11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2924
Fax: 262-242-9655
www.ci.mequon.wi.us
Inspection Department

ARCHITECTURAL BOARD
Monday, September 11, 2023
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

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

1) Call to Order, Roll Call

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

   a. Meeting Minutes from August 14, 2023

3) Architectural Board Applications

1. **Veridian Homes LLC** — **New Single-Family Residence**
   8080 W. Preserve Parkway
   Subdivision: The Enclave — Contractor: Veridian Homes LLC
   District 3 – 6:00 pm — Architect: Veridian Homes LLC

2. **Daniel Domagala** — **Addition: Mudroom**
   326 W. Seacroft Court
   Subdivision: Bromborough Sands — Contractor: Owner
   District 5 – 6:05 pm — Architect: Owner

3. **Amy Mangrich & Travis Pinter** — **Addition: Kitchen/Dining Room and Master Suite**
   11642 N. Saint James Lane
   Subdivision: Meadowland — Contractor: TBD
   District 6 – 6:15 pm — Architect: Fein Design

4. **Michael Valestin** — **Addition: Garage, Laundry Room and 2nd Fl Master Suite**
   10288 N. Grasslyn Road
   Subdivision: Country Manor — Contractor: Owner
   District 7 – 6:25 pm — Architect: Fritsch Designs LLC

5. **Raman & Sangeeta Khanna** — **Addition: 1st FL Mother-In-Law Suite**
   303 E. Eastwyn Bay Drive
   Subdivision: Eastwyn Bay — Contractor: Gabor Design Build
   District 8 – 6:35 pm — Architect: Bryan Wick

6. **David Hoff Development**
   12467/12470 N. Woods Court
   Subdivision: Woods at Highland Park
   District 1 – 6:45 pm

   New Single-Family Side x Side Condos.

   Contractor: Northtrack Construction
   Architect: Architectural Dev. Srvs.

7. **Steve & Danette Carlton, Sr.**
   3650 W. Pine View Court
   Subdivision: Riverland Estates
   District 1 – 6:50 pm

   Re-Submittal for New Single-Family Residence
   Contractor: Anderson Homes LLC
   Architect: Anderson Homes LLC

8. **Newcastle Place**
   Pad #1; Plan 4A
   Subdivision: N/A
   District 5 – 6:55 pm

   New Single-Family Side x Side Condos.

   Contractor: Allan Builders
   Architect: David Pluim

9. **Newcastle**
   Pad #2; Plan 1B
   Subdivision: N/A
   District 5 – 7:00 pm

   New Single-Family Residence

   Contractor: Allan Builders
   Architect: David Pluim

10. **Newcastle**
    Pad #3; Plan 1C
    Subdivision: N/A
    District 5 – 7:05 pm

    New Single-Family Residence

    Contractor: Allan Builders
    Architect: David Pluim

11. **Newcastle**
    Pad #4; Plan 1D
    Subdivision: N/A
    District 5 – 7:10 pm

    New Single-Family Residence

    Contractor: Allan Builders
    Architect: David Pluim

12. **Newcastle**
    Pad #5; Plan 3A
    Subdivision: N/A
    District 5 – 7:15 pm

    New Single-Family Residence

    Contractor: Allan Builders
    Architect: David Pluim

13. **Newcastle**
    Pad #6; Plan 3C
    Subdivision: N/A
    District 5 – 7:20 pm

    New Single-Family Residence

    Contractor: Allan Builders
    Architect: David Pluim

14. **Newcastle** — **New Single-Family Residence**
    Page #7; Plan 3B
    Subdivision: N/A — Contractor: Allan Builders
    District 5 – 7:25 pm — Architect: David Pluim

15. **Newcastle** — **New Single-Family Residence**
    Pad #8; Plan 2C
    Subdivision: N/A — Contractor: Allan Builders
    District 5 – 7:30 pm — Architect: David Pluim

16. **Newcastle** — **New Single-Family Side x Side Condo.**
    Pad #9; Plan 4B
    Subdivision: N/A — Contractor: Allan Builders
    District 5 – 7:35 pm — Architect: David Pluim

17. **Newcastle** — **New Single-Family Residence**
    Pad #10; Plan 2B
    Subdivision: N/A — Contractor: Allan Builders
    District 5 – 7:40 pm — Architect: David Pluim

18. **Newcastle** — **New Single-Family Residence**
    Pad #11; Plan 2A
    Subdivision: N/A — Contractor: Allan Builders
    District 5 – 7:45 pm — Architect: David Pluim

19. **Newcastle** — **New Single-Family Residence**
    Pad #12; Plan 1A
    Subdivision: N/A — Contractor: Allan Builders
    District 5 – 7:50 pm — Architect: David Pluim

4) Guidelines Discussion

5) Adjourn

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

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 11, 2023**
SUBJECT: **Meeting Minutes from August 14, 2023**

Attachments:
8.14 (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 14, 2023
6:00 PM
Lower-Level Conference Room

Minutes

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

Present:	Chairman Scott Reed
Members at Large:	Paul Apfelbach, Michael Wade, Janet Ehn, Bluma Lotman,
Building Inspector:	Kris Hoeft

2. **Meeting Minutes**

Minutes from the July 10, 2023, meeting were approved by Vice-Chairman Paul Apfelbach and seconded by District Representative Janet Ehn

Minutes were approved unanimously.

Attachment: 8.14 (8736 : Meeting Minutes from August 14, 2023)

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 1 6:00 pm	**New Single-Family Residence**	Steve & Danette Carlton, Sr. 3650 W. Pine View Court Subd: Riverland Estates	Cont: Anderson Homes LLC Arch: Anderson Homes LLC

Moved to Table: Reed
Seconded by: Ehn
Tabled: Yes
Approved: Foundation Only
Vote: Unanimous

Conditions: Plans tabled as submitted; foundation plan approved. Re-Submit revised plans to show stone that dies on the inside corners and maintain balance of stone on all elevations.

2)	Dist. 1 6:05 pm	**Addition:** **Attached Garage**	Eoin & Megan Gorman 12433 N. Madero Drive Subd: Mequon Century Acres	Cont: Fein Design Arch: Rory Palubiski

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

Conditions: Plans approved as submitted.

3)	Dist. 1 6:15 pm	**Addition:** **Kitchen & Dormers**	Greg & Lynn Bell 12037 W. Bonniwell Road Subd: N/A	Cont: Wade Design & Const. Arch: Mike Wade

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

Conditions: Plans approved as submitted.

Attachment: 8.14 (8736 : Meeting Minutes from August 14, 2023)

4)	Dist. 3 6:25 pm	**New Single-Family Residence**	Veridian Homes LLC Lot #81 W. Preserve Parkway Sub: The Enclave	Cont: Veridian Homes LLC Arch: Veridian Homes LLC

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

Conditions: Plans approved as submitted with the condition that the garage window on the left elevation be changed to a single-hung to match owner's suite window.

5)	Dist. 5 6:30 pm	**New Single-Family Residence**	Mikhail & Melissa Dobrinin 14335 N. Lake Shore Drive Subd: Lakeshore Estates	Cont: Tim O'Brien Homes Arch: Tim O'Brien Homes

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

Conditions: Plans approved as submitted with the following conditions:
1. Brackets and gables being consistent on all elevation.
2. Eyebrow returns on the gables on all elevations.
3. Windows grids consistent throughout; Add to all windows or remove from front elevation.
4. The addition of windows to the garage on left and right elevations.

6)	Dist. 8 6:35 pm	**Addition:** **Attached Garage**	Kevin Sprong 10826 N. Pebble Lane Subd: Sunset Ridge Estates	Cont: Northshore Garage Arch: Oostburg Lumber

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

Conditions: Plans approved as submitted with the following conditions:
1. Addition of two windows on right elevation.
2. Addition of one window on rear elevation.
3. Shutters should be removed from the house for consistency.

Attachment: 8.14 (8736 : Meeting Minutes from August 14, 2023)

4. **Announcements**

Chairman Scott Reed addressed the members to remind them that all comments should remain professional when the meeting is in session. Also, since there could be different members in attendance, all members should strive for consistency from meeting to meeting.

5. **Action:**

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

A vote was taken; vote passed unanimously.

Meeting adjourned at 6:50 p.m.

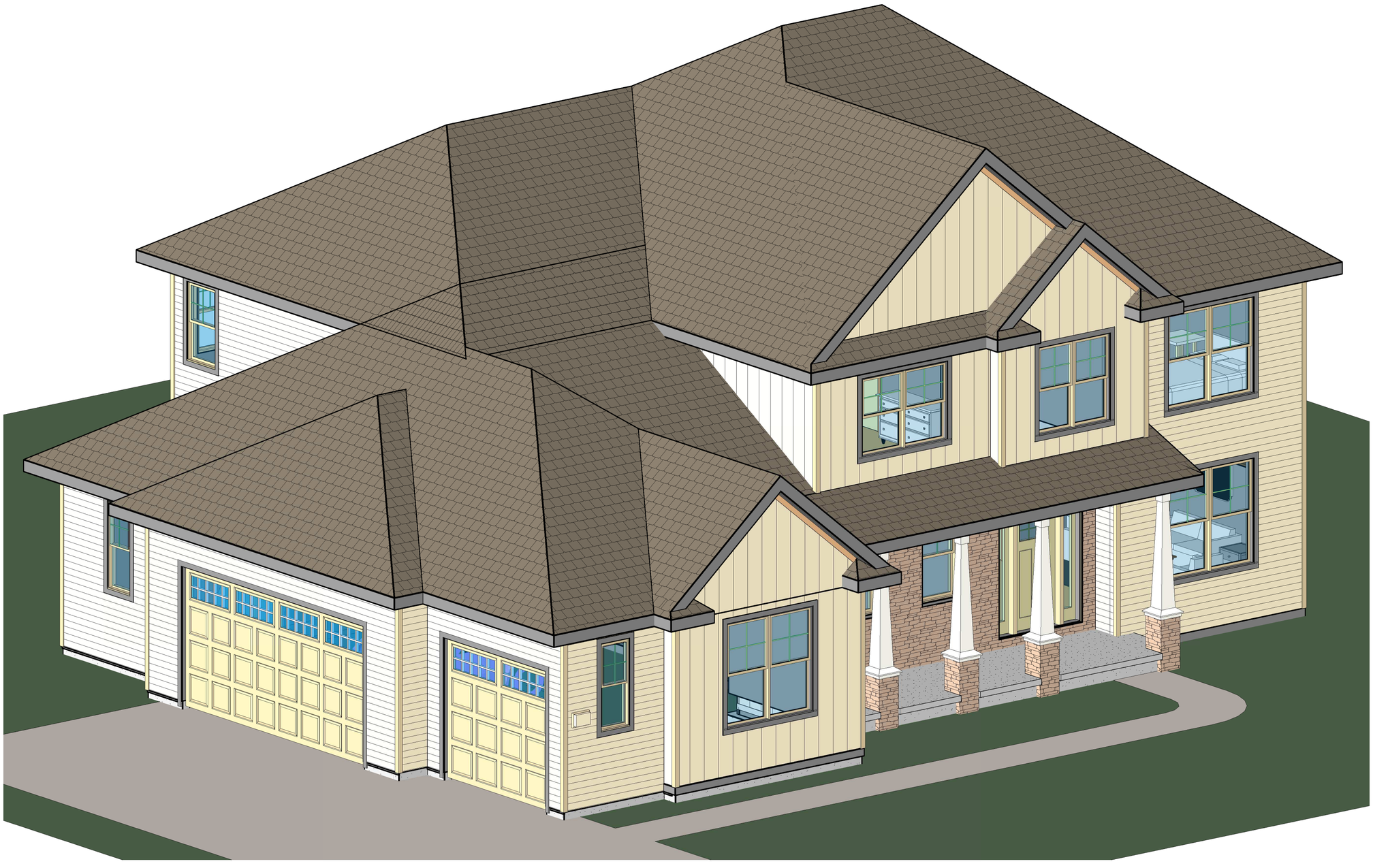
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www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 11, 2023**
SUBJECT: **Veridian Homes LLC, New Single-Family Residence at 8080 W. Preserve Parkway**

Attachments:
Plans (PDF)
Survey (PDF)



3D - Farmhouse - 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.

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: 83 ENCLAVE AT MEQUON PRESERVE
Address: TBD PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
SPF Aug 16 2023

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Model: Maybeck - 3 Car Side Entry
Elevation:
Revised Base Plan:
Drawn By: JLP
Date: 07/19/2023

Print Date:
8/16/2023
8:50:37 AM
Revisions:

Drawing No.:
ARB1

Attachment: Plans (8735 : Veridian Homes LLC)



3D - Farmhouse (Rear View) - ARB

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 83 ENCLAVE AT MEQUON PRESERVE
Address: TBD PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
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Model: Maybeck - 3 Car Side Entry
Elevation:
Revised Base Plan:
Drawn By: JLP Date: 07/19/2023

Print Date:
8/16/2023
8:50:38 AM
Revisions:

Drawing No.:
ARB2

Attachment: Plans (8735 : Veridian Homes LLC)

NOTE:
- ALL WINDOWS, FRONT DOOR, REAR DOORS, & GARAGE DOORS TO HAVE 1X4 SMART TRIM
- ALL CORNERS TO BE 6" SMART TRIM



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

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 83 ENCLAVE AT MEQUON PRESERVE
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Customer Approval:
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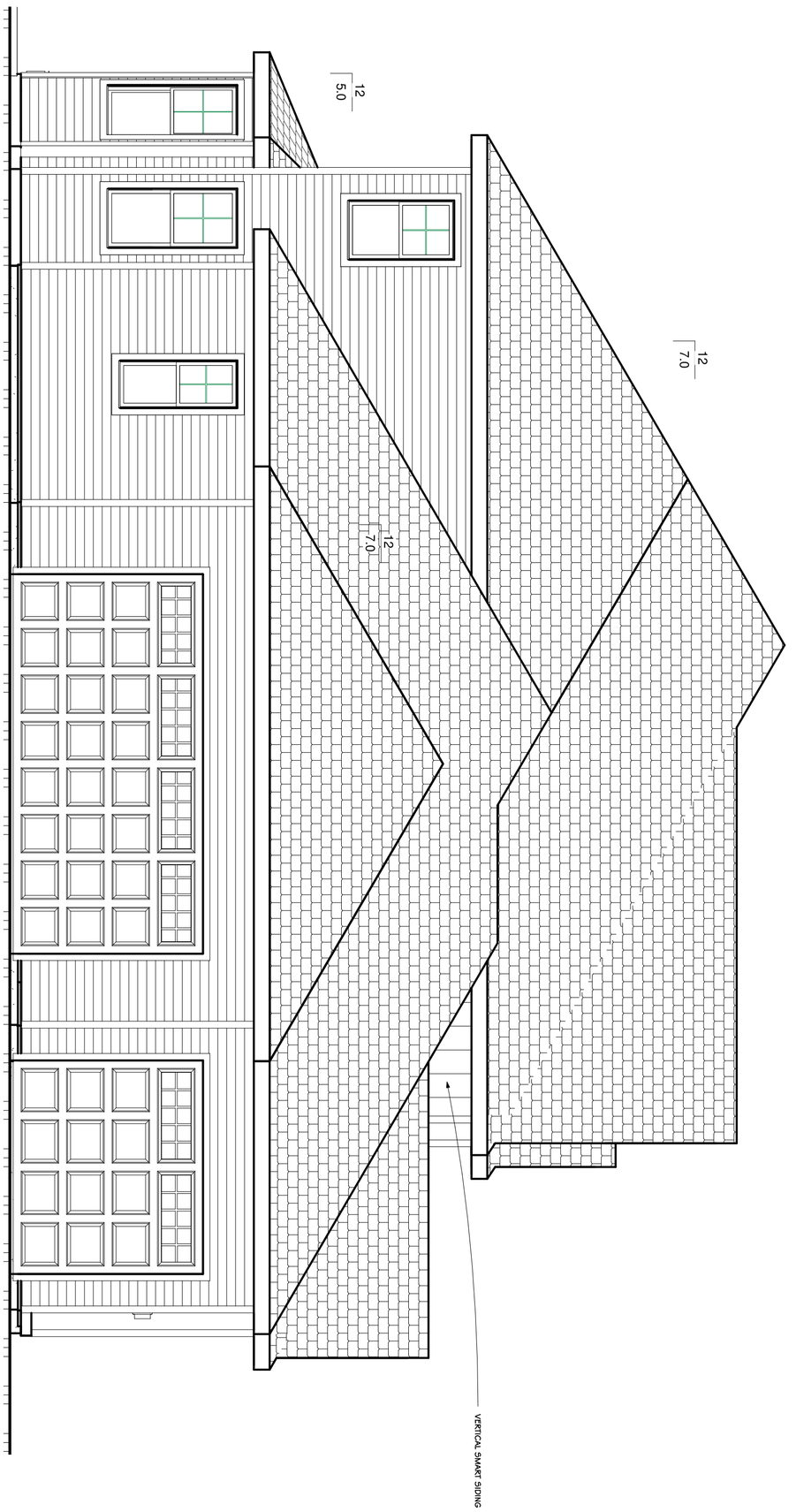
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Model: Maybeck - 3 Car Side Entry
Elevation:
Revised Base Plan: Date: 07/19/2023
Drawn By: JLP

Print Date:
8/16/2023
8:50:38 AM
Revisions:

Drawing No.:
ARB3

Attachment: Plans (8735 : Veridian Homes LLC)



Left Elevation - Farmhouse - ARB
1/4" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

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

Drawing No.: ARB4

Revisions:

Print Date: 8/16/2023 8:50:36 AM

Model: Maybeck - 3 Car Side Entry

Elevation:

Revised Base Plan:

Drawn By: JLP Date: 07/19/2023

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 83 ENCLAVE AT MEQUON PRESERVE
Address: TBD PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval: **SPF Aug 16 2023**

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Right Elevation - Farmhouse - ARB
1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
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Model:Maybeck - 3 Car Side Entry
Elevation:
Revised Base Plan: Date: 07/19/2023
Drawn By: JLP

Print Date:
8/16/2023
8:50:39 AM
Revisions:

Drawing No.:
ARB5

Attachment: Plans (8735 : Veridian Homes LLC)



Rear Elevation - Farmhouse - ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 83 ENCLAVE AT MEQUON PRESERVE
Address: TBD PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
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Model: Maybeck - 3 Car Side Entry
Elevation:
Revised Base Plan:
Drawn By: JLP
Date: 07/19/2023

Print Date:
8/16/2023
8:50:39 AM
Revisions:

Drawing No.:
ARB6

Attachment: Plans (8735 : Veridian Homes LLC)

16'x14' PATIO W/ PICTURE FRAMING
& (2) 3'-0" CONCRETE STEPS

PATIO DR (2)5'-1 1/4" X 8'-0" WRAP

5H(11)36X66 GIA UPPER WRAP

ENGINEERED HEADER

FLOOR LINE ABOVE

FLUSH ENG BM

5H(31)30X66 GIA UPPER WRAP

5H(11)30X66 GIA UPPER WRAP

5H(31)36X66 GIA UPPER WRAP

5H(11)24X60 GIA UPPER WRAP

FLEX ROOM 2
CARPET

WALLS SHARED BY HOUSE AND GARAGE
WALLS TO BE TYPE X SHEETROCK

BREAKFAST
WOOD

11 7/8" JOIST @ 19.2" o.c.

6x6 WOOD COLUMNS

6" DROPPED HEADER

6" DROPPED SOFFIT

COFFERED CEILING BUILT DOWN

GREAT ROOM
WOOD

DS(11)36X24 GIA WRAP

5L-7 TR FIREPLACE
NO HEARTH
STONE TO CEILING WRAPPED
MCKINLEY MANTLE

Full Glass_15 Lite

PIPE AIR GAP UNDER SINK

DW

BREAKFAST BAR

PUSH BUTTON DISPOSAL SWITCH

WOOD

FLUSH ENG BM

2x6 WALL

2' - 0" Hollow

STAIR RAIL

WOOD ENDCAPS

UP

DN

2' - 8" Solid

2' - 8" Cased

2' - 6" Solid

2' - 8" SFD1 20 MIN

MUDROOM
TILE

REF
ICEMAKER

6" DROPPED HEADER

PANTRY (5)16" WOOD SHLVS

2' - 8" Solid

LAUNDRY
TILE

WATERLINE TO STEAM DRYER

WASHER BOX

V48"

PLUMBING WALL AT EXTERIOR DETAIL

WOOD SHELF & POLE

SB33

TWO-STORY FOYER
WOOD

FLEX ROOM 1
WOOD

ENGINEERED HEADER
(SEE TALL WALL DETAIL)

S65BLEEGP30_FULL LITE SIDELIGHT W/TRANSOM

5H(11)30X60 GIA UPPER

2" CANT ABOVE

5H(21)36X72 GIA UPPER WRAP

(2) 2X8 HEADER

ENG BM

DS(11)72X24 GIA WRAP

5'6" WINDOW SILL 5' ABOVE BASEMENT LANDING

ATTIC ACCESS 22"x30" 45 DEG

GARAGE

NOTE:
- 9'-1 1/8" FIRST FLOOR, GARAGE AND PORCH WALLS
- WINDOW HEADER HEIGHT TO BE 7'-11" ABOVE FLOOR EXCEPT WHERE NOTED
- FULL WOOD RETURNS AT ALL WINDOWS & PATIO DOORS

EXTENDED ENGINEERED HEADER
16' - 0"x 8' - 0"
Square 2 Car - 10 Pane Colonial

HIP GIRDER TRUSS

GIRDER TRUSS

EXTENDED ENGINEERED HEADER
9' - 0" x 8' - 0"
Square 1 Car - 10 Pane Colonial

5H(11)24X60 GIA UPPER WRAP

ENGINEERED HEADER

5H(21)36X72 GIA UPPER WRAP

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

Area Schedule (Farmhouse)	
Name	Area
First Floor	1548 SF
Second Floor	1491 SF
	3039 SF

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.

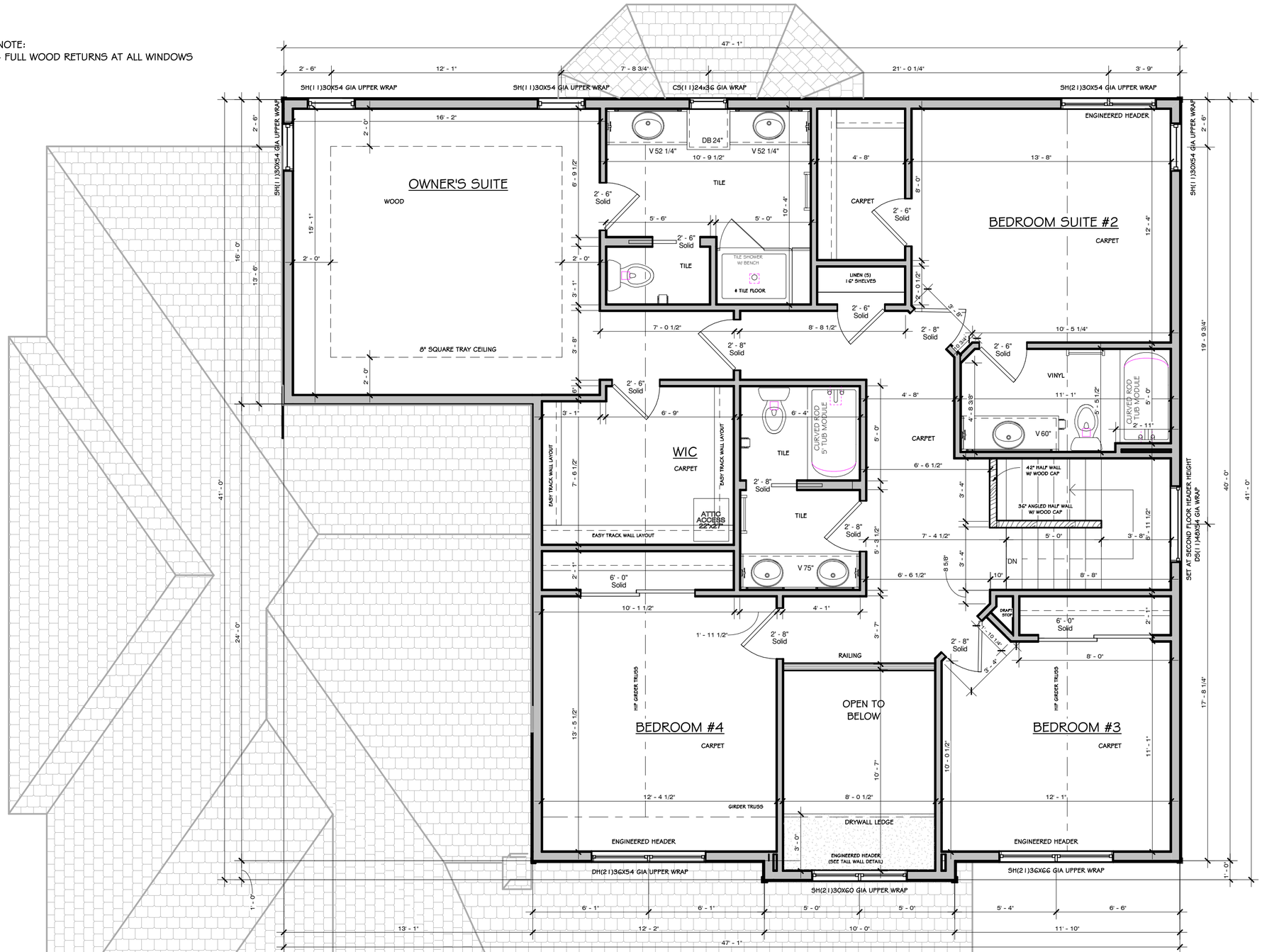
Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 83 ENCLAVE AT MEQUON PRESERVE
Address: TBD PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval:
SPF Aug 16 2023
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Model: Maybeck - 3 Car Side Entry
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Revised Base Plan: Date: 07/19/2023
Drawn By: JLP
Print Date: 8/16/2023 8:50:39 AM
Revisions:
Drawing No.: ARB7

Attachment: Plans (8735 : Veridian Homes LLC)

NOTE:
- FULL WOOD RETURNS AT ALL WINDOWS



Second Floor - Farmhouse - ARB

1/4" = 1'-0"

Area Schedule (Farmhouse)	
Name	Area
First Floor	1548 SF
Second Floor	1491 SF
	3039 SF

Custom Design For: MOVE-IN READY
Homesite / Neighborhood: 83 ENCLAVE AT MEQUON PRESERVE
Address: TBD PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
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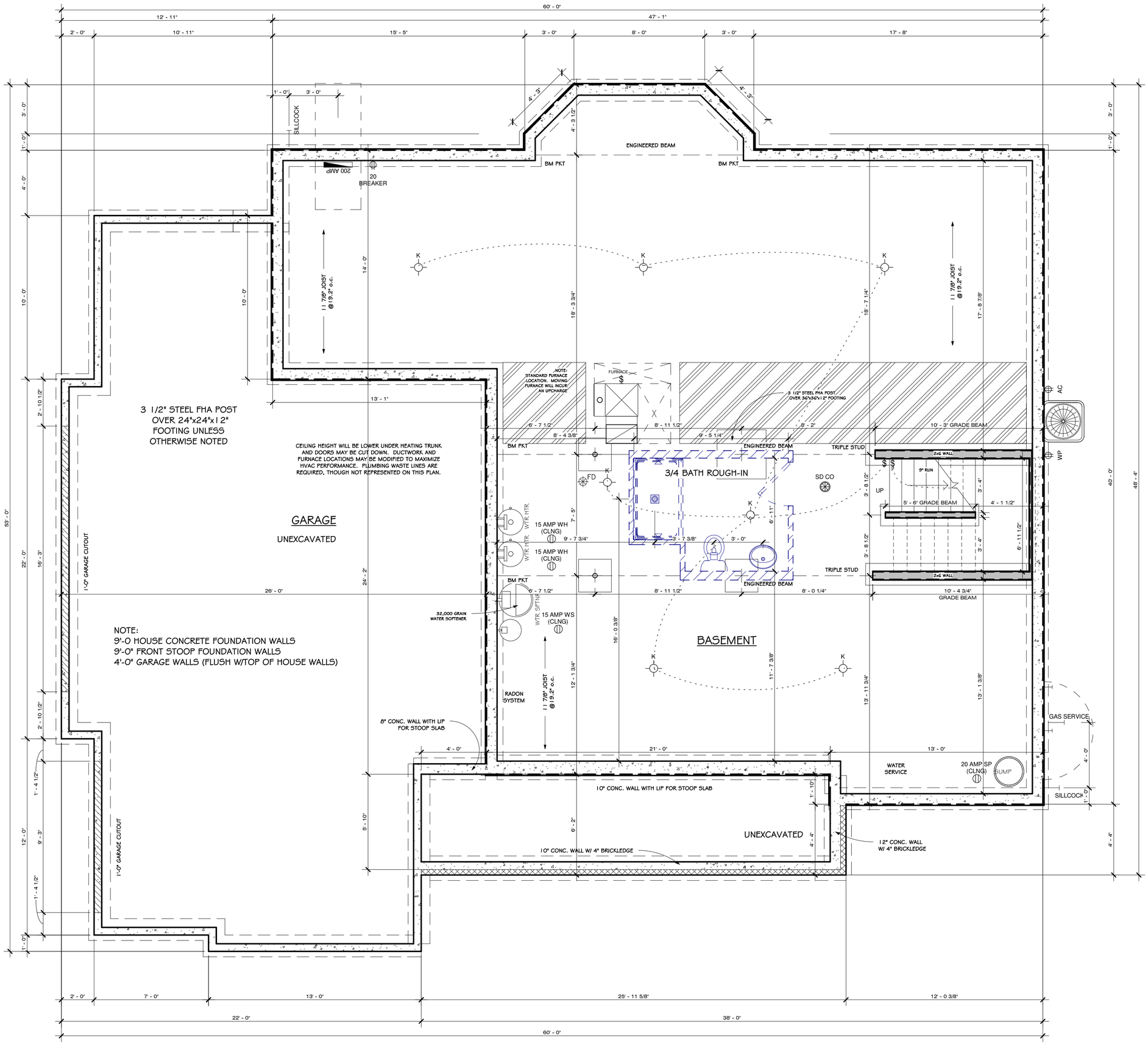
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Elevation:
Revised Base Plan:
Drawn By: JLP Date: 07/19/2023

Print Date:
8/16/2023
8:50:39 AM
Revisions:

Drawing No.: ARB8

Attachment: Plans (8735 : Veridian Homes LLC)



Foundation Plan
1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 83 ENCLAVE AT MEQUON PRESERVE
Address: TBD PRESERVE PARKWAY
MEQUON, WI 53097
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Model: Maybeck - 3 Car Side Entry
Elevation:
Revised Base Plan:
Drawn By: JLP
Date: 07/19/2023

Print Date: 8/16/2023 8:50:40 AM
Revisions:

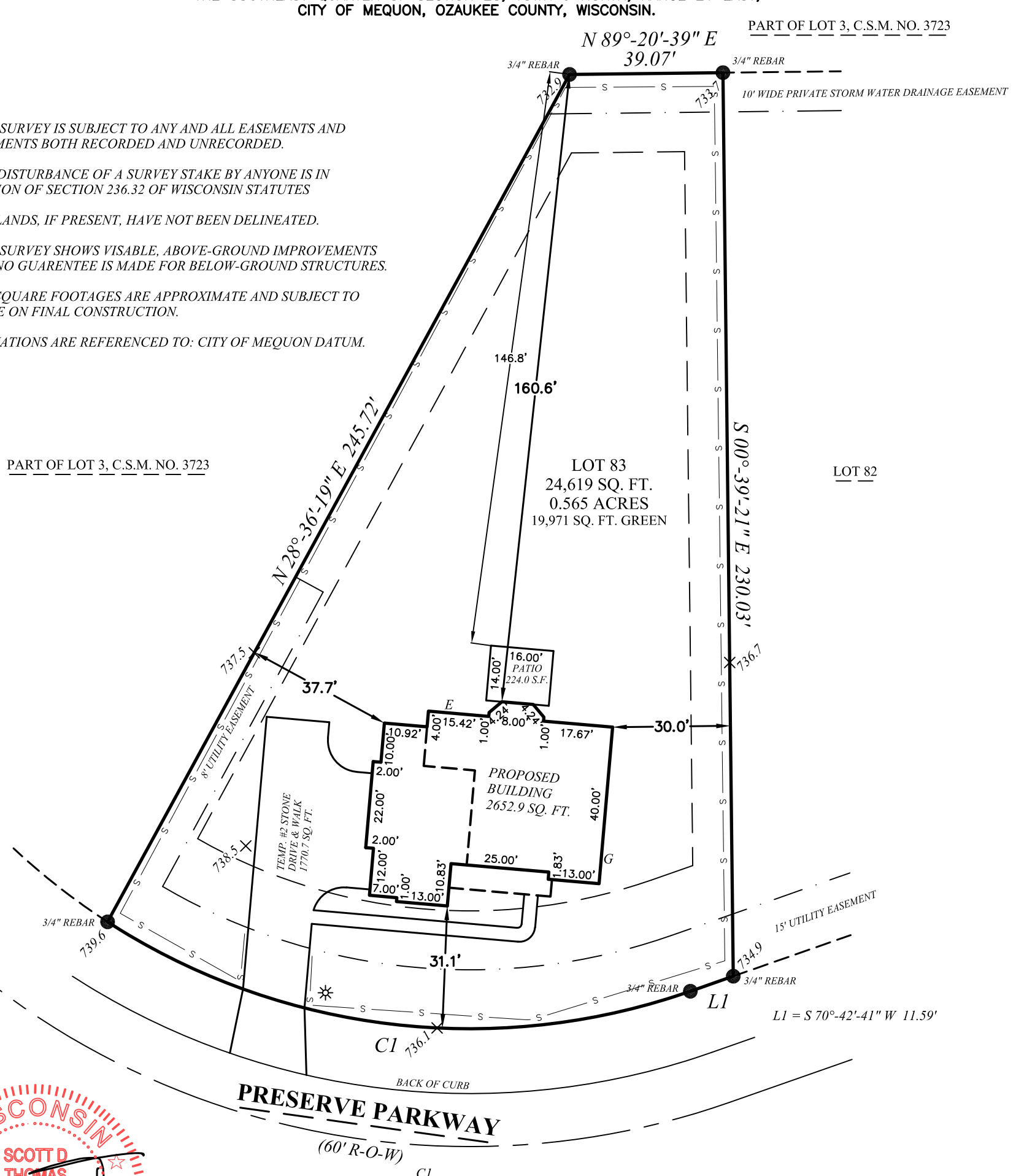
Drawing No.: ARB9

Attachment: Plans (8735 : Veridian Homes LLC)

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

PLAT OF SURVEY

FOR LOT 83 OF THE ENCLAVE AT MEQUON PRESERVE VI, AND BEING A PART OF THE SE 1/4 OF THE SOUTHEAST QUARTER OF SECTION 28, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



NOTES:

1. *THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS BOTH RECORDED AND UNRECORDED.*
2. *THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS IN VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES*
3. *WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED.*
4. *THIS SURVEY SHOWS VISABLE, ABOVE-GROUND IMPROVEMENTS ONLY. NO GUARENTEE IS MADE FOR BELOW-GROUND STRUCTURES.*
5. *ALL SQUARE FOOTAGES ARE APPROXIMATE AND SUBJECT TO CHANGE ON FINAL CONSTRUCTION.*
6. *ELEVATIONS ARE REFERENCED TO: CITY OF MEQUON DATUM.*

C1
RAD = 170.00'
ARC = 154.75'
CHD = 149.46'
C.B. = N 83°-12'-41" W

PROPOSED TOP OF FOUNDATION: 739.80
PROPOSED GARAGE FLOOR EL: 739.30
PROPOSED FINAL YARD GRADE: 739.30
PROPOSED TOP OF FOOTING: 730.80
DRIVEWAY SLOPE 2.6% TO PROPERTY LINE (ASSUMING 9' WALL - CHECK PLAN)

WISCONSIN
SCOTT D THOMAS
S-2354
JOHNSON CREEK
WISCONSIN
LAND SURVEYOR

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

State of Wisconsin } SS.
County of Jefferson }

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

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28-09-21 WHICH IS ASSUMED TO BEAR N 01°-07'-49" W.

30' 0 30'

NOTE: EXCAVATOR AND MASON MUST VERIFY AT LEAST TWO BENCH MARKS SHOWN ABOVE.

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

- Lot Corner (Found) w/desc.
- 18" X 3/4" Dia. Rebar (Set)
- Elec. Trans. Box
- Man Hole
- Utility Pedestal
- Water Valve
- Catch Basin
- *E* Proposed Electric Service
- *G* Proposed Gas Service
- Proposed Light Post
- Lateral End
- Offset Stake
- Easement Boundary
- Building Setback Line
- Proposed Silt Fence
- Existing Elevation (Per Excel Engineering As-Built Job No.: 2161780)

PROJECT: 0700.0083

BUILDER: Veridian Homes
6801 South Towne Drive
Madison, WI 53713
Ph: (608) 226-3100
Fax: (608) 226-0600
www.veridianhomes.com

C:\Holland&Thomas\230836.dwg;Drawn By:NLH;Checked By:SDT;F.W.F:08-16-23;S:08-17-23.

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

Digitally signed by Scott D. Thomas
Date: 2023.08.25 11:57:45 -05'00'

Attachment: Survey (8735 : Veridian Homes LLC)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 11, 2023**
SUBJECT: **Daniel Domagala, Addition: Mudroom at 326 W. Seacroft Court**

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

To: City of Mequon, Architectural Board

8/19/2023

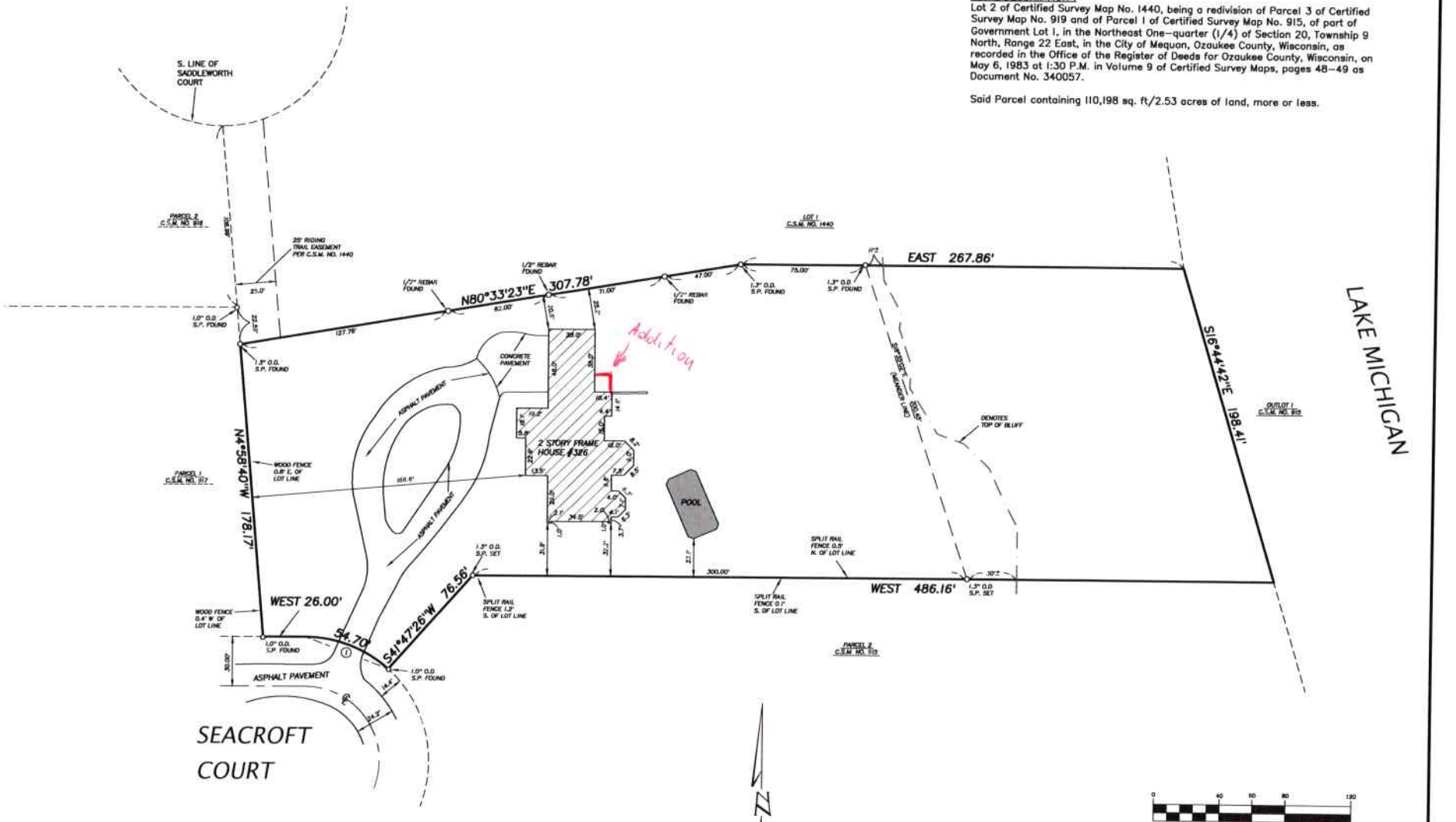
From: Daniel Domagala
326 W Seacroft Ct
Mequon, Wi 53092

Statement of Intent:

The house is currently under major renovation. The plan is to expand existing mudroom by 9 feet towards the north on east elevation of the house. Total added space will be approximately 90 square feet. The plan is drawn in green line on the renovation plan. It is also shown on the east elevation. New foundation will be constructed. Materials used will be harmonious with the rest of the elevations ie roofing material (metal shingle), and Stone (gray granite veneer).

Sincerely,
Daniel Domagala
326 Seacroft Ct
Mequon, Wi 53092

Attachment: Statement of Intent (8737 : Daniel Domagala)



LEGAL DESCRIPTION :
Lot 2 of Certified Survey Map No. 1440, being a redivision of Parcel 3 of Certified Survey Map No. 919 and of Parcel 1 of Certified Survey Map No. 915, of part of Government Lot 1, in the Northeast One-quarter (1/4) of Section 20, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, as recorded in the Office of the Register of Deeds for Ozaukee County, Wisconsin, on May 6, 1983 at 1:30 P.M. in Volume 9 of Certified Survey Maps, pages 48-49 as Document No. 340057.

Said Parcel containing 110,198 sq. ft/2.53 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 7th day of December, 2022.

James G. Schneider
Surveyor - S-2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

CURVE DATA
(1)
RAD. = 75.00'
DELTA = 41°47'26"
L.C. = 53.50'
L.C.B. = N80°00'17"W

NOTE :
1. ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 2, C.S.M. NO. 1440 WHICH BEARS N80°33'23"E.

MARK	DATE	REVISION	BY	APVD
1.	1-11-22	ADD DRIVEWAY	A.R.H.	J.G.S.

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

"PROPERTY SURVEY"
for
Daniel Domagala
326 Seacroft Court
Mequon, WI

DATE:	January 7, 2022	DRAWN BY:	A.R.H.
FIELD CREW	E.A.J. & S.F.Z.	Plat No.	I.S-5161-21

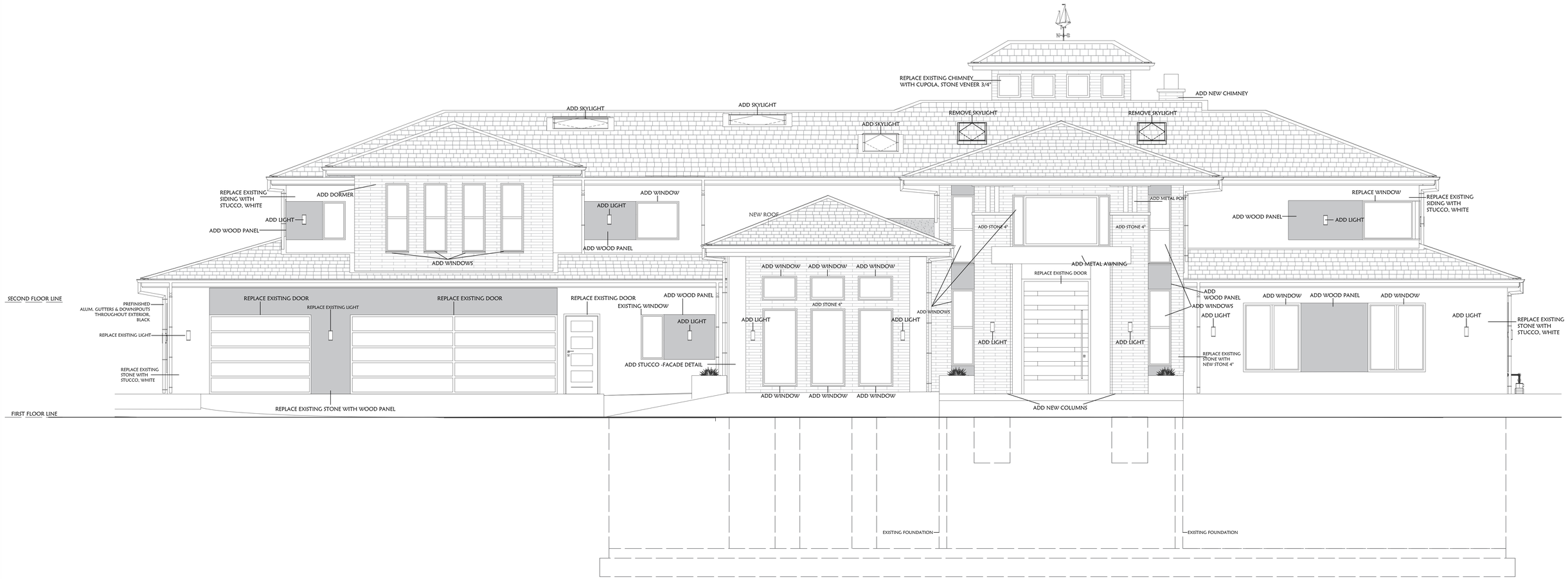
Attachment: Survey A (8737 : Daniel Domagala)

Attachment: Pictures (8737 : Daniel Domagala)

Attachment: Pictures (8737 : Daniel Domagala)

Attachment: Pictures (8737 : Daniel Domagala)

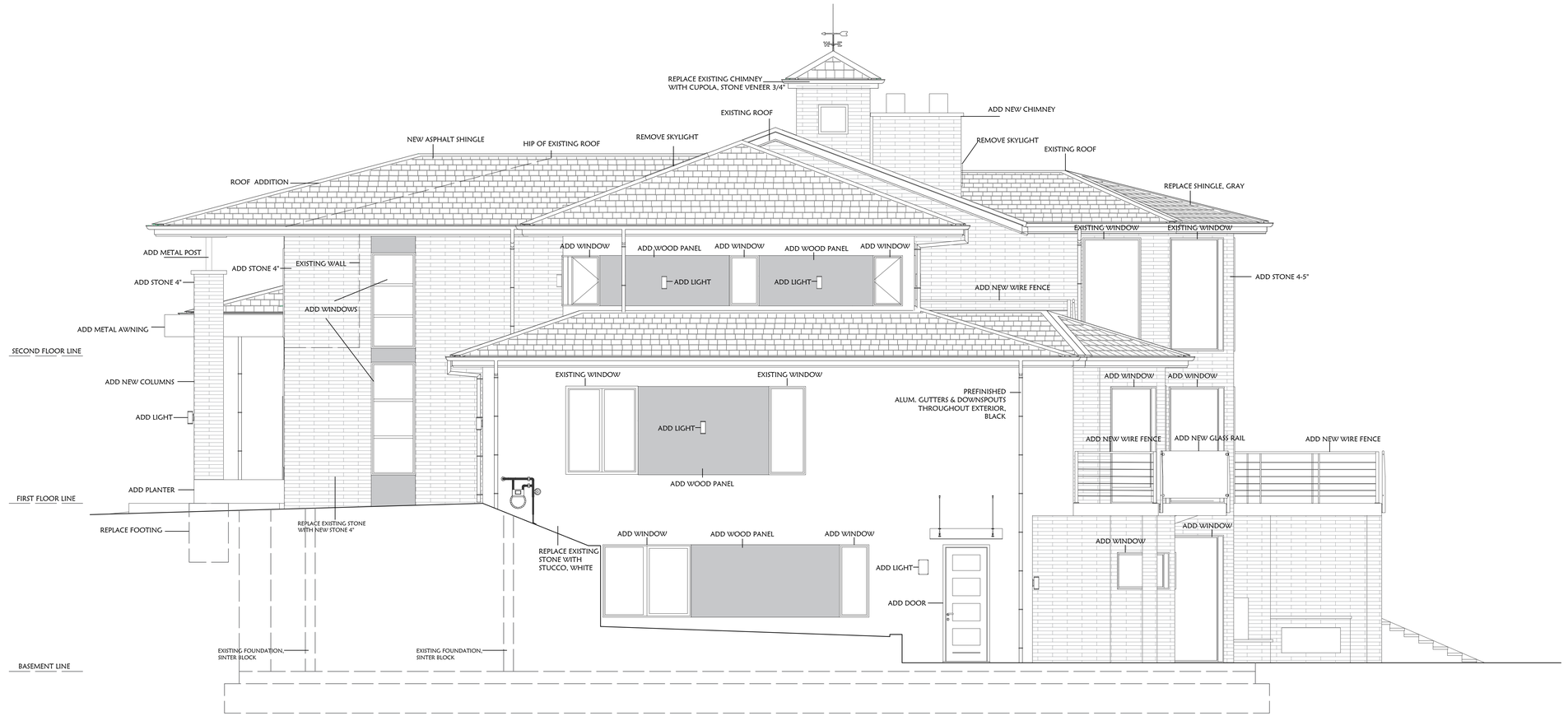
Attachment: Pictures (8737 : Daniel Domagala)



Proposed West Elevation
1/4"=1'-0"

A-1	TITLE: Proposed West Elevation Scale: 1/4"=1'-0"	CLIENT: Daniel Domagala	PROJECT NAME: Domagala Residence PROJECT LOCATION: 326 W Seacroft Ct Mequon, WI 53097

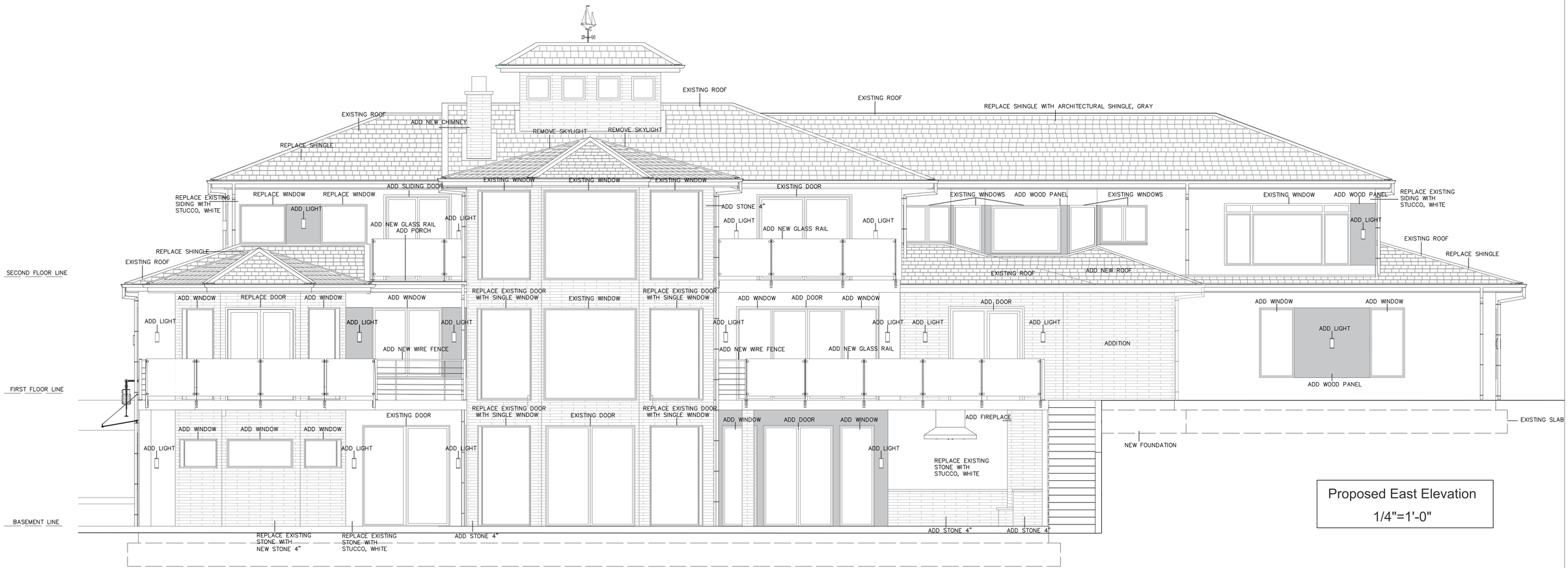
Attachment: Plans (8737 : Daniel Domagala)



Proposed South Elevation
1/4"=1'-0"

A-1	TITLE: Proposed South Elevation Scale: 1/4"=1'-0"	CLIENT: Daniel Domagala	PROJECT NAME: Domagala Residence PROJECT LOCATION: 326 W Seacroft Ct Mequon, WI 53097

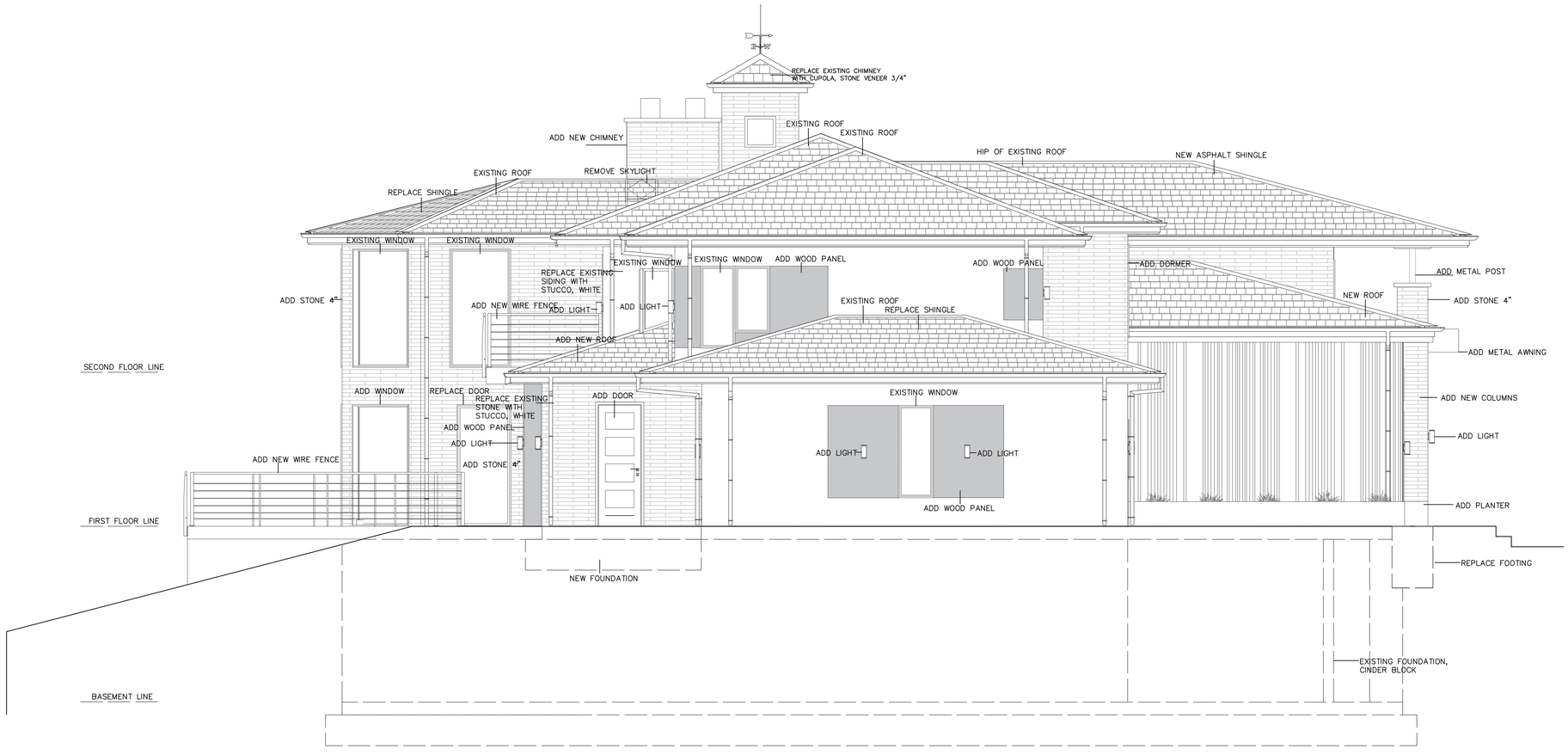
Attachment: Plans (8737 : Daniel Domagala)



Proposed East Elevation
1/4"=1'-0"

A-1	TITLE: Proposed East Elevation Scale: 1/4"=1'-0"	CLIENT: Daniel Domagala	PROJECT NAME: Domagala Residence PROJECT LOCATION: 326 W Seacroft Ct Mequon, WI 53097

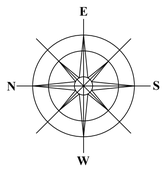
Attachment: Plans (8737 : Daniel Domagala)



Proposed North Elevation
1/4"=1'-0"

A-1	TITLE: Proposed North Elevation Scale: 1/4"=1'-0"	CLIENT: Daniel Domagala	PROJECT NAME: Domagala Residence PROJECT LOCATION: 326 W Seacroft Ct Mequon, WI 53097

Attachment: Plans (8737 : Daniel Domagala)



2,498.60 sq ft

steps in landscape

fireplace

5'-5"

8'

5'-5"

3'-6"
grill

2'-5 3/8"

ED 01 ED 02 ED 03 ED 04 ED 05

WD - 01 WD - 02 WD - 03 WD - 04 WD - 05 WD - 06 WD - 07

IWD - 01 IWD - 02 IWD - 03 IWD - 04 IWD - 05

built-in

13'-3"

5'

9'

5'

22'-9 7/8"

TV

Playroom
Hardwood Floor
AREA: 647.61 sq ft

3'-3 3/8"

ID 01

3'

11'

23'-6 1/2"

6'

24'-11"

4'-4 1/2"

Beam

Beam

7'-11 5/8"

built in

6'-1 5/8"

8'-3"

1'-4"

1'-4"

1'-7 7/8"

31'-5 7/8"

22'-5 7/16"

Family room
Hardwood Floor
AREA: 583.88 sq ft

ID 07

6'

9'-8"

20'-1 7/16"

10'-7/16"

15'-7 5/16"

1'-5 3/8"

7'-6"

3'-6"

3'-10"

Kitchen
Tiles
AREA: 215.48 sq ft

7'

4'-6"

4'

7'-6"

14'-7"

16'-9"

2'-2"

2'

3'-3"

dishwasher
23" x 20"

FRIDGE 30"

12'-6"

2'-2"

13'-4 3/4"

WD - 01 WD - 02 WD - 03 WD - 04 WD - 05 WD - 06 WD - 07

7'-9"

8'

7'-9"

6'-2 7/8"

Sauna
Tiles
AREA: 104.64 sq ft

5'-4"

5'-5 5/8"

4'-5 3/8"

8'-4 9/16"

4'-3 3/16"

13'-6 3/8"
ID 15

Sump Pump

IWD - 04 IWD - 05 towel storage

11'-7 5/8"

3'-2"

Pool room
Tiles
AREA: 172.95 sq ft

14'-9 5/8"

8'-9"

B1

lockers

17'-2 5/8"

9'-3 1/8"

4'

3'-10 3/4"

8'-10 3/8"

Bathroom
Tiles
AREA: 88.64 sq ft

B2

ID 14

3'

10'

6'-6 3/4"

Closet
8'-10 3/8"

CD 04

B3

ID 10

ID 13

Closet
3'-7 1/4"

3'-7 1/4"

3'-11 13/16"

ID 11
(glass barn door)

cabinets & drawers

W bin

C bin

dirty clothes bin

1'-6"

1'-6"

1'-6"

Laundry
Tiles
AREA: 84.83 sq ft

8'-4 1/2"

2'-6"

9'-11 7/8"

ID 16

(glass barn door)

Bedroom 2
Hardwood Floor
AREA: 206.24 sq ft

bench

13'-9 1/4"

16'-5 1/4"

13'-3 1/8"

3'-7 1/4"

2'-11 7/8"

Powder room
Tiles
AREA: 41.79 sq ft

ID 12
Mechanical room 7'
Tiles
AREA: 36.05 sq ft
HYDRONIC VALVES

FURNACE

5'

6'-7 1/8"

gas meter

7'

ID 09

22'-10"

17'-5 1/8"

Gym
Wooden Floor
AREA: 480.04 sq ft

ID 08

4'-8 3/4"

4'-8 3/4"

Storage

shelves

shelves

6'-9 3/4"

12'-8"

IWD - 01 IWD - 02 IWD - 03 IWD - 04

2'-2 1/2" 1'-3" 1'-1" 1'-3" 1'-1" 1'-3" 1'-1" 1'-3" 2'-2 1/2"

12'-8"

4'-3 3/8"

1'-8"

1'-3"

IWD - 05

ID 06

Storage
Tiles
AREA: 91.82 sq ft

9'-3 1/8"

9'-9 11/16"

2'-10"

10'-7 13/16"

4'

ID 04

1'-3 13/16"

CD 03b
(glass barn door)

9'-1 7/8"

3'-8"

Closet
2'-11 7/16"

CD 03a
(glass barn door)

4'-9 11/16"

2'-9/16"

9'

4'-6"

5'-6"

3'-8"

35'-4 5/8"

13'-10 1/8"

6'-9 15/16"

ID 03

3'-4 1/2"

3'-4 7/8"

3'-2 1/2"

1'-9 3/8"

17'-1 1/8"

10'-10 1/2"

22'-1 7/8"

9'-4"

mirror

9'

7'

Sump Pump

Electrical panels

8'-4 3/4"

HUMIDIFIER

17'-13/16"

Furnace

Mechanical room
Tiles
AREA: 212.08 sq ft

16'-13/16"

1'-7 15/16"

3'-8"

Water Heater

Boiler

Water Tanks

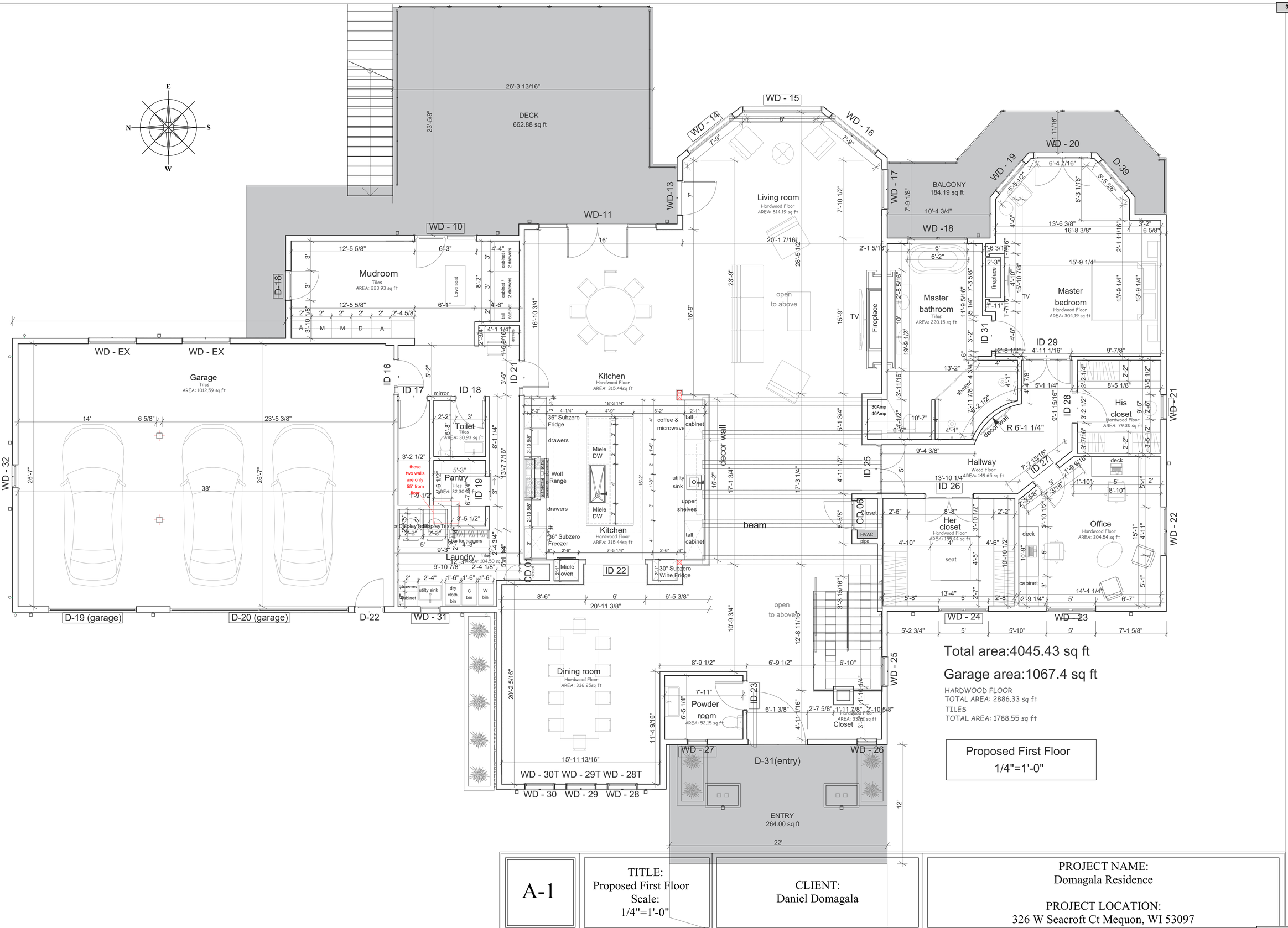
4'-5 15/16"

HARDWOOD FLOOR
TOTAL AREA: 2068.63 sq ft
WOODEN FLOOR
TOTAL AREA: 480.04 sq ft
TILES
TOTAL AREA: 1048.28 sq ft

Proposed basement
1/4"=1'-0"

A-1	TITLE: Proposed Basement Scale: 1/4"=1'-0"	CLIENT: Daniel Domagala	PROJECT NAME: Domagala Residence PROJECT LOCATION: 326 W Seacroft Ct Mequon, WI 53097

Attachment: Plans (8737 : Daniel Domagala)



Total area:4045.43 sq ft

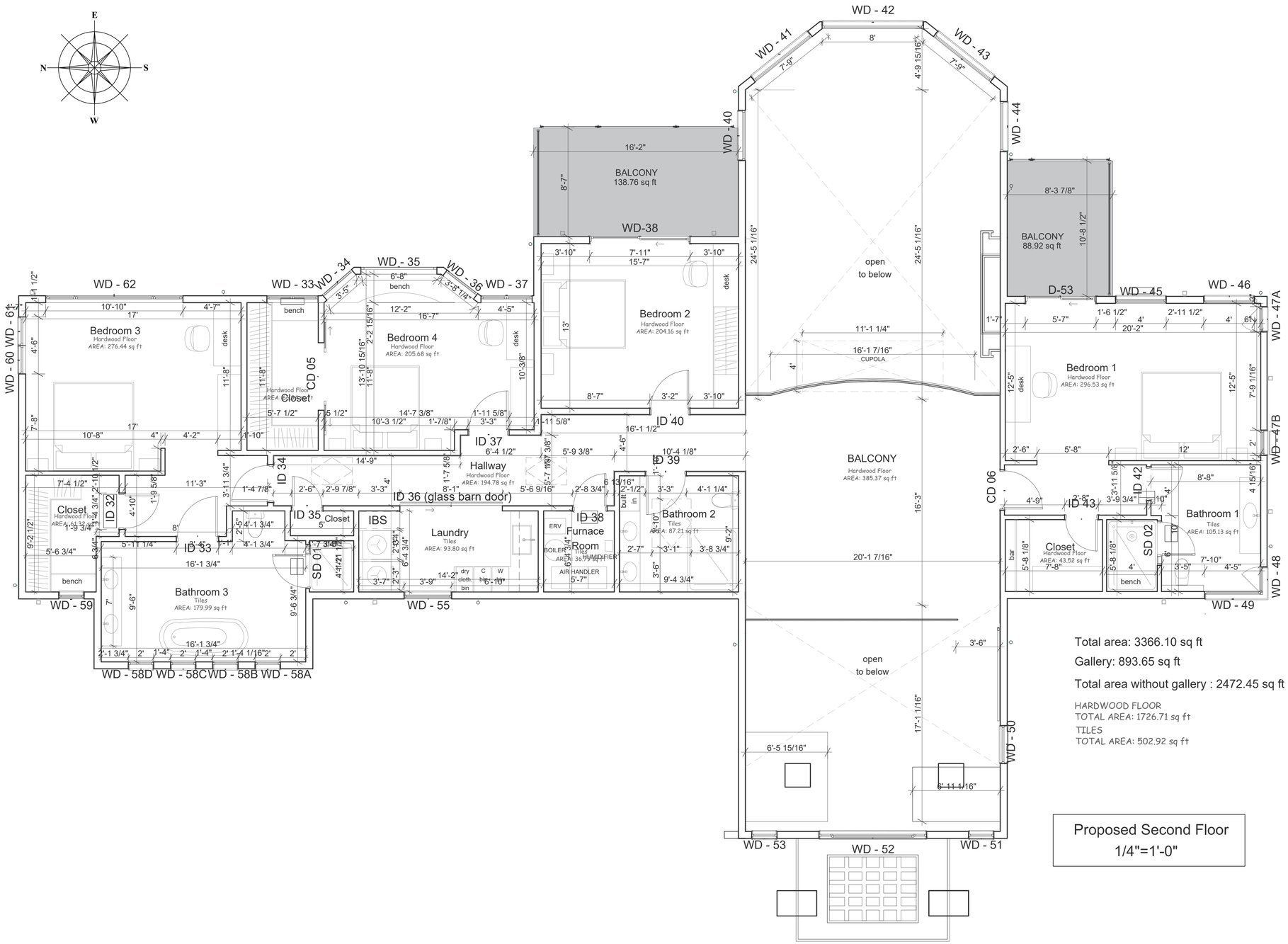
Garage area:1067.4 sq ft

HARDWOOD FLOOR
TOTAL AREA: 2886.33 sq ft
TILES
TOTAL AREA: 1788.55 sq ft

Proposed First Floor
1/4"=1'-0"

A-1	TITLE: Proposed First Floor Scale: 1/4"=1'-0"	CLIENT: Daniel Domagala	PROJECT NAME: Domagala Residence PROJECT LOCATION: 326 W Seacroft Ct Mequon, WI 53097

Attachment: Plans (8737 : Daniel Domagala)



Total area: 3366.10 sq ft

Gallery: 893.65 sq ft

Total area without gallery : 2472.45 sq ft

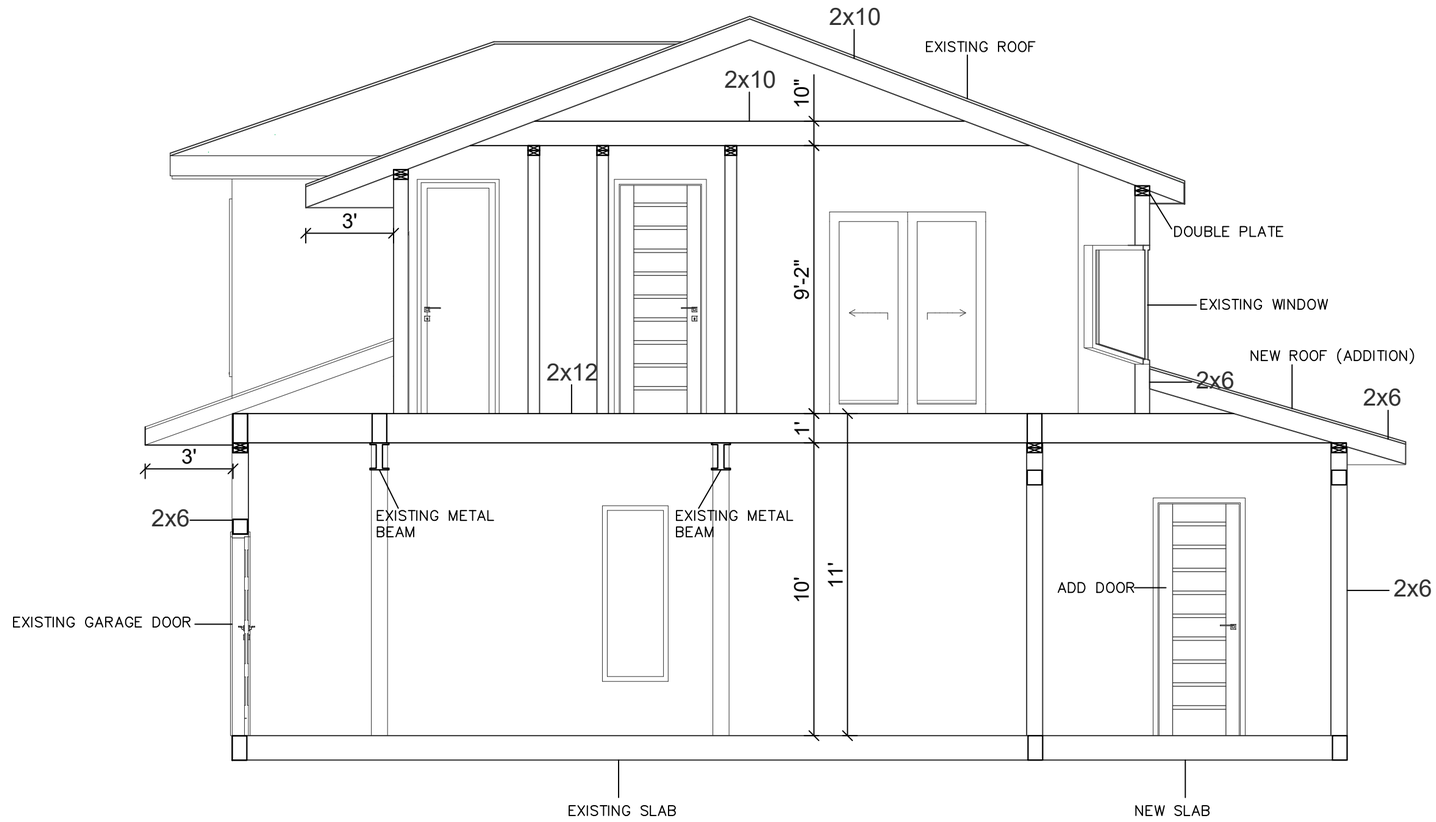
HARDWOOD FLOOR
TOTAL AREA: 1726.71 sq ft

