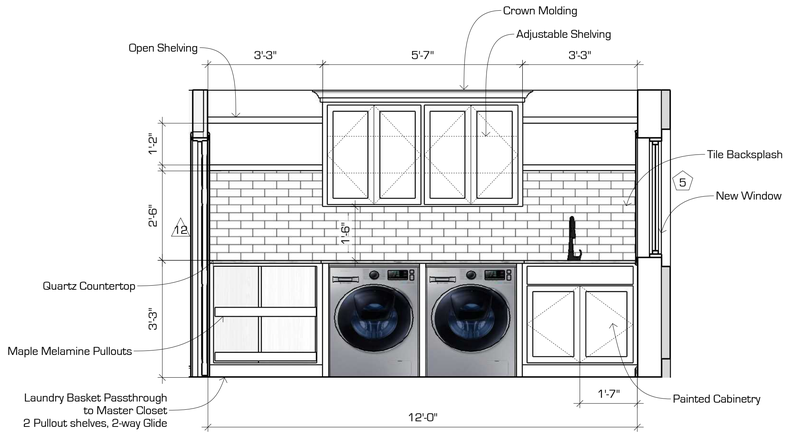
MASTER BATHROOM
ELEVATIONS

A20

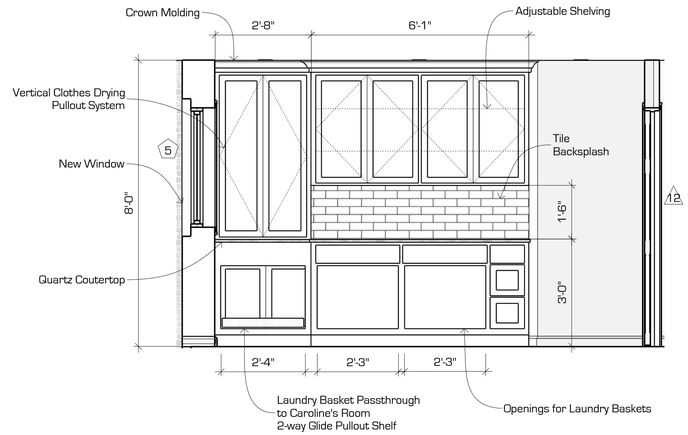
Attachment: Plans (8674 : Greg & Lynn Bell)



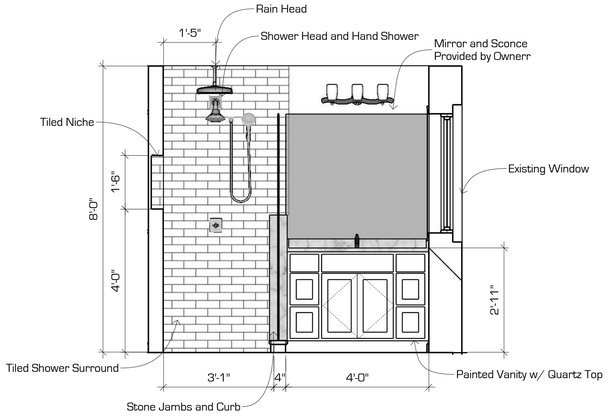
4 / A21 JACK'S SHOWER ELEVATION
SCALE: 1/2"=1'



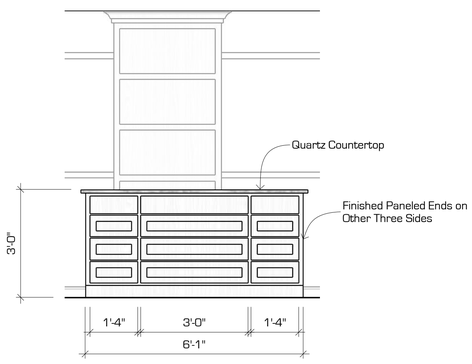
5 / A21 E LAUNDRY ELEVATION
SCALE: 1/2"=1'



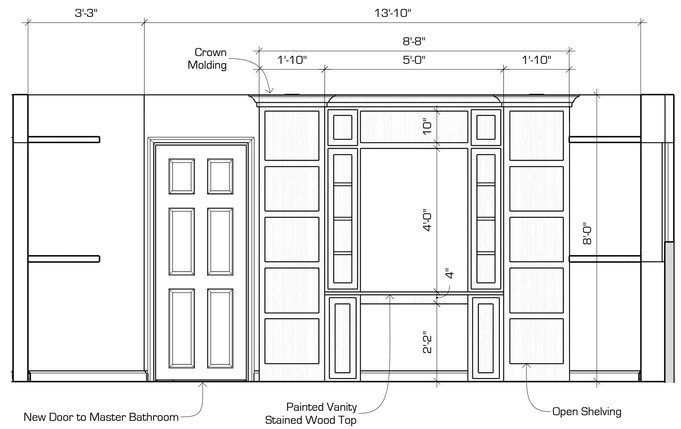
6 / A21 W LAUNDRY ELEVATION
SCALE: 1/2"=1'



3 / A21 JACK'S VANITY ELEVATION
SCALE: 1/2"=1'



2 / A21 MASTER CLOSET ISLAND ELEVATION
SCALE: 1/2"=1'



1 / A21 MASTER CLOSET MAKEUP ELEVATION
SCALE: 1/2"=1'

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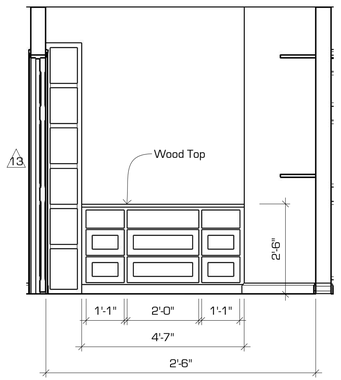
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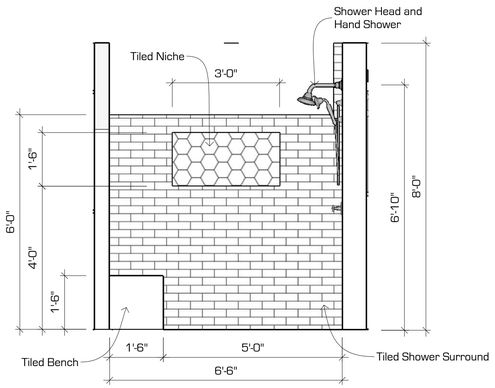
MASTER CLOSET MAKEUP
VANITY, ISLAND,
LAUNDRY, AND JACK'S
BATHROOM ELEVATIONS

A21

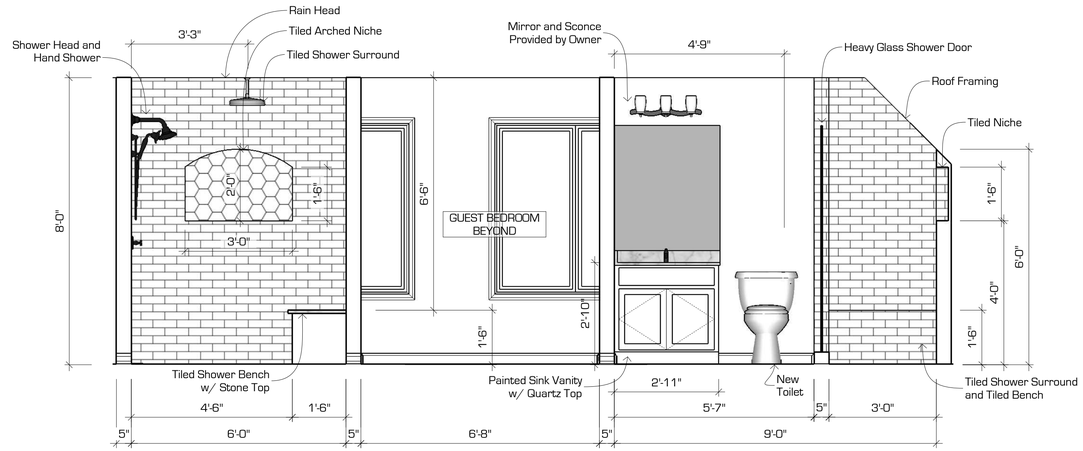
Attachment: Plans (6674 : Greg & Lynn Bell)



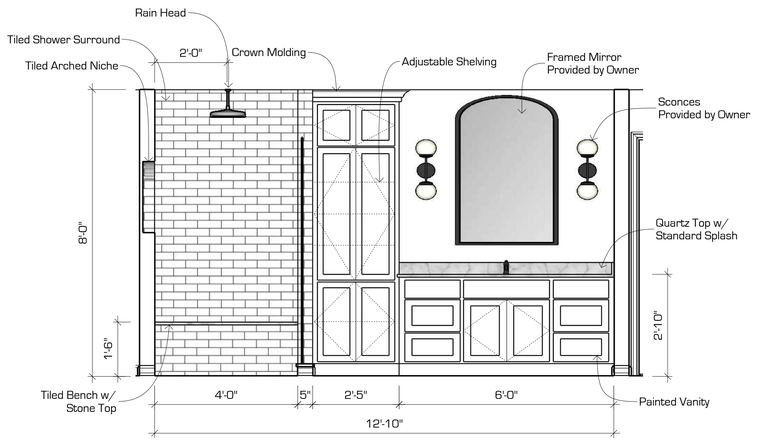
4 A22 CAROLINE'S CLOSET ELEVATION
SCALE: 1/2"=1'



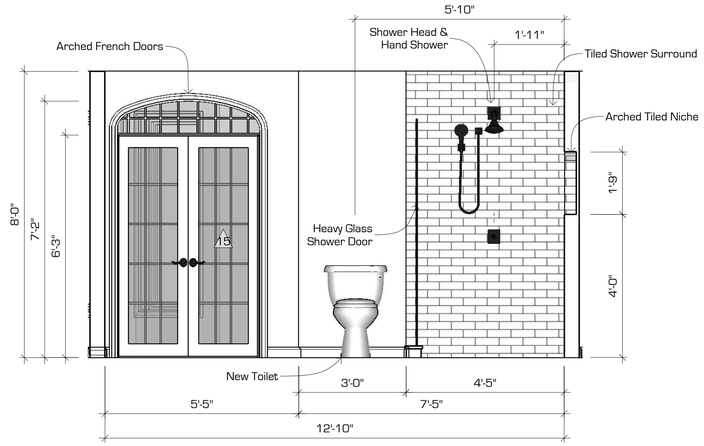
5 A22 GUEST BATH SHOWER ELEVATION
SCALE: 1/2"=1'



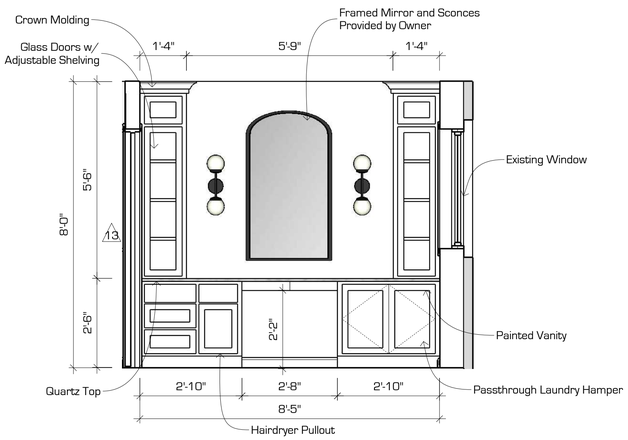
6 A22 CAROLINE & GUEST SHOWER ELEVATION
SCALE: 1/2"=1'



3 A22 CAROLINE'S BATH VANITY ELEVATION
SCALE: 1/2"=1'



2 A22 CAROLINE'S SHOWER ELEVATION
SCALE: 1/2"=1'



1 A22 CAROLINE'S MAKEUP VANITY ELEVATION
SCALE: 1/2"=1'

WADE
Design | Build | Remodel

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

ASSOCIATE 1
Mike Wade
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

ASSOCIATE 2
Cody Wade
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

CLIENT
Greg & Lynn Bell
12037 W Bonniwell
Rd, Mequon, WI 53097

PROJECT
Second Floor Remodel &
Addition

DRAWN BY
MJW | CCW | EGK

ISSUE
07.05.23

RE-ISSUE
07.20.23

MASTER BATHROOM
ELEVATIONS

A22

Attachment: Plans (6674 : Greg & Lynn Bell)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **August 14, 2023**
SUBJECT: **Veridian Homes LLC - New Single-Family Residence on Lot #81 W. Preserve Parkway**

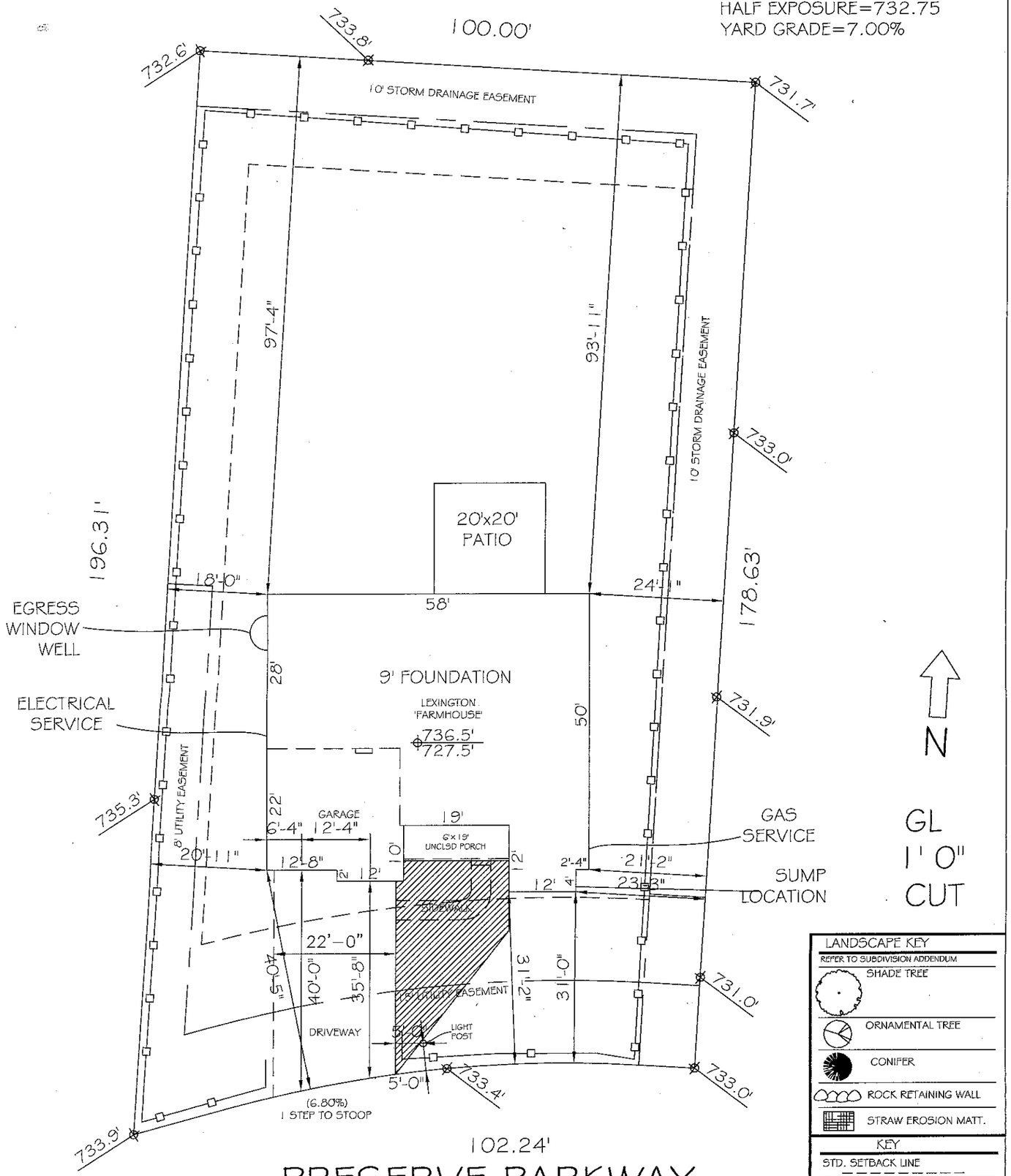
Attachments:
Site Plan (PDF)
Plans (PDF)

Attachment: Site Plan (8675 : Veridian Homes LLC)

PHASE 6
LOT 81
18,403 S.F.

NO PORCH ENCROACHMENTS

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=736.50
TOP OF FOOTING=727.50
GARAGE FLOOR ELEV.=736.00
DRIVEWAY SLOPE=5.83%
HALF EXPOSURE=732.75
YARD GRADE=7.00%



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

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

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

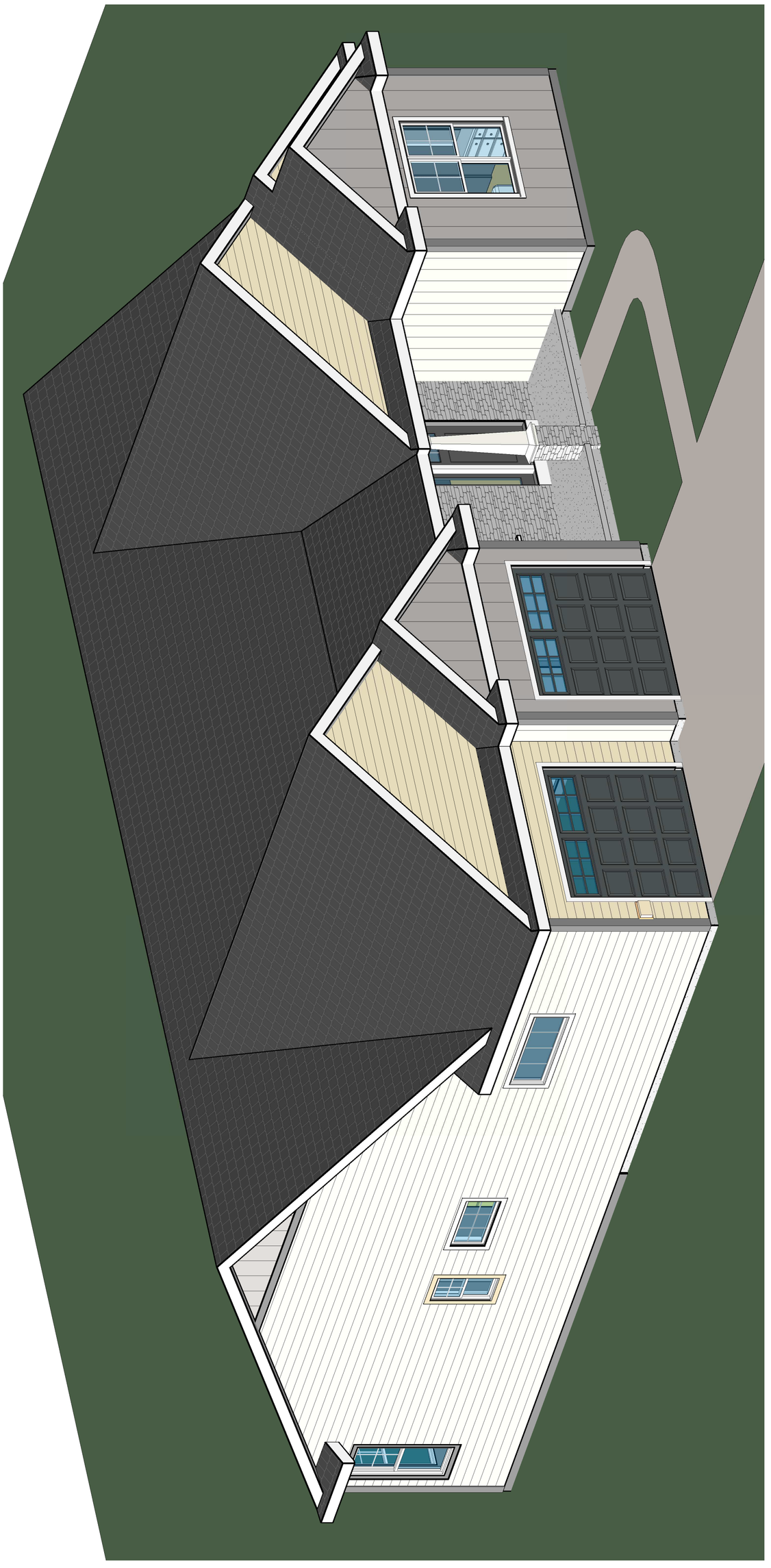
HOMESITE: 81
NEIGHBORHOOD: ENCLAVE MEQUON PRESERVE
MODEL: LEXINGTON FARMHOUSE
SITE AREA: 18,403 SQ. FT.
IMPERVIOUS AREA: 4,175 SQ. FT.
SCALE: 1"=30'-0"
DRAWN BY: DPJ
DATE: 06/20/2023

