11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2924
Fax: 262-242-9655
www.cityofmequonwi.gov
Inspection Department

ARCHITECTURAL BOARD
Monday, September 8, 2025
6:00 PM
City Hall – South 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.

I) Call to Order

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

1. Meeting Minutes - August 11, 2025

III) Architectural Board Applications:

1. **Matthew & Stephanie Niederjohn**
   1426 W. Falcon Drive
   Subdivision: Highland Meadows
   District 5 – 6:00 pm

   New Single-Family Residence

   Contractor: Allan Builders
   Architect: David Pluim

2. **Jadon Good**
   1525 W. River Oaks Lane
   Subdivision: River Oaks
   District 6 – 6:05 pm

   Addition: Master Suite

   Contractor: Jim Montella's Home Imp.
   Architect: Jeremy Hartline Architect

3. **Keenan & Kassie Quinlevan**
   9704 N. Range Line Road
   Subdivision: N/A
   District 7 – 6:15 pm

   Addition: Sunroom, Mudroom, Bath & Garage

   Contractor: Platz Custom Homes
   Architect: Brenda Fritsch

4. **Steven Nye**
   10404 N. Riverview Court
   Subdivision: North Shore Estates
   District 7 – 6:25 pm

   Addition: Sunroom

   Contractor: Design Group Three
   Architect: Matthew Krier

5. **Andy & Kelsey Fogel**
   12404 N. Madero Drive
   Subdivision: N/A
   District 1 – 6:35 pm

   Addition: Master Suite

   Contractor: Wade Design & Const.
   Architect: Michael Wade

6. **Youseff Berrada**
   7421 W. Ridgeview Drive
   Subdivision: Ridgeview
   District 1 – 6:45 pm

   Addition: Bunker for boiler room

   Contractor: Owner
   Architect: N/A

7. **Robert Spector**
   13068 N. Fox Hollow Road
   Subdivision: N/A
   District 1 – 6:55 pm

   Detached Outbuilding with Living Space

   Contractor: John Sauermilch Jr.
   Architect: Donald Stauss

8. **Jim Schreiner**
   2633 W. Lake Isle Drive
   Subdivision: Lakes of Ville du Parc
   District 2 – 7:05 pm

   Addition: Sunroom

   Contractor: Excel Custom Decks
   Architect: Excel Custom Decks

9. **Todd Gordon**
   12404 N. Golf Drive
   Subdivision: Woods Ville du Park
   District 2 – 7:15 pm

   CANCELLED

   Addition: Sunroom

   Contractor: Great Day Improvements
   Architect: Great Day Improvements

10. **Veridian Homes LLC**
    Lot #101 Bluebird Court
    Subdivision: The Enclave
    District 3 – 7:25 pm

    New Single-Family Residence

    Contractor: Veridian Homes LLC
    Architect: Veridian Homes LLC

11. **Michael Koepke**
    11733 N. Wauwatosa Road
    Subdivision: Solar Heights
    District 3 – 7:30 pm

    New Single-Family Residence

    Contractor: Owner
    Architect: ReDesign HP

IV) 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.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 8, 2025**
SUBJECT: **Meeting Minutes - August 11, 2025**

Attachments:
8.11 (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, August 11, 2025
6:00 PM
Administrative Conference Room

Minutes

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

Present:	Vice-Chairman Paul Apfelbach
Members at Large:	John Mikkelson, Michael Wade, Tom Irvin, Janet Ehn, Ann Scherzinger
Architectural Board Liaison:	Greg Golden

2. **Meeting Minutes**

Minutes from July 14, 2025, meeting were approved by District Representative Michael Wade and seconded by District Representative Tom Irvin.

Minutes passed unanimously.

Attachment: 8.11 (10579 : Meeting Minutes)

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 3 6:00 pm	**New Single-Family Residence**	Veridian Homes LLC 8201 W. Bluebird Court Subd: The Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes LLC

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

Conditions: Plans approved as submitted with the condition that two windows are added to the left elevation (Flex Room) that are identical to windows to the left.

2)	Dist. 3 6:05 pm	**New Single-Family Residence**	Veridian Homes LLC 8113 W. Bluebird Court Subd: The Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes LLC

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

Conditions: Plans approved as submitted with the condition that two windows with prairie style grids are added to right elevation, first floor to match windows to the right.

3)	Dist. 4 6:10 pm	**New Single-Family Residence**	Tim O'Brien Homes 9901 N. Cygnet Court Subd: Swan Ridge Farms	Contractor: Tim O'Brien Homes Architect: Tim O'Brien Homes

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

Conditions: Plans approved as submitted with the condition that a single, double-hung window is added to garage on back elevation.

Attachment: 8.11 (10579 : Meeting Minutes)

4)	Dist. 5 6:15 pm	**Addition: Conservatory**	Dan & Brittany Scalia 14300 N. Saddlebrook Lane Subd: Saddlebrook	Contractor: Kleiber Construction Architect: Distinctive Design Studio

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

Conditions: Plans approved as submitted.

5)	Dist. 1 6:25 pm	**New Single-Family Residence**	Evan & Megan Argall 7745 W. Bonniwell Road Subd: N/A	Contractor: Mikkelson Builders Architect: Fred Dahms, Jr.

Moved to Approve: Irvin
Seconded by: Ehn
Approved: Yes
Vote: Unanimous
Obtained: Mikkelson

Conditions: Plans approved as submitted.

6)	Dist. 6 6:30 pm	**Exterior Changes**	Daniel Minahan 13909 N. Green Bay Road Subd: N/A	Contractor: WI Craftsman LLC Architect: WI Craftsman LLC

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

Conditions: Plans approved as submitted.
Note: Two proposals were submitted for the front door entryway; both options were approved.

4. **Motion to Adjourn**

District Representative Michael Wade made a motion to adjourn the meeting.
District Representative Tom Irvin seconded the motion.

A vote was taken; vote passed unanimously.
Meeting adjourned at 6:32 p.m.

Attachment: 8.11 (10579 : Meeting Minutes)

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www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 8, 2025**
SUBJECT: **Matthew & Stephanie Niederjohn - New Single-Family Residence at 1426 W. Falcon Drive**

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

The Victory Companies, Inc.

August 17, 2025

To whom it may concern:

It is Victory Homes of Wisconsin's intent to build a new single-family home at property description being: lot 19 Highland Meadows, being a part of the southeast ¼ of the southeast ¼, of section 7, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

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

Attachment: Statement of Intent (10578 : Matthew & Stephanie Niederjohn)

Plat of Survey

Property Description:
Lot 19, HIGHLAND MEADOWS, being a Redivision of Lot 2 of Certified Survey Map No. 4126, being Located in a Part of the SE 1/4 of the SE 1/4 of Section 7, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

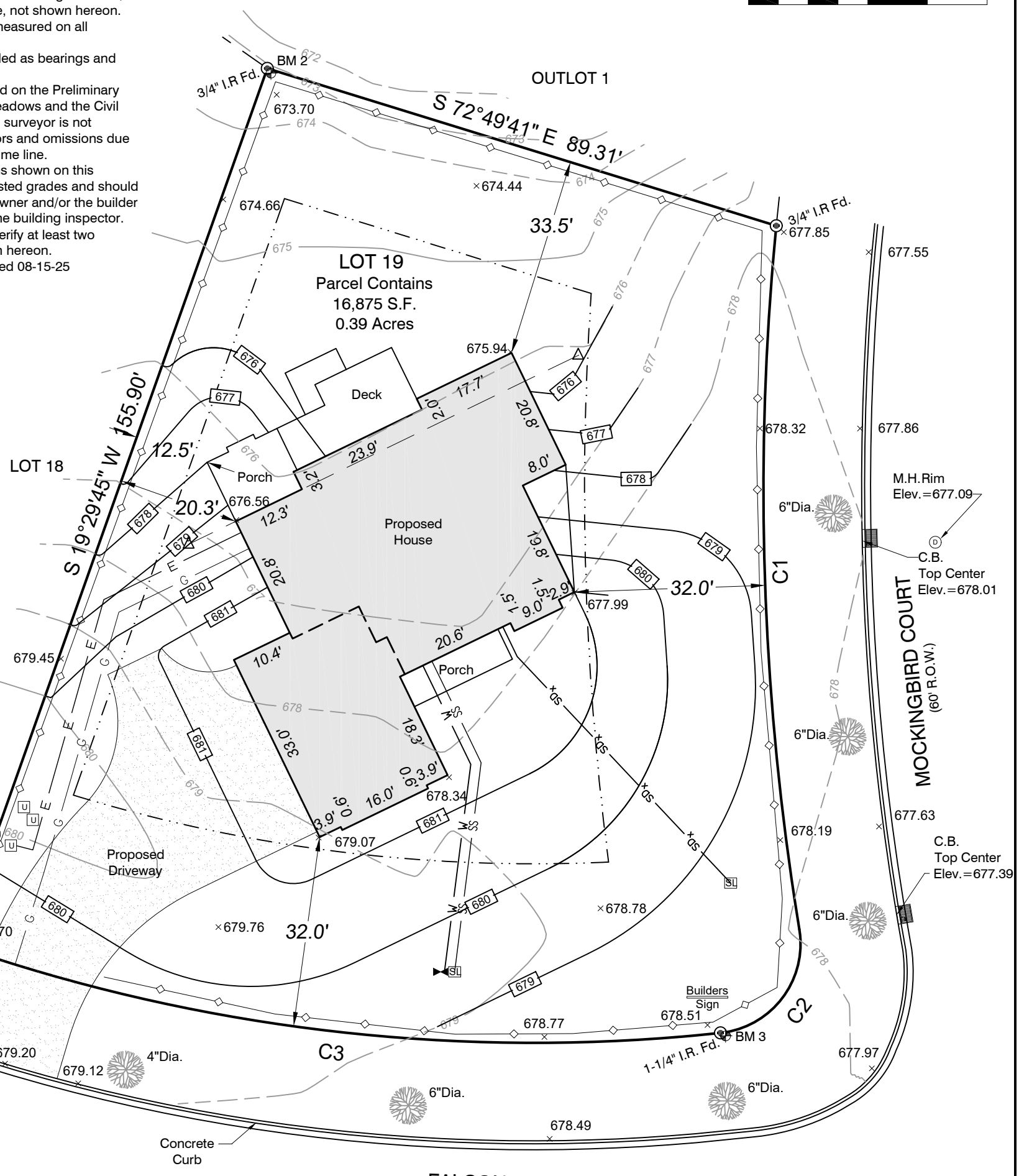
LAND SURVEYS INC.
21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

Benchmark (BM) 1: Top of Iron Rod, Elev.=679.21'
Benchmark (BM) 2: Top of Iron Rod, Elev.=673.41'
Benchmark (BM) 3: Top of Iron Rod, Elev =678.08'

Graphic Scale 1" = 20'
0' 20' 40'

Notes:

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments.
3. ( ) Indicates recorded as bearings and dimensions.
4. This survey is based on the Preliminary Plat of Highland Meadows and the Civil Grading Plans. The surveyor is not responsible for errors and omissions due to the preliminary time line.
5. Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
6. Contractors must verify at least two benchmarks shown hereon.
7. Field work completed 08-15-25
8. Building Setbacks
   Front = 30'
   Side = 10'
   Rear = 20'



LEGEND

- Benchmark
- Storm Manhole
- 10' Offset
- Utility Pedestals
- Water Valve
- Sewer Lateral
- Catch Basin
- Monument Found as Noted
- × 733.57 Existing Spot Grade
- 735 Proposed Grade
- 735 Proposed Contour
- 735 Existing Contour
- Building Setback Line
- SD Proposed Storm Sewer
- W Proposed Water Line
- SS Proposed Sewer Line
- G Proposed Gas Line
- E Proposed Electric Line
- Proposed Silt Fence
- ?"Dia. Decidious Tree

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	455.00'	118.31'	117.98'	S 01°52'28" E
C2	15.00'	24.41'	21.81'	S 37°17'56" W
C3	295.00'	129.89'	128.84'	N 83°27'55" W

Suggested Top of Wall: 681.67'
Suggested Garage Floor: 681.33'
Suggested Final Yard Grade: 681.00'/676.00'
Suggested Top of Footing: 672.67'
(Assuming 9' Poured Wall-check plans)
Sewer invert elevations to be verified by sewer contractor

REVISIONS

PREPARED FOR:

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

NIEDERJOHN RESIDENCE

BEARINGS ARE REFERENCED TO HIGHLAND MEADOWS, WEST LINE LOT 19, BEARS S 19°29'46" W

Drawn By: TM/JS | Job# 25453

Sheet 1 of 1

SURVEYOR'S CERTIFICATE

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

WISCONSIN
JOHN M. SCHULZ
S-3253
OCONOMOWOC
WIS.
LAND SURVEYOR

Dated this 5th Day of August, 2025:
John M. Schulz S-3253

Attachment: Survey (10578 : Matthew & Stephanie Niederjohn)

ROOF TRUSS HEEL HEIGHTS

5 / 12 PITCH – 5" HEEL – 12" OVHG
8 / 12 PITCH – 8" HEEL – 12" OVHG
12 / 12 PITCH – 12" HEEL – 12" OVHG

GREEN PLAN CHECK LIST

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

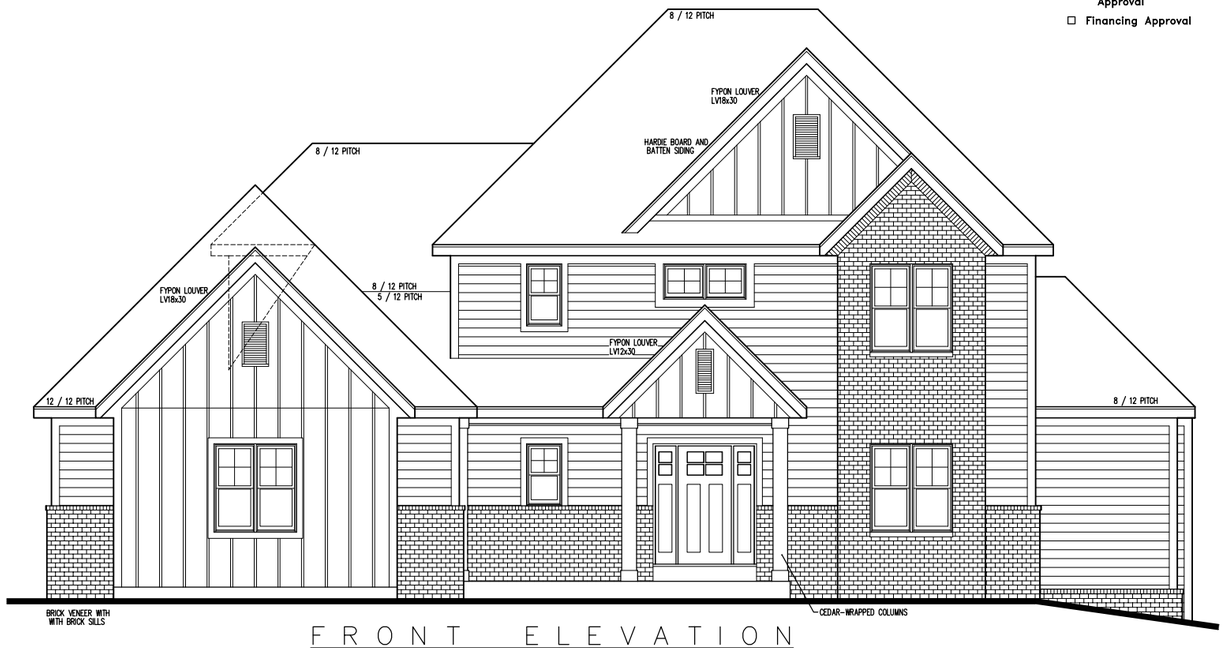
This plan is not for construction, if you do not have a green plan stamped final; please contact our office for the latest revisions date to commence with construction using this plan. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LATEST REVISION DATE.

JOB # 1118

Wisconsin Focus on Energy Home

FINAL PLAN 7/23/25

REV. P – 7/31/25 – FINISHES – RAK



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



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

Stephanie and Scott Niederjohn Residence
Lot 19, Highland Meadows Subdivision

REVISIONS

DESCRIPTION	DATE:	BY:
REQUESTED REVISIONS	4/25/25	DP
REQUESTED REVISIONS	5/2/25	DP
BIDS PLANS	5/9/25	DP
REQUESTED REVISIONS	5/28/25	DP
REQUESTED REVISIONS	6/23/25	KAM
REQUESTED REVISIONS	7/23/25	KAM
CONTRACT PLAN		SS1

CLIENT: NIEDERJOHN RES.
JAMISON MODEL

TITLE: ELEVATIONS

DATE: 3/24/25

DRAWN BY: PLUIM

SCALE: NOTED

PRINT #: 22503-5

SQ. FEET: 4,122

PAGE #: 1/4

Allan Builders, llc
General Contractor

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Attachment: Plans (10578 : Matthew & Stephanie Niederjohn)

Wisconsin Focus on Energy Home



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



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

Stephanie and Scott Niederjohn Residence
Lot 19, Highland Meadows Subdivision

REVISIONS

DATE:	BY:	DESCRIPTION
-	-	-
-	-	-
-	-	-

CLIENT: NIEDERJOHN RES.
JAMISON MODEL
TITLE: ELEVATIONS
PRINT #: 22503-5
DATE: 3/24/25
DRAWN BY: PLUM
SQ. FEET:
SCALE: NOTED
PAGE #: 2/4

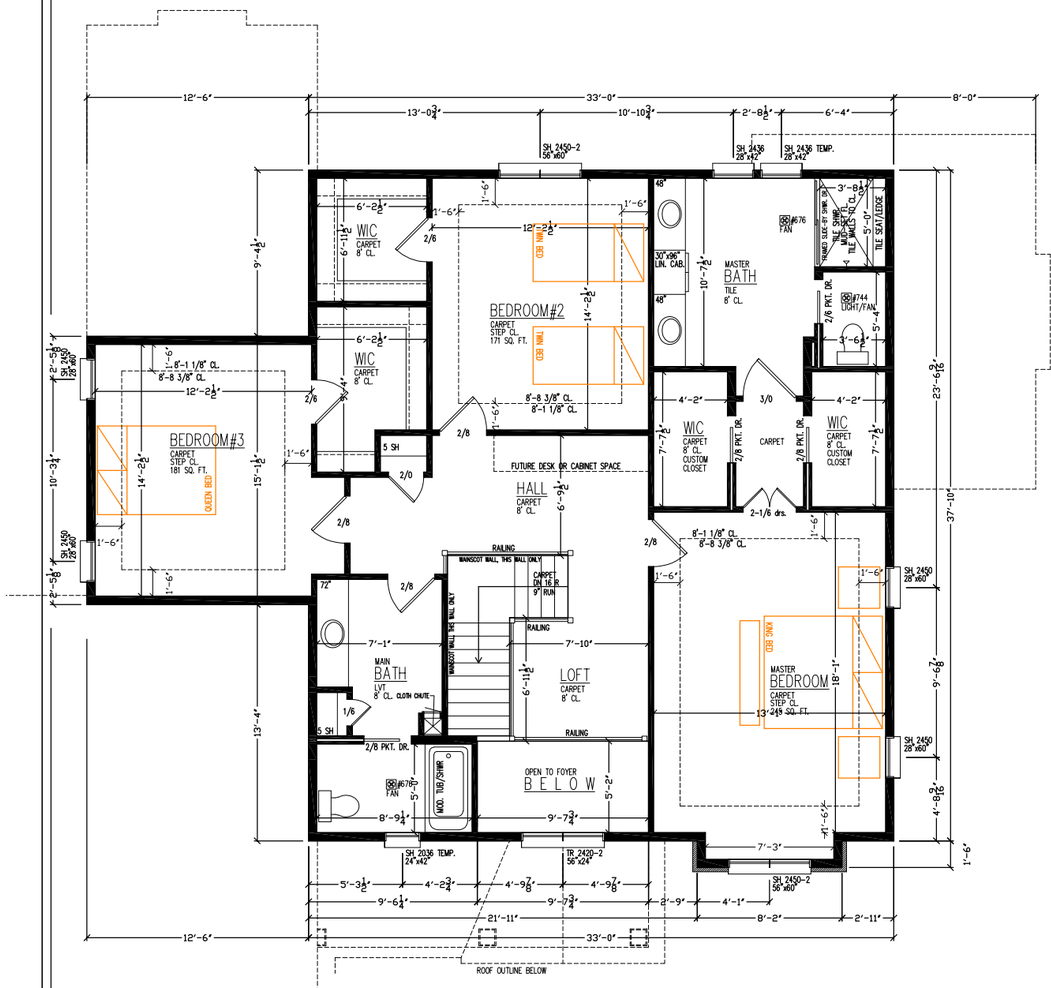
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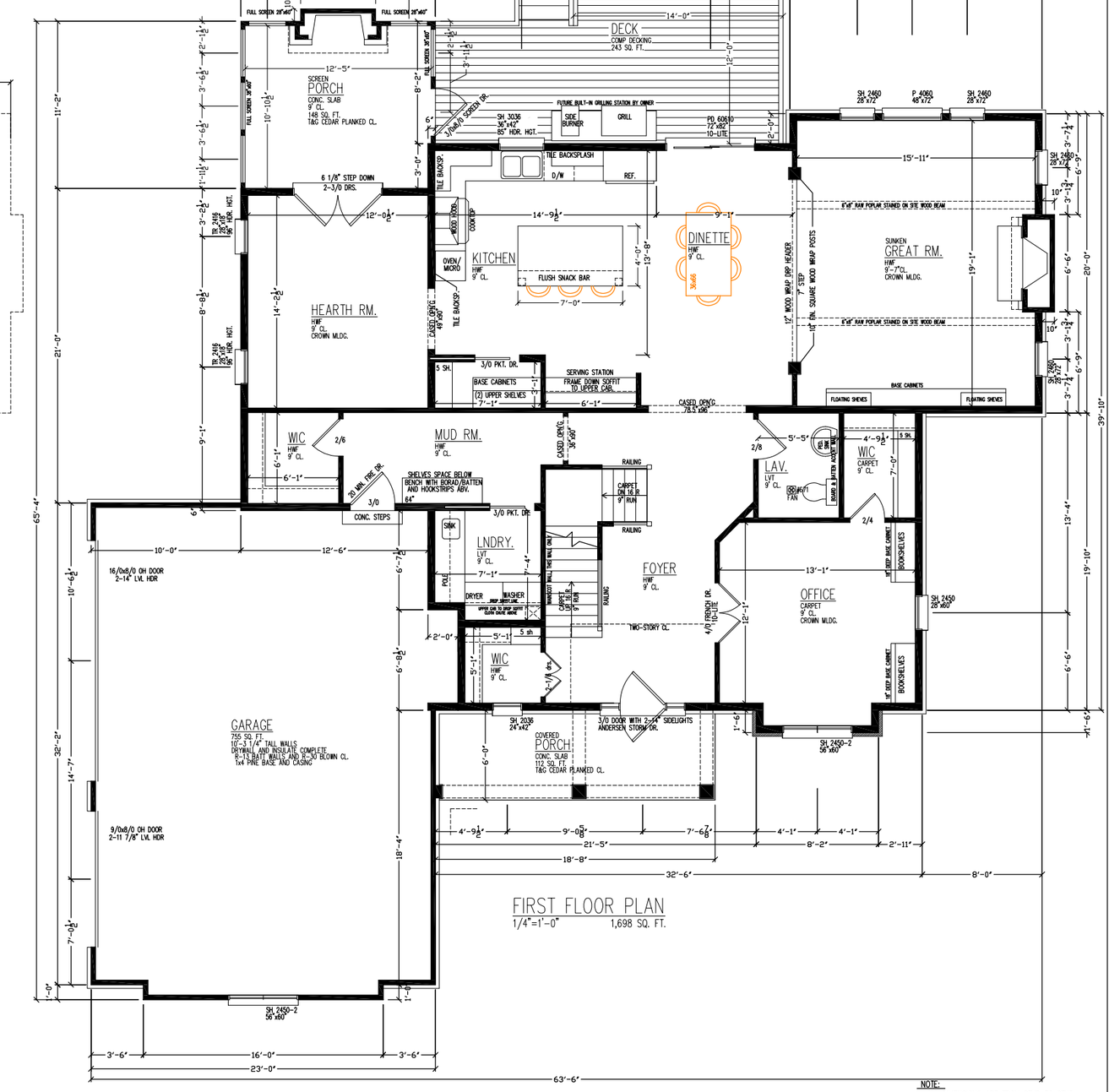
Attachment: Plans (10578 : Matthew & Stephanie Niederjohn)

Wisconsin Focus on Energy Home

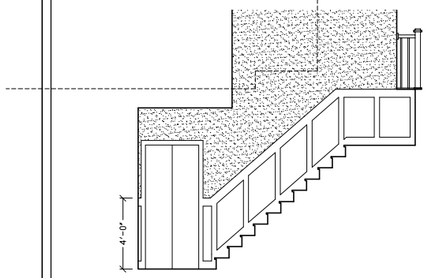
Stephanie and Scott Niederjohn Residence
Lot 19, Highland Meadows Subdivision



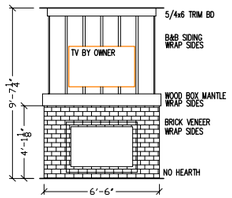
SECOND FLOOR PLAN
1/4"=1'-0" 1,396 SQ. FT.



FIRST FLOOR PLAN
1/4"=1'-0" 1,698 SQ. FT.

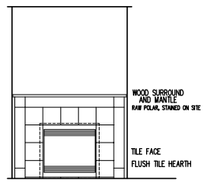


WAINSCOT AT STAIR WALL
WALL DETAIL
1/4"=1'-0"



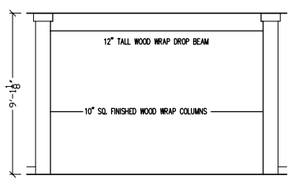
SCREEN PORCH
FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)
- ☒ Vesper 42
  R.O. 48 1/2"x34 1/4"x19 3/4"
- ☐ Flush Hearth (standard)
  Raise fireplace unit 0"
- ☒ No Hearth
  Raise fireplace unit 4"
- ☐ Raised Hearth
  Raise fireplace unit 9.75"
- ☐ Crown Mantel
- ☒ Other See detail



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

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



COLUMN DETAIL AT DINETTE
1/4"=1'-0"

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

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

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

REVISIONS

DATE:	BY:	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-

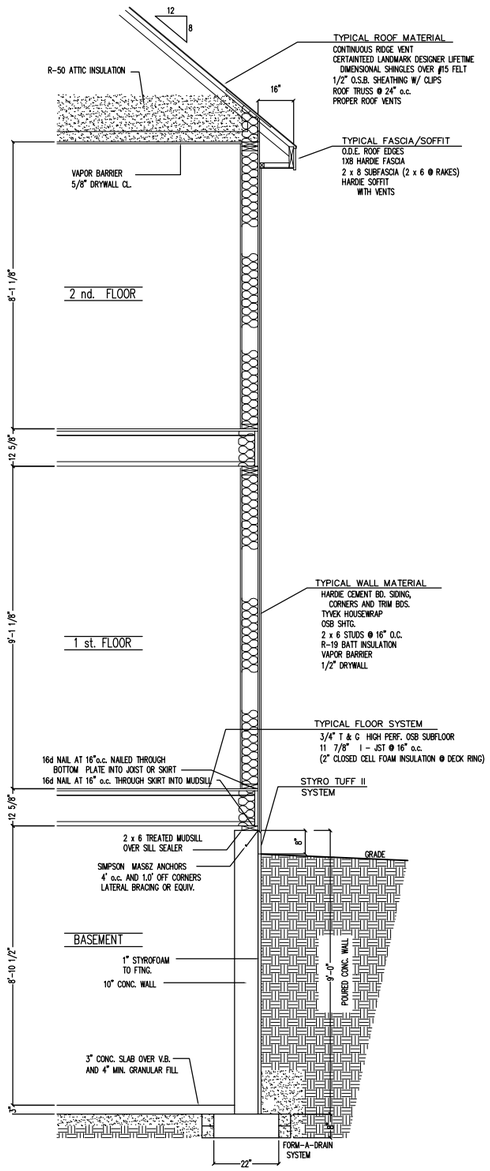
CLIENT: NIEDERJOHN RES.
JAMISON MODEL
TITLE: FLOOR PLANS
DATE: 3/24/25
DRAWN BY: PLUIM
SCALE: NOTED
SQ. FEET: 3,094
PAGE #: 3/4
PRINT #: 22503-5

Allan Builders, llc
General Contractor

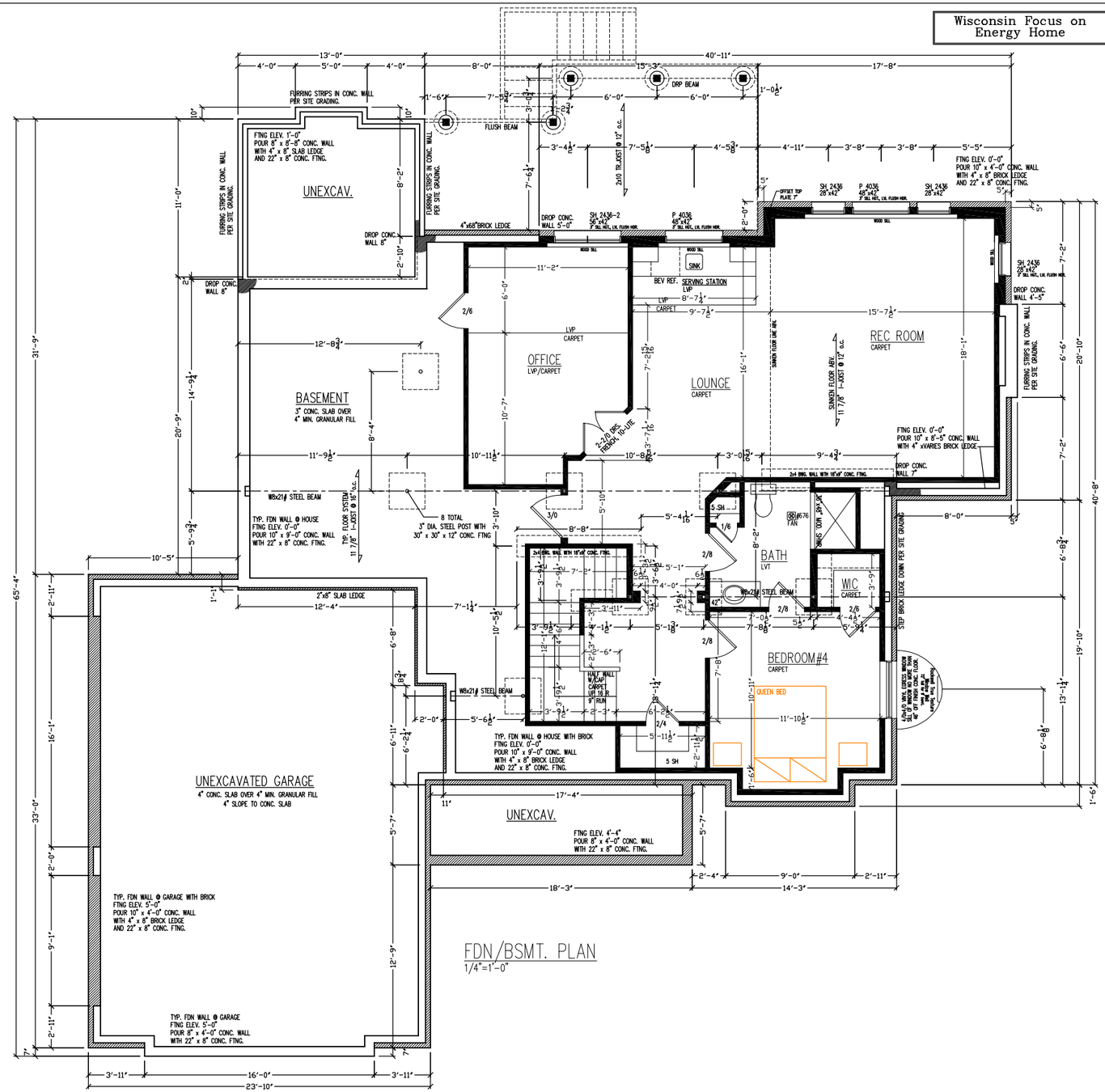
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Attachment: Plans (10578 : Matthew & Stephanie Niederjohn)

Wisconsin Focus on Energy Home



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



FDN/BSMT. PLAN
1/4"=1'-0"

Stephanie and Scott Niederjohn Residence
Lot 19, Highland Meadows Subdivision

REVISIONS

DESCRIPTION	DATE:	BY:
-	-	-

CLIENT: NIEDERJOHN RES.
JAMISON MODEL

TITLE: FDN/BSMT.

DATE: 3/24/25

SQ. FEET: 1,028 Fin.

PRINT #: 22503-5

DRAWN BY: PLUIM

SCALE: NOTED

PAGE #: 4/4

Allan Builders, llc
General Contractor

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11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 8, 2025**
SUBJECT: **Jadon Good - Addition: Master Suite at 1525 W. River Oaks Lane**

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

JEREMY HARTLINE ARCHITECT, LLC
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www. jeremyhartline.com

STATEMENT OF INTENT

PROJECT NAME: 1525 W. River Oaks Lane **DATE:** 8-20-2025

TO: Mequon Architectural Review Board

To whom it may concern,

Please see the attached submittal for the residence at 1525 W. River Oaks Lane.

The proposed project consists of a 252 sf bedroom addition located on the south (rear) side of the existing 1960s home, and interior renovations.

The homeowners are committed to creating a new addition that honors the home's existing stylistic roots by incorporating details and materials which celebrate and respect the architectural character of the original house.

Respectfully,

Jeremy Hartline
on behalf of Jadon Good & Renée Blackstock

Attachment: Statement of Intent (10580 : Jadon Good)

PLAT NO. LS-5710-23

FIELD CREW: E.A.J. & S.F.Z.

DRAWN BY: J.R.S.

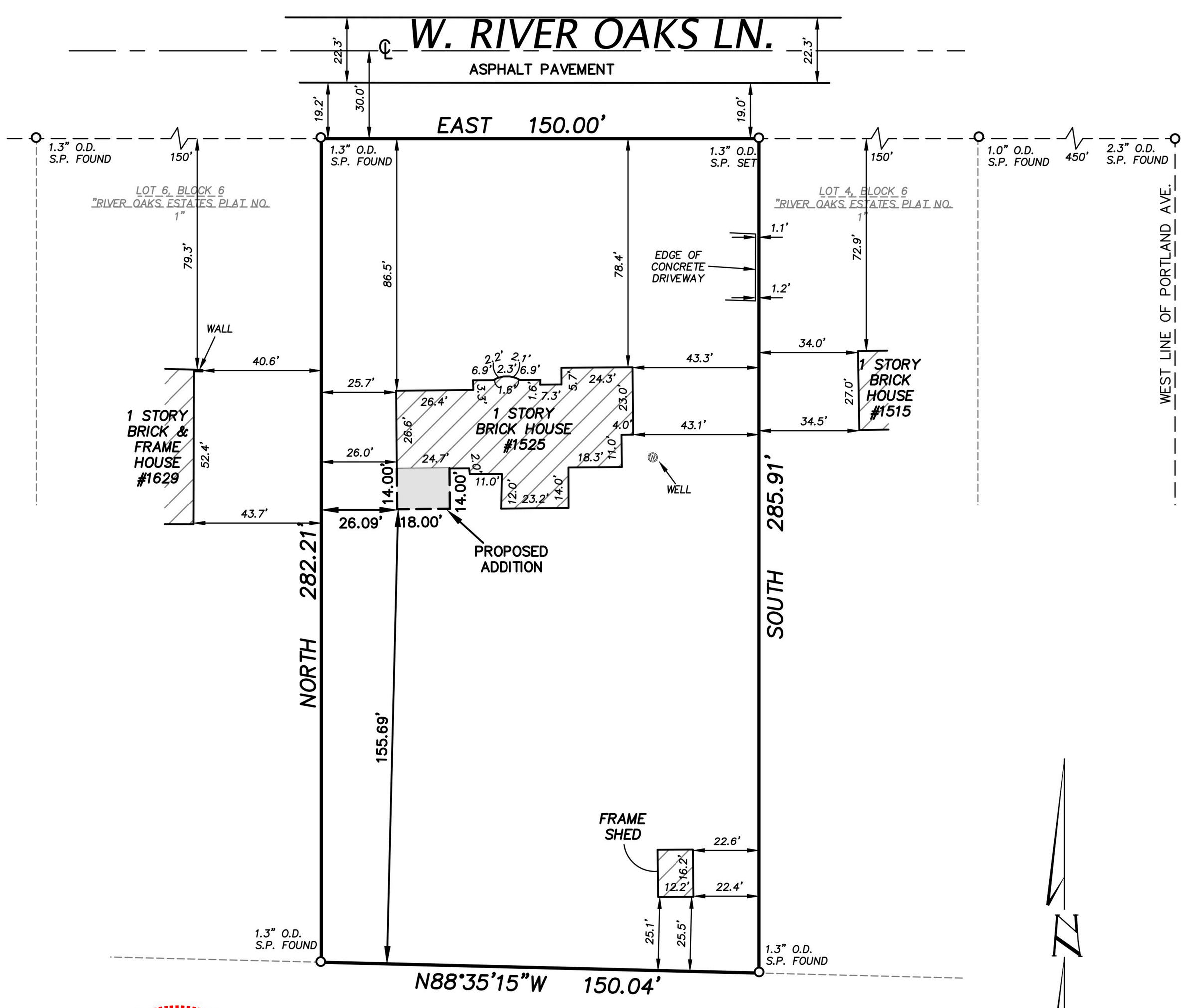
THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PLAT OF SURVEY

Prepared For: Renee & Jadon Good / 1525 W. River Oaks Lane

Property Description: Lot 5, Block 6, in "RIVER OAKS ESTATES PLAT NO. 1", a subdivision of the Southeast 1/4 of the Northeast 1/4, part of the Northeast 1/4 of the Southeast 1/4, and part of Government Lot 3, all of Section 18, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 42,609 sq. ft. / 0.978 acres of land, more or less.



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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

BEARING REFERENCE

ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF W. RIVER OAKS LANE, WHICH BEARS DUE EAST, PER "RIVER OAKS ESTATES PLAT NO. 1" SUBDIVISION PLAT.

SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 22nd day of August, 2025

Recertified _____ Surveyor _____

Attachment: Survey (10580 : Jadon Good)
Packet Pg. 17



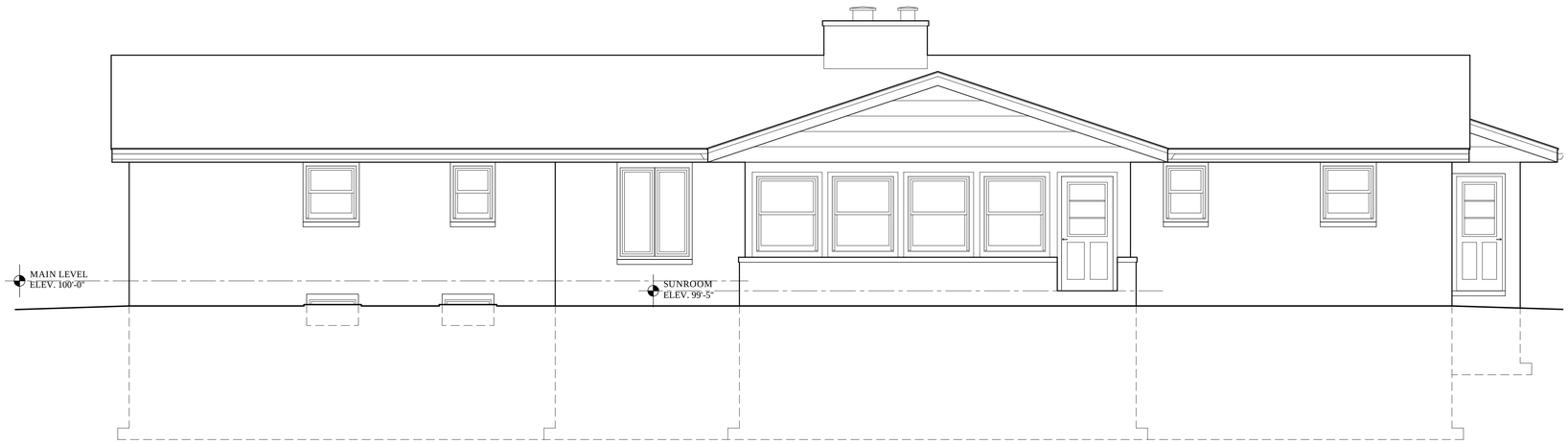








Attachment: Pictures (10580 : Jadon Good)



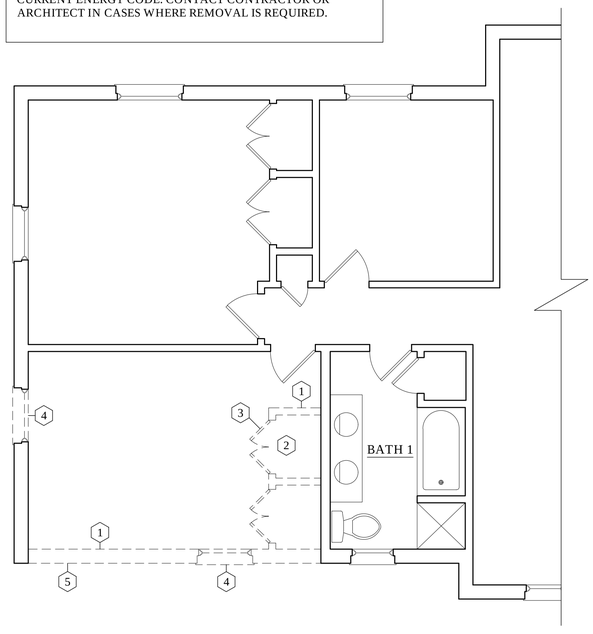
EXISTING REAR (SOUTH) ELEVATION

¼" = 1'-0"

DEMOLITION NOTES

1. REMOVE WALL DOWN TO SUBFLOOR
2. REMOVE CABINETRY, COUNTERTOPS, SHELVES, ETC.
3. REMOVE DOOR, JAMB & CASING
4. REMOVE WINDOW
5. REMOVE BRICK VENEER - SAVE FOR POSSIBLE REUSE

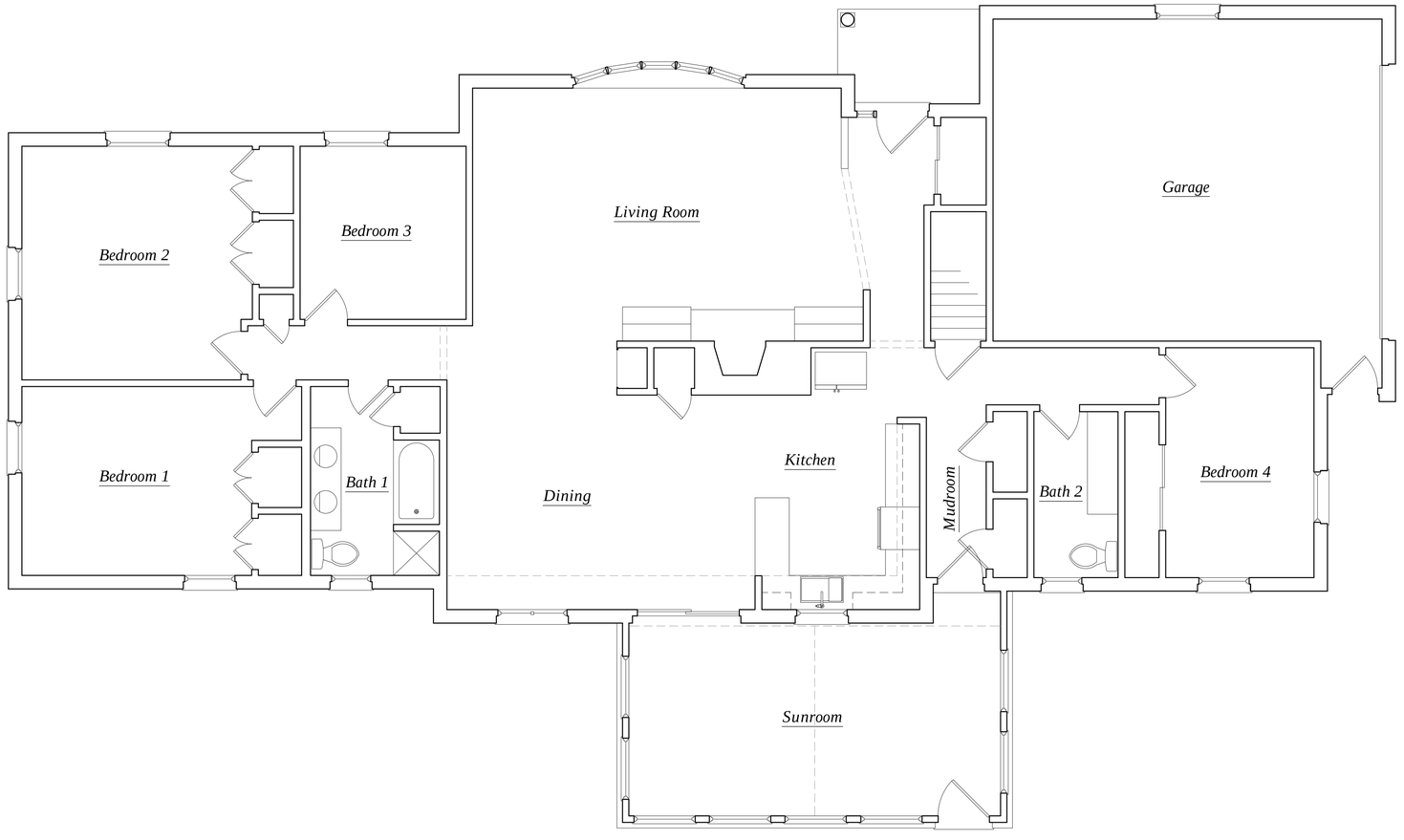
NOTES:
- CONTRACTOR TO VERIFY ENTIRE DEMO PLAN w/ OWNER BEFORE PROCEEDING WITH REMOVAL INCL. ITEMS TO BE SAVED FOR REUSE.
- CONTRACTOR TO REVIEW ALL EXISTING MECHANICALS FOR RELOCATION PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
- CONTRACTOR IS RESPONSIBLE FOR PROPER SHORING AND SUPPORT WHEN REMOVING BEARING WALLS, BRACING AND ROOF FRAMING MEMBERS.
-WHEN REMOVING INTERIOR FINISH OF EXTERIOR WALLS, ALL INSULATION TO REMAIN IN PLACE TO COMPLY WITH CURRENT ENERGY CODE. CONTACT CONTRACTOR OR ARCHITECT IN CASES WHERE REMOVAL IS REQUIRED.



DEMO PLAN (PARTIAL)

¼" = 1'-0"

N



EXISTING MAIN LEVEL PLAN

¼" = 1'-0"

N

REVISIONS	BY

JEREMY HARTLINE ARCHITECT
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

Good-Blackstock Addition
1525 West River Oaks Lane
Mequon, WI 53092

DATE 8-20-2025

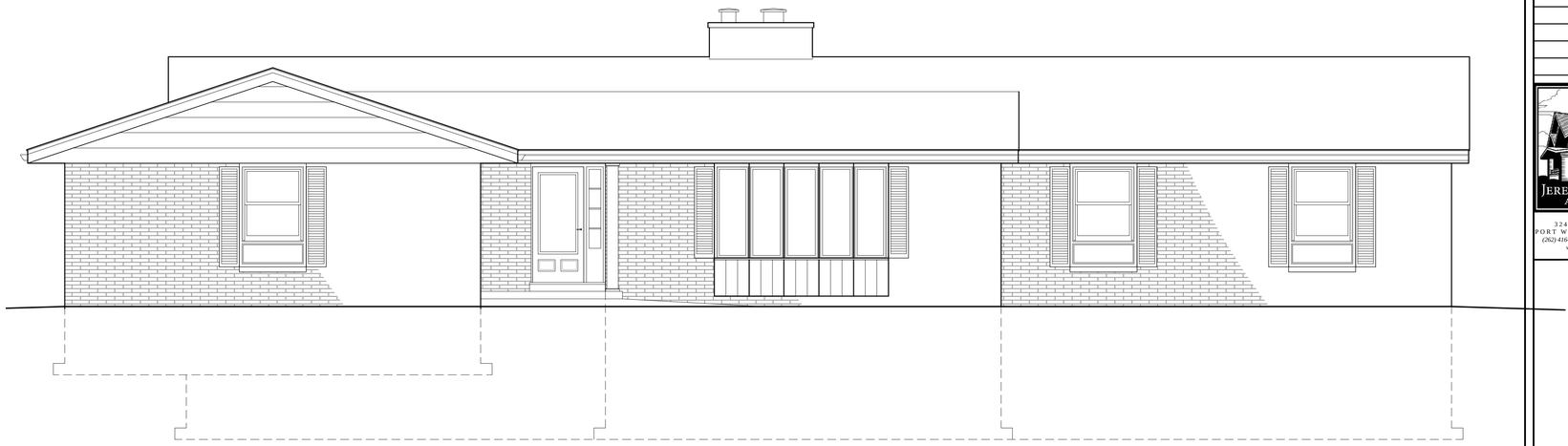
DRAWN BY J. HARTLINE

PROJECT NO.

SHEET 2 OF 8 SHEETS

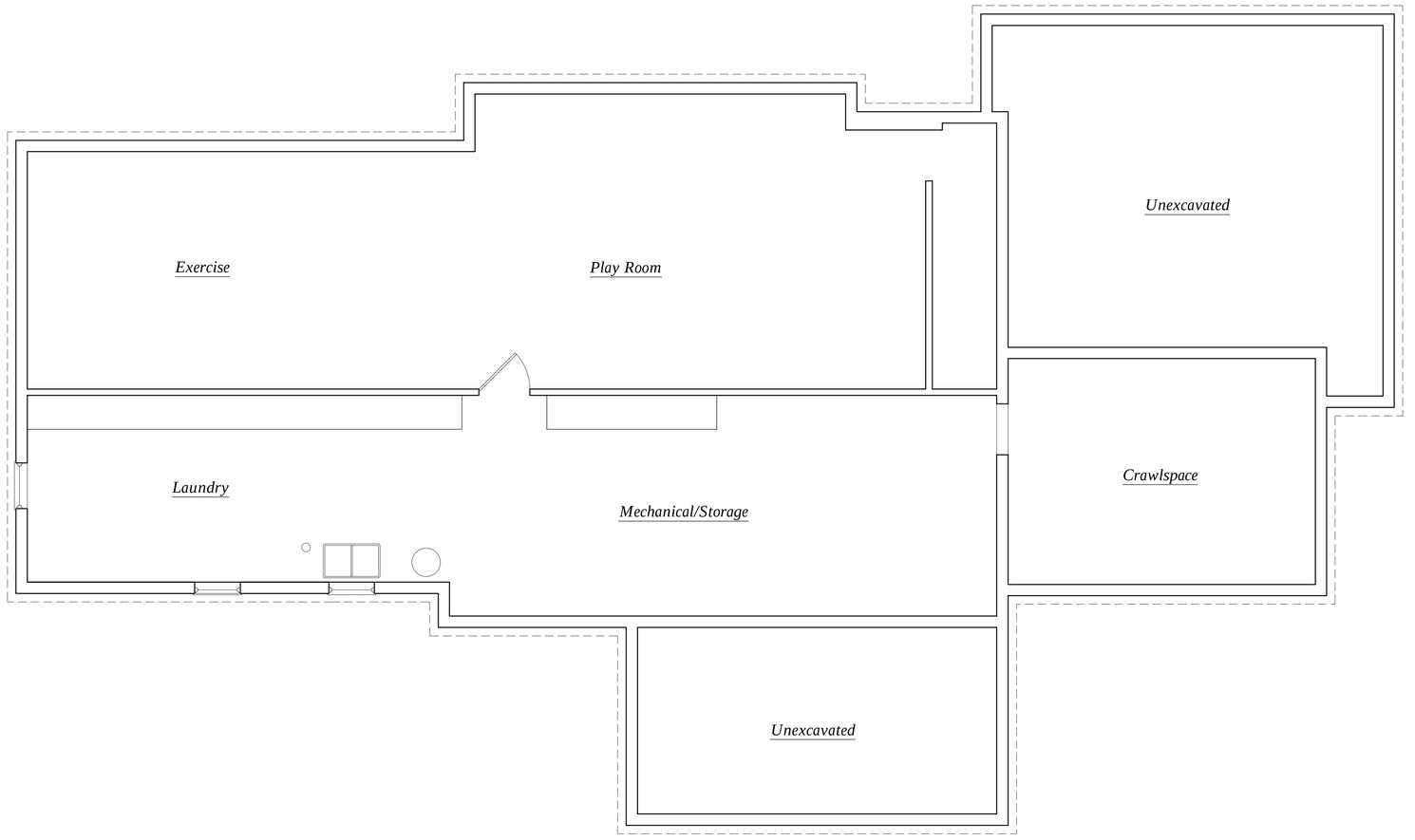
Attachment: Plans (10580 : Jadon Good)

© 2024 JEREMY HARTLINE ARCHITECT, LLC



EXISTING FRONT (NORTH) ELEVATION

1/4" = 1'-0"



EXISTING LOWER LEVEL PLAN

1/4" = 1'-0"

N

REVISIONS	BY

JEREMY HARTLINE
ARCHITECT

324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

Good-Blackstock Addition

1525 West River Oaks Lane
Mequon, WI 53092

DATE 8-20-2025

DRAWN BY J. HARTLINE

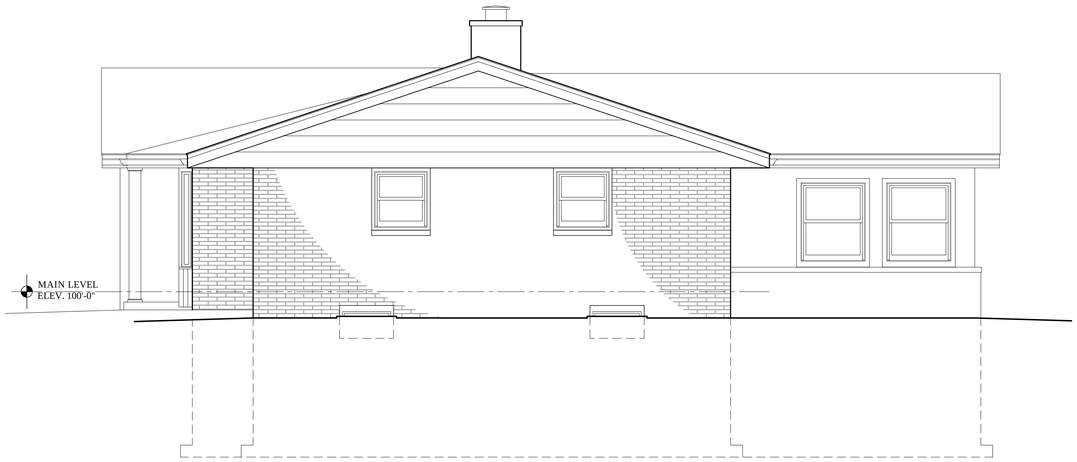
PROJECT NO.

SHEET 3

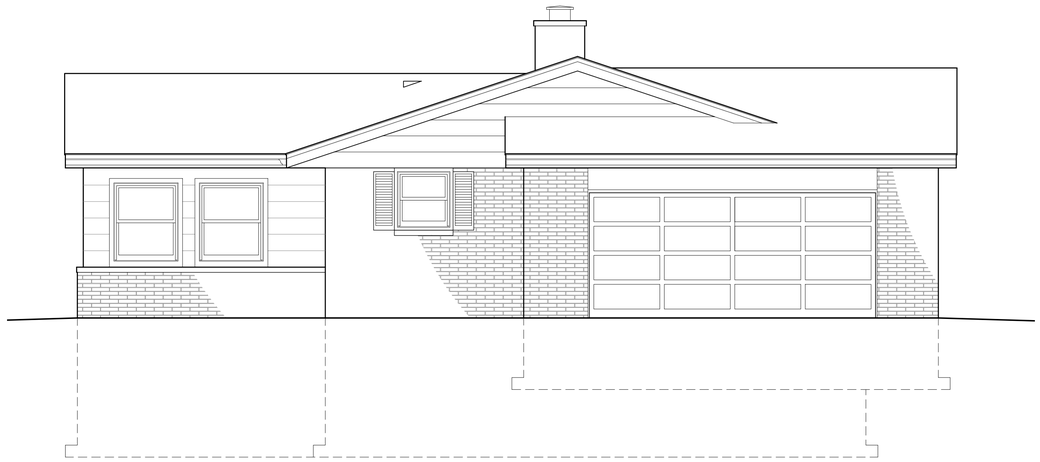
OF 8 SHEETS

© 2024 JEREMY HARTLINE ARCHITECT, LLC

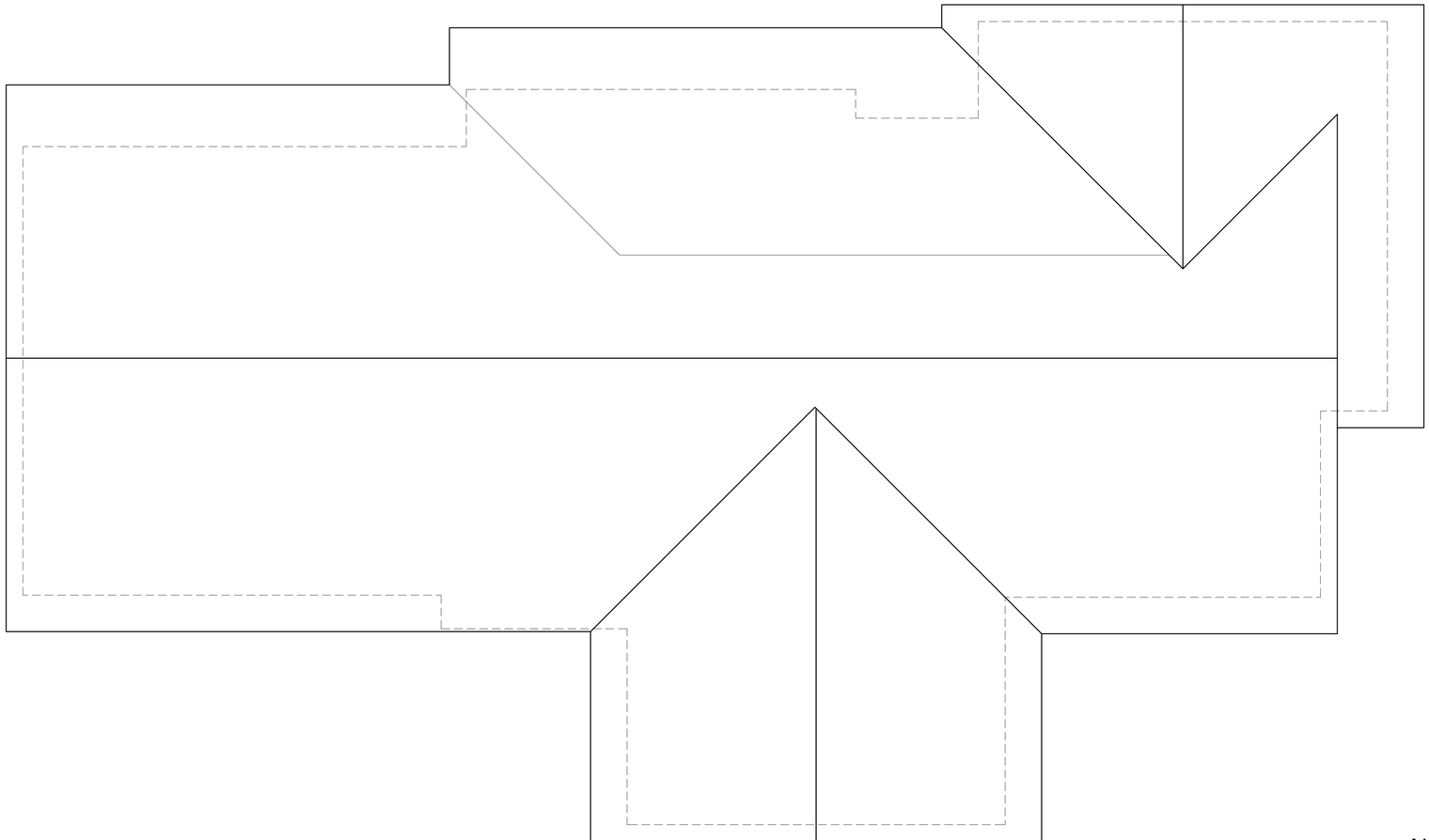
Attachment: Plans (10580 : Jadon Good)



EXISTING WEST ELEVATION 1/4" = 1'-0"



EXISTING EAST ELEVATION 1/4" = 1'-0"



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

N

REVISIONS	BY

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ARCHITECT
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

Good-Blackstock Addition
1525 West River Oaks Lane
Mequon, WI 53092

DATE 8-20-2025

DRAWN BY J. HARTLINE

PROJECT NO.