TILES
TOTAL AREA: 502.92 sq ft

Proposed Second Floor
1/4"=1'-0"

A-1	TITLE: Proposed Second Floor Scale: 1/4"=1'-0"	CLIENT: Daniel Domagala	PROJECT NAME: Domagala Residence PROJECT LOCATION: 326 W Seacroft Ct Mequon, WI 53097

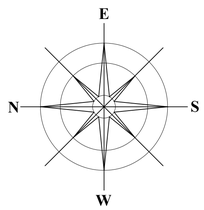
Attachment: Plans (8737 : Daniel Domagala)

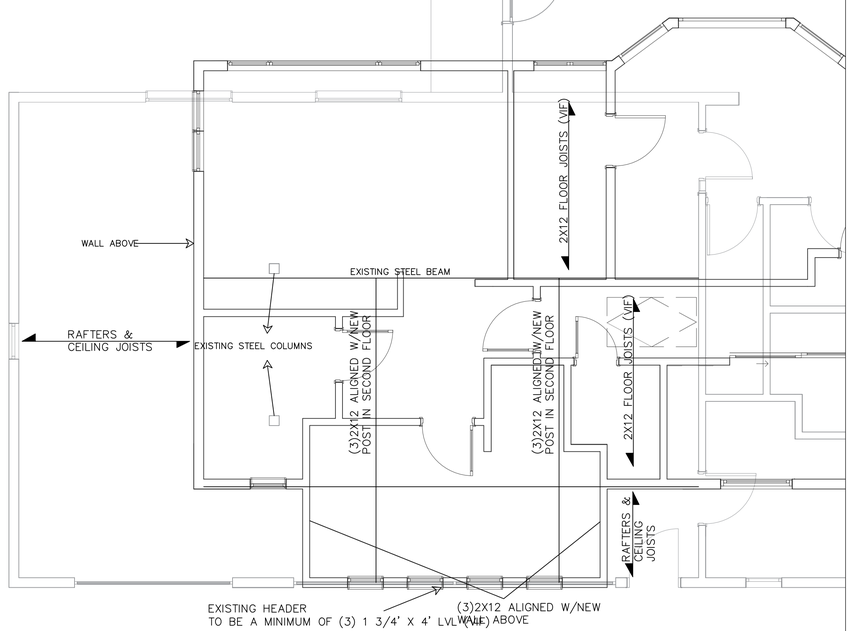


Proposed Section 8-8

1/4"=1'-0"

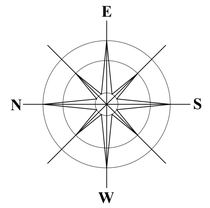
Attachment: Plans (8737 : Daniel Domagala)

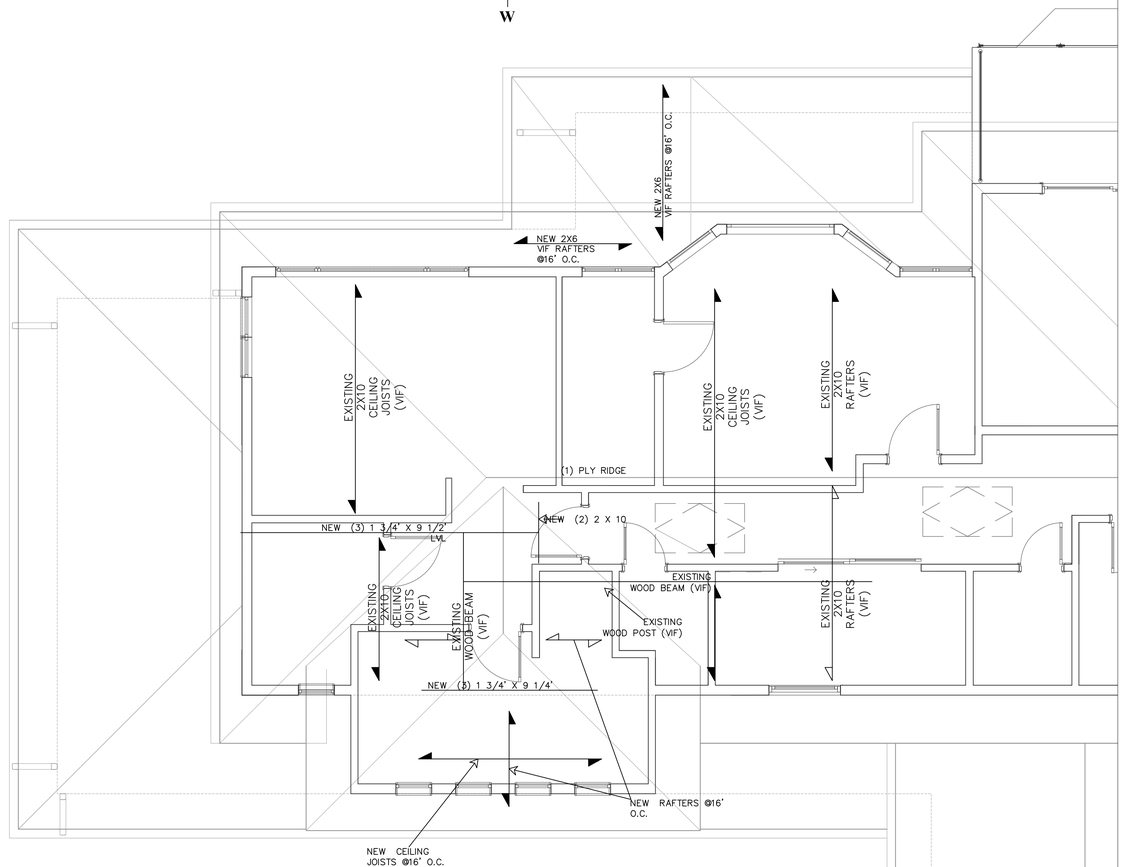




NORTH END SECOND FLOOR-FRAMING PLAN

1/4"=1'-0"





NORTH END ROOF/CEILING -FRAMING PLAN

1/4"=1'-0"

PROJECT NAME:
Domagala Residence

PROJECT LOCATION:
326 W Seacroft Ct Mequon, WI 53097

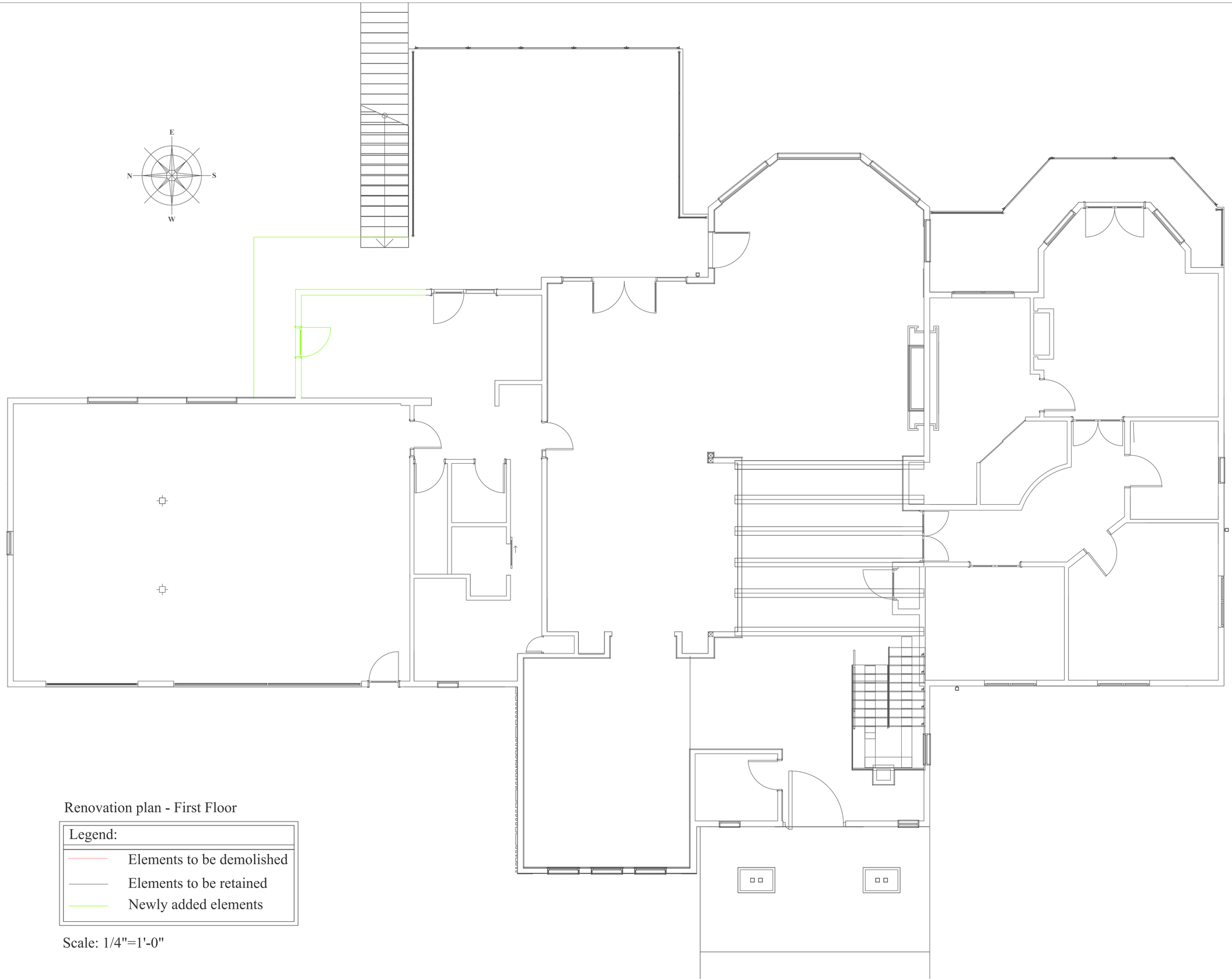
CLIENT:
Daniel Domagala

TITLE:
Framing plans
LEVEL:
North end_Second Floor & Roof

Drawn by	SH
Issue	08/07/2023
Revisions	
Scale	1/4"=1'0"

A-1

Attachment: Plans (8737 : Daniel Domagala)



Renovation plan - First Floor

Legend:	
	Elements to be demolished
	Elements to be retained
	Newly added elements

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

PROJECT NAME:
Domagala Residence

PROJECT LOCATION:
326 W Seacroft Ct Mequon, WI 53097

CLIENT:
Daniel Domagala

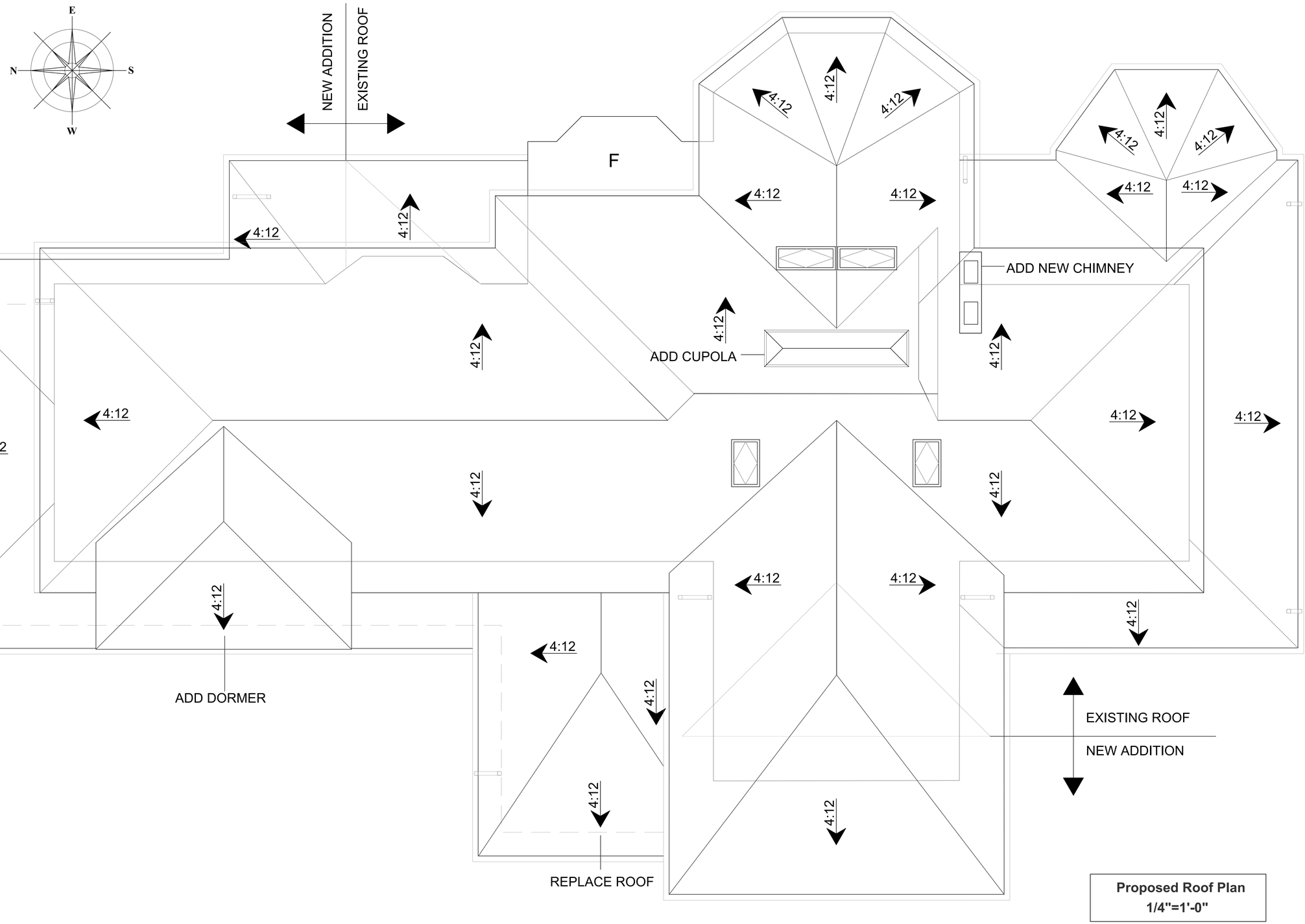
TITLE:
Renovation plans

LEVEL:
First Floor

Drawn by	SH
Issue	08/07/2023
Revisions	
Scale	1/4"=1'0"

A-1

Attachment: Plans (8737 : Daniel Domagala)



Proposed Roof Plan
1/4"=1'-0"

A-1	TITLE: Proposed Roof Plan Scale: 1/4"=1'-0"	CLIENT: Daniel Domagala	PROJECT NAME: Domagala Residence PROJECT LOCATION: 326 W Seacroft Ct Mequon, WI 53097

Attachment: Plans (8737 : Daniel Domagala)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 11, 2023**
SUBJECT: **Amy Mangrich & Travis Pinter, Addition: Kitchen/Dining Room and Master Suite at 11642 N. Saint James Lane**

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

Mangrich Residence Statement of Intent

11642 North Saint James Lane

The intent for the Mangrich Residence is to extend the existing kitchen / dining / master suite with an addition in the rear of the home.

The existing site conditions allow for a simple addition that would extend the existing roof line and add enough space to provide a master suite and kitchen that provide modern expectations of a single family home.

Attachment: Statment of Intent (8740 : Amy Mangrich & Travis Pinter)

Attachment: Survey (8740 : Amy Mangrich & Travis Pinter)

Cornerstone Land Surveying, Inc.

Plat of Survey

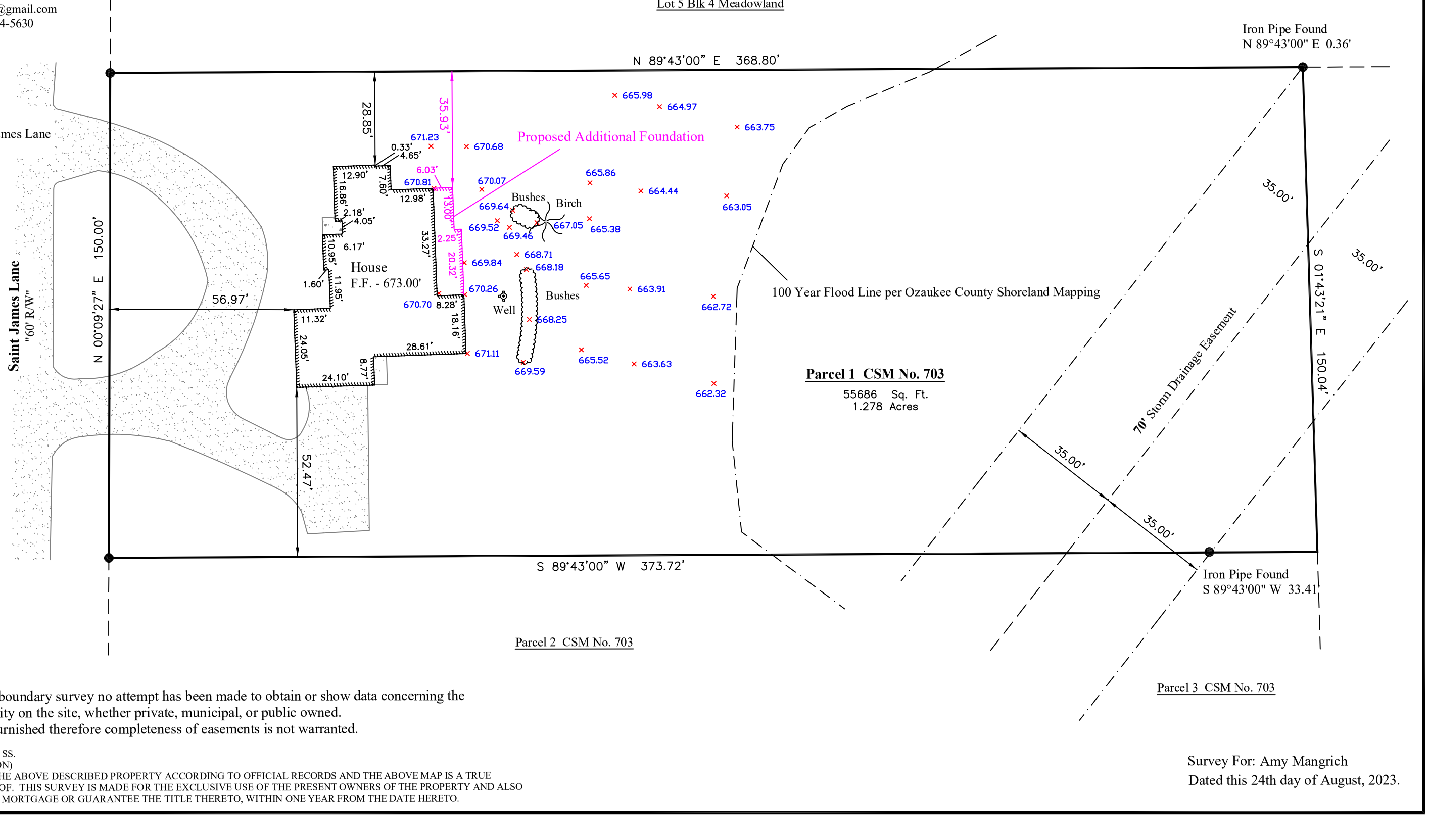
Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rls2698@gmail.com
(262) 424-5630

Address:
11642 North Saint James Lane
Mequon, WI 53092

Scale 1"= 30'
0' 30' 60'

Legend:
- ● Denotes Iron Pipe Found
- × Denotes Spot Elevation

Description: As described on Document No. 1139050 Ozaukee County Registry
All of Parcel 1 of Certified Survey Map No. 703, recorded in the Ozaukee County Registry in Volume 3 of Certified Survey Maps, on Pages 68-69, as Document No. 270679, and being a redivision of a part of Lot 1 and all of Lots 2, 3, and 4, in Block 4 of Meadowland, being a Subdivision of a part of the Southeast ¼ of the Northeast ¼ of Section 24, Township 9 North, Range 21 East, and part of the Northwest ¼ of Section 19, in Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.



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

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)
"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEROF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HERETO.

Survey For: Amy Mangrich
Dated this 24th day of August, 2023.



Attachment: Pictures (8740 : Amy Mangrich & Travis Pinter)



Attachment: Photos (2568 : Amy Mayerick & Travis Peters)



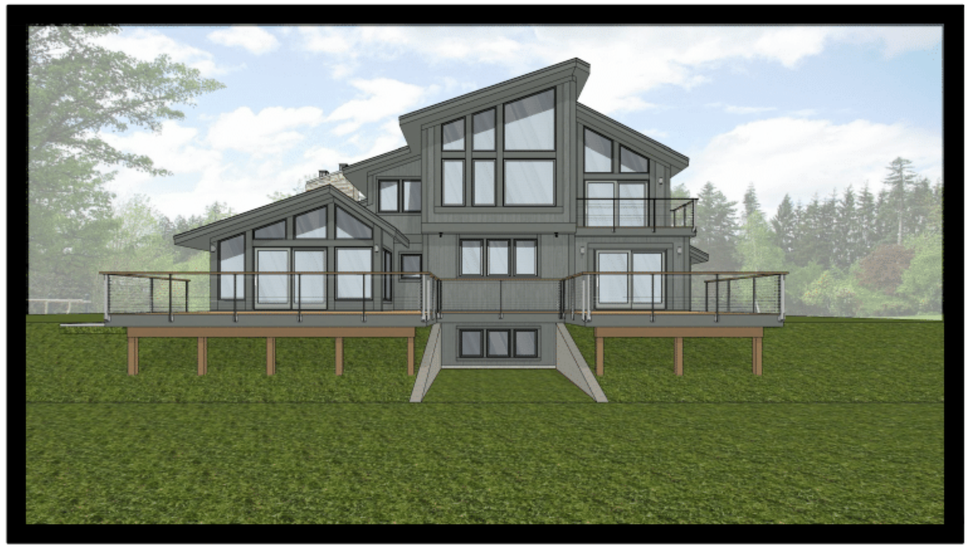
Attachment: Pictures (8740 : Amy Mangrich & Travis Pinter)

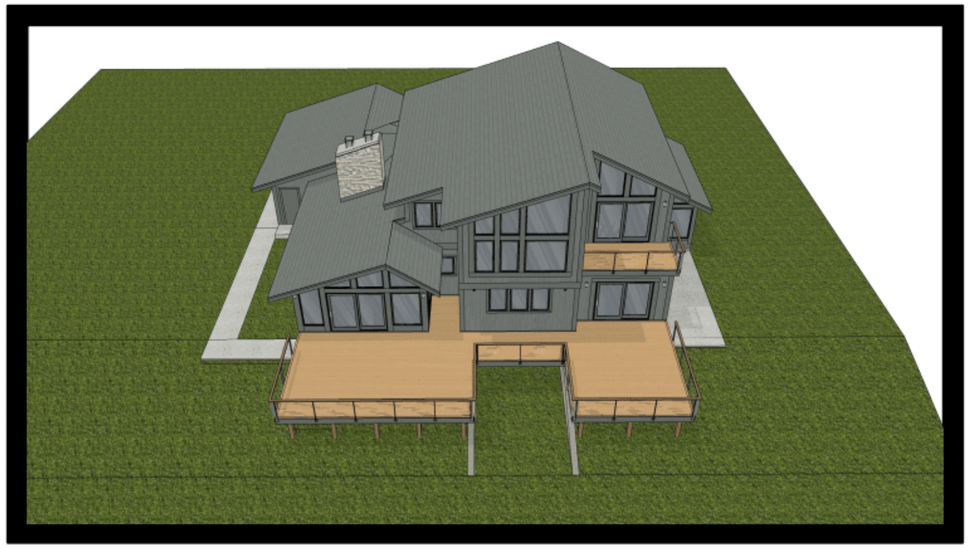


Attachment: Pictures (2830 : Amy Paprocki & Trevor Hoey)









NOT FOR CONSTRUCTION
FOR BOARD APPROVAL PURPOSES ONLY

EXTERIOR PERSPECTIVES

NOT TO SCALE - FOR CONCEPTUAL DESIGN PURPOSES ONLY

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proposed construction drawings for :
THE MANGRICH RESIDENCE
11642 NORTH SAINT JAMES LANE
MEQUON, WISCONSIN

sheet contents :
PROPOSED REMODEL

date :
08. 21. 2023

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COVER

Attachment: Plans (8740 : Amy Mangrich & Travis Pinter)

SHEET INDEX:

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

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

NOTE:
ALL TRUSS LAYOUTS AND DESIGNS TO BE PROVIDED BY THE TRUSS MANUFACTURER(S)

DESIGNER HAS PROVIDED A CONCEPTUAL LAYOUT AND DESIGN OF THE TRUSSES

CARPENTER TO USE TRUSS MANUFACTURER PROVIDED SHOP DRAWINGS

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

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

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

NOTE:
THIS BUILDING TO CONFORM TO ALL APPLICABLE CODES ACCORDING TO THE
' WISCONSIN UNIFORM DWELLING CODE '
ALL CONTRACTORS ARE RESPONSIBLE FOR KNOWING THE CODES - COMM 20 THRU COMM 25

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

NOTE:
THIS DECK STRUCTURE TO CONFORM TO ALL APPLICABLE CODES ACCORDING TO _
' SPS 320-325 APPENDIX B '
ALL CONTRACTORS ARE RESPONSIBLE FOR KNOWING THE CODES - DECK STRUCTURE REQ'S.

NOTE:
LUMBERYARD and / or STRUCTURAL ENGINEER TO VERIFY AND PROVIDE PROPER WALL BRACING SPECIFICATIONS PER WISCONSIN UNIFORM DWELLING CODE 321.23

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

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

NOTE:
FLOOR JOIST SUPPLIER TO VERIFY STRUCTURAL LAYOUTS WITH DESIGNER PRIOR TO FABRICATION

NOTE:
ALL INTERIOR WALLS TO BE MADE OF 2x4 CONSTRUCTION UNLESS OTHERWISE NOTED - PLUMBING WALLS / POCKET DOORS
ALL EXTERIOR WALLS TO BE MADE OF 2x6 CONSTRUCTION

INTERIOR WALLS SCALE OUT AT 4-1/2" (1/2" + 3-1/2" + 1/2")
EXTERIOR WALLS SCALE OUT AT 6-1/2" (1/2" + 5-1/2" + 1/2")

NOTICE:

TO ALL CONTRACTORS BIDDING THIS PROJECT

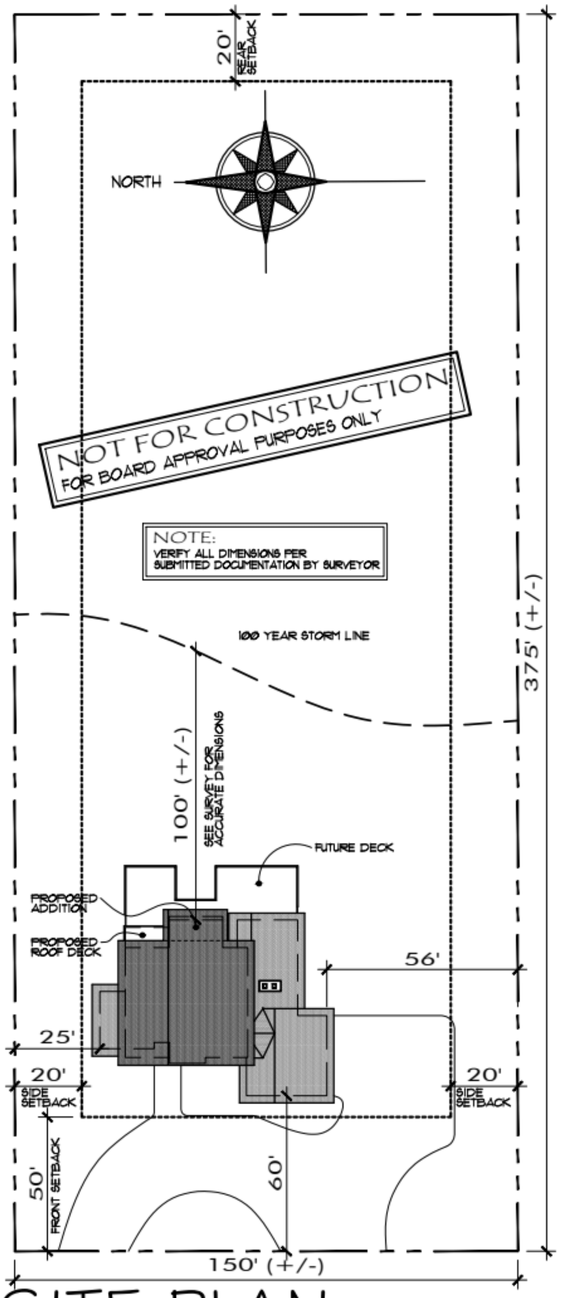
ENORMOUS ATTENTION AND EXERTION HAVE GONE INTO THE ARCHITECTURAL DESIGN OF THESE DRAWINGS.
FOR THIS REASON, FEIN DESIGN ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES, DUE TO DEFICIENT WORKMANSHIP BY ANY CONTRACTORS AND / OR SUPPLIERS.

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

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

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

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



SITE PLAN

NOT TO SCALE

PROJECT DATA:

WINDOWS & EXTERIOR DOORS

SUPPLIER TO VERIFY ALL WINDOWS AND SUBMIT A LIST TO THE DESIGNER AND OWNER PRIOR TO ORDERING - FOR VERIFICATION PURPOSES
ALL HARDWARE TO BE DETERMINED BY OWNER
WINDOWS TO BE CLAD EXTERIOR - COLOR VERIFIED BY OWNER
WINDOWS TO BE WOOD INTERIOR - STAIN & PAINT GRADE (PRIMED) - VERIFY LOCATIONS
SUPPLIER TO PROVIDE SHOP DRAWINGS FOR ALL WINDOWS
WINDOWS ARE LABELED WITH 'MARVIN' SIZES
OWNER TO VERIFY STYLE OF ALL EXTERIOR DOORS & PATIO DOORS

INTERIOR DOORS / FIRE-RATED DOOR

SEE FLOOR PLAN FOR PROPOSED DOOR SIZES (3068 = 3'-0" x 6'-8")
FIRE RATED DOOR SHALL BE 1-3/4" THICK - VERIFY STYLE WITH OWNER
INTERIOR DOORS SHALL BE SOLID CORE 1-3/8" THICK - VERIFY STYLE WITH OWNER
STAIN GRADE DOORS TO BE INSTALLED - VERIFY WITH OWNER
OWNER TO VERIFY HINGES & HARDWARE

HARDWOOD FLOOR

SEE FLOOR PLAN FOR AREAS DESIGNATED TO RECEIVE HARDWOOD and/or CORK FLOORING
OWNER TO VERIFY MATERIAL(S), STYLE, AND LAYOUT

TILE or STONE FLOOR

SEE FLOOR PLAN FOR AREAS DESIGNATED TO RECEIVE RESILIENT FLOORING
OWNER TO VERIFY MATERIAL(S), STYLE AND LAYOUT
TILE CONTRACTOR RESPONSIBLE FOR ALL NECESSARY CAULK-WORK IN TILED AREAS

CARPET FLOOR

SEE FLOOR PLAN FOR AREAS DESIGNATED TO RECEIVE CARPET FLOORING
OWNER TO VERIFY MATERIAL(S), STYLE AND LAYOUT

WALL TEXTURE

DRYWALL WORK TO BE 1/2" ON WALLS AND 1/2" ON CEILINGS
DRYWALL TEXTURE TO BE VERIFIED WITH OWNER
(DRYWALL CONTRACTOR TO VERIFY EXACT TEXTURE & MATERIAL w/ OWNER / BUILDER)

TRIM

ALL MOLDINGS - FINISH CARPENTER & LUMBERYARD TO VERIFY WITH OWNER/DESIGNER
STAIN and/or PAINT-GRADE MATERIAL TO BE INSTALLED - VERIFY WITH OWNER/DESIGNER

BASE - VERIFY w/ OWNER
CASING - VERIFY w/ OWNER
SHOE - 1/2" deep x 3/4" high

INSTALL SHOE IN ALL HARDWOOD AREAS & TILE AREAS (IF TILE BASE ISN'T INSTALLED)
VERIFY IF TILE or WOOD BASE WILL BE INSTALLED IN TILE/STONE FLOOR AREAS
FINISH CARPENTER TO CONFIRM ALL DETAILS WITH DESIGNER PRIOR TO INSTALLATION

STAIRCASE DETAILS

CLOSED STAIR DESIGN DETAILS AND FRAMING - CUSTOM DETAILS
NEWEL POSTS, RAILINGS AND BALUSTERS TO BE REVIEWED WITH MILLWORK SHOP & OWNER
OWNER TO CONFIRM SPINDLES & RAILING DETAILS
OWNER & DESIGNER TO CONFIRM WITH ROUGH & FINISH CARPENTERS

INSULATION

CORBOND FOAM - PER CODE REQUIREMENTS
PROVIDE BATT 'SOUND-PROOFING' IN ALL INTERIOR BEDROOM AND BATHROOM WALLS
CORBOND FOAM FOUNDATION PERIMETER FLOOR JOISTS

-BID AS ALTERNATE-
BATT INSULATION - PER CODE REQUIREMENTS

HVAC SYSTEM

HVAC CONTRACTOR TO REVIEW EXISTING SYSTEM - FORCED AIR
& OFFER SOLUTIONS IF & WHERE APPLICABLE
VERIFY EXISTING / PROPOSED LAYOUTS w/ NEW DESIGN

ELECTRICAL

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

PLUMBING

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

CABINETRY

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

EXTERIOR & INTERIOR VENEERS

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

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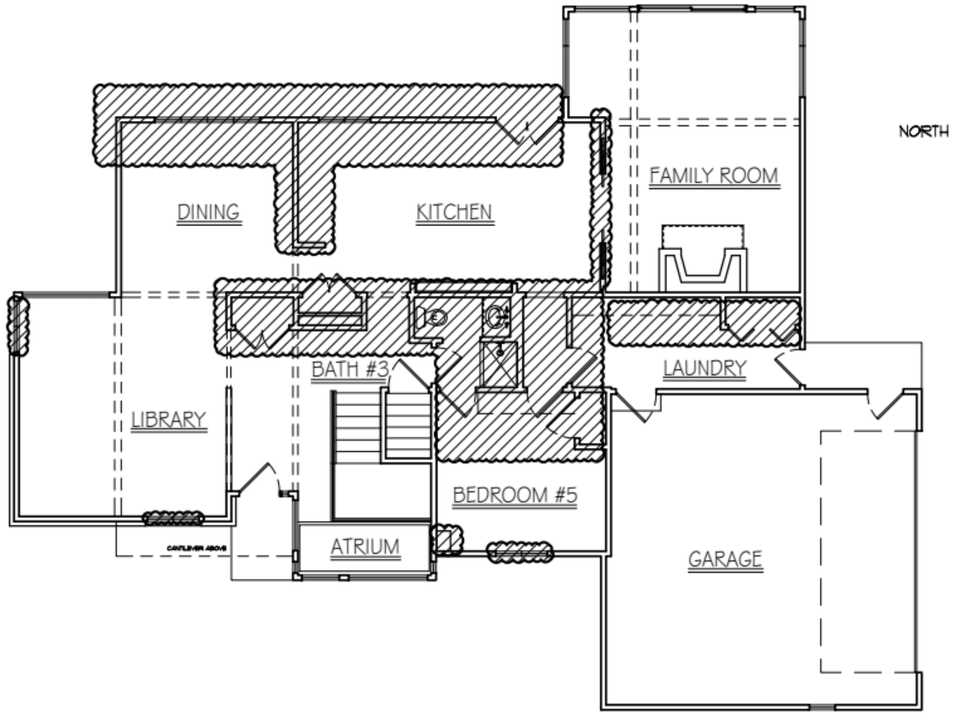
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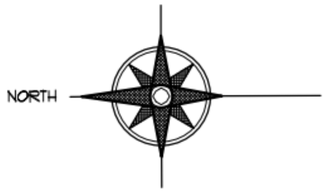
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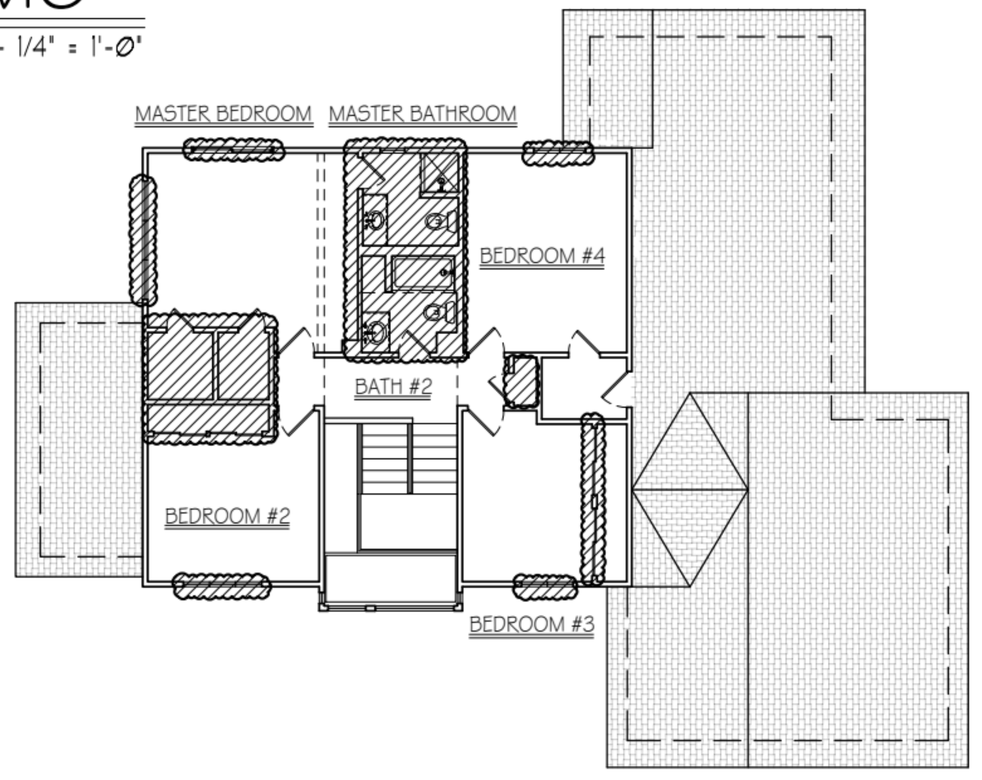


NOTE:
BUILDER TO VERIFY ANY DISCREPANCIES WITH DEMO PLAN & FLOOR PLAN WITH DESIGNER / OWNER

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

PROPOSED MAIN LEVEL DEMO

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



DEMO NOTES

MAIN LEVEL

1. DEMO BY OWNER
2. REMODEL PER PLANS, ELEVATIONS, NOTES

UPPER LEVEL

1. DEMO BY OWNER
2. REMODEL PER PLANS, ELEVATIONS, NOTES

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PROPOSED UPPER LEVEL DEMO

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

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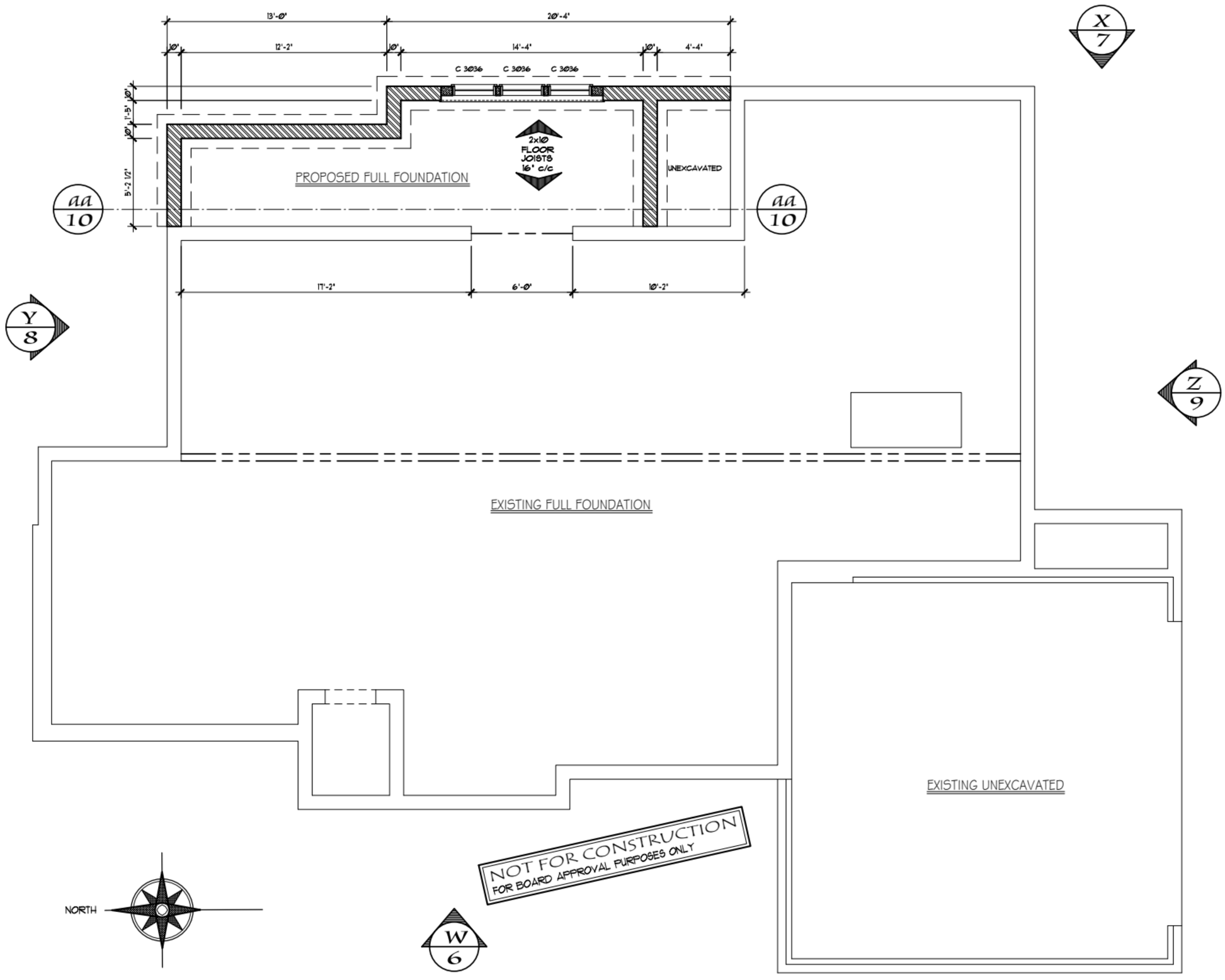
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PROPOSED FOUNDATION PLAN

250 SQ.FT. FOUNDATION ADDITION
1800 SQ.FT. EXISTING FULL FOUNDATION
600 SQ.FT. EXISTING GARAGE FOUNDATION

SCALE - 1/4" = 1'-Ø"

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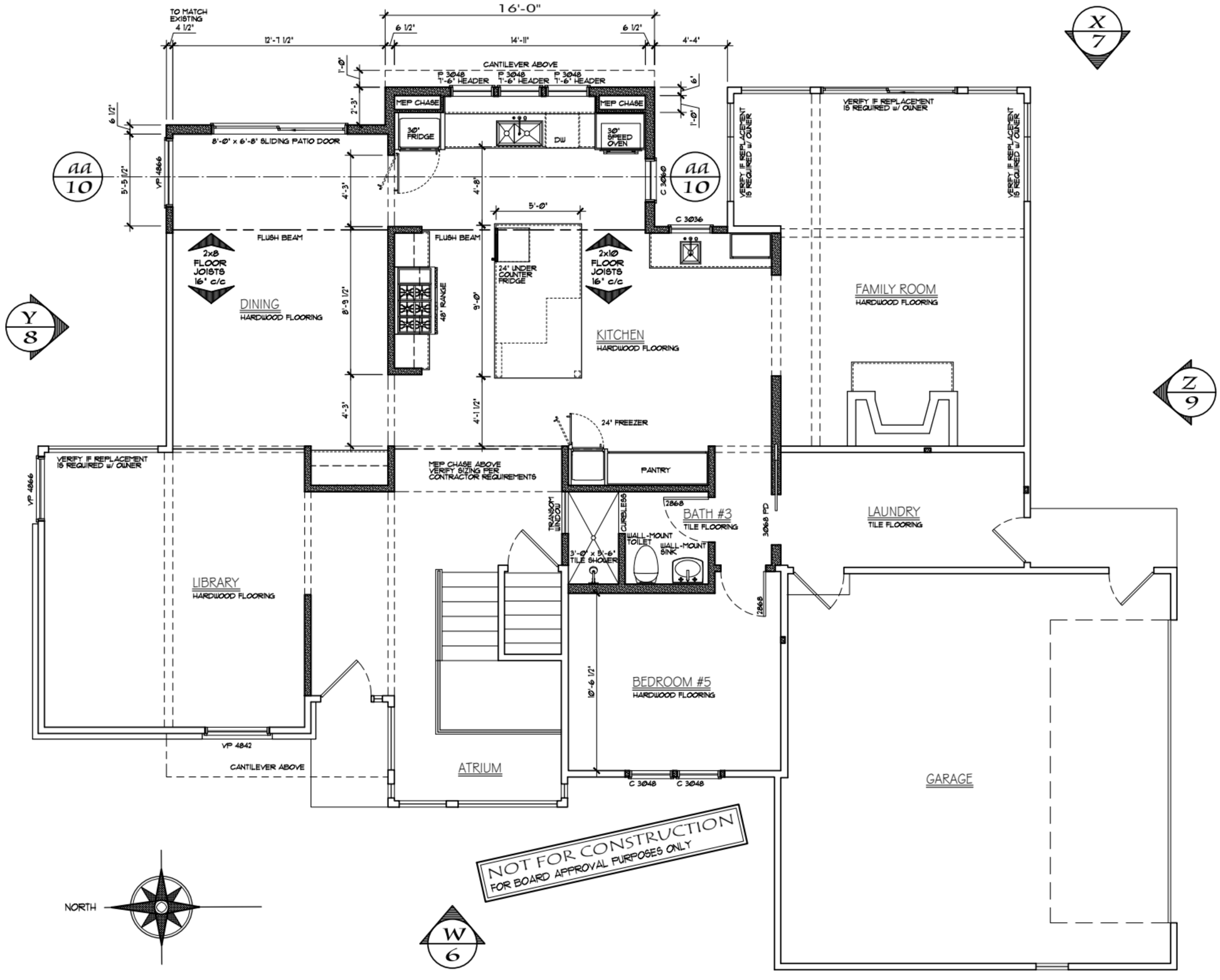
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PROPOSED MAIN LEVEL PLAN

250 SQ.FT. PROPOSED ADDITION
1800 SQ.FT. EXISTING MAIN LEVEL
600 SQ.FT. EXISTING GARAGE

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

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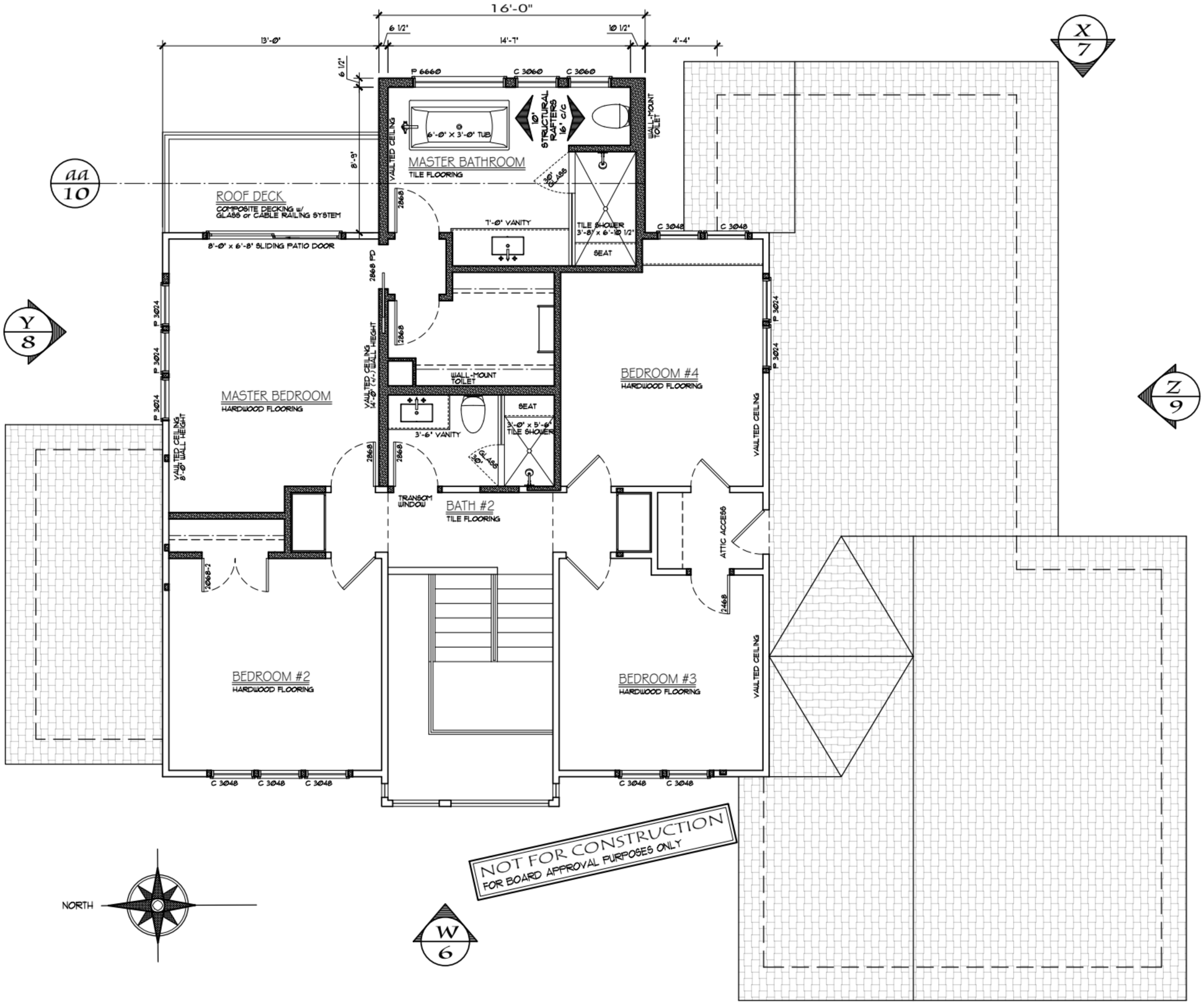
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Attachment: Plans (8740 : Amy Mangrich & Travis Pinter)



PROPOSED UPPER LEVEL PLAN

275 SQ.FT. PROPOSED ADDITION
1,200 SQ.FT. EXISTING UPPER LEVEL

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

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EXISTING FRONT ELEVATION

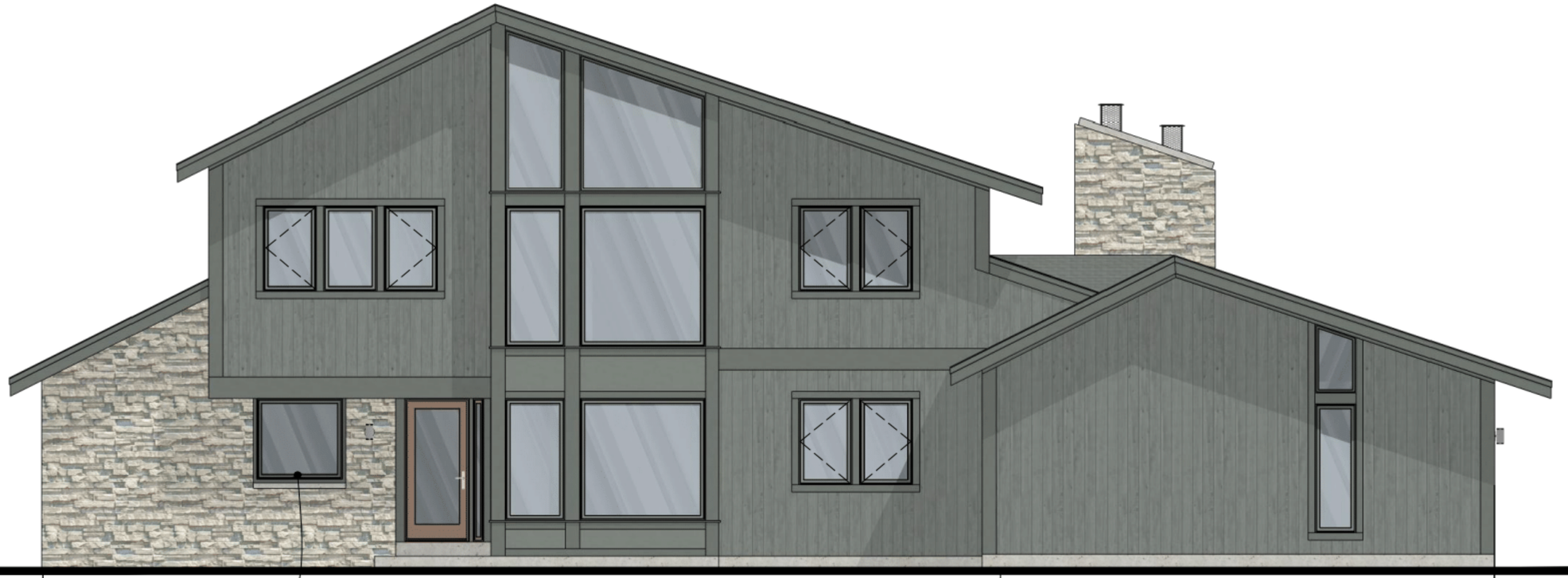
WESTERN FACING

SCALE - 1/8" = 1'-Ø"

EXTERIOR NOTES:

* 3 DIMENSIONAL ASPHALT SHINGLES - TO MATCH EXISTING
* SOFFIT SYSTEM TO MATCH EXISTING
* 1x8 FASCIA TO MATCH EXISTING MATERIALS
* 'HARDIE' PANEL VERTICAL SIDING
* 5/4" TRIM DETAILS

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PROPOSED FRONT ELEVATION

WESTERN FACING

SCALE - 1/4" = 1'-Ø"

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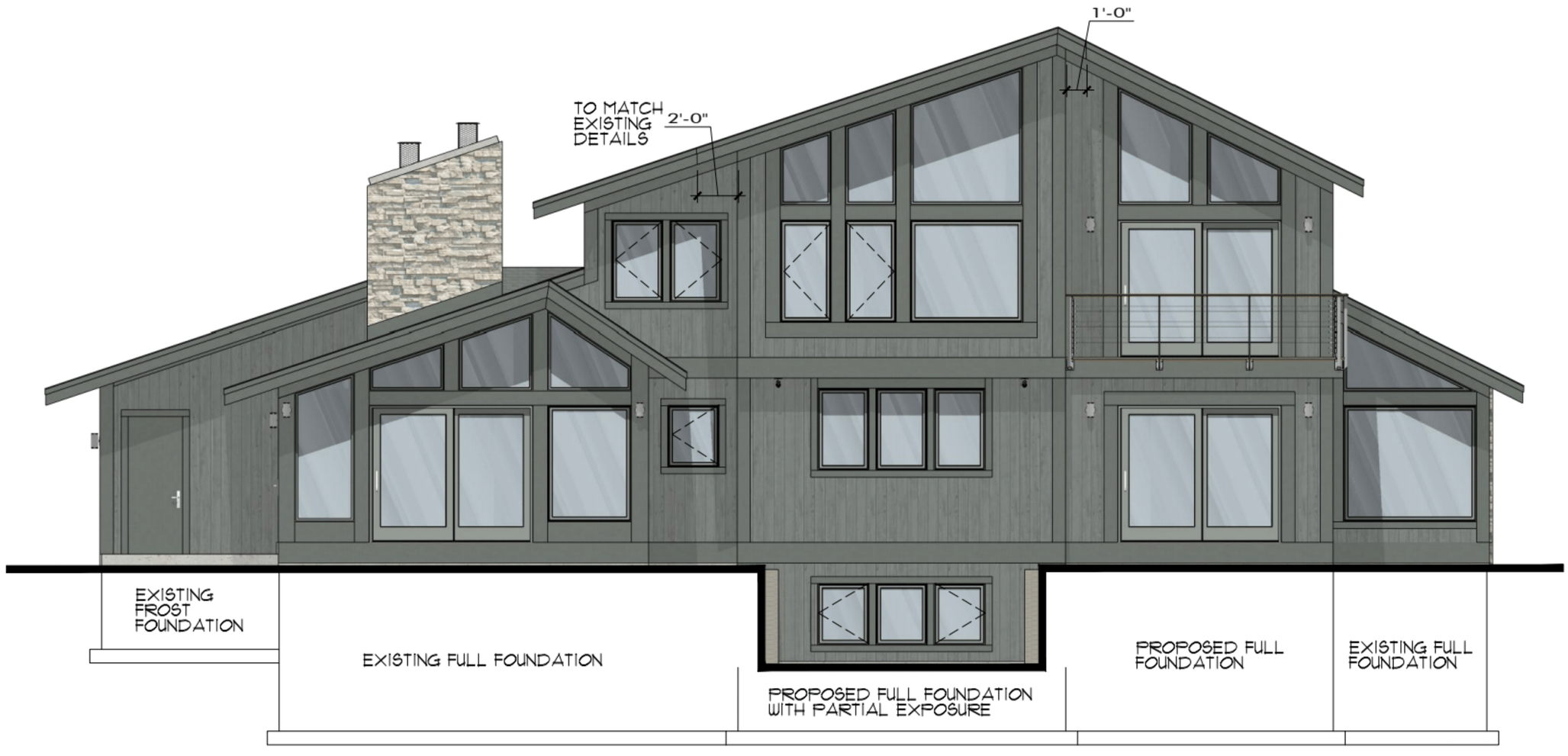
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X EXISTING REAR ELEVATION

EASTERN FACING

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



X PROPOSED REAR ELEVATION

EASTERN FACING

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

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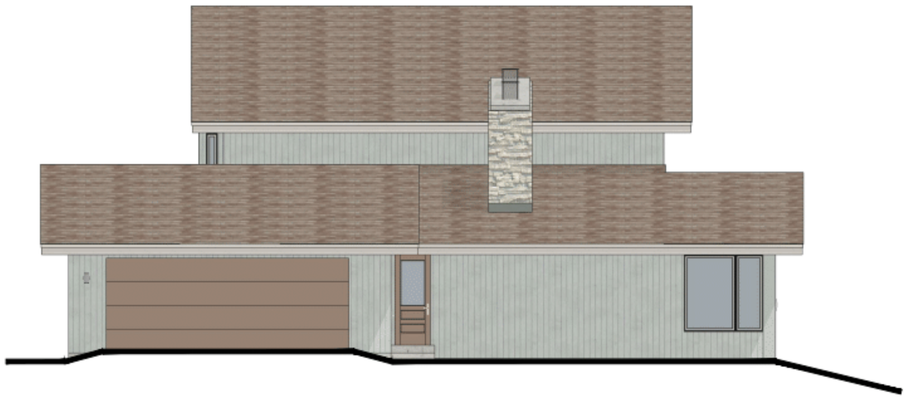
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EXISTING SIDE ELEVATION

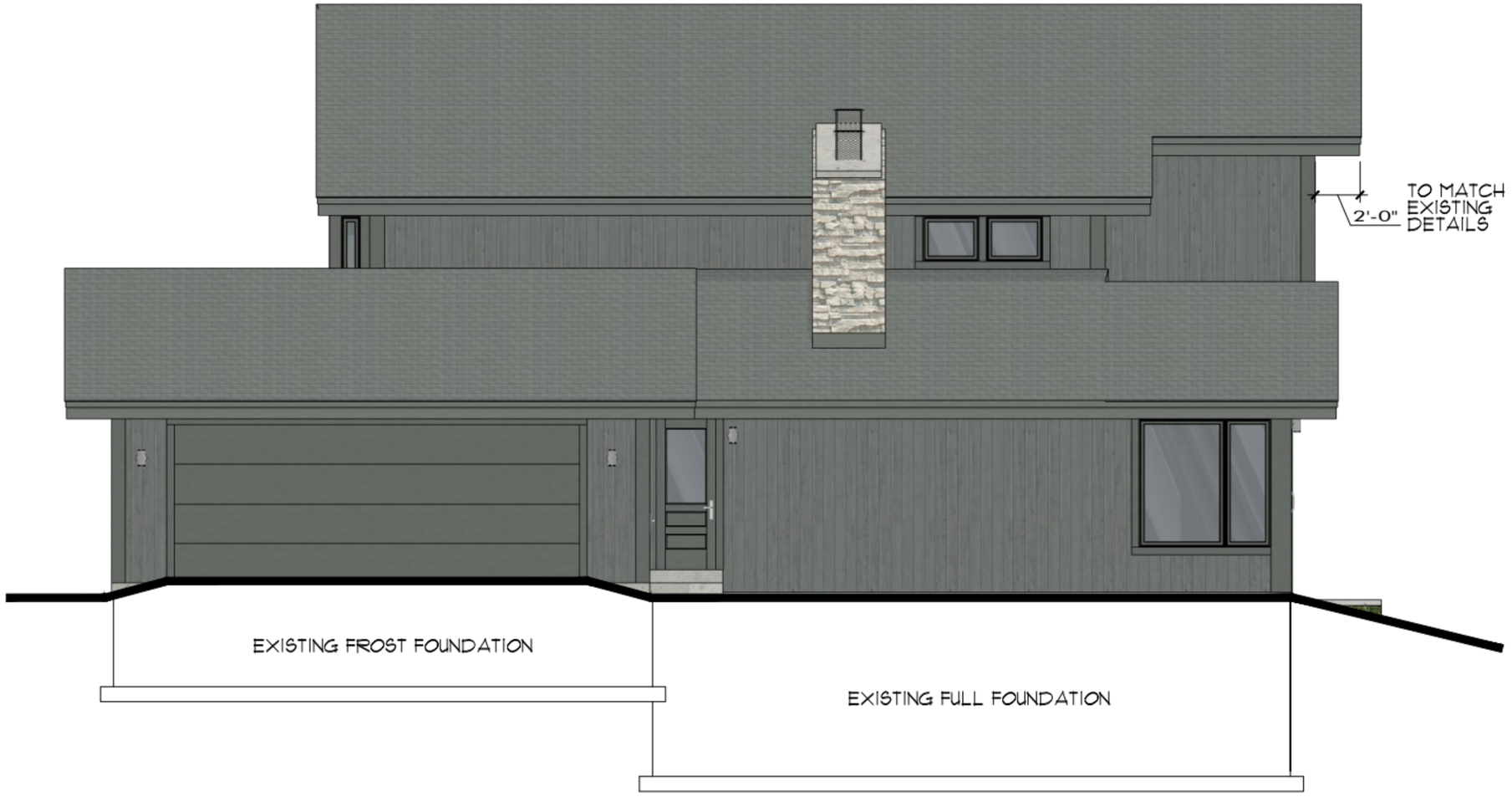
SOUTHERN FACING

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

EXTERIOR NOTES:

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* SOFFIT SYSTEM TO MATCH EXISTING
* 1x8 FASCIA TO MATCH EXISTING MATERIALS
* 'HARDIE' PANEL VERTICAL SIDING
* 5/4" TRIM DETAILS

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PROPOSED SIDE ELEVATION

SOUTHERN FACING

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

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* 5/4" TRIM DETAILS

Z

EXISTING SIDE ELEVATION

NORTHERN FACING

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

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Z

PROPOSED SIDE ELEVATION

NORTHERN FACING

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

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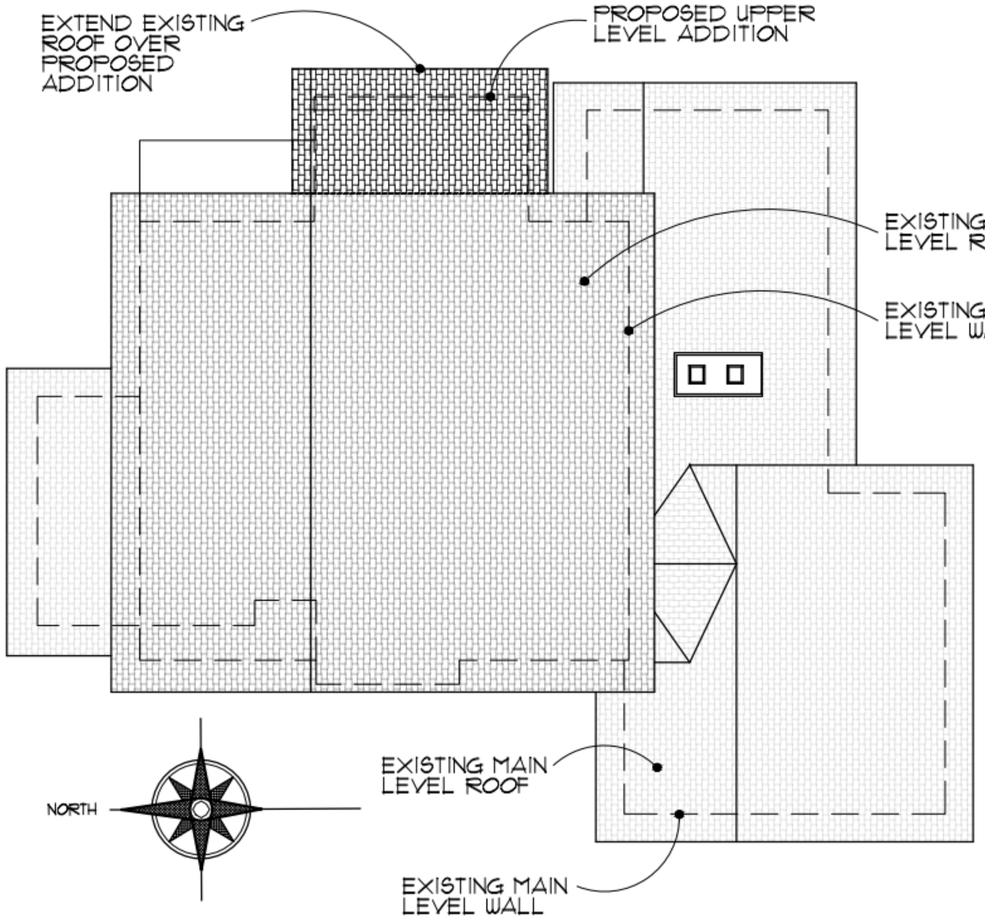
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ROOF PLAN

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

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

NOTE :
PROVIDE ROOF VENTILATION PER CODE REQUIREMENTS

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

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

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

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

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

SECTION NOTES

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

VERIFY ROOF FRAMING WITH LUMBERYARD / ENGINEER
SEE PLANS FOR PROPOSED SPECIFICATIONS & LAYOUTS

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

1x8 FASCIA BOARDS - MATERIAL TO MATCH EXISTING
SOFFIT SYSTEM WITH VENTILATION PER CODE - TO MATCH EXISTING

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

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

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

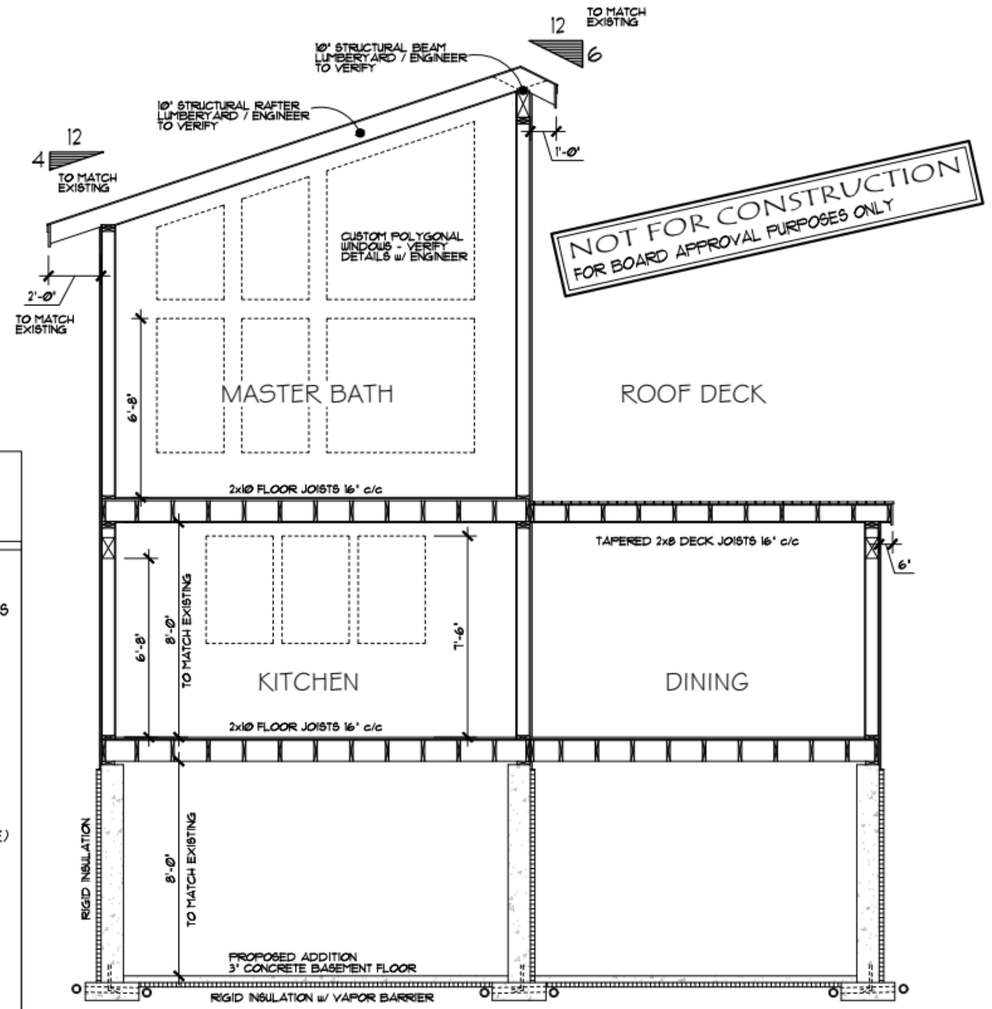
(LUMBERYARD TO VERIFY ALL MATERIALS W/ OWNER)
(SEE EXTERIOR ELEVATIONS)

POURED CONCRETE FOUNDATION WALL SYSTEM - SEE SECTIONS

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

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

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



aa SECTION

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

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fein design
residential design-build
11124 north cedarburg road
suite #350
mequon, wisconsin 53092
(262) 238-0774
www.feindesigns.com

contacts
AMY
cell : (414) 241 - 9950
TRAVIS
cell : (414) 502 - 5020

proposed construction drawings for :
THE MANGRICH RESIDENCE
11642 NORTH SAINT JAMES LANE
MEQUON, WISCONSIN

sheet contents :
PROPOSED REMODEL

date :
08. 21. 2023
revisions :

project number
2320

sheet number
10 of 10

Attachment: Plans (8740 : Amy Mangrich & Travis Pinter)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 11, 2023**
SUBJECT: **Michael Valestin, Addition: Garage/Laundry Room and 2nd Floor Master Suite at 10288 N. Grasslyn Road**

Attachments:
Letter of Intent (PDF)
Survey (PDF)
Pictues (PDF)
Plans (PDF)

Letter of Intent for remodel/ addition

To Whom It May Concern –

This letter is intended to explain the remodel/ addition we are proposing to the architectural review board. We intend to extend the garage to the S to add a 3rd stall as well extend behind the current garage E for additional sq ft and add a laundry room and office. The second floor addition would contain a new master suite and reworked bath and bedroom. The first floor kitchen would be extended into a current bedroom for additional eat in dining room space. The living room will extend to include the current front porch and a new entry way facing W would be installed with a new stoop and decorative columns.

