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 12, 2022
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 accommodations will be made for those citizens who are unable to attend the meeting in the methods identified above upon at least two hours' notice. Notice can be given to the City Clerk's Office at 262-236-2914.

1) Call to Order, Roll Call

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

   a. Meeting Minutes from August 8, 2022

3) Architectural Board Applications

1. Todd & Sue Fudurich — **Addition: Garage**
   12049 N. Lake Shore Drive
   Subdivision: N/A — Contractor: S&S Design & Build
   District 5 – 6:00 pm — Architect: New Horizon

2. Bob Diaz — **Addition: Great Room**
   1506 W. River Oaks Lane
   Subdivision: River Oaks Estates — Contractor: Geidel & Son
   District 6 – 6:10 pm — Architect: John Geidel

3. Chaz Rodriguez & Emily Hart — **New Single-Family Residence**
   9631 W. Dalewood Lane
   Subdivision: Ravine Farms — Contractor: Korndoerfer Homes
   District 8 – 6:20 pm — Architect: SHP Design

4. David Hoff Development — **New Single-Family Side by Side**
   Building #10 – W. Woods Court — **Condominium with and w/o sunroom**
   Subdivision: The Woods at Highland Park
   Contractor: Northtract Construction
   District 1 – 6:25 pm — Architect: Architectural Dev. Services

5. David Hoff Development — **New Single-Family Side by Side**
   Building #13 – W. Woods Court — **Condominium with and w/o sunroom**
   Subdivision: The Woods at Highland Park
   Contractor: Northtract Construction
   District 1 – 6:30 pm — Architect: Architectural Dev. Services

6. Tony & Jennifer Ham
   4030 W. Freistadt Road
   Subdivision: N/A
   District 2 – 6:35 pm

   New Single-Family Residence

   Contractor: Mikkelson Builders
   Architect: Fred Dahms

7. Anthony Randazzo
   11414 N. Solar Avenue
   Subdivision: Solar Heights
   District 3 – 6:40 pm

   Addition: Attached Garage

   Contractor: Limitless Property Works
   Architect: Shawna Duncan

8. Veridian Homes LLC,
   7690 W. Preserve Parkway
   Subdivision: The Enclave
   District 3 – 6:50 pm

   New Single-Family Residence

   Contractor: Veridian Homes LLC
   Architect: Veridian Homes LLC

9. Veridian Homes LLC
   7894 W. Preserve Parkway
   Subdivision: The Enclave
   District 3 – 6:55 pm

   New Single-Family Residence

   Contractor: Veridian Homes LLC
   Architect: Veridian Homes LLC

10. Veridian Homes LLC
    10526 N. Coneflower Drive
    Subdivision: The Enclave
    District 3 – 7:00 pm

    New Single-Family Residence

    Contractor: Veridian Homes LLC
    Architect: Veridian Homes LLC

11. Veridian Homes LLC
    7852 W. Preserve Parkway
    Subdivision: The Enclave

    District 3 – 7:05 pm

    Re-Submittal: New Single-Family Residence. Tabled at 8/8/22 Meeting

    Contractor: Veridian Homes LLC
    Architect: Veridian Homes LLC

4) Adjourn Meeting

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

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 13, 2022**
SUBJECT: **Meeting Minutes from August 8, 2022**

Attachments:
8.8 (PDF)

11333 N. Cedarburg Road
Mequon, Wisconsin 53092
Phone: (262) 236-2924
Fax: (262) 242-9819

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, August 8, 2022
6:00 PM
Lower-Level Conference Room

Minutes

Attachment: 8.8 (7626 : Meeting Minutes from August 8, 2022)

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

Present:	Chairman Scott Reed
Members at Large:	Paul Apfelbach, Michael Wade, Curtis Helm, Janet Ehn, Bluma Lotman, Anthony LaGalbo
Building Inspector:	Martin Schoenknecht

2. **Meeting Minutes**

Minutes from the July 11, 2022, meeting were approved by Vice-Chairman Paul Apfelbach and seconded by District Six Representative Janet Ehn.
Minutes were approved unanimously.

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 3 6:00 pm	**New Single-Family Residence**	Veridian Homes LLC 10518 N. Coneflower Court Subd: The Enclave	Cont: Veridian Homes LLC Arch: Veridian Homes LLC

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

Conditions: Plans approved as submitted with the following conditions:
1. Remove stone on the garage bump-out on front elevation.
2. Remove Smart Shake on the garage bump-out on front elevation and replace with horizonal siding instead.
3. Add window to garage on rear elevation.
4. Add window to flex room on right elevation.
5. Equal treatment of all gables returns or removal of all.

2)	Dist. 3 6:05 pm	**New Single-Family Residence**	Veridian Homes LLC 7852 W. Preserve Parkway Subd: The Enclave	Cont: Veridian Homes LLC Arch: Veridian Homes LLC

Moved to Table: Reed
Seconded by: Ehn
Approved: No
Vote: Unanimously

Conditions: Tabled for redesign to be consistent with the guidelines. Suggestions include:
1. Add windows to right elevation.
2. Balance of stone on front elevation.

Board did approve an early start permit for footing and foundation only.

Attachment: 8.8 (7626 : Meeting Minutes from August 8, 2022)

3)	Dist. 5 6:10 pm	**New Single-Family Residence**	Lance & Elizabeth Gehrett 12333 N Lake Shore Drive Subd: N/A	Cont: Tim O'Brien Homes Arch: Tim O'Brien Homes

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

Conditions: Plans approved as submitted.

4)	Dist. 5 6:15 pm	**Detached Garage**	Tom & Mary Holton 11444 N. Shorecliff Lane Subd: Shorecliff Park	Cont: Wade Design & Const. Arch: Wade Design & Const.

Moved to Approve: LeGalbo
Seconded by: Apfelbach
Recused: Wade
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted.

5)	Dist. 7 6:25 pm	**Addition:** **Sunroom**	Brian Immel 3404 W. Burgundy Court Subd: Lac Du Cours	Cont: Owner Arch: Owner

Moved to Table: Reed
Seconded by: LaGalbo
Approved: No
Vote: 5-1-1 (Apfelbach/Opposed & Wade/Abstained)

Conditions: Tabled for redesign; requesting clearer drawing with details and include a survey.

Attachment: 8.8 (7626 : Meeting Minutes from August 8, 2022)

6)	Dist. 1 6:35 pm	**Addition:** **Master Suite and Office**	Amy Braeger 13700 N. Riverland Road Subd: N/A	Cont: MLK Carpentry Design Arch: MLK Carpentry Design

Moved to Approve: Apfelbach
Seconded by: Wade
Approved: Yes
Vote: 6-0-1 (Helm-Abstained)

Conditions: Plans approved as submitted with the following conditions:
1. Add grids to two upper windows on right elevation.
2. Add stone beltline to right elevation and all stone should end on an inside corner.

7)	Dist. 1 6:45 pm	**New Single-Family Residence**	Miguel Rivero & Megan Paetz 13842 N. Pine View Court Subd: Riverland Estates	Cont: Anderson Homes LLC Arch: Anderson Homes LLC

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

Conditions: Plans approved as submitted.

8)	Dist. 6 6:50 pm	**Resubmittal:** **New Single-Family Residence**	Howard & Cheri Bubrick 10956 N. Oriole Lane Subd: N/A	Cont: Ware Design Build Arch: Ware Design Build

Moved to Approve: Reed
Seconded by: Wade
Approved: Yes
Vote: 6-1 (Ehn Opposed)

Conditions: Plans approved as resubmitted with the condition that a third (TR3020) centered transom window is added to the left elevation.

Note: Jay Doyle with Kingfogl Construction appeared at the meeting to voice his concerns as to the style and size of the home.

Attachment: 8.8 (7626 : Meeting Minutes from August 8, 2022)

4. **Action:**

Chairman Scott Reed made a motion to adjourn the meeting.
District Two Representative Michael Wade seconded the motion.

A vote was taken; vote passed unanimously.

Meeting adjourned at 7:07 p.m.

Attachment: 8.8 (7626 : Meeting Minutes from August 8, 2022)

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, 2022**
SUBJECT: **Todd & Sue Fudurich - Garage Addition at 12049 N. Lake Shore Drive**

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

8/19/2022

To whom it may concern. The reason we are asking to have this garage addition to be built is my in laws have recently moved in with us and I would like to be able to keep all family members vehicles in the garage and out of the elements year round. Thank You, Todd Fudurich

Attachment: Statement of Intent (7627 : Todd & Sue Fudurich)

Attachment: Survey (7627 : Todd & Sue Fudurich)

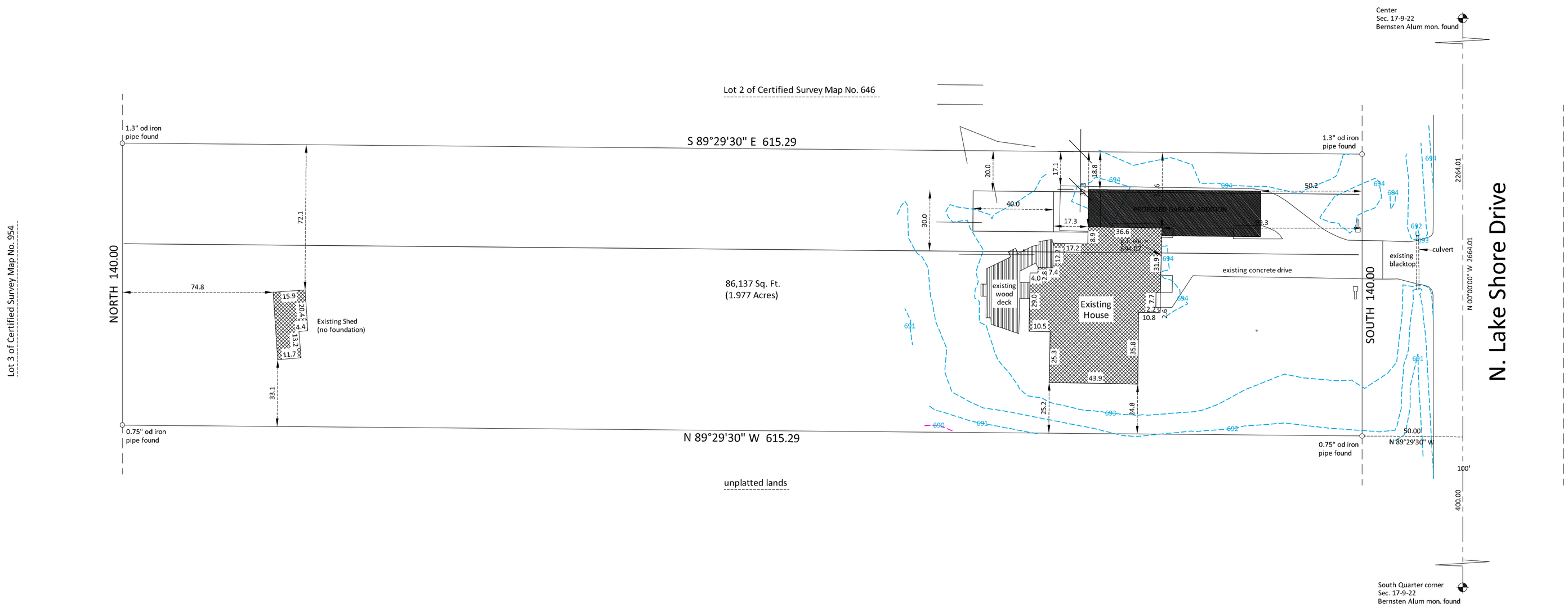
12049 N. Lake Shore Dr.
Mequon, WI 53092

Plat of Survey
for
Todd D. and Susan J. Fudurich

Parcel Two (2), of Certified Survey Map No. 646 recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin on February 21, 1974, in Volume 2 of Certified Survey Maps, pages 570-571, as Document No. 262187, being part of the Southwest 1/4 of Section 17, Township 9 North, Range 22 East, in the City of Mequon, County of Ozaukee, State of Wisconsin.

Note:

A copy of a current Title Insurance Policy or report has not been provided to the survyeor prior to the completion of this survey, therefore, not all easements may be shown.





Bearings are referenced to east line of the SW 1/4 of Sec. 17-9-22 which has a recorded bearing of North.

0 20 40 80 120

Scale in feet
1" = 40'

Homeland Surveying, LLC 2079 Cold Springs Rd. Saukville, WI 53080 Phone: (262)689-6885 email: homeland2079@gmail.com



Attachment: Pictures (5637 : Todd & Sons Asphalt)



Attachment: Pictures (7302 : Todd & Ann Robitaille)



Attachment: Pictures (2627 : Todd & Sons Fencing)



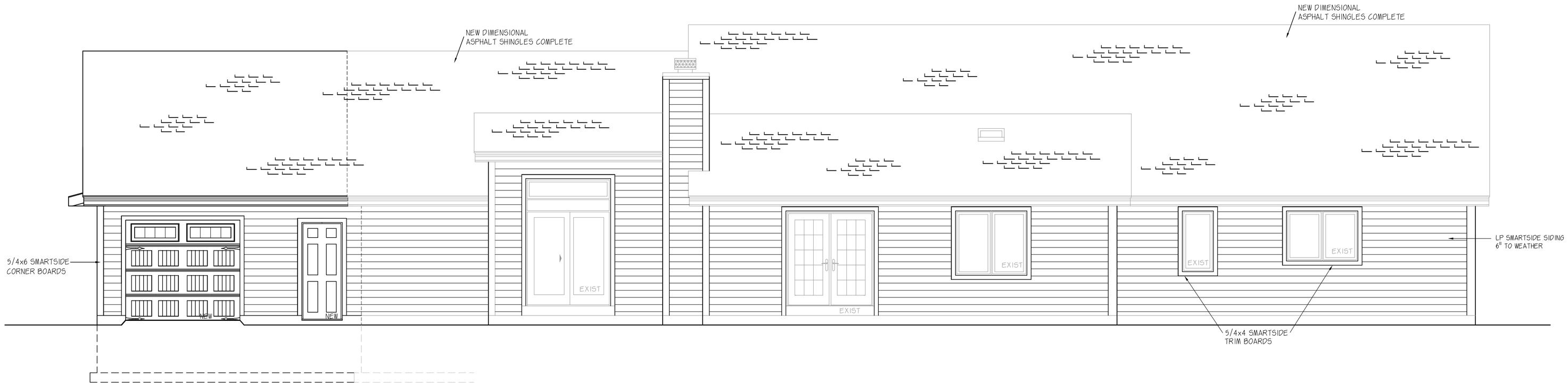
Attachment: Pictures (7627 : Todd & Sue Fiduriich)

Attachment: Plans (7627 : Todd & Sue Fudurich)



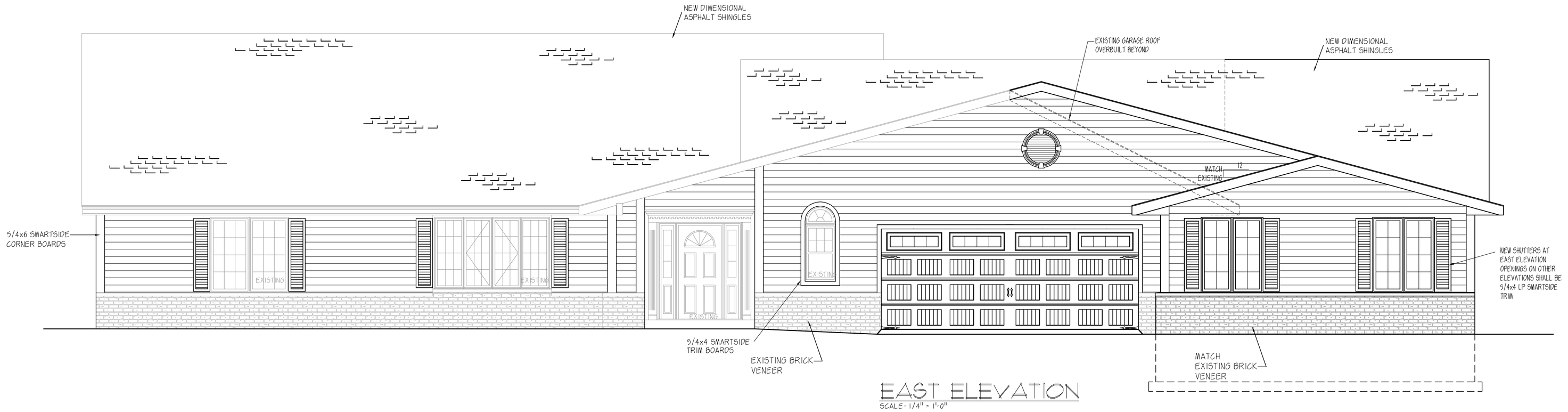
SOUTH ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

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

PROJECT

ADDITION FOR:
TODD AND SUSAN FUDURICH
12049 N. LAKE SHORE DR.
MEQUON, WI. 53092

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/BUILDERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.execpc.com/~nhullc/
262.377-4730 or 262.375.2397

JOB NUMBER: SL-345-1-722

DATE: 08/16/2022

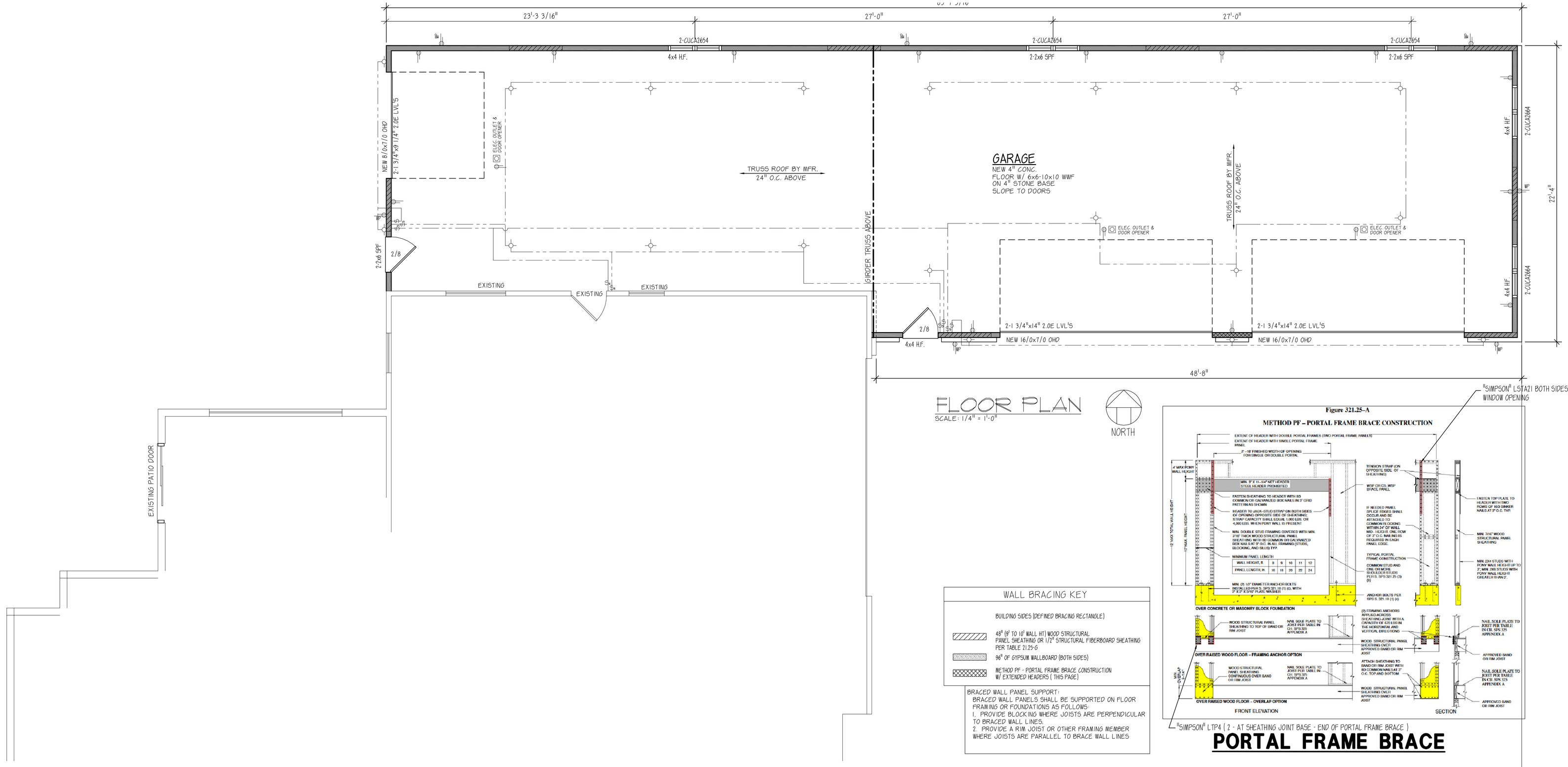
REVISIONS:

SHEET 4 OF

CHECKED BY:

DRAWN BY: TLB

Attachment: Plans (7627 : Todd & Sue Fudurich)



FLOOR PLAN

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

NORTH

"SIMPSON" LS7A21 BOTH SIDES WINDOW OPENING

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

PORTAL FRAME BRACE

WALL BRACING KEY

BUILDING SIDES (DEFINED BRACING RECTANGLE)

- 48" (9' TO 10' WALL HT) WOOD STRUCTURAL PANEL SHEATHING OR 1/2" STRUCTURAL FIBERBOARD SHEATHING PER TABLE 2129-9
- 96" OF GYPSUM WALLBOARD (BOTH SIDES)
- METHOD PF - PORTAL FRAME BRACE CONSTRUCTION W/ EXTENDED HEADERS (THIS PAGE)

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

FOUNDATION PLAN

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

NORTH

PROJECT

ADDITION FOR:
TODD AND SUSAN FUDURICH
12043 N. LAKE SHORE DR.
MEQUON, WI. 53092

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/BUILDERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.execpc.com/~nhullc/
262.377.4730 or 262.375.2397

JOB NUMBER: 6IL-3451-722
DATE: 08/16/2022
REVISIONS:

SHEET 2 OF 4

CHECKED BY:

DRAWN BY: TLB

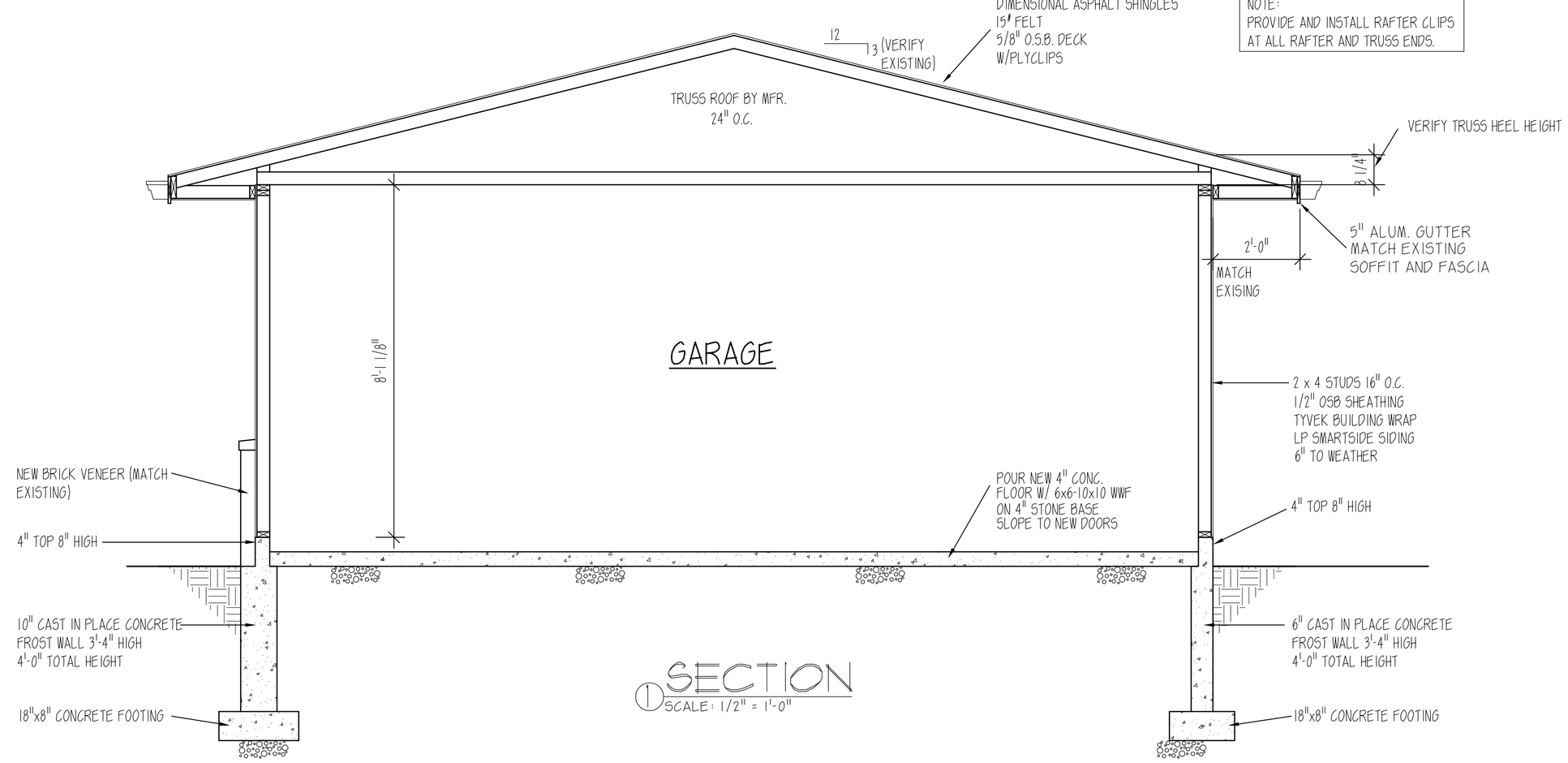
3.1.d

Attachment: Plans (7627 : Todd & Sue Fudurich)

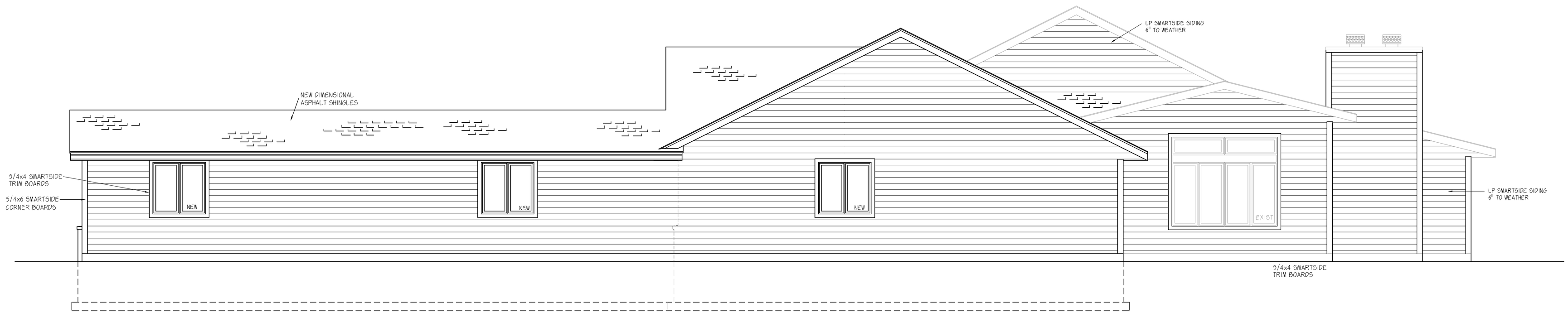
Packet Pg. 19

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

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



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



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

PROJECT
ADDITION FOR:
TODD AND SUSAN FUDURICH
12049 N. LAKE SHORE DR.
MEQUON, WI. 53092

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/BUILDERS
P.O. BOX 292, GRAFTON, WI. 53024
http://www.execpc.com/~nhullc/
262-377-4730 or 262-375-2397

JOB NUMBER: SIL-345-722
DATE: 08/16/2022
REVISIONS:

SHEET 3 OF 4
CHECKED BY:
DRAWN BY: TLB

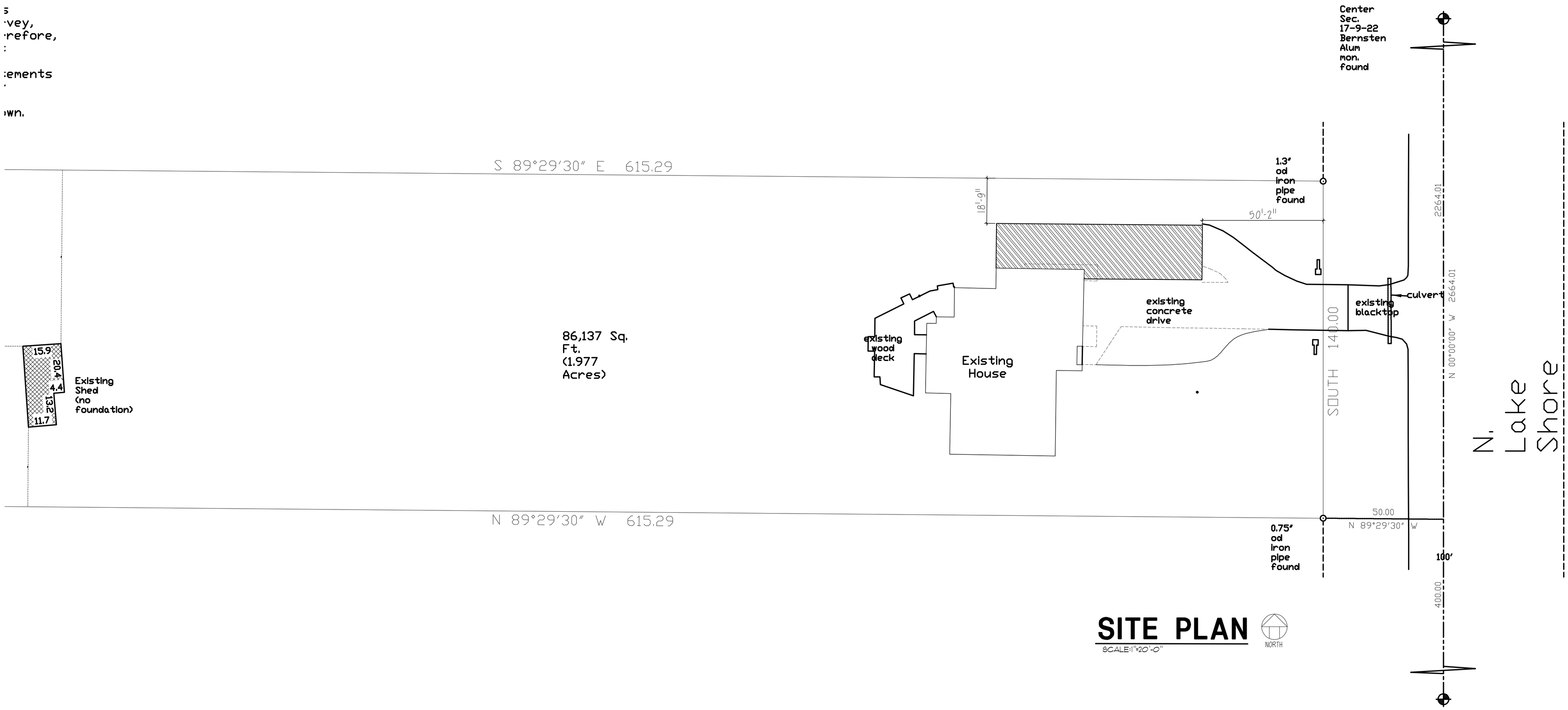
3.1.d

Attachment: Plans (7627 : Todd & Sue Fudurich)

Packet Pg. 20

Susan
J.
Fudurich

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SITE PLAN
SCALE:1"=20'-0"
NORTH

PROJECT
ADDITION FOR:
MICHAEL AND NATALIE DIETZ
1641 SKYLINE DR.
CEDARBURG, WI. 53012

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

JOB NUMBER SIL-3451-722
DATE 08/16/2022
REVISIONS:
SHEET 4 OF 4
CHECKED BY:
DRAWN BY: TLB

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 13, 2022**
SUBJECT: **Bob Diaz - Great Room Addition at 1506 W. River Oaks Lane**

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

John Geidel
President
11840 North Farmdale Road
Mequon, Wisconsin 53097
Telephone: 262/242-6582

WILLARD GEIDEL & SON, INC.

To whom it may concern,

August 20, 2022

Request for a permit to put an addition onto the back of a house for

Bob and Linda Diaz
1506 River Oaks Ln.
Mequon, Wi 53092

Bob Diaz has had some medical issues that has left him in a wheelchair
of which they are hoping that it's not permanent.
Chances are that he will at the least be in a walker for the rest of his life.
The Diaz's are hoping to add this Great room off the Kitchen so they can sit
and watch the seasons change through the glass.

The 18" x 16" room will be built off the north side of the residence, off the kitchen.
The plan is to remove approx. 15 feet of the common wall to join the two rooms as one, great, common room.
The room will be constructed using the same framing as the existing house, except for,
Exterior walls will be 2 x 6's set a maximum of 16" on center instead of 2 x 4.
Ceiling will be vaulted to the ridge beam,
Roof rafters will be 2 x 10" with dense R-38 insulation used.
The interior will be drywalled to bring in what is outside to view.
The roof system will extend to the east, approx., 10' x 10" further to cover a porch for grilling.
There will be an 8' 10" x 8' 10" concrete slab, outside of the east patio door, at the height of the interior floor.
We will be running a 4' 6" wide walkway from this concrete slab, going along the exterior of the family room,
in front of the existing patio door as it goes down to the driveway at the east end of the house for addition ease
of entering this home.
Exterior is covered with T-111 siding to match what is existing on the house.
Soffit and facia's will be finished to match what is on the house.
We are adding ridge and top plate beam lookouts to match what is on the house,
Roof shingles will match and blend into the existing roof.

John Geidel of Willard Geidel & Son

Attachment: Statement of Intent (7628 : Bob Diaz)

SUBDIVIDING
LOT SURVEYS

KUOKKANEN & ASSOCIATES

1914 DeWitt Court
Waukesha, Wisconsin 53186

BUILDING SURVEYS
PERCOLATION TESTS
SOIL BORING TESTS

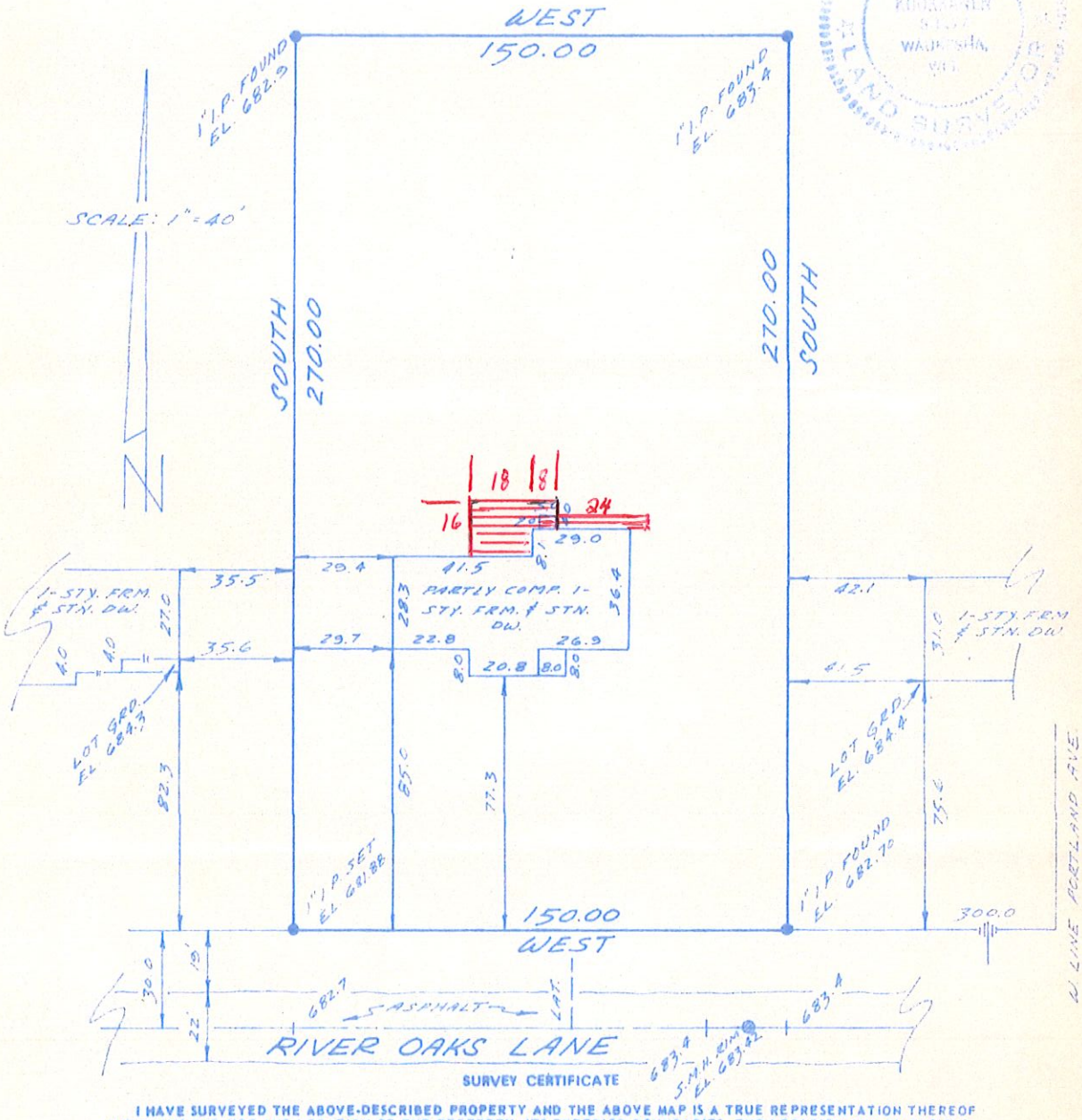
/

76-6-13 18

PREPARED FOR: Lakeside Construction Co., Inc.
LOCATION River Oaks Lane (City of Mequon)

DESCRIPTION OF PROPERTY

Lot 18, Block 5 -RIVER OAKS ESTATES, being a subdivision of a part of the N.E. 1/4 & S.E. 1/4 Section 18, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.



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, 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.

Dated at WAUKESHA
this 30TH day of MARCH, 1976
RECERTIFICATION 8-11-76

Surveyor

Attachment: Survey (7628 : Bob Diaz)



Front South View

Attachment: Pictures (7628 : Bob Diaz)



North View

Attachment: Pictures (7628 : Bob Diaz)



Attachment: Pictures (7628 : Bob Diaz)



West View

Attachment: Pictures (7628 : Bob Diaz)



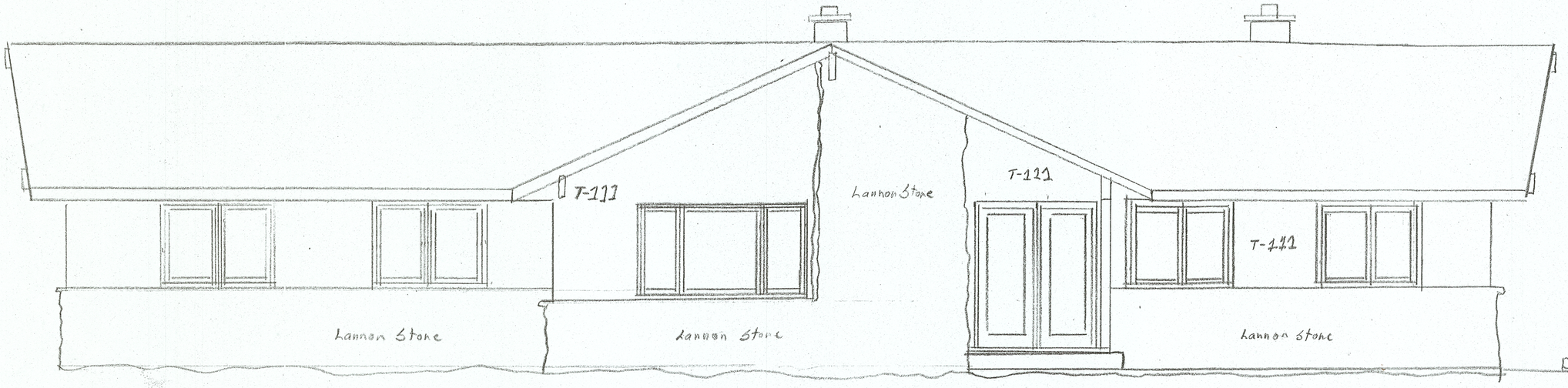
East View

Attachment: Pictures (7628 : Bob Diaz)

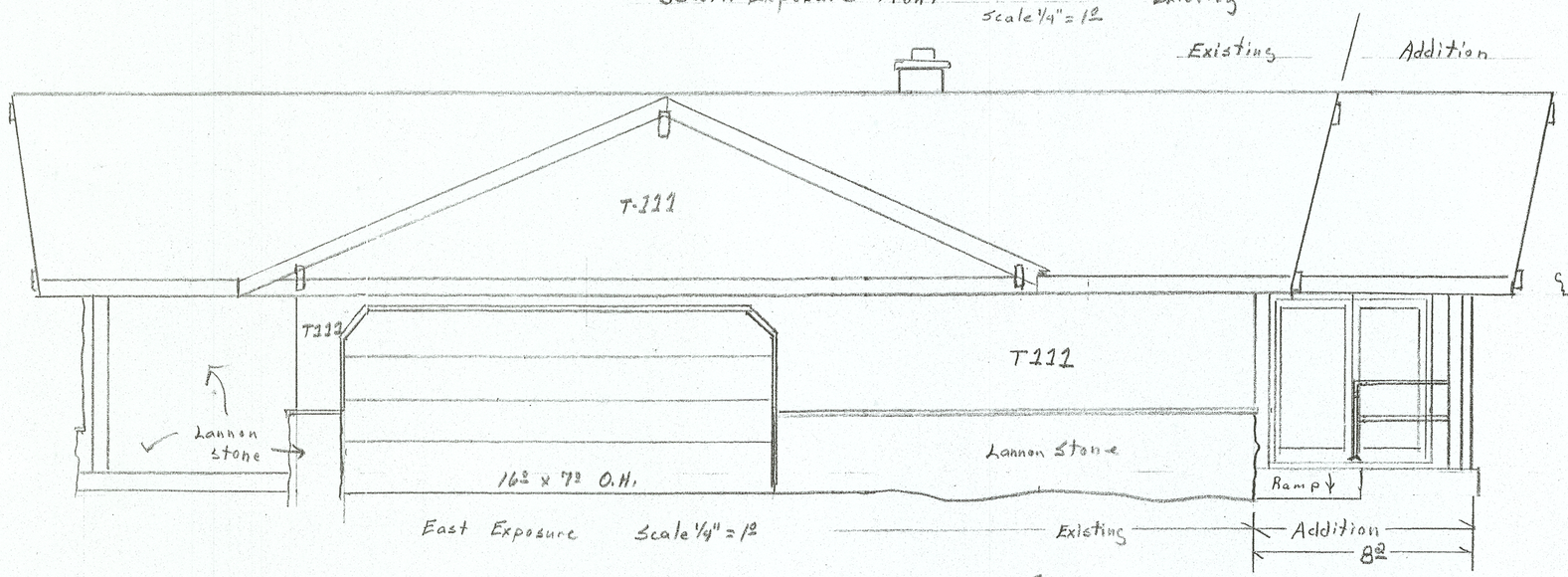


East View

Attachment: Pictures (7628 : Bob Diaz)

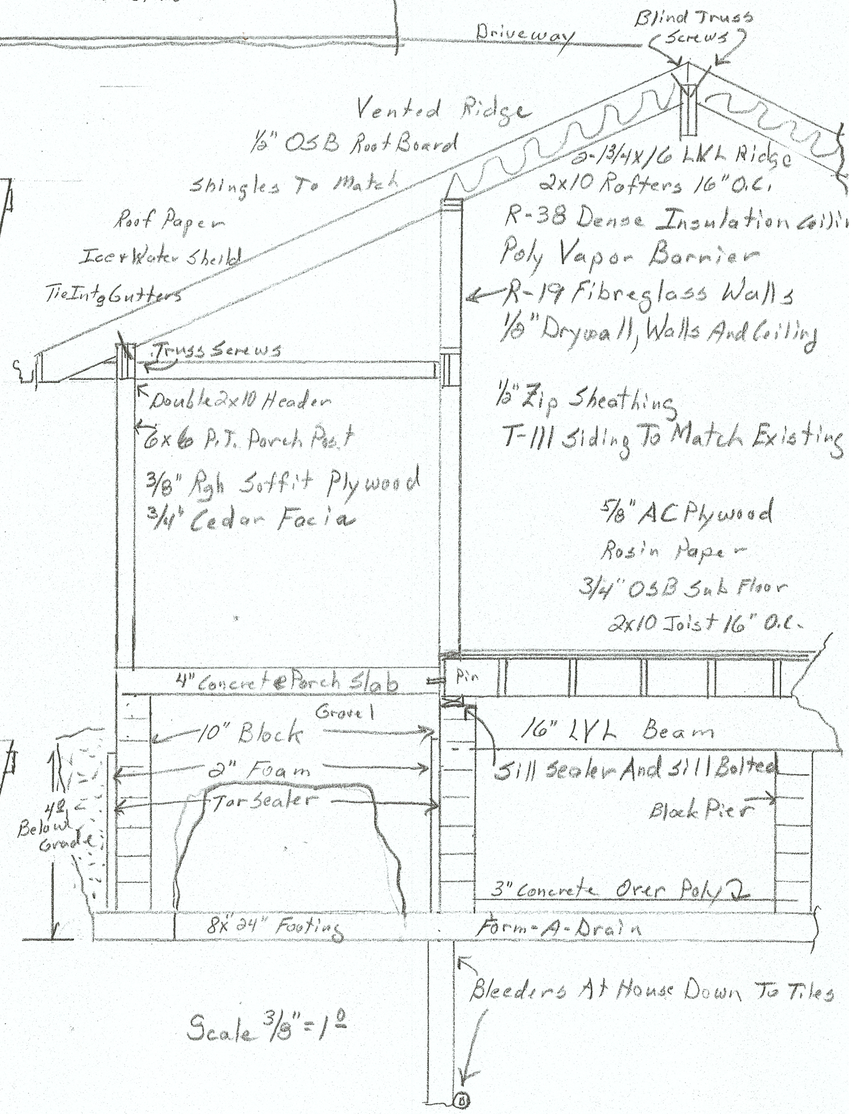


South Exposure Front Scale 1/4" = 1'



East Exposure Scale 1/4" = 1'

West Exposure Scale 1/4" = 1'



Scale 3/8" = 1'

Bob + Linda Diaz
Sun Room Addition
Page 2 of 2 8/24/22
Geidel + Son J6

Attachment: Plans (7628 : Bob Diaz)

Sun Room Addition for
Bob + Linda Diaz
1506 River Oaks Ln
Mequon, WI 53092
Scale 1/4"=1'
Drawn By Geidel + Son JWG

Existing | Addition

Addition | Existing

Addition

Addition

T-111

T-111

T-111

T-111

T-111

Slab
Existing

Reset Existing
Stairs

Addition

48" Existing

Grade

sF28
Squarefoot

Basement
Stairs

Front Hall

Dining Room

Bedroom Hallway

Garage

F. P.

Existing
Kitchen

Existing

Addition

Existing Family Room

Existing
Laundry
+
Mud Room

Reuse Sink Window

Marvin Patio Door
R.O. 72" x 96"

Reuse Dinnette Window

Ramp

4"

Deck

8 10

46

Marvin 2459-3
R.O 73" x 59 5/8"

8 10

5"

9"

18"

5"

5F28
Squarefoot

5F28
Squarefoot

16'-0"

27'-0"

2x8 Jack Rafters 2x10 Rafters

Blind Truss Screw From The Top

2-1 3/4 x 1 1/4 LVL Ridge
As Per Specs Submitted

3-2x4 Bearing To Ridge

Existing Roof
And Ceiling

2-1 3/4 x 1 1/4 LVL Common

Simpson Double 2x6 Hangers Wall As Per Specs Submitted

3-2x4 Bearing At Each End

Bridging

Bridging

2x10 Joist

Existing

Form A Drain

Tie Into Existing
Bleeder Both Ends

Scale 1/4" = 1'

Attachment: Plans (7628 : Bob Diaz)

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: **Chaz Rodriguez & Emily Hart, New Single-Family Residence at 9631 W. Dalewood Lane**

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Selection Photo - Exteriors (PDF)
Plans (PDF)

7900 Durand Ave., Bldg. #10
Sturtevant, WI 53177

Thursday
August 18, 2022

Re: Statement of Intent

Please see our enclosed plans for the Architectural Review Board Approval. Korndoerfer Homes will be building a single-family home for Emily Hart and Chaz Rodriguez. They have chosen an Essex Craftsman style of home.

They have chosen a fiber cement siding color of Deep Ocean, Roof – Onyx Black, Trim – Artic White, Soffit/Fascia – White, Downspouts – White, Windows – White and Garage Door – English Oak. Please see the enclosed documentation for color sample and material manufacturers.

Thank you again and we look forward to working with you on this project.

Jeanine Langenfeld

Pre-Construction Coordinator

7900 Durand Avenue, Bldg 10 | Sturtevant, WI 53177

Voice: 262-898-0273

jeaninel@korndoerferhomes.com

Attachment: Statement of Intent (7629 : Chaz Rodriguez & Emily Hart)

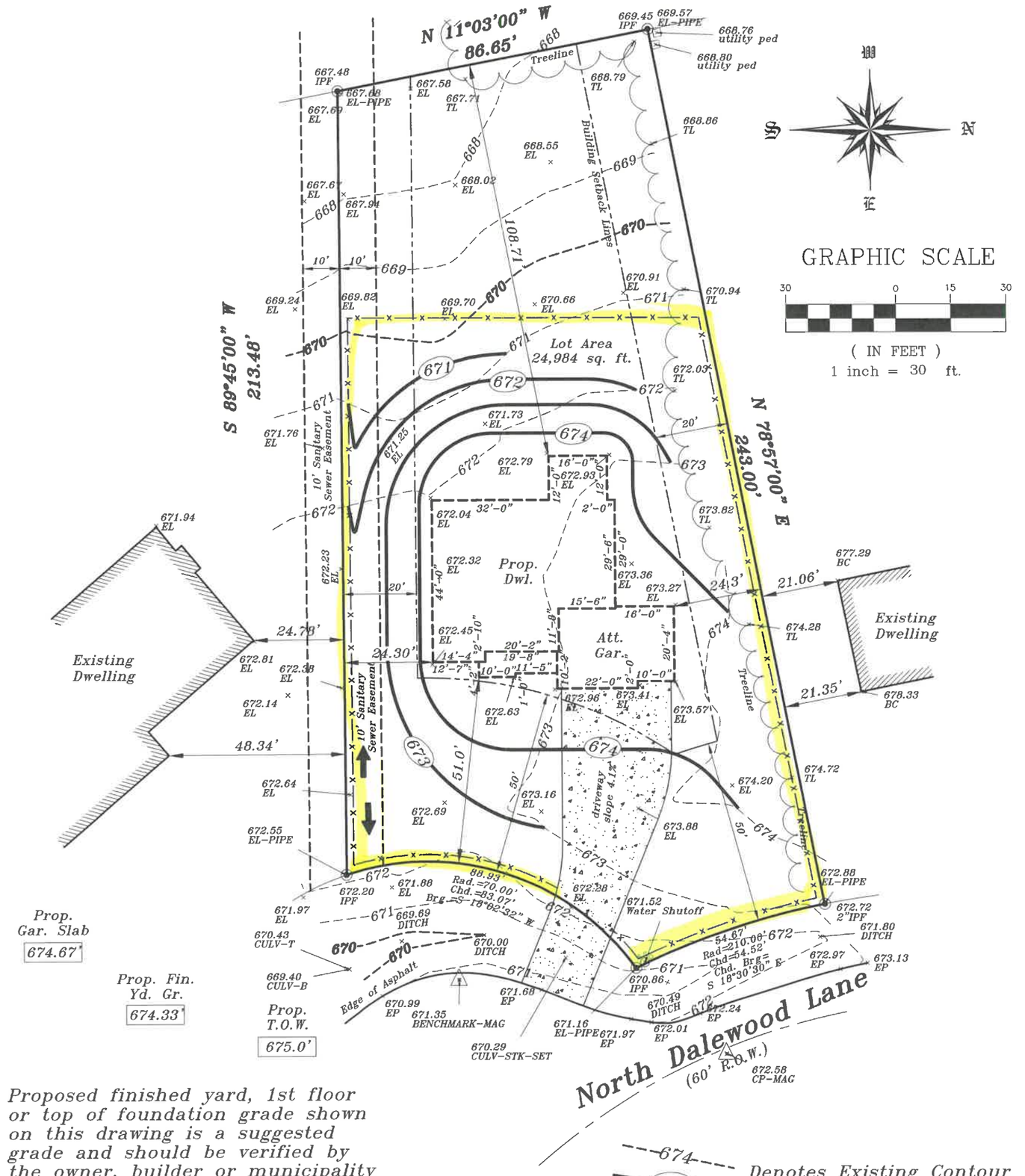
Korndoerfer Homes
SSOZ-0-020/ Hart-Rodriguez

PLAT OF SURVEY

LOCATION: 9631 North Dalewood Lane, Mequon, Wisconsin

LEGAL DESCRIPTION:
Lot 9 in Block 2 in RAVINE FARM, being a Subdivision of a part of the Southeast 1/4 and Southwest 1/4 of Section 32, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

May 18, 2022 (Drawing Only) Survey No. 113518-S
August 3, 2022 Staked Proposed Dwelling and Added Grading Plan



Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality

674 Denotes Existing Contour
674 Denotes Proposed Contour

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

◉ — Denotes Iron Pipe Found
○ — Denotes Iron Pipe Set
000.0 — Denotes Proposed Grade
—x—x—x— Denotes Proposed Silt Screen

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

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

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

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

Attachment: Survey (7629 : Chaz Rodriguez & Emily Hart)

DocuSign Envelope ID: 3FDA10B1-4B55-4F34-A352-7BE43D1B932E

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HART-RODRIGUEZ SSOZ-0-020
EXTERIOR SELECTION PHOTO

Roof: Onyx Black

Main Siding: Deep Ocean

Shake: Deep Ocean

Door Color: Stain – Driftwood

Trim: Arctic White

Soffit/Fascia: White

Downspouts/Gutters: White

Windows: White

Garage Door: English Oak

Fypon Brackets: Stain – Hawthorne SW3518

Color Disclaimer

Due to the limitations and inconsistencies of various display monitors, the colors you see may not be a totally accurate reproduction of the actual product. We strive to make our colors as accurate as possible, but images are intended as a guide only and should not be regarded as absolutely correct.