SHEET 4

OF 8 SHEETS

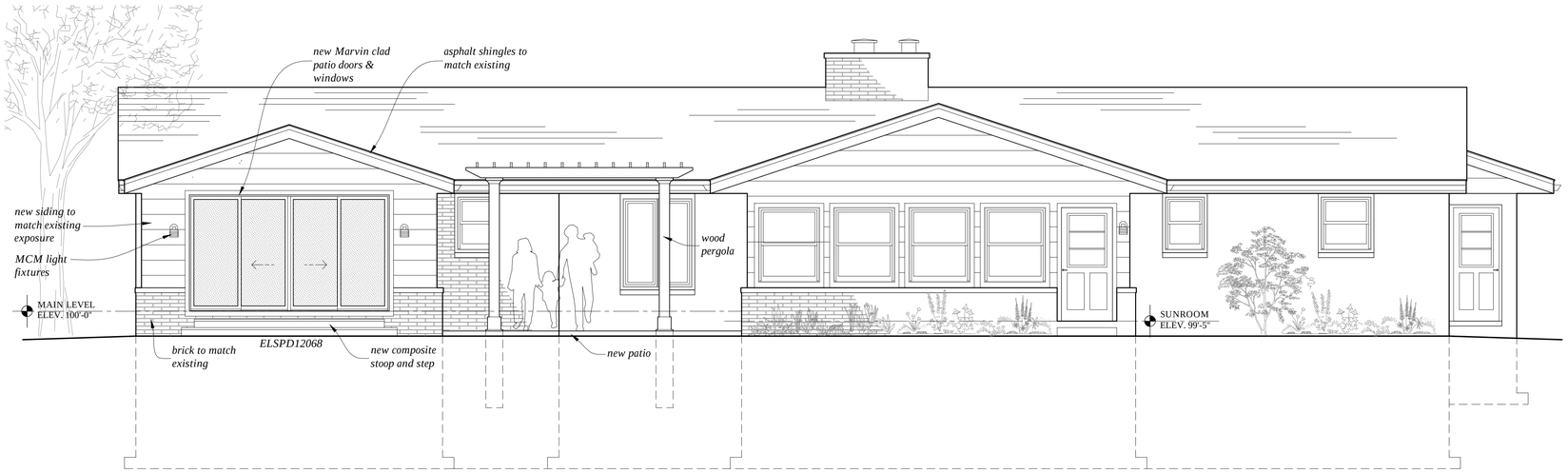
Attachment: Plans (10580 : Jadon Good)

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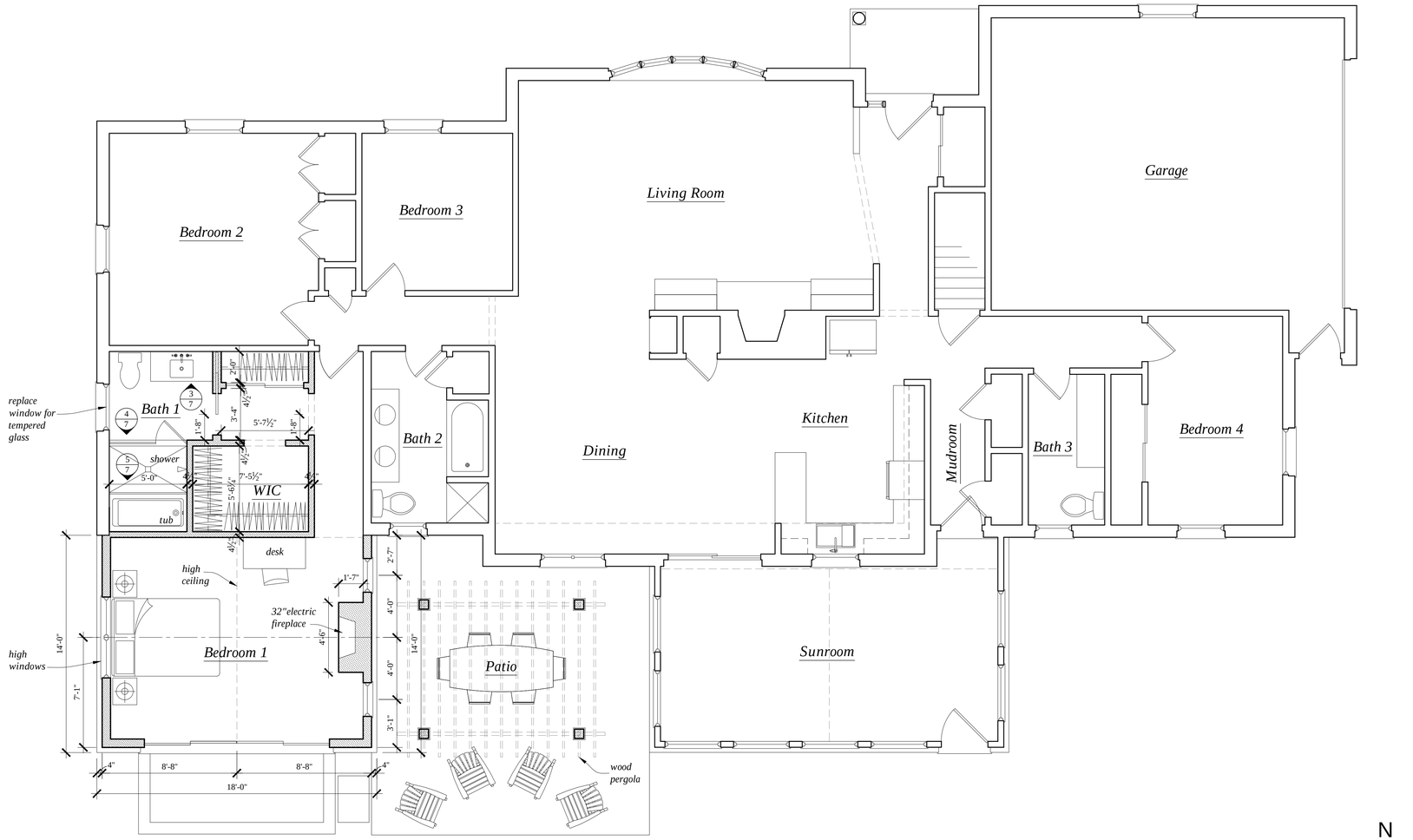
WINDOW & EXTERIOR DOOR NOTES

(THE FOLLOWING UNITS ARE CURRENTLY OWNED BY THE HOMEOWNER AND ALL EFFORTS SHOULD BE MADE TO REVIEW THEM FOR FEASIBILITY IN THEIR NEW DESIGNATED LOCATIONS FOR SUITABILITY, OPERATION, AND CODE COMPLIANCE)

- ALL WINDOWS, FRENCH DOORS, AND PATIO DOORS TO BE MARVIN ELEVATE & UNITS
- SEE FLOOR PLANS FOR WINDOW AND PATIO DOOR MODEL NUMBERS. SEE EXTERIOR ELEVATIONS FOR FURTHER ILLUSTRATIONS.
- EXTERIOR COLOR TO BE "STONE WHITE"
- OPERATION AS SHOWN ON ELEVATION DRAWINGS AND AS CONFIRMED BY OWNER.
- NO EXTERIOR CASINGS. EXTERIOR CASINGS TO BE FIELD APPLIED.
- TEMPERED SAFETY GLASS TO BE PROVIDED FOR ALL WINDOWS & DOORS REQUIRED TO BE SO BY WISCONSIN UNIFORM DWELLING CODE.
- ALL WINDOWS TO BE INSTALLED W / SELF ADHESIVE RUBBERIZED PAN FLASHING WITH END DAMS.



PROPOSED REAR (SOUTH) ELEVATION 1/4" = 1'-0"



PROPOSED MAIN LEVEL PLAN 1/4" = 1'-0"

N

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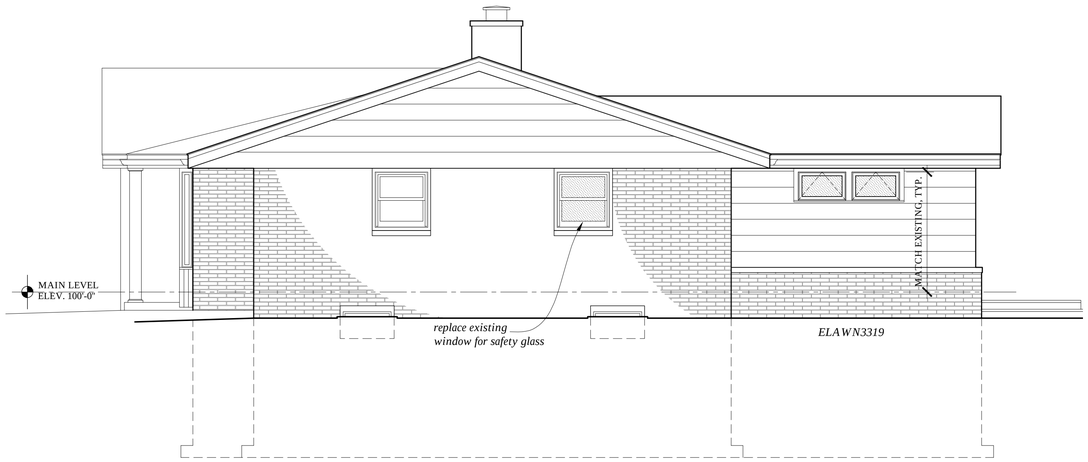
REVISIONS	BY

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PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

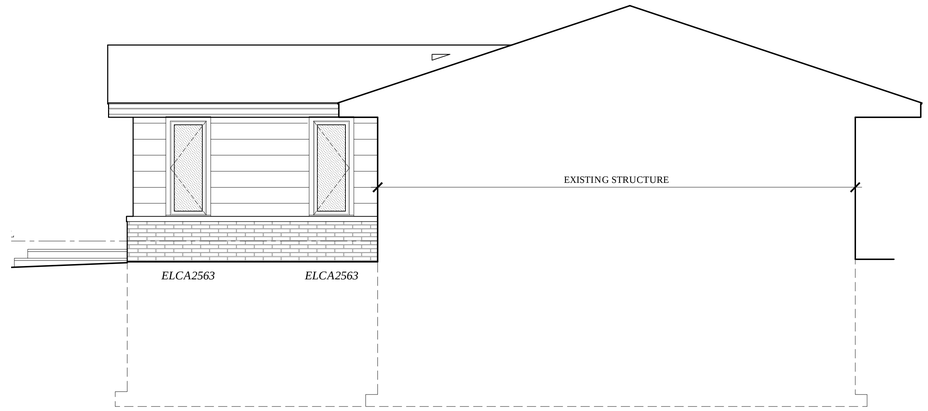
Good-Blackstock Addition
1525 West River Oaks Lane
Mequon, WI 53092

DATE 8-20-2025
DRAWN BY J. HARTLINE
PROJECT NO.
SHEET 5
OF 8 SHEETS

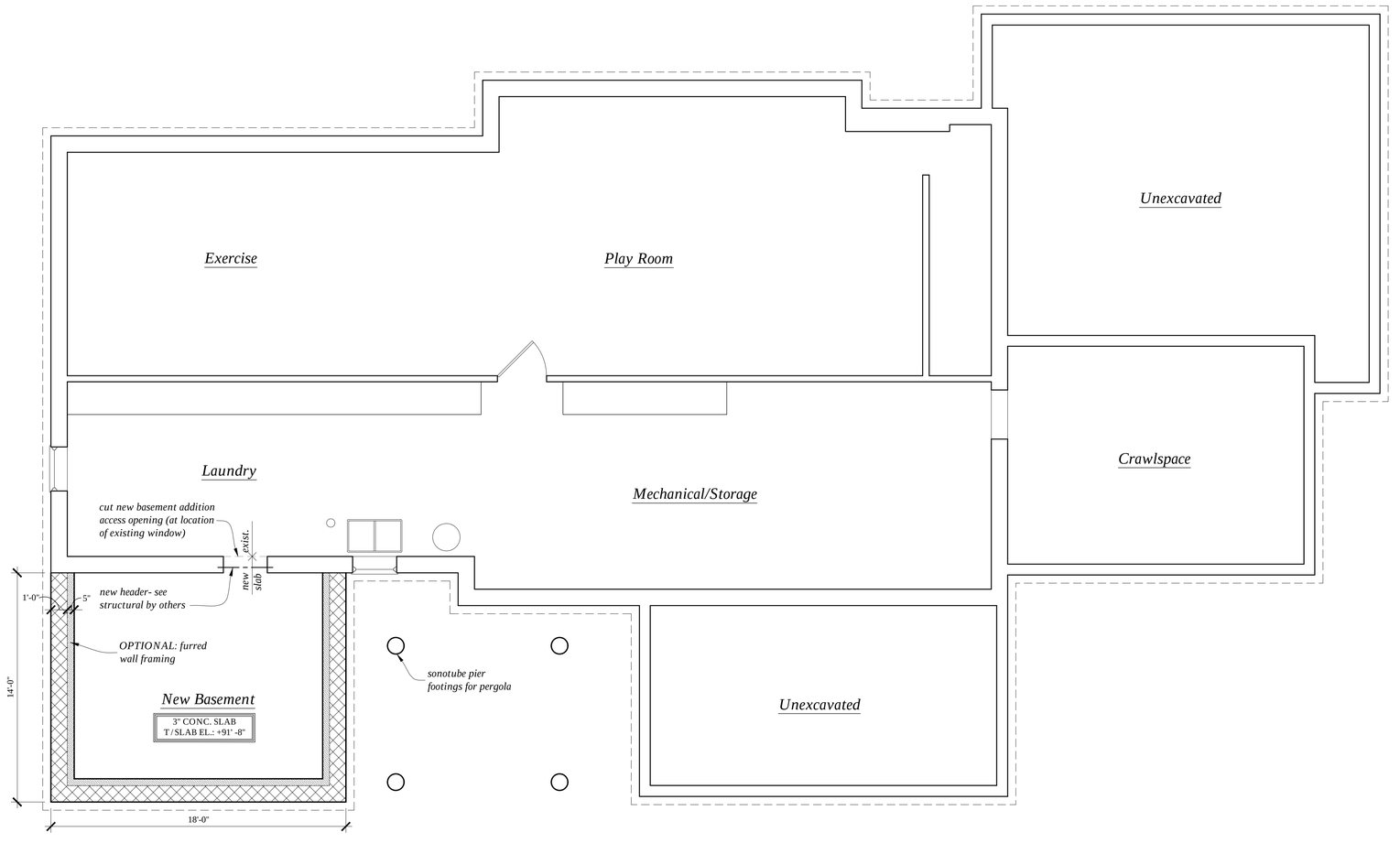
Attachment: Plans (10580 : Jadon Good)



PROPOSED WEST ELEVATION ¼" = 1'-0"



EAST ELEVATION (of ADDITION) ¼" = 1'-0"



PROPOSED LOWER LEVEL PLAN ¼" = 1'-0"

N

REVISIONS	BY

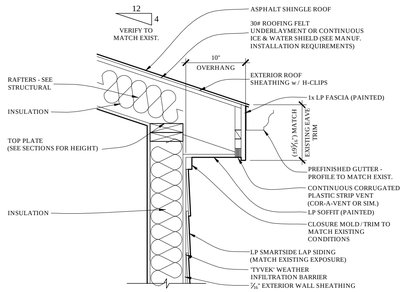
JEREMY HARTLINE
ARCHITECT
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
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Good-Blackstock Addition
1525 West River Oaks Lane
Mequon, WI 53092

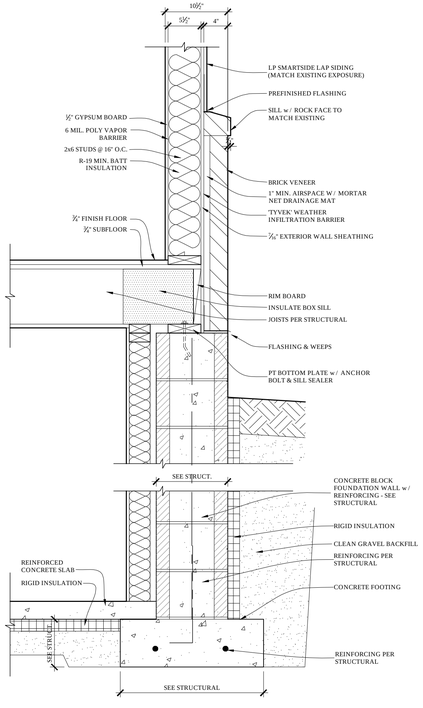
DATE 8-20-2025
DRAWN BY J. HARTLINE
PROJECT NO.
SHEET 6
OF 8 SHEETS

Attachment: Plans (10580 : Jadon Good)

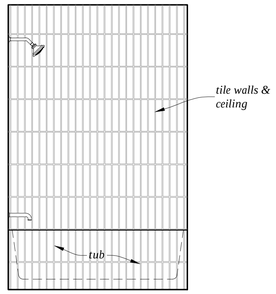
© 2024 JEREMY HARTLINE ARCHITECT, LLC



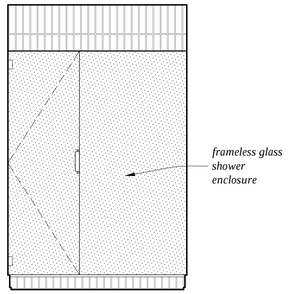
5/7 TYP. EAVE DETAIL 1" = 1'-0"



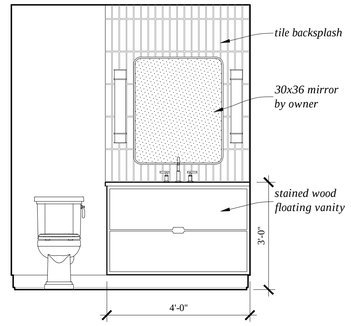
2/7 TYP. WALL DETAILS 1" = 1'-0"



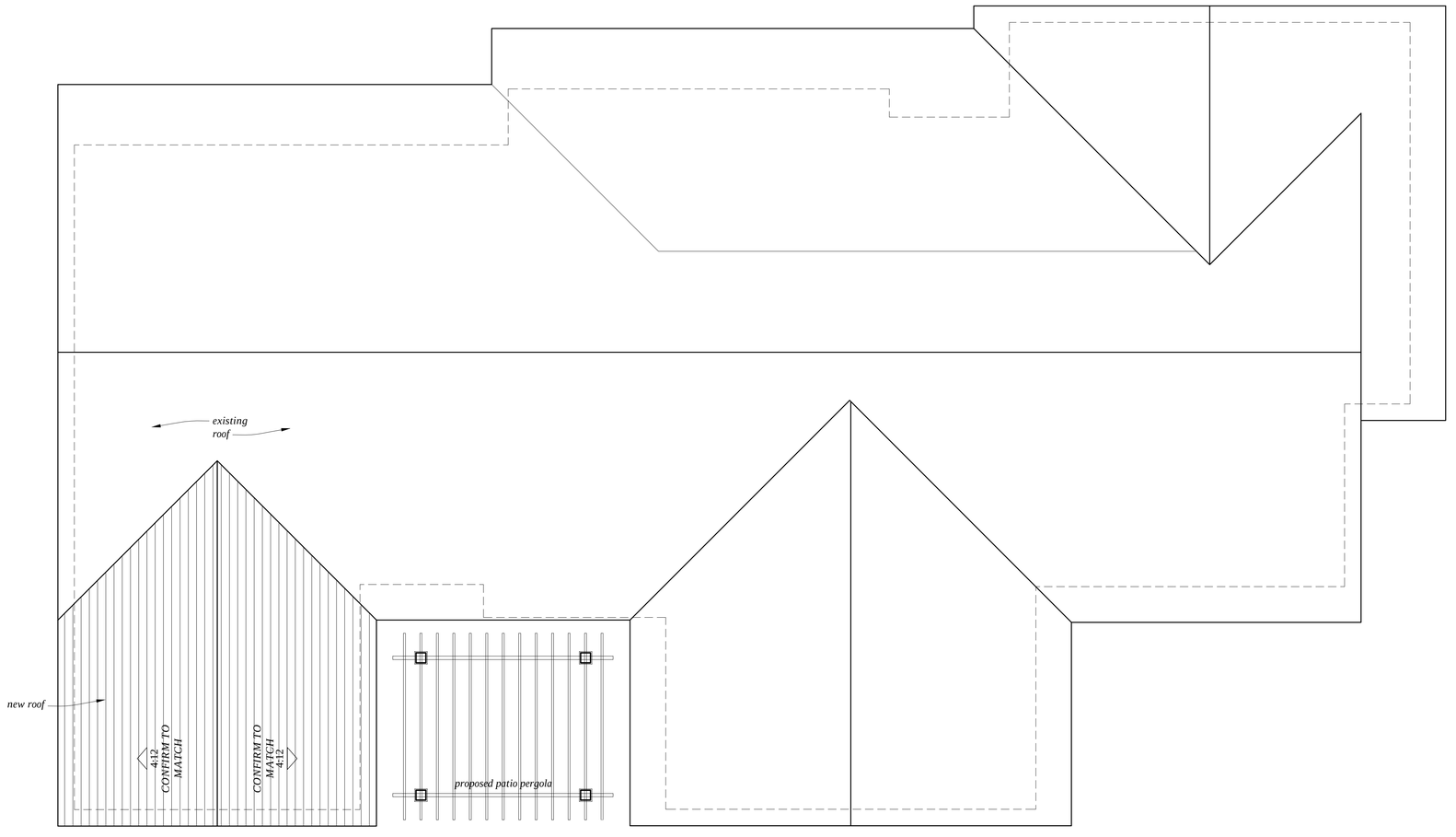
5/7 SHOWER NORTH ½" = 1'-0"



4/7 BATHROOM NORTH ½" = 1'-0"



3/7 BATHROOM SOUTH ½" = 1'-0"



1/7 PROPOSED ROOF PLAN ¼" = 1'-0"

N

REVISIONS	BY

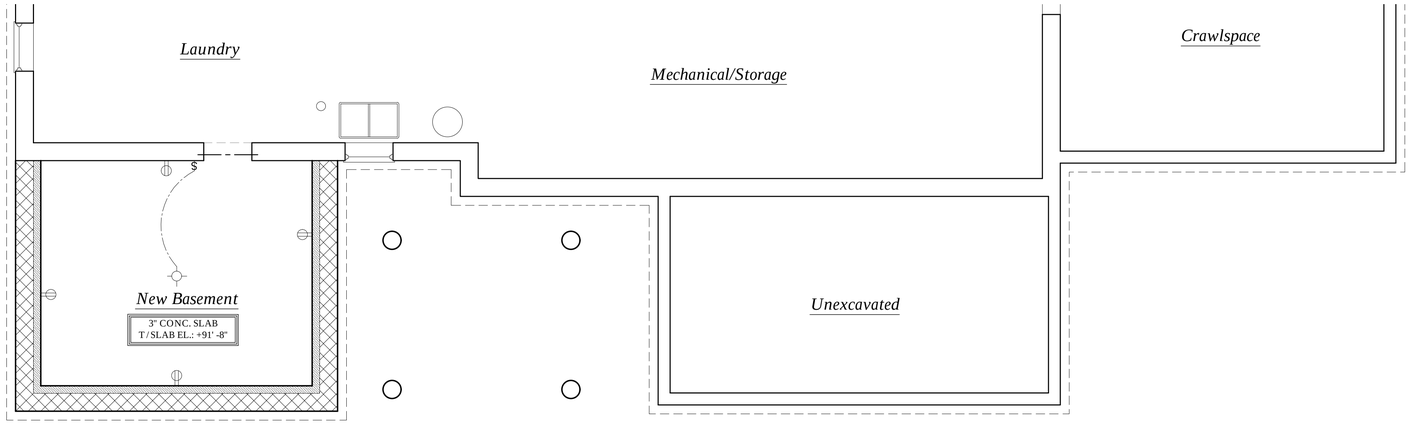
JEREMY HARTLINE ARCHITECT
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

Good-Blackstock Addition
1525 West River Oaks Lane
Mequon, WI 53092

DATE 8-20-2025
DRAWN BY J. HARTLINE
PROJECT NO.
SHEET 7
OF 8 SHEETS

Attachment: Plans (10580 : Jadon Good)

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PROPOSED LOWER LEVEL LIGHTING / ELECTRICAL PLAN

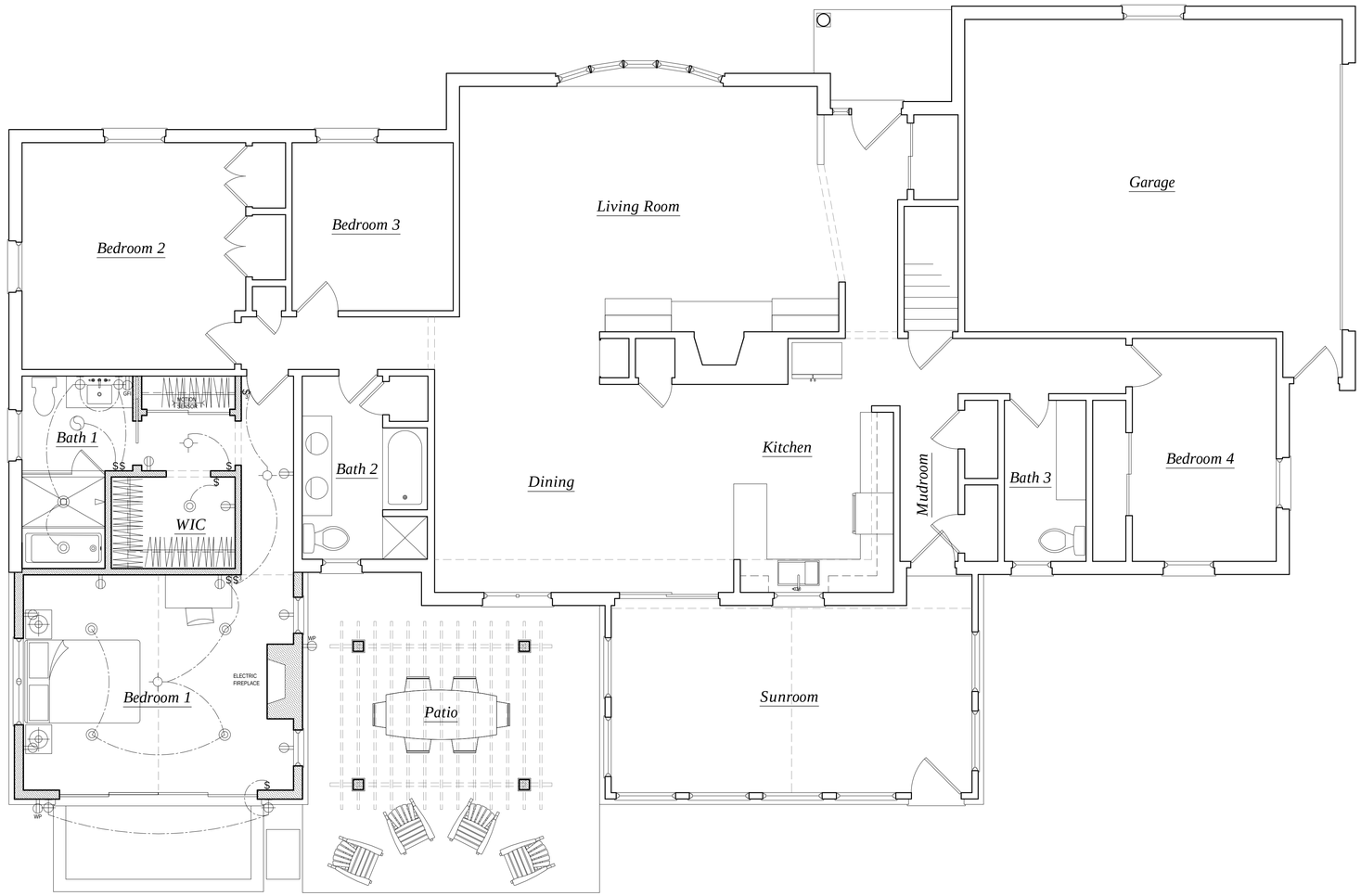
1/4" = 1'-0"

ELECTRICAL KEY

- $ SWITCH
- $3 3-WAY SWITCH
- $D DIMMER SWITCH
- $DS DOOR SWITCH
- DUPLEX OUTLET
- QUADRUPLEX OUTLET
- HALF SWITCHED DUPLEX OUTLET
- FULL SWITCHED DUPLEX OUTLET
- GFI GROUND FAULT INTERRUPT DUPLEX OUTLET
- DUPLEX FLOOR OUTLET
- WP WEATHERPROOF OUTLET
- PM PLUG MOULD
- DIRECTIONAL RECESSED DOWNLIGHT
- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- RECESSED DOWNLIGHT
- UNDER CABINET FIXTURE
- UPLIGHT FIXTURE
- UNDER CABINET LOW VOLTAGE LIGHTING
- CEILING MOUNTED EXHAUST FAN
- HIGH INTENSITY DIRECTIONAL FLOOD LIGHT
- CEILING FAN
- GARBAGE DISPOSAL

ELECTRICAL NOTES

1. Electrician to verify Owner's electrical requirements. Electrician services are to be performed as a "design/build" contract.
2. Provide dedicated outlets or hard-wired connections to all appliances.
3. Provide convenience outlets as shown on plan and as required by code.
4. Consult owner regarding color and material of all device face plates, switches, and outlets.
5. Provide additional circuits for landscape lighting.
6. Use wet location rated fixtures & devices at exteriors, showers, and where required by code.
7. Install boxes only and conduct walkthrough w/ Owner and Architect prior to final install to verify all locations.



PROPOSED MAIN LEVEL LIGHTING / ELECTRICAL PLAN

1/4" = 1'-0"

N

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REVISIONS	BY

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PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

Good-Blackstock Addition
1525 West River Oaks Lane
Mequon, WI 53092

DATE 8-20-2025
DRAWN BY J. HARTLINE
PROJECT NO.
SHEET 8
OF 8 SHEETS

Attachment: Plans (10580 : Jadon Good)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 8, 2025**
SUBJECT: **Keenan & Kassie Quinlevan - Addition: Sunroom, Mudroom, Bath & Garage at 9704 N. Range Line Road**

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

Letter of Intent

Keenan and Kassie Quinlevan
9704 N Range Line Rd
Mequon, WI 53092

Platz Custom Homes
7610 W Evergreen Rd
Mequon, WI 53097

8/5/2025

Subject: Letter of Intent for Addition Project

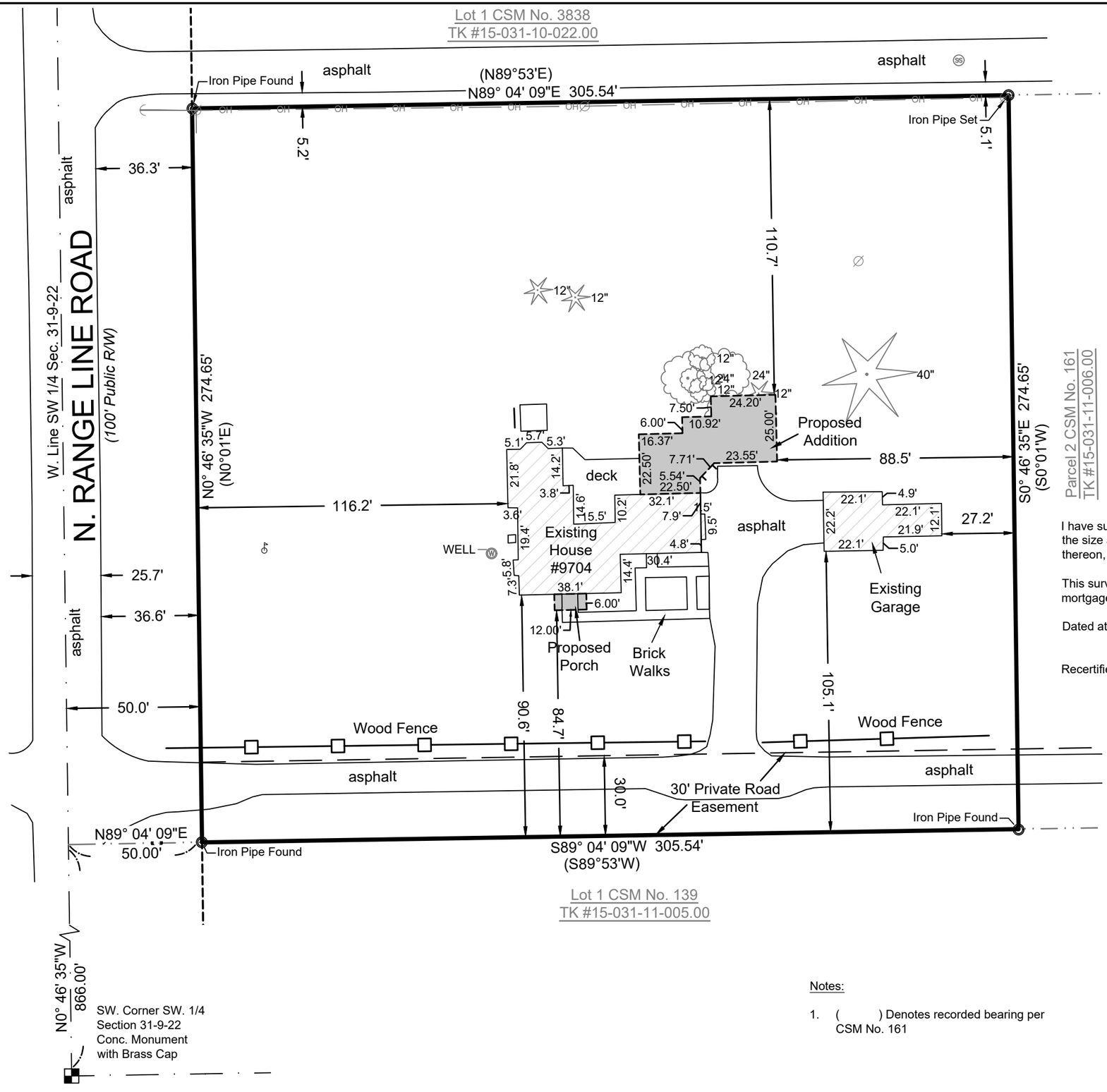
Scope of Work:
We are looking to add an addition to our home at 9704 N Range Line Rd to add additional living space and more functionality to the current home. The project will involve the addition off the back (northeast) side of home to include a sunroom, mudroom, laundry room, 2nd powder room and attached 2 car garage. The outside materials will match the existing materials used on the current house to include, but not limited to cedar siding, exterior white paint, navy blue shutters, similar window design with grids, matching exterior wood side entrance door, matching overheard garage door to existing garage, etc. Design/plans will be ascetically pleasing and blend well with the existing structure.

Attachment: Statement of Intent (10581 : Keenan & Kassie Quinlevan)

Plat of Survey

Parcel 1 of Certified Survey Map No. 161, being part of the West 1/2 of the Southwest 1/4 of Section 31, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said parcel containing 83,916 sq. ft. / 1.926 acres of land, more or less.



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

SURVEY CERTIFICATE

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

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

Dated at City of Milwaukee, State of Wisconsin this 21st day of July, 2025.

Recertified _____

James Schneider
S - 2127

Notes:

1. ( ) Denotes recorded bearing per CSM No. 161

Bearings are referenced to Wisconsin State Plane Coordinate System, South Zone (NAD83)

0 40' 80'

Prepared for:
Platz Custom Homes, Inc.
c/o: Randy Platz
7610 W. Evergreen Road
Mequon, WI 53097

Property Address:
9704 N. Range Line Road
Mequon, WI 53092
Tax Key #15-031-11-003.00

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

Attachment: Survey (10581 : Keenan & Kassie Quinlevan)

9704 N Range Line Rd
Mequon





Attachment: Pictures (10581 : Keenan & Kassie Quinlevan)





Attachment: Pictures (10581 : Keenan & Kassie Quinlevan)





Attachment: Pictures (10581 : Keenan & Kassie Quinlevan)





Attachment: Pictures (10581 : Keenan & Kassie Quinlevan)





Attachment: Pictures (10581 : Keenan & Kassie Quinlevan)



Attachment: Pictures (10581 : Keenan & Kassie Quinlevan)

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



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



FRITSCH DESIGNS, LLC
1716 TERRACE DRIVE
PORT WASHINGTON, WI
53074
262-483-4048

THESE DRAWINGS WERE CREATED
FOR USE SOLELY BY
FRITSCH DESIGNS, LLC
ANY DUPLICATION WITHOUT THE
CONSENT OF FRITSCH DESIGNS, LLC MAY
RESULT IN LEGAL ACTION.
COPYWRITE 2013

DATE	PLAN DEVELOPMENT
04/02/25	PRELIMINARY PLANS
04/08/25	PRELIMINIARY PLANS REVISED
04/16/25	PRELIMINARY PLANS REVISED
04/23/25	PRELIMINARY PLANS REVISED
04/30/25	PRELIMINARY PLANS REVISED
05/16/25	PRELIMINARY PLANS REVISED
05/20/25	BID SET

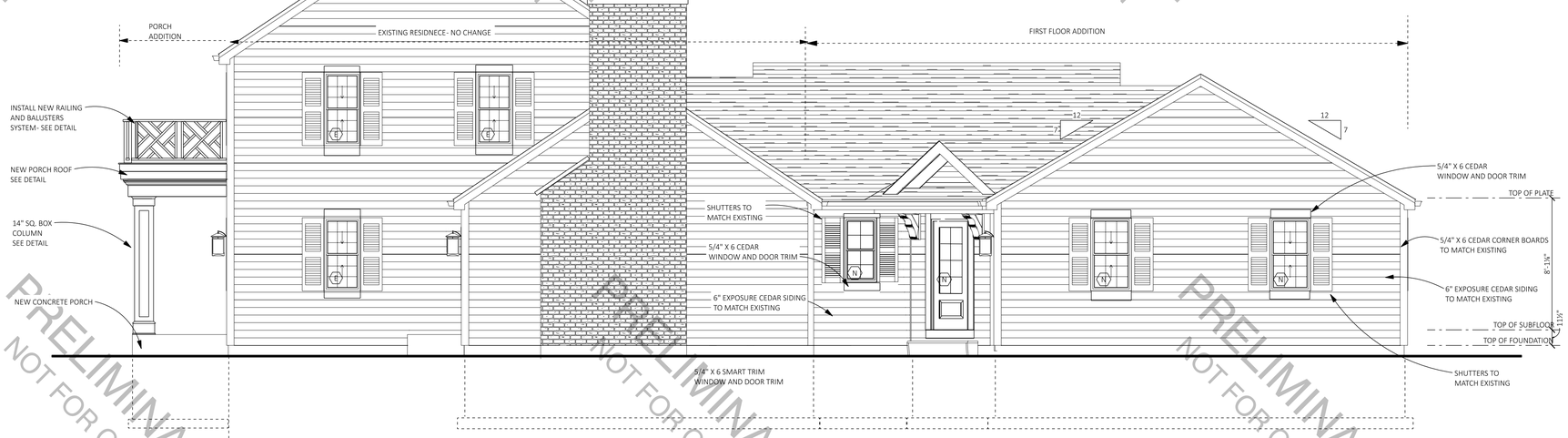
BID DATE
05/23/25

FINAL DATE

QUINLEVAN RESIDENCE
9704 N RANGE LINE ROAD
MEQUON, WI

SHEET
1/8

Attachment: Plans (10581 : Keenan & Kassie Quinlevan)



EXT ELEV RIGHT HIDDEN

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



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1716 TERRACE DRIVE
PORT WASHINGTON, WI
53074
262-483-4048

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COPYWRITE 2013

DATE	PLAN DEVELOPMENT
04/02/25	PRELIMINARY PLANS
04/08/25	PRELIMINARY PLANS REVISED
04/16/25	PRELIMINARY PLANS REVISED
04/23/25	PRELIMINARY PLANS REVISED
04/30/25	PRELIMINARY PLANS REVISED
05/16/25	PRELIMINARY PLANS REVISED
05/20/25	BID SET

BID DATE

05/23/25

FINAL DATE

QUINLEVAN RESIDENCE
9704 N RANGE LINE ROAD
MEQUON, WI

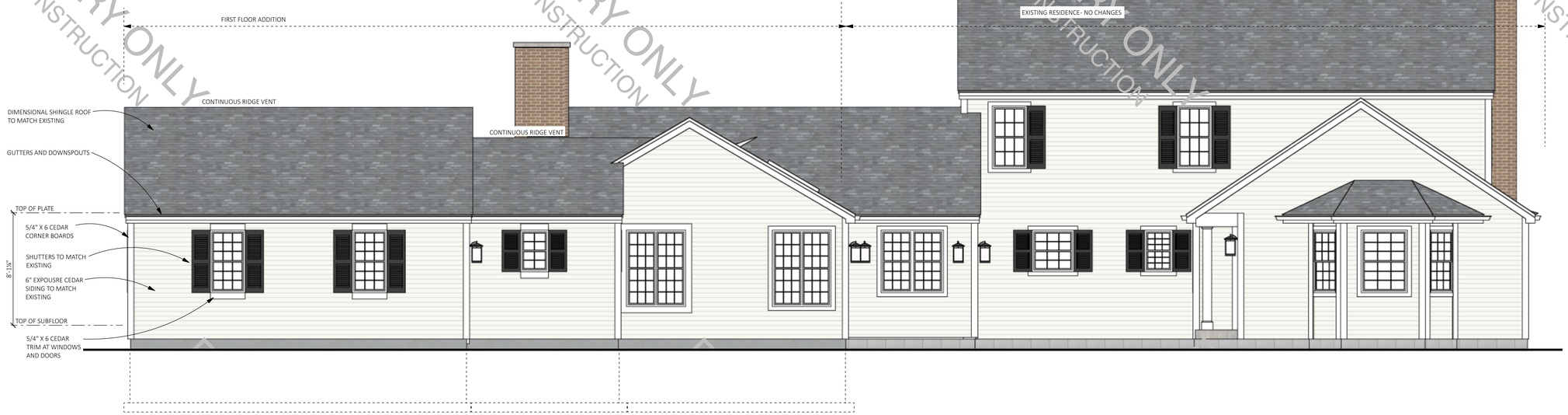
SHEET

2/8

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Attachment: Plans (10581 : Keenan & Kassie Quinlevan)

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



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



FRITSCH DESIGNS, LLC
1716 TERRACE DRIVE
PORT WASHINGTON, WI
53074
262-483-4048

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ANY DUPLICATION WITHOUT THE
CONSENT OF FRITSCH DESIGNS, LLC MAY
RESULT IN LEGAL ACTION.
COPYWRITE 2013

DATE	PLAN DEVELOPMENT
04/02/25	PRELIMINARY PLANS
04/08/25	PRELIMINARY PLANS REVISED
04/16/25	PRELIMINARY PLANS REVISED
04/23/25	PRELIMINARY PLANS REVISED
04/30/25	PRELIMINARY PLANS REVISED
05/16/25	PRELIMINARY PLANS REVISED
05/20/25	BID SET

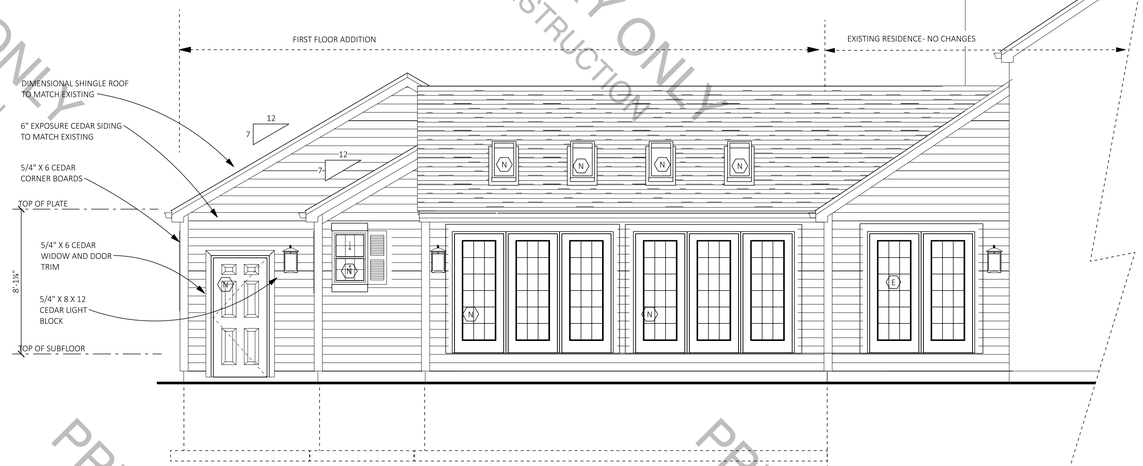
BID DATE
05/23/25

FINAL DATE

QUINLEVAN RESIDENCE
9704 N RANGE LINE ROAD
MEQUON, WI

SHEET
3/8

Attachment: Plans (10581 : Keenan & Kassie Quinlevan)



EXT ELEV LEFT HIDDEN

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



LEFT ELEVATION WITH ENTIRE HOUSE

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1716 TERRACE DRIVE
PORT WASHINGTON, WI
53074
262-483-4048

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DATE	PLAN DEVELOPMENT
04/02/25	PRELIMINARY PLANS
04/08/25	PRELIMINARY PLANS REVISED
04/16/25	PRELIMINARY PLANS REVISED
04/23/25	PRELIMINARY PLANS REVISED
04/30/25	PRELIMINARY PLANS REVISED
05/16/25	PRELIMINARY PLANS REVISED
05/20/25	BID SET

BID DATE

05/23/25

FINAL DATE

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MEQUON, WI

SHEET

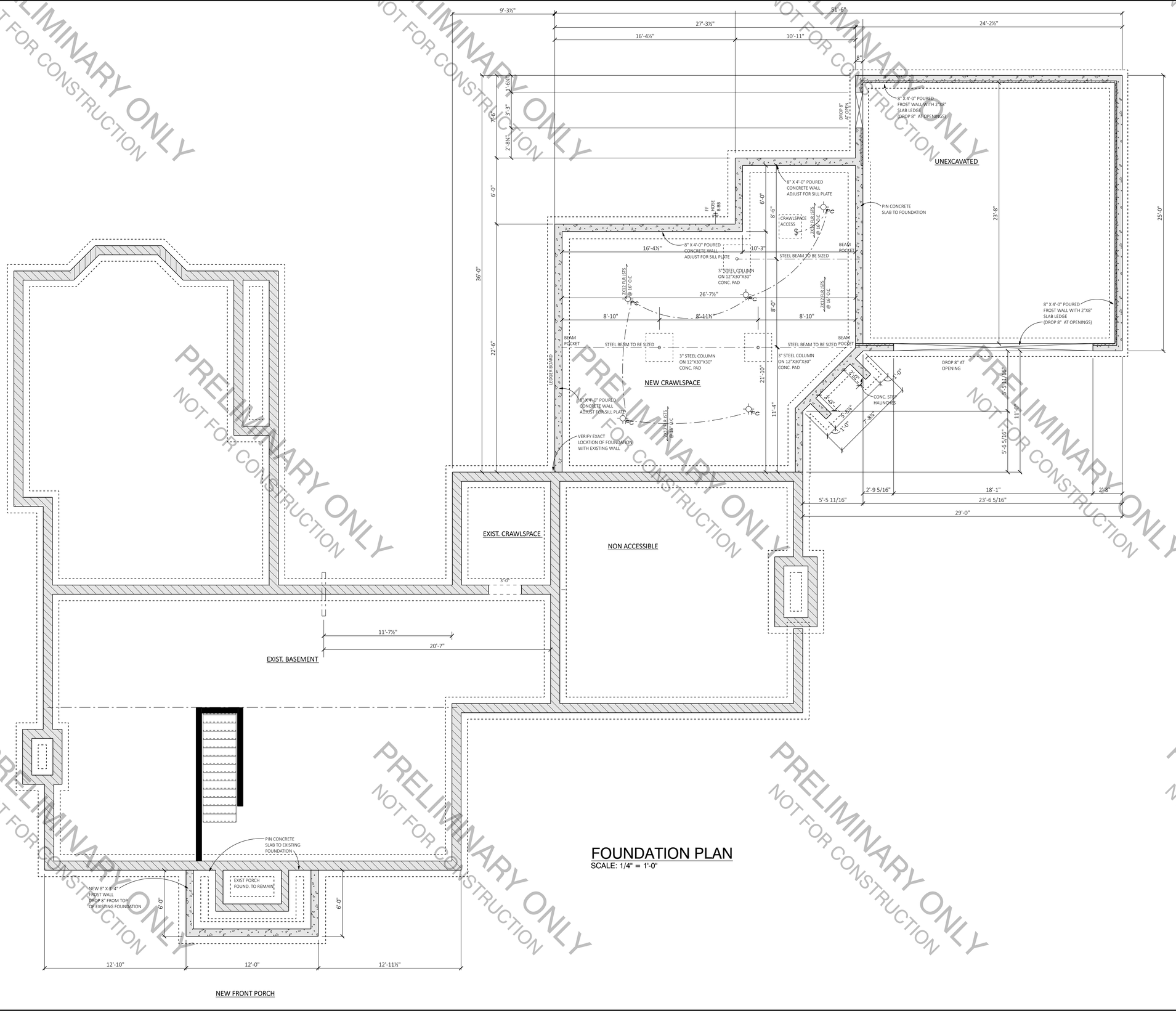
4/8

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FOUNDATION PLAN

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

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04/02/25	PRELIMINARY PLANS
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04/16/25	PRELIMINARY PLANS REVISED
04/23/25	PRELIMINARY PLANS REVISED
04/30/25	PRELIMINARY PLANS REVISED
05/16/25	PRELIMINARY PLANS REVISED
05/20/25	BID SET

BID DATE

05/23/25

FINAL DATE

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MANUFACTURER	MARVIN
SERIES	ELEVATE
STYLE	DOUBLE HUNG
GRILLES	SIMULATED DIVIDED LITE
EXTERIOR	COLOR TBD
INTERIOR	WOOD
WINDOW HARDWARE	TBD
DOOR HARDWARE	TBD

WIND #	UNIT #	SWING	NOTES
1	ELDH 2648		
2	ELDH 3052		
3	ELDH 3052		
4	ELDH 3052		
5	ELDH 3052		
6	ELDH 2636		
7	ELDH 2636		
8	ELDH 2664 2W		
9	ELDH 2664 2W		
DOORS			
1	ELSPD 9065		
2	ELSPD 9065		

SKYLIGHTS	VELUX
TYPE	FIXED UNITS
QUANTITY	4
UNIT SIZE	C06

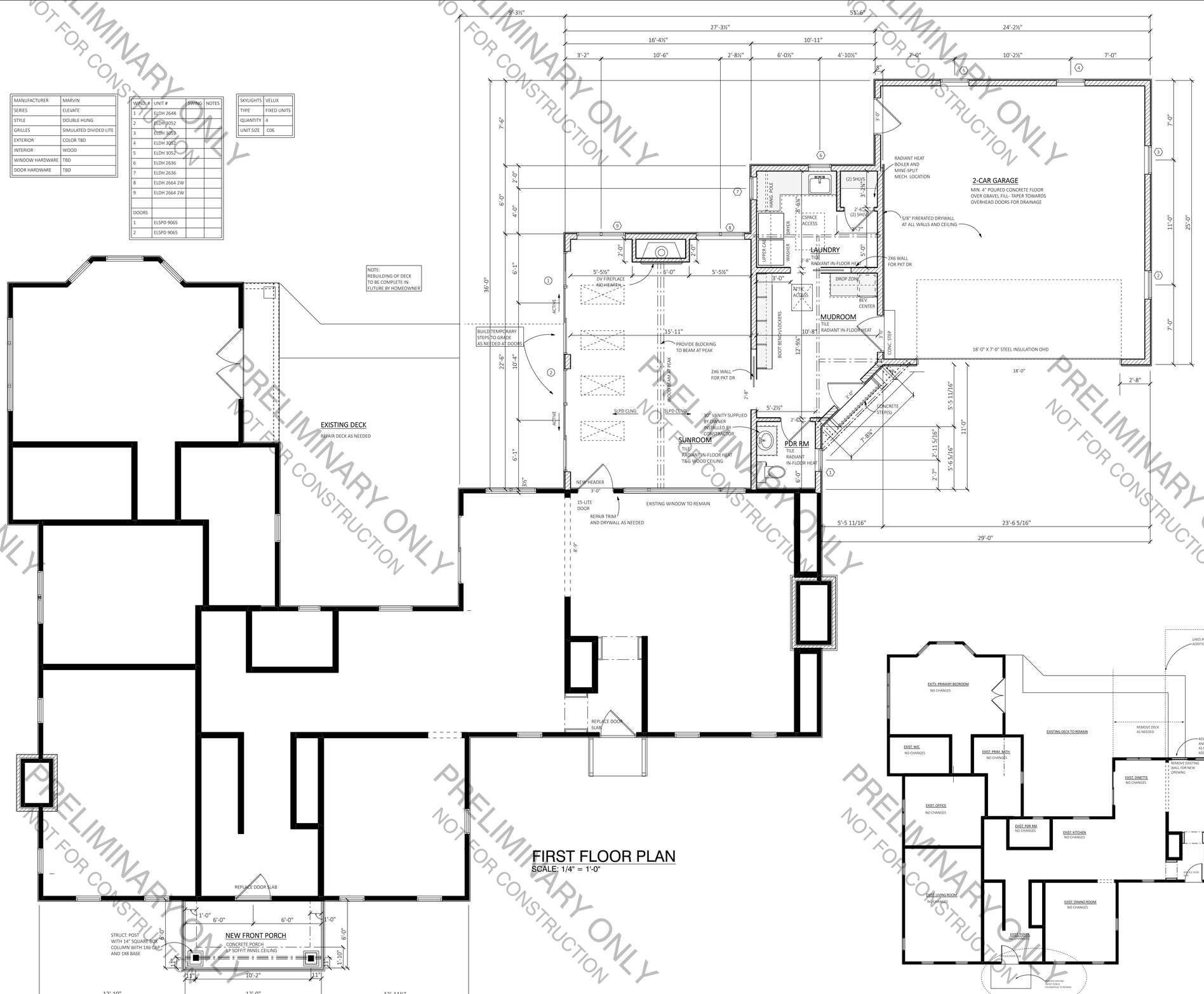
NOTES	
1	VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION
2	VERIFY ALL SELECTIONS WITH HOMEOWNER PRIOR TO ORDERING AND/OR INSTALLING
3	INTERIOR DOOR STYLE AND DOOR HARDWARE TO MATCH EXISTING
4	INTERIOR CASING AND BASE TO MATCH EXISTING

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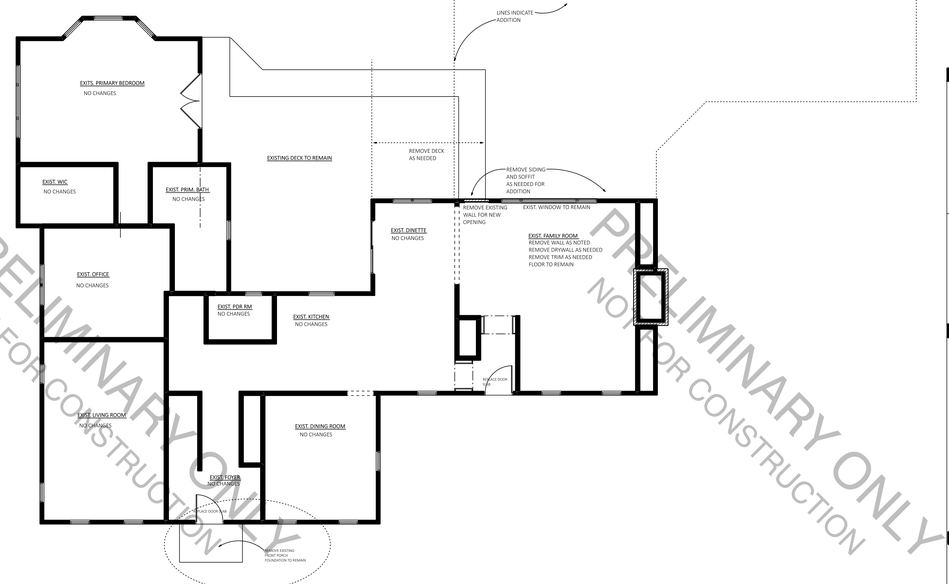
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EXISTING WINDOW TRIM TO MATCH



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



DEMO 1ST FLR
SCALE: 1/8" = 1'-0"

DATE	PLAN DEVELOPMENT
04/02/25	PRELIMINARY PLANS
04/08/25	PRELIMINARY PLANS REVISED
04/16/25	PRELIMINARY PLANS REVISED
04/23/25	PRELIMINARY PLANS REVISED
04/30/25	PRELIMINARY PLANS REVISED
05/16/25	PRELIMINARY PLANS REVISED
05/20/25	BID SET

BID DATE
05/23/25

FINAL DATE

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9704 N RANGE LINE ROAD
MEQUON, WI