CUSTOMER: BRANDICE BAILEY & JUANITA JOHNSON-BAILEY
ADDRESS: TBD, W. PRESERVE PARKWAY
MEQUON, WI

CUSTOMER APPROVAL:
DATE: / /23
DATE: / /23
VH APPROVAL:
SPF Jul 20 2023
DATE: / /23

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

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



3D - ARB

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:	LEXINGTON
Elevation:	ARB
Revised Base Plan:	
Drawn By:	DPJ
Date:	06/20/2023

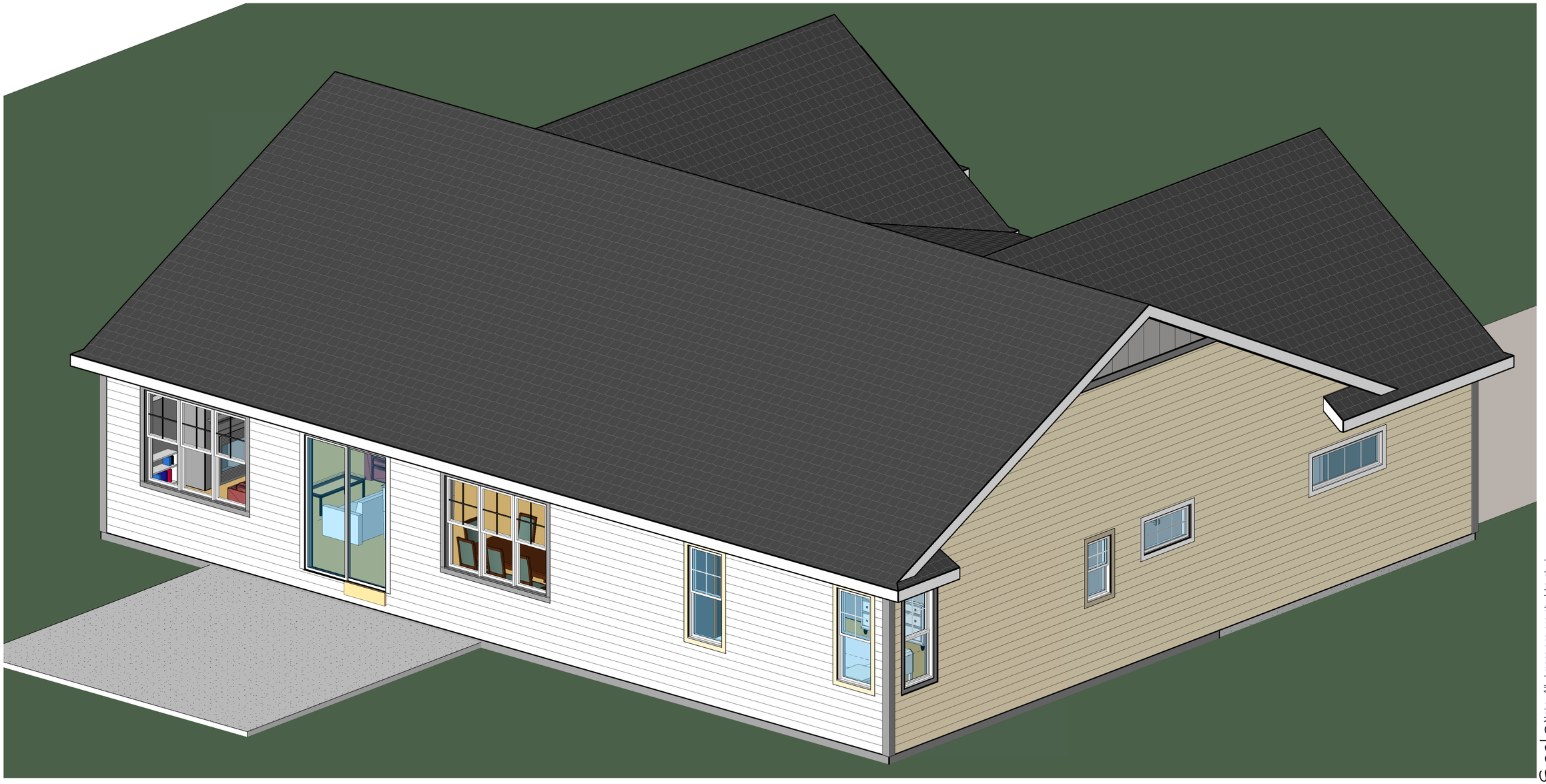
Print Date: 7/20/2023 4:56:45 PM
Revisions:

Drawing No.: ARB I

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

Custom Designed For: BRANDICE BAILEY & JUANITA JOHNSON-BAILEY
Homesite / Neighborhood: 81 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: TBD W. PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval: **SPF Jul 20 2023**

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3D - ARB Rear View

Custom Designed For: BRANDICE BAILEY & JUANITA JOHNSON-BAILEY
Homesite / Neighborhood: 81 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: TBD W. PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval: SPF Jul 20 2023
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6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Model: LEXINGTON
Elevation: ARB
Revised Base Plan:
Drawn By: Author Date: 06/20/2023

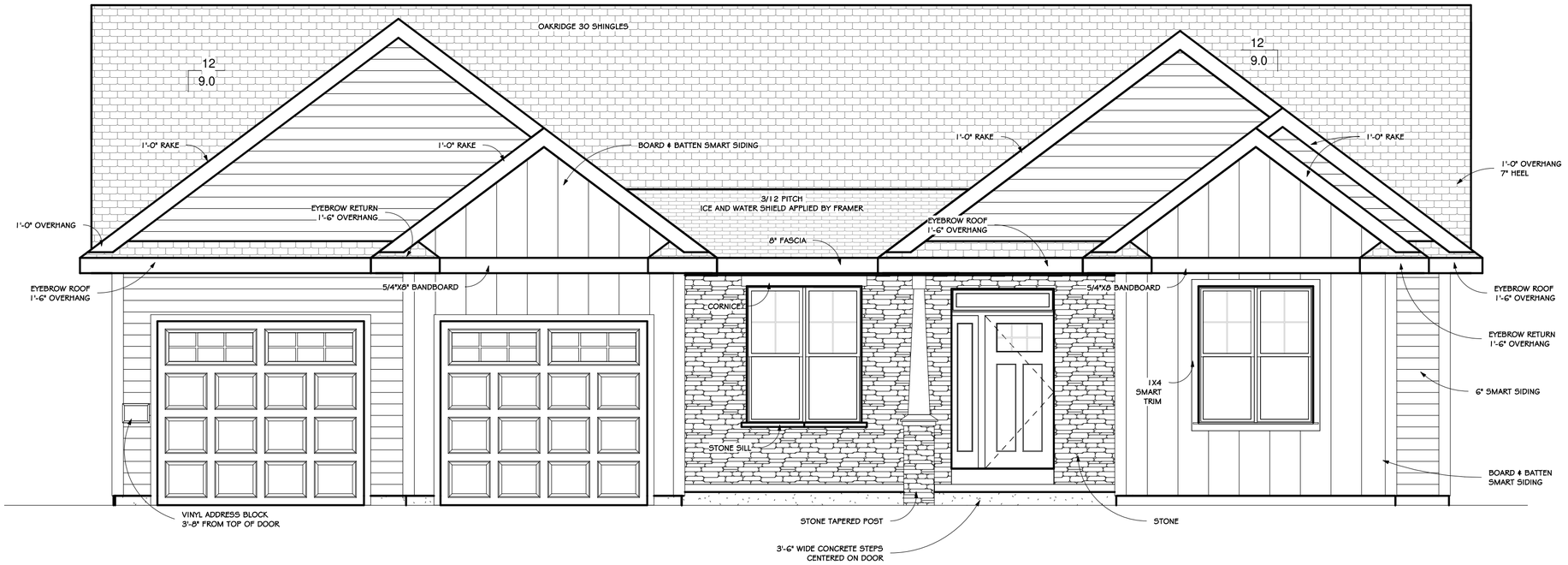
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7/20/2023
4:56:46 PM
Revisions:

Drawing No.:
ARB1.1

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

Attachment: Plans (8675 : Veridian Homes LLC)

NOTE:
ALL WINDOWS NOT IN MASONRY 1X4 SMART TRIM ALL ELEVATIONS
PATIO DOOR & GARAGE DOORS 1X4 SMART TRIM
ALL CORNERS 1X6 SMART TRIM ALL ELEVATIONS



Front Elevation - ARB

1/4" = 1'-0"

Custom Designed For: BRANDICE BAILEY & JUANITA JOHNSON-BAILEY
Homesite / Neighborhood: 81 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: TBD W. PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
SPF Jul 20 2023

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

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

Model: LEXINGTON
Elevation: ARB
Revised Base Plan:
Drawn By: DPJ
Date: 06/20/2023

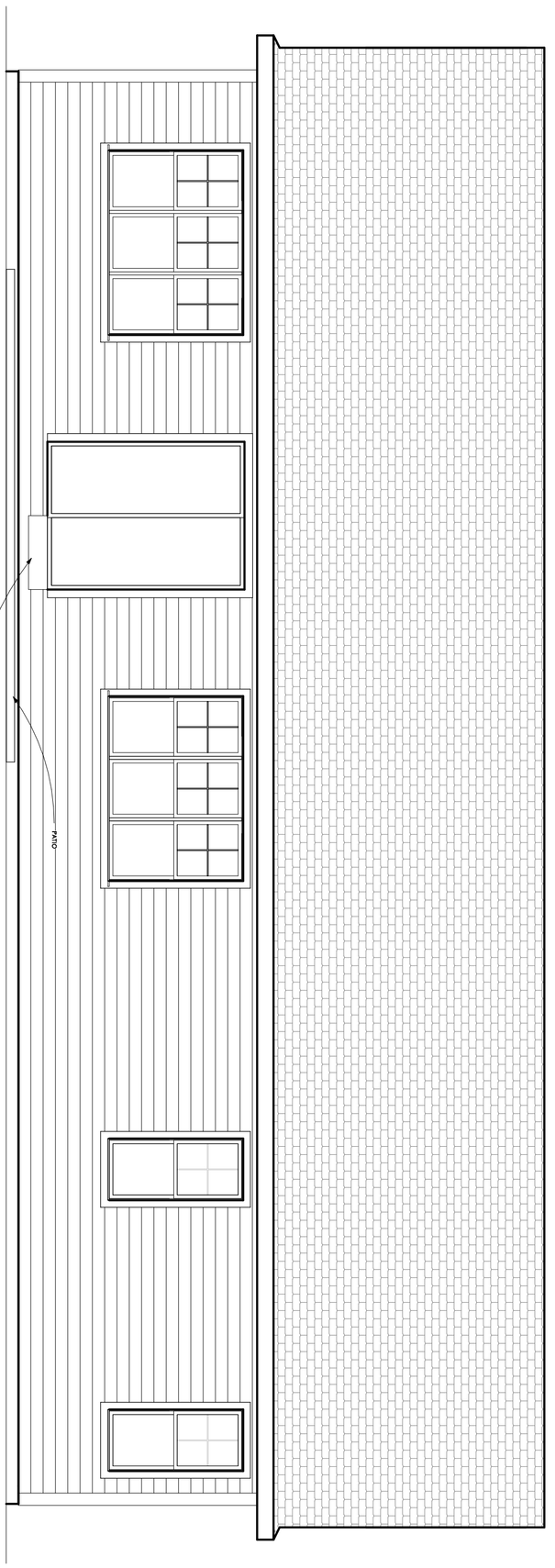
Print Date:
7/20/2023
4:56:47 PM
Revisions:

Drawing No.:
ARB2

Attachment: Plans (8675 : Veridian Homes LLC)

Rear Elevation - ARB

1/4" = 1'-0"



Do Not Scale Note: All dimensions are stud to stud

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

Drawing No: ARB3

Revisions:

Print Date: 7/20/2023 4:56:47 PM

Model: LEXINGTON

Elevation: ARB

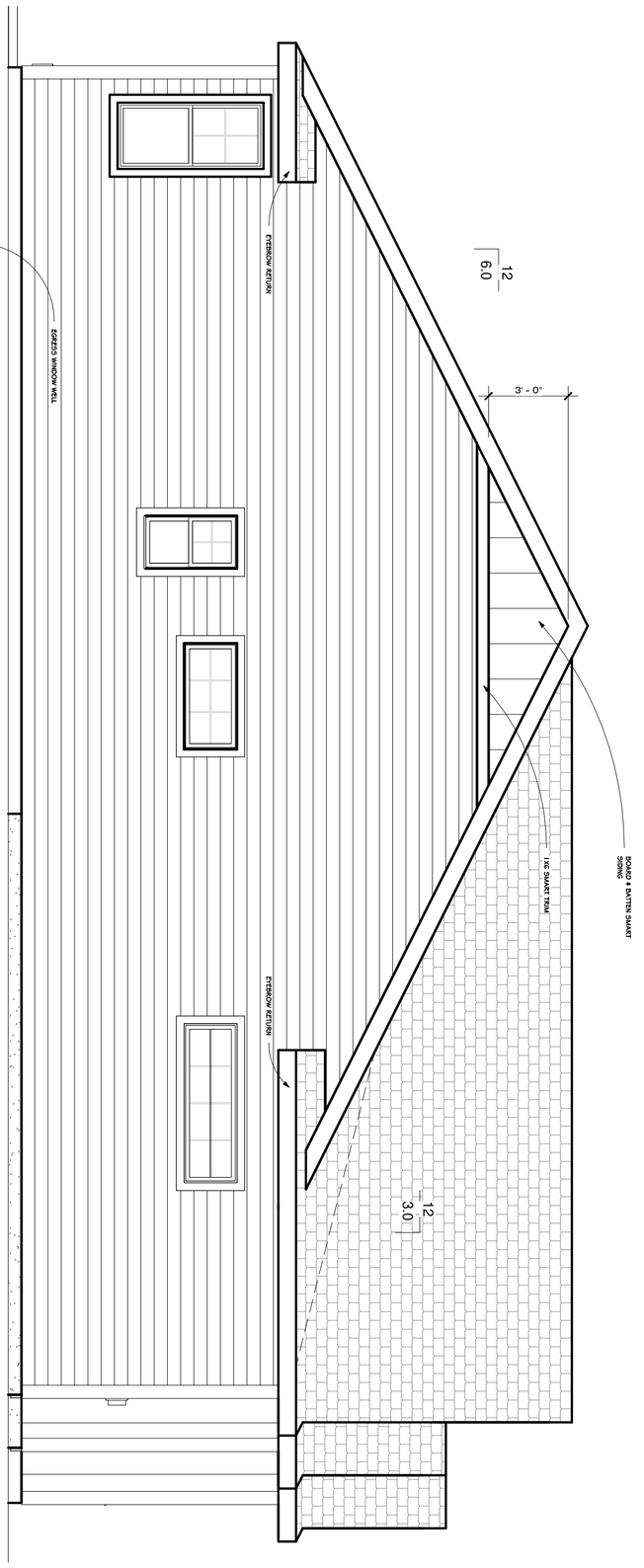
Revised Base Plan:

Drawn By: DPJ Date: 06/20/2023

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

Custom Designed For: BRANDICE BAILEY & JUANITA JOHNSON-BAILEY
Homesite / Neighborhood: 81 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: TBD W. PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval: **SPF Jul 20 2023**

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Left Elevation - ARB

1/4" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

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

Drawing No.: ARB4

Revisions:

Print Date: 7/20/2023 4:56:47 PM

Model: LEXINGTON

Elevation: ARB

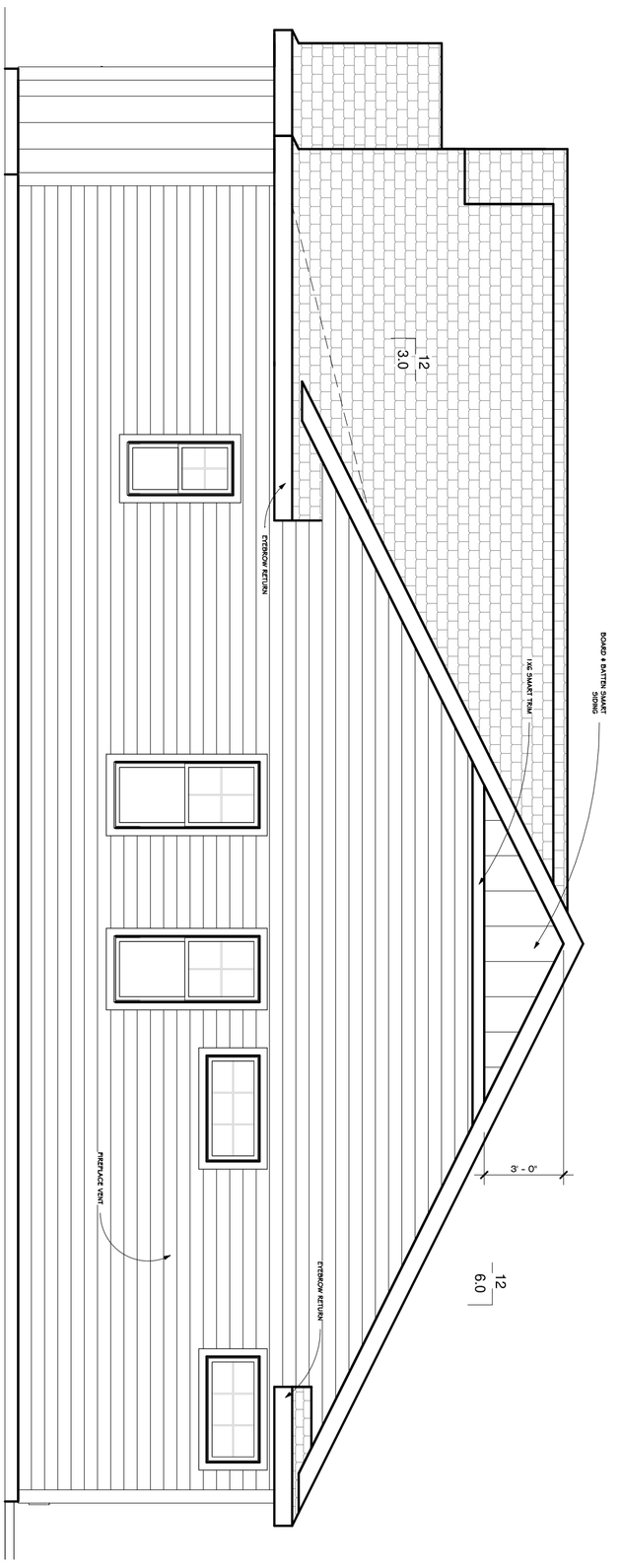
Revised Base Plan:

Drawn By: DPJ Date: 06/20/2023

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

Custom Designed For: BRANDICE BAILEY & JUANITA JOHNSON-BAILEY
Homesite / Neighborhood: 81 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: TBD W. PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval: **SPF Jul 20 2023**

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Right Elevation - ARB

1/4" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

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

Drawing No.: ARB5

Print Date: 7/20/2023 4:56:46 PM

Revisions:

Model: LEXINGTON

Elevation: ARB

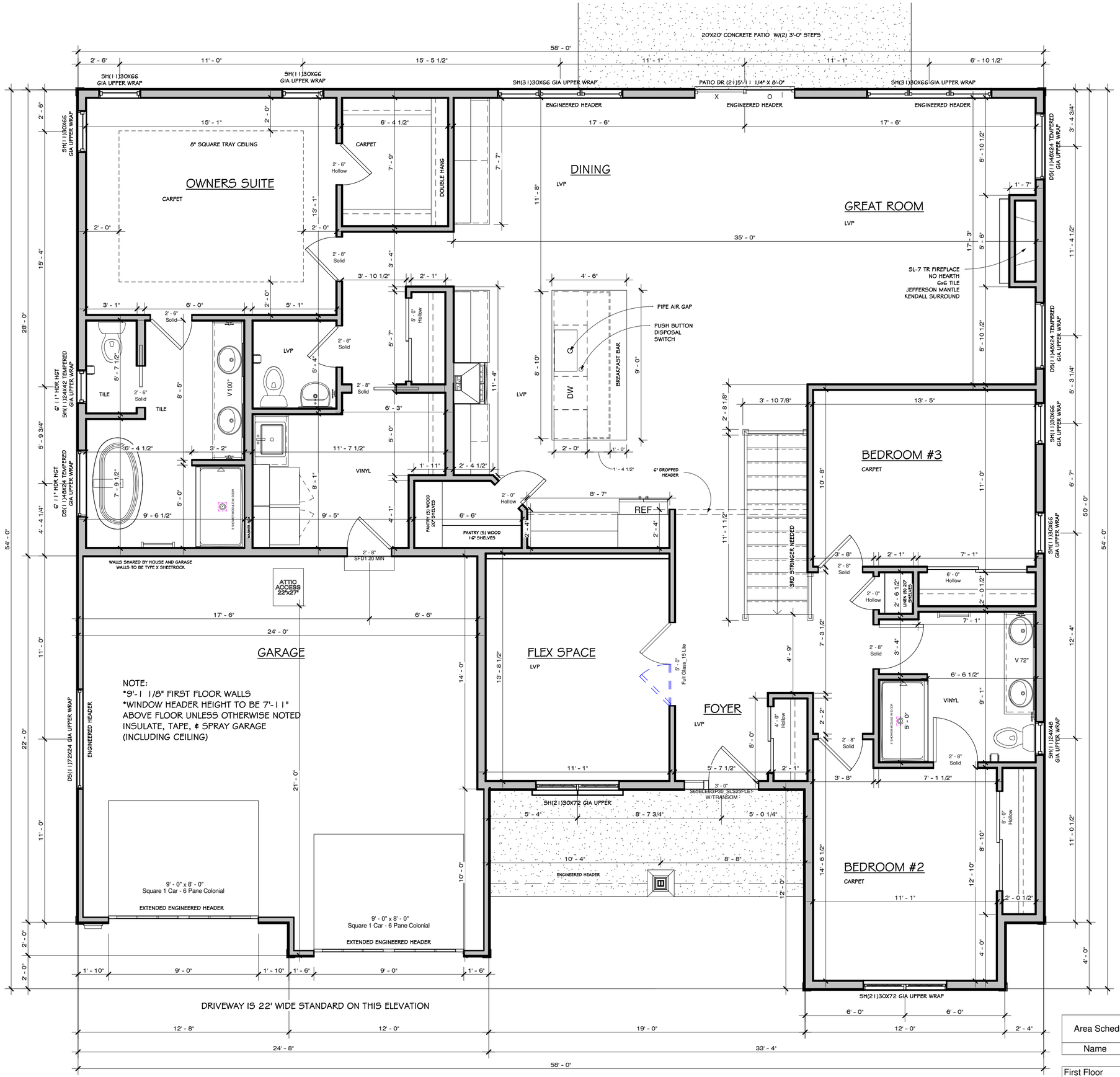
Revised Base Plan:

Drawn By: DPJ Date: 06/20/2023

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

Custom Designed For: BRANDICE BAILEY & JUANITA JOHNSON-BAILEY
Homesite / Neighborhood: 81 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: TBD W. PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval: **SPF Jul 20 2023**

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Area Schedule (Farmhouse)	
Name	Area

First Floor	2263 SF
Lower Level	921 SF
	3183 SF

First Floor - ARB

1/4" = 1'-0"

Custom Designed For: BRANDICE BAILEY & JUANITA JOHNSON-BAILEY
Homesite / Neighborhood: 81 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: TBD W. PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
SPF Jul 20 2023

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

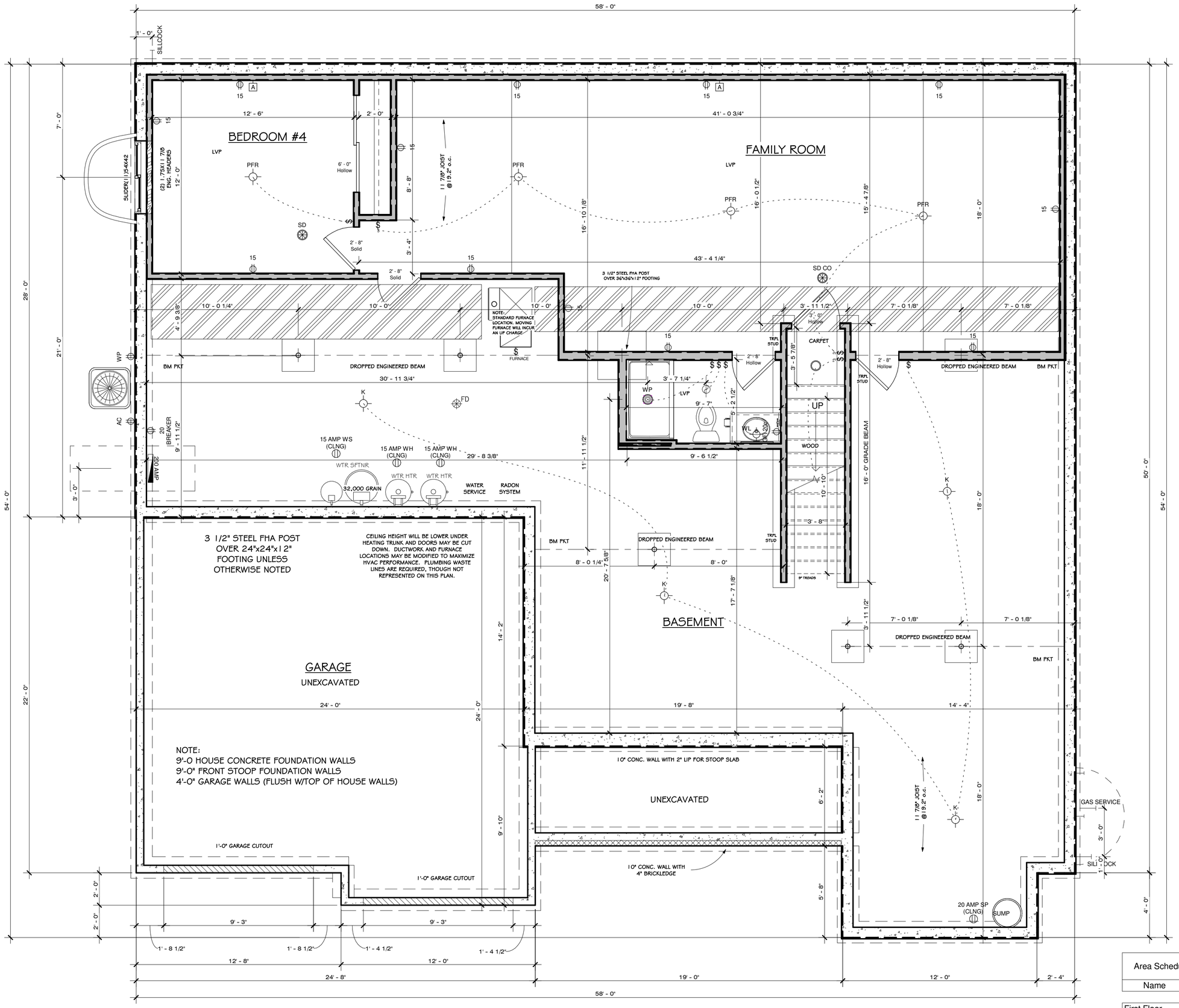
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Model: LEXINGTON
Elevation: ARB
Revised Base Plan:
Drawn By: DPJ
Date: 06/20/2023

Print Date: 7/20/2023 4:56:49 PM
Revisions:

Drawing No.: ARB6

Attachment: Plans (8675 : Veridian Homes LLC)



Area Schedule (Farmhouse)	
Name	Area
First Floor	2263 SF
Lower Level	921 SF
	3183 SF

Foundation Plan

1/4" = 1'-0"

Custom Designed For: BRANDICE BAILEY & JUANITA JOHNSON-BAILEY
Homesite / Neighborhood: 81 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: TBD W. PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval:
SPF Jul 20 2023
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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

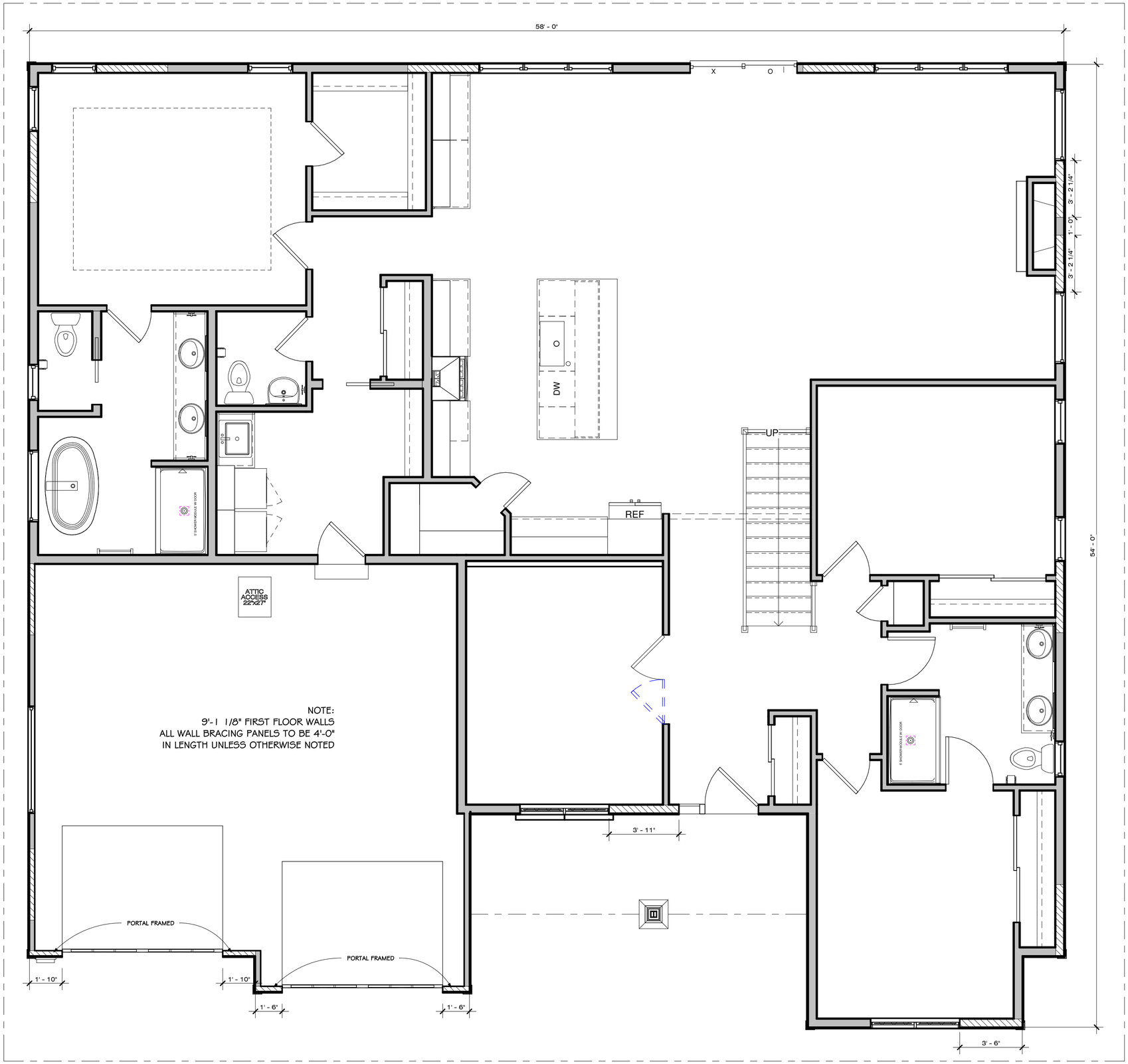
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: LEXINGTON
Elevation: ARB
Revised Base Plan: Date: 06/20/2023
Drawn By: DPJ

Print Date: 7/20/2023 4:56:50 PM
Revisions:

Drawing No.: ARB7

Attachment: Plans (8675 : Veridian Homes LLC)



First Floor Bracing - ARB

1/4" = 1'-0"

Custom Designed For: BRANDICE BAILEY & JUANITA JOHNSON-BAILEY
Homesite / Neighborhood: 81 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: TBD W. PRESERVE PARKWAY
MEQUON, WI 53097

Customer Approval:

SPF Jul 20 2023

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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: LEXINGTON
Elevation: ARB
Revised Base Plan:
Drawn By: DPJ
Date: 06/20/2023

Print Date:
7/20/2023
4:56:51 PM
Revisions:

Drawing No.:
ARB8

Attachment: Plans (8675 : Veridian Homes LLC)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **August 14, 2023**
SUBJECT: **Mikhail & Melissa Dobrinin - New Single-Family Residence at 14335 N. Lake Shore Drive**

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

7/19/23

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

Regarding: Letter of Intent for Lot 7 Lakeshore Estates

Dear City of Mequon Architectural Board:

The house on this site will be a 2300 hundred square foot single-story. The home will be a 3 bedroom with 3 baths. The exterior will be cohesive on all sides and will fit in well with the exterior look of the other homes in the neighborhood. Lot #7 is a 3-acre lot and will meet all setback requirements.

Sincerely,

Matthew Scheeler, TOB homes

N27W24075 PAUL COURT, PEWAUKEE, WI 53072
T 262-542-5750 U WWW.TOBHOMES.COM

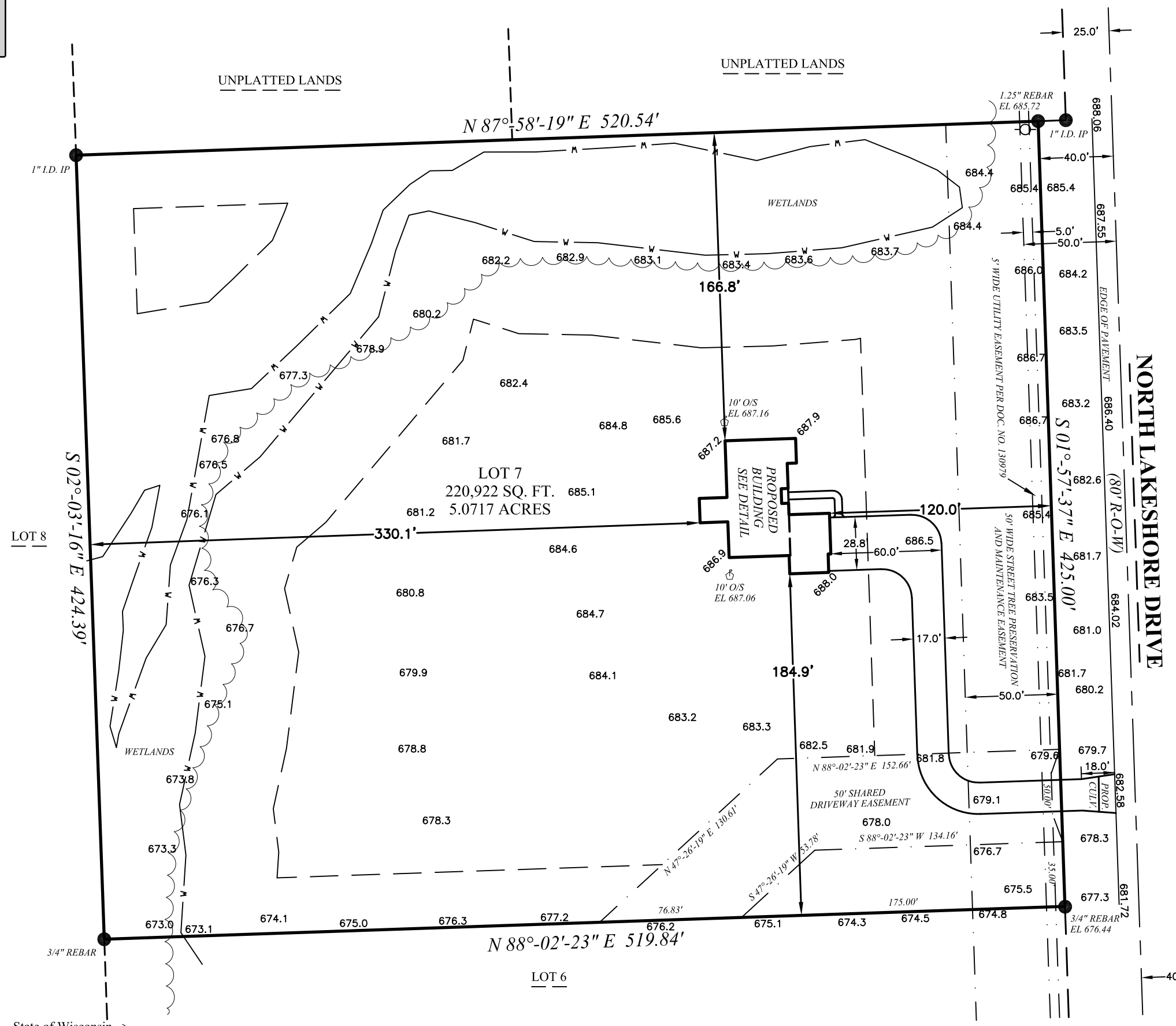
Attachment: Statement of Intent (8676 : Mikhail & Melissa Dobrinin)

Attachment: Survey (8676 : Mikhail & Melissa Dobrinin)

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

PLAT OF SURVEY

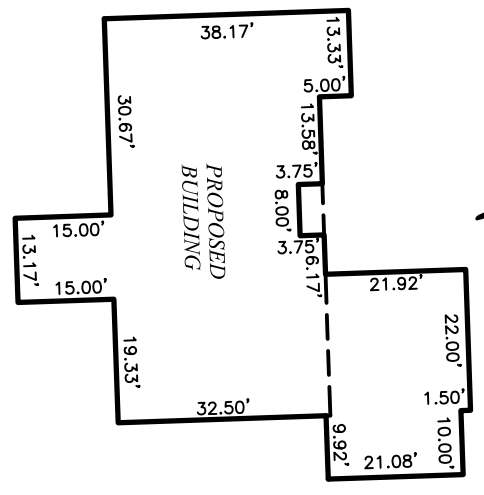
FOR LOT 7 OF LAKESHORE ESTATES, AND BEING A PART OF THE NE 1/4 OF THE NORTHWEST QUARTER OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



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

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

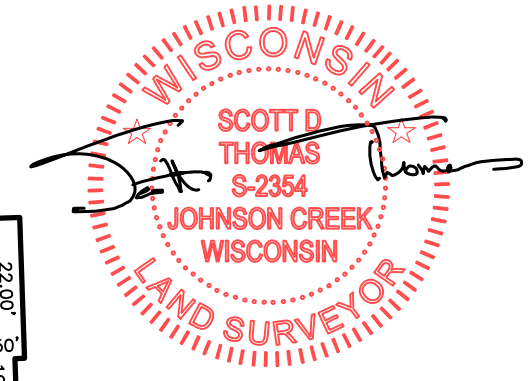
DETAIL



PROPOSED TOP OF FOUNDATION: 691.67
PROPOSED GARAGE FLOOR EL: 691.17
PROPOSED FINAL YARD GRADE: 691.00
PROPOSED TOP OF FOOTING: 683.67
DRIVEWAY SLOPE: 3.1 % TO PAVEMENT
(ASSUMING 9' WALL - CHECK PLAN)

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 05-09-22 WHICH IS ASSUMED TO BEAR S 01°-57'-37" E.