Michael & Erin Valestin

10228 N Grasslyn Rd

Attachment: Letter of Intent (8741 : Michael Valestin)

Attachment: Survey (8741 : Michael Valestin)

PLAT OF SURVEY

PROPERTY DESCRIPTION: (Per Document No.: 0961269)

Lot 13 in Block 3, in Country Manor, being a Subdivision of part of the West ½ of the Northeast ¼ of Section 31, Township 9 North, Range 22 East, and the West 6 ⅙ acres of the Northeast ¼ of the Northeast ¼ of Section 31, in Township 9 North, Range 22 East, located in the Town of Mequon, now City of Mequon, Ozaukee County, Wisconsin.

For questions regarding underground utilities please contact:
DIGGERS HOTLINE
PHONE: Wisconsin 1 Call center 1 (800) 242-8511

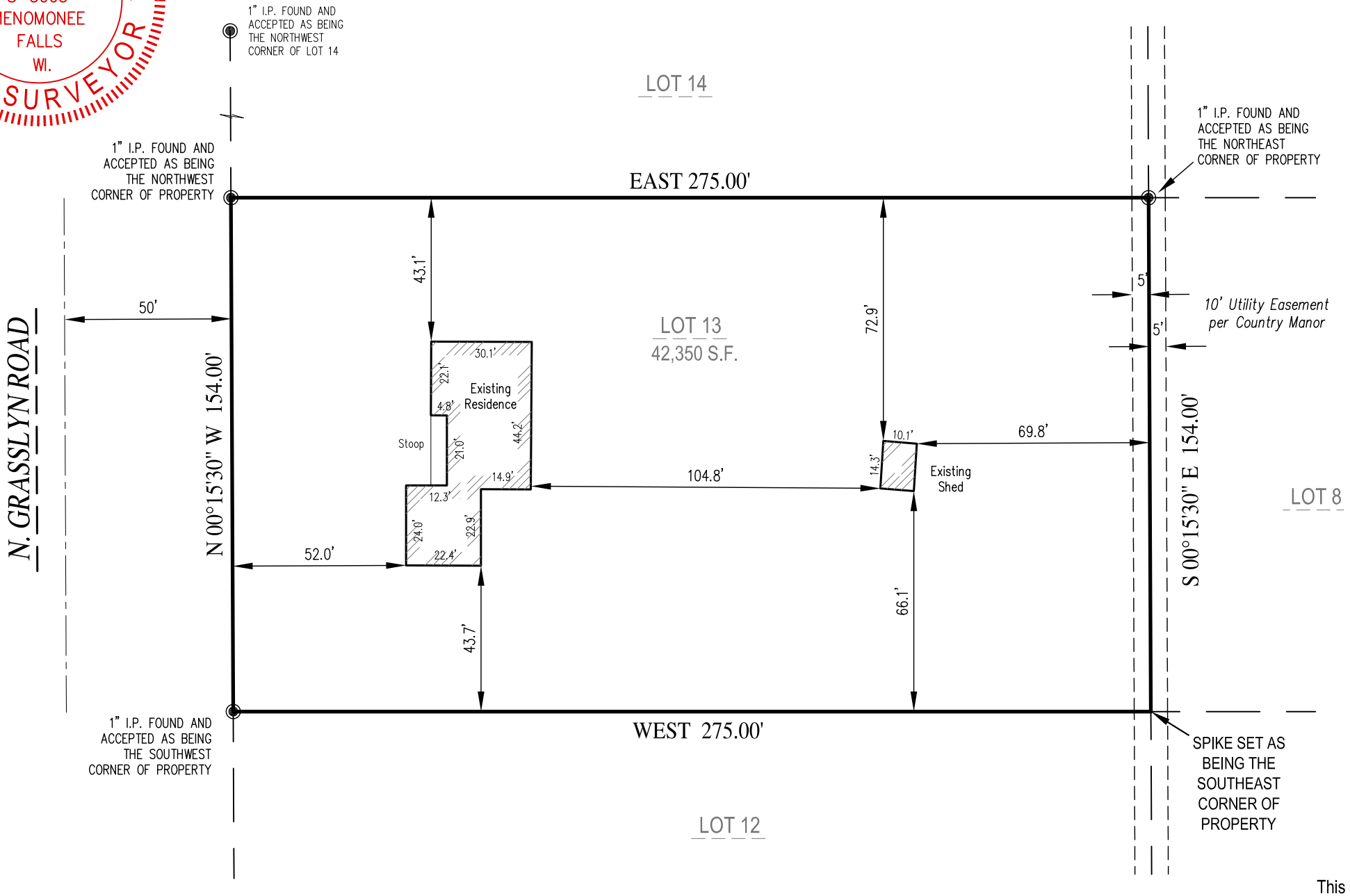
NOTE: Guarantees and Title Policy

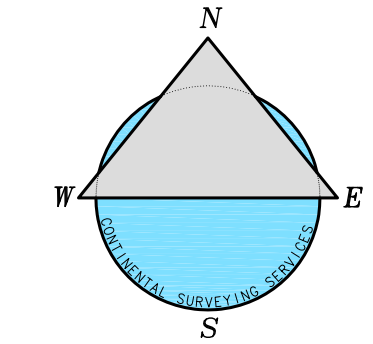
No Title Policy has been provided AND unless an ALTA/NSPS Survey has been ordered this Note shall remain on the face of this map. Without performing an ALTA/NSPS Survey this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS Survey.

NOTE: Underground Utilities

Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.

WISCONSIN
RICK R. HILLMANN
S-3005
MENOMONEE FALLS
WI.
LAND SURVEYOR





0' 20' 40' 80'

SCALE: 1"=40'

Conversion Table	
Decimal to Inches	Inches to Decimal
0.1' = 1¼"	1" = 0.083'
0.2' = 2½"	2" = 0.166'
0.3' = 3½"	3" = 0.250'
0.4' = 4¾"	4" = 0.333
0.5' = 6"	5" = 0.416'
0.6' = 7¼"	6" = 0.500'
0.7' = 8½"	7" = 0.583'
0.8' = 9½"	8" = 0.666'
0.9' = 10½"	9" = 0.750'
1.0' = 12"	10" = 0.833'
	11" = 0.916'
	12" = 1.000'

This map was drafted by: LMM

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Dated this 20th Day

of AUGUST, 2021.

CLIENT:
Mike Valestin
10228 N Grasslyn Rd
Mequon, Wisconsin 53092

PROPERTY ADDRESS:
10228 N Grasslyn Rd
Mequon,
Wisconsin 53092

PARCEL INFO:
TAX KEY NUMBER: 15-060-03-13-000
PROJECT NO.: 20210726_MTG0002
SERVICE PERFORMED: MTG

CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP,CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.



Attachment: Pictues (8741 : Michael Valestin)



Attachment: Pictues (8741 : Michael Valestin)



Attachment: Pictues (8741 : Michael Valestin)



Attachment: Pictues (8741 : Michael Valestin)





Attachment: Pictues (8741 : Michael Valestin)

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

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

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

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BID DATE
04/11/22

FINAL DATE

REVISIONS

VALESTIN RESIDENCE
10228 N GRASSLYN ROAD
MEQUON, WI 53092

SHEET
1 OF 9

Attachment: Plans (8741 : Michael Valestin)

FRITSCH DESIGNS, LLC
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REAR ELEVATION
SCALE: 1/4" = 1'-0"

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

BID DATE
04/11/22

FINAL DATE

REVISIONS

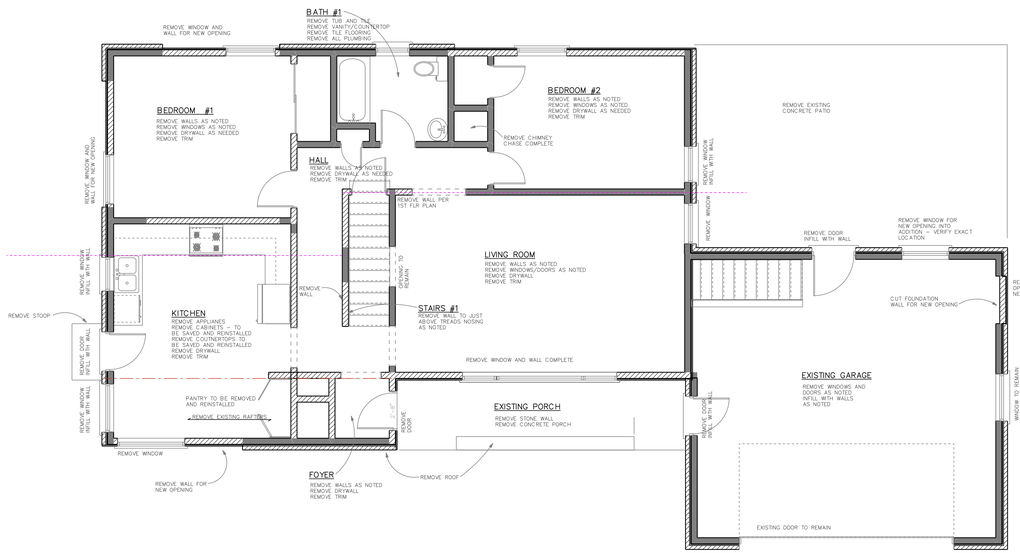
VALESTIN RESIDENCE
10228 N GRASSLYN ROAD
MEQUON, WI 53092

SHEET
2 OF 9

Attachment: Plans (8741 : Michael Valestin)

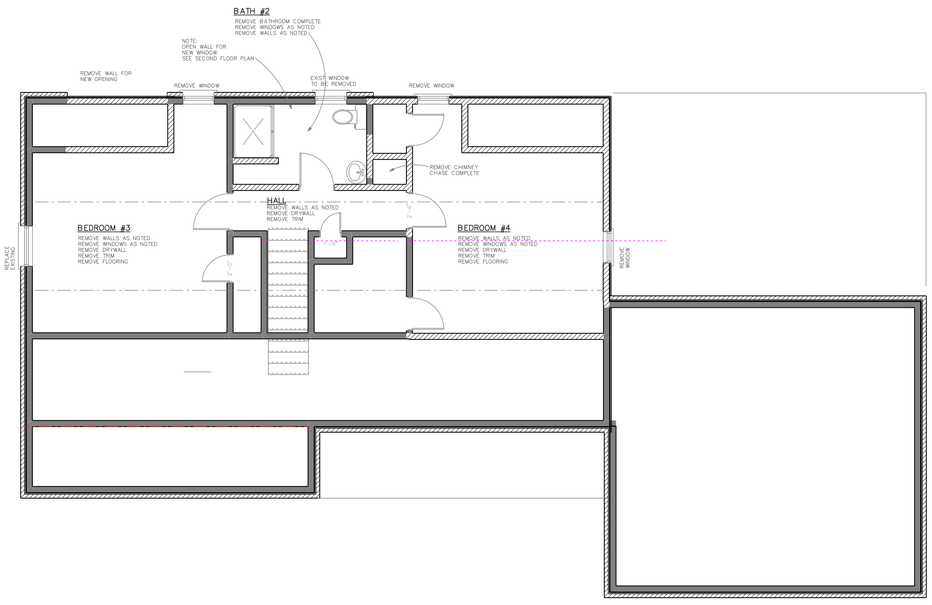
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FIRST FLOOR DEMO

NOTES	
1	REMOVE ALL EXTERIOR MASONRY VENEER
2	REMOVE INTERIOR CHIMNEY COMPLETE
3	REMOVE ROOF COMPLETE
4	REMOVE ALL INTERIOR DOORS
5	REMOVE ALL FLOORING EXCEPT HARWOOD FLOORS
6	ALL HARDWOOD FLOORS TO REMAIN
7	REMOVE ALL DRYWALL
8	REMOVE ALL TRIM AND INTERIOR DOORS
9	REMOVE ALL EXTERIOR DOORS
10	REMOVE ALL WINDOWS (EXPECT GARAGE WINDOW)
11	REPLACE ALL HVAC DUCTWORK AS NEEDED
12	REPLACE ELECTRICAL WIRING AS NEEDED
13	REMOVE EXTERIOR STONE AND SIDING VENEER COMPLETE



SECOND FLOOR DEMO

BID DATE
04/11/22

FINAL DATE

REVISIONS

VALESTIN RESIDENCE
10228 N GRASSLYN ROAD
MEQUON, WI 53092

SHEET
3 OF 9

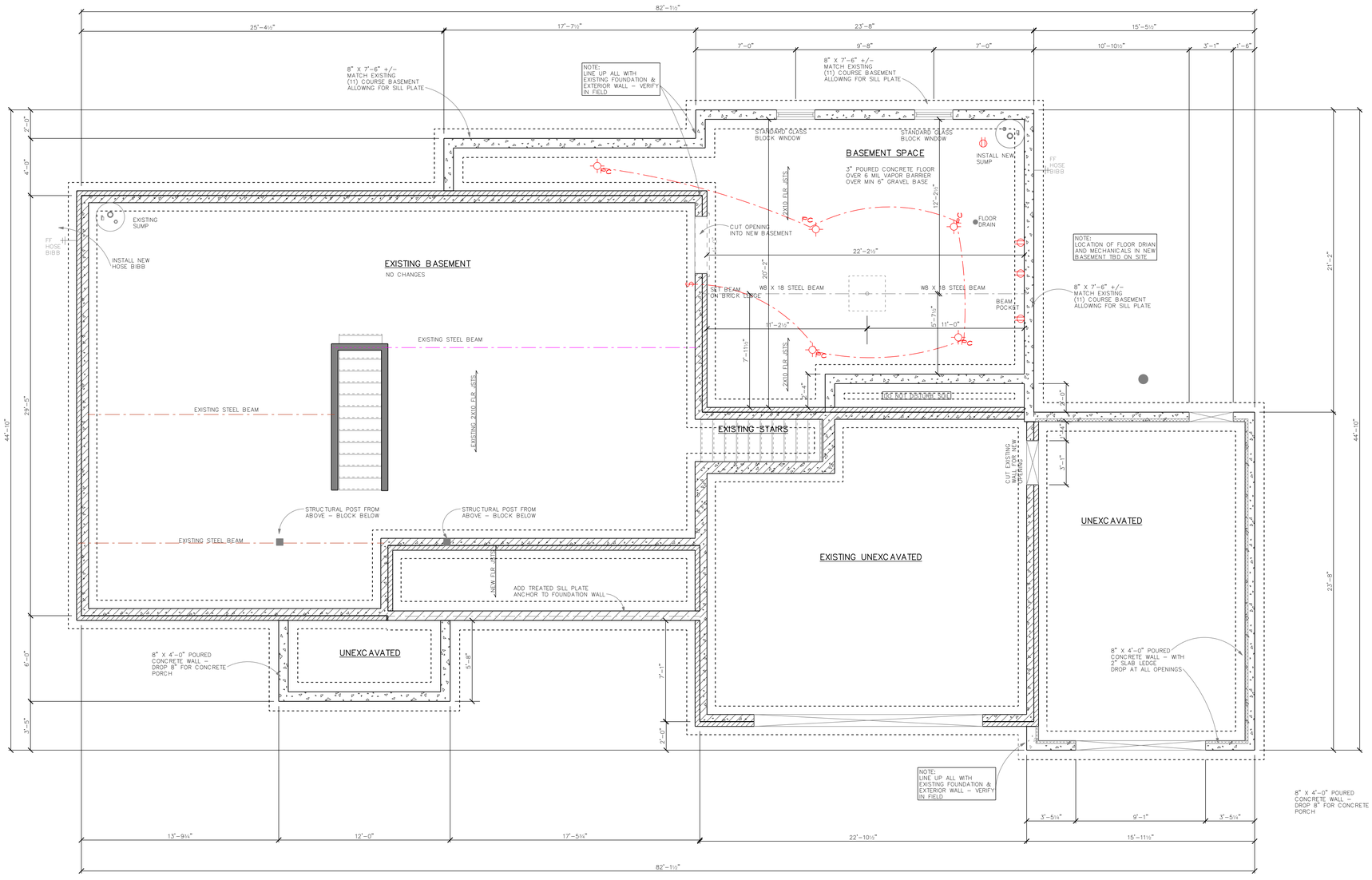
Attachment: Plans (8741 : Michael Valestin)

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NOTE:
BLOCK WALL
FOUNDATION

VERIFY ALL DIMENSIONS IN FIELD



FOUNDATION PLAN

BID DATE
04/11/22

FINAL DATE

REVISIONS

VALESTIN RESIDENCE
10228 N GRASSLYN ROAD
MEQUON, WI 53092

SHEET
4 OF 9

Attachment: Plans (8741 : Michael Valestin)

WIND. #	UNIT #	SWING	NOTES
1	ICA2935	L	
2	ICA 2935	S	
3	ICA 2935	R	
4	ICA 2155	L	
5	ICA 2155	R	
6	ICA 3363	L	
7	ICAP 5763	S	
8	ICA 3363	R	
9	ICA 3363-2W	LR	
10	ICA 3363-2-W	LR	
11			EXISTING TO BE REPLACES
			FIELD VERIFY SIZE
12	ICA 2963-3W	LSR	
13	ICA 2947	L	
14	ICA 2947	S	
15	ICA 2947	R	
16	IAWN 2523	OPER	
17	ICA 2955	L	TEMPERED GLASS
18	ICA 2955 2-WIDE	LR	TEMPERED GLASS
19	ICA2963-ICAP4763-ICA2963	LSR	
20	ICA 2535	R	
21	ICA 2535	R	
22	ICA 2535	R	
23	ICA 2963 3-WIDE	LSR	
24			REPLACE EXISTING
			FIELD VERIFY SIZE
DOORS			
1	IIFD 3068		LEFT HINGE FROM EXTERIOR
2	ISFD 9668		LEFT PANEL ACTIVE FROM EXTERIOR

WIND. MAN	MARVIN
WIND. SERIES	INTEGRITY
EXTERIOR	CLAD - COLOR TBD
INTERIOR	WOOD
HARDWARE	COLOR TBD
GRILLES	PER EXT ELEV

1,296 SQ. FT. (ORIGINAL FIRST FLOOR)
531 SQ. FT. (ADDITIONAL FIRST FLOOR)
1,827 SQ FT. TOTAL LIVING FIRST FLOOR

700 SQ. FT. (ORIGINAL 2ND FLOOR)
633 SQ. FT. (ADDITIONAL 2ND FLOOR)
1,333 SQ. FT. (TOTAL NEW 2ND FLR)

3,160 SQ. FT. TOTAL NEW LIVING AREA

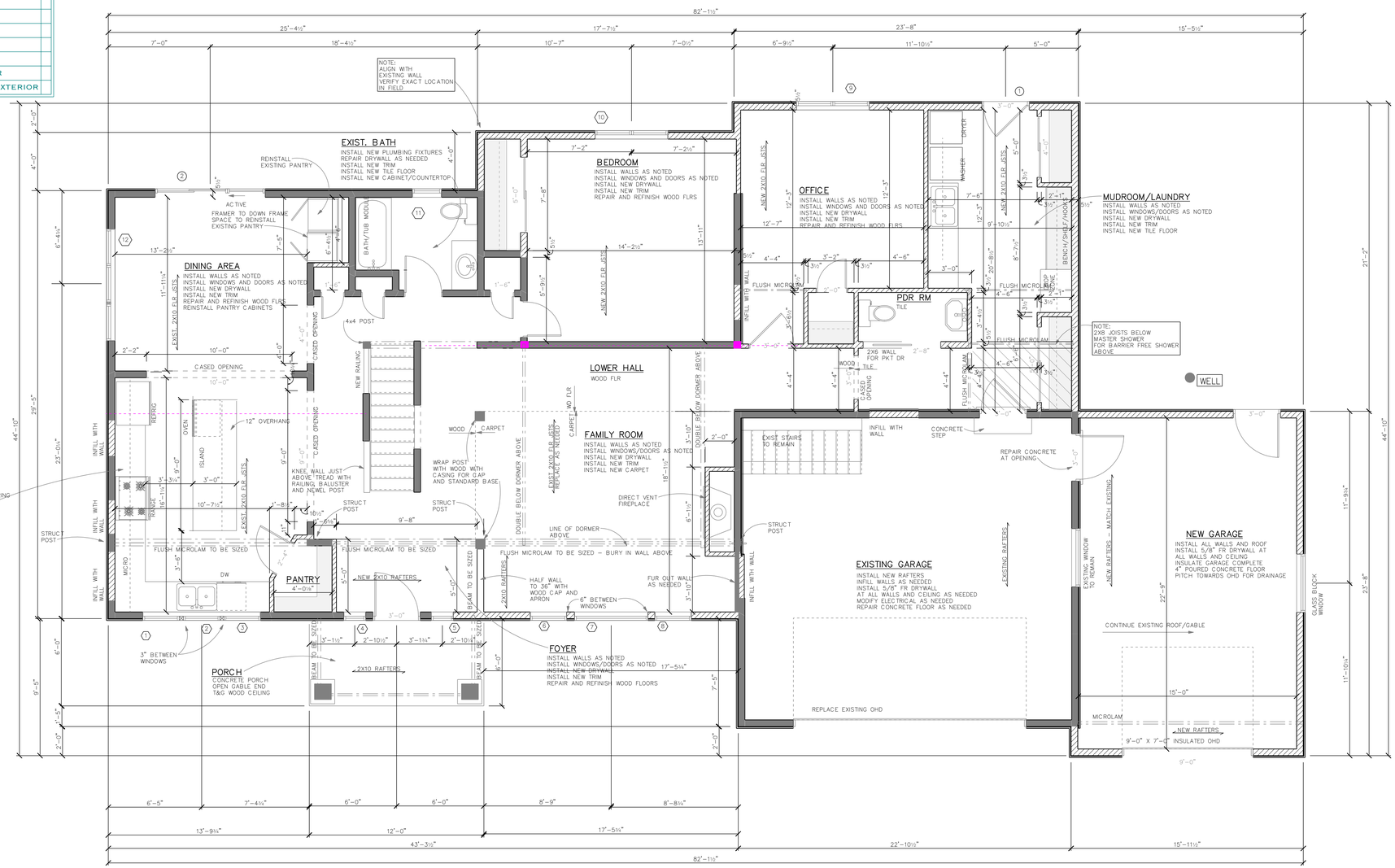
NOTES	
1	ALL INTERIOR DOORS AND OPENINGS
	TO BE 6'-8" TALL UNLESS OTHERWISE NOTED
2	ALL OPENINGS TO BE CASED OPENINGS
3	INSTALL ALL NEW INTERIOR DOORS & HARDWARE

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FIRST FLOOR REMODEL

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



BID DATE
04/11/22
FINAL DATE
REVISIONS

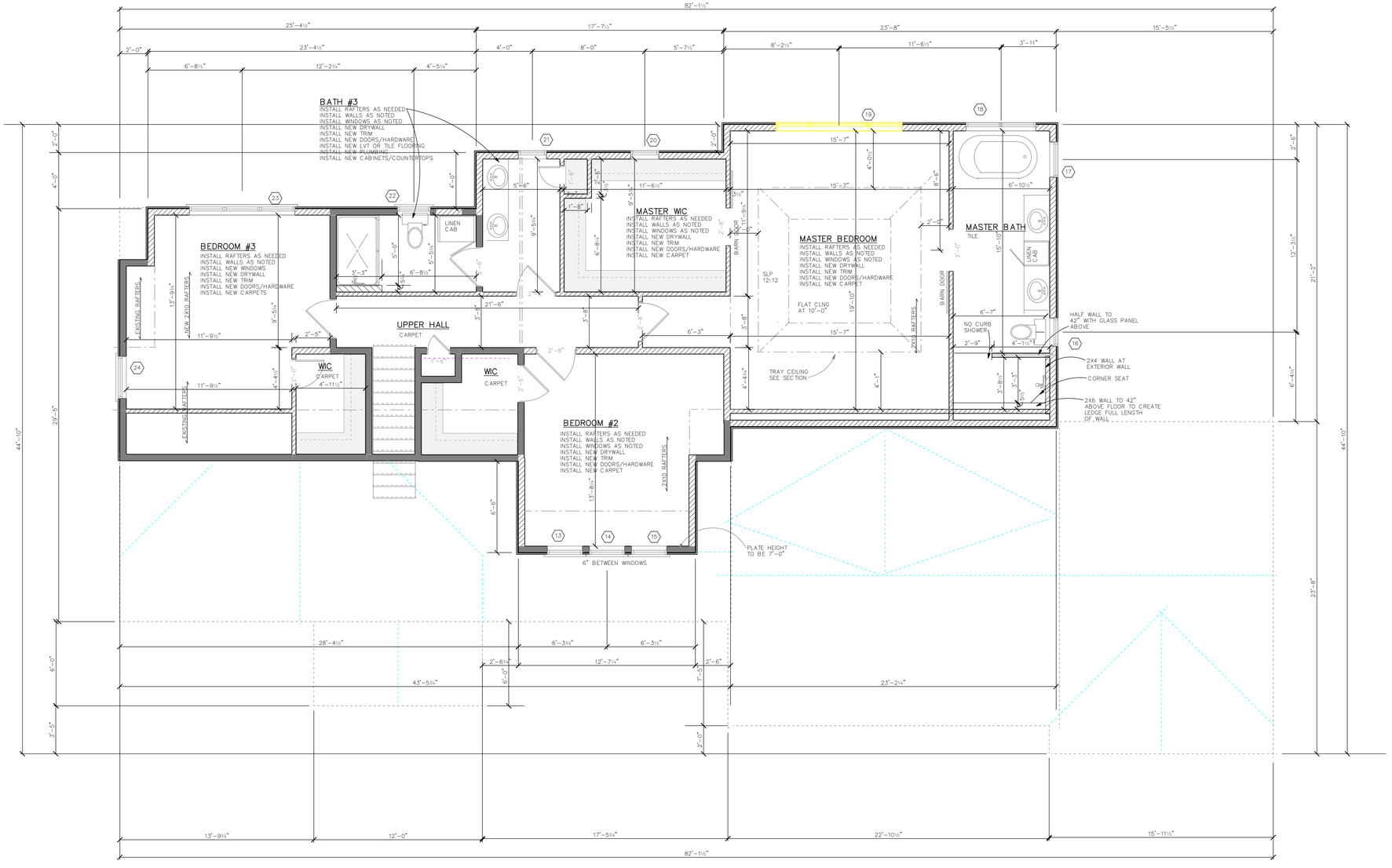
VALESTIN RESIDENCE
10228 N GRASSLYN ROAD
MEQUON, WI 53092

SHEET
5 OF 9

Attachment: Plans (8741 : Michael Valestin)

FRITSCH DESIGNS, LLC
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262-483-4048

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VALESTIN RESIDENCE
10228 N GRASSLYN ROAD
MEQUON, WI 53092

SHEET
6 OF 9

Attachment: Plans (8741 : Michael Valestin)

FRITSCH DESIGNS, LLC
1716 TERRACE DRIVE
PORT WASHINGTON, WI
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04/11/22

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MEQUON, WI 53092

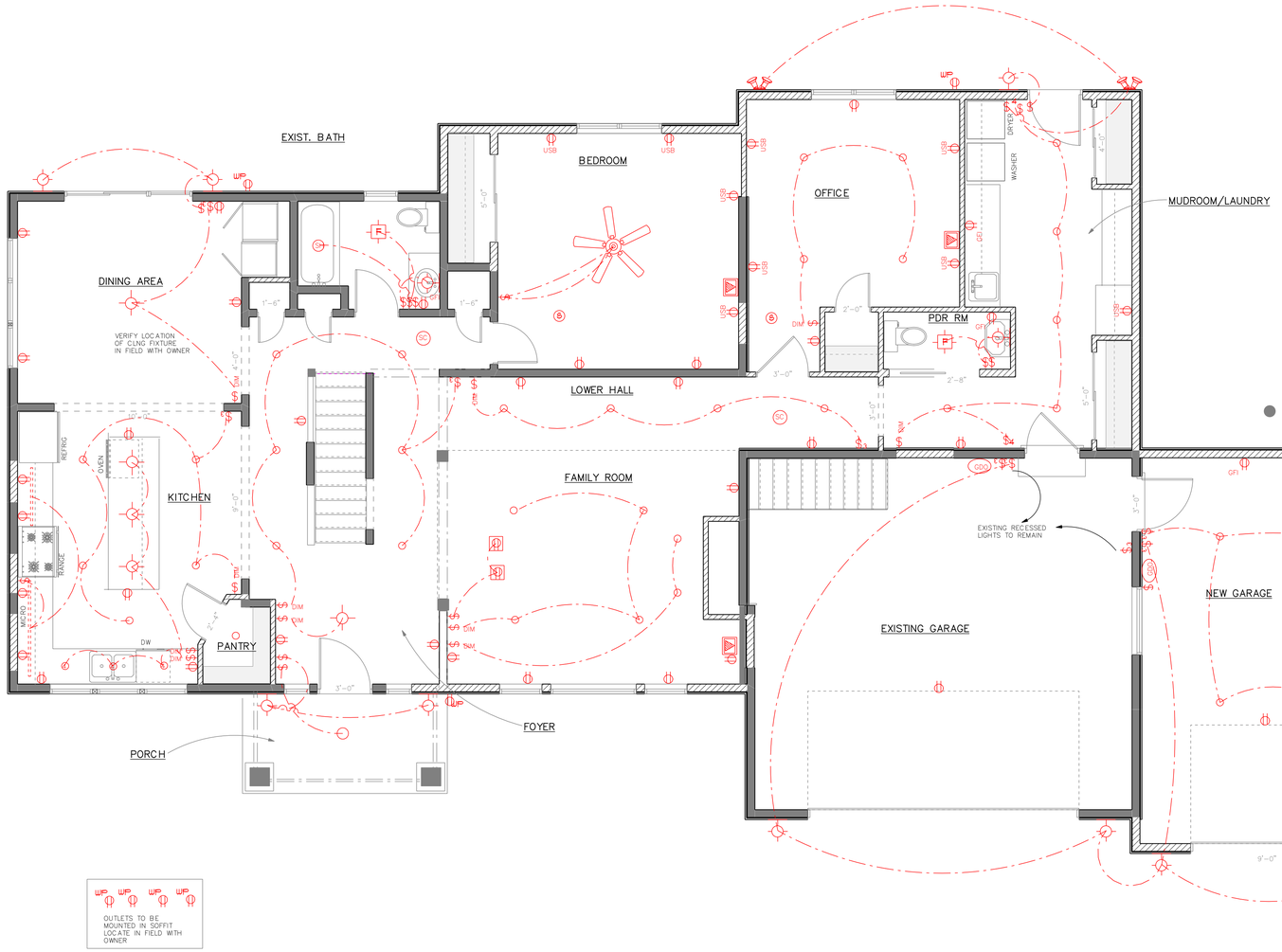
SHEET

7 OF 9

Attachment: Plans (8741 : Michael Valestin)

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ELECTRICAL LEGEND

ELECTRICAL	SYMBOL
CEILING FAN 5 BLADED 03	
3-WAY SWITCH	$3
4 INCH RECESSED	
4-WAY SWITCH	$4
5 INCH RECESSED	
6 INCH RECESSED	
BATH FAN	F
CEILING MOUNTED LIGHT	
GARAGE DOOR OPENER	GDO
OUTLET	
OUTLET - FLOOR MOUNT	
OUTLET GFI	GFI
OUTLET USB	USB
OUTLET WATERPROOF	WP
RECESS SHOWER RATED	
SMOKE CARBON	SC
SMOKE DETECTOR	S
STRUCTURED WIRE	
SWITCH	$
SWITCH DIMMER	DIM
UNDER CABINET LIGHT	
WALL SCONCE	
SPOTLIGHT DOUBLE WITH MOTION DETECTOR	

BID DATE
04/11/22

FINAL DATE

REVISIONS

VALESTIN RESIDENCE
10228 N GRASSLYN ROAD
MEQUON, WI 53092

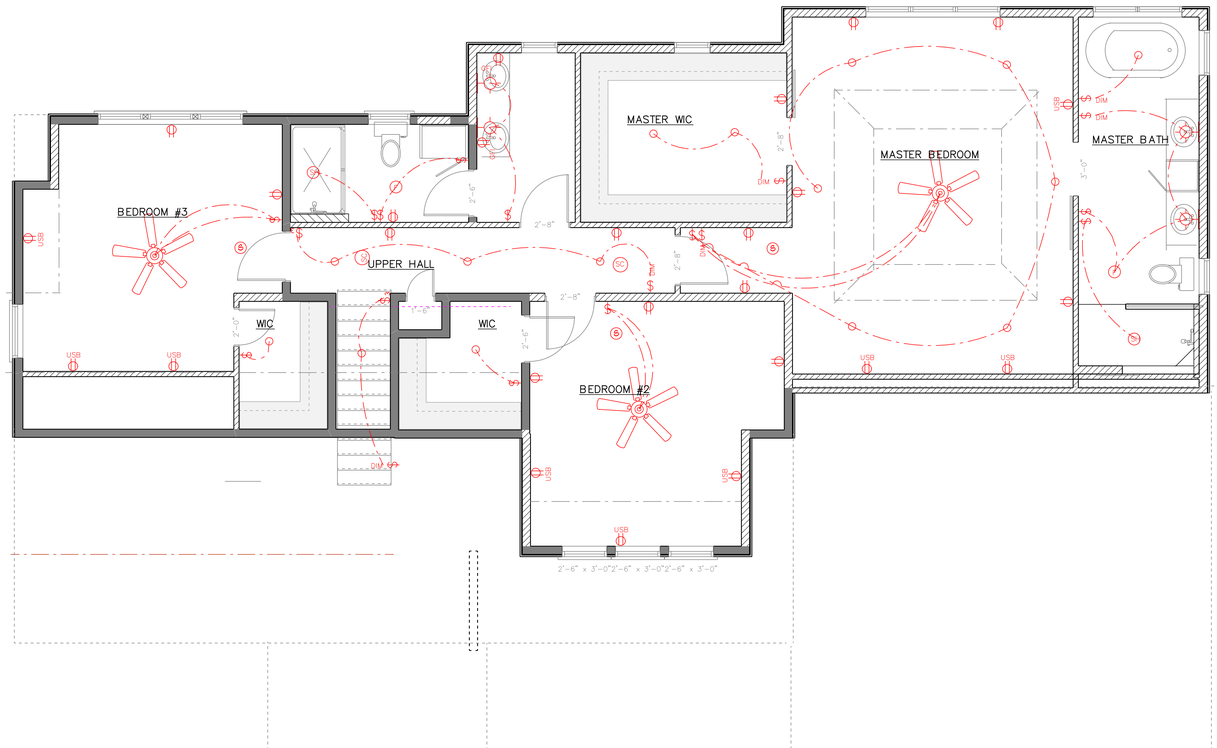
SHEET
8 OF 9

Attachment: Plans (8741 : Michael Valestin)

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BATH #3



ELECTRICAL LEGEND

ELECTRICAL	SYMBOL
CEILING FAN 5 BLADED 03	
3-WAY SWITCH	$3
5 INCH RECESSED	
BATH FAN RECESS	F
OUTLET	
OUTLET GFI	GFI
OUTLET USB	USB
RECESS SHOWER RATED	SH
SMOKE CARBON	SC
SMOKE DETECTOR	S
SWITCH	$
SWITCH DIMMER	DIM
WALL SCONCE	

BID DATE
04/11/22

FINAL DATE

REVISIONS

VALESTIN RESIDENCE
10228 N GRASSLYN ROAD
MEQUON, WI 53092

SHEET
9 OF 9

Attachment: Plans (8741 : Michael Valestin)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 12, 2023**
SUBJECT: **Raman & Sangeeta Khanna, Addition: First Floor Mother-In-Law Suite at 303 E. Eastwyn Bay Drive**

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

GABOR DESIGN BUILD

08.18.2023

Khanna Residence
303 Eastwyn Bay Drive
Mequon, WI 53092

Statement of Intent

The proposed project consists of an addition to the rear of the home that will consist of a mother-in-law suite. The architectural language including all exterior materials, colors, roof slope, siding, and windows are to match the existing home.

Attachment: Statement of Intent (8742 : Raman & Sangeeta Khanna)

GABOR DESIGN BUILD

Existing Photos
Khanna Residence
303 Eastwyn Bay Dr

Existing North Elevation



Existing West Elevation



Attachment: Pictures (8742 : Raman & Sangeeta Khanna)

Existing South Elevation



Existing East Elevation



Attachment: Pictures (8742 : Raman & Sangeeta Khanna)

RAMAN & SANGEETA KHANNA

303 EASTWYN BAY DR
MEQUON, WI 53092

GABOR
DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

SHEET INDEX

		REVISION DATE
		08/18/23
T1.0	TITLE SHEET	●
G1.0	GENERAL NOTES	●
-	SURVEY	●
D2.1	FIRST FLOOR DEMOLITION PLAN	●
A2.0	LOWER LEVEL PLAN	●
A2.1	FIRST FLOOR PLAN	●
A2.2	ROOF PLAN	●
A4.1	EXTERIOR ELEVATIONS	●
A4.2	EXTERIOR ELEVATIONS	●
A5.1	BUILDING SECTION	●
A6.1	INTERIOR ELEVATIONS	●
A8.1	SCHEDULES & DETAILS	●
S2.1	FIRST FLOOR WALL BRACING PLAN	●
MEP2.1	FIRST FLOOR MECHANICAL, ELECTRICAL, & PLUMBING PLAN	●

ARCHITECTURAL SYMBOLS

- ELEVATION HEIGHT
- PLAN NOTE REFERENCE
- DOOR NUMBER
- WINDOW NUMBER
- BUILDING SECTION REFERENCE DRAWING NUMBER
- WALL SECTION OR ELEVATION REFERENCE DRAWING NUMBER
- DETAIL REFERENCE DRAWING NUMBER
- INTERIOR ELEVATION REFERENCE DRAWING NUMBER
- REVISION REFERENCE

PLAN ABBREVIATION KEY

ABV	ABOVE
AFF	ABOVE FINISH FLOOR
BLDG	BUILDING
BO	BOTTOM OF
CC	CLOTHES CHUTE
DIA	DIAMETER
DW	DISHWASHER
DWSP	DOWNSPOUT
ETR	EXISTING TO REMAIN
EQ	EQUAL DISTANCE
FLR	FLOOR
GD	GARBAGE DISPOSAL
GYP	GYPSUM BOARD
HWD	HARDWOOD
INSUL	INSULATION
LVP	LUXURY VINYL PLANK
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
MIN	MINIMUM
N/A	NOT APPLICABLE
OC	ON CENTER
PG	PAINT GRADE
PT	PRESSURE TREATED
SG	STAIN GRADE
SS	SELECTIONS SHEET
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TYP	TYPICAL AT MULTIPLE LOCATIONS
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
w/	WITH
WH	WATER HEATER



CONSTRUCTION DOCUMENTS

DATE OF ISSUANCE: 08/18/2023

RAMAN & SANGEETA KHANNA
303 EASTWYN BAY DR
MEQUON, WI 53092

REVISIONS

DRAWING TITLE

TITLE SHEET

DRAWING NUMBER

T1.0

08/18/2023 BW

Attachment: Plans & Survey (8742 : Raman & Sangeeta Khanna)

GENERAL NOTES:

1) THESE PLANS AND DESIGN ARE COPYRIGHT PROTECTED AND MAY NOT BE USED WITHOUT WRITTEN CONSENT OF GABOR DESIGN BUILD OR THE HOME OWNER.

2) ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS FOR THIS PROJECT MUST CHECK AND VERIFY ALL DETAILS, FIELD CONDITIONS, DIMENSIONS, AND PROJECT SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL CODES.

3) ALL STRUCTURAL NOTATIONS ARE FOR REFERENCE ONLY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL STRUCTURAL ENGINEERING TO MEET ALL STATE AND LOCAL CODES AND IS APPROVED BY THE STATE INSPECTOR AND STRUCTURAL ENGINEER.

4) ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING. ALL INTERIOR DIMENSIONS ARE TO THE FACE OF DRYWALL.

5) WINDOW SIZES ARE FOR REFERENCE ONLY. CONTRACTOR IS TO VERIFY MANUFACTURER AND SIZE TO MEET ALL CODE REQUIREMENTS: INCLUDING EGRESS, LIGHT, AND VENTILATION.

6) ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE OWNER PRIOR TO FABRICATION AND ERECTION.

7) ANY MINOR OR REQUIRED CHANGES OR MODIFICATIONS TO THIS PLAN DO NOT REDUCE OR VOID THE COPYRIGHTS COVERING THIS SET OF PLANS IN ANY WAY. MODIFICATIONS TO THIS PLAN, FOR ANY REASON, SHOULD BE ATTEMPTED BY AN ARCHITECT OR ENGINEER ONLY. DESIGNER ACCEPTS NO RESPONSIBILITY FOR THE QUALITY AND COMPLETENESS OF ANY CHANGES ATTEMPTED. PLEASE REMEMBER THAT EVEN A SIMPLE CHANGE TO ONE AREA OF A HOME CAN GREATLY AFFECT MANY OTHER AREAS IN THE HOME AND ONLY A QUALIFIED PROFESSIONAL IS EQUIPPED TO FULLY UNDERSTAND THE RAMIFICATIONS OF ANY CHANGE OR MODIFICATION.

8) PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VISIT JOB SITE AND NOTIFY OWNER OF ANY CONDITIONS NOT INCLUDED IN THESE DOCUMENTS WHICH REQUIRE CORRECTIVE OR ADDITIONAL ACTIONS. NO CHANGES TO PLANS ARE TO BE MADE WITHOUT WRITTEN APPROVAL BY THE OWNER/GENERAL CONTRACTOR. REPORT ANY DISCREPANCIES TO THE OWNER/GENERAL CONTRACTOR.

9) PRIOR TO CONSTRUCTION, THE OWNER/GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS, APPROVALS AND FINAL CERTIFICATE OF OCCUPANCY. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL THE PERMITTING AUTHORITIES.

10) SITE REVIEW - NO SITE INSPECTION HAS OCCURRED. THE OWNER IS RESPONSIBLE FOR ALL SITE CONDITIONS, INCLUDING BUT NOT LIMITED TO: ORIENTATION, DRAINAGE, SOIL BEARING, WIND LOADS AND OTHER SUBSURFACE CONDITIONS.

11) ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE CODES AND REQUIREMENTS. THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

12) MATERIALS STORED ON SITE SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, WIND, SUN, ABUSE OR ANY OTHER HARMFUL AFFECTS.

13) THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS OR SAFETY PROGRAMS USED TO PROVIDE A SAFE WORKING ENVIRONMENT ON THE JOB SITE. CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL SHORING AND BRACING DURING CONSTRUCTION.

14) MANUFACTURER'S NAMES AND MODEL NUMBER LISTED IN THE SPECIFICATIONS OR ON THE SCHEDULES ARE FOR THE PURPOSE OF ESTABLISHING A QUALITY OF MANUFACTURER OR A SPECIFIC DESIGN CONFIGURATION. EQUAL PRODUCTS, AS APPROVED BY THE OWNER/GENERAL CONTRACTOR, WILL BE ACCEPTABLE FROM OTHER MANUFACTURERS.

15) ALL WORK TO BE FIRST RATE, HIGH QUALITY, AND ACCOMPLISHED IN A PROFESSIONAL MANNER BY SKILLED CRAFTSMEN USING ACCEPTED PRACTICES AND METHODS APPROPRIATE TO THE TRADE INVOLVED.

16) GENERAL CONTRACTOR AND SUBCONTRACTORS ARE TO ENSURE THAT HOME OWNER DOES WALK-THROUGH OF HOUSE PRIOR TO INSULATION.

GENERAL SITE PROTECTION NOTES:

1) THE HOME OWNER IS RESPONSIBLE FOR REMOVING ALL PERSONAL BELONGINGS AND FURNITURE FROM PROJECT AREA PRIOR TO BEGINNING WORK.

2) ALL SUBCONTRACTORS ARE RESPONSIBLE FOR MAINTAINING A CLEAN WORK ENVIRONMENT. CLEAN UP YOUR WORK ZONE AT THE END OF THE DAY EACH DAY. BE MINDFUL OF OTHER CONTRACTORS' FINISHED WORK. MAKE SURE ALL DEBRIS IS PUT INTO THE DUMPSTER AND IS NOT LAYING OR SPILLING AROUND THE DUMPSTER.

3) ALL SUBCONTRACTORS ARE RESPONSIBLE FOR MAINTAINING AND REPAIRING ANY DAMAGED PROTECTION MATERIALS SUCH AS PLASTIC DUST BARRIERS AND FLOOR COVERINGS.

4) HARD FLOORS: HARD FLOORS TO BE PROTECTED, SUCH AS HARDWOOD AND TILE, ARE TO BE THOROUGHLY VACUUMED OF ANY DEBRIS PRIOR TO PROTECTING. APPLY PAINTER'S MASKING TAPE AROUND ISLAND FIXTURES AND ALONG THE PERIMETER OF THE ROOM. COVER FLOOR WITH RAM BOARD OR EQUAL DURABLE FLOOR PROTECTION MATERIAL. DUCT TAPE THE RAM BOARD TOGETHER AND TO THE PERIMETER TAPE. ALL ADJACENT DOOR THRESHOLDS ARE TO BE COVERED AND PROTECTED. NO DUCT TAPE IS TO COME INTO CONTACT WITH A FINISHED SURFACE.

5) CARPET FLOORS: CARPET FLOORS TO BE PROTECTED ARE TO BE THOROUGHLY VACUUMED OF ANY DEBRIS PRIOR TO PROTECTING. INSTALL SELF ADHESIVE POLYETHYLENE CARPET PROTECTION STRIPS OVER THE ENTIRE CARPET AREA TO BE PROTECTED. ADDITIONAL PROTECTION, SUCH AS RAM BOARD MAY NEED TO BE INSTALLED IN HIGH TRAFFIC AREAS.

6) CABINETS: ALL CABINETS ARE TO BE COVERED WITH 6 MIL PLASTIC. TAPE AND SEAL ALL EDGES TO PREVENT DUST INFILTRATION. VACUUM AND INSTALL RAM BOARD OR EQUIVALENT OVER COUNTERTOPS TO BE SAVED. INSTALL CLEAN PLYWOOD OVER THIS RAM BOARD IF THE COUNTERTOP IS EXPECTED TO SEE A LOT OF CONTRACTOR ACTIVITY.

7) VENTS: ALL HVAC VENT SUPPLIES AND RETURNS ARE TO BE COVERED DURING DEMOLITION.

8) DOORS, WINDOWS, & FIXTURES: DOORS AND FIXTURES TO BE REMOVED AND SAVED, AS WELL AS NEW DOORS, WINDOWS AND FIXTURES, ARE TO BE STORED IN A LOW TRAFFIC AREA UNTIL READY FOR INSTALLATION. PROTECT DOORS AND WINDOWS WITH A CLEAN SHEET OF PLYWOOD OR FIBERBOARD. COVER ALL ITEMS WITH PLASTIC AND LABEL FOR PROTECTION. TAKE EXTRA PRECAUTIONS TO PROTECT WINDOWS AND DOORS WITH GLASS COMPONENTS. COVER EXISTING WINDOWS WITH PLYWOOD AND 6 MIL PLASTIC IN AREAS TO SUSTAIN HEAVY DEMOLITION.

9) NON REMODEL SPACES: ROOMS AND AREAS OF THE HOUSE THAT ARE NOT PART OF THE PROJECT ARE TO BE ISOLATED AND SEALED OFF FROM THE PROJECT AREA. INSTALL 6 MIL PLASTIC DUST BARRIER. TAPE AND SEAL ALL EDGES TO PREVENT DUST INFILTRATION.

10) EXTERIOR: PROTECT EXTERIOR DRIVEWAYS, WALKWAYS, AND DECKS WITH PLYWOOD, INCLUDING PARKING SPACE FOR DUMPSTER. PROTECT ALL PLANTS AND LANDSCAPING, AND DO NOT DRIVE ON GRASS. ALL LUMBER TO BE STORED OUTSIDE MUST BE SET ON CLEATS. PICKUP ALL DEBRIS, INCLUDING FOOD WASTE AND CIGARETTE BUTTS.

GENERAL DEMOLITION NOTES:

1) USE LEAD SAFE RENOVATION PRACTICES AS NECESSARY THROUGHOUT ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.

2) BEFORE DEMOLITION BEGINS, INSTALL 6 MIL MINIMUM PLASTIC DUST BARRIER TO CLOSE OFF PROJECT AREA, TAPE AND SEAL ALL EDGES. VERIFY THAT ALL BARRIERS ARE INTACT AND WORKING THROUGHOUT DEMOLITION.

3) COVER AND TAPE ALL HVAC VENT SUPPLIES AND RETURNS. FORM AN AIR-TIGHT SEAL.

4) HARD FLOORS: INSTALL RAM BOARD FLOOR PROTECTION OVER ALL HARD FLOORS TO REMAIN NEAR PROJECT AREA. COMPLETELY VACUUM AND REMOVE ALL DEBRIS BEFORE INSTALLATION. APPLY BLUE PAINTER'S TAPE AROUND PERIMETER OF AREA AND DUCT TAPE RAM BOARD TO BLUE TAPE. ***DO NOT*** APPLY DUCT TAPE DIRECTLY TO HARDWOOD SURFACE.

5) CARPET FLOORS: AVOID CONTACT and/or USE AS MUCH AS POSSIBLE OF CARPET FLOOR AREAS TO REMAIN NEAR PROJECT AREA. IF WORK OR TRAFFIC USE IS NECESSARY, INSTALL SELF ADHESIVE POLYETHYLENE CARPET PROTECTION STRIPS THROUGHOUT AFFECTED AREA. THOROUGHLY CLEAN AND VACUUM AREA OF DEBRIS PRIOR TO INSTALLING CARPET PROTECTION. ADDITIONAL PROTECTION, SUCH AS RAM BOARD MAY NEED TO BE INSTALLED IN HIGH TRAFFIC AREAS.

6) PRIOR TO DEMOLITION, PLUMBER IS TO DISCONNECT AND CAP EXISTING PLUMBING AS REQUIRED PER PLANS.

7) PRIOR TO DEMOLITION, ELECTRICIAN IS TO DISCONNECT AND CAP EXISTING ELECTRICAL COMPONENTS AS REQUIRED PER PLANS.

8) REMOVE WITH CARE ANY ITEMS AND FIXTURES TO BE SALVAGED FOR DONATION OR REUSE.

9) CLEAN STRUCTURE OF FASTENERS AND MISCELLANEOUS PARTS. VACUUM ALL DUST AND DEBRIS FROM STRUCTURE SPACES INCLUDING STUD AND JOIST CAVITIES.

EXCAVATION / BACKFILL NOTES:

1) DO NOT DRIVE OR PARK HEAVY EQUIPMENT ON AREAS OUTSIDE OF FENCED WORK ZONE.

2) PLEASE PROVIDE COST TO INSTALL SILT FENCE PER LOCATION ON SURVEY OR SITE PLAN AS REQUIRED.

3) EARTHWORK - EXCAVATE TO BOTTOM OF ALL FOUNDATION WALLS AND FOOTINGS AT BUILDING PERIMETER A MINIMUM OF 48" BELOW FINISH GRADE LINE AND 20" WIDE, (CHECK WITH LOCAL BUILDING OFFICIALS FOR FROST LINE LEVEL REQUIREMENTS). BASE OF FOOTINGS SHALL EXTEND DOWN TO UNDISTURBED VIRGIN SOIL WHICH HAS BEEN COMPACTED TO 95 PERCENT PROCTOR DENSITY, ALL EXCAVATION SHALL BE TO A LEVEL BELOW EXISTING DEMOLITION DEBRIS.

4) FOR BASEMENT WALLS - EXCAVATE AREA INDICATED ON CONSTRUCTION DOCUMENTS, ALLOWING AN ADDITIONAL 18" MINIMUM CLEARANCE AROUND THE PERIMETER OF FOUNDATION WALLS FOR PROPER DRAINAGE AND DAMP PROOFING ASSEMBLY.

5) AT SLAB FOUNDATIONS - COMPACT SUB-GRADE UNDER SLABS TO A MINIMUM 95% DENSITY. COMPACT BACKFILL AREAS NOT UNDER SLABS OR FOUNDATION. SUB-BASE DIRECTLY UNDER CONCRETE SLABS ON GRADE SHALL BE A MINIMUM OF FOUR INCHES OF COMPACTED GRANULAR FILL.

6) BACKFILL - SAVE ENOUGH SPOILS TO BACKFILL AROUND FOUNDATION PER PLANS. AFTER FOUNDATION HAS BEEN SUITABLY BRACED, COMPLETELY BACKFILL WITH STONE AT LOCATIONS OF HARDSCAPING, SUCH AS PATIOS, DRIVEWAYS, ETC. ROUGH GRADE THE EXCAVATED AREA TO PROVIDE DRAINAGE FOR SURFACE WATER AWAY FROM THE FOUNDATION. ASSUME TYPICAL EXCAVATION PER PLANS. HAUL REMAINING SPOILS, ASPHALT, AND DEMOLISHED CONCRETE OFF SITE AND DISPOSE. INCLUDE BACKFILLING IN THE COST OF EXCAVATION.

7) GRADING - ALL TOPSOIL TO REMAIN ON SITE FOR REUSE. CAREFULLY REMOVE LOAM AND TOPSOIL TO BE INCORPORATED IN THE FINISHED WORK AND STORE SEPARATE FROM THE OTHER EXCAVATED MATERIAL. FAILURE TO ISOLATE LOAM AND TOPSOIL FROM THE OTHER EXCAVATIONS SHALL REQUIRE THAT SAID SOILS NOT BE USED AS TOPSOIL.

8) FINAL GRADING - KEEP EXTERIOR FINISHED GRADE A MINIMUM OF 8" BELOW TOP OF FOUNDATIONS BY BACKFILLING WITH APPROPRIATE SOILS. PROVIDE SWALES WITH POSITIVE OUTFALL AND SLOPE GRADE AWAY FROM BUILDING TO ALLOW WATER TO DRAIN AWAY FROM THE BUILDING FOUNDATION.

MASONRY NOTES:

1) MASONRY CONTRACTOR IS TO PROVIDE LABOR, EQUIPMENT, AND MATERIALS TO INSTALL FULL MASONRY VENEER PER PLANS. *BRICK* VENEER IS TO BE INSTALLED WITH PROPER AIR SPACE, WEEP HOLES, FLASHING, AND ANCHORS AS REQUIRED BY CODE.

2) ALL FLEXIBLE FLASHING TO BE INSTALLED 8" UP WALL BEHIND HOUSE WRAP. CUT HOUSE WRAP WITH SHARP RAZOR TO AVOID TEARING.

3) MASONRY CONTRACTOR IS TO PROVIDE AND INSTALL STEEL LINTELS AT FULL VENEER OVER DOORS AND WINDOWS. LINTELS ARE TO BE PRE-PRIMED.

4) USE ONLY CLEAN *BRICK* FREE OF DUST AND DEBRIS WHEN SETTING. IF PALLETS OF *BRICK* ARE DIRTY, WASH BEFORE INSTALLING.

5) WASH MASONRY WITH APPROVED CLEANERS AFTER INSTALLATION IS COMPLETE.

FOUNDATION / CONCRETE NOTES:

1) SOIL BEARING - FOUNDATIONS DESIGNS SHOWN HERE ARE BASED ON A SOIL BEARING VALUE OF 2500 PSF. FOUNDATIONS AND SLABS ARE DESIGNED TO UNIFORMLY BEAR ON WELL-COMPACTED, WELL-DRAINED NON-EXPANSIVE SOILS. SHOULD ON-SITE OBSERVATIONS SHOW THAT FOUNDATION DESIGNS ARE NOT SATISFACTORY, A STRUCTURAL ENGINEER SHOULD BE CONTACTED IMMEDIATELY TO REDESIGN FOUNDATIONS TO ACCOMMODATE CONDITIONS.

2) FINISHED GRADE - KEEP FINISHED GRADE A MINIMUM OF 8" BELOW TOP OF FOUNDATION. SLOPE GRADE AWAY FROM BUILDING TO ALLOW WATER TO DRAIN AWAY FROM BUILDING.

3) CONCRETE STRENGTH - CONCRETE SLABS, PATIOS, AND FOUNDATIONS SHALL BE CONSTRUCTED OF A MINIMUM 3,000 PSI AFTER 28 DAYS.

4) FLOOR SLABS - 3" OR 4" MINIMUM THICK CONCRETE SLABS, REINFORCE PER CODE. POUR SLAB OVER 6" WELL COMPACTED GRANULAR FILL AND 6 MIL VAPOR BARRIER. NO WATER TO BE ADDED DURING FINISHING WORK.

5) WELDED WIRE MESH - WELDED WIRE MESH SHALL BE SIZED AND SET PER CODE. OPTIONAL FIBER-MESH ADMIXTURE CAN BE USED AS RECOMMENDED BY LOCAL BUILDING CODE REQUIREMENTS.

6) SLAB FINISH - PROVIDE STEEL TROWEL FINISH FOR ALL INTERIOR AND GARAGE SLAB AREAS. CREATE BROOM FINISH TEXTURE FOR ALL EXTERIOR SLABS.

7) SEALER: WHERE REQUIRED, APPLY (2) COATS OF SEALER TO ALL FINISHED SLABS AFTER 28 DAYS OF CURING.

8) LOWER LEVEL BASEMENT SLAB SLOPE - FLOOR SLAB IS TO BE SQUARE, LEVEL. SLOPE SLAB TOWARD FLOOR DRAINS WHERE APPLICABLE.

9) PORCH SLAB SLOPE - PROVIDE POSITIVE DRAINAGE OF PORCH SLAB AWAY FROM HOUSE (1/8" PER 1'-0" SLOPE).

10) POURED CONCRETE FOOTINGS - FOOTINGS ARE TO BE REINFORCED AND SIZED PER CODE. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WHERE POSSIBLE.

11) DRAIN TILE - DRAIN TILE (OR EQUIVALENT) IS TO BE INSTALLED ALONG THE EXTERIOR OF FOOTING WITH ADEQUATE STONE COVERAGE. ADEQUATE BLEEDERS ARE TO BE INSTALLED THROUGH FOOTING WHICH LEAD TO DRAIN TILE INSTALLED ALONG INTERIOR OF FOOTING AND CONNECT TO DRAIN RECEIVER WITH PROPER PITCH.

12) POURED CONCRETE WALLS - PROVIDE POURED IN PLACE WALLS USING 3000 PSI CONCRETE. POURED WALLS ARE TO BE REINFORCED PER CODE. WALL HEIGHTS AND THICKNESS ARE TO BE PER PLANS AND DETAILS, VERIFY PER CODE. WALLS ARE TO BE CONSTRUCTED PER LOCAL AND STATE BUILDING CODES.

13) DAMP PROOFING - FOUNDATION DAMP PROOFING IS TO BE APPLIED ON ALL NEW FOUNDATION WALLS AND FOOTINGS PER MANUFACTURERS' WARRANTY, NO LESS THAN 24 HRS BEFORE OR AFTER A RAIN STORM. PROVIDE WARRANTY. ***OPTION*** FOR 15 YEAR WATER PROOFING.

14) ANCHOR BOLTS - PROVIDE 5/8" ANCHOR BOLTS AT 48" ON CENTER MAXIMUM AND AT EACH SIDE OF DOORS. VERIFY PER CODE.

15) INSULATION - 2" RIGID INSULATION IS TO BE INSTALLED AT ALL PERIMETER FOUNDATION WALLS AND UNDER ALL NEW SLABS BETWEEN VAPOR BARRIER AND CONCRETE PER PLANS AND DETAILS.

16 VAPOR BARRIER - PROVIDE 6-MIL POLYETHYLENE VAPOR BARRIER IN ALL CRAWL SPACE AREAS AND UNDER ALL SLABS BETWEEN GRAVEL AND RIGID INSULATION.

17) CORNER BARS - CORNER REINFORCING IS TO BE PER CODE.

18) CONTROL JOINTS - CONSTRUCTION OR CONTROL JOINTS SHALL BE PROVIDED IN SLABS ON GRADE SO THAT THE MAXIMUM AREA BETWEEN JOINTS SHALL BE 800 SQUARE FEET AND THE LENGTH OF THAT AREA NOT MORE THAN TWICE THE WIDTH. LOCATIONS TBD PER CONTRACTOR'S DISCRETION.

19) BACKFILL AGAINST WALLS - DO NOT BACKFILL AGAINST FOUNDATION UNTIL WALLS ARE PROPERLY BRACED AND AFTER A (10) DAY CURE PERIOD.

ROOFING / GUTTER NOTES:

1) ROOF IS TO BE PER SPECIFICATIONS INSTALLED OVER SHINGLE-MATE ROOF FELT PER MANUFACTURER'S SPECIFICATIONS. COLOR AND STYLE PER SPECIFICATIONS.

2) FLAT ROOF SECTION - SLOPE FOR WATER RUNOFF AT MIN 1/4" PER 1'-0"
- INSTALL 1/2" CELOTEX FIBERBOARD OVER ENTIRE 3/4" CDX WITH PLATES AND SCREWS PER PRODUCT RECOMMENDATIONS.
- INSTALL LAYER OF EPDM RUBBER ROOF MEMBRANE ADHERED DIRECTLY TO FIBERBOARD.
- INSTALL ALL NECESSARY FLASHING AND CAULK SEALANTS PER CODE AND COMMON BUILDING PRACTICES.

3) FLASHING MATERIAL IS TO BE PREFINISHED ALUMINUM METAL TO MATCH COLOR OF GUTTERS. INSTALL "D" EDGE AT ALL GABLES, "W" FLASHING AT ALL VALLEYS, AND TYPICAL GUTTER APRON.

4) INSTALL CONTINUOUS RIDGE VENTING AT ALL RIDGES, SHOW SAMPLES TO OWNER BEFORE INSTALLATION.

5) INSTALL GRACE ICE & WATER SHIELD 36" WIDE AT ALL EAVES, VALLEYS, AND SIDE WALLS PER ROOF PLAN.

6) GUTTERS: SEE SPECIFICATIONS FOR PROFILE AND FINISH. ALL NEW GUTTERS TO BE SEAMLESS CONSTRUCTION, MITERED CORNERS, HANGERS 2'-0" O.C. MAX, 4" MINIMUM DOWNSPOUTS.

7) PROVIDE ALL NON-ROOF FLASHINGS (DRIP CAPS OVER ALL WINDOWS AND DOORS AT EXTERIOR WALLS, PAN FLASHING UNDER ALL EXTERIOR DOORS, AND ALL WALL BASE, CAP, THRU-WALL FLASHING AND/OR COUNTER FLASHING, ETC., AS REQUIRED TO PREVENT THE ENTRANCE OF WATER) FOR INSTALLATION BY OTHERS.

INSULATION NOTES:

1) CONTRACTOR IS TO PROVIDE LABOR, EQUIPMENT, AND MATERIALS TO INSTALL INSULATION PER PLANS. INSTALL 6 MIL VAPOR BARRIER TO PROVIDE A COMPLETE INSULATED SHELL. CUT AND FIT TIGHTLY AROUND OBSTRUCTIONS AND FILL VOIDS WITH INSULATION. PROPER VENTING AND CAULKING IS TO BE APPLIED WHERE NEEDED, INCLUDING VENT CHUTES IN EVERY RAFTER SPACE.

2) CHECK THAT MOISTURE LEVELS ARE BELOW 8% BEFORE INSULATING.

3) *FIREPROOF* ALL GAPS AND CRACKS AT ELECTRICAL, PLUMBING, AND MECHANICAL PENETRATIONS.

4) ALL SPRAY FOAM IS TO BE CLOSED CELL AND EVEN WITH NO VOIDS.

5) BOX SILL: SPRAY FOAM IS TO BE EVEN WITH NO VOIDS.

INSULATION IS SPECIFIED AS FOLLOWS:

6) 2x4 EXTERIOR STUD WALLS: MINIMUM R-15 FIBERGLASS BATTS, UNLESS NOTED OTHERWISE.

7) 2x6 EXTERIOR STUD WALLS: MINIMUM R-21 FIBERGLASS BATTS, UNLESS NOTED OTHERWISE.

8) RAFTER SPACES: MINIMUM R-38 FIBERGLASS, UNLESS NOTED OTHERWISE. OPTION FOR R-47 SCREEN AND BLOW HIGH DENSITY INSULATION.

9) ATTIC SPACE: MINIMUM R-49 FIBERGLASS, UNLESS NOTED OTHERWISE.

ROUGH CARPENTRY NOTES:

*PROVIDE AS A SEPARATE BID:
ALL WINDOW INSTALLATION AND ALL EXTERIOR TRIM INSTALLATION.

1) INTERIOR WALLS ARE TO BE 2x4 STUD UNLESS NOTED OTHERWISE ON THE PLAN. EXTERIOR WALLS ARE TO BE 2x6 STUD WALLS UNLESS NOTED OTHERWISE ON THE PLAN.

2) VERIFY ALL WALL HEIGHTS PER PLANS.

3) FRAMING IS TO BE SQUARE, STRAIGHT, LEVEL, TIGHT, AND FLUSH AS NEEDED PER PLANS AND SPECIFICATIONS.

4) USE ONLY QUALITY BUILDING MATERIALS FREE OF MOLD AND OTHER DEFECTS. CHECK THAT ALL LUMBER IS TRUE AND STRAIGHT BEFORE INSTALLATION. ANY MATERIAL NOT FIT TO BE INSTALLED WILL BE SET ASIDE FOR RETURN AND REPLACEMENT.

5) COORDINATE WITH PLUMBER AND HVAC CONTRACTORS FOR PROPER LOCATION OF DUCTWORK CHASES AND NECESSARY BLOCKING.

6) INSTALL ALL NECESSARY SQUASH BLOCKS FOR POSTS AND BEAMS PER CODE BEFORE INSTALLING LOAD POSTS & BEAMS.

7) PROVIDE BLOCKING AT ALL BUILT IN CABINET LOCATIONS, HARDWARE LOCATIONS, AND FLAT CEILING/WALL CROWN LOCATIONS. VERIFY EXACT LOCATION OF BLOCKING WITH GENERAL CONTRACTOR. INCLUDING ALL BATHROOM BLOCKING FOR HARDWARE AND FIXTURES.

8) INSTALL ALL NECESSARY HANGERS AND FASTENERS PER PLANS, CODE, AND ENGINEERING SPECIFICATIONS.

9) CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE HIGHEST WISCONSIN UNIFORM DWELLING CODE AND LOCAL ORDINANCES ALONG WITH STANDARD INDUSTRIAL PRACTICES.

FINISH CARPENTRY NOTES:

*PROVIDE AS A SEPARATE BIDS:
INSTALLATION OF ALL MILLWORK, DOORS, CABINETS, & HARDWARE.

1) ALL FINISH MATERIALS ARE TO ACCLIMATE IN HOUSE FOR THREE DAYS PRIOR TO INSTALLATION.

2) ANY MATERIALS NOT FIT TO BE INSTALLED WILL BE SET ASIDE FOR RETURN AND REPLACEMENT.

3) CARPENTERS ARE TO VERIFY TRIM STYLES AND LOCATIONS WITH OWNER BEFORE INSTALLATION.

4) COPE ALL INSIDE CORNERS AND MITER ALL OUTSIDE CORNERS. ALL JOINTS ARE TO BE GLUED AND NAILED.

5) INSTALL ALL HARDWARE PRIOR TO PAINTING TO ENSURE MECHANISM WORKS.

6) USE ONLY 16 GAUGE OR LARGER TRIM NAILS WITH NAIL LENGTH BEING LONG ENOUGH TO PENETRATE ROUGH LUMBER BY 1" MINIMUM. NAILS ARE TO BE INSTALLED AT ANGLE TO MINIMIZE BACKOUT.

7) ALL STACKED MOLDING ARE TO BE GLUED AT JOINTS IN ADDITION TO NAILING.

8) SAND ALL OUTSIDE JOINTS AND PRE-SAND BURRS ON INSIDE JOINTS.

DRYWALL NOTES:

1) INSTALL 1/2" DRYWALL ON ALL WALLS AND 1/2" HIGH STRENGTH ALL CEILINGS OF THE REMODELED AREA. WALLS AND CEILINGS OF GARAGE ARE TO BE 5/8" FIRE RATED DRYWALL PER CODE. INSTALL ALL DRYWALL WITH TAPE AND JOINT CEMENT.

2) ONE SPRAY COAT TEXTURE. TEXTURE PER ROOM FINISH SCHEDULE.

3) METAL OUTSIDE CORNERS.

4) SMOOTH FINISH: USE WORK LIGHTS TO VERIFY WALL FINISH IS EVEN AND UNIFORM. CHECK FOR IMPERFECTIONS AND FIX AS REQUIRED.

TILE NOTES:

1) CONTRACTOR IS TO PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO INSTALL TILE PER PLANS. TILE IS TO BE INSTALLED WITH THIN-SET MORTAR OVER 1/2" CEMENT BOARD OR SCHLUTER SYSTEM AT ALL SHOWER/TUB WALLS AND 1/2" CEMENT BOARD WITH ANTI-FRACTURE MEMBRANE OR SCHLUTER SYSTEM AT FLOORS.

2) PROVIDE AND INSTALL COLOR-MATCHED CAULK AT ALL PLANE CHANGES AND WHERE TILE ABUTS A DISSIMILAR MATERIAL.

3) SHOWER FLOORS ARE TO HAVE 1-1/4" MINIMUM MUD SET WITH PRE-PITCHED SHOWER LINER OR SCHLUTER SYSTEM.

4) UNLESS OTHERWISE NOTED, FLOOR TILE IS TO BE INSTALLED UNDER ALL CABINETRY.

5) THRESHOLDS MAY BE USED TO TRANSITION DIFFERENT FLOOR HEIGHTS AT THE CONTRACTORS RECOMMENDATIONS.

6) THE TILE CONTRACTOR IS TO SEAL ALL TILE AND GROUT PER TILE SUPPLIERS' RECOMMENDATIONS.

7) ALL TILE WORK IS TO CONFORM TO THE TILE COUNCIL OF AMERICA HANDBOOK FOR TILE INSTALLATION, LATEST EDITION.

ACCESS PANELS:

1) EACH CONTRACTOR IS TO PROVIDE ACCESS PANELS PER THEIR RESPECTIVE TRADES FOR FIXTURES, APPLIANCES, ETC. ACCESS PANELS TO BE INSTALLED WHERE NEEDED PER CODE.

2) ACCESS PANELS ARE TO BE EITHER WOOD OR PAINTABLE VINYL. INSTALL WITH HINGES OR SCREWS DEPENDING ON ACCESS REQUIREMENTS.

PAINTING NOTES:

1) **EXTERIOR SIDING / TRIM:**
CONTRACTOR IS TO PRIME, SAND, AND PAINT ALL EXTERIOR WOOD SURFACES OF REMODELED AREA PER PLANS. MATCH COLOR AND SHEEN OF EXISTING HOUSE. BRUSH APPLY (1) COAT OF OIL PRIMER. USE ONLY BENJAMIN MOORE "NO FAST DRY" EXTERIOR OIL PRIMER OR APPROVED EQUAL. TOP COAT WITH (2) HEAVY COATS OF BENJAMIN MOORE AURA "WATERBORNE" HIGHEST QUALITY PAINT OR APPROVED EQUAL. PRIOR TO PAINTING, VERIFY MOISTURE CONTENT OF THE SIDING AND WASH WITH DIRTEX CLEANER AND WARM WATER. FILL ALL NAIL HOLES THAT ARE SET MORE THAN 1/16" DEEP.

2) **ALL EXTERIOR SURFACES:**
DO NOT SPRAY ANY OF THE PAINT APPLICATIONS ON AS THE PAINT WILL BE TOO THIN AND WILL NOT HAVE A GOOD BOND. DO NOT THIN ANY OF THE PAINT APPLICATIONS. PRIOR TO PRIMING, APPLY VULKEM EXTERIOR CAULKING AT ALL VERTICAL JOINTS, AT ALL WOOD PLANE CHANGES, WHERE NEW WINDOWS, DOOR, AND MASONRY MEETS SIDING, AND PER SUPPLIER RECOMMENDATIONS. ALL DOORS AND WINDOWS MUST BE SEALED ON ALL SIX SIDES (INCLUDING TOP AND BOTTOM). CLEAR SEALER IS AN ACCEPTABLE SEALER FOR TOPS AND BOTTOMS OF DOORS AND WINDOWS.

3) **INTERIOR MOLDINGS AND MILLWORK (PAINTED):**
CONTRACTOR IS TO PRIME, SAND, AND PAINT MOLDINGS AND MILLWORK OF REMODELED AREA PER PLANS. MILLWORK IS TO RECEIVE (1) COAT OIL PRIMER AND (2) COATS BENJAMIN MOORE OR APPROVED EQUAL, OIL OR WATERBORNE PAINT. COLOR AND SHEEN IS TO BE SELECTED BY OWNER. OPTION FOR MILLWORK TO BE STAINED.