SHEET
6/8

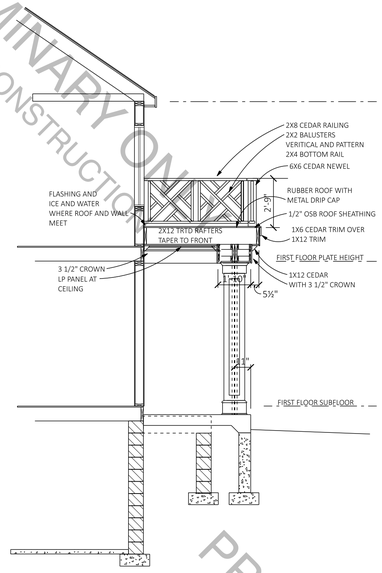
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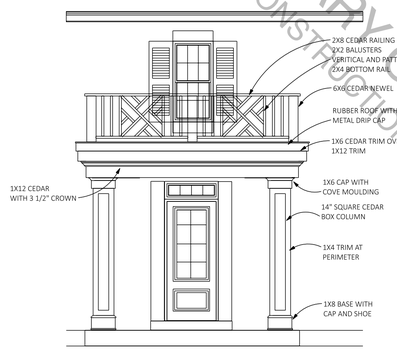
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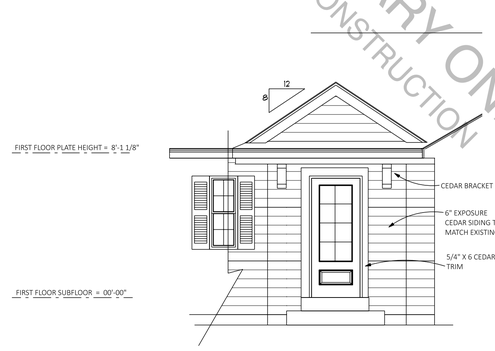
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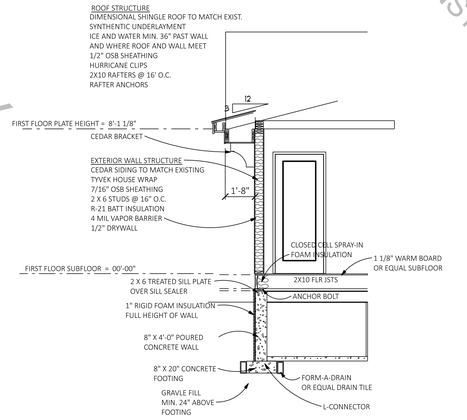


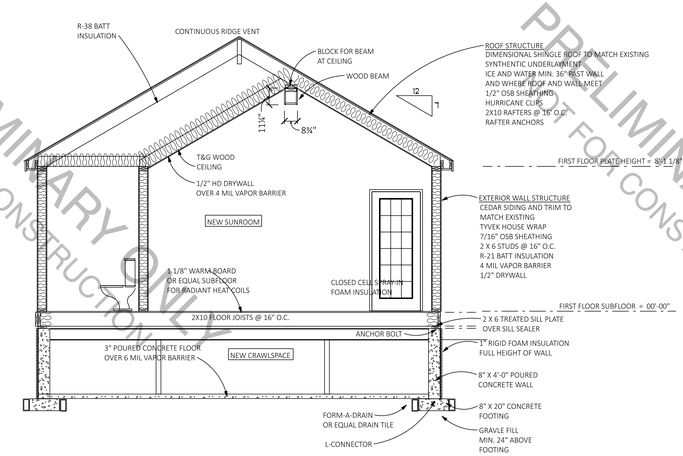
SECTION FRONT PORCH
SCALE: 1/4" = 1'-0"

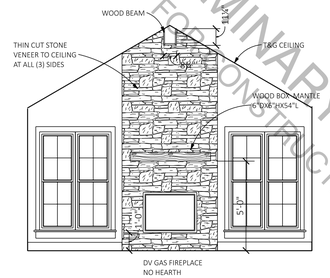




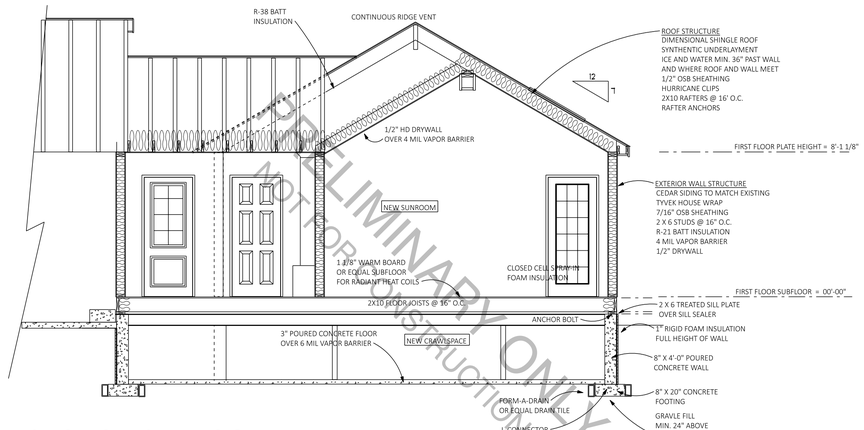
SECTION SIDE ENTRY
SCALE: 1/4" = 1'-0"



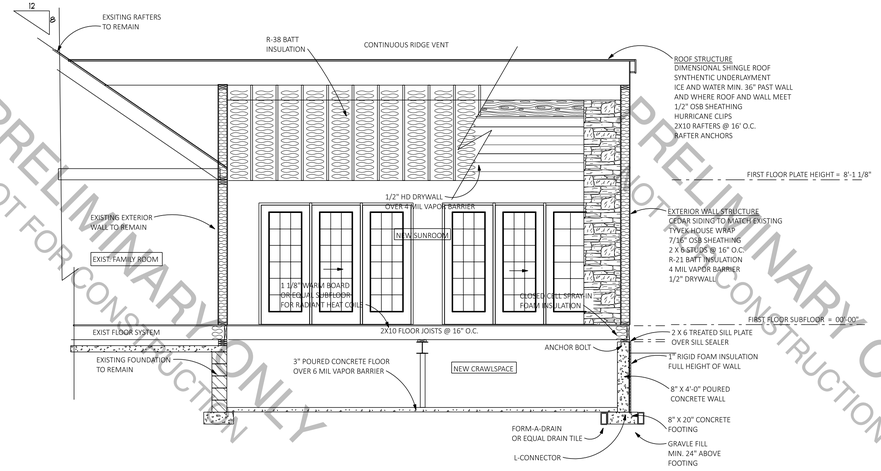




INT ELEV FIREPLACE
SCALE: 1/4" = 1'-0"



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



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04/02/25	PRELIMINARY PLANS
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04/23/25	PRELIMINARY PLANS REVISED
04/30/25	PRELIMINARY PLANS REVISED
05/16/25	PRELIMINARY PLANS REVISED
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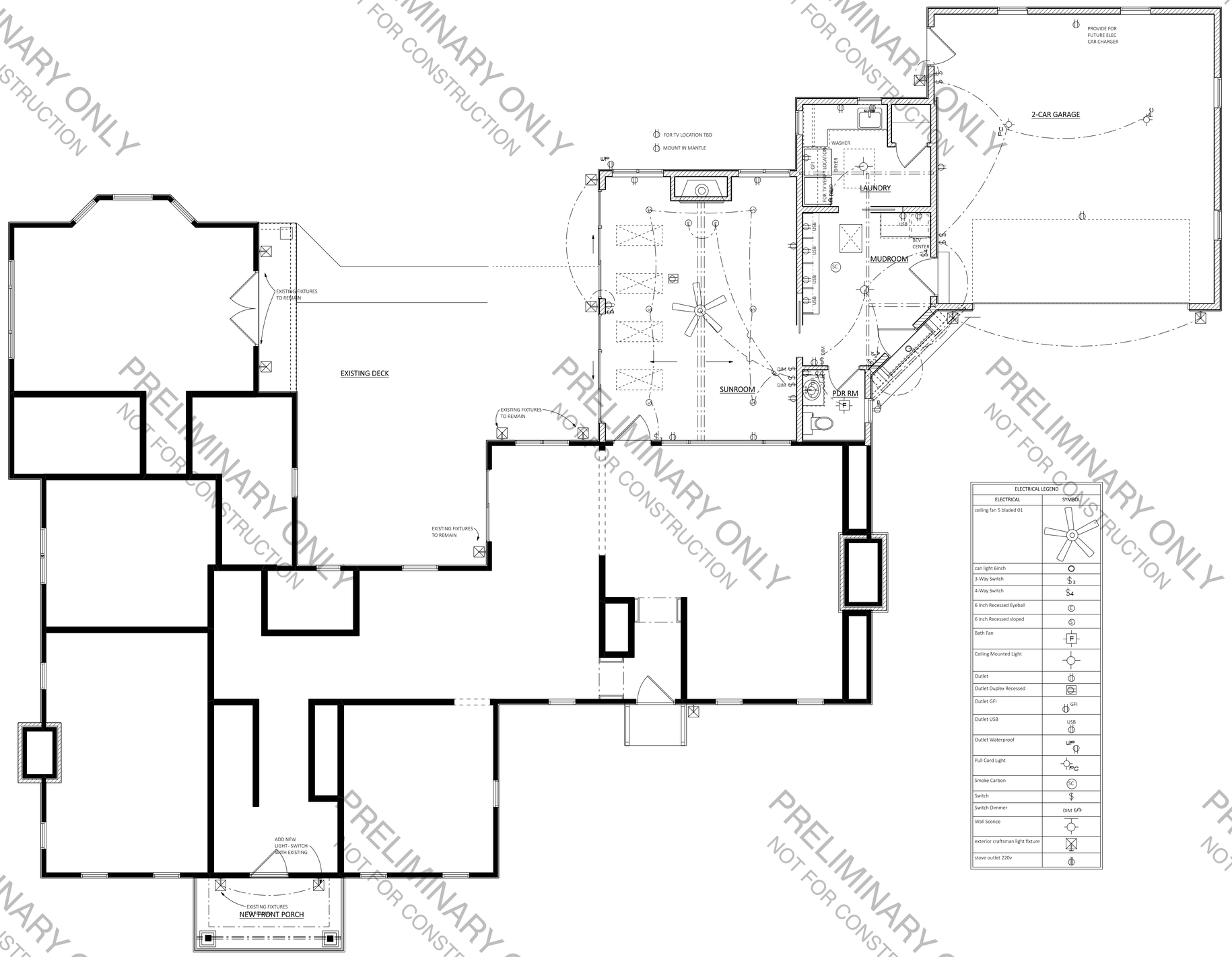
QUINLEVAN RESIDENCE
9704 N RANGE LINE ROAD
MEQUON, WI

SHEET
7/8

Attachment: Plans (10581 : Keenan & Kassie Quinlevan)

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FIRST FLOOR ELECTRICAL PLAN

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

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
ceiling fan 5 bladed 01	
can light 6inch	
3-Way Switch	$3
4-Way Switch	$4
6 Inch Recessed Eyeball	E
6 inch Recessed sloped	S
Bath Fan	F
Ceiling Mounted Light	
Outlet	
Outlet Duplex Recessed	
Outlet GFI	GFI
Outlet USB	USB
Outlet Waterproof	WP
Pull Cord Light	PC
Smoke Carbon	SC
Switch	$
Switch Dimmer	DIM
Wall Sconce	
exterior craftsman light fixture	
stove outlet 220v	

DATE	PLAN DEVELOPMENT
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04/23/25	PRELIMINARY PLANS REVISED
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QUINLEVAN RESIDENCE
9704 N RANGE LINE ROAD
MEQUON, WI

SHEET
8/8

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Attachment: Plans (10581 : Keenan & Kassie Quinlevan)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 8, 2025**
SUBJECT: **Steven Nye - Addition: Sunroom at 10404 N. Riverview Court**

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

Design Group Three

August 25, 2025

Statement of Intent

10404 N Riverview Ct.
Mequon, WI 53092

The proposed project is the tear down of an existing single story structure at the rear of the home and to construct a new single story structure in its place. The footprint of the new proposed structure is approximately 60% larger. The new structure is to serve as a sunroom consisting of windows, siding, brick veneer and roof shingles to match the existing home.

Attachment: Statement of Intent (10582 : Steven Nye)



Nye Residence

One Story Living Space Addition

10404 N. Riverview Ct.
Mequon, WI 53092

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CONSTRUCTION

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designgroupthree.com



Attachment: Pictures (10582 : Steven Nye)

Nye Residence

One Story Living Space Addition

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Mequon, WI 53092

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Attachment: Pictures (10582 : Steven Nye)



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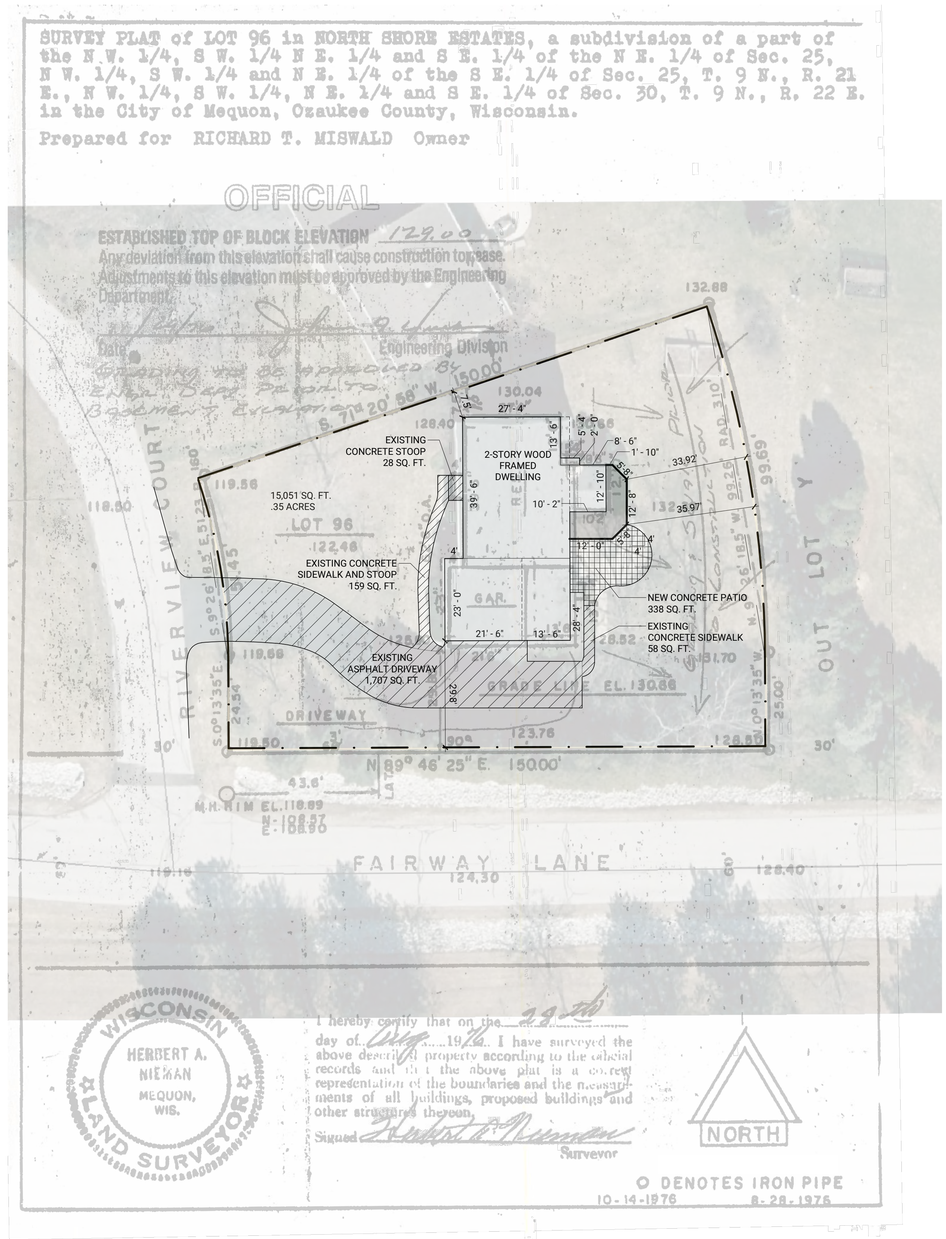
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Attachment: Pictures (10582 : Steven Nye)

NYE RESIDENCE

10404 N. RIVERVIEW COURT
MEQUON, WI 53092
COUNTY OF OZAUKEE, CITY OF MEQUON



N

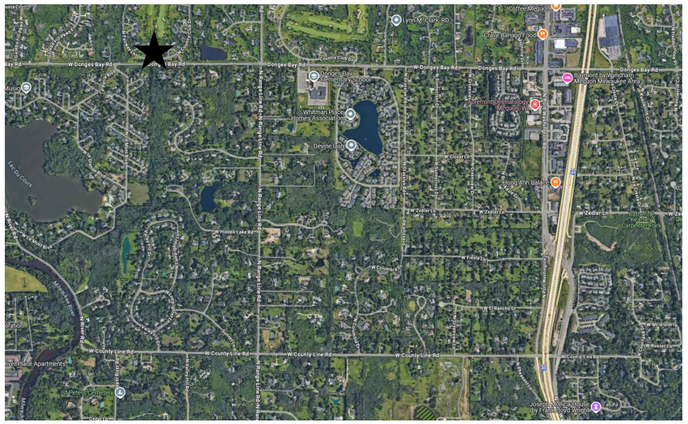
1 T-0 SITE PLAN 1" =20'-0"



2 T-0 WEST ELEVATION
NO ALTERATIONS
¼" =1'-0"



PROJECT LOCATION



AREA MAP

BUILDING AREA SUMMARY

EXISTING FOOTPRINT:	2,093 SQ. FT.
NEW ADDITION:	181 SQ. FT.
TOTAL:	2,274 SQ. FT.

LOT COVERAGE SUMMARY

LOT SIZE	15,051 SQ. FT.
EXISTING BUILDING FOOTPRINT	2,093 SQ. FT.(13.9%)
NEW ADDITION FOOTPRINT	181 SQ. FT.
	2,274 SQ. FT. (15.1%)
MAX. ALLOWABLE (15%)	2,258 SQ. FT.

Sec 58-249. - Technical requirements of residential zoning district
(c)Special maximum lot coverage standards.
(1) Maximum lot coverage percentage shall not apply to a residential planned unit development unless the common council determines otherwise in the ordinance that creates the planned unit development.
(2) If a property is in the R-1 through R-3 zoning districts and the property is smaller than the minimum lot size for the zoning district in which it is located, the maximum lot coverage percentage shall be the percentage applicable to the zoning district with a minimum lot size smaller than, but closest in size to, the property.

LIST OF ABBREVIATIONS

ABV.	/ ABV	ABOVE	HT.	/ HT	HEIGHT
A.F.F.	/ AFF	ABOVE FINISH FLOOR	MTL.	/ MTL	METAL
AV		AUDIO AND VIDEO	N.A.	/ NA	NOT APPLICABLE
C.O.	/ CO	CASED OPENING	O.C.	/ OC	ON CENTER
COL.	/ COL	COLUMN	PL.	/ PL	POLE
CONC.	/ CONC	CONCRETE	P.T.W.	/ PTW	PRESSURE TREATED WOOD
CRS.	/ CRS	COURSE	REF.	/ REF	REFRIGERATOR
EL.	/ ELEV.	ELEVATION	R.H.	/ RH	ROBE HOOK
EXIST'G.		EXISTING	SH.	/ SH	SHELF or SHELVES
E.T.R.	/ ETR	EXISTING TO REMAIN	STL.	/ STL	STEEL
D.W.	/ DW	DISHWASHER	V.I.F.		VERIFY IN FIELD
D.S.	/ DS	DOWNSPOUT	W		WASHER
D		DRYER			
D.O.	/ DO	DRYWALL OPENING	B/		BOTTOM OF
F.D.		FLOOR DRAIN	O/		OUTSIDE OF
FURN		FURNACE	T/		TOP OF

SHEET INDEX

T-0	TITLE SHEET
A-1	EXTERIOR RENDERINGS
A-2	EXTERIOR ELEVATIONS - NORTH, EAST AND SOUTH
A-3	FIRST FLOOR DEMOLITION PLAN
A-4	FIRST FLOOR CONSTRUCTION PLAN
A-5	SECOND FLOOR PLANS - DEMOLITION AND CONSTRUCTION
	FOUNDATION PLAN
	WINDOW SCHEDULE
	SECTION

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Mequon, WI 53092

DRAWN BY: mjk

DATE: 08 . 18 . 25

SHEET NO.: T-0

1 OF 6

Attachment: Plans (10582 : Steven Nye)

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SOUTHEAST VIEW



EAST VIEW



NORTHEAST VIEW



NORTH VIEW

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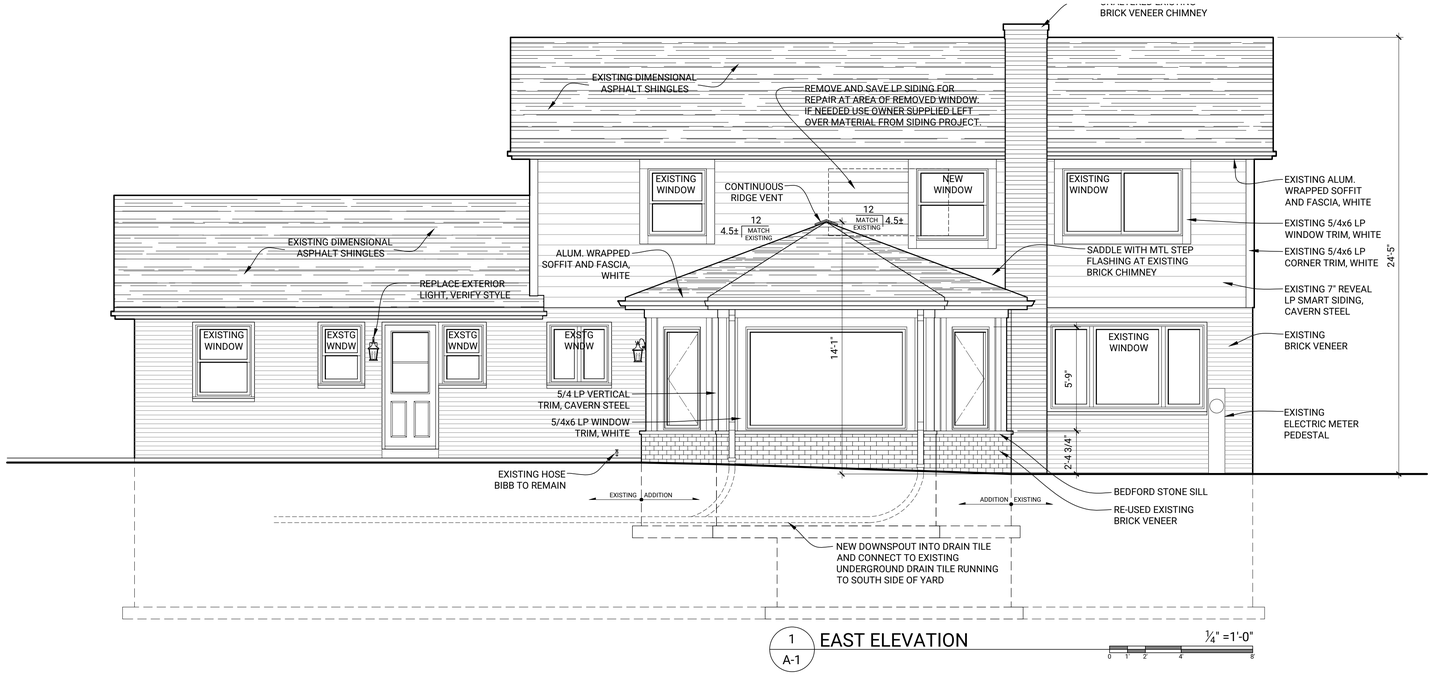
DRAWN BY: mjk

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SHEET NO.: A-1

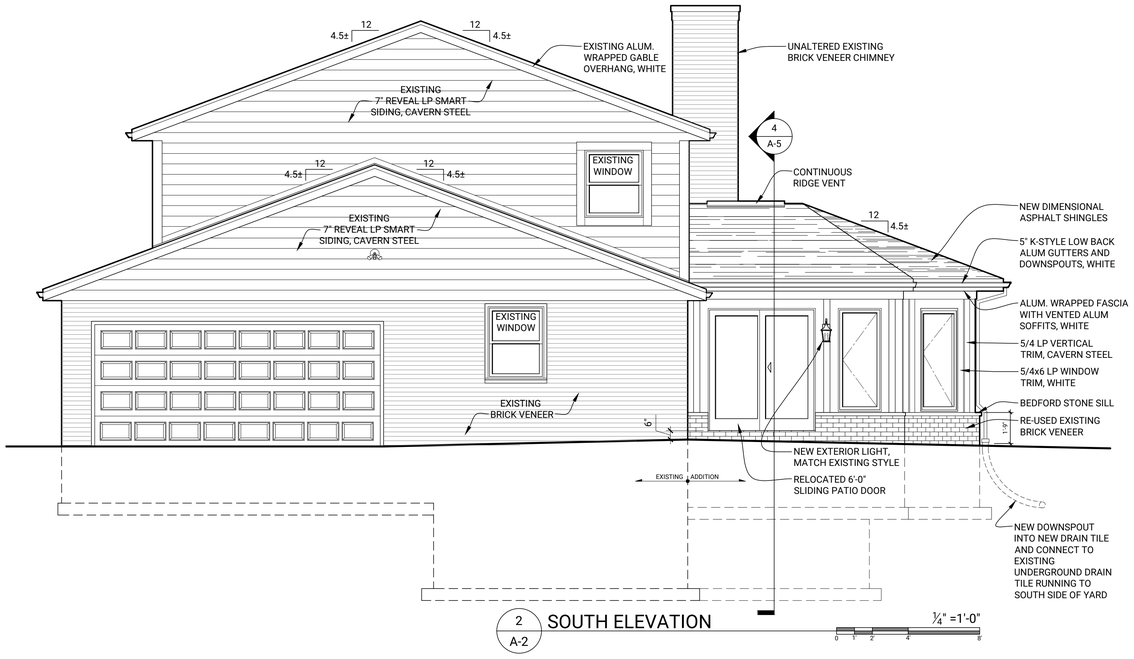
2 OF 6

Attachment: Plans (10582 : Steven Nye)



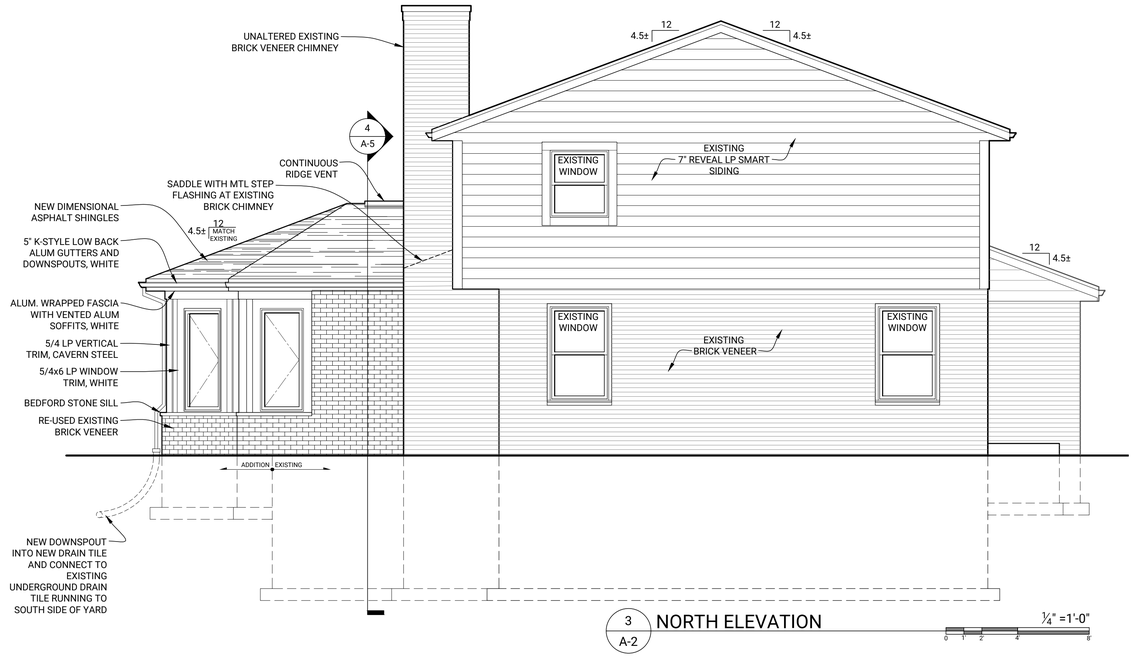
1 / A-1 EAST ELEVATION

¼" =1'-0"



2 / A-2 SOUTH ELEVATION

¼" =1'-0"



3 / A-2 NORTH ELEVATION

¼" =1'-0"

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SHEET NO.: A-2

3 OF 6

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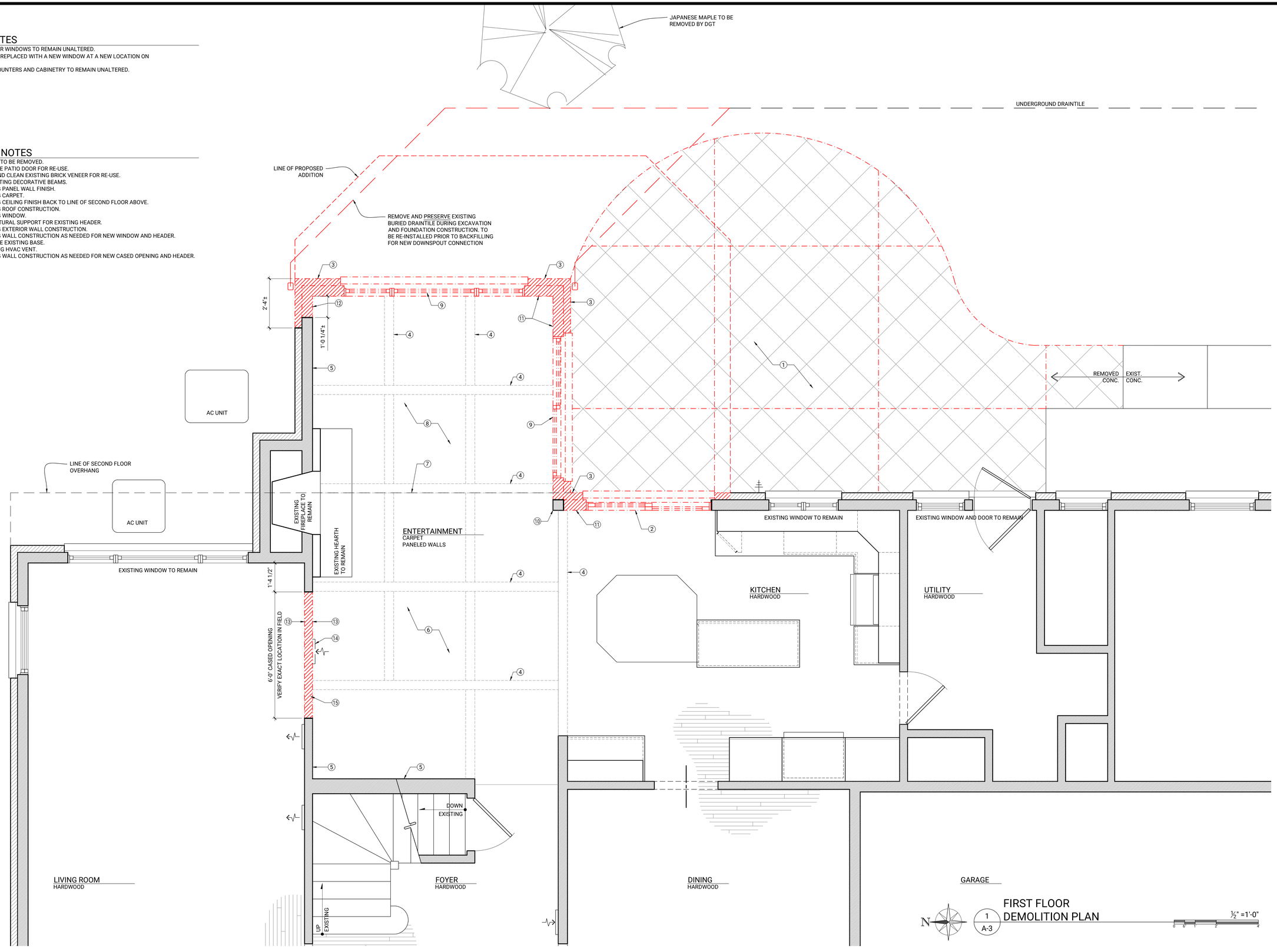
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GENERAL NOTES

- EXISTING FIRST FLOOR WINDOWS TO REMAIN UNALTERED.
  (1) WINDOW IS TO BE REPLACED WITH A NEW WINDOW AT A NEW LOCATION ON SECOND FLOOR.
- EXISTING KITCHEN COUNTERS AND CABINETRY TO REMAIN UNALTERED.

FIRST FLOOR DEMOLITION NOTES

1 - CONCRETE PATIO TO BE REMOVED.
2 - REMOVE AND SAVE PATIO DOOR FOR RE-USE.
3 - REMOVE, SAVE, AND CLEAN EXISTING BRICK VENEER FOR RE-USE.
4 - REMOVE ALL EXISTING DECORATIVE BEAMS.
5 - REMOVE EXISTING PANEL WALL FINISH.
6 - REMOVE EXISTING CARPET.
7 - REMOVE EXISTING CEILING FINISH BACK TO LINE OF SECOND FLOOR ABOVE.
8 - REMOVE EXISTING ROOF CONSTRUCTION.
9 - REMOVE EXISTING WINDOW.
10 - MAINTAIN STRUCTURAL SUPPORT FOR EXISTING HEADER.
11 - REMOVE EXISTING EXTERIOR WALL CONSTRUCTION.
12 - REMOVE EXISTING WALL CONSTRUCTION AS NEEDED FOR NEW WINDOW AND HEADER.
13 - REMOVE AND SAVE EXISTING BASE.
14 - RE-ROUTE EXISTING HVAC VENT.
15 - REMOVE EXISTING WALL CONSTRUCTION AS NEEDED FOR NEW CASED OPENING AND HEADER.



FIRST FLOOR DEMOLITION PLAN
1 / A-3
½" =1'-0"

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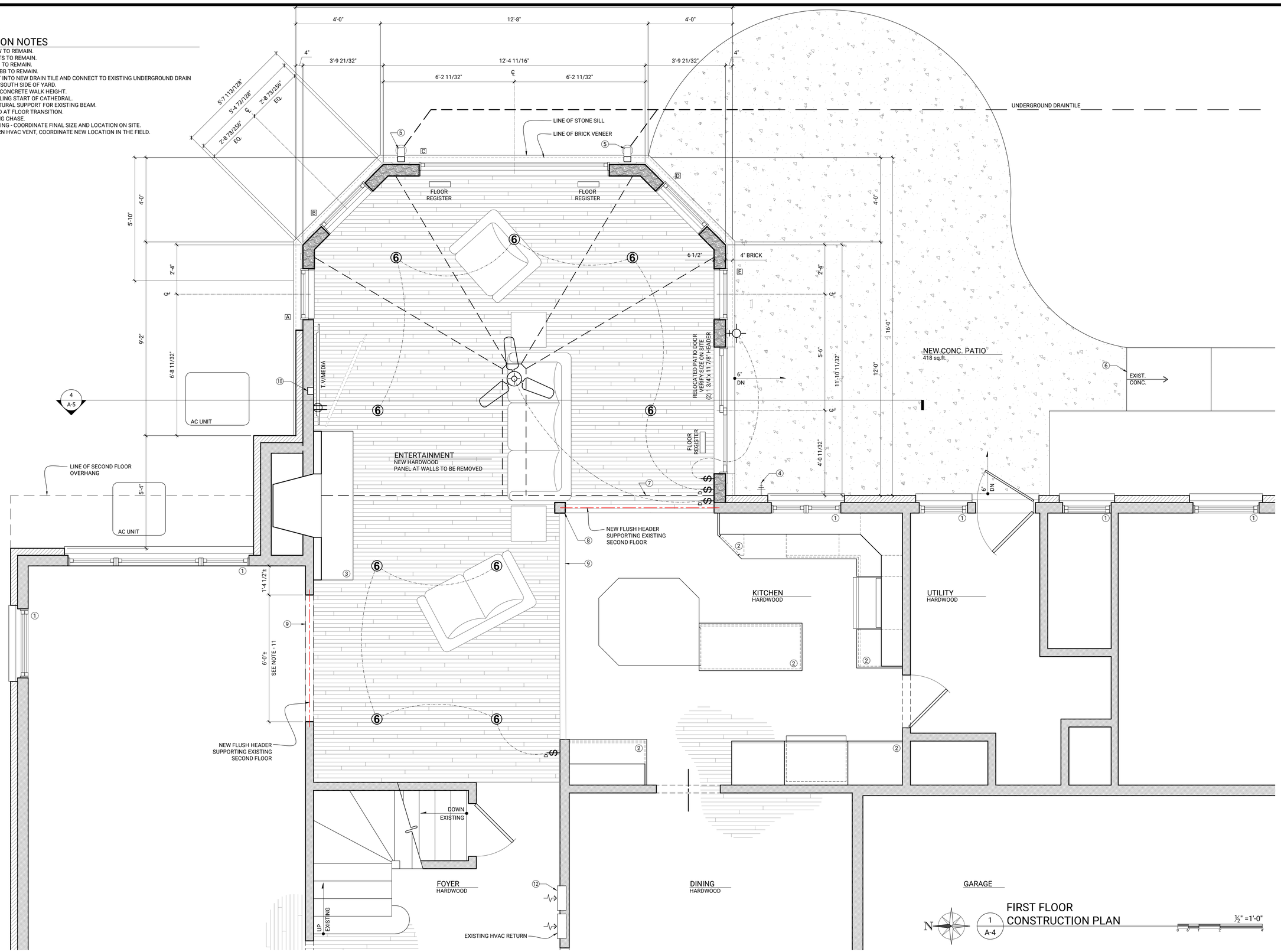
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DRAWN BY: mjk
DATE: 08 . 18 . 25
SHEET NO.: A-3
4 OF 6

Attachment: Plans (10582 : Steven Nye)

FIRST FLOOR CONSTRUCTION NOTES

1 - EXISTING WINDOW TO REMAIN.
2 - EXISTING CABINETS TO REMAIN.
3 - EXISTING HEARTH TO REMAIN.
4 - EXISTING HOSE BIBB TO REMAIN.
5 - NEW DOWNSPOUT INTO NEW DRAIN TILE AND CONNECT TO EXISTING UNDERGROUND DRAIN TILE RUNNING TO SOUTH SIDE OF YARD.
6 - MATCH EXISTING CONCRETE WALK HEIGHT.
7 - EDGE OF FLAT CEILING START OF CATHEDRAL.
8 - MAINTAIN STRUCTURAL SUPPORT FOR EXISTING BEAM.
9 - WIDE TURN BOARD AT FLOOR TRANSITION.
10 - TELEVISION WIRING CHASE.
11 - NEW CASED OPENING - COORDINATE FINAL SIZE AND LOCATION ON SITE.
12 - RE-ROUTED RETURN HVAC VENT, COORDINATE NEW LOCATION IN THE FIELD.



1 A-4 FIRST FLOOR CONSTRUCTION PLAN

½" =1'-0"

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Milwaukee, WI 53217
414.962.5560
designgroupthree.com

CLIENT APPROVAL:

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Nye Residence
One Story Living Space Addition
10404 N. Riverview Ct.
Mequon, WI 53092

DRAWN BY: mjk

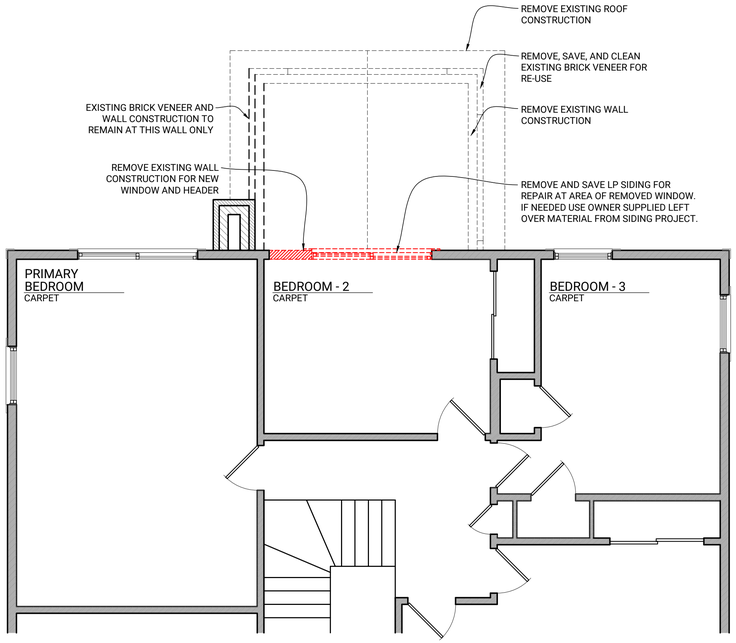
DATE: 08 . 18 . 25

SHEET NO.: A-4

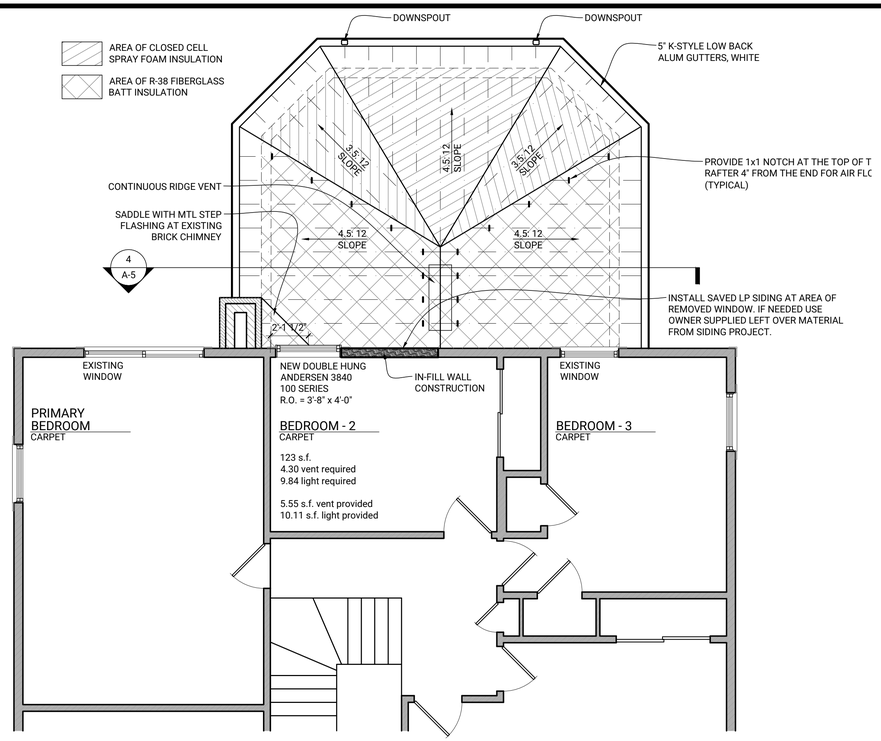
5 OF 6

Attachment: Plans (10582 : Steven Nye)

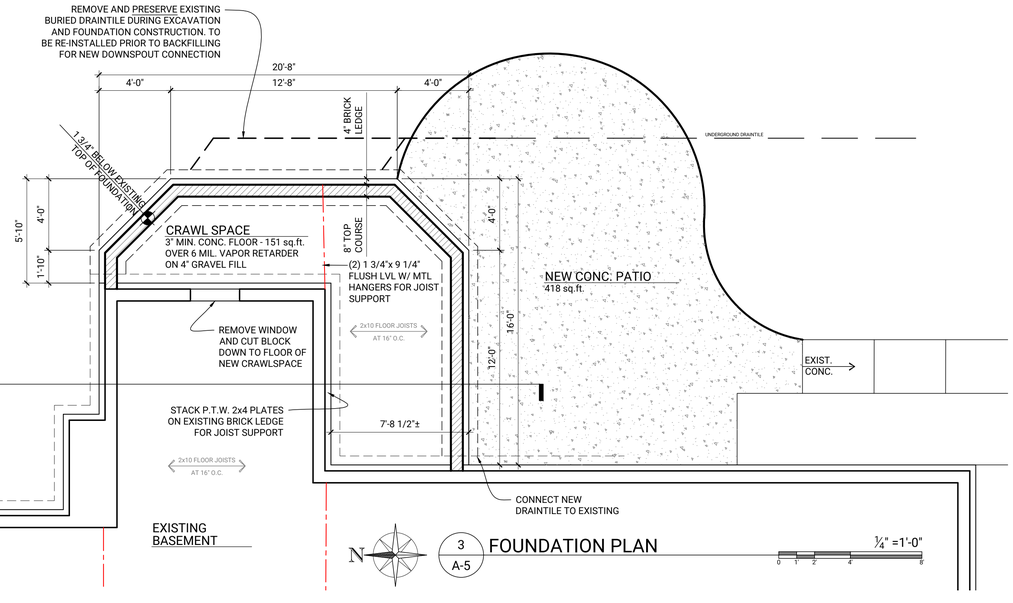
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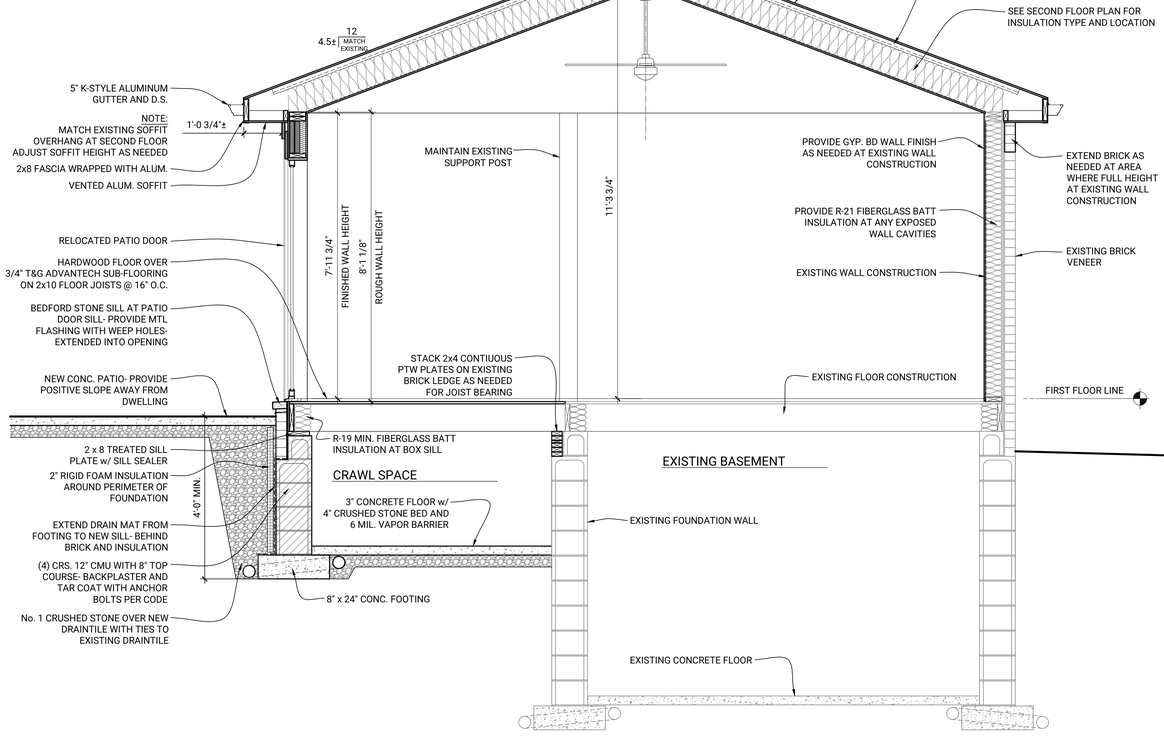
1 A-5 SECOND FLOOR DEMOLITION PLAN ¼" =1'-0"



2 A-5 SECOND FLOOR CONSTRUCTION PLAN ¼" =1'-0"



3 A-5 FOUNDATION PLAN ¼" =1'-0"



4 A-5 BUILDING SECTION ½" =1'-0"

WINDOW SCHEDULE

LETTER	WINDOW TYPE	SWING DIRECTION (hinge side viewed from exterior)	MANUFACTURER	FRAME SIZE		ROUGH OPENING		HEADER	FINISH MATERIAL		WALL THICKNESS	MUNTINS / GRILLES	FINISH			NOTES
				WIDTH	HEIGHT	WIDTH	HEIGHT		INTERIOR	EXTERIOR			INTERIOR	EXTERIOR	HARDWARE	
A	CASEMENT	RIGHT	PELLA LIFESTYLE	2'-6"	5'-9"	2'-6 3/4"	5'-9 3/4"	(2) 2x10	WOOD	CLAD	6 1/2"	NONE	NATURAL STAIN	WHITE	SATIN NICKEL	
B	CASEMENT	RIGHT	PELLA LIFESTYLE	2'-11"	5'-9"	2'-11 3/4"	5'-9 3/4"	(2) 2x10	WOOD	CLAD	6 1/2"	NONE	NATURAL STAIN	WHITE	SATIN NICKEL	
C	PICTURE	FIXED	PELLA LIFESTYLE	9'-0"	5'-9"	9'-0 3/4"	5'-9 3/4"	(3) 1 3/4"x 11 7/8" LVL's	WOOD	CLAD	6 1/2"	NONE	NATURAL STAIN	WHITE	N.A.	
D	CASEMENT	LEFT	PELLA LIFESTYLE	2'-11"	5'-9"	2'-11 3/4"	5'-9 3/4"	(2) 2x10	WOOD	CLAD	6 1/2"	NONE	NATURAL STAIN	WHITE	SATIN NICKEL	
E	CASEMENT	LEFT	PELLA LIFESTYLE	2'-6"	5'-9"	2'-6 3/4"	5'-9 3/4"	(2) 2x10	WOOD	CLAD	6 1/2"	NONE	NATURAL STAIN	WHITE	SATIN NICKEL	

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Milwaukee, WI 53217
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Nye Residence

One Story Living Space Addition
10404 N. Riverview Ct.
Mequon, WI 53092

DRAWN BY: mjk

DATE: 08 . 18 . 25

SHEET NO.: A-5

6 OF 6

Attachment: Plans (10582 : Steven Nye)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 8, 2025**
SUBJECT: **Andy & Kelsey Fogel - Addition: Master Suite at 12404 N. Madero Drive**

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

WADE
Design | Build | Remodel

STATEMENT OF INTENT

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

OWNER: Kelsey & Andy Fogel
ADDRESS: 12404 N Madero Dr, Mequon, WI 53092
HOME PHONE: 414-712-4676
EMAIL ADDRESS: kelseyfogel@outlook.com
PROJECT ADDRESS: same
PROJECT: Primary Suite Addition

The intent of this project is to add a new Primary Suite above the existing garage to create a private, functional retreat for the homeowners. We will be maintaining the architectural quality and appearance of the existing home by using materials, finishes, and architectural details similar to the existing home. The new addition will be accessed through the existing hallway of the second floor to maintain efficient circulation on the upper level.

Attachment: Statement of Intent (10583 : Andy & Kelsey Fogel)

NKBA National Kitchen & Bath Association

houzz



EXISTING SOUTHWEST ELEVATION



EXISTING NORTHWEST ELEVATION



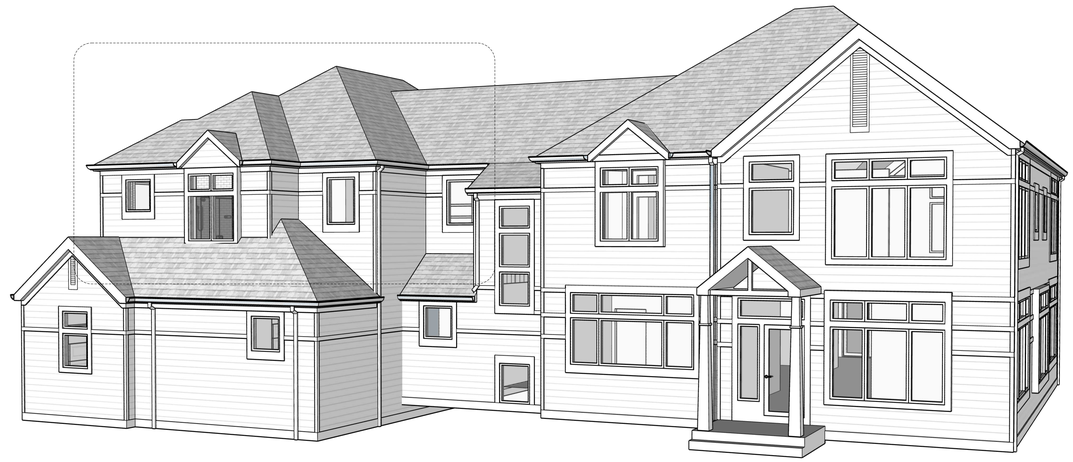
EXISTING EAST ELEVATION



EXISTING NORTHEST ELEVATION



NORTHEAST PERSPECTIVE VIEW 2 A1
Scale: NTS



SOUTHWEST PERSPECTIVE VIEW 1 A1
Scale: NTS

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Design | Build | Remodel

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

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

ASSOCIATE 2
Emily Kaczmarek
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

CLIENT
Kelsey & Andy Fogel
12404 N Madero Dr,
Mequon, WI 53092

PROJECT
Primary Suite Addition

DRAWN BY
MJW | EGK

ISSUE
06.20.25

RE-ISSUE
08.13.25
08.20.25 added tile selections

DESCRIPTION
COVER PAGE

A1

Attachment: Plans & Pictures (10583 : Andy & Kelsey Fogel)



EAST ELEVATION 2 / A2
Scale: 1/4"=1'



WEST ELEVATION 1 / A2
Scale: 1/4"=1'

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Mequon, Wi 53092
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ASSOCIATE 1
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Mequon, Wi 53092
Tel: 262.512.1799

ASSOCIATE 2
Emily Kaczmarek
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

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Kelsey & Andy Fogel
12404 N Madero Dr,
Mequon, WI 53092

PROJECT
Primary Suite Addition

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06.20.25

RE-ISSUE
08.13.25
08.20.25 added tile selections

DESCRIPTION
WEST & EAST ELEVATIONS

A2

Attachment: Plans & Pictures (10583 : Andy & Kelsey Fogel)



SOUTH ELEVATION 2/A3
Scale: 1/4"=1'



NORTH ELEVATION 1/A3
Scale: 1/4"=1'

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5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

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

ASSOCIATE 2
Emily Kaczmarek
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

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Kelsey & Andy Fogel
12404 N Madero Dr,
Mequon, WI 53092

PROJECT
Primary Suite Addition

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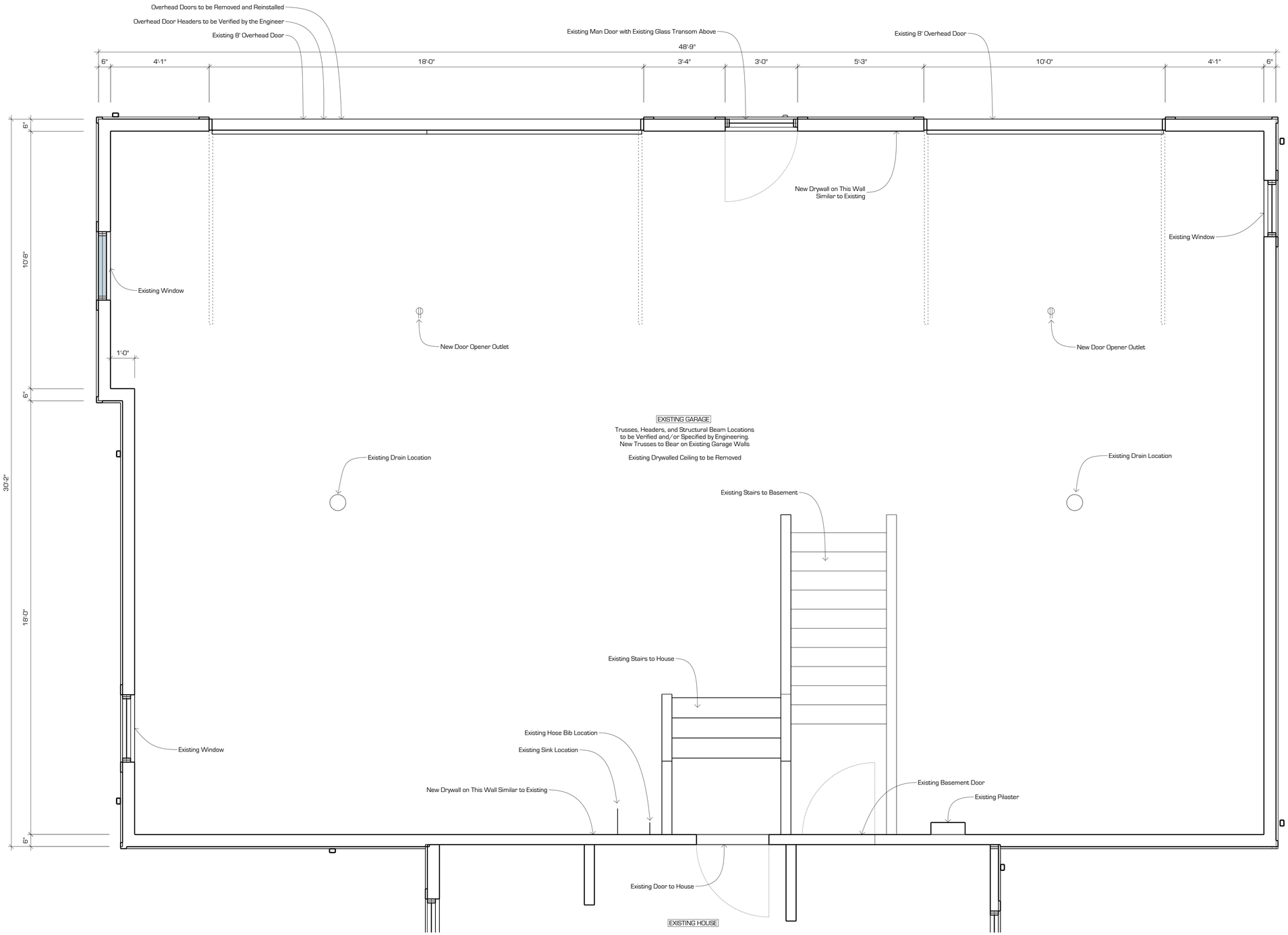
ISSUE
06.20.25

RE-ISSUE
08.13.25
08.20.25 added tile selections

DESCRIPTION
NORTH & SOUTH ELEVATIONS

A3

Attachment: Plans & Pictures (10583 : Andy & Kelsey Fogel)



GARAGE FLOOR PLAN 1/A4
Scale: 1/2"=1'

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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
Emily Kaczmarek
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