60' 0 60'



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

PROJECT: 99-603

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

Digitally signed by Scott D. Thomas
Date: 2023.07.24 08:23:05 -05'00'

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

State of Wisconsin } SS.
County of Jefferson }

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

C:\Holland&Thomas\230626.dwg;Drawn By:;NLH;Checked By:;SDT;F.W.F:07-20-23;S:07-24-23.



FRONT ELEVATION - TRADITIONAL

REVISION LOG			
REVISION #	DATE	DESCRIPTION	BY
4	07-18-2023	APPROVAL SET	JCW
3	06-27-2023	SELECTION SET	JCW
2	06-21-2023	INTERNAL REVIEW	JCW
1	06-07-2023	INITIAL PLAN SET	JCW

PLAN SET INDEX

SHEET NO.	SHEET NAME
A-0.0	COVER
A-1.0	FOUNDATION PLAN
A-2.0	FIRST FLOOR PLAN
A-2.1	FIRST FLOOR BRACING PLAN
A-3.0	ROOF PLAN
A-4.0	ELEVATIONS
D-1.0	SCHEDULES & LEGENDS
D-1.1	FOUNDATION DETAILS
D-1.2	FRAMING DETAILS
D-1.3	FRAMING DETAILS
D-1.4	FINISH DETAILS
D-1.5	WALL SECTIONS
D-1.6	LOT SPEC DETAILS
E-1.1	ELECTRICAL PLAN - FOUNDATION
E-1.2	ELECTRICAL PLAN - FIRST FLOOR



FIRST FLOOR PLAN

TRADITIONAL AREAS

Liveable Area	
First Floor Livable	2308 SF
	2308 SF
Non-Livable Area	
Front Porch	33 SF
Garage	694 SF
Unfinished Basement	2132 SF
	2859 SF

TIM O'BRIEN homes
Building for the way you live
N27 W24075 PAUL COURT
PEWAUKEE, WI 53072

PLAN SET

APPROVAL SET

ENERGY STAR &

KENDALL

DOBRININ

LOT #7, LAKESHORE ESTATES
MEQUON, WI

SHEET NAME

COVER

DATE 07-18-2023 | DRAWN BY JCW

JOB NUMBER 99-603

SHEET NUMBER A-0.0

Attachment: Plans (8676 : Mikhail & Melissa Dobrinin)

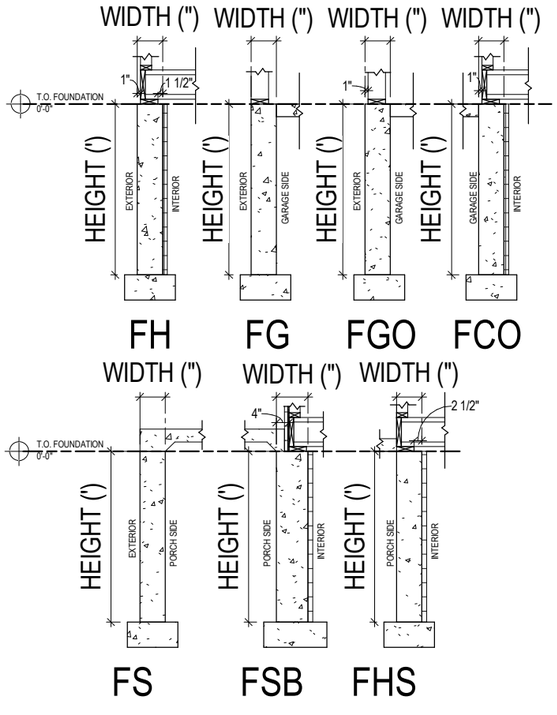
PLAN NOTES - FOUNDATION - ENERGY STAR
MAIN HOUSE CONCRETE WALLS: FH-10-9 UNLESS OTHERWISE NOTED
FURNACE TO BE MINIMUM 95% EFFICIENT
WATER HEATER IS POWER VENTED PER SPECIFICATION
POURED CONCRETE IS TO BE 3000 PSI
ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD OR FACE OF CONCRETE
3PC BATH ROUGH-IN TO INCLUDE WASTE & VENT TO RUN TO GENERAL VICINITY - FRAMING & FIXTURES NOT INCLUDED
1 1/2" RIGID FOAM ON INSIDE OF FOUNDATION

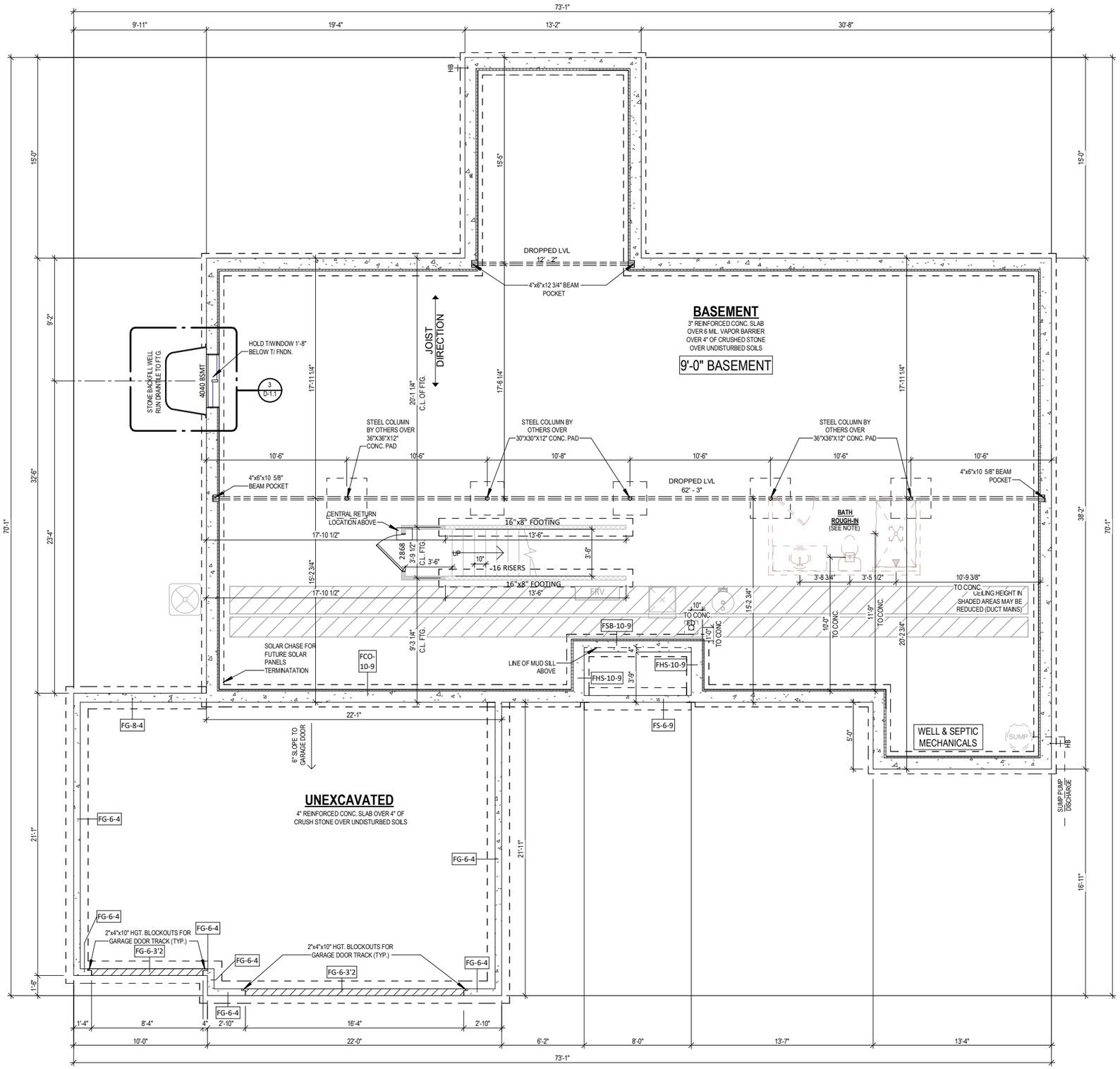
WALL TYPE WIDTH (") HEIGHT (')

FH - 8 - 12

WALL TYPES

FH = HOUSE
FG = GARAGE
FGO = GARAGE W/ OFFSET
FCO = COMMON W/ OFFSET
FS = STOOP
FSB = STOOP W/ BRICKLEDGE
FHS = COMMON (HOUSE/STOOP)





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

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PLAN SET
APPROVAL SET
ENERGY STAR &

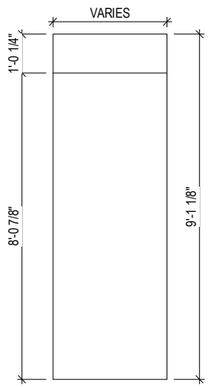
KENDALL
DOBRININ
LOT #7, LAKESHORE ESTATES
MEQUON, WI

Attachment: Plans (8676 : Mikhail & Melissa Dobrinin)

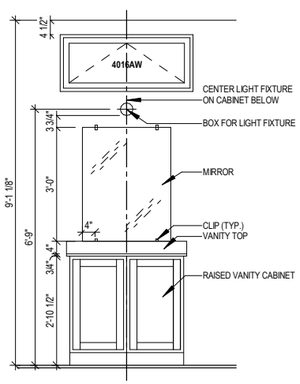
SHEET NAME
FOUNDATION PLAN

DATE 07-18-2023
DRAWN E JCW
JOB NUMBER 99-603
SHEET NUMBER A-1.0

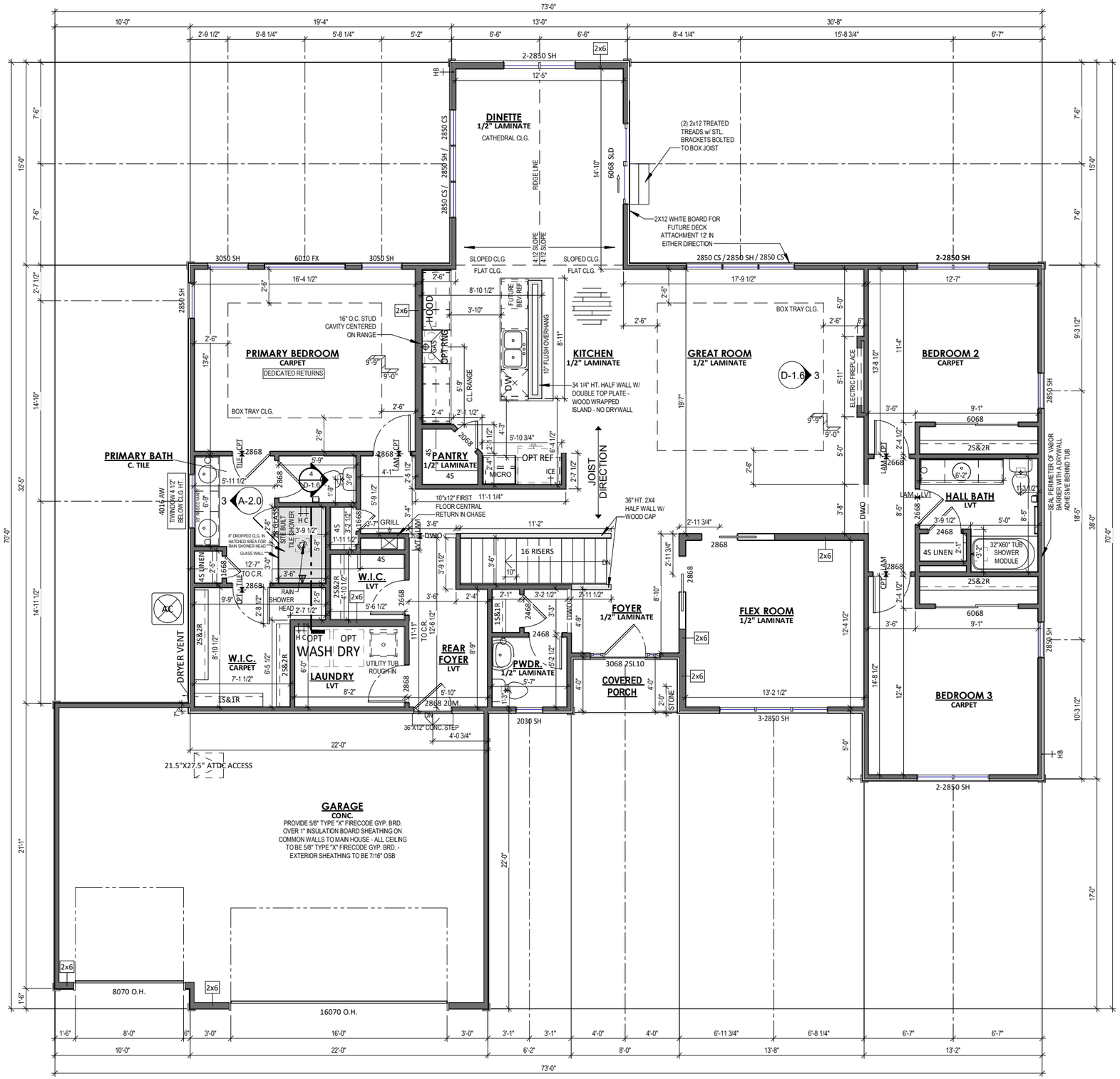
PLAN NOTES - FIRST FLOOR
ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C. UNLESS OTHERWISE NOTED
GARAGE WALLS ARE 2x4 STUD GRADE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



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



3 TRANSOM ABOVE BATHROOM VANITY
1/4" = 1'-0"



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

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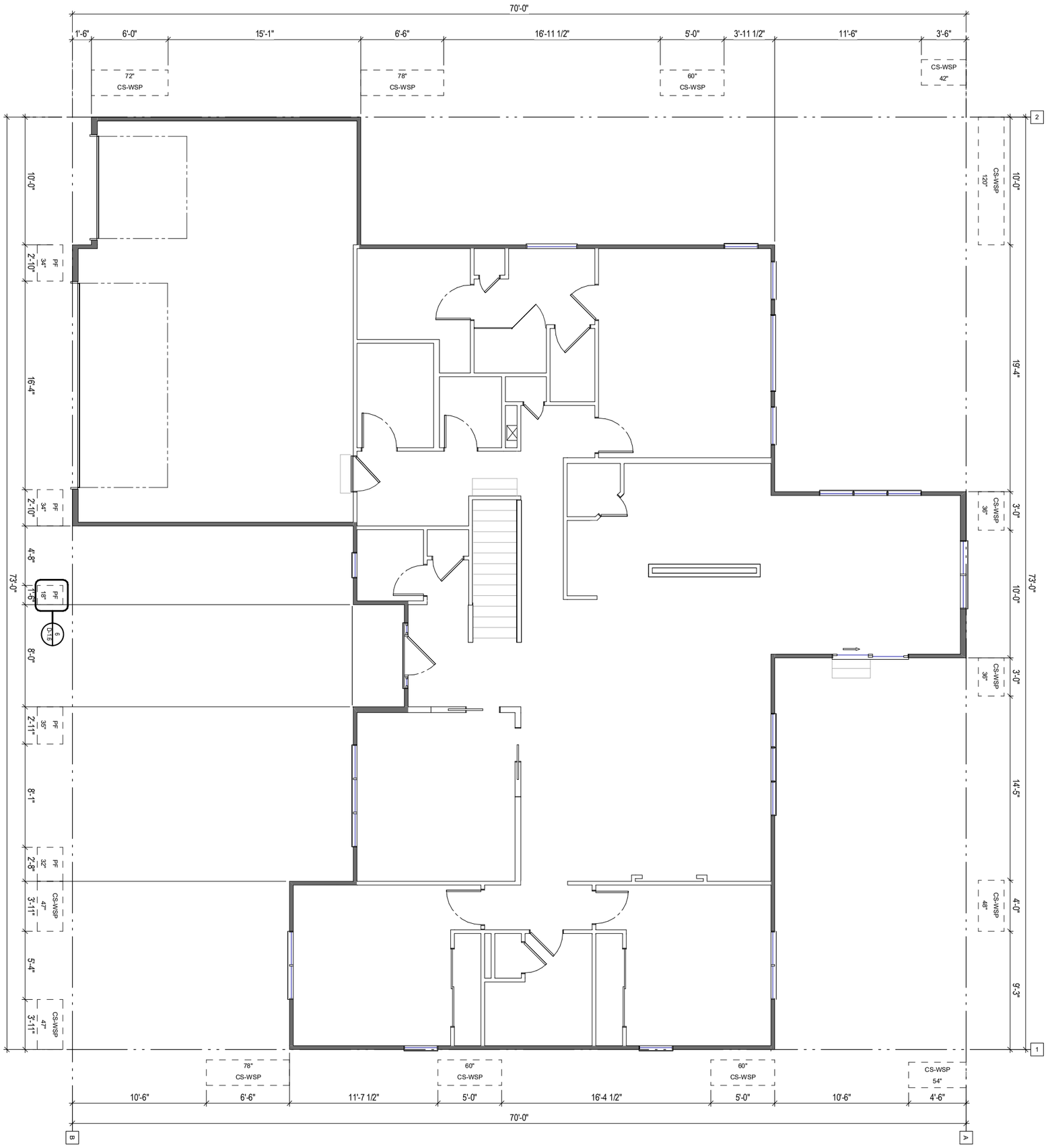
PLAN SET
APPROVAL SET
ENERGY STAR &

KENDALL
DOBRININ
LOT #7, LAKESHORE ESTATES
MEQUON, WI

Attachment: Plans (8676 : Mikhail & Melissa Dobrinin)