4) **INTERIOR CEILINGS AND WALLS:**
CONTRACTOR IS TO PRIME AND PAINT CEILINGS AND WALLS OF REMODELED AREA PER PLANS. CEILINGS ARE RECEIVE (1) COAT OF BENJAMIN MOORE OR APPROVED EQUAL PRIMER AND (2) COATS OF BENJAMIN MOORE OR APPROVED EQUAL PAINT. COLOR AND SHEEN IS TO BE SELECTED BY OWNER. ALL DOORS AND WINDOWS MUST BE SEALED ON ALL SIX SIDES (INCLUDING TOP AND BOTTOM). CLEAR SEALER IS AN ACCEPTABLE SEALER FOR TOPS AND BOTTOMS OF DOORS AND WINDOWS.

5) **SMOOTH WALLS:** VERIFY UNIFORM FINISH W/ WORK LIGHT.

ELECTRICAL NOTES:

1) PROVIDE ALL NECESSARY PERMITS, LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO PERFORM ELECTRICAL WORK PER PLANS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING. ELECTRICIAN IS TO INSTALL DECORATIVE LIGHT FIXTURES; PROVIDE SUFFICIENT TEMPORARY LIGHTS AND OUTLETS DURING CONSTRUCTION; AND PROVIDE POWER AS REQUIRED TO APPLIANCES, INCLUDING CONNECTION OF APPLIANCES THAT ARE HARD-WIRED.

2) GENERAL CONTRACTOR OR OWNER SHALL SUPPLY ALL DECORATIVE SURFACE MOUNTED AND DECORATIVE HANGING FIXTURES. REFER TO APPROVED SELECTION SCHEDULE. FIXTURES TO BE INSTALLED BY CONTRACTOR. ALL RECESSED FIXTURES, STRIP LIGHTING, AND VENTILATION FIXTURES ARE TO BE PROVIDED BY ELECTRICAL CONTRACTOR.

3) WALL PLATES AT FINISHED AREAS: SMOOTH PLASTIC, FASTENED WITH METAL SCREWS HAVING HEADS MATCHING PLATE COLOR IN SIZES DETERMINED BY GANG REQUIREMENTS.

4) WALL PLATES AT UNFINISHED AREAS: GALVANIZED STEEL WITH METAL SCREWS.

5) W

PLAT OF SURVEY

LEGAL DESCRIPTION : Lot One (1) in Eastwyn Bay, being a part of Government Lot Four (4), in Fractional Section Twenty-eight (28) in Township Nine (9) North, Range Twenty-two (22) East, in the City of Mequon, Ozaukee County, Wisconsin.

SURVEYED FOR:
GABOR DESIGN BUILD, LLC

AREA OF PROPERTY
43,560 Sq. Ft. / 1.000 Acre

ZONING
City of Mequon
R-3 Single Family Residential
(Shown per plat of survey done by Suveying Associates Inc. for 405 E. Eastwyn Bay Dr. (Lot 3) dated 11/17/2014. City needs to veriry if Setback Lines shown are still current.

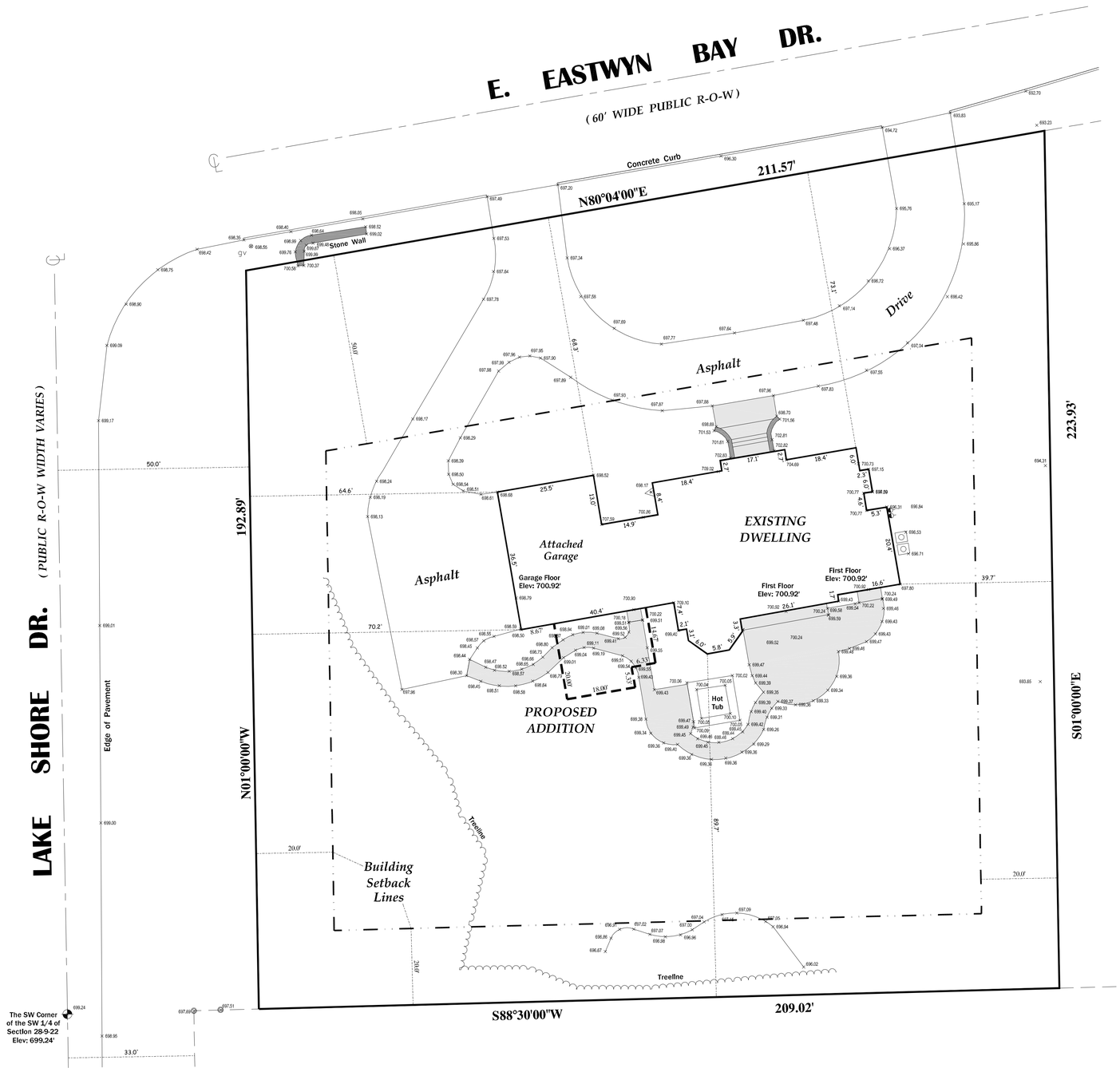
LEGEND

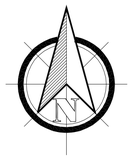
- Ⓢ – *Denotes Existing Septic Lid*
- ◉ – *Denotes Existing Septic Vent*
- ▷ – *Denotes Existing Gas Meter*
- – *Denotes Existing Electric Meter*
- ▢ – *Denotes Existing AC Unit*
- Ⓦ – *Denotes Existing Well*
- ⊡ – *Denotes Existing Utility Box*
- ×866.61 – *Denotes Existing Spot Elevation*
- elec – *Denotes Underground Electric Line*
- – *Denotes Underground Gas Line*
- SP – *Denotes Underground Spectrum Line*

GRAPHIC SCALE

15 0 8 15 30 60

(IN FEET)
1 inch = 15 ft.







"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 structures thereon, fences, apparent easements and roadways 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, and as to them I warrant the accuracy of said survey map.

NOTE - THIS IS NOT AN ORIGINAL SURVEY UNLESS THIS SEAL IS RED

Marc Passarelli
WISCONSIN REGISTERED LAND SURVEYOR

REVISION NO.	DESCRIPTION	DATE	BY

FIELD WORK BY	JE	DATE	07/29/2023
DRAWN BY	MCP	DATE	08/08/2023
APPROVED BY		DATE	
CADFILE			
XREF			
LMAN			

PLAT OF SURVEY
GABOR DESIGN BUILD
303 E. EASTWYN DRIVE
MEQUON, WI. 53092

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

SURVEYING ASSOCIATES, INC.
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
MARC C. PASSARELLI P.L.S.
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX : (414) 257-2443
sai@wi.rr.com

KEY PROJECT NUMBER	36490
PROJECT SCALE	1" = 15'
SHEET NUMBER	1 of 1

Attachment: Plans & Survey (8742 : Raman & Sangeeta Khanna)

WALL SYMBOLS KEY

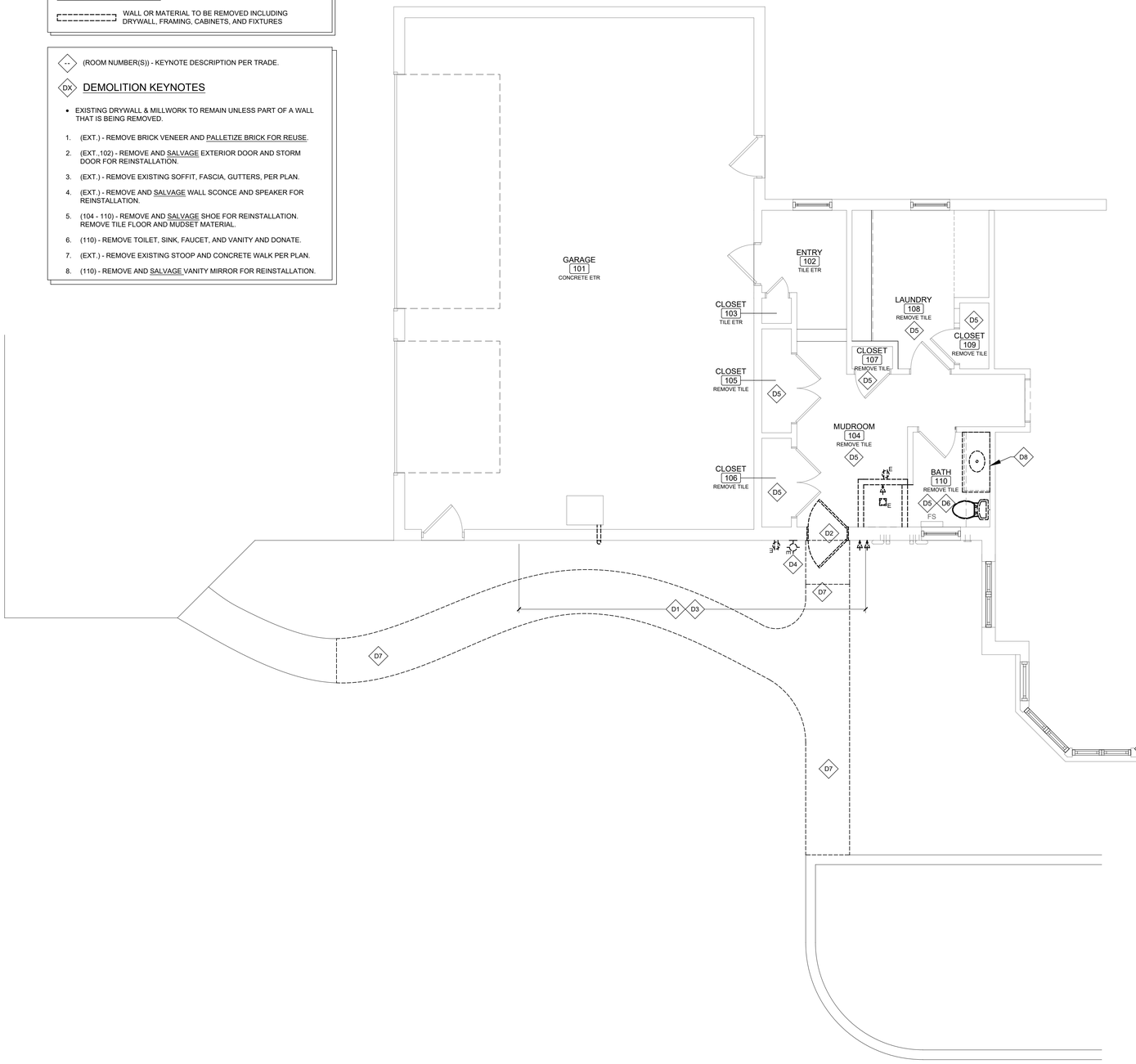
WALL OR MATERIAL TO BE REMOVED INCLUDING DRYWALL, FRAMING, CABINETS, AND FIXTURES

(ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.

DX DEMOLITION KEYNOTES

- EXISTING DRYWALL & MILLWORK TO REMAIN UNLESS PART OF A WALL THAT IS BEING REMOVED.

1. (EXT.) - REMOVE BRICK VENEER AND PALLETIZE BRICK FOR REUSE.
2. (EXT.,102) - REMOVE AND SALVAGE EXTERIOR DOOR AND STORM DOOR FOR REINSTALLATION.
3. (EXT.) - REMOVE EXISTING SOFFIT, FASCIA, GUTTERS, PER PLAN.
4. (EXT.) - REMOVE AND SALVAGE WALL SCONCE AND SPEAKER FOR REINSTALLATION.
5. (104 - 110) - REMOVE AND SALVAGE SHOE FOR REINSTALLATION. REMOVE TILE FLOOR AND MUDSET MATERIAL.
6. (110) - REMOVE TOILET, SINK, FAUCET, AND VANITY AND DONATE.
7. (EXT.) - REMOVE EXISTING STOOP AND CONCRETE WALK PER PLAN.
8. (110) - REMOVE AND SALVAGE VANITY MIRROR FOR REINSTALLATION.



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

N

GABOR
DESIGN BUILD LLC

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GERMANTOWN, WI 53022
PHONE: (262) 437-2100

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MEQUON, WI 53092

REVISIONS

DRAWING TITLE

FIRST FLOOR
DEMOLTION PLAN

DRAWING NUMBER

D2.1

08/18/2023 BW

Attachment: Plans & Survey (8742 : Raman & Sangeeta Khanna)

(--) (ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.

(MX) MASONRY KEYNOTES

1. (02) - NEW FOUNDATION WALL PER DETAIL 1/A5.1.
2. (02) - NEW CONCRETE FOOTING PER DETAIL 1/A5.1.
3. (02) - NEW CONCRETE FLOOR SLAB PER DETAIL 1/A5.1.
4. (02) - DOWEL NEW FOUNDATION TO EXISTING W/ #5 BARS.
5. (EXTERIOR) - DAMP RESISTANT APPLICATION PER DETAIL 1/A5.1.
6. (EXTERIOR) - NEW DRAIN TILE. ALSO SEE DETAIL 1/A5.1.
7. (02) - 2'-0" x 2'-0" x 12" DEEP COLUMN FOOTING W/ (3) #4 BARS EA. WAY.
8. (02) - 3" PIPE COLUMN.
9. LOCATION OF EXISTING FIRST FLOOR EXTERIOR DOOR.
10. (EXTERIOR) - CONCRETE STEP HAUNCHES.
11. (EXTERIOR) - 8" CMU STOOP FOUNDATION.
12. (EXTERIOR) - CONNECT NEW DRAIN TILE TO EXISTING AT THIS LOCATION. BACKFILL W/ GRAVEL.
13. (EXTERIOR) - EXISTING PATIO & BRICK BORDER TO REMAIN.
14. (01, 02) - SAW CUT 16X12 HOLE THROUGH EXISTING FOUNDATION WALL.

(RX) ROUGH CARPENTRY KEYNOTES

1. (02) - 2X4 WOOD STUDS @ 16" O.C.
2. (02) - CRAWL SPACE ACCESS FROM FIRST FLOOR. ALSO SEE SHEET A2.1.

(IX) INSULATION KEYNOTES

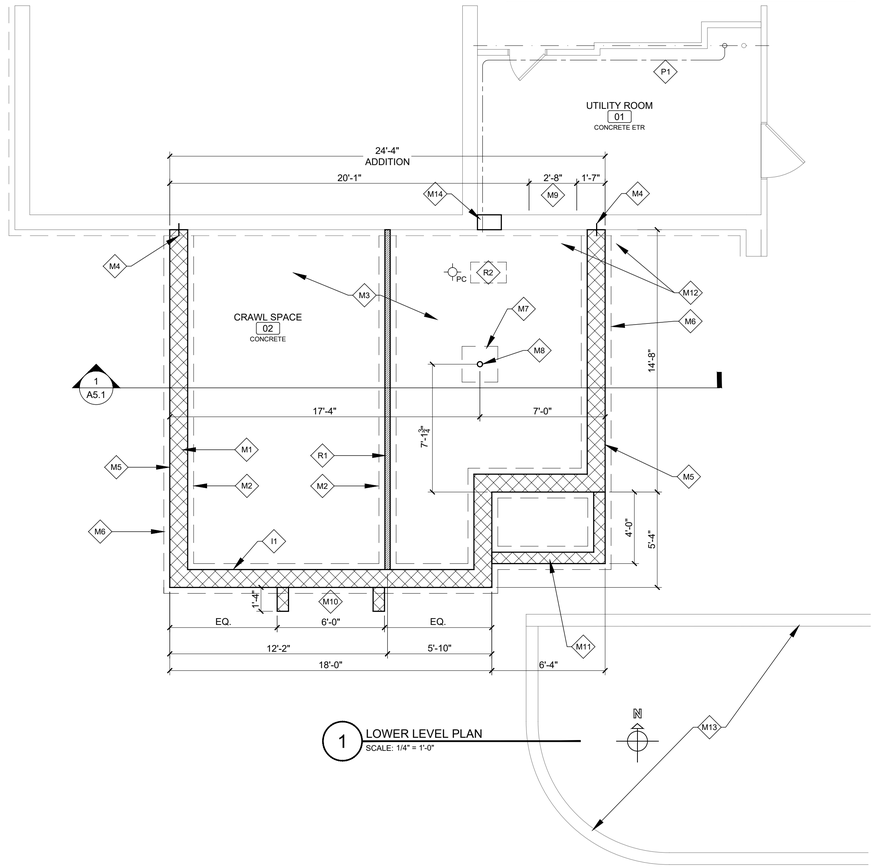
- 3" CLOSED CELL POLYURETHANE SPRAY FOAM INSULATION AT ALL EXPOSED RIM JOIST CAVITIES IN ADDITION.

1. (02) - 2" R-10 XPS BOARD INSULATION AT INTERIOR OF CRAWL SPACE WALLS. ALSO SEE DETAIL 1/A5.1.

(PX) PLUMBING KEYNOTES

- INSTALL NEW WASTE & SUPPLY PIPING TO BE TIED INTO THE EXISTING SUPPLY PIPING AT THE CLOSEST SOURCE IN THE BASEMENT AS POSSIBLE.
- INSTALL NEW WASTE AND VENT PIPING TO BE TIED INTO THE EXISTING WASTE AND VENT PIPING AT THE CLOSEST SOURCES AS POSSIBLE.

1. (01) - WASTE PIPE ROUTE TO EXISTING STACK.



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

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MEQUON, WI 53092

Attachment: Plans & Survey (8742 : Raman & Sangeeta Khanna)

REVISIONS

DRAWING TITLE

LOWER LEVEL PLAN

DRAWING NUMBER

A2.0

08/18/2023 BW

WALL SYMBOLS KEY

2x4 STUD WALL, USE AT ALL NEW INTERIOR WALLS UNLESS NOTED OTHERWISE

(--) (ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.

(RX) ROUGH CARPENTRY KEYNOTES

- ROUGH CARPENTER TO PROVIDE ANY BLOCKING NEEDED FOR ANY CABINETRY, ELECTRICAL FIXTURES, PLUMBING FIXTURES, MIRRORS AND / OR BATH HARDWARE.
- ROUGH CARPENTER TO FRAME ADDITION WALLS INCLUDING DOOR & WINDOW OPENINGS; HEADERS; ROOF FRAMING; & ROOF / WALL SHEATHING.

1. (115) - PROVIDE FRAMING FOR SHOWER NICHE.
2. (112, 113) - (1) 2X6 BEARING POST.
3. (112) - (3) 2X4 BEAM BEARING POST.
4. (112, 113) - (3) 2X10 HEADER.
5. (111, 112, 115) - (3) 2X6 HEADER W/ (1) 2X6 SHOULDER STUD.
6. (111) - (3) 2X8 HEADER W/ (1) 2X6 SHOULDER STUD.
7. (112, 113) - FRAME DROPPED SOFFIT.
8. (113) - FRAME 14x24 MIN. CRAWL SPACE ACCESS IN FLOOR.
9. (115) - FRAME IN ¾" PLYWOOD AT BACK OF NICHE.

(FX) FINISH KEYNOTES

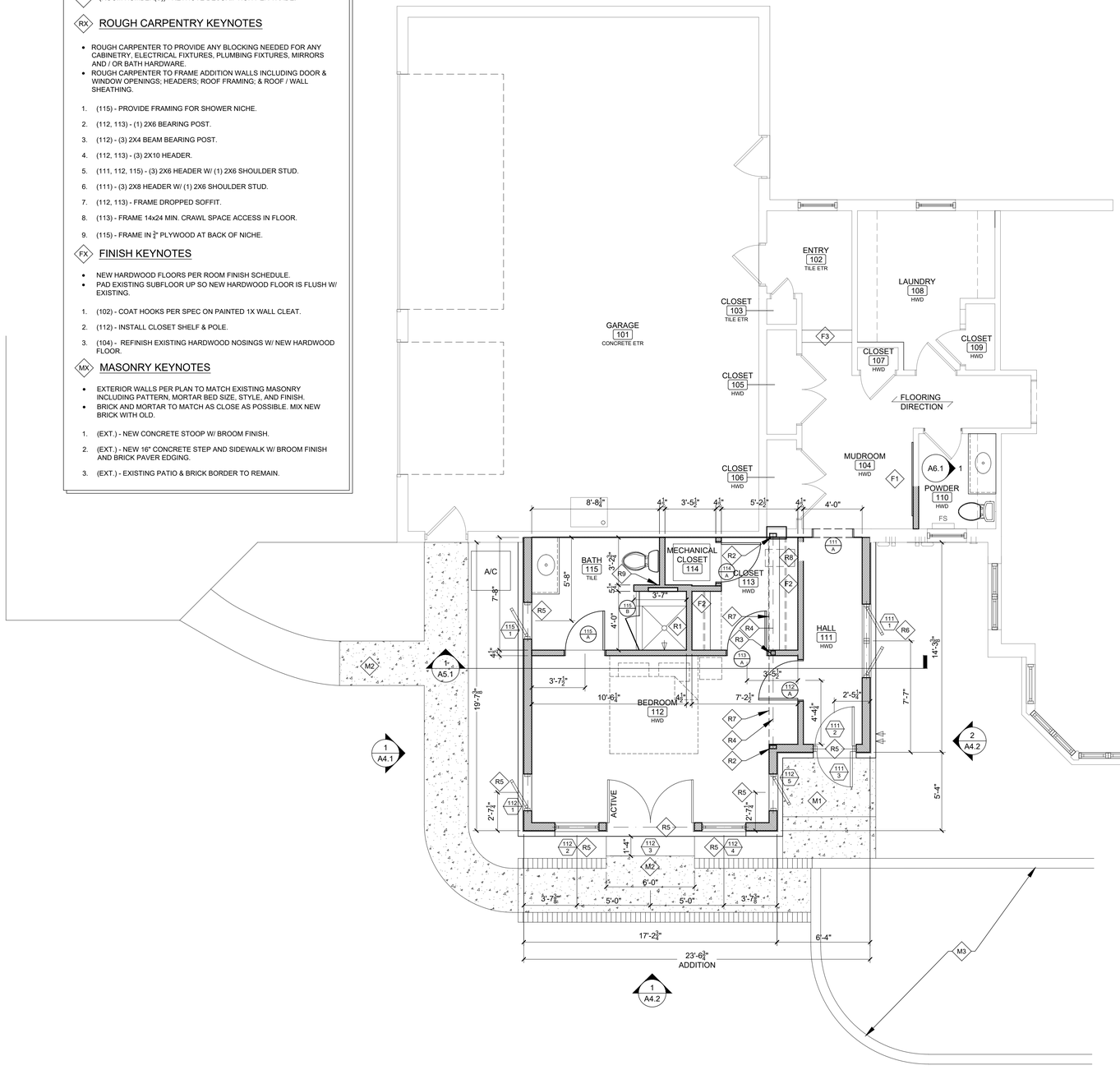
- NEW HARDWOOD FLOORS PER ROOM FINISH SCHEDULE.
- PAD EXISTING SUBFLOOR UP SO NEW HARDWOOD FLOOR IS FLUSH W/ EXISTING.

1. (102) - COAT HOOKS PER SPEC ON PAINTED 1X WALL CLEAT.
2. (112) - INSTALL CLOSET SHELF & POLE.
3. (104) - REFINISH EXISTING HARDWOOD NOSINGS W/ NEW HARDWOOD FLOOR.

(MX) MASONRY KEYNOTES

- EXTERIOR WALLS PER PLAN TO MATCH EXISTING MASONRY INCLUDING PATTERN, MORTAR BED SIZE, STYLE, AND FINISH.
- BRICK AND MORTAR TO MATCH AS CLOSE AS POSSIBLE. MIX NEW BRICK WITH OLD.

1. (EXT.) - NEW CONCRETE STOOP W/ BROOM FINISH.
2. (EXT.) - NEW 16" CONCRETE STEP AND SIDEWALK W/ BROOM FINISH AND BRICK PAVER EDGING.
3. (EXT.) - EXISTING PATIO & BRICK BORDER TO REMAIN.



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

N

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Attachment: Plans & Survey (8742 : Raman & Sangeeta Khanna)

REVISIONS

DRAWING TITLE

FIRST FLOOR PLAN

DRAWING NUMBER

A2.1

08/18/2023 BW

ROOF PLAN KEYNOTES

1. EXISTING ROOF TO REMAIN.
2. NEW ASPHALT SHINGLE ROOF PER SCHEDULE OF EXTERIOR MATERIALS.
3. NEW RUBBER MEMBRANE ROOF.
4. SOFFIT INTAKE VENT: AIR VENT SV202 MF AT SLOPED ROOF, SV201 MF AT FLAT ROOF.
5. RIDGE VENT PER SCHEDULE OF EXTERIOR MATERIALS.
6. NEW GUTTER PER SCHEDULE OF EXTERIOR MATERIALS.
7. NEW DOWNSPOUT TO GRADE PER SCHEDULE OF EXTERIOR MATERIALS.

ATTIC VENTILATION CALCULATION

ATTIC FLOOR AREA: 402 SF

VENTING REQUIRED:

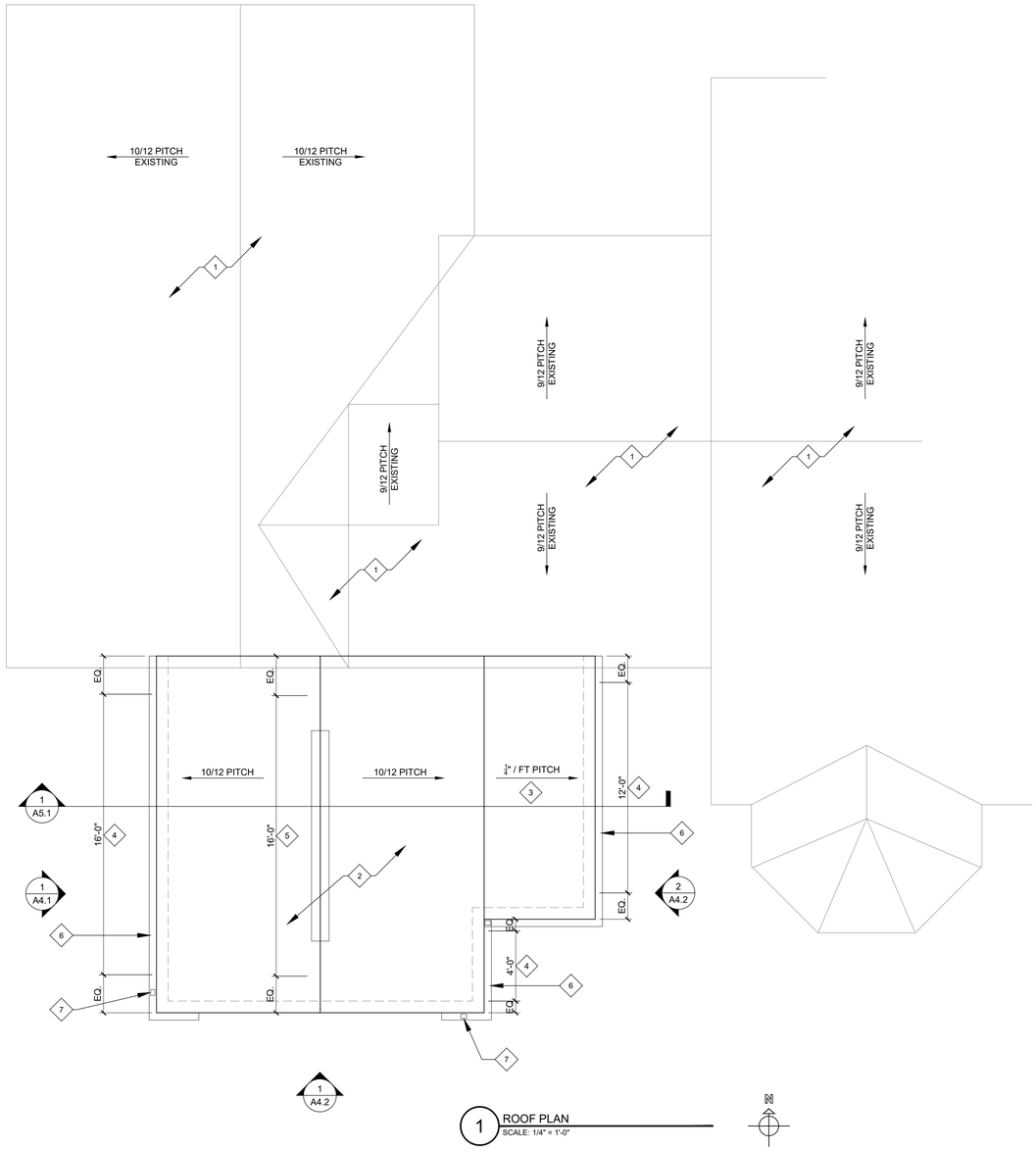
(402/150) x 144 = 386 SQ IN

193 SQ IN INTAKE, 193 SQ IN EXHAUST

VENTING PROVIDED:

INTAKE: SOFFIT STRIP VENT: 32 LF @ 9 SQ IN / LF = 288 SQ IN

EXHAUST: RIDGE VENT: 16 LF @ 18 SQ IN / LF = 288 SQ IN



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

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DRAWING TITLE

ROOF PLAN

DRAWING NUMBER

A2.2

08/18/2023 BW

EXTERIOR KEYNOTES

- TYPICAL EAVE PER DETAIL 2/A5.1.

1. CONCRETE STEP PER PLAN.
2. A/C CONDENSER.
3. RELOCATE GARAGE HEATER EXHAUST.
4. NEW EXTERIOR WALL SCONCE PER SPEC.
5. CONCRETE STOOP PER PLAN.
6. RUBBER MEMBRANE ROOF SLOPED 1/4" PER FOOT. SEE ALSO SECTION 1/A5.1.
7. FURNACE EXHAUST
8. PLUMBING VENT.

SCHEDULE OF EXTERIOR MATERIALS

LETTER	MATERIAL	BRAND	PRODUCT	SIZE	COLOR/FINISH
A	BRICK VENEER	--	REUSE EXISTING SALVAGED BRICK	--	--
B	WINDOW TRIM	PER WINDOW SCHEDULE, SHEET A8.1			
C	FASCIA	--	CEDAR FASCIA BOARD	1X8	PAINTED TO CLOSELY MATCH EXSITING
D	SOFFIT	--	AC PLYWOOD	1/2"	PAINTED TO CLOSELY MATCH EXSITING
E	GUTTERS	ACM	ALUMINUM K-STYLE GUTTER	5"	DESERT SAND
F1	DOWNSPOUTS	ACM	ALUMINUM DOWNSPOUT	3x4	DESERT SAND
F2	DOWNSPOUTS	ACM	ALUMINUM DOWNSPOUT	3x4	REDWOOD
G	SIDING	--	6-1/2" EXPOSURE CEDAR	--	PAINTED TO CLOSELY MATCH EXSITING
H	SIDING OUTSIDE CORNERS	CERTAINTEED	CEDAR BOARDS	5/4 X 8	PAINTED TO CLOSELY MATCH EXSITING
I	ASPHALT SHINGLES	CERTAINTEED	PRESIDENTIAL SHAKE	--	AUTUMN BLEND (VERIFY)
J	RIDGE VENT	CERTAINTEED	RIDGE VENT UNFILTERED	12"	--
K	WINDOWS	PER WINDOW SCHEDULE, SHEET A8.1			

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

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REVISIONS

DRAWING TITLE

EXTERIOR
ELEVATIONS

DRAWING NUMBER

A4.1

08/18/2023 BW



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

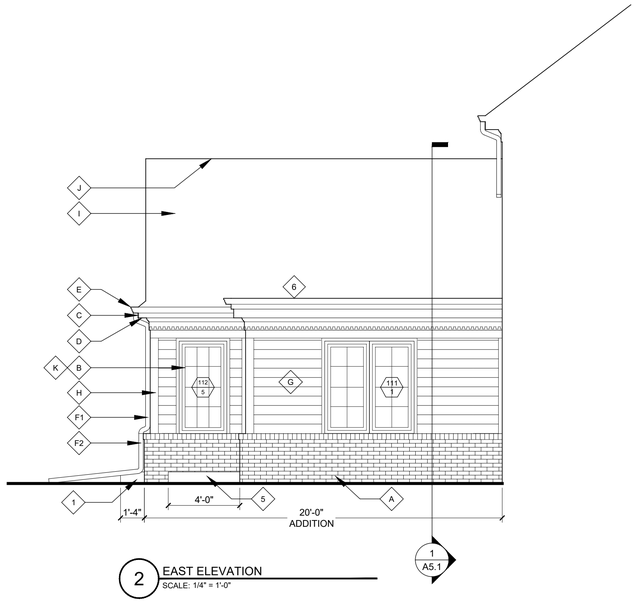
EXTERIOR KEYNOTES

- TYPICAL EAVE PER DETAIL 2/A5.1.

1. CONCRETE STEP PER PLAN.
2. A/C CONDENSER.
3. RELOCATE GARAGE HEATER EXHAUST.
4. NEW EXTERIOR WALL SCONCE PER SPEC.
5. CONCRETE STOOP PER PLAN.
6. RUBBER MEMBRANE ROOF SLOPED 1/4" PER FOOT. SEE ALSO SECTION 1/A5.1.
7. FURNACE EXHAUST
8. PLUMBING VENT.

SCHEDULE OF EXTERIOR MATERIALS

LETTER	MATERIAL	BRAND	PRODUCT	SIZE	COLOR/FINISH
A	BRICK VENEER	--	REUSE EXISTING SALVAGED BRICK	--	--
B	WINDOW TRIM	PER WINDOW SCHEDULE, SHEET A8.1			
C	FASCIA	--	CEDAR FASCIA BOARD	1X8	PAINTED TO CLOSELY MATCH EXSITING
D	SOFFIT	--	AC PLYWOOD	1/2"	PAINTED TO CLOSELY MATCH EXSITING
E	GUTTERS	ACM	ALUMINUM K-STYLE GUTTER	5"	DESERT SAND
F1	DOWNSPOUTS	ACM	ALUMINUM DOWNSPOUT	3x4	DESERT SAND
F2	DOWNSPOUTS	ACM	ALUMINUM DOWNSPOUT	3x4	REDWOOD
G	SIDING	--	6-1/2" EXPOSURE CEDAR	--	PAINTED TO CLOSELY MATCH EXSITING
H	SIDING OUTSIDE CORNERS	CERTAINTEED	CEDAR BOARDS	5/4 X 8	PAINTED TO CLOSELY MATCH EXSITING
I	ASPHALT SHINGLES	CERTAINTEED	PRESIDENTIAL SHAKE	--	AUTUMN BLEND (VERIFY)
J	RIDGE VENT	CERTAINTEED	RIDGE VENT UNFILTERED	12"	--
K	WINDOWS	PER WINDOW SCHEDULE, SHEET A8.1			



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

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REVISIONS

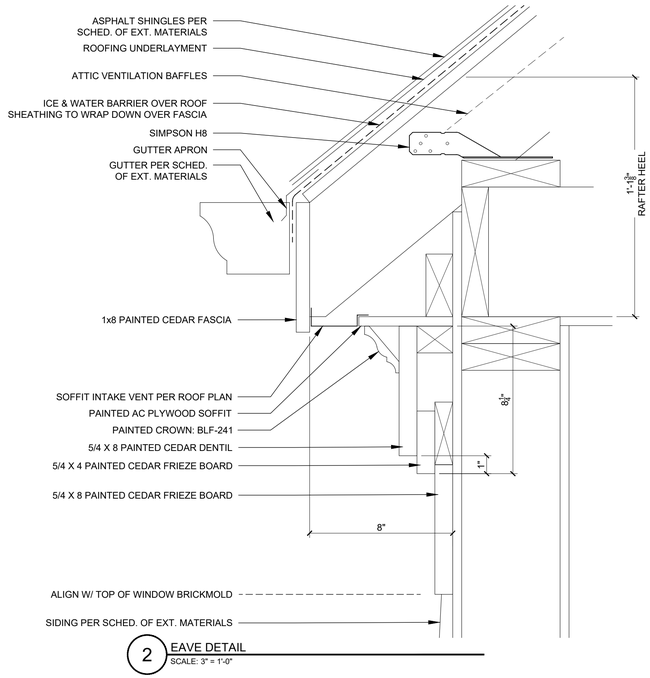
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EXTERIOR
ELEVATIONS

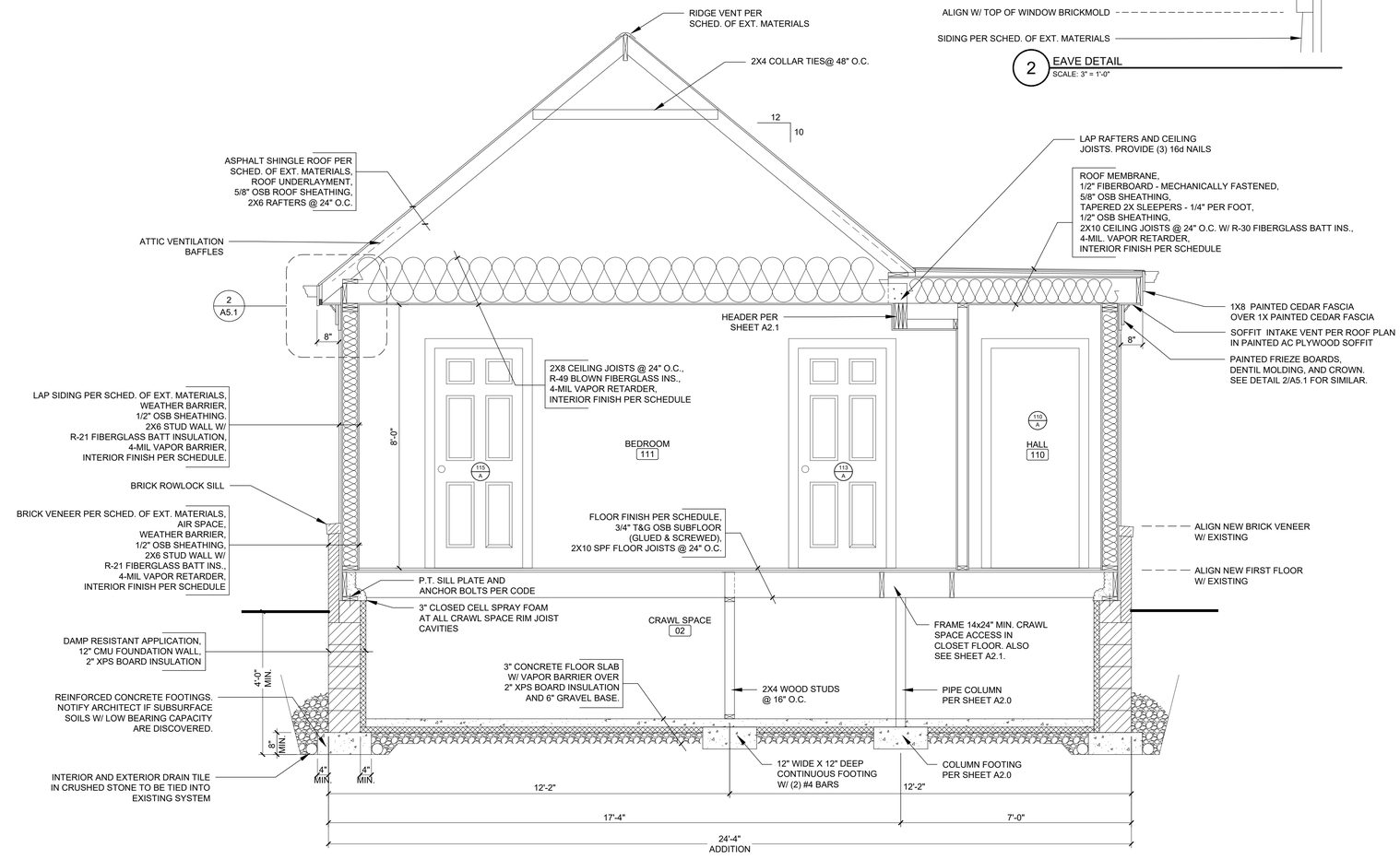
DRAWING NUMBER

A4.2

08/18/2023 BW



2 EAVE DETAIL
SCALE: 3" = 1'-0"



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

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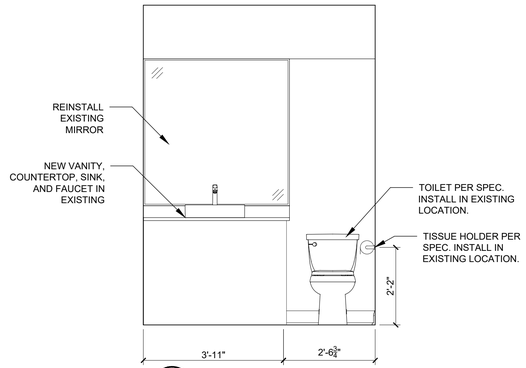
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BUILDING SECTION

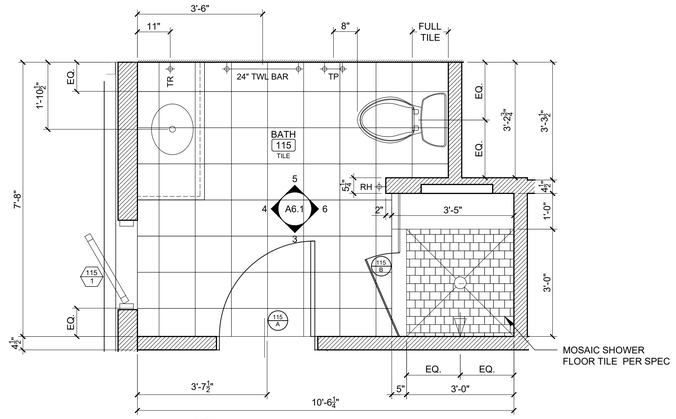
DRAWING NUMBER

A5.1

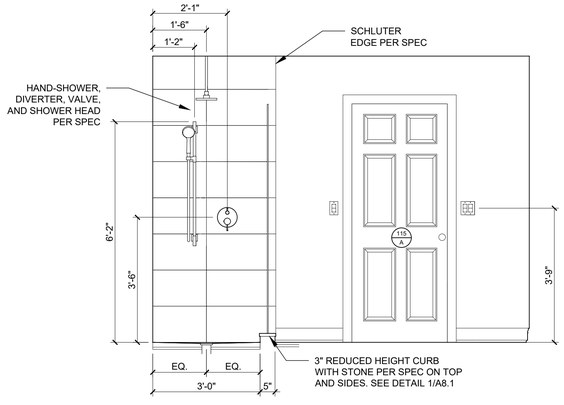
08/18/2023 BW



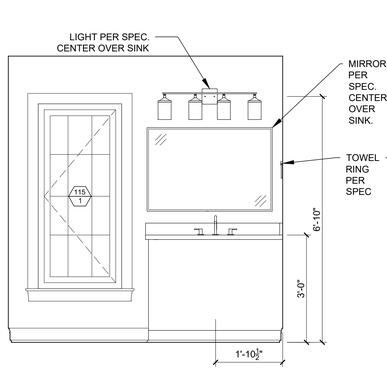
1 POWDER ROOM EAST ELEVATION
SCALE: 1/2" = 1'-0"



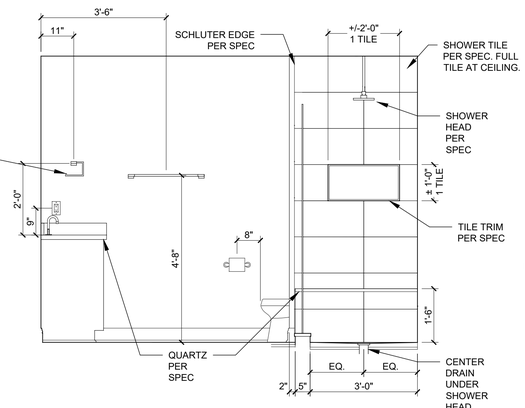
2 ENLARGED BATH PLAN
SCALE: 1/2" = 1'-0"



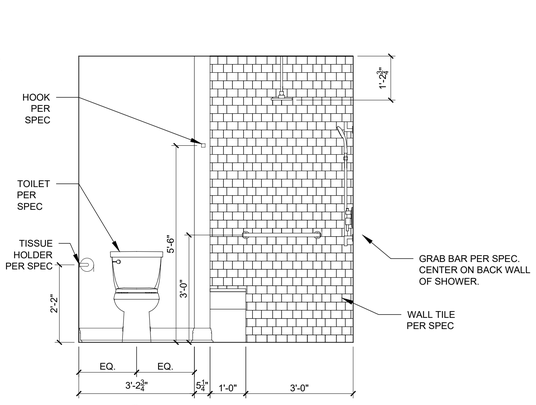
3 SOUTH BATH ELEVATION
SCALE: 1/2" = 1'-0"



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



5 EAST SHOWER ELEVATION
SCALE: 1/2" = 1'-0"



6 NORTH SHOWER ELEVATION
SCALE: 1/2" = 1'-0"

* NOTE:
- VERTICAL DIMENSIONS IN THE BATHROOM ARE TAKEN FROM THE FINISHED FLOOR.
- VERTICAL DIMENSIONS INSIDE THE SHOWER ARE TAKEN AT THE FACE OF THE WALL ALONG THE PERIMETER OF THE SHOWER FLOOR.

GABOR
DESIGN BUILD LLC

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GERMANTOWN, WI 53022
PHONE: (262) 437-2100

RAMAN & SANGEETA KHANNA
303 EASTWYN BAY DR
MEQUON, WI 53092

Attachment: Plans & Survey (8742 : Raman & Sangeeta Khanna)

REVISIONS

DRAWING TITLE

INTERIOR ELEVATIONS

DRAWING NUMBER

A6.1

08/18/2023 BW

FIRST FLOOR EXTERIOR DOOR AND WINDOW SCHEDULE

ROOM NAME	ROOM NUMBER	NUMBER	SPECIFICATION / SIZE							EXTERIOR SPECIFICATION				INTERIOR SPECIFICATION				HARDWARE				NOTES
			MANUFACTURER	MODEL	R.O. ABV SUBFLR	R.O. WIDTH	R.O. HEIGHT	OPERATION	GLASS TYPE	SCREEN	MATERIAL	TRIM STYLE	* FINISH	GRILLES	MATERIAL	* FINISH	JAMB SIZE	CASING	TYPE	* FINISH	BORE	BACKSET	
HALL	111	1	MARVIN	ESSENTIAL	5'-6"	5'-0"	5'-6"	2-WIDE CASEMENT	DOUBLE PANE, LOW-E	BRIGHT VIEW	FIBERGLASS	BR-1, SEE NOTE #2	STONE WHITE	BETWEEN THE GLASS, 2Wx4H	FIBERGLASS	STONE WHITE	6-9/16	CS-1	STANDARD	WHITE	--	--	--
HALL	111	1	REINSTALL EXISTING	EXTERIOR DOOR	6'-10 1/2"	2'-11"	6'-10 1/2"	SWING	--	--	--	BR-1, SEE NOTE #2	--	--	--	--	--	--	--	--	--	--	--
HALL	111	2	REINSTALL EXISTING	STORM DOOR	6'-8"	2'-8"	6'-8"	SWING	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BEDROOM	112	1	MARVIN	ESSENTIAL	6'-10 1/2"	2'-6"	5'-6"	CASEMENT	DOUBLE PANE, LOW-E	BRIGHT VIEW	FIBERGLASS	BR-1, SEE NOTE #2	STONE WHITE	BETWEEN THE GLASS, 3Wx4H	FIBERGLASS	STONE WHITE	6-9/16	CS-1	STANDARD	WHITE	--	--	--
BEDROOM	112	2	MARVIN	ESSENTIAL	6'-10 1/2"	3'-0"	6'-10 1/2"	PICTURE	DOUBLE PANE, LOW-E	--	FIBERGLASS	BR-1, SEE NOTE #2	STONE WHITE	BETWEEN THE GLASS, 3Wx5H	FIBERGLASS	STONE WHITE	6-9/16	CS-1	--	--	--	--	--
BEDROOM	112	3	MARVIN	ELEVATE SWINGING FRENCH DOOR	6'-10 1/2"	6'-0"	6'-10 1/2"	SWING	DOUBLE PANE, LOW-E	BIPARTING SWINGING SCREEN	FIBERGLASS	BR-1, SEE NOTE #2	STONE WHITE	BETWEEN THE GLASS, 3Wx5H EA. DOOR	WOOD	WHITE	6-9/16	CS-1	STANDARD	SATIN NICKEL	--	--	--
BEDROOM	112	4	MARVIN	ESSENTIAL	6'-10 1/2"	3'-0"	6'-10 1/2"	PICTURE	DOUBLE PANE, LOW-E	--	FIBERGLASS	BR-1, SEE NOTE #2	STONE WHITE	BETWEEN THE GLASS, 3Wx5H	FIBERGLASS	STONE WHITE	6-9/16	CS-1	--	--	--	--	--
BEDROOM	112	5	MARVIN	ESSENTIAL	6'-10 1/2"	2'-6"	5'-6"	CASEMENT	DOUBLE PANE, LOW-E	BRIGHT VIEW	FIBERGLASS	BR-1, SEE NOTE #2	STONE WHITE	BETWEEN THE GLASS, 3Wx4H	FIBERGLASS	STONE WHITE	6-9/16	CS-1	STANDARD	WHITE	--	--	--
BATH	115	1	MARVIN	ESSENTIAL	6'-10 1/2"	2'-6"	5'-6"	CASEMENT	DOUBLE PANE, LOW-E	BRIGHT VIEW	FIBERGLASS	BR-1, SEE NOTE #2	STONE WHITE	BETWEEN THE GLASS, 3Wx4H	FIBERGLASS	STONE WHITE	6-9/16	CS-1	STANDARD	WHITE	--	--	--

WINDOW SCHEDULE NOTES:
1. "--" DENOTES NOT APPLICABLE.
2. SEE SHEET A8.1 FOR MILLWORK PROFILES.

FIRST FLOOR ROOM FINISH SCHEDULE

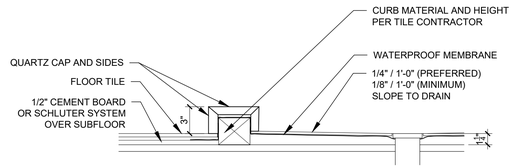
ROOM NAME	ROOM NUMBER	FLOORING		CEILING			WALLS			* * BASE / SHOE				CASING				STOOL / APRON				NOTES
		FLR FINISH	* STYLE	MATERIAL	*TEXTURE / SPECS	* FINISH	MATERIAL	* TEXTURE / SPECS	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	
GARAGE	101	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
ENTRY	102	--	--	--	--	PAINT	--	--	PAINT	--	--	--	--	PAINT	--	--	PAINT	--	--	--	PAINT	--
CLOSET	103	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MUDROOM	104	HWD	2-1/4" RED OAK	PATCH DRYWALL	SMOOTH	PAINT	PATCH DRYWALL	SMOOTH	PAINT	SEE NOTE #5	--	--	PAINT	--	--	--	PAINT	--	--	--	--	--
CLOSET	105	HWD	2-1/4" RED OAK	--	--	--	--	--	--	SEE NOTE #5	--	--	PAINT	--	--	--	--	--	--	--	--	--
CLOSET	106	HWD	2-1/4" RED OAK	--	--	--	--	--	--	SEE NOTE #5	--	--	PAINT	--	--	--	--	--	--	--	--	--
CLOSET	107	HWD	2-1/4" RED OAK	--	--	--	--	--	--	SEE NOTE #5	--	--	PAINT	--	--	--	--	--	--	--	--	--
LAUNDRY	108	HWD	2-1/4" RED OAK	--	--	--	--	--	--	SEE NOTE #5	--	--	PAINT	--	--	--	--	--	--	--	--	--
CLOSET	109	HWD	2-1/4" RED OAK	--	--	--	--	--	--	SEE NOTE #5	--	--	PAINT	--	--	--	--	--	--	--	--	--
POWDER	110	HWD	2-1/4" RED OAK	--	--	PAINT	PATCH DRYWALL	SMOOTH	PAINT	B-1, SH-1	PAINT GRADE WOOD	SEE NOTE #4	PAINT	--	--	--	PAINT	--	--	--	PAINT	--
HALL	111	HWD	2-1/4" RED OAK	DRYWALL	SMOOTH	PAINT	DRYWALL	SMOOTH	PAINT	B-1, SH-1	PAINT GRADE WOOD	SEE NOTE #4	PAINT	CS-1	PAINT GRADE WOOD	SEE NOTE #4	PAINT	ST-1, AP-1	PAINT GRADE WOOD	SEE NOTE #4	PAINT	--
BEDROOM	112	HWD	2-1/4" RED OAK	DRYWALL	SMOOTH	PAINT	DRYWALL	SMOOTH	PAINT	B-1, SH-1	PAINT GRADE WOOD	SEE NOTE #4	PAINT	CS-1	PAINT GRADE WOOD	SEE NOTE #4	PAINT	ST-1, AP-1	PAINT GRADE WOOD	SEE NOTE #4	PAINT	--
CLOSET	113	HWD	2-1/4" RED OAK	DRYWALL	SMOOTH	PAINT	DRYWALL	SMOOTH	PAINT	B-1, SH-1	PAINT GRADE WOOD	SEE NOTE #4	PAINT	CS-1	PAINT GRADE WOOD	SEE NOTE #4	PAINT	--	--	--	--	--
MECHANICAL CLOSET	114	--	--	DRYWALL	SMOOTH	PAINT	DRYWALL	SMOOTH	PAINT	--	--	--	--	--	--	--	--	--	--	--	--	--
BATH	115	HWD	2-1/4" RED OAK	DRYWALL	SMOOTH	PAINT	DRYWALL	SMOOTH	PAINT	B-1, SH-1	PAINT GRADE WOOD	SEE NOTE #4	PAINT	CS-1	PAINT GRADE WOOD	SEE NOTE #4	PAINT	ST-1, AP-1	PAINT GRADE WOOD	SEE NOTE #4	PAINT	--

ROOM FINISH SCHEDULE NOTES:
1. "--" DENOTES NOT APPLICABLE OR EXISTING TO REMAIN.
2. * REFERENCE ARCHITECTURAL SELECTIONS SHEET & SELECTIONS SHEET FOR SPECIFICATIONS.
3. * * INSTALL SHOE AT ALL HARD SURFACE LOCATIONS INCLUDING TILE, HARDWOOD, LVT, ETC.
4. SEE SHEET A8.1 FOR MILLWORK PROFILES.
5. REINSTALL EXISTING SHOE MOLDING.

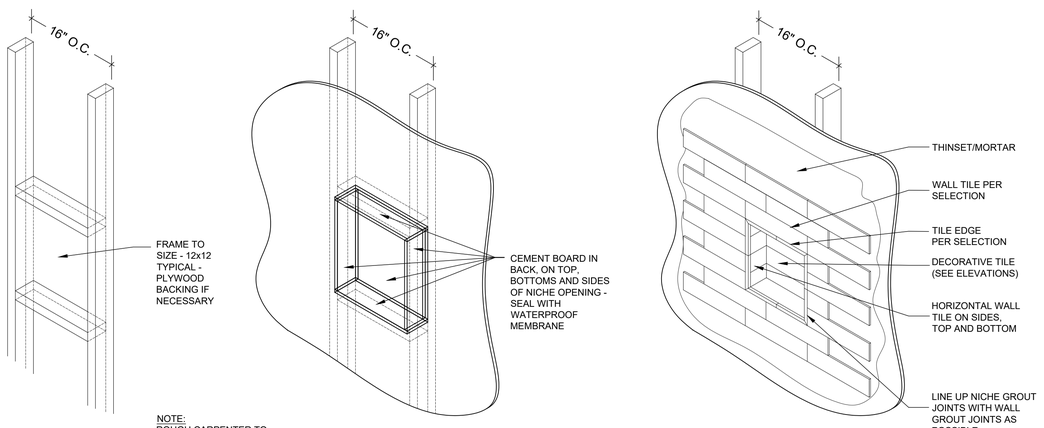
FIRST FLOOR DOOR SCHEDULE

ROOM NAME	ROOM NUMBER	LETTER	SPECIFICATION / SIZE										- - - - JAMB - - - -			- - - - CASING - - - -		HARDWARE						NOTES
			MANUFACTURER	MODEL	WIDTH	HEIGHT	THICKNESS	TYPE	STICKING	MATERIAL	* FINISH	* GLAZING	MATERIAL	SIZE	* FINISH	PROFILE	* FINISH	TYPE	FINISH	BACKSET	BORE	HINGES		
HALL	111	A	--	--	2'-8"	6'-8"	NA	CASED OPENING	--	WOOD	PAINT	--	WOOD	4-9/16"	PAINT	CS-1	PAINT	--	--	2-3/8"	SINGLE	--		--
BEDROOM	112	A	WESTERN	#C66 RAISED 6-PANEL	2'-8"	6'-8"	1 3/8"	SWING	OVOLO	WOOD	PAINT	--	WOOD	4-9/16"	PAINT	CS-1	PAINT	PER SPEC	PER SPEC	2-3/8"	SINGLE	SATIN NICKEL		--
CLOSET	113	A	WESTERN	#C66 RAISED 6-PANEL	2'-8"	6'-8"	1 3/8"	SWING	OVOLO	WOOD	PAINT	--	WOOD	4-9/16"	PAINT	CS-1	PAINT	PER SPEC	PER SPEC	2-3/8"	SINGLE	SATIN NICKEL		--
MECHANICAL CLOSET	114	A	WESTERN	#C66 RAISED 6-PANEL	2'-8"	6'-8"	1 3/8"	SWING	OVOLO	WOOD	PAINT	--	WOOD	4-9/16"	PAINT	CS-1	PAINT	PER SPEC	PER SPEC	2-3/8"	SINGLE	SATIN NICKEL		--
BATH	115	A	WESTERN	#C66 RAISED 6-PANEL	2'-8"	6'-8"	1 3/8"	SWING	OVOLO	WOOD	PAINT	--	WOOD	4-9/16"	PAINT	CS-1	PAINT	PER SPEC	PER SPEC	2-3/8"	SINGLE	SATIN NICKEL		--
BATH	115	B	PER SPEC	PER SPEC	2'-4"	6'-4"	3/8"	--	--	GLASS	--	--	--	--	--	--	--	--	PER SPEC	--	--	--		--

DOOR SCHEDULE NOTES:
1. "--" DENOTES NOT APPLICABLE
2. REFER TO FLOOR PLAN FOR SPECIFIC DOOR SWING CONFIGURATIONS.



1 SHOWER CURB DETAIL
SCALE: 1 1/2" = 1'-0"



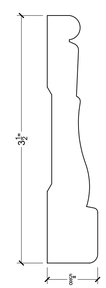
FRAMING

NOTE:
ROUGH CARPENTER TO LAYOUT FRAMING AS NECESSARY FOR NICHE PLACEMENT PER INTERIOR ELEVATIONS.

CEMENT BOARD

TILING

2 TILE NICHE DETAIL
SCALE: 1" = 1'-0"



BLF- 119
(OR APPROVED EQUAL)

3 CASING & APRON PROFILE (CS-1) (AP-1)
SCALE: 1" = 1'-0"



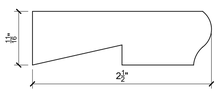
BLF- 50
(OR APPROVED EQUAL)

4 SHOE PROFILE (SH-1)
SCALE: 1" = 1'-0"



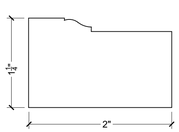
BLF- 1
(OR APPROVED EQUAL)

5 BASE PROFILE (B-1)
SCALE: 1" = 1'-0"



BLF- 602
(OR APPROVED EQUAL)

6 WINDOW STOOL PROFILE (ST-1)
SCALE: 1" = 1'-0"



BLF- 158
(OR APPROVED EQUAL)

7 BRICKMOLD PROFILE (BR-1)
SCALE: 1" = 1'-0"

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MEQUON, WI 53092

REVISIONS

DRAWING TITLE
SCHEDULES & DETAILS

DRAWING NUMBER
A8.1

08/18/2023 BW

Attachment: Plans & Survey (8742 : Raman & Sangeeta Khanna)

GENERAL WALL BRACING NOTES:

1) THIS BRACED WALL LINE LAYOUT UTILIZES THE PRESCRIPTIVE WALL BRACING REQUIREMENTS PER SECTION SPS 321.25 (8) OF THE 2014 UNIFORM DWELLING CODE. REFER TO SECTION FOR BRACING MATERIAL REQUIREMENTS, CONNECTION INFORMATION, AND CORNER CONSTRUCTION REQUIREMENTS.

2) PRESCRIPTIVE BRACED WALL PANELS SHALL BE WITHIN 12'-6" FROM CORNERS AND A MAXIMUM OF 21'-0" BETWEEN PANELS. PARALLEL BRACED WALL LINE SPACING SHALL NOT EXCEED 75' FOR INTERMITTENT BRACING AND 80' FOR CONTINUOUSLY SHEATHED BRACING.

3) EACH BRACED PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN 10% OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FOURTHS OF THE PANEL.

4) SEE FIGURE 321.25-A OF THE WISCONSIN UNIFORM BUILDING CODE FOR REQUIREMENTS AND SPECIFICATIONS CONCERNING THE PORTAL FRAME BRACE CONSTRUCTION METHOD.

WALL BRACE SYMBOLS KEY

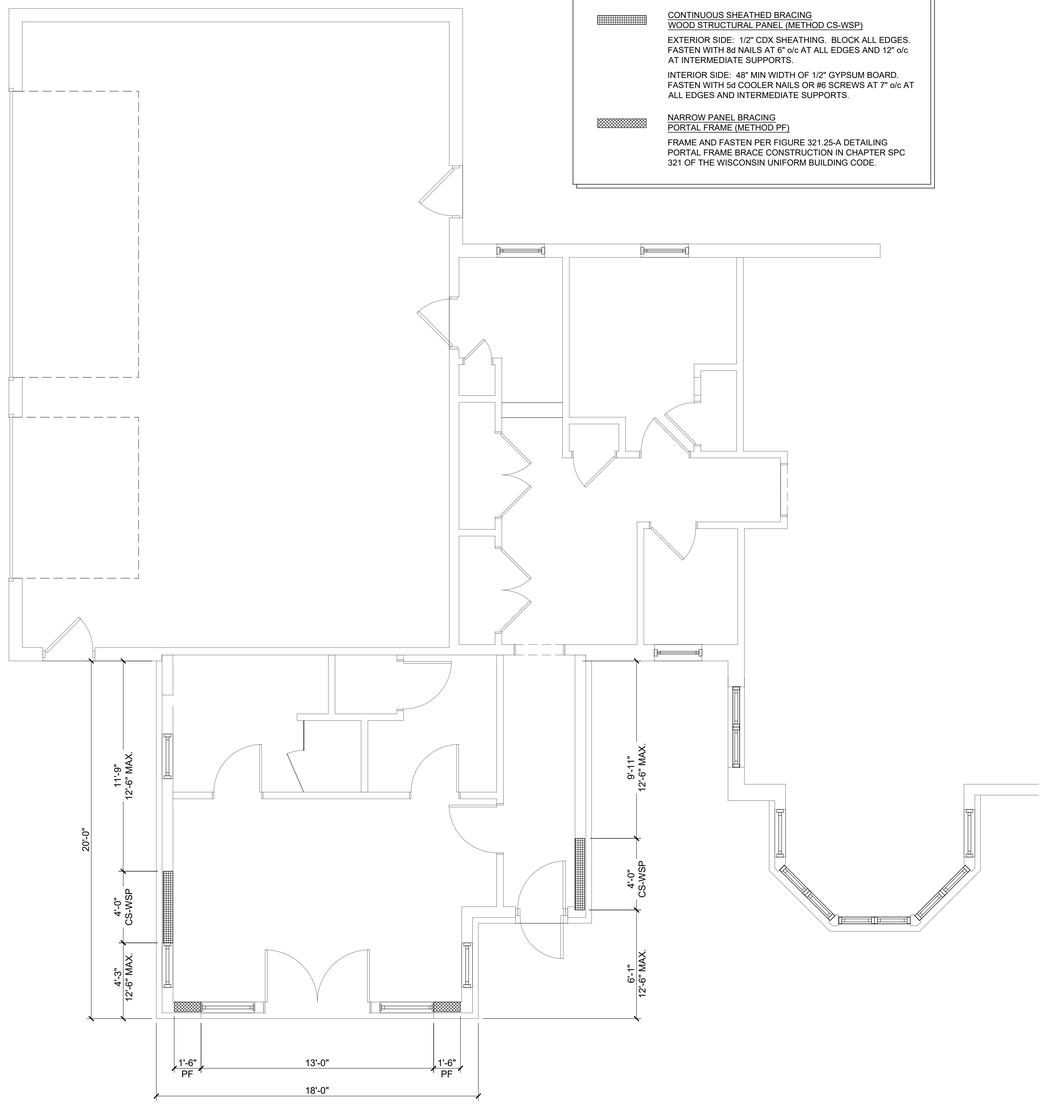
CONTINUOUS SHEATHED BRACING
WOOD STRUCTURAL PANEL (METHOD CS-WSP)

EXTERIOR SIDE: 1/2" CDX SHEATHING. BLOCK ALL EDGES. FASTEN WITH 8d NAILS AT 6" o/c AT ALL EDGES AND 12" o/c AT INTERMEDIATE SUPPORTS.

INTERIOR SIDE: 48" MIN WIDTH OF 1/2" GYPSUM BOARD. FASTEN WITH 5d COOLER NAILS OR #6 SCREWS AT 7" o/c AT ALL EDGES AND INTERMEDIATE SUPPORTS.

NARROW PANEL BRACING
PORTAL FRAME (METHOD PF)

FRAME AND FASTEN PER FIGURE 321.25-A DETAILING PORTAL FRAME BRACE CONSTRUCTION IN CHAPTER SPC 321 OF THE WISCONSIN UNIFORM BUILDING CODE.



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

N

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DESIGN BUILD LLC

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GERMANTOWN, WI 53022
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RAMAN & SANGEETA KHANNA
303 EASTWYN BAY DR
MEQUON, WI 53092

Attachment: Plans & Survey (8742 : Raman & Sangeeta Khanna)

REVISIONS

DRAWING TITLE

WALL BRACING PLAN

DRAWING NUMBER

S2.1

08/18/2023 BW

(ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.

MECHANICAL KEYNOTES

- ROUTE SUPPLY & RETURN DUCTING THOUGH CRAWL SPACE AS NEEDED.
- ALL ATTIC DUCTWORK TO BE INSULATED TO R-6 MIN.
- EXHAUST FAN DUCTWORK IS TO BE CONNECTED FROM UNIT THROUGH ROOF PRIOR TO START OF INSULATION AND MUST BE SEALED WITH APPROPRIATE JOINT TAPE AT UNIT AND AT ANY SEAMS.

1. (113) - NEW FURNACE/AIR HANDLER. SUPPLY & RETURN DUCTWORK TO SERVICE ADDITION.
2. (114) - VENT EXHAUST FAN TO EXTERIOR THROUGH ROOF.
3. (101) - REROUTE EXISTING HEATER VENT UP THROUGH GARAGE ROOF.
4. (EXT.) - MECHANICAL CONTRACTOR TO VERIFY WALL ADJACENCY REQUIREMENTS FOR EXHAUST/INTAKE.

ELECTRICAL KEYNOTES

- EXISTING SWITCHES, OUTLETS, AND FIXTURES ARE TO REMAIN AT CLOSED WALLS.
- WIRE UP MECHANICAL AS REQUIRED.
- ALLOW 5" FOR CASING AT ALL CASED OPENINGS & DOORS.

1. (113) - NEW FURNACE: PROVIDE ELECTRICAL POWER PER FURNACE SPECIFICATIONS.+
2. (101) - NEW CIRCUIT BREAKER SUB-PANEL.
3. (EXT.) - REINSTALL EXISTING EXTERIOR WALL SCONCE.

PLUMBING KEYNOTES

- INSTALL NEW WASTE & SUPPLY PIPING TO BE TIED INTO THE EXISTING SUPPLY PIPING AT THE CLOSEST SOURCE AS POSSIBLE.
- ALL PLUMBING STUB OUTS SHALL HAVE EAR-TYPE CONNECTION OR BE FULLY FASTENED TO ADJACENT WALL STUD OR BLOCKING.

1. (113) - PROVIDE GAS TO NEW FURNACE.
2. (114) - PROVIDE WATER SUPPLIES AND DRAINS TO VANITY, TOILET, AND SHOWER.
3. (EXT.) - HOT AND COLD OUTDOOR FAUCETS.
4. (110) - INSTALL TOILET, SINK, AND FAUCET IN EXISTING LOCATIONS.