DS EH DS CR DS DT



Attachment: Selection Photo - Exteriors (7629 : Chaz Rodriguez & Emily Hart)

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ESSEX

HART-RODRIGUEZ

DWELLING SQUARE FOOTAGES

Craftsman Elevation Square Footages

LIVING AREAS

AREA	SQUARE FOOTAGE
FIRST FLOOR LIVING AREA	2102 SF
SECOND FLOOR LIVING AREA	686 SF
TOTAL LIVING AREA	2788 SF

NON-LIVING AREAS

AREA	SQUARE FOOTAGE
COVERED PORCH AREA	137 SF
GARAGE AREA	683 SF
UNFINISHED BASEMENT AREA	1936 SF

APPLICABLE BUILDING CODES

THE FOLLOWING MASTER SET COMPLYS WITH THE FOLLOWING CODES AS APPLICABLE IN THE FOLLOWING STATES:

STATE OF WISCONSIN
UNIFORM DWELLING CODE SPS 320-325-SPS 320
SPS 321, CONSTRUCTION STANDARDS
SPS 322, ENERGY CONSERVATION
SPS 323, HEATING, VENTILATING & AIR CONDITIONING
SPS 324 – ELECTRICAL STANDARDS
SPS 325 – PLUMBING
APRIL 1ST, 2014 EMERGENCY CODE, SS #139-13

SEALS / ENDORSEMENTS

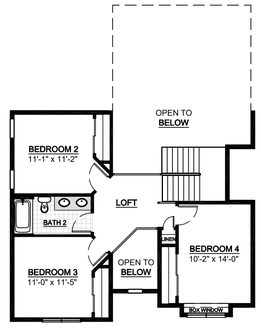
ILLUSTRATIONS



ESSEX CRAFTSMAN



ESSEX FIRST FLOOR LAYOUT



ESSEX SECOND FLOOR LAYOUT

SHEET LIST

SHEET NUMBER	SHEET TITLE
CS	COVERSHEET
A1	EXTERIOR ELEVATIONS – ROOF PLAN – CRAFTSMAN
A1.1	EXTERIOR ELEVATIONS – CRAFTSMAN
A2	FOUNDATION PLAN – CRAFTSMAN
A3	FIRST FLOOR PLAN – CRAFTSMAN
A4	SECOND FLOOR PLAN – CRAFTSMAN
A5	FOUNDATION ELECTRICAL PLAN – CRAFTSMAN
A6	FIRST & SECOND FLOOR ELECTRICAL PLANS – CRAFTSMAN
A7	FIRST FLOOR BRACING PLAN – CRAFTSMAN
A8	SECOND FLOOR BRACING PLAN – CRAFTSMAN
D1	TYPICAL WALL SECTIONS & DETAILS
D2	BUILDING DETAILS
D3	BUILDING DETAILS

PROJECT INFORMATION

HART-RODRIGUEZ
SS-OZAUKEE COUNTY
LOT #20

KORNDOERFER HOMES
KORNDOERFERHOMES.COM
7900 DURAND AVE., BLG 10 (262)-884-9550 PHONE
STURTEVANT, WI 53177 (262)-884-9403 FAX

PROJECT INFORMATION:
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SS-OZAUKEE COUNTY
LOT #20

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MODEL / SERIES:
THE ESSEX

SHEET TITLE:
COVERSHEET

NO.	DATE	DESCRIPTION OF REVISION	BY
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1	05.11.22	PLAN DRAFT 01	NCP

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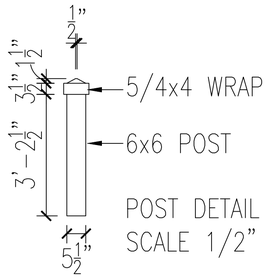
Attachment: Plans (7629 : Chaz Rodriguez & Emily Hart)



CRAFTSMAN ELEVATION

FRONT ELEVATION

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



CRAFTSMAN ELEVATION

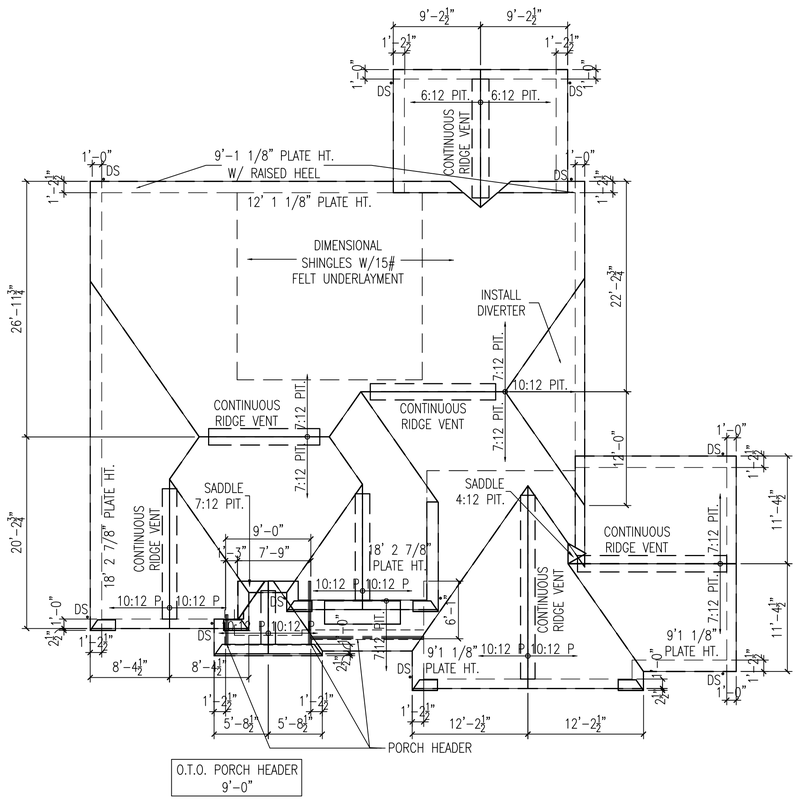
ROOF PLAN

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

NOTES:

ROOF INFORMATION

- ROOF TO BE COMPOSED OF PRE-ENGINEERED TRUSSES @ 24" O.C.
- OVERHANG DIMENSIONS FROM FACE OF STUD TO TRUSS TAIL END
- CARPENTER TO PROVIDE 1 ¼" GAP AT ROOF RIDGE LINE FOR INSTALLATION OF CONTINUOUS RIDGE VENT
- PROVIDE MINIMUM 7" TRUSS HEEL AT HEATED AREAS
- ADJUST TRUSS SPACING TO ACCOMODATE VENTING FIREPLACE THROUGH ROOF SO NO ELBOW IS REQUIRED CENTER OF 12"X12" VENT CLEAR OPENING IS 11-5/8" BACK FROM FRONT OF FIREPLACE



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MODEL / SERIES:
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SHEET TITLE:
EXTERIOR ELEVATIONS - ROOF PLAN - CRAFTSMAN

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SHEET NUMBER
A1

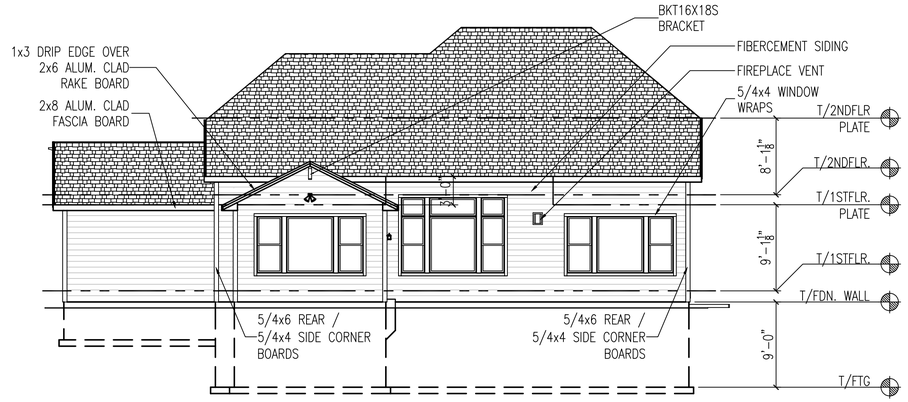
Attachment: Plans (7629 : Chaz Rodriguez & Emily Hart)



CRAFTSMAN ELEVATION

LEFT ELEVATION

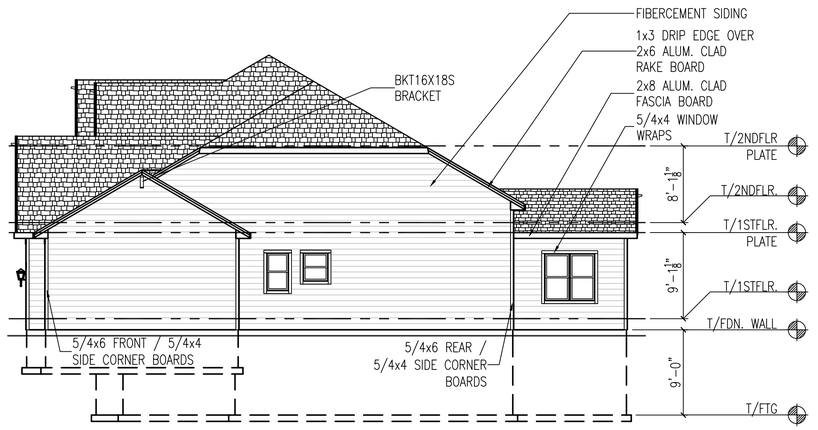
SCALE: 1/8" = 1'-0"



CRAFTSMAN ELEVATION

REAR ELEVATION

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



CRAFTSMAN ELEVATION

RIGHT ELEVATION

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

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MODEL / SERIES:
THE ESSEX

SHEET TITLE:
EXTERIOR ELEVATIONS -
CRAFTSMAN

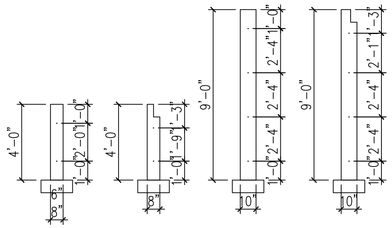
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SSOZ-0-020

SHEET NUMBER
A1.1

Attachment: Plans (7629 : Chaz Rodriguez & Emily Hart)



3500PSI CONCRETE – 9' BSMT.

WALL REINF.

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

NOTES:

REBAR TO BE #5 60,000psi YIELD STRENGTH

CRAFTSMAN ELEVATION

FOUNDATION PLAN

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

NOTES:

WALL INFORMATION

- MAIN HOUSE CONCRETE WALLS: 10" 3500psi POURED CONCRETE WALL @ 9'-0" UNLESS NOTED
- GARAGE CONCRETE WALLS: 6" 3500psi POURED CONCRETE WALL @ 4'-0" UNLESS NOTED

STAIR INFORMATION

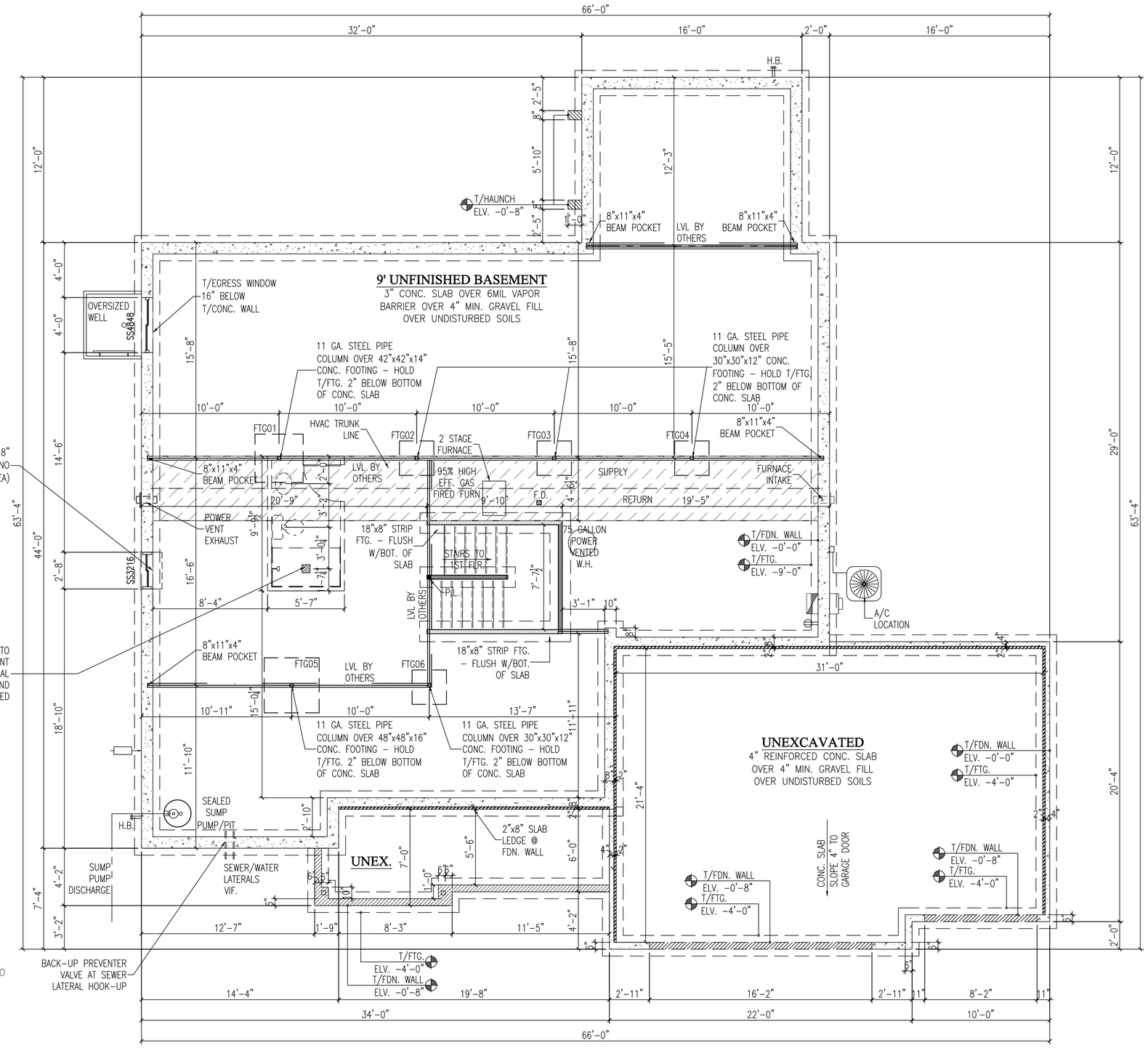
- REFER TO FIRST FLOOR PLAN FOR STAIR INFORMATION

MECHANICAL INFORMATION

- LOCATIONS OF MECHANICALS (I.E. FURNACE, WATER HEATER) MAY VARY FROM PLAN. BUILDER RESERVES THE RIGHT TO REVISE LOCATION AS BUILDER DEEMS NECESSARY WITHOUT FURTHER NOTICE TO OWNER AS LONG AS IN SAME GENERAL AREA

PLAN INFORMATION

- REFER TO TYPICAL WALL SECTIONS ("D" SHEETS) FOR ADDITIONAL FOUNDATION INFORMATION
- ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD OR FACE TO FACE OF CONCRETE
- THE CONDITIONS LISTED HERE ARE STANDARD FOR THIS PLAN ELEVATION(S). EXCEPTIONS ARE NOTED ON THE PLAN



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PROJECT INFORMATION:
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LOT #20

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MODEL / SERIES:
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SHEET TITLE:
FOUNDATION PLAN - CRAFTSMAN

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2	05.16.22	PLAN DRAFT 1.1	NCP
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JOB NUMBER
SSOZ-0-020

SHEET NUMBER
A2

Attachment: Plans (7629 : Chaz Rodriguez & Emily Hart)

CRAFTSMAN ELEVATION

FIRST FLOOR PLAN

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

NOTES:

FLOOR SYSTEM INFORMATION

- FIRST FLOOR: 11 7/8" ENGINEERED "I" JOIST – SPACING PER MANUFACTURER
- ANY PARALLEL JOIST TO RIM BOARD MUST BE SET A MINIMUM 7" OFF OF RIM BOARD

ROOF INFORMATION

- REFER TO ROOF PLAN FOR ROOF INFORMATION

WALL INFORMATION

- FIRST FLOOR EXTERIOR WALLS: 104 5/8" 2x6 #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.
- FIRST FLOOR INTERIOR WALLS (NON BEARING): 104 5/8" 2x4 #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.
- FIRST FLOOR INTERIOR WALLS (BEARING): 104 5/8" 2x #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.

CEILING INFORMATION

- ALL FIRST FLOOR CEILINGS ARE 9'-1⅛" AND ALL SECOND FLOOR CEILINGS ARE 8'-1⅛", UNLESS NOTED OTHERWISE.

WINDOW INFORMATION

- ALL WINDOW TYPE AND SIZED SHOWN ARE FOR PELLA WINDOWS – REFER TO CATALOG FOR DETAILS
- ALL WINDOW HEADER OPENINGS TO BE 6'-10 ½" FROM T/FLOOR UNLESS NOTED

DOOR INFORMATION

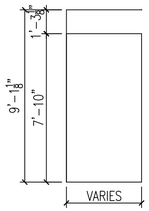
- ALL BI-FOLD DOOR ROUGH OPENINGS TO BE 1 ½" WIDER THAN MARKED ON PLAN & OPENING SET AT 83" FROM T/FLR.
- ALL BI-PASS DOOR ROUGH OPENINGS TO BE SAME AS FINISHED WIDTH +1" & OPENING SET AT 83" FROM T/FLR.
- ALL SINGLE POCKET DOOR (24"-36") ROUGH OPENINGS TO BE 2x THE DOOR WIDTH PLUS 1" & OPENING SET AT 85" FROM T/FLR.
- ALL DOUBLE POCKET DOOR (48"-72") ROUGH OPENINGS TO BE 2x THE DOOR WIDTH PLUS ½" & OPENING SET AT 85" FROM T/FLR.

STAIR INFORMATION

- BASEMENT TO FIRST FLOOR:16 RISERS @ 7 ¾" MAX / 15 TREADS @ 9-1/8" WITH 1" NOSING
- FIRST FLOOR TO SECOND FLOOR:16 RISERS @ 7 ¾" MAX / 15 TREADS @ 9-1/8" WITH 1" NOSING

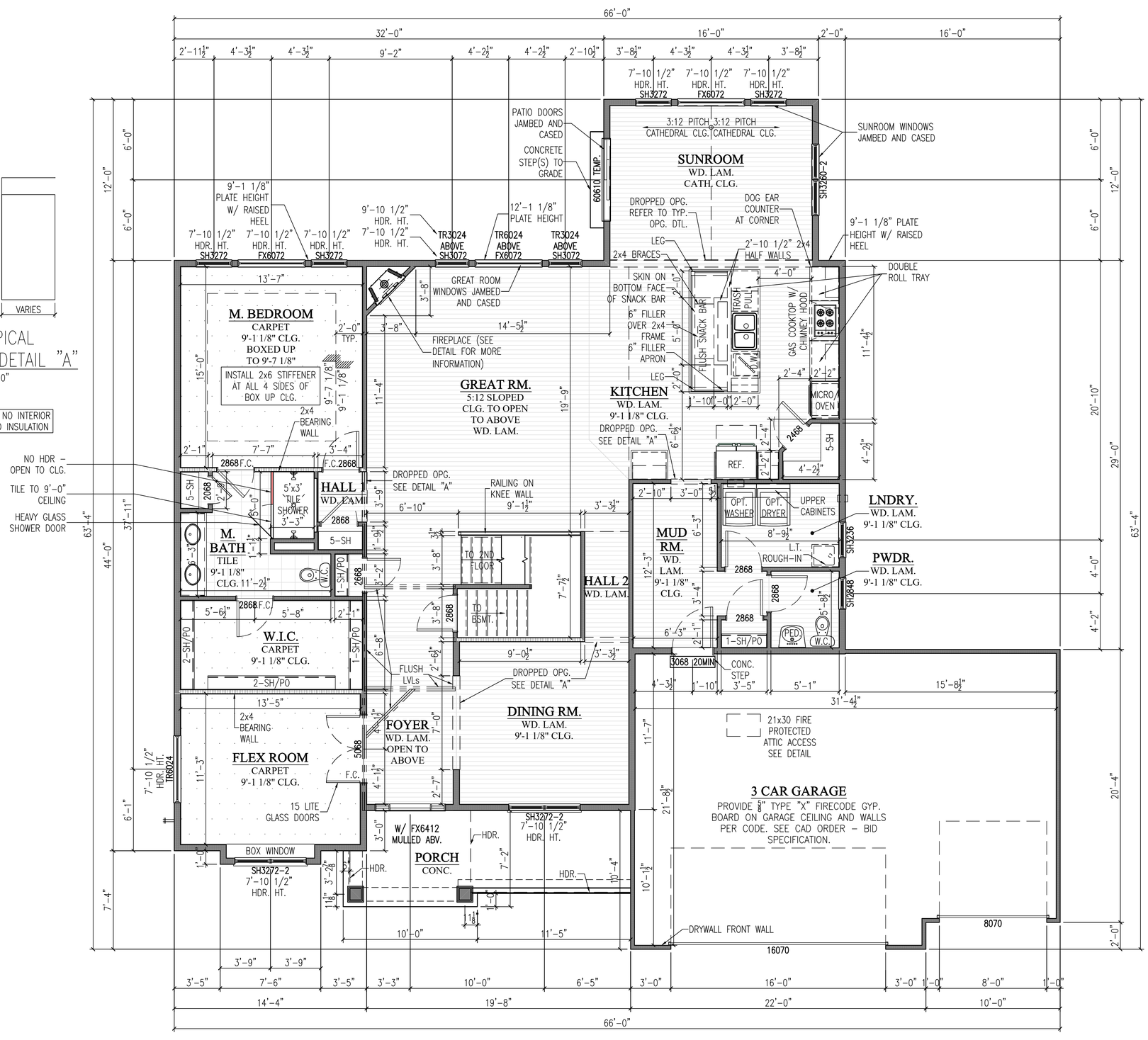
PLAN INFORMATION

- ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD
- THE CONDITIONS LISTED HERE ARE STANDARD FOR THIS PLAN ELEVATION(S). EXCEPTIONS ARE NOTED ON THE PLAN



9' TYPICAL
OPG. DETAIL "A"
1/4" = 1'-0"

NOTE: NO INTERIOR SOUND INSULATION



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PROJECT INFORMATION:
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SS-OZAUKEE COUNTY
LOT #20

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MODEL / SERIES:
THE ESSEX

SHEET TITLE:
FIRST FLOOR PLAN - CRAFTSMAN

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SHEET NUMBER
A3

Attachment: Plans (7629 : Chaz Rodriguez & Emily Hart)

CRAFTSMAN ELEVATION

SECOND FLOOR PLAN

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

NOTES:

FLOOR SYSTEM INFORMATION

- SECOND FLOOR: 11 7/8" ENGINEERED "I" JOIST – SPACING PER MANUFACTURER
- ANY PARALLEL JOIST TO RIM BOARD MUST BE SET A MINIMUM 7" OFF OF RIM BOARD

ROOF INFORMATION

- REFER TO ROOF PLAN FOR ROOF INFORMATION

WALL INFORMATION

- SECOND FLOOR EXTERIOR WALLS: 92 5/8" 2x6 #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.
- SECOND FLOOR INTERIOR WALLS (NON BEARING): 92 5/8" 2x4 #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.
- SECOND FLOOR INTERIOR WALLS (BEARING): 92 5/8" 2x #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.

WINDOW INFORMATION

- ALL WINDOW TYPE AND SIZED SHOWN ARE FOR PELLA WINDOWS – REFER TO CATALOG FOR DETAILS
- ALL WINDOW HEADER OPENINGS TO BE 6'-10 ½" FROM T/FLOOR UNLESS NOTED

DOOR INFORMATION

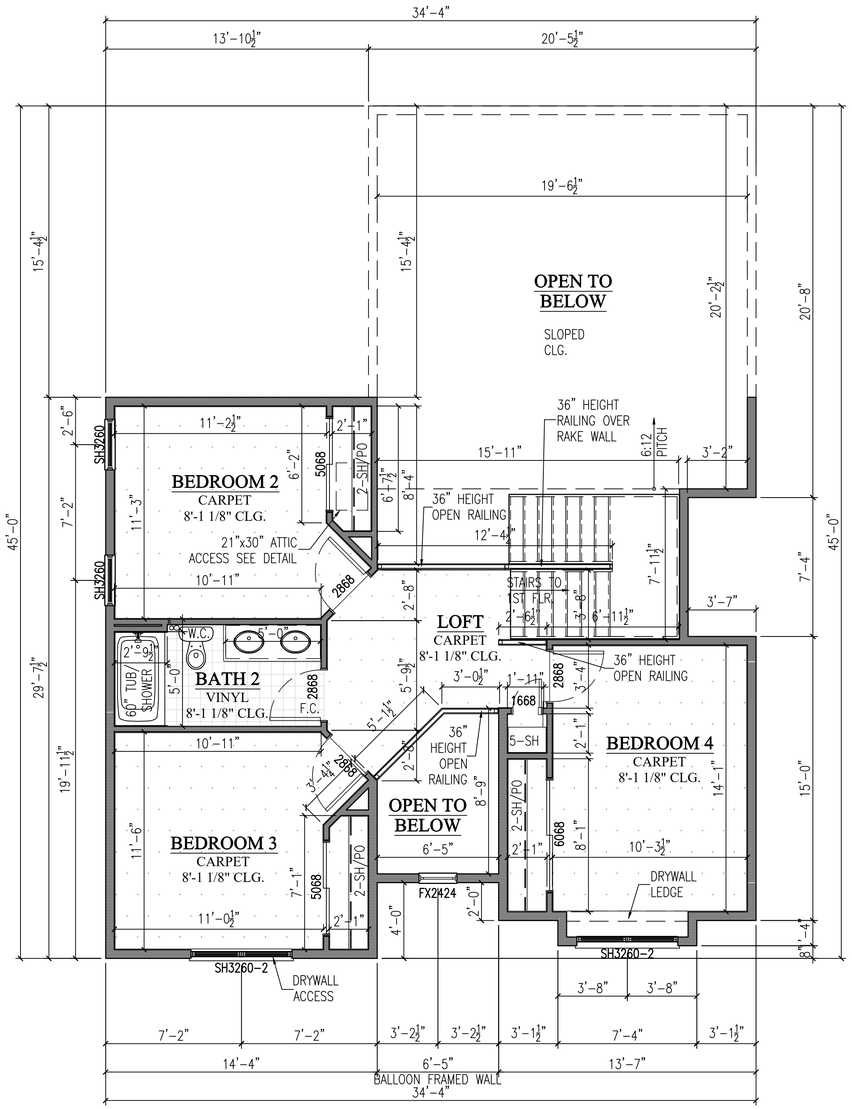
- ALL BI-FOLD DOOR ROUGH OPENINGS TO BE 1 ½" WIDER THAN MARKED ON PLAN & OPENING SET AT 83" FROM T/FLR.
- ALL BI-PASS DOOR ROUGH OPENINGS TO BE SAME AS FINISHED WIDTH +1" & OPENING SET AT 83" FROM T/FLR.
- ALL SINGLE POCKET DOOR (24"-36") ROUGH OPENINGS TO BE 2x THE DOOR WIDTH PLUS 1" & OPENING SET AT 85" FROM T/FLR.
- ALL DOUBLE POCKET DOOR (48"-72") ROUGH OPENINGS TO BE 2x THE DOOR WIDTH PLUS ½" & OPENING SET AT 85" FROM T/FLR.

STAIR INFORMATION

- REFER TO FIRST FLOOR PLAN FOR STAIR INFORMATION

PLAN INFORMATION

- ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD
- THE CONDITIONS LISTED HERE ARE STANDARD FOR THIS PLAN ELEVATION(S). EXCEPTIONS ARE NOTED ON THE PLAN



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PROJECT INFORMATION:
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MODEL / SERIES:
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SHEET TITLE:
SECOND FLOOR PLAN - CRAFTSMAN

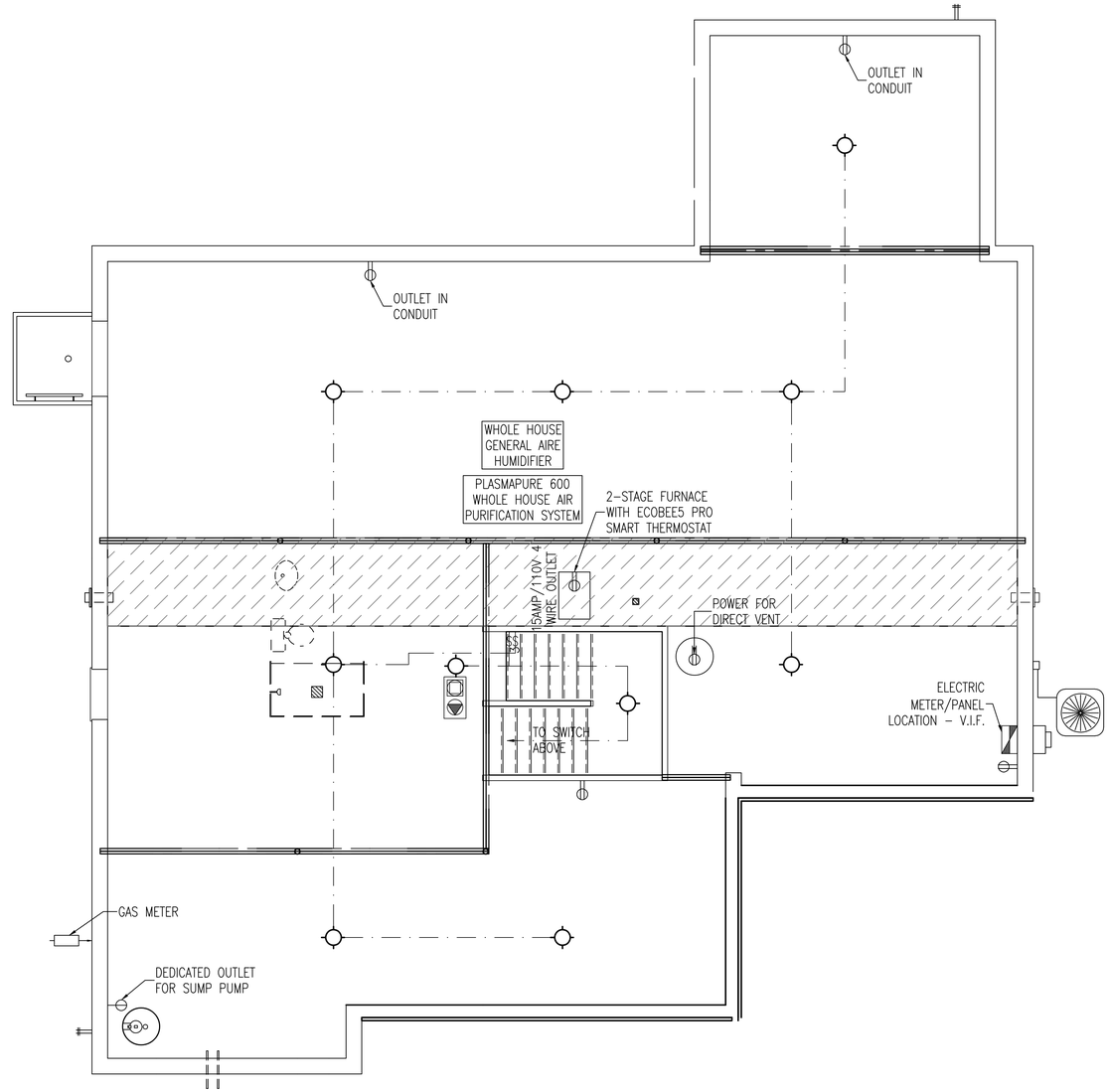
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SHEET NUMBER
A4

Attachment: Plans (7629 : Chaz Rodriguez & Emily Hart)



CRAFTSMAN ELEVATION

BASEMENT ELECTRICAL PLAN

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

ELECTRICAL SYMBOLS

	SINGLE POLE SWITCH	GFI	INDICATES GROUND FAULT INTERRUPT		CEILING FAN KIT		DECORATIVE WALL FIXTURE
3	THREE WAY SWITCH	WP	INDICATES WATERPROOF	CLG. FAN KIT			CEILING MOUNTED SMOKE DETECTOR
4	FOUR WAY SWITCH	TV	TELEVISION OUTLET (RG-6)				CARBON MONOXIDE DETECTOR
D	DIMMER SWITCH		CAT5E W/ CAT3 PHONE JACK PLATE				SMOKE DETECTOR / CARBON MONOXIDE SENSOR
	SINGLE OUTLET (15-20 AMP)	5	CAT5E W/ CAT 5E DATA JACK PLATE	FAN W/ LIGHT KIT	CEILING FAN WITH LIGHT KIT		EXHAUST FAN
	DUPLEX OUTLET (15-20 AMP)	6	CAT6 WITH DATA JACK PLATE				EXHAUST FAN / LIGHT
	DUPLEX OUTLET (15-20 AMP) HALF SWITCHED	TV	CAT5E/RG6 COMBO IN ONE PLATE		2" LED PACKAGE		PHOTOCELL
	DUPLEX OUTLET (15-20 AMP) FULL SWITCHED	TV 6	CAT6/RG6 COMBO IN ONE PLATE		4" LED PACKAGE		SPEAKER
20AMP/ 110V	CENTRAL VAC, GAS COOK TOP, WASHER, MICROWAVE (20AMP/110V) DEDICATED	EB	EYEBALL RECESSED CAN FIXTURE	D	LED LIGHT MOUNTED ABOVE DOOR		ELECTRICAL METER
		R	6" RECESSED CAN FIXTURE	C	LED LIGHT MOUNTED UNDER CABINET		ELECTRICAL PANEL (40C/32-8) 200 AMP SERVICE
30AMP/ 220V	ELECTRIC COOK TOP, ELECTRIC DRYER (30AMP/220V) DEDICATED	4R	4" RECESSED CAN FIXTURE		FLOOD LIGHT		
		DL	5.5" LED DOWNLIGHT		DISPOSAL		
40AMP/ 220V	ELECTRIC RANGE (40AMP/220V) DEDICATED		DECORATIVE CEILING FIXTURE				
			KEYLESS FIXTURE				

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PROJECT INFORMATION:
HART-RODRIGUEZ
SS-OZAUKEE COUNTY
LOT #20

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MODEL / SERIES:
THE ESSEX

SHEET TITLE:
FOUNDATION ELECTRICAL PLAN - CRAFTSMAN

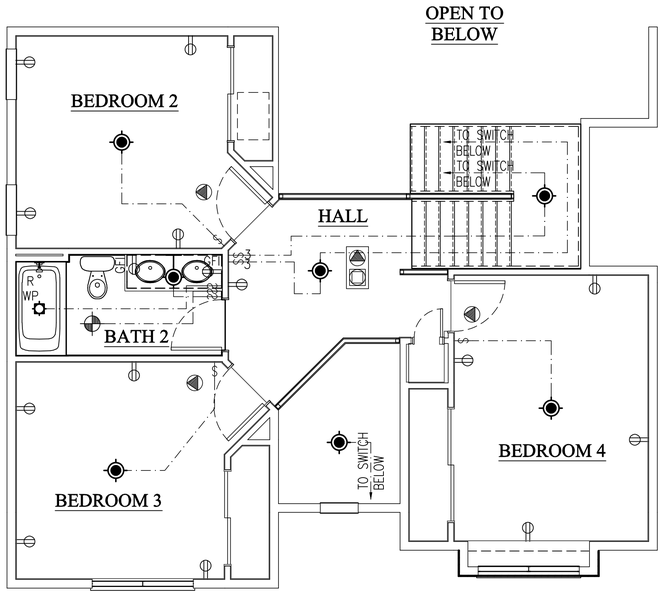
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3	07.27.22	PLAN DRAFT 02	NCP
2	05.16.22	PLAN DRAFT 1.1	NCP
1	05.11.22	PLAN DRAFT 01	NCP

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SSOZ-0-020

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A5

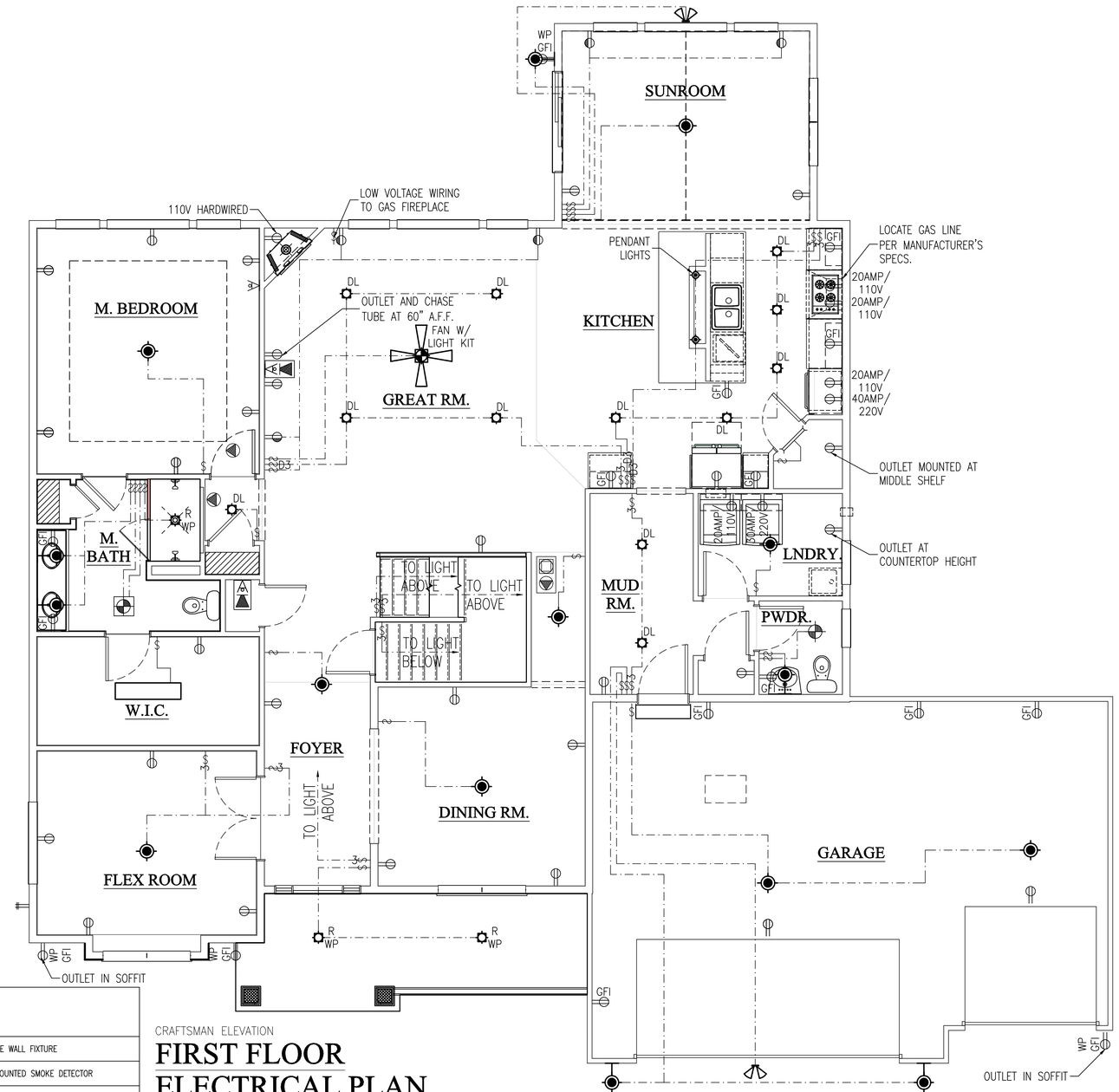
Attachment: Plans (7629 : Chaz Rodriguez & Emily Hart)



CRAFTSMAN ELEVATION

SECOND FLOOR ELECTRICAL PLAN

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



CRAFTSMAN ELEVATION

FIRST FLOOR ELECTRICAL PLAN

NOTES:

LIGHT INFORMATION

- CENTER OF BATH LIGHT TO BE 87" ABOVE TOP OF SUBFLOOR FOR 9'-1 1/8" PLATE HEIGHT (81" ABOVE FOR 8'- 1 1/8" PLATE HEIGHT)
- BOTTOM OF LIGHTS ABOVE DINNING OR NOOK TABLE TO BE 62" ABOVE FLOOR
- BOTTOM OF LIGHTS ABOVE KITCHEN SNACK BAR TO BE 30" ABOVE COUNTERTOP
- LOCATIONS OF ELECTRICAL ITEMS MAY VARY FROM PLAN. BUILDER RESERVES THE RIGHT TO REVISE LOCATION AS BUILDER DEEMS NECESSARY AND IN COMPLIANCE WITH APPLICABLE BUILDING AND ELECTRICAL CODES WITHOUT FURTHER NOTICE TO OWNER.
- WIRING FOR AND INSTALLATION OF CEILING FANS OR CEILING FAN/ LIGHTS IS NOT INCLUDED UNLESS NOTED ON ELECTRICAL PLANS.
- PER CODE, OWNER CANNOT INSTALL A CEILING FAN ONLY IN LIEU OF A CEILING LIGHT UNLESS THERE IS A SWITCHED 1/2 HOT OUTLET IN THE ROOM.
- IF OWNER IS PLANNING TO INSTALL ANY CEILING FANS OR CEILING FAN/ LIGHTS BY OWNER, DO NOT HAVE THESE ITEMS DELIVERED TO THE HOUSE, IF CEILINGS FANS ARE ON SITE, THEY WILL BE INSTALLED BY ELECTRICIAN AND OWNER WILL BE CHARGED ACCORDINGLY

ELECTRICAL SYMBOLS

S	SINGLE POLE SWITCH	GFI	INDICATES GROUND FAULT INTERRUPT	CLG. FAN KIT	CEILING FAN KIT		DECORATIVE WALL FIXTURE
S 3	THREE WAY SWITCH	WP	INDICATES WATERPROOF				CEILING MOUNTED SMOKE DETECTOR
S 4	FOUR WAY SWITCH	TV	TELEVISION OUTLET (RG-6)				CARBON MONOXIDE DETECTOR
S D	DIMMER SWITCH		CAT5E W/ CAT3 PHONE JACK PLATE	FAN W/ LIGHT KIT	CEILING FAN WITH LIGHT KIT		SMOKE DETECTOR / CARBON MONOXIDE SENSOR
	SINGLE OUTLET (15-20 AMP)	5	CAT5E W/ CAT 5E DATA JACK PLATE				EXHAUST FAN
	DUPLEX OUTLET (15-20 AMP)	6	CAT6 WITH DATA JACK PLATE				EXHAUST FAN / LIGHT
	DUPLEX OUTLET (15-20 AMP) HALF SWITCHED	TV	CAT5E/RG6 COMBO IN ONE PLATE		2" LED PACKAGE		PHOTOCELL
	DUPLEX OUTLET (15-20 AMP) FULL SWITCHED	TV 6	CAT6/RG6 COMBO IN ONE PLATE		4" LED PACKAGE		SPEAKER
20AMP/ 110V	CENTRAL VAC, GAS COOK TOP, WASHER, MICROWAVE (20AMP/110V) DEDICATED	EB	EYEBALL RECESSED CAN FIXTURE	D	LED LIGHT MOUNTED ABOVE DOOR		ELECTRICAL METER
		R	6" RECESSED CAN FIXTURE	C	LED LIGHT MOUNTED UNDER CABINET		ELECTRICAL PANEL (40C/32-8) 200 AMP SERVICE
30AMP/ 220V	ELECTRIC COOK TOP, ELECTRIC DRYER (30AMP/220V) DEDICATED	4R	4" RECESSED CAN FIXTURE		FLOOD LIGHT		
		DL	5.5" LED DOWNLIGHT		DISPOSAL		
40AMP/ 220V	ELECTRIC RANGE (40AMP/220V) DEDICATED		DECORATIVE CEILING FIXTURE				
			KEYLESS FIXTURE				

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MODEL / SERIES:
THE ESSEX

SHEET TITLE:
FIRST & SECOND FLOOR ELECTRICAL PLANS - CRAFTSMAN

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6	----	----	----
5	----	----	----
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3	07.27.22	PLAN DRAFT 02	NCP
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A6

Attachment: Plans (7629 : Chaz Rodriguez & Emily Hart)

FIRST FLOOR WALL BRACING SCHEDULE - RECTANGLE "A"

PROJECT WIND EXPOSURE CATEGORY: B

WALL BRACE LINE	BRACE MATERIAL	BRACING METHOD	BRACE LINE SPACING	BASIC BRACING LENGTH (CONTINUOUS METHOD ONLY)	WIND EXPOSURE FACTOR	WALL HEIGHT FACTOR	DRYWALL OMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACING LENGTH REQUIRED (CONTINUOUS METHOD ONLY)	TOTAL BRACING LENGTH PROVIDED (CONTINUOUS METHOD ONLY)	DETAIL (SHEET D1)
A	7/16" OSB SHEATHING	CONTINUOUS	50.00'	11.10'	1.00	1.10	1.00	1.10	12.21'	12.25'	
B	7/16" OSB SHEATHING	CONTINUOUS	50.00'	11.10'	1.00	1.00	1.00	1.00	11.10'	15.16'	
1	7/16" OSB SHEATHING	CONTINUOUS	52.00'	22.10'	1.00	1.00	1.00	1.00	19.54'	19.58'	
2	7/16" OSB SHEATHING	CONTINUOUS	52.00'	22.10'	1.00	1.00	1.00	1.00	19.54'	22.00'	

FIRST FLOOR WALL BRACING SCHEDULE - RECTANGLE "B"

PROJECT WIND EXPOSURE CATEGORY: B

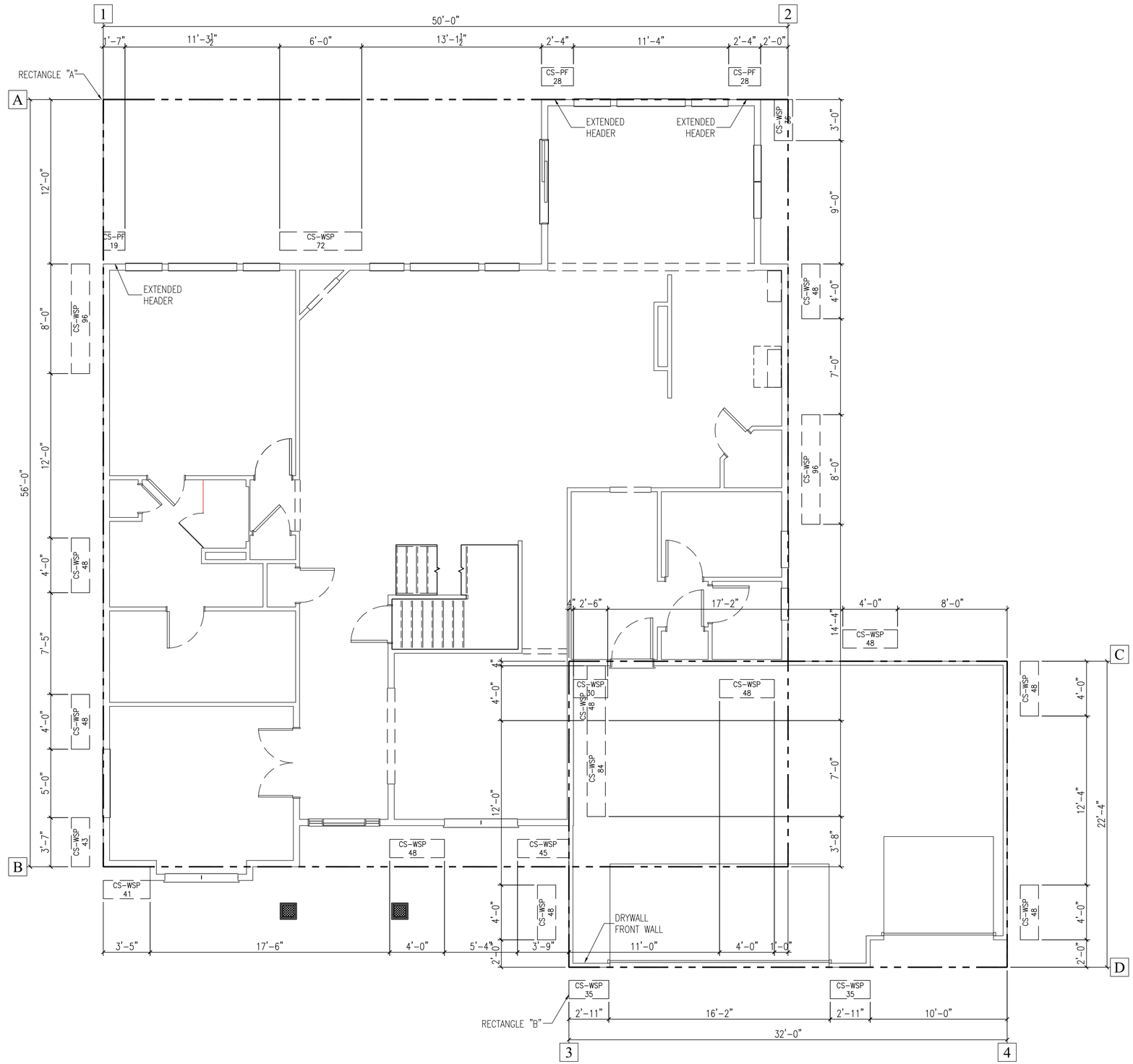
WALL BRACE LINE	BRACE MATERIAL	BRACING METHOD	BRACE LINE SPACING	BASIC BRACING LENGTH (CONTINUOUS METHOD ONLY)	WIND EXPOSURE FACTOR	WALL HEIGHT FACTOR	DRYWALL OMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACING LENGTH REQUIRED (CONTINUOUS METHOD ONLY)	TOTAL BRACING LENGTH PROVIDED (CONTINUOUS METHOD ONLY)	DETAIL (SHEET D1)
C	7/16" OSB SHEATHING	CONTINUOUS	22.33'	4.15'	1.00	1.00	1.40	1.40	5.81'	6.50'	
D	7/16" OSB SHEATHING	CONTINUOUS	22.33'	4.15'	1.00	1.00	1.00	1.00	4.15'	5.83'	
3	7/16" OSB SHEATHING	CONTINUOUS	32.00'	5.20'	1.00	1.00	1.40	1.40	7.28'	8.00'	
4	7/16" OSB SHEATHING	CONTINUOUS	32.00'	5.20'	1.00	1.00	1.40	1.40	7.28'	8.00'	

- REQUIRED BRACE UNIT LENGTH INCORPORATES WHETHER WALL SUPPORTS ROOF & CEILING ONLY; ONE FLOOR, ROOF & CEILING OR TWO FLOORS, ROOF & CEILING PER TABLES SPS 321.25-I (INTERMITTENT METHOD) & SPS 321.25-J (CONTINUOUS METHOD) OF THE WISCONSIN ADMINISTRATIVE CODE.
- WIND FACTOR TOTAL INCLUDES WIND EXPOSURE FACTOR, WALL HEIGHT FACTOR AND TOP OF WALL TO RIDGE FACTOR.
- TOP OF WALL TO RIDGE FACTOR FOR CONTINUOUS METHODS ACCOUNTED FOR IN TABLE 321.25-J
- INTERPOLATION USED IN BRACING CALCULATIONS.

