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

www.cityofmequonwi.gov

Inspections Division

ARCHITECTURAL BOARD
Regular Meeting
Monday, January 12, 2026 - 6:00 PM
Christine Nuernberg Hall - Common Council Room

After Architectural Board approval, please call the Building Inspector'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 applicants arrive at 6:00 P.M. at the start of the meeting to ensure that you are available when your item is discussed. Please enter via the East or West (Elevator) Entrance.

Agenda

1) Call to Order and Roll Call

2) Approval of Meeting Minutes

a) Meeting Minutes - December 8, 2025

3) Action Items

a) **Veridian Homes LLC - New Single-Family Residence at 8284 W. Bluebird Court**
The Enclave Subdivision
Contractor: Veridian Homes / Architect: Veridian Homes
District 3 - 6:00 pm

b) **Daniel & Veronika Keller - New Single-Family Residence at 108 E. Mequon Road**
Subdivision: N/A
Contractor: Owner / Architect: Ken Dahlin
District 5 - 6:05 pm

c) **Reza Namdar Ghanbari - New Single-Family Residence at 12852 N. Granville Road**
Subdivision: N/A
Contractor: Integral Construction & Development / Architect: Vision Architects LLC
District 1 - 6:10 pm

d) **Robert & Ashley Groth - Two Outbuildings at 11420 W. Freistadt Road**
Subdivision: N/A
Contractor: Walters Buildings / Architect: Walters Buildings

District 1 - 6:15 pm

e) **Robert Spector - Re-Submittal for Outbuilding at 13068 N. Fox Hollow Road**
Subdivision: N/A
Contractor: John Sauermilch Jr. / Architect: Stauss Architect LLC
District 1 - 6:25 pm

4) Adjourn

DATED: January 12, 2026 /s/ Scott Reed, Chair

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. Persons with disabilities requiring accommodation for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the City Clerk's Office at 262-236-2914, Monday through Friday, 8:00 AM – 4:30 PM.

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

www.cityofmequonwi.gov

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, December 8, 2025
6:00 PM
Christine Nuernberg Hall – Common Council Room

Minutes

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

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

2. **Meeting Minutes**

Minutes from November 10, 2025, meeting were approved by District Representative Janet Ehn and sconded by District Representative Tom Irvin.

Minutes pass unanimously.

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 1 6:00 pm	**Addition: 3-Car Garage, Kitchen, Family Room & Master Suite**	Brittany Qualley 9111 W. Hawthorne Road Subd: N/A	Contractor: Reflective Contracting Services Architect: Architectural Designs

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

Conditions: Plans approved as submitted with the condition that since the front stone element did not end on an inside corner, the stone will be replaced with siding to match.

2)	Dist. 3 6:10 pm	**New Single-Family Residence**	Veridian Homes LLC 8217 W. Bluebird Court Subd: The Enclave	Contractor: Veridian Homes Architect: Veridian Homes

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

Conditions: Plans approved as submitted.

3)	Dist. 4 6:15 pm	**New Single-Family Residence**	Deon & Maria Horton Lot #45 Migratory Lane Subd: Swan Ridge Farms	Contractor: Kaerek Homes, Inc. Architect: Kaerek Homes, Inc.

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

Conditions: Plans approved as submitted with the following conditions:
1. Addition of windows on first and second floor, left elevation.
2. Option: On rear elevation replace 3-window set with 2-window set.

4)	Dist. 4 6:20 pm	**New Single-Family Residence**	Redford Builders LLC 9744 N. Migratory Court Subd: Swan Ridge Farms	Contractor: Espire Homes, Inc. Architect: Espire Homes, Inc.

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

Conditions: Plans approved as submitted.

5)	Dist. 4 6:25 pm	**New Single-Family Residence**	Justin & Karin Leifeld 9357 W. Huntington Drive Subd: Swan Ridge Farms	Contractor: Korndoerfer Homes Architect: SHP Design

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

Conditions: Plans approved as submitted with the following conditions:
1. Add 2-wide transom windows in master closet on right elevation.
2. Note: Upper grids on front windows will match all other windows – drawing error.

6)	Dist. 5 6:30 pm	**New Single-Family Residence**	Jordan & Zoe Miller 12967 N. Mockingbird Court Subd: Highland Meadows	Contractor: Allan Builders Architect: David Pluim

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

Conditions: Plans approved as submitted.