HVAC LEGEND

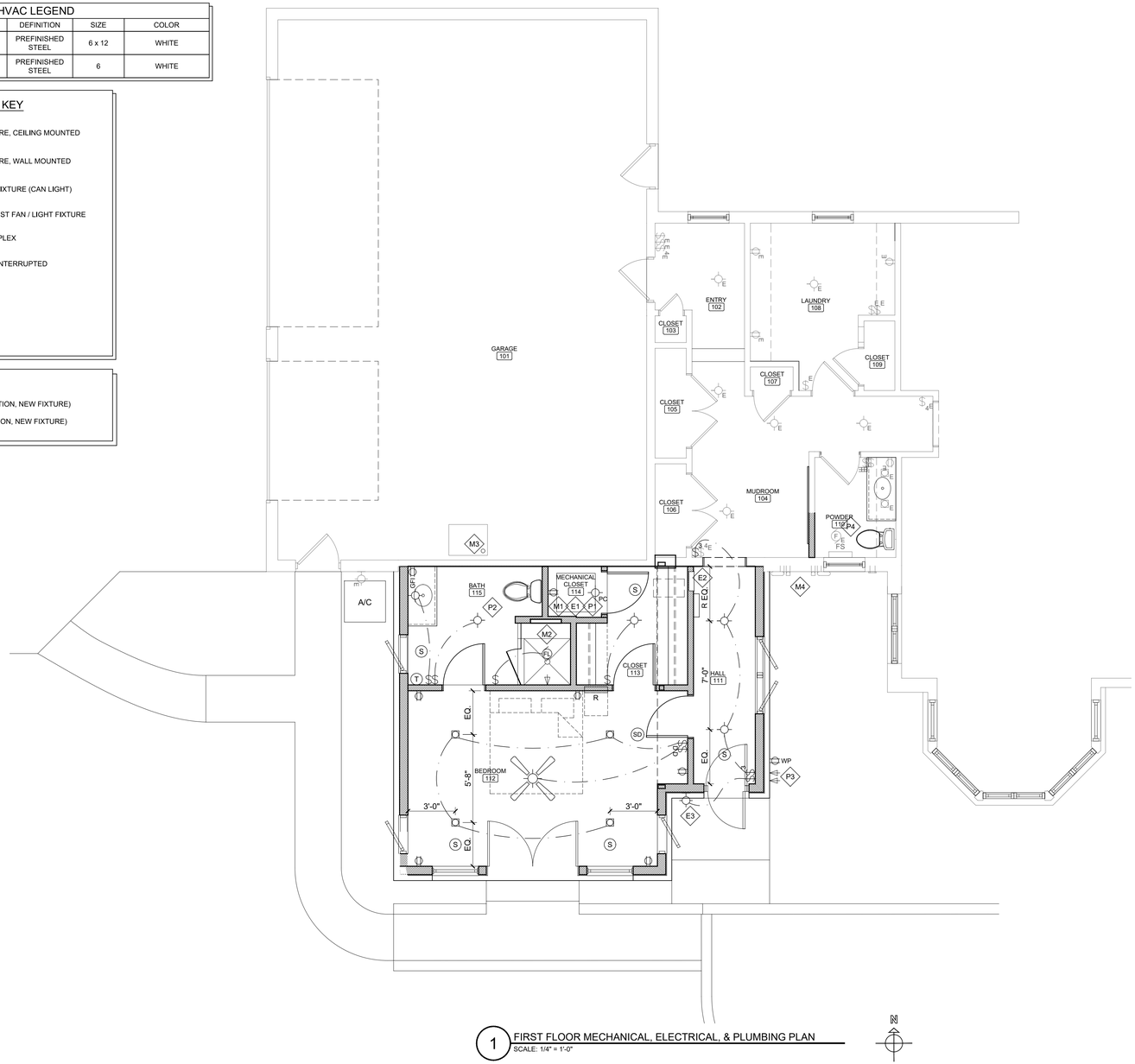
SYMBOL	TYPE	DEFINITION	SIZE	COLOR
R	WALL RETURN	PREFINISHED STEEL	6 x 12	WHITE
(S)	CEILING SUPPLY	PREFINISHED STEEL	6	WHITE

ELECTRICAL SYMBOLS KEY

- DECORATIVE LIGHT FIXTURE, CEILING MOUNTED
- DECORATIVE LIGHT FIXTURE, WALL MOUNTED
- 5" LED RECESSED LIGHT FIXTURE (CAN LIGHT)
- (FL) CEILING MOUNTED EXHAUST FAN / LIGHT FIXTURE
- ELECTRICAL OUTLET - DUPLEX
- GFI GROUND FAULT CIRCUIT INTERRUPTED
- $ WALL SWITCH
- $3 3 - WAY SWITCH
- $D DIMMER SWITCH

ELECTRICAL NOTES:

- "R" = REPLACE (EXISTING POSITION, NEW FIXTURE)
- "E" = EXISTING (NO WORK)
- NO LETTER = NEW (NEW POSITION, NEW FIXTURE)



1 FIRST FLOOR MECHANICAL, ELECTRICAL, & PLUMBING PLAN
SCALE: 1/4" = 1'-0"

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303 EASTWYN BAY DR
MEQUON, WI 53092

Attachment: Plans & Survey (8742 : Raman & Sangeeta Khanna)

REVISIONS

DRAWING TITLE

FIRST FLOOR MECHANICAL, ELECTRICAL, & PLUMBING PLAN

DRAWING NUMBER

MEP2.1

08/18/2023 BW

KHANNA | Exterior Renderings

SOUTH EXTERIOR ELEVATION



Attachment: Plans & Survey (8742 : Raman & Sangeeta Khanna)

GABOR
DESIGN BUILD

KHANNA | Exterior Renderings

SOUTHWEST EXTERIOR ELEVATION



GABOR
DESIGN BUILD

Attachment: Plans & Survey (8742 : Raman & Sangeeta Khanna)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 11, 2023**
SUBJECT: **David Hoff Development, New Single-Family Side x Side Condominiums at 12467/12470 N. Woods Court**

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

THEHOFFGROUP
ARCHITECTURE | PROJECT MANAGEMENT | DEVELOPMENT

STATEMENT OF INTENT

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

BUILDING 12

Building #12 is nearly identical in design to Buildings #6, #9 and Building #10 which have already been approved by the ARB. Both units will have sun rooms. One of the garages has a different orientation in building 12, which is the only difference from the previous buildings.

Attachment: Statement of Intent (8743 : David Hoff Development)

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

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CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	121.42'	2799.79'	N11°26'49"W	121.41'

LEGAL DESCRIPTION:

Lot 1 of Certified Survey Map No. 4036, recorded in the Register of Deeds office for Ozaukee County as Document No. 1070242, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 14 and a part of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED
JOHN P. KONOPACKI,
PROFESSIONAL LAND SURVEYOR S-2461

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR



VICINITY MAP
SECTIONS 14 & 15, T9N, R21E
NOT TO SCALE

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 50' 100'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Northwest 1/4 of Section 14, Township 9 North, Range 21 East has a bearing of N89°08'03"E.

NE CORNER, NE 1/4 SEC. 15, T9N, R21E (FOUND ALUMINUM MONUMENT)
NW CORNER, NW 1/4 SEC. 14, T9N, R21E
210.04'
CENTERLINE
UNPLATTED LANDS
OWNER: MILWAUKEE AREA VOCATIONAL TECHNICAL
OVERHEAD HIGH TENSION TOWER WIRES
UNPLATTED LANDS
OWNER: CITY OF MEQUON
N89°08'03"E 172.24'
N88°44'10"E 543.00'
N01°16'24"W 9.00'
549.60'
BUILDING SETBACK LINE (TYP.)
HOLDING TANK
GRAVEL
N88°42'20"E 256.61'
N01°32'06"W 72.43'
N73°41'56"E 100.00'
DRAINAGE EASEMENT
LOT 2 C.S.M. 4036
S01°32'06"E 199.12'
S89°08'03"W 164.27'
S29°55'41"W 115.94'
S89°08'03"W 76.26'
LOT 3 CSM No 4036
OWNER: BONNILAKE C6 LLC
UNPLATTED LANDS
OWNER: MILWAUKEE AREA VOCATIONAL TECHNICAL
UNPLATTED LANDS
OWNER: VILLAGE OF THIENSVILLE
WEST CAIRDEL LANE
GRAVEL DRIVE
(PRIVATE R.O.W.)
N16°18'04"W 205.15'
RIGHT OF WAY
(PUBLIC R.O.W.)
ASPHALT PAVEMENT
S16°18'04"E 570.15'
RIGHT OF WAY
NORTH GREEN BAY ROAD
EXISTING RIGHT-OF-WAY LINE
189.22'
GRAVEL
50'
SE CORNER, NW 1/4 SEC. 14, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP)
SW CORNER, NW 1/4 SEC. 14, T9N, R21E
S89°08'03"W 320.08'
LAKE BLUFF ROAD
ASPHALT PAVEMENT
CONCRETE CURB
CONCRETE
EXISTING BUILDING
LAKE BLUFF CONDOMINIUMS
WOOD FENCE
GRAVEL
ASPHALT
CENTERLINE OF STATE TRUNK HIGHWAY "57" PER RIGHT OF WAY PLAT PROJECT NO. 8513021?? DATED OCTOBER 24, 1985 BY R.A. SMITH & ASSOCIATES, INC.
NORTH CEDARBURG ROAD
(FORMERLY KNOWN AS MILWAUKEE AND FOND DU LAC PLANK ROAD)
(66' PUBLIC R.O.W.)
UNPLATTED LANDS
OWNER: WILKE TRUST
EXISTING BUILDING
73.6'
RETAINING WALL
69.4'
14.6'
ASPHALT PAVEMENT
EXISTING BUILDING FOUNDATION
EXISTING BUILDING
EXISTING RIGHT-OF-WAY LINE
33'
N88°44'10"E 177.04'
N01°16'24"W 397.60'
20' WATER MAIN EASEMENT
N10°12'16"W 23.79'
C1
RIGHT OF WAY
50'
DRAINAGE EASEMENT
WOOD FENCE
2.0'
8.4'
BLDG 12 PRINCETON
BLDG 11 NOTRE DAME
BLDG 13 NOTRE DAME
BLDG 10 PRINCETON
BLDG 9 PRINCETON
BLDG 14 STANFORD
BLDG 8 STANFORD
BLDG 7 NOTRE DAME
BLDG 6 PRINCETON
BLDG 5 NOTRE DAME
BLDG 4 PRINCETON
BLDG 3 STANFORD
BLDG 2 PRINCETON
BLDG 1 PRINCETON
20' SANITARY SEWER EASEMENT
20' WATER MAIN EASEMENT
WOODS COURT (PRIVATE)
WOODS LANE (PRIVATE)
CHAMBLEY COURT (PRIVATE)
PRIVATE ROAD & DRIVEWAY EASEMENT
DRAINAGE EASEMENT
PROP SIGN
LOT 1 C.S.M. 4036
CITY OF MEQUON
VILLAGE OF THIENSVILLE
SW CORNER, NE 1/4 SEC. 15, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP)
1881.35'
S88°44'10"W 694.91'
CONCORD PLACE (PRIVATE R.O.W.)
ASPHALT PAVEMENT
DRIVE OPENING
PARKING STALLS
47.3'
48.2'
45.3'
54.9'
SE CORNER, NE 1/4 SEC. 15, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP)
N=459,683.74, E=2,537,195.45 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE) REFERENCE
BENCHMARK EL.=683.65
EXISTING BUILDING
LAUREL LAKE CONDOMINIUMS
LOT 15 LAUREL LAKE ASSESSOR'S PLAT
CONCRETE PAVEMENT
CONCRETE WALK
CONCRETE CURB
EXISTING RIGHT-OF-WAY LINE
33'

BUILDING 12

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

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1-800-242-8511
TOLL FREE
WIS. STATUTE 182.0175(1)(b) REQUIRES NON- 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
MILW. AREA 259-1181

DRAFTED: BR
DESIGNED: ASZ
REVIEWED: ASZ

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(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, OZAUKEE CO., WISCONSIN

PROPOSED PLAT OF SURVEY / SITE PLAN

REVISIONS

PEG JOB No. 1055.00-WI
PEG PM ASZ
START DATE 06-27-23
SCALE 1" = 50'

SHEET
C-1
C-3

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PROPOSED PLAT OF SURVEY / SITE PLAN

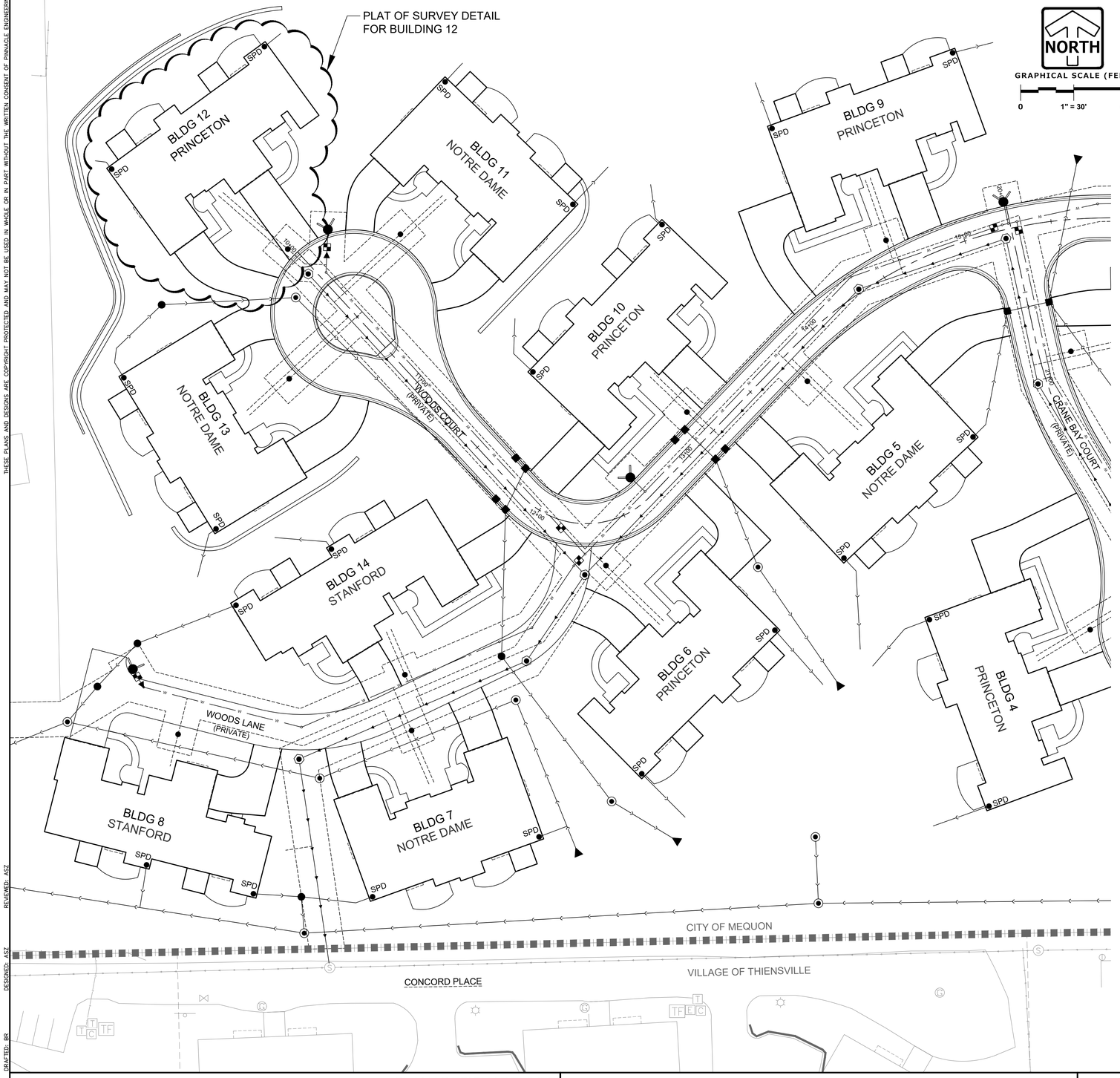
Attachment: Survey (8743 : David Hoff Development)

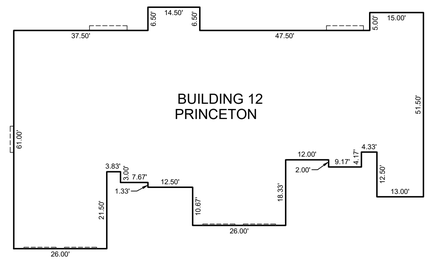
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Attachment: Survey (8743 : David Hoff Development)

PLAT OF SURVEY DETAIL
FOR BUILDING 12





BUILDING DETAILS (SCALE 1" = 20')

BUILDING 12

REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

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CITY OF MEQUON, OZAUKEE CO., WISCONSIN

PLAT OF SURVEY DETAIL

REVISIONS

PEG JOB No. 1055.00-WI
PEG PM: ASZ
START DATE: 06-27-23
SCALE: 1" = 30'

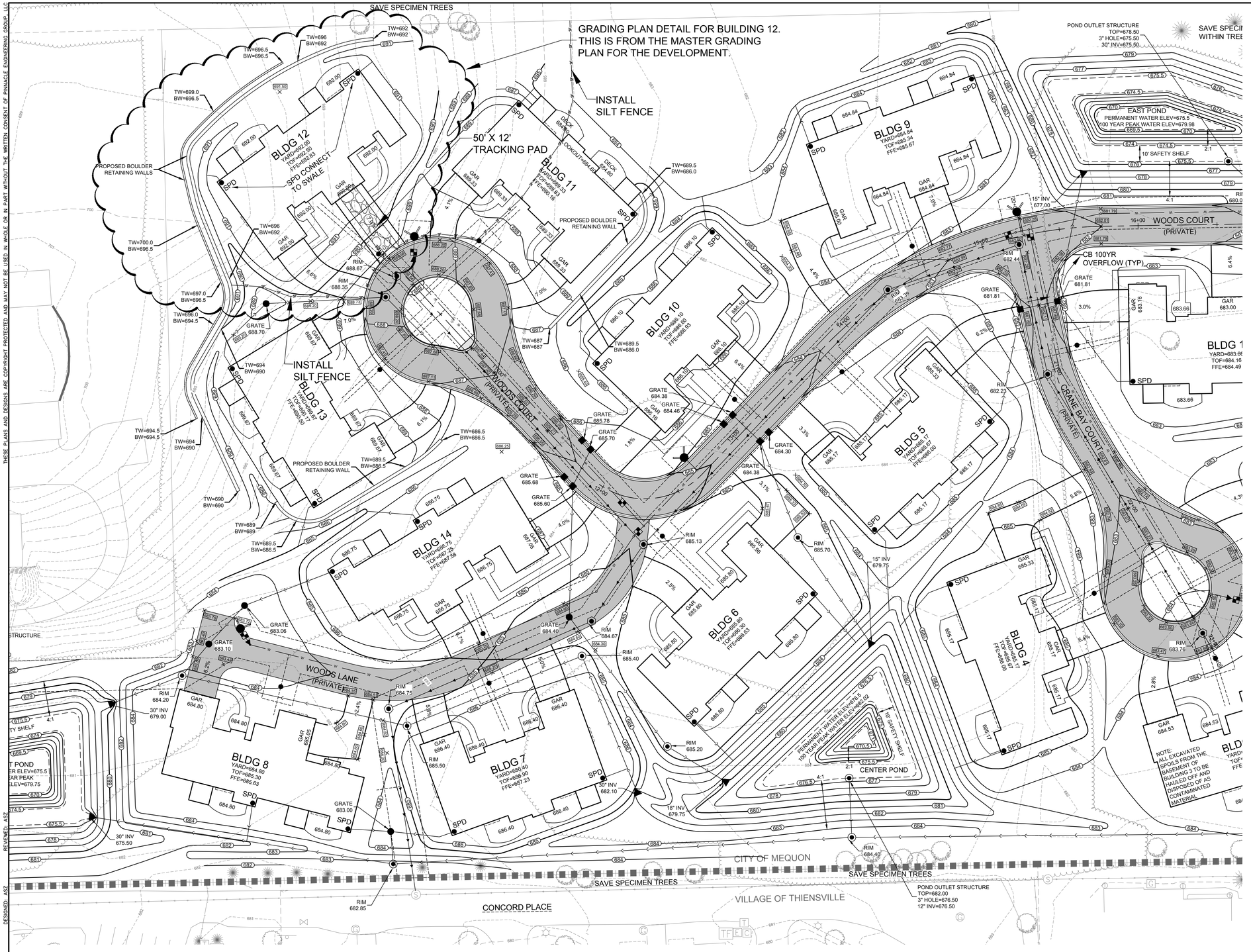
SHEET
C-2
C-3

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PLAT OF SURVEY DETAIL

Z:\PROJECTS\2017\1055.00-WI\CAD\EXHIBITS\1055.00 MASTER GRADING BLDG 12.DWG

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NOTE: THE MASTER GRADING PLANS ARE FOR INDIVIDUAL BUILDINGS DURING HOME CONSTRUCTION, ESTABLISHING YARD, GARAGE AND FLOOR ELEVATIONS. USE THE INTERIM GRADING AND EROSION CONTROL PLAN FOR CONSTRUCTION.

LEGEND:

- STORM SEWER MANHOLE
- STORM SEWER INLET/CATCH BASIN
- STORM SEWER FIELD INLET
- CONCRETE END SECTION
- STORM SEWER
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- HYDRANT
- WATER VALVE
- WATER MAIN
- 685 EXISTING TOPOGRAPHY
- 680 PROPOSED TOPOGRAPHY
- GAR=684.53 GARAGE ELEVATION AT OVERHEAD DOOR
- YARD=683.00 YARD GRADE
- TOF=683.50 TOP OF FOUNDATION
- FFE=683.50 FIRST FLOOR ELEVATION
- 2.1% PROPOSED DRIVEWAY SLOPE

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

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1-800-242-8511
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WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

BUILDING 12

DESIGNED: ASZ
DRAFTED: BR
REVIEWED: ASZ

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THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, OZAUKEE CO., WISCONSIN

MASTER GRADING PLAN

REVISIONS

PEG JOB No 1055.00-WI | ASZ
PEG PM
START DATE 06-27-23
SCALE 1" = 30'

SHEET C-3 C-3

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MASTER GRADING PLAN

Attachment: Survey (8743 : David Hoff Development)

Z:\PROJECTS\2017\1055.00-WI\CAD\EXHIBITS\1055.00 MASTER GRADING BLDG 12.DWG

BUILDING INDEX

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

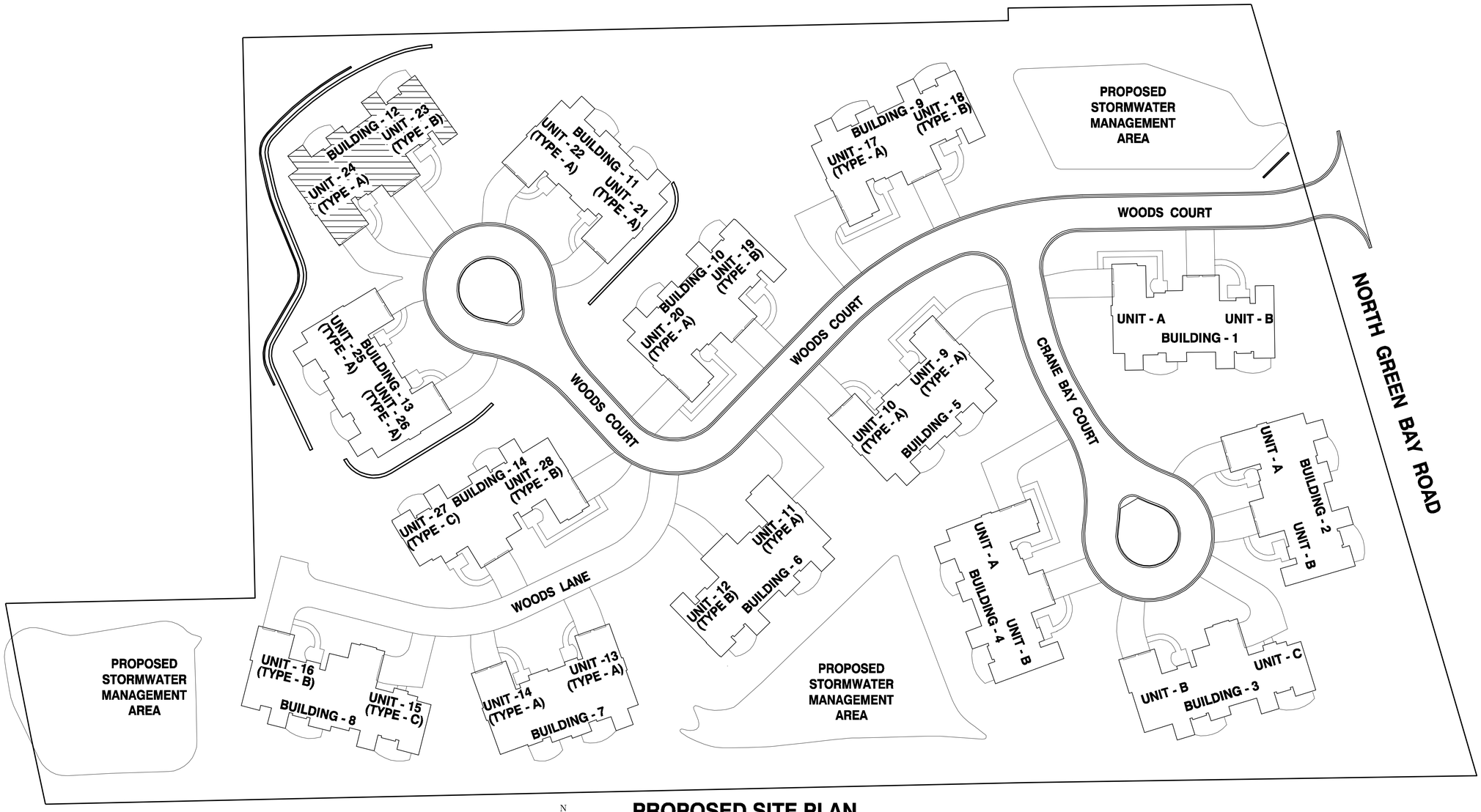
UNIT LEGEND
* A - INDICATES 2,100 SQ.FT. UNIT FLOOR PLAN
* B - INDICATES 2,225 SQ.FT. UNIT FLOOR PLAN
* C - INDICATES 2,180 SQ.FT. UNIT FLOOR PLAN

PLAN INDEX FOR BUILDING - 12

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

ALTERNATE ADDITIONAL FEATURE CUT-SHEETS

CS-1	ALTERNATE - 1 = FINISHED BASEMENT PLAN IN UNIT A ALTERNATE - 2 = FINISHED BASEMENT PLAN IN UNIT B
CS-2 & CS-3	ALTERNATE - 3 = OMITTED ALTERNATE - 4 = OMITTED
CS-4	ALTERNATE - 5 = OPTIONAL TUB IN M. BATH OF UNIT A ALTERNATE - 6 = OMITTED



N
W E
S

PROPOSED SITE PLAN

NOT TO SCALE

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

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

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 7/31/23

BUILDING INFORMATION
BUILDING - 12
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 24 (TYPE-A) WOODS COURT
RIGHT SIDE - UNIT 23 (TYPE-B) WOODS COURT

THE

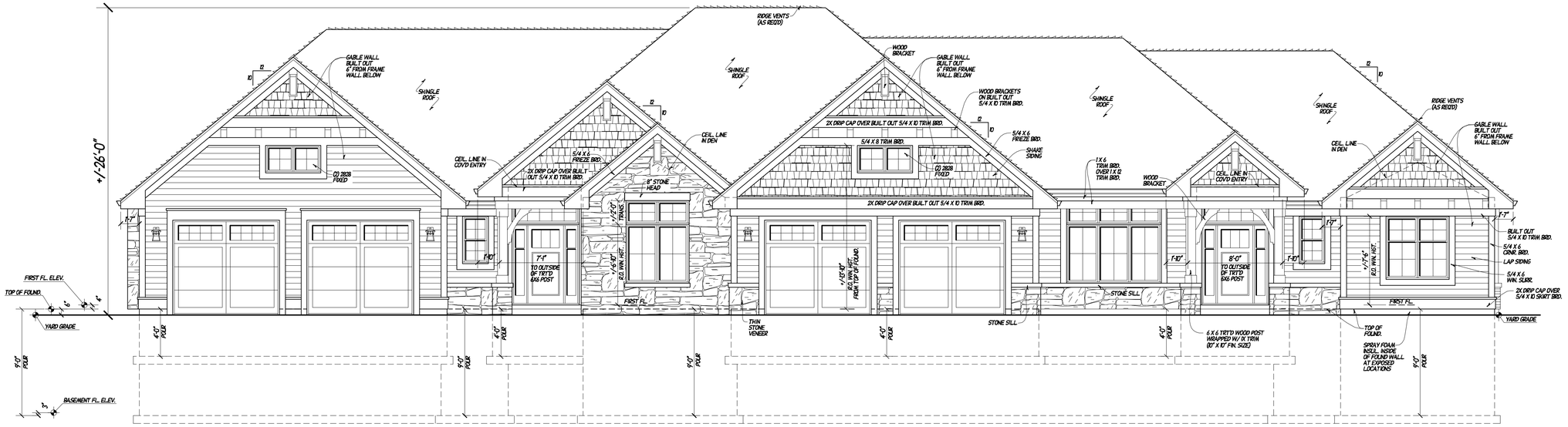
DESIGNED BY	COMPLETION DATE
B. TOM.	NOT COMPLETE
DRAWN BY	REVISIONS
GTH.	
CHECKED	
B. TOM.	

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(262) 797 - 1701

JOB NUMBER
175123-E

SHEET NO.
1 OF 9

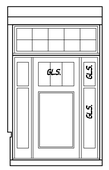
Attachment: Plans (8743 : David Hoff Development)



LEFT UNIT = A | **RIGHT UNIT = B**

PRINCETON - Stone
FRONT ELEVATION

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



LEFT UNIT = A
COV'D ENTRY ELEVATION

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



RIGHT UNIT = B
COV'D ENTRY ELEVATION

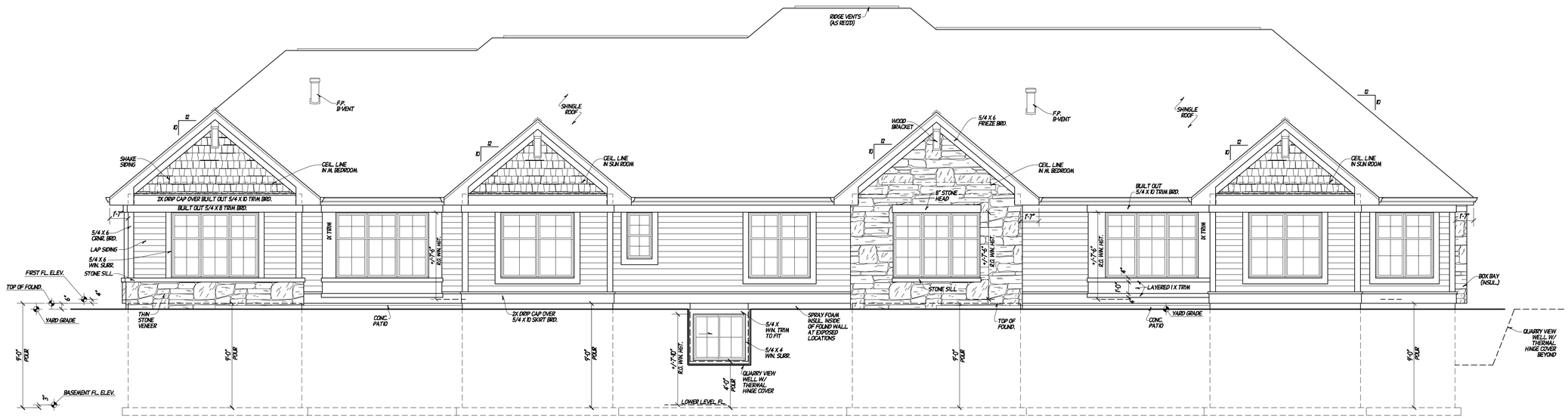
SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL NOTES:

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

CONC. FTG. NOTES:

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



RIGHT UNIT = B | **LEFT UNIT = A**

PRINCETON - Stone
REAR ELEVATION

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

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 7/31/23

BUILDING INFORMATION

BUILDING - 12
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 24 (TYPE-A)
RIGHT SIDE - UNIT 23 (TYPE-B)

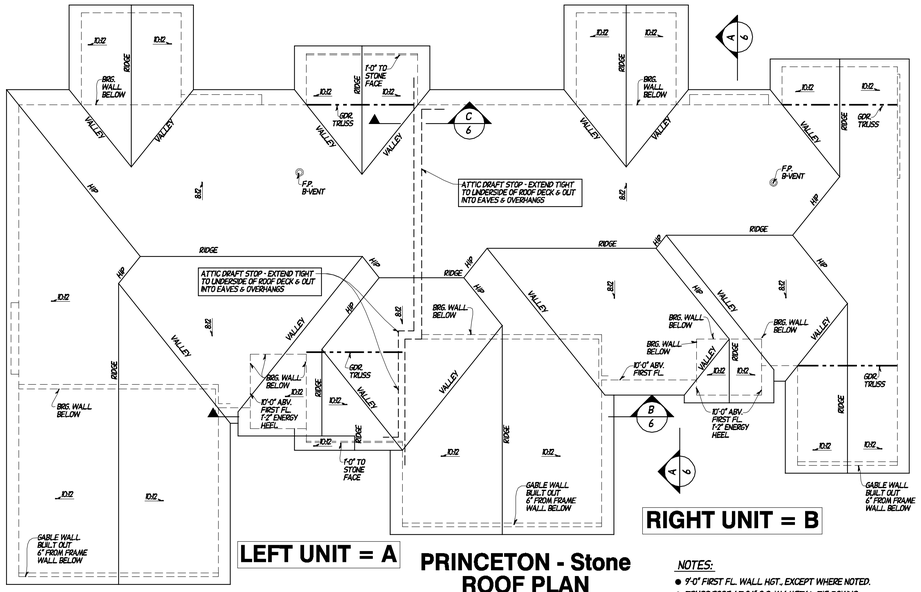
COMPLETION DATE	REVISIONS
NOT COMPLETE	
DESIGNED BY: B. TOM	
DRAWN BY: G.T.H.	
CHECKED: B. TOM	

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2 OF 9

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LEFT UNIT = A

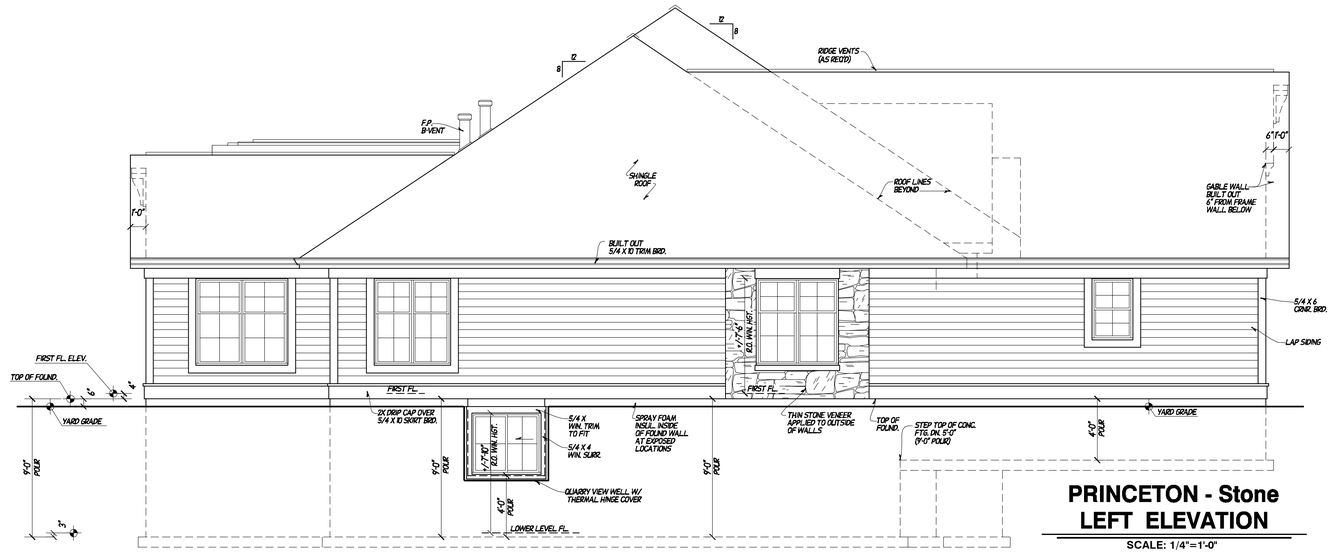
RIGHT UNIT = B

PRINCETON - Stone ROOF PLAN

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

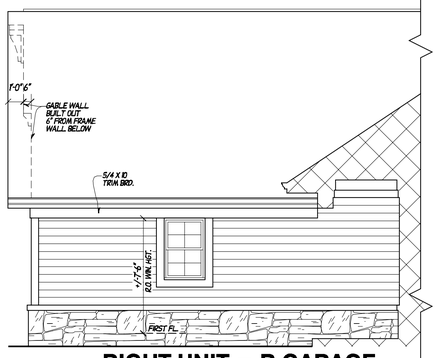
NOTES:

- 9'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- TRUSS ROOF AT 24" O.C. W/ METAL TIE DOWNS, ENTIRE HOUSE FINAL DESIGN AND LAYOUT BY TRUSS MANUFACTURER.
- 12" ENERGY HEEL ON 8:12 & 10:12 TRUSSES.
- ALL ROOF PITCHES AS NOTED ON PLAN.
- INSTALL RIDGE VENTS AS REQ'D.
- INSTALL ICE & WATER SHIELD MEMBRANE AT ALL VALLEYS & DRIP EDGES.
- ALL SHINGLES TO BE DIMENSIONAL ASPHALT SHINGLES.
- INSTALL ATTIC DRAFT STOP - EXTEND TIGHT TO UNDERSIDE OF ROOF DECK & OUT INTO EAVES & OVERHANGS



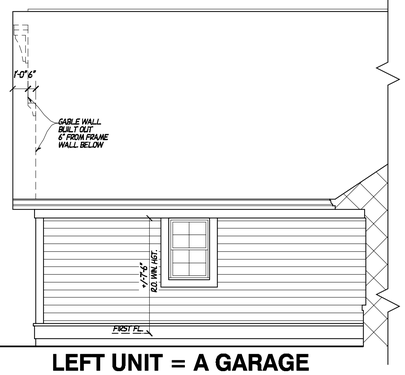
PRINCETON - Stone LEFT ELEVATION

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



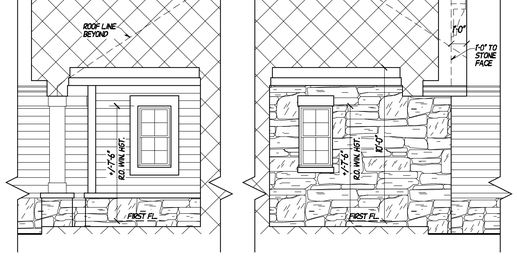
RIGHT UNIT = B GARAGE PARTIAL RIGHT ELEVATION

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



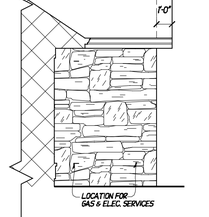
LEFT UNIT = A GARAGE PARTIAL RIGHT ELEVATION

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



LEFT UNIT = A COV'D ENTRY ELEVATIONS

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



LEFT UNIT = A M. BEDROOM PARTIAL RIGHT ELEVATION

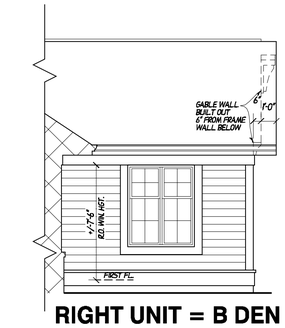
SCALE: 1/4"=1'-0"

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

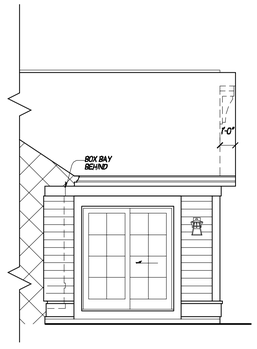
CONC. FTG. NOTES:

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- MINIMUM SOIL BEARING TO BE 2000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
- FIELD VERIFY SOIL COMPACTION AT FILL LOCATIONS TO MAINTAIN STRUCTURAL INTEGRITY PRIOR TO INSTALLING FOOTINGS.



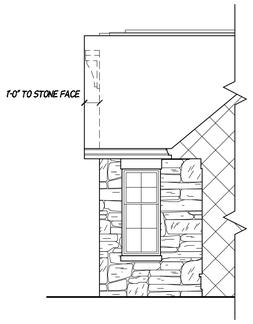
RIGHT UNIT = B DEN PARTIAL LEFT ELEVATION

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



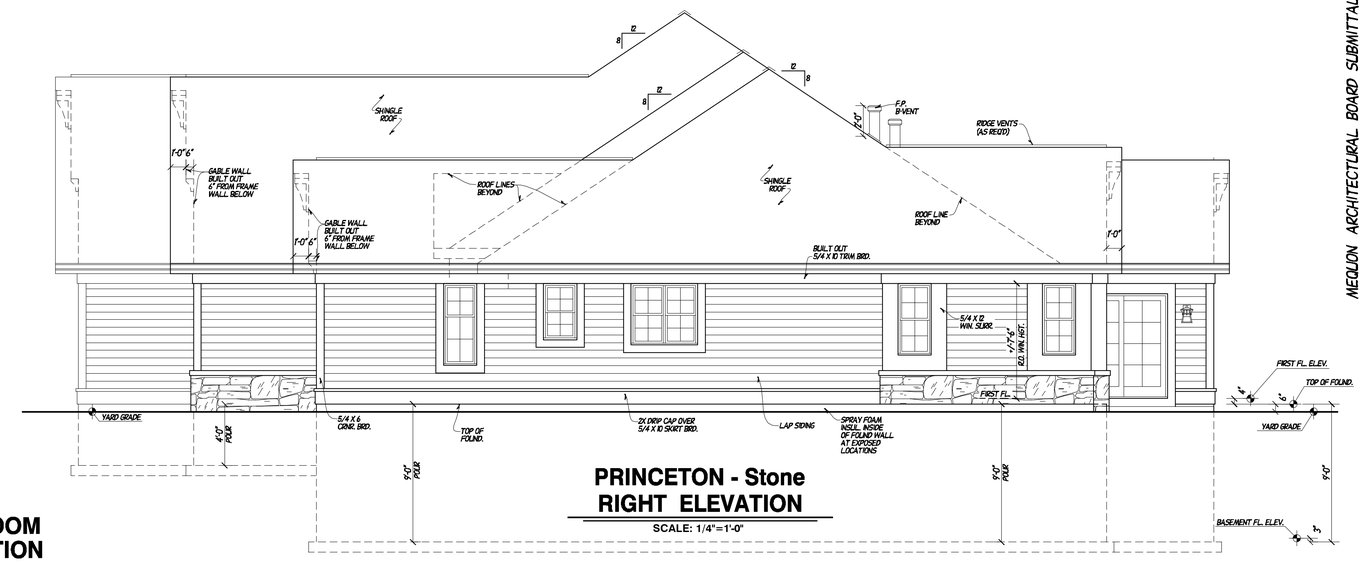
RIGHT UNIT = B SUN ROOM PARTIAL RIGHT ELEVATION

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



LEFT UNIT = A M. BEDROOM PARTIAL LEFT ELEVATION

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



PRINCETON - Stone RIGHT ELEVATION

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 7/31/23

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

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

BUILDER

BUILDING INFORMATION
BUILDING - 12
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE = UNIT 24 (TYPE-A)
RIGHT SIDE = UNIT 23 (TYPE-B)

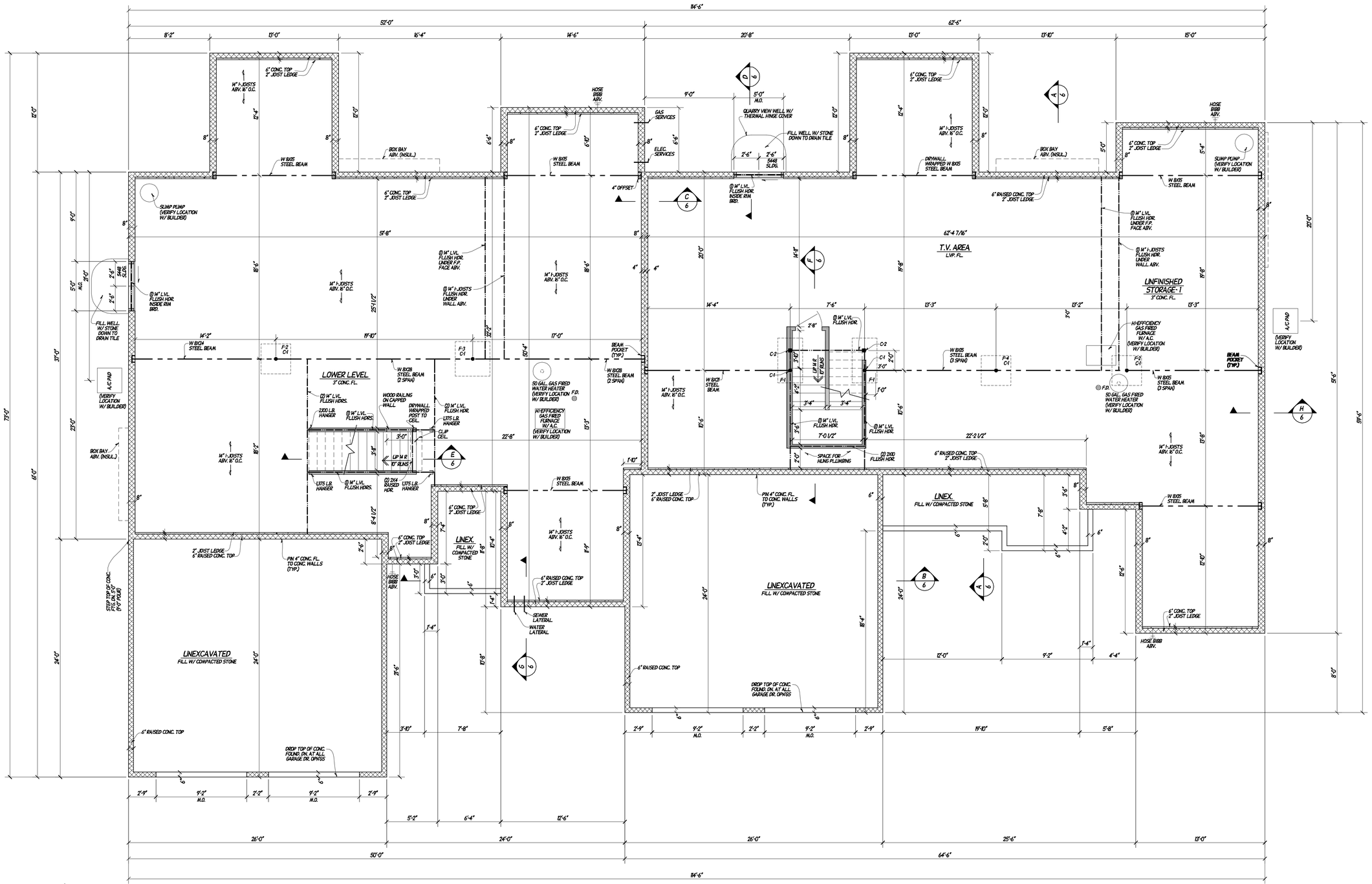
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B. TOM	NOT COMPLETE
DRAWN BY	REVISIONS
G.T.H.	
CHECKED	
B. TOM	

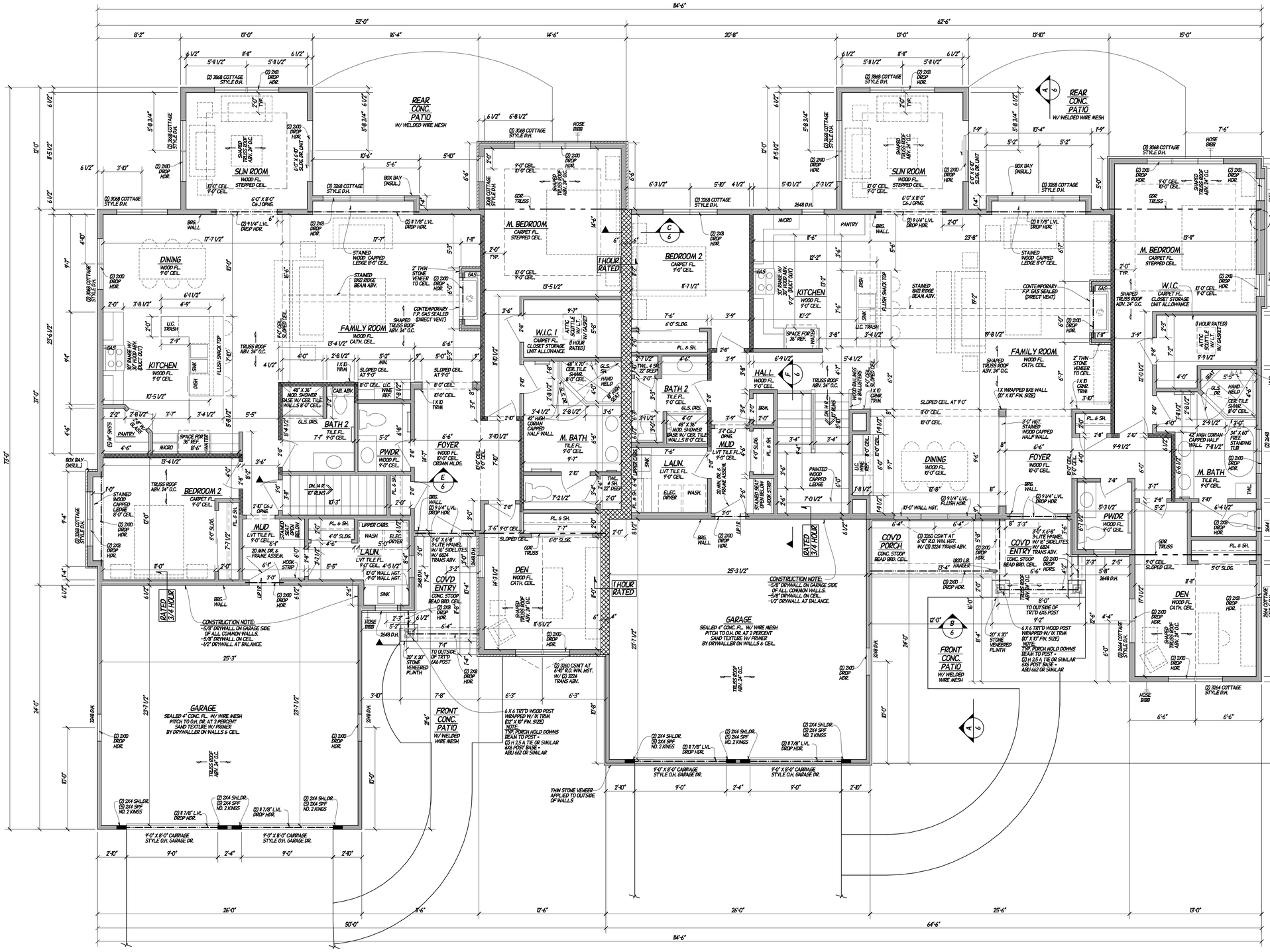
JOB NUMBER
175123-E

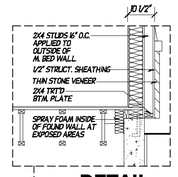
SHEET NO.
3 OF 9

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Attachment: Plans (8743 : David Hoff Development)


114'-6"
52'-0"
62'-6"
8'-2"
13'-0"
16'-4"
14'-6"
20'-8"
13'-0"
13'-10"
15'-0"
LOWER LEVEL
3" CONC. FL.
UNFINISHED STORAGE-1
3" CONC. FL.
T.V. AREA
LVP. FL.
UNEXCAVATED
FILL W/ COMPACTED STONE
UNEXCAVATED
FILL W/ COMPACTED STONE
UNEX.
FILL W/ COMPACTED STONE
UNEX.
FILL W/ COMPACTED STONE
62'-4 7/16"
22'-2 1/2"
7'-0 1/2"
25'-11 1/2"
19'-10"
17'-0"
14'-2"
14'-4"
7'-6"
13'-3"
13'-2"
3'-4"
3'-4"
22'-6"
7'-10"
6'-4 1/2"
5'-4"
4'-2"
2'-6"
2'-6"
5'-0"
4'-0"
5'-4"
2'-4"
2'-6"
5'-0"
4'-0"
5'-4"
5'-6"
59'-6"
73'-0"
35'-0"
25'-0"
24'-0"
24'-0"
24'-0"
24'-0"
27'-6"
17'-8"
18'-4"
12'-6"
8'-0"
6'-0"
6'-0"
6





DETAIL

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

LEFT UNIT = A

FINISHED LIVING AREA	
W/ SUN ROOM:	2,252 SQ.FT.
GARAGE:	623 SQ.FT.
COVD ENTRY:	70 SQ.FT.
TOTAL:	2,945 SQ.FT.

NOTES:

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

PRINCETON - Stone FIRST FLOOR PLAN

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

TOTAL BUILDING FOOT PRINT: 6,085 SQ.FT.

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

RATED CEIL. NOTE:

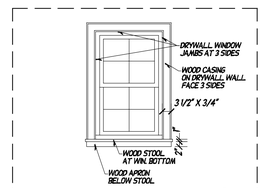
- ALL INTERIOR CEILINGS ARE 5/8" DRYWALL, COVERED AND 1 HOUR RATED. ALL PENETRATIONS THRU THE RATED CEILING MUST BE SEALED & FIRE CAULKED

THIN STONE VENEER NOTE:

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

RIGHT UNIT = B

FINISHED LIVING AREA	
W/ SUN ROOM:	2,281 SQ.FT.
GARAGE:	625 SQ.FT.
COVD ENTRY:	134 SQ.FT.
TOTAL:	3140 SQ.FT.



DETAIL

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

1/5

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 7/31/23

BUILDING INFORMATION

BUILDING - 12
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 24 (TYPE-A)
RIGHT SIDE - UNIT 23 (TYPE-B)

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

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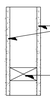
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175123-E

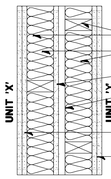
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5 OF 9

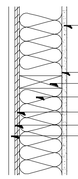
Attachment: Plans (8743 : David Hoff Development)



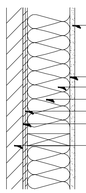
TYP. INTERIOR WALL
1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
2X4 STUDS - SPACING 16" O.C. MAX.
ACTUAL DIMENSION 4 1/2"



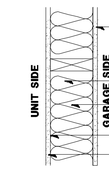
PARTY WALL UNIT - TO - UNIT
RATED WALL SYSTEM: (1 HR. RATED)
STUDS - 2X4 AT 16" O.C. MAX
INSULATION - 3 1/2" MINERAL WOOL BATTS
CAVITY OF WALL
-(1) LAYER OF 5/8" DENS-GLAS ON BACKSIDE OF UNIT "X" STUDS
1" AIRSPACE
DWELLING SIDES OF WALL
- UNIT "X": (2) LAYER 5/8" X-G.W.B. PAPER FACED SCREWED 16 INCH O.C.
- UNIT "Y": (2) LAYERS 5/8" X-G.W.B. PAPER FACED SCREWED 16 INCH O.C.
ACTUAL DIMENSION - 11 1/8"
STAGGER ALL JOINTS ONE (1) STUD SPACE



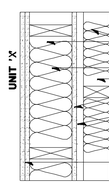
EXTERIOR WALL
1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
6 MIL. POLYETHYLENE VAPOR BARRIER
2X6 STUDS AT 16" O.C. MAX
R-21 BATT INSULATION, 6" NOM.
1/2" O.S.B. SHEATHING
HOUSE WRAP GREEN GUARD RAIN DROP 3D
SIDING MATERIAL (SEE ELEVATIONS)
ACTUAL DIMENSION - 6 1/2"



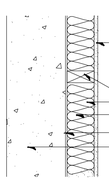
EXTERIOR WALL
1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
6 MIL. POLYETHYLENE VAPOR BARRIER
2X6 STUDS - SPACING 16" O.C. MAX.
R-21 BATT INSULATION
1/2" O.S.B. SHEATHING
HOUSE WRAP GREEN GUARD RAIN DROP 3D
THIN STONE, SPLIT-FACE OR CULTURED STONE
ACTUAL DIMENSION - 8 1/2"



UNIT/GARAGE SEPARATION
RATED WALL SYSTEM: (1/4 HR. RATED)
5/8" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
2X6 STUDS - MAX. 16"O.C. SPACING
R-21 UNFACED FIBERGLASS INSULATION. PROVIDE ACOUSTICAL SEALANT FULL PERIMETER & ALL PENETRATIONS
6 MIL. POLYETHYLENE VAPOR BARRIER ON WARM SIDE
1/2" GWB. ON HOUSE SIDE
ACTUAL DIMENSION 6 3/4"

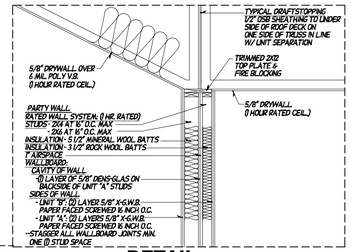


PARTY WALL GARAGE - TO - UNIT
RATED WALL SYSTEM: (1 HR. RATED)
STUDS - 2X4 AT 16" O.C. MAX
- 2X6 AT 16" O.C. MAX
INSULATION - 5 1/2" MINERAL WOOL BATTS
3 1/2" ROCK WOOL BATTS
CAVITY OF WALL
-(1) LAYER OF 5/8" DENS-GLAS ON BACKSIDE OF UNIT "X" STUDS
1" AIRSPACE
SIDES OF WALL
- UNIT "Y": (2) LAYER 5/8" X-G.W.B. PAPER FACED SCREWED 16 INCH O.C.
- UNIT "X": (2) LAYERS 5/8" X-G.W.B. PAPER FACED SCREWED 16 INCH O.C.
ACTUAL DIMENSION 13 1/8"
STAGGER ALL JOINTS ONE (1) STUD SPACE

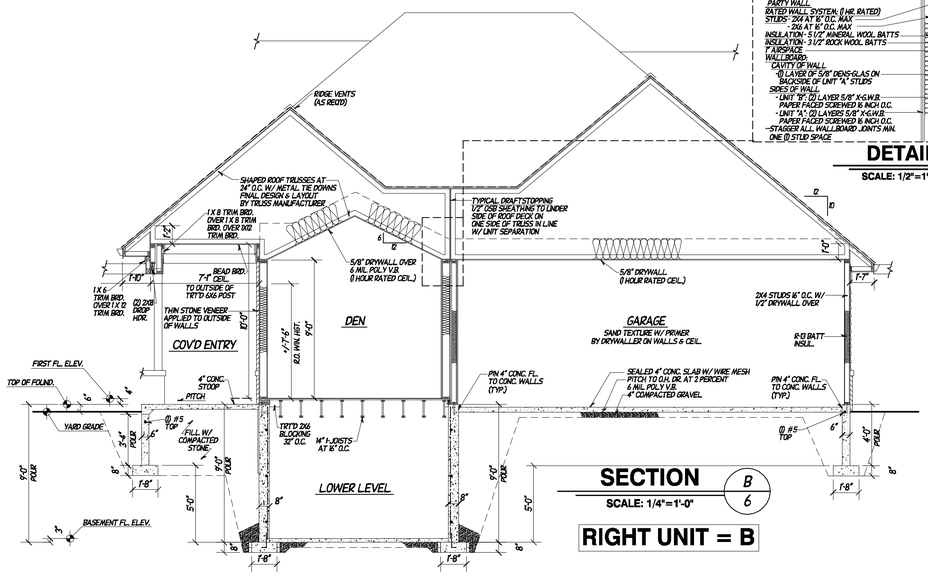


LOWER LEVEL FURRING
1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
2X4 STUDS 16"O.C.
R-13 BATT INSULATION
1/2" AIR SPACE
POURED CONCRETE FDN. - SEE PLAN FOR THICKNESS
ACTUAL DIMENSION VARIES

TYP. WALL TYPES
SCALE: 1 1/2"=1'-0"



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



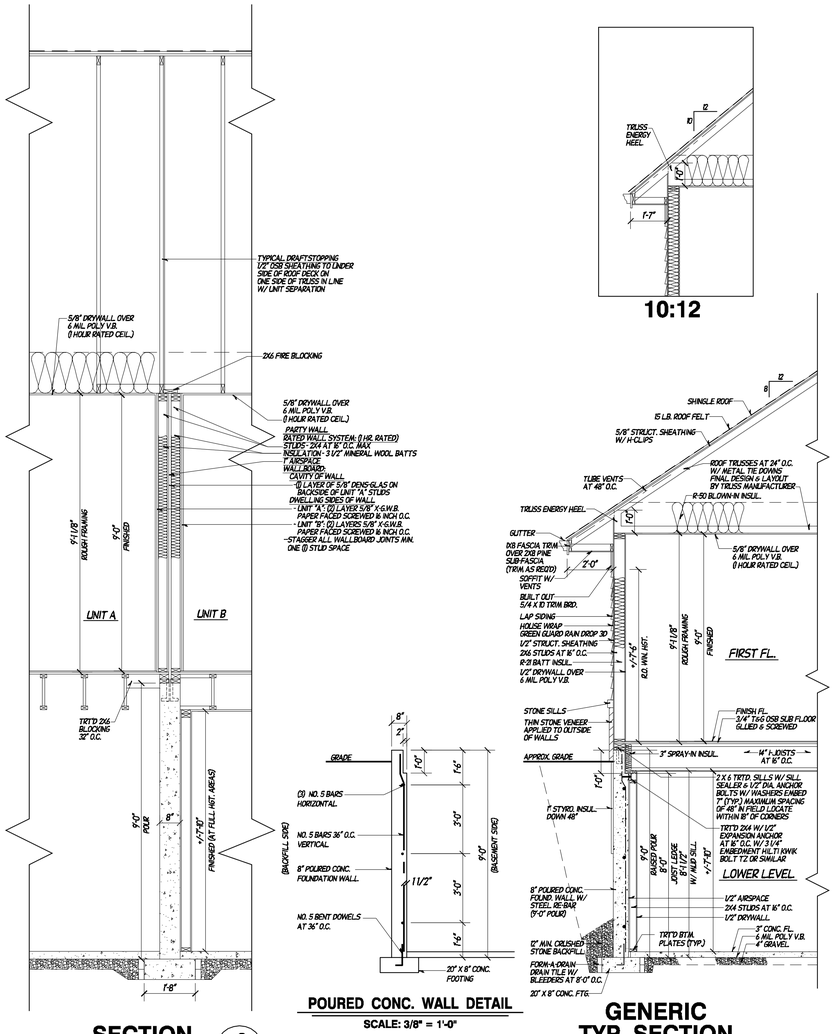
SECTION B / 6
SCALE: 1/4"=1'-0"

RIGHT UNIT = B

LEFT UNIT = A

NOTES:
- ALL PLUMBING, HVAC & ELECTRICAL PIPING, DUCTS AND MATERIALS MUST BE INSTALLED NO LOWER THAN 7'-1" ABOVE THE SLAB IN THE FINISHED BASEMENT AREAS PER CODE.

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



SECTION C / 6
SCALE: 1/2"=1'-0"

POURED CONC. WALL DETAIL
SCALE: 3/8" = 1'-0"

10:12

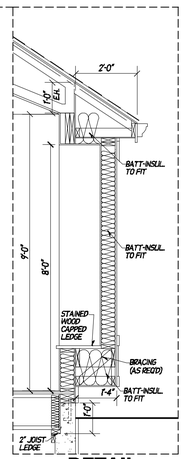
GENERIC TYP. SECTION
SCALE: 3/8"=1'-0"

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

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

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

SECTION A / 6
SCALE: 1/4"=1'-0"



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

SECTION D / 6
SCALE: 1/4"=1'-0"

SECTION E / 6
SCALE: 1/4"=1'-0"

SECTION F / 6
SCALE: 1/4"=1'-0"

SECTION G / 6
SCALE: 1"=1'-0"

SECTION H / 6
SCALE: 1"=1'-0"

MEQUON ARCHITECTURAL BOARD SUBMITTAL 7/31/23

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BUILDER

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

BUILDING INFORMATION
BUILDING - 12
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 24 (TYPE-A)
RIGHT SIDE - UNIT 23 (TYPE-B)

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

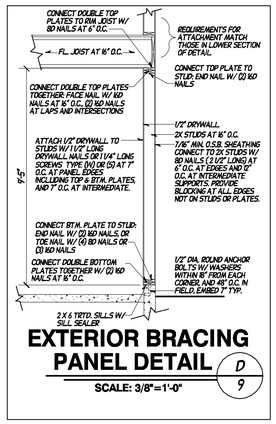
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JOB NUMBER
175123-E

SHEET NO.
6 OF 9

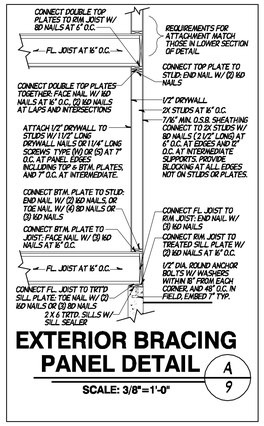
Attachment: Plans (8743 : David Hoff Development)

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



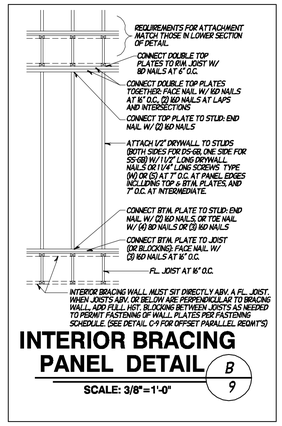
EXTERIOR BRACING PANEL DETAIL D/9

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



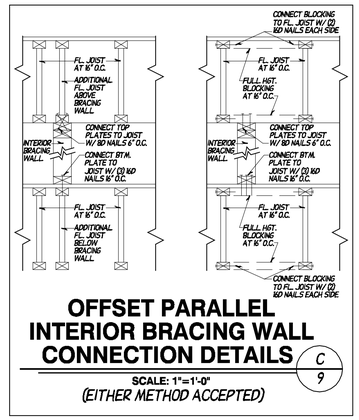
EXTERIOR BRACING PANEL DETAIL A/9

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



INTERIOR BRACING PANEL DETAIL B/9

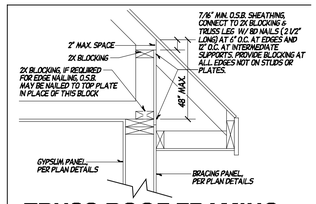
SCALE: 3/8"=1'-0"



OFFSET PARALLEL INTERIOR BRACING WALL CONNECTION DETAILS C/9

SCALE: 1"=1'-0"

(EITHER METHOD ACCEPTED)



TRUSS ROOF FRAMING CONNECTION DETAIL

SCALE: 1"=1'-0"

AT ALL EXTERIOR BRACING PANEL LOCATIONS

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

WALL BRACING NOTES:

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

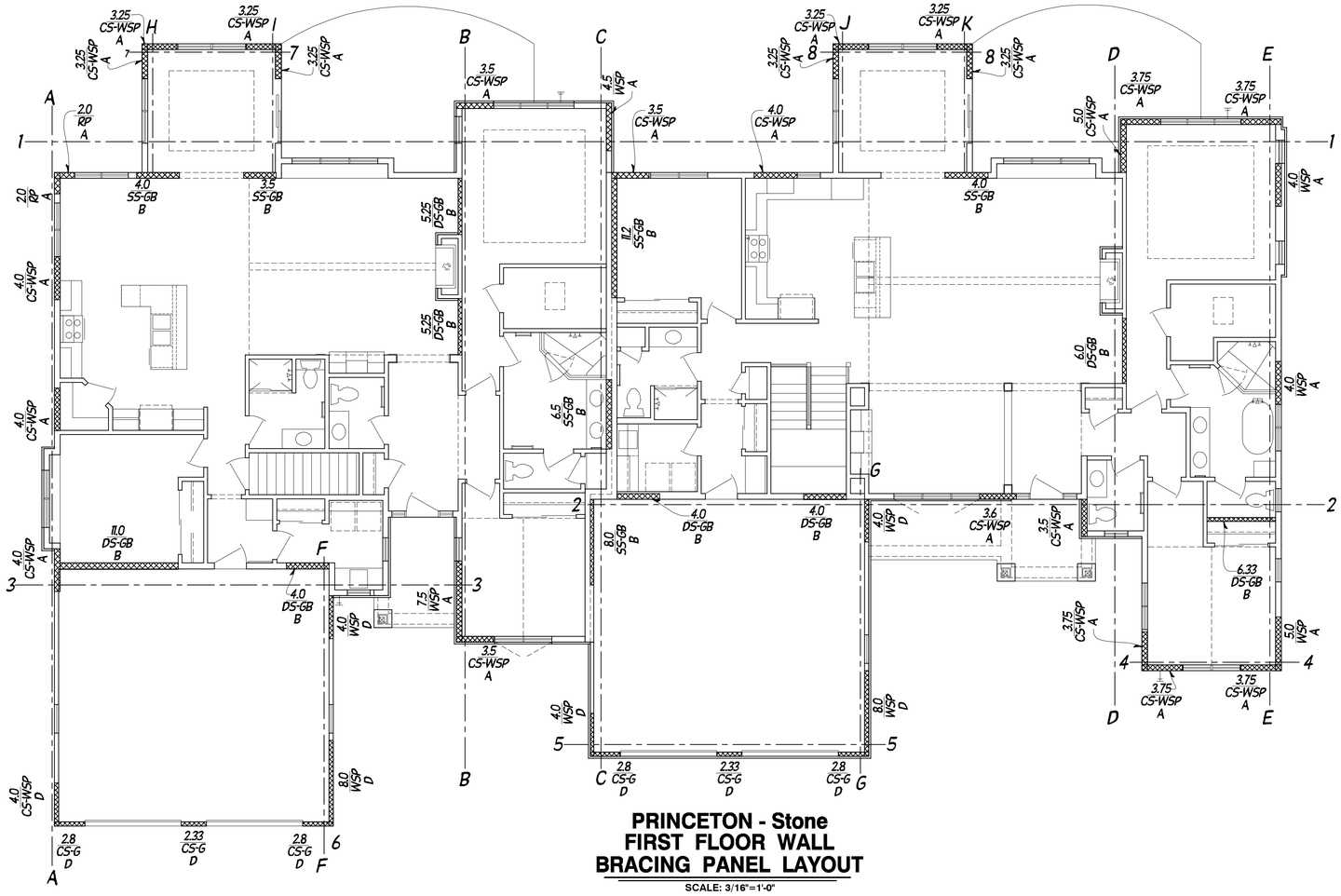
WALL BRACING LEGEND:

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

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

SHEATHING METHOD = METHOD USED TO DETERMINE REQ'D PANEL AMOUNTS, LOCATIONS & LENGTHS: (PER TABLE R602.10.4)
- SS-GB = SINGLE SIDED GYPSUM BOARD
- DS-GB = DOUBLE SIDED GYPSUM BOARD
- WSP = WOOD STRUCTURAL PANEL
- CS-WSP = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL
- CS-G = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS.
- RP = REQUIRED 2'-0" STRUCTURALLY SHEATHED RETURN PANEL AT END OF CONTINUOUSLY SHEATHED WALL LINE

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



PRINCETON - Stone FIRST FLOOR WALL BRACING PANEL LAYOUT

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

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

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BUILDER

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 7/31/23

BUILDING INFORMATION
BUILDING - 12
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 24 (TYPE-A)
RIGHT SIDE - UNIT 23 (TYPE-B)

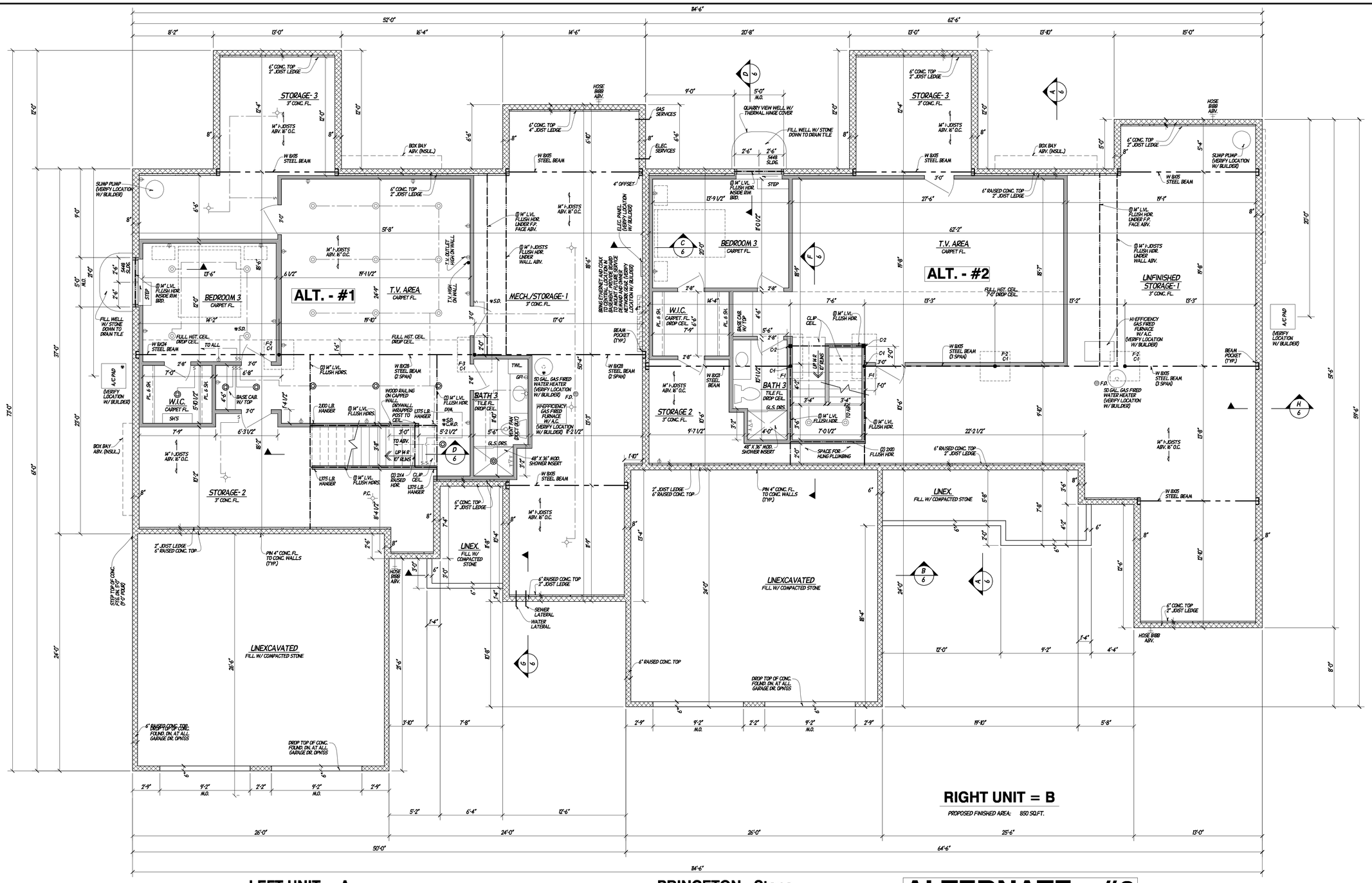
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B. TOM	NOT COMPLETE
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JOB NUMBER
175123-E

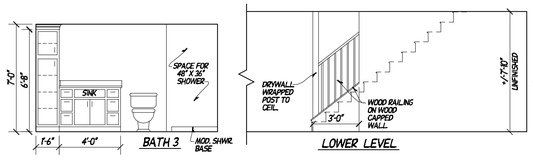
SHEET NO.
9 OF 9

Attachment: Plans (8743 : David Hoff Development)

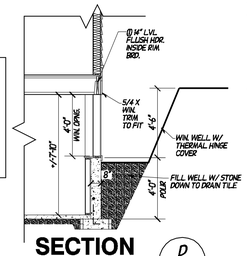


WALL HATCH LEGEND:
- LEDGE HGTS. DOWN 8" FROM RAISED CONC. TOP (8'-4" HGT.)
- RAISED CONC. TOP, LIP 1'-0" FROM STAND. (9'-0" POUR HGT.)
- CONC. TOP & JOIST LEDGE, STANDARD HGT. (8'-0" HGT.)