SHEET NAME
FIRST FLOOR PLAN

DATE 07-18-2023
DRAWN E JCW
JOB NUMBER 99-603
SHEET NUMBER A-2.0



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

WALL BRACING - FIRST FLOOR												
WALL BRACE LINE	BRACE MATERIAL	BRACE METHOD	BRACE LINE SPACING (FT)	REQ BRACE UNIT LENGTH (FT)	WIND EXP FACTOR	WALL HEIGHT FACTOR	EAVE TO RIDGE FACTOR	DRYWALL OMMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACE UNIT LENGTH (FT)	BRACE UNITS PROVIDED (FT)	MAX OPENING HEIGHT (FT)
1	7/16" OSB SHEATHING - CONT WOOD PANEL (CS-WPS)	CONTINUOUS	73	14.3	1	1	1	1.4	1.4	20.02	21	6.67
2	7/16" OSB SHEATHING - CONT WOOD PANEL (CS-WPS)	CONTINUOUS	73	14.3	1	1	1	1.4	1.4	20.02	21	5
A	7/16" OSB SHEATHING - CONT WOOD PANEL (CS-WPS)	CONTINUOUS	70	13.7	1	1	1	1.4	1.4	19.18	20	5
B	7/16" OSB SHEATHING - CONT WOOD PANEL (CS-WPS)	CONTINUOUS	70	13.7	1	1	1	1.4	1.4	19.18	20.583	7

SHEET NAME
FIRST FLOOR BRACING PLAN

KENDALL

DOBRININ

LOT #7, LAKESHORE ESTATES
MEQUON, WI

PLAN SET
APPROVAL SET

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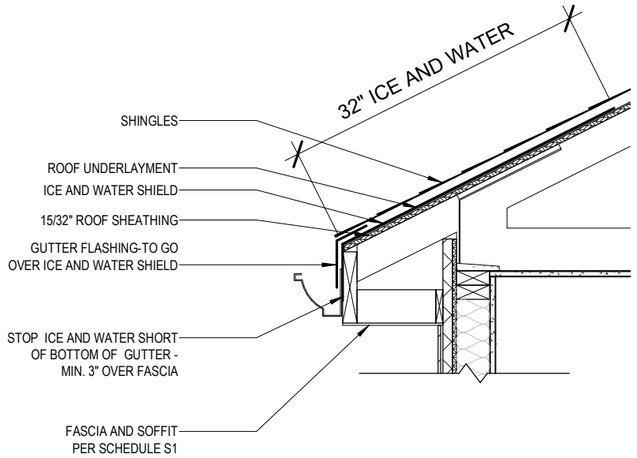
DATE 07-18-2023
JOB NUMBER 99-603
DRAWN JOW
SHEET NUMBER A 2.1

Attachment: Plans (8676 : Mikhail & Melissa Dobrinin)

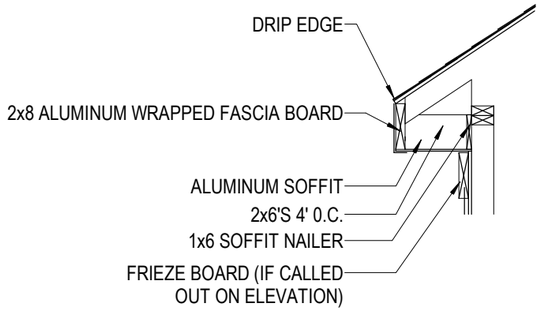
ROOF PLAN NOTES

ROOF TO BE COMPOSED OF PRE - ENGINEERED TRUSSES @ 24" O.C.

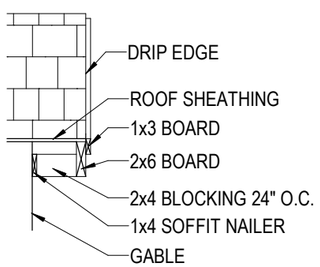
RAKE AND EAVE DIMENSIONS ARE FROM THE EXTERIOR EDGES OF HOUSE SHEATHING TO THE EXTERIOR EDGE OF APPLIED FASCIA



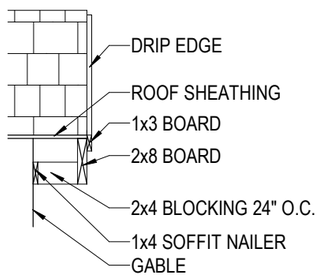
2 ROOF ICE AND WATER FLASHING
3/4" = 1'-0"



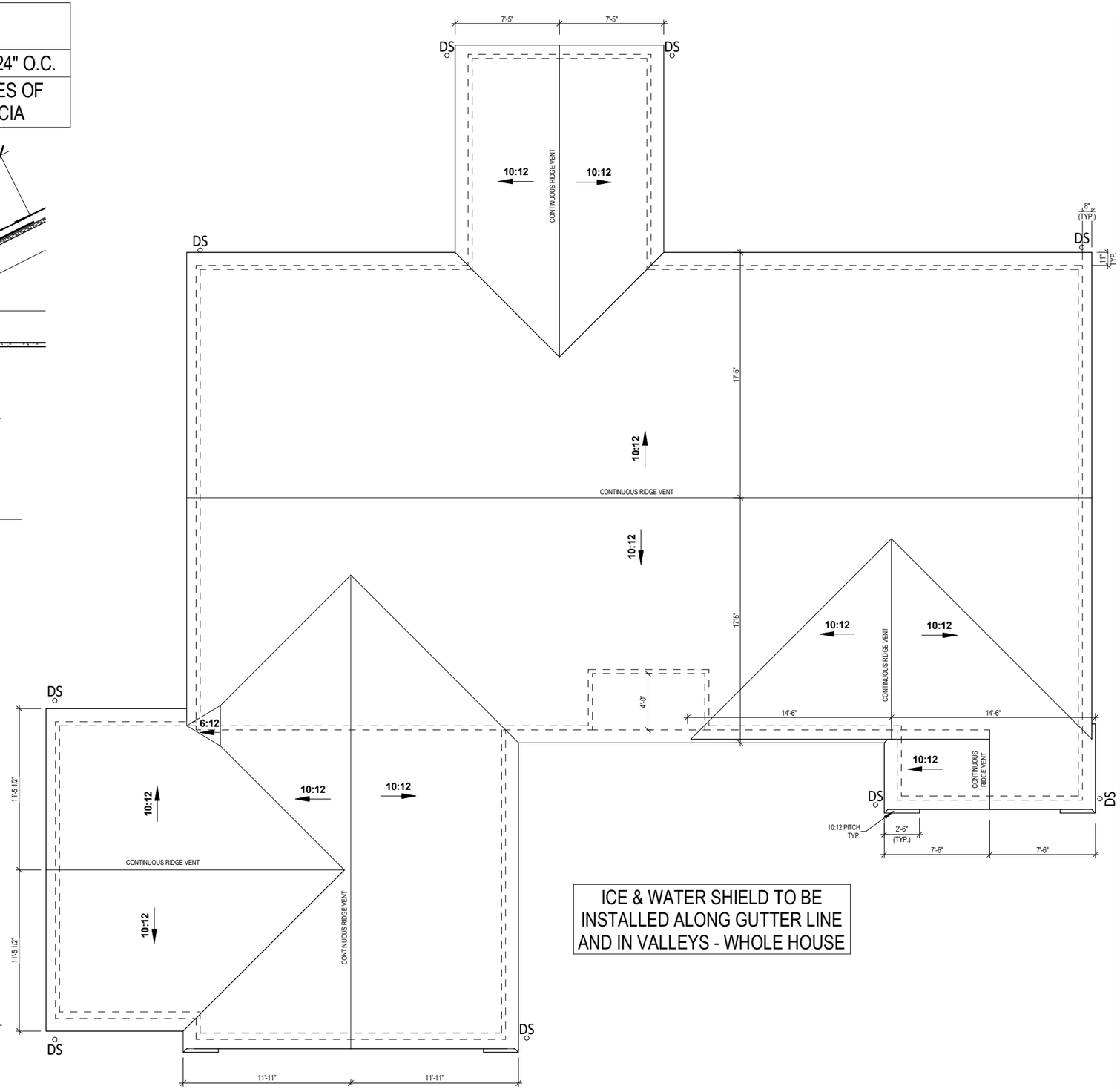
3 EAVE DETAIL (ALUMINUM SOFFIT - ALUMINUM FASCIA)
1/2" = 1'-0"



5 SIDE & REAR ELEV. RAKE DETAIL (6")
1/2" = 1'-0"



4 FRONT ELEVATION RAKE DETAIL (8")
1/2" = 1'-0"



ICE & WATER SHIELD TO BE INSTALLED ALONG GUTTER LINE AND IN VALLEYS - WHOLE HOUSE

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

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MEQUON, WI

SHEET NAME
ROOF PLAN

DATE 07-18-2023
DRAWN E JCW
JOB NUMBER 99-603
SHEET NUMBER A-3.0

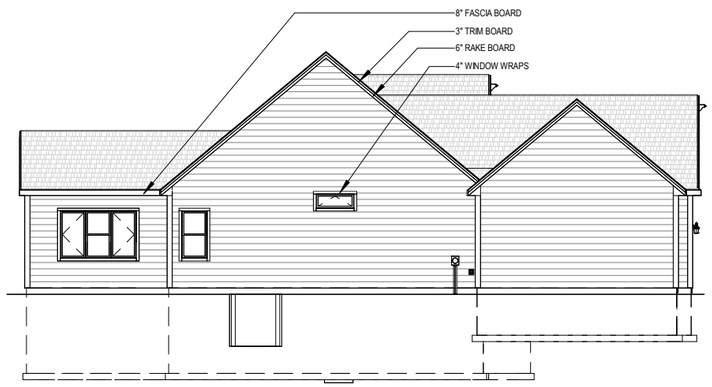
Attachment: Plans (8676 : Mikhail & Melissa Dobrinin)

SCHEDULE S1

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



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



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



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



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

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MEQUON, WI

SHEET NAME
ELEVATIONS

DATE 07-18-2023
DRAWN BY JCW
JOB NUMBER 99-603
SHEET NUMBER A-4.0

Attachment: Plans (8676 : Mikhail & Melissa Dobrinin)

FLOORING SCHEDULE

ROOM	Floor Finish	Area
PANTRY	1/2" LAMINATE	15 SF
DINETTE	1/2" LAMINATE	185 SF
GREAT ROOM	1/2" LAMINATE	280 SF
HALL	1/2" LAMINATE	29 SF
FOYER	1/2" LAMINATE	60 SF
MAIN HALL	1/2" LAMINATE	144 SF
MAIN HALL LINEN	1/2" LAMINATE	6 SF
POWDER ROOM	1/2" LAMINATE	29 SF
FOYER	1/2" LAMINATE	10 SF
FOYER CLOSET	1/2" LAMINATE	7 SF
FLEX ROOM	1/2" LAMINATE	163 SF
KITCHEN	1/2" LAMINATE	199 SF
1/2" LAMINATE		1129 SF
PRIMARY BATH	C. TILE	71 SF
PRIMARY WATER CLOSET	C. TILE	20 SF
PRIMARY BATH LINEN	C. TILE	5 SF
C. TILE		96 SF
PRIMARY BEDROOM	CARPET	221 SF
BEDROOM 2 CLOSET	CARPET	18 SF
BEDROOM 3 CLOSET	CARPET	18 SF
BEDROOM 2	CARPET	151 SF
BEDROOM 3	CARPET	164 SF
PRIMARY BEDROOM W.I.C.	CARPET	70 SF
STAIRS	CARPET	40 SF
CARPET		682 SF
REAR FOYER	LVT	64 SF
HALL BATH	LVT	41 SF
HALL BATH CLOSET	LVT	7 SF
LAUNDRY	LVT	49 SF
REAR FOYER CLOSET	LVT	27 SF
LVT		189 SF

WINDOW SCHEDULE

Qty	Type
1	Window Well
1	Window_Awning 4016
1	Window_Basement 4040
4	Window_Casement 2850
1	Window_Fixed 6010
1	Window_Single Hung 2030
5	Window_Single Hung 2850
2	Window_Single Hung 3050
1	Window_Triple Single Hung 2850
3	Window_Twin Single Hung 2850

DOOR SCHEDULE

Qty	Type
1	Door_Assembly 3068 Single Swing w/ 2 12in Sidelites
1	Door_Exterior Single Swing Fire Rated 2868
1	Door_Exterior Sliding Glass 6068
2	Door_Interior Single Pocket 2868
2	Door_Interior Single Swing 1668
1	Door_Interior Single Swing 2068
3	Door_Interior Single Swing 2468
3	Door_Interior Single Swing 2668
7	Door_Interior Single Swing 2868
2	Door_Interior Sliding 2 Panel 6068
1	Door_Shower Glass 2860

EXTERIOR & FIREDOOR R.O.

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

INTERIOR DOOR R.O.

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

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PLAN SET

APPROVAL SET

ENERGY STAR &

KENDALL

DOBRININ

LOT #7, LAKESHORE ESTATES
MEQUON, WI

SHEET NAME

SCHEDULES & LEGENDS

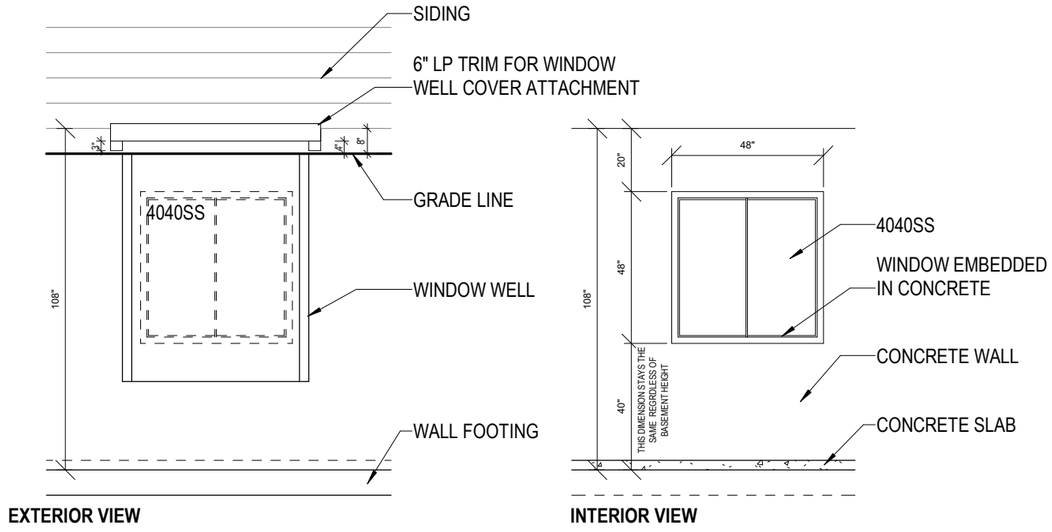
DATE 07-18-2023

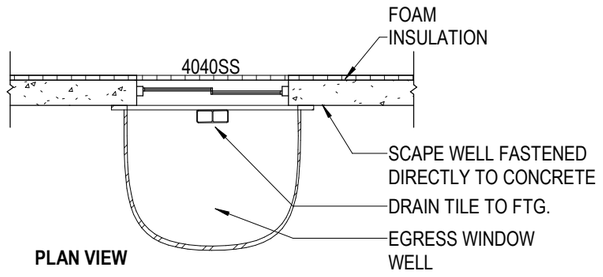
DRAWN BY JCW

JOB NUMBER 99-603

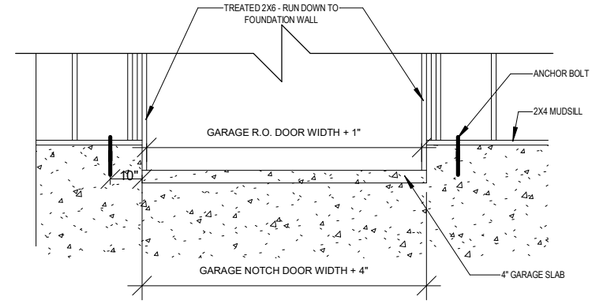
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Attachment: Plans (8676 : Mikhail & Melissa Dobrinin)

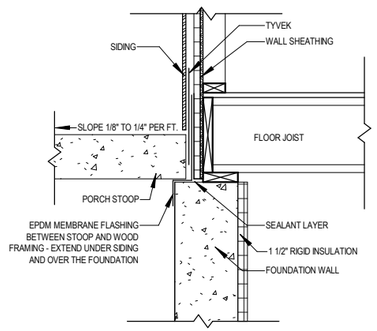




3 4040SS EMBEDDED EGRESS WINDOW
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



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



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

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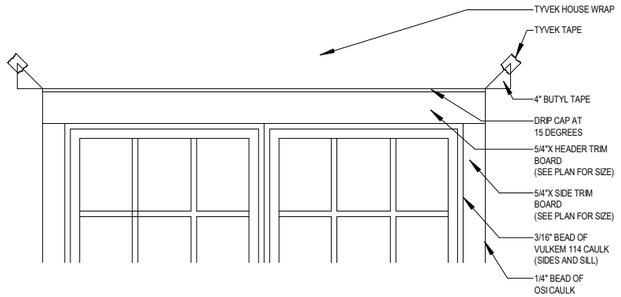
SHEET NAME
FOUNDATION DETAILS

DATE	DRAWN E
07-18-2023	JCW

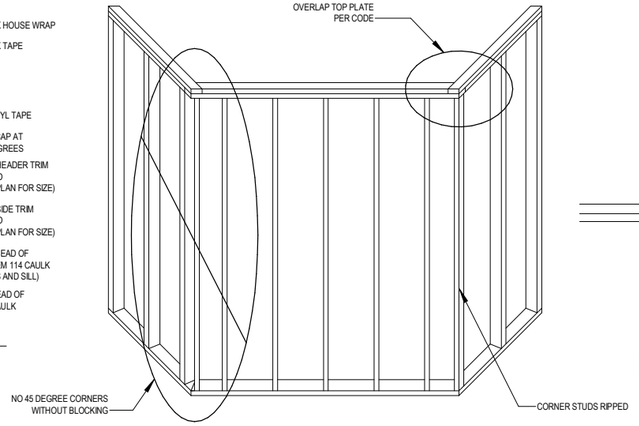
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99-603

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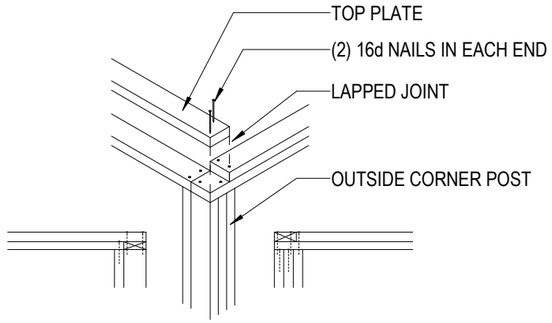
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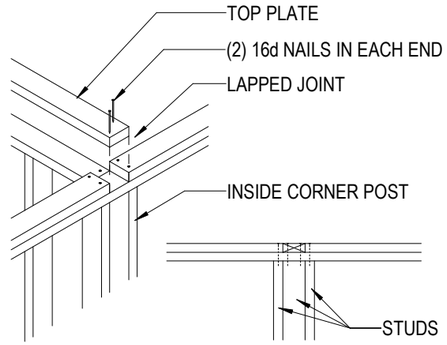


9 WINDOW FLASHING DETAIL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

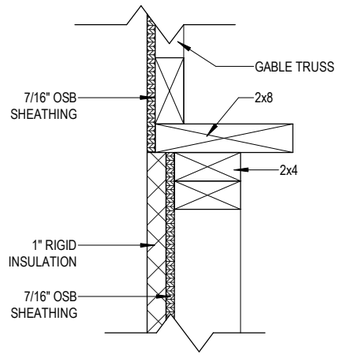


6 45 DEGREE ANGLE - CORNER FRAMING DETAIL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER

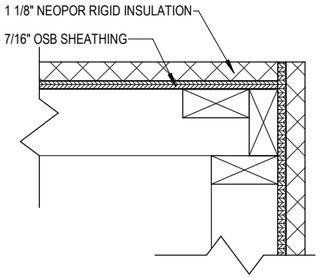




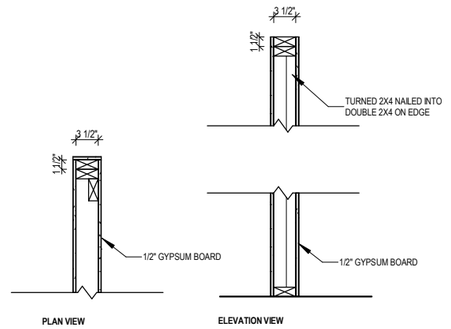
1 TOP PLATE CORNER CONNECTIONS
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



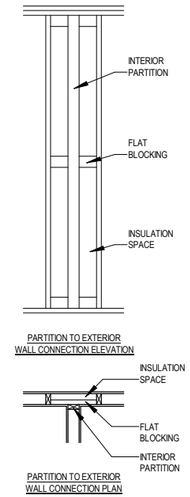
10 GABLE TRANSITION AT HOUSE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



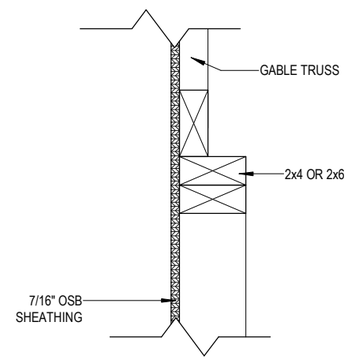
7 OUTSIDE CORNER DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



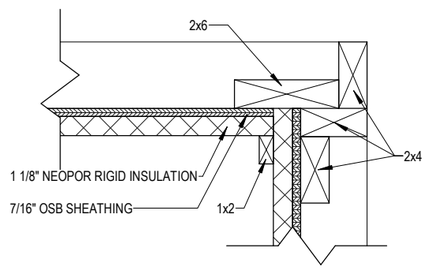
4 REINFORCED FRAMING DETAIL FOR SQUARE AND PLUMB END WALL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



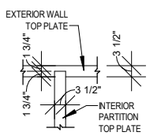
2 PARTITION TO EXTERIOR WALL CONNECTION
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



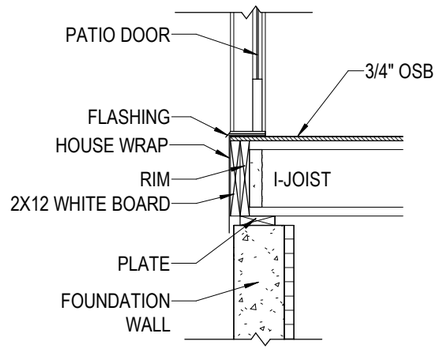
11 GABLE TRANSITION AT GARAGE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



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



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



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

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PLAN SET
APPROVAL SET
ENERGY STAR &

KENDALL
DOBRININ
LOT #7, LAKESHORE ESTATES
MEQUON, WI

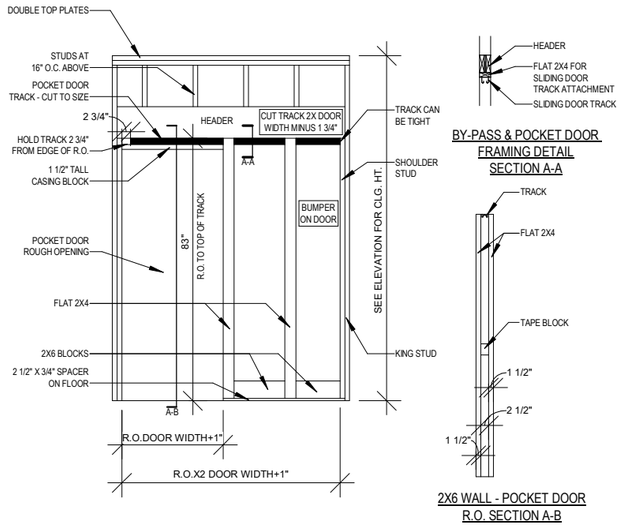
SHEET NAME
FRAMING DETAILS

DATE	DRAWN E
07-18-2023	JCW

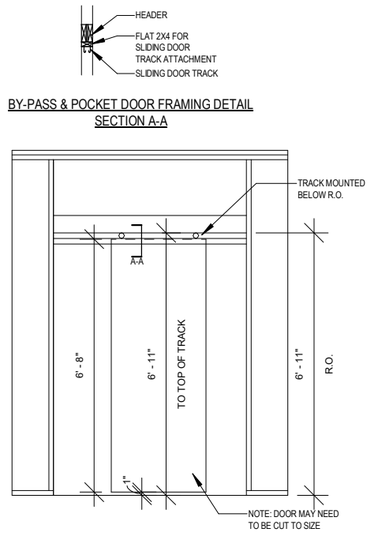
JOB NUMBER
99-603

SHEET NUMBER
D.1.2

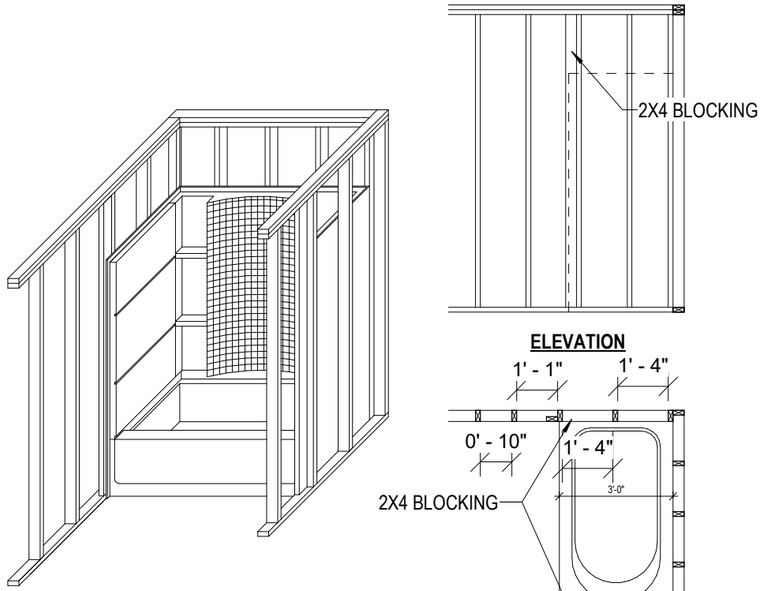
Attachment: Plans (8676 : Mikhail & Melissa Dobrinin)



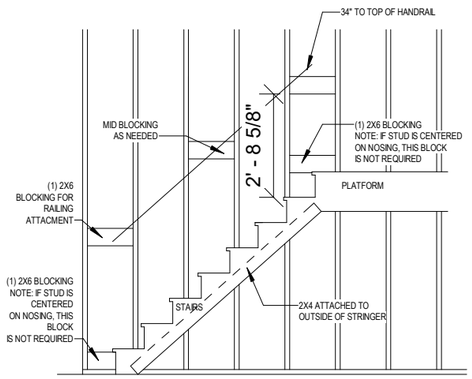
5 POCKET DOOR FRAMING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



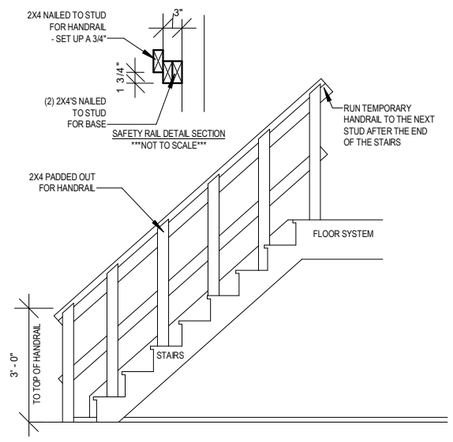
3 BY-PASS DOOR FRAMING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



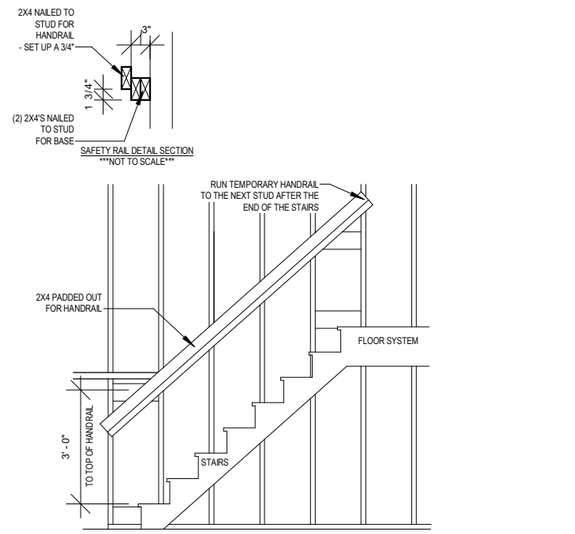
1 BATH TUB BLOCKING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



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



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



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

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KENDALL
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LOT #7, LAKESHORE ESTATES
MEQUON, WI

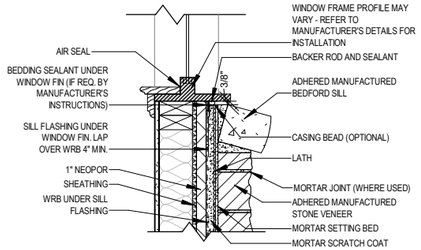
SHEET NAME
FRAMING DETAILS

DATE	DRAWN E
07-18-2023	JCW

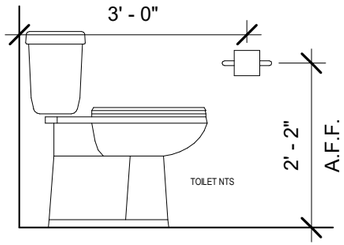
JOB NUMBER
99-603

SHEET NUMBER
D-1.3

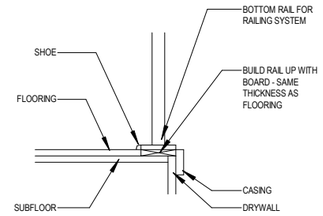
Attachment: Plans (8676 : Mikhail & Melissa Dobrinin)



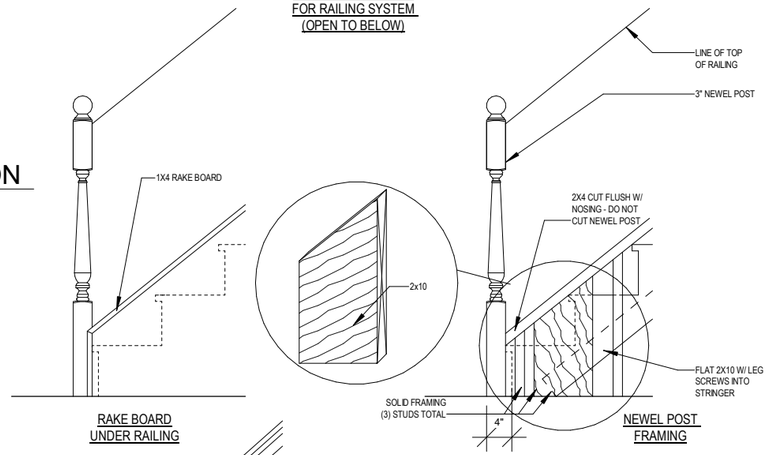
7 STONE SILL AT WINDOW SECTION
3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



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

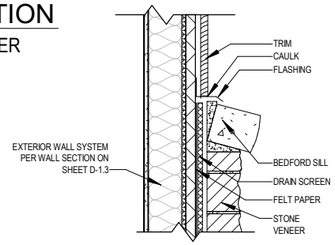


BOTTOM RAIL DETAIL FOR RAILING SYSTEM (OPEN TO BELOW)

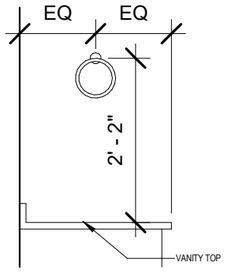


RAKE BOARD UNDER RAILING

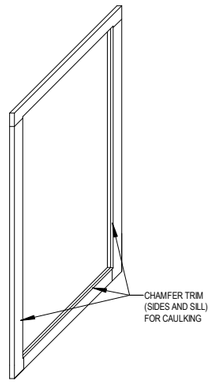
NEWEL POST FRAMING



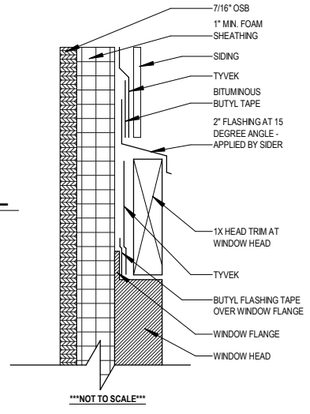
5 STONE SILL AT TRIM SECTION
3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



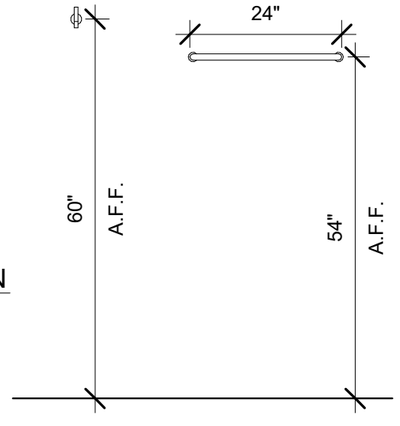
3 HAND TOWEL RING LOCATION
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



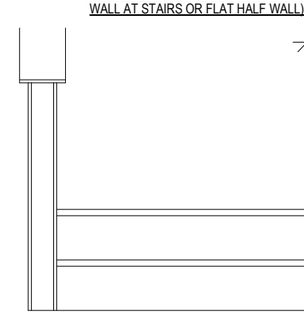
8 INTERIOR WINDOW CHAMFER DETAIL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



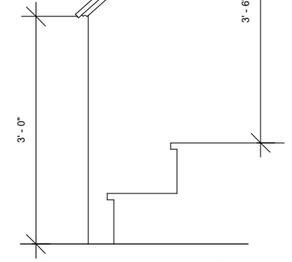
6 TYPICAL WINDOW TRIM INSTALLATION
3" = 1'-0" WHEN PRINTED ON 11X17 PAPER



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

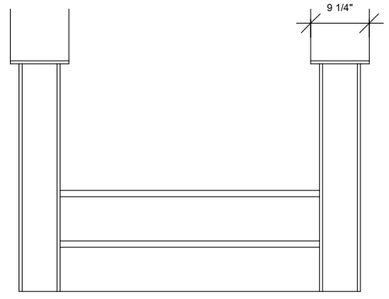


HALF WALL END DETAIL (ANGLED HALF WALL AT STAIRS OR FLAT HALF WALL)



ANGLED HALF WALL & HALF WALL SIDE VIEW

2X4 ANGLED HALF WALL & HALF WALL FRONT VIEW



2X6 ANGLED HALF WALL & HALF WALL FRONT VIEW

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

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DOBRININ
LOT #7, LAKESHORE ESTATES
MEQUON, WI