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ISSUE
06.20.25

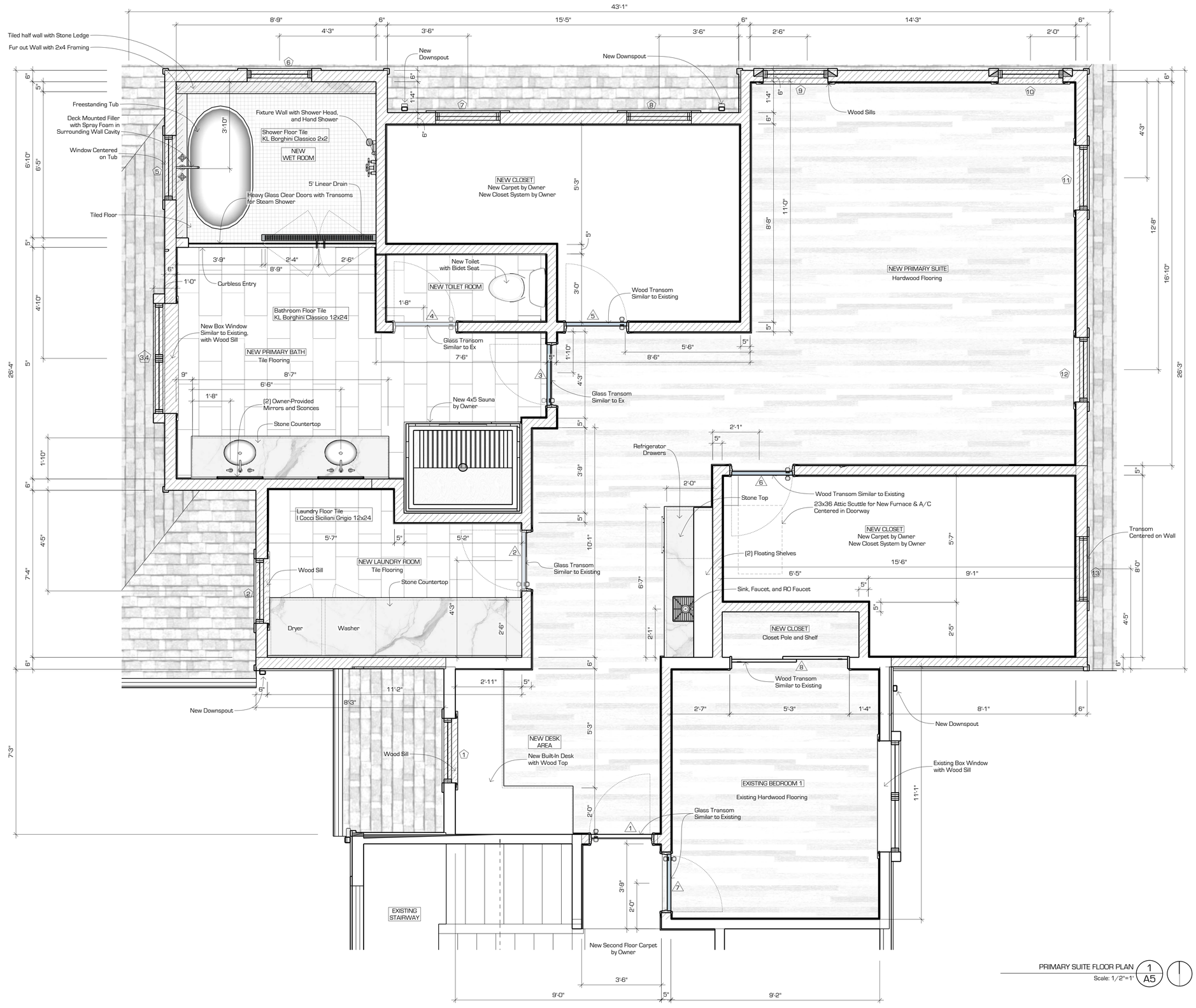
RE-ISSUE
08.13.25
08.20.25 added tile selections

EXISTING WALL CONSTRUCTION
NEW WALL CONSTRUCTION

DESCRIPTION
GARAGE FLOOR PLAN

A4

Attachment: Plans & Pictures (10583 : Andy & Kelsey Fogel)



PRIMARY SUITE FLOOR PLAN 1/A5
Scale: 1/2"=1'

EXISTING WALL CONSTRUCTION

NEW WALL CONSTRUCTION

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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
Emily Kaczmarek
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

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Kelsey & Andy Fogel
12404 N Madero Dr,
Mequon, WI 53092

PROJECT
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ISSUE
06.20.25

RE-ISSUE
08.13.25
08.20.25 added tile selections

DESCRIPTION
PRIMARY SUITE FLOOR PLAN

A5

Attachment: Plans & Pictures (10583 : Andy & Kelsey Fogel)



ATTIC FLOOR PLAN 1/A6
Scale: 1/2"=1'

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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
Emily Kaczmarek
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

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06.20.25

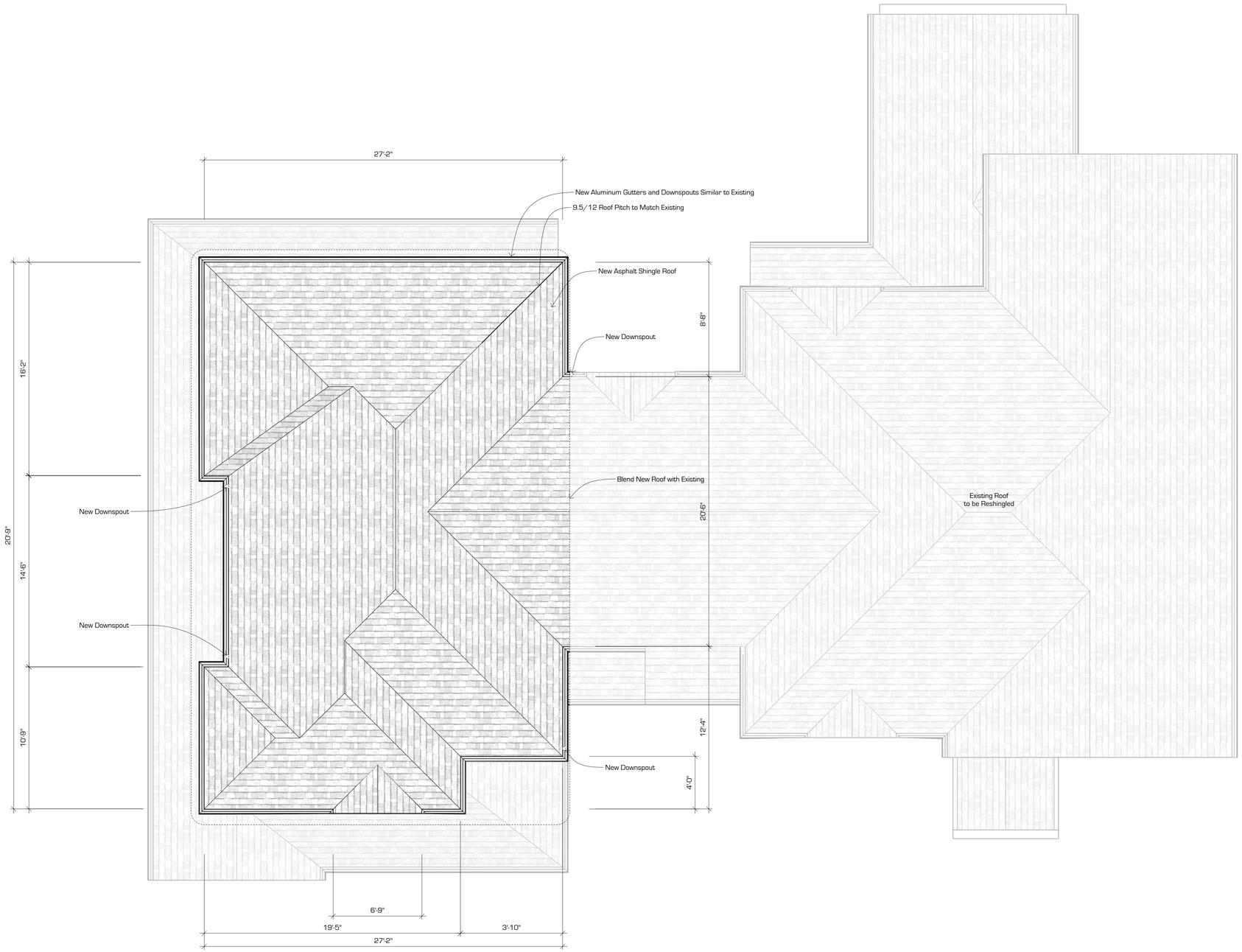
RE-ISSUE
08.13.25
08.20.25 added tile selections

EXISTING WALL CONSTRUCTION
NEW WALL CONSTRUCTION

DESCRIPTION
ATTIC FLOOR PLAN

A6

Attachment: Plans & Pictures (10583 : Andy & Kelsey Fogel)



ROOF PLAN
Scale: 1/4"=1'

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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
Emily Kaczmarek
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

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Mequon, WI 53092

PROJECT
Primary Suite Addition

DRAWN BY
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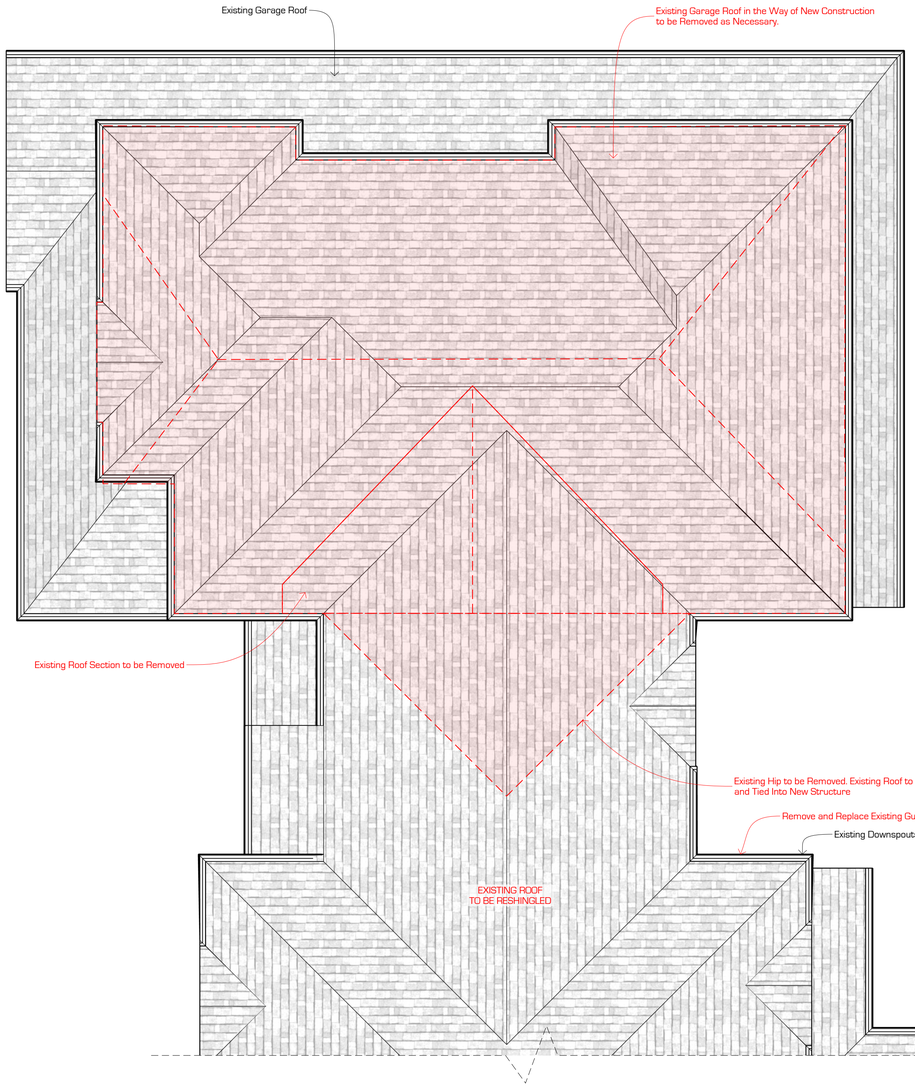
ISSUE
06.20.25

RE-ISSUE
08.13.25
08.20.25 added tile selections

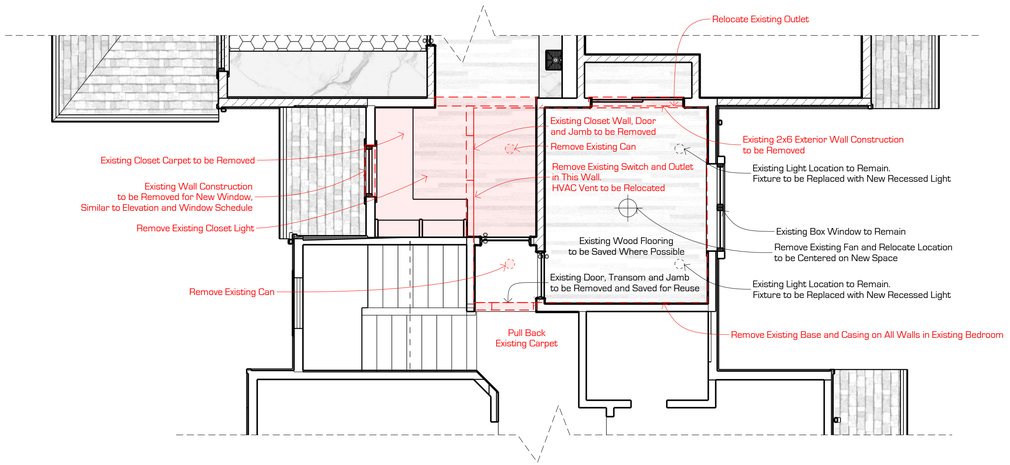
DESCRIPTION
ROOF PLAN

A7

Attachment: Plans & Pictures (10583 : Andy & Kelsey Fogel)



ROOF DEMO PLAN 2 A8
Scale: 1/4"=1'



INTERIOR DEMO PLAN 1 A8
Scale: 1/4"=1'

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

ASSOCIATE 2
Emily Kaczmarek
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

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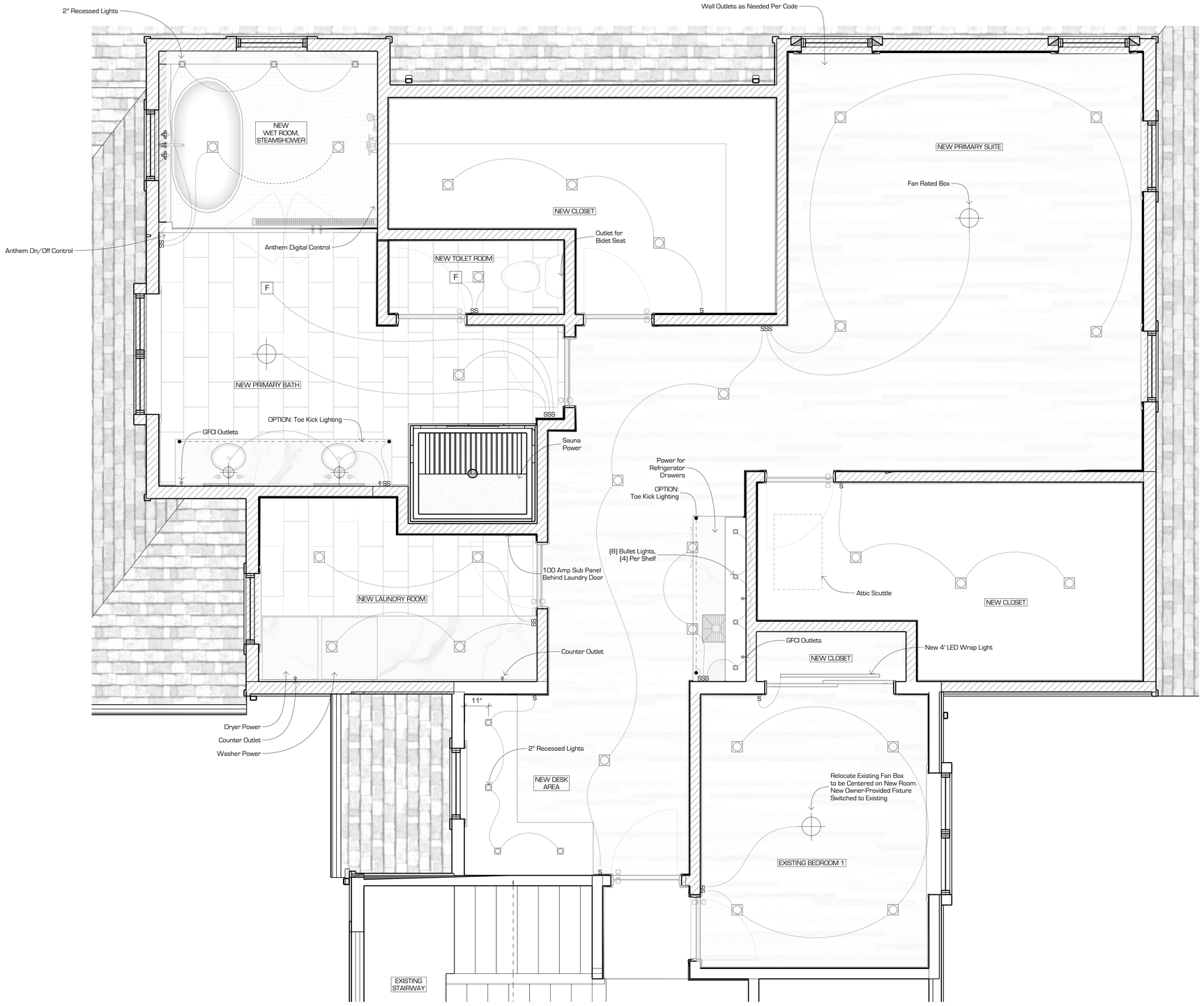
RE-ISSUE
08.13.25
08.20.25 added tile selections

EXISTING WALL CONSTRUCTION
NEW WALL CONSTRUCTION
REMOVED WALL CONSTRUCTION

DESCRIPTION
DEMO PLANS

A8

Attachment: Plans & Pictures (10583 : Andy & Kelsey Fogel)



ELECTRICAL PLAN 1/A9
Scale: 1/2"=1'

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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
Emily Kaczmarek
5200 W Parkview Dr
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Tel: 262.512.1799

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08.13.25
08.20.25 added tile selections

EXISTING WALL CONSTRUCTION
NEW WALL CONSTRUCTION

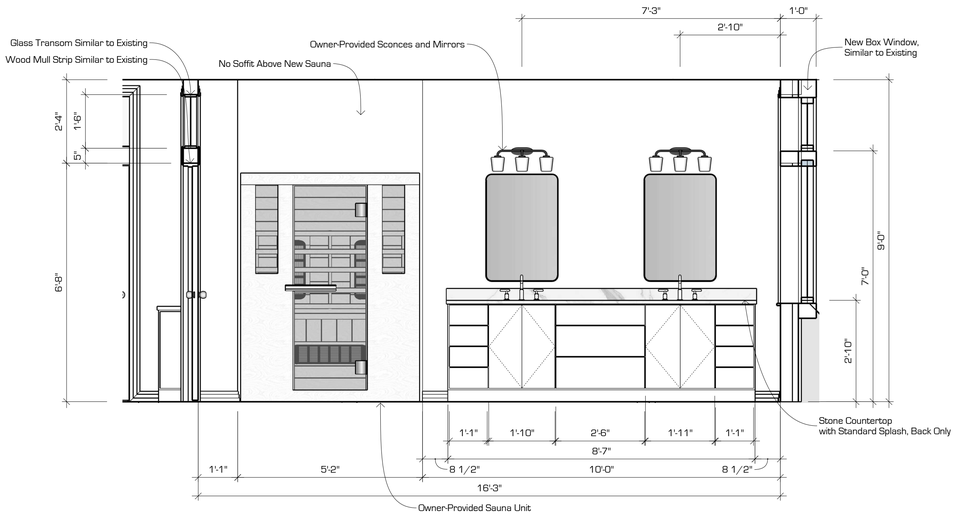
DESCRIPTION
ELECTRICAL PLAN

A9

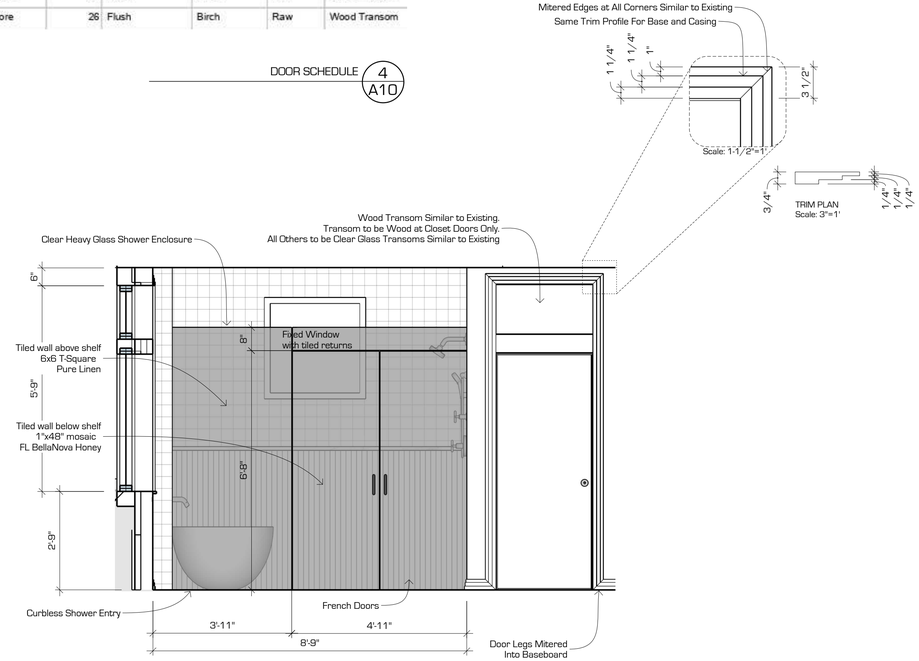
Attachment: Plans & Pictures (10583 : Andy & Kelsey Fogel)

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	Finish	Notes
1	Suite Entry	Interior	2/8	6/8	34	82	1-3/8"	4 9/16"	Interior Stain Grade	BB RH	Round Edge		Standard Bore	21	Flush	Birch	Raw	Glass Transom
2	Laundry	Interior	2/6	6/8	32	82	1-3/8"	4 9/16"	Interior Stain Grade	BB RH	Round Edge		Standard Bore	21	Flush	Birch	Raw	Glass Transom
3	Bathroom Entry	Interior	2/8	6/8	34	82	1-3/8"	4 9/16"	Interior Stain Grade	BB LH	Round Edge		Standard Bore	21	Flush	Birch	Raw	Glass Transom
4	Toilet Room	Interior	2/8	6/8	34	82	1-3/8"	4 9/16"	Interior Stain Grade	BB LH	Round Edge		Standard Bore	21	Flush	Birch	Raw	Glass Transom
5	North Closet	Interior	2/8	6/8	34	82	1-3/8"	4 9/16"	Interior Stain Grade	BB LH	Round Edge		Standard Bore	21	Flush	Birch	Raw	Wood Transom
6	South Closet	Interior	2/8	6/8	34	82	1-3/8"	4 9/16"	Interior Stain Grade	BB RH	Round Edge		Standard Bore	21	Flush	Birch	Raw	Wood Transom
7	Ex Bed Entry	Interior	2/6	6/8	32	82	1-3/8"	4 9/16"	Interior Stain Grade	BB RH	Round Edge		Standard Bore	21	Flush	Birch	Raw	Glass Transom
8	Ex Bed Closet	Interior	5/0	6/8	62	82	1-3/8"	6 9/16"	Interior Stain Grade	Sliding	Round Edge		Standard Bore	26	Flush	Birch	Raw	Wood Transom

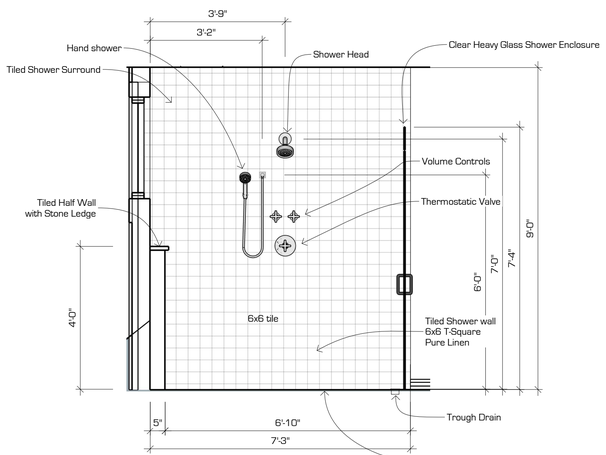
DOOR SCHEDULE 4 / A10



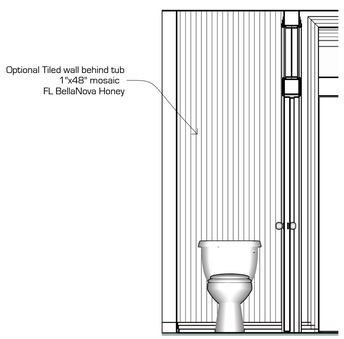
VANITY & SAUNA ELEVATION 3 / A10
Scale: 1/2"=1'



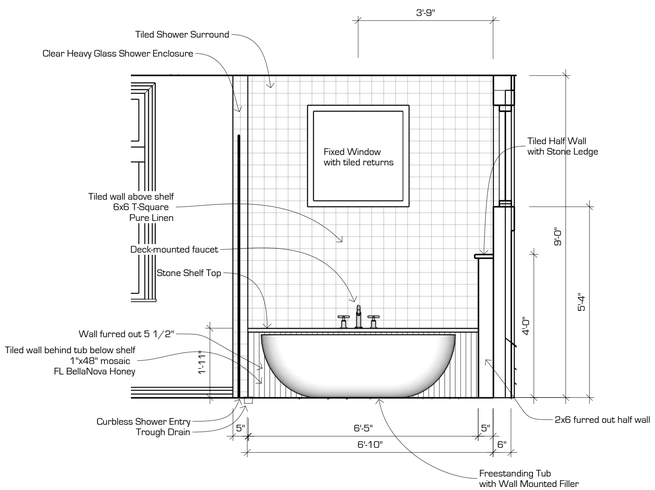
WET ROOM ELEVATION & TRIM DETAIL 5 / A10
Scale: 1/2"=1'



SHOWER FIXTURES ELEVATION 2 / A10
Scale: 1/2"=1'



TOILET ELEVATION 6 / A10
Scale: 1/2"=1'



TUB ELEVATION 1 / A10
Scale: 1/2"=1'

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Wade Design and Construction Inc.
5200 W Parkview Dr
Mequon, Wi 53092
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Mike Wade
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Mequon, Wi 53092
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ASSOCIATE 2
Emily Kaczmarek
5200 W Parkview Dr
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Tel: 262.512.1799

CLIENT
Kelsey & Andy Fogel
12404 N Madero Dr,
Mequon, WI 53092

PROJECT
Primary Suite Addition

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ISSUE
06.20.25

RE-ISSUE
08.13.25
08.20.25 added tile selections

DESCRIPTION
PRIMARY BATHROOM
ELEVATIONS, TRIM DETAILS
AND DOOR SCHEDULE

A10

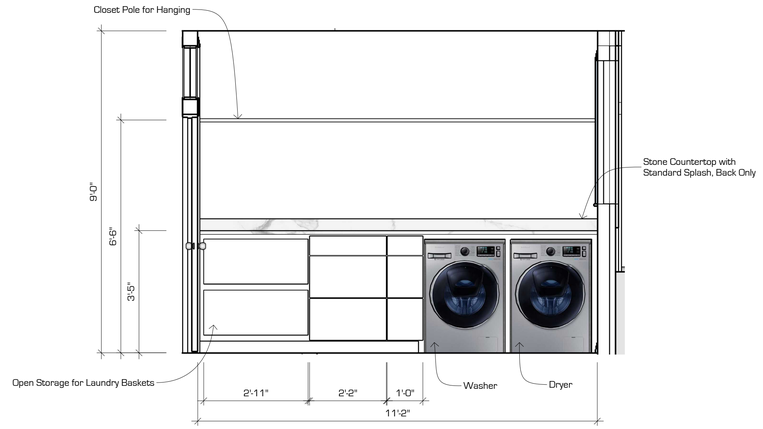
Attachment: Plans & Pictures (10583 : Andy & Kelsey Fogel)



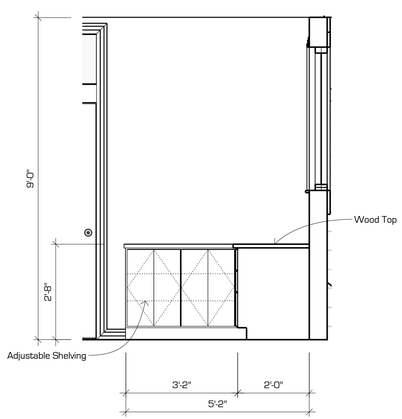
BASEMENT SOFFIT PERSPECTIVE 5 A11
Scale: NTS

Number	Location	Type	Enter Units Wide	RO Width	RO Height	Jamb Size	Existing Opening	Feet of Trim	Tempered Glass	Grilles	Hardware Color	Interior Color	Exterior Color	Manufacturer	Series	Notes
1	Desk	Casement	1	34	48	6-9/16"	☐	16	☐	☐	Clay	Pine	Hartford Green	Kolbe	Heritage	Match existing
2	Laundry	Casement	1	34	48	6-9/16"	☐	16	☐	☐	Clay	Pine	Hartford Green	Kolbe	Heritage	Match existing
3	Bathroom Lower	Casement	2	58	46	6-9/16"	☐	19.33333	☑	☐	Clay	Pine	Hartford Green	Kolbe	Heritage	Match existing
4	Bathroom Upper	Fixed Transom	2	58	18	6-9/16"	☐	15	☑	☐	Clay	Pine	Hartford Green	Kolbe	Heritage	Match existing
5	Shower W Wall	Casement	1	34	34	6-9/16"	☐	13	☑	☐	Clay	Tan	Forest Green	Alliance	Windgate	Vinyl Windows for Wet Room
6	Shower N Wall	Casement	1	34	34	6-9/16"	☐	13	☑	☐	Clay	Tan	Forest Green	Alliance	Windgate	Vinyl Windows for Wet Room
7	Closet N Wall	Awning	1	34	19	6-9/16"	☐	11	☐	☐	Clay	Pine	Hartford Green	Kolbe	Heritage	Match existing
8	Closet N Wall	Awning	1	34	19	6-9/16"	☐	11	☐	☐	Clay	Pine	Hartford Green	Kolbe	Heritage	Match existing
9	Bedroom N Wall	Casement	1	34	60	6-9/16"	☐	18	☐	☐	Clay	Pine	Hartford Green	Kolbe	Heritage	Match existing
10	Bedroom N Wall	Casement	1	34	60	6-9/16"	☐	18	☐	☐	Clay	Pine	Hartford Green	Kolbe	Heritage	Match existing
11	Bedroom E Wall	Casement	1	34	60	6-9/16"	☐	17.66667	☐	☐	Clay	Pine	Hartford Green	Kolbe	Heritage	Match existing
12	Bedroom E Wall	Casement	1	34	60	6-9/16"	☐	18	☐	☐	Clay	Pine	Hartford Green	Kolbe	Heritage	Match existing
13	Closet E Wall	Awning	1	34	17	6-9/16"	☐	11	☐	☐	Clay	Pine	Hartford Green	Kolbe	Heritage	Match existing

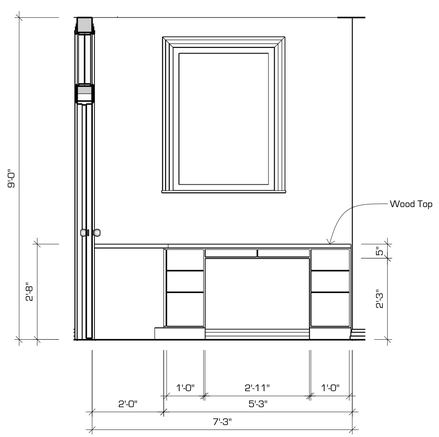
WINDOW SCHEDULE 4 A11



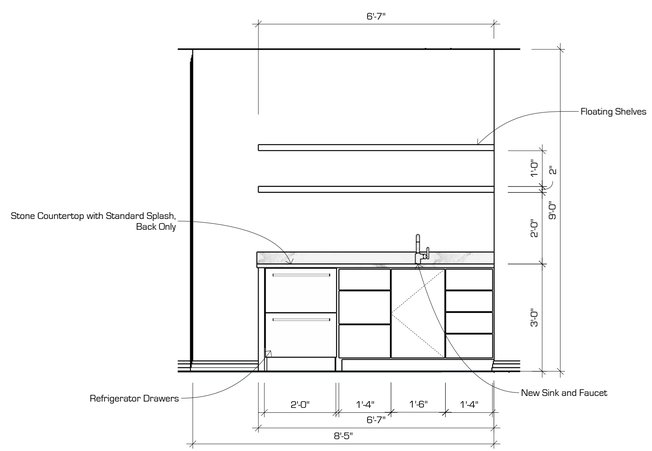
LAUNDRY WASHER/DRYER ELEVATION 6 A11
Scale: 1/2"=1'



SIDE DESK ELEVATION 3 A11
Scale: 1/2"=1'



FRONT DESK ELEVATION 2 A11
Scale: 1/2"=1'



WET BAR ELEVATION 1 A11
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
Emily Kaczmarek
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

CLIENT
Kelsey & Andy Fogel
12404 N Madero Dr,
Mequon, WI 53092

PROJECT
Primary Suite Addition

DRAWN BY
MJW | EGK

ISSUE
06.20.25

RE-ISSUE
08.13.25
08.20.25 added tile selections

DESCRIPTION
WET BAR, OFFICE DESK, AND LAUNDRY ELEVATIONS, WINDOW SCHEDULE

A11

Attachment: Plans & Pictures (10583 : Andy & Kelsey Fogel)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 9, 2025**
SUBJECT: **Youseff Berrada - Addition: Bunker for boiler room at 7421 W. Ridgeview Drive**

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

EimerStahl LLP

10 East Doty Street, Suite 621
Madison, Wisconsin 53703
Tel 608 620 8345
Fax 312 692 1718

Ryan J. Walsh
(608) 620-8346
rwalsh@eimerstahl.com

April 14, 2023

Architectural Board
City of Mequon

Re: Architectural Board Application for Boiler at 7421 W Ridgeview Drive, Mequon, WI 53092

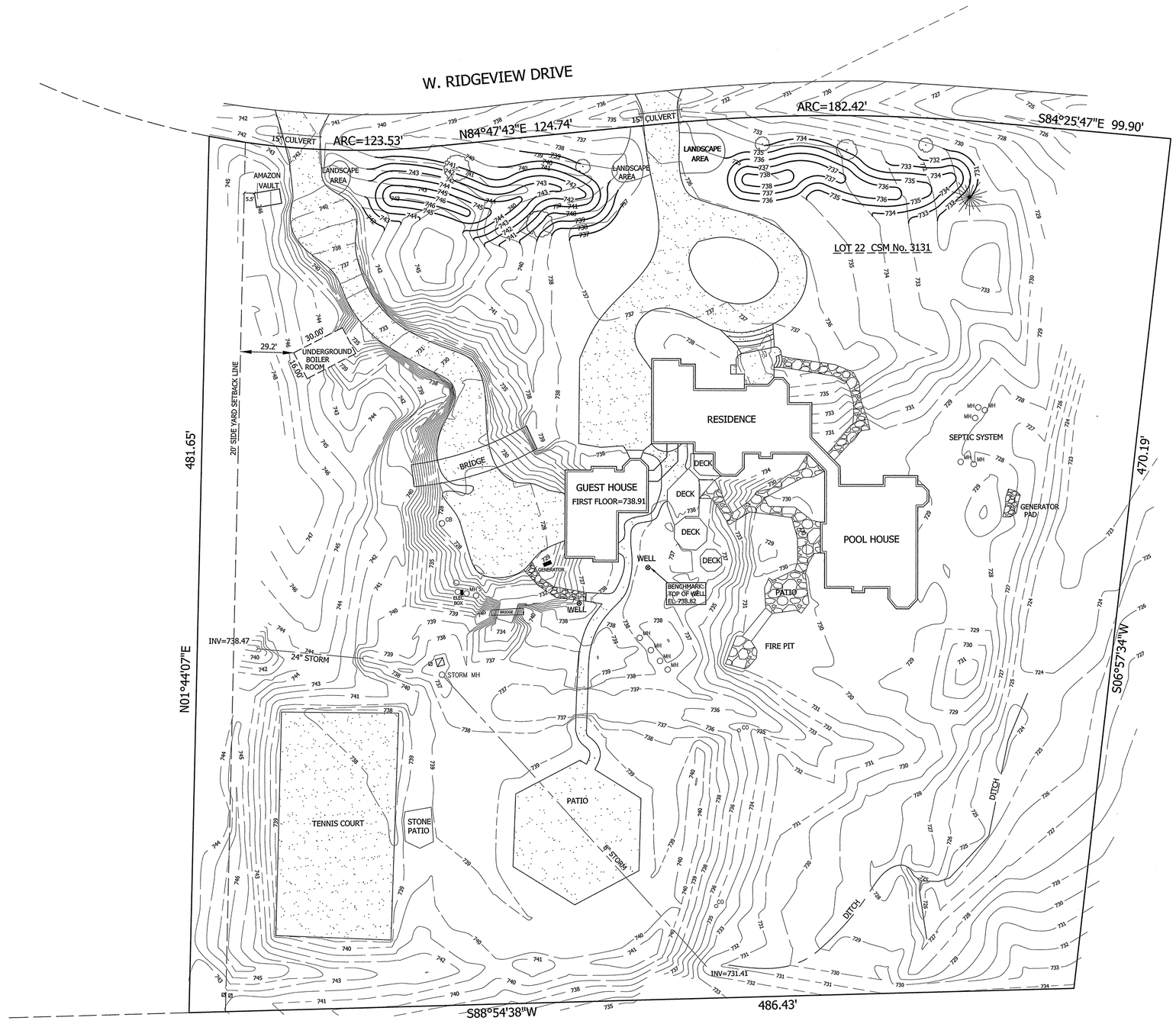
Dear Members of the Architectural Board:

Please find enclosed the Architectural Board application from Mr. Youssef "Joe" Berrada for an underground boiler apparatus (the "Boiler") on his property at 7421 West Ridgeview Drive, Mequon, WI 53092. While Mr. Berrada disputes that he is required to obtain a permit from this Board, he nonetheless submits this application in a spirit of cooperation. As brief background, Mr. Berrada was informed by the City of Mequon Department of Community Development (the "Department") last year that no permit from the Architecture Board was required for the Boiler. Nonetheless, Mr. Berrada submitted numerous digital and hard-copy materials to the Department, including a building permit application, a residential zoning form, surveys, and photographs. These were left in the possession of the Department's Permit Coordinator, Ms. Karen Heil. Six months later, in February 2023, the Department suddenly instructed Mr. Berrada to apply to this Board for an additional permit for the Boiler.

Statement of Intent

This application concerns an underground boiler apparatus on Mr. Berrada's residential property. The Boiler is installed next to Mr. Berrada's driveway underneath a pre-existing berm. Its purpose is to melt the snow on Mr. Berrada's driveway. The Boiler contains no movable objects; it contains only piping and other fixed equipment used in heating Mr. Berrada's driveway. The entire installation is 30 feet by 16 feet and located well within the setback lines on Mr. Berrada's property. It is not visible from the road or from above; it is only visible when observed head-on from inside Mr. Berrada's private, gated driveway. Additional diagrams and photographs of the Boiler are attached.

Attachment: Statement of Intent (10584 : Youseff Berrada)



SCALE: 1" = 30'

LEGEND

- MH = MANHOLE
- CB = CATCH BASIN
- = WELL
- = TELEPHONE PEDESTAL
- = TREE
- = ELECTRICAL TRANSFORMER
- 000 = EXISTING CONTOURS
- = CONCRETE PAVEMENT

ESTIMATE AMOUNT OF FILL AT NEW BERMS = 800 C.Y.

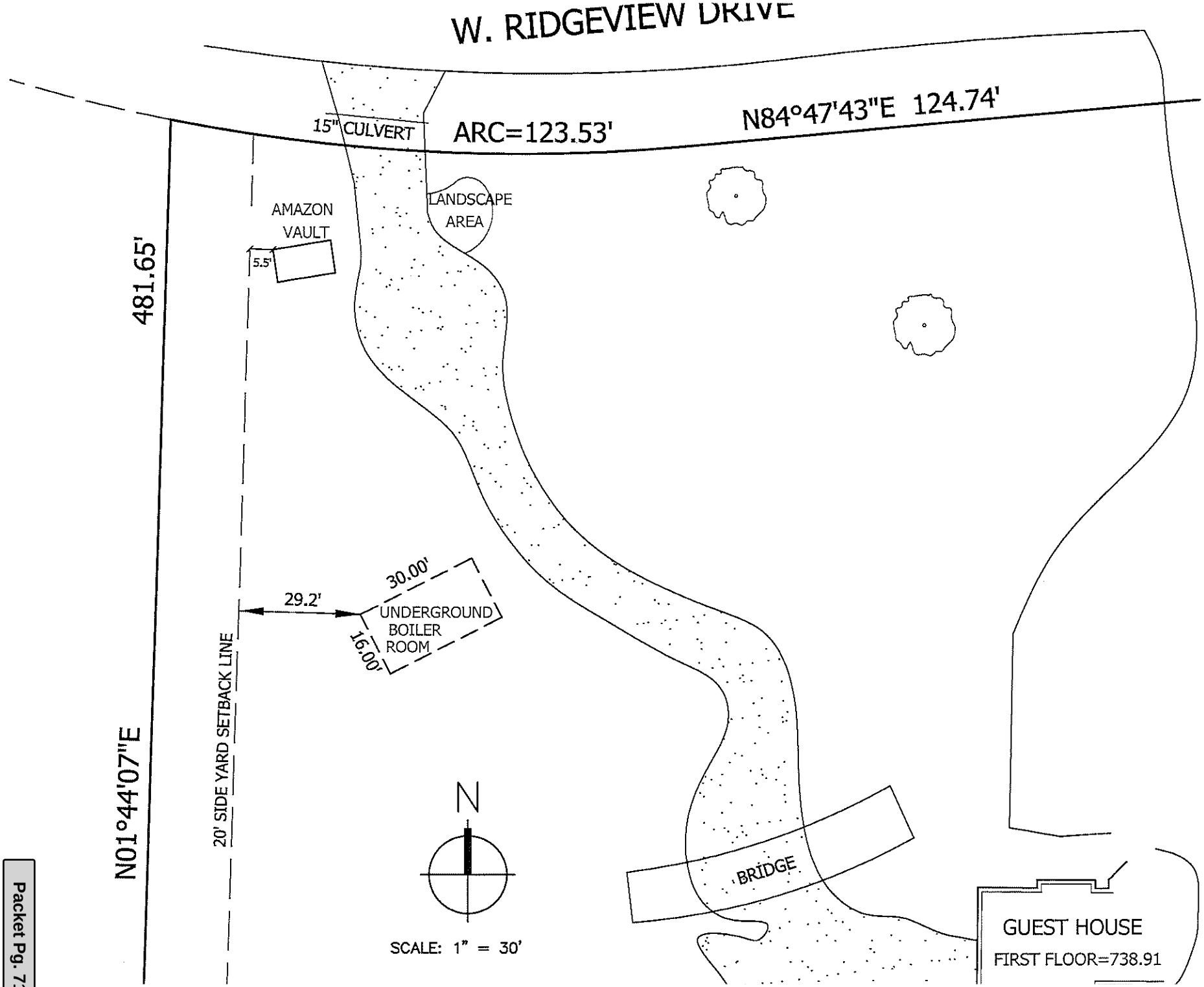
HARRIS & ASSOCIATES, INC.
2718 NORTH MEADE ST.
APPLETON, WI. 54911
TEL: (920) 733-6377
FAX: (920) 733-4731
WWW.HARRISINC.NET
CONSULTING ENGINEERS AND LAND SURVEYORS

REV. NO.	DESCRIPTION	DATE	BY

PROJECT: BERRADA RESIDENCE
LOCATION: 7421 W. RIDGEVIEW DRIVE MEQUON, WISCONSIN
DESCRIPTION: TOPOGRAPHIC SURVEY

DRAWN BY: KWW
CHECKED BY:
DATE: 9-15-22
SHEET 1
DRAWING NUMBER DS-9947

Attachment: Survey (10584 : Youseff Berrada)



Attachment: Site Plan (10584 : Youseff Berrada)



Attachment: Pictures (10584 : Youseff Berrada)



Attachment: Pictures (10584 : Youseff Berrada)



Attachment: Pictures (10584 : Youseff Berrada)



Attachment: Pictures (10584 : Youseff Berrada)



Attachment: Pictures (10584 : Youseff Berrada)



Attachment: Pictures (10584 : Youseff Berrada)

Attachment: Pictures (10584 : Youseff Berrada)

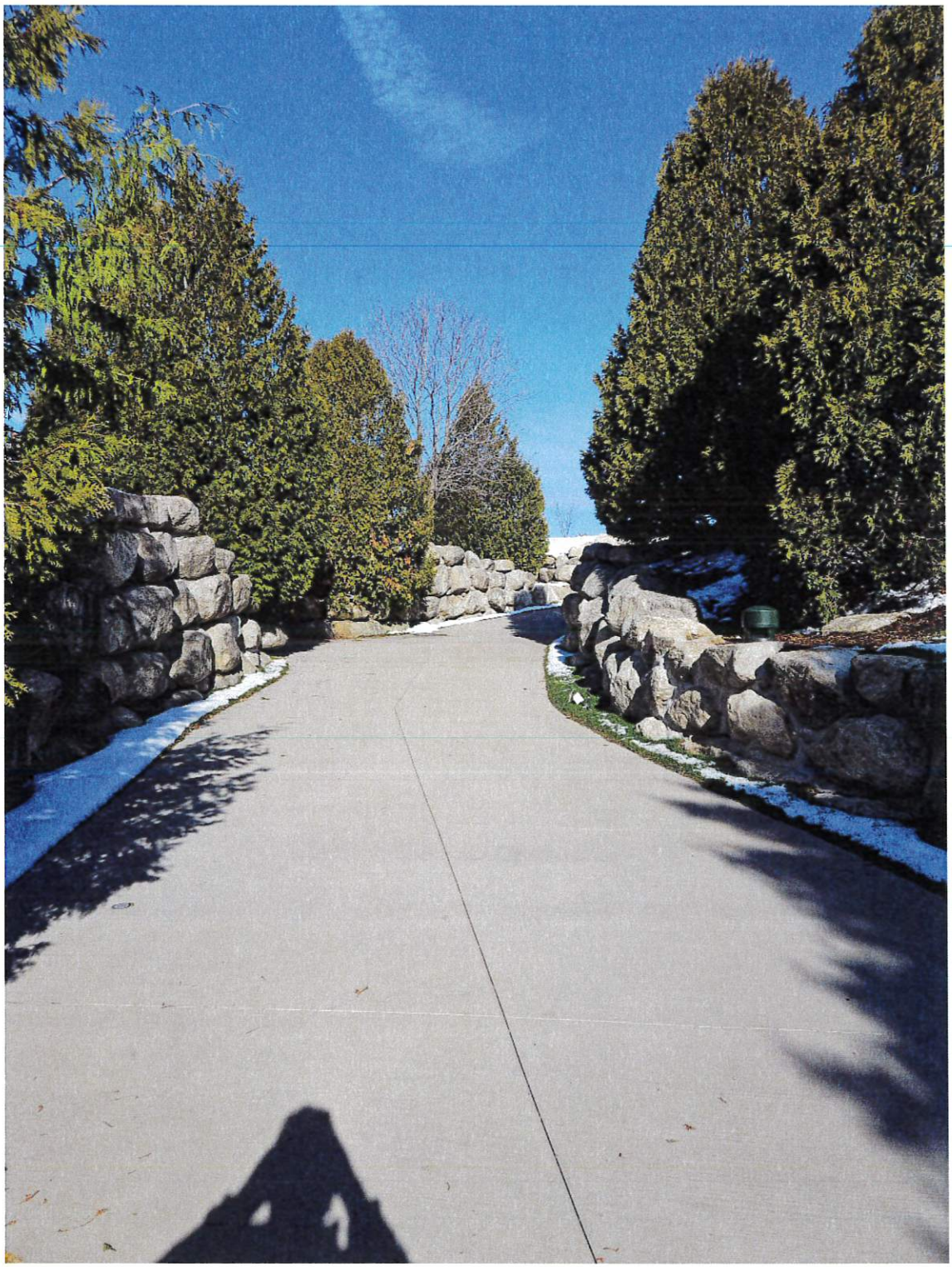


Attachment: Pictures (10584 : Youseff Berrada)



Photograph 1: *The view of Mr. Berrada's driveway from just inside the entrance gate. The Boiler is located under the preexisting berm on the right-hand side of the driveway between the trees.*

Attachment: Pictures of Bunker (10584 : Youseff Berrada)



Photograph 2: *The view of Mr. Berrada's driveway looking towards the entrance gate. The Boiler is located under the preexisting berm on the left-hand side when viewed from this direction.*

Attachment: Pictures of Bunker (10584 : Youseff Berrada)



Photograph 3: *The view from atop the preexisting berm under which the Boiler is located.*

Attachment: Pictures of Bunker (10584 : Youseff Berrada)



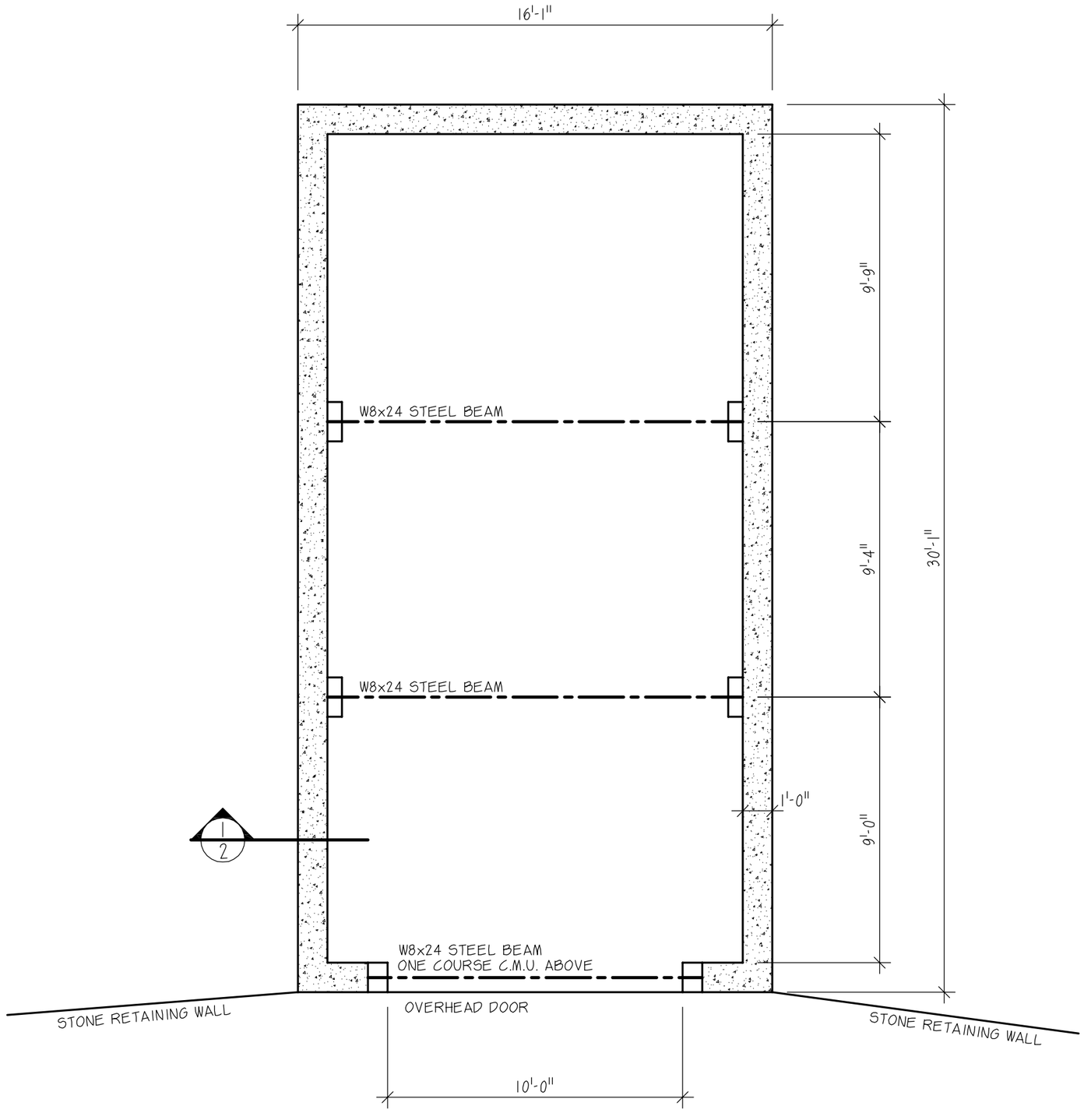
Photograph 4: *The Boiler entrance.*

Attachment: Pictures of Bunker (10584 : Youseff Berrada)



Photograph 5: *The Boiler equipment.*

Attachment: Pictures of Bunker (10584 : Youseff Berrada)



FLOOR PLAN

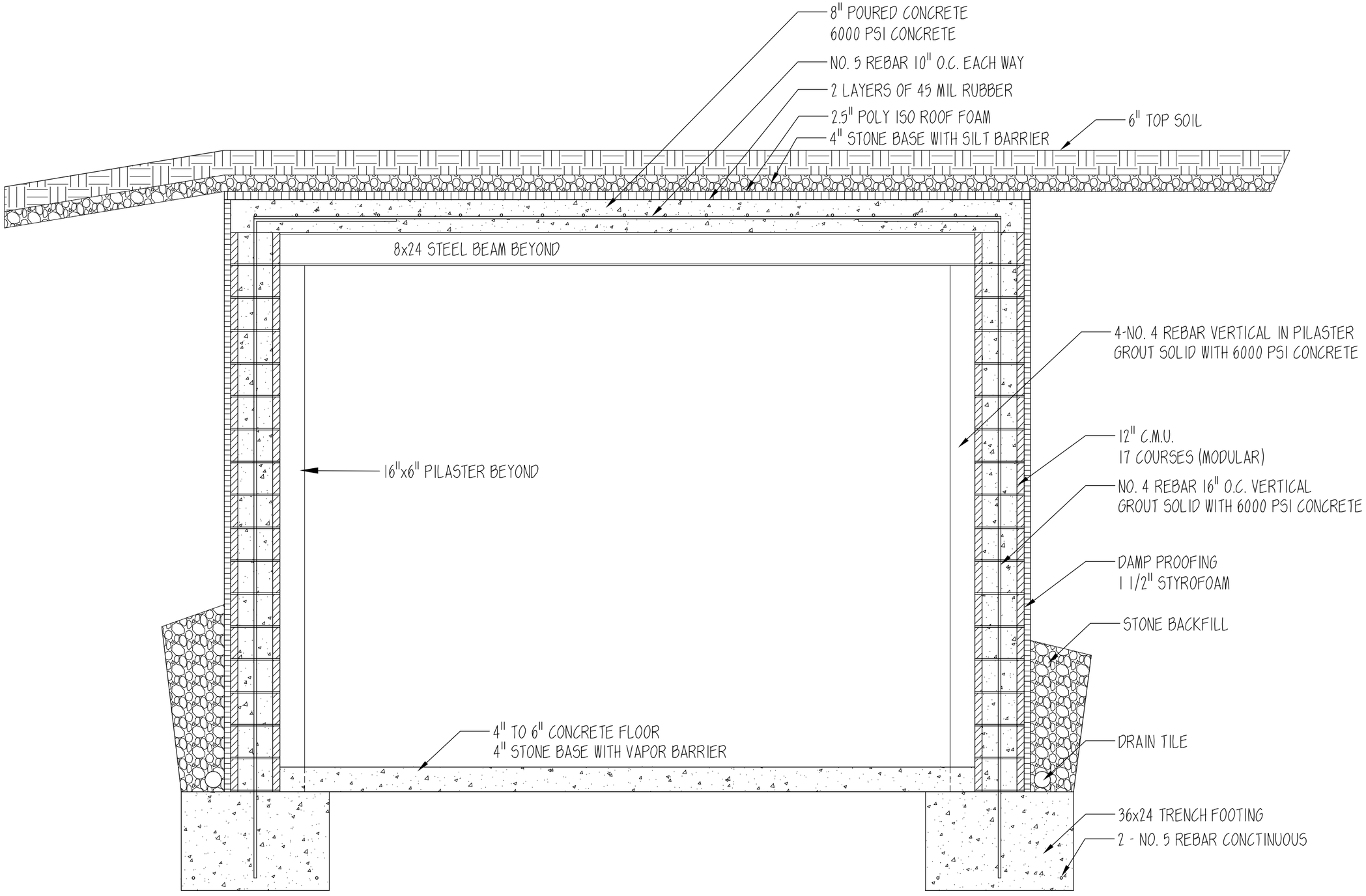
SCALE: 1/4" = 1'-0"

PROJECT
GARAGE/BOILER ROOM
JOE BERRADA
7421 W RIDGEVIEW DRIVE
MEQUON, WI

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 1592, GRAFTON, WI. 53024
http://www.nhv-arch.com/
262-377-4720 or 262-375-2577

JOB NUMBER: BER-3-452-822
DATE: 8/3/2022
REVISIONS:
SHEET: 3 of 8
DESIGNED BY: JS
DRAWN BY: JS

Attachment: Plans (10584 : Youseff Berrada)



SECTION

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

PROJECT
GARAGE/BOILER ROOM
JOE BERRADA
7421 W RIDGEVIEW DRIVE
MEQUON, WI

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.nh-arch.com/
262-377-4750 or 262-375-2897

JOB NUMBER: BER-3463-22
DATE: 8/3/2022
REVISIONS:
SHEET: 2 of 2
DRAWN BY: JS
CHKD BY: JS

Attachment: Plans (10584 : Youseff Berrada)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 8, 2025**
SUBJECT: **Robert Spector - Detached Outbuilding with Living Space at 13068 N. Fox Hollow Road**

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

STAUSS
ARCHITECT

Spector Residence
Statement of Intent
15.Aug.2025

We are proposing a detached storage structure. Within the structure we are looking to have additional storage for cars, an exercise room, an office/living space and a bathroom. The intent is to tuck the structure into the woods using natural materials to blend into the landscape. Constructing the structure near the road retains a large natural open space to the east.