PANEL CONNECTIONS

DESIGNATION	MATERIAL	MINIMUM THICKNESS/SIZE	MINIMUM THICKNESS/SIZE	MINIMUM THICKNESS/SIZE
CS-WSP XX.XX	CONTINUOUS WOOD SHEATHED PANEL	3/8" @ MAX. 16" O.C. 7/16" @ MAX. 24" O.C. (O.C. – STUD SPACING)	6d BOX NAILS OR 8d BOX (2 3/8" LONG x 0.113"ø 7/16" OR 1/2" CROWN, 16GA STAPLES 1 1/4" LONG	6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)
CS-PF XX.XX	CONTINUOUS PORTAL FRAME	7/16"	REFER TO DETAIL 4 ON SHEET D2	REFER TO DETAIL 4 ON SHEET D2

- PANEL DESIGNATIONS ARE IN INCHES. REFER TO LAYOUT FOR REQUIRED PANEL LENGTH AND LOCATION.
- ALL EDGES OF CS-WSP WALL BRACING SHALL BE ATTACHED TO FRAMING OR BLOCKING. WHERE ½" DRYWALL CANNOT BE INSTALLED ON INTERIOR SIDE OF EXTERIOR WALL, REFER TO ABOVE BRACING ANALYSIS FOR ADDITIONAL BRACING PERCENTAGES ADDED TO WBL.
- CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW AND BETWEEN WALL OPENINGS
- CS-WSP SHALL BE ATTACHED TO TOP AND BOTTOM PLATES AND INTERMEDIATE STUDS, IN ONE CONTINUOUS LENGTH
- EACH BRACE PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FOURTHS OF THE PANEL



CRAFTSMAN ELEVATION

FIRST FLOOR WALL BRACING LAYOUT

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

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SHEET TITLE:
FIRST FLOOR BRACING PLAN - CRAFTSMAN

NO.	DATE	DESCRIPTION OF REVISION	
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SHEET NUMBER
A7

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SECOND FLOOR WALL BRACING SCHEDULE - RECTANGLE "A"

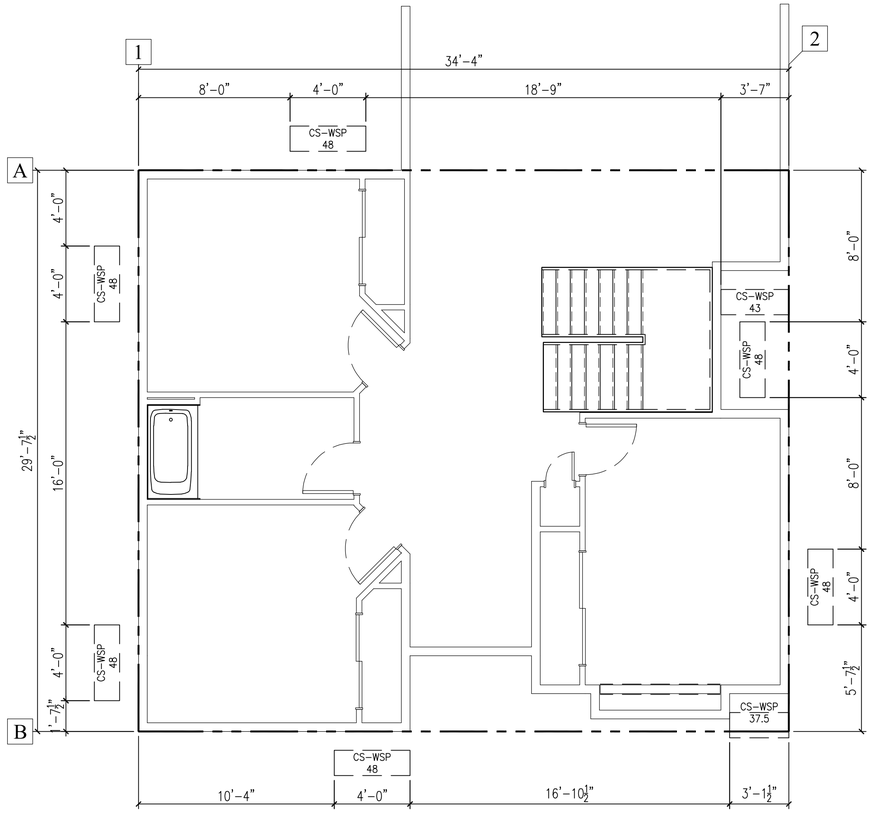
PROJECT WIND EXPOSURE CATEGORY: B

WALL BRACE LINE	BRACE MATERIAL	BRACING METHOD	BRACE LINE SPACING	BASIC BRACING LENGTH (CONTINUOUS METHOD ONLY)	WIND EXPOSURE FACTOR	WALL HEIGHT FACTOR	DRYWALL OMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACING LENGTH REQUIRED (CONTINUOUS METHOD ONLY)	TOTAL BRACING LENGTH PROVIDED (CONTINUOUS METHOD ONLY)	DETAIL (SHEET D1)
A	7/16" OSB SHEATHING	CONTINUOUS	30.00'	6.50'	1.00	1.00	1.00	1.00	6.50'	7.58'	
B	7/16" OSB SHEATHING	CONTINUOUS	30.00'	6.50'	1.00	1.00	1.00	1.00	6.50'	7.13'	
1	7/16" OSB SHEATHING	CONTINUOUS	35.00'	7.15'	1.00	1.00	1.00	1.00	7.15'	8.00'	
2	7/16" OSB SHEATHING	CONTINUOUS	35.00'	7.15'	1.00	1.00	1.00	1.00	7.15'	8.00'	

PANEL CONNECTIONS

DESIGNATION	MATERIAL	MINIMUM THICKNESS/SIZE	MINIMUM THICKNESS/SIZE	MINIMUM THICKNESS/SIZE
CS-WSP XX.XX	CONTINUOUS WOOD SHEATHED PANEL	3/8" @ MAX. 16" O.C. 7/16" @ MAX. 24" O.C. (O.C. – STUD SPACING)	6d BOX NAILS OR 8d BOX (2 3/8" LONG x 0.113"ø 7/16" OR 1/2" CROWN, 16GA STAPLES 1 1/4" LONG	6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)
CS-Pf XX.XX	CONTINUOUS PORTAL FRAME	7/16"	REFER TO DETAIL 4 ON SHEET D2	REFER TO DETAIL 4 ON SHEET D2

- PANEL DESIGNATIONS ARE IN INCHES. REFER TO LAYOUT FOR REQUIRED PANEL LENGTH AND LOCATION.
- ALL EDGES OF CS-WSP WALL BRACING SHALL BE ATTACHED TO FRAMING OR BLOCKING. WHERE ½" DRYWALL CANNOT BE INSTALLED ON INTERIOR SIDE OF EXTERIOR WALL, REFER TO ABOVE BRACING ANALYSIS FOR ADDITIONAL BRACING PERCENTAGES ADDED TO WBL.
- CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW AND BETWEEN WALL OPENINGS
- CS-WSP SHALL BE ATTACHED TO TOP AND BOTTOM PLATES AND INTERMEDIATE STUDS, IN ONE CONTINUOUS LENGTH
- EACH BRACE PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FOURTHS OF THE PANEL



CRAFTSMAN ELEVATION

SECOND FLOOR WALL BRACING LAYOUT

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

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SECOND FLOOR BRACING
PLAN - CRAFTSMAN

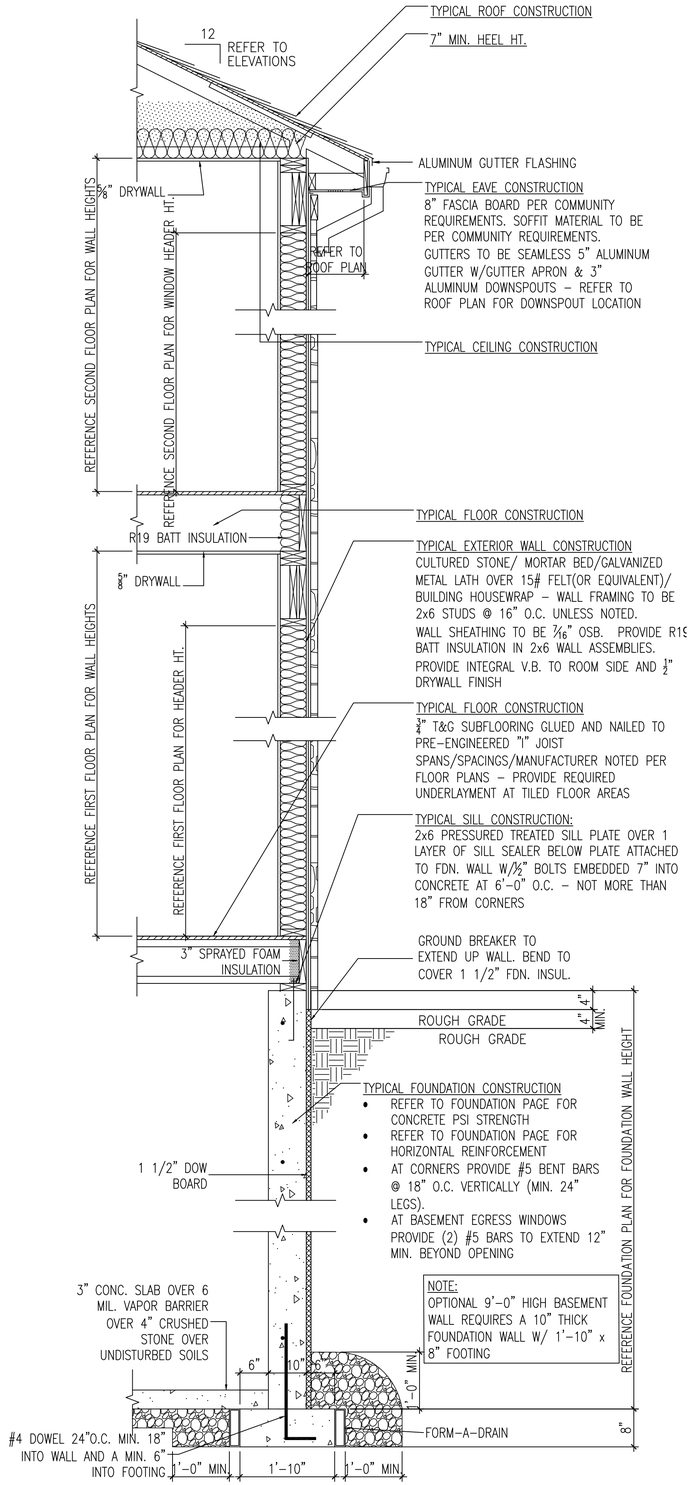
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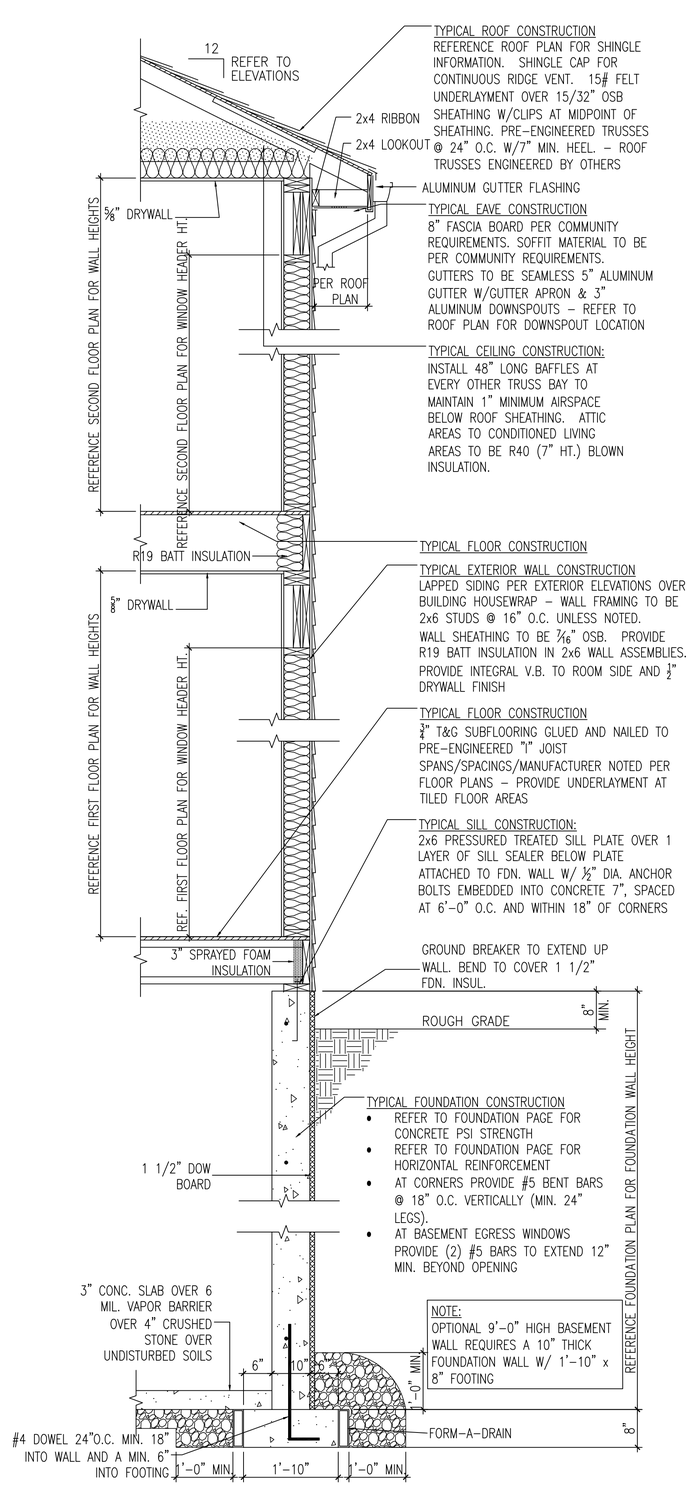
Attachment: Plans (7629 : Chaz Rodriguez & Emily Hart)



TWO STORY WOOD FRAME WALL – STONE VENEER

TYPICAL WALL SECTION

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



TWO STORY WOOD FRAME WALL – SIDING

TYPICAL WALL SECTION

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

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SHEET TITLE:
TYPICAL WALL SECTIONS & DETAILS

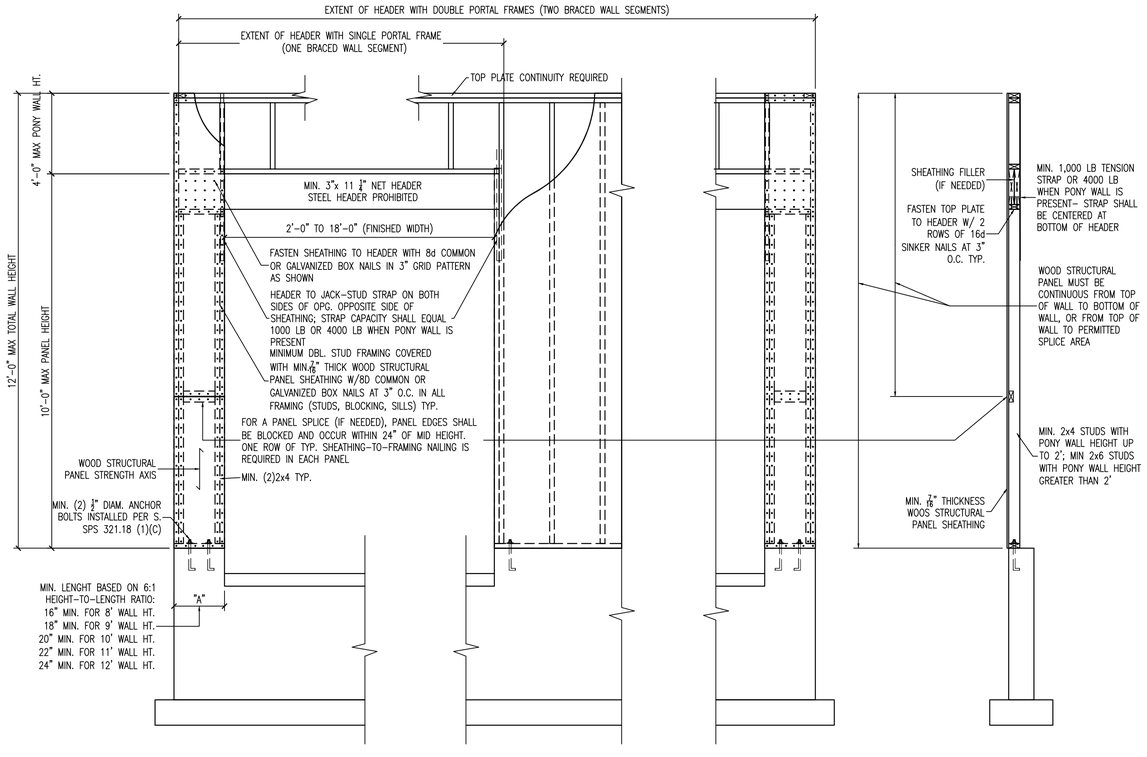
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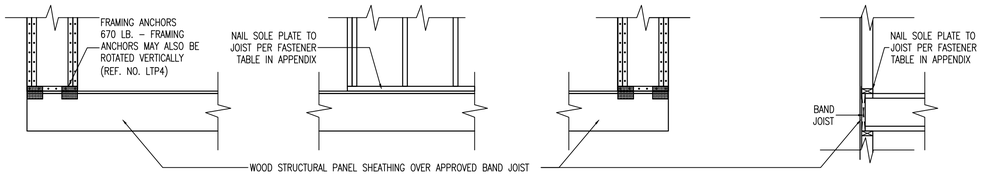
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D1

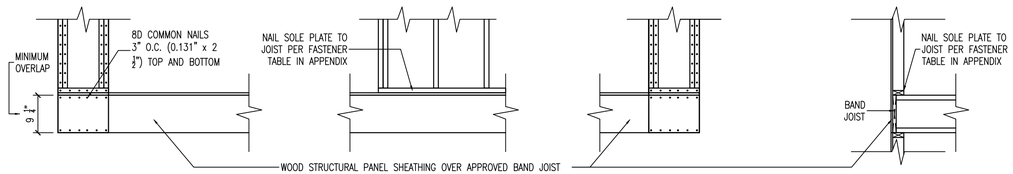
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OVER CONCRETE WALL



OVER RAISED WOOD FLOOR OR SECOND FLOOR - FRAMING ANCHOR OPTION



OVER RAISED WOOD FLOOR OR SECOND FLOOR - WOOD STRUCTURAL PANEL OVERLAP OPTION

CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING AND EXTENDED HEADERS SHP REV.5/09/2014

4 PORTAL FRAME (PF) BRACED WALL PANELS

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

CODE REFERENCES

WISCONSIN UNIFORM BUILDING CODE (ONE AND TWO STORY DWELLINGS) FIGURE 321.25-A

2007 INTERNATIONAL RESIDENTIAL BUILDING CODE SUPPLEMENT R602.10.4.6

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BUILDING DETAILS

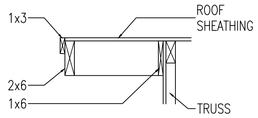
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D2

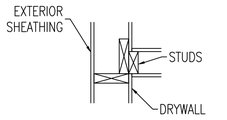
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RAKE LADDER DETAIL

BUILDING DETAIL

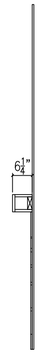
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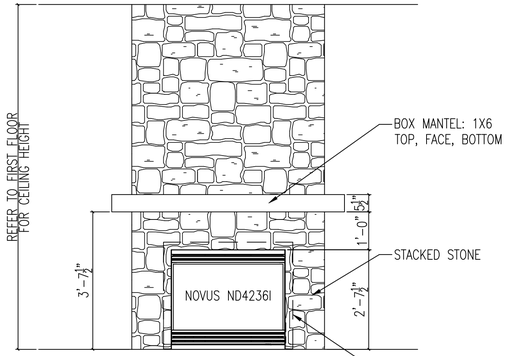
"T" INTERSECTION STUD DETAIL

BUILDING DETAIL

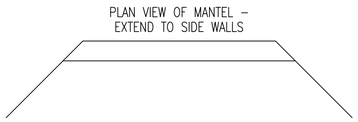
SCALE: 1" = 1'-0"



SIDE VIEW



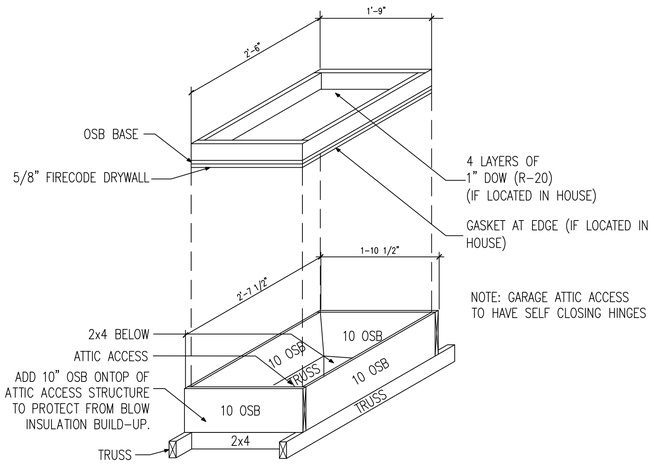
FRONT VIEW



CORNER FIREPLACE DETAIL – NOVUS ND42361 FIREPLACE WITH BOX MANTEL AND STACKED STONE TO CEILING

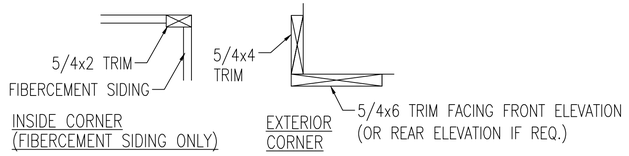
BUILDING DETAIL

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



21"x30" ATTIC ACCESS DETAIL

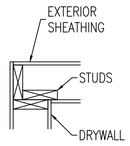
SCALE: 3/4" = 1'-0"



SMART TRIM CORNER DETAILS

BUILDING DETAIL

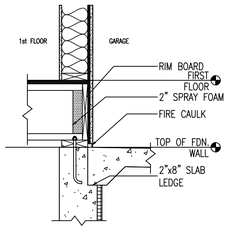
SCALE: 2" = 1'-0"



CORNER STUD DETAIL

BUILDING DETAIL

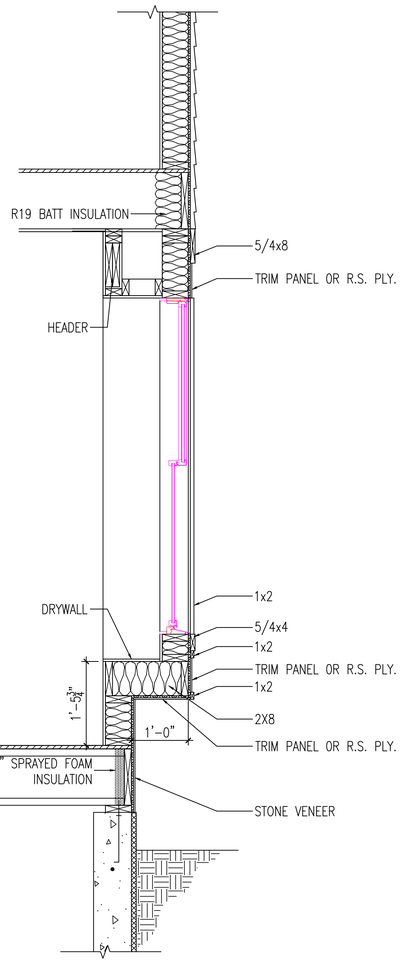
SCALE: 1" = 1'-0"



GARAGE SLAB LEDGE

WALL SECTION

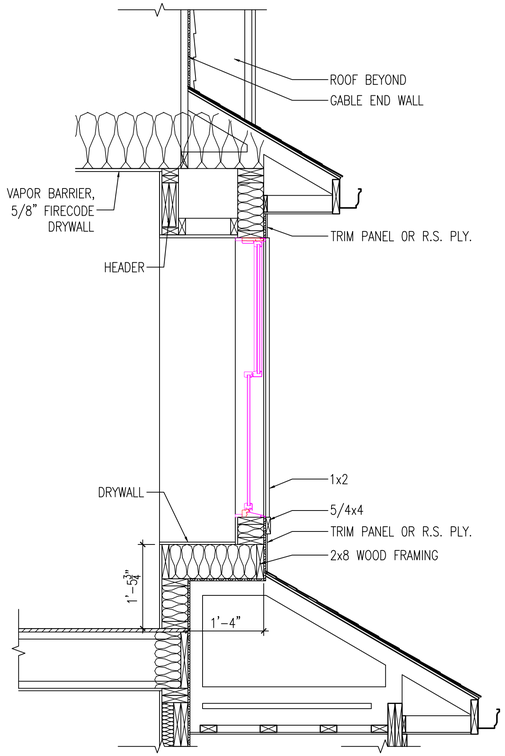
SCALE: 3/4" = 1'-0"



FLEX ROOM WINDOW BUMP OUT – ESSEX – CRAFTSMAN ELEV.

WALL SECTION

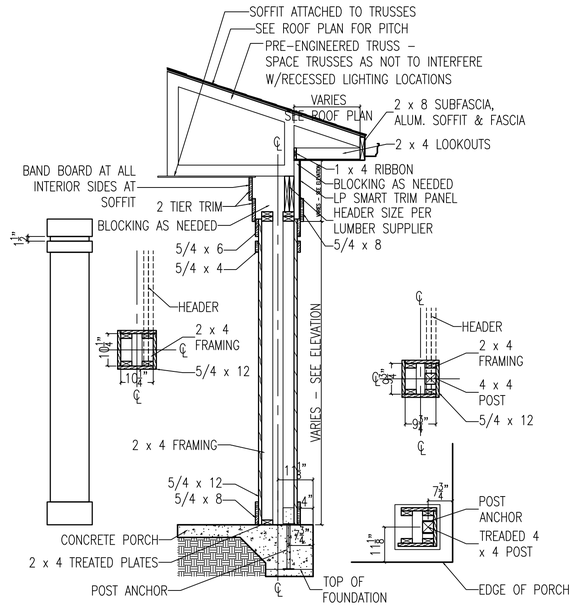
SCALE: 3/4" = 1'-0"



BEDROOM 4 WINDOW BUMP OUT – ESSEX – CRAFTSMAN ELEV.

WALL SECTION

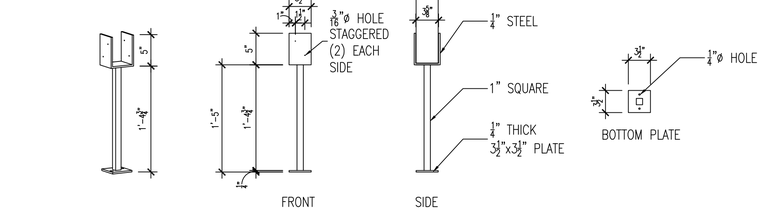
SCALE: 3/4" = 1'-0"



12" BOX COLUMN

BUILDING DETAIL

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



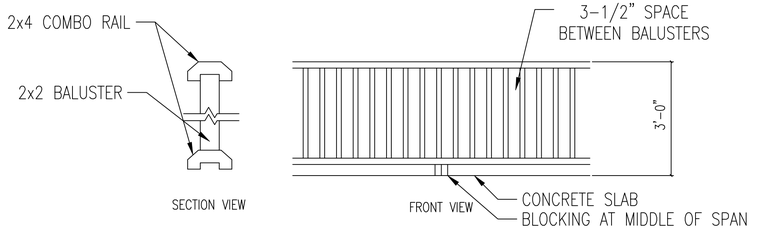
FASTENERS

TO FOUNDATION: (2) ¼" x 2¼" SIMPSON TITEN HEX HEAD SCREW
TO POST: (4) 12-10d COMMON NAILS

PORCH POST ANCHOR

BUILDING DETAIL

SCALE: 1" = 1'-0"



RAILING DETAIL AT FRONT ENTRY

BUILDING DETAIL

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

KORNDOERFER HOMES
KORNDOERFERHOMES.COM
7900 DURAND AVE, BLG 10 (262)-884-9550 PHONE
STURTEVANT, WI 53177 (262)-884-9453 FAX

PROJECT INFORMATION:
HART-RODRIGUEZ
SS-OZAUKEE COUNTY
LOT #20

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MODEL / SERIES:
THE ESSEX

SHEET TITLE:
BUILDING DETAILS

NO.	DATE	DESCRIPTION OF REVISION	BY
6	----	----	----
5	----	----	----
4	----	----	----
3	07.27.22	PLAN DRAFT 02	NCP
2	05.16.22	PLAN DRAFT 1.1	NCP
1	05.11.22	PLAN DRAFT 01	NCP

PRINT DATE: 7/27/2022 12:58 PM

JOB NUMBER
SSOZ-0-020

SHEET NUMBER
D3

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Attachment: Plans (7629 : Chaz Rodriguez & Emily Hart)

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: **David Hoff Development, New Single-Family Side by Side Condominium with and w/o sunroom for Building #10 - W. Woods Court**

Attachments:
Survey (PDF)
Plans (PDF)

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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 PEWAUKEE, 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.

UNPLATTED LANDS
OWNER: MILWAUKEE AREA VOCATIONAL TECHNICAL

NE CORNER, NE 1/4 SEC. 15, T9N, R21E (FOUND ALUMINUM MONUMENT)
NW CORNER, NW 1/4 SEC. 14, T9N, R21E

STONE WALL

CENTERLINE OF STATE TRUNK HIGHWAY "57" PER RIGHT OF WAY PLAT PROJECT NO. 8513021 37 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.)

CENTERLINE

UNPLATTED LANDS
OWNER: WILKE TRUST

EXISTING BUILDING

RETAINING WALL

EXISTING BUILDING FOUNDATION

EXISTING BUILDING

EXISTING RIGHT-OF-WAY LINE

33'

N01°16'24"W 397.60'

73.6'

69.4'

14.6'

25'

ASPHALT PAVEMENT

N88°44'10"E 177.04'

1.22'

N10°12'16"W 23.79'

RIGHT OF WAY

C1

50'

DRAINAGE EASEMENT

20' WATER MAIN EASEMENT

WOODS LANE (PRIVATE)

20' SANITARY SEWER EASEMENT

PRIVATE ROAD & DRIVEWAY EASEMENT

BUILDING SETBACK LINE (TYP.)

WOOD FENCE

2.0'

8.4'

N88°44'10"E 543.00'

N01°16'24"W 9.00'

549.60'

N89°08'03"E 172.24'

OVERHEAD HIGH TENSION TOWER WIRES

UNPLATTED LANDS
OWNER: CITY OF MEQUON

210.04'

CENTER LINE

UNPLATTED LANDS
OWNER: CITY OF MEQUON

33'

29.0'

50'

GRAVEL

HOLDING TANK

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'

UNPLATTED LANDS
OWNER: MILWAUKEE AREA VOCATIONAL TECHNICAL

S89°08'03"W 164.27'

S29°55'41"W 115.94'

LOT 3 CSM No 4036
OWNER: BONNILAKE C6 LLC

S89°08'03"W 76.26'

UNPLATTED LANDS
OWNER: VILLAGE OF THIENSVILLE

WEST CAIRDEL LANE

GRAVEL DRIVE (PRIVATE R.O.W.)

DRAINAGE EASEMENT

20' WATER MAIN EASEMENT

WOODS COURT (PRIVATE)

PROP SIGN

N16°18'04"W 205.15'

RIGHT OF WAY

S16°18'04"E 570.15'

(PUBLIC R.O.W.) ASPHALT PAVEMENT

LOT 1 C.S.M. 4036

BLDG 1 PRINCETON

BLDG 2 PRINCETON

BLDG 3 STANFORD

BLDG 4 PRINCETON

BLDG 5 NOTRE DAME

BLDG 6 PRINCETON

BLDG 7 NOTRE DAME

BLDG 8 STANFORD

BLDG 9 PRINCETON

BLDG 10 PRINCETON

BLDG 11 NOTRE DAME

BLDG 12 PRINCETON

BLDG 13 NOTRE DAME

BLDG 14 STANFORD

NORTH GREEN BAY ROAD

EXISTING RIGHT-OF-WAY LINE

33'

189.32'

GRAVEL

50'

SE CORNER, NW 1/4 SEC. 14, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP)

BUILDING 10

SW CORNER, NE 1/4 SEC. 15, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP)

1881.35'

S88°44'10"W 694.91'

CITY OF MEQUON

VILLAGE OF THIENSVILLE

SW CORNER, NW 1/4 SEC. 14, T9N, R21E

S89°08'03"W 320.08'

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

CONCORD PLACE (PRIVATE R.O.W.)

LAKE BLUFF ROAD

ASPHALT PAVEMENT

CONCRETE CURB

CONCRETE

EXISTING BUILDING

WOOD FENCE

LAKE BLUFF CONDOMINIUMS

DRIVE OPENING

PARKING STALLS

CONC.

CONCRETE PAVEMENT

CONCRETE WALK

CONCRETE CURB

EXISTING RIGHT-OF-WAY LINE

LAUREL LAKE CONDOMINIUMS

LOT 15 LAUREL LAKE ASSESSOR'S PLAT

GRAVEL

ASPHALT

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

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

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

MILW. AREA 259-1181

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.

REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

PLAN | DESIGN | DELIVER
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ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | 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: 08-08-22
SCALE: 1" = 50'

SHEET
C-1
C-3

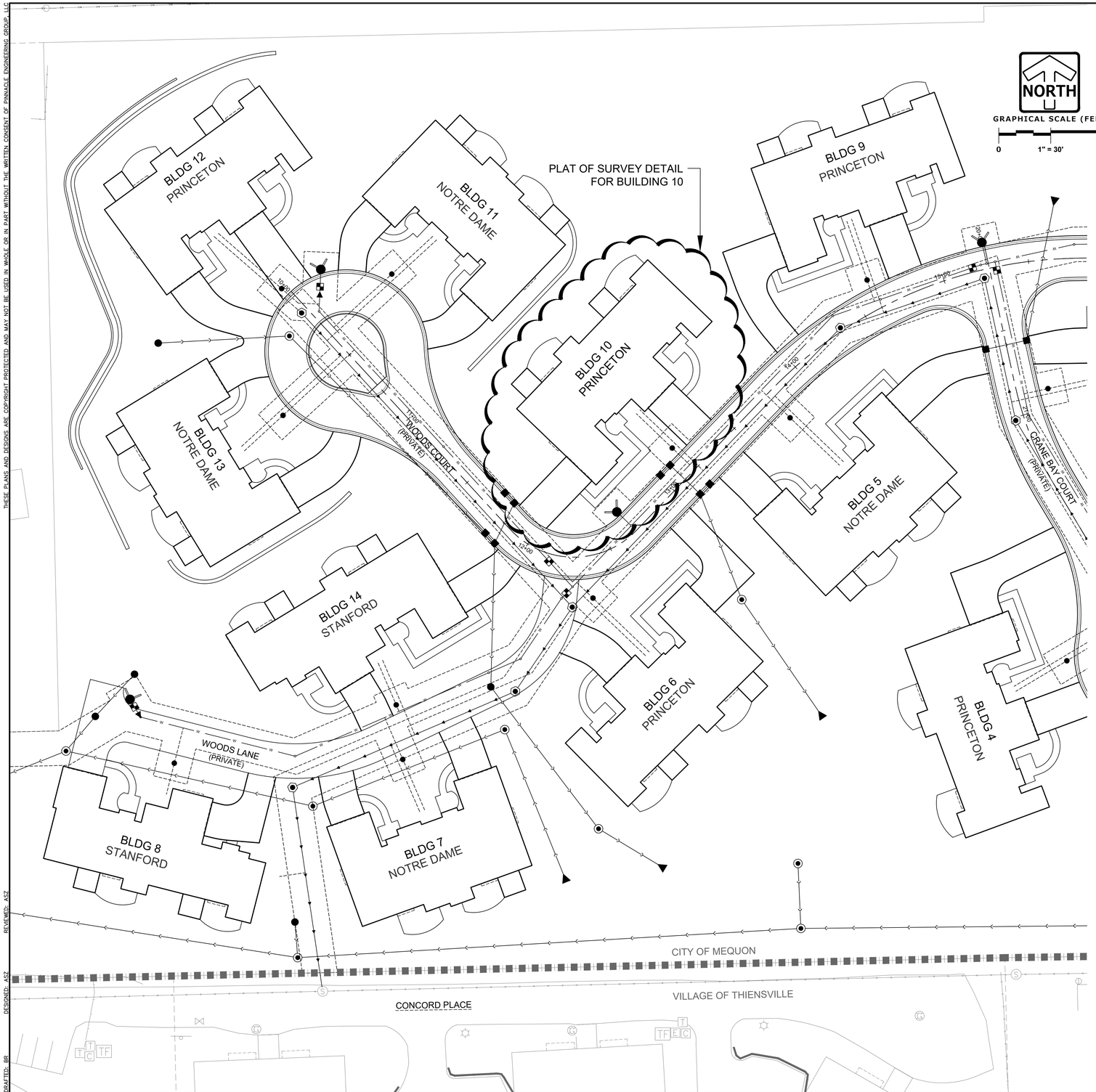
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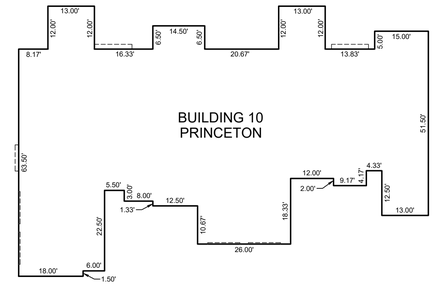
PROPOSED PLAT OF SURVEY / SITE PLAN

Attachment: Survey (7630 : David Hoff Development)

Z:\PROJECTS\2017\1055.00-WI\CAD\EXHIBITS\1055.00 SITE BLDG 10.DWG

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BUILDING DETAILS (SCALE 1" = 20')

BUILDING 10

REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

PLAN I DESIGN I DELIVER
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THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, OZAUKEE CO., WISCONSIN

PLAT OF SURVEY DETAIL

REVISIONS

PEG JOB No. 1055.00-WI
PEG PM ASZ
START DATE 08-08-22
SCALE 1" = 30'

SHEET
C-2
C-3

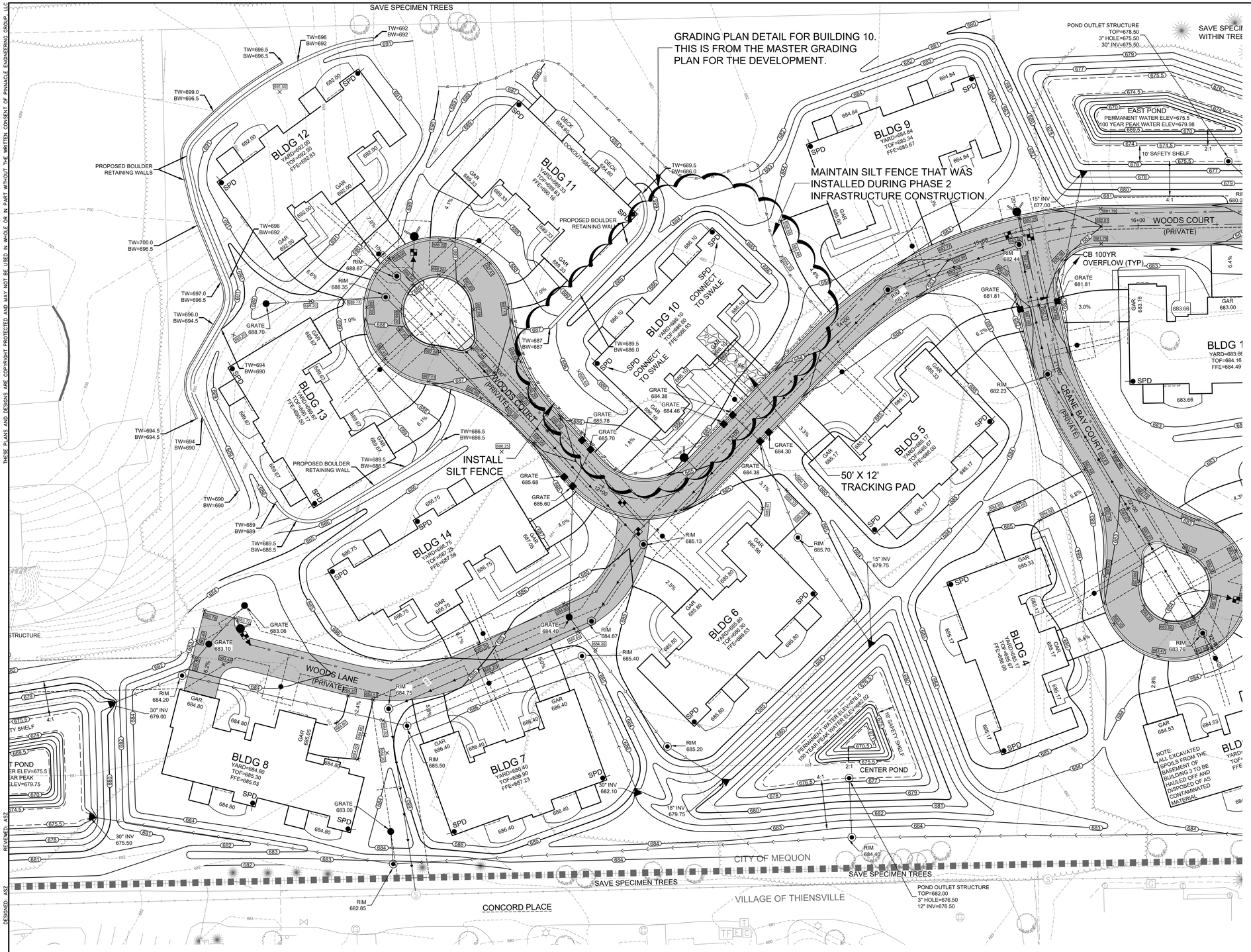
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PLAT OF SURVEY DETAIL

Attachment: Survey (7639 : David Hoff Development)

Z:\PROJECTS\2017\1055.00-WI\CAD\EXHIBITS\1055.00 MASTER GRADING BLDG 10.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: ALL EXCAVATED SPOILS FROM THE BASEMENT OF BUILDING 3 TO BE HAULED OFF AND DISPOSED OF AS CONTAMINATED MATERIAL

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

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

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.

BUILDING 10

DRAFTED: BR
DESIGNED: ASZ
REVIEWED: ASZ

PLAN | DESIGN | DELIVER
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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 08-08-22
SCALE 1" = 30'

SHEET C-3 C-3

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MASTER GRADING PLAN

Z:\PROJECTS\2017\1055.00-WI\CAD\EXHIBITS\1055.00 MASTER GRADING BLDG 10.DWG

Attachment: Survey (7639 : David Hoff Development)

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	A - GARAGE FRONT	A - GARAGE FRONT
8	STANFORD	C - GARAGE SIDE	B - GARAGE FRONT
9	PRINCETON - STONE	A - GARAGE SIDE	B - GARAGE FRONT
10	PRINCETON	A - GARAGE SIDE	B - GARAGE FRONT
11	NOTRE DAME	A - GARAGE FRONT	A - GARAGE FRONT
12	PRINCETON	A - GARAGE FRONT	B - GARAGE FRONT
13	NOTRE DAME	A - GARAGE FRONT	A - GARAGE FRONT
14	STANFORD	C - GARAGE FRONT	B - GARAGE SIDE

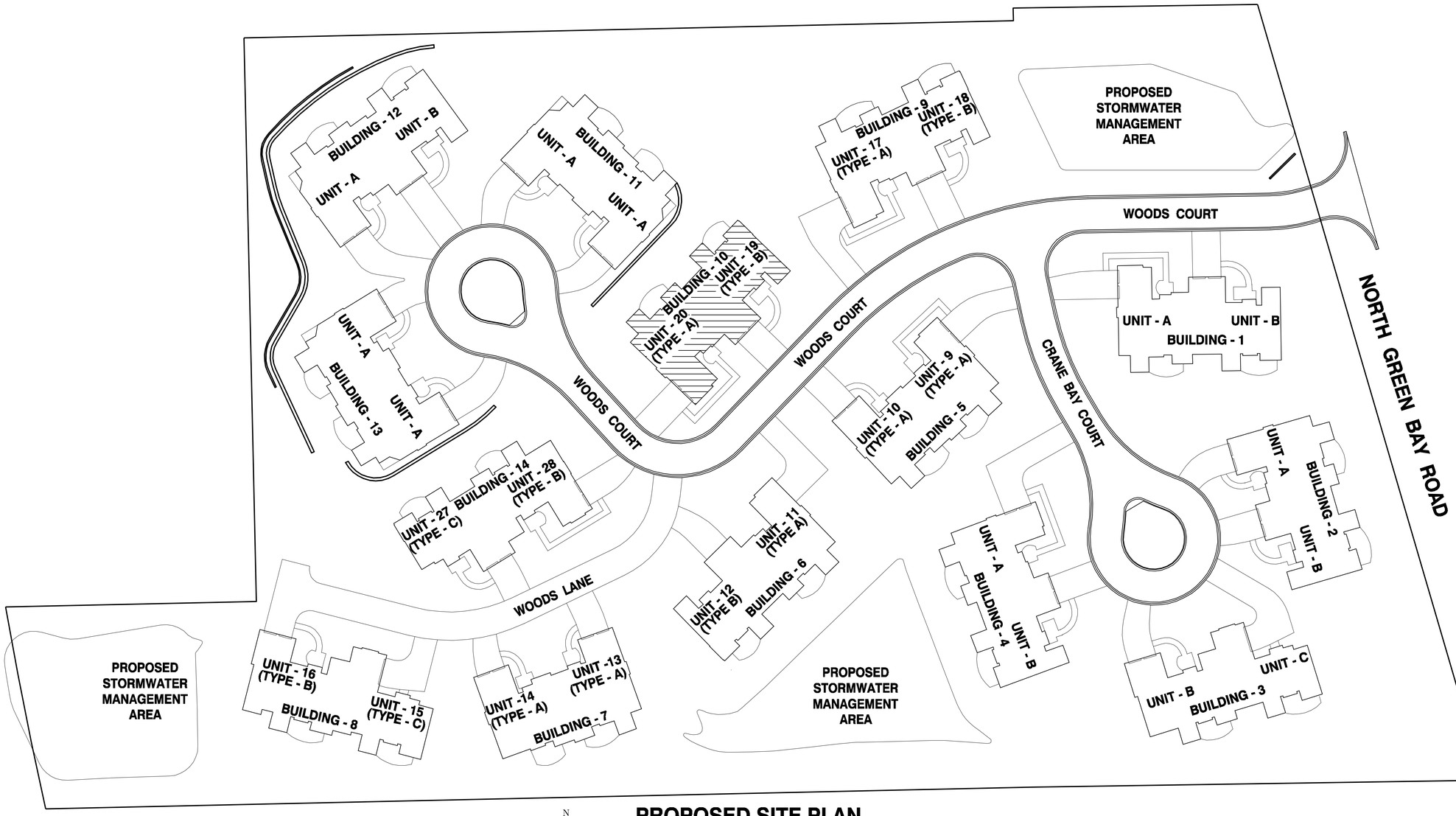
UNIT LEGEND
* A - INDICATES 2,100 SQ.FT. UNIT FLOOR PLAN
* B - INDICATES 2,225 SQ.FT. UNIT FLOOR PLAN
* C - INDICATES 2,180 SQ.FT. UNIT FLOOR PLAN

PLAN INDEX FOR BUILDING - 10

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 OMITTED	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
6928 N SANTA MONICA BLVD.
FOX POINT, WI 53217
ATTN: DAVID HOFF
P: 414-228-3615

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 8/9/22

BUILDING INFORMATION
BUILDING - 10
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 20 (TYPE-A) WOODS COURT
RIGHT SIDE - UNIT 19 (TYPE-B) WOODS COURT

THE

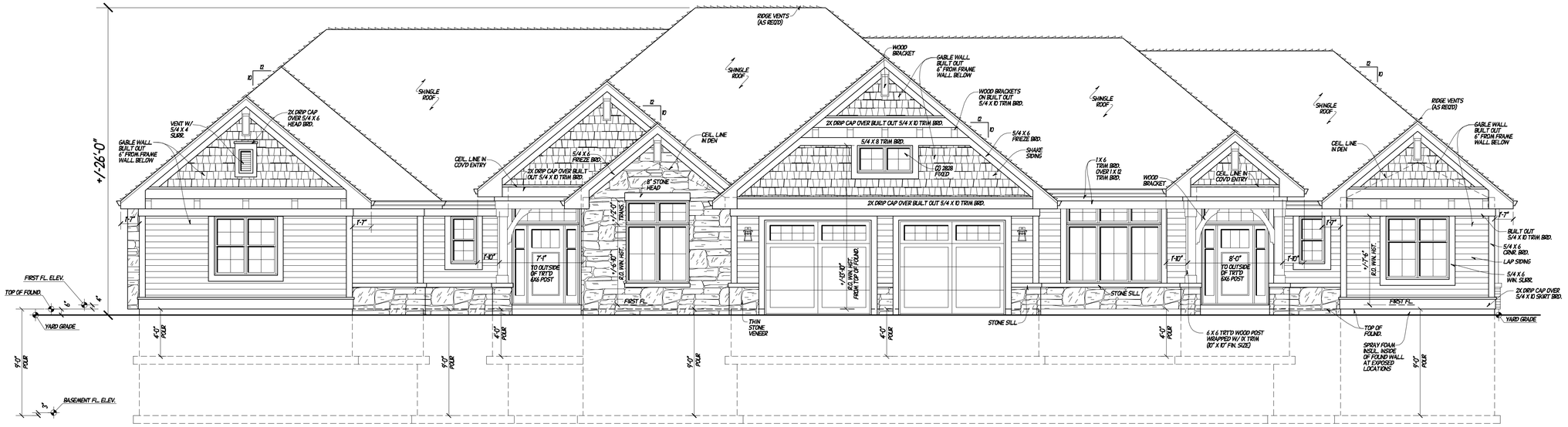
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www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 797 - 1701

JOB NUMBER
171822-E

SHEET NO.
1 OF 9

Attachment: Plans (7539 : 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

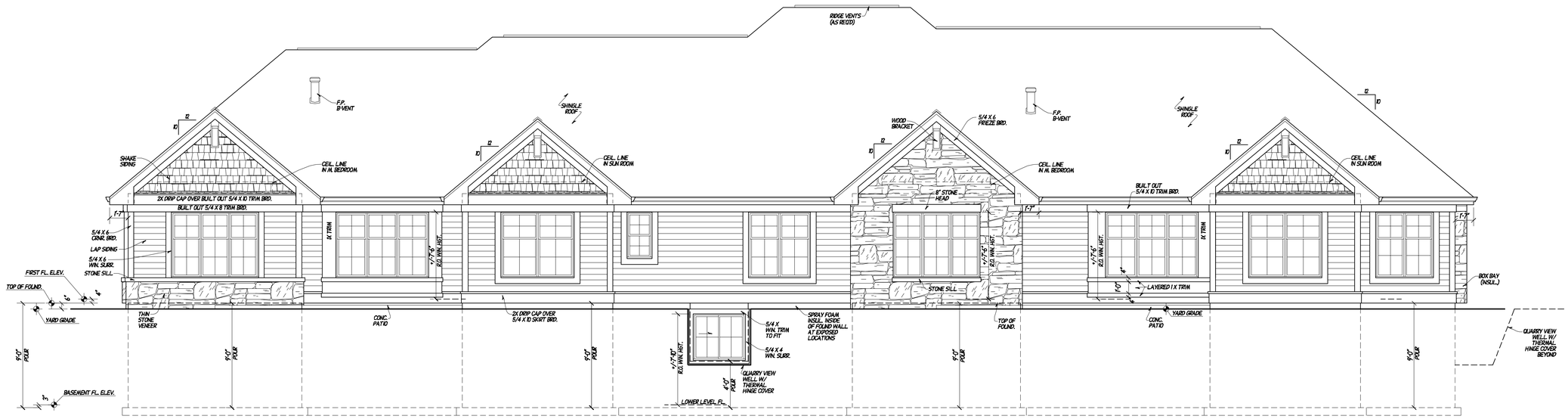
SCALE: 1/4"=1'-0"

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 8/9/22

BUILDING INFORMATION

BUILDING - 10
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 20 (TYPE-A)
RIGHT SIDE - UNIT 19 (TYPE-B)

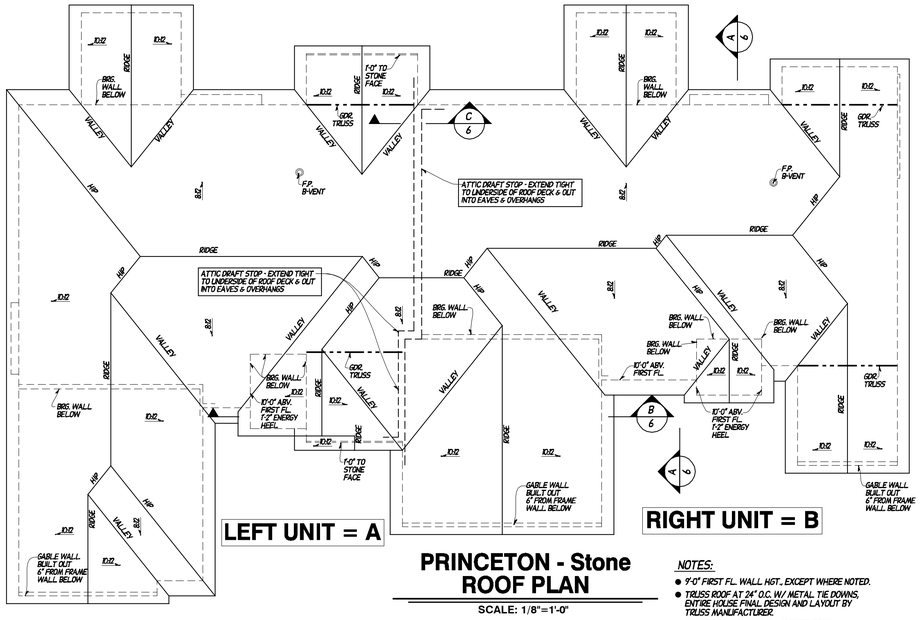
DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE
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CHECKED	
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ADS
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150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 797 - 1701

JOB NUMBER
t71822-E

SHEET NO.
2 OF 9

Attachment: Plans (7639 : David Hoff Development)



LEFT UNIT = A

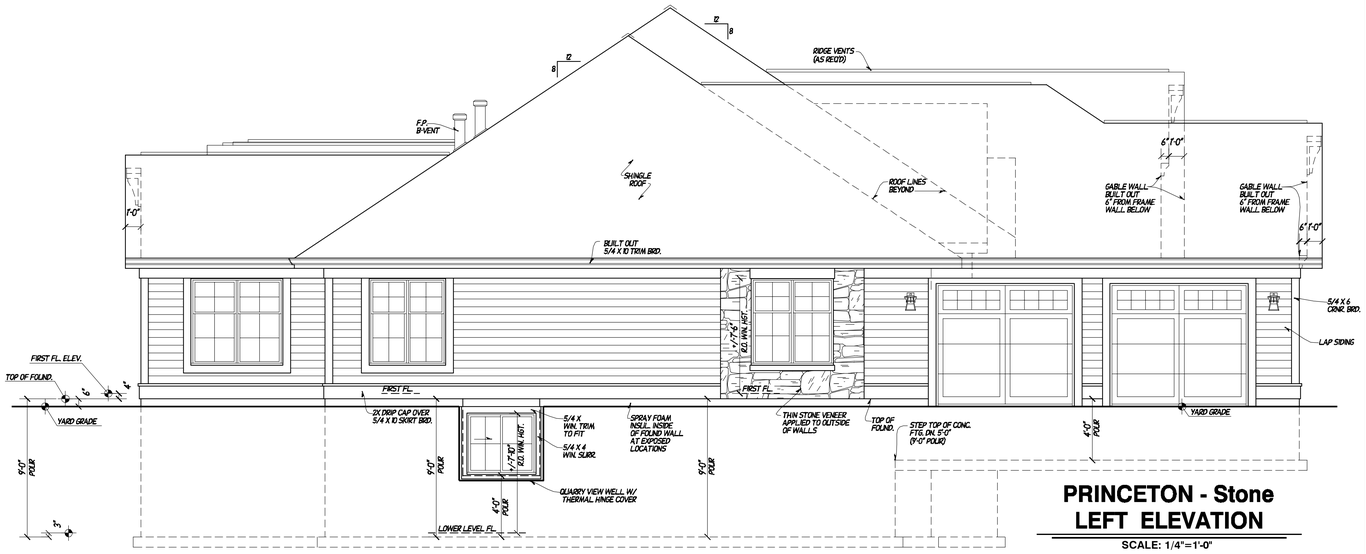
RIGHT UNIT = B

PRINCETON - Stone
ROOF PLAN

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

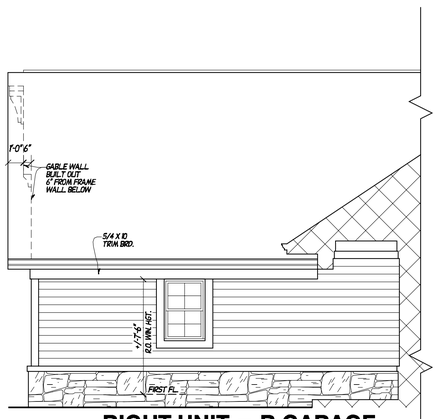
NOTES:

- 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



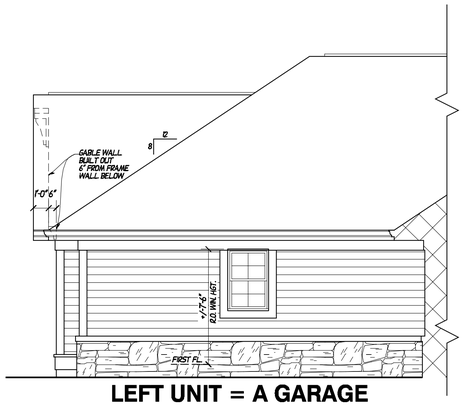
PRINCETON - Stone
LEFT ELEVATION

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



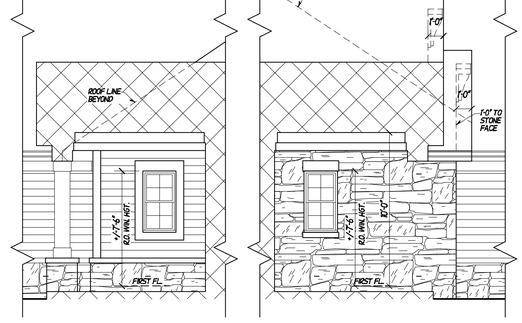
RIGHT UNIT = B GARAGE
PARTIAL RIGHT ELEVATION

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



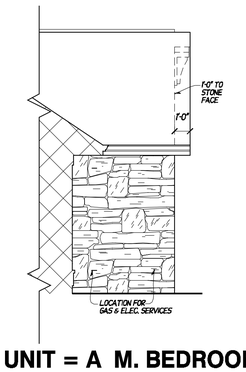
LEFT UNIT = A GARAGE
PARTIAL RIGHT ELEVATION

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"

EXTERIOR MATERIAL NOTES:

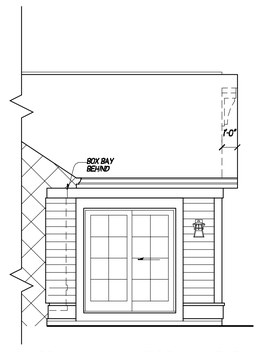
- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- INSTALL METAL FLASHING OVER ALL STONE SILLS.
- ALL LAP SIDING TO BE LP SMART SIDE, 6" TO WEATHER, W/ 5/4 X 6 CRNR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.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

CONC. FTG. NOTES:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
- FIELD VERIFY SOIL COMPACTION AT FILL LOCATIONS TO MAINTAIN STRUCTURAL INTEGRITY PRIOR TO INSTALLING FOOTINGS.