7)	Dist. 5 6:35 pm	**New Single-Family Residence**	Daniel & Brittany Soleimani 1573 W. Falcon Court Subd: Highland Meadows	Contractor: Allan Builders Architect: David Pluim

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

Conditions: Plans approved as submitted.

8)	Dist. 6 6:40 pm	**New Single-Family Residence**	Edith Lepgold and Craig Pfister 10490 N. Pine Tree Circle Subd: Eschrich Park	Contractor: Korndoerfer Homes Architect: SHP Design

Moved to Approve: Irvin
Seconded by: Apfelbach
Approved: Yes
Vote: Approved-7, Opposed-1; (*Reed)

Conditions: Plans approved as submitted / (*Lack of window on garage stone wall)

9)	Dist. 8 6:45 pm	**New Single-Family Residence**	Stacy Buening and David Heiny 3101 W. Hidden Lake Road Subd: Wright Lake Propert.	Contractor: Victory Homes of WI Architect: David Pluim

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

Conditions: Plans approved as submitted.

10)	Dist. 8 6:50 pm	**Outbuilding**	Michael Johnson 10111 N. Sheridan Drive Subd: Fairy Chasm	Contractor: Coach House Homes Architect: North Drawn Design

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

Conditions: Plans approved as submitted with the condition that all windows for the outbuilding should match windows in the main house.

11)	Dist. 8 7:00 pm	**Addition:** **Sunroom, Bedrooms and Bathroom**	Ethan Handler 709 W. Haddonstone Place Subd: Haddonstone	Contractor: Entech Builders Architect: Entech Builders

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

Conditions: Plans approved as submitted with the condition that siding and roofing match existing.

12)	Dist. 8 7:10 pm	**Resubmittal:** **Shed** **(Tabled at 11/10/25 AB Meeting)**	Eric & Margaret Miller 616 E. Circle Road Subd: Lake Michigan Est.	Contractor: Auchter Construct. Architect: Jeremy Hartline

Moved to Deny: Reed
Seconded by: Irvin
Approved: No - Denied
Vote: Unanimous

Conditions: Resubmittal was denied

13)	Dist. 6 7:20 pm	**Resubmittal:** **New Single-Family Residence** **(Tabled at 10/13/25 AB Meeting)**	Vitaliy Gorelik 12345 N. East Shoreland Dr. Subd: River Oaks Estates	Contractor: J&J Custom Homes Architect: Chris Egner

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

Conditions: Resubmitted plans approved.

4. **Motion to Adjourn:**

District Representative Tom Irvin made a motion to adjourn the meeting. Vice-Chairman Paul Apfelbach seconded the motion.