Sincerely;

Donald M Stauss

Don Stauss

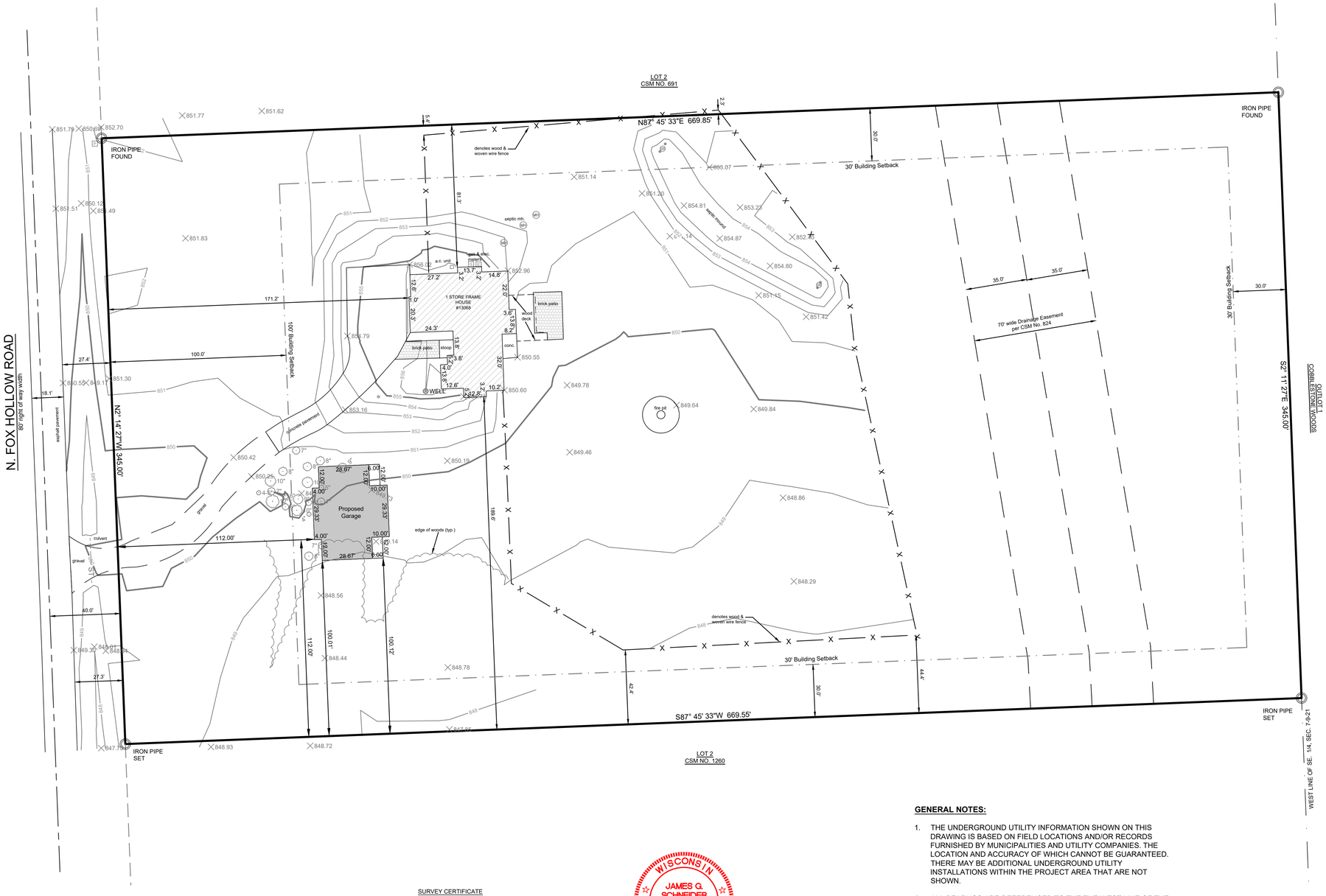
Don Stauss . 8215 West Donges Bay Road . Mequon . Wisconsin . 53097 . ph.262.238.8888

Attachment: Statement of Intent (10585 : Robert Spector)

Legal description:

Parcel 1 of Certified Survey Map No. 824 as recorded at the Ozaukee County register of Deeds in Volume 4, Page 49 and being a part of the Southwest 1/4 of Section 7, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said parcel containing 231,046 square feet / 5.304 acres of land more or less.



SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 22nd day of November, 2024.

Recertified _____

James Schneider
S - 2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. ALL BEARNGS ARE REFERENCED TO THE THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 7, TOWN 9 NORTH, RANGE 21 EAST, WHICH BEARS N0°55'23"W , PER SEWRPC, NAD 83 DATUM.
3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY SFZ ON NOVEMBER 8, 2024.
4. DATUM FOR THE PROJECT SURVEY IS NAVD88. BENCHMARK FOR THE PROJECT SURVEY IS R.R. SPIKE IN POWER POLE NO. 10-02077 AT THE NORTHWEST CORNER OF W. HIGHLAND RD. AND N. WASAUKEE RD., ELEVATION = 877.42

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LEGEND

- SECTION 1/4 SECTION LINE
- PROPERTY LINE
- EASEMENT
- CHAIN LINK FENCE
- GUARD RAIL
- METAL FENCE
- WOOD FENCE
- TREE LINE
- OVERHEAD UTILITY LINE
- ELECTRIC
- TELEPHONE
- CABLE TV
- SANITARY SEWER
- FORCE MAIN
- MILWAUKEE INTERCEPTOR SEWER
- COMBINED SANITARY & STORM SEWER
- STORM SEWER
- WATER MAIN
- GAS
- WETLAND
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- UNKNOWN MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- MMSD MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- CATCH BASIN (ROUND)
- ROOF DRAIN
- HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- GUY WIRE
- GUY POLE
- GAS METER
- ELECTRIC METER
- UTILITY PEDESTAL
- HANDHOLE
- IRON PIPE FOUND/SET
- REBAR FOUND/SET
- CHISELED CROSS FOUND/SET
- PK NAIL FOUND/SET
- SPIKE/NAIL
- MONUMENT
- BENCHMARK
- SIGN
- DECIDUOUS TREE (Diameter)
- CONIFEROUS TREE (Diameter)
- BUSH
- POST
- SOIL BORING
- MONITORING WELL
- CULVERT END
- LIGHT POLE
- PARKING METER
- FLAG POLE
- TRAFFIC SIGNAL

ROBERT SPECTOR
13068 N. FOX HOLLOW ROAD
MEQUON, WISCONSIN

BUILDING PERMIT SURVEY

0 30' 60'

1. Update Proposed Garage - 8/12/2025 - JRS

NO. REVISION	DATE BY
DRAWN BY:	JMB
DATE:	11/22/2024
PROJECT NO:	23406
CHECKED BY:	JGS
SHEET NO.:	

1 OF 1

I:\Spector, Robert\23406 - Spector\060 CAD\300_Survey\020_Survey Deliverables (ALTA, CSM, PLAT text)\23406 - Spector Plat of Survey.dwg

Attachment: Survey (10585 : Robert Spector)



Achitectural Board Review Set 12.August.2025

Architectural Board Review Set

This note is to prevent contractors from building from design drawings. This note will be removed prior to state or building permit submittal.

Owner
Robert Spector
13068 N. Fox Hollow Rd.
Mequon, WI 53097
1.414.331.4598

Architect
Stauss Architect LLC
8215 W. Donges Bay Rd.
Mequon, WI 53097
1.262.238.8888

Table of Contents

Site
A1.0 Table of Contents
A1.1 Site Plan
A1.2 Zoning Map
A1.3 Photo Page

Plans
A2.0 Foundation Plan
A2.1 First Floor Plan
A2.2 Second Floor Plan
A2.3 Roof Plan

Elevations
A3.1 Elevations

Sections
A4.1 Section

Windows
A8.1 Window Elevations

THE SPECTOR RESIDENCE
13068 N. Fox Hollow Rd., Mequon, WI 53097

Date: 12.Aug.2025

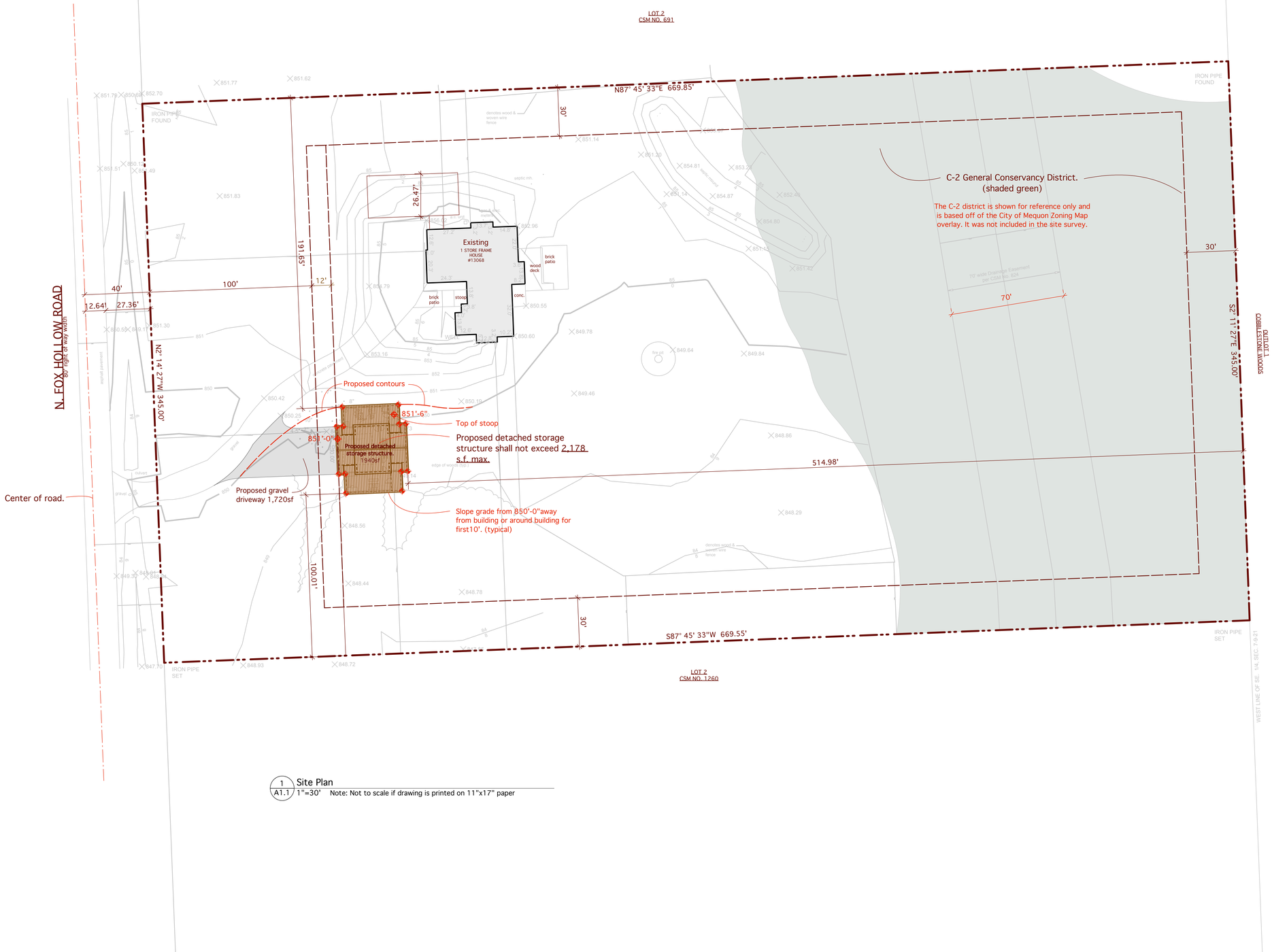
Sheet Title:
Table of Content

A1.0

Attachment: Plans & Pictures (10585 : Robert Spector)

Architectural Board Review Set

This note is to prevent contractors from building from design drawings. This note will be removed prior to state or building permit submittal.



1 / A1.1 Site Plan
1"=30' Note: Not to scale if drawing is printed on 11"x17" paper

ZONING REQUIREMENTS - RESIDENTIAL:
ZONING:
R-1/C-2

SETBACKS
General: 30'
Building: 50'
Local Street: 100'

MAXIMUM BUILDING HEIGHT:
Dwelling: 42'
Accessory Structure: 15' (or 25', see code below)

Sec. 58-418. Height regulations. (d) Increase permitted. The maximum height of any structure may be increased up to ten feet if offset and setbacks are increased by 1'-0" for each additional foot of structural height exceeding the standard district requirement.

LOT COVERAGE:
Max. Lot Coverage %: 5%
Lot Area: 231,046 s.f.
Allowable lot coverage: 11,552 s.f.
Existing primary structure lot coverage: 3,087 s.f.
Remaining available lot coverage: 8,465 s.f.

BUILDING INSPECTOR:
Name: Greg Golden
Ph: 262.236.2921
E-mail: ggolden@ci.mequon.wi.us

Owner
Robert Spector
13068 N. Fox Hollow Rd.
Mequon, WI 53097
1.414.331.4598

Architect
Stauss Architect LLC
8215 W. Donges Bay Rd.
Mequon, WI 53097
1.262.238.8888

THE SPECTOR RESIDENCE
13068 N. FOX HOLLOW RD. MEQUON, WI 53097

Attachment: Plans & Pictures (10585 : Robert Spector)

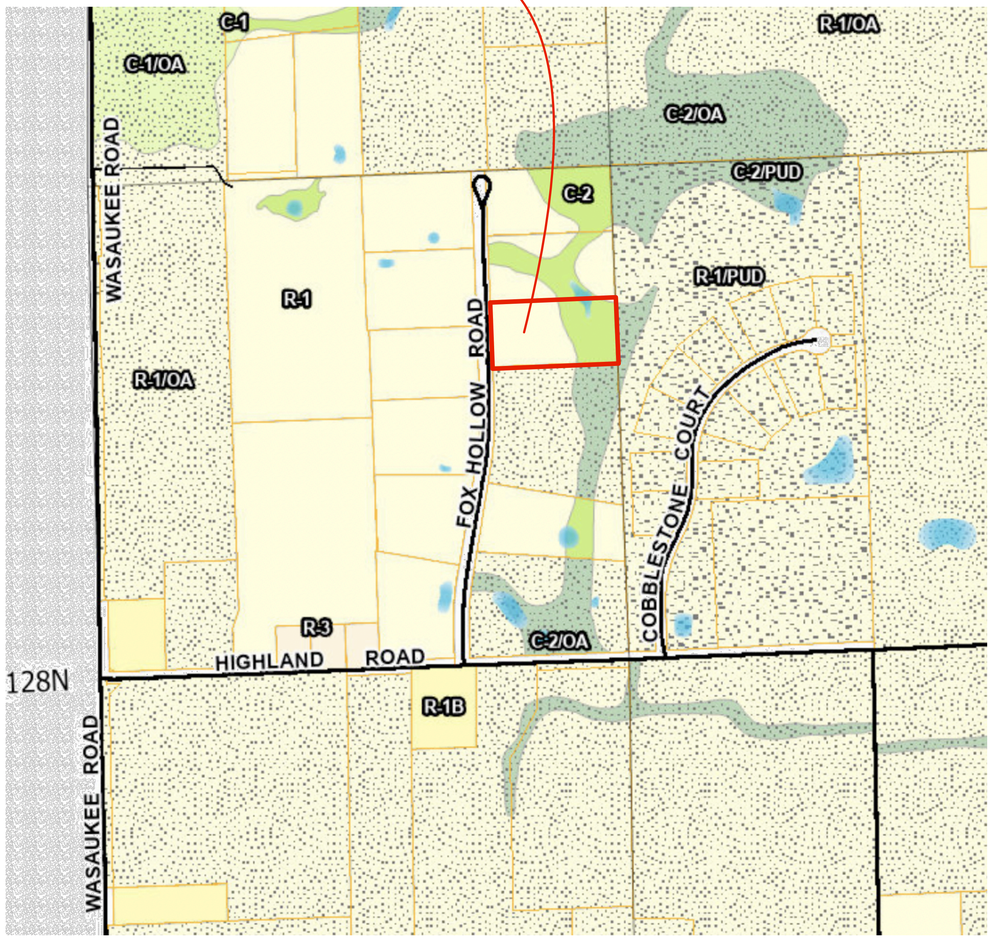
Date: 12.Aug.2025

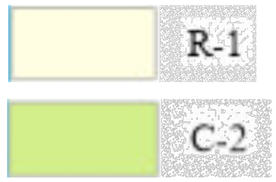
Sheet Title:
Site Plan

Plan North

A1.1

Project Site
13068 N. Fox Hollow Rd





1 A1.2 Zoning Map
Note: Not to scale.

Architectural Board Review Set

This note is to prevent contractors from building from design drawings. This note will be removed prior to state or building permit submittal.

Owner
Robert Spector
13068 N. Fox Hollow Rd.
Mequon, WI 53097
1.414.331.4598

Architect
Stauss Architect LLC
8215 W. Donges Bay Rd.
Mequon, WI 53097
1.262.238.8888

THE SPECTOR RESIDENCE
13068 N. FOX HOLLOW RD., MEQUON, WI 53097

Attachment: Plans & Pictures (10585 : Robert Spector)

Date: 12.Aug.2025

Sheet Title:
Zoning Map

Plan North

A1.2

Architectural Board Review Set

This note is to prevent contractors from building from design drawings.
This note will be removed prior to state or building permit submittal.



1 A1.3 Existing House - West Elevation



2 A1.3 Existing House - South Elevation



3 A1.3 Existing House - East Elevation



4 A1.3 Existing House - North Elevation

Owner
Robert Spector
13068 N. Fox Hollow Rd.
Mequon, WI 53097
1.414.331.4598

Architect
Stauss Architect LLC
8215 W. Donges Bay Rd.
Mequon, WI 53097
1.262.238.8888

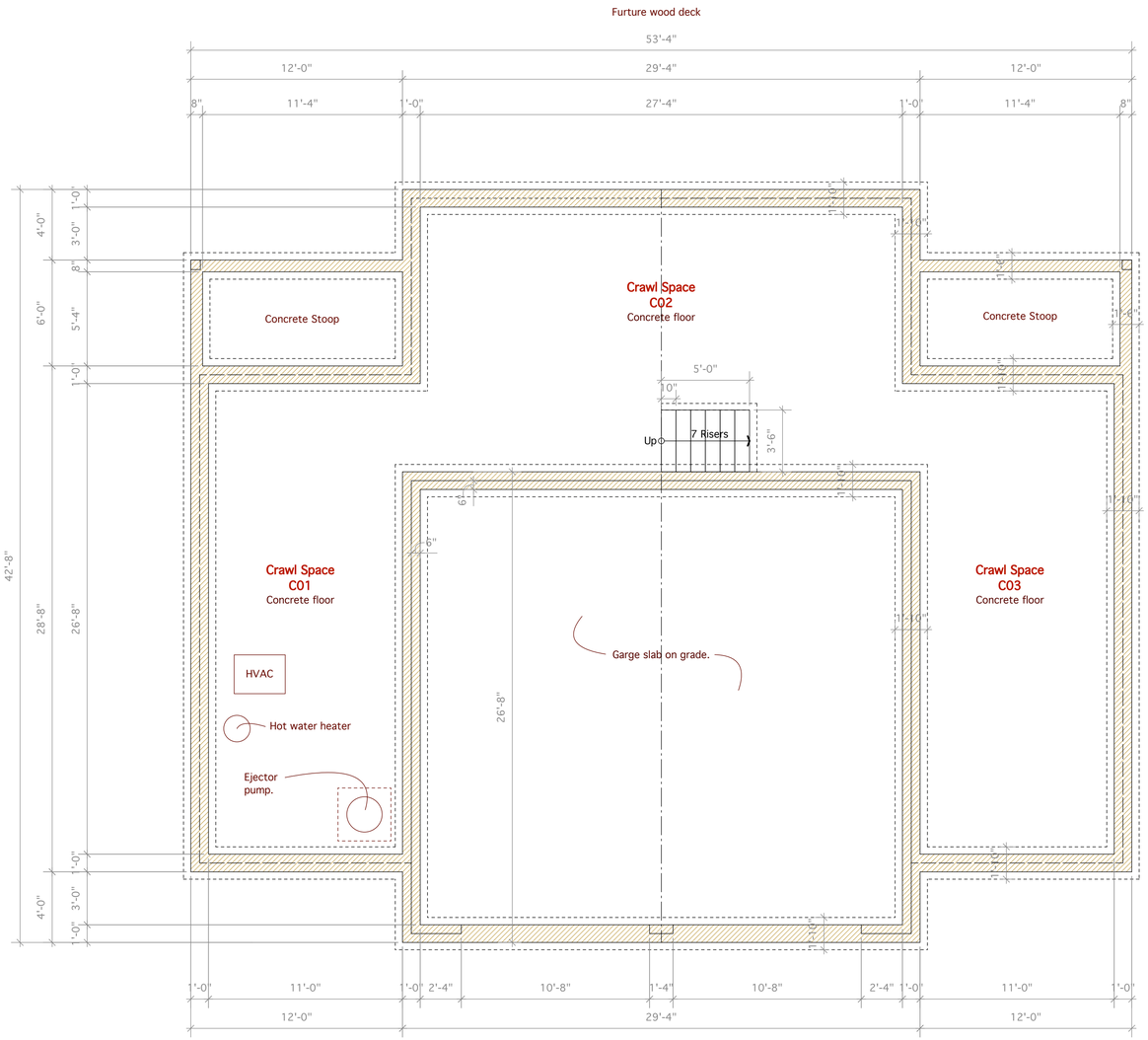
THE SPECTOR RESIDENCE
13068 N. FOX HOLLOW RD., MEQUON, WI 53097

Date: 12.Aug.2025

Sheet Title:
Photo Page

A1.3

Attachment: Plans & Pictures (10585 : Robert Spector)



1 A2.0 Foundation Plan
1/4"=1'-0" Note: Not to scale if drawing is printed on 11"x17" paper

Concrete continuous footing:
The minimum width of the footing on each side of the foundation wall shall measure at least 4 inches wider than the wall. The footing depth shall be at least 8 inches nominal. Footing placed in unstable soil shall be formed. Lintels may be used in place of continuous footings when there is a change in footing elevation. Per SPS 321.15 (2) (a). (typical)

Utilities:

1. All utilities to be conected to house. Discuss options with owner.

Electrical Symbol Key

- Quad wall outlet right duplex switched.
- Quad wall outlet
- Duplex wall outlet
- Duplex wall outlet top outlet switched
- Wall switch
- Surface mounted ceiling light fixture
- Wall mounted light fixture
- Recessed ceiling light fixture
- Recessed ceiling light fixture - directional
- PO Porcelain Socket with outlet
- Telephone
- POP Porcelain Socket with outlet and pull string
- Surface mounted low voltage
- Recessed Fan
- Ceiling Fan (Use appropriate J-box)

Wall Legend

- Existing walls and cabinets to be removed.
- Existing walls.
- Proposed walls.
- PF Portal Frame (see sheet A2.3)
- Existing masonry walls.
- Proposed masonry walls.
- Proposed Concrete walls.

Plan North

Architectural Board Review Set

This note is to prevent contractors from building from design drawings. This note will be removed prior to state or building permit submittal.

Owner
Robert Spector
13068 N. Fox Hollow Rd.
Mequon, WI 53097
1.414.331.4598

Architect
Stauss Architect LLC
8215 W. Donges Bay Rd.
Mequon, WI 53097
1.262.238.8888

THE SPECTOR RESIDENCE
13068 N. FOX HOLLOW RD., MEQUON, WI 53097

Date: 12.Aug.2025

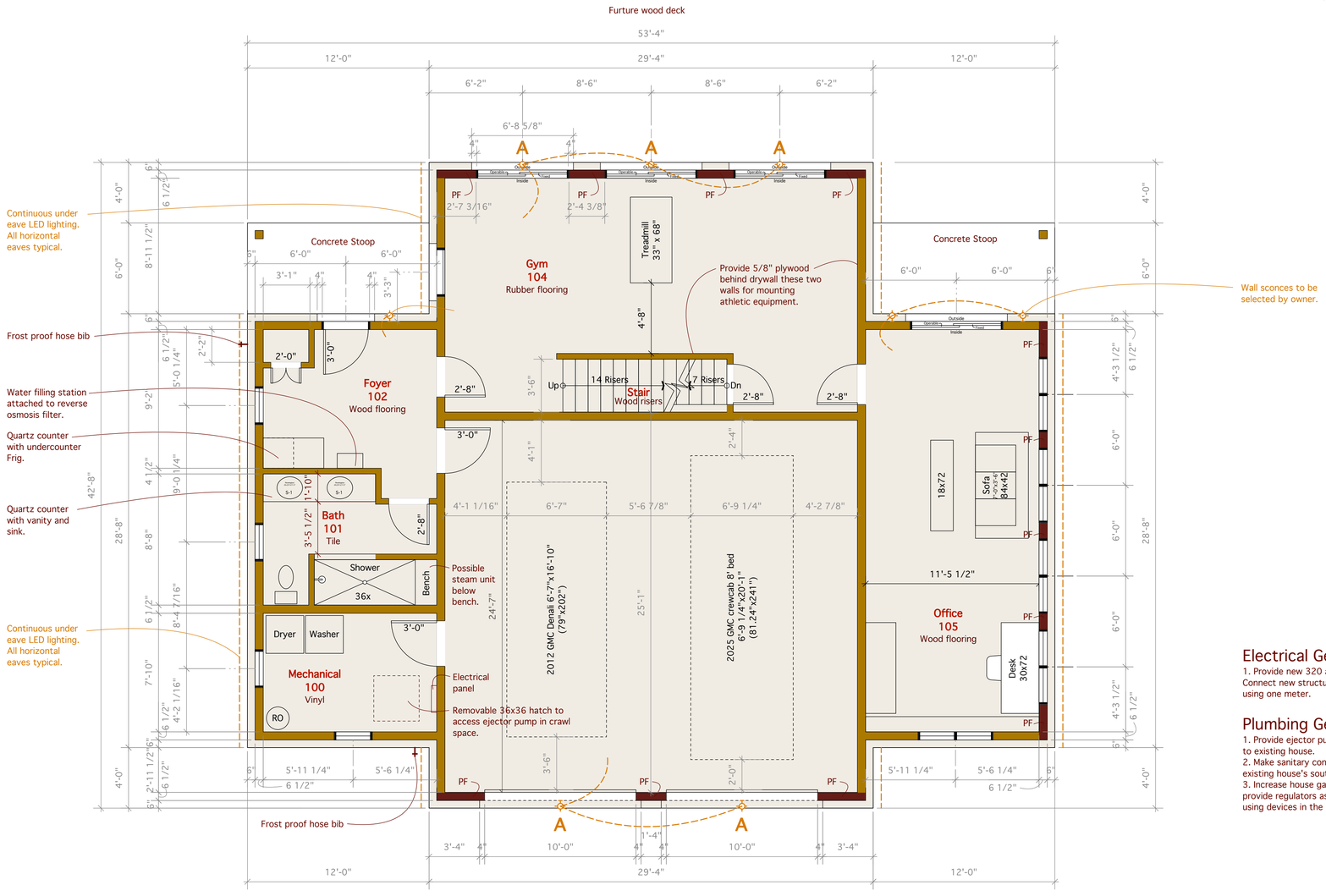
Sheet Title:
Foundation Plan

A2.1

Attachment: Plans & Pictures (10585 : Robert Spector)

Architectural Board Review Set

This note is to prevent contractors from building from design drawings. This note will be removed prior to state or building permit submittal.

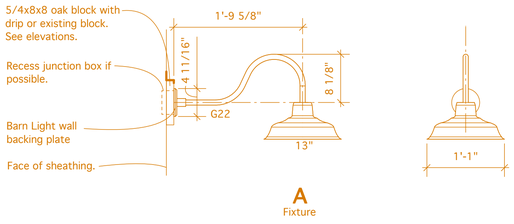


1, 940sf Proposed storage structure

Detached storage structure shall not exceed 2,178 s.f. max.

1 / A2.1 First Floor Plan

1/4"=1'-0" Note: Not to scale if drawing is printed on 11"x17" paper



A
Fixture

Barn Light Electric Company
Barnlight.com
Style: Bomber Gooseneck Light
Light source: Incandescent
Shade size: 13"
Shade finish: Black
Gooseneck arm: G22
Gooseneck arm finish: Same as shade
Swivel knuckle: None
Shade accessory: None
Mounting accessory: None
Socket type: Standard Incandescent
Lamp: Exterior rated LED 3500K
100W+ equivalent

Electrical Symbol Key

- 4 — Quad wall outlet right duplex switched.
- 4 — Quad wall outlet
- Duplex wall outlet
- Duplex wall outlet top outlet switched
- Wall switch
- Surface mounted ceiling light fixture
- Wall mounted light fixture
- Recessed ceiling light fixture
- Recessed ceiling light fixture - directional
- PO — Porcelain Socket with outlet
- Telephone
- POP — Porcelain Socket with outlet and pull string
- Surface mounted low voltage
- F — Recessed Fan
- Ceiling Fan (Use appropriate J-box)

Wall Legend

- Existing walls and cabinets to be removed.
- Existing walls.
- Proposed walls.
- PF Portal Frame (see sheet A2.3)
- Existing masonry walls.
- Proposed masonry walls.
- Proposed Concrete walls.

Electrical General notes:

1. Provide new 320 amp electrical service. Connect new structure to existing as required using one meter.

Plumbing General notes:

1. Provide ejector pump to pump sanitary line to existing house.
2. Make sanitary connection below grade at existing house's south elevation as required.
3. Increase house gas presure to 2lbs and provide regulators as required to existing gas using devices in the house.

Plan North

Owner
Robert Spector
13068 N. Fox Hollow Rd.
Mequon, WI 53097
1.414.331.4598

Architect
Stauss Architect LLC
8215 W. Donges Bay Rd.
Mequon, WI 53097
1.262.238.8888

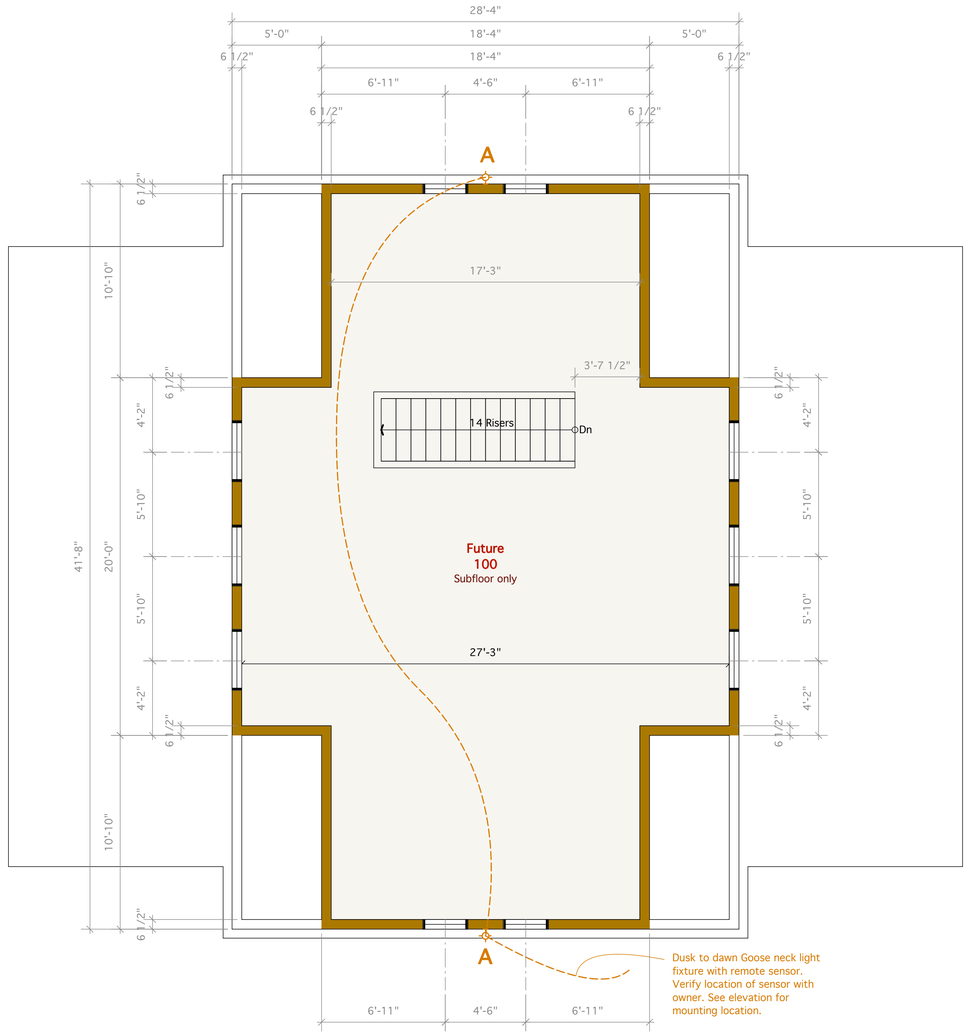
THE SPECTOR RESIDENCE
13068 N. FOX HOLLOW RD., MEQUON, WI 53097

Date: 12.Aug.2025

Sheet Title:
First Floor Plan

A2.1

Attachment: Plans & Pictures (10585 : Robert Spector)



890sf Proposed second floor

1 A2.1 First Floor Plan
1/4"=1'-0" Note: Not to scale if drawing is printed on 11"x17" paper

Electrical Symbol Key

- Quad wall outlet right duplex switched.
- Quad wall outlet
- Duplex wall outlet
- Duplex wall outlet top outlet switched
- Wall switch
- Surface mounted ceiling light fixture
- Wall mounted light fixture
- Recessed ceiling light fixture
- Recessed ceiling light fixture - directional
- PO — Porcelain Socket with outlet
- Telephone
- POP — Porcelain Socket with outlet and pull string
- Surface mounted low voltage
- Recessed Fan
- Ceiling Fan (Use appropriate J-box)

Wall Legend

- Existing walls and cabinets to be removed.
- Existing walls.
- Proposed walls.
- Existing masonry walls.
- Proposed masonry walls.
- Proposed Concrete walls.

Plan North

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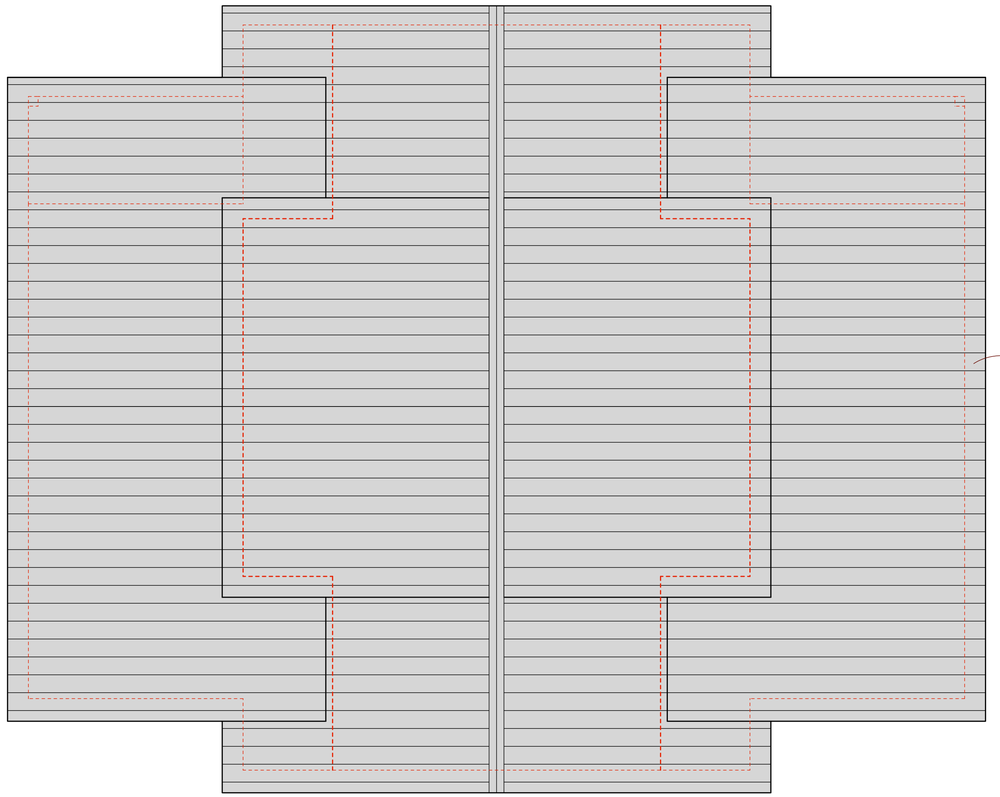
Sheet Title:
Second Floor Plan

A2.2

Attachment: Plans & Pictures (10585 : Robert Spector)

Architectural Board Review Set

This note is to prevent contractors from building from design drawings.
This note will be removed prior to state or building permit submittal.



1 A2.3 Roof Plan
1/4"=1'-0" Note: Not to scale if drawing is printed on 11"x17" paper

Owner
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Mequon, WI 53097
1.414.331.4598

Architect
Stauss Architect LLC
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Mequon, WI 53097
1.262.238.8888

THE SPECTOR RESIDENCE
13068 N. FOX HOLLOW RD., MEQUON, WI 53097

Attachment: Plans & Pictures (10585 : Robert Spector)

Date: 12.Aug.2025

Sheet Title:
Roof Plan

Plan North

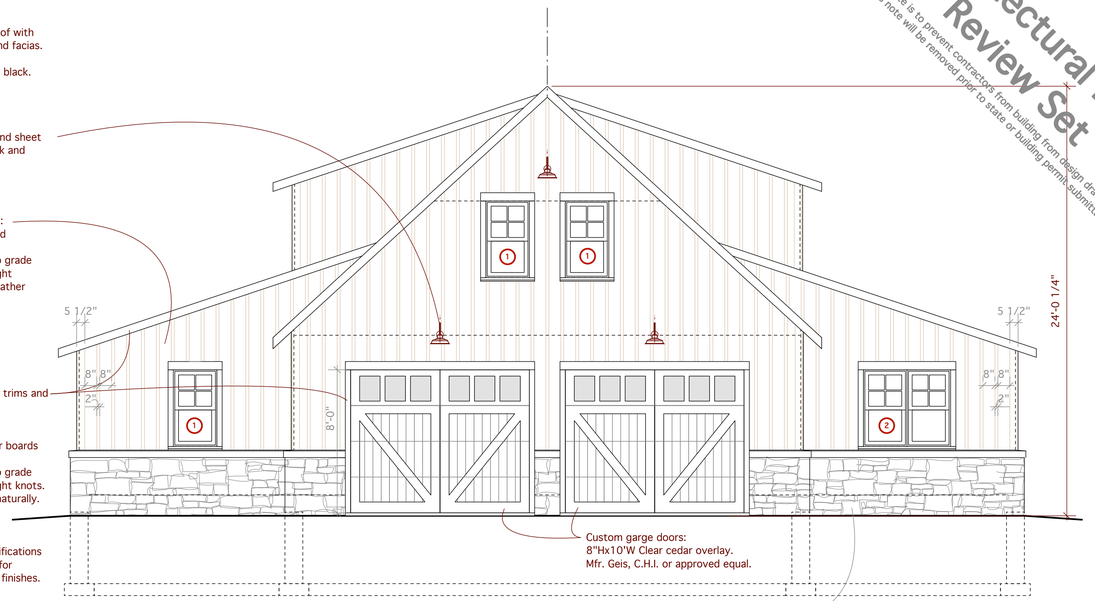
A2.3

General Exterior Finish Notes:

1. finishes noted (typical) alpply to all elevations.



1 A3.1 North Elevation
1/4"=1'-0" Note: Scale is 1/8"=1'-0" if drawing is printed on 11"x17" paper

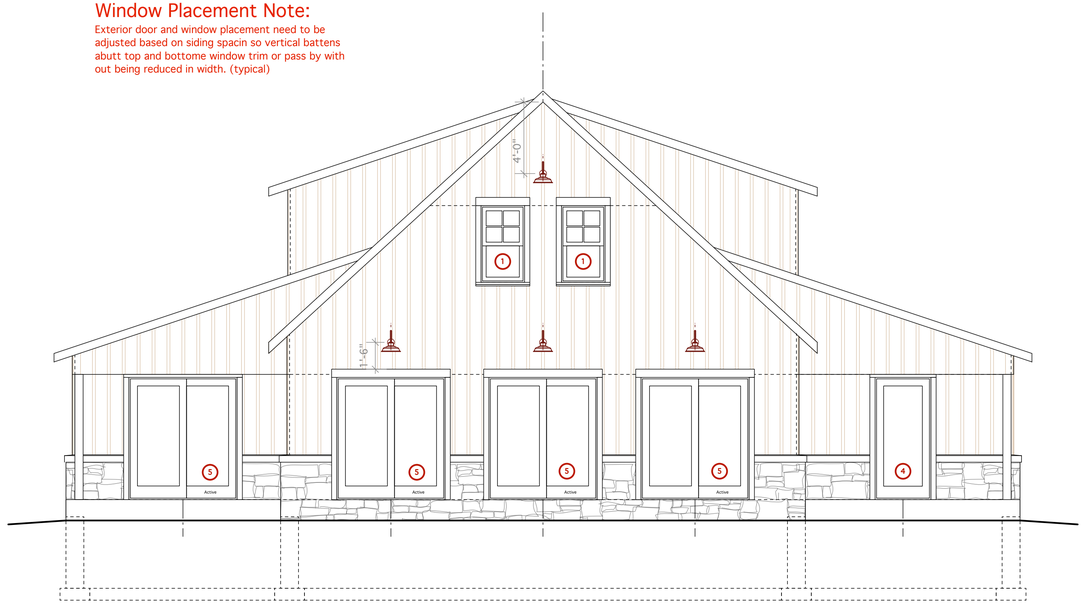


2 A3.1 West Elevation
1/4"=1'-0" Note: Scale is 1/8"=1'-0" if drawing is printed on 11"x17" paper


MCGREGOR LAKE

Window Placement Note:

Exterior door and window placement need to be adjusted based on siding spacin so vertical battens abutt top and bottome window trim or pass by with out being reduced in width. (typical)



3 A3.1 East Elevation
1/4"=1'-0" Note: Scale is 1/8"=1'-0" if drawing is printed on 11"x17" paper



4 A3.1 South Elevation
1/4"=1'-0" Note: Scale is 1/8"=1'-0" if drawing is printed on 11"x17" paper

Architectural Board Review Set
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1.414.331.4598

Architect
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Mequon, WI 53097
1.262.238.8888

THE SPECTOR RESIDENCE
13068 N. Fox Hollow Rd., Mequon, WI 53097

Attachment: Plans & Pictures (10585 : Robert Spector)

Date: 12.Aug.2025

Sheet Title:
Elevations

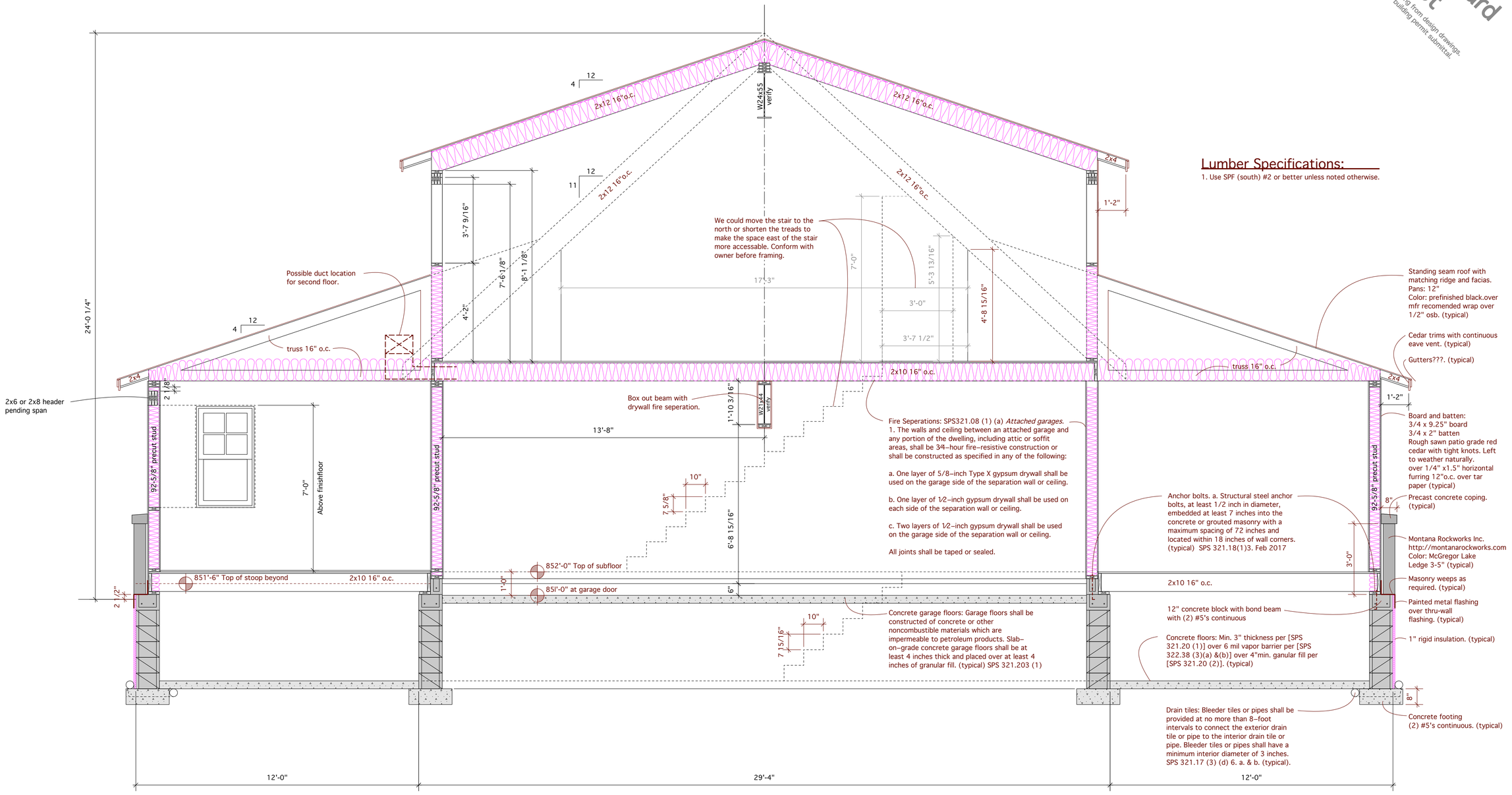
A3.1

Important Roof Sheathing Note:

Provide 1/8" gap between sheets of plywood that are nailed side-by-side over a shared top chord of a roof truss or a rafter. If this requirement is ignored and the sheathing is butted tight, the wood has nowhere to go when the moisture makes it swell, except to curl up along the shared seam.

Architectural Board Review Set

This note is to prevent contractors from building from design drawings. This note will be removed prior to state or building permit submittal.



1 A4.1 Section
1/2"=1'-0" Note: Not to scale if drawing is printed on 11"x17" paper

Lumber Specifications:

1. Use SPF (south) #2 or better unless noted otherwise.

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Mequon, WI 53097
1.262.238.8888

THE SPECTOR RESIDENCE
13068 N. FOX HOLLOW RD., MEQUON, WI 53097

Attachment: Plans & Pictures (10585 : Robert Spector)

Date: 12.Aug.2025

Sheet Title: Section

A4.1

Architectural Board Review Set
This note is to prevent contractors from building from design drawings.
This note will be removed prior to state or building permit submittal.

Window Specifications: Double Hung

Manufacturer: Marvin
Style: Clad Ultimate Double Hung G2
Exterior Aluminum Clad Color: Ebony
Interior wood Finish: Preprimed
Glazing Profile: Standard Ogee
Glass: 7/8" insulated glass with Low E with argon
Mullions: 7/8" Simulated divided light with internal spacer bar. Custom layout as shown.
Screen: Half screen charcoal fiberglass
Hardware finish: Standard sash lift. Dark bronze? (Confirm with owner)
Nailing fin: Include

Window Specifications: Awning

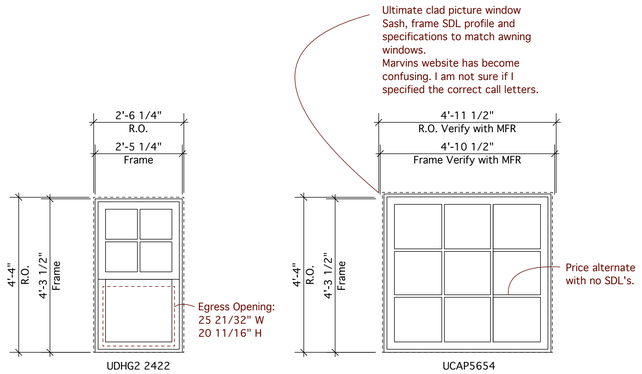
Manufacturer: Marvin
Style: Clad Ultimate Awning
Exterior Aluminum Clad Color: Ebony
Interior wood Finish: Preprimed
Glazing Profile: Standard Ogee
Glass: 3/4" insulated glass with Low E with argon
Mullions: 4/8" Simulated divided light with internal spacer bar. Custom layout as shown.
Screen: Charcoal fiberglass
Hardware finish: Dark bronze? (Confirm with owner)
Nailing fin: Include

Door Specifications: Inswing

Manufacturer: Marvin
Style:Clad Ultimate Inswing Door G2
Exterior Aluminum Clad Color: Ebony
Interior wood Finish: Preprimed
Sill: Performance sill (Confirm with owner Accessible sill not wanted)
Panel Thickness: 2-1/4"
Glazing Profile: Standard Ogee
Glass: 15/16" insulated glass with Low E with argon
Mullions: None.
Screen: None (Confirm with Owner)
Hardware finish: Dark bronze? (Confirm with owner)
Nailing fin: Include

Door Specifications: Sliding

Manufacturer: Marvin
Style:Clad Ultimate Sliding French Door G2
Exterior Aluminum Clad Color: Ebony
Interior wood Finish: Preprimed
Sill: Performance sill (Confirm with owner Accessible sill not wanted)
Panel Thickness: 2-1/4"
Glazing Profile: Standard Ogee
Glass: 15/16" insulated glass with Low E with argon
Mullions: None.
Screen: Charcoal fiberglass
Hardware finish: Dark bronze? (Confirm with owner)
Nailing fin: Include



Windows used for exiting. SPS 321.03 (6) (b). 1. The nominal size of the net clear window opening shall be at least 20 inches by 24 inches irrespective of height or width. Nominal dimensions shall be determined by rounding up fractions of inches if they are 1/2-inch or greater or rounding down fractions of inches if they are less than 1/2-inch.

Wisconsin Uniform Dwelling Code:

SPS 321.03 (Feb. 2017)
(6) WINDOWS USED FOR EXITING. Windows which are installed for exit purposes shall comply with the requirements of this sub-section.
(a) The window shall be openable from the inside without the use of tools or the removal of a sash. If equipped with a storm or screen, it shall be openable from the inside.
(b) 1. The nominal size of the net clear window opening shall be at least 20 inches by 24 inches irrespective of height or width. Nominal dimensions shall be determined by rounding up fractions of inches if they are 1/2–inch or greater or rounding down fractions of inches if they are less than 1/2–inch.
2. No portion of the window, including stops, stools, meeting rails and operator arms, shall infringe on the required opening.
(c) The area and dimension requirements of par. (b) may be infringed on by a storm window.
(d) 1. For any window used for exiting, the lowest point of clear opening shall be no more than 60 inches above the floor.
2. If the lowest point of clear opening is more than 46 inches above the floor, a permanent platform or fixture shall be installed such that a flat surface at least 20 inches wide and 9 inches deep is located no more than 46 inches directly below the clear opening.
3. The topmost surface of the platform or fixture shall be no more than 24 inches above the floor.
4. The topmost surface of the platform or fixture shall support a live load of at least 200 pounds.
5. A Step used for the sole purpose of reaching the top of the platform or fixture is exempt from the requirements of s. SPS 321.04.

(e) 1. An egress window with any point of clear opening below adjacent grade shall be provided with an areaway in accordance with this section.
2. The width of the areaway shall be at least equal to the width of the window.
3. The areaway shall be a minimum of 36 inches measured perpendicular from the outer surface of the below-grade wall.
4. If the bottom of the areaway is more than 46 inches below adjacent grade or the top of the areaway enclosure, the areaway shall be provided with a ladder or stair to aid egress. Steps used to comply with this section are exempt from the requirements of s. SPS 21.04.
5. a. Ladders or other steps used to comply with subd. 4. may infringe on the required area of the areaway by a maximum of 6 inches.
6. The areaway shall be constructed such that water entering the areaway does not enter the dwelling.
(f) An egress window under a deck or porch shall discharge through a clear path of at least 36 inches in height and 36 inches in width, and no more than 15 feet in length, to a yard or open space.

SPS 321.05 Natural light and natural ventilation.
(1) NATURAL LIGHT. All habitable rooms shall be provided with natural light by means of glazed openings. The area of the glazed openings shall be at least 8% of the net floor area, except under the following circumstances:
(a) Exception. Habitable rooms, other than bedrooms, located in basements or ground floors do not require natural light.
(b) Exception. Natural light may be obtained from adjoining areas through glazed openings, louvers or other approved methods. Door openings into adjoining areas may not be used to satisfy this requirement. (Sept.2014)

Marvin General Notes:

1.) Contractor to verify quantity , by referencing the exterior elevations, and all rough openings prior to placing order.

2.) Contractor to verify all jamb thicknesses. Bid all windows with 4 - 9/16" jambs. Contractor to determine whether to custom fabricate and install jamb extentions in field or order pre-installed jamb extensions through window manufacturer.

3.) See architectural floor plans and elevations to verify window swings.

4.) Submit shop drawings to Architect for approval prior to ordering.

Owner
Robert Spector
13068 N. Fox Hollow Rd.
Mequon, WI 53097
1.414.331.4598

Architect
Stauss Architect LLC
8215 W. Donges Bay Rd.
Mequon, WI 53097
1.262.238.8888

THE SPECTOR RESIDENCE
13068 N. FOX HOLLOW RD., MEQUON, WI 53097

Attachment: Plans & Pictures (10585 : Robert Spector)

Date: 12.Aug.2025

Sheet Title:
Window Elevation

A8.1

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 8, 2025**
SUBJECT: **Jim Schreiner - Addition: Sunroom at 2633 W. Lake Isle Drive**

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

EXCEL CUSTOM DECKS

Decking Excellence By Desig

Date: 8/13/2025

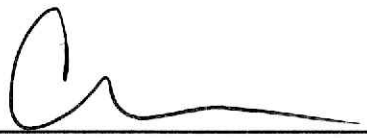
This document will establish the basic description of services rendered by Excel Custom decks for Jim Schreiner in constructing a Sunroom Addition and Patio Replacement located at 2633 West Lake Isle Dr, Mequon, WI 53092, as well as intended use.

Excel Custom Decks will demo and haul away the existing deck structure. New materials will be furnished for construction of new frame, sunroom structure and frost wall all to meet or exceed code requirements including tongue & groove sheathing, fiberglass insulation and new construction windows. Removal of an existing window located above new Sunroom Addition and install new, shorter window to accommodate roof peak of Sunroom Addition. A new patio extending from the Sunroom Addition at the size of 24 feet by 10 feet will be installed.

This area will be used as additional living space for the homeowners. Final job site clean-up will be complete once all construction is done, hauling away all unused or debris materials, including a magnetic sweep.

Printed Name: Cody Zibung

Title: Customer Service Specialist

Signature: 

Attachment: Statement of Intent (10586 : Jim Schreiner)

Lake Isle Dr

Property Line

18'

31'-1"

Walkway

Driveway

28'

Line of Wall

25'

51'

25'

63'

House

38'

Eaves Line

21'

Addition

13'

16'

16'

Patio

61'

Property Line

Attachment: Site Plan (10586 : Jim Schreiner)

Owner: JIM SCHREINER	
House:2714 SF	2633 Lake Isle Dr Mequon, WI 53092, USA scale: 1": 20'


LV5125

Deck 7

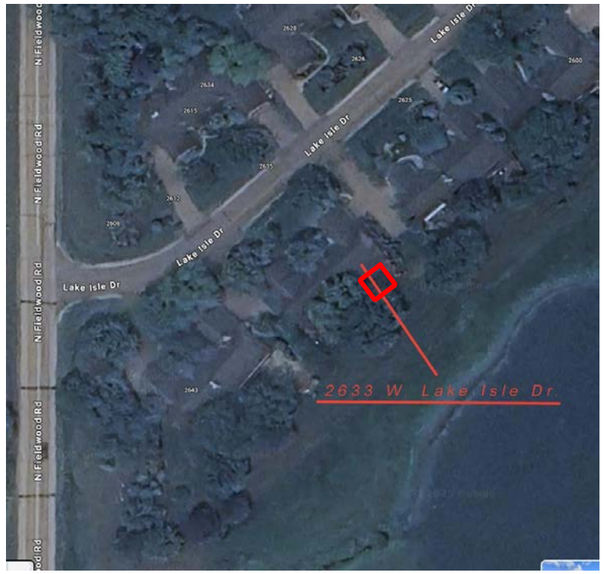
Attachment: Pictures (10586 : Jim Schreiner)



Attachment: Pictures (15056 : Jim Schmoll)



JIM SCHREINER
2633 W LAKE ISLE DR
MEQUON WI



Sheet Index		
Label	Title	Comments
T100	Title Page	
A100	Floor Plan	
A200	Framing Plan	
A300	Elevation	
A400	Demolition Plan	
A500	Details and Notes	
R100	Renderings	

GENERAL NOTES:

1. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWING NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORMWORK, ETC.) FOR COORDINATION OF THE VARIOUS TRADES FOR SAFE CONDITIONS ON THE JOB SITE AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
2. VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE CONTRACTOR. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE CONTRACTOR IS OBTAINED.
3. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ECT., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
4. OWNER/DESIGNER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ECT. ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND ONLY SHOP DRAWINGS STAMPED BY THE OWNER WILL BE ALLOWED AT THE JOB SITE.
5. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
6. ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR AGAINST ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND TRADES.
7. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSIONS, CURBS, FLOOR FINISHES, INSERTS, AND OTHER EMBEDDED ITEMS.
8. UNLESS OTHERWISE SHOWN OR NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHORS BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
9. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
10. ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
11. ALL EXTERIOR FRAMING MATERIALS TO BE GROUND CONTACT RATED LUMBER.
12. ALL DRAWINGS TO BE DESIGNED AND CALCULATED BY THE DESIGN FOR CODE ACCEPTENCE 6 (DCA 06).