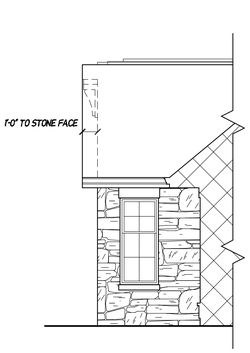
RIGHT UNIT = B DEN
PARTIAL LEFT ELEVATION

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



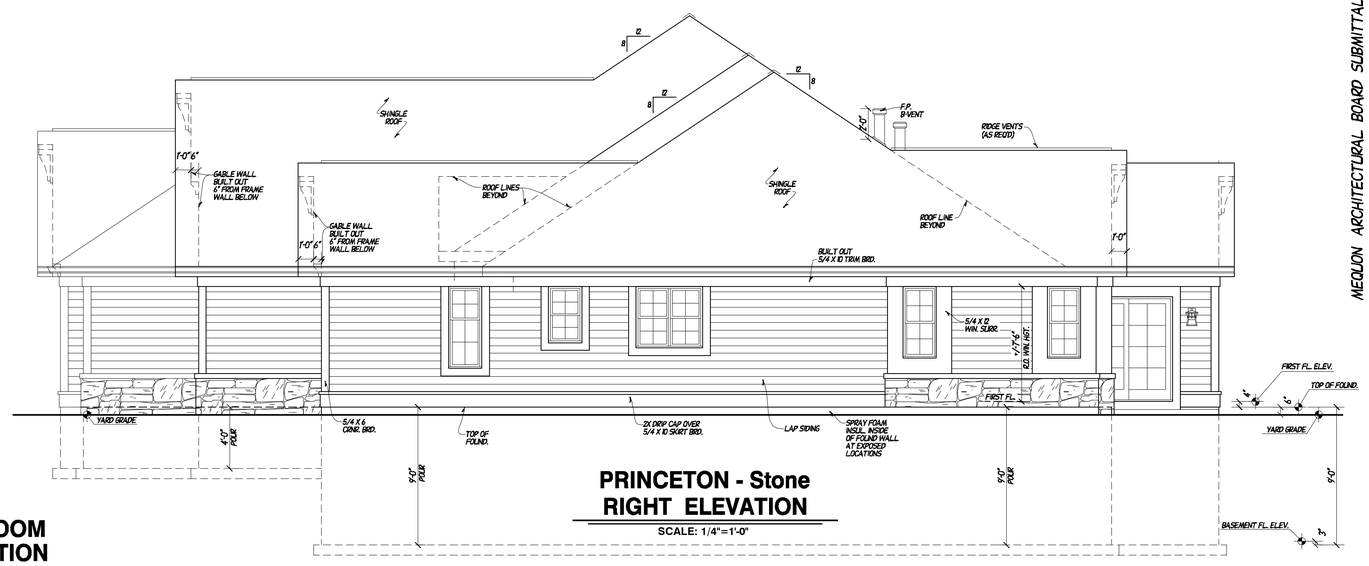
RIGHT UNIT = B SUN ROOM
PARTIAL RIGHT ELEVATION

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"

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 8/9/22

BUILDING INFORMATION

BUILDING - 10
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE = UNIT 20 (TYPE-A)
RIGHT SIDE = UNIT 19 (TYPE-B)

DESIGNED BY	DRAWN BY	CHECKED
B. TOM	G.T.H.	B. TOM

COMPLETION DATE
NOT COMPLETE

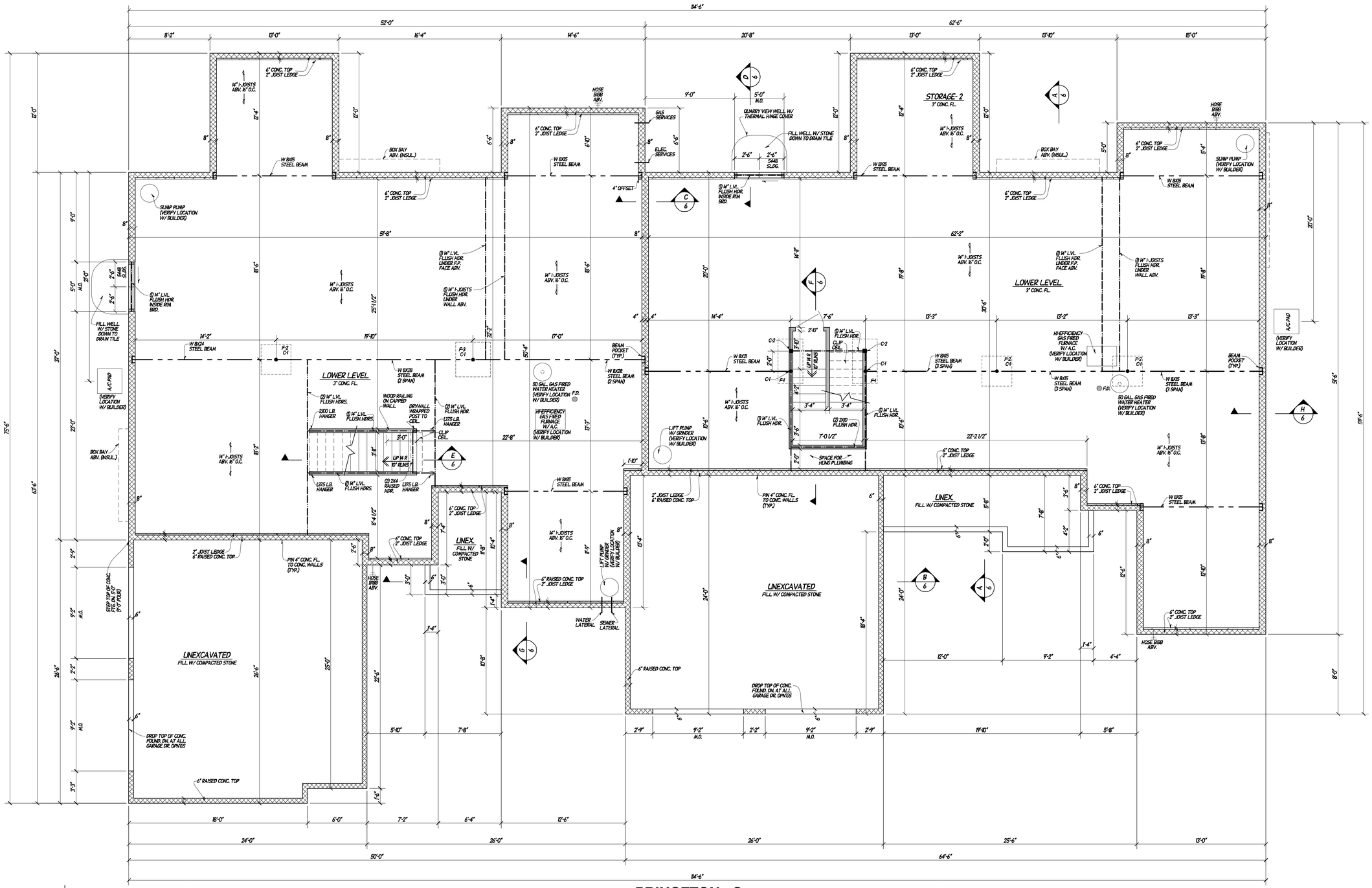
REVISIONS

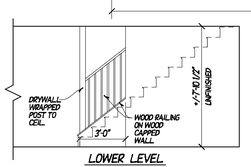
ADS ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
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BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
171822-E

SHEET NO.
3 OF 9

Attachment: Plans (7539 : David Hoff Development)





LEFT UNIT = A

RIGHT UNIT = B

PRINCETON - Stone
FOUNDATION PLAN

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

WALL HATCH LEGEND:

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

STEEL COLUMN LEGEND:

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

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 & (3) 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.

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

FRAMING NOTES:

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

DEFLECTION DESIGN VALUES FOR FL. JOISTS:

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

THIN STONE VENEER NOTE:

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

CONC. FTG. NOTES:

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 8/9/22

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BUILDER

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

BUILDING INFORMATION
BUILDING - 10
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 20 (TYPE-A)
RIGHT SIDE - UNIT 19 (TYPE-B)

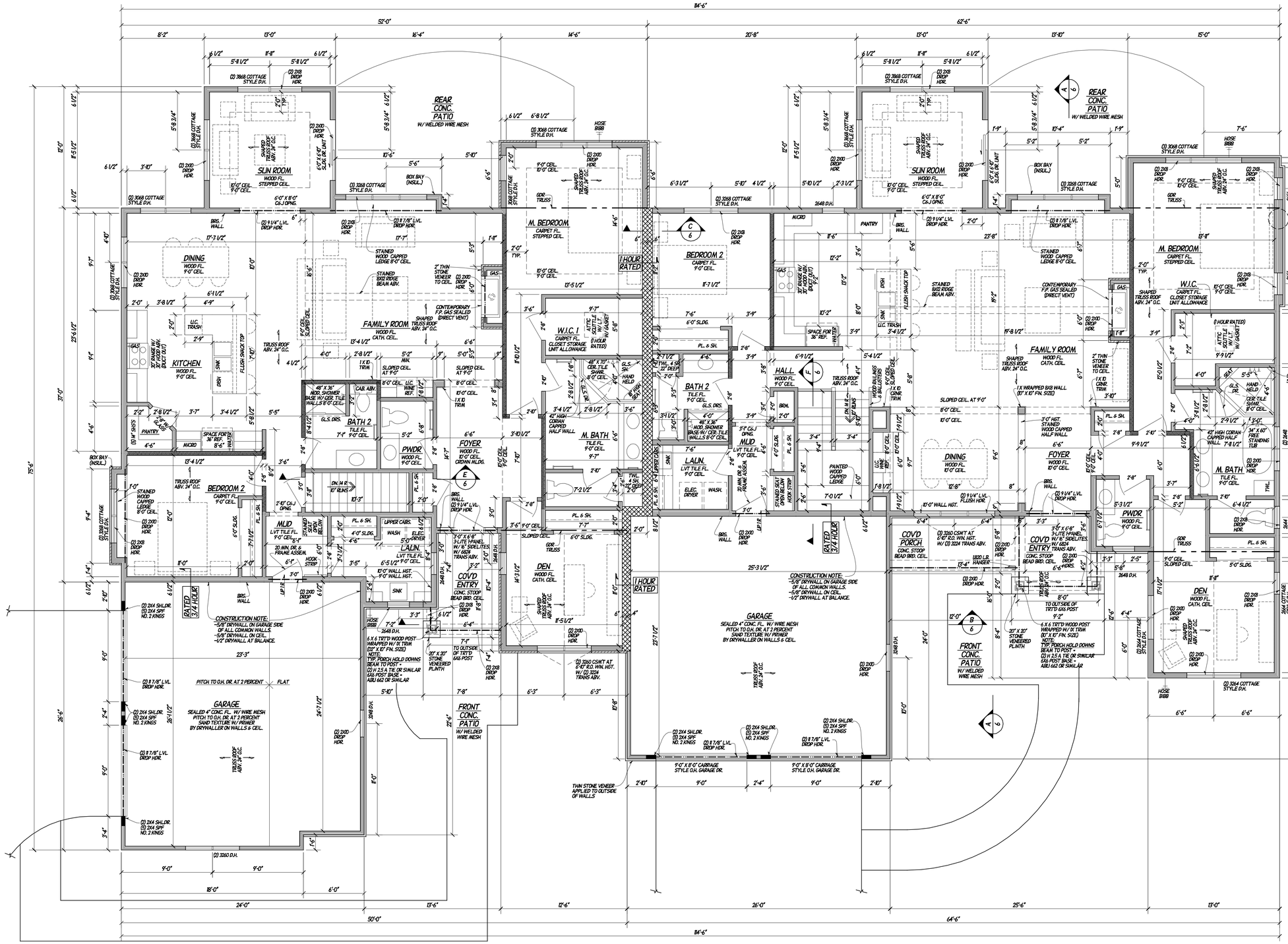
DESIGNED BY	COMPLETION DATE
R. TOM	NOT COMPLETE
DRAWN BY	REVISIONS
G.T.H.	
CHECKED	
R. TOM	

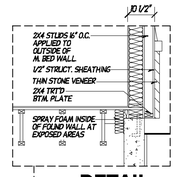
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SHEET NO.
4 OF 9

Attachment: Plans (7630 : David Hoff Development)





DETAIL

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

LEFT UNIT = A

FINISHED LIVING AREA
W/ SUNROOM: 2,256 SQ.FT.
GARAGE: 626 SQ.FT.
COVD ENTRY: 70 SQ.FT.
TOTAL: 2,952 SQ.FT.

NOTES:

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

PRINCETON - Stone
FIRST FLOOR PLAN

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

TOTAL BUILDING FOOT PRINT: 6,092 SQ.FT.

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

RATED CEIL. NOTE:

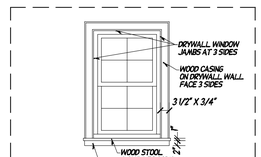
- ALL INTERIOR CEILINGS ARE 5/8" DRYWALL. COVERED AND 1 HOUR RATED. ALL PENETRATIONS THRU THE RATED CEILING MUST BE SEALED & FIRE CAULKED

THIN STONE VENEER NOTE:

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

RIGHT UNIT = B

FINISHED LIVING AREA
W/ SUNROOM: 2,281 SQ.FT.
GARAGE: 625 SQ.FT.
COVD ENTRY: 134 SQ.FT.
TOTAL: 3,040 SQ.FT.



DETIAL

I/5

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

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CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 8/9/22

BUILDING INFORMATION

BUILDING - 10
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 20 (TYPE-A)
RIGHT SIDE - UNIT 19 (TYPE-B)

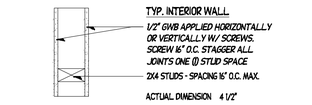
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CHECKED	
B. TOM	

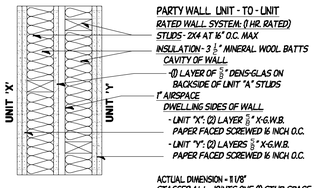
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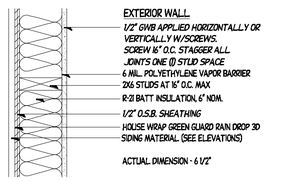
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171822-E

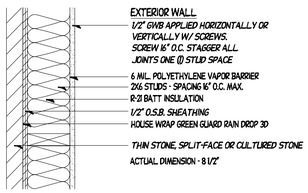
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5 OF 9

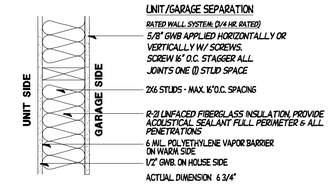
Attachment: Plans (7630 : David Hoff Development)

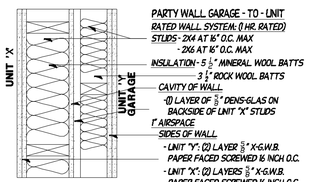


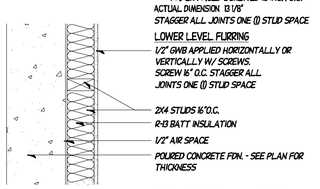






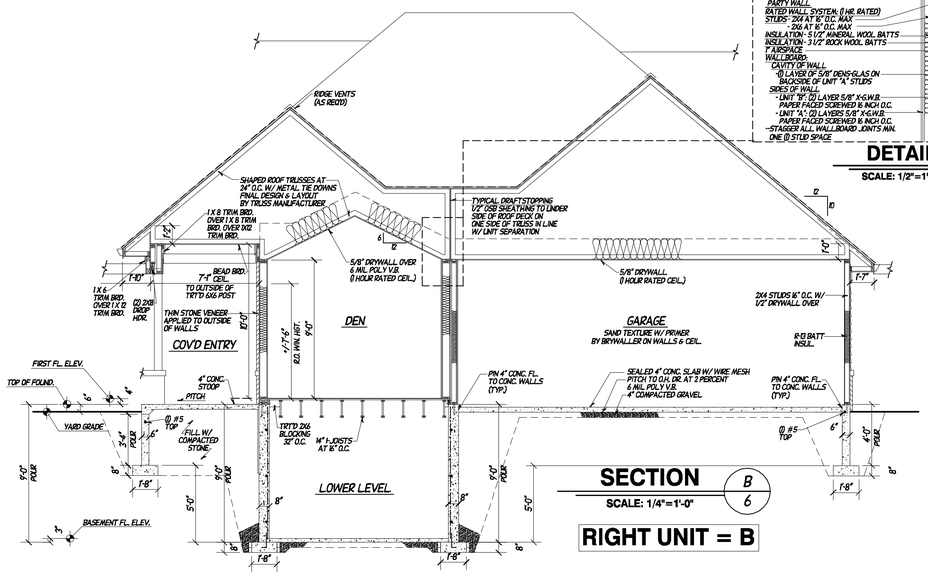






TYP. WALL TYPES

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

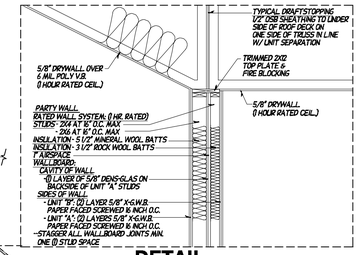


SECTION B/6

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

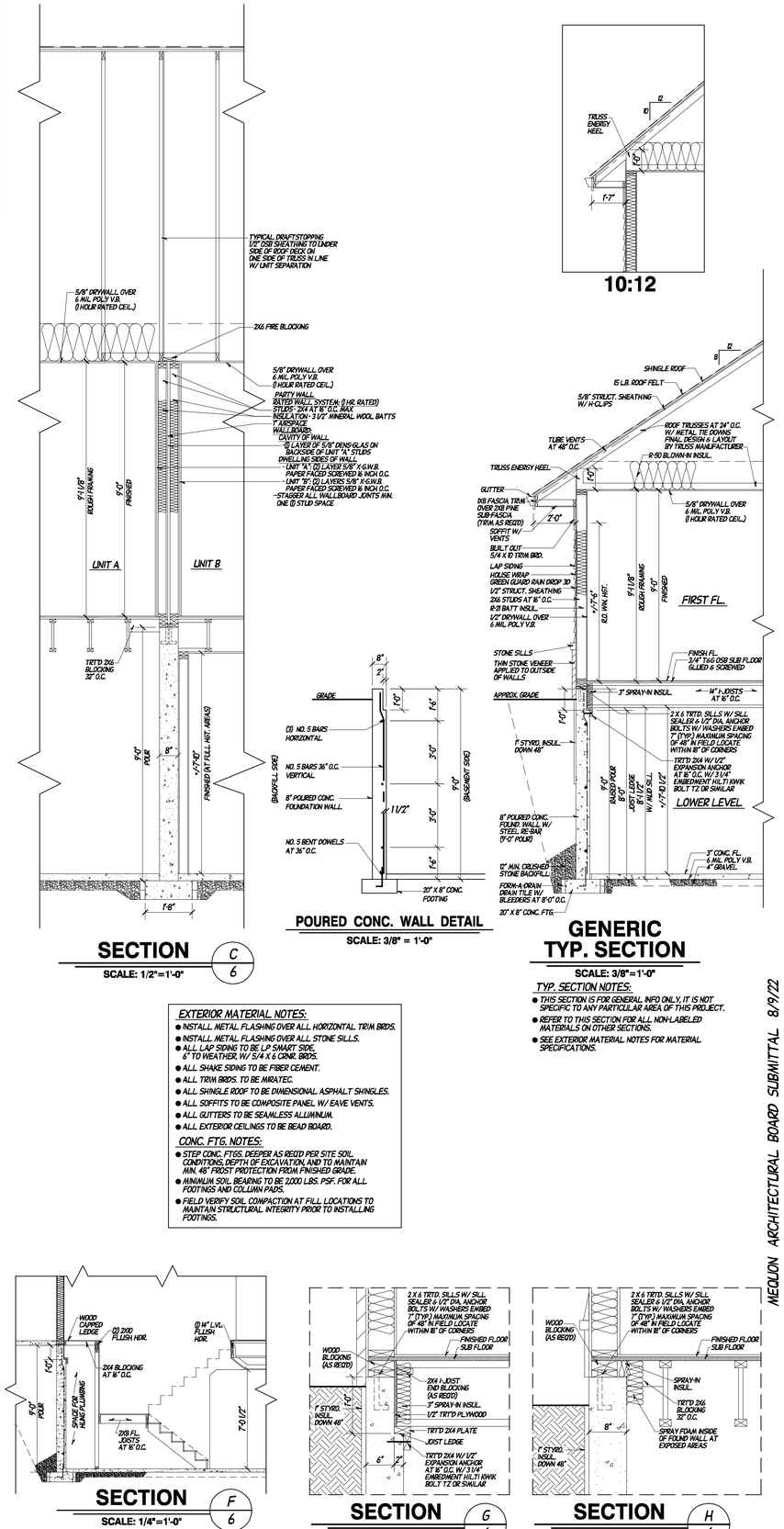
RIGHT UNIT = B

LEFT UNIT = A



DETAIL

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



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 CNNR. 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.

NOTES:

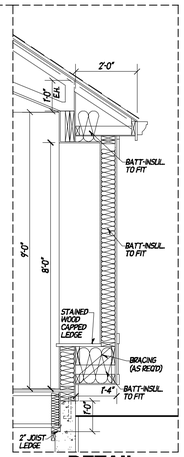
- ALL PLUMBING, HVAC & ELECTRICAL PIPING, DUCTS AND MATERIALS MUST BE INSTALLED NO LOWER THAN 7'-1" ABOVE THE SLAB IN THE FINISHED BASEMENT AREAS PER CODE.

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

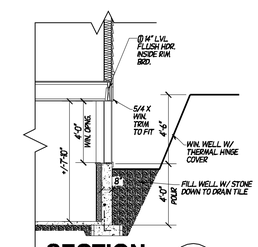
SECTION A/6

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



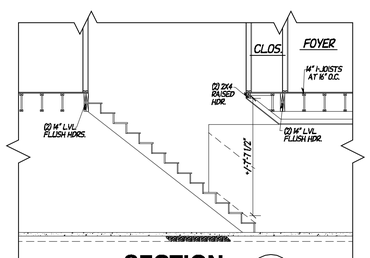
DETAIL

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"

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 8/9/22

BUILDING INFORMATION

BUILDING - 10
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 20 (TYPE-A)
RIGHT SIDE - UNIT 19 (TYPE-B)

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

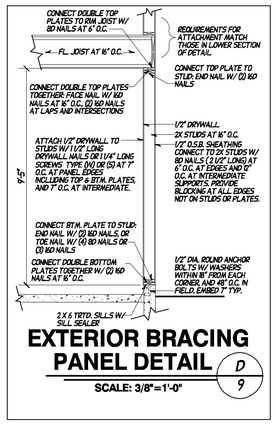
ARCHITECTURAL DEVELOPMENT SERVICES INC.
A.D.S.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
171822-E

SHEET NO.
6 OF 9

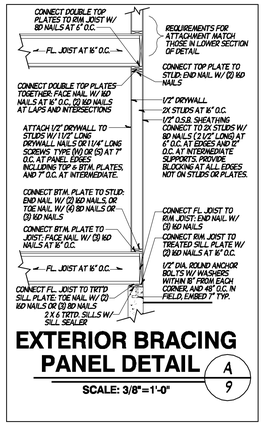
Attachment: Plans (7630 : David Hoff Development)

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



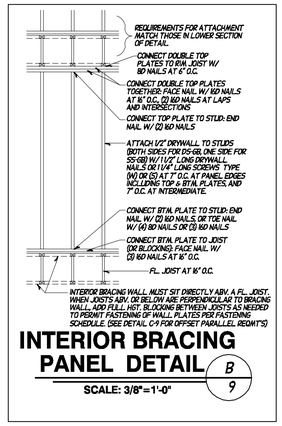
EXTERIOR BRACING PANEL DETAIL D/9

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



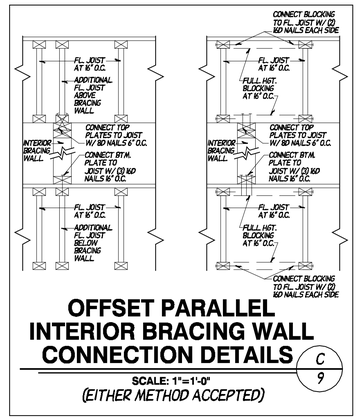
EXTERIOR BRACING PANEL DETAIL A/9

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



INTERIOR BRACING PANEL DETAIL B/9

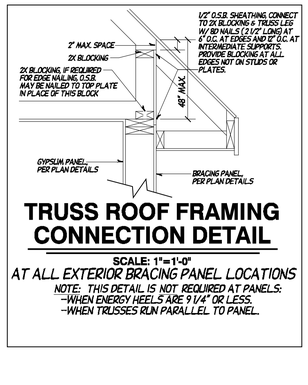
SCALE: 3/8"=1'-0"



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

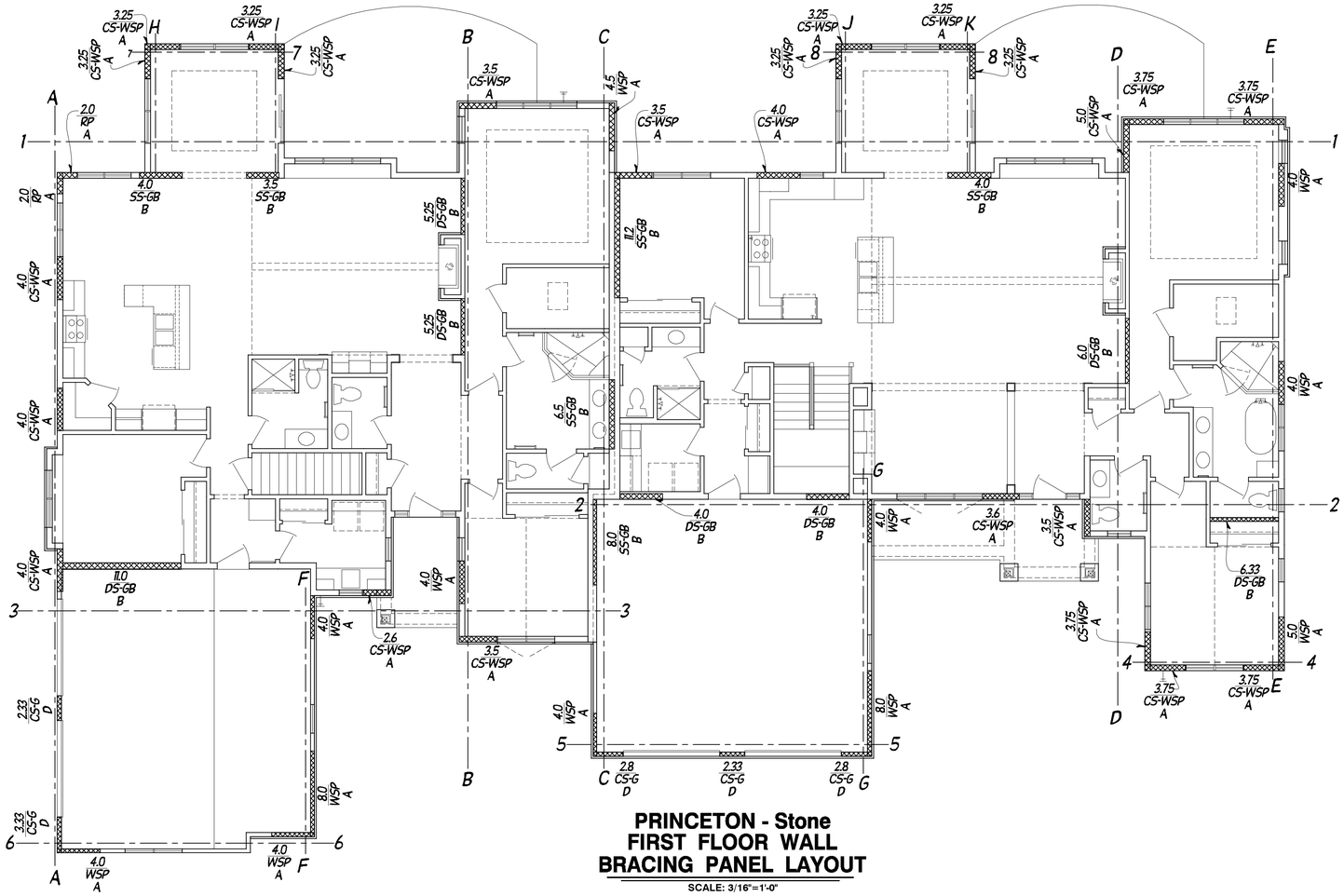
WALL BRACING LEGEND:

— — — — —	= 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



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.

MEQUON ARCHITECTURAL BOARD SUBMITTAL 8/9/22

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BUILDER

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

BUILDING INFORMATION
BUILDING - 10
PRINCETON - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 20 (TYPE-A)
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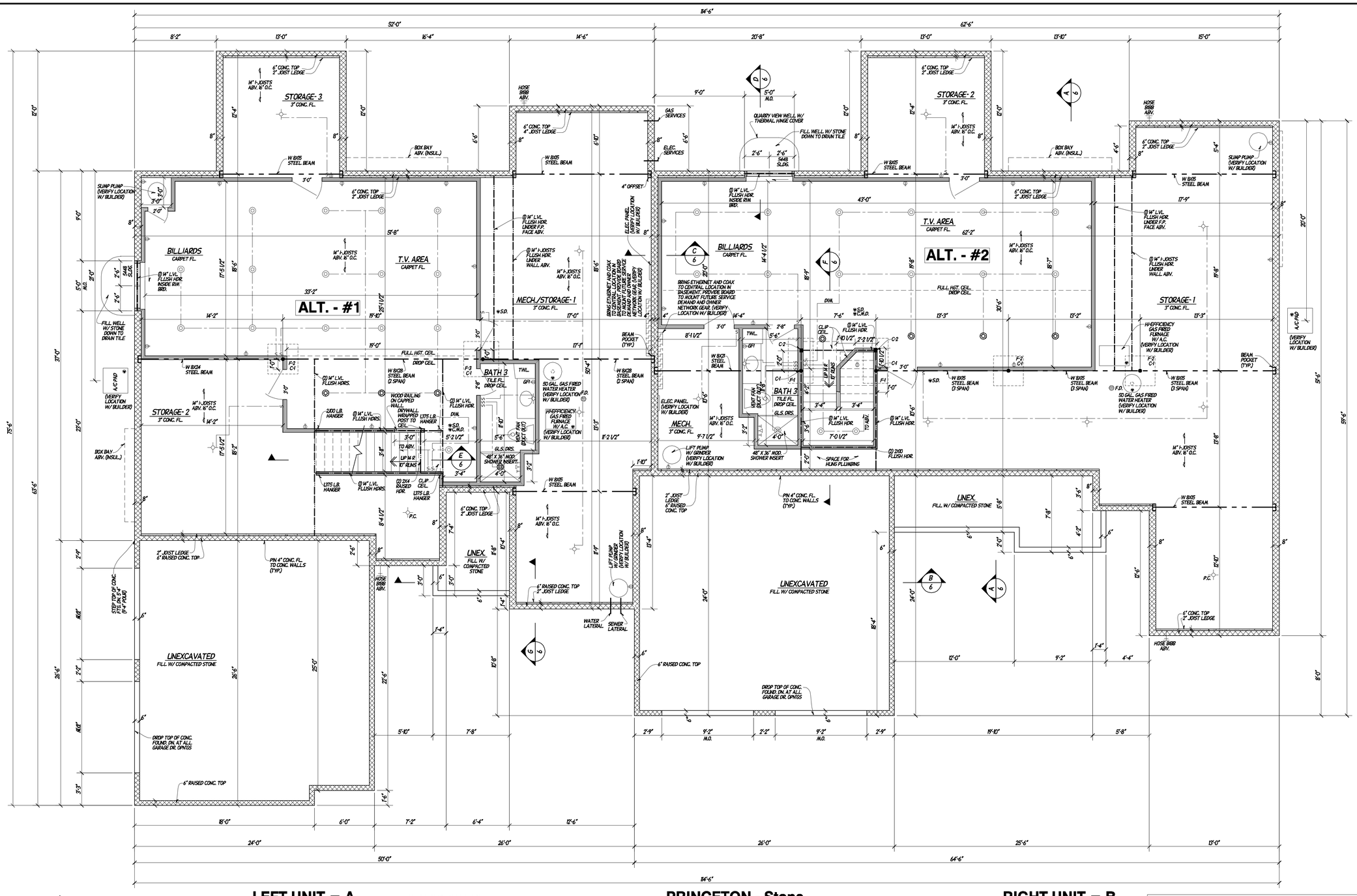
DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE
DRAWN BY	REVISIONS
G.T.H.	
CHECKED	
B. TOM	

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

JOB NUMBER
171822-E

SHEET NO.
9 OF 9

Attachment: Plans (7630 : 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"
STORAGE-3
3" CONC. FL.
STORAGE-2
3" CONC. FL.
STORAGE-1
3" CONC. FL.
BILLIARDS
CARPET FL.
T.V. AREA
CARPET FL.
ALT. - #1
ALT. - #2
MECH./STORAGE-1
3" CONC. FL.
MECH.
3" CONC. FL.
BATH 2
TILE FL.
DROP CEIL.
BATH 3
TILE FL.
DROP CEIL.
GLS. DRS.
6" CONC. TOP
2" JOIST LEDGE
W 8X18
STEEL BEAM
W 8X15
STEEL BEAM
W 8X28
STEEL BEAM
(2 SPAN)
W 8X35
STEEL BEAM
(3 SPAN)
14" I-JOISTS
ABV. 16" O.C.
(1) 14" LVL
FLUSH HDR.
UNDER F.P.
FACE ABV.
(1) 14" LVL
FLUSH HDR.
INSIDE RIM
BRD.
(1) 14" I-JOISTS
FLUSH HDR.
UNDER
WALL ABV.
BEAM
POCKET
(TYP.)
FULL HGT. CEIL.
DROP CEIL.
W 8X24
STEEL BEAM
W 8X18
STEEL BEAM
W 8X21
STEEL BEAM
(2 SPAN)
W 8X35
STEEL BEAM
(3 SPAN)
(2) 14" LVL
FLUSH HDRS.
(1) 14" LVL
FLUSH HDRS.
(2) 14" LVL
FLUSH HDR.
(2) DXD
FLUSH HDR.
(1) 14" LVL
FLUSH HDR.
W 8X18
STEEL BEAM
W 8X15
STEEL BEAM
W 8X35
STEEL BEAM
(3 SPAN)
W 8X35
STEEL BEAM
(3 SPAN)
W 8X35
STEEL BEAM
(3 SPAN)

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: **David Hoff Development, New Single-Family Side by Side Condominium with and w/o sunroom for Building #13 - W. Woods Court**

Attachments:
Survey (PDF)
Plans (PDF)

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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 PEWAUKEE, 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
SW CORNER, NE 1/4 SEC. 15, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP)
SE CORNER, NE 1/4 SEC. 15, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP)
SW CORNER, NW 1/4 SEC. 14, T9N, R21E
SE CORNER, NW 1/4 SEC. 14, 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

N88°44'10"E 543.00'
N01°16'24"W 9.00'
N89°08'03"E 172.24'
N88°42'20"E 256.61'
N01°32'06"W 72.43'
N73°41'56"E 100.00'
S01°32'06"E 199.12'
S89°08'03"W 164.27'
S29°55'41"W 115.94'
S89°08'03"W 76.26'
N16°18'04"W 205.15'
S16°18'04"E 570.15'
N01°16'24"W 397.60'
N88°44'10"E 177.04'
N10°12'16"W 23.79'
S88°44'10"W 694.91'
S89°08'03"W 320.08'
1881.35'
210.04'
549.60'
189.32'

UNPLATTED LANDS
OWNER: MILWAUKEE AREA VOCATIONAL TECHNICAL

UNPLATTED LANDS
OWNER: CITY OF MEQUON

OVERHEAD HIGH TENSION TOWER WIRES

UNPLATTED LANDS
OWNER: WILKE TRUST

CENTERLINE OF STATE TRUNK HIGHWAY "57" PER RIGHT OF WAY PLAT PROJECT NO. 8513021 37 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.)

EXISTING RIGHT-OF-WAY LINE
CENTERLINE
BUILDING SETBACK LINE (TYP.)
WOOD FENCE
RETAINING WALL
EXISTING BUILDING
EXISTING BUILDING FOUNDATION
ASPHALT PAVEMENT
73.6'
69.4'
14.6'
25'
33'
2.0'
8.4'
1.22'
4.0'
47.3'
48.2'
45.5'
54.9'
8.3'
52'
50'
29.0'

BLDG 12 PRINCETON
BLDG 11 NOTRE DAME
BLDG 10 PRINCETON
BLDG 13 NOTRE DAME
BLDG 14 STANFORD
BLDG 9 PRINCETON
BLDG 1 PRINCETON
BLDG 5 NOTRE DAME
BLDG 2 PRINCETON
BLDG 6 PRINCETON
BLDG 4 PRINCETON
BLDG 8 STANFORD
BLDG 7 NOTRE DAME
BLDG 3 STANFORD

20' SANITARY SEWER EASEMENT
PRIVATE ROAD & DRIVEWAY EASEMENT
20' WATER MAIN EASEMENT
DRAINAGE EASEMENT
WOODS COURT (PRIVATE)
WOODS LANE (PRIVATE)
PROP. SIGN
CRANE BAY COURT (PRIVATE)

HOLDING TANK
GRAVEL
LOT 2 C.S.M. 4036
LOT 1 C.S.M. 4036
LOT 3 CSM No 4036
OWNER: BONNILAKE C6 LLC
UNPLATTED LANDS
OWNER: VILLAGE OF THIENSVILLE

WEST CAIRDEL LANE
GRAVEL DRIVE (PRIVATE R.O.W.)
NORTH GREEN BAY ROAD
(PUBLIC R.O.W.)
ASPHALT PAVEMENT
EXISTING RIGHT-OF-WAY LINE

CONCORD PLACE (PRIVATE R.O.W.)
CITY OF MEQUON
VILLAGE OF THIENSVILLE
LAKE BLUFF ROAD
ASPHALT PAVEMENT
CONCRETE CURB
CONCRETE
EXISTING BUILDING
LAUREL LAKE CONDOMINIUMS
LAKE BLUFF CONDOMINIUMS
LOT 15 LAUREL LAKE ASSESSOR'S PLAT
DRIVE OPENING
PARKING STALLS
CONCRETE PAVEMENT
CONCRETE WALK
CONCRETE CURB
ASPHALT
GRAVEL
HYDRANT
WOOD FENCE

BUILDING 13

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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES YOU TO GIVE DIGGERS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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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PROPOSED PLAT OF SURVEY / SITE PLAN

REVISIONS

REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

PEG JOB No. 1055.00-WI ASZ
PEG PM: 08-08-22
START DATE: 1" = 50'
SCALE:

SHEET C-1 C-3

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, OZAUKEE CO., WISCONSIN

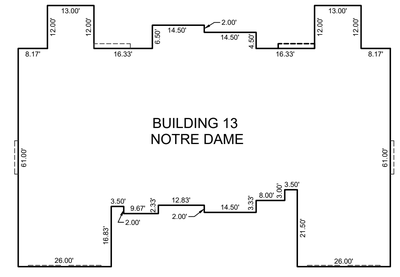
Z:\PROJECTS\2017\1055.00-WI\CAD\EXHIBITS\1055.00 SITE BLDG 13.DWG

Attachment: Survey (7631 : David Hoff Development)

PROPOSED PLAT OF SURVEY / SITE PLAN

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BUILDING DETAILS (SCALE 1" = 20')

BUILDING 13

PLAN I DESIGN I DELIVER
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CHICAGO I MILWAUKEE : NATIONWIDE

THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, OZAUKEE CO., WISCONSIN

PLAT OF SURVEY DETAIL

REVISIONS

PEG JOB No. 1055.00-WI
PEG PM ASZ
START DATE 08-08-22
SCALE 1" = 30'

SHEET
C-2
C-3

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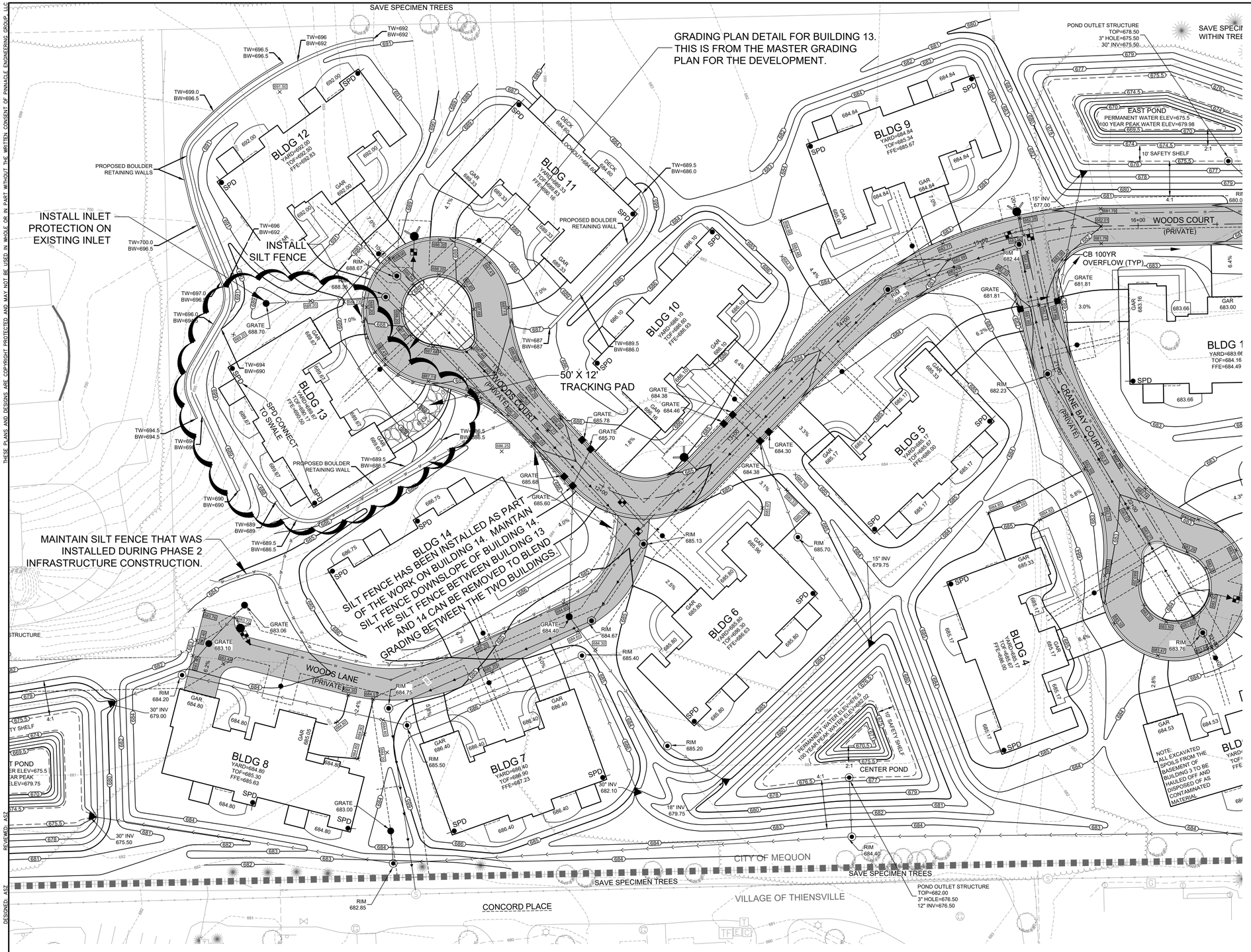
PLAT OF SURVEY DETAIL

DESIGNED: ASZ
DRAFTED: BR
REVIEWED: ASZ

Z:\PROJECTS\2017\1055.00-WI\CAD\EXHIBITS\1055.00 MASTER GRADING BLDG 13.DWG

Attachment: Survey (7631 : David Hoff Development)

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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.

NOTE: ALL EXCAVATED SPOILS FROM THE BASEMENT OF BUILDING 3 TO BE HAULED OFF AND DISPOSED OF AS CONTAMINATED MATERIAL

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.

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

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

BUILDING 13

REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

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CHICAGO | MILWAUKEE : NATIONWIDE

THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, OZAUKEE CO., WISCONSIN

MASTER GRADING PLAN

REVISIONS

PEG JOB No 1055.00-WI
PEG PM ASZ
START DATE 08-08-22
SCALE 1" = 30'

SHEET C-3 C-3

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MASTER GRADING PLAN

Z:\PROJECTS\2017\1055.00-WI\CAD\EXHIBITS\1055.00 MASTER GRADING BLDG 13.DWG

Attachment: Survey (7631 : David Hoff Development)

BUILDING INDEX

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

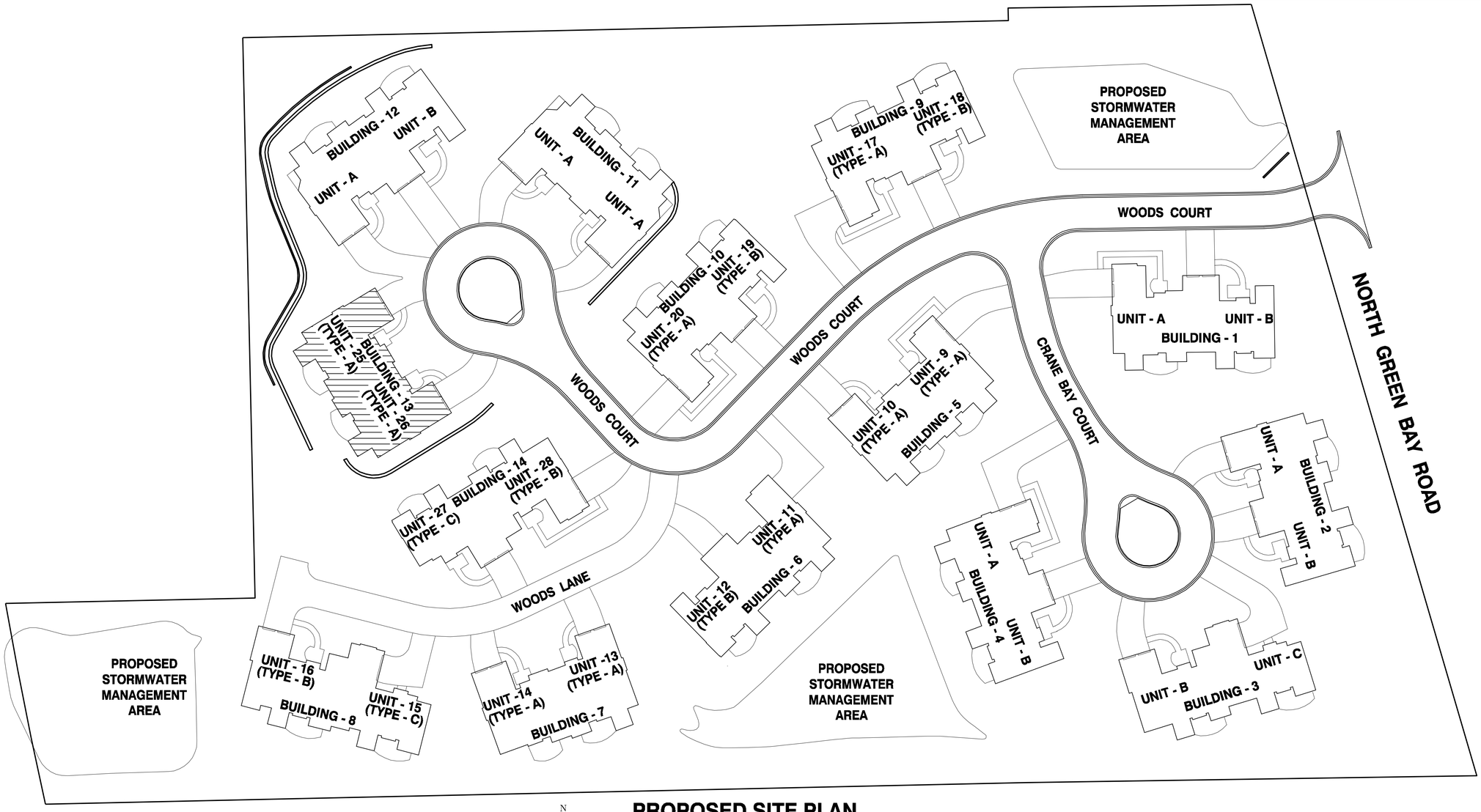
UNIT LEGEND
* A - INDICATES 2,100 SQ.FT. UNIT FLOOR PLAN
* B - INDICATES 2,225 SQ.FT. UNIT FLOOR PLAN
* C - INDICATES 2,180 SQ.FT. UNIT FLOOR PLAN

PLAN INDEX FOR BUILDING - 7

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

ALTERNATE ADDITIONAL FEATURE CUT-SHEETS

CS-1	ALTERNATE - 1 = FINISHED BASEMENT PLAN IN UNIT A ALTERNATE - 2 = FINISHED BASEMENT PLAN IN UNIT B
CS-2 & CS-3	ALTERNATE - 3 = OMITTED ALTERNATE - 4 = OMITTED
CS-4 OMITTED	ALTERNATE - 5 = OPTIONAL TUB IN M. BATH OF LEFT UNIT A ALTERNATE - 6 = OMITTED ALTERNATE - 7 = OPTIONAL TUB IN M. BATH OF RIGHT UNIT A ALTERNATE - 8 = OMITTED



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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FOX POINT, WI 53217
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PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 8/9/22

BUILDING INFORMATION
BUILDING - 13
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE-UNIT 26 (TYPE-A) WOODS COURT
RIGHT SIDE - UNIT 25 (TYPE-A) WOODS COURT

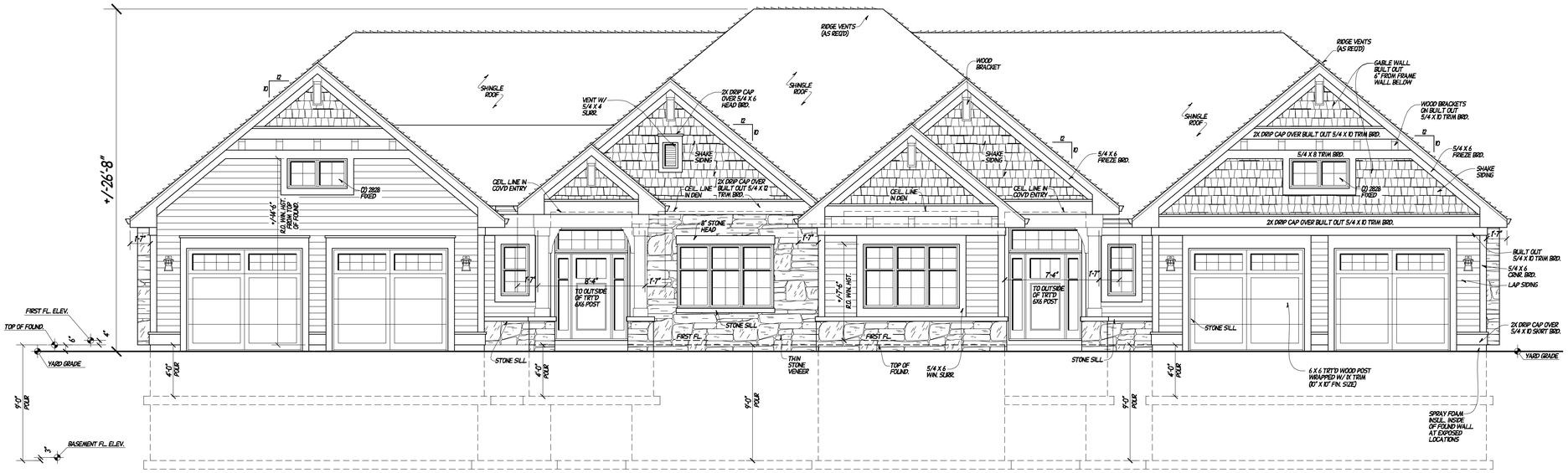
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JOB NUMBER
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SHEET NO.
1 OF 9

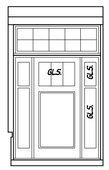
Attachment: Plans (7531 : David Hoff Development)



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

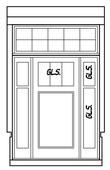
NOTRE DAME - Stone
FRONT ELEVATION

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



LEFT UNIT = A
COV'D ENTRY ELEVATION

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



RIGHT UNIT = A
COV'D ENTRY ELEVATION

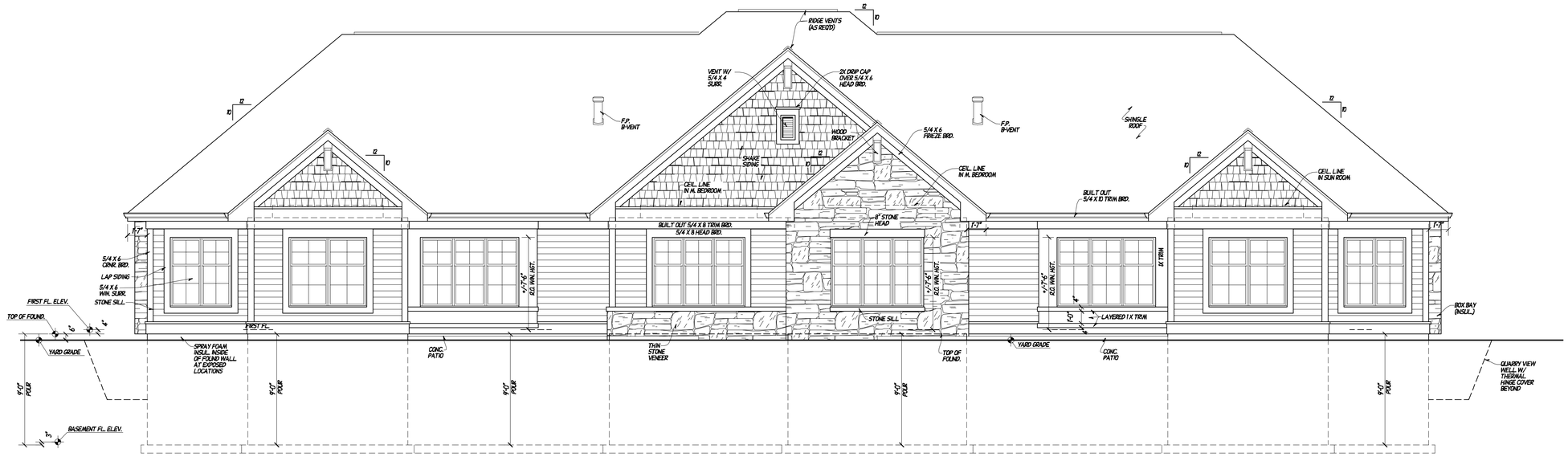
SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL NOTES:

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

CONC. FTG. NOTES:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 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 = A | **LEFT UNIT = A**

NOTRE DAME - 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 8/9/22

BUILDING INFORMATION
BUILDING - 13
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 26 (TYPE-A)
RIGHT SIDE - UNIT 25 (TYPE-A)

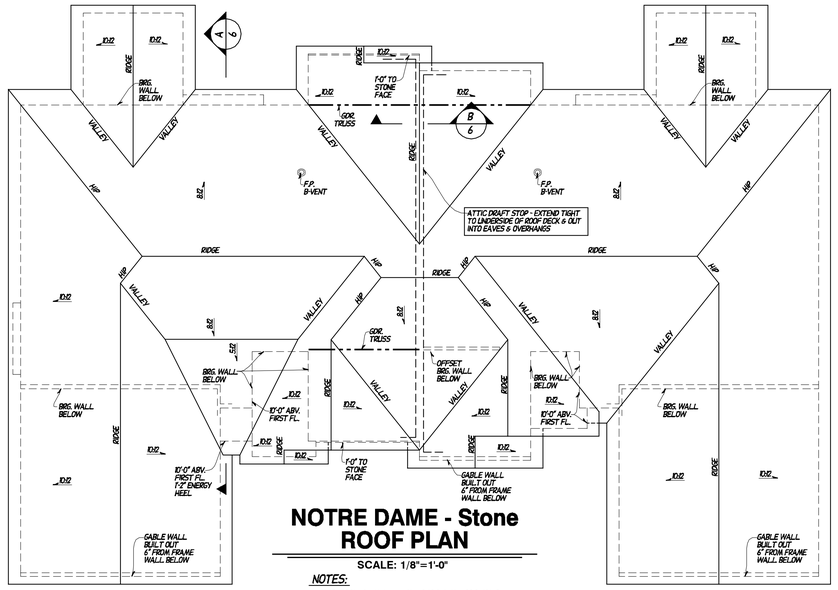
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B. TOM.	NOT COMPLETE
DRAWN BY	REVISIONS
G.T.H.	
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B. TOM.	