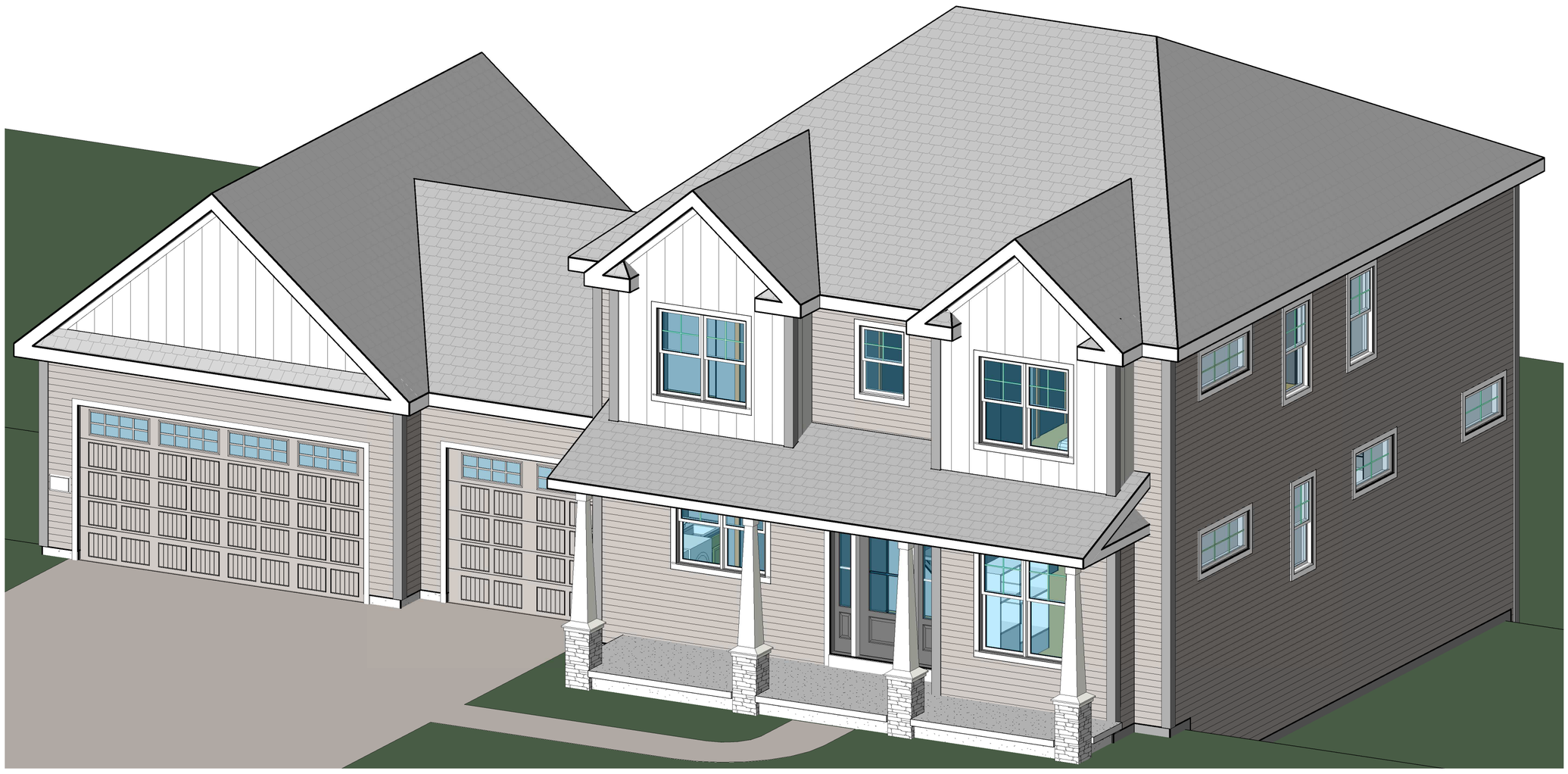
A vote was taken; vote passed unanimously.
Meeting adjourned at 6:56 p.m.

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **January 12, 2026**
SUBJECT: **Veridian Homes LLC - New Single-Family Residence at 8284 W. Bluebird Court**
The Enclave Subdivision
Contractor: Veridian Homes / Architect: Veridian Homes
District 3 - 6:00 pm

Attachments:
Plans, Site Survey



3D - Cottage 3 Car Front Load ARB

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

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 103 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 8284 W BLUEBIRD COURT
MEQUON, WI 53097
Customer Approval:
SPF Dec 18 2025