GENERAL NOTES AND SPECIFICATIONS

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.
2006 IEC AND 2006 IMC SHALL BE USED.
THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

THE VARIOUS MECHANICAL CONTRACTORS ARE RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE VARIOUS MECHANICAL CONTRACTORS SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

DESIGN CRITERIA: 2006 IRC AND IBC
ROOF: 50 PSF SNOW LOAD
8 PSF TOP CHORD DL.
7 PSF BOTTOM CHORD DL.
5 PSF NET WIND UPLIFT.
FLOOR: 40 PSF LL.
10 PSF TOP CHORD DL.
5 PSF BOTTOM CHORD DL.
SOIL: 2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION
FROST DEPTH: 4'-0"
WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

EXCEL CUSTOM CONTRACTORS LLC.
Excellence Through Integrity by Design

JIM SCHREINER
2633 W. LAKE ISLE DR.
MEQUON, WI

DRAWN BY FIDELITY DESIGN STUDIO
DESIGN CONSULTANT Josiah McDonald
LATEST REVISION DATE 6/9/2025

REVISIONS

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DRAWING

TITLE PAGE

SHEET

T100

SIGNATURE

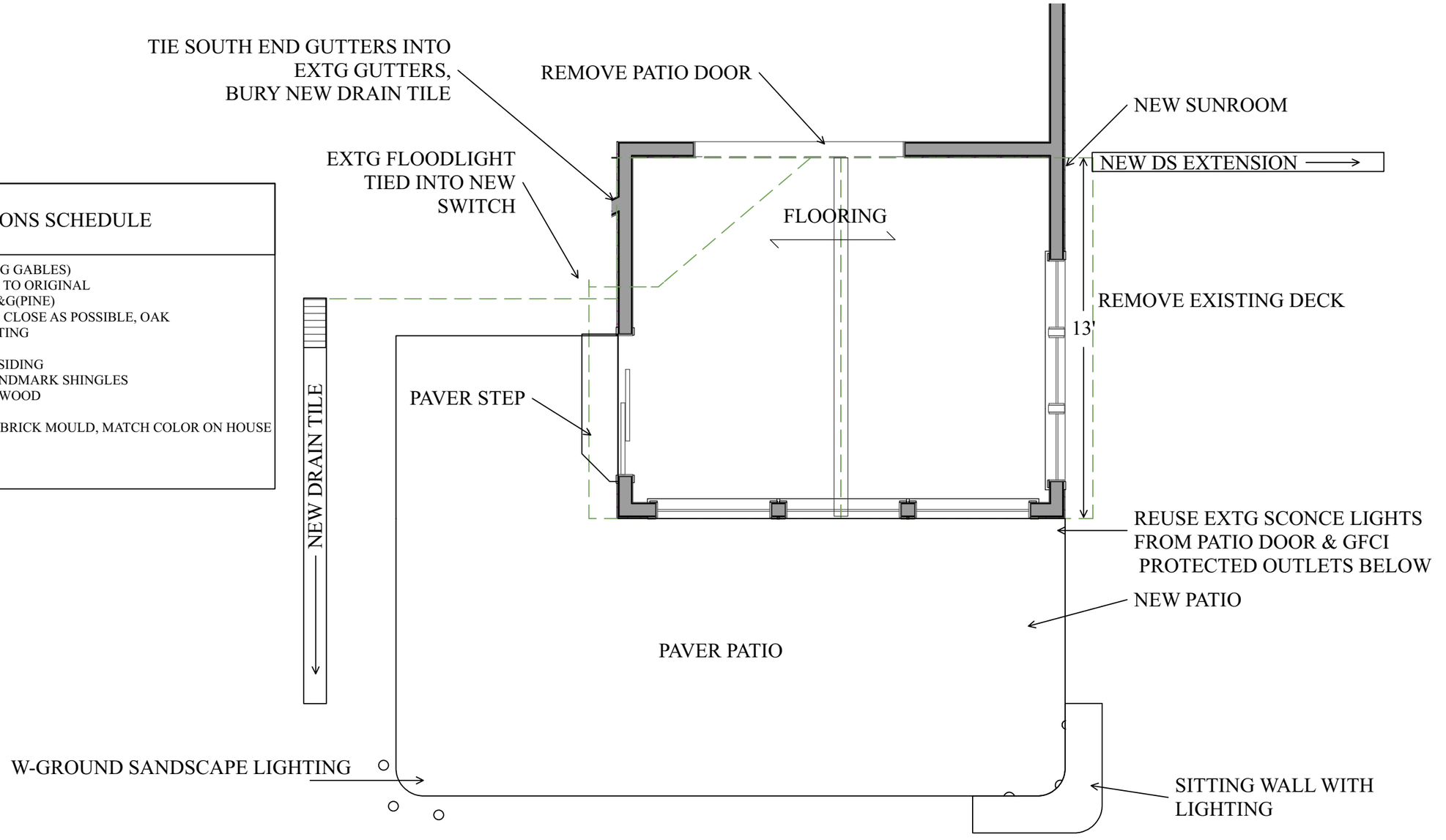
APPROVAL PRINT

DATE

Attachment: Plans (10586 : Jim Schreiner)

SELECTIONS SCHEDULE

WALLS- DRYWALL (INCLUDING GABLES)
FLOORING - OAK HWF, CLOSE TO ORIGINAL
CEILING - CLEAR COAT 1X6 T&G(PINE)
MILLWORK - MATCH EXTG AS CLOSE AS POSSIBLE, OAK
FASCIA COLOR - MATCH EXISTING
SOFFITS - MATCH EXISTING
SIDING - HARDIE PLANK LAP SIDING
SHINGLES - CERTAINTEED LANDMARK SHINGLES
SHINGLES COLOR - WEATHERWOOD
GUTTERS - ROYAL BROWN
WINDOWS - TEMPERED WITH BRICK MOULD, MATCH COLOR ON HOUSE CLOSELY
PAVERS - TBD



FLOOR PLAN

1/4" = 1'

EXCEL CUSTOM CONTRACTORS LLC.
Excellence Through Integrity by Design

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2633 W. LAKE ISLE DR.
MEQUON, WI

DRAWN BY	FIDELITY DESIGN STUDIO
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DRAWING

FLOOR PLAN

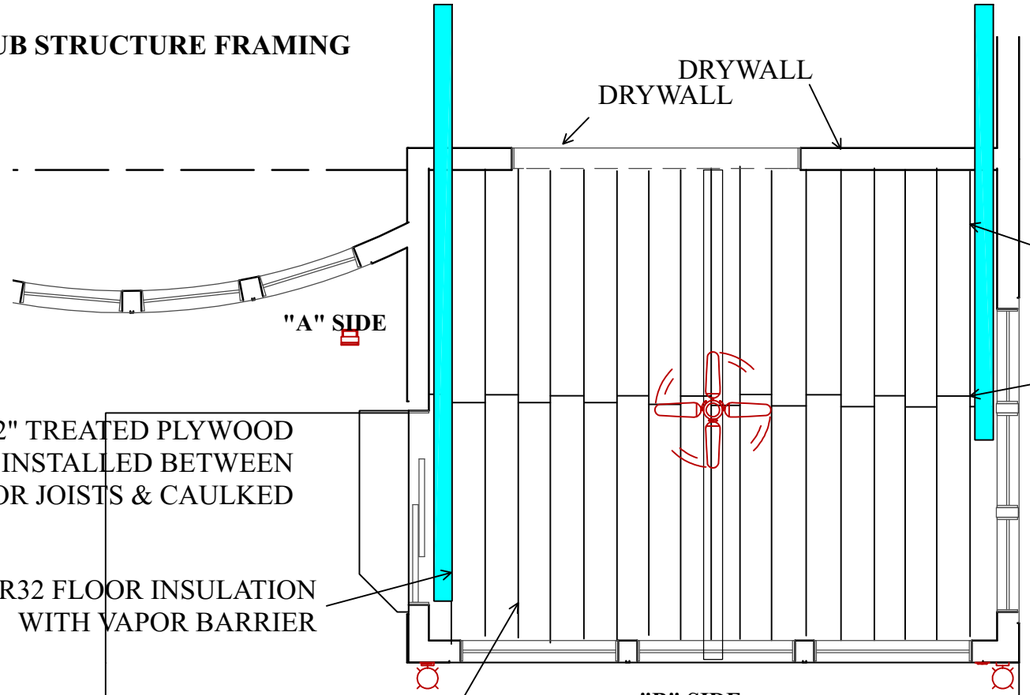
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Attachment: Plans (10586 : Jim Schreiner)

SUB STRUCTURE FRAMING



FOUNDATION CONCRETE TRENCH FOOTING

FRAME NEW WALL 3" OFF BRICK OUTSIDE CORNER

2X10X16"OC KDAT FLOOR FRAMING

2"X10" MID-SPAN BLOCKING

KDAT 2X6 SILL PLATE SECURED TO CONCRETE FOUNDATION WITH 1/2"X5" EXPANDING CONCRETE ANCHORS & SILL GASKET BENEATH

1/2" TREATED PLYWOOD INSTALLED BETWEEN FLOOR JOISTS & CAULKED

R32 FLOOR INSULATION WITH VAPOR BARRIER

3/4" OSB T&G FLOOR SHEATHING

INTENDED HVAC RUN

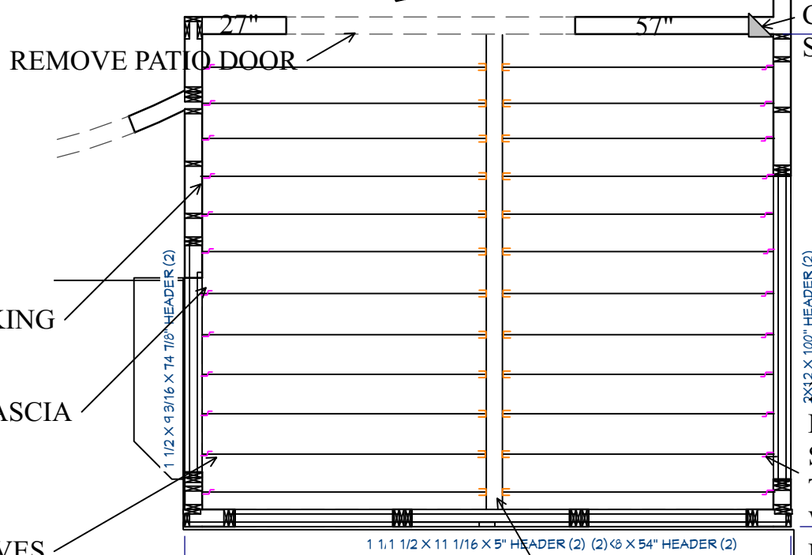
REMOVE BRICK ON PATIO DOOR WALL ONLY, TIE 2X4X16"OC WALL FRAMING INTO HOUSE FRAMING

IDENTIFY SPECS ON EXTG PATIO DOOR HEADER

RIDGE BEAM SUPPORTED BY SUITABLE HEADER

CONSTRUCT A SMALL CRICKET

ROOF FRAMING



REMOVE PATIO DOOR

2X4 SOFFIT BLOCKING

2X8 SUB FASCIA

1' OVERHANG ON EAVES

NO OVERHANG ON GABLE

2X8X16"OC RAFTERS SECURED TO RIDGE BEAM WITH RAFTER HANGERS

CLEAR SPAN RIDGE BEAM-SIZE TBD

16' OUTSIDE WALL TO WALL

16'3" BRICK TO BRICK

FRAMING PLAN

1/4" = 1'

EXCEL CUSTOM CONTRACTORS LLC.
Excellence Through Integrity by Design

JIM SCHREINER
2633 W. LAKE ISLE DR.
MEQUON, WI

DRAWN BY	FIDELITY DESIGN STUDIO
DESIGN CONSULTANT	Josiah McDonald
LATEST REVISION DATE	6/9/2025

REVISIONS

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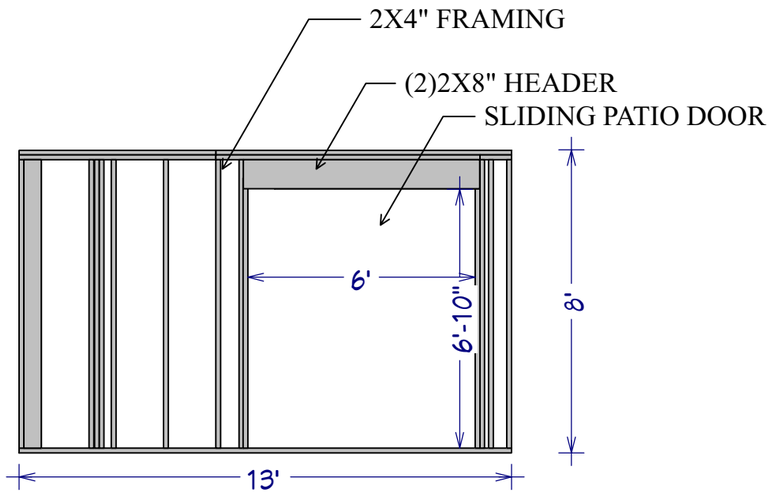
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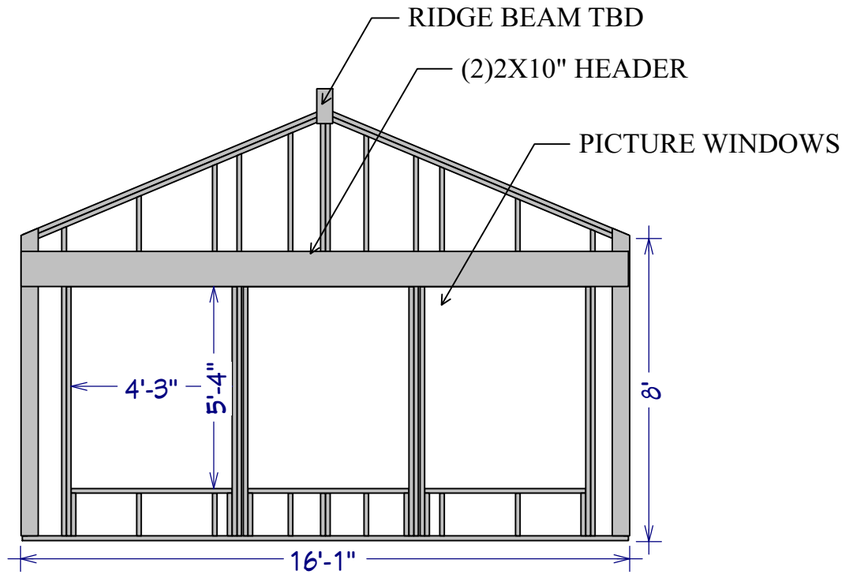
FRAMING PLAN

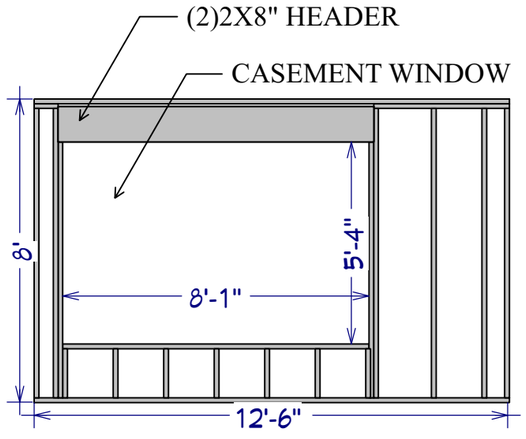
SHEET

A200

Attachment: Plans (10586 : Jim Schreiner)







FRAMING PLAN

1/4" = 1'

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JIM SCHREINER
2633 W. LAKE ISLE DR.
MEQUON, WI

DRAWN BY FIDELITY DESIGN STUDIO
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DRAWING

FRAMING PLAN

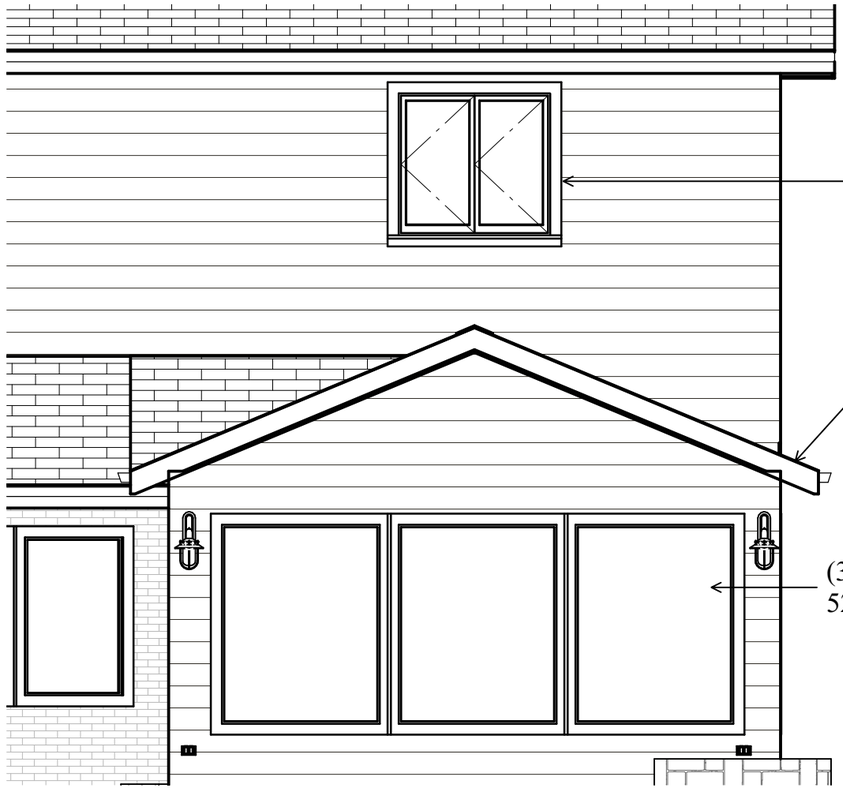
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A300

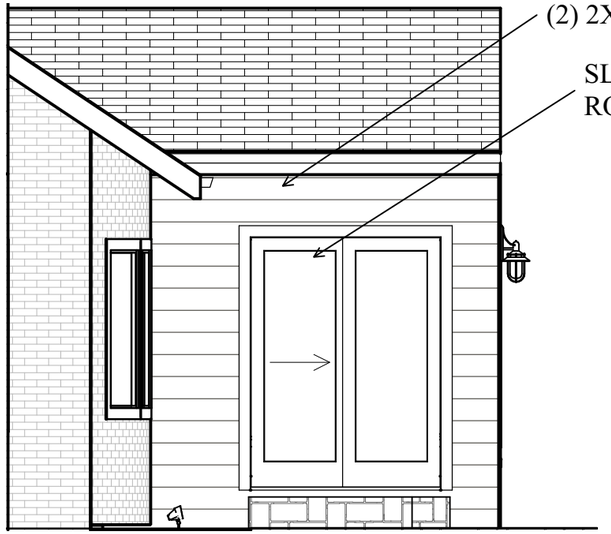
SIGNATURE DATE

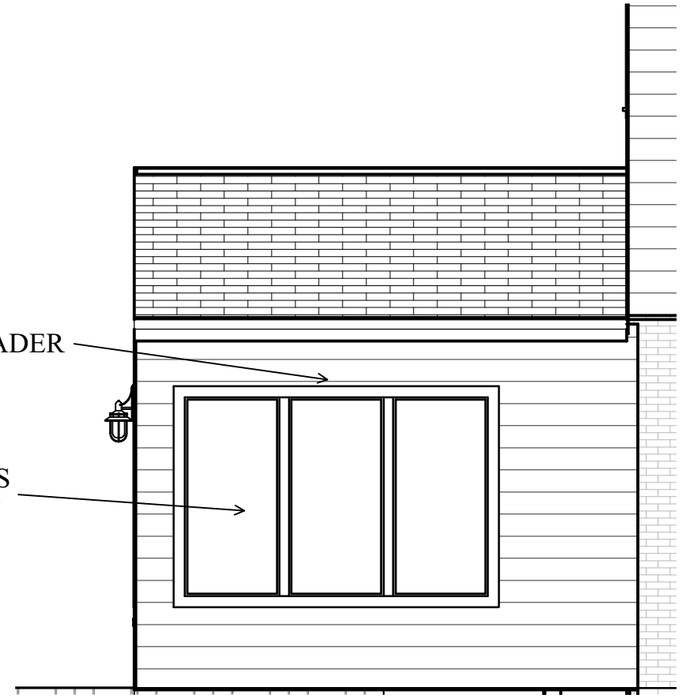
APPROVAL PRINT

Attachment: Plans (10586 : Jim Schreiner)



2X4X16" OC WALL FRAMING





ELEVATION

NTS

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MEQUON, WI

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DRAWING

ELEVATION

SHEET

A300

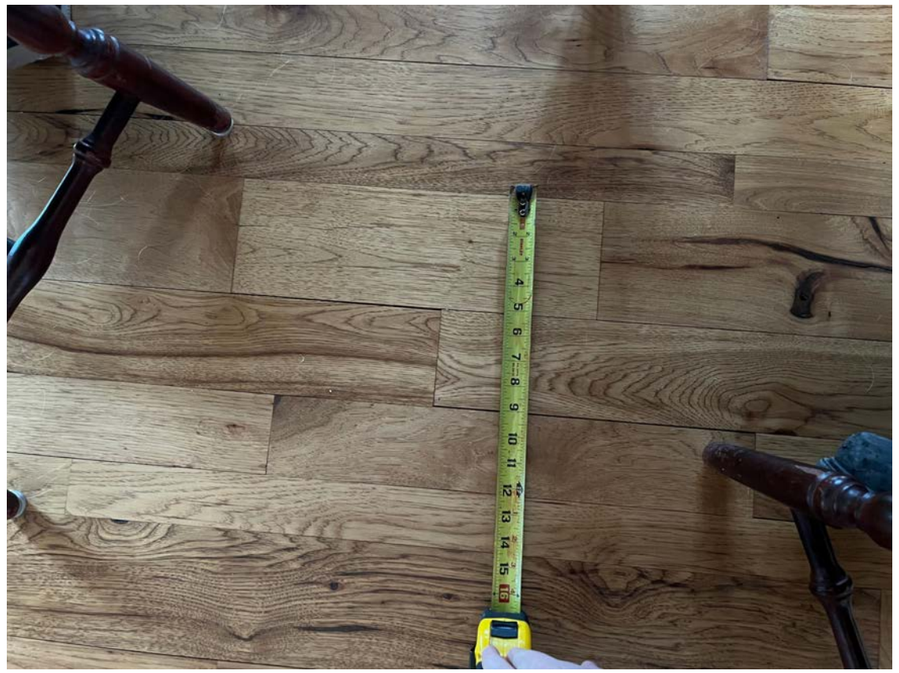
APPROVAL PRINT SIGNATURE DATE

Attachment: Plans (10586 : Jim Schreiner)









DEMOLITION PLAN

1/4" = 1'

JIM SCHREINER
2633 W. LAKE ISLE DR.
MEQUON, WI

EXCEL CUSTOM CONTRACTORS LLC.
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DESIGN CONSULTANT	Josiah McDonald
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DRAWING

DEMOLITION PLAN

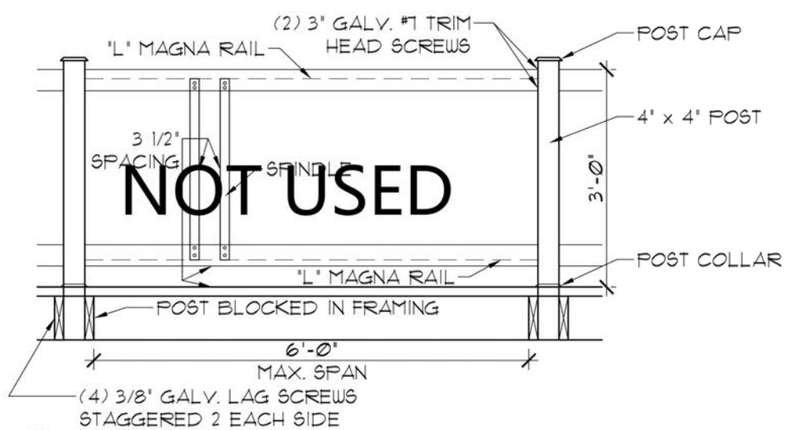
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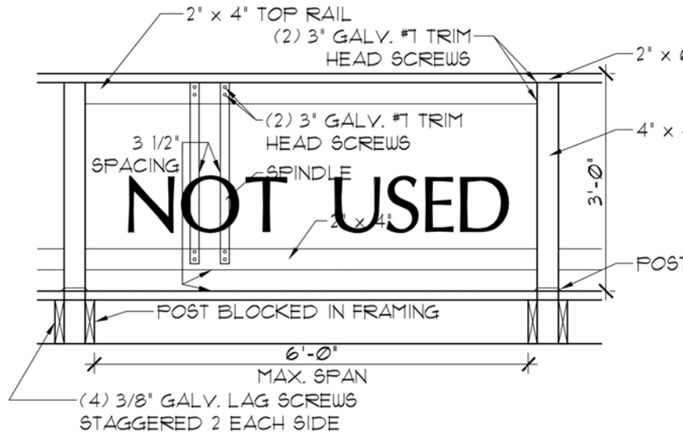
Attachment: Plans (10586 : Jim Schreiner)

SIGNATURE
APPROVAL PRINT
DATE

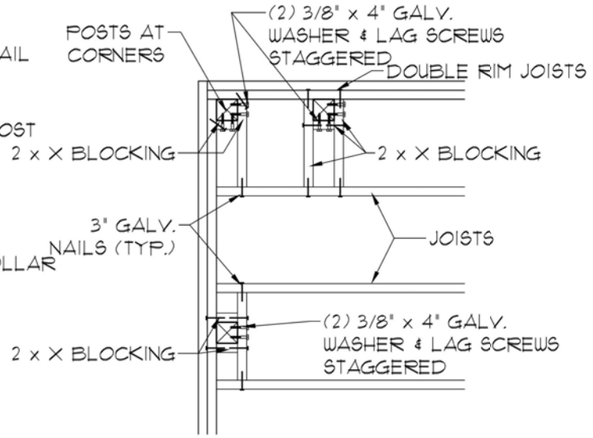
ALL DETAILS MAY OR MAY NOT APPLY



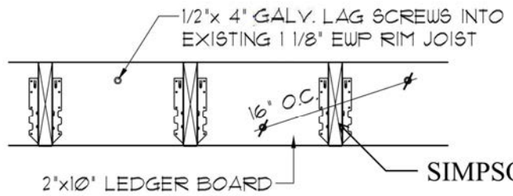
1 STANDARD RAILING DETAIL
1/2" = 1'-0"



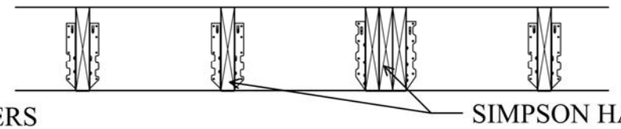
2 DRINK RAIL RAILING DETAIL
1/2" = 1'-0"



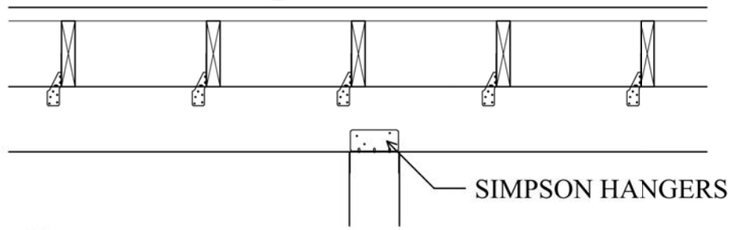
3 POST FRAMING DETAIL
1 1/2" = 1'-0"



4 JOIST HANGER & LEDGER DETAIL
3/4" 1'-0"



5 RAISED GIRDER BRACKET
3/4" = 1'-0"



6 JOIST TO BEAM BRACKET
3/4"=1'-0"



SPAX DECK LEDGER TECHNICAL BULLETIN

DECK LEDGER FASTENING SOLUTION WITH SPAX® POWERLAGS®

SPAX 5/16" PowerLag fasteners have been tested for use in the attachment of deck ledger boards to the building structure to provide prescriptive solutions that are equivalent to the International Residential Code provisions for deck ledger attachment. When installed per this technical bulletin, SPAX 5/16" PowerLag fasteners can be used in place of 1/2" lag screws as described in Table R507.9.1.3(1)* of the 2018 IRC.

PRODUCT FEATURES

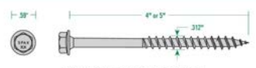
- Code listed per ICC ESR-1782 & DrJ TER No. 1711-01.
- Patented thread technology requires no pre-drilling, and drives faster and easier than conventional lag screws.
- Two head types to choose from:
  - Hex Washer Head
  - T-Star Washer Head
- HCR® Coating has been tested to ICC-ES standards (AC257) and has proven to be equivalent to code approved hot-dip galvanized coatings. HCR is suitable for many preservative-treated woods and exterior applications.
- Fastener length on head provides easy identification.

INSTALLATION INSTRUCTIONS

1) Select the preferred head style and appropriate length PowerLag fastener to ensure the threads fully engage the band joist and the fastener tip extends beyond the back face of the band joist.
2) Using a 1/2" low rpm/high torque electric drill and appropriate driver bit, install the PowerLag through the ledger and sheathing into the band joist until the built-in washer is drawn firm and flush to the ledger board. Do not overdrive.
3) Stagger the PowerLag fasteners from top to bottom along the length of the ledger while maintaining the required spacing, edge and end distances as found in Figure 2 and Table 1.



5/16" x 4" or 5" T-Star Washer Head PowerLag® with HCR® Coating



5/16" x 4" or 5" Hex Washer Head PowerLag® with HCR® Coating

ALTENLOH, BRINCK & CO. U.S., INC.
ALTENLOH, BRINCK & CO. - GROUP
02105 Williams County Rd. 12-C • Bryan, OH 43506 P. 419-636-6715 E. info@spax.us
ICC-ES ESR-1782 DrJ TER No. 1711-01

DECK LEDGER TECHNICAL BULLETIN

Figure 1

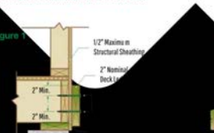


Figure 2



Table 1

Loading Condition	Head Type	Fastener Length	2x Nominal Ledger Species	Band Joist Material	Maximum Deck Joist Spans: Up to 6'	Up to 8'	Up to 10'	Up to 12'	Up to 14'	Up to 16'	Up to 18'
					Maximum On-Center Spacing of PowerLag® Fasteners						
60 psf Live / 10 psf Dead	Hex Washer	4" or 5"	HF/SPF	Sawn Lumber	28	16	16	12	11	10	
				1" min EWP*	21	17	16	13	11	10	
			DF/SP	Sawn Lumber	30	25	20	13	12	10	
				1" min EWP*	26	17	16	12	11	9	
	T-Star Washer		HF/SPF	Sawn Lumber	16	16	16	10	9	8	7
				1" min EWP*	16	16	11	9	8	7	
			DF/SP	Sawn Lumber	24	16	13	11	9	8	7
				1" min EWP*	16		12	10	9	7	7
	Hex Washer		HF/SPF	Sawn Lumber	20	13	11	9	7	6	6
				1" min EWP*	14	10	8	7	6	5	4
			DF/SP	Sawn Lumber	21	13	10	8	7	6	5
				1" min EWP*	18	14	11	9	8	7	6

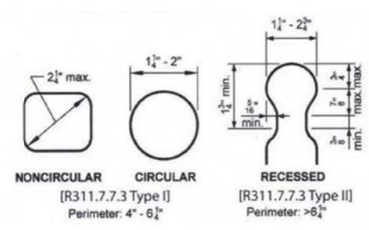
*Engineered wood products such as LVL, PSL, LSL, OSB, and plywood

1. Based on load duration factor of 1.15 for the applicable load duration as specified in NDS 2015.
2. Fasteners are required to have full thread penetration into the main member.
3. Fasteners shall be staggered from the top to the bottom along the length of the ledger while maintaining the required edge and end distances as shown in Figures 1 and 2.
4. A maximum 1/2" structural sheathing, fastened per code, may be installed between the ledger and the band joist.
5. Multiple ledger plies shall be fastened together per code and independent of the 5/16" PowerLag®.
6. Minimum ledger board requirements: 1-1/2" thick by 7-1/2" depth. Must be greater than or equal to the depth of the deck joist and no greater than the depth of the band joist.
7. Solid sawn ledger shall be HF/SPF or DF/SP species (specific gravity of 0.42 and 0.50 respectively), designed by others.
8. Ledger materials assumed to be in wet service condition.
9. Minimum band joist requirements: SPF (specific gravity of 0.42) solid-sawn lumber 1-1/2" thick and 7-1/2" depth; Engineered Wood Product (EWP) 1" thick by 7-1/4" depth.
10. Fastener spacing for 4" fasteners is based on tested loads. The design values use the lesser of a 1/8" deflection or a factor of safety equivalent to or greater than that of the code compliant lag screw application.
11. Fastener spacing for 5" fasteners is based on previously published reference lateral design values.

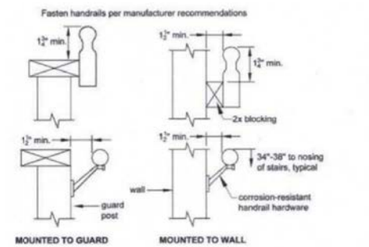
1. For guidance on designing a deck ledger to truss connection where a band joist is not used, see SBCA's Tech Note, "Attachment of Residential Deck Ledger to Metal Plate Connected Wood Truss Floor System" available at www.sbcindustry.com.
2. Attachment of a deck ledger to concrete or CMU/masonry using PowerLags is outside the scope of this technical bulletin.
3. This technical bulletin is subject to periodic review and updates. For the most current version, visit www.spax.us.
4. For a comprehensive review of SPAX PowerLags for use in deck ledger attachment, please see "DrJ TER No. 1711-01" available at www.drjengineering.com.

* 2015 IRC Table R507.2, 2012 IRC Table R507.2

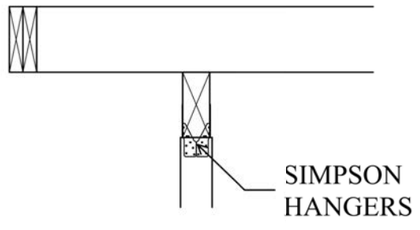
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ALTENLOH, BRINCK & CO. - GROUP
02105 Williams County Rd. 12-C • Bryan, OH 43506 P. 419-636-6715 E. info@spax.us
ICC-ES ESR-1782 DrJ TER No. 1711-01
Form S-1803 Rev 6/18



7 HANDRAIL GRIP SIZE
N.T.S.



10 HANDRAIL MOUNTING
N.T.S.



8 JOIST TO BEAM BRACKET
3/4"=1'-0"

DESIGN NOTE:
DESIGNED PER PAR (1) OF SPS 321.225 DECKS

SMOKING NOTE:
ABSOLUTELY NO SMOKING ON JOBSITE

JIM SCHREINER
2633 W. LAKE ISLE DR.
MEQUON, WI

DRAWN BY FIDELITY DESIGN STUDIO
DESIGN CONSULTANT Josiah McDonald
LATEST REVISION DATE 6/9/2025

REVISIONS

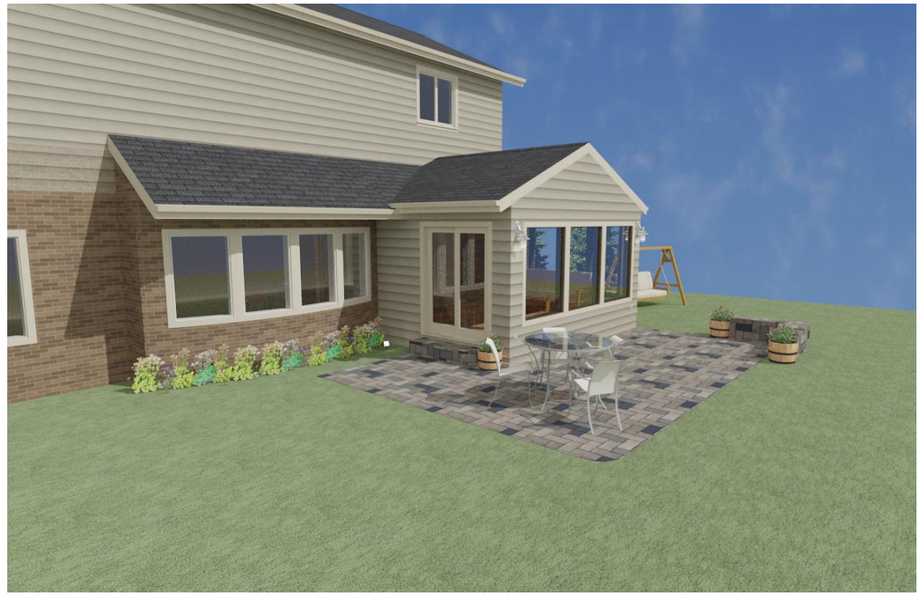
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DRAWING
DETAILS AND NOTES

SHEET
A500

Attachment: Plans (10586 : Jim Schreiner)
DATE
SIGNATURE
APPROVAL PRINT









RENDERINGS

N.T.S.

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JIM SCHREINER
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MEQUON, WI

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DRAWING

RENDERINGS

SHEET

R100

Attachment: Plans (10586 : Jim Schreiner)

SIGNATURE

APPROVAL PRINT

DATE

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655
www.cityofmequonwi.gov
Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 8, 2025**
SUBJECT: **Todd Gordon - Addition: Sunroom at 12404 N. Golf Drive**

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



16560 W. Glendale Dr. New Berlin, WI 53151

Letter of Intent for GORDON

8059 Allison Ln. Battle Creek, MI 49014

Dear City of Mequon,

This letter serves as notification of our intent to advise that Great Day Improvements, LLC dba Champion OPCO, LLC is the responsible party for address 12404N Golf Dr. We are requesting approval of the ARB to move forward with building an addition of a gable style patio room on a new deck.

Project Name: Gordon-12404N Golf Dr

Property Owner: Todd Gordon

Proposed Work: Addition of a gable style patio room on a new deck. Room to be approx.15X15 sq ft.

The total cost of construction is $127,020.00

Please let us know if you have any questions regarding this project or the application process.

Sincerely,
Shavonda Greene
Production Support Specialist
Direct Office: 984-224-6343
championpermits@getchampion.com

Attachment: Statement of Intent (10587 : Todd Gordon)



Attachment: Pictures (10587 : Todd Gordon)



Attachment: Pictures (10587 : Todd Gordon)



Attachment: Pictures (10587 : Todd Gordon)



MINIMUM DESIGN LOADS: PER WISCONSIN SPS 320-325 / 2018 UDC / ASCE 7-05

NOTE: COMPONENTS HAVE BEEN CHECKED AGAINST DESIGN LOADS SHOWN & FOUND TO BE ACCEPTABLE STRUCTURALLY

DEAD LOADS:
1. ROOF: 6 PSF
2. WALLS: 6 PSF
3. FLOOR: 12 PSF

SNOW LOADS: GROUND SNOW LOAD 35 PSF

ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUSTS

SEISMIC DESIGN CATEGORY: B

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

DEFLECTION LIMITS:
1. ROOF: L/120
2. WALLS: L/175
3. FLOOR: L/240 (TOTAL LOAD), L/360 (LIVE LOAD)

ALLOWABLE SOIL PRESSURE CONSIDERED (PRESUMPTIVE) = 1500 PSF

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

SQUARE FOOTAGE OF SUNROOM = 226

NOTES:
1. ALLSEASON (ASR) SUNROOM; TAN IN COLOR
2. CONSTRUCT SUNROOM ON NEW DECK
3. ELECTRICAL BY CHAMPION
4. CONCRETE
   A) CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 318 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
   B) ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. EXTERIOR FLOORS AND EXPOSED CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI AND 5% TO 7% AIR ENTRAINMENT.
5. WOOD
   A) MATERIALS - FRAMING LUMBER
      i) WOOD POSTS: NO. 2 GRADE (OR BETTER) SOUTHERN PINE OR DOUGLAS FIR
      ii) 2x4, 2x6: NO. 2 GRADE (OR BETTER) SOUTHERN PINE OR DOUGLAS FIR
      iii) 2x8, 2x10, 2x12: NO. 1 GRADE (OR BETTER) SOUTHERN PINE OR DOUGLAS FIR
      iv) CCA OR CZC PRESSURE-TREATED FOR LUMBER IN CONTACT WITH CONCRETE OR EXPOSED TO MOISTURE AND/OR WEATHER
      v) FRAMING AND POSTS WITHIN 6" OF GRADE SHALL BE PRESSURE-TREATED FOR GROUND USE
   B) MATERIALS - LVL BEAMS
      INSTALL PER MANUFACTURER'S RECOMMENDATIONS. DISTRIBUTED AS MICROLLAM LVL, GANG-LAM LVL, AND TIMBER MAX LVL, AND MEETING THE FOLLOWING DESIGN STRESS VALUES:
      i) Fb = 2,925 PSI BENDING
      ii) Fv = 285 PSI HORIZONTAL SHEAR
      iii) Fc* = 880 PSI COMPRESSION PERPENDICULAR TO GRAIN
      iv) E = 2,000,000 PSI MODULUS OF ELASTICITY
   C) FASTENERS
      ALL FASTENERS AND HARDWARE USED TO CONNECT TO PRESSURE TREATED WOOD MEMBERS SHALL EITHER BE 304 OR 316 STAINLESS STEEL, OR HOT DIPPED GALVANIZED PER ASTM-A653 COATING DESIGNATION G-185 AND ASTM-A153
6. STRUCTURAL ALUMINUM
   A) ALL EXTRUSIONS SHALL BE AL 6063-T6 SUPPLIED BY GREAT DAY IMPROVEMENTS, LLC.
   B) ROOF PANELS SHALL BE 3-3/4" OR 6" THICK EXPANDED POLYSTYRENE SANDWICH PANELS FACED WITH A COMBINED 0.024" ALUMINUM SHEATHING AND 7/16" OSB TOP SKIN AND 0.024" ALUMINUM BOTTOM SKIN.

GREAT DAY IMPROVEMENTS
CHAMPION, MILWAUKEE
GORDON RESIDENCE

SHEET #	DESCRIPTION
1	COVER
2	ELEVATION "B" WALL
3	ELEVATION "A" & "C" WALL
4	DECK PLAN
5	FOUNDATION SECTIONS
6	FLOOR PLAN
7	ROOF PLAN
8	STANDARD DECK DETAILS
9	SYSTEM DETAILS
10	SYSTEM DETAILS
11	SYSTEM DETAILS
12	SYSTEM DETAILS

DATE	7/18/25
DRAWN	PIH
SCALE	NTS
SHEET	1 OF 12

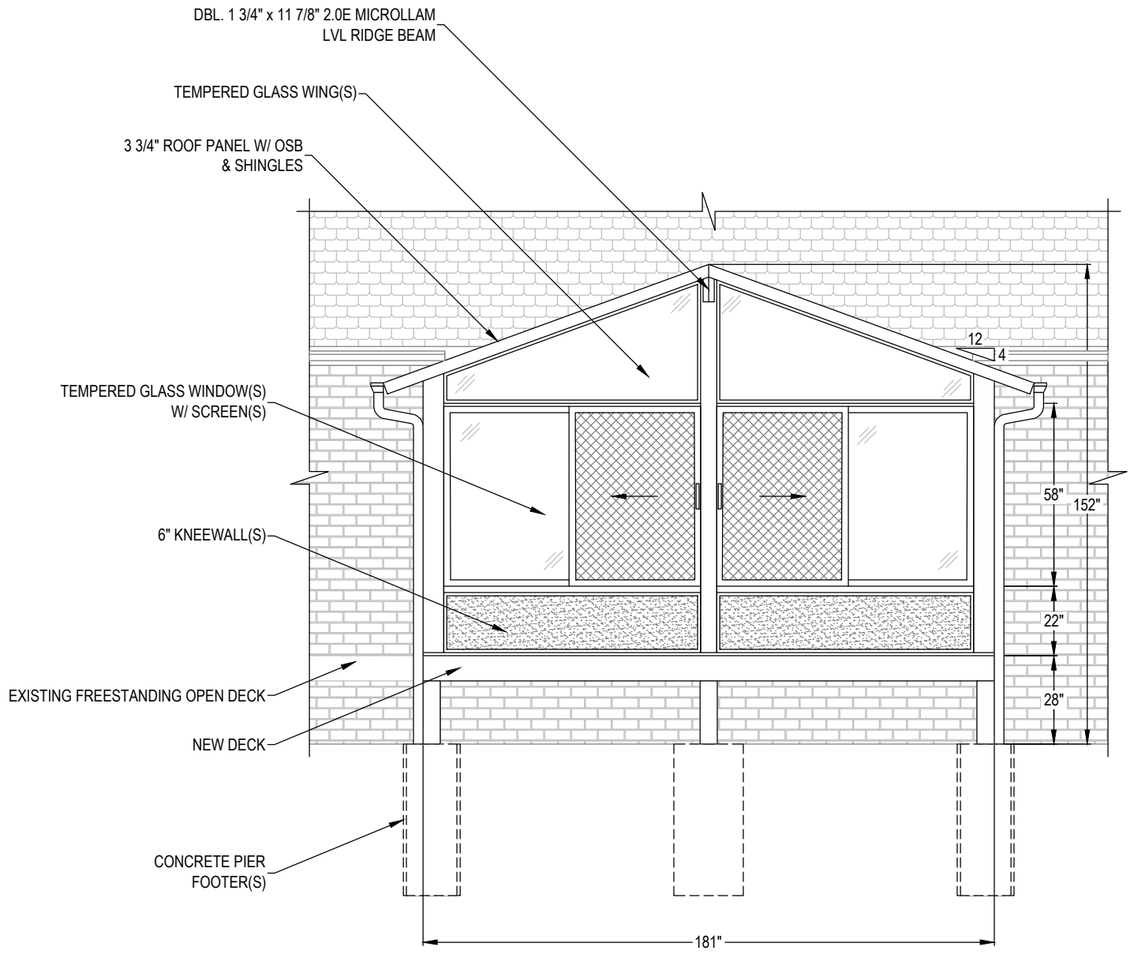
TODD & KATHLEEN GORDON
12404 NORTH GOLF DRIVE
MEQUON, WI 53092
JOB #04257

DESIGN / BUILD CONTRACTOR
Great Day Improvements

GREAT DAY IMPROVEMENTS
MILWAUKEE
16550 WEST GLENDALE DRIVE
NEW BERLIN, WI 53151
414-269-8181

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Attachment: Plans (10587 : Todd Gordon)

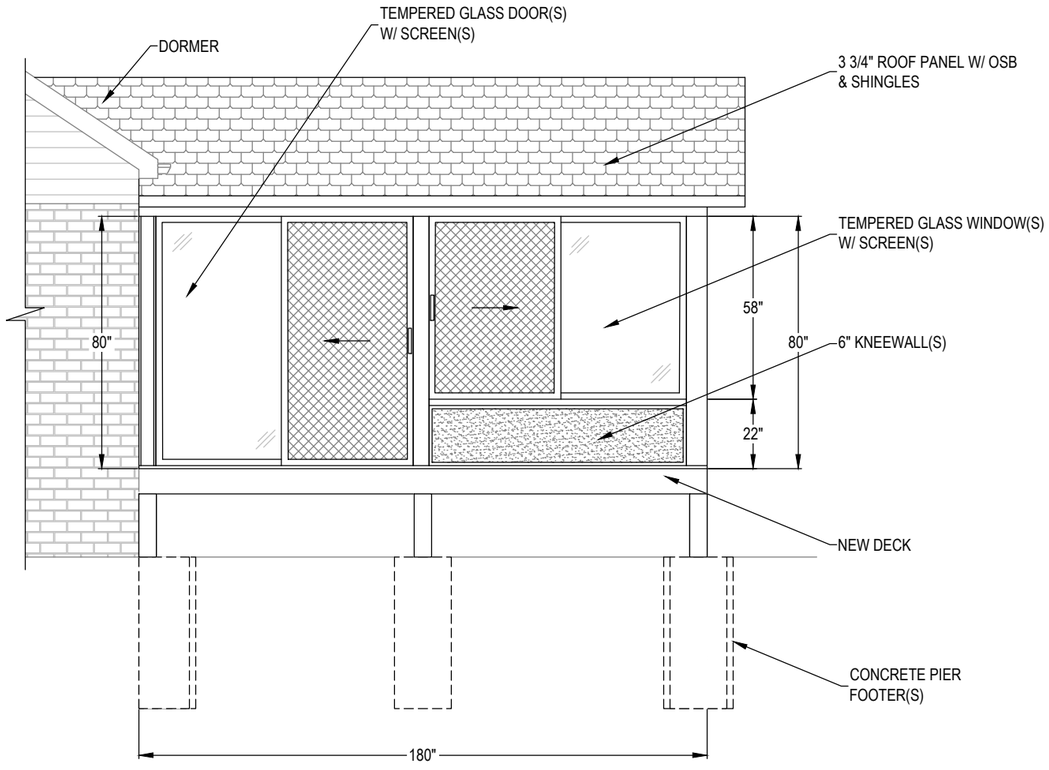


ELEVATION - "B" WALL

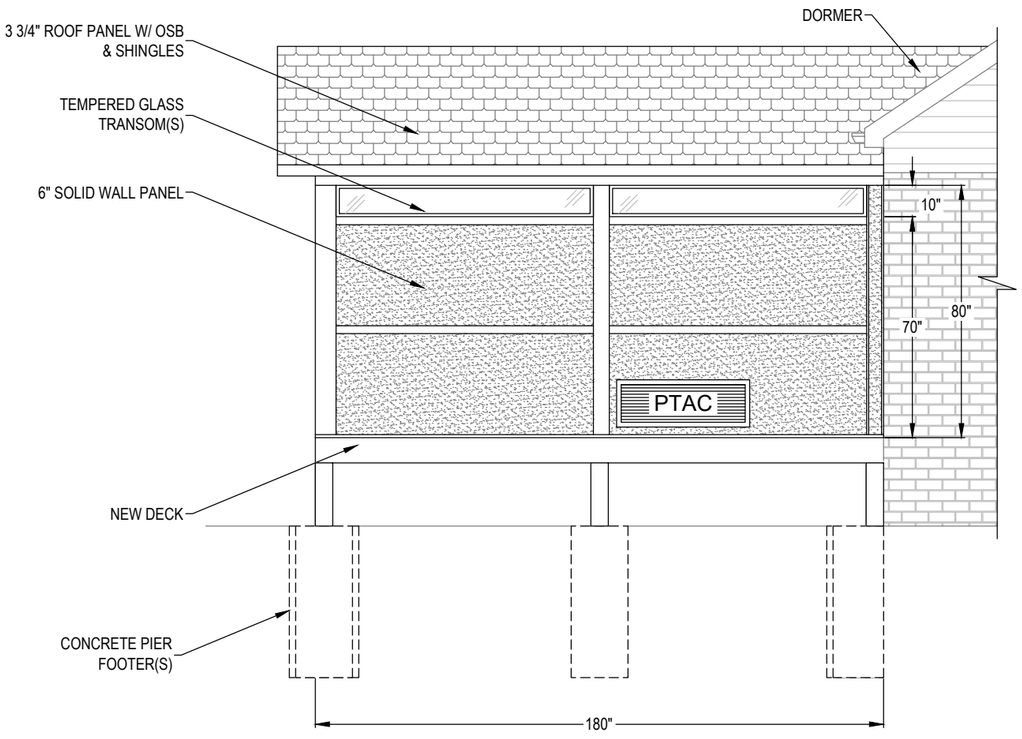
DATE 7/18/25	-	TODD & KATHLEEN GORDON 12404 NORTH GOLF DRIVE MEQUON, WI 53092 JOB #04257	**DESIGN / BUILD CONTRACTOR** Great Day Improvements	**GREAT DAY IMPROVEMENTS** MILWAUKEE 16550 WEST GLENDALE DRIVE NEW BERLIN, WI 53151 414-269-8181
DRAWN PIH	-			
SCALE 1/4" = 1'-0"	-			
SHEET 2 OF 12	-			

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Attachment: Plans (10587 : Todd Gordon)



ELEVATION - "A" WALL
(EXISTING OPEN DECK & RAILING NOT SHOWN FOR CLARITY)



ELEVATION - "C" WALL

DATE 7/18/25	-
DRAWN PIH	-
SCALE 1/4" = 1'-0"	-
SHEET 3 OF 12	-

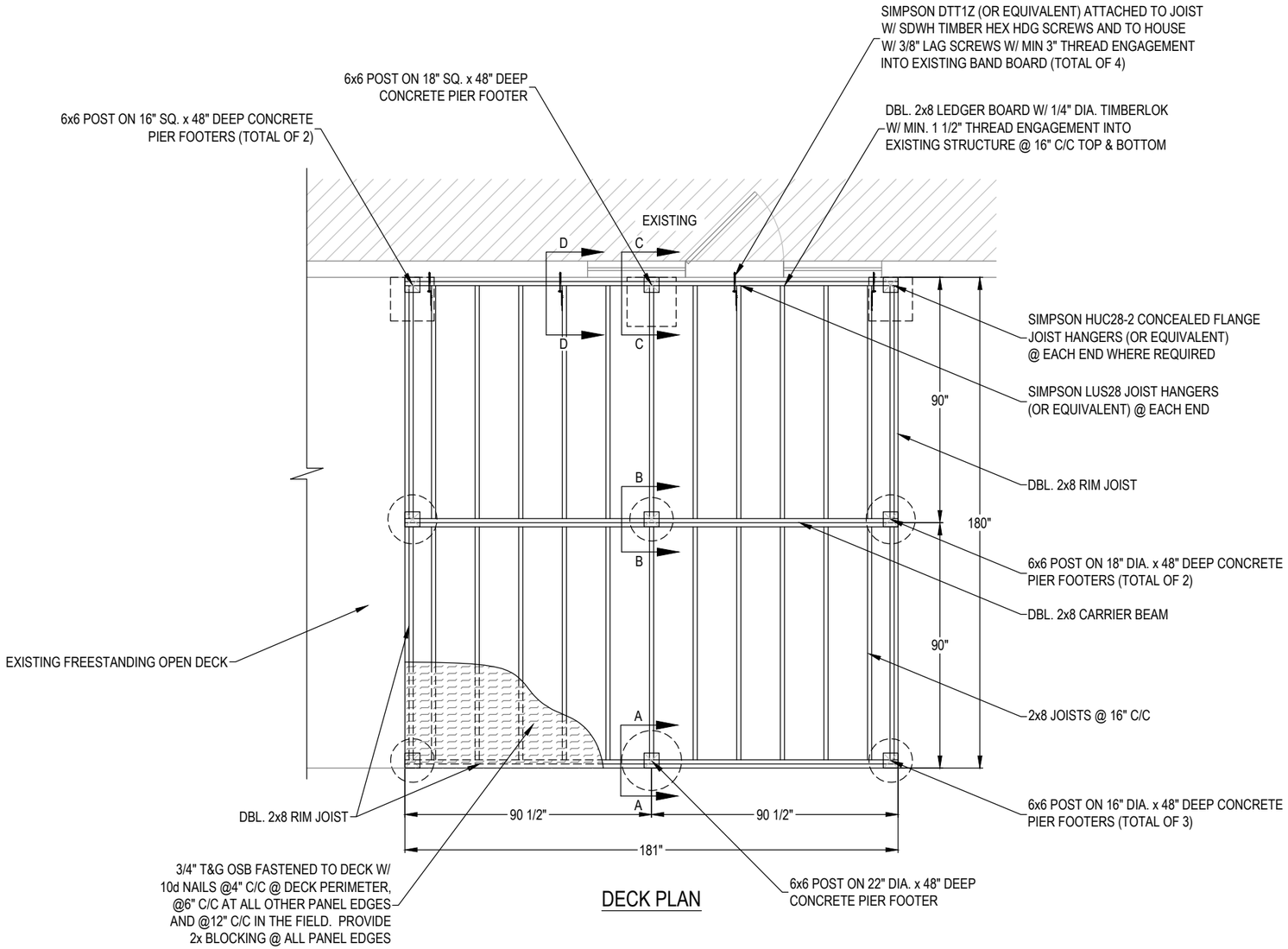
TODD & KATHLEEN GORDON
12404 NORTH GOLF DRIVE
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JOB #04257

DESIGN / BUILD CONTRACTOR
Great Day Improvements

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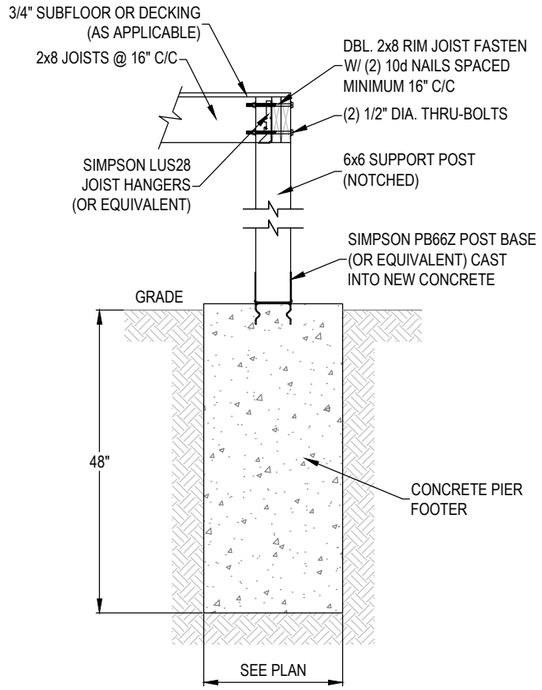


DECK PLAN

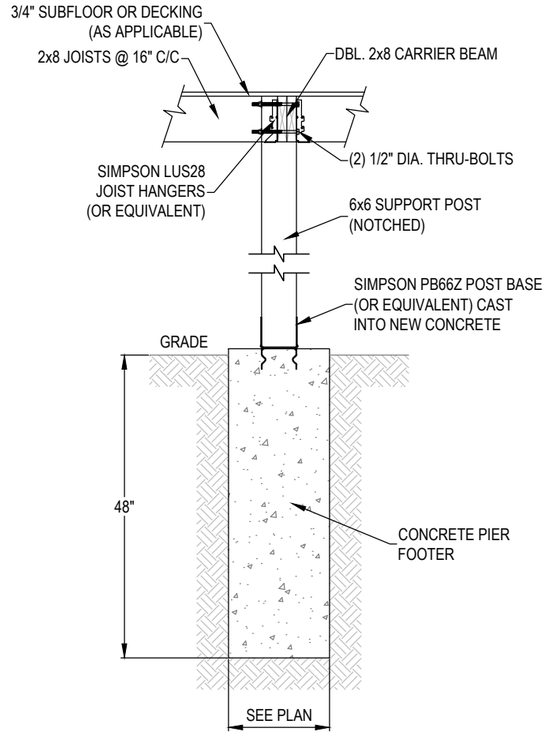
DATE 7/18/25	-	TODD & KATHLEEN GORDON 12404 NORTH GOLF DRIVE MEQUON, WI 53092 JOB #04257	**DESIGN / BUILD CONTRACTOR** Great Day Improvements	**GREAT DAY IMPROVEMENTS** MILWAUKEE 16550 WEST GLENDALE DRIVE NEW BERLIN, WI 53151 414-269-8181
DRAWN PIH	-			
SCALE 1/4" = 1'-0"	-			
SHEET 4 OF 12	-			

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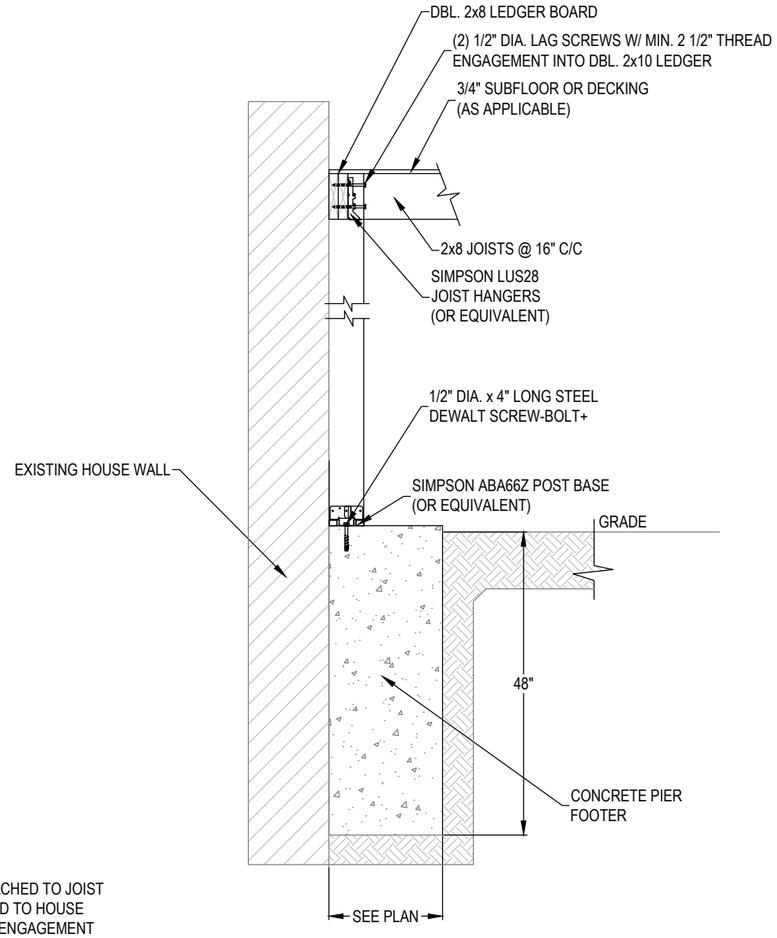
Attachment: Plans (10587 : Todd Gordon)