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Attachment: Plans (7631 : David Hoff Development)



NOTRE DAME - Stone
ROOF PLAN

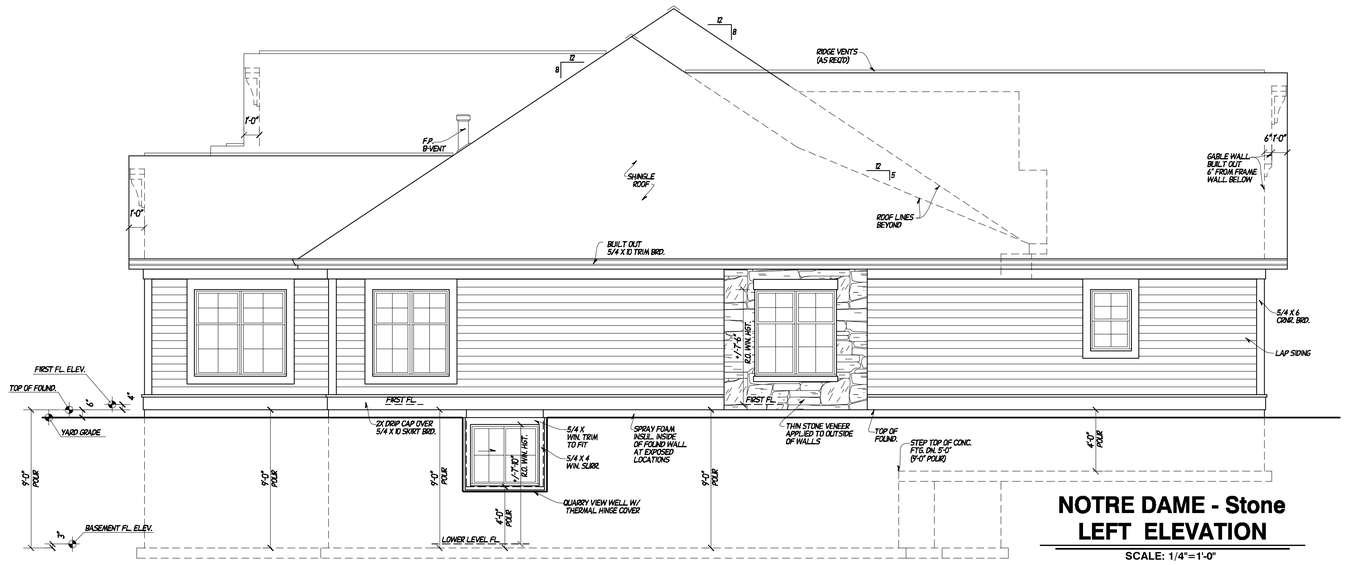
SCALE: 1/8"=1'-0"

LEFT UNIT = A

RIGHT UNIT = A

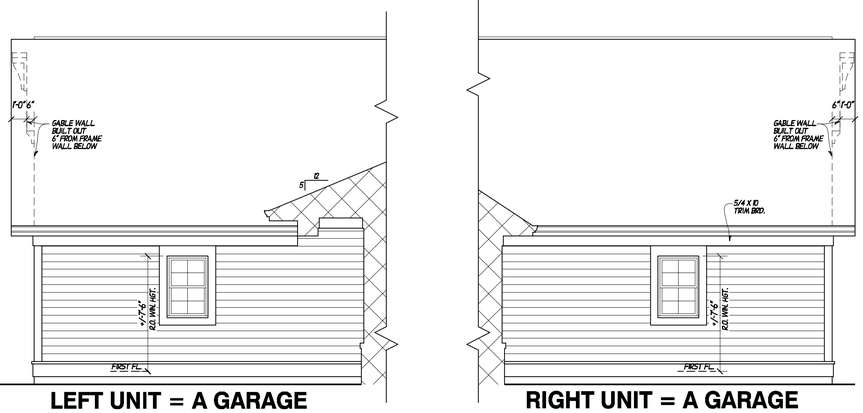
NOTES:

- 9'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- TRUSS ROOF AT 24" O.C. W/ METAL TIE DOWNS, ENTIRE HOUSE FINAL DESIGN AND LAYOUT BY TRUSS MANUFACTURER.
- 20" ENERGY HEEL ON 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



NOTRE DAME - Stone
LEFT ELEVATION

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

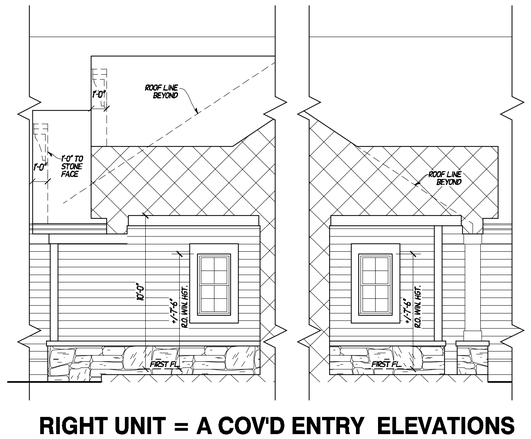


LEFT UNIT = A GARAGE
PARTIAL RIGHT ELEVATION

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

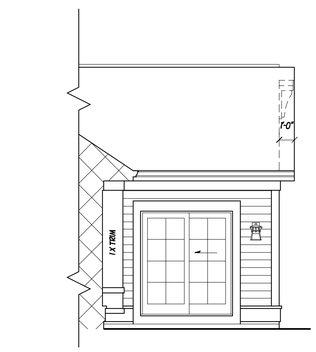
RIGHT UNIT = A GARAGE
PARTIAL RIGHT ELEVATION

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



RIGHT UNIT = A COV'D ENTRY ELEVATIONS

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



LEFT UNIT = A SUN ROOM
PARTIAL RIGHT ELEVATION

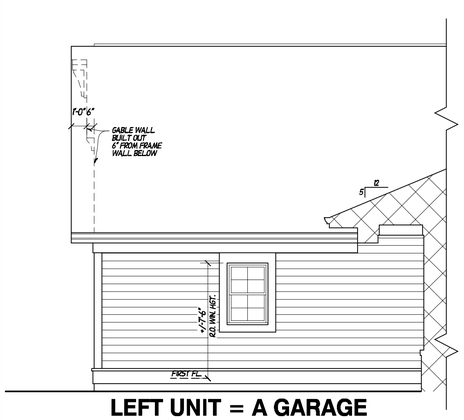
SCALE: 1/4"=1'-0"

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 CBND. 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.



LEFT UNIT = A COV'D ENTRY ELEVATIONS

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

RIGHT UNIT = A GARAGE
PARTIAL RIGHT ELEVATION

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

RIGHT UNIT = A GARAGE
PARTIAL RIGHT ELEVATION

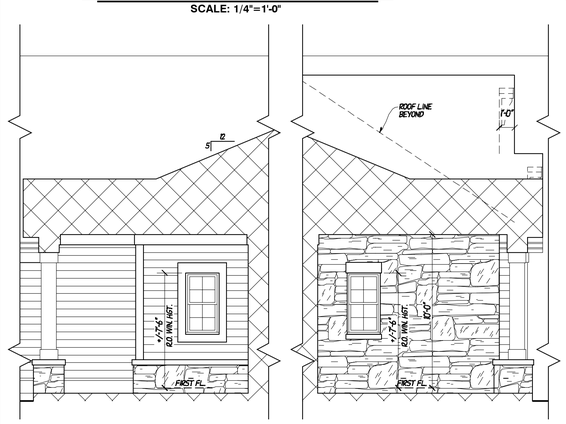
SCALE: 1/4"=1'-0"

LEFT UNIT = A GARAGE
PARTIAL RIGHT ELEVATION

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

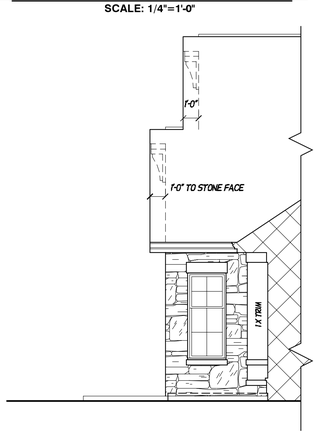
LEFT UNIT = A GARAGE
PARTIAL RIGHT ELEVATION

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



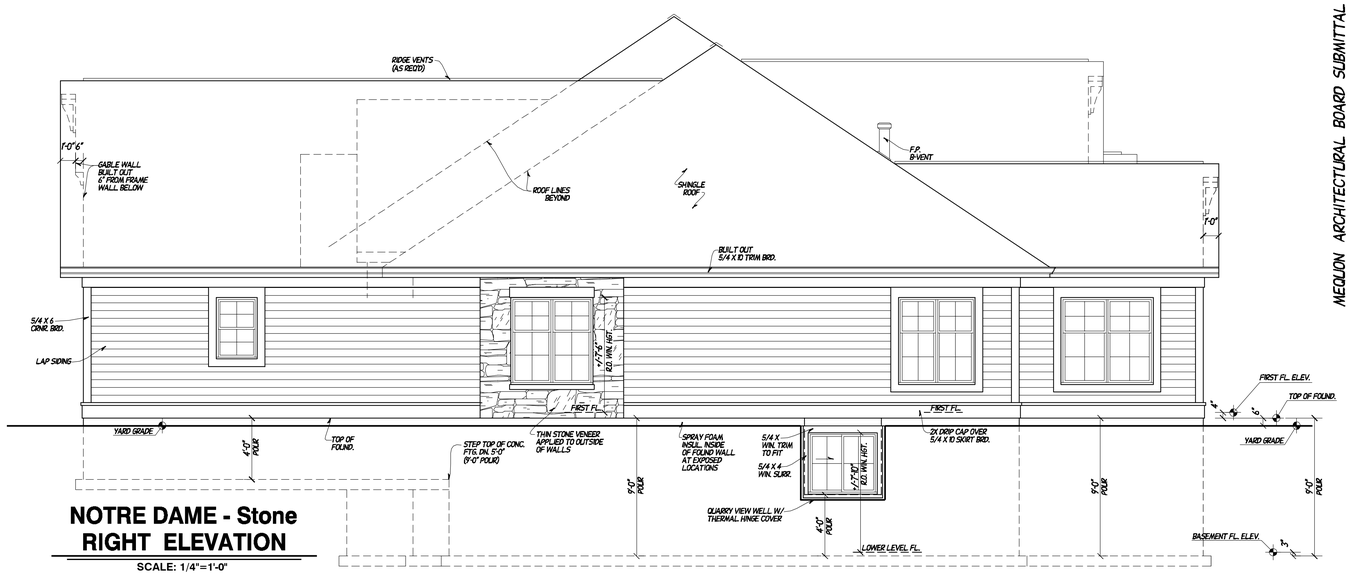
LEFT UNIT = A COV'D ENTRY ELEVATIONS

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



LEFT UNIT = A M. BEDROOM
PARTIAL LEFT ELEVATION

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



NOTRE DAME - Stone
RIGHT ELEVATION

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 8/9/22

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

BUILDING INFORMATION

BUILDING - 13
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE = UNIT 26 (TYPE-A)
RIGHT SIDE = UNIT 25 (TYPE-A)

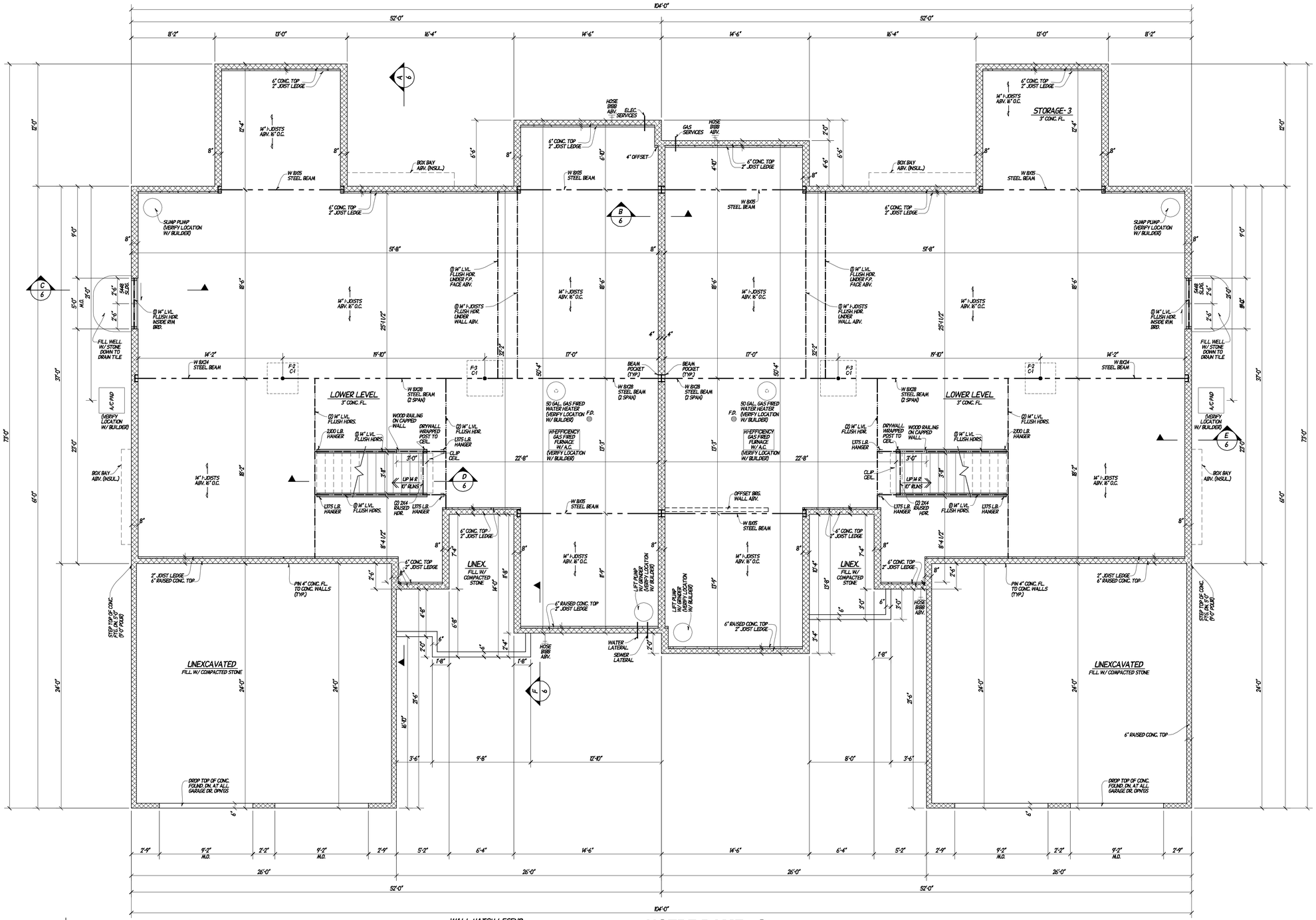
DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE
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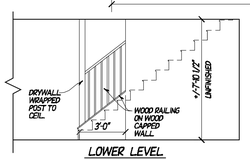
JOB NUMBER
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SHEET NO.
3 OF 9

Attachment: Plans (7631 : David Hoff Development)



LEFT UNIT = A



LEFT UNIT = A
CABINET DETAILS & WALL ELEVATIONS

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

STEEL COLUMN LEGEND:

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

COLUMN CONC. PAD FTG. LEGEND:

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

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

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

WALL HATCH LEGEND:

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

NOTES:

- 8'-0" POUR & 9'-0" POUR, EXCEPT WHERE NOTED.
- POURED CONC. FOUND. WALLS W/ STEEL REBAR.
- WIN. NOTES:
  - –ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES). +/- 7'-10" 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 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.
- ALL PLUMBING, HVAC & ELECTRICAL PIPING, DUCTS AND MATERIALS MUST BE INSTALLED NO LOWER THAN 7'-4" ABOVE THE SLAB IN THE FINISHED BASEMENT AREAS PER CODE.

NOTRE DAME - Stone FOUNDATION PLAN

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

FRAMING NOTES:

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

RIGHT UNIT = A

DEFLECTION DESIGN VALUES FOR FL. JOISTS:

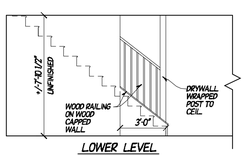
- LIVE LOAD DEFLECTION FOR CARPET OR WOOD FINISHES SHOULD BE L/480 OR STIFFER.
- LIVE LOAD DEFLECTION FOR FLOORS WITH STANDARD TILE OR STONE FINISHES SHOULD BE L/720 OR STIFFER.
- FLOORS WITH FOREIGN OR NON-STANDARD TILE OR OTHER BRITTLE TYPE MATERIAL, LIVE LOAD DEFLECTION DESIGN VALUES SHOULD BE VERIFIED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

THIN STONE VENEER NOTE:

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

CONC. FTG. NOTES:

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



RIGHT UNIT = A
CABINET DETAILS & WALL ELEVATIONS

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 8/9/22

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BUILDER

PROJECT NAME & LOCATION

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CITY OF MEQUON, WI

BUILDING INFORMATION

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NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE = UNIT 26 (TYPE-A)
RIGHT SIDE = UNIT 25 (TYPE-A)

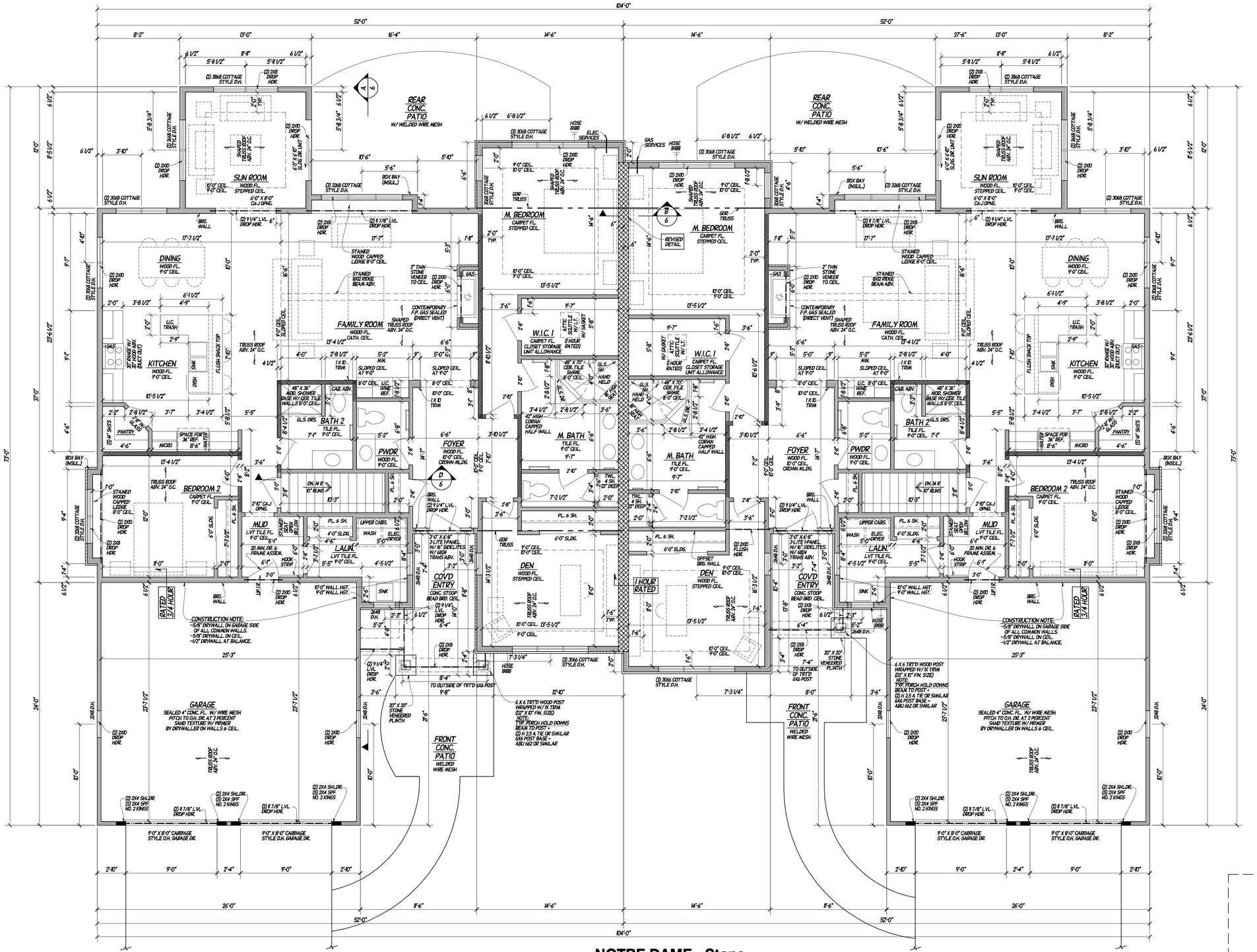
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SHEET NO.
4 OF 9

Attachment: Plans (7531 : David Hoff Development)



LEFT UNIT = A

FINISHED LIVING AREA W/ SUNROOM:	2,279 SQ.FT.
GARAGE:	623 SQ.FT.
COVD ENTRY:	120 SQ.FT.
TOTAL:	3,022 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., ADJ. AS REQUIRED.
- ALL INT. DOORS TO BE 6'-8" (+/-6'-10" R.O. HGT.), EXCEPT WHERE NOTED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.
- ALL STAIRS TO BE CONSTRUCTED BY ROUGH CARPENTER & FINISHED BY FINISH CARPENTER.
- ALL INT. WINDOW CASING TO BE 3 1/2" X 3/4" W/ STOOL & APRON. (SEE DETAIL 1-5)

NOTRE DAME - Stone FIRST FLOOR PLAN

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

TOTAL BUILDING FOOT PRINT: 5,994 SQ.FT.

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

RATED CEIL. NOTE:

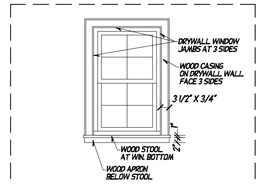
- ALL INTERIOR CEILINGS ARE 5/8" DRYWALL. COVERED AND 1 HOUR RATED. ALL PENETRATIONS THRU THE RATED CEILING MUST BE SEALED & FIRE CAULKED

THIN STONE VENEER NOTE:

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

RIGHT UNIT = A

FINISHED LIVING AREA W/ SUNROOM:	2,279 SQ.FT.
GARAGE:	623 SQ.FT.
COVD ENTRY:	70 SQ.FT.
TOTAL:	2,972 SQ.FT.



DETIAL 1/5

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

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 8/9/22

BUILDING INFORMATION

BUILDING - T3

NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE = UNIT 26 (TYPE-A)
RIGHT SIDE = UNIT 25 (TYPE-A)

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

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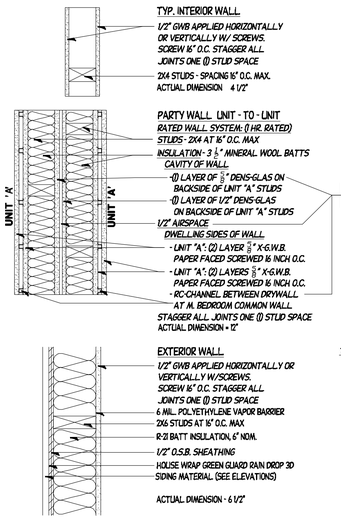
JOB NUMBER

T72022-E

SHEET NO.

5 OF 9

Attachment: Plans (7631 : 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 "A" STUDS
- -(1) LAYER OF 1/2" DENS-GLAS ON BACKSIDE OF UNIT "A" STUDS
- 1/2" AIRSPACE DWELLING SIDES OF WALL
- - UNIT "A": (2) LAYER 5/8" X-G.W.B. PAPER FACED SCREWED 16 INCH O.C.
- - UNIT "A": (2) LAYERS 5/8" X-G.W.B. PAPER FACED SCREWED 16 INCH O.C.
- - RC-CHANNEL BETWEEN DRYWALL AT M. BEDROOM COMMON WALL.
- STAGGER ALL JOINTS ONE (1) STUD SPACE
- ACTUAL DIMENSION = 12"

REVISED DETAIL

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"

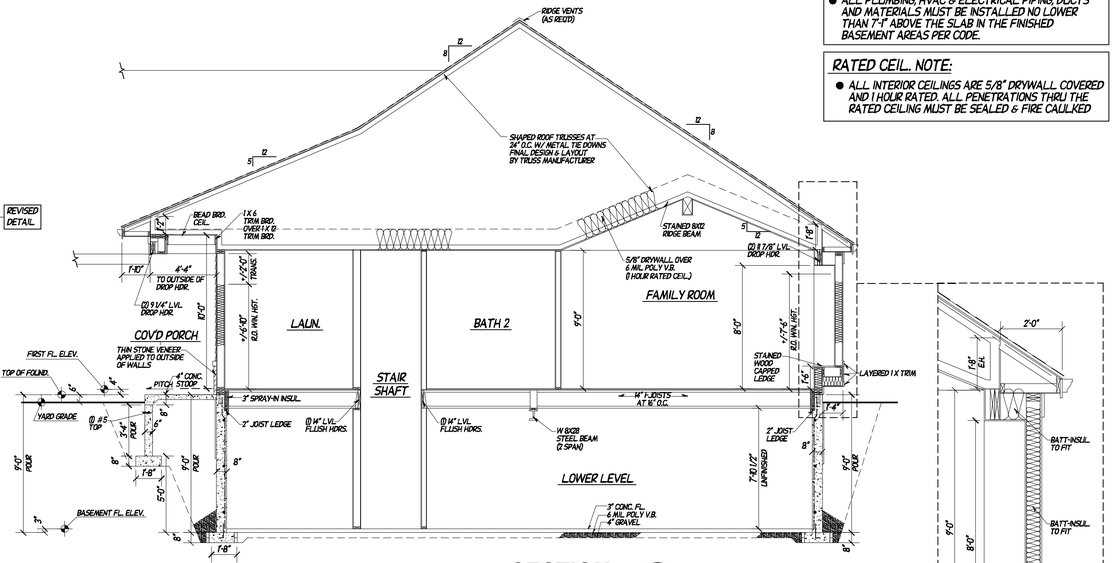
EXTERIOR WALL
- 1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
- 6 MIL. POLYETHYLENE VAPOR BARRIER
- 2X6 STUDS - SPACING 16" O.C. MAX.
- R-21 BATT INSULATION
- 1/2" O.S.B. SHEATHING
- HOUSE WRAP GREEN GUARD RAIN DROP 3D
- THIN STONE, SPLIT-FACE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

UNIT SIDE / GARAGE SIDE

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

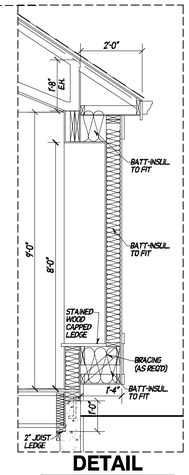
TYP. WALL TYPES
SCALE: 1 1/2"=1'-0"



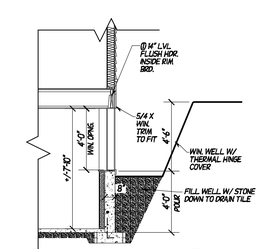
SECTION A / 6
SCALE: 1/4"=1'-0"

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.

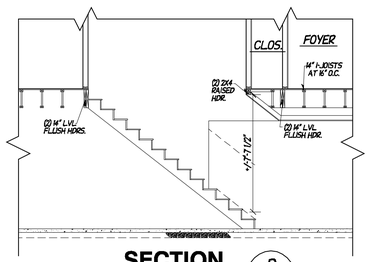
RATED CEIL. NOTE:
- ALL INTERIOR CEILINGS ARE 5/8" DRYWALL COVERED AND 1 HOUR RATED. ALL PENETRATIONS THRU THE RATED CEILING MUST BE SEALED & FIRE CAULKED



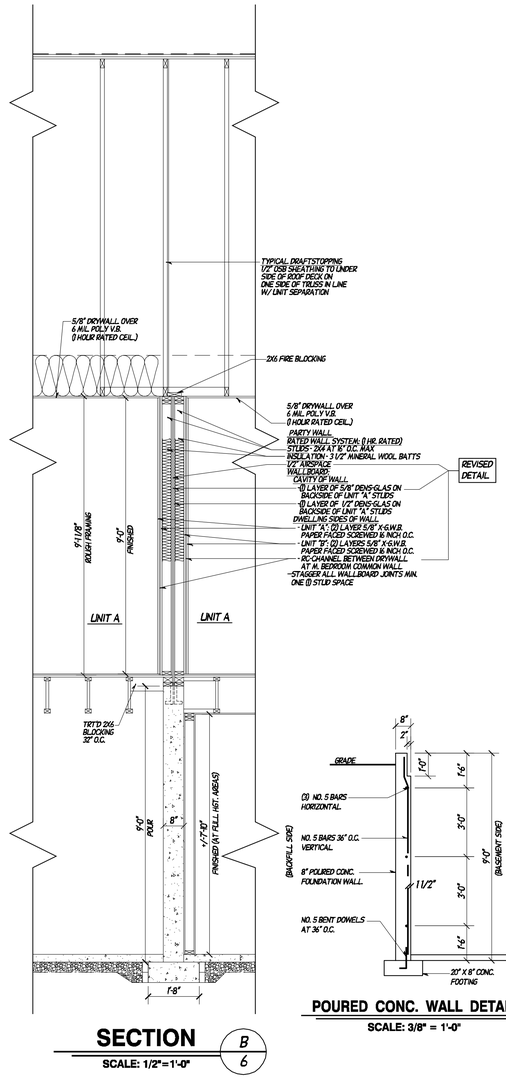
DETAIL
SCALE: 1/2"=1'-0"



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

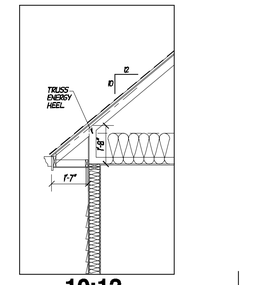


SECTION D / 6
SCALE: 1/4"=1'-0"

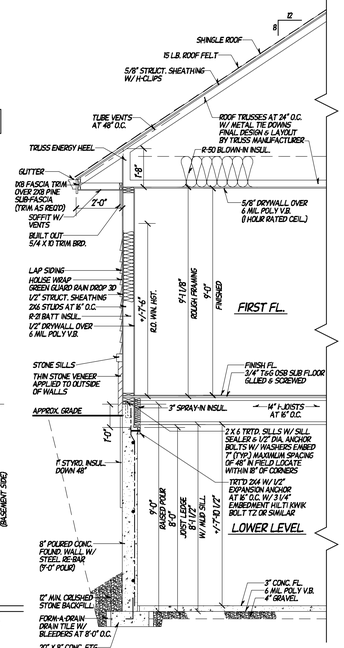


POURED CONC. WALL DETAIL
SCALE: 3/8" = 1'-0"

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



10:12

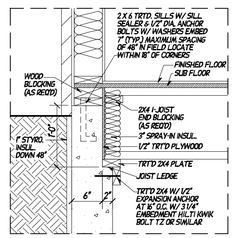


GENERIC TYP. SECTION
SCALE: 3/8"=1'-0"

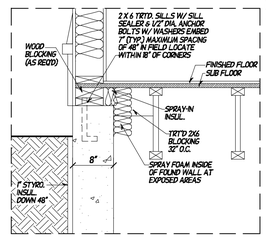
TYP. SECTION NOTES:
- THIS SECTION IS FOR GENERAL INFO ONLY, IT IS NOT SPECIFIC TO ANY PARTICULAR AREA OF THIS PROJECT.
- REFER TO THIS SECTION FOR ALL NON-LABELED MATERIALS ON OTHER SECTIONS.
- SEE EXTERIOR MATERIAL NOTES FOR MATERIAL SPECIFICATIONS.

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 CRNR. BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT.
- ALL TRIM BRDS. TO BE MIRATEC.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE BEAD BOARD.

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



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

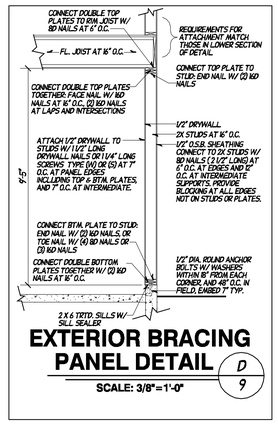


SECTION E / 6
SCALE: 1"=1'-0"

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BUILDER
PROJECT NAME & LOCATION
THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI
MEQUON ARCHITECTURAL BOARD SUBMITTAL 8/9/22
BUILDING INFORMATION
BUILDING - 13
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE = UNIT 26 (TYPE-A)
RIGHT SIDE = UNIT 25 (TYPE-A)
COMPLETION DATE
NOT COMPLETE
REVISIONS
DESIGNED BY B. TOM
DRAWN BY G.T.H.
CHECKED B. TOM
ADS ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 250 BROOKFIELD, WI 53005
(262) 787 - 1701
JOB NUMBER
T72022-E
SHEET NO.
6 OF 9

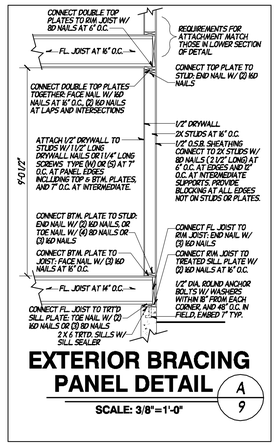
Attachment: Plans (7631 : David Hoff Development)

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



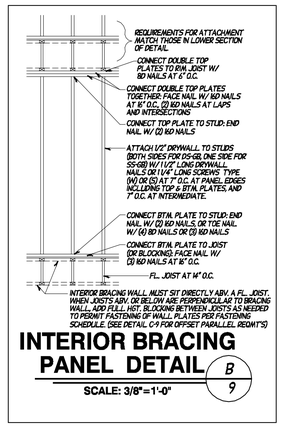
EXTERIOR BRACING PANEL DETAIL D/9

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



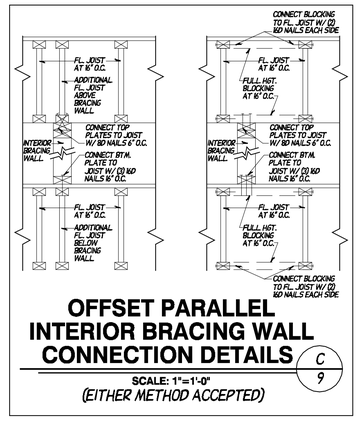
EXTERIOR BRACING PANEL DETAIL A/9

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



INTERIOR BRACING PANEL DETAIL B/9

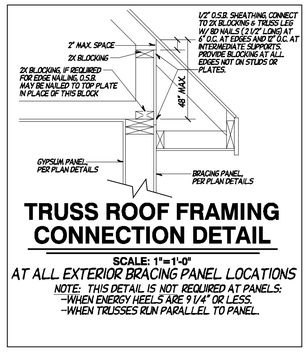
SCALE: 3/8"=1'-0"



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

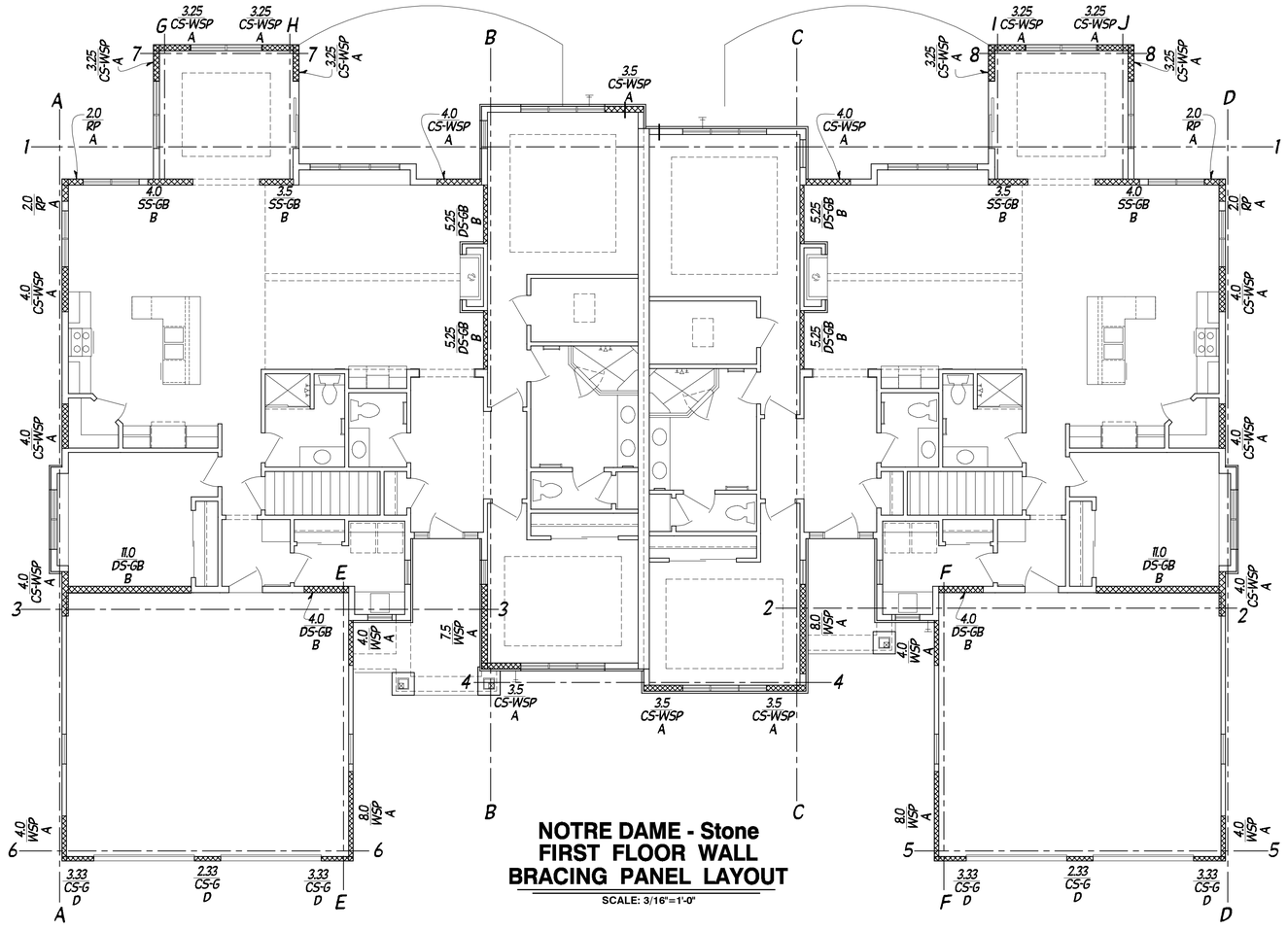
WALL BRACING LEGEND:

— — — — —	= 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



NOTRE DAME - Stone FIRST FLOOR WALL BRACING PANEL LAYOUT

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 8/9/22

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

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BUILDER

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

BUILDING INFORMATION
BUILDING - T3
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE - UNIT 26 (TYPE-A)
RIGHT SIDE - UNIT 25 (TYPE-A)

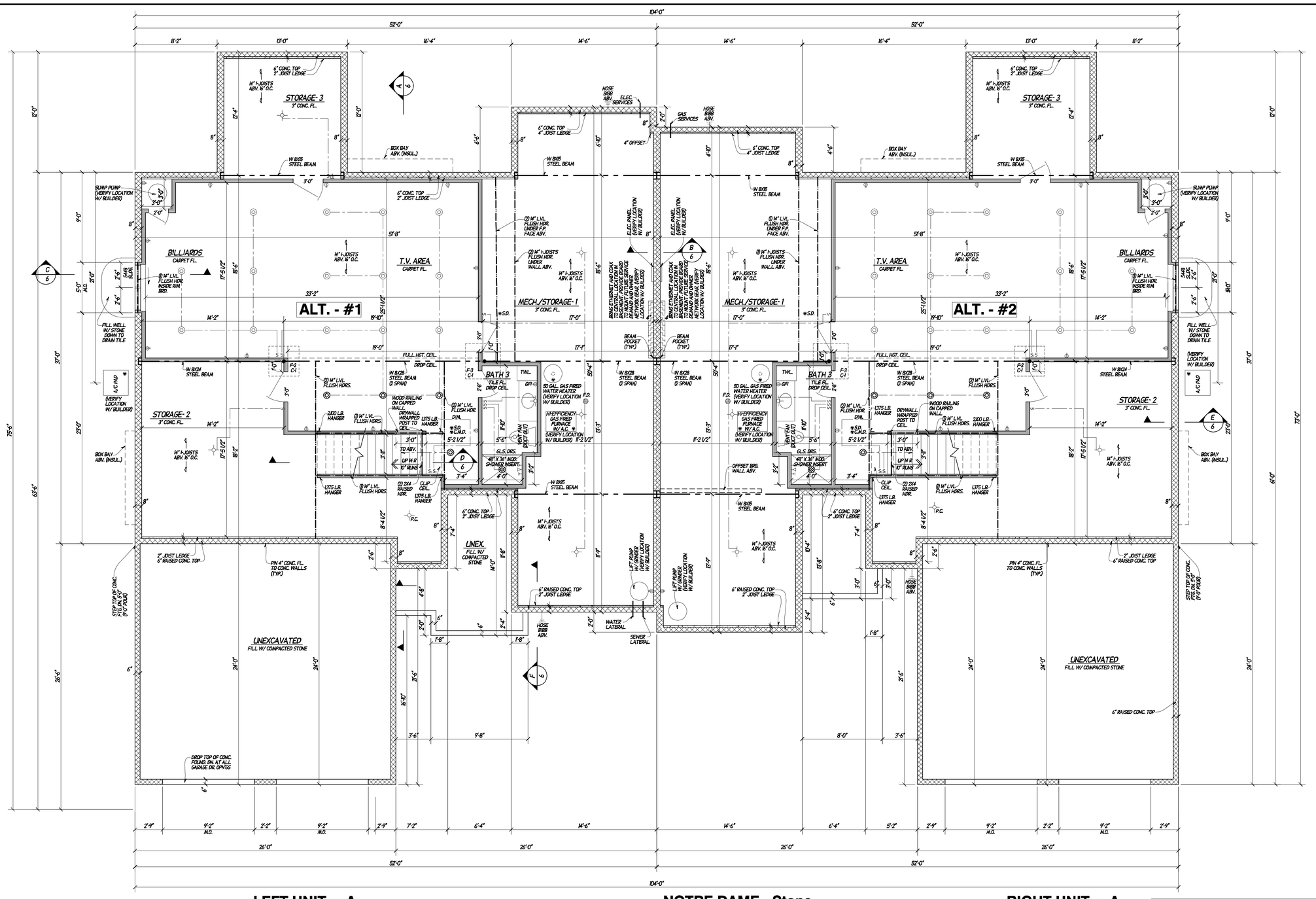
DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE
DRAWN BY	REVISIONS
G.T.H.	
CHECKED	
B. TOM	

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

JOB NUMBER
T72022-E

SHEET NO.
9 OF 9

Attachment: Plans (7631 : David Hoff Development)



LEFT UNIT = A

PROPOSED FINISHED AREA: 850 SQ.FT.

WALL HATCH LEGEND:

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

NOTRE DAME - Stone
OPTIONAL FINISHED LOWER LEVEL PLAN

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

NOTES:

- 8'-0" POUR & 9'-0" POUR, EXCEPT WHERE NOTED.
- POURED CONC. FOUND. WALLS W/ STEEL REBAR.
- WIN. NOTES:
  - ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), +/- 7'-10" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - ALL WIN. & DR. R.O. HGT'S. ARE +/-, VERIFY ACTUAL R.O. HGT'S. W/ WIN & DR. MANUF., AD.J. AS REQUIRED.
  - ALL 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

COLUMN CONC. PAD FTG. LEGEND:

- F-1 30" X 30" X 12" CONC. FTGS. W/ (3) NO. 5 BARS E.W.
- F-2 36" X 36" X 12" CONC. FTGS. W/ (3) NO. 5 BARS E.W.
- F-3 42" X 42" X 12" CONC. FTGS. W/ (4) NO. 5 BARS E.W.

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

FRAMING NOTES:

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

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.

ELECTRIC NOTE:

- ALL CAN LIGHTS IN DROP CEILING AREA TO BE LOW PROFILE LED PUCK LIGHTS.

◎ = RECESSED LIGHT

◎ = LOW PROFILE LED PUCK LIGHT

RIGHT UNIT = A

PROPOSED FINISHED AREA: 850 SQ.FT.

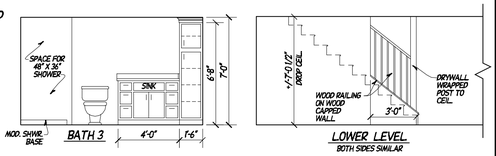
DEFLECTION DESIGN VALUES FOR FL. JOISTS:

- 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.

ALTERNATE - #2

THIN STONE VENEER NOTE:

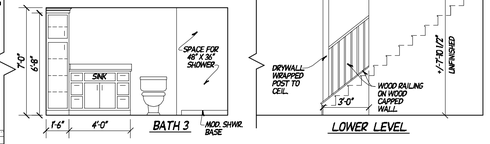
- STONE VENEER IS THIN STONE APPLIED VENEER, ALL PLAN DIMENSIONS ARE TO FRAME & FOUND. WALLS, NOT TO STONE VENEER.



RIGHT UNIT = A
CABINET DETAILS & WALL ELEVATIONS

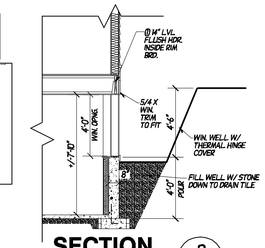
SCALE: 1/4"=1'-0"

ALTERNATE - #1



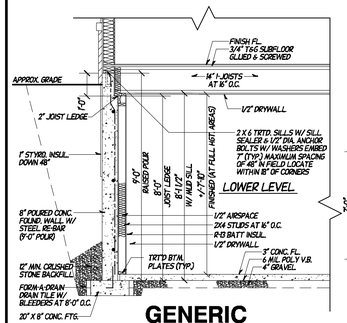
LEFT UNIT = A
CABINET DETAILS & WALL ELEVATIONS

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



SECTION

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



GENERIC TYP. SECTION

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

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 8/9/22

BUILDING INFORMATION

BUILDING - 13
NOTRE DAME - STONE
W/ PAINTED SCHEME
LEFT SIDE = UNIT 26 (TYPE-A)
RIGHT SIDE = UNIT 25 (TYPE-A)

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

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

JOB NUMBER
T72022-E

SHEET NO.
CS-1

Attachment: Plans (7631 : 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:
SUBJECT: **Tony & Jennifer Ham, New Single-Family Residence at 4030 W. Freistadt Road**

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

Fred Dahms Jr

Mikkelson Builders

1025 W. Glen Oaks Lane #202

Mequon, WI 53092

Statement of Intent:

Mikkelson Builders intends to build a new two-story home for Tony and Jennifer Ham. The family has history in the area and this lot belonged to Jennifer's Grandparents. The existing home will be replaced with a new home that is suited to their needs. The existing shed will be saved. The design is based on a modern cabin aesthetic. The location is 4030 W. Freistadt Road in Mequon, WI.