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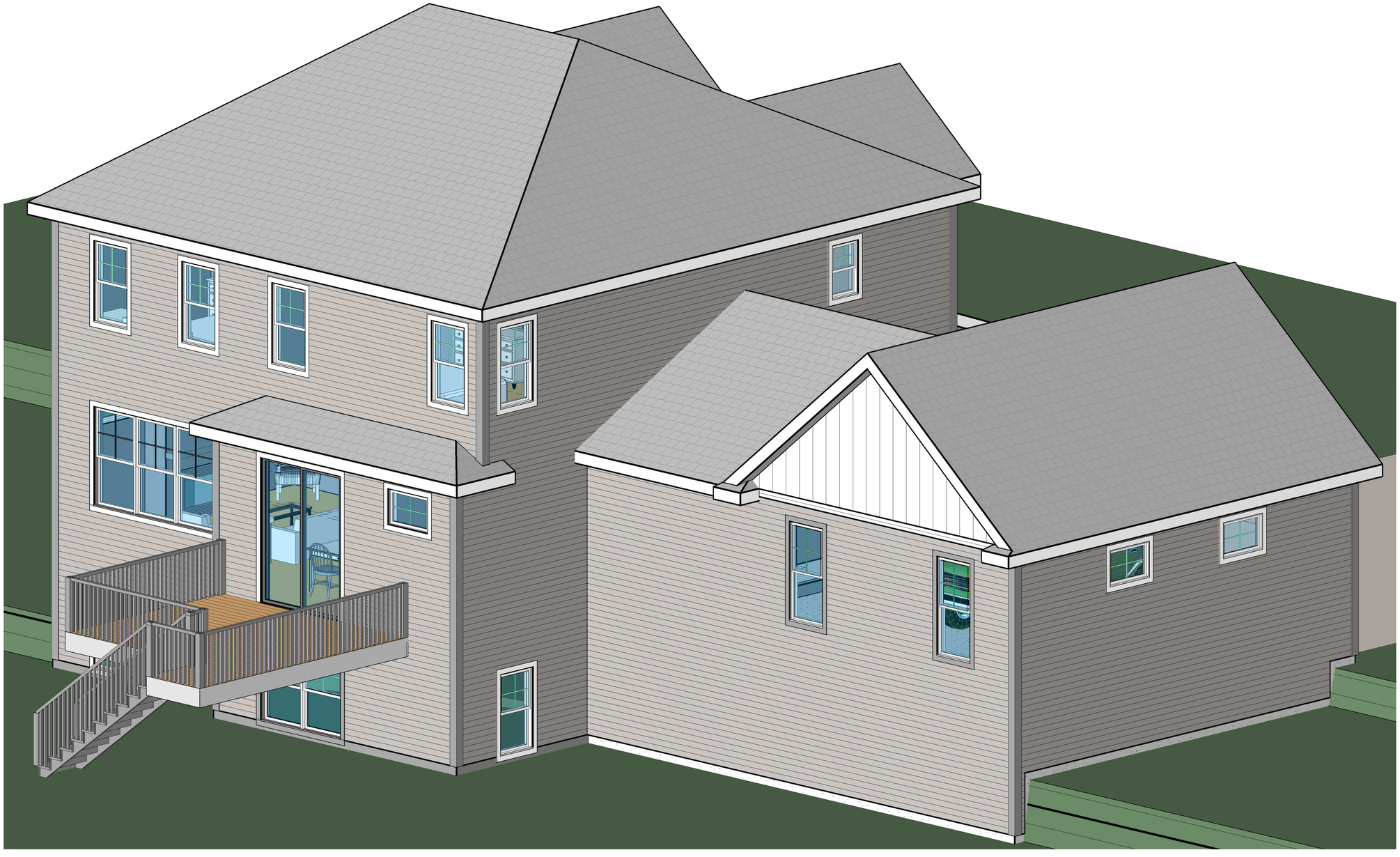
VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: Author Date: 12/04/2025

Print Date:
12/18/2025
2:57:43 PM
Revisions:

Drawing No.:
ARB1



3D - Cottage 3 Car Front Load Rear View ARB

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 103 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 8284 W BLUEBIRD COURT
MEQUON, WI 53097
Customer Approval:
SPF Dec 18 2025

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Madison, WI 53713
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Fax 608.226.0600

Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: Author
Date: 12/04/2025

Print Date:
12/18/2025
2:57:44 PM
Revisions:

Drawing No.:
ARB2

Do Not Scale Note: All dimensions are stud to stud
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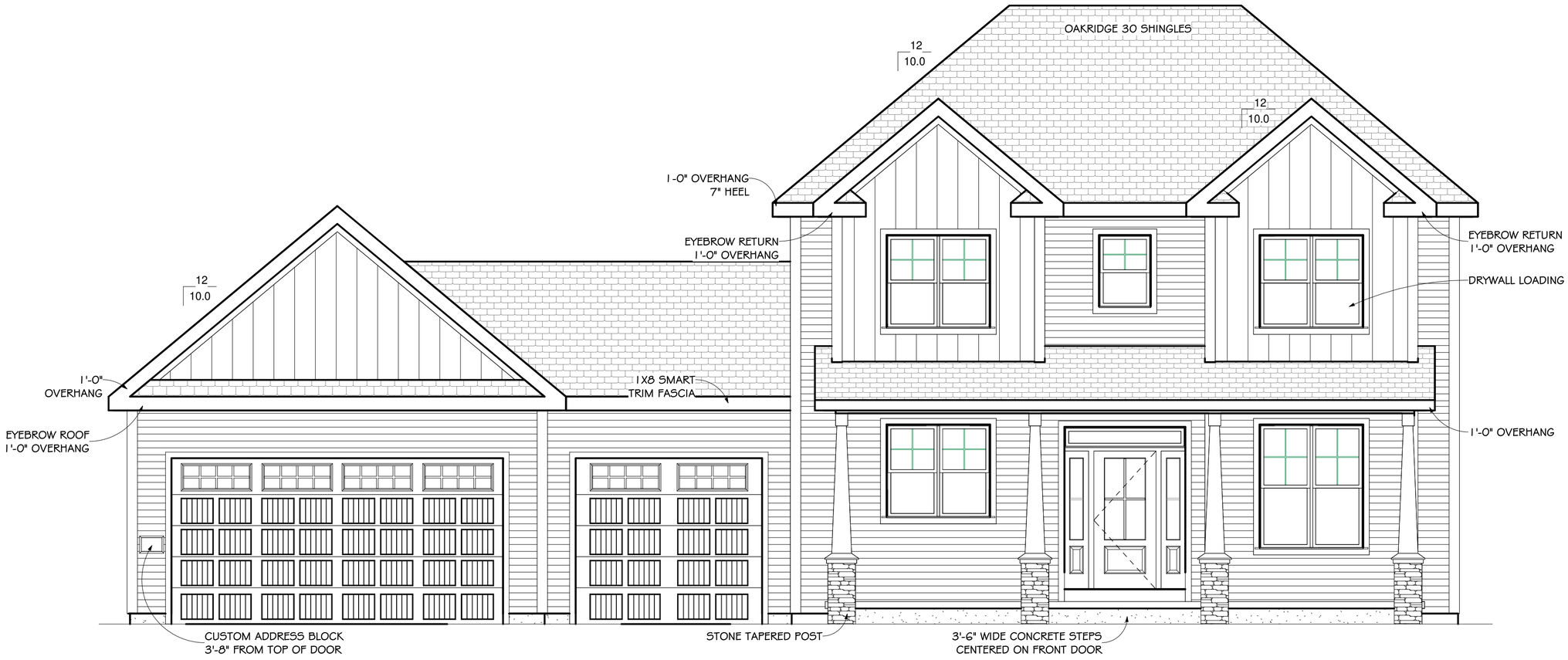
NOTE:
- ALL WINDOWS, FRONT DOOR, REAR DOORS & GARAGE DOOR TO HAVE 1X4 SMART TRIM
- ALL CORNERS TO BE 6" SMART TRIM
- ALL SIDING TO BE SMART SIDE LAP SIDING
- ALL VERTICAL B&B SIDING TO BE SMART SIDE
- GABLES ON FRONT ELEVATION TO HAVE 1X4 SMART TRIM



Front Elevation - Cottage 3 Car Front Load ARB
1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 103 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 8284 W BLUEBIRD COURT
MEQUON, WI 53097
Customer Approval:
SPF Dec 18 2025

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Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: Author
Date: 12/04/2025

Print Date:
12/18/2025
2:57:44 PM
Revisions:

Drawing No.:
ARB3

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

Rear Elevation - Cottage 3 Car Front Load ARB
1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 103 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 8284 W BLUEBIRD COURT
MEQUON, WI 53097
Customer Approval: **SPF Dec 18 2025**
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Do Not Scale Note: All dimensions are stud to stud
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Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: Author Date: 12/04/2025

Print Date:
12/18/2025
2:57:45 PM
Revisions:

Drawing No.:
ARB4

Left Elevation - Cottage 3 Car Front Load ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY

Homesite / Neighborhood: 103 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: 8284 W BLUEBIRD COURT
MEQUON, WI 53097

Customer Approval: **SPF Dec 18 2025**

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Fax 608.226.0600

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Model: MARGOT

Elevation: ARB

Revised Base Plan:

Drawn By: Author Date: 12/04/2025

Print Date:
12/18/2025
2:57:45 PM

Revisions:

Drawing No.:
ARB5

Right Elevation - Cottage 3 Car Front Load ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 103 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 8284 W BLUEBIRD COURT
MEQUON, WI 53097
Customer Approval: **SPF Dec 18 2025**

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Madison, WI 53713
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Fax 608.228.0600

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Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: Author
Date: 12/04/2025