ALTERNATE - #1



LEFT UNIT = A
CABINET DETAILS & WALL ELEVATIONS
SCALE: 1/4"=1'-0"



SECTION
D / 6
SCALE: 1/4"=1'-0"

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

NOTES:
- 8'-0" POUR & 9'-0" POUR, EXCEPT WHERE NOTED.
- POURED CONC. FOUND. WALLS W/ STEEL REBAR.
- WIN. NOTES:
  - ALL WINDOW NUMBERS INDICATE APPROX. ROUGH OPENING SIZE (IN INCHES). +/- 7'-10" R.O. WIN. HGT.
  - ALL WIN. & DR. R.O. HGT'S. ARE +/-. VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., AS REQUIRED.
  - ALL BASEMENT WINS. TO BE PELLA 250 SERIES, SLIDING EGRESS WINDOW.
- ALL INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.

STEEL COLUMN LEGEND:
- C-1 3" DIA. STD. STEEL PIPE COL. AT 7.58 LB./FT. 20" WALL 8 X 8 X 1/2" BASE PLATE
- C-2 4 X 4 TREATED WOOD POST

COLUMN CONC. PAD FTG. LEGEND:
- F-1 30" X 54" X 12" CONC. FTGS. W/ (3) NO. 5 BARS LONG WAY & (5) NO. 5 BARS SHORT WAY
- F-2 36" X 36" X 12" CONC. FTGS. W/ (3) NO. 5 BARS E.W.
- F-3 42" X 42" X 12" CONC. FTGS. W/ (4) NO. 5 BARS E.W.

FRAMING NOTES:
- ALL FIRST FL. JOIST'S TO BE 14" I-JOISTS AT 16" O.C., EXCEPT WHERE NOTED:
- ALL L.V.L.'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.
- ALL L.S.L.'S TO BE 1.3E GRADE, EXCEPT WHERE NOTED.
- ALL P.S.L.'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.

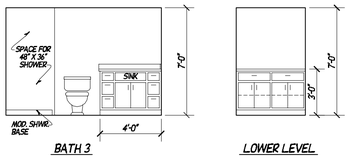
CONC. FTG. NOTES:
- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2,000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
- FIELD VERIFY SOIL COMPACTION AT FILL LOCATIONS TO MAINTAIN STRUCTURAL INTEGRITY PRIOR TO INSTALLING FOOTINGS.
- ALL PLUMBING, HVAC & ELECTRICAL PIPING, DUCTS AND MATERIALS MUST BE INSTALLED NO LOWER THAN 1'-0" ABOVE THE SLAB IN THE FINISHED BASEMENT AREAS PER CODE.

ALTERNATE - #2

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

ELECTRIC NOTE:
- ALL CAN LIGHTS IN DROP CEILING AREA TO BE LOW PROFILE LED PUCK LIGHTS.
- ◎ = RECESSED LIGHT
- Ⓒ = LOW PROFILE LED PUCK LIGHT

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



RIGHT UNIT = B
CABINET DETAILS & WALL ELEVATIONS
SCALE: 1/4"=1'-0"

MEQUON ARCHITECTURAL BOARD SUBMITTAL 7/31/23

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BUILDER

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

BUILDING INFORMATION
BUILDING - 12
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 24 (TYPE-A)
RIGHT SIDE - UNIT 25 (TYPE-B)

COMPLETION DATE	REVISIONS
NOT COMPLETE	

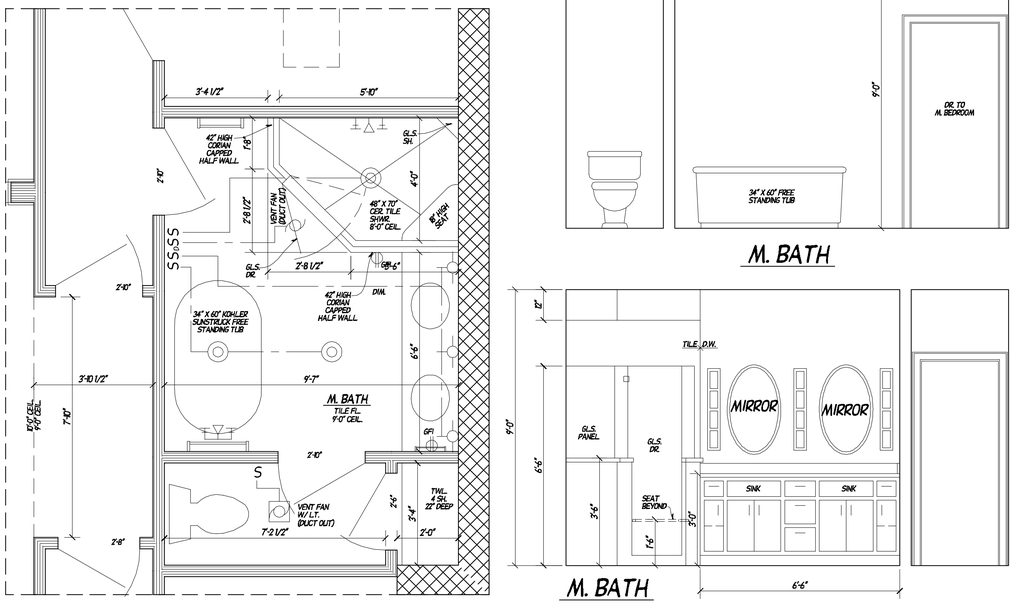
DESIGNED BY: B. TOM
DRAWN BY: G.F.H.
CHECKED: B. TOM

ARCHITECTURAL DEVELOPMENT SERVICES INC.
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(262) 797 - 1701

JOB NUMBER
175123-E

SHEET NO.
CS-1

Attachment: Plans (8743 : David Hoff Development)



FIRST FLOOR PLAN w/ OPTIONAL TUB IN M. BATH

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

(LEFT UNIT - A)

ALTERNATE #5

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 7/31/23

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

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

BUILDING INFORMATION

BUILDING - 12
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 24 (TYPE-A)
RIGHT SIDE - UNIT 23 (TYPE-B)

JOB NUMBER
175123-E

SHEET NO.
CS-4

Attachment: Plans (8743 : David Hoff Development)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 11, 2023**
SUBJECT: **Steve & Danette Carlton, Sr., Re-Submittal for New Single-Family Residence at 3650 W. Pine View Court**

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

ANDERSON HOMES

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

7/14/2023

To whom it concerns,

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

Sincerely,

Kevin Emmer

General Manager

Anderson Homes LLC

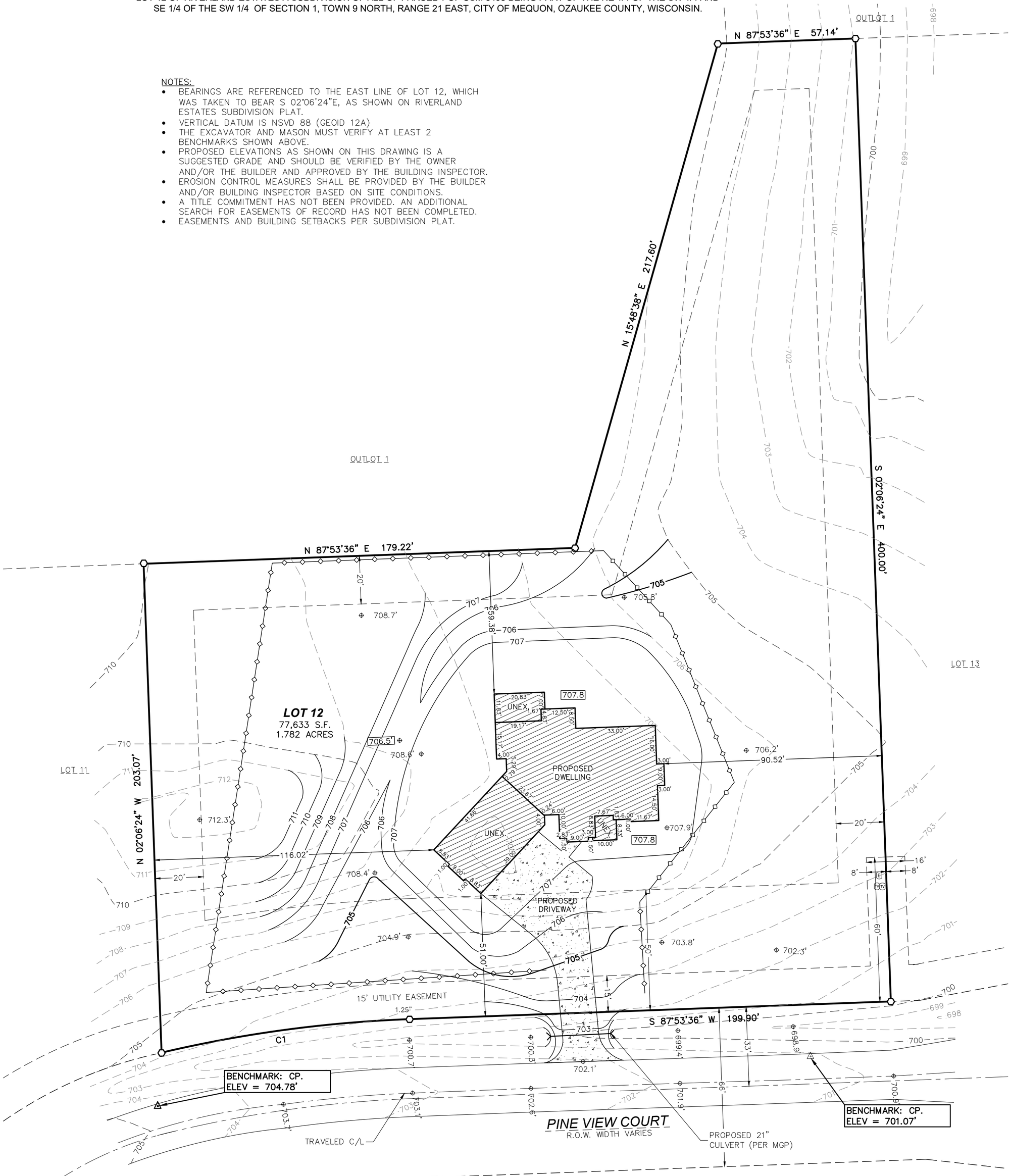
Attachment: Statement of Intent (8746 : Steve & Danette Carlton, Sr.)

PLAT OF SURVEY

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

NOTES:

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



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

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

SURVEYOR'S CERTIFICATION:

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

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

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

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

0' 30' 60'
1 INCH = 30 FEET

LEGEND

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

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

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

Attachment: Survey (8746 : Steve & Danette Carlton, Sr.)

ANDERSON HOMES

CARLTON RESIDENCE

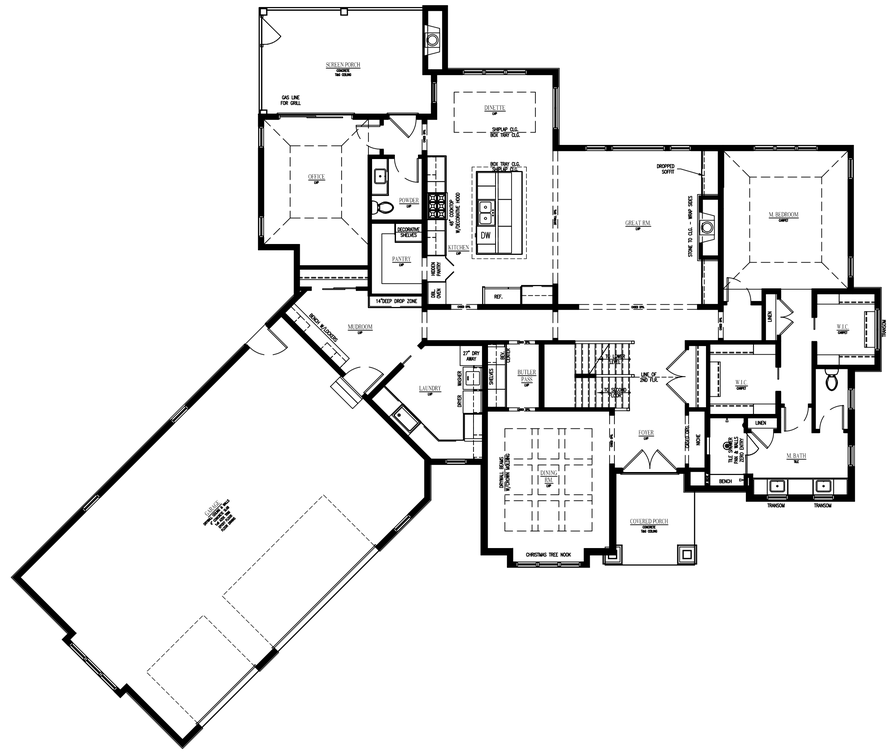
GENERAL NOTES

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

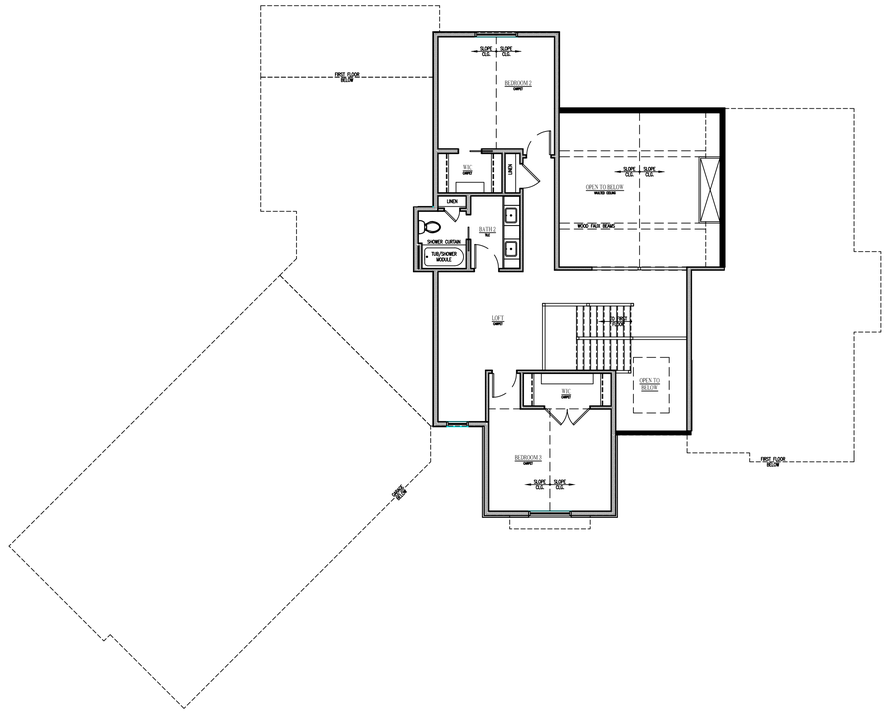
STANDARD NOTES:

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

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FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT

BID SET ONLY - NOT FOR CONSTRUCTION

REVISION NOTES

REVISION 01 – 8.18.23 BID SET 02

- REMOVE STONE BELT FROM M. BED & GREAT ROOM EXTERIOR WALLS
- ADD STONE BELT TO M. BATH EXTERIOR WALLS
- RETURN STONE @ SAME HEIGHT AS ASSOCIATED WALL TO INSIDE CORNER PER ACC REQUIREMENTS

PROJECT INFORMATION

CARLTON CUSTOM

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

SQUARE FOOTAGES

AREA DEFINITION:

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

INDEX OF DRAWINGS

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

ANDERSON HOMES
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LOT #12 PINE VIEW CT.
MEQUON, WI 53092

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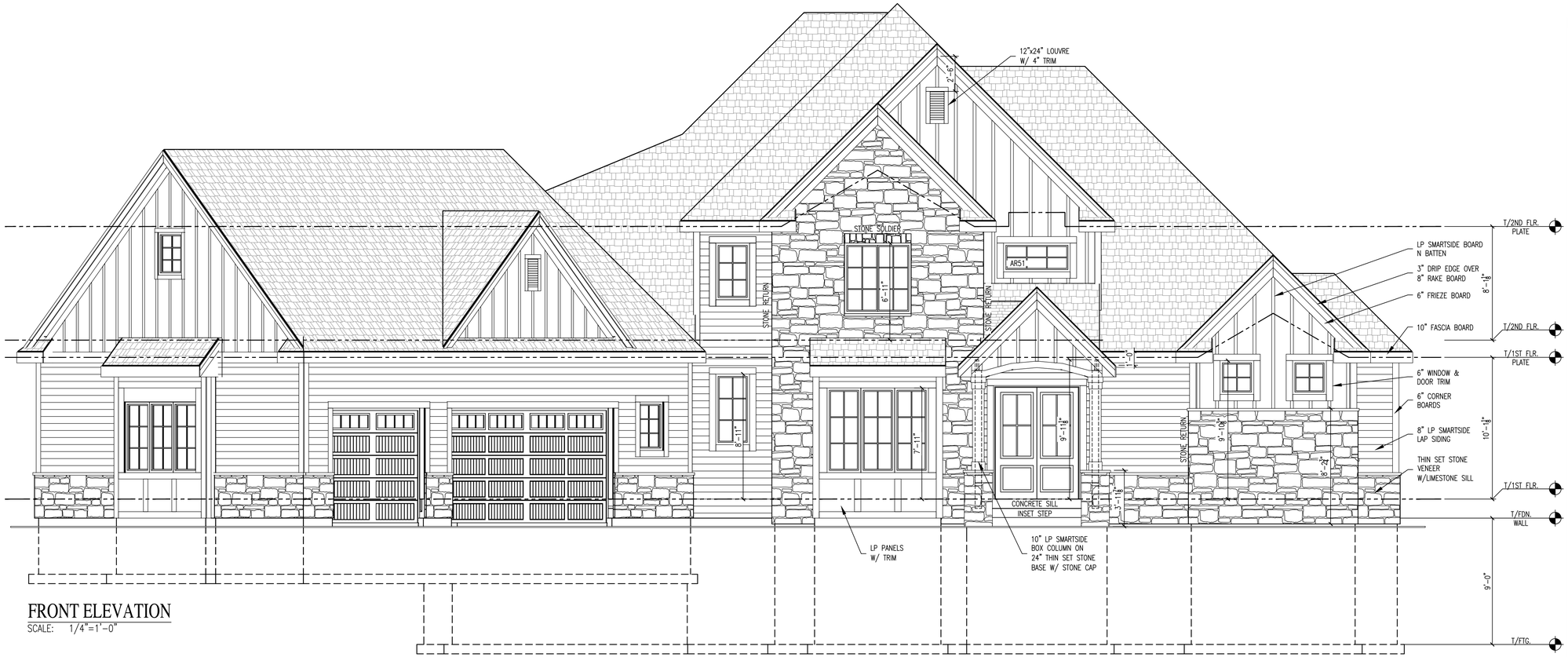
PROJECT DATE: 6.3.23

REVISIONS:	BY:
6.16.23	KMB
6.29.23 BID SET 01	KMB
8.18.23 BID SET 02	KMB
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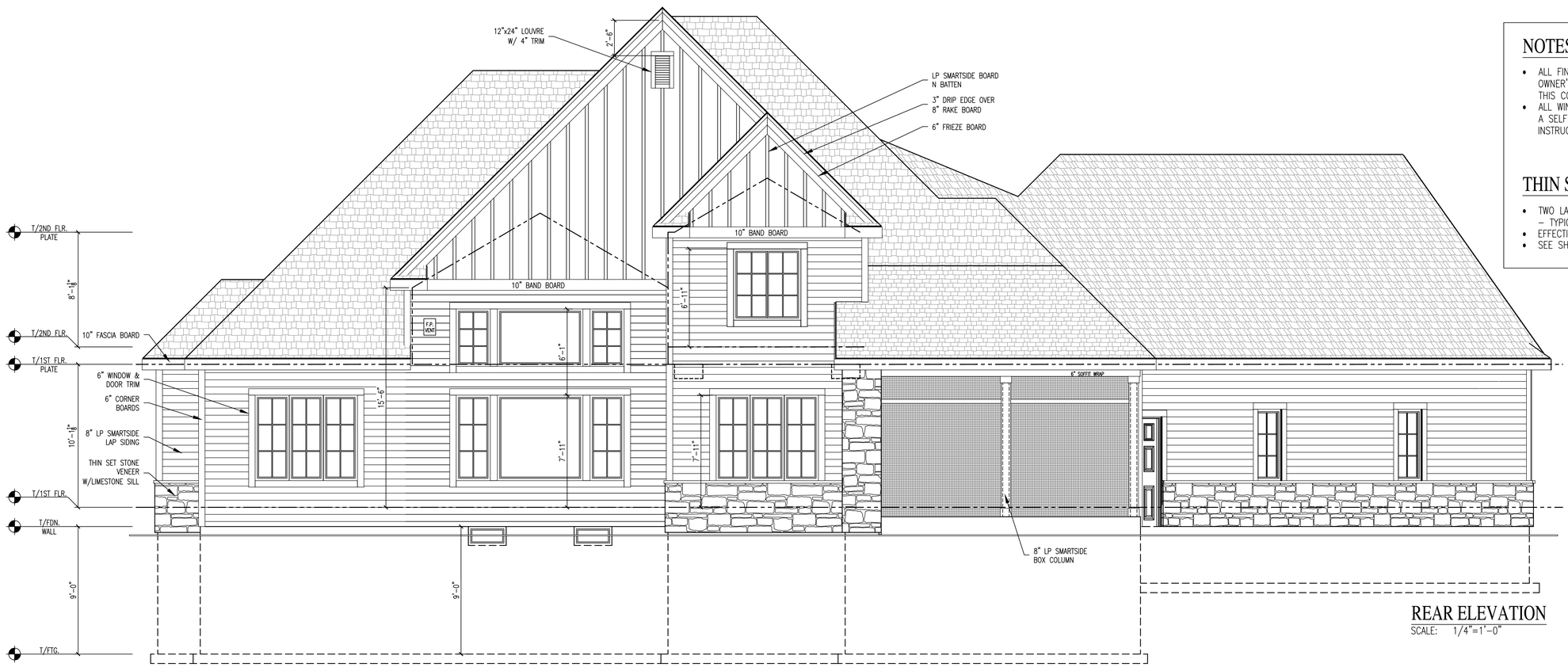
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Attachment: Plans (Revised) (8746 : Steve & Danette Carlton, Sr.)



FRONT ELEVATION

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



REAR ELEVATION

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

NOTES

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

THIN SET STONE NOTE

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

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CARLTON CUSTOM

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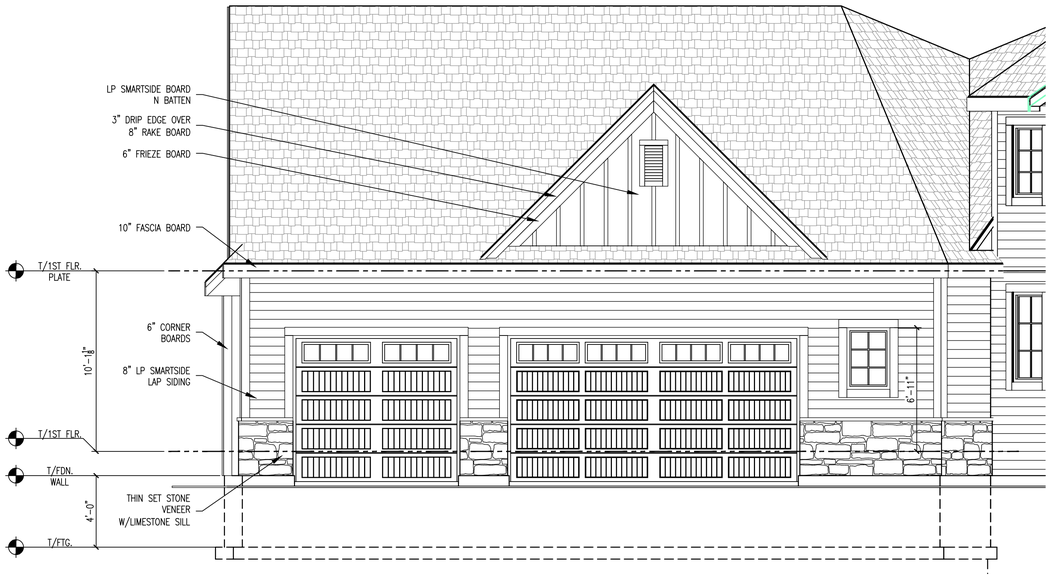
PROJECT DATE:
6.3.23

REVISIONS:	BY:
6.16.23	KMB
6.29.23 BID SET 01	KMB
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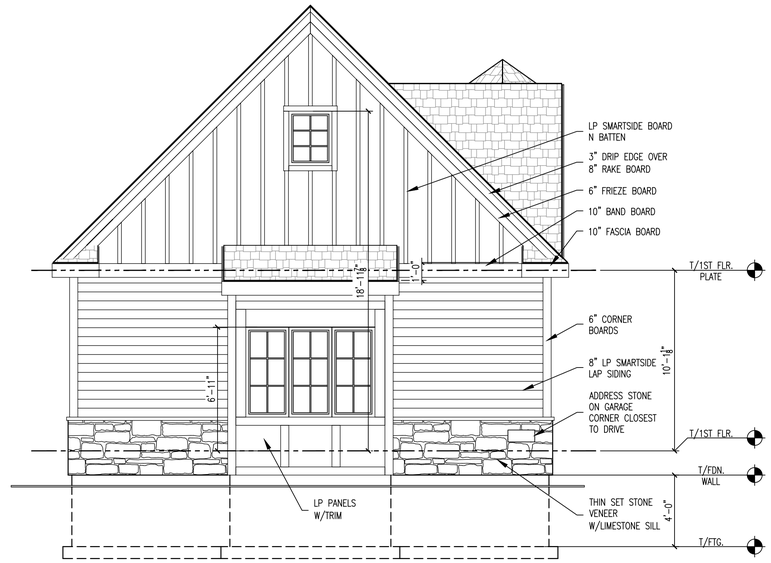
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A-1

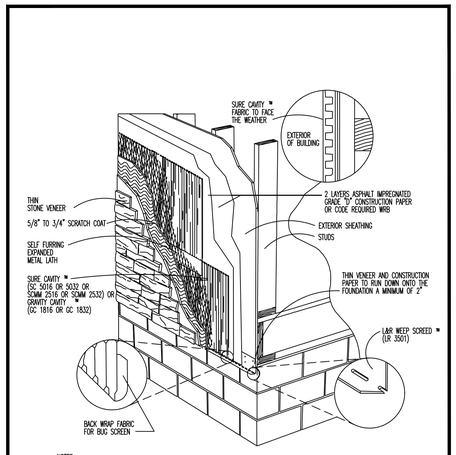
Attachment: Plans (Revised) (8746 : Steve & Danette Carlton, Sr.)



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



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

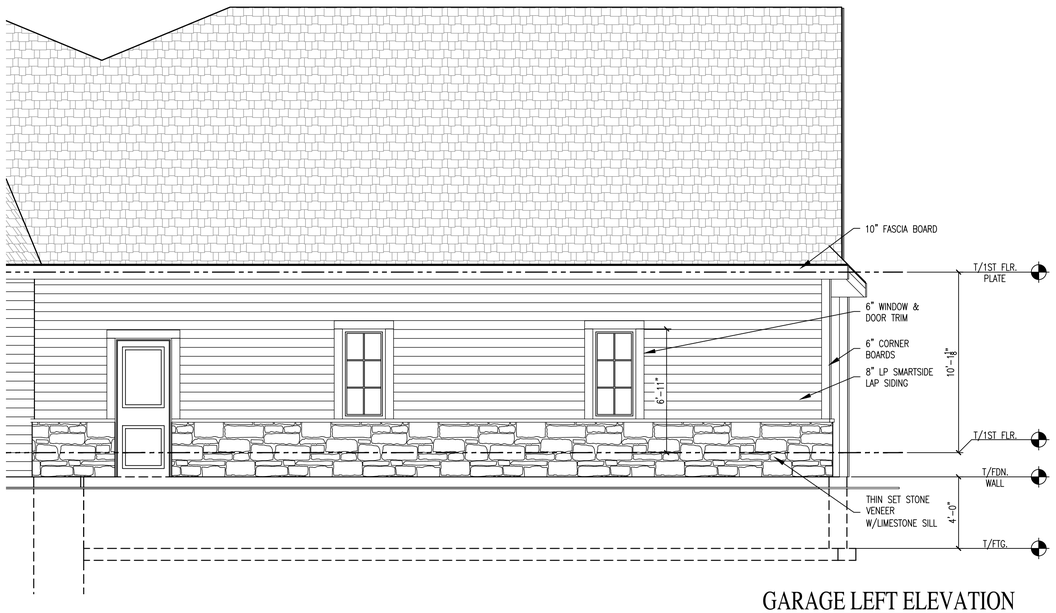


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

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

A
A-5

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

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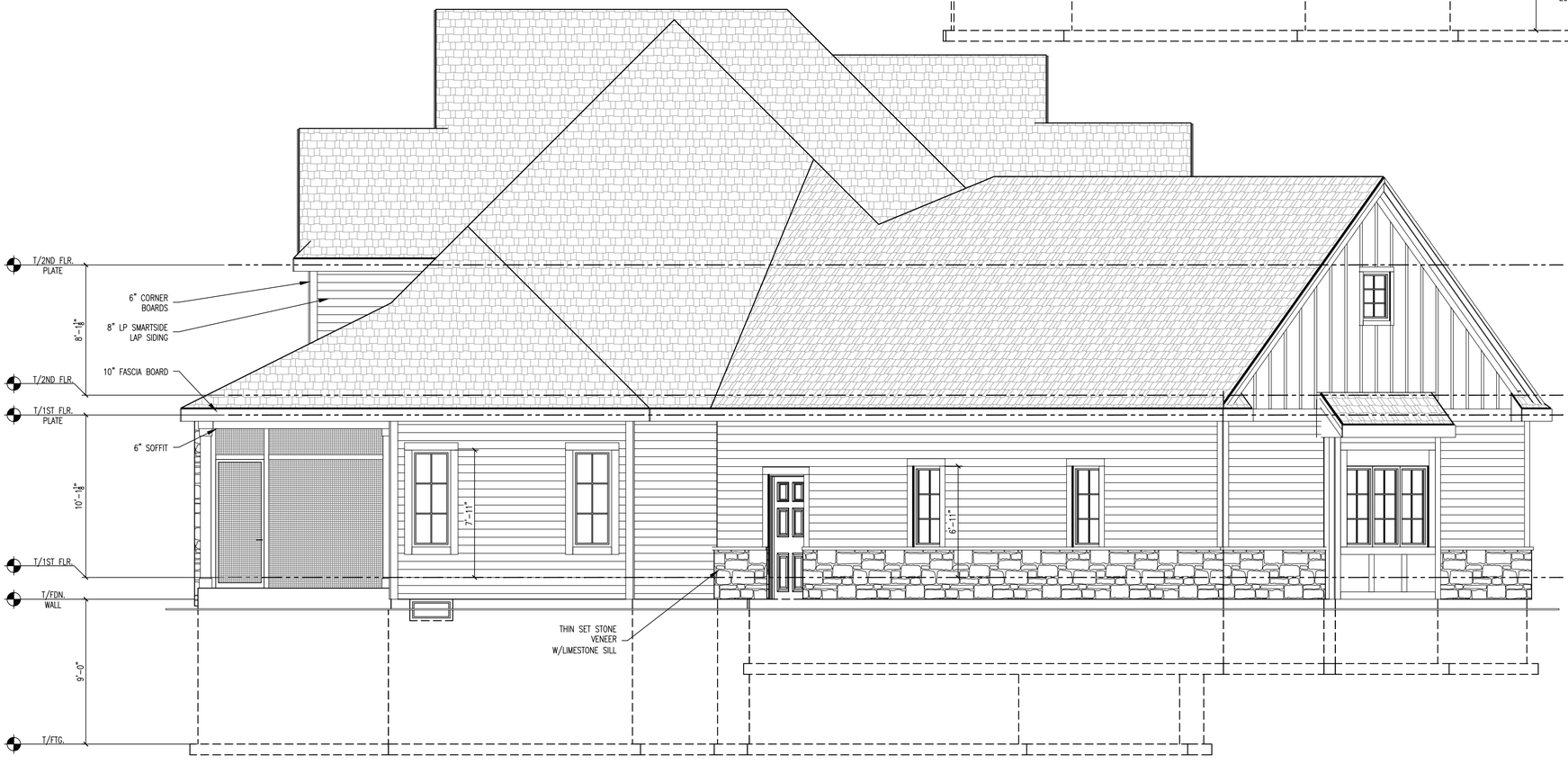
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SHEET NUMBER:
A1.1

Attachment: Plans (Revised) (8746 : Steve & Danette Carlton, Sr.)



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



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

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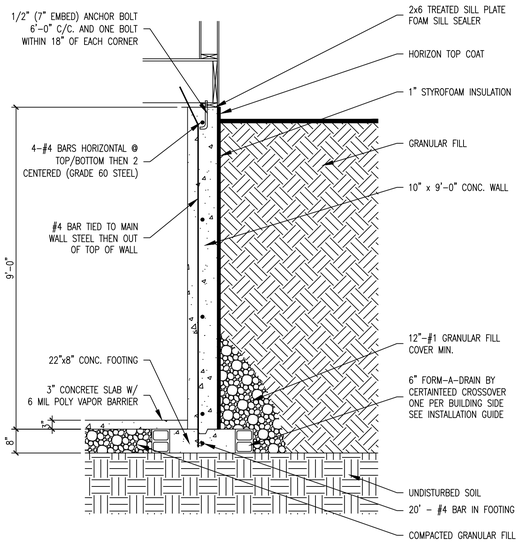
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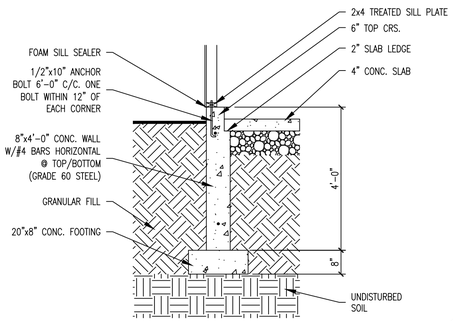
REVISIONS:	BY:
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SHEET NUMBER:
A-2

Attachment: Plans (Revised) (8746 : Steve & Danette Carlton, Sr.)



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

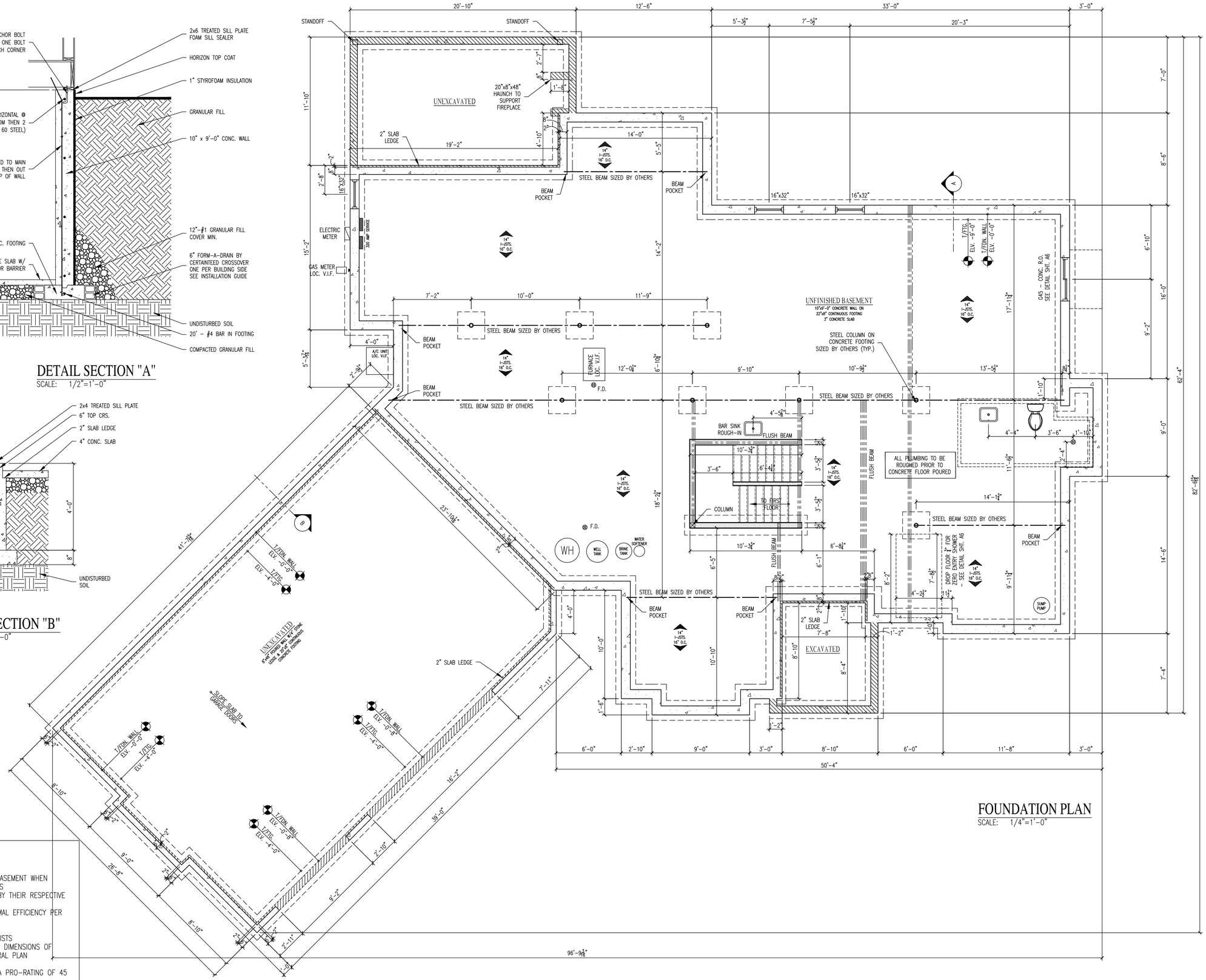


DETAIL SECTION "B"
SCALE: 1/2"=1'-0"

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NOTES

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



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

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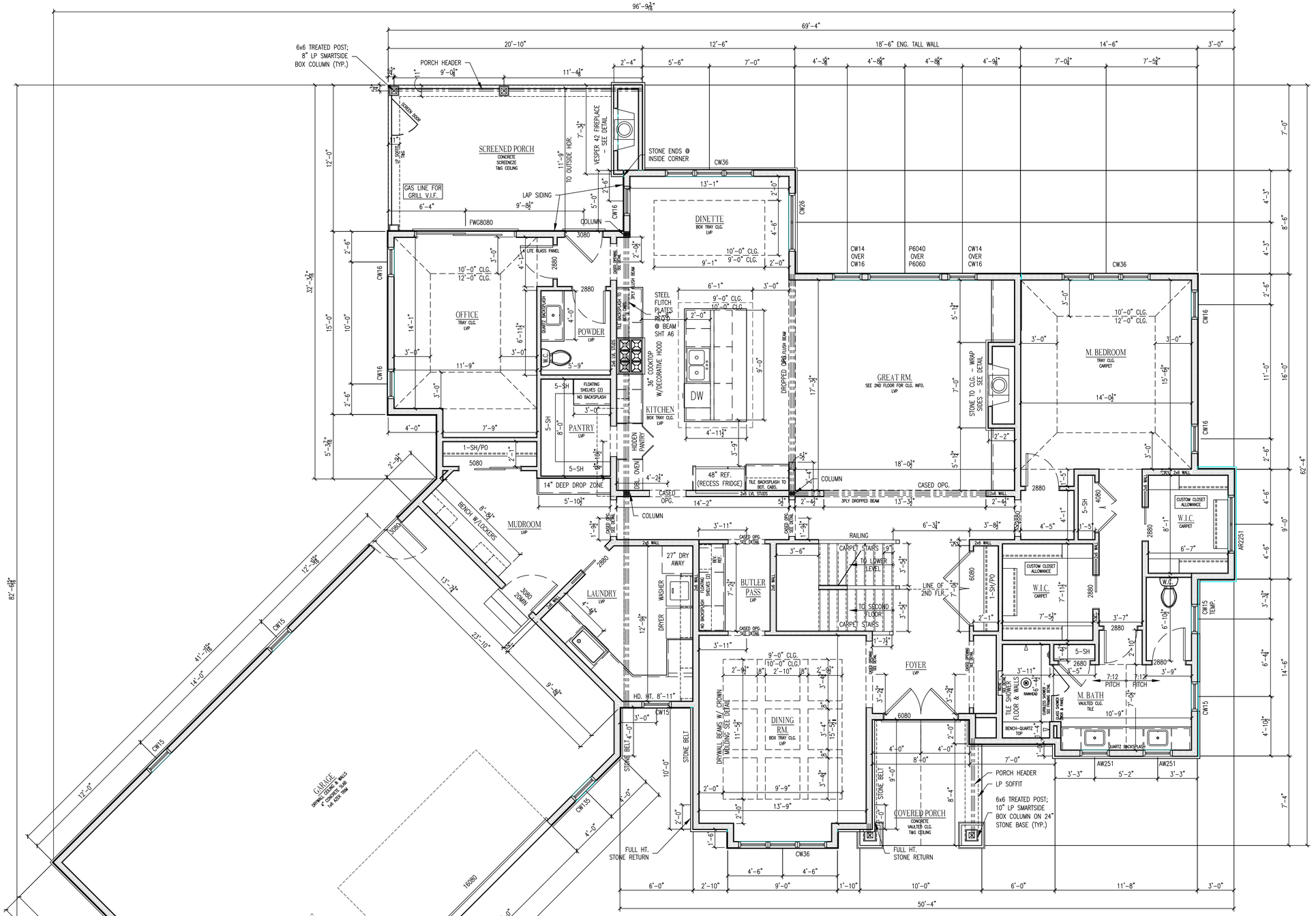
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FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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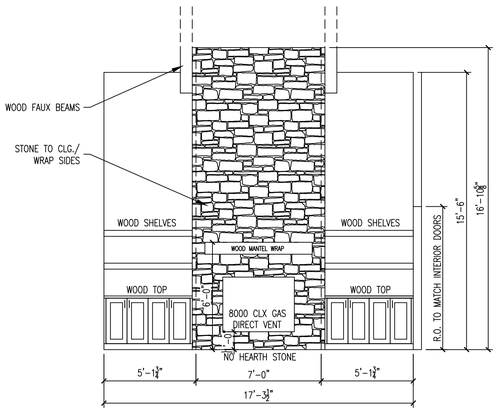
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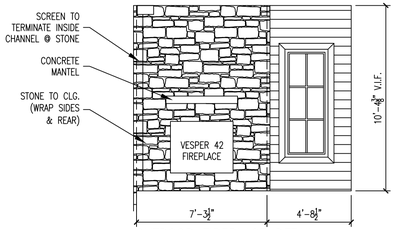
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Attachment: Plans (Revised) (6746 : Steve & Danette Carlton, Sr.)



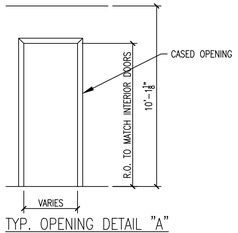
GREAT ROOM FIREPLACE DETAIL
SCALE: 1/4" = 1'-0"

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

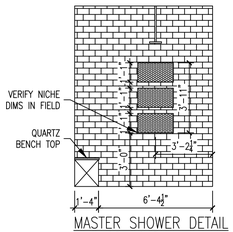


OUTDOOR FIREPLACE DETAIL
SCALE: 1/4" = 1'-0"

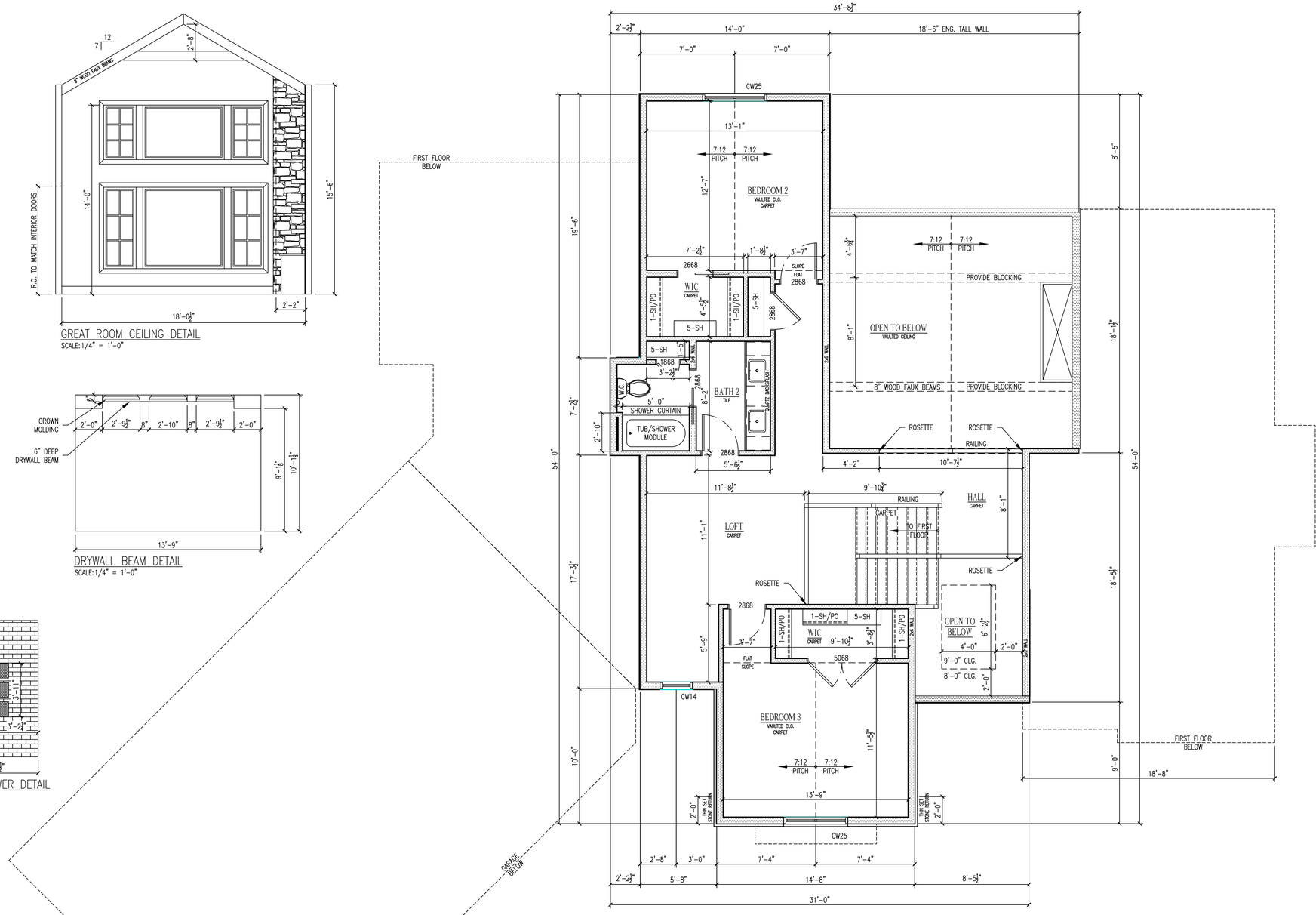
DRYWALL BEAM DETAIL
SCALE: 1/4" = 1'-0"



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



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



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

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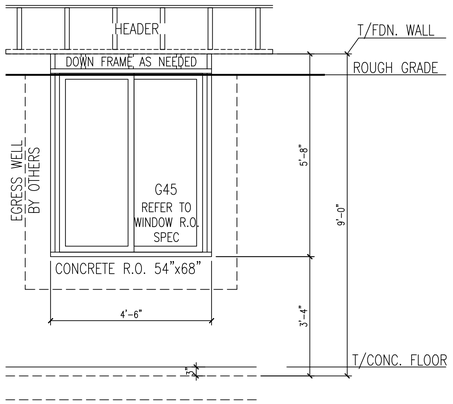
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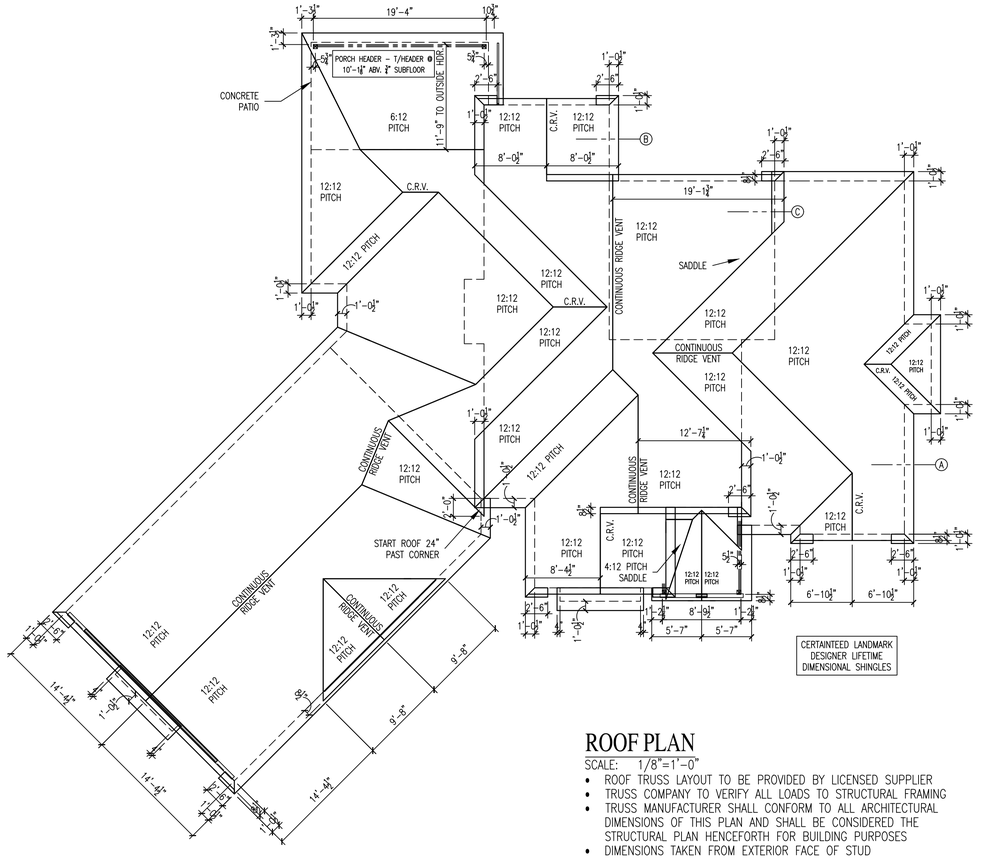
REVISIONS:	BY:
6.16.23	KMB
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SHEET NUMBER:
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Attachment: Plans (Revised) (8746 : Steve & Danette Carlton, Sr.)

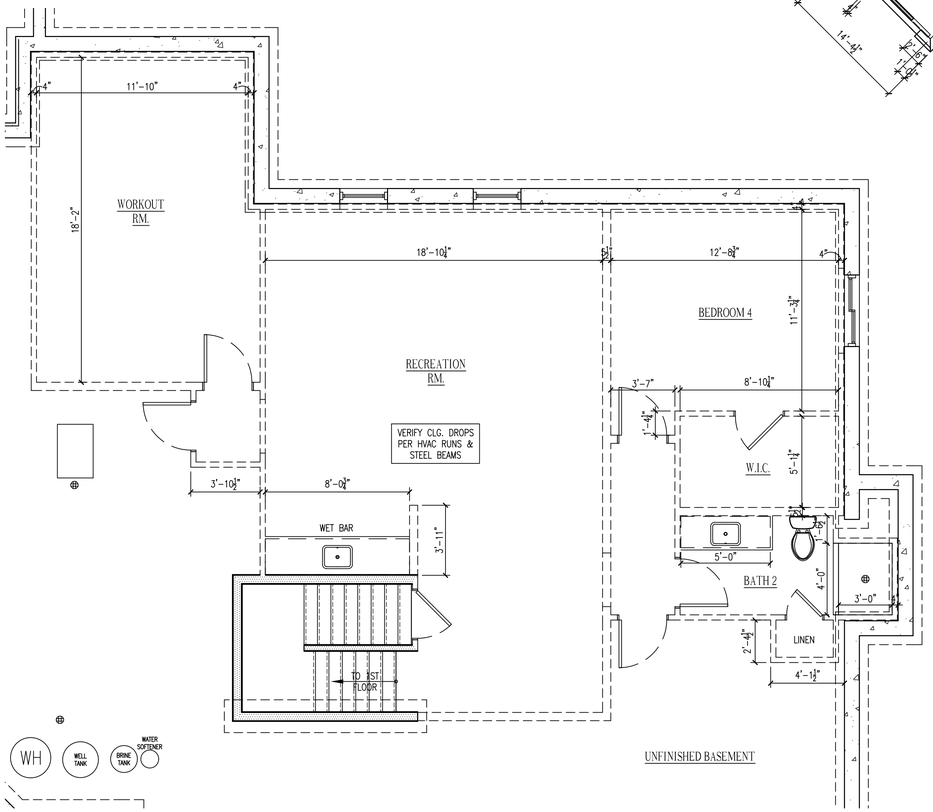


EGRESS WELL DETAIL
SCALE: 1/2"=1'-0"

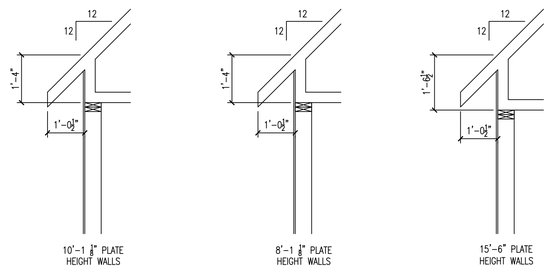


ROOF PLAN
SCALE: 1/8"=1'-0"

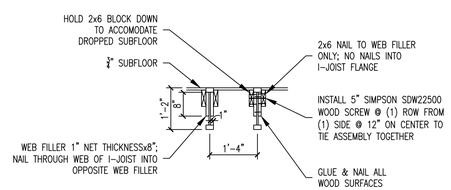
- ROOF TRUSS LAYOUT TO BE PROVIDED BY LICENSED SUPPLIER
- TRUSS COMPANY TO VERIFY ALL LOADS TO STRUCTURAL FRAMING
- TRUSS MANUFACTURER SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES
- DIMENSIONS TAKEN FROM EXTERIOR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



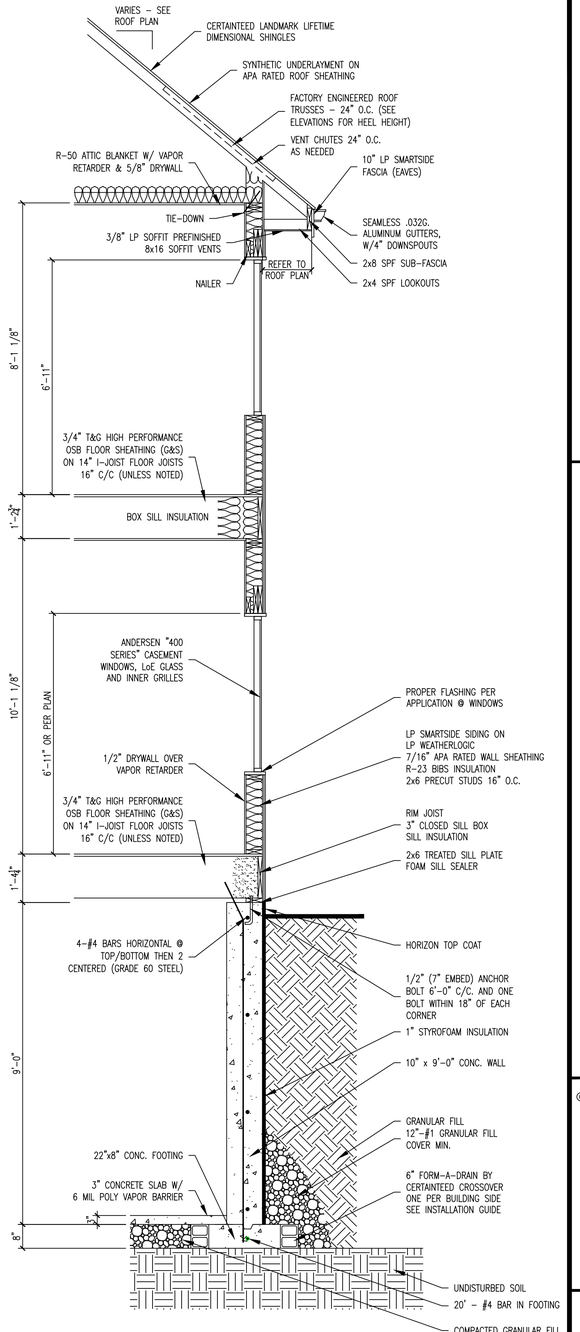
FUTURE FINISHED BASEMENT
SCALE: 1/4"=1'-0"



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



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



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

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

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TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 11, 2023**
SUBJECT: **Newcastle Place, New Single-Family Side x Side Condominium on Pad #1; Plan 4A**

Attachments:
Site Plan (PDF)
Plans (PDF)

0 40 80

PAVING LEGEND

ASPHALT PAVEMENT
12" CRUSHED AGGREGATE BASE COURSE
2 1/2" ASPHALTIC BINDER 3 LT 58-28 S
1 1/2" ASPHALTIC SURFACE 4 LT 58-28 S

CONCRETE DRIVEWAY
6" CRUSHED AGGREGATE BASE COURSE
5" THICK CONCRETE (4,000 PSI)

SITE PLAN NOTES:

1. DIMENSIONS ARE TO BACK OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
3. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

NO.	DATE	REVISIONS: DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
NEWCASTLE PLACE
12600 N. PORT WASHINGTON RD
MEQUON, WI 53092

PLAN TITLE:
PROPOSED SITE PLAN

DRAWN BY: **MBS**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **7-14-2023**

PROJECT NO: \LC-01-23\

SUBMITTAL

SHEET NO:
C1.02

Attachment: Site Plan (8747 : Newcastle Place)

GREEN PLAN CHECK LIST

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

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JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 3



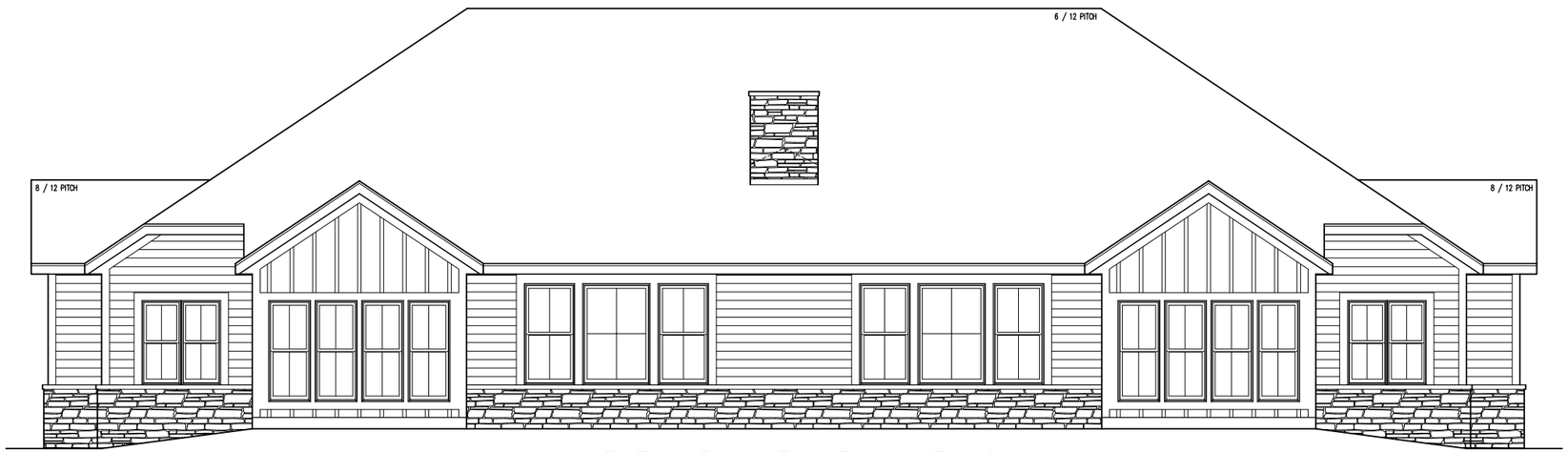
FRONT ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
3/16"=1'-0"



RIGHT SIDE ELEVATION
3/16"=1'-0"



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

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE HOME #4A (DUPLEX)
TITLE: ELEVATIONS
DRAWN BY: ANDALORO
PRINT #:
DATE: 8/21/23
SCALE: NOTED
SQ. FEET: 3,646
PAGE #: 1/3

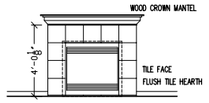
Newcastle Place
Home #4A

Allan Builders, llc
General Contractor

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Attachment: Plans (8747 : Newcastle Place)

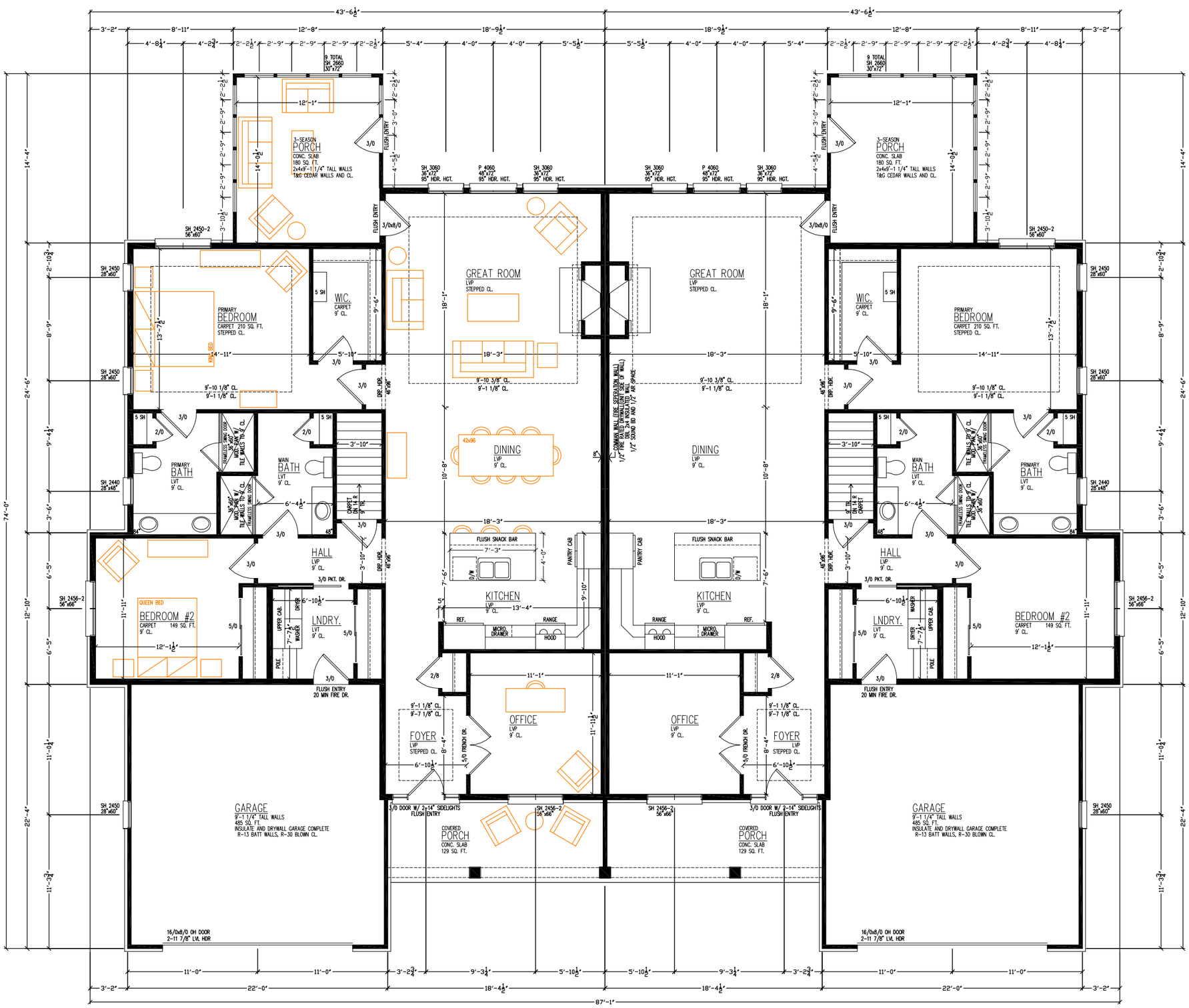
Wisconsin Focus on Energy Home



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 (standard)
- ☒ Other See detail



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

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

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

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

REVISIONS

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

CLIENT: NEWCASTLE PLACE HOME #4A (DUPLEX)
TITLE: FLOOR PLAN
SQ. FEET: 3,646
DATE: 8/21/23
SCALE: 2/3
DRAWN BY: ANDALORO
PRINT #: NOTED

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General Contractor

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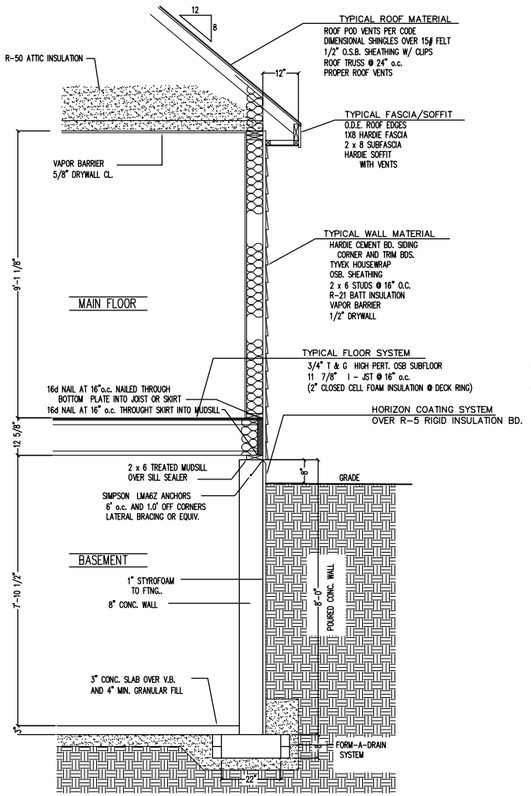
Allan Builders llc.

Newcastle Place
Home #4A

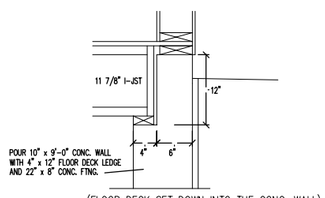
Attachment: Plans (8747 : Newcastle Place)

Wisconsin Focus on Energy Home

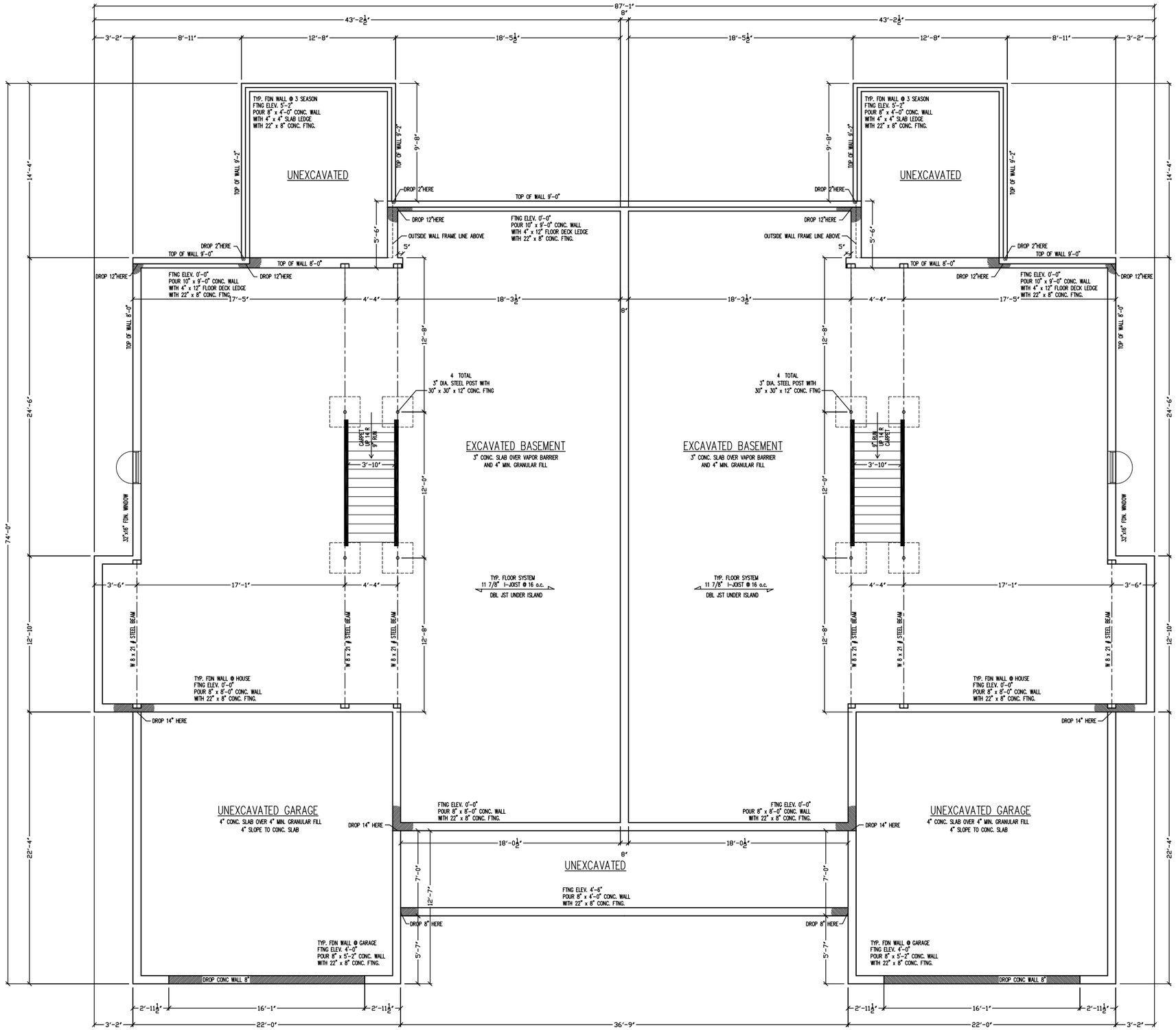
NOTE: LOW-PITCHED ROOF PLANES
4/12 AND LOWER PITCED ROOFS TO ICE AND WATER SHIELD SHALL EXTEND AT LEAST 30" UP THE ROOF SLOPE AND AT LEAST 12" UP THE ROOF SLOPE BEYOND THE INNER FACE OF AN EXTERIOR WALL.