Attachment: Statement of Intent (7632 : Tony & Jennifer Ham)

ROOF TRUSS HEEL HEIGHTS

4 / 12 PITCH – 12" HEEL – 18" OVHG

EXTERIOR SIDING NOTES:

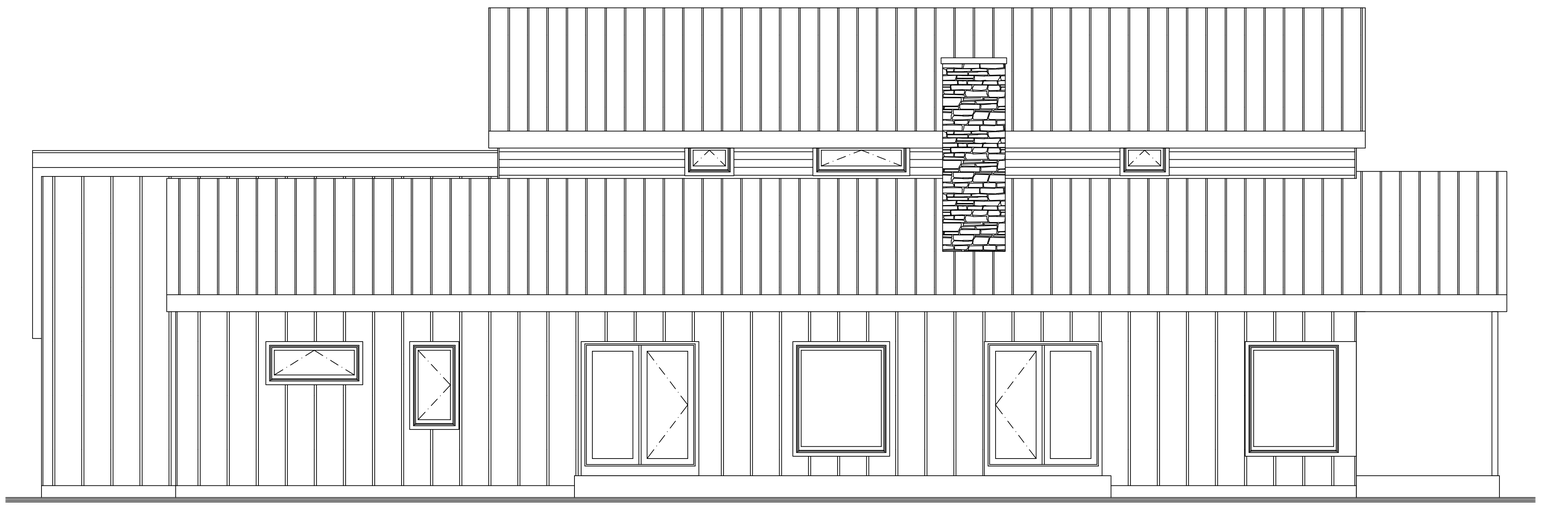
ALL EXTERIOR CORNER BDS. TO BE 2 1/2"
ALL INSIDE CORNER BDS. TO BE 1 1/2"
REMOVE ALL BRICK MOLD OFF EXTERIOR DOORS AND REPLACE WITH 2 1/2" TRIM BD. EXCEPT FRONT DOOR.
ALL TRIM BDS. TO BE 2 1/2"

UPDATES

7/1/22 PRELIMINARY ELEVATIONS
7/7/22 CHIMNEY ADDED / FLOOR PLAN UPDATES
7/22/22 BID SET UPDATES
8/16/22 REDUCED SIZE OF FRONT PORCH
8/18/22 EGRESS WINDOW SIZE



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



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

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

HAM RESIDENCE

ELEVATIONS

1"=4'-0"

8-18-22

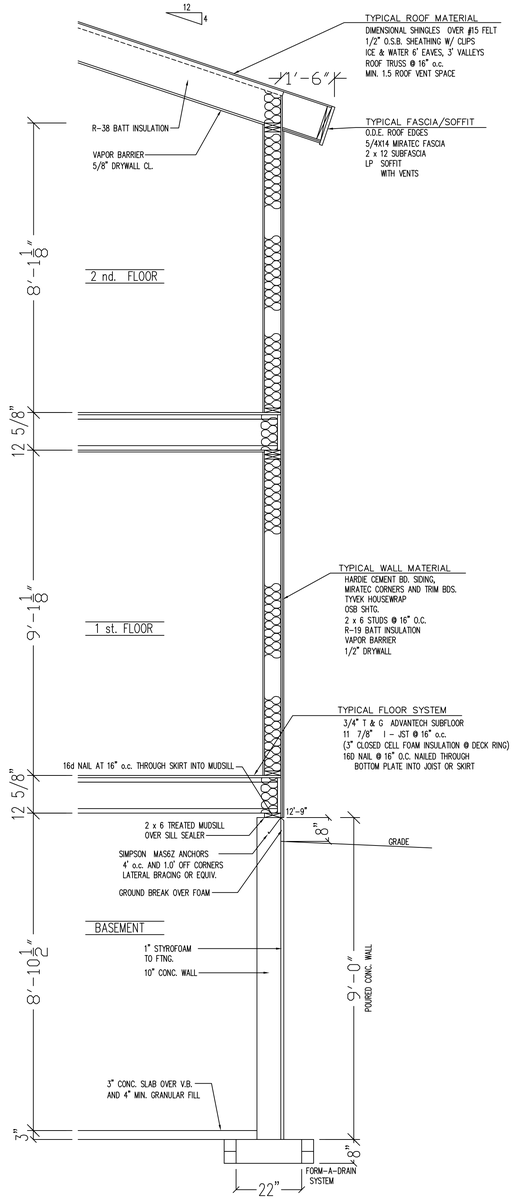
2022-03

DRAWN BY: F.M.D.
E-MAIL: thatmikelsonkid@aol.com
PHONE: 414-248-9580

NOTE
THESE PLANS ARE THE PROPERTY OF MIKELSON BUILDERS, AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION FROM MIKELSON BUILDERS

A1

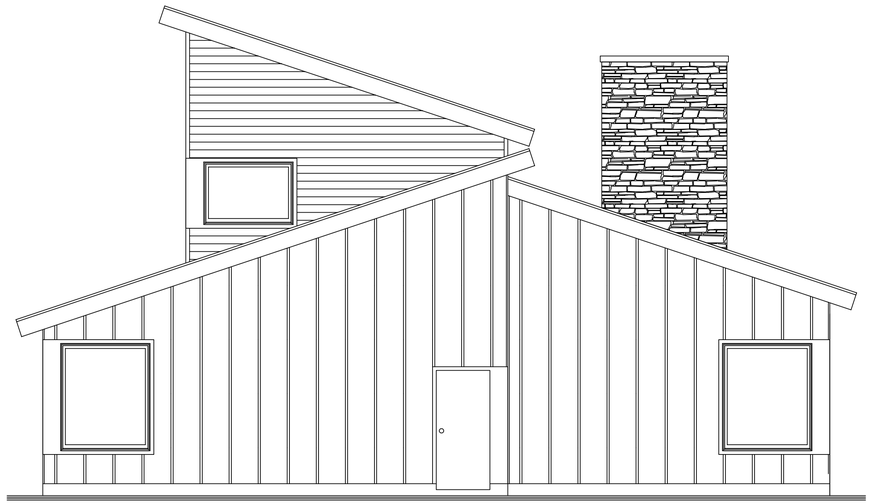
Attachment: Plans & Site Plan (7632 : Tony & Jennifer Ham)



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



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



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

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

HAM RESIDENCE

ELEVATIONS

1/4"=1'-0"

7-22-22

2022-03

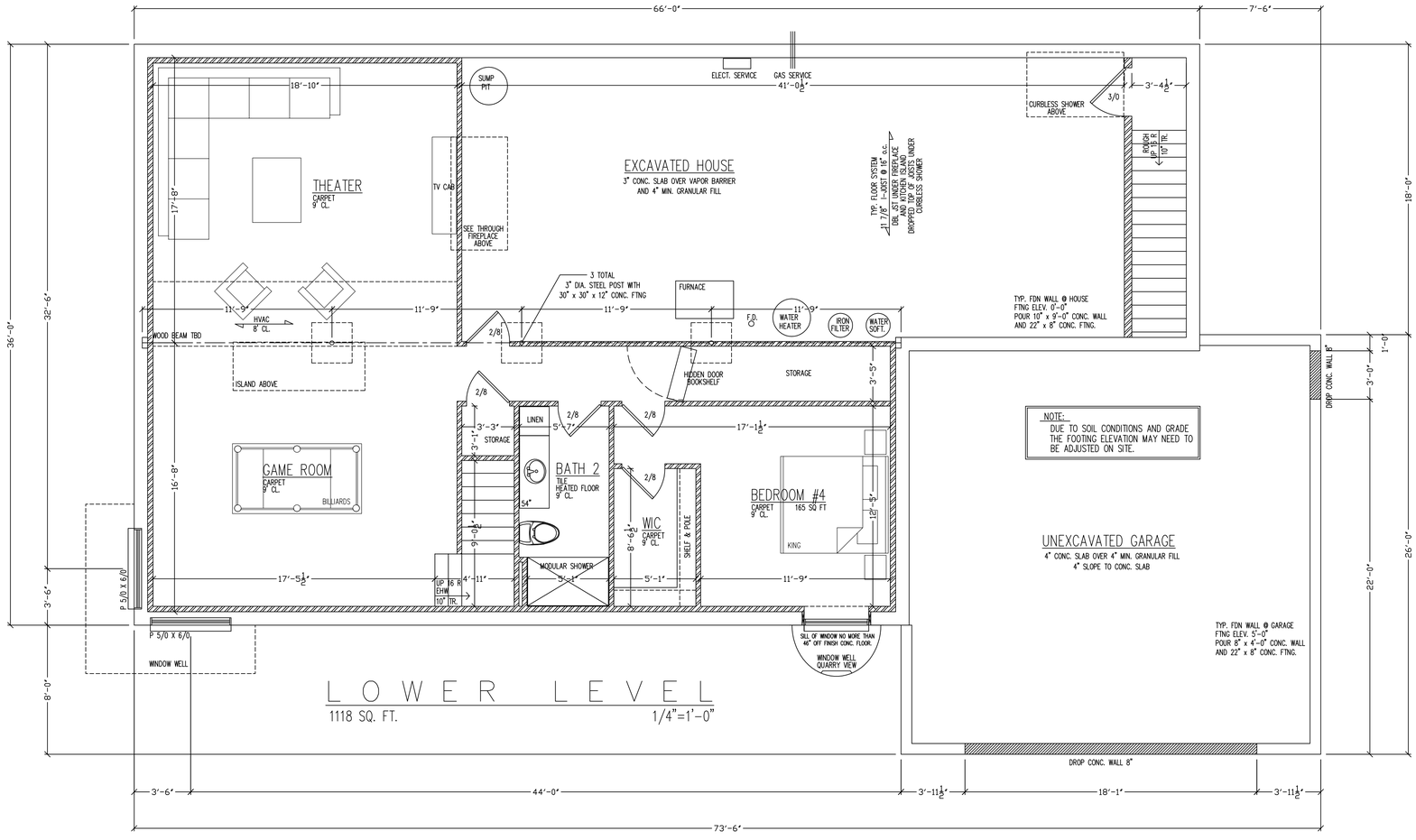
DRAWN BY: F.M.D.
E-MAIL: thatsmikelson@wi.rr.com
PHONE: 414-241-9740

NOTE:
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PRIOR PERMISSION.
MIKELSON BUILDERS

A2

Attachment: Plans & Site Plan (7632 : Tony & Jennifer Ham)

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



LOWER LEVEL

1118 SQ. FT. 1/4"=1'-0"

FIRST FLOOR 1948 SQ. FT.
SECOND FLOOR 815 SQ. FT.
LOWER LEVEL 1118 SQ. FT.

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

HAM RESIDENCE

FOUNDATION / ROOF

1/4"=1'-0"

7-22-22

2022-03

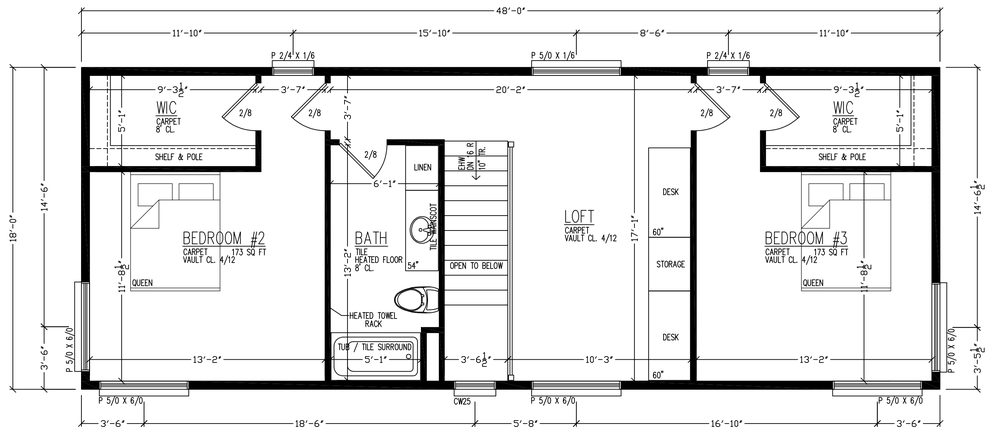
DRAWN BY: F.M.D.
E-MAIL: fred@madelsonbuilders.com
MOBILE: 414-248-8580

NOTE:
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A3

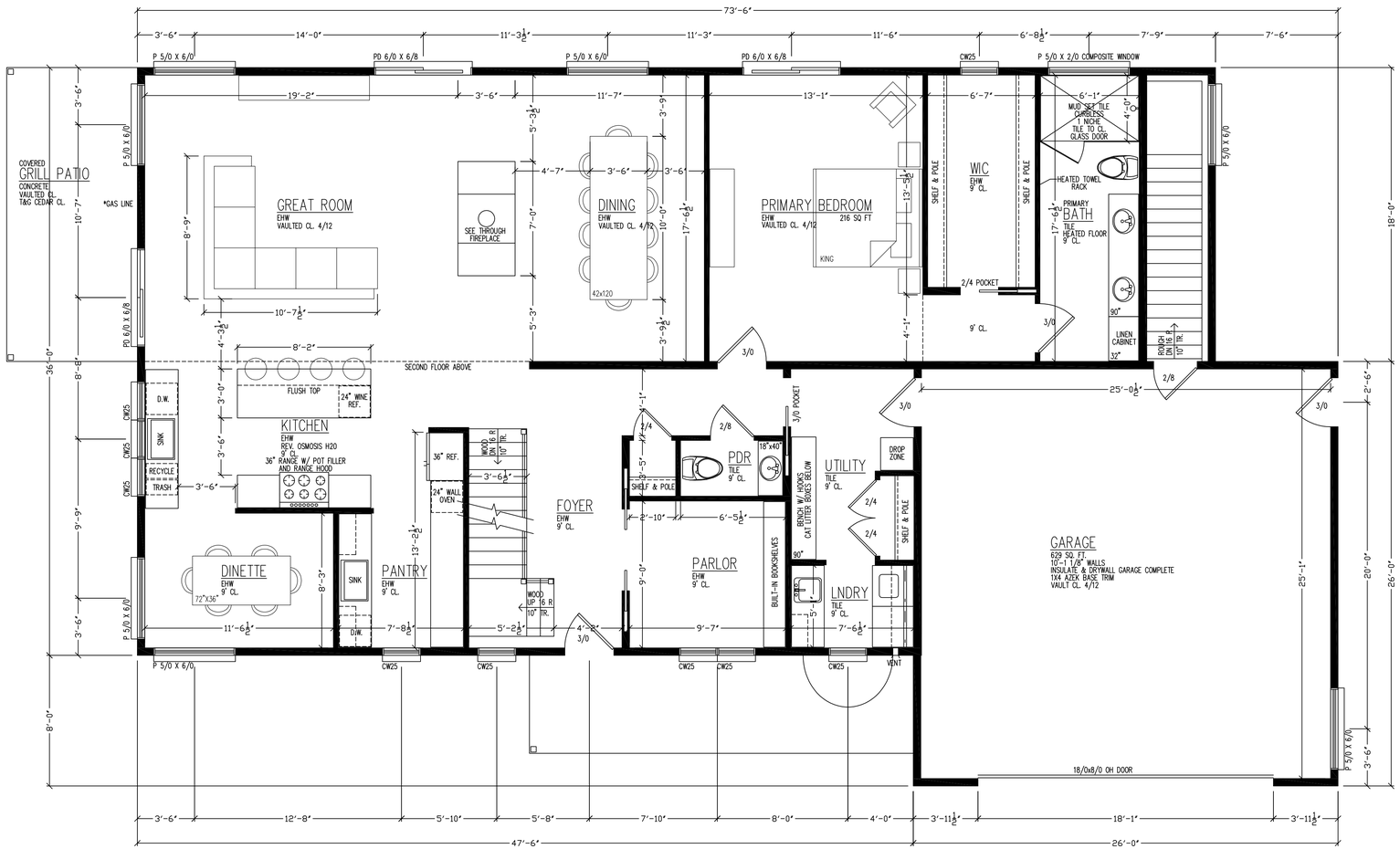
Attachment: Plans & Site Plan (7632 : Tony & Jennifer Ham)

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



SECOND FLOOR

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



FIRST FLOOR

1983 SQ. FT. 1/4"=1'-0"

FIRST FLOOR 1983 SQ. FT.
SECOND FLOOR 864 SQ. FT.
LOWER LEVEL 1118 SQ. FT.

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

HAM RESIDENCE

FLOOR PLANS

1/4" = 1'-0"

7-22-22

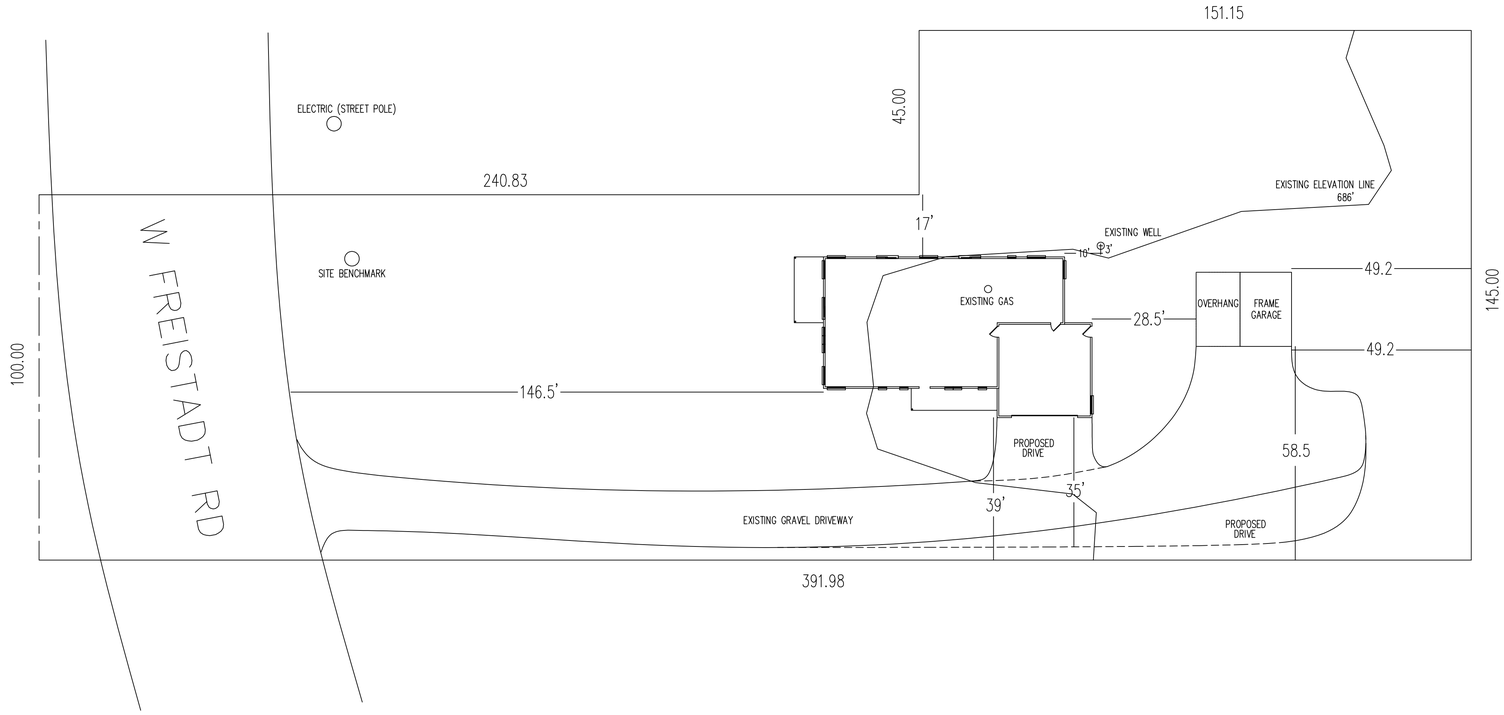
2022-03

DRAWN BY: F.M.D.
E-MAIL: fred@midelsonbuilders.com
TELEPHONE: 414-248-8940

NOTE:
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A4

Attachment: Plans & Site Plan (7632 : Tony & Jennifer Ham)



HOUSE ON LOT

1"=20'-0"

N

MIKKELSON BUILDERS
10129 W. GLEN OAKS LANE • 202
MEQUON, WI. 53092
262-241-8740

HAM RESIDENCE

HOUSE ON LOT

1" = 20'-0"

1-22-22

2022-03

DRAWN BY: F.M.D.
E-MAIL: fred@mikkelsonbuilders.com
PHONE: 414-218-9580

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

A5

Attachment: Plans & Site Plan (7632 : Tony & Jennifer Ham)

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, 2022**
SUBJECT: **Anthony Randazzo, Attached Garage Addition at 11414 N. Solar Avenue**

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

Mequon – Architectural Board Building Review
Property Owner: Anthony Randazzo
Address: 11414 N Solar Ave

Statement of Intent

11414 N Solar Ave is a single-family residential home. We would like to tear down the exiting car port structure on the south side to accommodate for the new proposed addition. The existing garage will be converted into an exercise room as a new garage is part of the proposed addition. The new addition is designed to mimic the existing north section of the home in order to maintain architectural continuity throughout the structure. All exterior building materials will match the existing structure, and impervious surfaces will be improved to allow access to the new garage location. Please see the attached plans for further details.

Attachment: Statement of Intent (7633 : Anthony Randazzo)

Attachment: Survey (7633 : Anthony Randazzo)

Notes:

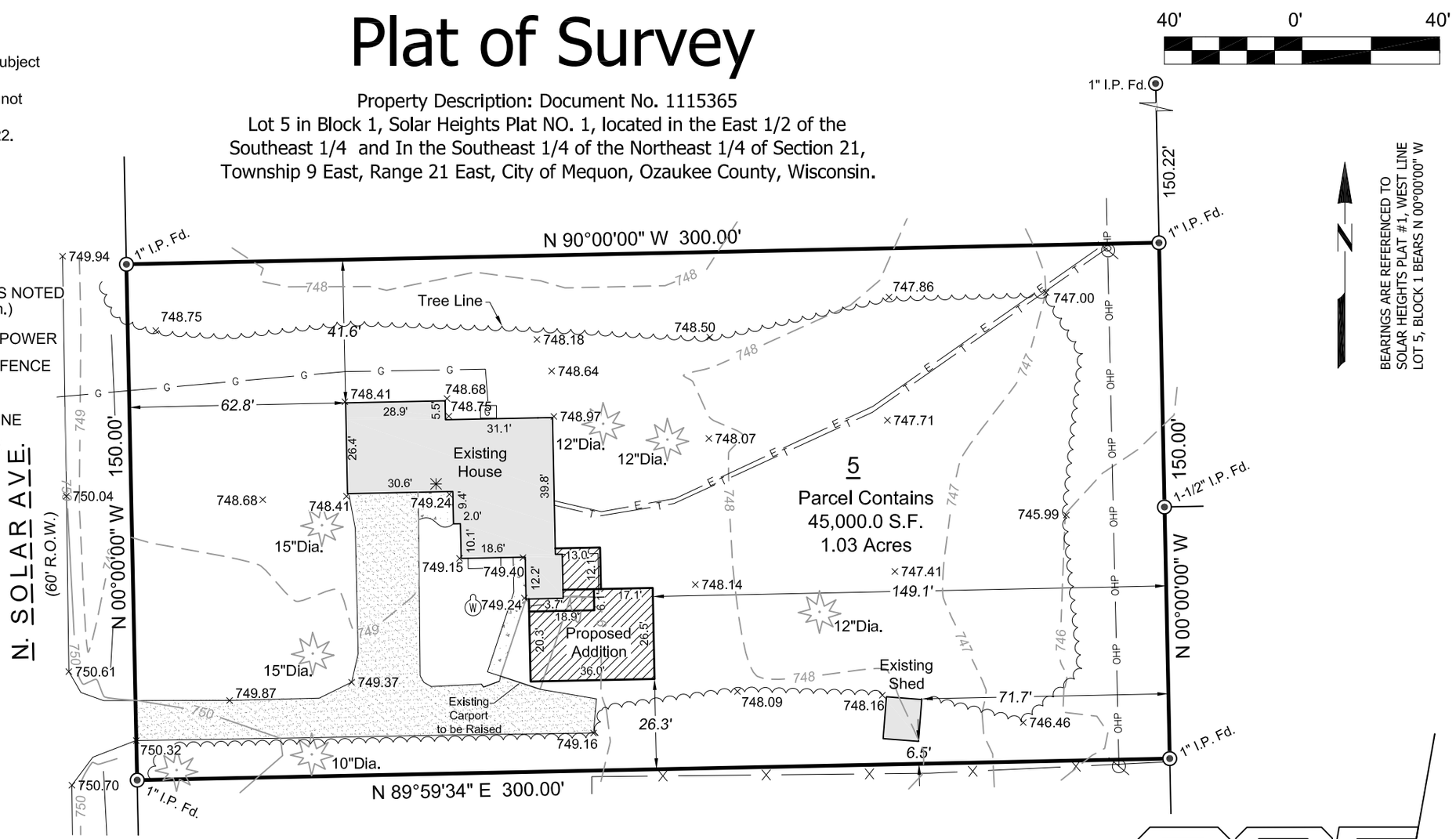
1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Field work completed on 008-02-22.

Plat of Survey

Property Description: Document No. 1115365
Lot 5 in Block 1, Solar Heights Plat NO. 1, located in the East 1/2 of the Southeast 1/4 and In the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 9 East, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

LEGEND

- WELL
- GAS METER
- POWER POLE
- MONUMENT FOUND AS NOTED (Measured Outside Diam.)
- OHP — EXISTING OVERHEAD POWER
- X — EXISTING CHAIN LINK FENCE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- T — EXISTING TELEPHONE
- ?"Dia. — CONIFEROUS TREE
- ?"Dia. — DECIDUOUS TREE



SURVEYOR'S CERTIFICATE

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

Dated this 22nd Day of June, 2022: Phillip J. Landry S-3176

✳ First Floor=749.37'

Revised 08-16-22 to conform to city standard
Revised 07-20-22 to show proposed addition

PREPARED FOR:
Stefanie Andersen
PO BOX 85185
Racine, WI 53408

PROPERTY ADDRESS:
11414 N. Solar Ave.
Mequon Wisconsin 53097

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

Job# 22206

Elevation Photos

11414 N Solar Ave, Mequon

Attachment: Pictures (7633 : Anthony Randazzo)

LIMITLESS PROPERTY WORKS



Attachment: Pictures (7633 : Anthony Randazzo)



Attachment: Pictures (7633 : Anthony Randazzo)



Attachment: Pictures (7633 : Anthony Randazzo)



Attachment: Pictures (7633 : Anthony Randazzo)



Attachment: Pictures (7633 : Anthony Randazzo)



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Attachment: Pictures (7633 : Anthony Randazzo)



Attachment: Pictures (7633 : Anthony Randazzo)



Attachment: Pictures (7633 : Anthony Randazzo)



Attachment: Pictures (7633 : Anthony Randazzo)

EXIST. HOUSE:	2,477 SQ. FT.
PROP. 2nd FLOOR:	949 SQ. FT.
PROP. MUD ROOM:	143 SQ. FT.
PROP. EXERCISE:	540 SQ. FT.
T/ COND. SPACE	**4,109 SQ. FT.**
PROP. GARAGE:	940 SQ. FT.
TOTAL UNDER ROOF:	**5,049 SQ. FT.**

Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:
-CEILING HEIGHT IS +/-8'-0"
-ALL DOORS ARE 6'-8" TALL
-**NOTE**: PLEASE ADJUST WALLS/CLG. AS NEEDED FOR EXIST. CONDITIONS.
-**ELECTRICAL NOTE:** PLUGS WILL BE PLACED PER CODE
-**BATH:** EXHAUST FAN ON (1) SWITCH, VENTED TO EXTERIOR TO COMPLY WITH 323.02(3)(d).

WALL TYPES:
-ADJUST EXISTING WALL S AS NEEDED TO BRING TO CURRENT CODE

EXIST. 2x STUD WALL, ADJUST AS NEEDED

NEW 2x STUD WALL @ 16" O.C. W/ 1/2" DRYWALL

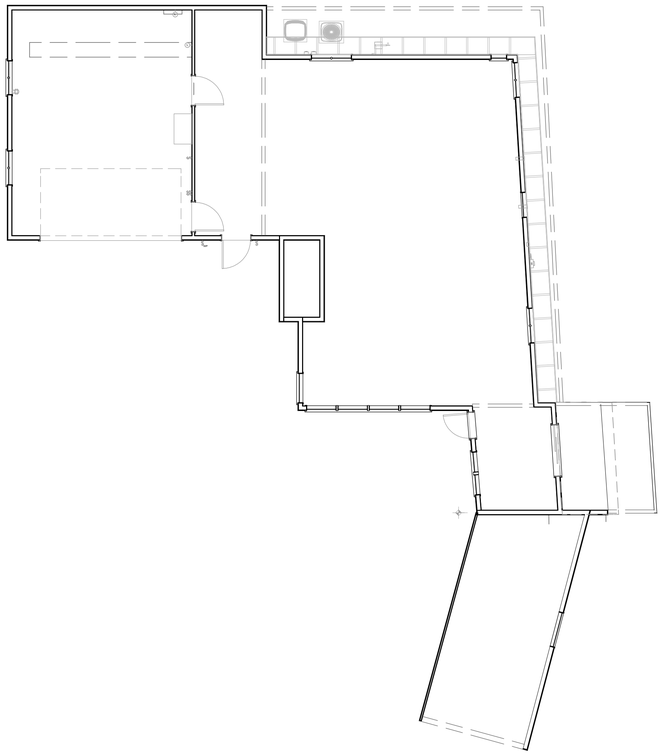
WALL BRACING NOTE:

CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED WITH 6d COMMON OR 8d BOX NAILS @ 6" EDGES AND 12" FIELD.

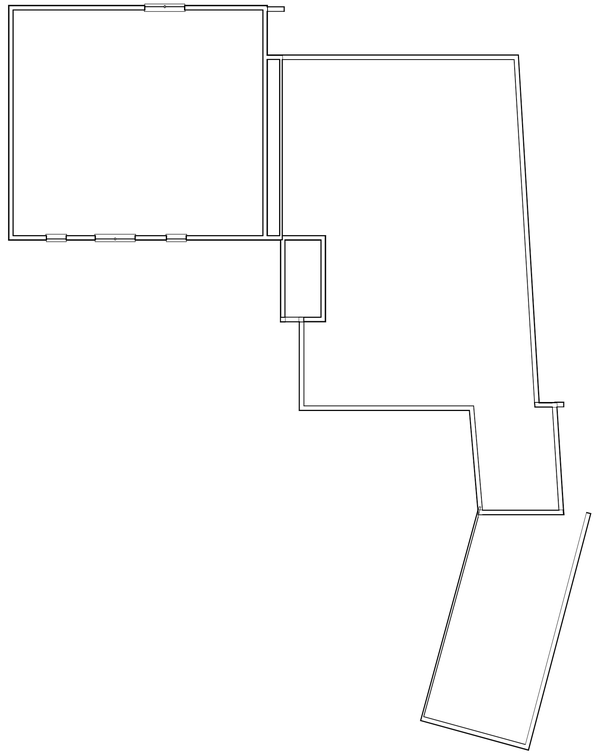
PORTAL FRAME METHOD (PF TABLE 321.25H): REAR WINDOW WALLS, WHERE NOTED, EXTERIOR WALLS TO BE 1/2" SHEATHING FASTENED WITH 8d COMMON NAILS @ 3" O.C. IN ALL FRAMING STUDS & SILLS. HEADER TO JACK STRAPS AND FRAMING ANCHORS PER CODE. FASTEN WSP TO HEADERS WITH 8d COMMON NAILS IN 3" O.C. PATTERN. 2 1/2" ANCHOR BOLTS W/ 2"x2"x3/16" PLATE WASHERS PER CODE.

STRUCTURAL NOTES:
-ALL HEADERS, UNLESS CALLED OUT, ARE TO BE (2) 2x12s W/ 1/2" PLYWOOD IN BETWEEN
H-1 (2) 1 3/4" x 9 1/4" 2.0E MICROLAM HEADER, W/ PARALAM PSL COLUMN W/ PORTAL FRAME METHOD, PER CODE, OR EQUAL
H-2 (3) 1 3/4" x 14" 2.0E MICROLAM HEADER, W/ PARALAM PSL COLUMN W/ PORTAL FRAME METHOD, PER CODE, OR EQUAL (GARAGE DOOR)

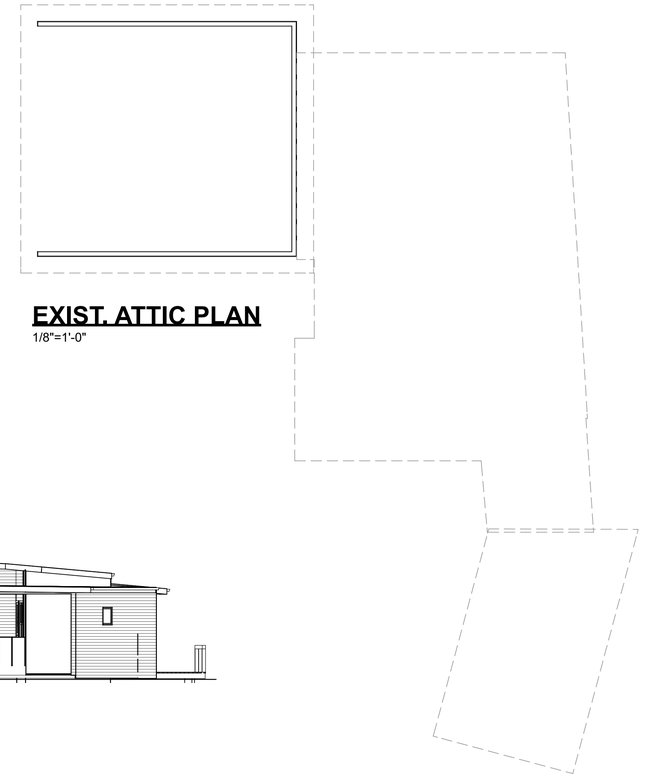
WINDOW SCHEDULE				
NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
W01	2	27 "	44 1/2 "	SINGLE CASEMENT-HR
W02	10	36 "	60 "	SINGLE HUNG
W04	3	54 "	44 1/2 "	DOUBLE CASEMENT-LHL/RHR



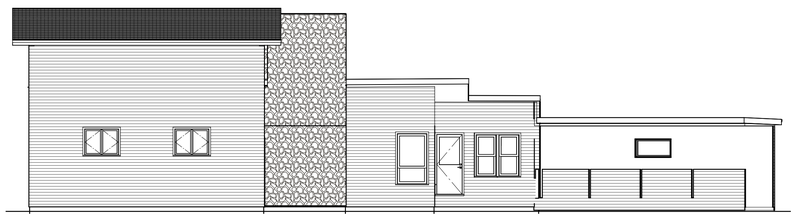
EXIST. MAIN FLOOR PLAN
1/8"=1'-0"



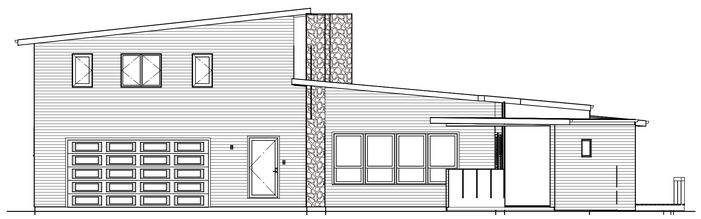
EXIST. SECOND FLOOR PLAN
1/8"=1'-0"



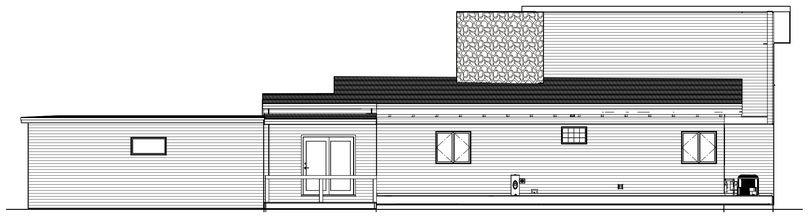
EXIST. ATTIC PLAN
1/8"=1'-0"



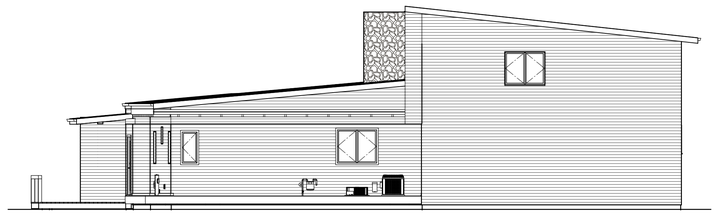
EXIST. FRONT ELEVATION
1/8"=1'-0"



EXIST. RIGHT ELEVATION
1/8"=1'-0"



EXIST. REAR ELEVATION
1/8"=1'-0"



EXIST. LEFT ELEVATION
1/8"=1'-0"

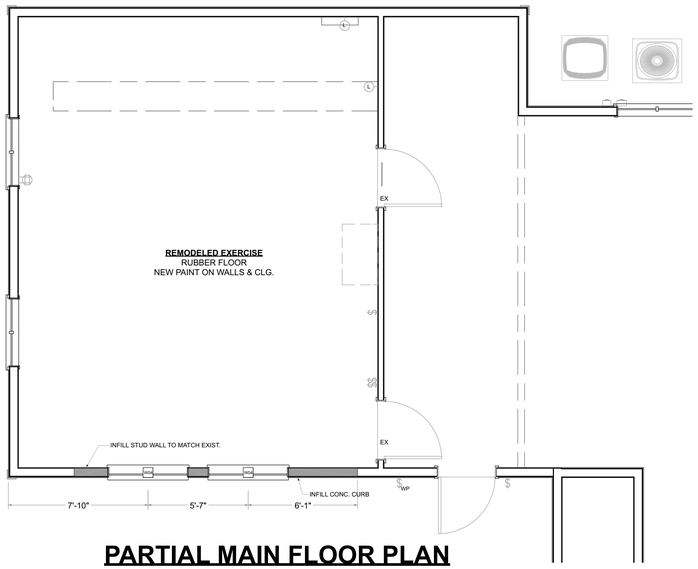
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CONSTRUCTION BY:
LIMITLESS PROPERTY WORKS
KEVIN ELLERTSON (414) 540-8200
kevine@limitlesspropertyworks.com

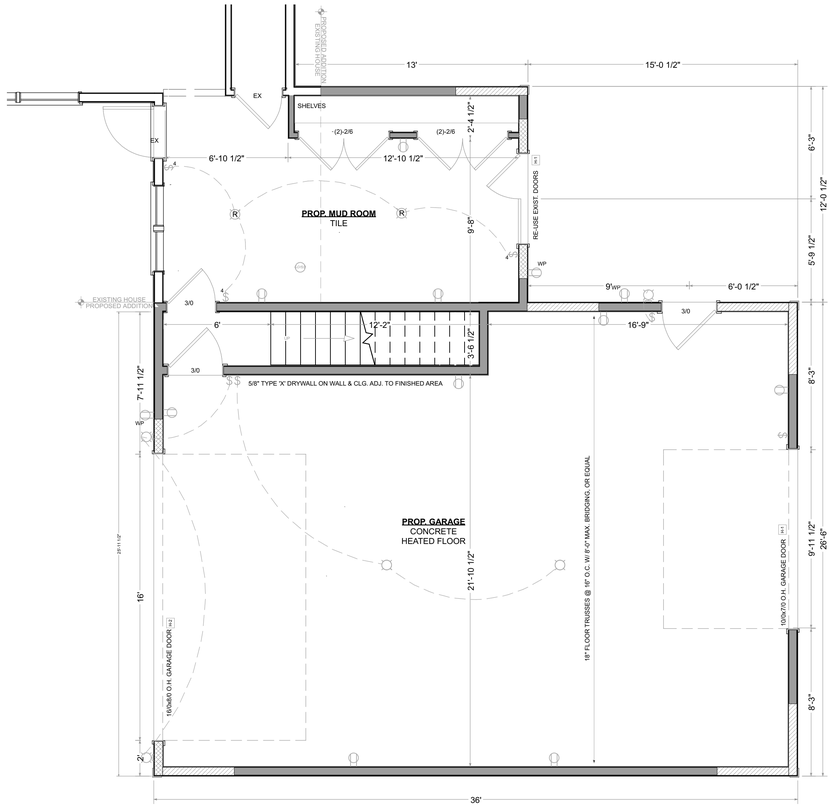
RANDAZZO RESIDENCE
11414 N. SOLAR AVE
MEQUON, WISCONSIN

DRAWINGS BY:
DRAFTSMITH
3380 N 129TH ST BROOKFIELD, WI 53005
262.707.9293
SHAWNA DUNCAN, CPBD
DRAFTSMITH@GMAIL.COM

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PARTIAL MAIN FLOOR PLAN
1/4"=1'-0"



PARTIAL MAIN FLOOR PLAN
1/4"=1'-0"

EXIST. HOUSE: 2,477 SQ. FT.
PROP. 2nd FLOOR: 949 SQ. FT.
PROP. MUD ROOM: 143 SQ. FT.
PROP. EXERCISE: 540 SQ. FT.
T/ COND. SPACE 4,109 SQ. FT.
PROP. GARAGE: 940 SQ. FT.
TOTAL UNDER ROOF: 5,049 SQ. FT.
Total Under Roof Area is taken to outside edge of sheathing.

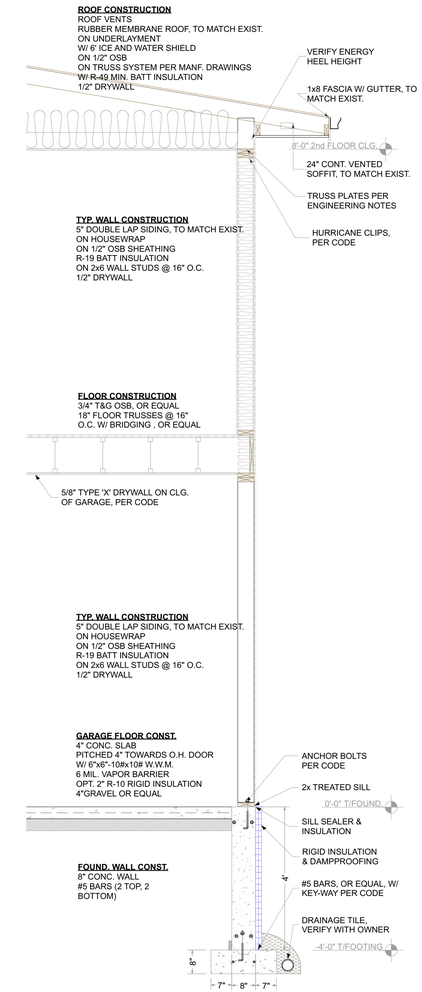
GENERAL NOTES:
-CEILING HEIGHT IS +/-8'-0"
-ALL DOORS ARE 6'-8" TALL
-**NOTE**: PLEASE ADJUST WALLS/CLG. AS NEEDED FOR EXIST. CONDITIONS.
-**ELECTRICAL NOTE:** PLUGS WILL BE PLACED PER CODE
-**BATH:** EXHAUST FAN ON (1) SWITCH, VENTED TO EXTERIOR TO COMPLY WITH 323.02(3)(d).

WALL TYPES:
-ADJUST EXISTING WALL S AS NEEDED TO BRING TO CURRENT CODE
EXIST. 2x STUD WALL, ADJUST AS NEEDED
NEW 2x STUD WALL @ 16" O.C. W/ 1/2" DRYWALL

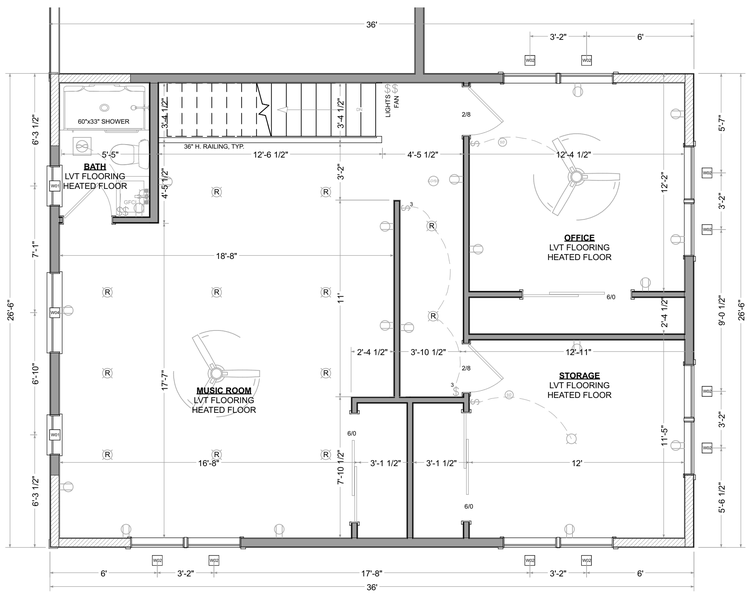
WALL BRACING NOTE:
CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED WITH 6d COMMON OR 8d BOX NAILS @ 6" EDGES AND 12" FIELD.
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STRUCTURAL NOTES:
-ALL HEADERS, UNLESS CALLED OUT, ARE TO BE (2) 2x12s W/ 1/2" PLYWOOD IN BETWEEN
H-1 (2) 1 3/4" x 9 1/4" 2.0E MICROLAM HEADER, W/ PARALAM PSL COLUMN W/ PORTAL FRAME METHOD, PER CODE, OR EQUAL
H-2 (3) 1 3/4" x 14" 2.0E MICROLAM HEADER, W/ PARALAM PSL COLUMN W/ PORTAL FRAME METHOD, PER CODE, OR EQUAL (GARAGE DOOR)

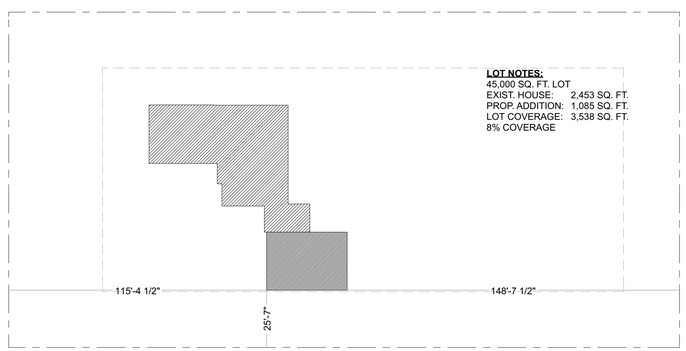
WINDOW SCHEDULE				
NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
W01	2	27 "	44 1/2 "	SINGLE CASEMENT-HR
W02	10	36 "	60 "	SINGLE HUNG
W04	3	54 "	44 1/2 "	DOUBLE CASEMENT-LHL/RHR



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



PARTIAL MAIN FLOOR PLAN
1/4"=1'-0"



SITE PLAN
1/32"=1'-0"

N

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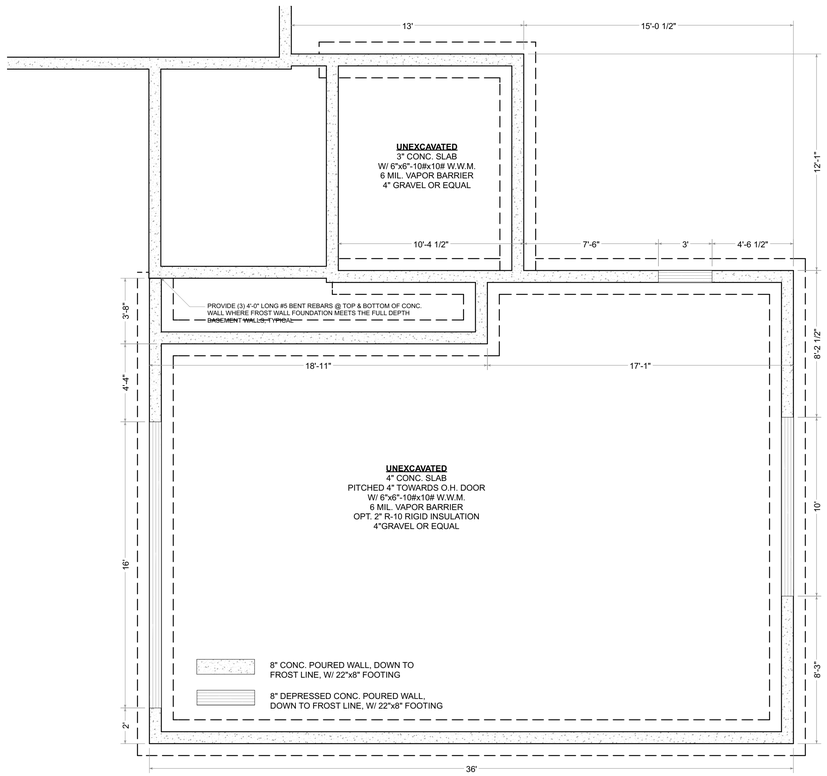
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Shawna Anne Duncan
CERTIFICATION No. 56-104
N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION

DATE: 8/22/2022
PROJECT: 2022.186
SHEET: 2

Attachment: Plans (7633 : Anthony Randazzo)



PARTIAL FOUND. PLAN
1/4"=1'-0"

EXIST. HOUSE: 2,477 SQ. FT.
PROP. 2nd FLOOR: 949 SQ. FT.
PROP. MUD ROOM: 143 SQ. FT.
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TOTAL UNDER ROOF: 5,049 SQ. FT.
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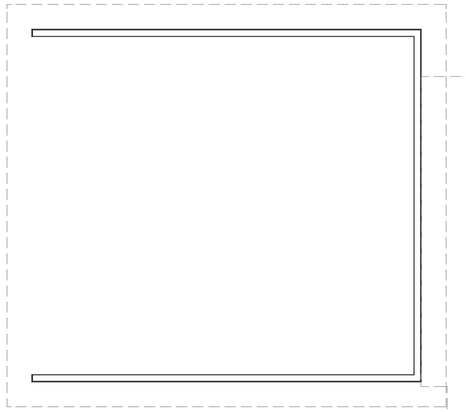
GENERAL NOTES:
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WALL BRACING NOTE:
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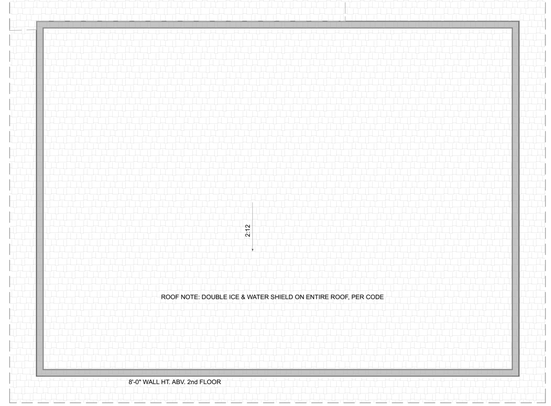
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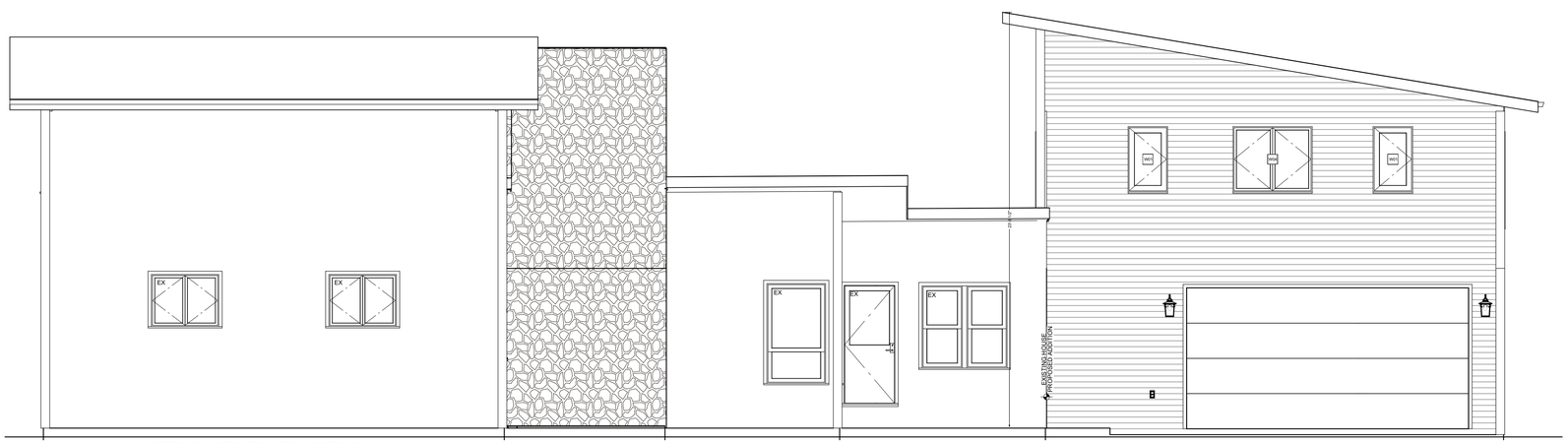
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W04	3	54 "	44 1/2 "	DOUBLE CASEMENT-LHL/RHR



ROOF PLAN
3/16"=1'-0"

ROOF NOTE:
ROOF LAYOUT AND STRUCTURE, PER ROOF MANF. SPECS
-VERIFY EXIST. ROOF PITCHES BEFORE ORDERING MATERIALS





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

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CONSTRUCTION BY:
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RANDAZZO RESIDENCE
11414 N. SOLAR AVE
MEQUON, WISCONSIN

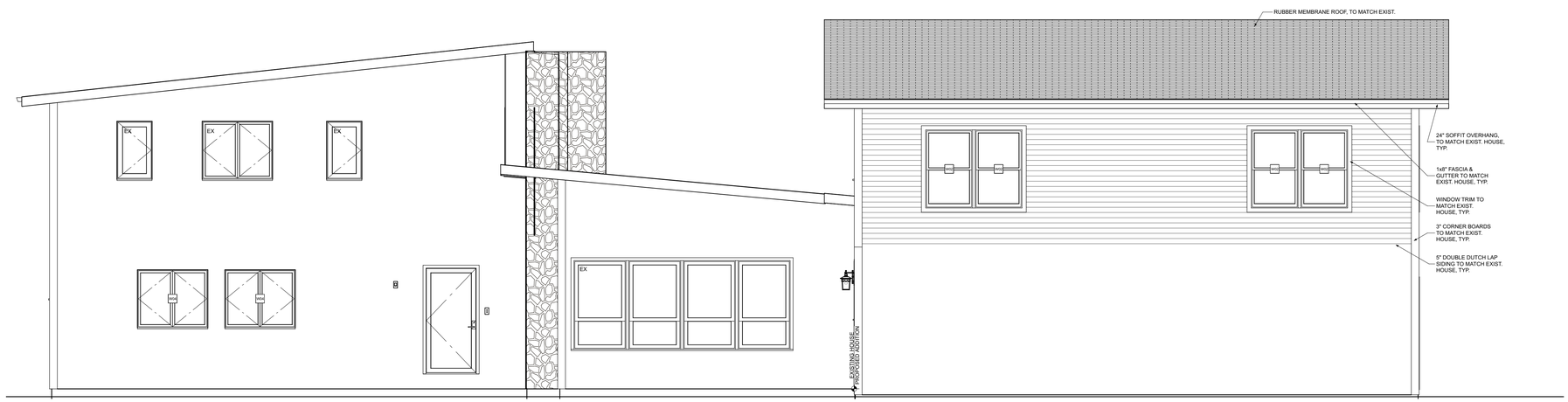
N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNERS & CERTIFICATION
Shawna Anne Duncan
CERTIFICATION NO. 59-104

DRAWINGS BY:
SHAWNA DUNCAN, CPBD
DRAFTSMITH
3380 N 129TH ST BROOKFIELD, WI 53005
262.707.9293 DRAFTSMITH@GMAIL.COM

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DATE: 8/22/2022
PROJECT: 2022.186
SHEET: 3

Attachment: Plans (7633 : Anthony Randazzo)



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

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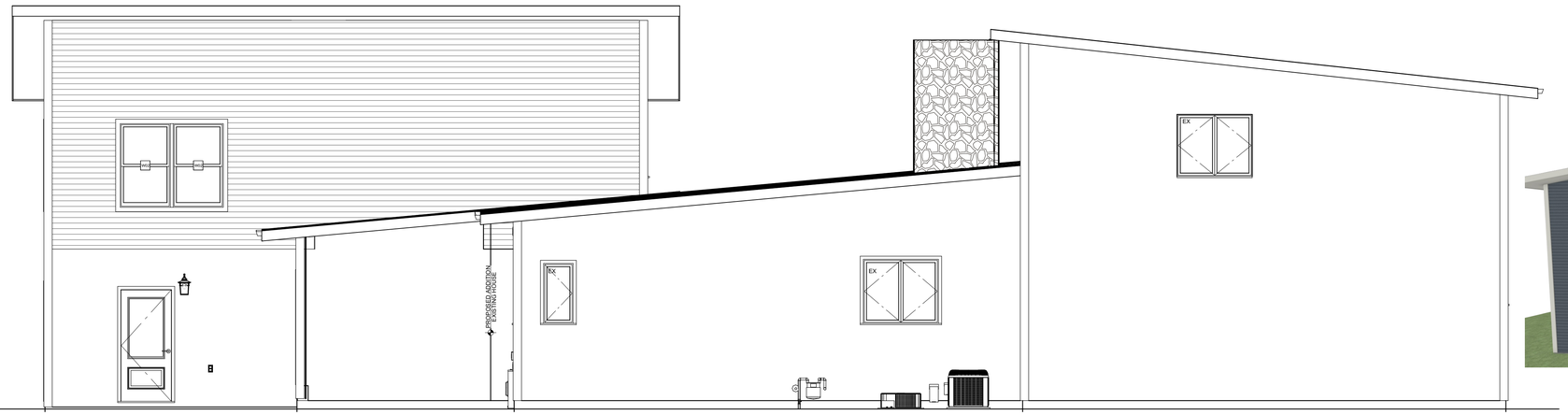
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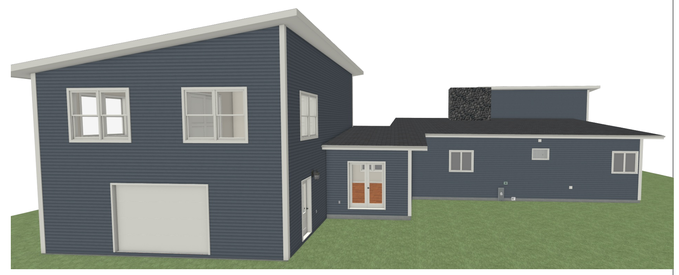
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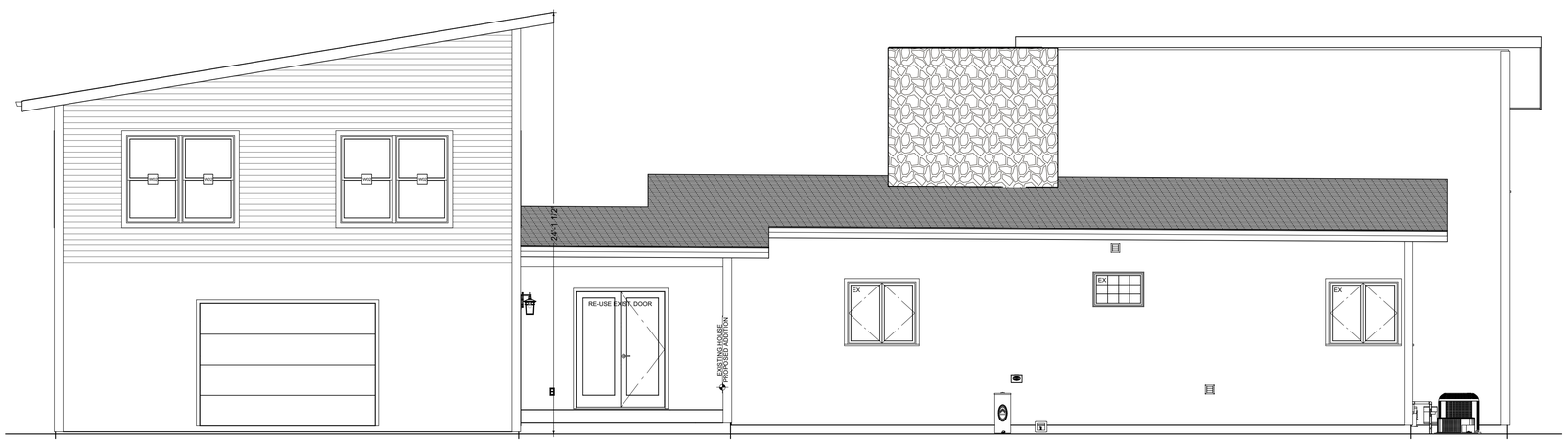
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WINDOW SCHEDULE				
NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
W01	2	27 "	44 1/2 "	SINGLE CASEMENT-HR
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W04	3	54 "	44 1/2 "	DOUBLE CASEMENT-LHL/RHR



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





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



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RANDAZZO RESIDENCE
11414 N. SOLAR AVE
MEQUON, WISCONSIN

Attachment: Plans (7633 : Anthony Randazzo)

N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNERS & CERTIFICATION
Shawna Anne Duncan
CERTIFICATION NO. 86-104

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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 12, 2022**
SUBJECT: **Veridian Homes LLC, New Single-Family Residence at 7690 W. Preserve Parkway**

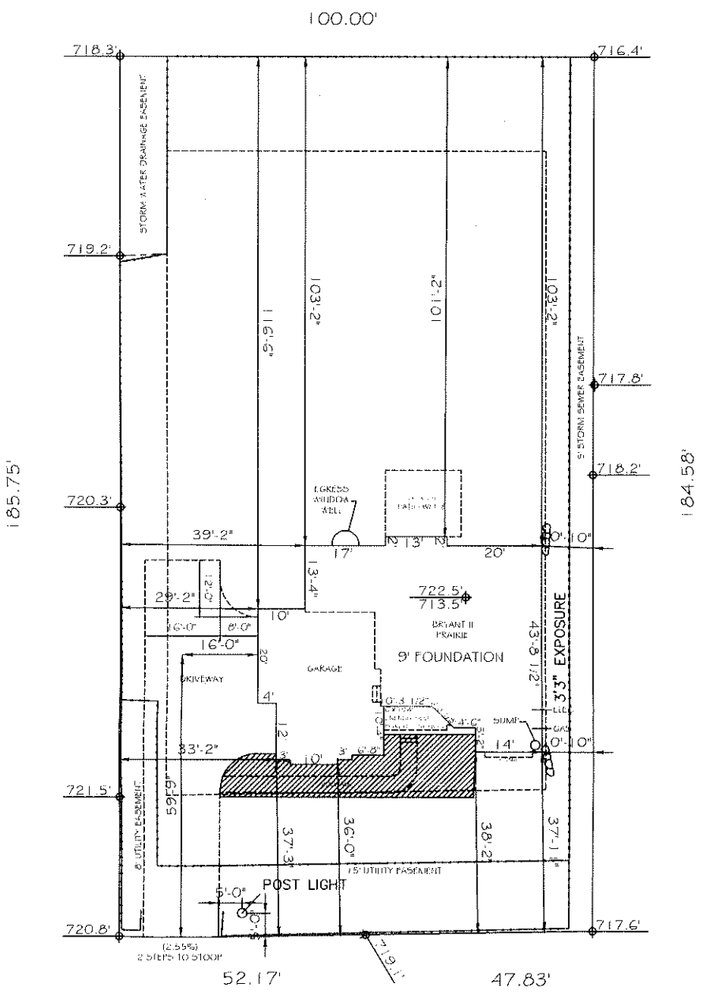
Attachments:
Survey (PDF)
Plans (PDF)

Attachment: Survey (7634 : Veridian Homes LLC)

PHASE 1
LOT 52
18,542 S.F.