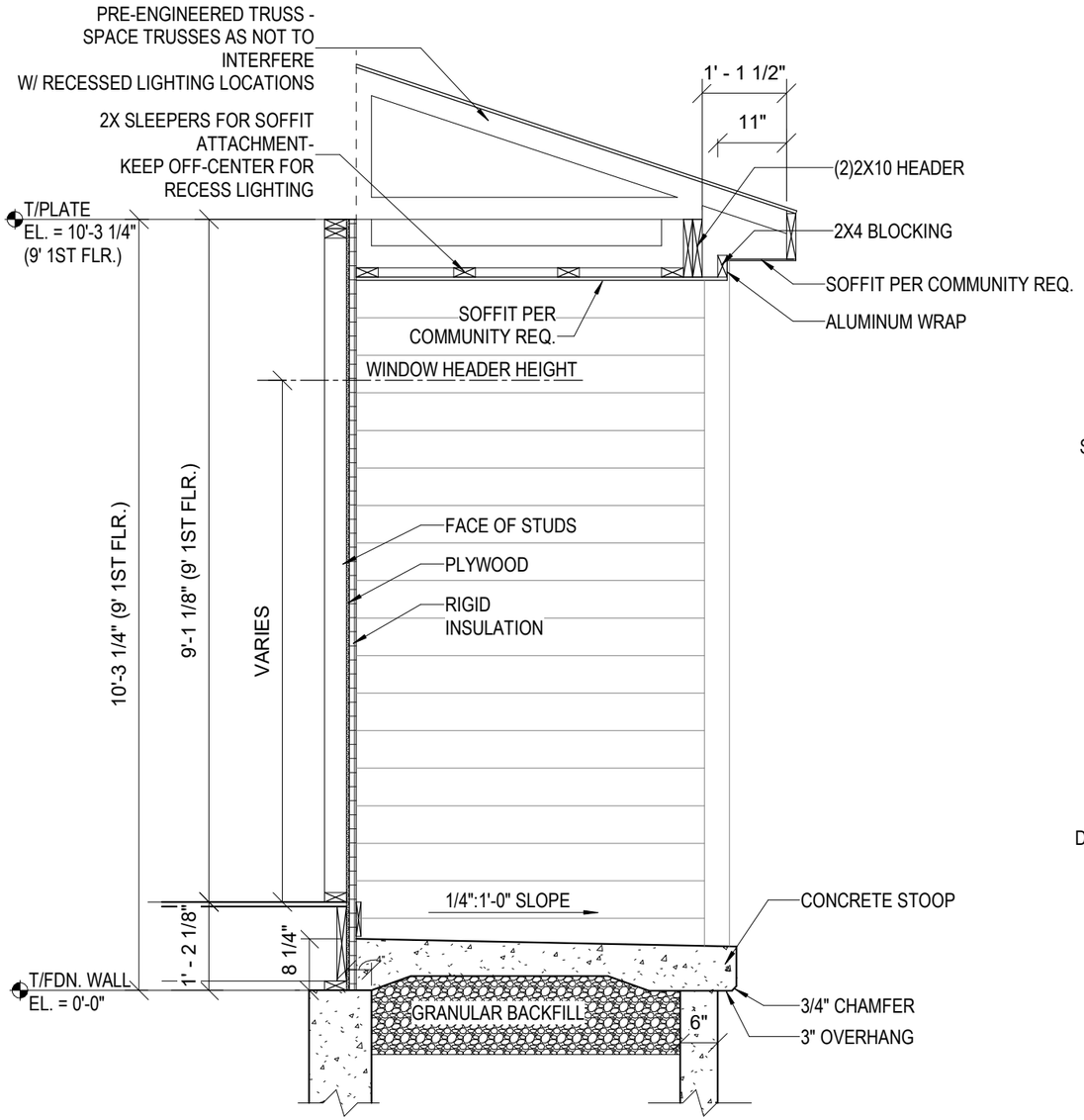
SHEET NAME
FINISH DETAILS

DATE	DRAWN E
07-18-2023	JCW

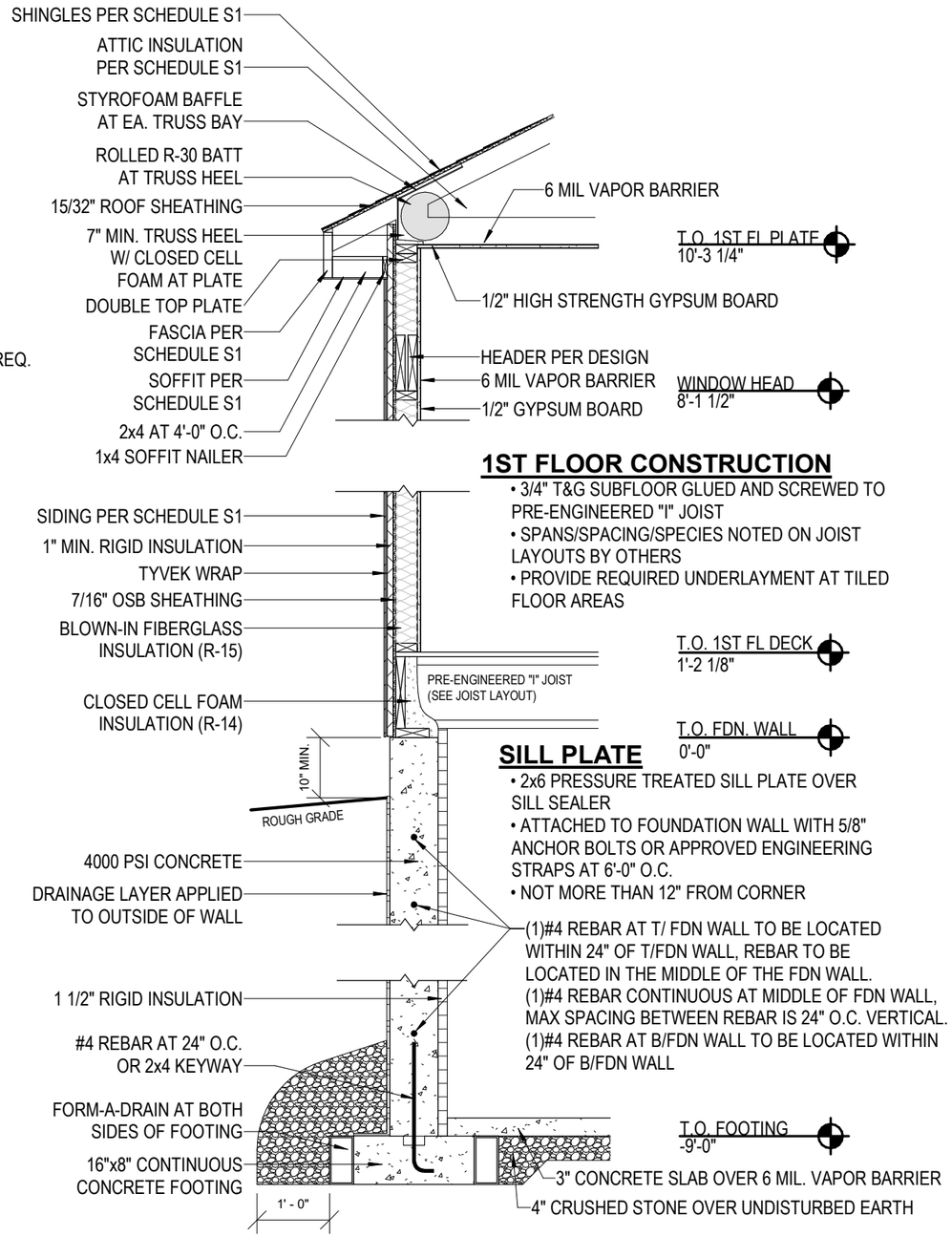
JOB NUMBER
99-603

SHEET NUMBER
D-1.4

Attachment: Plans (8676 : Mikhail & Melissa Dobrinin)



2 COMMON COVERED PORCH DETAIL - NO COLUMN
1/2" = 1'-0"



1ST FLOOR CONSTRUCTION

- 3/4" T&G SUBFLOOR GLUED AND SCREWED TO PRE-ENGINEERED "I" JOIST
- SPANS/SPACING/SPECIES NOTED ON JOIST LAYOUTS BY OTHERS
- PROVIDE REQUIRED UNDERLAYMENT AT TILED FLOOR AREAS

SILL PLATE

- 2x6 PRESSURE TREATED SILL PLATE OVER SILL SEALER
- ATTACHED TO FOUNDATION WALL WITH 5/8" ANCHOR BOLTS OR APPROVED ENGINEERING STRAPS AT 6'-0" O.C.
- NOT MORE THAN 12" FROM CORNER

(1)#4 REBAR AT T/ FDN WALL TO BE LOCATED WITHIN 24" OF T/FDN WALL, REBAR TO BE LOCATED IN THE MIDDLE OF THE FDN WALL.
(1)#4 REBAR CONTINUOUS AT MIDDLE OF FDN WALL, MAX SPACING BETWEEN REBAR IS 24" O.C. VERTICAL.
(1)#4 REBAR AT B/FDN WALL TO BE LOCATED WITHIN 24" OF B/FDN WALL

1 WALL SECTION - RANCH ACI ENERGY STAR
1/2" = 1'-0"

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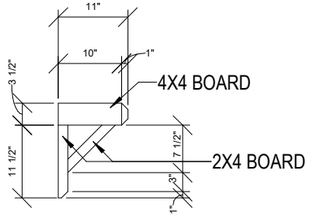
PLAN SET
APPROVAL SET
ENERGY STAR &

KENDALL
DOBRININ
LOT #7, LAKESHORE ESTATES
MEQUON, WI

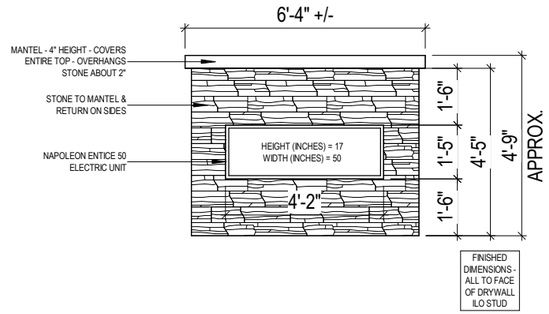
SHEET NAME
WALL SECTIONS

DATE 07-18-2023
DRAWN BY JCW
JOB NUMBER 99-603
SHEET NUMBER D-1.5

Attachment: Plans (8676 : Mikhail & Melissa Dobrinin)



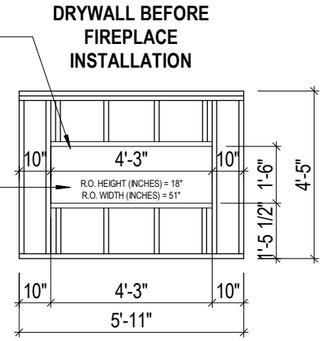
5 ANGLE BRACKET
1/2" = 1'-0"



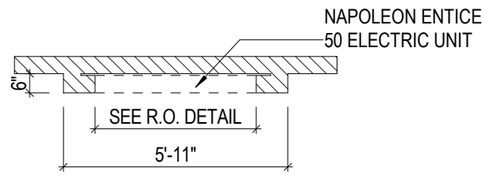
3 FIREPLACE DETAIL - STONE TO MANTEL - ELECTRIC
1/4" = 1'-0"

RETURN DRYWALL ON INSIDE OF FIREPLACE OPENING. ***NO CORNER BEAD!*** AFTER DRYWALL: FINISHED R.O. 50" WIDTH X 17" HEIGHT

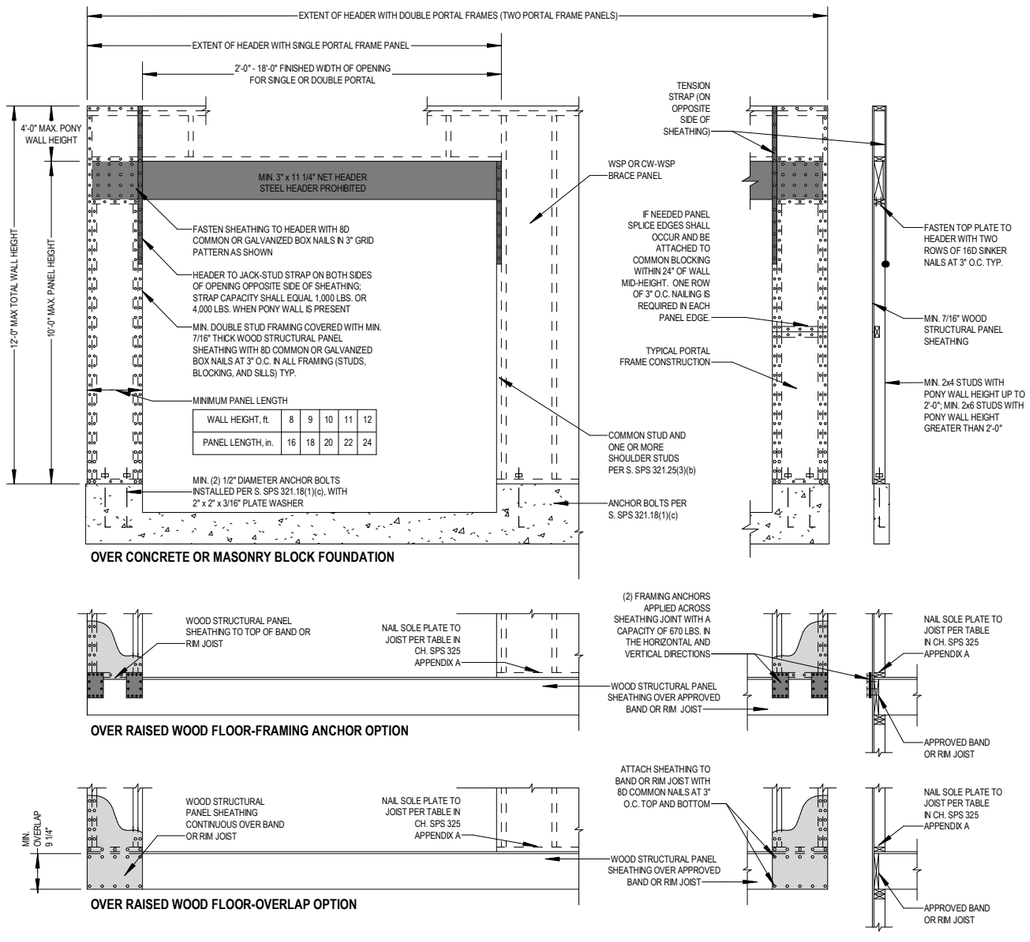
NAPOLEON ENTICE 50 ELECTRIC UNIT



2 FIREPLACE R.O. DETAIL
1/4" = 1'-0"



1 FIREPLACE R.O. DETAIL
1/4" = 1'-0"



6 PORTAL FRAME
1/4" = 1'-0"

4 RAIN SHOWER DETAIL
1/2" = 1'-0"

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PLAN SET
APPROVAL SET
ENERGY STAR &

KENDALL

DOBRININ

LOT #7, LAKESHORE ESTATES
MEQUON, WI

SHEET NAME
LOT SPEC DETAILS

DATE 07-18-2023
DRAWN E JCW

JOB NUMBER 99-603

SHEET NUMBER D-16

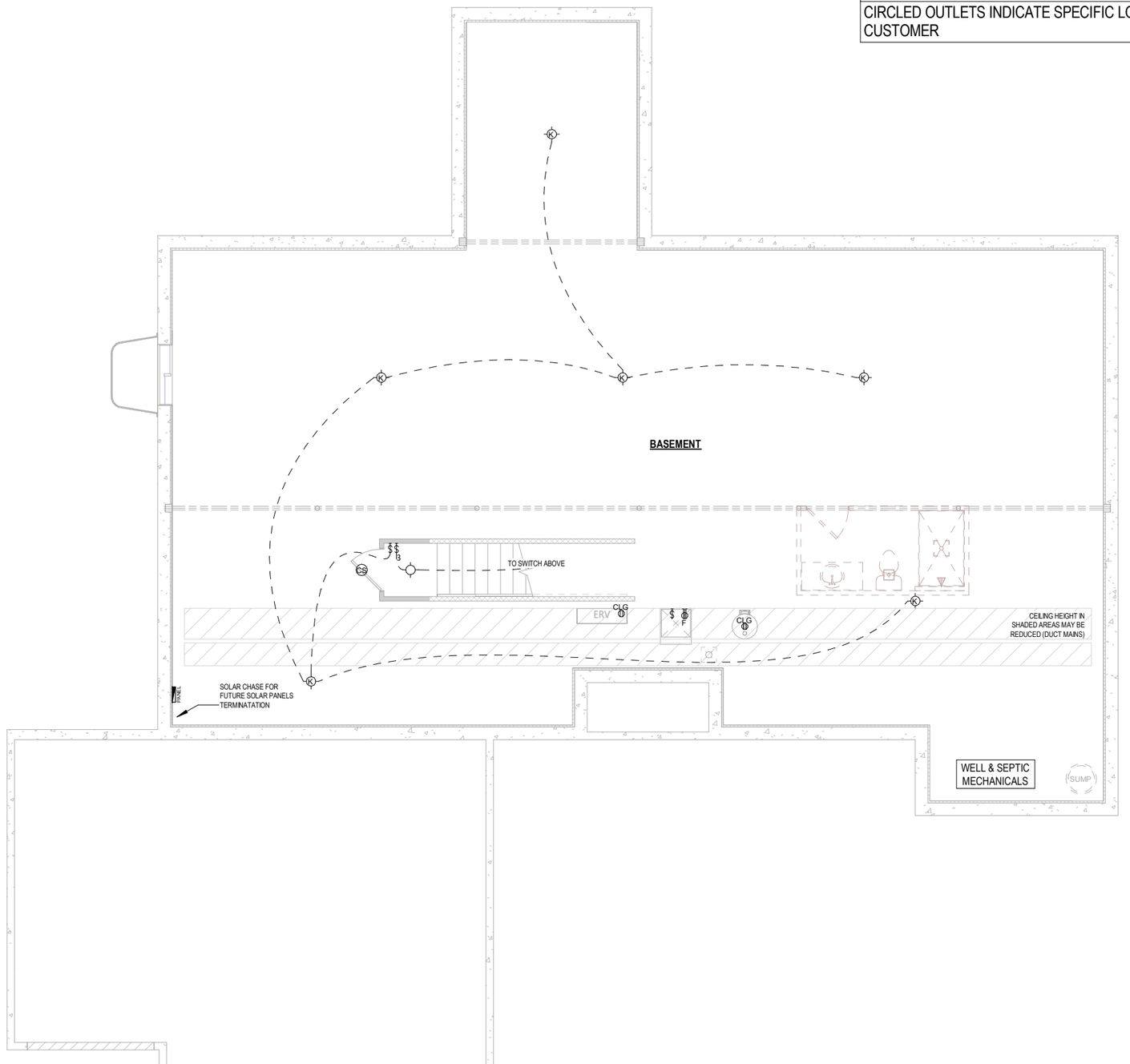
Attachment: Plans (8676 : Mikhail & Melissa Dobrinin)

ELECTRICAL PLAN NOTES

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

ELECTRICAL LEGEND

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



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

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PLAN SET
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ENERGY STAR &

KENDALL
DOBRININ
LOT #7, LAKESHORE ESTATES
MEQUON, WI

SHEET NAME
ELECTRICAL PLAN - FOUNDATION

DATE 07-18-2023
DRAWN BY JCW
JOB NUMBER 99-603
SHEET NUMBER E.1.1

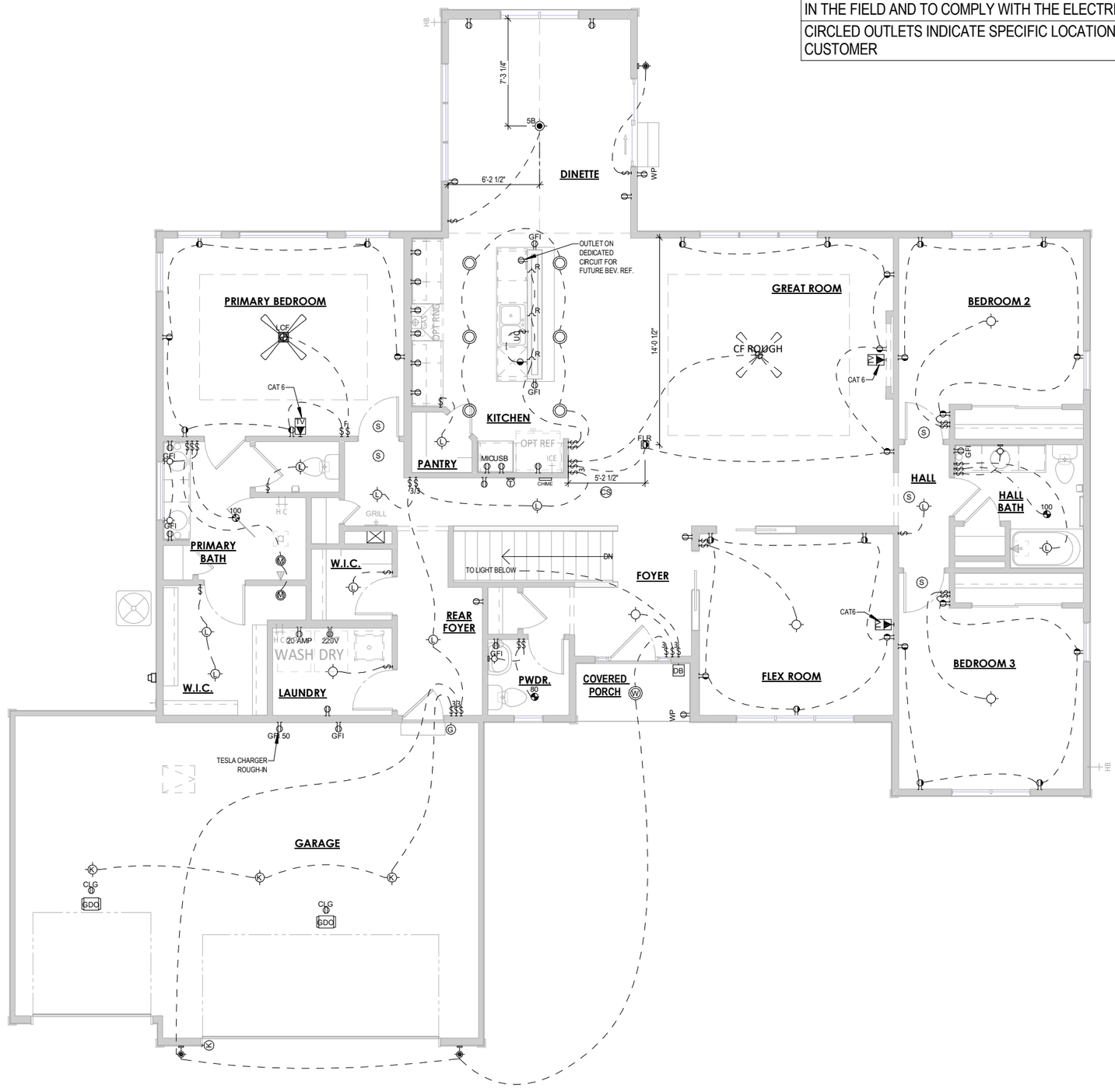
Attachment: Plans (8676 : Mikhail & Melissa Dobrinin)

ELECTRICAL PLAN NOTES

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

ELECTRICAL LEGEND

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



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

TIM O'BRIEN homes
Building for the way you live
N27 W24075 PAUL COURT
PEWAUKEE, WI 53072

PLAN SET
APPROVAL SET
ENERGY STAR &

KENDALL
DOBRININ
LOT #7, LAKESHORE ESTATES
MEQUON, WI

SHEET NAME
ELECTRICAL PLAN - FIRST FLOOR

DATE	DRAWN E
07-18-2023	JCW

JOB NUMBER
99-603

SHEET NUMBER
E 1.2

Attachment: Plans (8676 : Mikhail & Melissa Dobrinin)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **Kevin Sprong - Addition: Attached Garage at 10826 N. Pebble Lane**

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

Statement of Intent

We intend to demolish the existing 24' wide x 22.5' deep attached garage on the south end of the home located at 10826 Pebble Lane and add on a larger 40' wide x 26' deep attached garage in the same location on the house. We will extend the existing asphalt drive to accommodate the new garage width. The homeowner is also going to change all the siding on the house to match this new addition with color matching Double 4" vinyl.