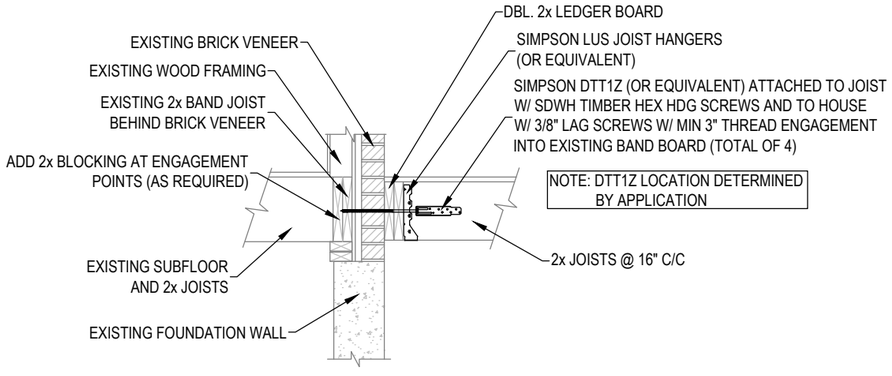
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

DATE 7/18/25	-	TODD & KATHLEEN GORDON 12404 NORTH GOLF DRIVE MEQUON, WI 53092 JOB #04257
DRAWN PIH	-	
SCALE 1/2" = 1'-0"	-	
SHEET 5 OF 12	-	

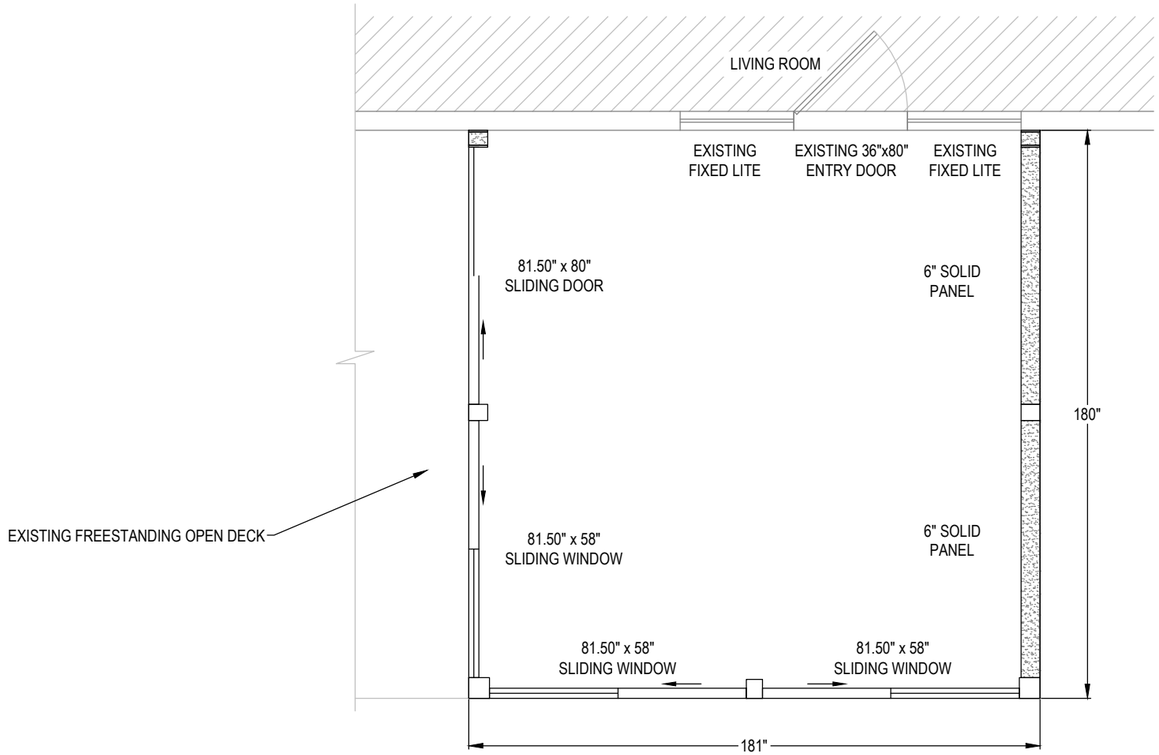
DESIGN / BUILD CONTRACTOR

Great Day Improvements

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MILWAUKEE
16550 WEST GLENDALE DRIVE
NEW BERLIN, WI 53151
414-269-8181

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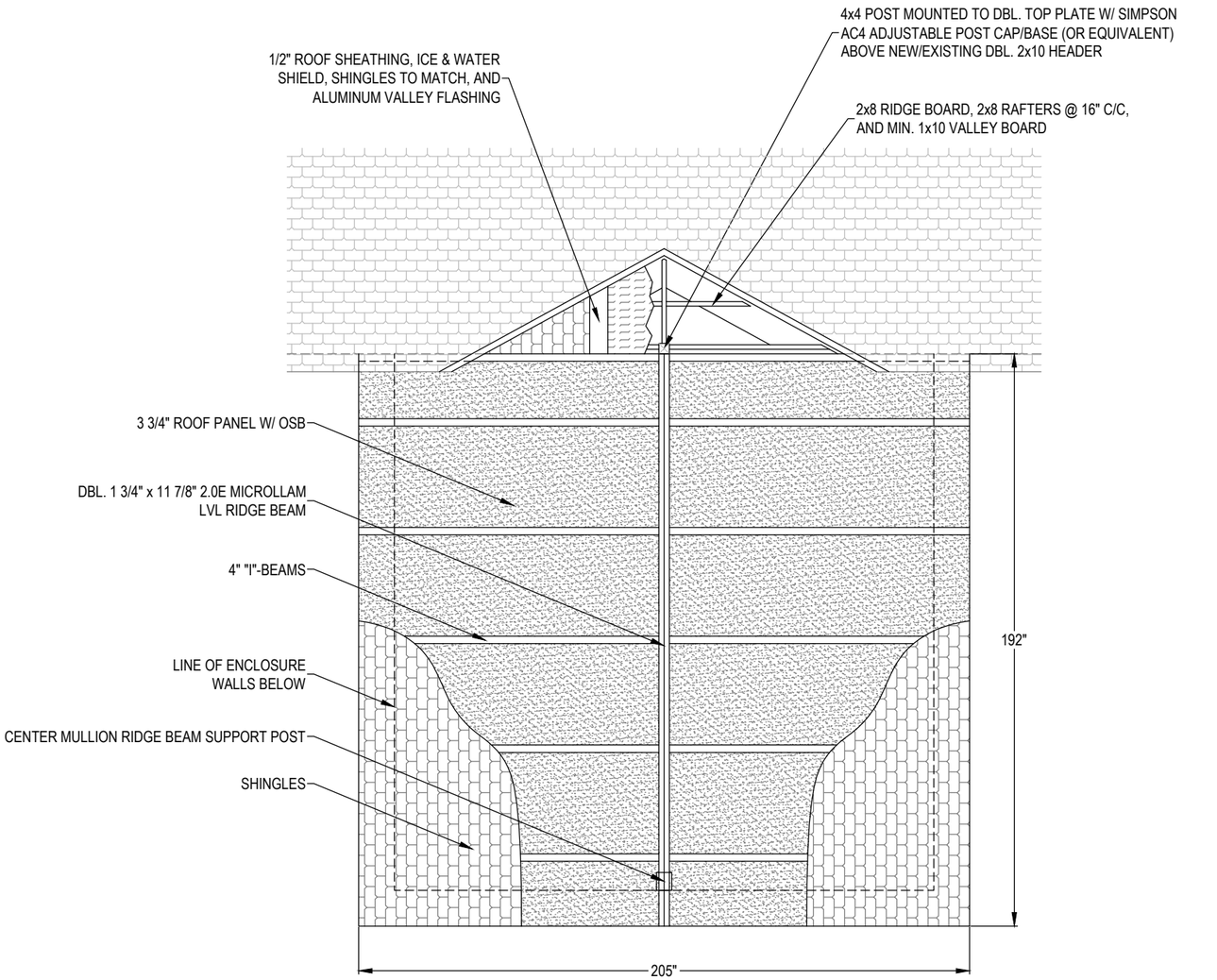
FLOOR PLAN

NOTE: EXISTING DOORS AND WINDOWS TO REMAIN

DATE 7/18/25	-	TODD & KATHLEEN GORDON 12404 NORTH GOLF DRIVE MEQUON, WI 53092 JOB #04257	**DESIGN / BUILD CONTRACTOR** Great Day Improvements	**GREAT DAY IMPROVEMENTS** MILWAUKEE 16550 WEST GLENDALE DRIVE NEW BERLIN, WI 53151 414-269-8181
DRAWN PIH	-			
SCALE 1/4" = 1'-0"	-			
SHEET 6 OF 12	-			

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Attachment: Plans (10587 : Todd Gordon)



ROOF PLAN

DATE 7/18/25	-
DRAWN PIH	-
SCALE 1/4" = 1'-0"	-
SHEET 7 OF 12	-

TODD & KATHLEEN GORDON
12404 NORTH GOLF DRIVE
MEQUON, WI 53092
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Great Day Improvements

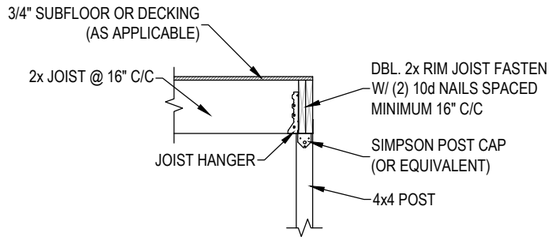
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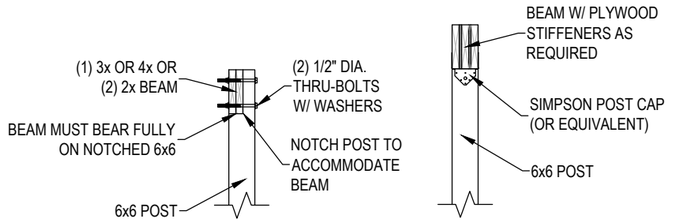
Attachment: Plans (10587 : Todd Gordon)

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

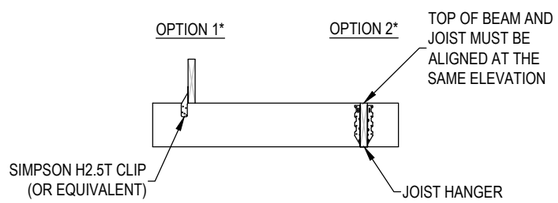
ALL SCREWS, BOLTS AND NAILS FOR USE WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL



RIM JOIST DETAIL

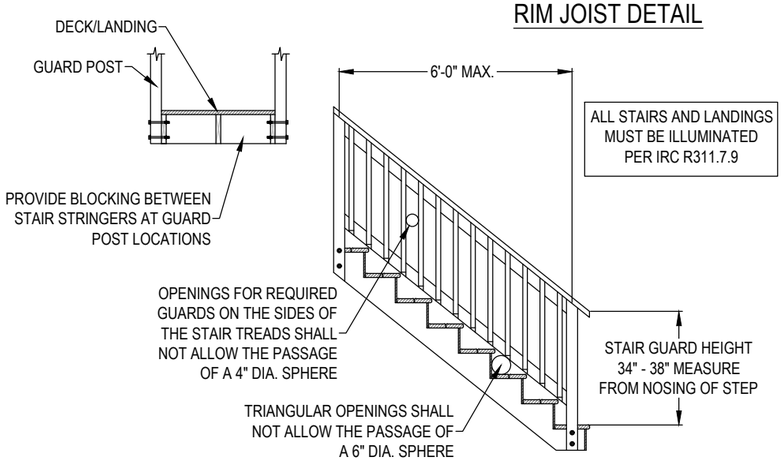


POST TO BEAM DETAIL

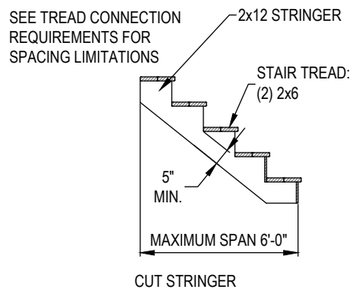


JOIST TO BEAM CONNECTION DETAIL

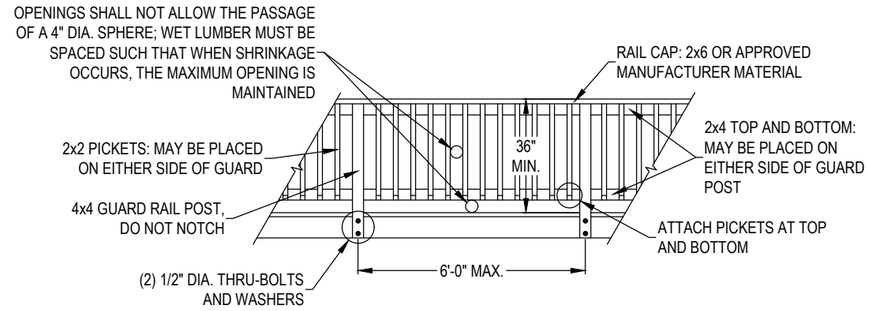
* SEE MANUFACTURER RECOMMENDATIONS FOR ADDITIONAL REQUIREMENTS



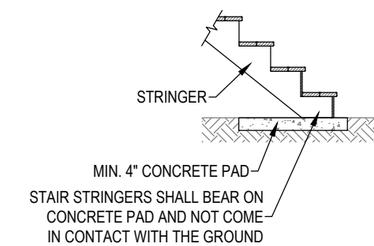
STAIR GUARD REQUIREMENTS



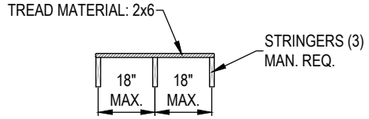
STAIR STRINGER REQUIREMENTS
ALL STRINGERS SHALL BE A MINIMUM OF 2x12



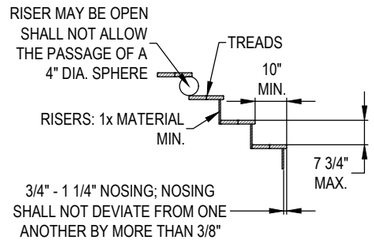
GUARD DETAIL



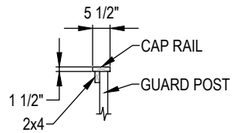
STAIR STRINGER BEARING AT GRADE DETAIL



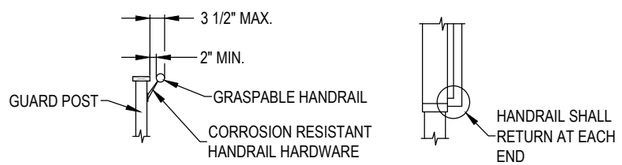
TREAD CONNECTION REQUIREMENTS



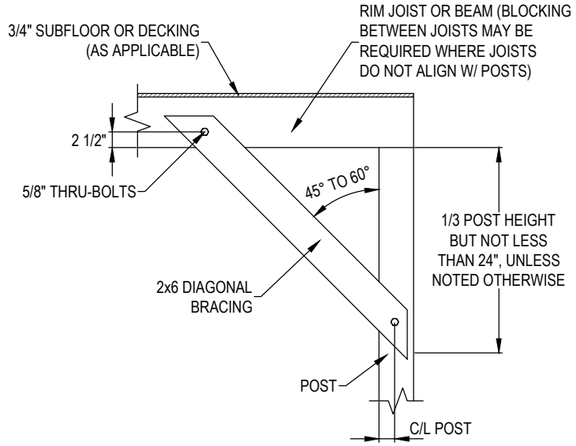
TREAD AND RISER DETAIL



CAP RAIL DETAIL



HANDRAIL DETAIL



DIAGONAL BRACE DETAIL
SCALE: 1/2" = 1'-0"

DATE	7/18/25 -
DRAWN	PIH -
SCALE	1/4" = 1'-0" -
SHEET	8 OF 12 -

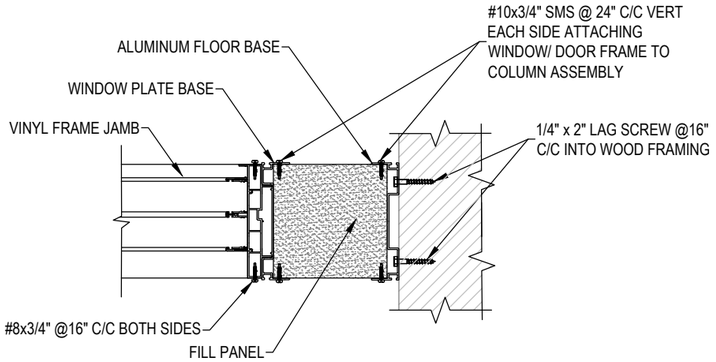
TODD & KATHLEEN GORDON
12404 NORTH GOLF DRIVE
MEQUON, WI 53092
JOB #04257

DESIGN / BUILD CONTRACTOR
Great Day Improvements

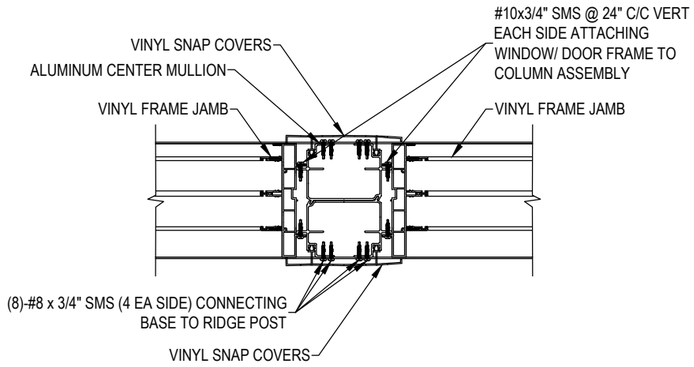
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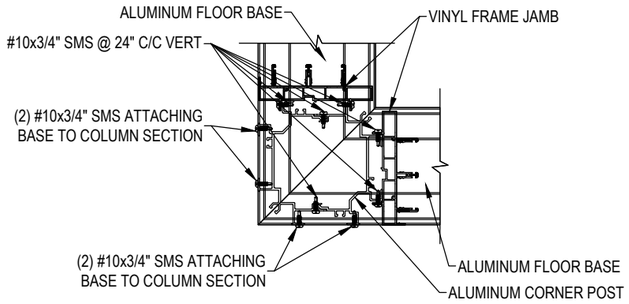
Attachment: Plans (10587 : Todd Gordon)



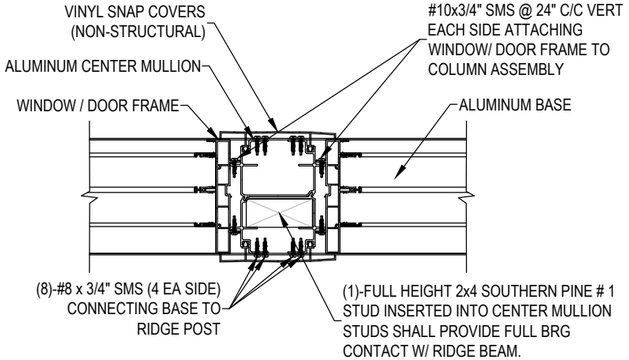
PLAN VIEW OF MASTER FRAME AND FLOOR
BASE CONNECTION @ EXISTING WALL



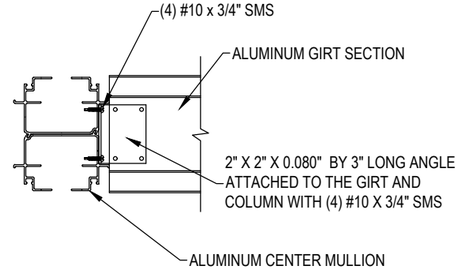
PLAN VIEW OF CENTER MULLION
CONNECTION @ CENTER COLUMN



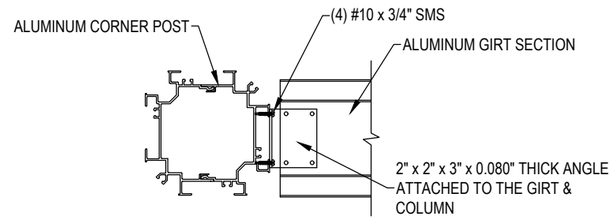
PLAN VIEW OF FLOOR BASE
CONNECTION @ CORNER POST



PLAN VIEW OF RIDGE POST
CONNECTION @ BASE CONNECTION



PLAN VIEW OF GIRT
CONNECTION @ CENTER COLUMN



PLAN VIEW OF GIRT
CONNECTION @ CORNER POST

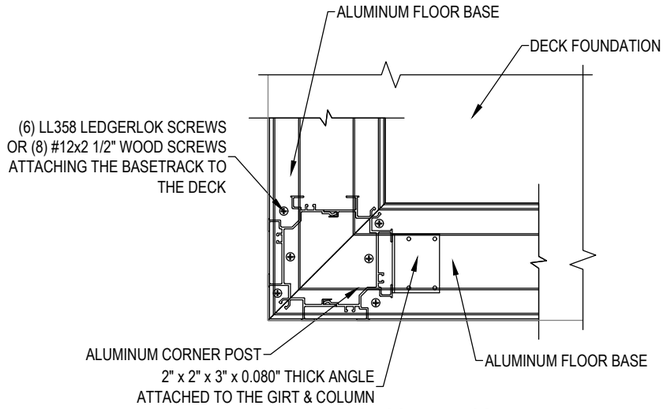
DATE 7/18/25	-	TODD & KATHLEEN GORDON 12404 NORTH GOLF DRIVE MEQUON, WI 53092 JOB #04257
DRAWN PIH	-	
SCALE 1 1/2" = 1'-0"	-	
SHEET 9 OF 12	-	

DESIGN / BUILD CONTRACTOR
Great Day Improvements

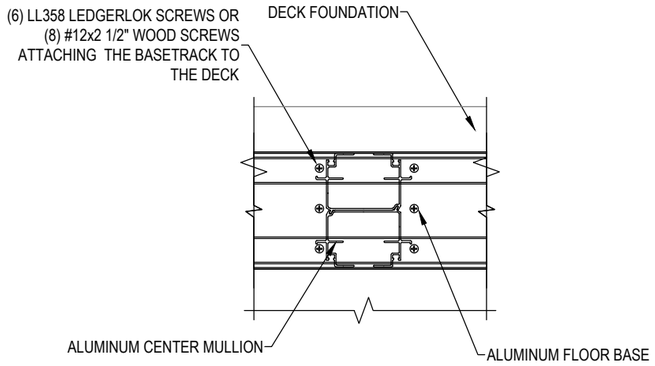
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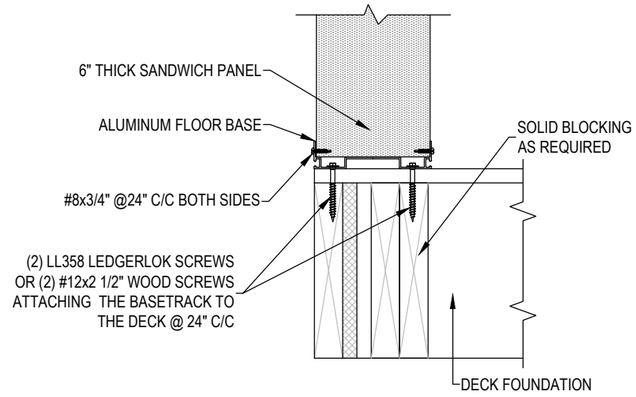
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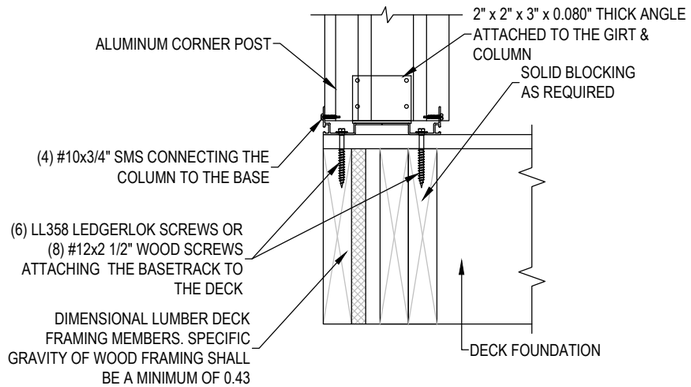
PLAN VIEW OF CORNER POST
CONNECTION @ DECK FOUNDATION



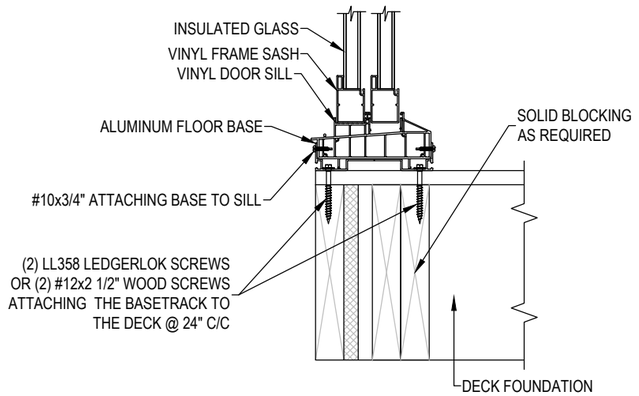
PLAN VIEW OF CENTER COLUMN
CONNECTION @ DECK FOUNDATION



SECTION THROUGH KNEEWALL
CONNECTION @ DECK FOUNDATION



SECTION THROUGH CORNER COLUMN
CONNECTION @ DECK FOUNDATION



SECTION THROUGH DOOR SILL
CONNECTION @ DECK FOUNDATION

DATE	7/18/25
DRAWN	PIH
SCALE	1 1/2" = 1'-0"
SHEET	10 OF 12

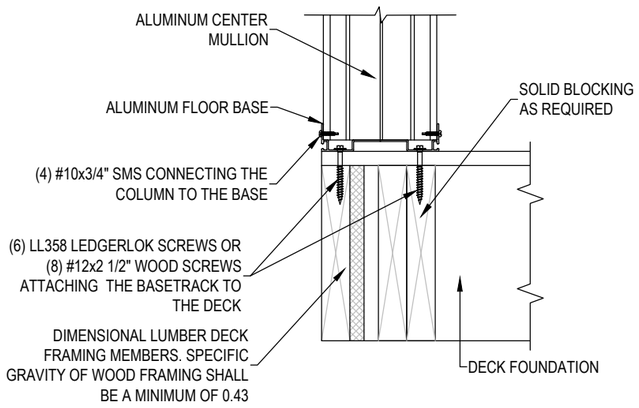
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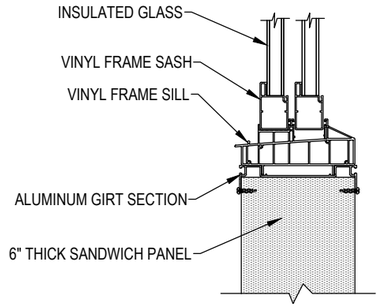
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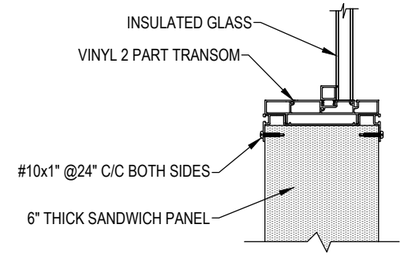
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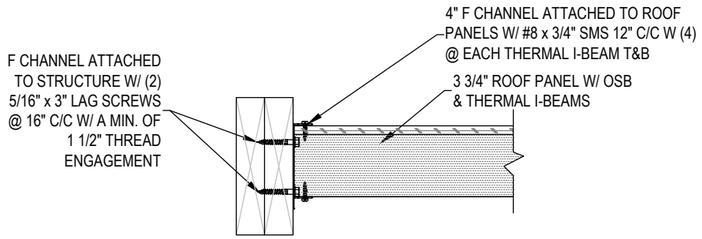
SECTION THROUGH CENTER MULLION
CONNECTION @ DECK FOUNDATION



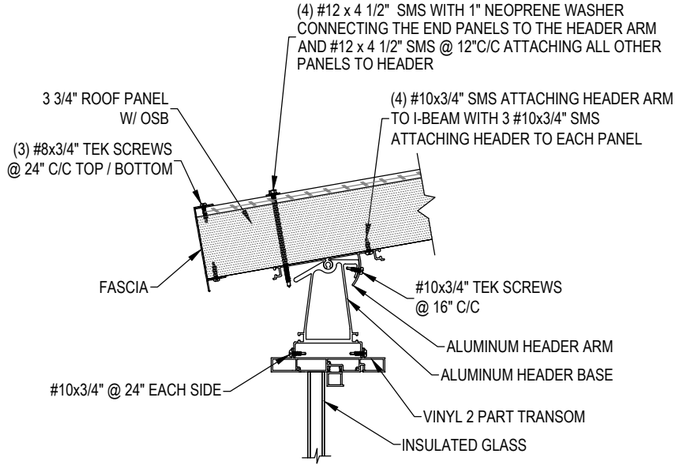
SECTION VIEW OF KNEEWALL
CONNECTION @ MASTER FRAME



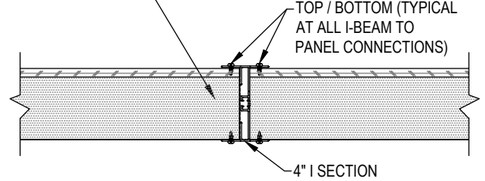
SECTION THROUGH 6" PANEL
CONNECTION @ GLASS TRANSOM



SECTION VIEW OF F CHANNEL & 3 3/4" ROOF
PANEL CONNECTION @ DORMER FRAMING



SECTION THROUGH HEADER & GLASS
TRANSOM @ 3 3/4" SANDWICH ROOF PANEL

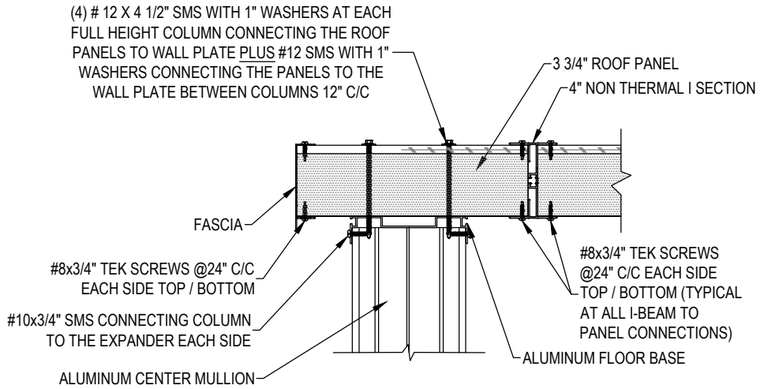


SECTION THROUGH 4" IBEAM
@ 3 3/4" ROOF PANEL W/ OSB

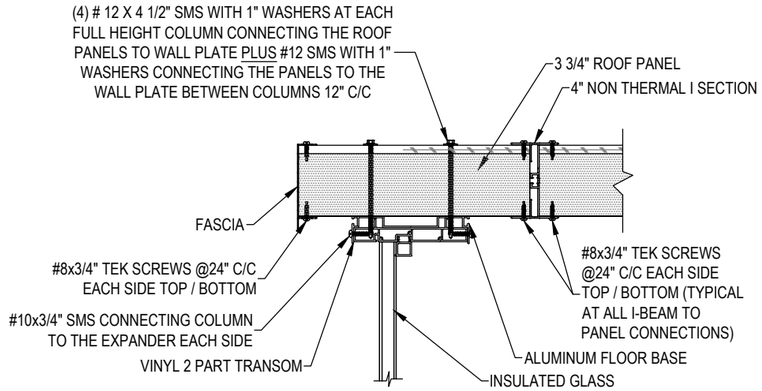
DATE 7/18/25	-	TODD & KATHLEEN GORDON 12404 NORTH GOLF DRIVE MEQUON, WI 53092 JOB #04257	**DESIGN / BUILD CONTRACTOR** Great Day Improvements	**GREAT DAY IMPROVEMENTS** MILWAUKEE 16550 WEST GLENDALE DRIVE NEW BERLIN, WI 53151 414-269-8181
DRAWN PIH	-			
SCALE 1 1/2" = 1'-0"	-			
SHEET 11 OF 12	-			

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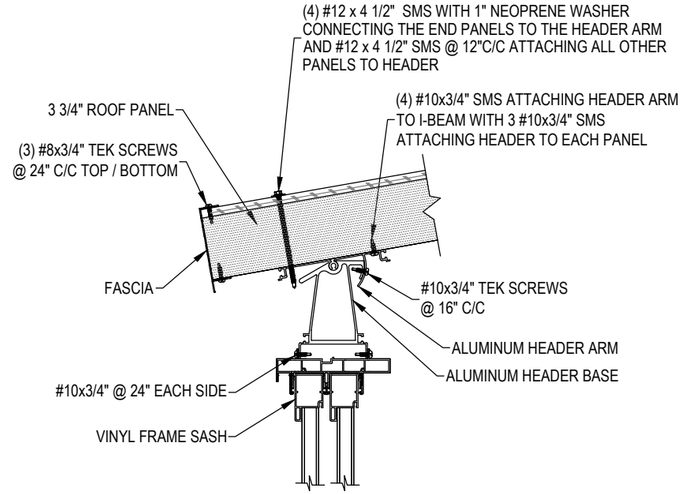
Attachment: Plans (10587 : Todd Gordon)



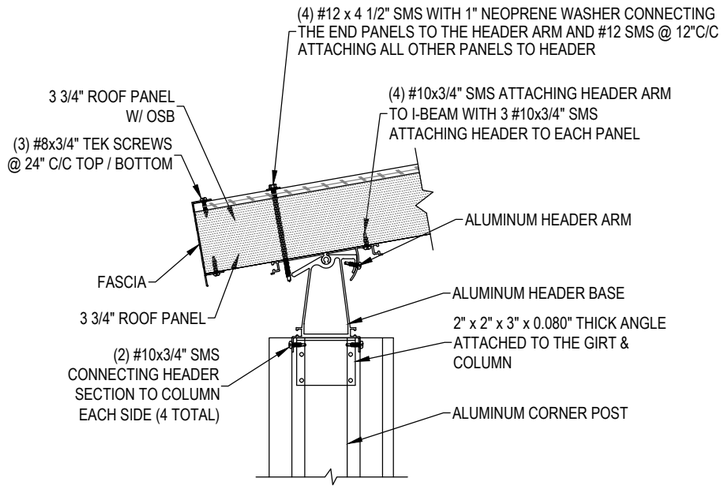
SECTION THROUGH 3 3/4" ROOF
CONNECTION @ CENTER MULLION



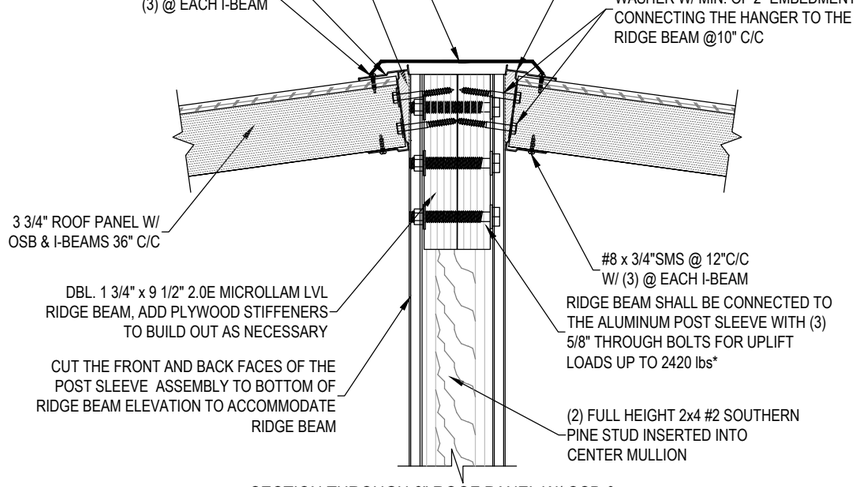
SECTION THROUGH 3 3/4" ROOF
CONNECTION @ GLASS WING



SECTION THROUGH HEADER & MASTER
FRAME @ 3 3/4" SANDWICH ROOF PANEL



SECTION THROUGH HEADER & CORNER
POST @ 3 3/4" SANDWICH ROOF PANEL



SECTION THROUGH 6" ROOF PANEL W/ OSB &
4" HANGER BASE CONNECTION @ RIDGE POST

DATE	7/18/25 -
DRAWN	PIH -
SCALE	1 1/2" = 1'-0" -
SHEET	12 OF 12 -

TODD & KATHLEEN GORDON
12404 NORTH GOLF DRIVE
MEQUON, WI 53092
JOB #04257

DESIGN / BUILD CONTRACTOR
Great Day Improvements

GREAT DAY IMPROVEMENTS
MILWAUKEE
16550 WEST GLENDALE DRIVE
NEW BERLIN, WI 53151
414-269-8181

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Attachment: Plans (10587 : Todd Gordon)

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

www.cityofmequonwi.gov

Office of Architectural Board

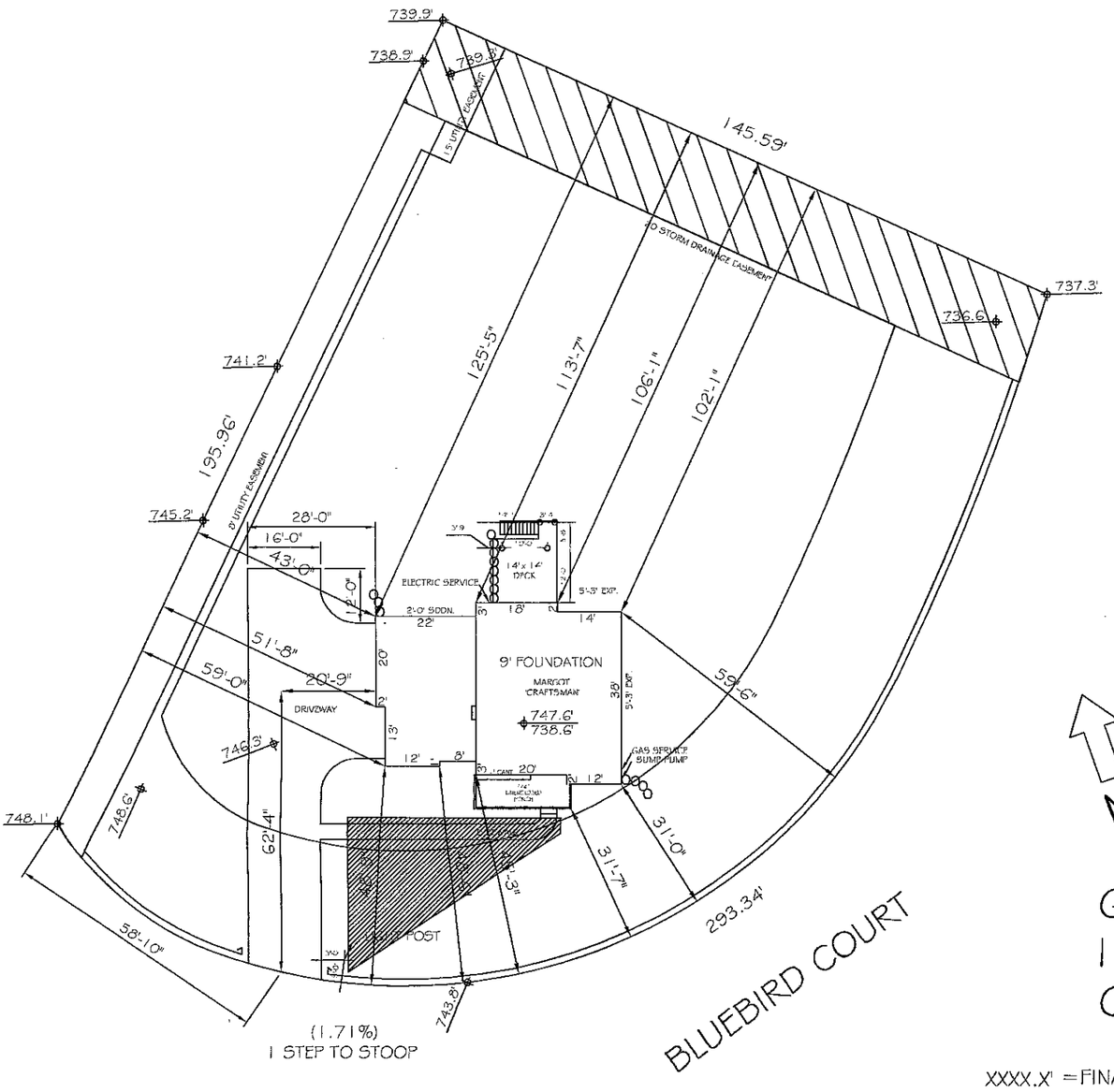
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 8, 2025**
SUBJECT: **Veridian Homes LLC - New Single-Family Residence on Lot #101 Bluebird Court**

Attachments:
Site Plan (PDF)
Plans (PDF)

Attachment: Site Plan (10588 : Veridian Homes LLC)

PHASE 8
LOT 101
28,383 S.F.

NO PORCH ENCROACHMENTS



XXXX.X' =FINAL GRADE

(XXXX.X') =EXISTING GRADE

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=747.6
TOP OF FOOTING=738.6
GARAGE FLOOR ELEV.=747.1
DRIVEWAY SLOPE=1.71%
PARTIAL EXPOSURE=741.85
YARD GRADE=6.42%

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

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

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

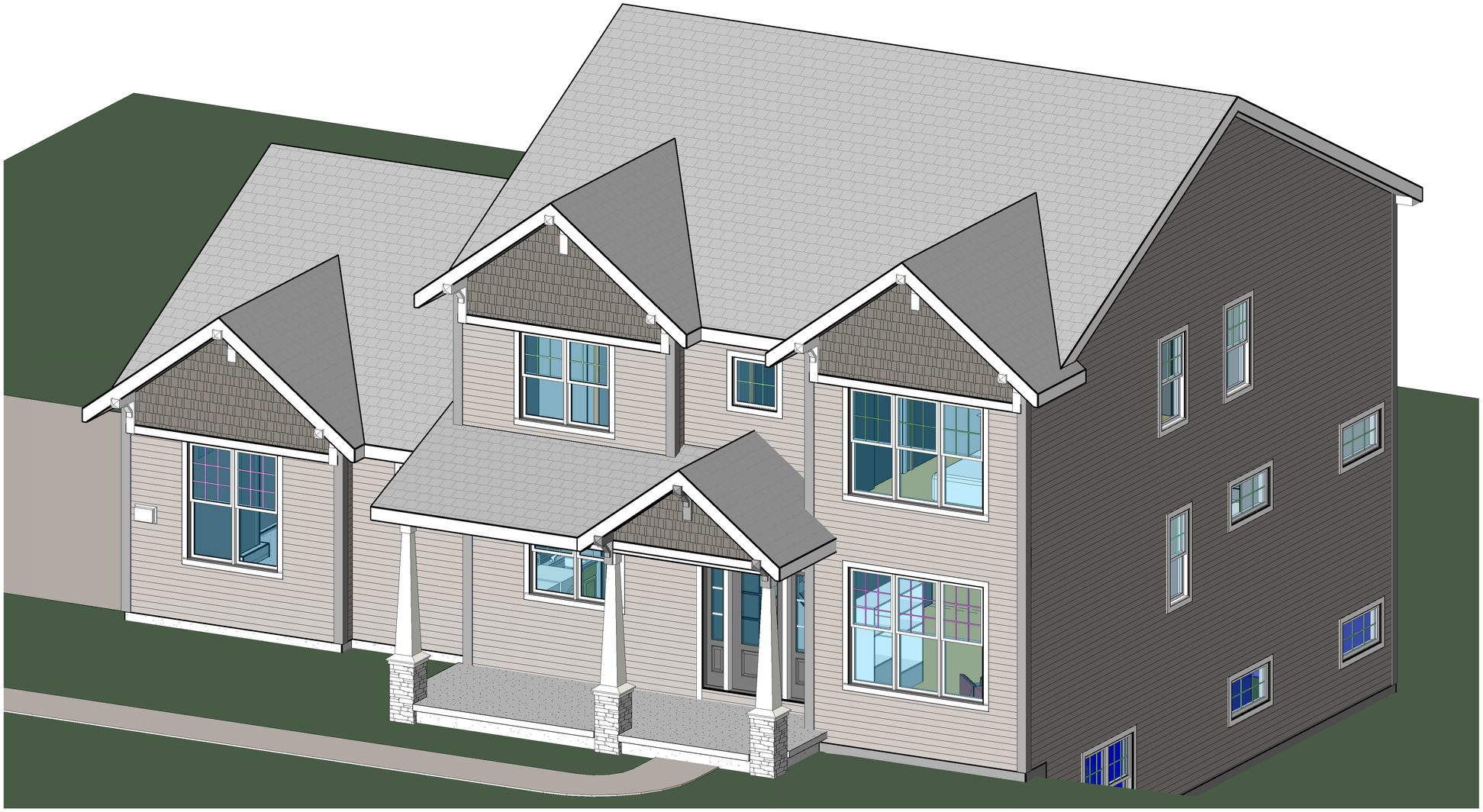
HOMESITE: 101
NEIGHBORHOOD: ENCLAVE MEQUON PRESERVE
MODEL: MARGOT 3 CAR SIDE ENTRY CRAFTSMAN
SITE AREA: 28,383 SQ. FT.
IMPERVIOUS AREA: 3,905 SQ. FT.
SCALE: 1"=30'-0"
DRAWN BY: PJS
DATE: 7/10/25

CUSTOMER: MOVE-IN READY
ADDRESS: TBD BLUEBIRD COURT
MEQUON, WI 53097

CUSTOMER APPROVAL:
DATE: SPF Aug 14,2025
DATE: / /
VH APPROVAL:
DATE: / /

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 - Craftsman 3 Car Side Entry ARB

Drawing List ARB	
Sheet Number	Sheet Name
ARB1	3D Front
ARB2	3D Rear
ARB3	Front Elevation
ARB4	Rear Elevation
ARB5	Left Elevation
ARB6	Right Elevation
ARB7	First Floor Plan
ARB8	Second Floor Plan
ARB9	Foundation Plan

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 101 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: TBD BLUEBIRD COURT
MEQUON, WI 53097
Customer Approval:

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

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

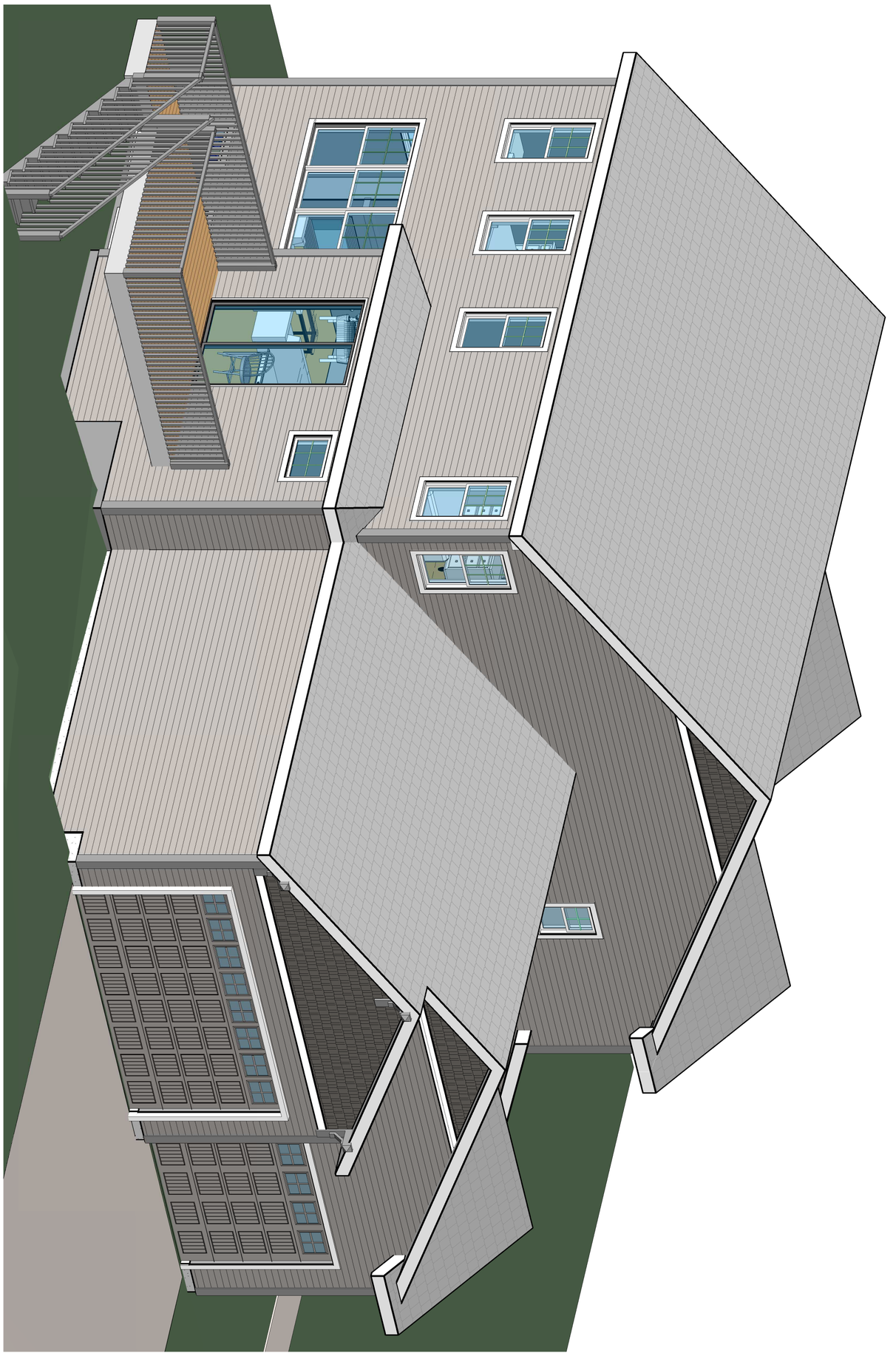
Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: PJS Date: 7/9/25

Print Date:
8/14/2025
9:03:52 AM
Revisions:

Drawing No.:
ARB1

Attachment: Plans (10588 : Veridian Homes LLC)

3D - Rear Craftsman 3 Car Side Entry 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.

Drawing No.: ARB2

Revisions:

Print Date: 8/14/2025 9:03:54 AM

Model: MARGOT

Elevation: ARB

Revised Base Plan:

Drawn By: PJS Date: 7/9/25

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

Custom Designed For: MOVE-IN READY

Homesite / Neighborhood: 101 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: TBD BLUEBIRD COURT
MEQUON, WI 53097

Customer Approval:

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NOTE:
LAP SIDING TO BE 6" SMART SIDING
SHAKE SIDING TO BE SMART SIDING
ALL WINDOWS TO HAVE 1x4 SMART TRIM
FRONT DOOR TO HAVE1x4 SMART TRIM
GARAGE DOORS TO HAVE 1X4 SMART TRIM
BANDBOARD TO BE 6" SMART TRIM -
-BUILT OUT 7/16" IF TO RECEIVE VINYL WINDOW WRAP
-ALL CORNERS ON ELEVATIONS TO BE 1x6 SMART TRIM
-ALL FASCIA TO BE 1x8 SMART TRIM
-1x6 SMART TRIM BENEATH GABLE PEAK ACCENT SIDING



Front Elevation - Craftsman 3 Car Side Entry ARB
1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 101 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: TBD BLUEBIRD COURT
MEQUON, WI 53097
Customer Approval:

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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: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: PJS Date: 7/9/25

Print Date:
8/14/2025
9:03:54 AM
Revisions:

Drawing No.:
ARB3

Attachment: Plans (10588 : Veridian Homes LLC)



Rear Elevation - Craftsman 3 Car Side Entry ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 101 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: TBD BLUEBIRD COURT
MEQUON, WI 53097

Customer Approval:

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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

Model: MARGOT
Elevation: ARB
Revised Base Plan: Date: 7/9/25
Drawn By: PJS

Print Date:
8/14/2025
9:03:55 AM
Revisions:

Drawing No.:
ARB4

Attachment: Plans (10588 : Veridian Homes LLC)



Left Elevation - Craftsman 3 Car Side Entry ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 101 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: TBD BLUEBIRD COURT
MEQUON, WI 53097
Customer Approval:

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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: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: PJS Date: 7/9/25

Print Date:
8/14/2025
9:03:55 AM
Revisions:

Drawing No.:
ARB5

Attachment: Plans (10588 : Veridian Homes LLC)



Right Elevation - Craftsman 3 Car Side Entry ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 101 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: TBD BLUEBIRD COURT
MEQUON, WI 53097
Customer Approval:

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

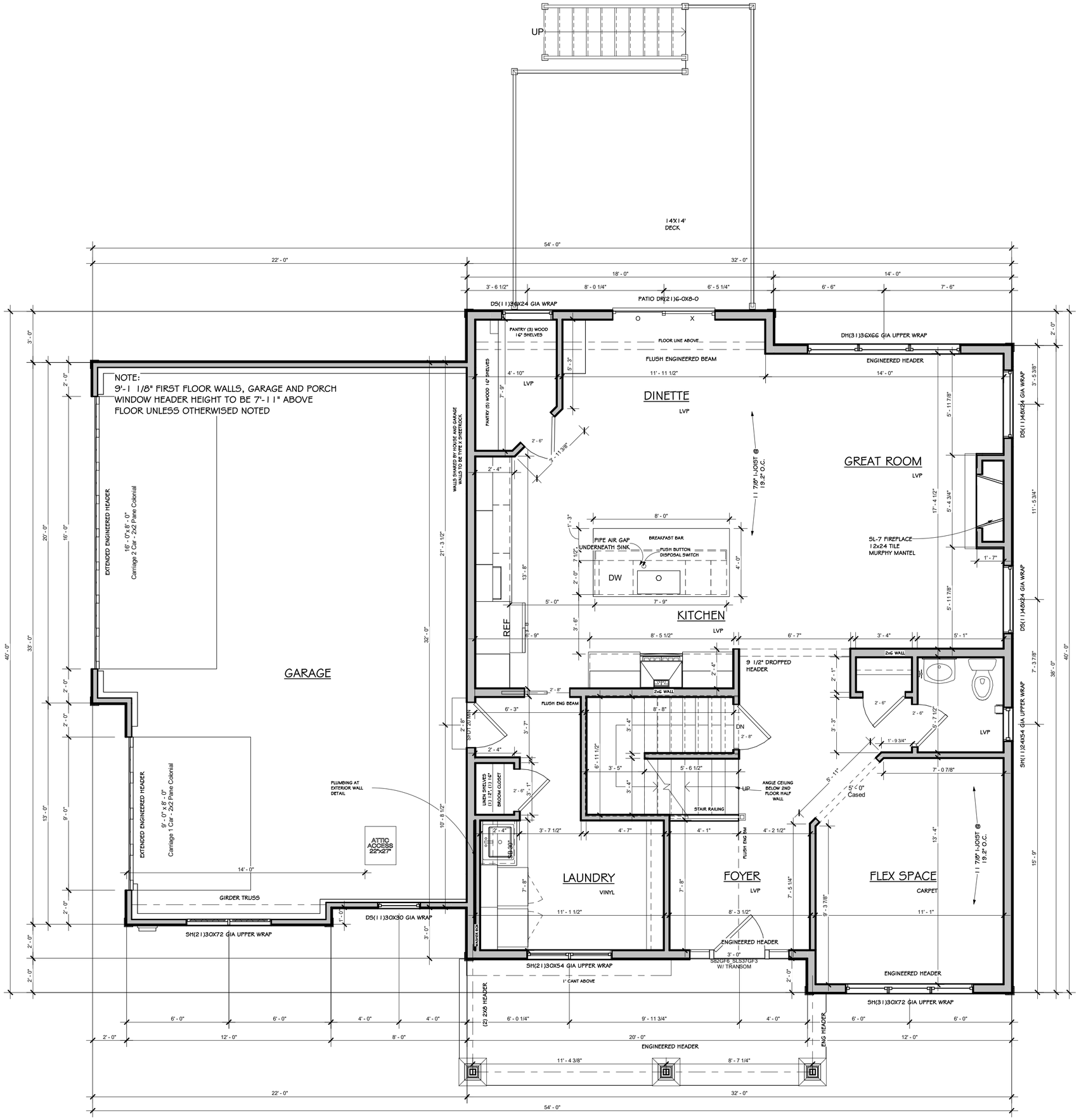
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: PJS
Date: 7/9/25

Print Date:
8/14/2025
9:03:56 AM
Revisions:

Drawing No.:
ARB6

Attachment: Plans (10588 : Veridian Homes LLC)



First Floor - Craftsman 3 Car Side Entry ARB

1/4" = 1'-0"

Area Schedule (Craftsman 3 Car Side Entry)	
Name	Area
First Floor	1212 SF
Second Floor	1188 SF
	2400 SF

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 101 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: TBD BLUEBIRD COURT MEQUON, WI 53097
Customer Approval:

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Madison, WI 53713
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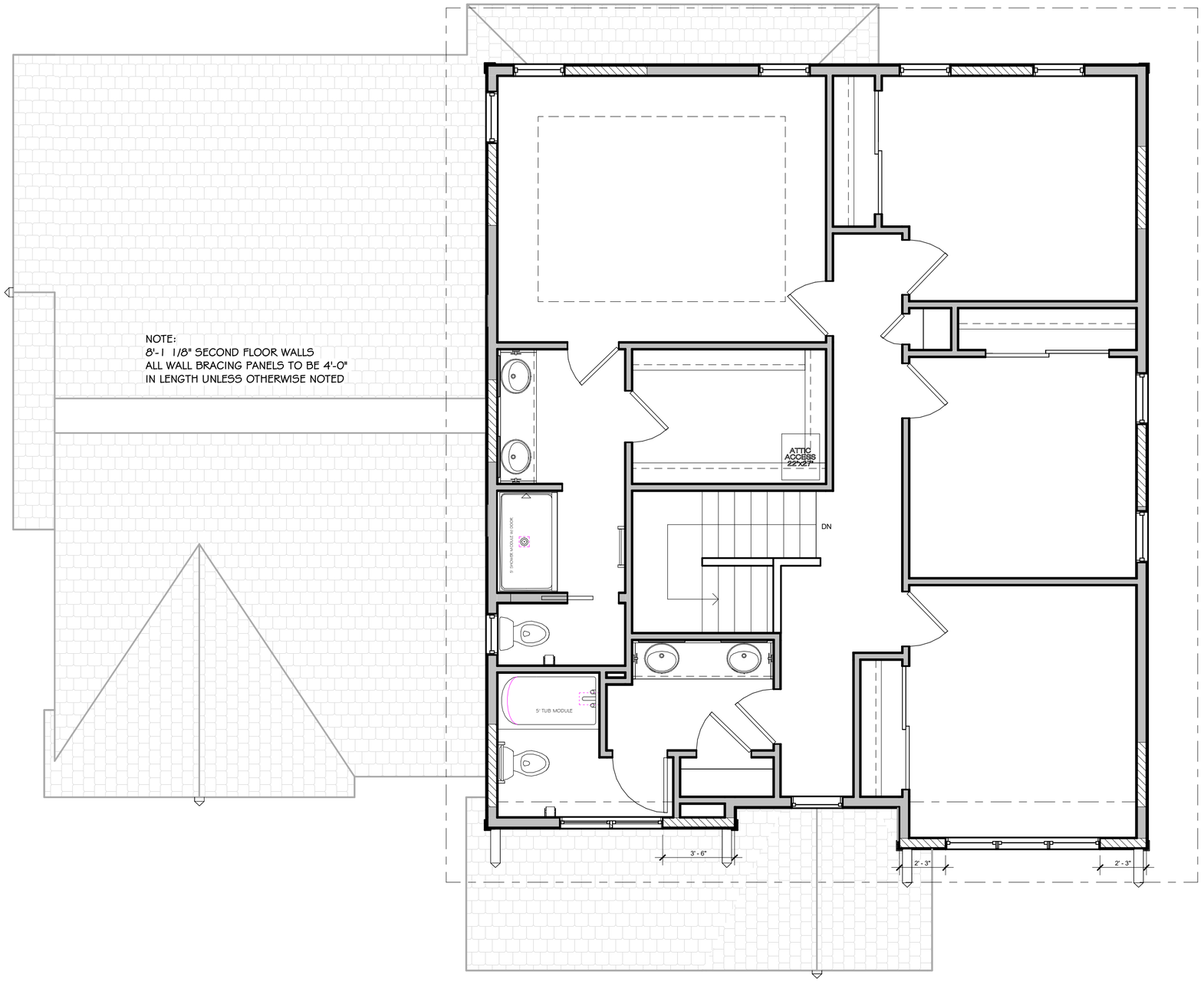
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: PJS Date: 7/9/25

Print Date: 8/14/2025 9:03:57 AM
Revisions:

Drawing No.: ARB7

Attachment: Plans (10588 : Veridian Homes LLC)



Area Schedule (Praine 3 Car Side Entry)	
Name	Area
First Floor	1220 SF
Second Floor	1184 SF
	2404 SF

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 101 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: TBD BLUEBIRD COURT
MEQUON, WI 53097
Customer Approval:

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

Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: PJS
Date: 7/9/25

Print Date:
8/14/2025
9:03:57 AM
Revisions:

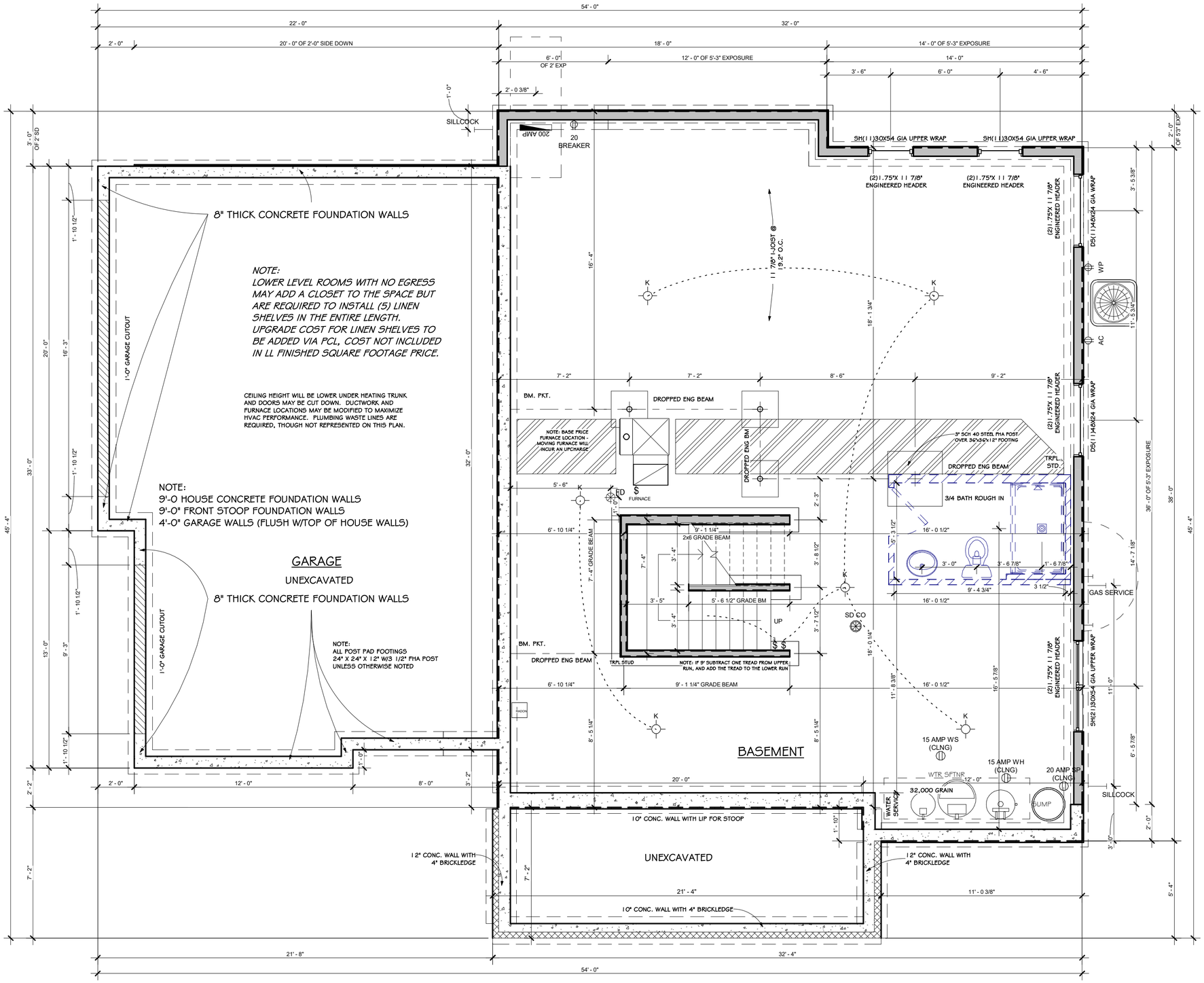
Drawing No.:
ARB8

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.