NO PORCH ENCROACHMENTS
SET HOUSE OR PORCH AT 36'-0"

OPEN SPACE



W. PRESERVE PARKWAY

N

GL
1'-0"
CUT

XXXX.X' =FINAL GRADE

(XXXX.X') =EXISTING GRADE

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=722.50'
TOP OF FOOTING=713.50'
GARAGE FLOOR ELEV.=722.00'
DRIVEWAY SLOPE=2.55%
YARD GRADE=10.88%

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

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

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

HOMESITE: 52
CUSTOMER: MOVE IN READY
NEIGHBORHOOD: ENCLAVE AT MEQUON PRESERVE SOUTH
ADDRESS: 7690 W. PRESERVE PARKWAY
MODEL: PRAIRIE BRYANT II 3 CAR SIDE ENTRY
MEQUON, WI 53097
SITE AREA: 18,542 SQ. FT.
IMPERVIOUS AREA: 4,133 SQ. FT.

SCALE: 1"=30'-0"
DRAWN BY: DRK
DATE: 07/11/22

CUSTOMER APPROVAL:
DATE: / /22
DATE: / /22
VH APPROVAL:
SPF Aug 22 2022
DATE: / /22

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

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

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



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

Custom Design
Homesite / Neighborhood: 52 ENCLAVE AT MEQUON PRESERVE
Address: 7609 W. PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval:
SPF Aug 22 2022
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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Model: BRYANT II - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: DRK Date: 07/11/22

Print Date:
8/22/2022
3:29:41 PM
Revisions:

Drawing No.:
ARB1

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.

Attachment: Plans (7634 : Veridian Homes LLC)



Rear Elevation - ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 52 ENCLAVE AT MEQUON PRESERVE
Address: 7609 W. PRESERVE PARKWAY
MEQUON, WI 53097

Customer Approval: SPF Aug 22 2022

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

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Model: BRYANT II - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: DRK Date: 07/11/22

Print Date: 8/22/2022 3:29:42 PM
Revisions:

Drawing No.: ARB2

Attachment: Plans (7634 : Veridian Homes LLC)



Left Elevation - ARB

1/4" = 1'-0"

Custom Design For: MOVE-IN READY
Homesite / Neighborhood: 52 ENCLAVE AT MEQUON PRESERVE
Address: 7609 W. PRESERVE PARKWAY
MEQUON, WI 53097

Customer Approval: SPF Aug 22 2022

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Model: BRYANT II - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: DRK Date: 07/11/22

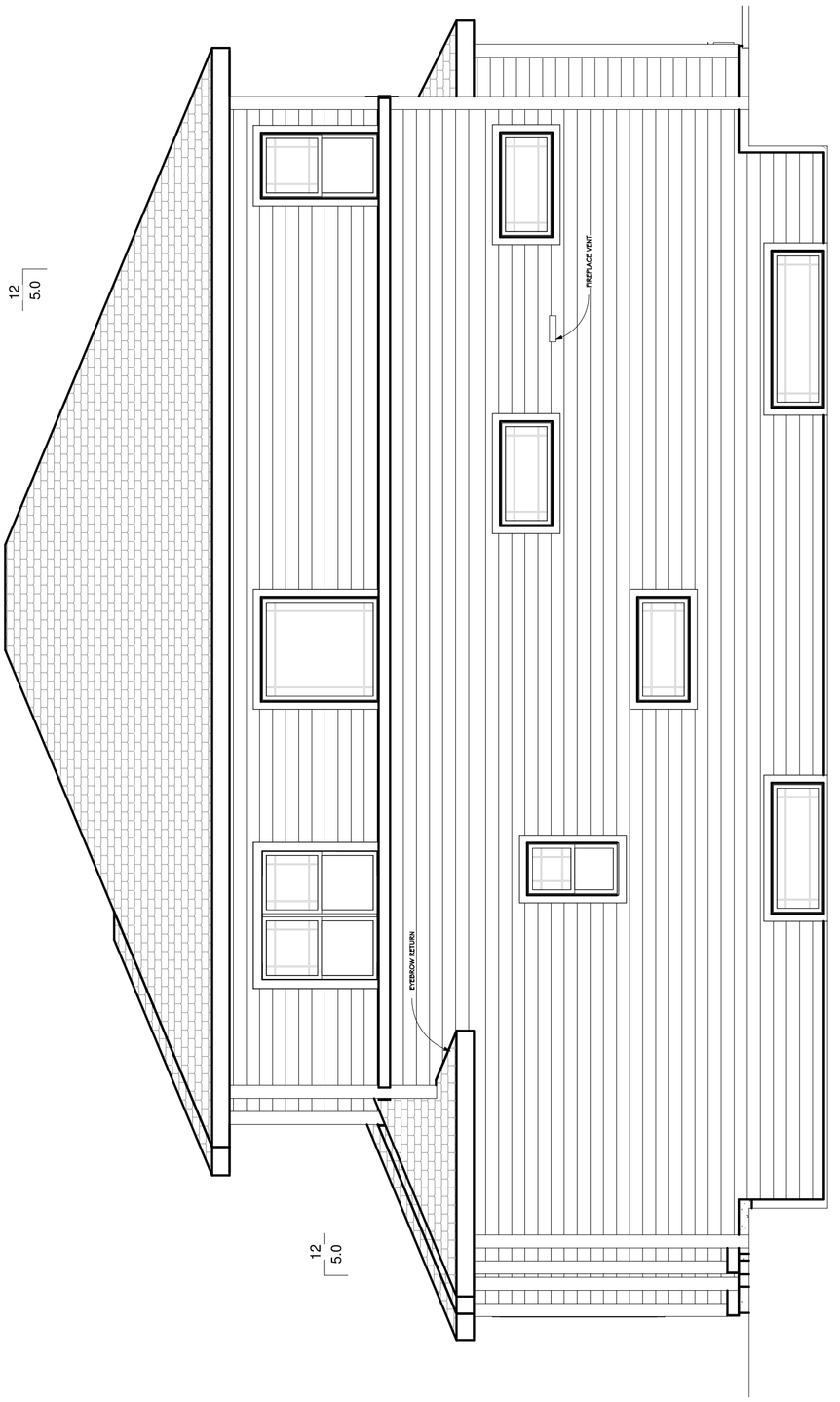
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Print Date: 8/22/2022 3:29:43 PM
Revisions:

Drawing No.: ARB3

Attachment: Plans (7634 : Veridian Homes LLC)

Attachment: Plans (7634 : Veridian Homes LLC)



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

Do Not Scale Note: All dimensions are stud to stud
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Model: BRYANT II - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: DRK Date: 07/11/22

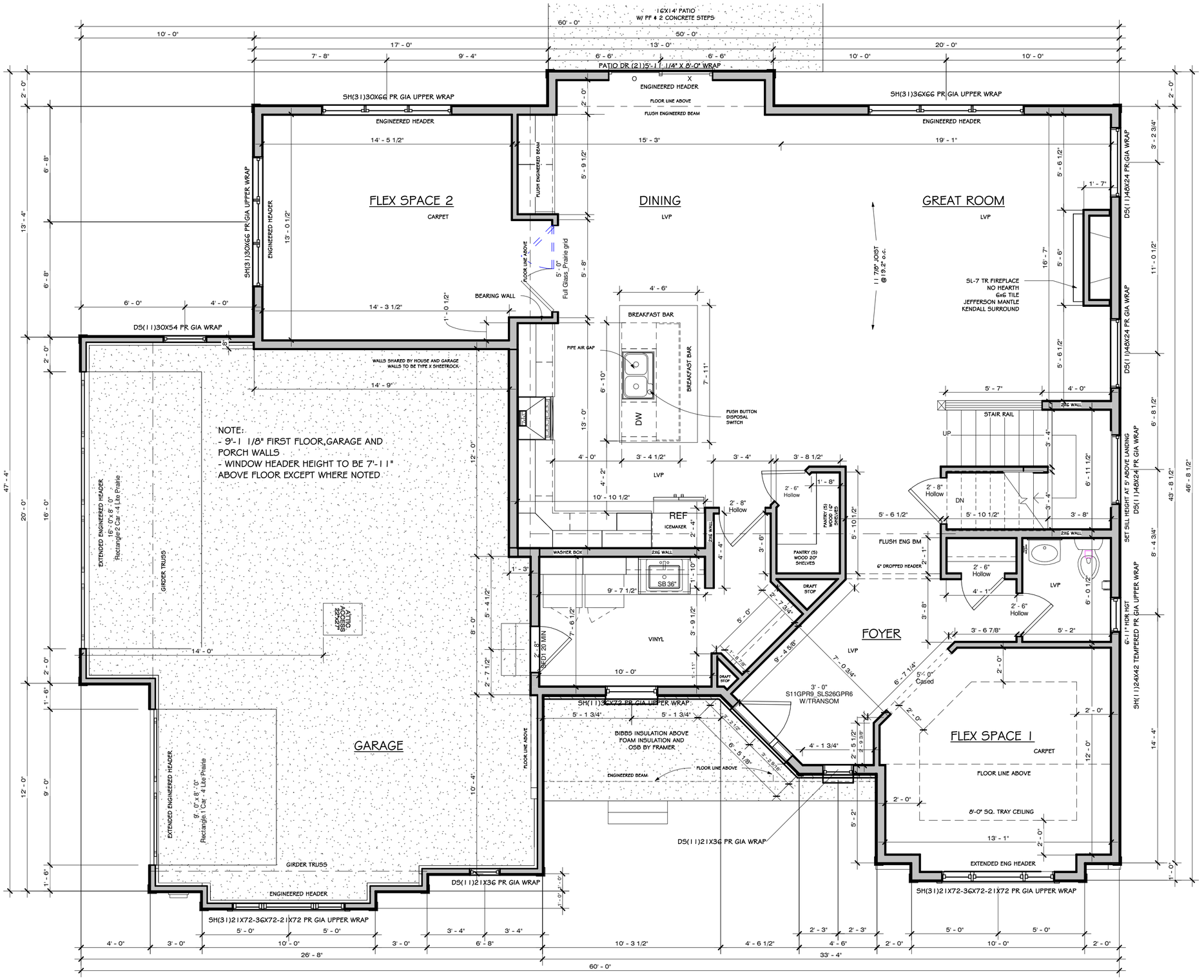
Print Date: 8/22/2022 3:31:55 PM
Revisions:

Drawing No.: ARB4

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: 52 ENCLAVE AT MEQUON PRESERVE
Address: 7609 W. PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval: **SPF Aug 22 2022**

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First Floor - ARB

1/4" = 1'-0"

Area Schedule (Prairie)	
Name	Area

First Floor	1598 SF
Second Floor	1306 SF
	2904 SF

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 52 ENCLAVE AT MEQUON PRESERVE
Address: 7609 W. PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
SPF Aug 22 2022

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VERIDIAN HOMES

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Madison, WI 53713
Phone 608.228.3100
Fax 608.226.0600

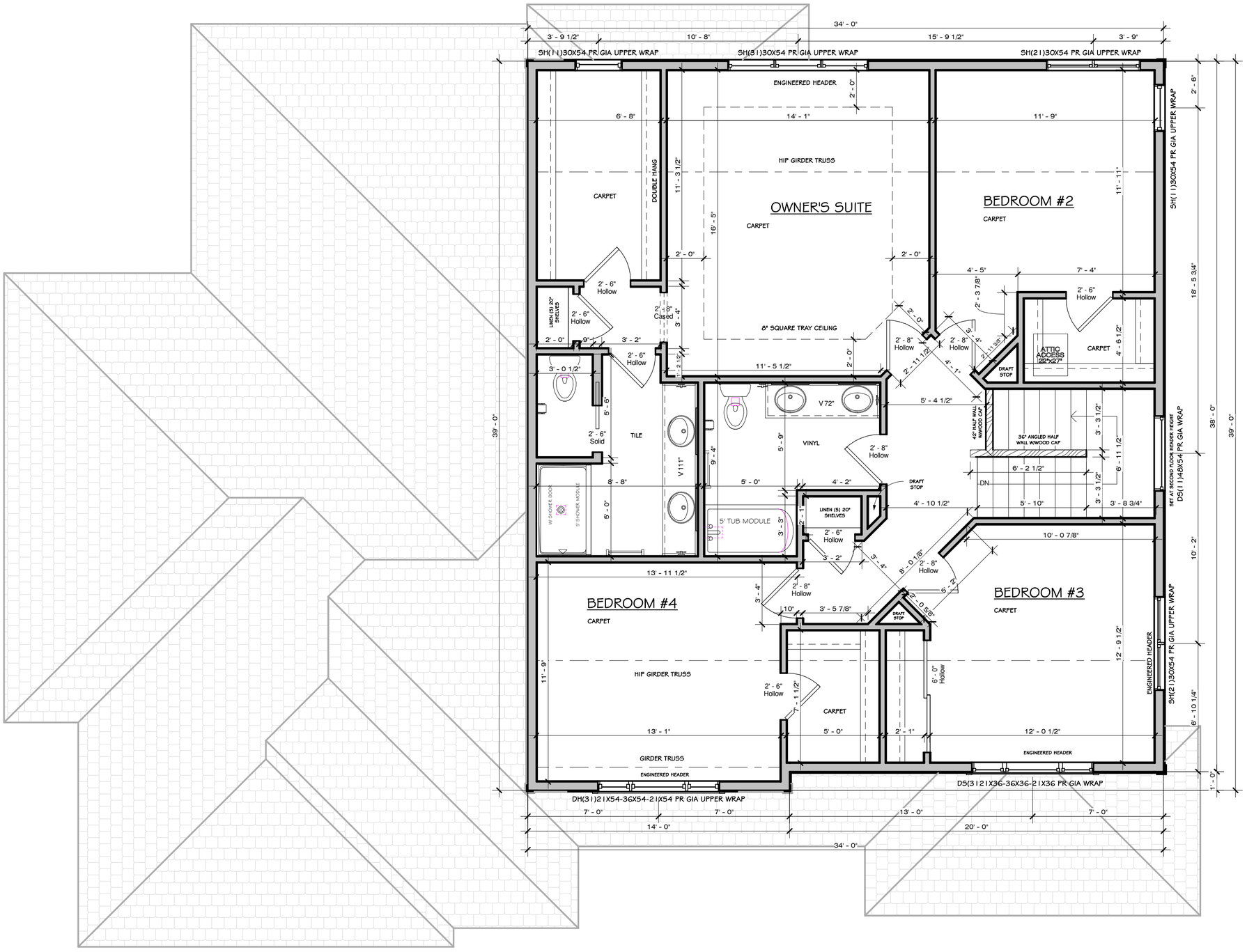
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model:BRYANT II - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: DRK Date: 07/11/22

Print Date: 8/22/2022 3:29:45 PM
Revisions:

Drawing No.: ARB5

Attachment: Plans (7634 : Veridian Homes LLC)



Second Floor - ARB

1/4" = 1'-0"

Area Schedule (Prairie)	
Name	Area

First Floor	1598 SF
Second Floor	1306 SF
	2904 SF

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 52 ENCLAVE AT MEQUON PRESERVE
Address: 7609 W. PRESERVE PARKWAY
MEQUON, WI 53097

Customer Approval:

SPF Aug 22 2022

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Phone 608.226.3100
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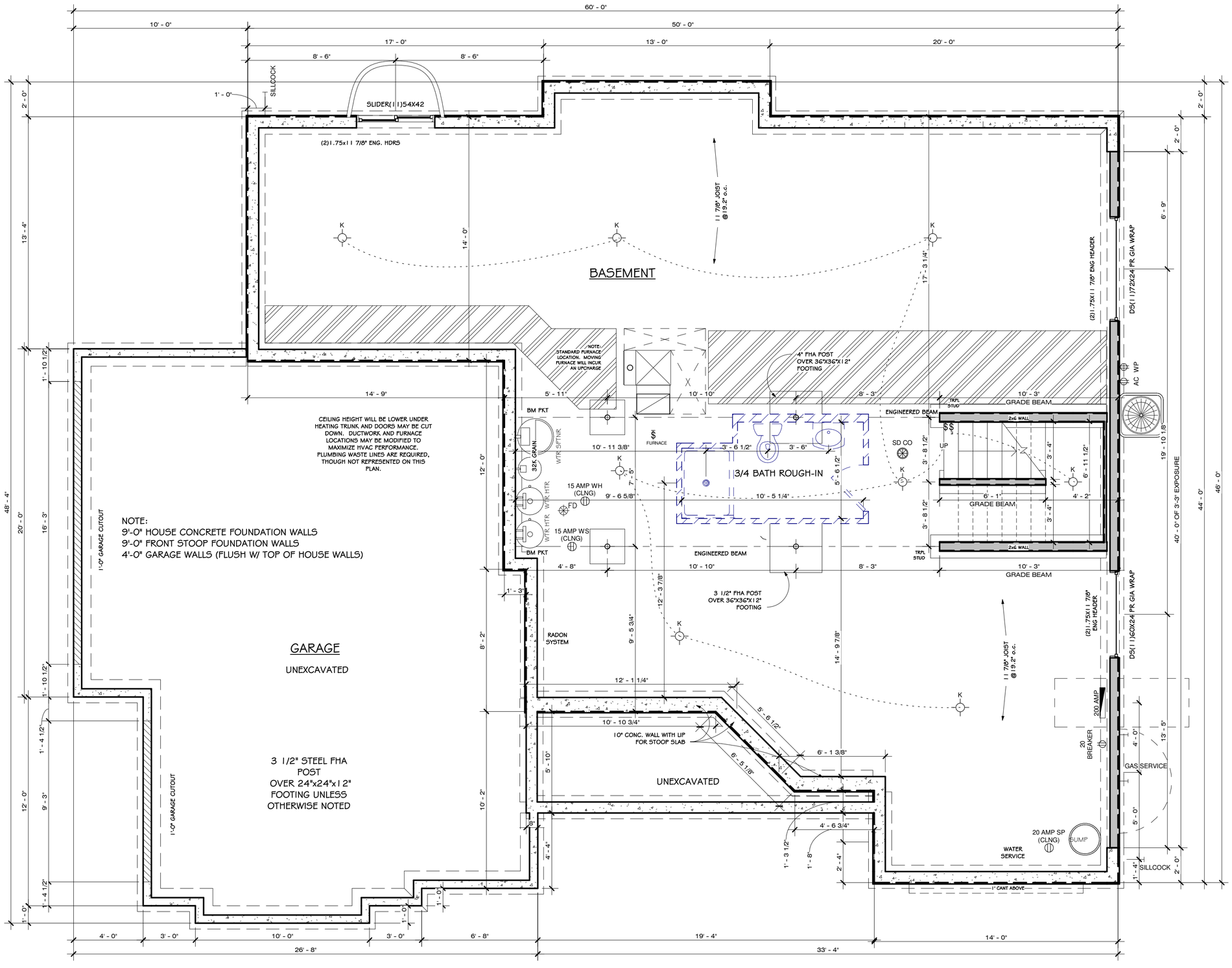
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: BRYANT II - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: DRK Date: 07/11/22

Print Date: 8/22/2022 3:29:46 PM
Revisions:

Drawing No.: ARB6

Attachment: Plans (7634 : Veridian Homes LLC)



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

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 52 ENCLAVE AT MEQUON PRESERVE
Address: 7609 W. PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval:
SPF Aug 22 2022
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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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

Model: BRYANT II - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: DRK Date: 07/11/22

Print Date: 8/22/2022 3:29:46 PM
Revisions:

Drawing No.: ARB7

Attachment: Plans (7634 : 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 12, 2022**
SUBJECT: **Verdiain Homes LLC, New Single-Family Residence at 7894 W. Preserve Parkway**

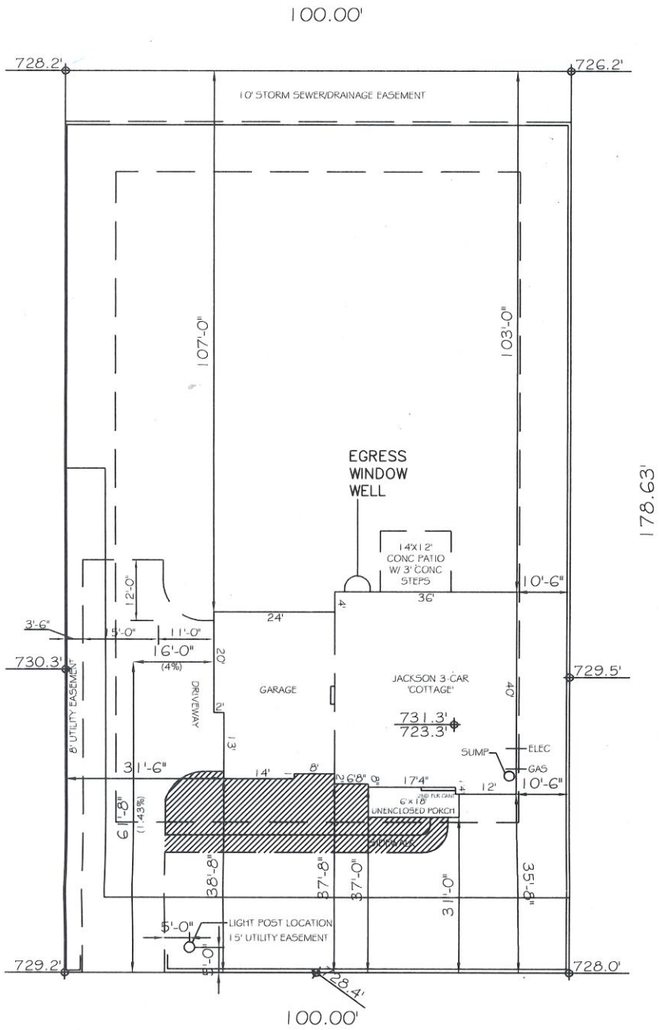
Attachments:
Survey (PDF)
Plans (PDF)

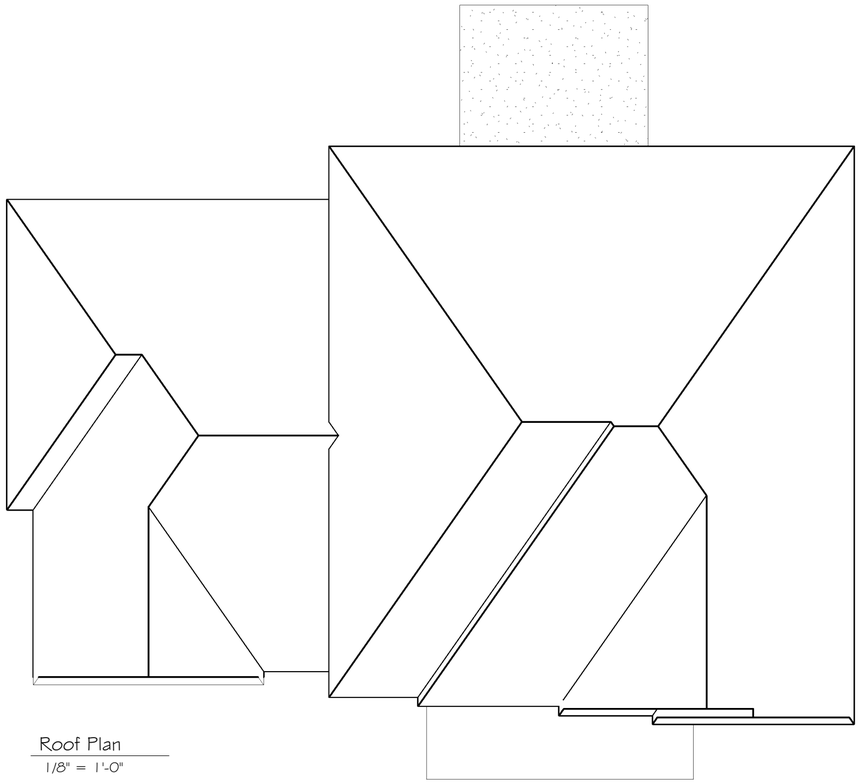
Attachment: Survey (7635 : Verdiain Homes LLC)

PHASE 2

LOT 76
17,863 S.F.

NO FURTHER ENCROACHMENTS


100.00'
728.2'
726.2'
10' STORM SEWER/DRAINAGE EASEMENT
107'-0"
103'-0"
178.63'
EGRESS WINDOW WELL
14X12' CONC PATIO W/ 3' CONC STEPS
36'
10'-6"
24'
4'
3'-6"
15'-0"
11'-0"
12'-0"
16'-0" (4%)
730.3'
729.5'
8' UTILITY EASEMENT
GARAGE
JACKSON 3 CAR "COTTAGE"
731.3'
723.3'
SUMP
ELEC
GAS
3'
3'
3'



Roof Plan
1/8" = 1'-0"



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

Custom Designed For: SEOK HYUN GWON & NARAE KANG
Homesite / Neighborhood: 76 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 7894 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
SPF Aug 08 2022
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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

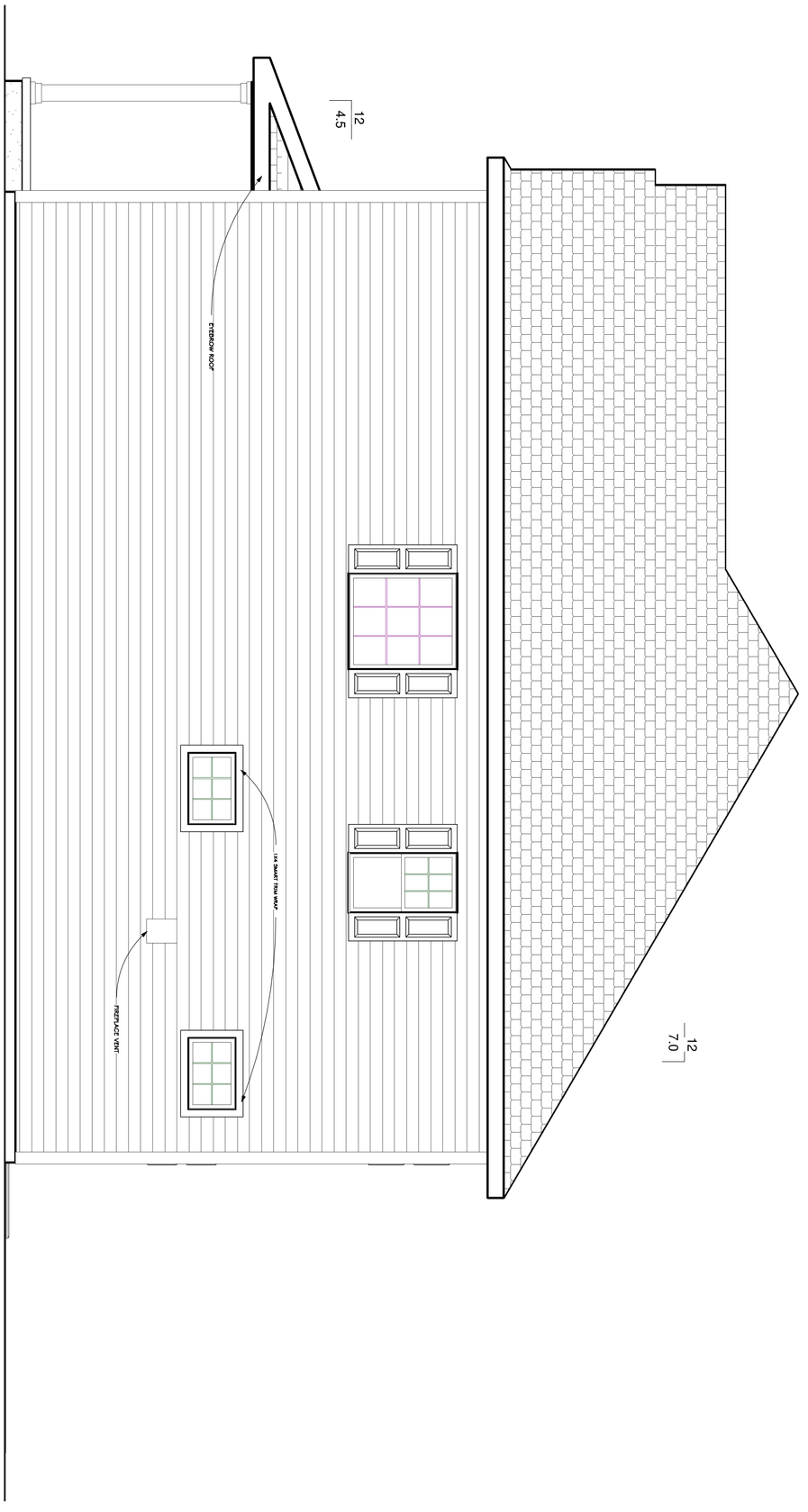
Do Not Scale
Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON - 3 Car Side Entry
Elevation:
Revised Base Plan:
Drawn By: Author
Date: 07/20/22

Print Date:
8/8/2022
9:42:49 AM
Revisions:

Drawing No.:
ARB 1

Attachment: Plans (7635 : Verdiain Homes LLC)



Right Elevation - Cottage 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.: ARB 2

Print Date: 6/8/2022 9:42:50 AM

Revisions:

Model: JACKSON - 3 Car Side Entry

Elevation:

Revised Base Plan:

Drawn By: Author Date: 07/20/22

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Phone 608.226.3100
Fax 608.226.0600

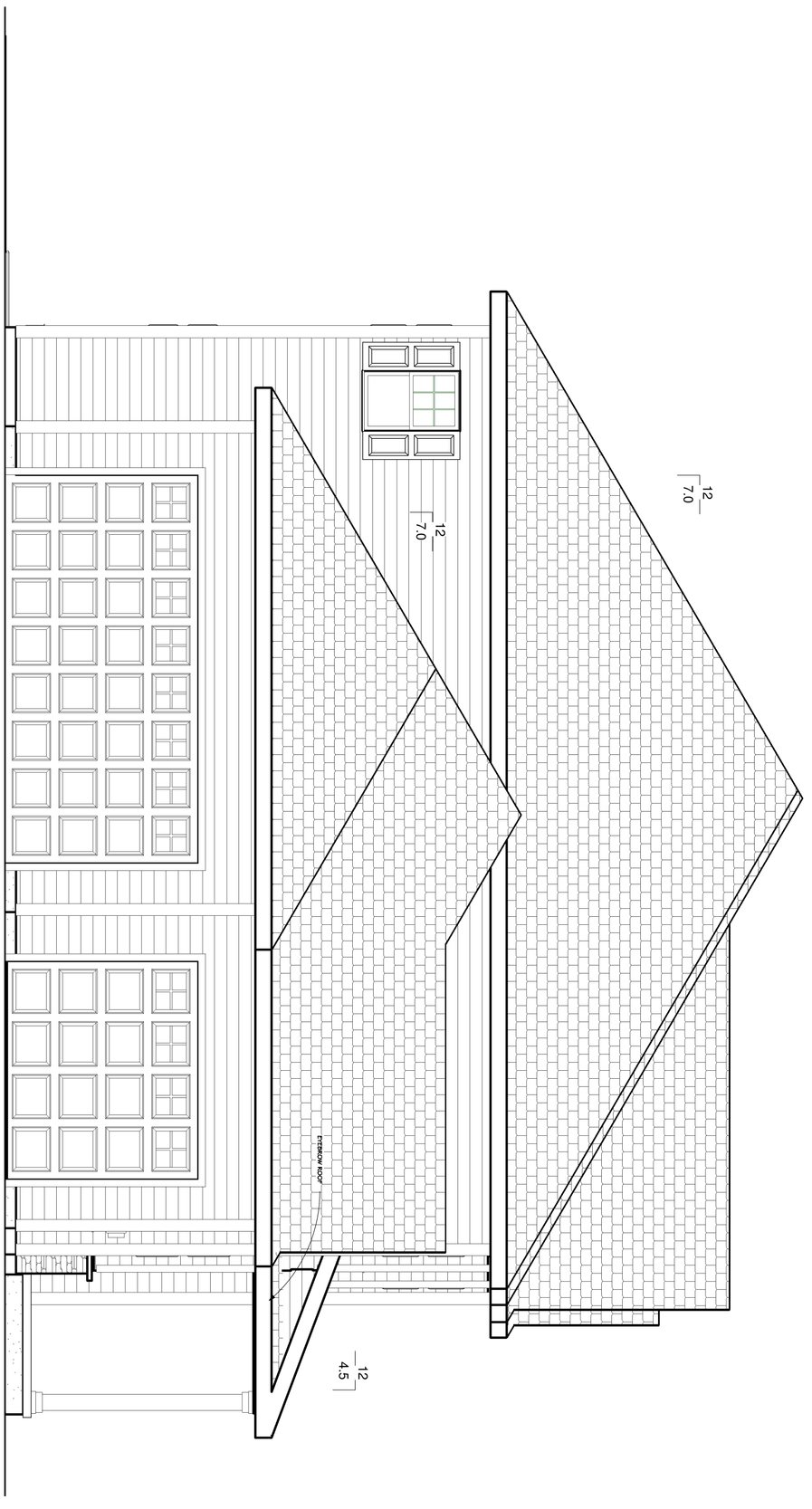
Custom Designed For: SEOK HYUN GWON & NARAE KANG

Homesite / Neighborhood: 76 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: 7894 W PRESERVE PARKWAY
MEQUON, WI 53097

Customer Approval: **SPF Aug 08 2022**

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Left Elevation - *Cottage* 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.: ARB 3

Revisions:

Print Date: 8/6/2022 9:42:51 AM

Model: JACKSON - 3 Car Side Entry

Elevation:

Revised Base Plan:

Drawn By: Author Date: 07/20/22

VERIDIAN HOMES

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

Custom Designed For: SEOK HYUN GWON & NARAE KANG

Homesite / Neighborhood: 76 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: 7894 W PRESERVE PARKWAY
MEQUON, WI 53097

Customer Approval: **SPF Aug 08 2022**

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Rear Elevation - Cottage ARB

1/4" = 1'-0"

Custom Designed For: SEOK HYUN GWON & NARAE KANG
Homesite / Neighborhood: 76 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 7894 W PRESERVE PARKWAY
MEQUON, WI 53097
Customer Approval:
SPF Aug 08 2022

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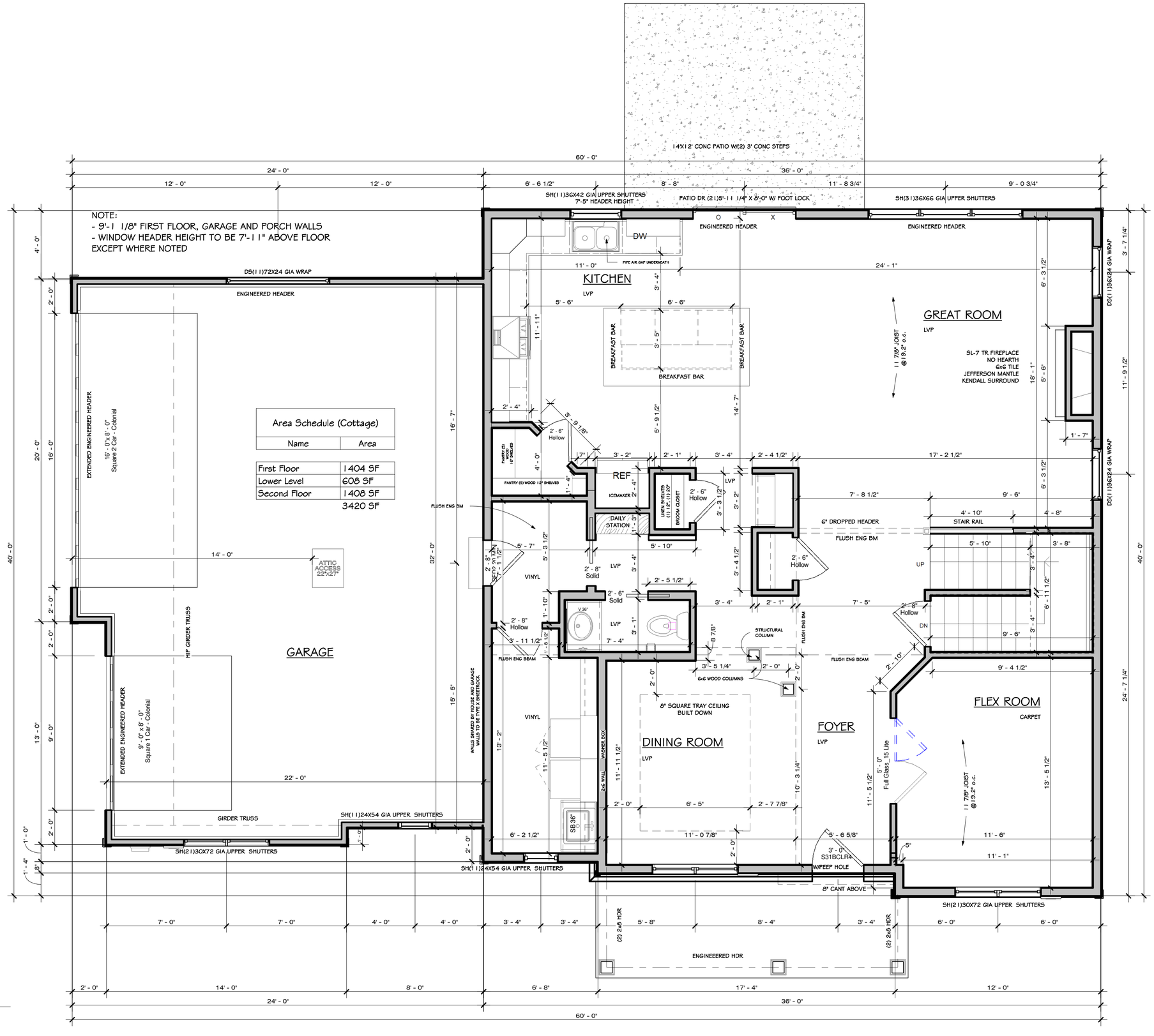
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON - 3 Car Side Entry
Elevation:
Revised Base Plan:
Drawn By: Author Date: 07/20/22

Print Date:
8/8/2022
9:42:53 AM
Revisions:

Drawing No.:
ARB 4

Attachment: Plans (7635 : Verdiain Homes LLC)



Area Schedule (Cottage)	
Name	Area
First Floor	1404 SF
Lower Level	608 SF
Second Floor	1408 SF
	3420 SF

First Floor - Cottage ARB

1/4" = 1'-0"

Custom Designed For: SEOK HYUN GWON & NARAE KANG
Homesite / Neighborhood: 76 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 7694 W PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval:
SPF Aug 16 2022

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Fax 608.226.0600

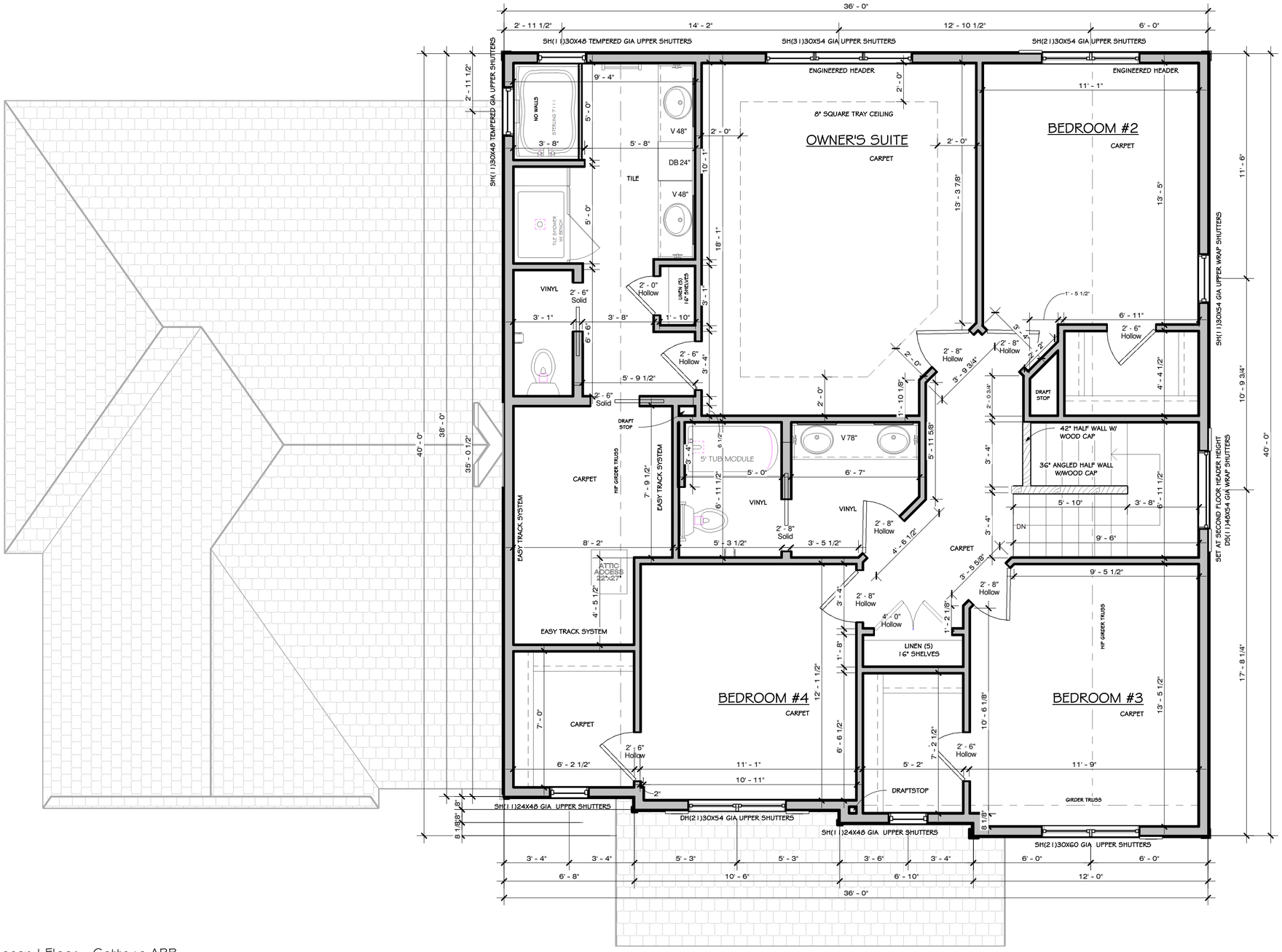
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON - 3 Car Side Entry
Elevation:
Revised Base Plan:
Drawn By: Author Date: 07/20/22

Print Date: 8/16/2022 8:52:57 AM
Revisions:

Drawing No.: ARB 5

Attachment: Plans (7635 : Verdiain Homes LLC)



Area Schedule (Cottage)	
Name	Area
First Floor	1404 SF
Lower Level	608 SF
Second Floor	1408 SF
	3420 SF

Second Floor - Cottage ARB

1/4" = 1'-0"

Custom Designed For: SEOK HYUN GWON & NARAE KANG
Homesite / Neighborhood: 76 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 7894 W PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval:
SPF Aug 16 2022
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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

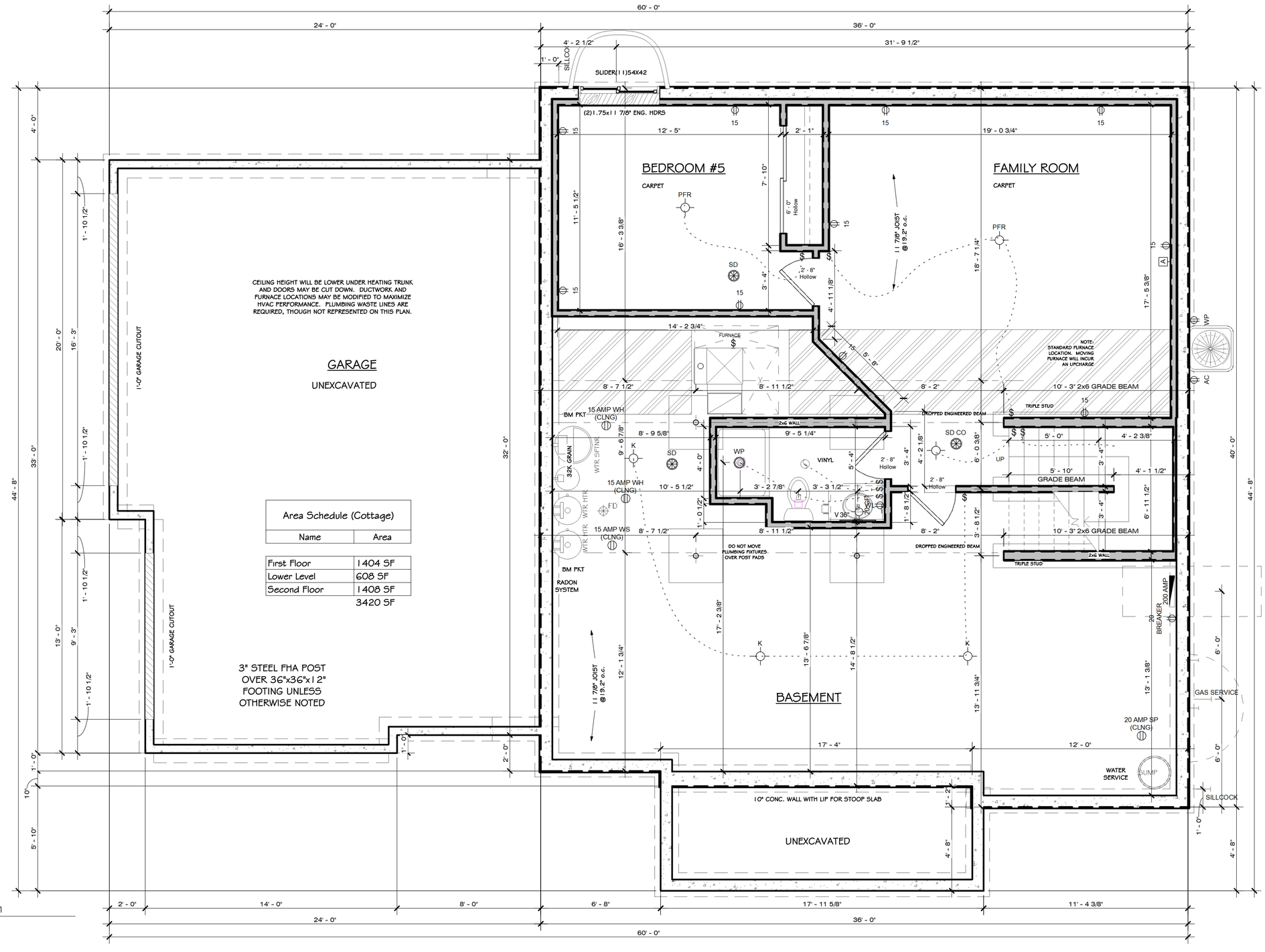
Do Not Scale
Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Model: JACKSON - 3 Car Side Entry
Elevation:
Revised Base Plan:
Drawn By: Author
Date: 07/20/22

Print Date: 8/16/2022 8:52:58 AM
Revisions:

Drawing No.: ARB 6

Attachment: Plans (7635 : Verdiain Homes LLC)



Area Schedule (Cottage)	
Name	Area
First Floor	1404 SF
Lower Level	608 SF
Second Floor	1408 SF
	3420 SF

Foundation Plan

1/4" = 1'-0"

Custom Designed For: SEOK HYUN GWON & NARAE KANG
Homesite / Neighborhood: 76 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 7894 W PRESERVE PARKWAY MEQUON, WI 53097
Customer Approval:
Plan: SPF Aug 16 2022
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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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

Model: JACKSON - 3 Car Side Entry
Elevation:
Revised Base Plan:
Drawn By: Author
Date: 07/2022

Print Date: 8/16/2022 8:52:59 AM
Revisions:

Drawing No.: ARB 7

Attachment: Plans (7635 : Verdiain 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**

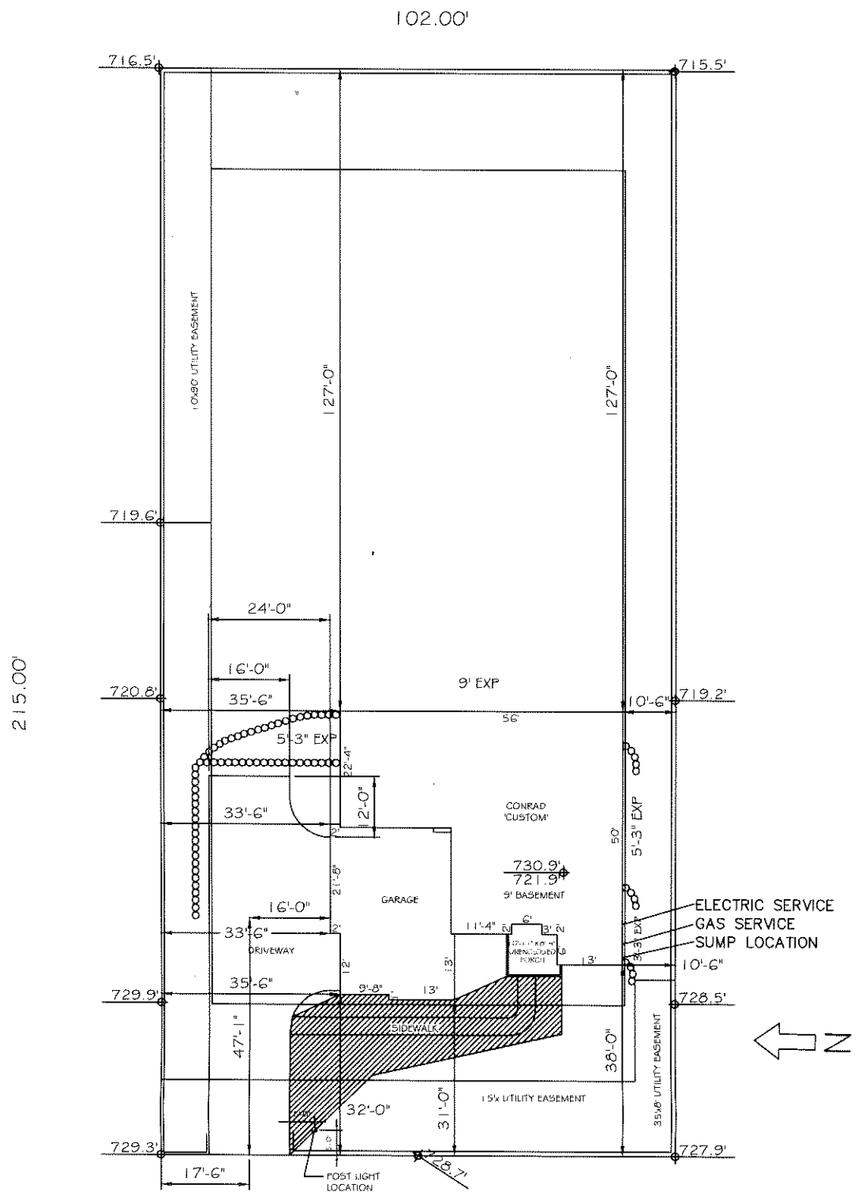
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 12, 2022**
SUBJECT: **Verdian Homes LLC, New Single-Family Residence at 10526 N. Coneflower Drive**

Attachments:
Survey (PDF)
Plans (PDF)

Attachment: Survey (7636 : Verdian Homes LLC)

PHASE 2
LOT 66
21,930 S.F.