Attachment: Statement of Intent (8677 : Kevin Sprong)

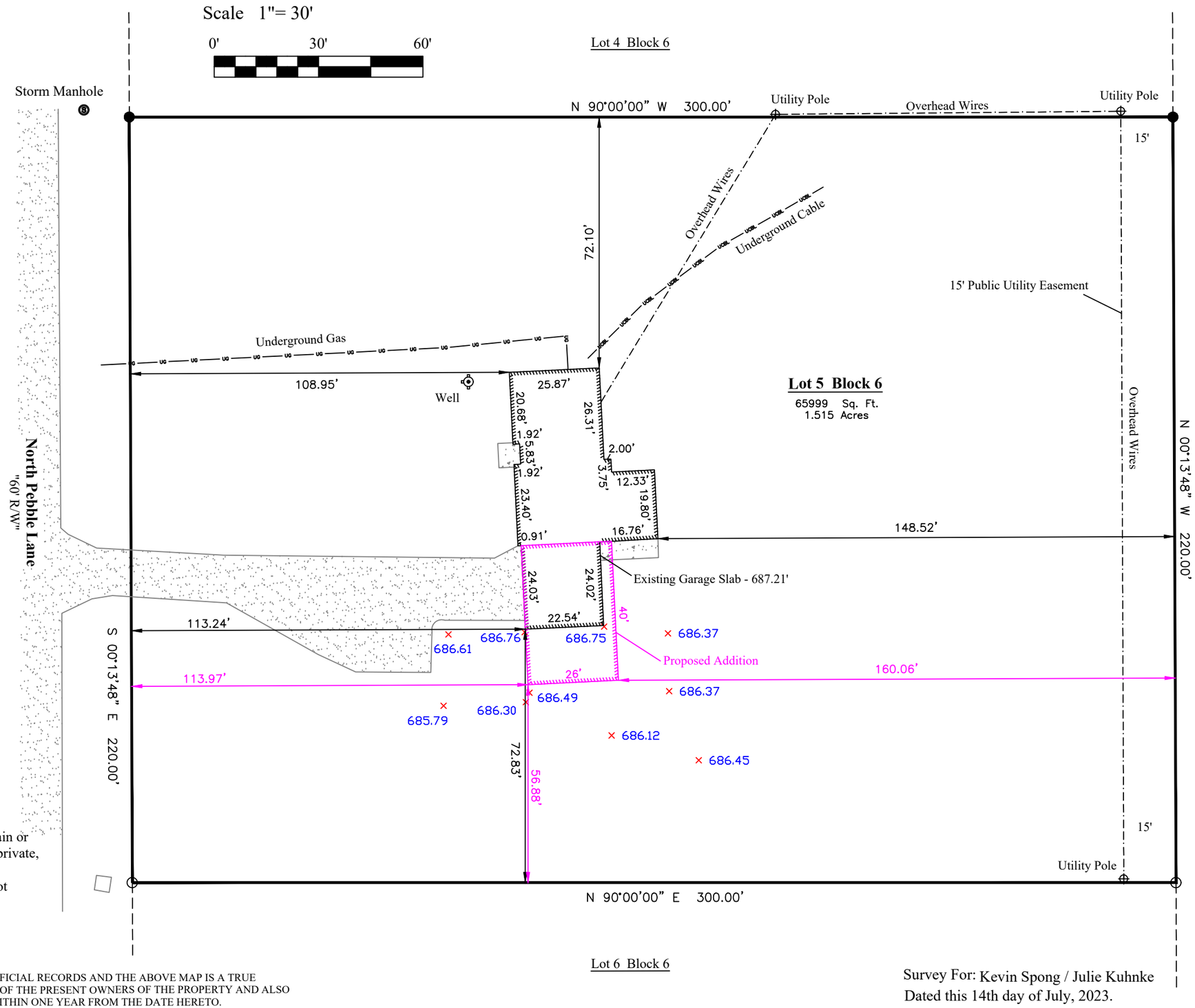
Cornerstone Land Surveying, Inc.

Plat of Survey

Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rls2698@gmail.com
(262) 424-5630

Address:
10826 North Pebble Lane
Mequon, WI 53092

Legend:
- ● Denotes Iron Pipe Found
- ○ Denotes Iron Rod Set
- × Denotes Spot Elevation



Description:
All of Lot 5 Block 6 of Sunset Ridge Estates Addition No. 1 being a subdivision of part of the West ½ of the Northeast ¼ of Section 29, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

Notes:
1) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
2) No Title Policy furnished therefore completeness of easements is not warranted.

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)
"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEROF. 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 YEAR FROM THE DATE HERETO.

Survey For: Kevin Spong / Julie Kuhnke
Dated this 14th day of July, 2023.

Attachment: Survey (8677 : Kevin Sprong)



Attachment: Pictures (8877 : Kevin Sprong)

Existing garage west view(front)



Attachment: Pictures (8677 : Kevin Sprong)



Attachment: Pictures (8677 : Kevin Sprong)



Attachment: Pictures (8677 : Kevin Sprong)



Attachment: Pictures (8877 : Kevin Sprong)

NOTICE:
Although every effort has been made in designing and preparing these plans and checking them for accuracy, the installer, owner, or contractor must check all details and dimensions and be responsible for any changes or adjustments required during actual construction. The installer is also responsible to follow all state and local codes.

CODE INFORMATION:

BUILDING CLASSIFICATIONS:

USE GROUP:

R-3 SINGLE FAMILY RESIDENTIAL

FLOOR AREA OF NEW CONSTRUCTION:
(CALCULATIONS ARE TO OUTSIDE BEARING EDGE)

AREA SCHEDULE	
NAME	**AREA**
Gross Floor Area	2080.0 sq ft.
Garage Slab	997.3 sq ft.

GENERAL NOTES:

DRAWINGS

A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE AUTHOR OF ANY DISCREPANCIES. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS OR LOCATIONS.

B. MANUFACTURERS RECOMMENDATIONS MUST BE ADHERED TO AT ALL TIMES AND SHALL BE CONSIDERED AS MIN. STANDARDS OF QUALITY.

C. ALL WORK IS TO BE PERFORMED TO INDUSTRY STANDARDS BY QUALIFIED, COMPETENT TRADESPERSONS. IT IS ASSUMED THAT WORKERS WILL BE FAMILIAR WITH LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS AND SHALL ADHERE TO SUCH CODES AND REGULATIONS.

GOVERNING CODES:

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWING, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE OWNER

MECHANICAL REQUIREMENTS

-MECHANICAL SYSTEM DESIGN/BUILD BY OWNER & CONTRACTOR

ELECTRICAL REQUIREMENTS

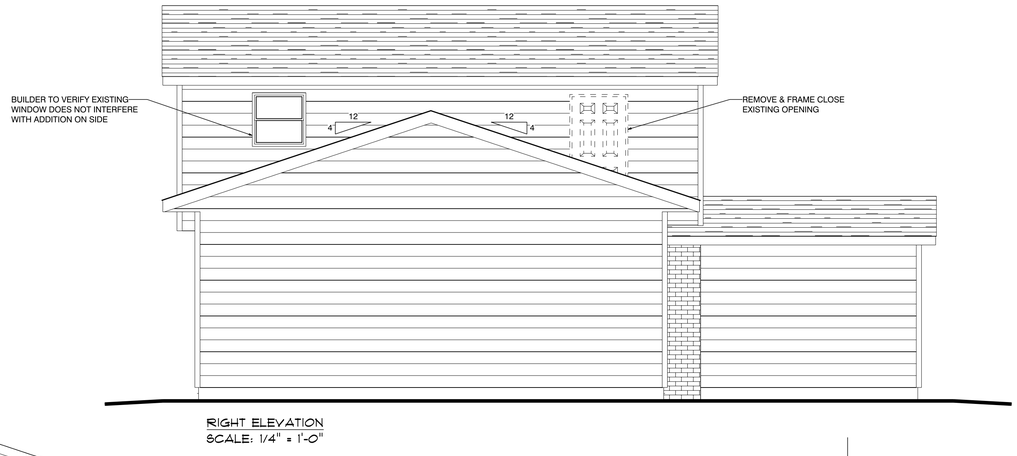
-ACTUAL ELECT. FIXTURE LOCATION BY OWNER/ DESIGN/BUILD BY CONTRACTOR
-ELECTRIC REQUIREMENTS TO BE IN ACCORDANCE WITH NEC & NFPA

STRUCTURAL

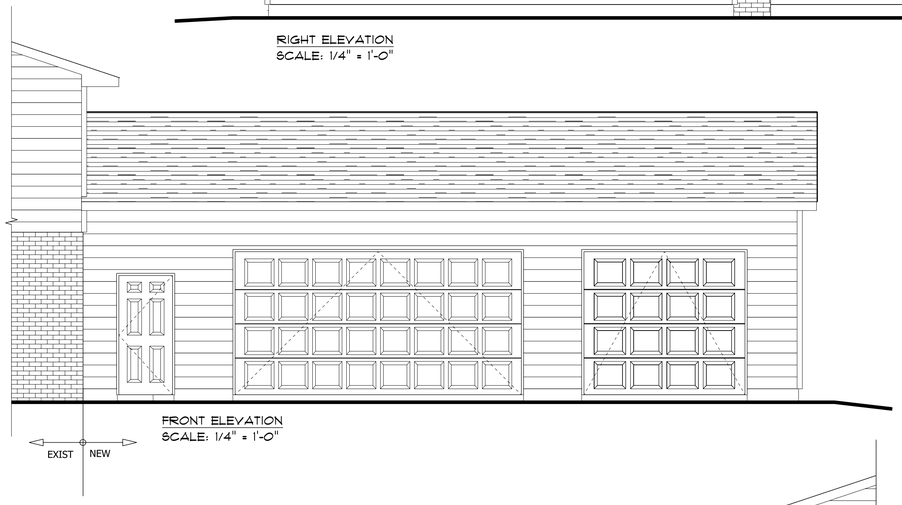
- ALL ENGINEERED BUILDING MATERIALS AND TRUSSES TO BE DESIGNED AND APPROVED BY APPROVED MANUFACTURER

This plan was designed and drafted to meet conditions and codes of Oostburg, WI. Verify compliance of this design and the values listed below with your local building official. These's plans do not warrant compliance with any specific code or regulation.

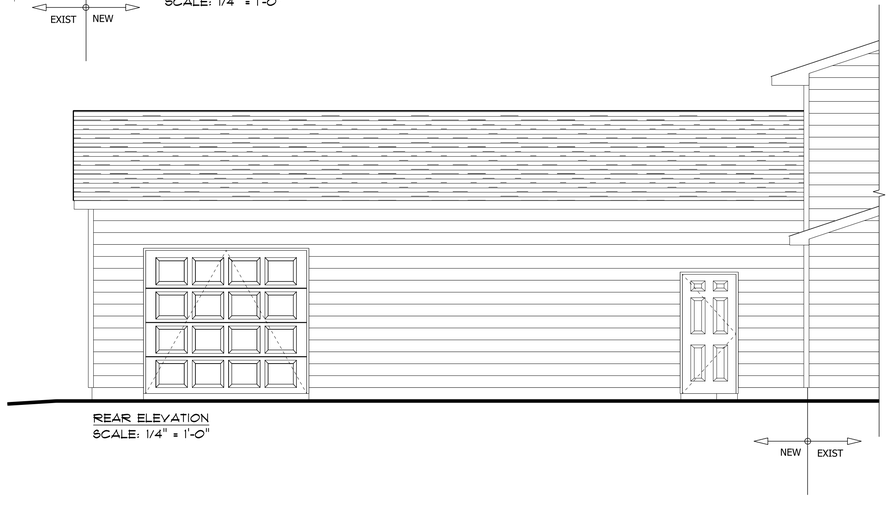
NOTE:
All dimensions are face of stud to face of stud 2x4 (3 1/2"), 2x6 (5 1/2")
All window header heights to be set at 6'-10 7/8" unless otherwise noted.
All bearing headers to be (2) 2x12's, unless otherwise noted.
All exterior windows and door sizes are Rough Openings
All wall heights to be 8'-1 1/8" unless otherwise noted.



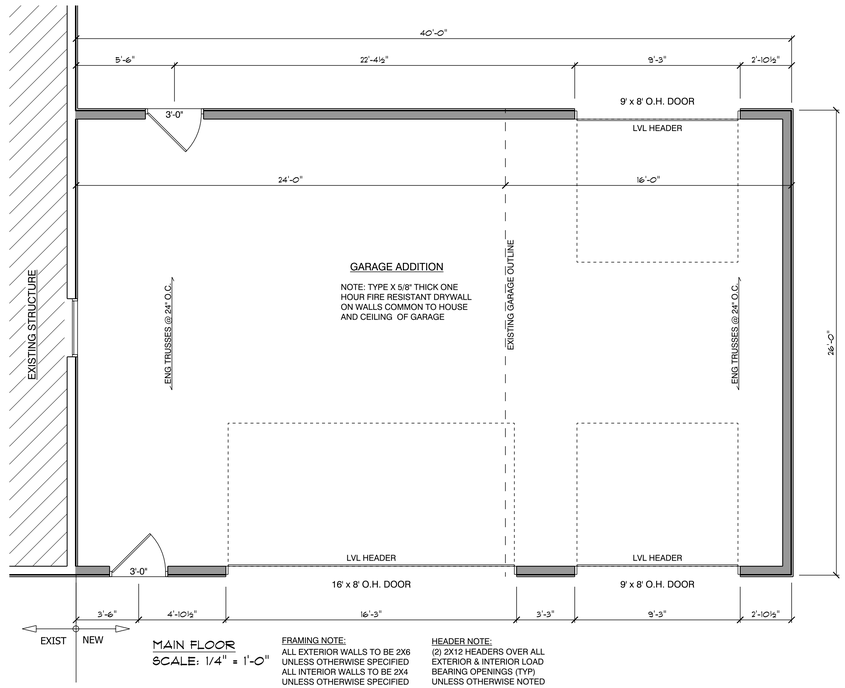
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



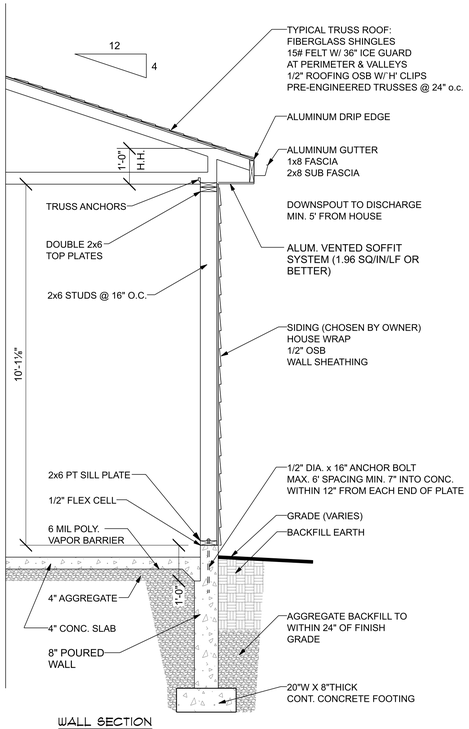
REAR ELEVATION
SCALE: 1/4" = 1'-0"



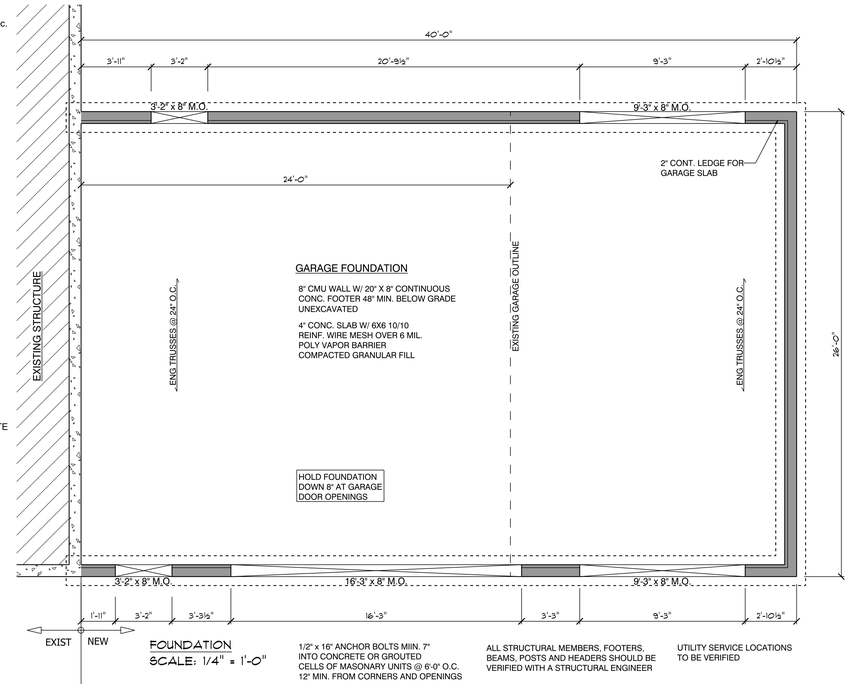
MAIN FLOOR
SCALE: 1/4" = 1'-0"

FRAMING NOTE:
ALL EXTERIOR WALLS TO BE 2X6 UNLESS OTHERWISE SPECIFIED
ALL INTERIOR WALLS TO BE 2X4 UNLESS OTHERWISE SPECIFIED

HEADER NOTE:
(2) 2X12 HEADERS OVER ALL EXTERIOR & INTERIOR LOAD BEARING OPENINGS (TYP) UNLESS OTHERWISE NOTED



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



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

1/2" x 16" ANCHOR BOLTS MIIN. 7" INTO CONCRETE OR GROUTED CELLS OF MASONARY UNITS @ 6'-0" O.C. 12" MIN. FROM CORNERS AND OPENINGS

ALL STRUCTURAL MEMBERS, FOOTERS, BEAMS, POSTS AND HEADERS SHOULD BE VERIFIED WITH A STRUCTURAL ENGINEER

UTILITY SERVICE LOCATIONS TO BE VERIFIED

PRELIMINARY

NOTICE:
THESE PLANS ARE DESIGNED EXCLUSIVELY FOR THE USE OF OUR CUSTOMERS. ANY REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF
OOSTBURG LUMBER COMPANY, INC.

Visit us at:
www.oostburglumber.com
E-mail to:
kristindedering@oostburglumber.com

OOSTBURG LUMBER COMPANY, Inc.

1218 Center Ave.
Oostburg, WI 53070
Phone: (920) 564-2378
Fax: (920) 564-3040

PROJECT FOR:
Sprong Garage Addition
10826 Pabble Lane
Mequon, WI 53092

PRINT DATE:	2/20/2023	REV. DATE:	-	REV. DATE	-	REV. DATE	-
REV. DATE	-	REV. DATE	-				

Page: 1 of 1

Drawn by: D.E.G.
Checked by: K. D.

Attachment: Plans (8677 : Kevin Sprong)