Second Floor Bracing - Craftsman 3 Car Side Entry ARB

1/4" = 1'-0"

Attachment: Plans (10588 : Veridian Homes LLC)



Basement - Craftsman 3 Car Side Entry ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 101 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: TBD BLUEBIRD COURT MEQUON, WI 53097
Customer Approval:

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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

Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: PJS Date: 7/9/25

Print Date: 8/14/2025 9:03:57 AM
Revisions:

Drawing No.: ARB9

Attachment: Plans (10588 : Veridian Homes LLC)

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

www.cityofmequonwi.gov

Office of Architectural Board

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 8, 2025**
SUBJECT: **Michael Koepke - New Single-Family Residence at 11733 N. Wauwatosa Road**

Attachments:
Survey (PDF)
Plans (PDF)

Cornerstone Land Surveying, Inc.

Plat of Survey

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

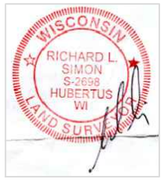
Address:
11733 North Wauwatosa Road
Mequon, WI 53097

Scale 1"= 30'

0' 30' 60'

Legend:
- ● Denotes Iron Pipe Found
- ○ Denotes Iron Pipe Set
- × Denotes Spot Elevation
- Denotes Existing Contour
- Denotes Proposed Contour

Proposed Building Elevations
747.79 - Yard Grade
\+ 0.67
\+ 748.46 - Top of Wall
\- 10.00 - Foundation Wall
= 648.46 - Top of Footing



Lot 16

Lot 3 Excepting the South 25'

Benchmark
MAG Nail - 746.79'

749.15 — N 90°00'00" W 256.87' — 746.42

13.12'

747.22

South 25' of Lot 23

749.57

747.50 — 50.95' — 746.43 — 50.93'

746.94 — 746.53

746.55 — 746.10 — 746.54 — 746.28

746.53 — 746.30 — 746.17 — 746.08

746.43

746.79

32.42' Proposed House 32.42'

24.75' — 746.21 — 746.08

5.42' — 3.75' — 101.01'

746.21

746.00 — 746.00 — 746.06 — 746.10

Lot 24 & the South 25' of Lot 3 Block 5

44932 Sq. Ft.
1.031 Acres

(175.00') S 00°00'00" W 175.18'

31.46' — 746.13 — 745.45 — 1.50' — 10' — 3.00' — 16' — 3.00'

746.44

746.28

Lot 24

119.80'

Lot 15

3.67' — 13.58' — 10.00' — 3.00' — 6.37' — 31.50' — 745.93 — 745.94

746.21

746

745.62

746.27

746.18 — 35.81' — 746.40 — 35.75' — 746.64

744.35 — 744.94

13.12' — 744.61

745.08

N 00°01'00" W 174.64'

(175.00') N 00°01'00" W 174.61'

North Wauwatosa Road

748.39

N 89°52'43" E 256.91'
(West 269.78')

S 00°00'00" E 308.31' (308.00')

Lot 5

Excepted as Described on Document No. 0832643 Ozaukee County Registry

Description: As described on Document No. 1173275 Ozaukee County Registry
All of Lot 4 and the South 25 feet of Lot 3, in Block 5 of Solar Heights Plat No. 2, being part of the Northeast ¼ of Section 21, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.
Except the East 13.23 feet for street conveyed by deed recorded as Document No. 832643 Ozaukee County Registry.

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.

Notes:
1) Bearings or Distances in ( ) are Recorded Measurements
2) 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.
3) No Title Policy furnished therefore completeness of easements is not warranted.

Survey For: Mike Koepke
Dated this 25th day of July, 2025.
Revised this 18th day of August, 2025.

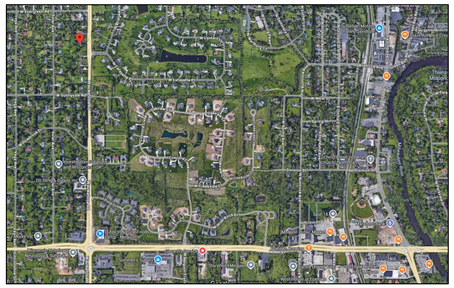
Attachment: Survey (10589 : Michael Koepke)

KOEPKE RESIDENCE

11733 WAUWATOSA ROAD
MEQUON, WISCONSIN 53097

Sheet Index:

T0.0	COVER SHEET
A1.0	EXTERIOR ELEVATIONS
A1.1	EXTERIOR ELEVATIONS
A2.0	BASEMENT FOUNDATION PLAN
A2.1	BASEMENT FLOOR PLAN
A2.2	FIRST FLOOR PLAN
A2.3	ROOF PLAN AND BUILDING SECTION
A3.0	ELECTRICAL LAYOUTS



2 T0.0 VICINITY MAP
SCALE:- N.T.S.



1 T0.0 COLORED ELEVATION
SCALE:- 1/4" = 1'-0"

ReDesign HP
Designing for tomorrow

CUSTOM CHANGES

ReDesign HP

ORIGINAL DESIGN

VALUE HOME PLANS

"This plan is a derivative and has been modified by ReDesign HP from the original VALUE HOME PLANS stock home plan."

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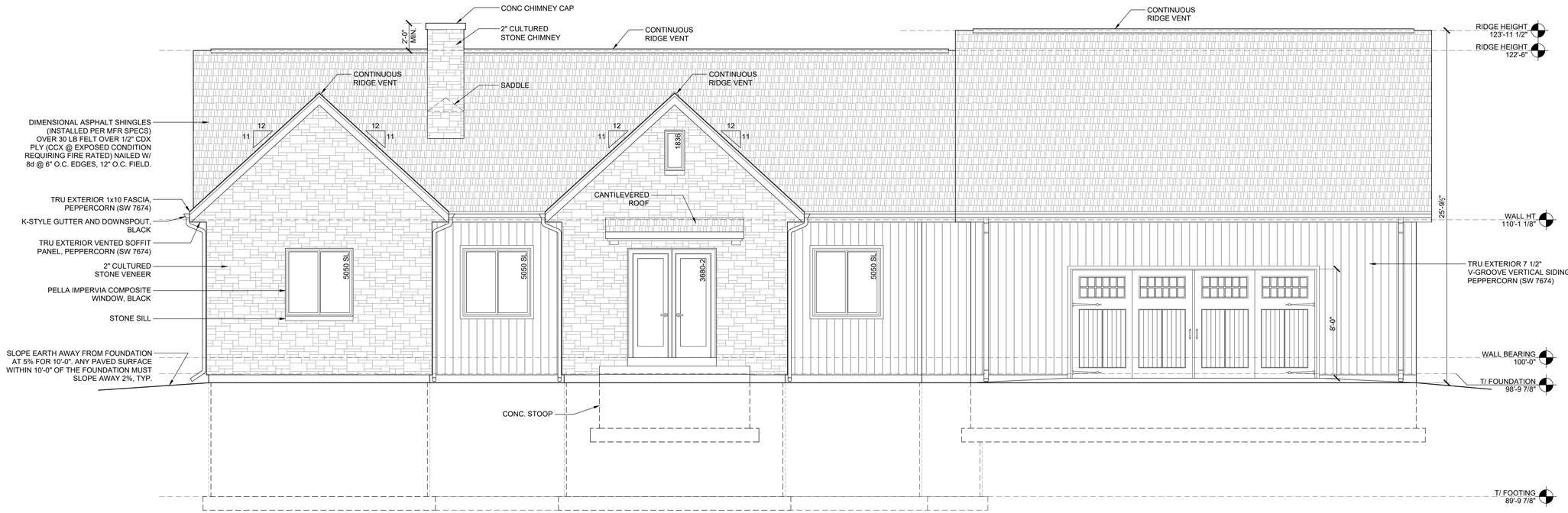
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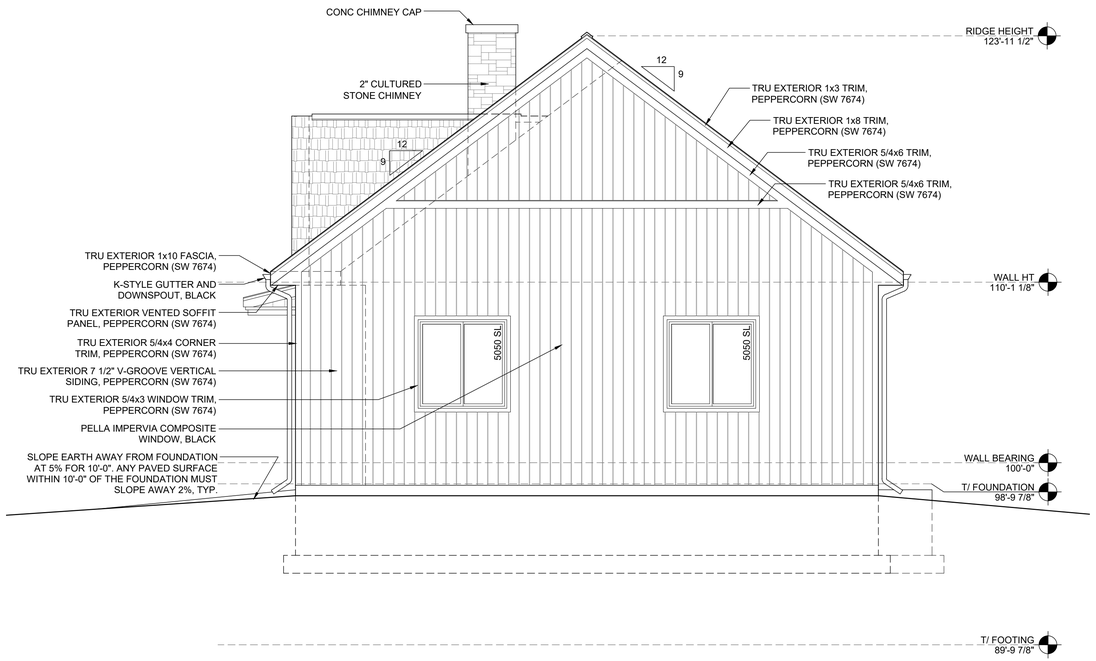
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1 A1.0 FRONT ELEVATION
SCALE:- 1/4" = 1'-0"



2 A1.0 RIGHT ELEVATION
SCALE:- 1/4" = 1'-0"

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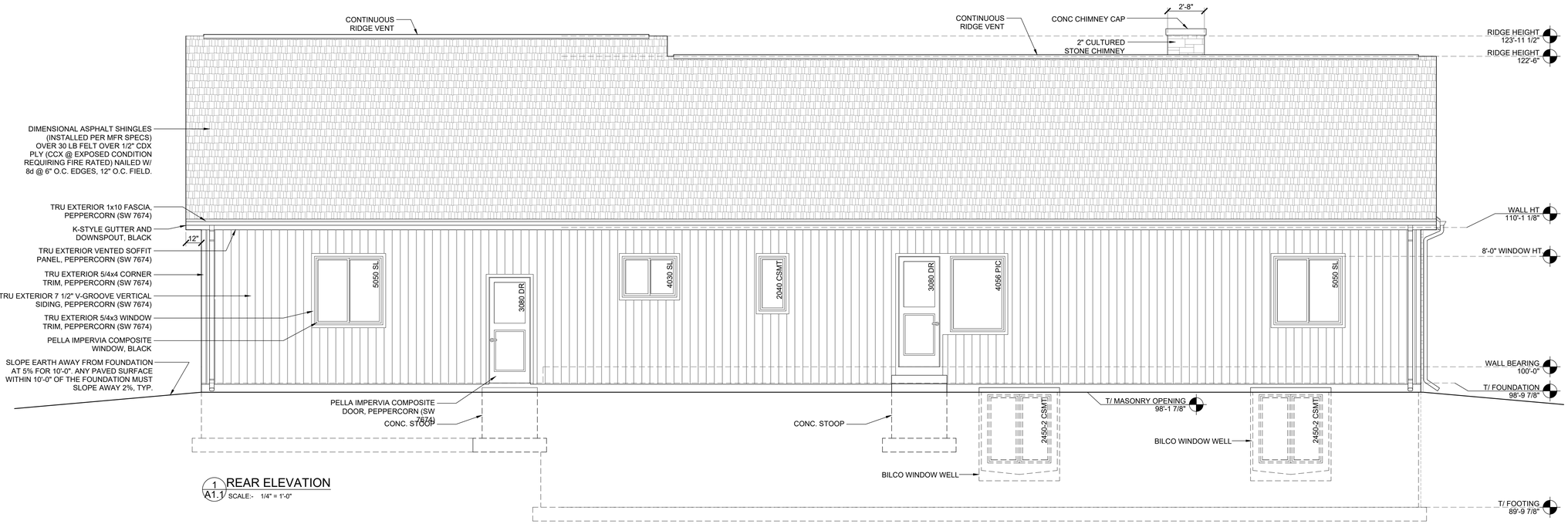
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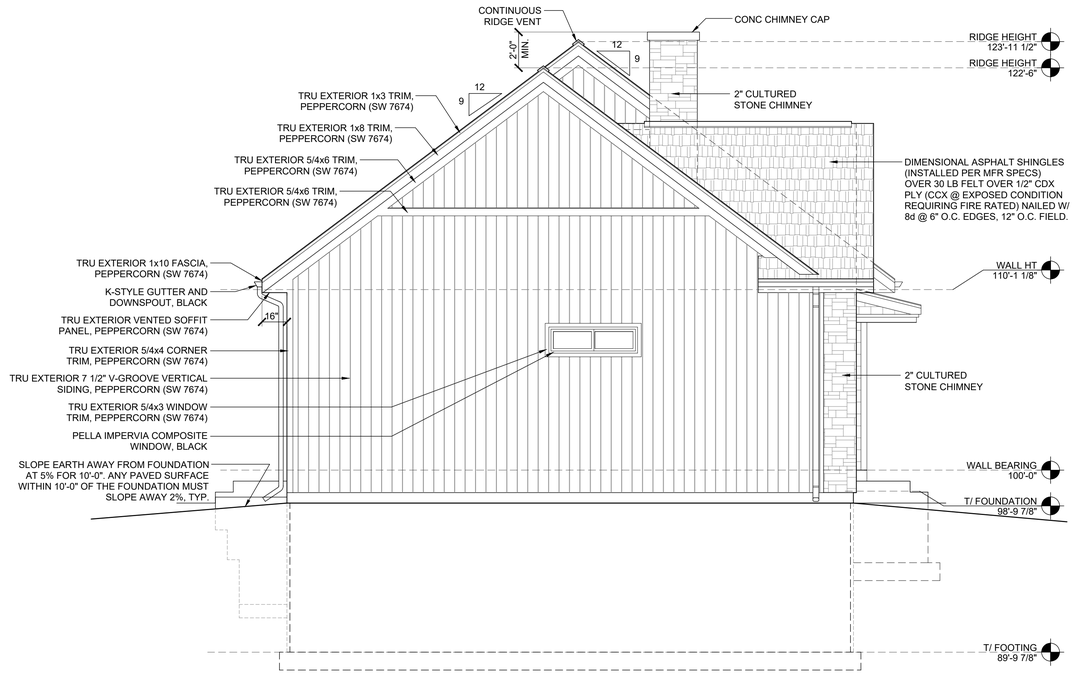
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1 A1.1 REAR ELEVATION
SCALE:- 1/4" = 1'-0"



2 A1.1 LEFT ELEVATION
SCALE:- 1/4" = 1'-0"

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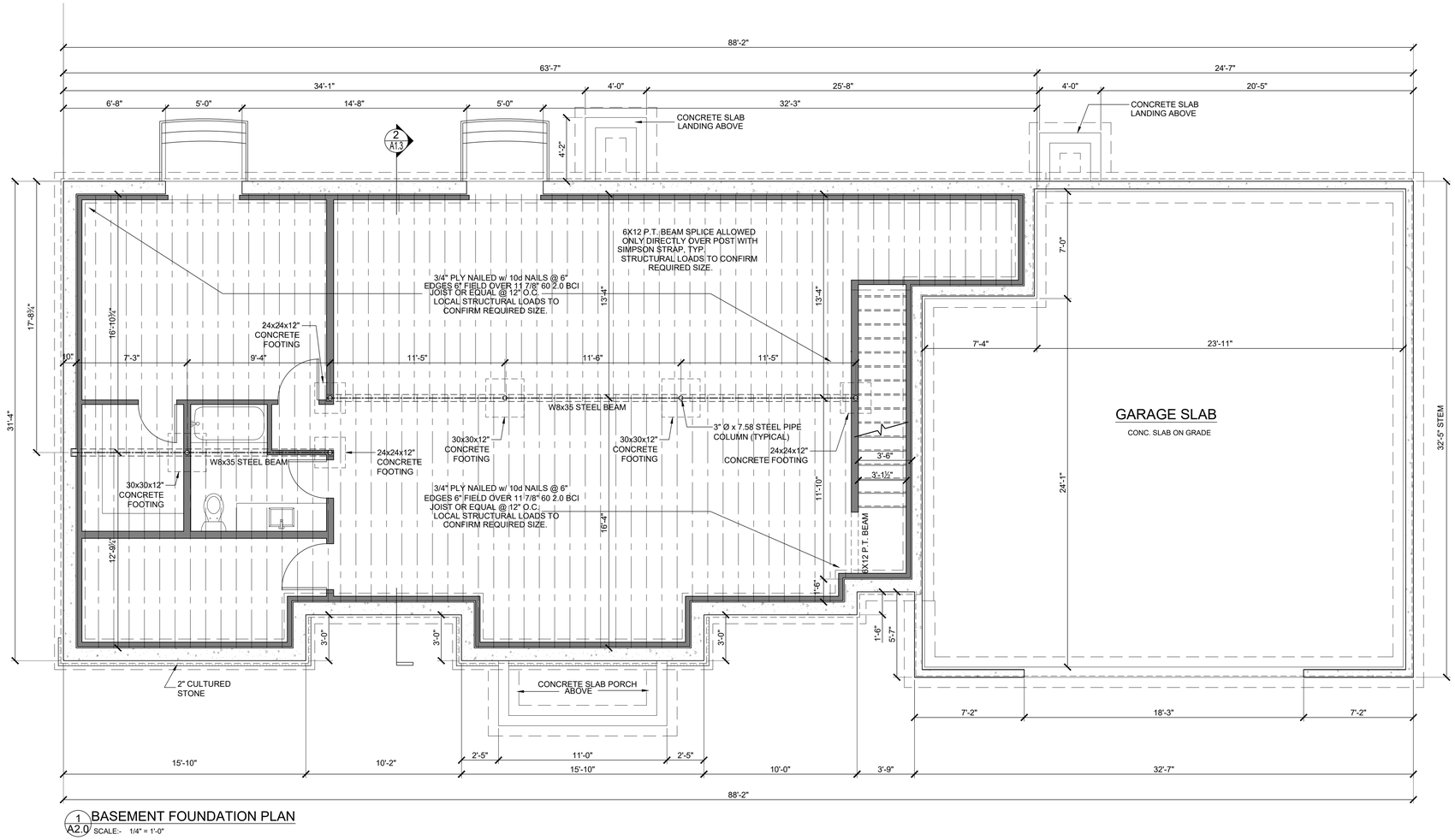
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FOUNDATION NOTES

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS OF 2500 PSI.
2. EXTERIOR CONCRETE SHALL SLOPE 1/8" PER FOOT MIN. AWAY FROM STRUCTURE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615 & SHALL BE GRADE 40 MIN.
4. CONCRETE SHALL CURE FOR A MIN. OF 7 DAYS PRIOR TO BACKFILLING.
5. SLOPE EARTH 5% FROM FOUNDATION TO 10' FROM BUILDING FOR PROPER DRAINAGE.
6. PROVIDE 36"X36" MIN. CONCRETE LANDING AT ALL EXTERIOR DOORS.
7. UNTREATED WOOD SHALL BE 6" MIN. ABOVE EARTH. WHERE SUBJECT TO WEATHER OR SPLASH, WOOD SHALL BE 1" ABOVE CONC. SLAB. WOOD SHALL BE 8" MIN ABOVE EARTH AT PIERS.
8. EXTERIOR WALL SILL PLATES AND ALL WOOD IN CONTACT WITH FOOTINGS SHALL BE P.T.
9. ALL FASTENERS INTO P.T. MATERIALS SHALL BE CORROSION RESISTANT & SHALL BE HOT DIPPED GALV. TO ASTM A153 & CONNECTORS TO ASTM G653-G185.
10. ANY PENETRATIONS INTO P.T. MATERIALS SHALL TREATED. SODIUM BORATE SHALL NOT BE USED.
11. BOTTOM OF FOOTINGS TO BE ON LEVEL GROUND ON NATURAL GRADE, TYP.
12. CONTRACTOR AND/OR OWNER ARE SOLELY RESPONSIBLE FOR PROVIDING PROPER VENTING OF ANY UNDERFLOOR AREAS & DRAINAGE AROUND THE STRUCTURE (2% AWAY, MIN. OR AS REQ'D). THIS INCLUDES PROPERLY GRADING THE SITE & IMPLEMENTING ANY DRAINAGE SYSTEMS OR EROSION CONTROL MEASURES AT OR NEAR THE STRUCTURE TO PREVENT ANY KIND OF WATER DAMAGE TO THE STRUCTURE.
13. SOME OF THE 1/2" Ø ANCHOR BOLTS ARE NOT SHOWN ON THIS DRAWING, ONLY ANCHOR BOLTS SHOWN ARE FOR SPECIFIC QTY THAT EXCEEDS THE STANDARD SPACING OF 72" O.C.
14. CONTRACTOR TO COORDINATE HOLDOWN BOLT LOCATIONS & TIE ALL HOLDOWN BOLTS INTO PLACE PRIOR TO CONCRETE PLACEMENT.
15. ASSUMED SOIL TYPE, ALLOWABLE BEARING USE 1500 PSF CONTRACTOR AND/OR OWNER IS SOLELY RESPONSIBLE FOR VERIFYING THAT THE SOIL CONDITIONS @ THE BLDG SITE AREA OF ADEQUATE INTEGRITY TO SUPPORT THE STRUCTURE AT MINIMUM, VERIFY BEARING ON NATIVE SOIL OR ENGINEERED FILL. IF NECESSARY, CONSULT A GEOTECHNICAL ENGINEER.
16. ANCHOR BOLTS SHALL BE ANCHORED IN PLACE AT THE TIME OF FOUNDATION INSPECTION.
17. ANCHOR BOLTS TO BE 1/2" Ø BOLTS @ 72" O.C. (MAX) w/ 7" MIN. EMBEDMENT
    1. - ALL CAST IN PLACE BOLTS TO HAVE EMBEDMENT HEAD OR "J" BEND INTO CONCRETE
    2. - ALL BOLTS REQUIRE 3"x3"x1/4" PLATE WASHERS

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1 A2.0 BASEMENT FOUNDATION PLAN
SCALE:- 1/4" = 1'-0"

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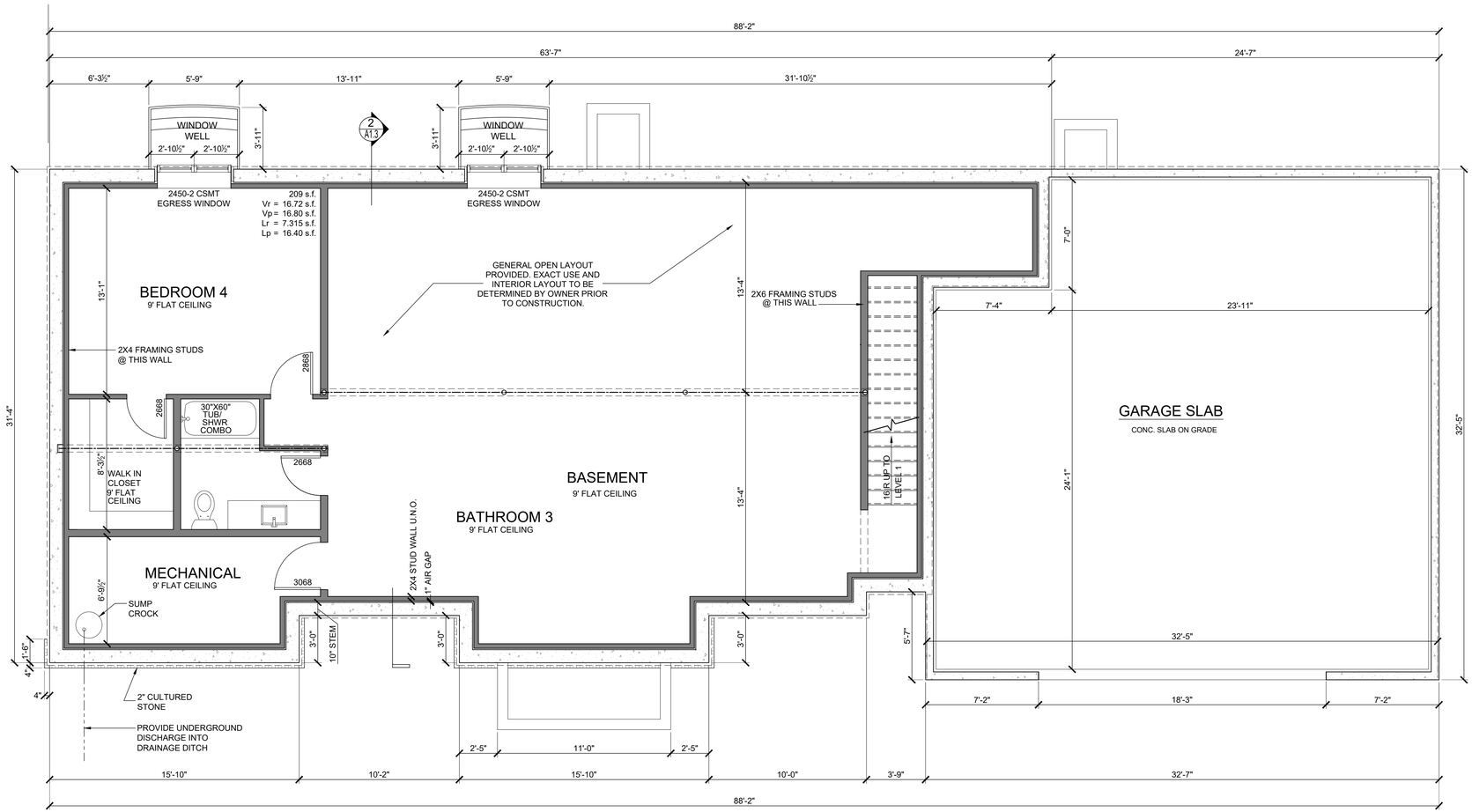
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A2.0

Attachment: Plans (10589 : Michael Koepke)



1 A2.1 BASEMENT FLOOR PLAN
SCALE:- 1/4" = 1'-0"

BASEMENT NOTES

BASEMENT IS DESIGNED AS A GENERAL OPEN SPACE FOR STORAGE AND UTILITY. IF TO BE USED BEYOND THIS INTENT, OWNER AND BUILDER TO CONFIRM ALL LOCAL REQUIREMENTS FOR LIFE SAFETY, EGRESS, AND OTHER APPLICABLE BASEMENT CODES.

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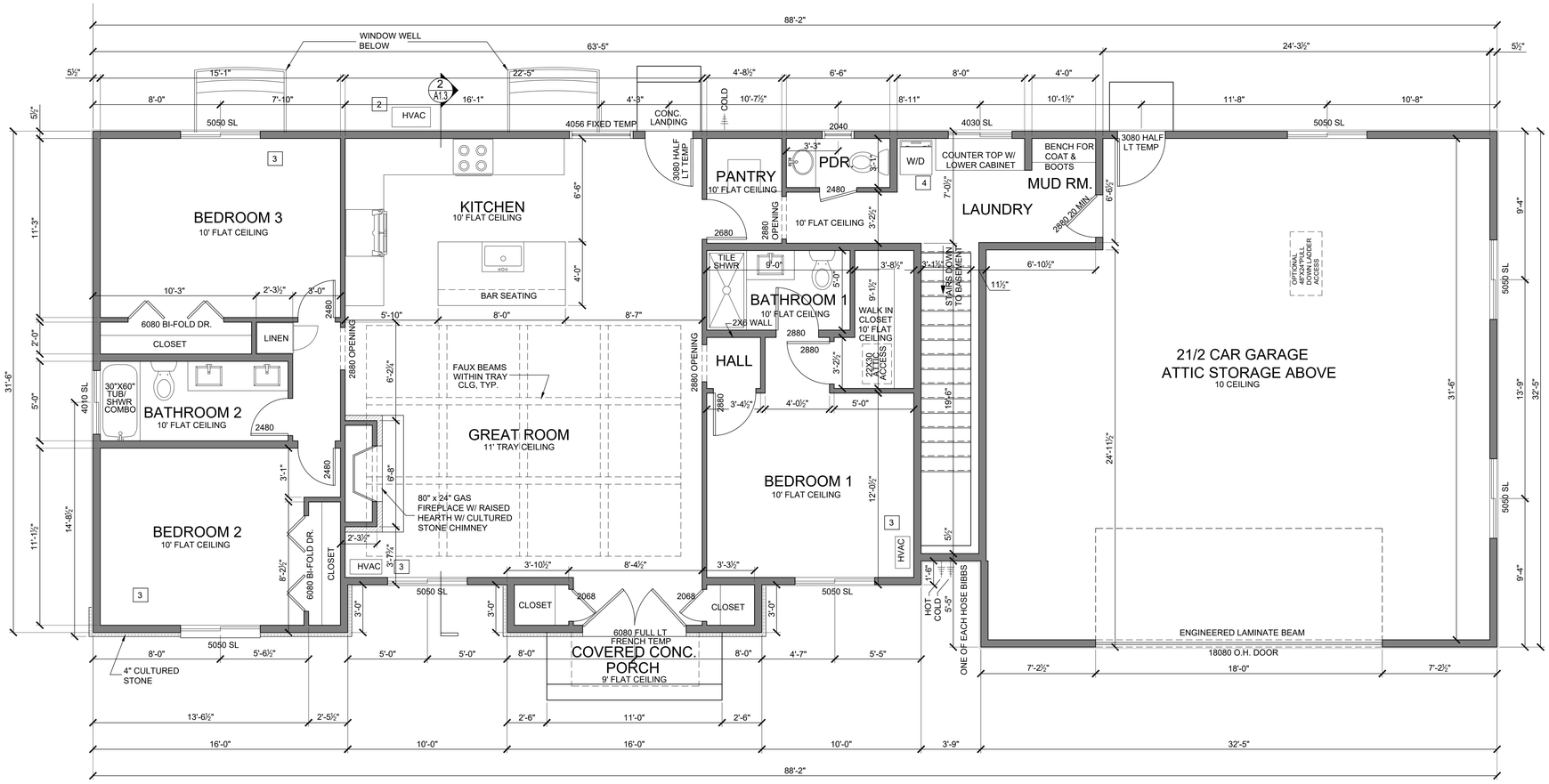
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A2.1

Attachment: Plans (10589 : Michael Koepke)



1 A2.2 MAIN FLOOR PLAN

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

PROJECT INFO

SCOPE OF WORK:

THIS PROJECT SHALL CONSIST OF THE CONSTRUCTION OF ONE NEW FAMILY STRUCTURE.

PROPOSED AREA:

CONDITIONED AREA	= 1746 SQ FT
21/2 CAR GARAGE ARAE	= 983 SQ FT
COMBINED COVERED PORCH AREA	= 25 SQ FT
TOTAL AREA	= 2754 SQ FT

No. OF LEVELS:

SINGLE STORY / 1 LEVEL

WALL STRUCTURE:

EXTERIOR WALLS - 2X6 WD STUDS @ 16" O.C. w/ ZIP R6 SHEATHING ON EXTERIOR WALLS

INTERIOR WALLS - 2X4 WD STUDS @ 16" O.C. w/ NO INSULATION U.N.O.

ROOF STRUCTURE:

MANUFACTURED ROOF TRUSSES - LOCALLY DESIGNED (DEFERRED SUBMITTAL)
w/ R38 INSULATION MIN.

PLUMBING FIXTURES & FITTINGS FLOW REQUIREMENTS	
TOILETS	≤ 1.28 GAL/FLUSH
LAVATORY FAUCETS	≤ 1.2 GPM @ 60 PSI
SHOWER HEADS	- SINGLE FAUCETS ≤ 1.8 GPM @ 80 PSI - MULTIPLE FAUCETS COMBINED FLOW RATE NOT TO EXCEED 2.0 GPM @ 80 PSI OR ONLY ONE FAUCET SHALL OPERATE AT A TIME
KITCHEN FAUCETS	≤ 1.8 GPM @ 60 PSI TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM
METERING FAUCETS	≤ 1.5 GPM @ 60 PSI

KEYNOTES:

1 - ELECTRIC HYBRID HEAT PUMP WATER HEATER, INSTALLED PER MFR INSTALLATION INSTRUCTIONS. THE T & P VALVE SHALL DISCHARGE TO THE EXTERIOR, STRAP AND SECURE, LOCATED A MIN. 18" ABOVE GARAGE FLOORS AND SAFETY DRAIN PAN IN ATTICS OR WHERE DAMAGE MAY OCCUR.

2 - ESTIMATED LOCATION OF HVAC PAD. CONFIRM EXACT LOCATION WITH HVAC INSTALLER.

3 - ESTIMATED LOCATION OF MINISPLIT HEAD. CONFIRM EXACT LOCATION WITH HVAC INSTALLER.

4 - VENT DRYER DIRECTLY TO OUTSIDE. MAX LENGTH 14' WITH NO MORE THAN (2) 90 DEEGREE ELBOWS.

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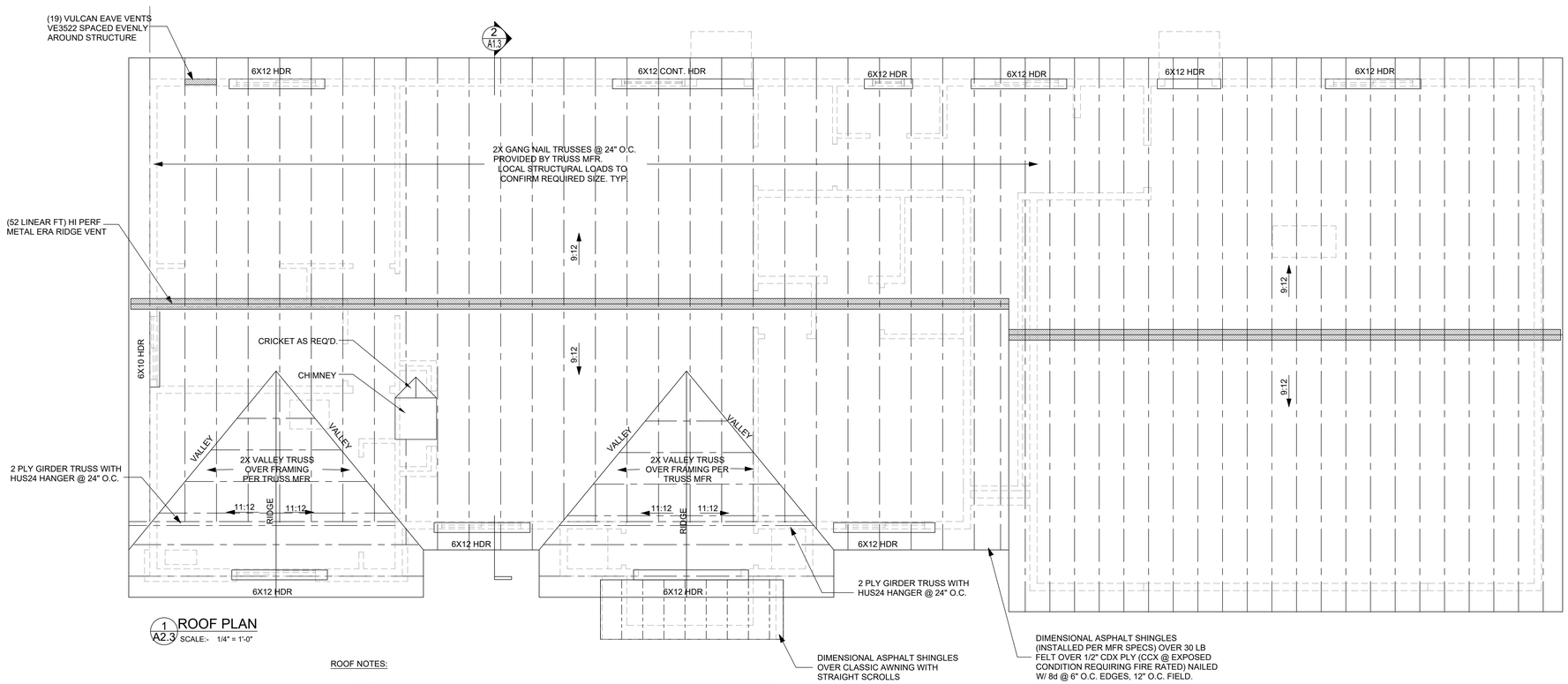
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A2.2

Attachment: Plans (10588 : Michael Koepke)



1 A2.3 ROOF PLAN SCALE:- 1/4" = 1'-0"

ROOF NOTES:

A. GUTTERS SHALL BE INSTALLED WITH COVERS THAT WHICH MITIGATE THE ACCUMULATION OF DEBRIS.

B. LOCATION OF HVAC EQUIPMENT SHALL BE DETERMINED BY INSTALLER.

C. PROVIDE ATTIC VENTING AS FOLLOWS IF USING MFR'D TRUSSES;

1 SQ. FT. FOR EACH 150 SQ. FT. OF ATTIC SPACE WITH 1/4" MESH SCREEN VENTS

IF WILDLAND URBAN INTERFACE APPLIES, VENTING IS REQUIRED TO BE 1/16" MIN. & 1/8" MAX MESH SCREEN.

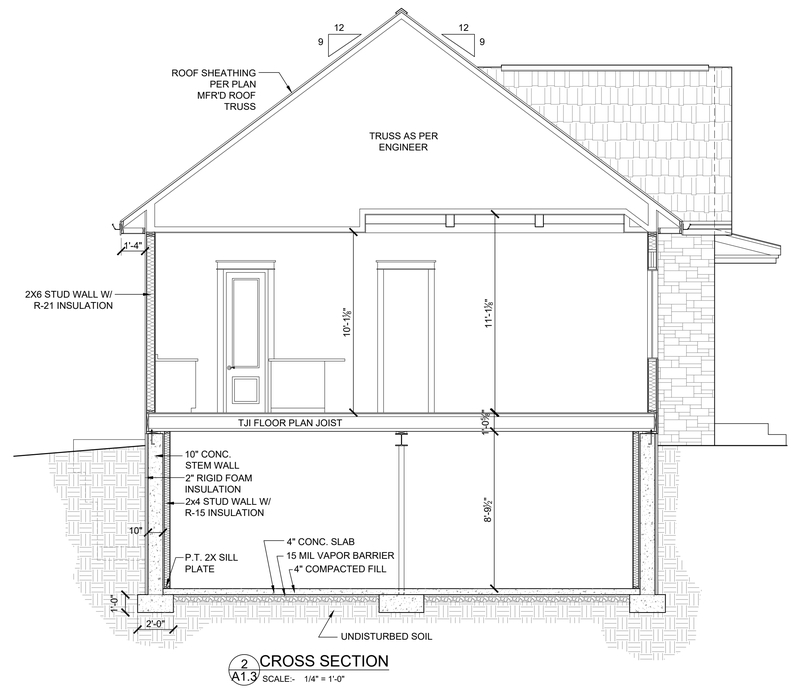
D. ALL HEADERS TO BE DF #1 GRADE U.N.O.

E. ROOF DECK SHALL BE NON-COMBUSTIBLE OR IGINITION RESISTANT MATERIALS.

F. SEE TRUSS MFR DRAWINGS FOR ROOF TRUSS LAYOUT AND CALCULATIONS.

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2 A1.3 CROSS SECTION SCALE:- 1/4" = 1'-0"

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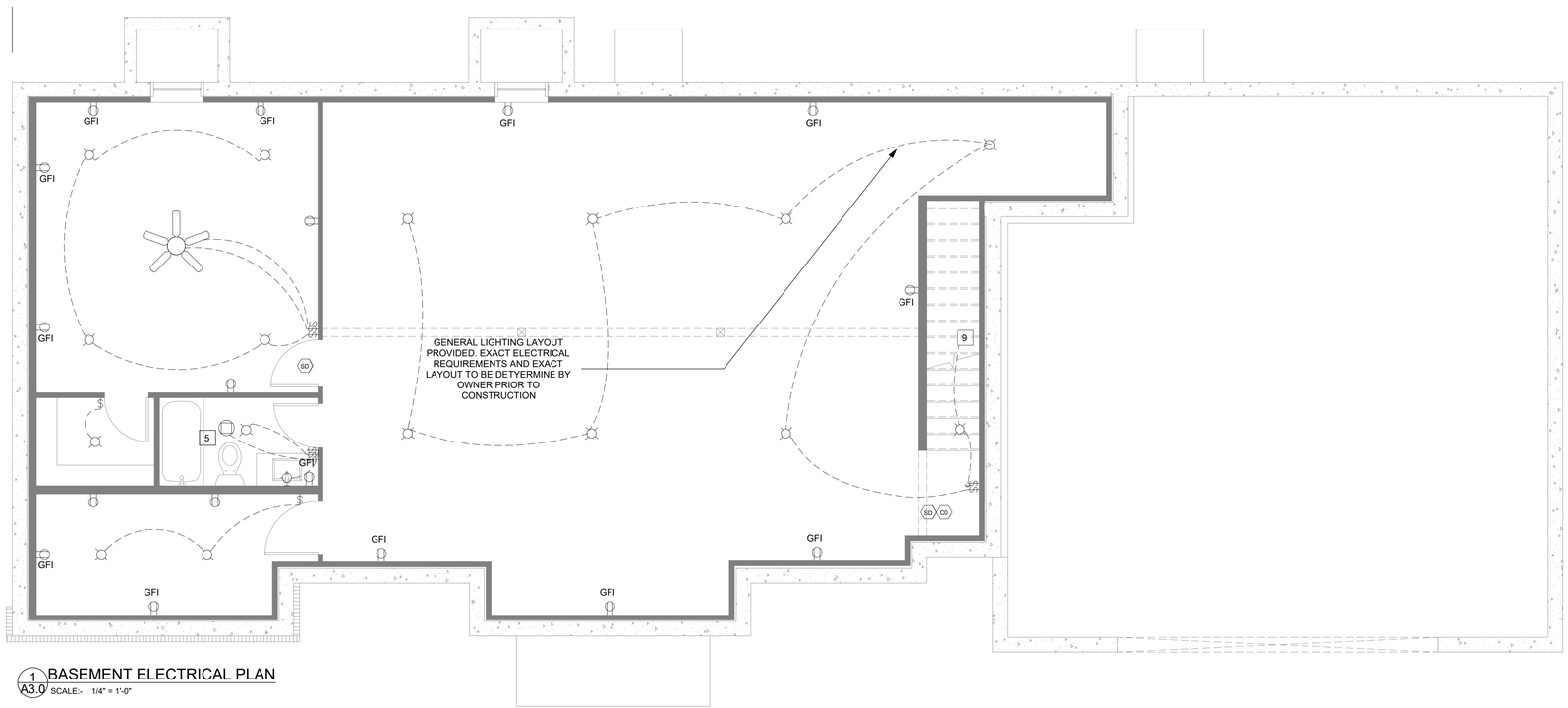
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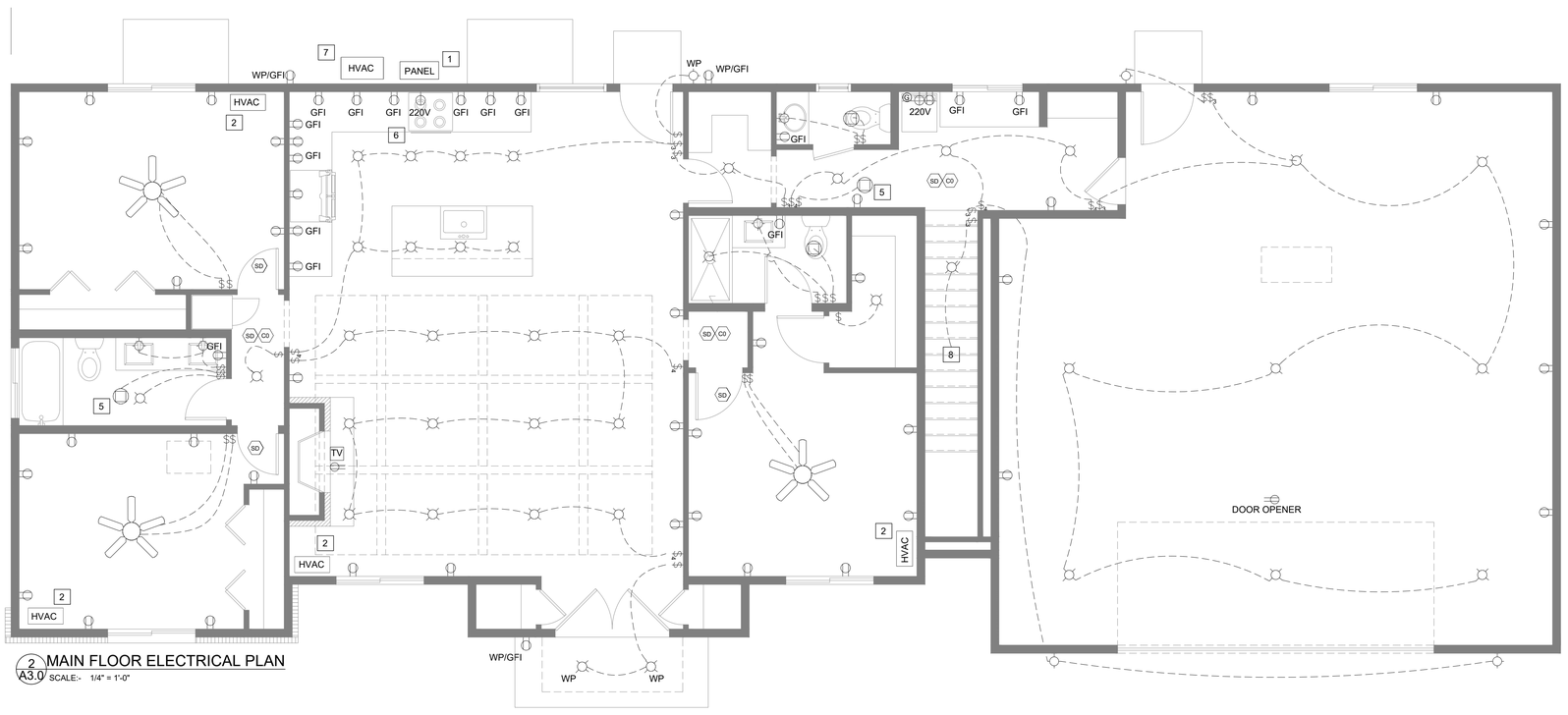
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A2.3

Attachment: Plans (10589 : Michael Koepke)



1 A3.0 BASEMENT ELECTRICAL PLAN
SCALE:- 1/4" = 1'-0"



2 A3.0 MAIN FLOOR ELECTRICAL PLAN
SCALE:- 1/4" = 1'-0"

ELECTRICAL NOTES U.N.O

A. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ALL CODES HAVING LOCAL JURISDICTION.
B. DURING ENTIRE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL MAINTAIN ADEQUATE 2A-40BC FIRE EXTINGUISHERS READY FOR USE IN CASE OF FIRE.
C. LIGHT, SWITCH, & RECEPTACLE SHALL BE PROVIDED AT ATTIC ACCESS.
D. PROVIDE DISCONNECT WITHIN SIGHT OF AIR CONDITIONING UNIT.
E. (TITLE 24) ENERGY CODES-
1)IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
2)ALL HARDWIRED LIGHTING IN OTHER ROOMS MUST BE FLUORESCENT OR ANOTHER TYPE OF HIGH-EFFICACY LIGHTING OR MUST BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR OR CONTROLLED BY A DIMMER. "OTHER ROOM" INCLUDES HALLWAYS, DINING ROOMS, FAMILY ROOMS, BEDROOMS, ETC WITH LESS THAN 70 SF. OF FLOOR ARE EXEMPT.
3)ALL OUTDOOR LIGHTING ATTACHED TO A BUILDING MUST BE FLUORESCENT OR ANOTHER TYPE OF HIGH-EFFICACY LIGHTING OR MUST BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO/CONTROL. ALL OUTDOOR ELECTRICAL SHALL BE LISTED FOR USE IN DAMP LOCATIONS.
F. ALL RECESSED LIGHTING INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER AND BE AIRTIGHT.
G. ALL ELECTRICAL FIXTURES, APPLIANCES, AND WIRING TO CONFORM TO ARTICLE 400 FOR FIXTURES, APPLIANCES, AND WIRING REQUIREMENTS.
H. RECEPTACLE OUTLETS IN ALL LIVING AREAS, OTHER THAN KITCHEN COUNTERS, LAUNDRY ROOMS, BATHROOMS AND HALLS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE. THE FLOOR LINE CONTINUES AROUND CORNERS. EACH WALL SPACE 2 FEET OR MORE ALONG THE WALL LINE MUST BE CONSIDERED SEPARATELY. IN KITCHENS AND DINING AREAS OF DWELLING UNITS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12 INCHES. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET IN THAT SPACE. THE WALL LINES CONTINUE AROUND CORNERS. COUNTER TOPS SEPARATED BY RANGE TOPS, REFRIGERATORS OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES.
I. PROVIDE 2 SMALL APPLIANCE BRANCH CIRCUITS IN KITCHEN.
J. PROVIDE MIN. DEDICATED CIRCUITS AS FOLLOWS: 2 BRANCH CIRCUITS SERVING THE KITCHEN, PANTRY, DINING, AND/OR BREAKFAST ROOM; 1 FOR THE LAUNDRY ROOM, AND 1 FOR THE BATHROOMS.
K. ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN A RESIDENCE SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
L. ALL 120 V, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOMS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
M. PROVIDE AN INTERSYSTEM BONDING ELECTRODE WHICH INCLUDES AT LEAST TREE GROUNDING OR BONDING CONDUCTORS REQUIRED FOR COMMUNICATIONS SYSTEMS SHALL BE INSTALLED EXTERNALLY AT THE SERVICE ENTRANCE PANEL.
N. ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN DAMP LOCATIONS UNDER CANOPIES AND ROOFED PORCHES NOT SUBJECT TO BEATING RAIN MUST BE A LISTED WEATHER-RESISTANT TYPE WHEN THE PLUG IS NOT INSERTED.
O. ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED WEATHER-RESISTANT TYPE WHEN THE PLUG IS INSERTED.
P. PROVIDE GFCI PROTECTED, 120 V RECEPTACLE WITHIN THREE (3) FEET OF THE WATER HEATER AND SHALL BE ACCESSIBLE WITH NO OBSTRUCTIONS.

ELECTRICAL KEYNOTES

1 - APPROX LOCATION OF 200AMP ELECTRICAL SERVICE PANEL
2 - PROVIDE POWER PER MINISPLIT MFR REQUIREMENTS.
3 - LIGHT, SWITCH, & RECEPTACLE SHALL BE PROVIDED AT ATTIC ACCESS.
4 - PROVIDE POWER FOR WATER HEATER PER MFR REQUIREMENTS.
5 - THIS FAN SHALL BE CONTINUOUSLY OPERATING. THIS FAN MAY BE ON A SWITCH, AS LONG AS THIS SWITCH IS LABELED TO STATE "FAN SHOULD BE ON WHENEVER THE HOME IS OCCUPIED". 50 CFM MIN. DUCT SIZE PER FAN MFR.
6 - EXHAUST KITCHEN HOOD DIRECTLY TO OUTSIDE. 100 CFM MIN. DUCT SIZING PER MFR REQUIREMENTS. THIS FAN MUST BE LISTED AT 3 SONES OR LESS FOR NOISE. THE RATING MUST BE BASED ON A WATER COLUMN OF .25 OR GREATER.
7 - ESTIMATED LOCATION OF MINI SPLIT COMPRESSOR. EXACT LOCATION PER MFR REQUIREMENTS.
8 - WIRE PATH TO BASEMENT STAIRWELL.
9 - WIRE PATH FROM LEVEL 1 STAIRWELL.

ELECTRICAL/MECHANICAL SYMBOL LEGEND

PANEL — ESTIMATED LOCATION OF NEW ELECTRICAL SERVICE PANEL
HVAC — ESTIMATED LOCATION OF ELECTRIC MINI-SPLIT
SINGLE RECEPTACLE
DUPLEX RECEPTACLE
CEILING MOUNTED LED LIGHT
WALL MOUNTED LED LIGHT

EXHAUST FAN
EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
1. FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% 80% AND MAY USE AUTO OR MANUAL MEANS OF ADJUSTMENT. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT OF THE EXHAUST FAN AS IT IS NOT REQU'D TO BE INTEGRAL.
3. FAN SHALL HAVE CAPABILITY TO EXHAUST 50 CFM MIN. DUCT SIZING PER MFR REQUIREMENTS.

CO — CARBON MONOXIDE ALARM:
ALARM SHALL BE 110V W/ BATTERY BACK UP POWER AND WILL BE INTERCONNECTED SO THAT IF ONE ALARM IS ACTIVATED THEY ALL BECOME ACTIVATED.

SD — SMOKE ALARM:
ALARM SHALL BE 110V W/BATTERY BACK UP POWER AND WILL BE INTERCONNECTED SO THAT IF ONE ALARM IS ACTIVATED THEY ALL BECOME ACTIVATED.

WP — WEATHER PROOF / EXTERIOR RATED
GFI — GROUND FAULT INTERRUPTER
$ — SINGLE SWITCH
$V — VACANCY SWITCH
CEILING FAN WITH INTEGRATED LIGHT

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The framing notes are a carry over from the original drawings and need to be coordinated and reviewed with a local licensed structural engineer to comply with local codes.

Michael Koepke
11733 Wauwatosa Road
Mequon, WI 53097

DATE	: AUG/18/2025
SCALE	: AS NOTED
DRAWN BY:	----------
PROJECT	: Michael Koepke
SHEET	

A3.0

Attachment: Plans (10589 : Michael Koepke)