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



(FLOOR DECK SET DOWN INTO THE CONC. WALL)
FLOOR DECK DETAIL
NOT TO SCALE



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

Newcastle Place
Home #4A

REVISIONS

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

CLIENT: NEWCASTLE PLACE
HOME #4A (DUPLEX)
TITLE: FDN./BSMT.
DRAWN BY: ANDALORO
SQ. FEET:
DATE: 8/1/23
SCALE: NOTED
PAGE #: 3/3
PRINT #:

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Attachment: Plans (8747 : Newcastle Place)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 11, 2023**
SUBJECT: **Newcastle, New Single-Family Residence on Pad #2; Plan 1B**

Attachments:
Plans (PDF)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

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

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JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 2



FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

Newcastle Place
Home #1B

REVISIONS

DESCRIPTION	BY:	DATE:

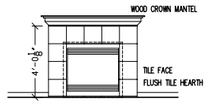
CLIENT: NEWCASTLE PLACE HOME #1B
TITLE: ELEVATIONS
PRINT #:
DATE: 8/21/23
DRAWN BY: ANDALORO
SQ. FEET: 1,850
SCALE: NOTED
PAGE #: 1/3

General Contractor
Allan Builders, llc

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Attachment: Plans (8748 : Newcastle)

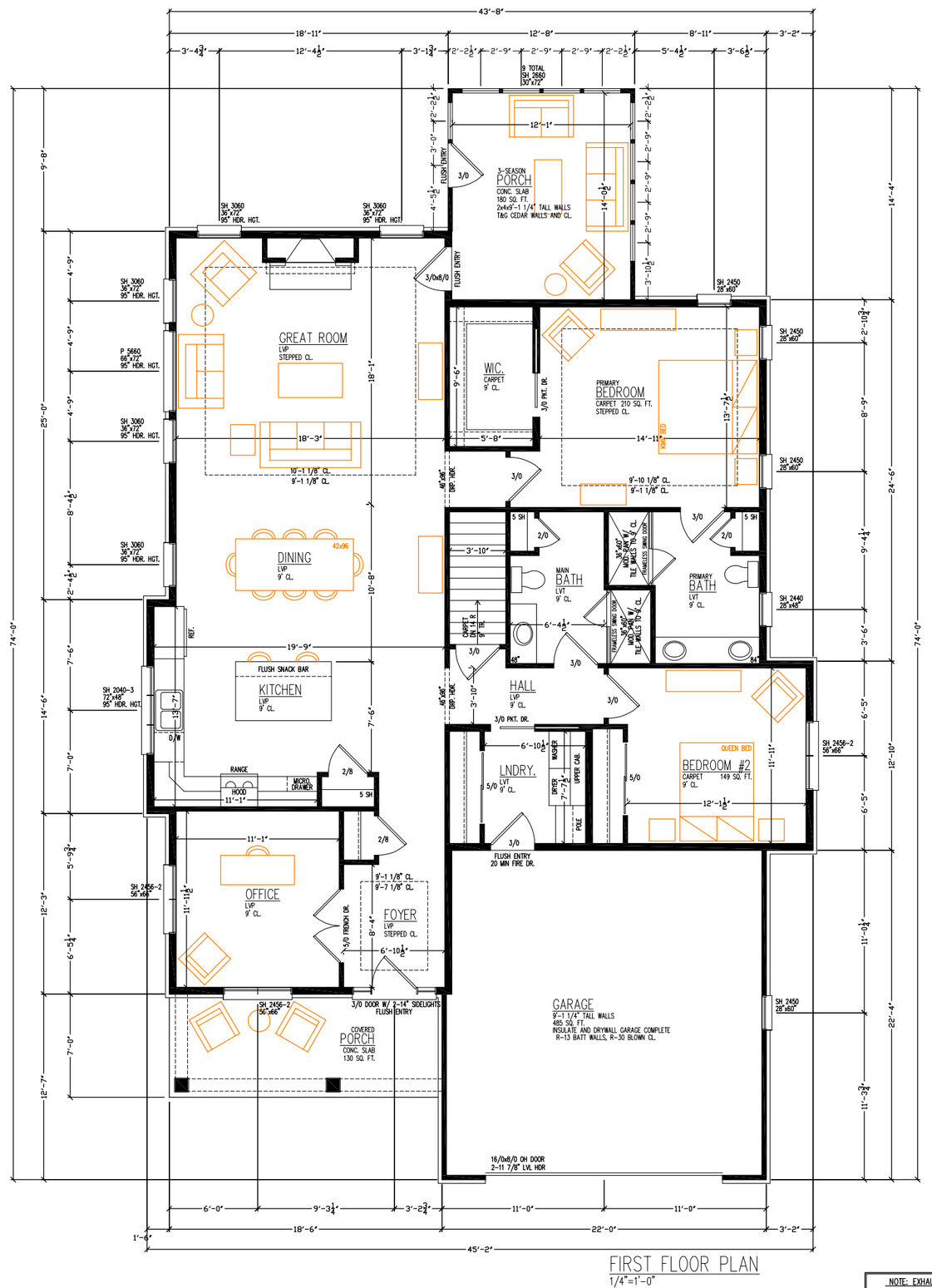
Wisconsin Focus on Energy Home



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 (standard)
- ☒ Other See detail



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

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD UNLESS OTHERWISE NOTED:
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ALL INTERIOR FRAME WALL DIM. 3 1/2"
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NOTE: EXHAUST FAN KEY
#744- CAN LIGHT/FAN....70CFM...4" DIA.
#671- BATHROOM FAN....70CFM...3" DIA.
#676- BATHROOM FAN....110CFM...4" DIA.

Newcastle Place
Home #1B

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE HOME #1B
TITLE: FLOOR PLAN
DATE: 9/13/22
SQ. FEET: 1,850
DRAWN BY: ANDALORO
SCALE: NOTED
PRINT #:
PAGE #: 2/3

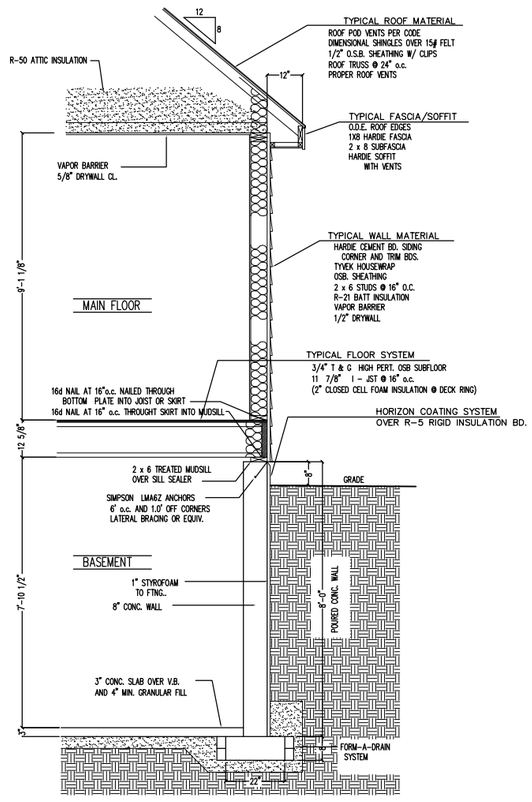
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General Contractor

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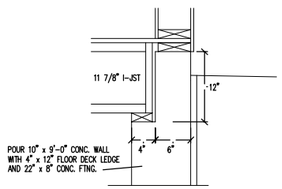
Attachment: Plans (8748 : Newcastle)

Wisconsin Focus on Energy Home

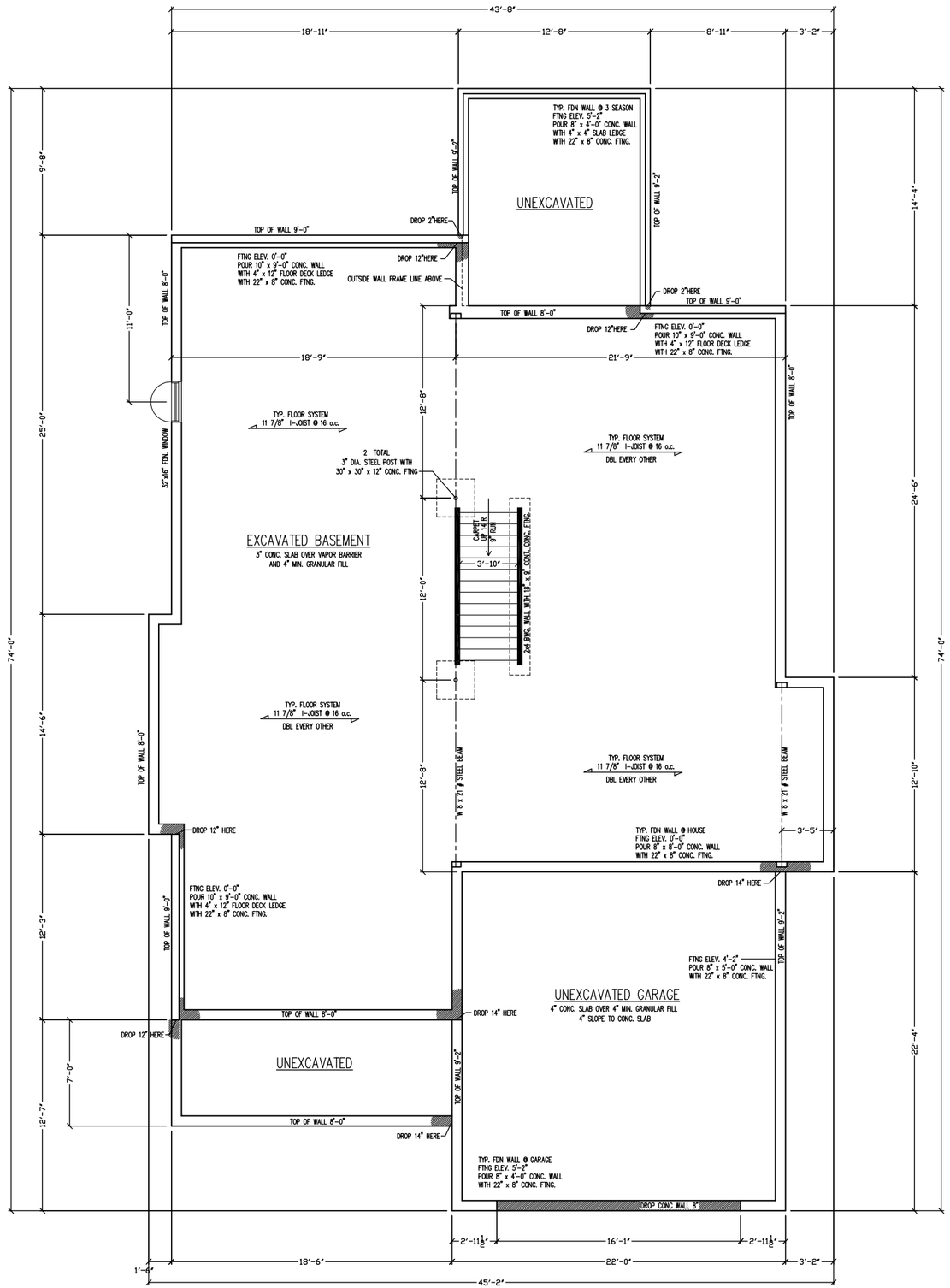
NOTE: LOW-PITCHED ROOF PLANES
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TYP. WALL SECTION
1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)
FLOOR DECK DETAIL
NOT TO SCALE



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

Newcastle Place
Home #1B

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE HOME #1B
TITLE: FDN/BSMT.
DATE: 8/23/23
SQ. FEET:
PAGE #: 3/3
DRAWN BY: ANDALORO
SCALE: NOTED

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Attachment: Plans (8748 : Newcastle)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 11, 2023**
SUBJECT: **Newcastle, New Single-Family Residence on Pad #3; Plan 1C**

Attachments:
Plans (PDF)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

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

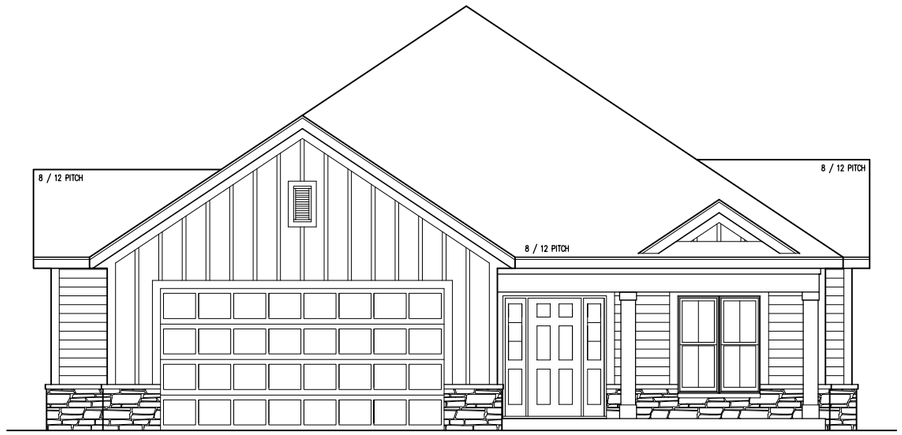
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JOB #

Wisconsin Focus on Energy Home

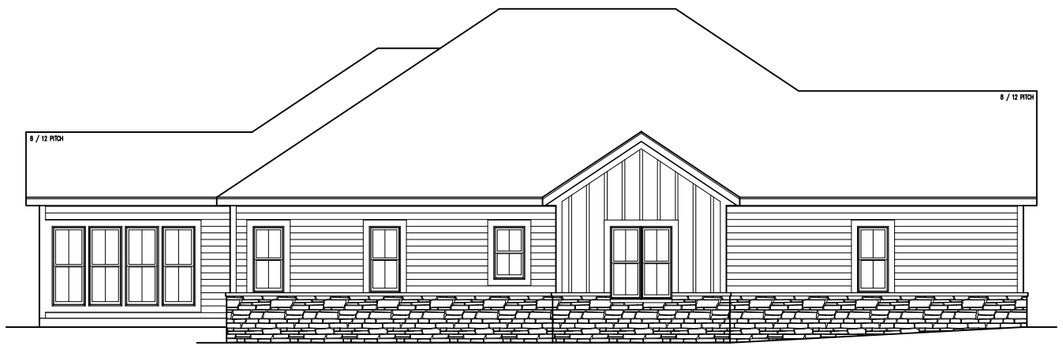
PRELIMINARY PLANS

ELEVATION OPTION 3



FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

Newcastle Place
Home #1C

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE HOME #1C

TITLE: ELEVATIONS

DATE: 8/21/23

SQ. FEET: 1,850

PRINT #:

DRAWN BY: ANDALORO

SCALE: NOTED

PAGE #: 1/3

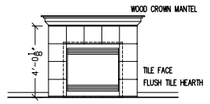
Allan Builders, llc
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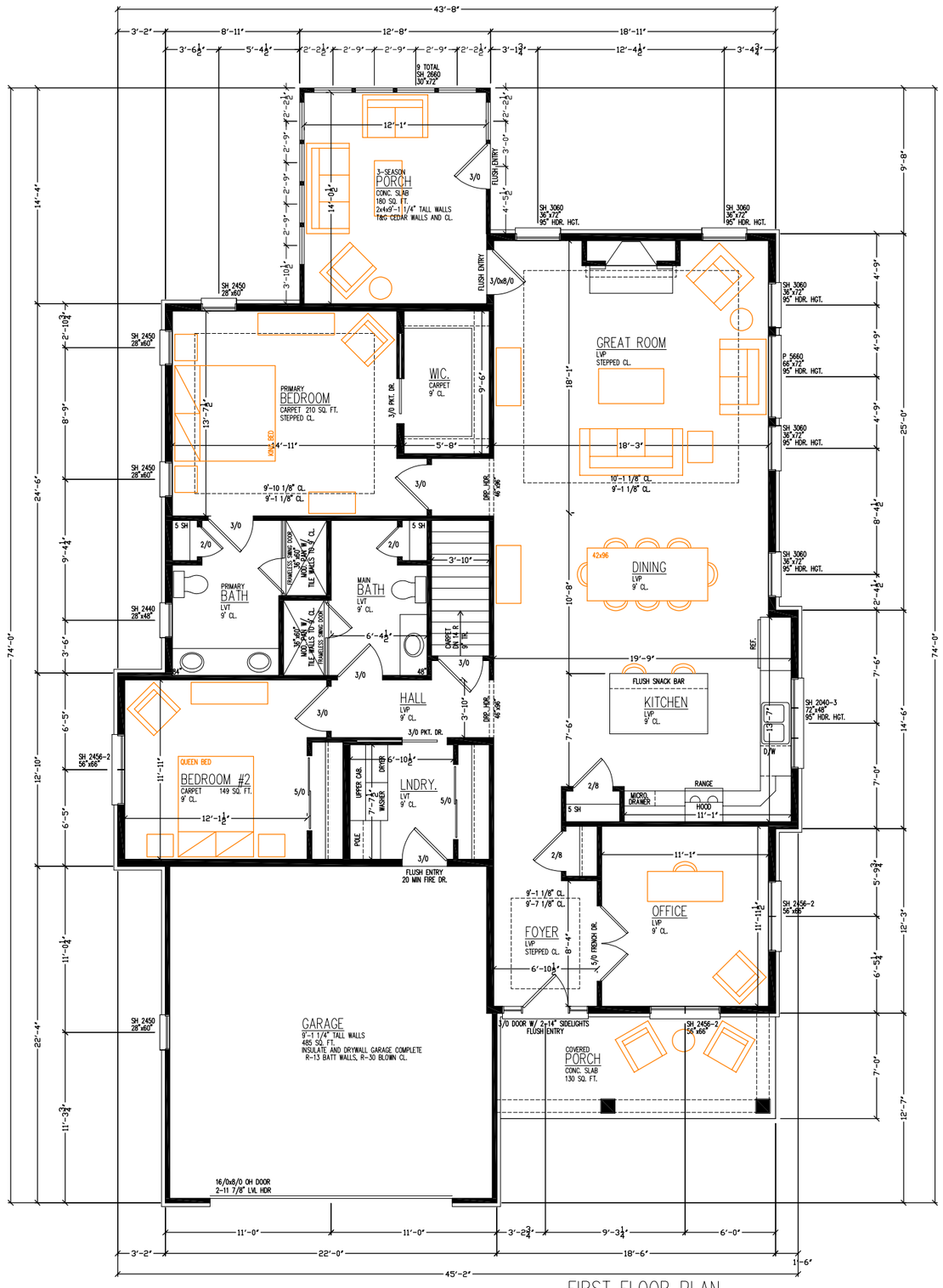
Attachment: Plans (8749 : Newcastle)

Wisconsin Focus on Energy Home



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

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Newcastle Place
Home #1C

REVISIONS

DESCRIPTION	BY:	DATE:

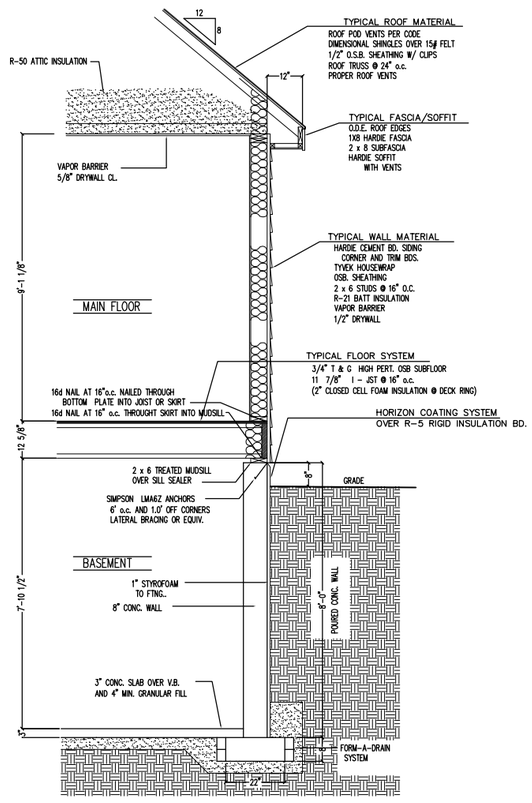
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TITLE: FLOOR PLAN
DATE: 8/23/23
SQ. FEET: 1,850
SCALE: PAGE #: 2/3
DRAWN BY: ANDALORO
PRINT #: NOTED

Allan Builders, llc
General Contractor

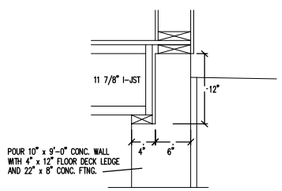
Attachment: Plans (8749 : Newcastle)

Wisconsin Focus on Energy Home

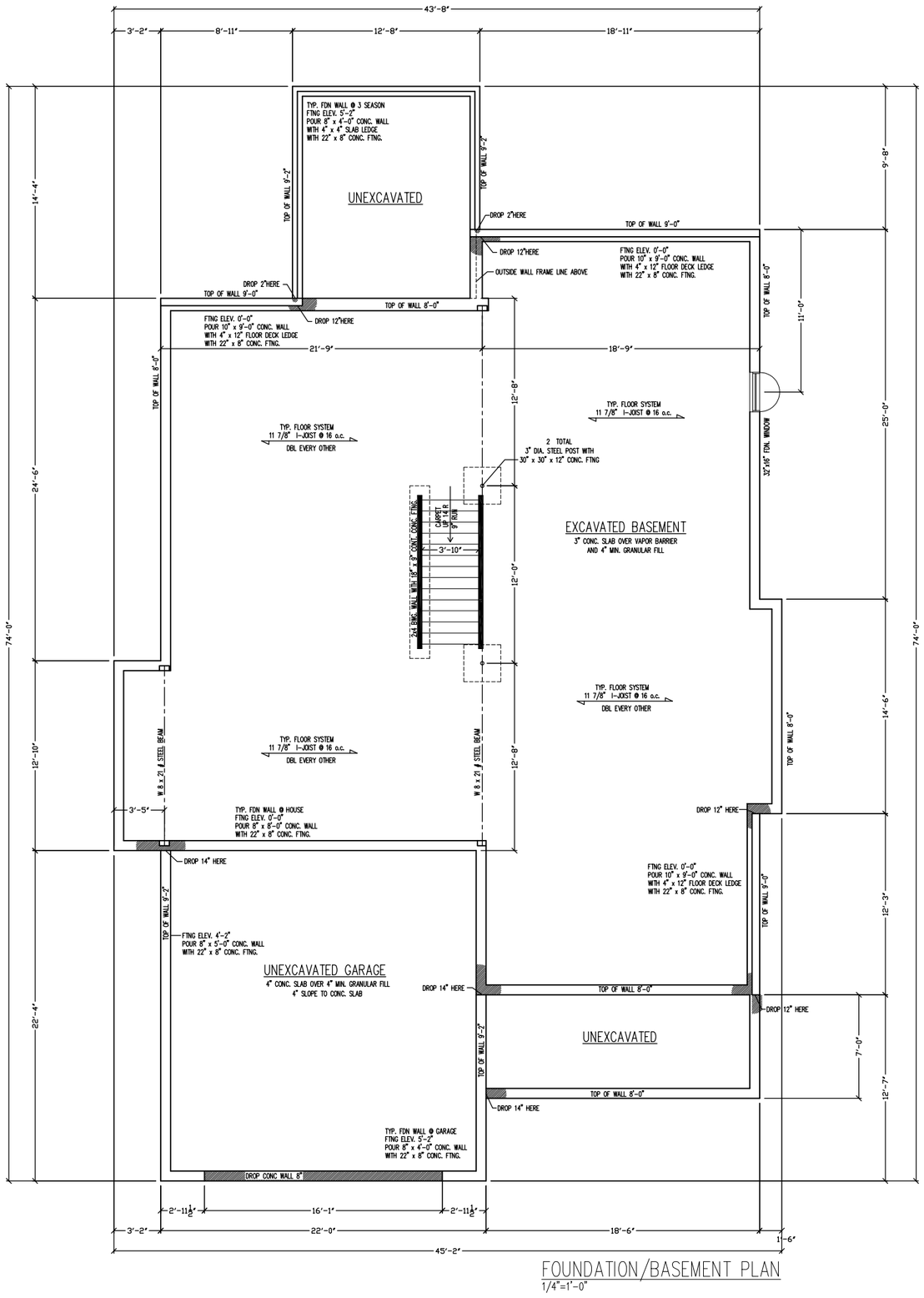
NOTE: LOW-PITCHED ROOF PLANES
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TYP. WALL SECTION
1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)
FLOOR DECK DETAIL
NOT TO SCALE



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

Newcastle Place
Home #1C

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE HOME #1C
TITLE: FDN/BSMT.
DATE: 8/21/23
SQ. FEET:
PRINT #: BY: ANDALORO
SCALE: NOTED
PAGE #: 3/3

Allan Builders, llc
General Contractor

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Phone: 262-242-3100
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www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 11, 2023**
SUBJECT: **Newcastle, New Single-Family Residence on Pad #4; Plan 1D**

Attachments:
Plans (PDF)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

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

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JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 2

Newcastle Place

Home #1D



FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

REVISIONS

DATE:	BY:	DESCRIPTION
- -		

CLIENT: NEWCASTLE PLACE HOME #1D

TITLE: ELEVATIONS

DATE: 8/21/23

SQ. FEET: 1,850

PAGE #: 1/3

DRAWN BY: ANDALORO

SCALE: NOTED

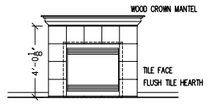
General Contractor

Allan Builders, llc

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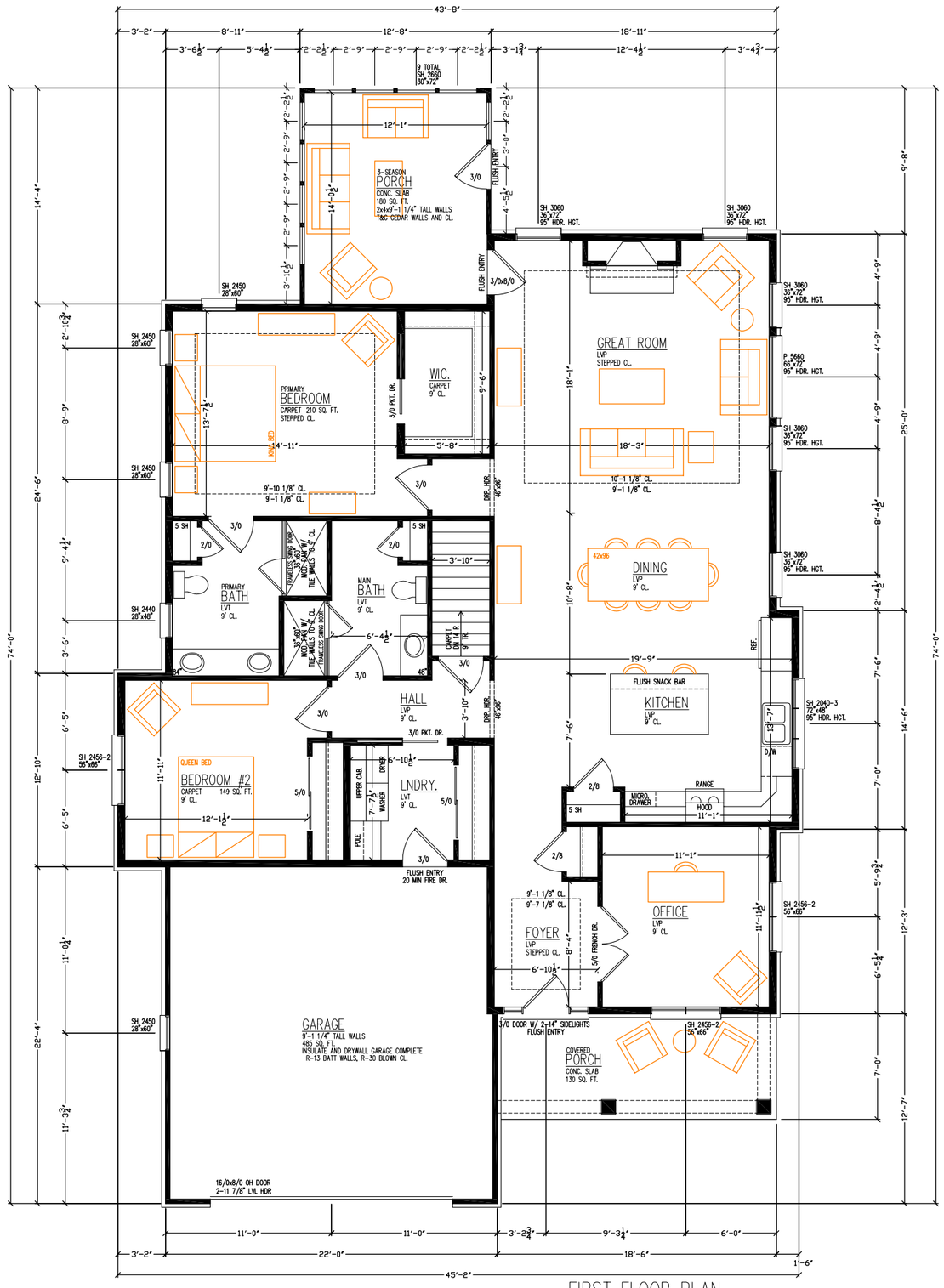
Attachment: Plans (8750 : Newcastle)

Wisconsin Focus on Energy Home



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 (standard)
- ☒ Other See detail



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

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Allan Builders, llc
General Contractor

CLIENT: NEWCASTLE PLACE HOME #1D
TITLE: FLOOR PLAN
PRINT #:
DRAWN BY: ANDALORO
DATE: 8/21/23
SCALE: NOTED
SQ. FEET: 1,850
PAGE #: 2/3

REVISIONS

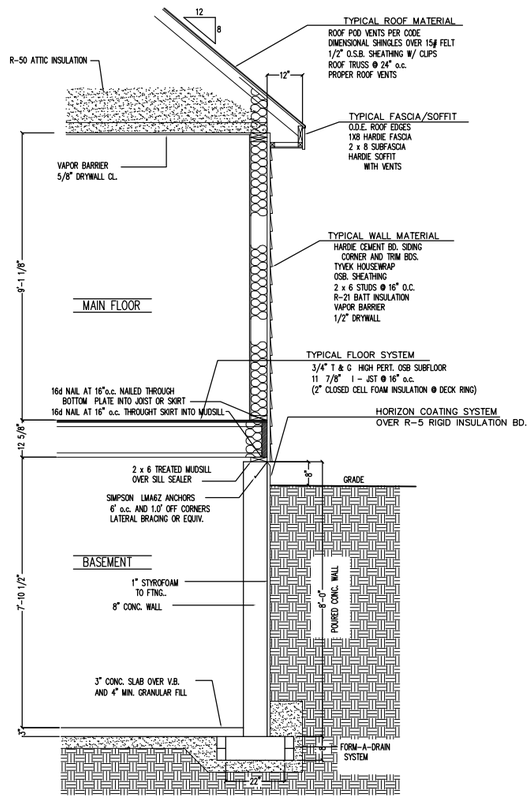
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Newcastle Place
Home #1D

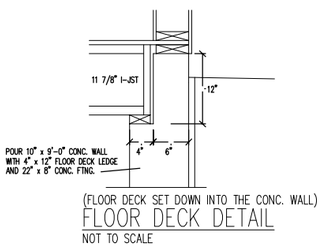
Attachment: Plans (8750 : Newcastle)

Wisconsin Focus on Energy Home

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

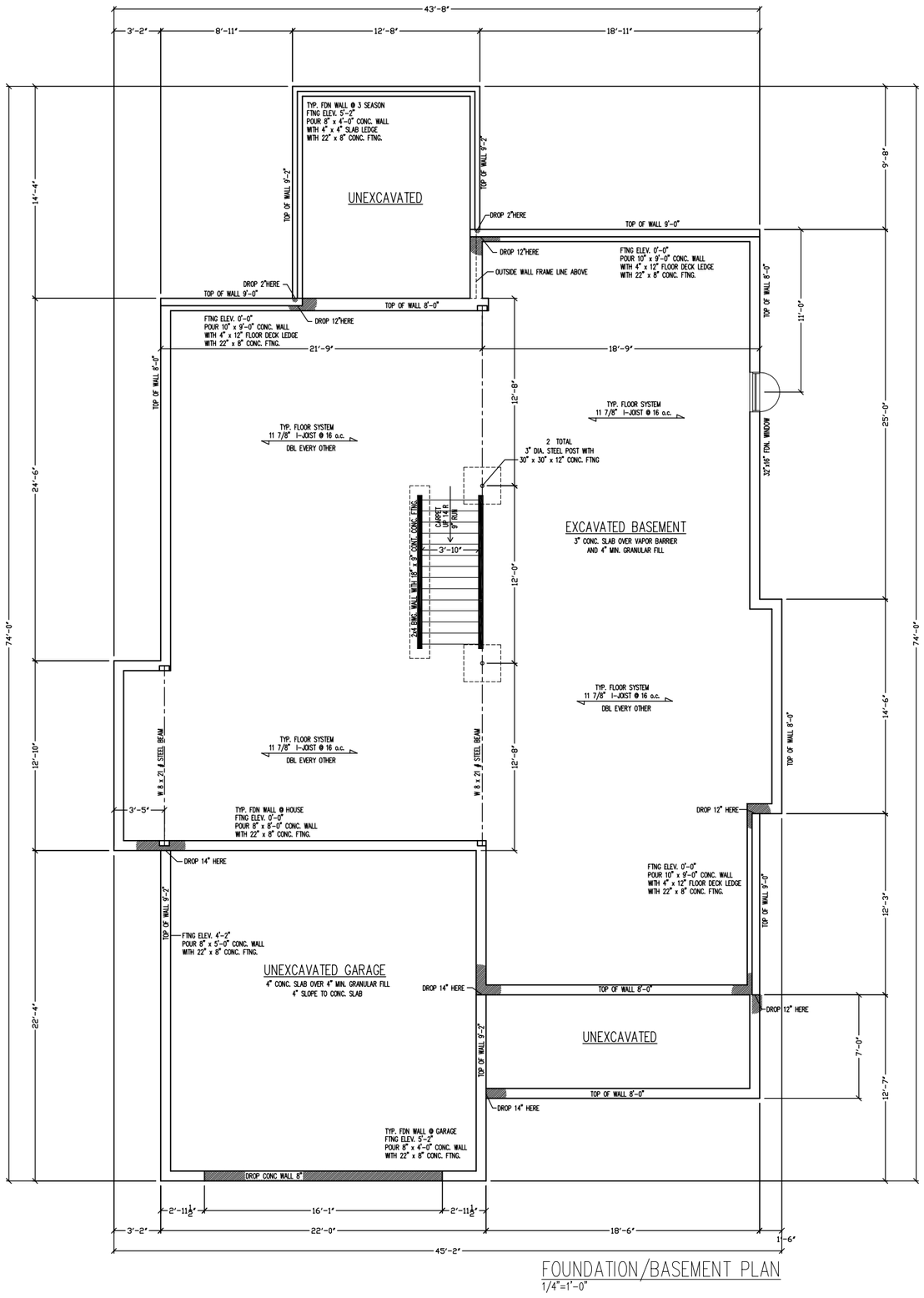


TYP. WALL SECTION
1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)

FLOOR DECK DETAIL
NOT TO SCALE



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

Newcastle Place
Home #1D

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE HOME #1D
TITLE: FDN/BSMT.
PRINT #: ANDALORO
DRAWN BY:
DATE: 8/21/23
SCALE: NOTED
SQ. FEET:
PAGE #: 3/3

Allan Builders, llc
General Contractor

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Attachment: Plans (8750 : Newcastle)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 11, 2023**
SUBJECT: **Newcastle, New Single-Family Residence on Pad #5; Plan 3A**

Attachments:
Plans (PDF)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

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

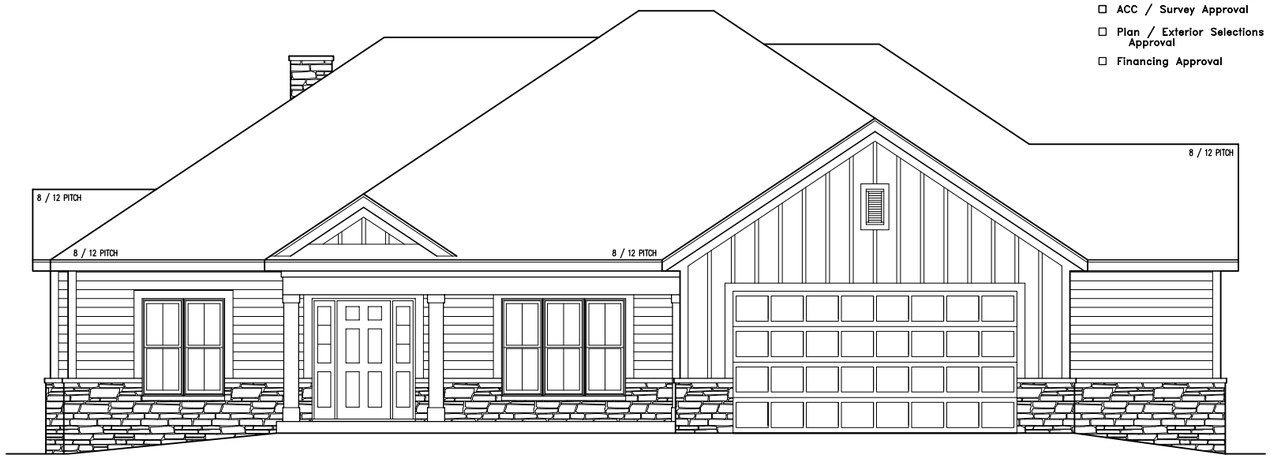
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JOB #

Wisconsin Focus on Energy Home

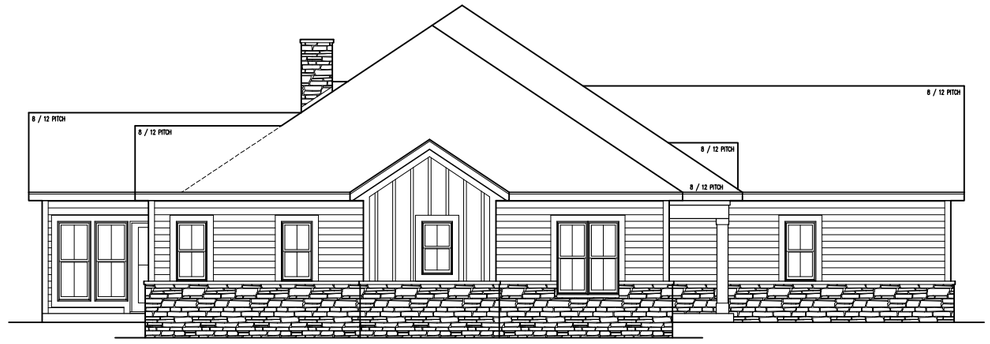
PRELIMINARY PLANS

ELEVATION OPTION 3



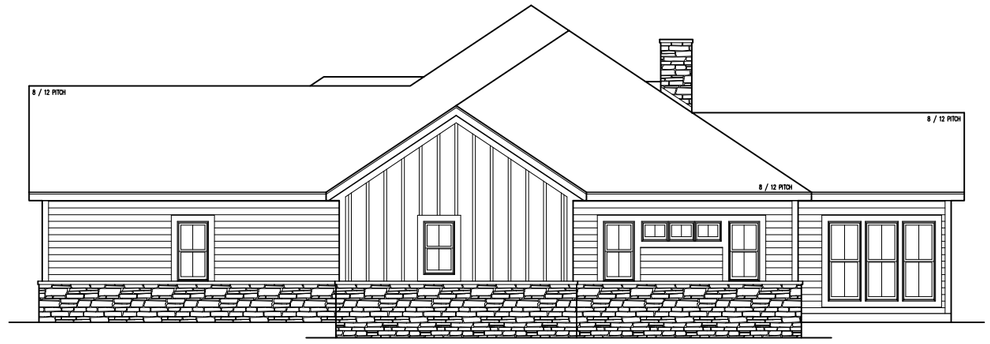
FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

REVISIONS

BY:	DESCRIPTION	DATE:

CLIENT: NEWCASTLE PLACE HOME #3A

TITLE: ELEVATIONS

DATE: 8/21/23

SQ. FEET: 2,250

DRAWN BY: ANDALORO

SCALE: NOTED

PRINT #:

PAGE #: 1/3

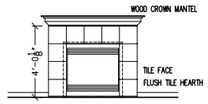
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General Contractor

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Newcastle Place
Home #3A

Attachment: Plans (8751 : Newcastle)

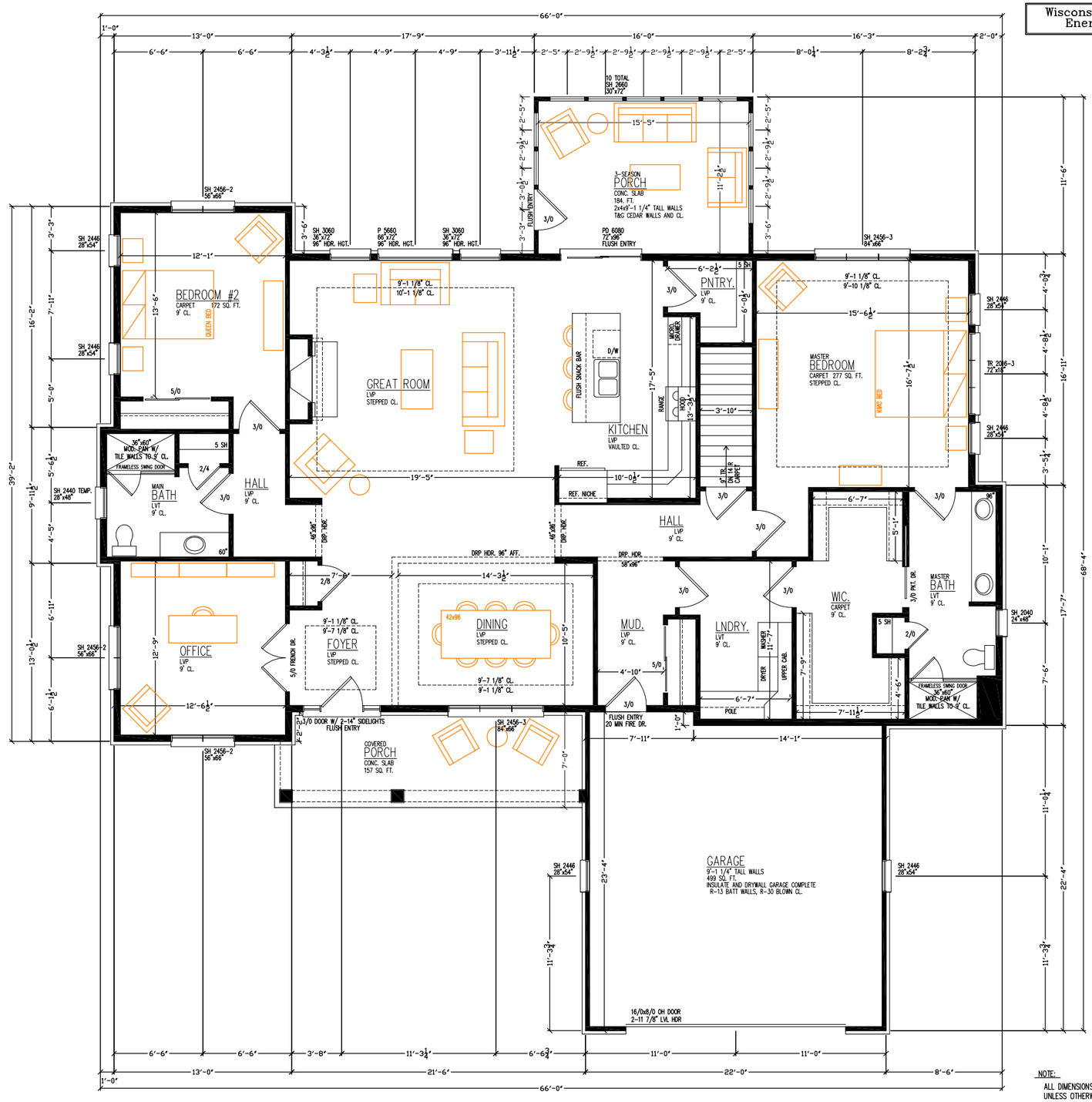
Wisconsin Focus on Energy Home



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

FIREPLACE SELECTION (As Checked)

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- ☒ Crown Mantel (standard)
- ☒ Other See detail



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

NOTE:
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FRAMING ROUGH OPENINGS: WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

Newcastle Place
Home #3A

REVISIONS

DESCRIPTION	BY:	DATE:
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CLIENT: NEWCASTLE PLACE HOME #3A
TITLE: FLOOR PLAN
PRINT #:
DRAWN BY: ANDALORO
DATE: 8/21/23
SCALE: NOTED
SQ. FEET: 2,250
PAGE #: 2/3

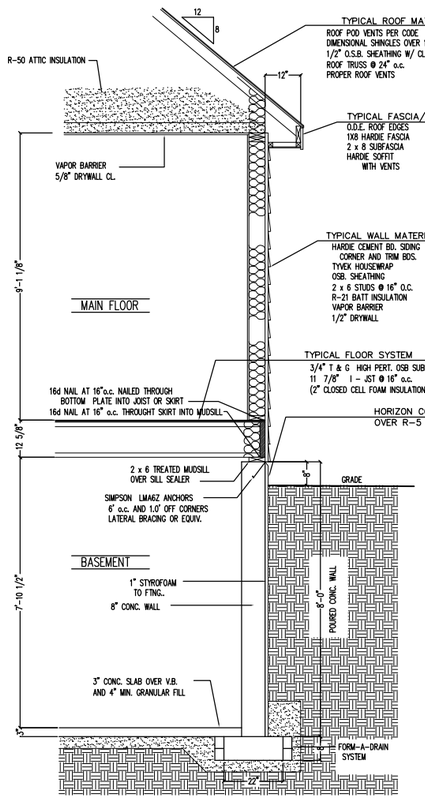
Allan Builders, llc
General Contractor

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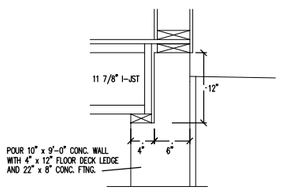
Attachment: Plans (8751 : Newcastle)

Wisconsin Focus on Energy Home

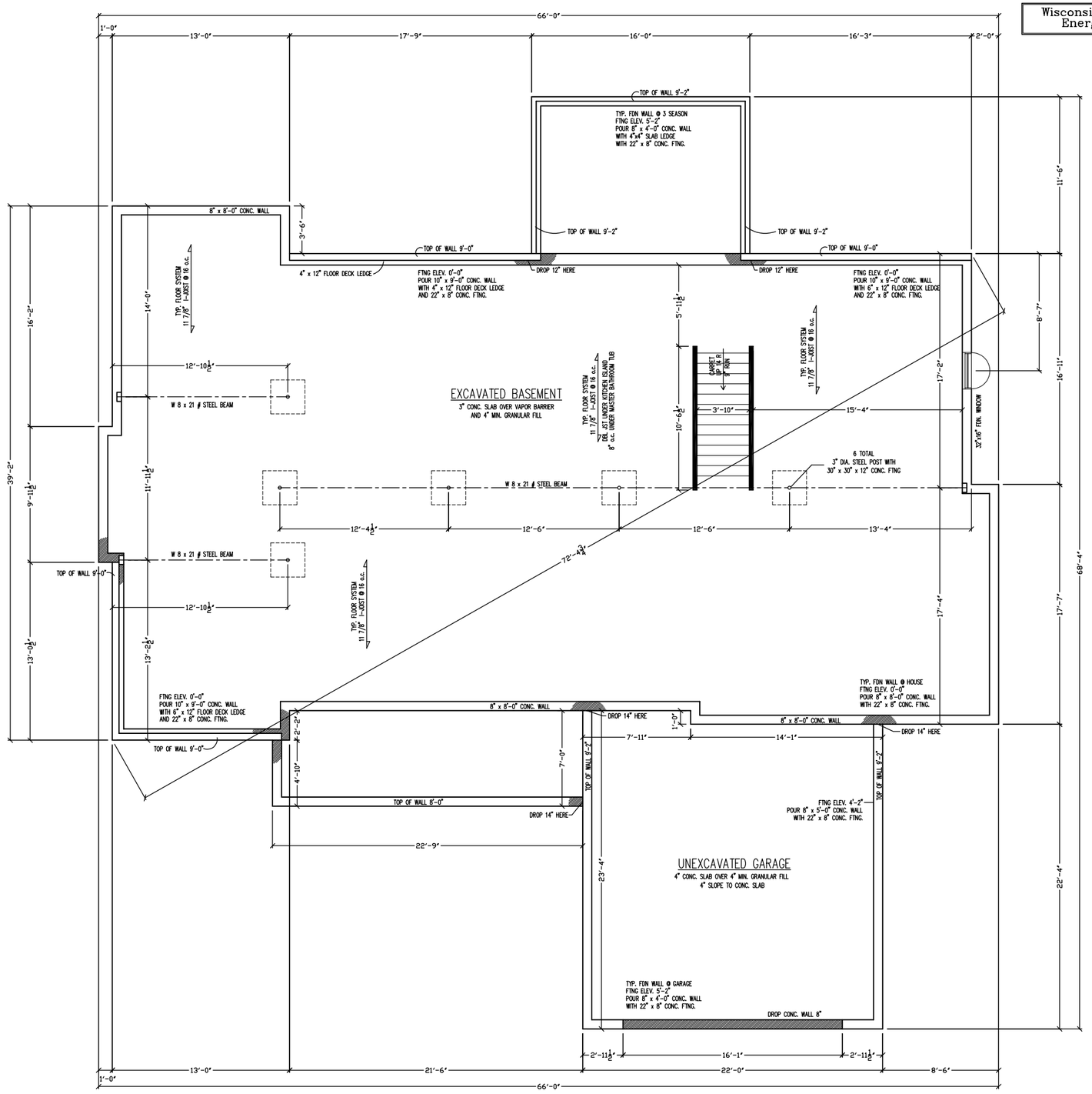
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TYP. WALL SECTION
1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)
FLOOR DECK DETAIL
NOT TO SCALE



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

Newcastle Place
Home #3A

REVISIONS

DESCRIPTION	DATE:	BY:
	- -	- -

CLIENT: NEWCASTLE PLACE
HOME #3A
TITLE: BASEMENT
DATE: 8/21/23
SQ. FEET:
DRAWN BY: ANDALORO
SCALE: NOTED
PAGE #: 3/3
PRINT #:

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General Contractor

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Attachment: Plans (8751 : Newcastle)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **Newcastle, New Single-Family Residence on Pad #6; Plan 3C**

Attachments:
Plans (PDF)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
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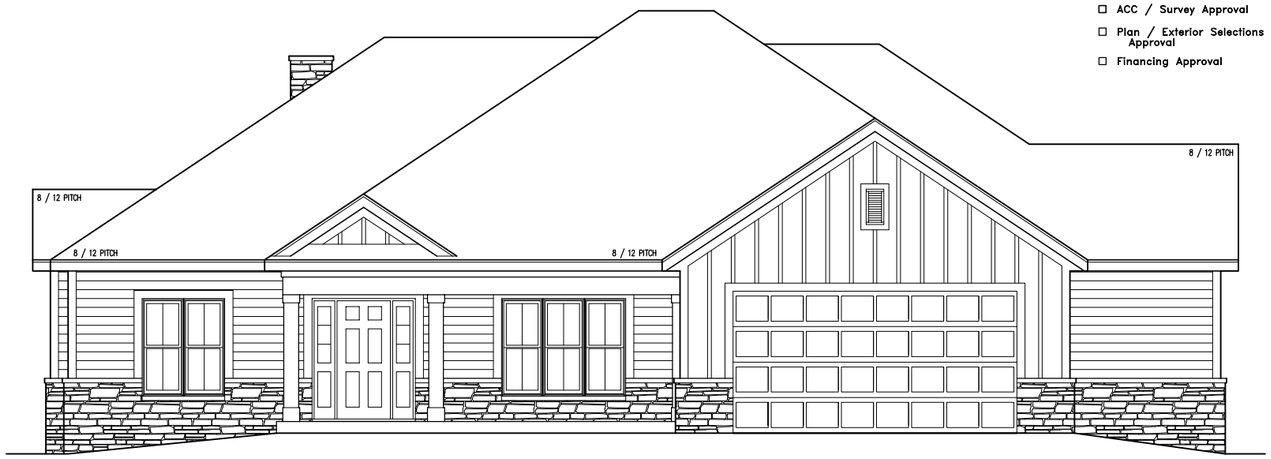
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JOB #

Wisconsin Focus on Energy Home

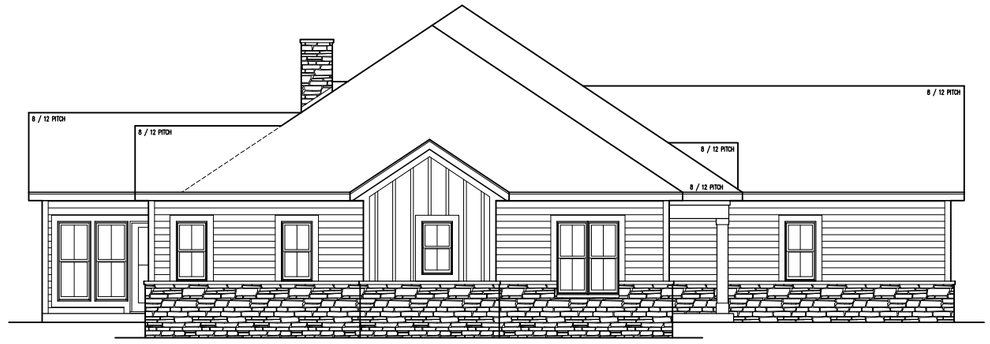
PRELIMINARY PLANS

ELEVATION OPTION 3



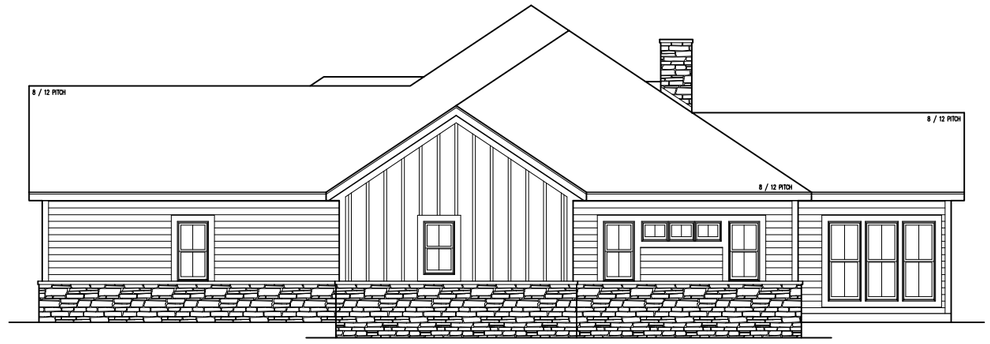
FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE HOME #3C

TITLE: ELEVATIONS

DATE: 8/21/23

SQ. FEET: 2,250

DRAWN BY: ANDALORO

SCALE: NOTED

PRINT #:

PAGE #: 1/3

Newcastle Place

Home #3C

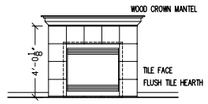
General Contractor

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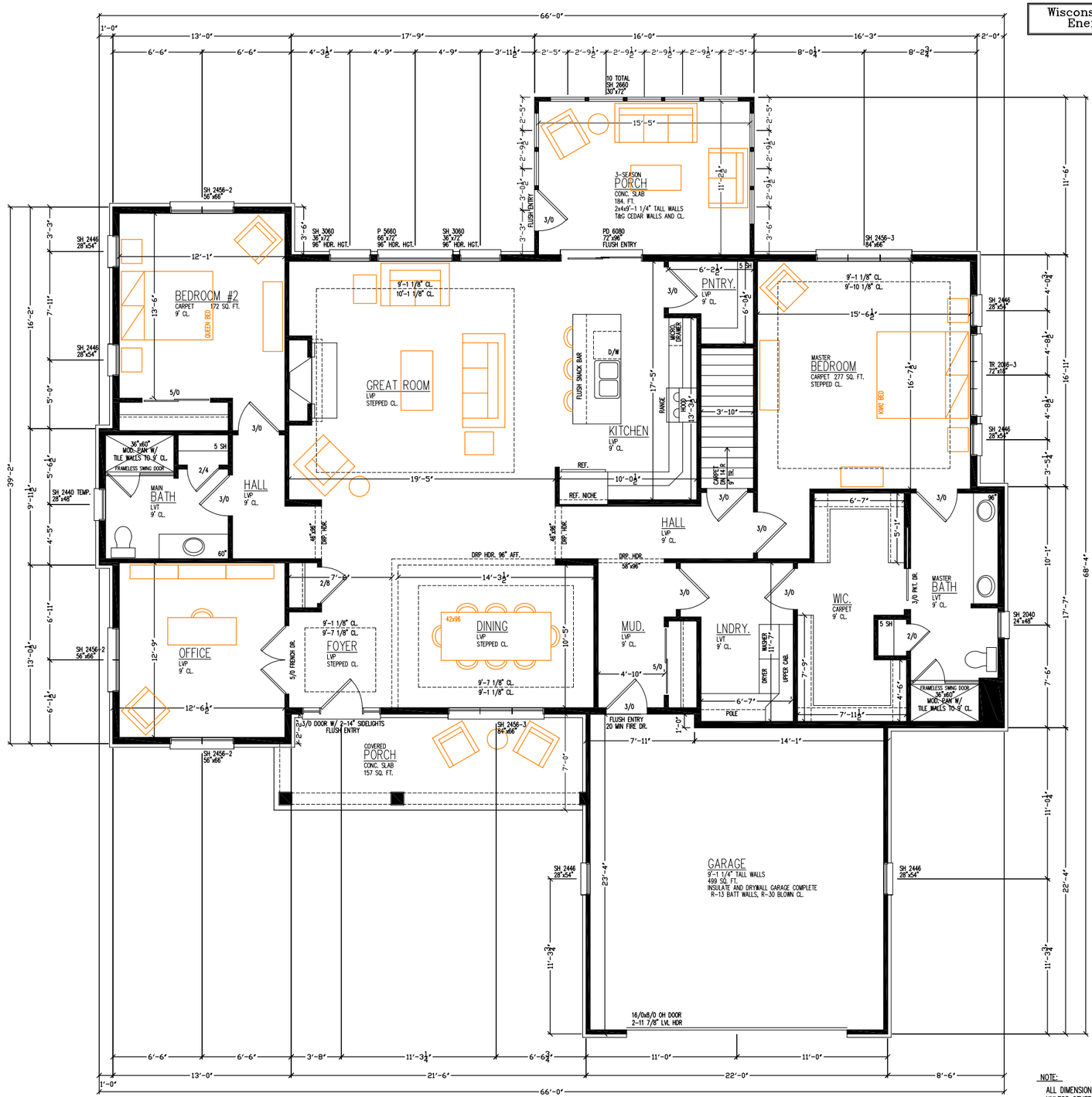
Attachment: Plans (8752 : Newcastle)

Wisconsin Focus on Energy Home



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

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Newcastle Place
Home #3C

REVISIONS

DESCRIPTION	BY:	DATE:
.	.	.

CLIENT: NEWCASTLE PLACE HOME #3C
TITLE: FLOOR PLAN
PRINT #:
DRAWN BY: ANDALORO
DATE: 8/21/23
SCALE: NOTED
SQ. FEET: 2,250
PAGE #: 2/3

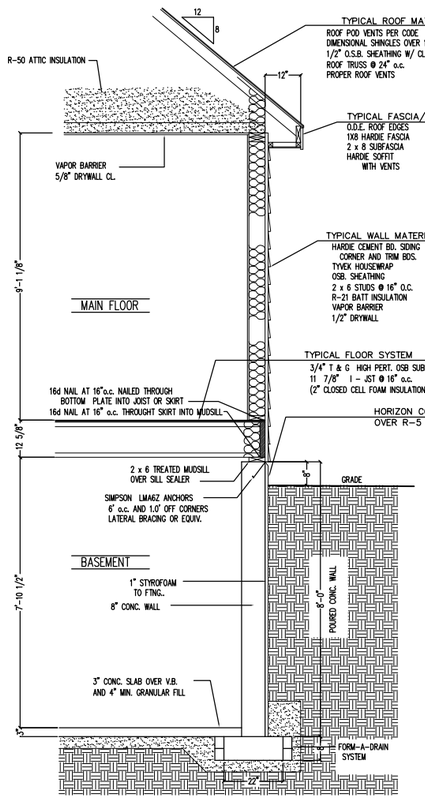
Allan Builders, llc
General Contractor

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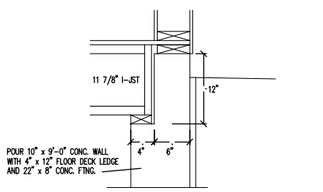
Attachment: Plans (8752 : Newcastle)

Wisconsin Focus on Energy Home

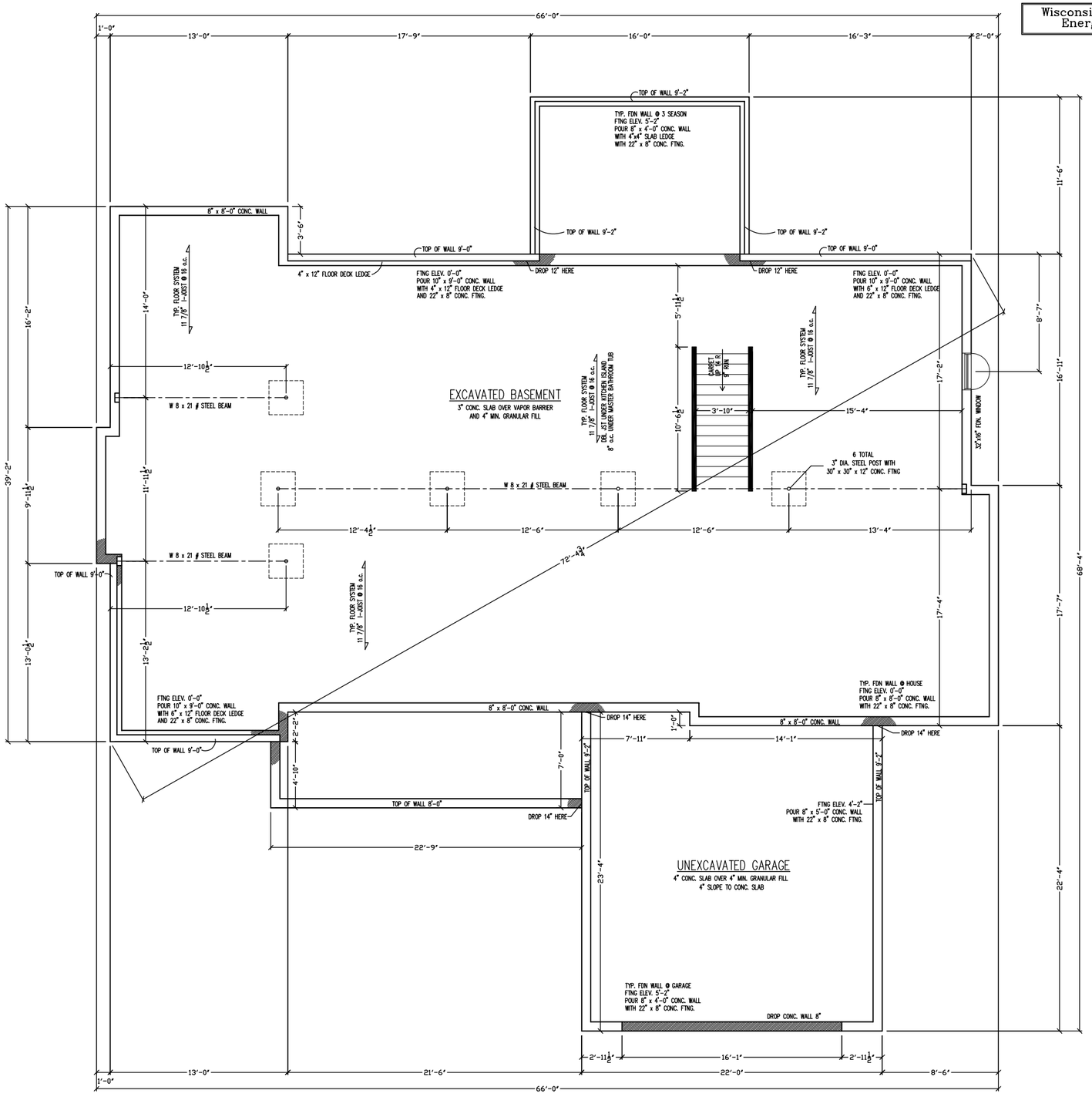
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TYP. WALL SECTION
1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)
FLOOR DECK DETAIL
NOT TO SCALE



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

Newcastle Place
Home #3C

REVISIONS

DESCRIPTION	DATE:	BY:
	- -	- -

CLIENT: NEWCASTLE PLACE HOME #3C
TITLE: BASEMENT
SQ. FEET:
DATE: 8/21/23
PAGE #: 3/3
DRAWN BY: ANDALORO
SCALE: NOTED
PRINT #:

Allan Builders, llc
General Contractor

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Attachment: Plans (8752 : Newcastle)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 11, 2023**
SUBJECT: **Newcastle, New Single-Family Residence on Page #7; Plan 3B**

Attachments:
Plans (PDF)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

- ☐ ACC / Survey Approval
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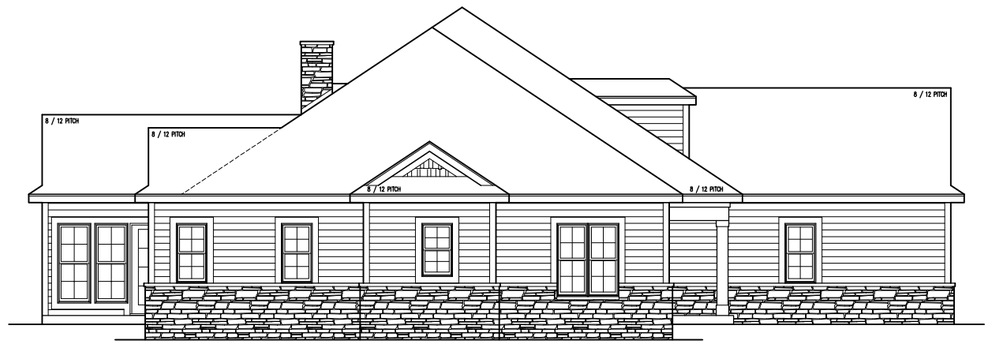
PRELIMINARY PLANS

ELEVATION OPTION 2



FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

Newcastle Place
Home #3B

REVISIONS

DESCRIPTION	BY:	DATE:

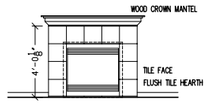
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DRAWN BY: ANDALORO
DATE: 8/21/23
SCALE: NOTED
SQ. FEET: 2,250
PAGE #: 1/3

Allan Builders, llc
General Contractor

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Attachment: Plans (8753 : Newcastle)

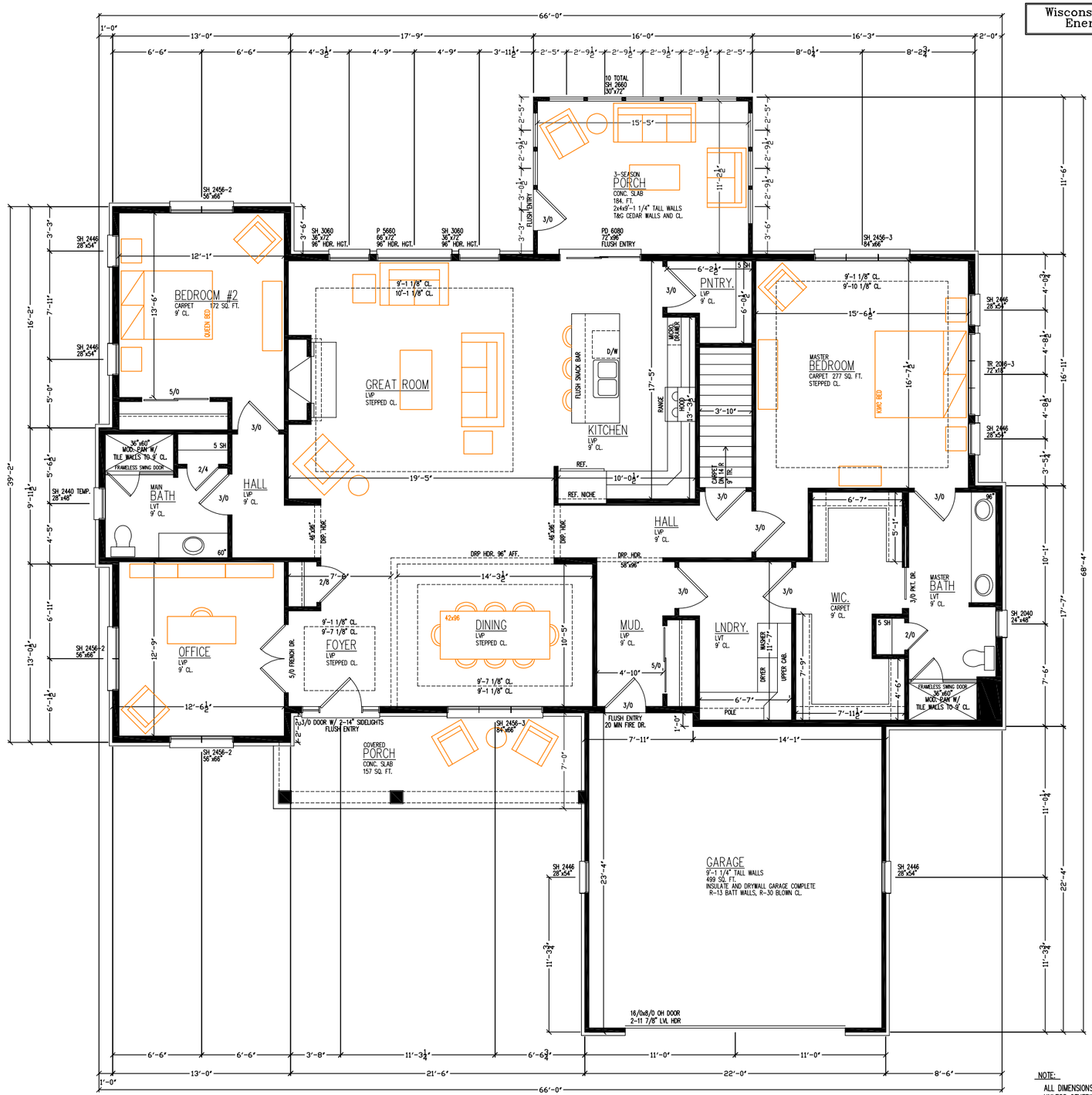
Wisconsin Focus on Energy Home



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 (standard)
- ☒ Other See detail



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

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

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

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"

Newcastle Place
Home #3B

REVISIONS

DESCRIPTION	BY:	DATE:
.	.	.

CLIENT: NEWCASTLE PLACE HOME #3B
TITLE: FLOOR PLAN
PRINT #:
DRAWN BY: ANDALORO
DATE: 8/21/23
SCALE: NOTED
SQ. FEET: 2,250
PAGE #: 2/3

Allan Builders, llc
General Contractor

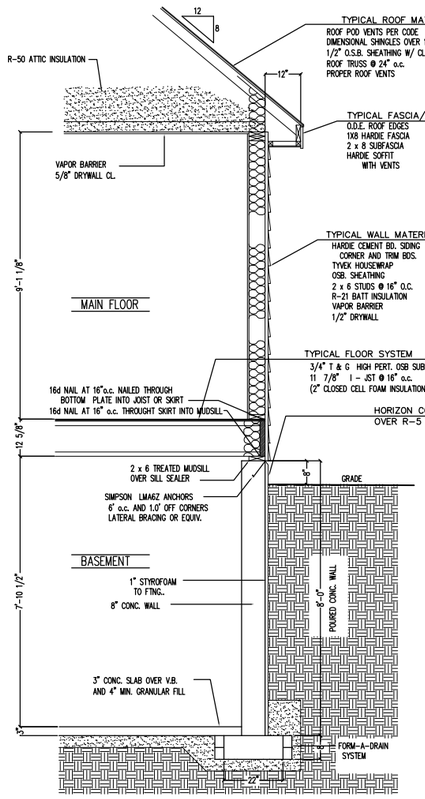
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Allan Builders llc.