NO PORCH ENCROACHMENTS



(2%) 2 STEPS TO STOOP

N CONEFLOWER DRIVE

GL
1'-0"
CUT

XXXX.X' =FINAL GRADE

(XXXX.X') =EXISTING GRADE

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=730.9'
TOP OF FOOTING=721.9'
GARAGE FLOOR ELEV.=730.4'
DRIVEWAY SLOPE=(2%)
9' EXPOSURE =721.73'
5'-3" EXPOSURE =725.15'
3'-3" EXPOSURE =727.15'
YARD GRADE=(6.3%)

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

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

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

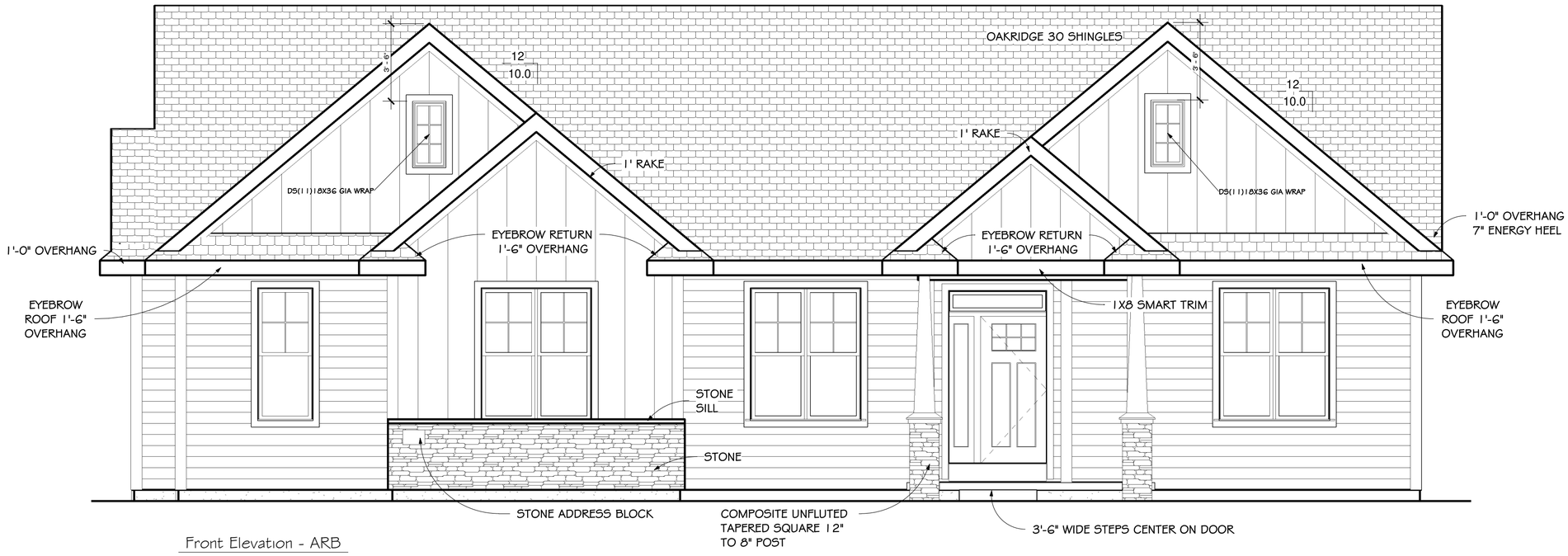
HOMESITE: 66
CUSTOMER: IVORY PEOPLES & PHYLLIS PEOPLES
NEIGHBORHOOD: ENCLAVE AT MEQUON PRESERVE SUBDIVISION
ADDRESS: 10526 N CONEFLOWER DRIVE
MEQUON, WI 53097
MODEL: CONRAD CUSTOM 3 CAR SIDE
SITE AREA: 21,930 SQ. FT.
IMPERVIOUS AREA: 4,453 SQ. FT.
SCALE: 1"=30'-0"
DRAWN BY: THS

CUSTOMER APPROVAL:
SPF Aug 17 2022 DATE: / /22
DATE: / /22
VH APPROVAL:
DATE: / /22

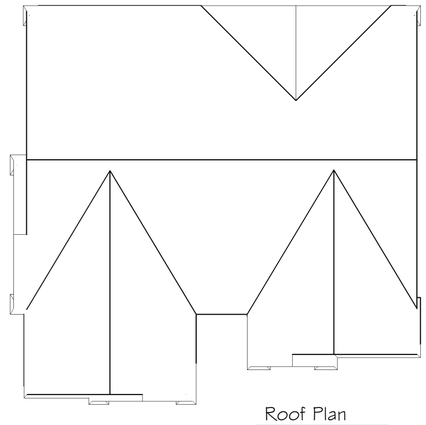
ZONED:
MINIMUM SETBACKS
FRONT: 30'
REAR: 20'
SIDE: 10'
TOTAL SIDE:
CORNER SIDE:

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

NOTE:
SMART SIDING 6" LAP
SMART VERTICAL SIDING
ALL CORNERS 6" SMART
1X4 SMART TRIM WRAP ALL WINDOWS & DOORS
1X4 SMART TRIM IN FRONT GABLES
8" SMART TRIM FASCIA



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



Roof Plan
1/16" = 1'-0"



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

Custom Designed For: IVORY PEOPLES & PHYLLIS PEOPLES
Homesite / Neighborhood: 66 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10526 N CONEFLOWER DRIVE
MEQUON, WI 53097
Customer Approval:

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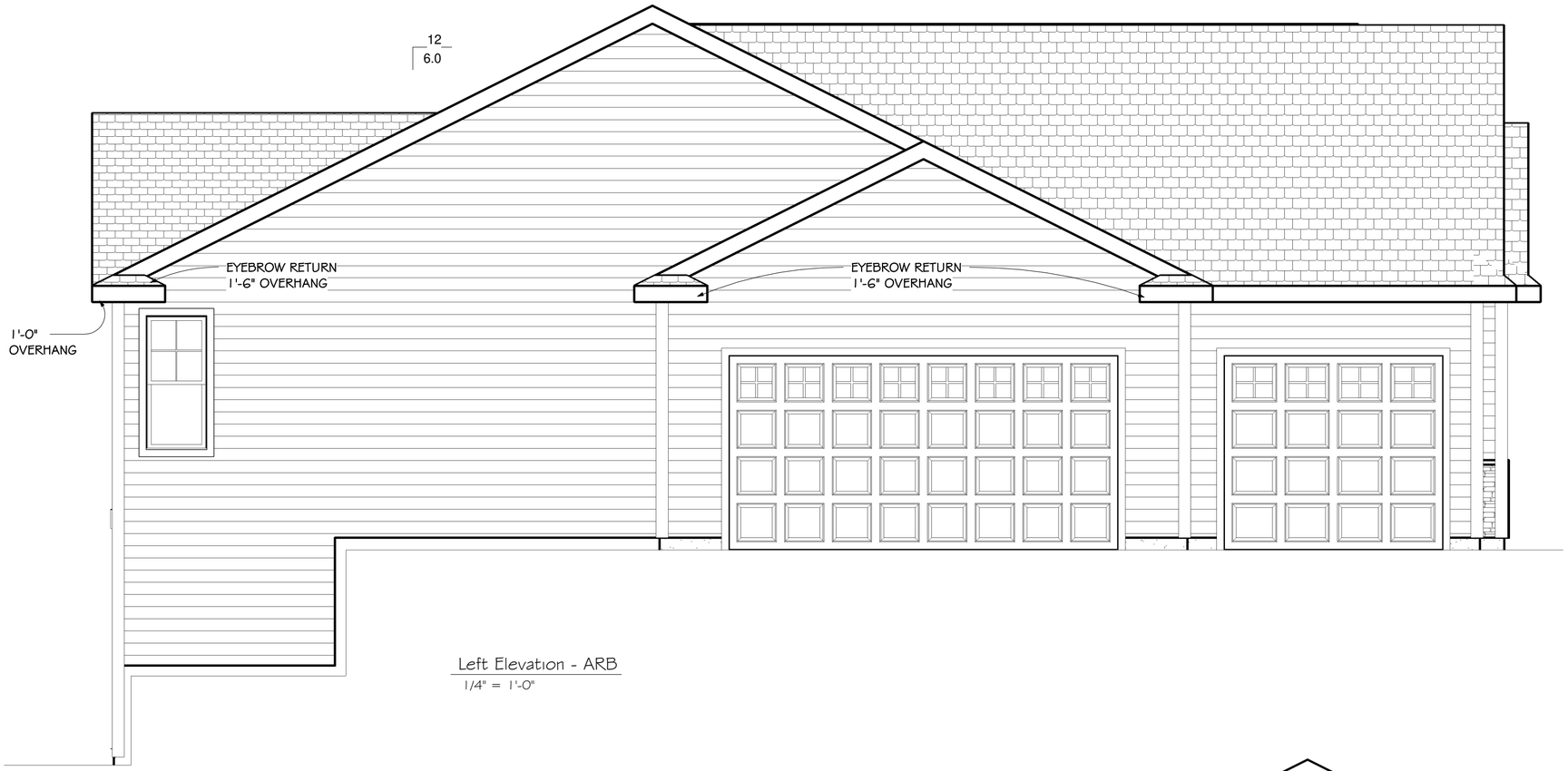
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: Conrad - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: THS
Date: 7/6/2022

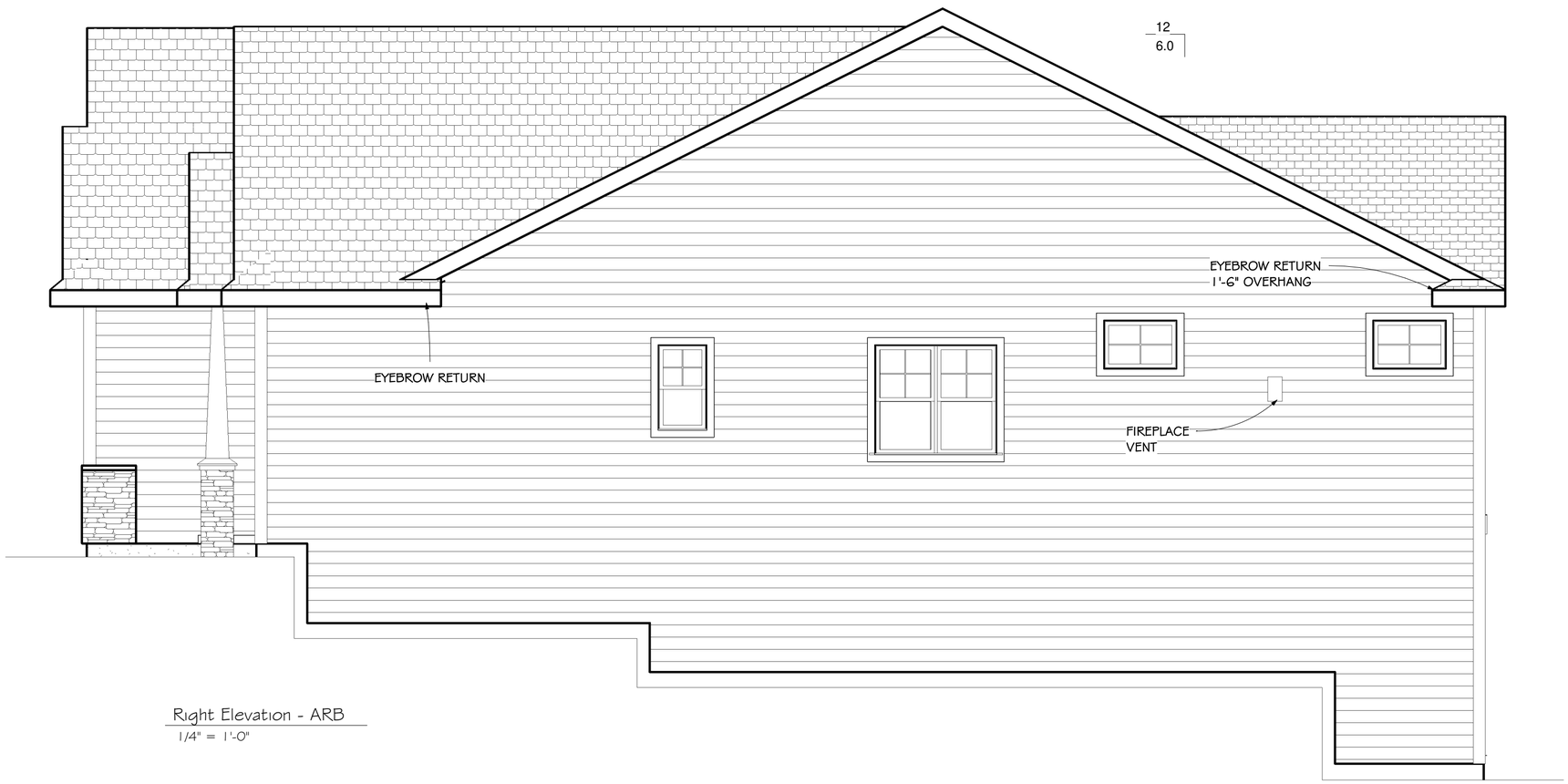
Print Date:
8/23/2022
11:19:54 AM
Revisions:

Drawing No.:
ARB1

Attachment: Plans (7636 : Verdian Homes LLC)



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



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

Custom Designed For: IVORY PEOPLES & PHYLLIS PEOPLES
Homesite / Neighborhood: 66 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10526 N CONEFLOWER DRIVE
MEQUON, WI 53097
Customer Approval:

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Madison, WI 53713
Phone 608.226.3100
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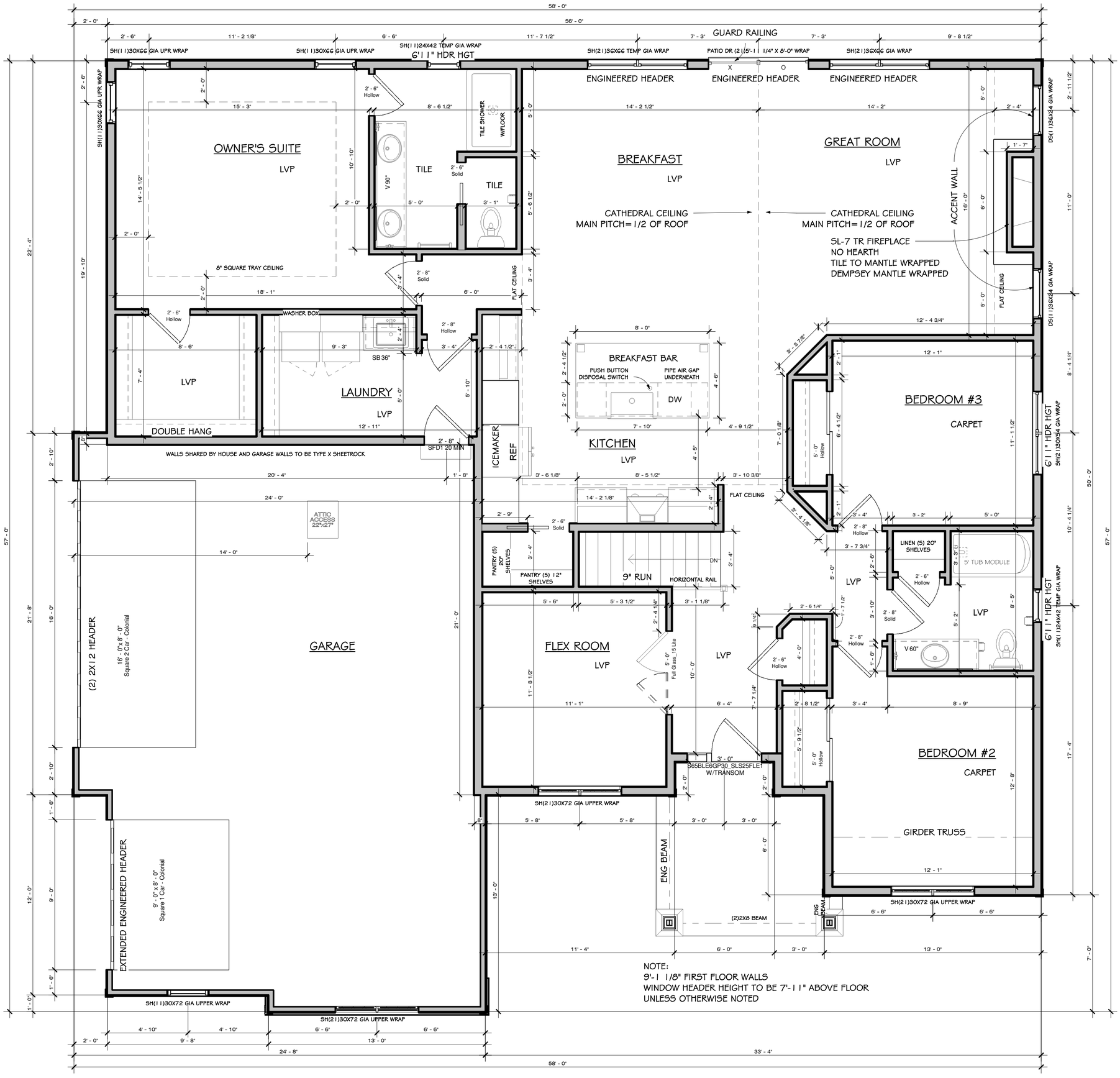
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: Conrad - 3 Car Side Entry
Elevation: ARB
Revised Base Plan: Date: 7/6/2022
Drawn By: TH5

Print Date: 8/23/2022 11:19:55 AM
Revisions:

Drawing No.: ARB2

Attachment: Plans (7636 : Verdian Homes LLC)



Area Schedule (Custom)	
Level	Area
First Floor	2068 SF

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

Custom Designed For: IVORY PEOPLES & PHYLLIS PEOPLES
Homesite / Neighborhood: 66 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10526 N CONEFLOWER DRIVE MEQUON, WI 53097
Customer Approval:
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Madison, WI 53713
Phone 608.226.3100
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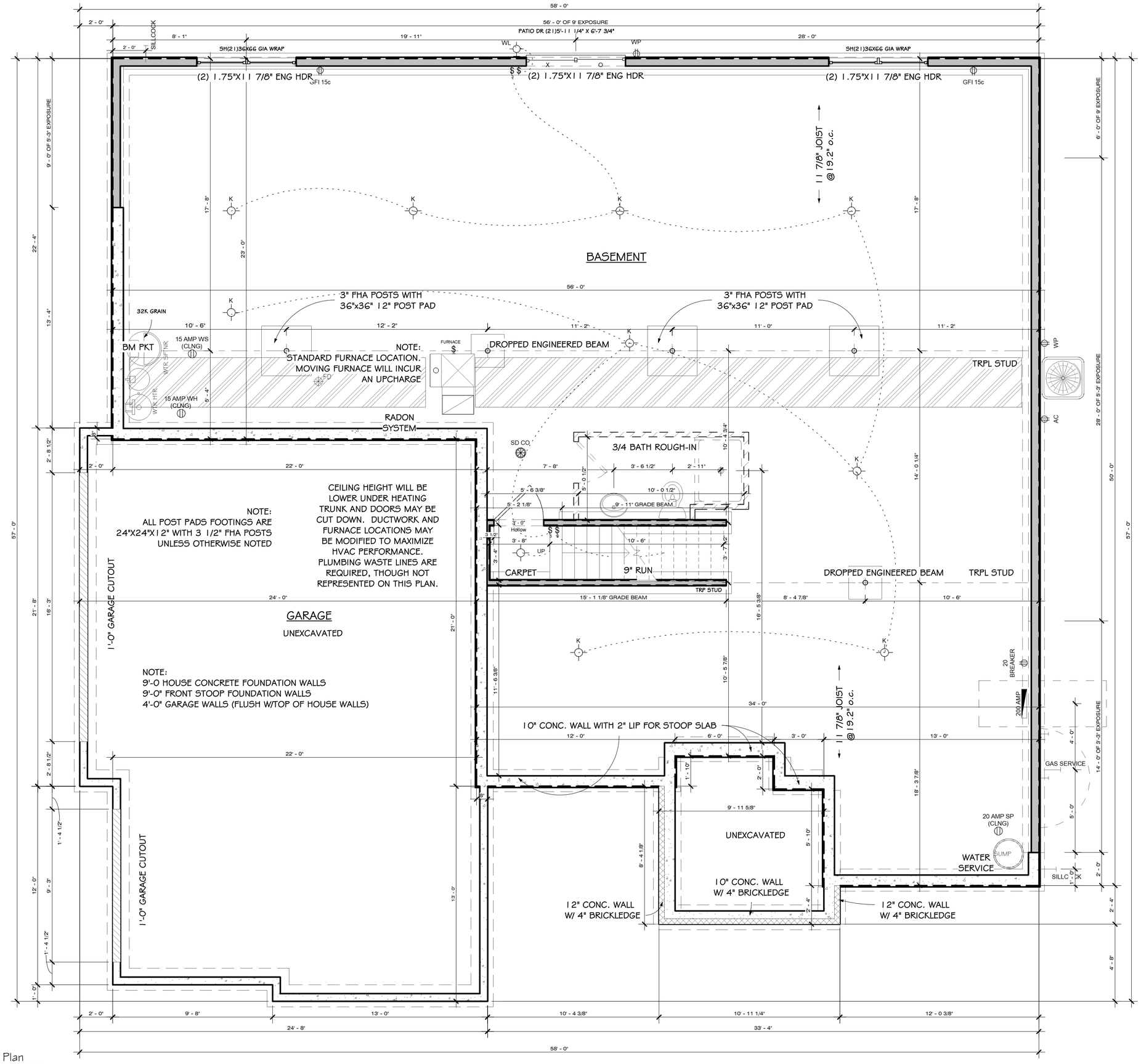
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: Conrad - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: TH5 Date: 7/6/2022

Print Date: 8/23/2022 11:19:57 AM
Revisions:

Drawing No.: ARB3

Attachment: Plans (7636 : Verdian Homes LLC)



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

Custom Designed For: IVORY PEOPLES & PHYLLIS PEOPLES
Homesite / Neighborhood: 66 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10526 N CONEFLOWER DRIVE MEQUON, WI 53097
Customer Approval:

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

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

Model:Conrad - 3 Car Side Entry
Elevation: ARB
Revised Base Plan:
Drawn By: TH5 Date: 7/6/2022

Print Date: 8/23/2022 11:19:58 AM
Revisions:

Drawing No.: ARB4

Attachment: Plans (7636 : Verdian 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**

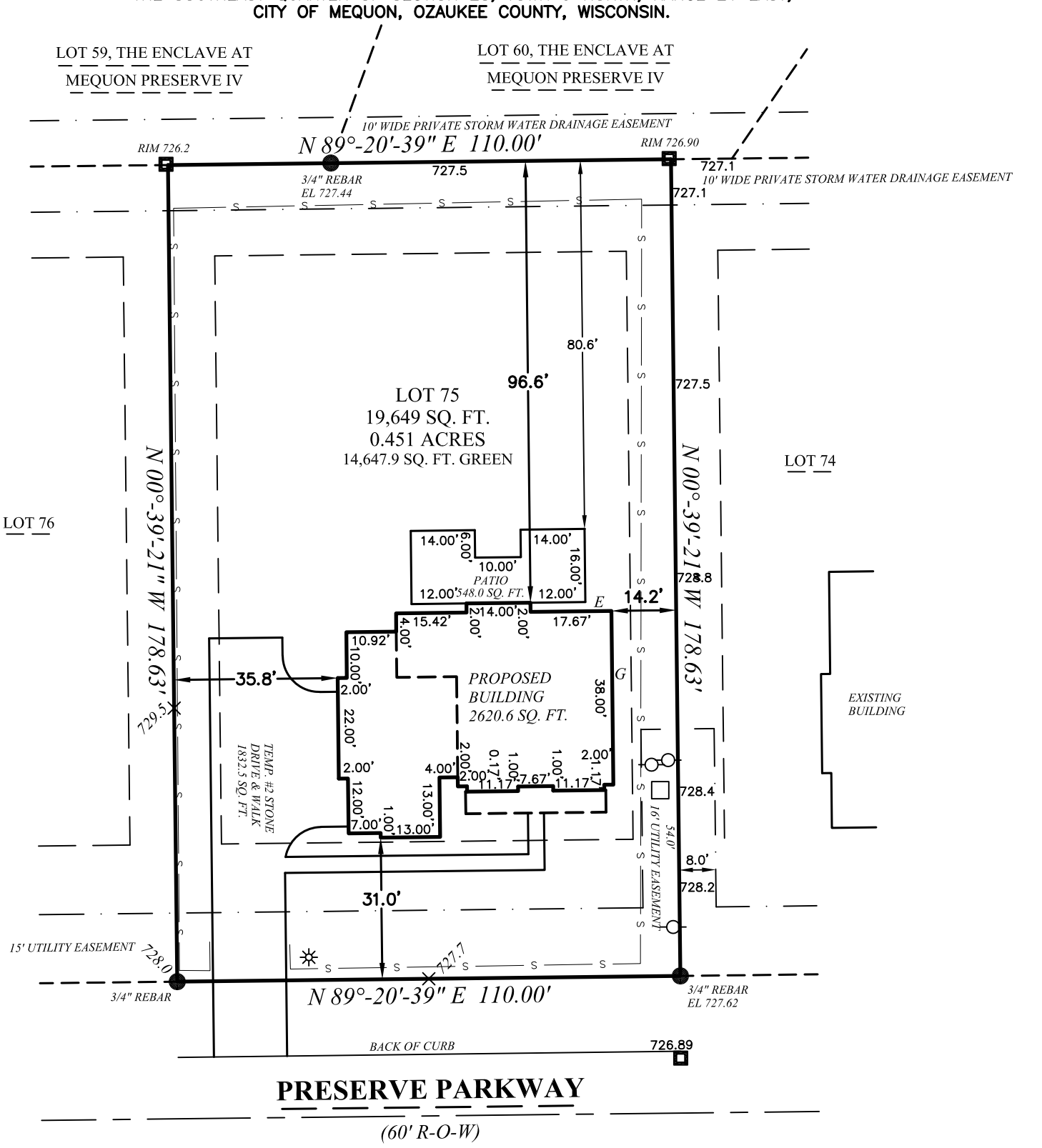
TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **September 12, 2022**
SUBJECT: **Veridian Homes LLC, Re-Submittal for New Single-Family Residence at 7852 W. Preserve Parkway**

Attachments:
Survey (PDF)
Plans (PDF)

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

PLAT OF SURVEY

FOR LOT 75 OF THE ENCLAVE AT MEQUON PRESERVE V, 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: VILLAGE OF MENOMONEE FALLS DATUM.

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.

PROPOSED TOP OF FOUNDATION: 730.50
PROPOSED GARAGE FLOOR EL: 730.00
PROPOSED FRONT YARD GRADE: 730.00
PROPOSED TOP OF FOOTING: 721.50
DRIVEWAY SLOPE 4.0% TO PROP. LINE (ASSUMING 9' WALL - CHECK PLAN)

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
- Proposed Light Post
- E Proposed Electric Service
- G Proposed Gas Service
- Tree
- Lateral End
- Offset Stake
- Easement Boundary
- Building Setback Line
- S Proposed Silt Fence
- Existing Elevation (Per Excel Engineering As-Built Job No.: 2040460)

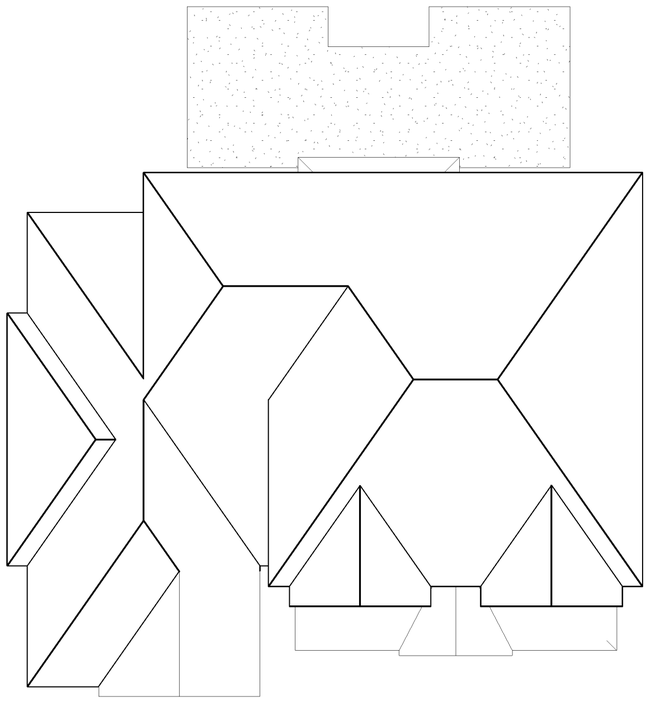
PROJECT: 0700.0075

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

Digitally signed by Scott D. Thomas
Date: 2022.08.12 16:36:58 -05'00'

C:\Holland&Thomas\220725.dwg;Drawn By:NLH;Checked By:SDT;F.W.F:07-14-22;S:07-15-22;Rev.08-12-22.

Attachment: Survey (7637 : Veridian Homes LLC)



Roof Plan
3/32" = 1'-0"



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

Custom Designed For: Lizbeth Free and Mark Ropella
Homesite / Neighborhood: 75 Enclave at Meqion Preserve
Address: 7852 W. Preserve Parkway
Meqion, WI 53097
Customer Approval: SPF Aug 15 2022
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Madison, WI 53713
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Model: Maybeck - 3 Car Side Entry
Elevation: ABR
Revised Base Plan:
Drawn By: Author
Date: 6/13/2022

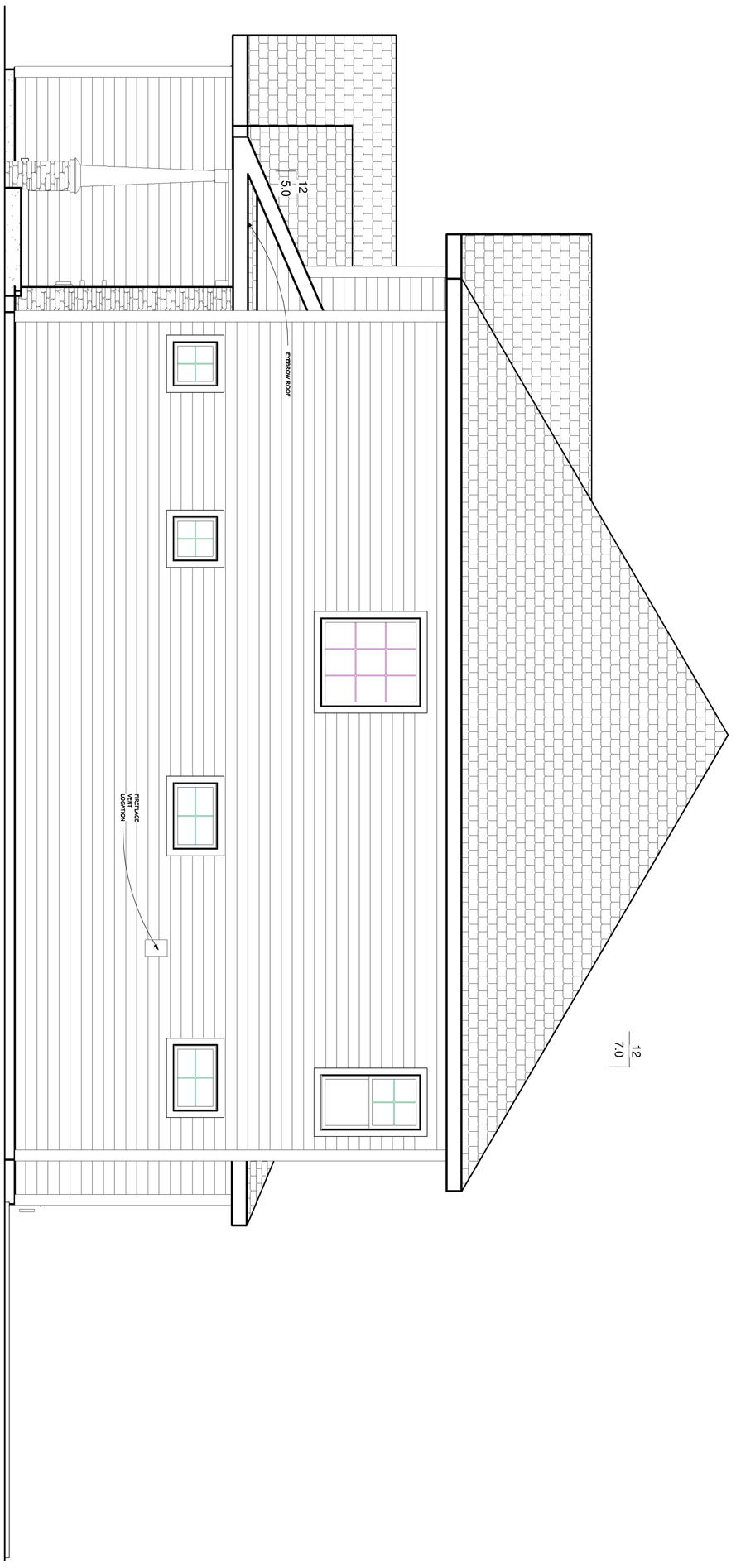
Print Date: 8/15/2022 3:13:12 PM
Revisions:

Drawing No.: ABR 1

Attachment: Plans (7637 : Veridian Homes LLC)

Right Elevation - Cottage ARB

1/4" = 1'-0"



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Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.: ABR 2

Revisions:

Print Date: 6/16/2022 11:55:51 PM

Model: Maybeck - 3 Car Side Entry

Elevation: ABR

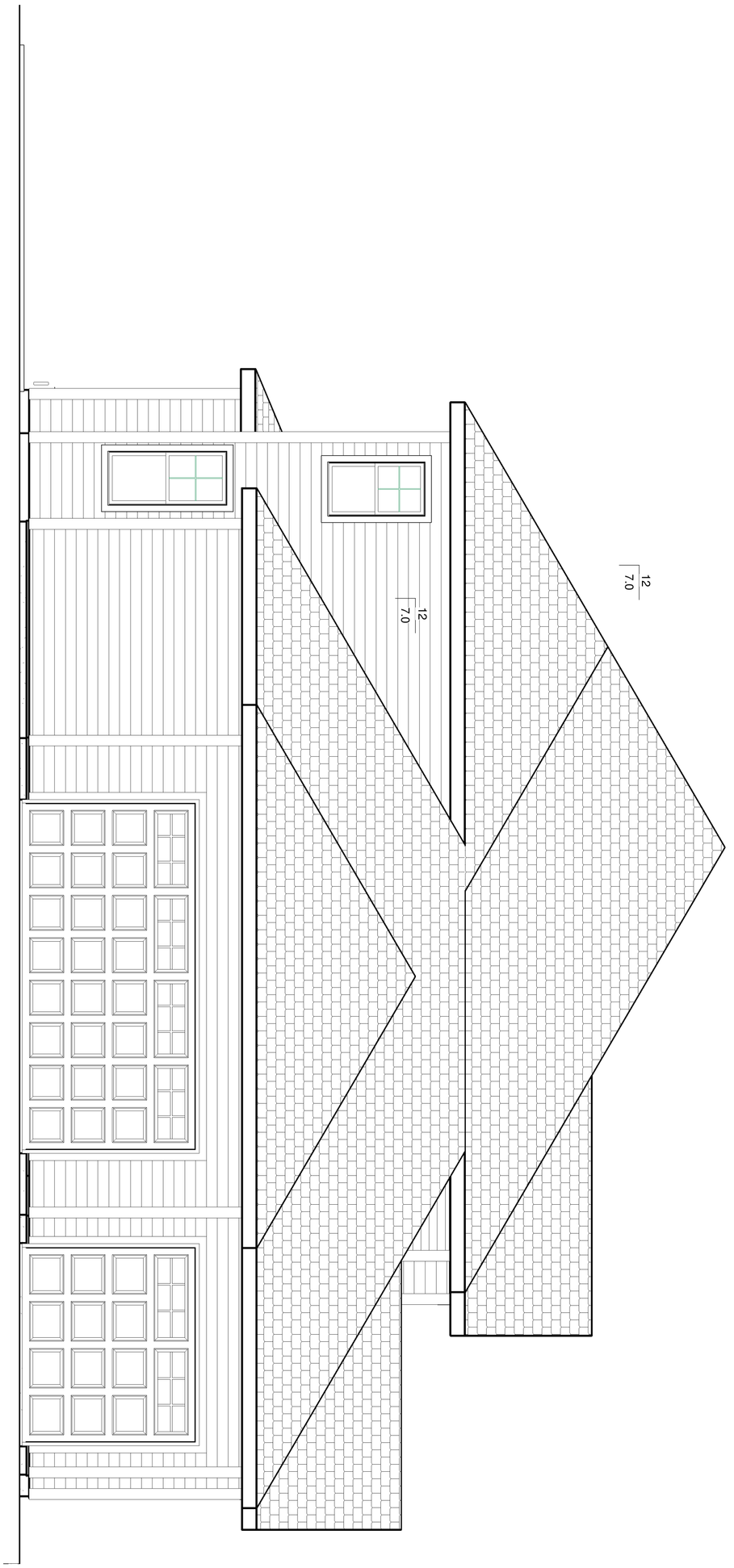
Revised Base Plan:

Drawn By: Author Date: 6/13/2022

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

Custom Designed For: Lizbeth Free and Mark Ropella
Homesite / Neighborhood: 75 Enclave at Mequon Preserve
Address: 7852 W. Preserve Parkway
Mequon, WI 53097
Customer Approval: **SPF Aug 16 2022**

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Left Elevation - *Cottage* ARB

1/4" = 1'-0"

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Drawing No.: ABR 3

Print Date: 8/15/2022 3:13:14 PM

Revisions:

Model: Maybeck - 3 Car Side Entry

Elevation: ABR

Revised Base Plan:

Drawn By: Author Date: 6/13/2022

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

Custom Designed For: Lizbeth Free and Mark Ropella

Homesite / Neighborhood: 75 Enclave at Mequon Preserve

Address: 7852 W. Preserve Parkway
Mequon, WI 53097

Customer Approval: **SPF Aug 15 2022**

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Rear Elevation - Cottage ARB

1/4" = 1'-0"

Custom Designed For: Lizbeth Free and Mark Ropella
Homesite / Neighborhood: 75 Enclave at Mequon Preserve
Address: 7852 W. Preserve Parkway
Mequon, WI 53097
Customer Approval: **SPF Aug 15 2022**

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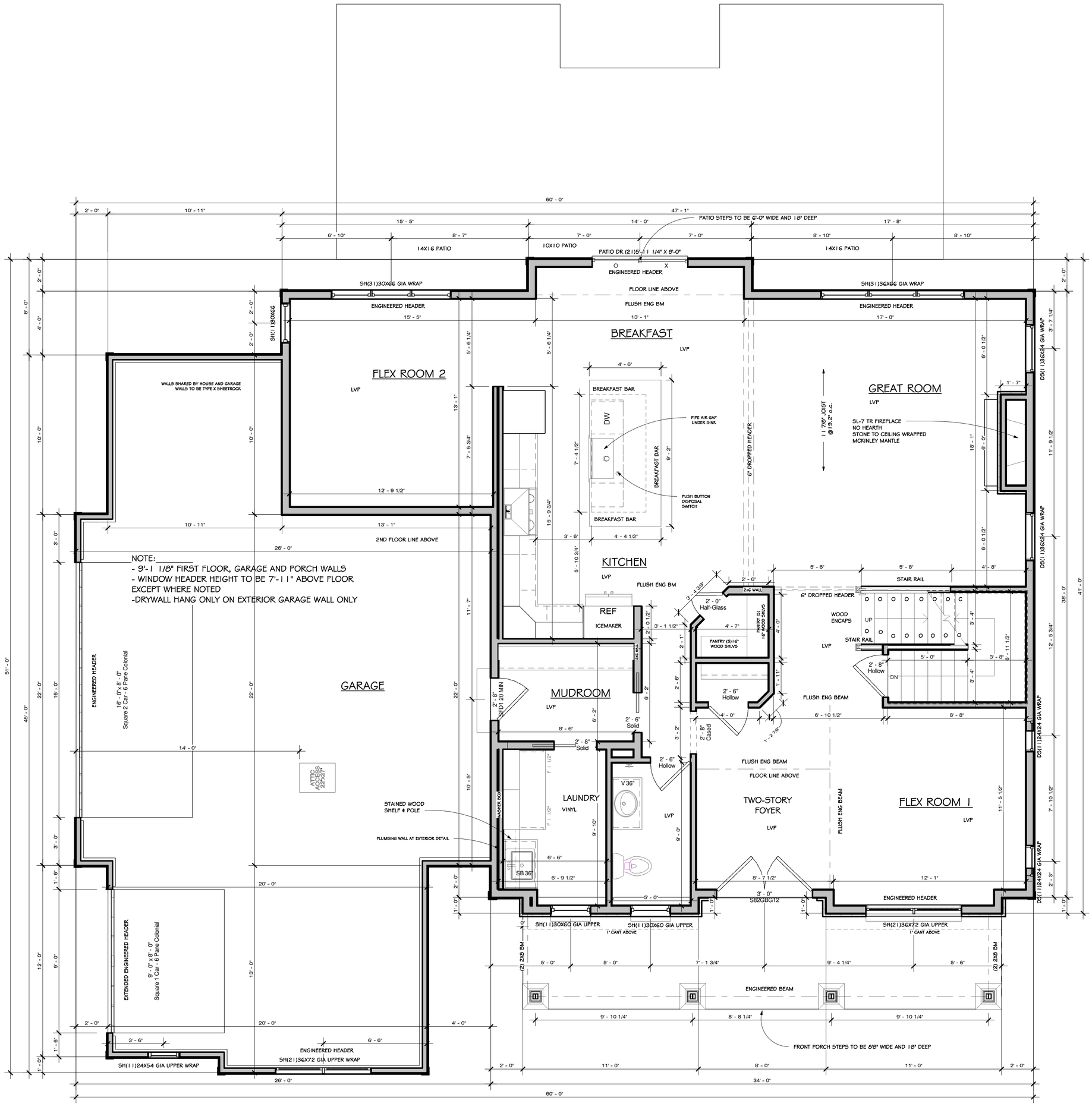
Model: Maybeck - 3 Car Side Entry
Elevation: ABR
Revised Base Plan:
Drawn By: Author Date: 6/13/2022

Do Not Scale Note: All dimensions are stud to stud
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Print Date:
8/15/2022
3:13:15 PM
Revisions:

Drawing No.:
ABR 4

Attachment: Plans (7637 : Veridian Homes LLC)



NOTE:
- 9'-1 1/8" FIRST FLOOR, GARAGE AND PORCH WALLS
- WINDOW HEADER HEIGHT TO BE 7'-11" ABOVE FLOOR EXCEPT WHERE NOTED
-DRYWALL HANG ONLY ON EXTERIOR GARAGE WALL ONLY

Area Schedule (Cottage)	
Name	Area
First Floor	1544 SF
Second Floor	1481 SF
	3025 SF

Custom Designed For: Lizbeth Free and Mark Ropella
Homesite / Neighborhood: 75 Enclave at Mequon Preserve
Address: 7852 W. Preserve Parkway
Mequon, WI 53097
Customer Approval:
SPF Aug 16 2022
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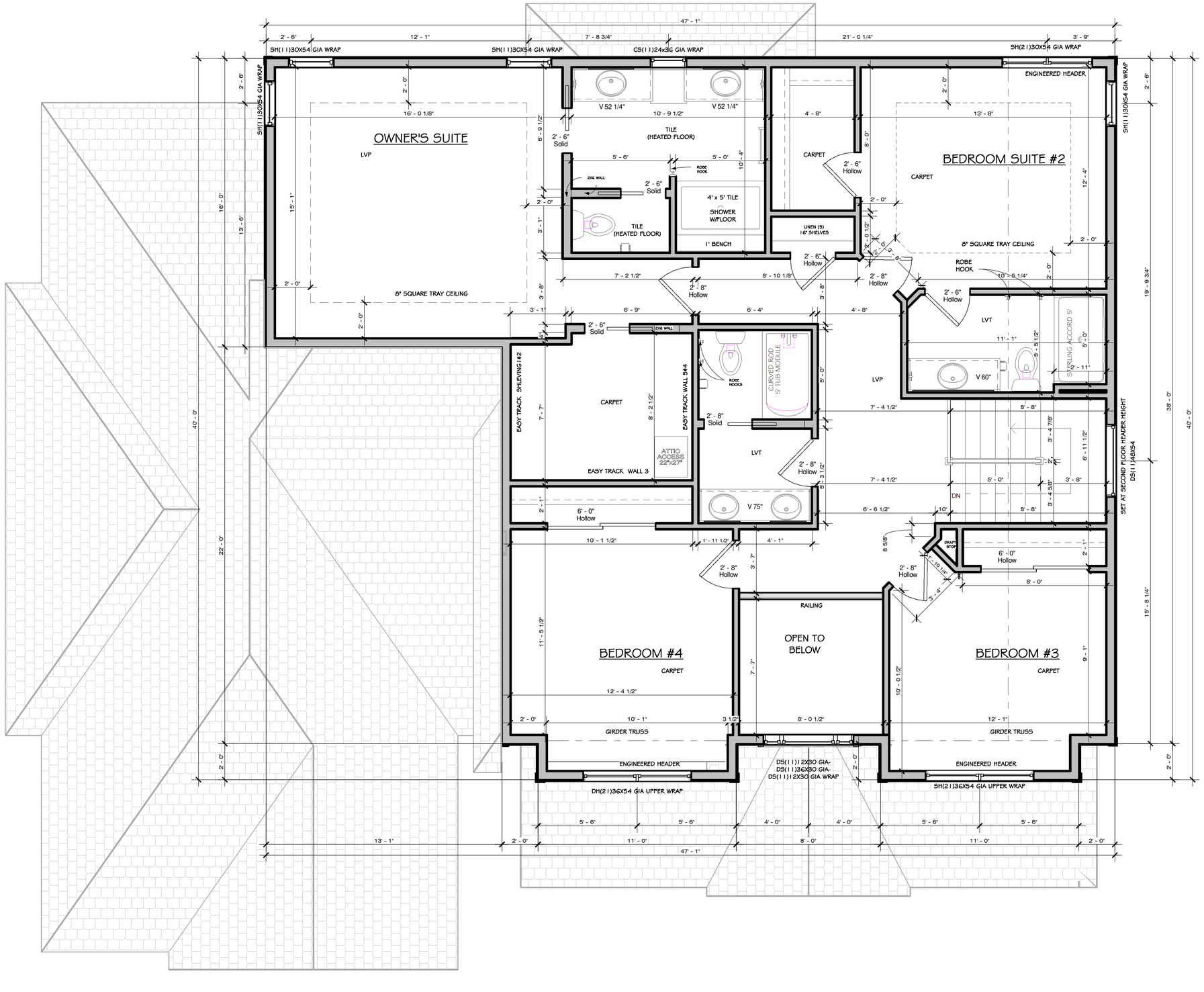
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Model: Maybeck - 3 Car Side Entry
Elevation: ABR
Revised Base Plan:
Drawn By: Author
Date: 6/13/2022

Print Date: 8/16/2022 1:15:53 PM
Revisions:

Drawing No.: ABR 5

Attachment: Plans (7637 : Veridian Homes LLC)



Area Schedule (Cottage)	
Name	Area
First Floor	1544 SF
Second Floor	1481 SF
	3025 SF

Custom Designed For: Lizbeth Free and Mark Ropella
Homesite / Neighborhood: 75 Enclave at Mequon Preserve
Address: 7852 W. Preserve Parkway
Mequon, WI 53097
Customer Approval:
SPF Aug 15 2022
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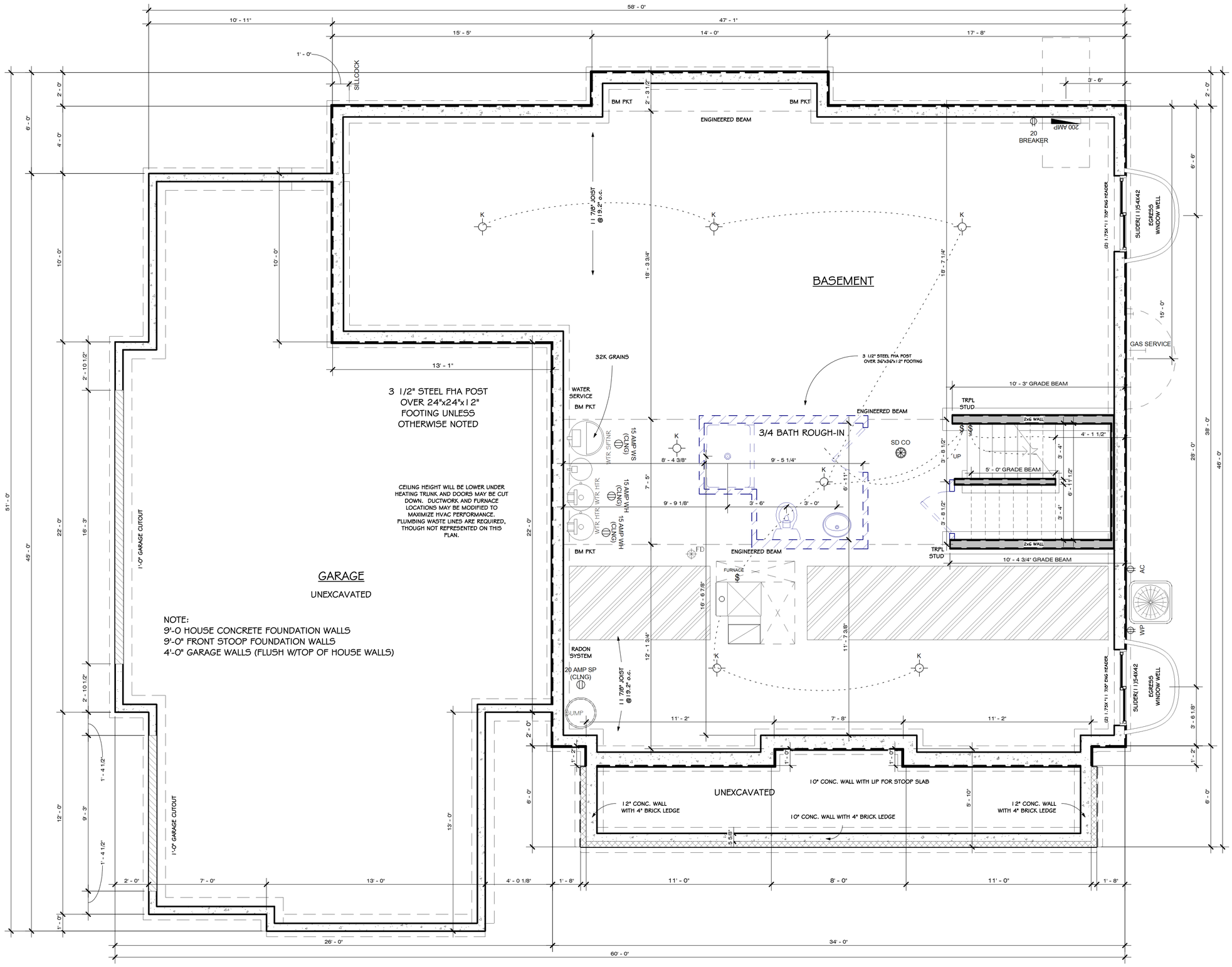
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Model: Maybeck - 3 Car Side Entry
Elevation: ABR
Revised Base Plan:
Drawn By: Author
Date: 6/13/2022

Print Date:
8/15/2022
3:13:18 PM
Revisions:

Drawing No.:
ABR 6

Attachment: Plans (7637 : Veridian Homes LLC)



GARAGE

UNEXCAVATED

NOTE:
9'-0 HOUSE CONCRETE FOUNDATION WALLS
9'-0" FRONT STOOP FOUNDATION WALLS
4'-0" GARAGE WALLS (FLUSH W/TOP OF HOUSE WALLS)

CEILING HEIGHT WILL BE LOWER UNDER HEATING TRUNK AND DOORS MAY BE CUT DOWN. DUCTWORK AND FURNACE LOCATIONS MAY BE MODIFIED TO MAXIMIZE HVAC PERFORMANCE. PLUMBING WASTE LINES ARE REQUIRED, THOUGH NOT REPRESENTED ON THIS PLAN.

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

Custom Designed For: Lizbeth Free and Mark Ropella
Homesite / Neighborhood: 75 Enclave at Mequon Preserve
Address: 7852 W. Preserve Parkway
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Customer Approval: SPF Aug 15 2022

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Model: Maybeck - 3 Car Side Entry
Elevation: ABR
Revised Base Plan:
Drawn By: Author Date: 6/13/2022

Print Date: 8/15/2022 3:13:19 PM
Revisions:

Drawing No.: ABR 7

Attachment: Plans (7637 : Veridian Homes LLC)