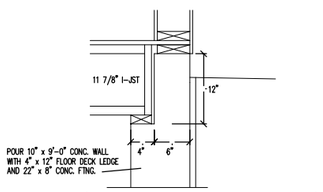
Attachment: Plans (8753 : Newcastle)

Wisconsin Focus on Energy Home

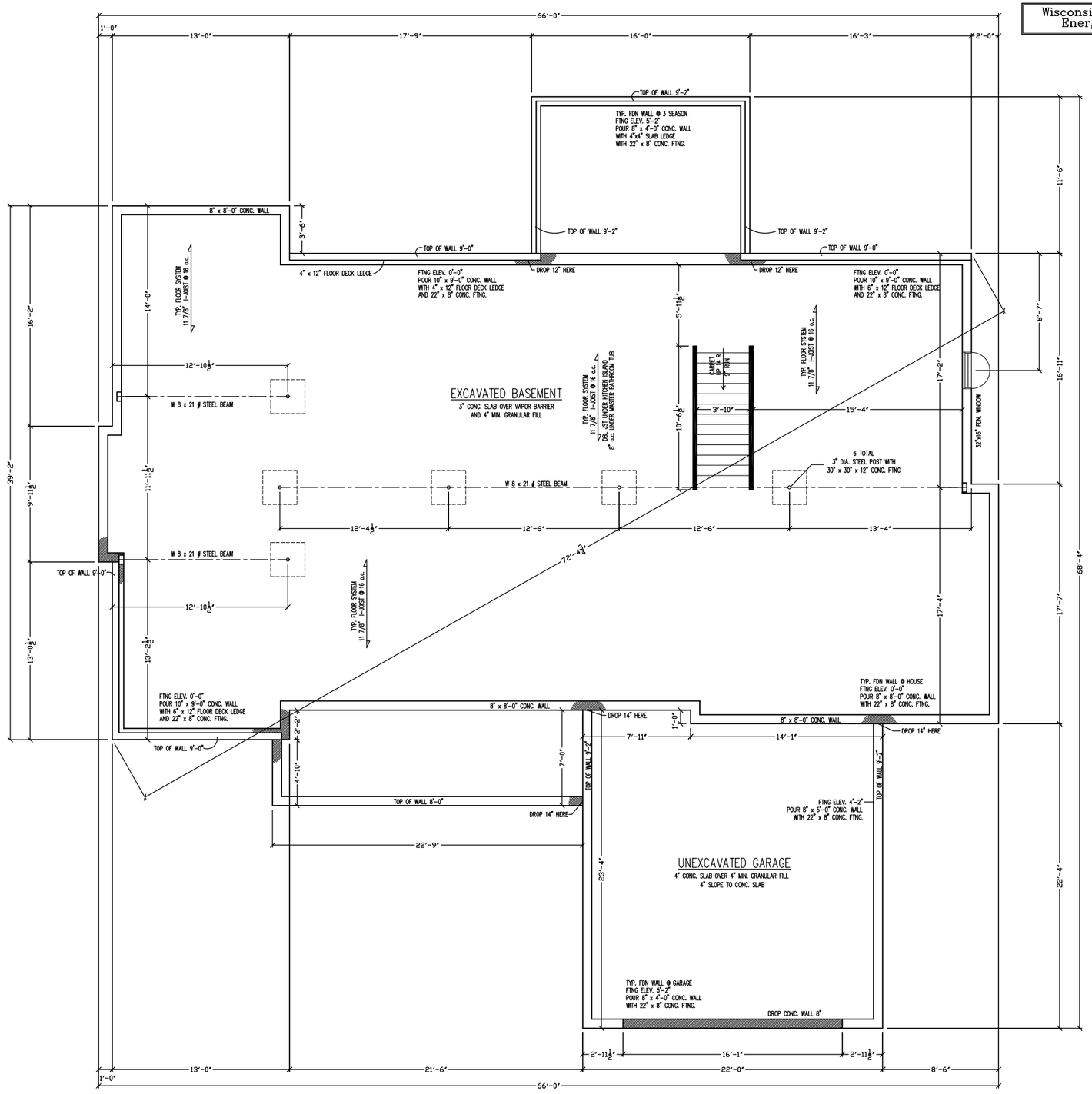
NOTE: LOW-PITCHED ROOF PLANES
4/12 AND LOWER PITCED ROOFS TO ICE AND WATER SHIELD SHALL EXTEND AT LEAST 30" UP THE ROOF SLOPE AND AT LEAST 12" UP THE ROOF SLOPE BEYOND THE INNER FACE OF AN EXTERIOR WALL.



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



(FLOOR DECK SET DOWN INTO THE CONC. WALL)
FLOOR DECK DETAIL
NOT TO SCALE



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

Newcastle Place
Home #3B

REVISIONS

DATE:	BY:	DESCRIPTION
- -		

CLIENT: NEWCASTLE PLACE
HOME #3B
TITLE: BASEMENT
DATE: 8/21/23
SQ. FEET:
PAGE #: 3/3
DRAWN BY: ANDALORO
SCALE: NOTED
PRINT #:

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General Contractor

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Attachment: Plans (8753 : Newcastle)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 11, 2023**
SUBJECT: **Newcastle, New Single-Family Residence on Pad #8; Plan 2C**

Attachments:
Plans (PDF)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

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

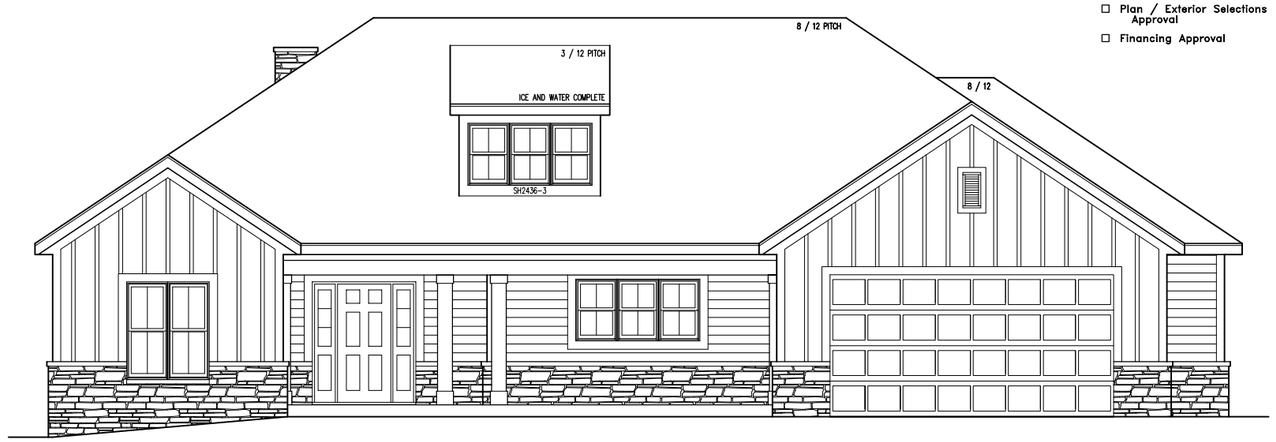
This plan is not for construction, if you do not have a green plan stamped final; please contact our office for the latest revisions date to commence with construction using this plan. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LATEST REVISION DATE.

JOB #

Wisconsin Focus on Energy Home

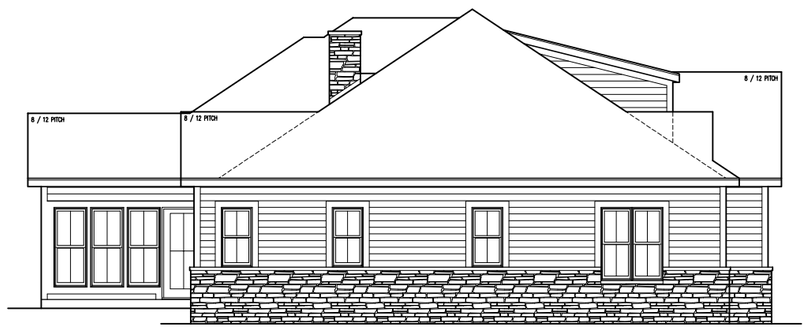
PRELIMINARY PLANS

ELEVATION OPTION 3



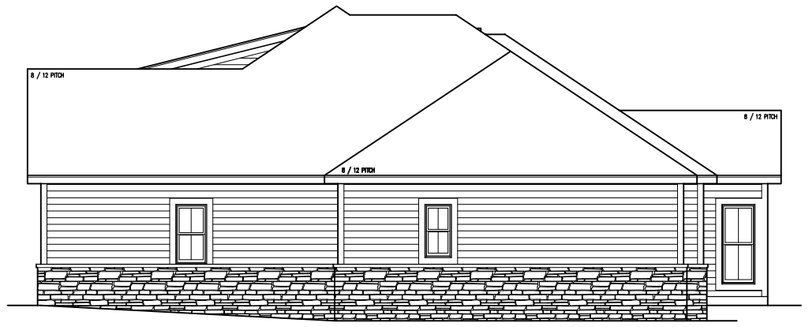
FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

REVISIONS

DATE:	BY:	DESCRIPTION
- -		
- -		
- -		

CLIENT: NEWCASTLE PLACE HOME #2C

TITLE: ELEVATIONS

DRAWN BY: ANDALORO

DATE: 8/21/23

SCALE: NOTED

SQ. FEET: 2,000

PAGE #: 1/3

Allan Builders, llc

General Contractor

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Allan Builders llc.

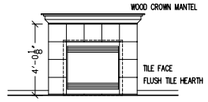
3.15.a

Newcastle Place

Home #2C

Attachment: Plans (8754 : Newcastle)

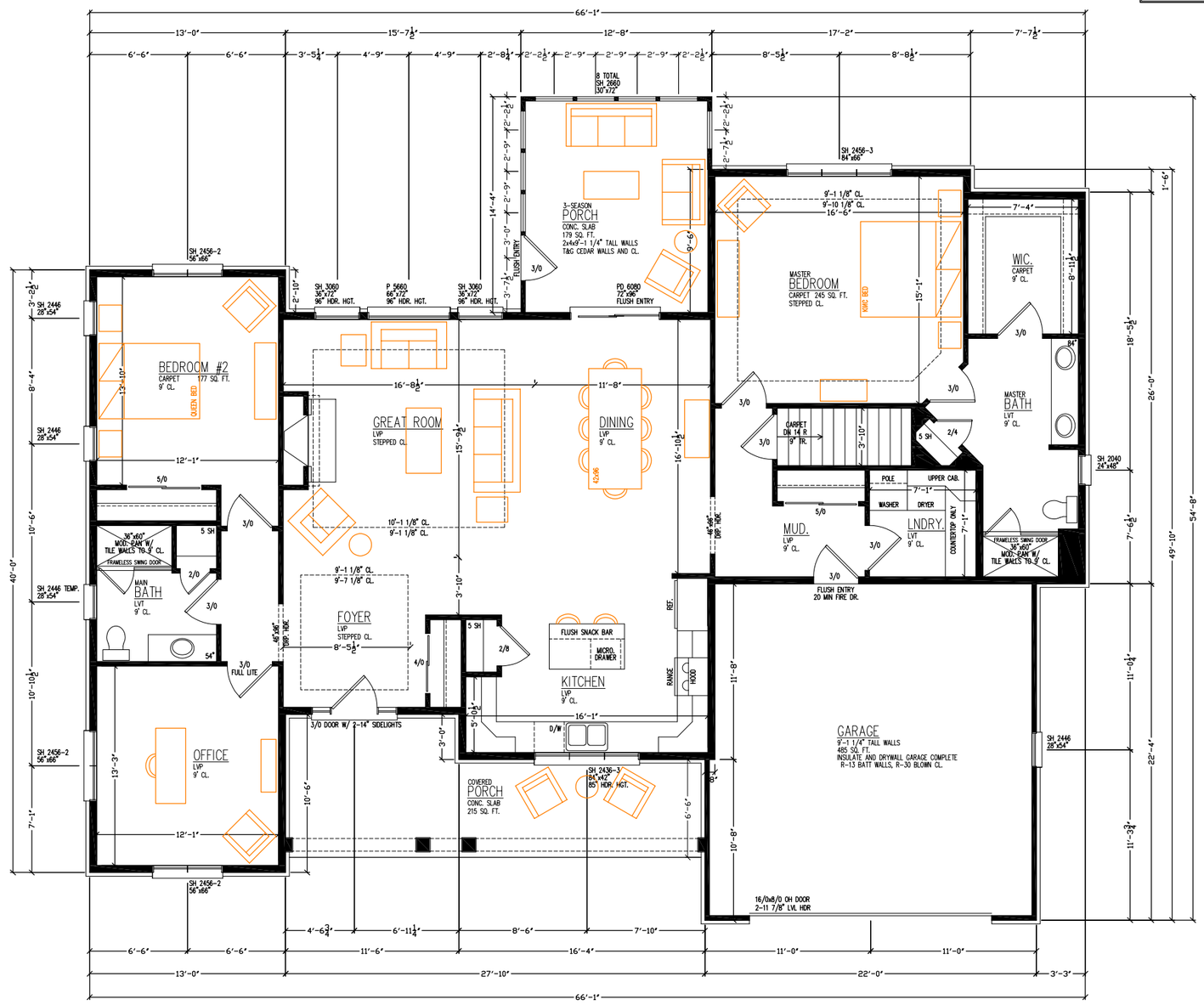
Wisconsin Focus on Energy Home



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

FIREPLACE SELECTION (As Checked)

- ☒ Heatilator Novus NDV 4236 (standard) R.O. 42"x34 7/8"x19 5/8"
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- ☒ Other See detail



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

NOTE:
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POCKET DOOR---2x door + 1" x 7'-0 1/2"
FRAMING ROUGH OPENINGS: WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

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Newcastle Place
Home #2C

REVISIONS

DESCRIPTION	BY:	DATE:

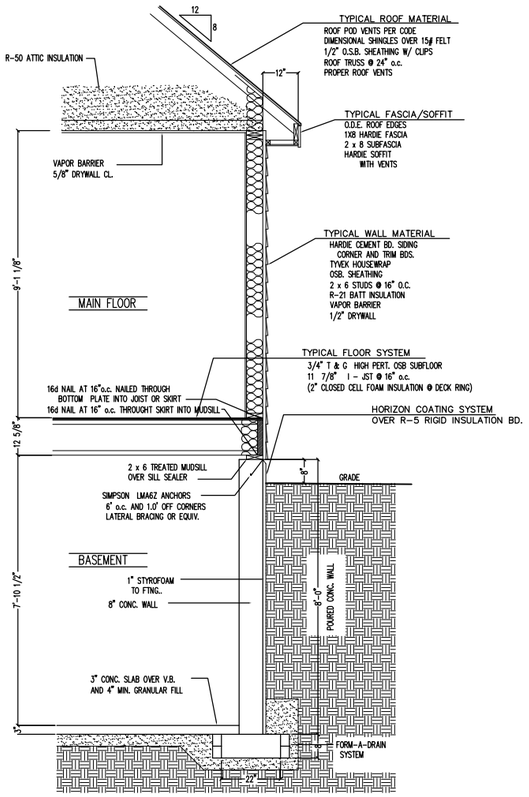
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TITLE: FLOOR PLAN
PRINT #:
DATE: 8/21/23
DRAWN BY: ANDALORO
SCALE: NOTED
SQ. FEET: 2,000
PAGE #: 2/3

General Contractor
Allan Builders, llc

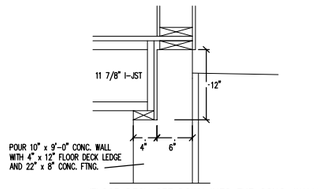
Allan Builders llc.

Attachment: Plans (8754 : Newcastle)

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

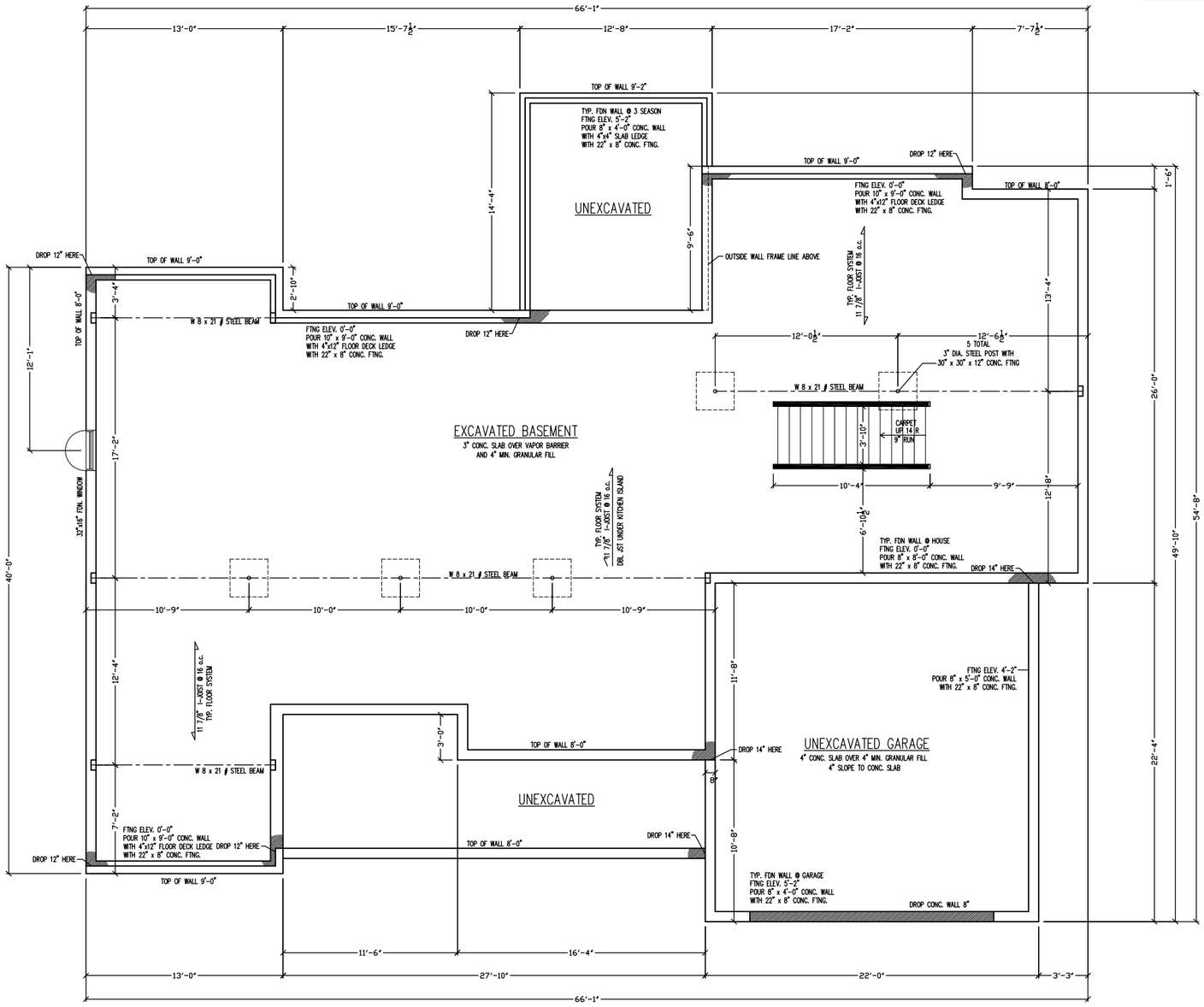


TYP. WALL SECTION
1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)

FLOOR DECK DETAIL
NOT TO SCALE



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

Newcastle Place
Home #2C

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE HOME #2C
TITLE: BASEMENT
PRINT #: ANDALORO
DRAWN BY: ANDALORO
DATE: 8/21/23
SCALE: NOTED
SQ. FEET:
PAGE #: 3/3

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Attachment: Plans (8754 : Newcastle)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 11, 2023**
SUBJECT: **Newcastle, New Single-Family Side x Side Condominium on Pad #9; Plan 4B**

Attachments:
Plans (PDF)

ROOF TRUSS HEEL HEIGHTS

6 / 12 PITCH - 6" HEEL - 12" OVHG
8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

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

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JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 2



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



LEFT SIDE ELEVATION
3/16"=1'-0"



RIGHT SIDE ELEVATION
3/16"=1'-0"



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

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE HOME #4B (DUPLEX)
TITLE: ELEVATIONS
DATE: 8/21/23
SQ. FEET: 3,646
DRAWN BY: ANDALORO
SCALE: NOTED
PAGE #: 1/3
PRINT #:

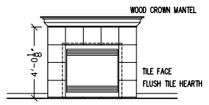
Allan Builders, llc
General Contractor

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Newcastle Place
Home #4B

Attachment: Plans (8755 : Newcastle)

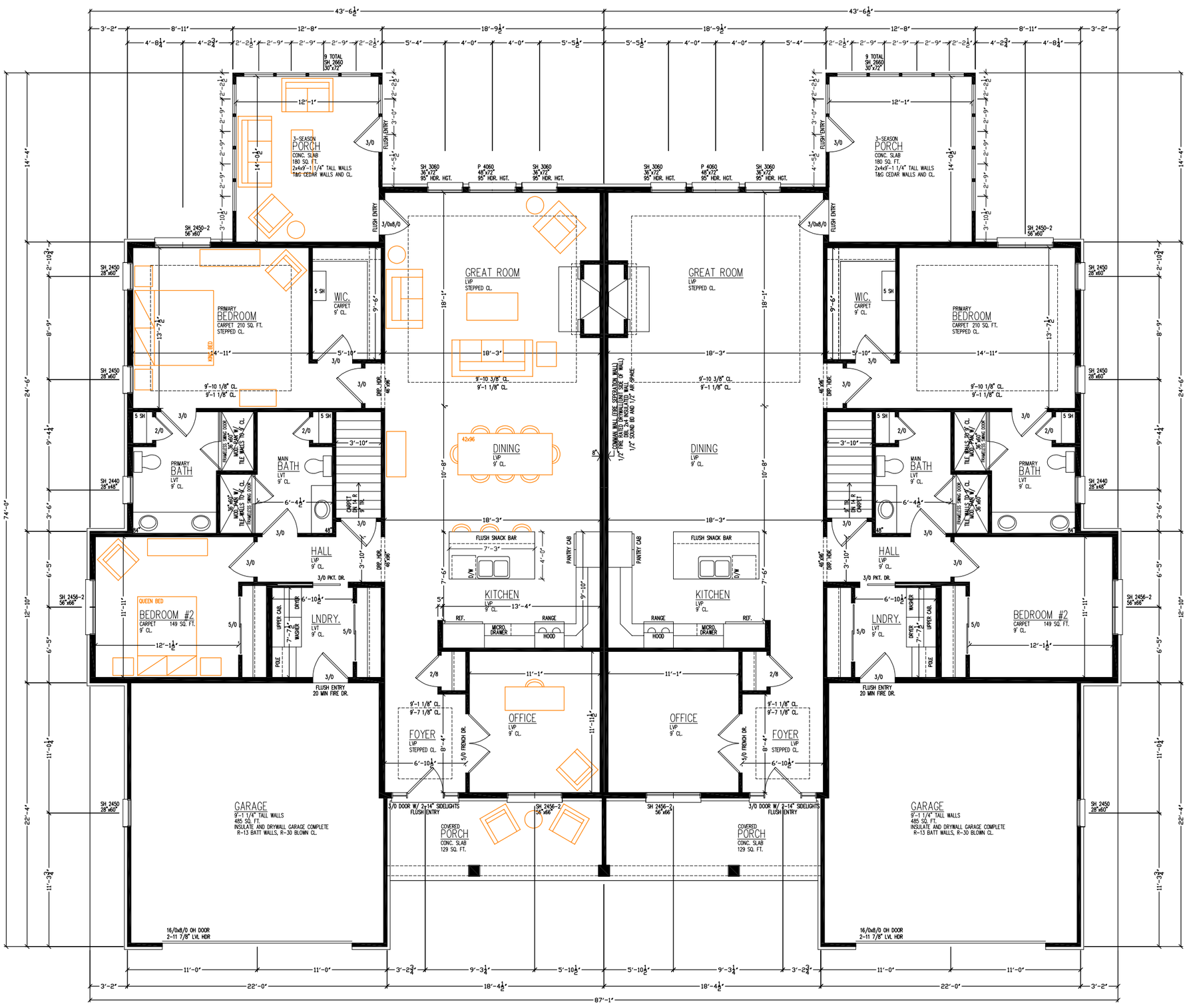
Wisconsin Focus on Energy Home



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

FIREPLACE SELECTION (As Checked)

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



UNIT "A"
1,823 SQ. FT.

UNIT "B"
1,823 SQ. FT.

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

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

FRAMING ROUGH OPENINGS: INTERIOR DOORS
HINGED DOORS---2" over the door x 6'-11"
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FRAMING ROUGH OPENINGS:WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

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

Newcastle Place
Home #4B

REVISIONS

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

CLIENT: NEWCASTLE PLACE HOME #4B (DUPLEX)
TITLE: FLOOR PLAN
DATE: 8/21/23
SQ. FEET: 3,646
PAGE #: 2/3
DRAWN BY: ANDALORO
SCALE: NOTED
PRINT #:

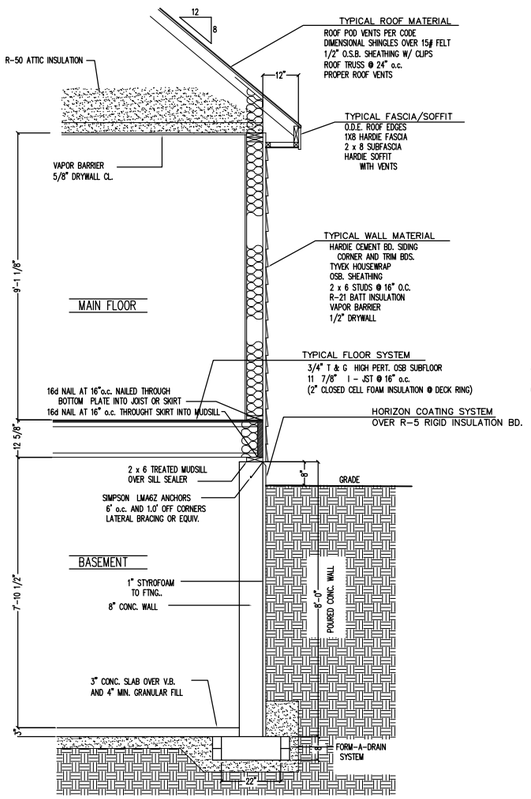
Allan General Contractor
Builders, llc

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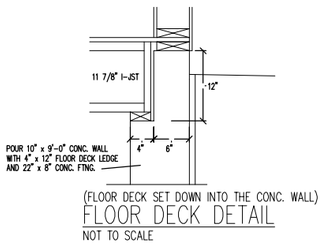
Attachment: Plans (8755 : Newcastle)

Wisconsin Focus on Energy Home

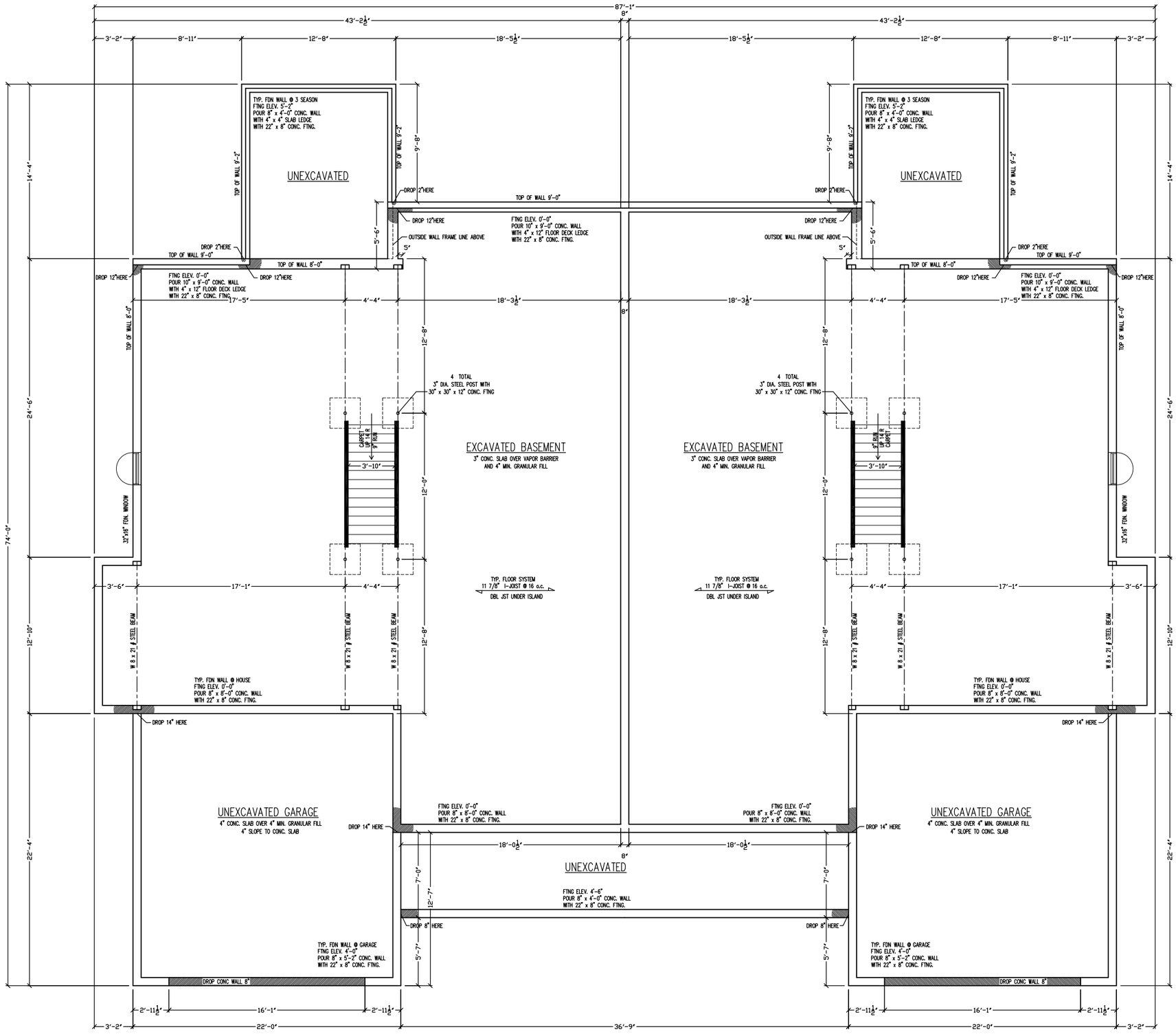
NOTE: LOW-PITCHED ROOF PLANES
4/12 AND LOWER PITCED ROOFS TO ICE AND WATER SHIELD SHALL EXTEND AT LEAST 30" UP THE ROOF SLOPE AND AT LEAST 12" UP THE ROOF SLOPE BEYOND THE INNER FACE OF AN EXTERIOR WALL.



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



(FLOOR DECK SET DOWN INTO THE CONC. WALL)
FLOOR DECK DETAIL
NOT TO SCALE



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

Newcastle Place
Home #4B

REVISIONS

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

CLIENT: NEWCASTLE PLACE
HOME #4B (DUPLEX)
TITLE: FDN/BSMT.
SQ. FEET:
DATE: 8/1/23
PAGE #: 3/3
PRINT #:
DRAWN BY: ANDALORO
SCALE: NOTED

General Contractor
Allan Builders, llc

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Attachment: Plans (8755 : Newcastle)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 11, 2023**
SUBJECT: **Newcastle, New Single-Family Residence on Pad #10; Plan 2B**

Attachments:
Plans (PDF)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

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

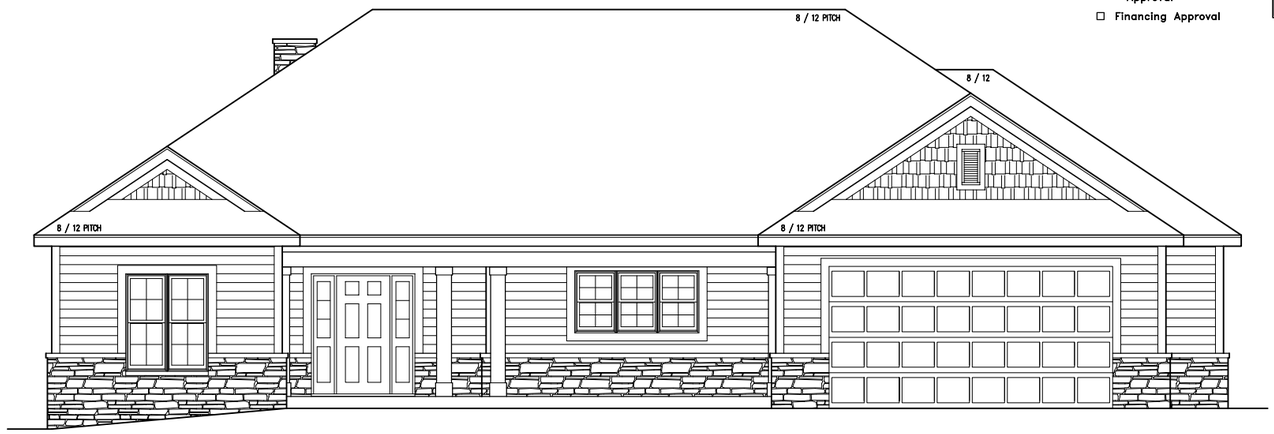
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JOB #

Wisconsin Focus on Energy Home

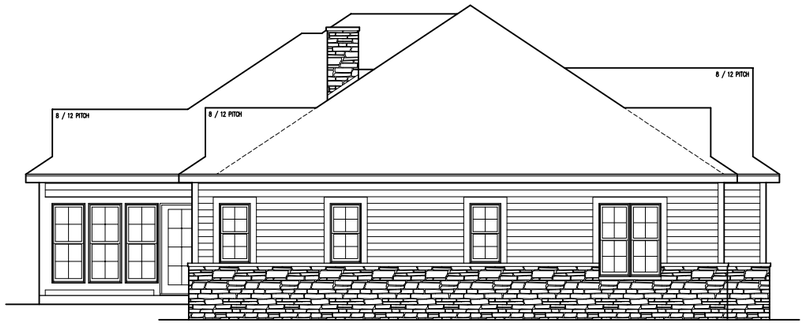
PRELIMINARY PLANS

ELEVATION OPTION 2



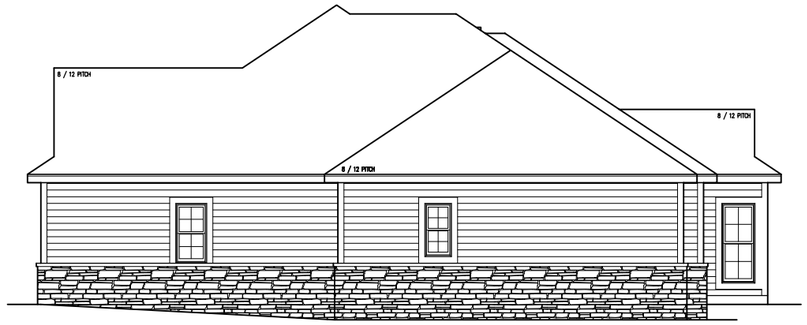
FRONT ELEVATION

1/4"=1'-0"



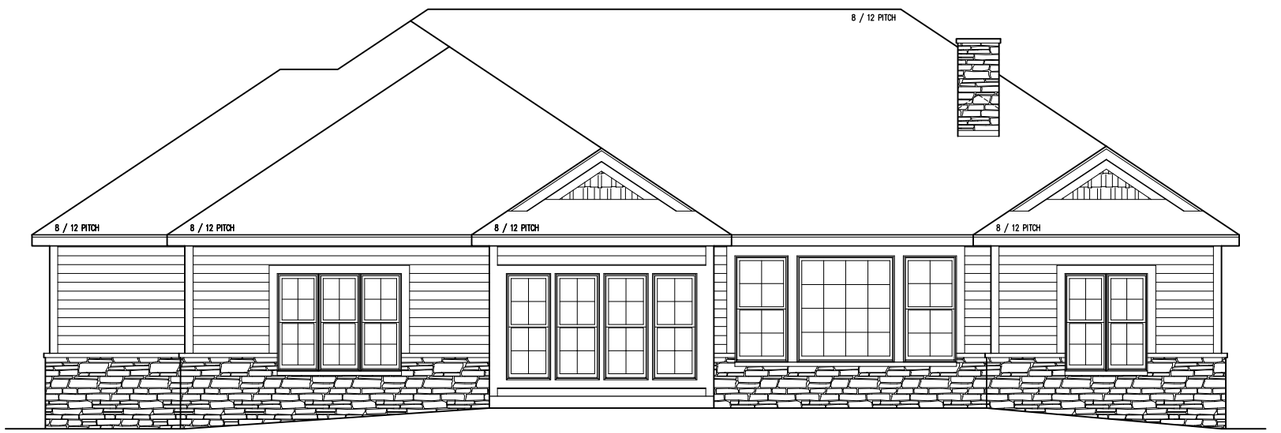
LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

Newcastle Place
Home #2B

REVISIONS

DESCRIPTION	BY:	DATE:

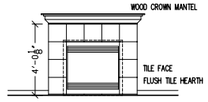
CLIENT: NEWCASTLE PLACE HOME #2B
TITLE: ELEVATIONS
DRAWN BY: ANDALORO
DATE: 8/21/23
SCALE: NOTED
SQ. FEET: 2,000
PAGE #: 1/3

Allan Builders, llc
General Contractor

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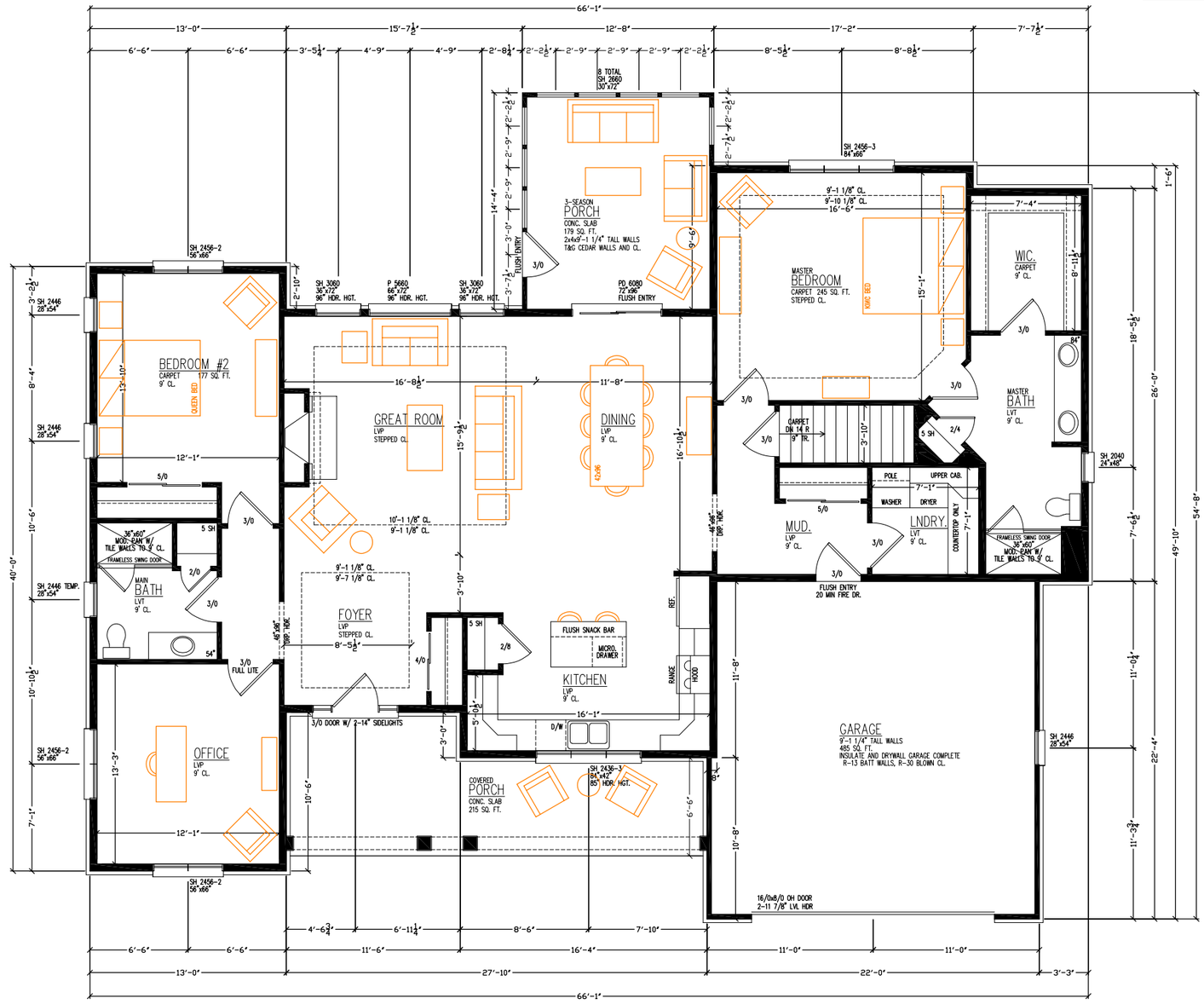
Attachment: Plans (8756 : Newcastle)

Wisconsin Focus on Energy Home



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 (standard)
- ☒ Other See detail



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

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

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

NOTE: EXHAUST FAN KEY
#744- CAN LIGHT/FAN....70CFM...4" DIA.
#671- BATHROOM FAN....70CFM...3" DIA.
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Newcastle Place
Home #2B

REVISIONS

DESCRIPTION	BY:	DATE:

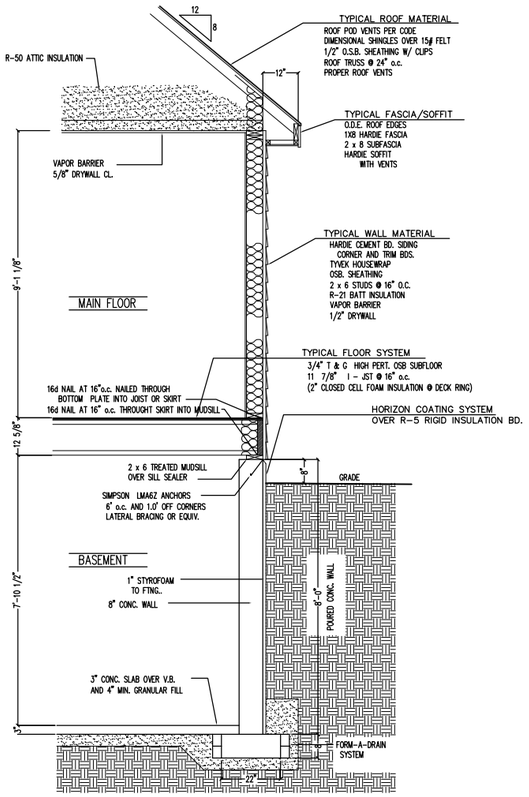
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TITLE: FLOOR PLAN
DATE: 8/21/23
SQ. FEET: 2,000
DRAWN BY: ANDALORO
SCALE: NOTED
PRINT #:
PAGE #: 2/3

Allan Builders, llc
General Contractor

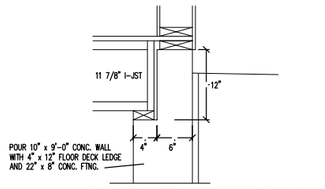
Allan Builders llc.

Attachment: Plans (8756 : Newcastle)

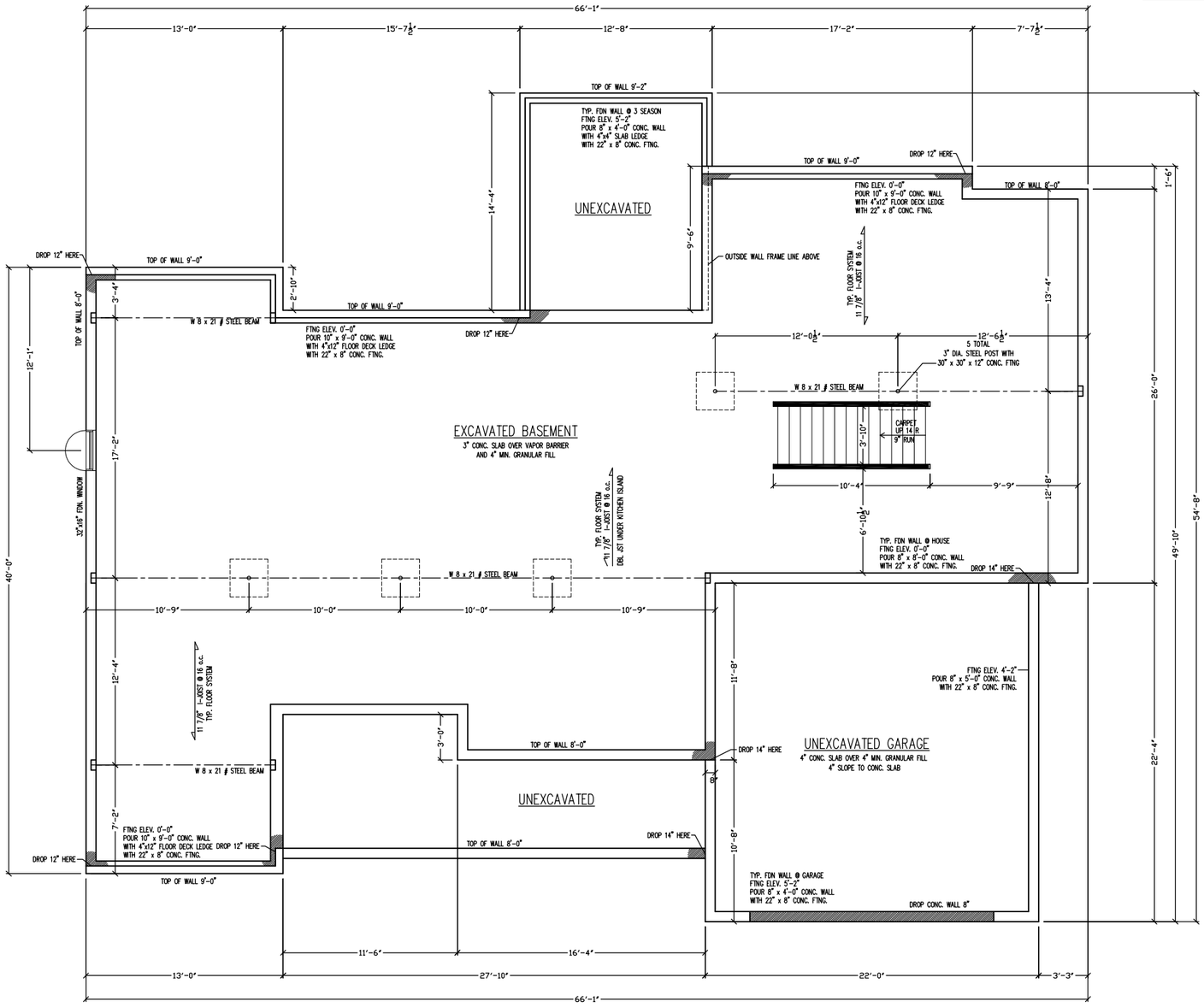
NOTE: LOW-PITCHED ROOF PLANES
4/12 AND LOWER PITCED ROOFS TO ICE AND WATER SHIELD SHALL EXTEND AT LEAST 30" UP THE ROOF SLOPE AND AT LEAST 12" UP THE ROOF SLOPE BEYOND THE INNER FACE OF AN EXTERIOR WALL.



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



(FLOOR DECK SET DOWN INTO THE CONC. WALL)
FLOOR DECK DETAIL
NOT TO SCALE



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

Newcastle Place
Home #2B

REVISIONS

DESCRIPTION	DATE:	BY:
	- -	- -

CLIENT: NEWCASTLE PLACE HOME #2B
TITLE: BASEMENT
DATE: 8/21/23
SQ. FEET:
PAGE #: 3/3
DRAWN BY: ANDALORO
SCALE: NOTED
PRINT #:

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General Contractor

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Attachment: Plans (8756 : Newcastle)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE:
SUBJECT: **Newcastle, New Single-Family Residence on Pad #11; Plan 2A**

Attachments:
Plans (PDF)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" 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 #

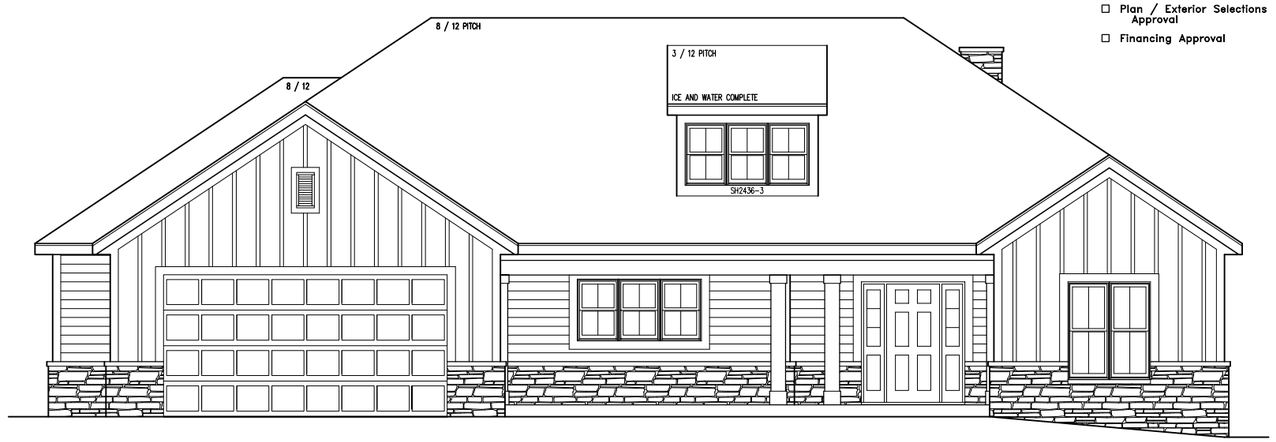
Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 3

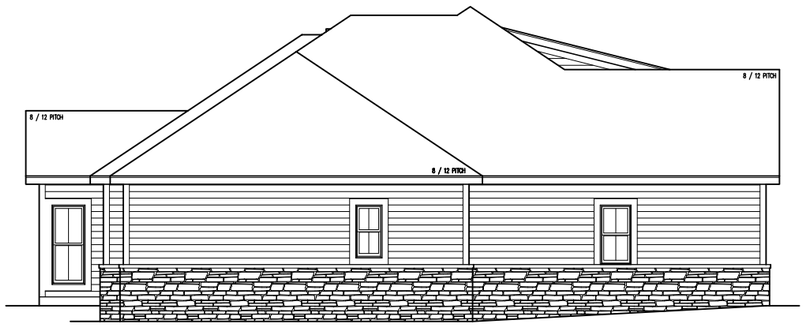
Newcastle Place

Home #2A



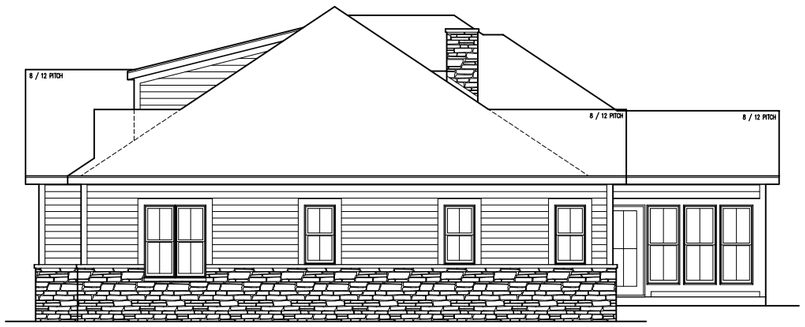
FRONT ELEVATION

1/4"=1'-0"



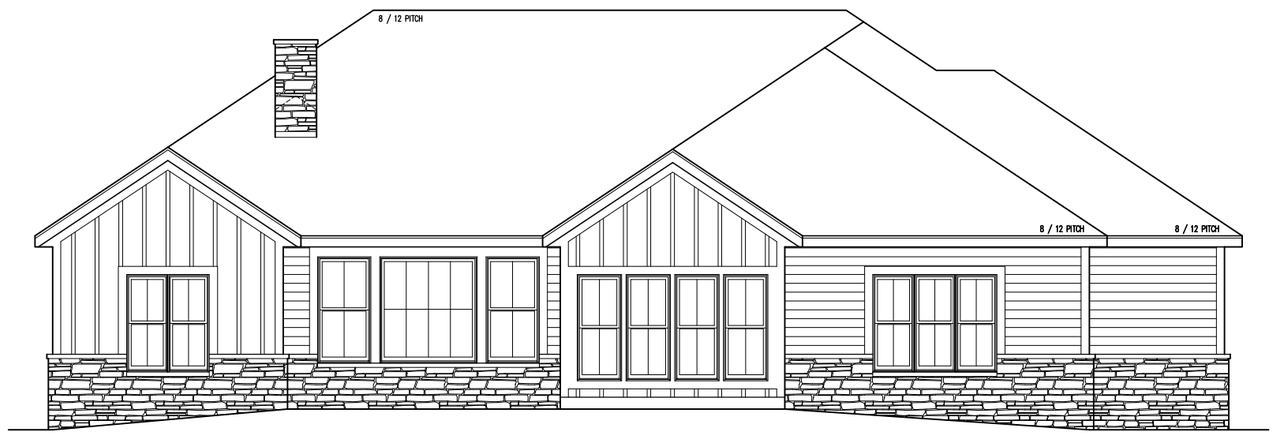
LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

REVISIONS

DESCRIPTION	BY:	DATE:
		- -

CLIENT: NEWCASTLE PLACE HOME #2A

TITLE: ELEVATIONS

DATE: 8/21/23

SQ. FEET: 2,000

PAGE #: 1/3

DRAWN BY: ANDALORO

SCALE: NOTED

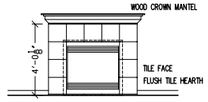
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General Contractor

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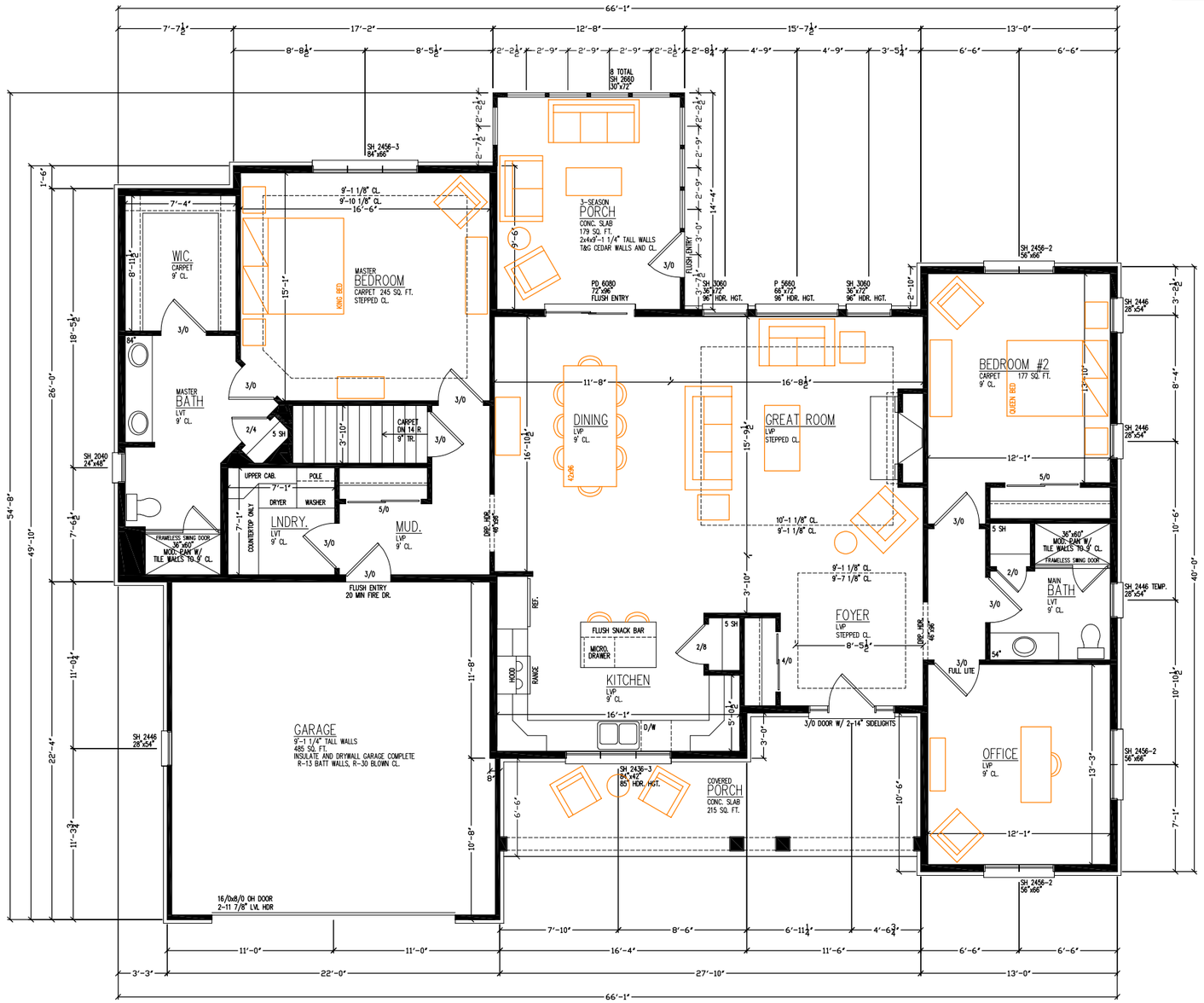
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Attachment: Plans (8757 : Newcastle)



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

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

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FRAMING ROUGH OPENINGS: WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

Newcastle Place
Home #2A

REVISIONS

DESCRIPTION	DATE:	BY:

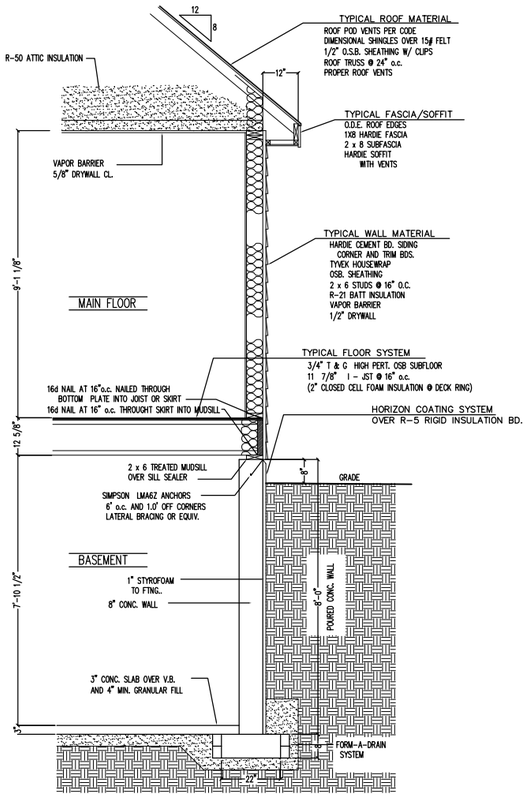
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PRINT #:	DRAWN BY: ANDALORO		

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General Contractor

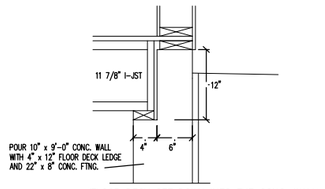
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Attachment: Plans (8757 : Newcastle)

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

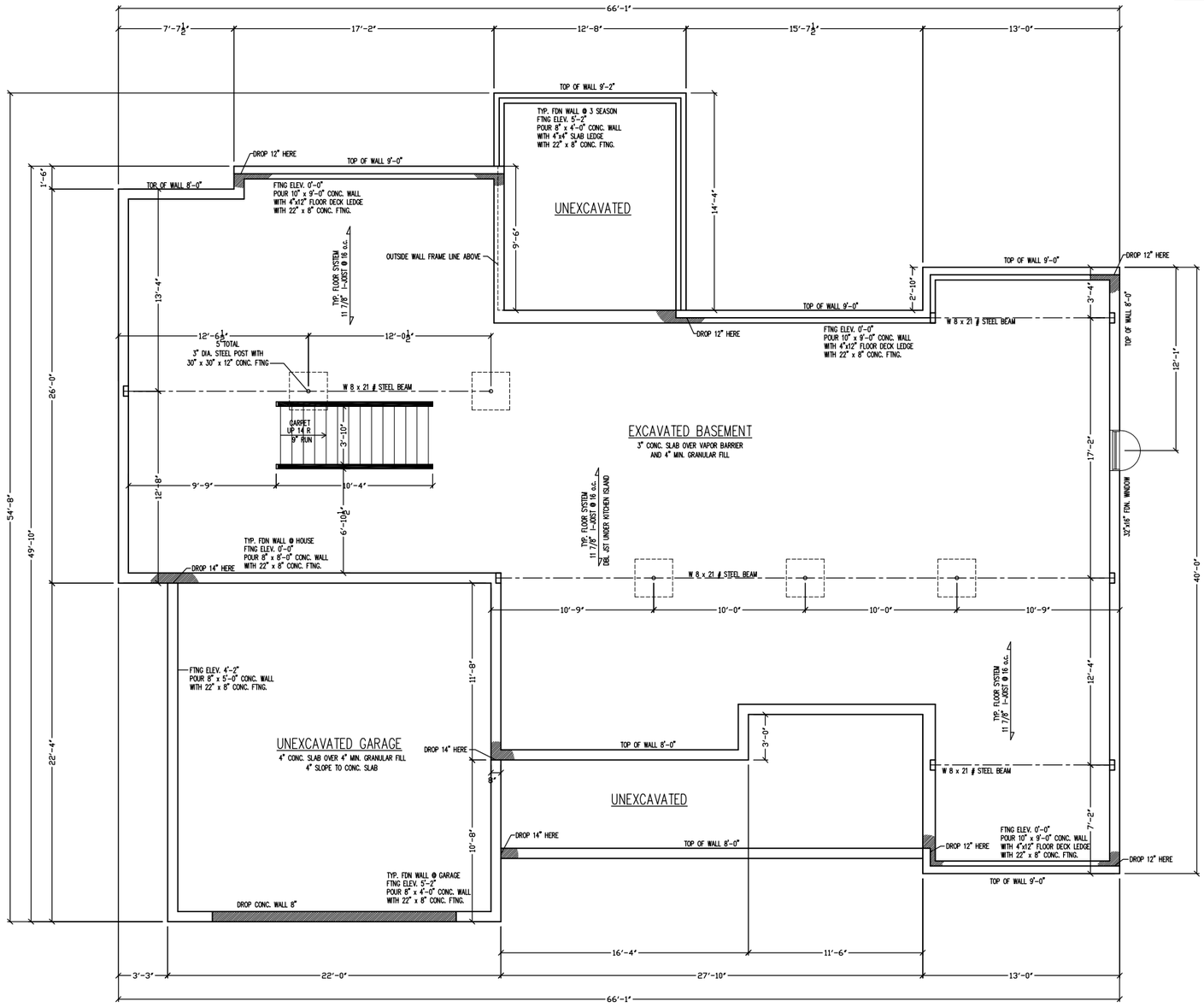


TYP. WALL SECTION
1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)

FLOOR DECK DETAIL
NOT TO SCALE



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

Newcastle Place
Home #2A

REVISIONS

DESCRIPTION	DATE:	BY:
	-	-
	-	-
	-	-

CLIENT: NEWCASTLE PLACE HOME #2A
TITLE: BASEMENT
DATE: 8/21/23
SQ. FEET:
PAGE #: 3/3
DRAWN BY: ANDALORO
SCALE: NOTED
PRINT #:

General Contractor
Allan Builders, llc

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 11, 2023**
SUBJECT: **Newcastle, New Single-Family Residence on Pad #12; Plan 1A**

Attachments:
Plans (PDF)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

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

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JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 2

Newcastle Place
Home #1A



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



LEFT SIDE ELEVATION
3/16"=1'-0"



RIGHT SIDE ELEVATION
3/16"=1'-0"



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

REVISIONS

DATE:	BY:	DESCRIPTION
- -		

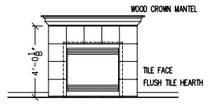
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TITLE: ELEVATIONS
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DATE: 8/21/23
DRAWN BY: ANDALORO
SQ. FEET: 1,850
PAGE #: 1/3
SCALE: NOTED

General Contractor
Allan Builders, llc

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Attachment: Plans (8758 : Newcastle)

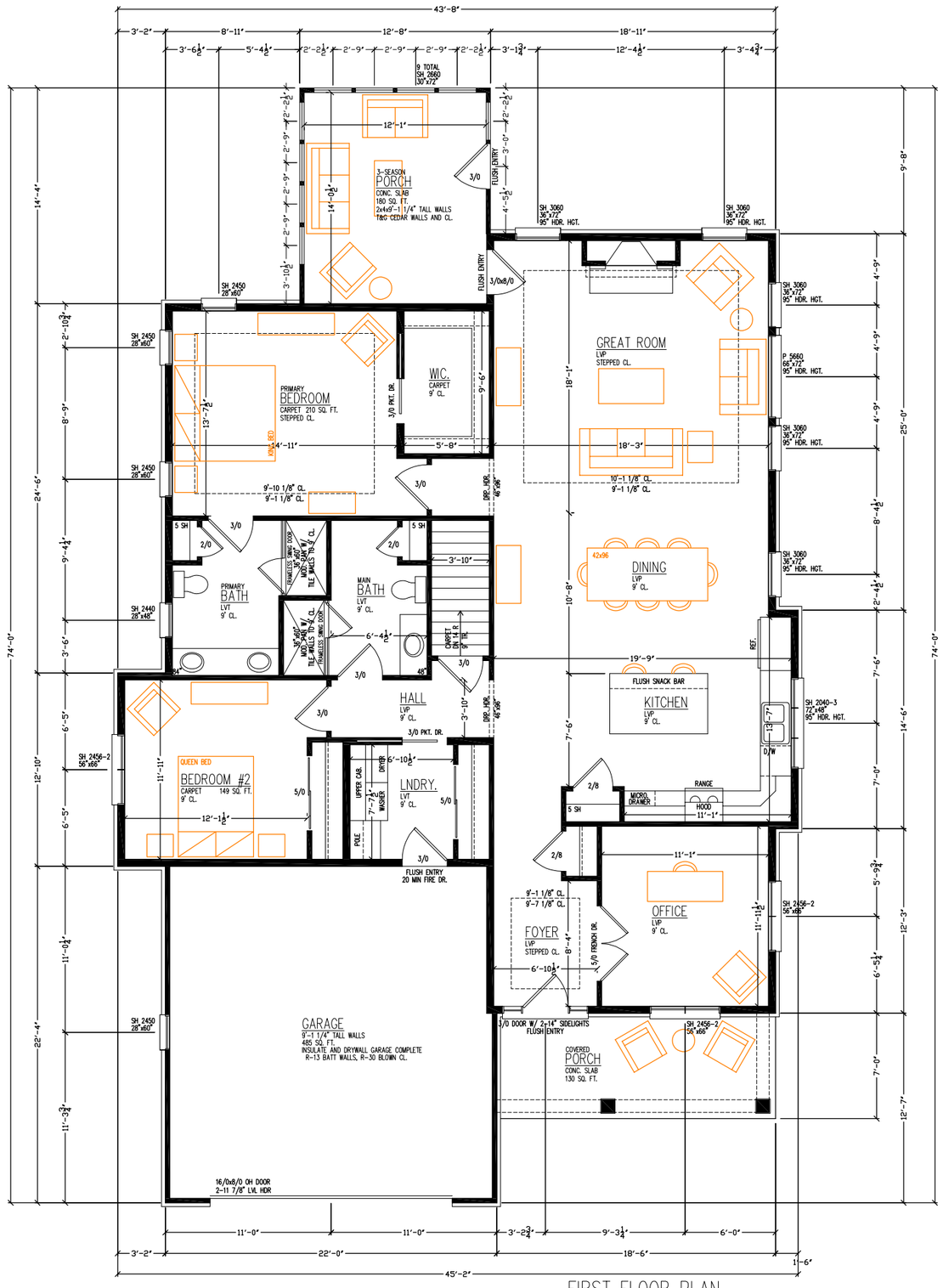
Wisconsin Focus on Energy Home



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

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Allan Builders, llc
General Contractor

CLIENT: NEWCASTLE PLACE HOME #1A
TITLE: FLOOR PLAN
PRINT #:
DATE: 8/21/23
DRAWN BY: ANDALORO
SQ. FEET: 1,850
SCALE: NOTED
PAGE #: 2/3

REVISIONS

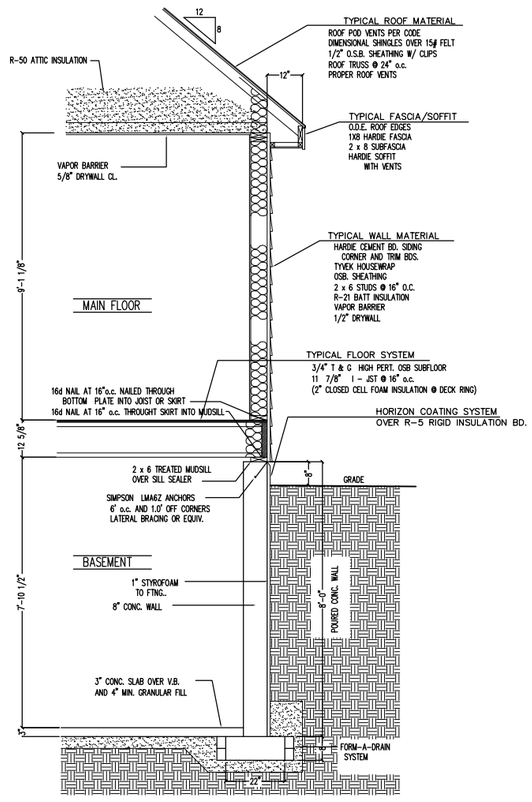
DESCRIPTION	DATE:	BY:

Newcastle Place
Home #1A

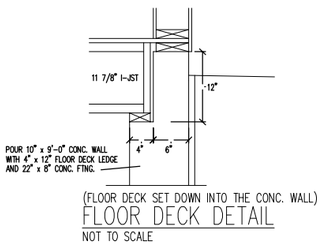
Attachment: Plans (8758 : Newcastle)

Wisconsin Focus on Energy Home

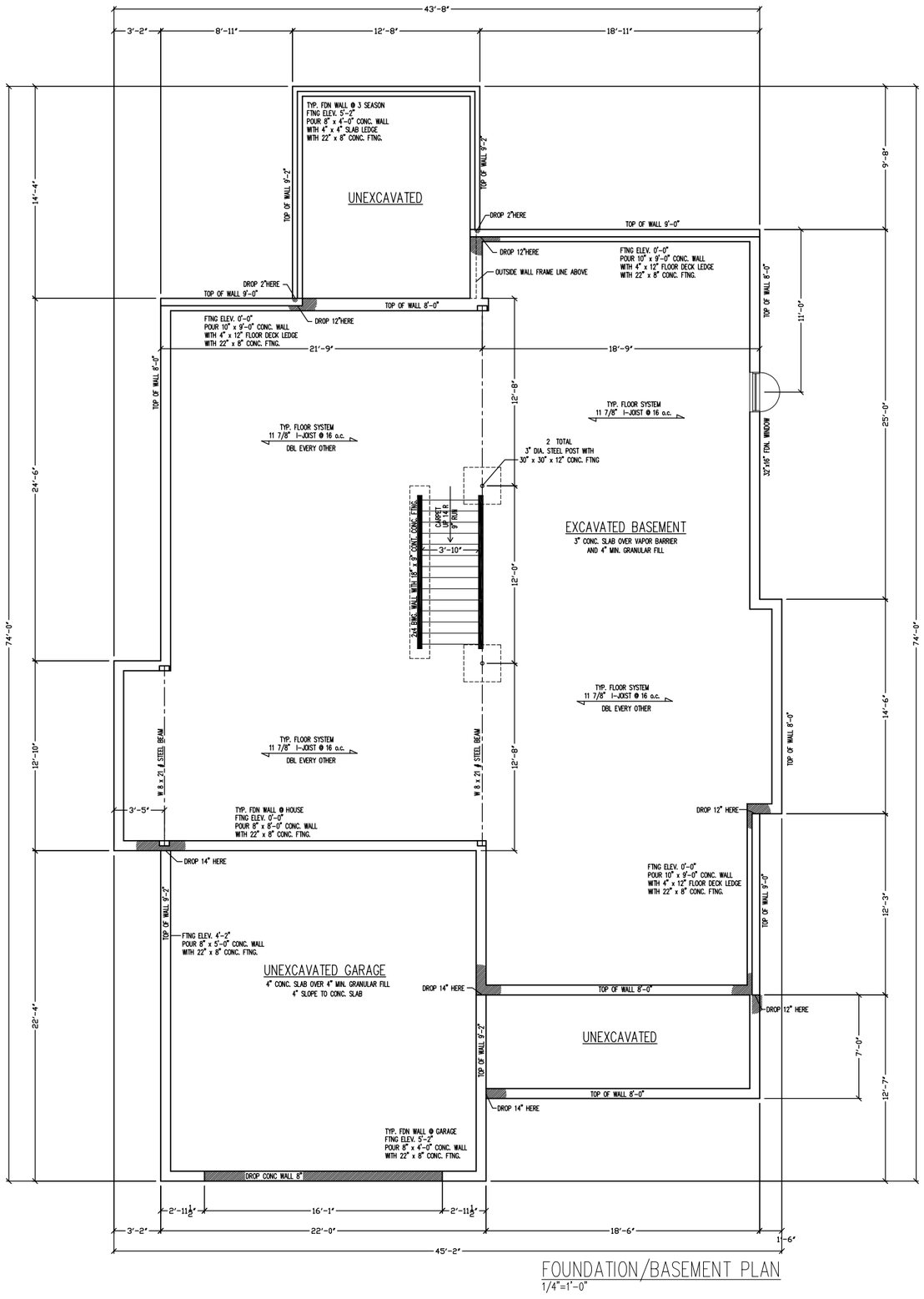
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1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)
FLOOR DECK DETAIL
NOT TO SCALE



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

Newcastle Place
Home #1A

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE HOME #1A
TITLE: FDN/BSMT.
DRAWN BY: ANDALORO
DATE: 8/21/23
SCALE: NOTED
SQ. FEET:
PAGE #: 3/3
PRINT #:

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General Contractor

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