Print Date:
12/18/2025
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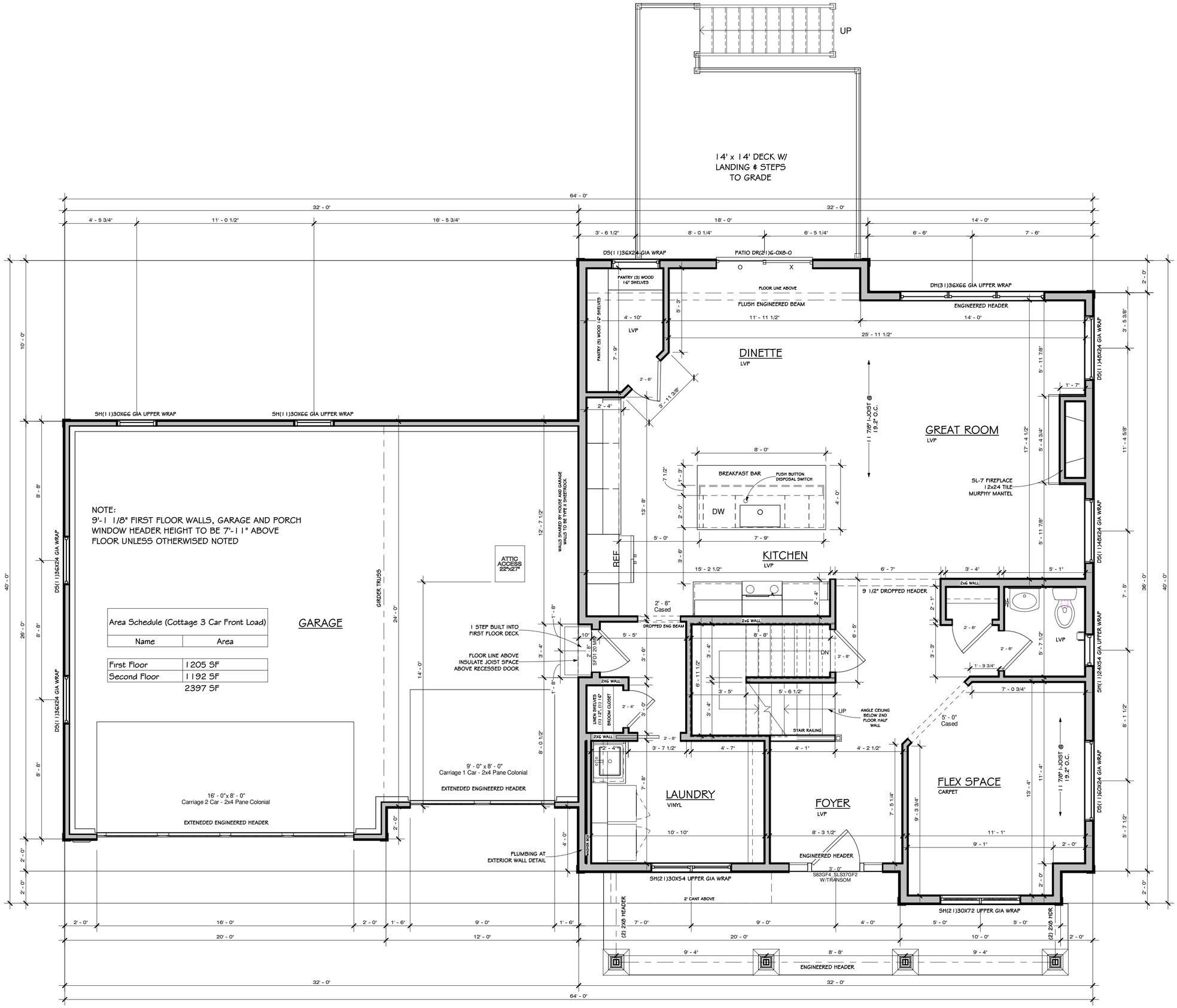
Revisions:

Drawing No.:
ARB6



First Floor - Cottage 3 Car Front Load ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 103 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 8284 W BLUEBIRD COURT
MEQUON, WI 53097

Customer Approval:

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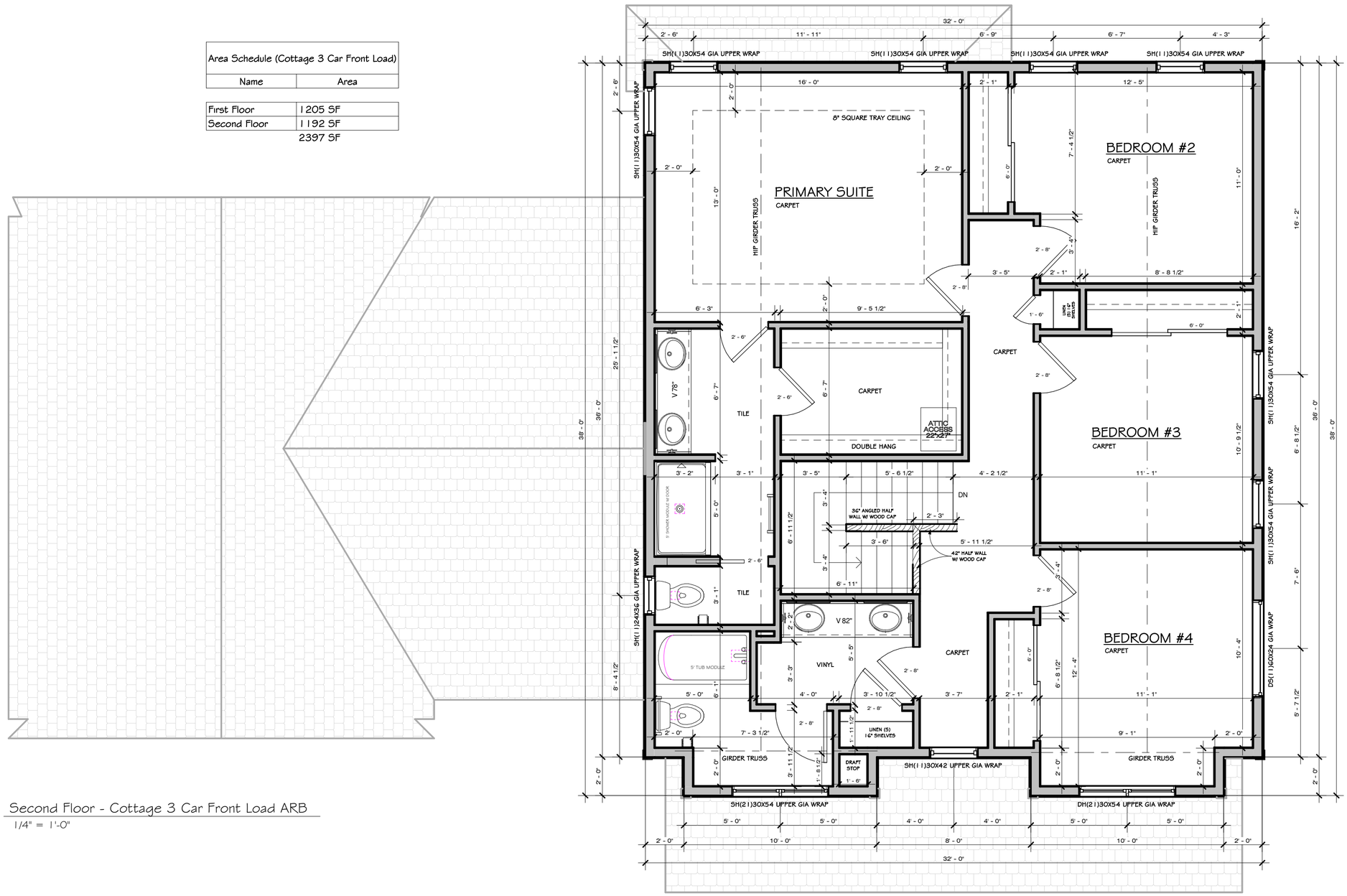
Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: Author
Date: 12/04/2025

Print Date:
12/18/2025
2:57:46 PM
Revisions:

Drawing No.:
ARB7

Area Schedule (Cottage 3 Car Front Load)	
Name	Area
First Floor	1205 SF
Second Floor	1192 SF
	2397 SF



Second Floor - Cottage 3 Car Front Load ARB

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY
Homesite / Neighborhood: 103 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 8284 W BLUEBIRD COURT
MEQUON, WI 53097
Customer Approval:
Approval: **SPF Dec 18 2025**

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VERIDIAN HOMES

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Madison, WI 53713
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Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: Author
Date: 12/04/2025

Print Date:
12/18/2025
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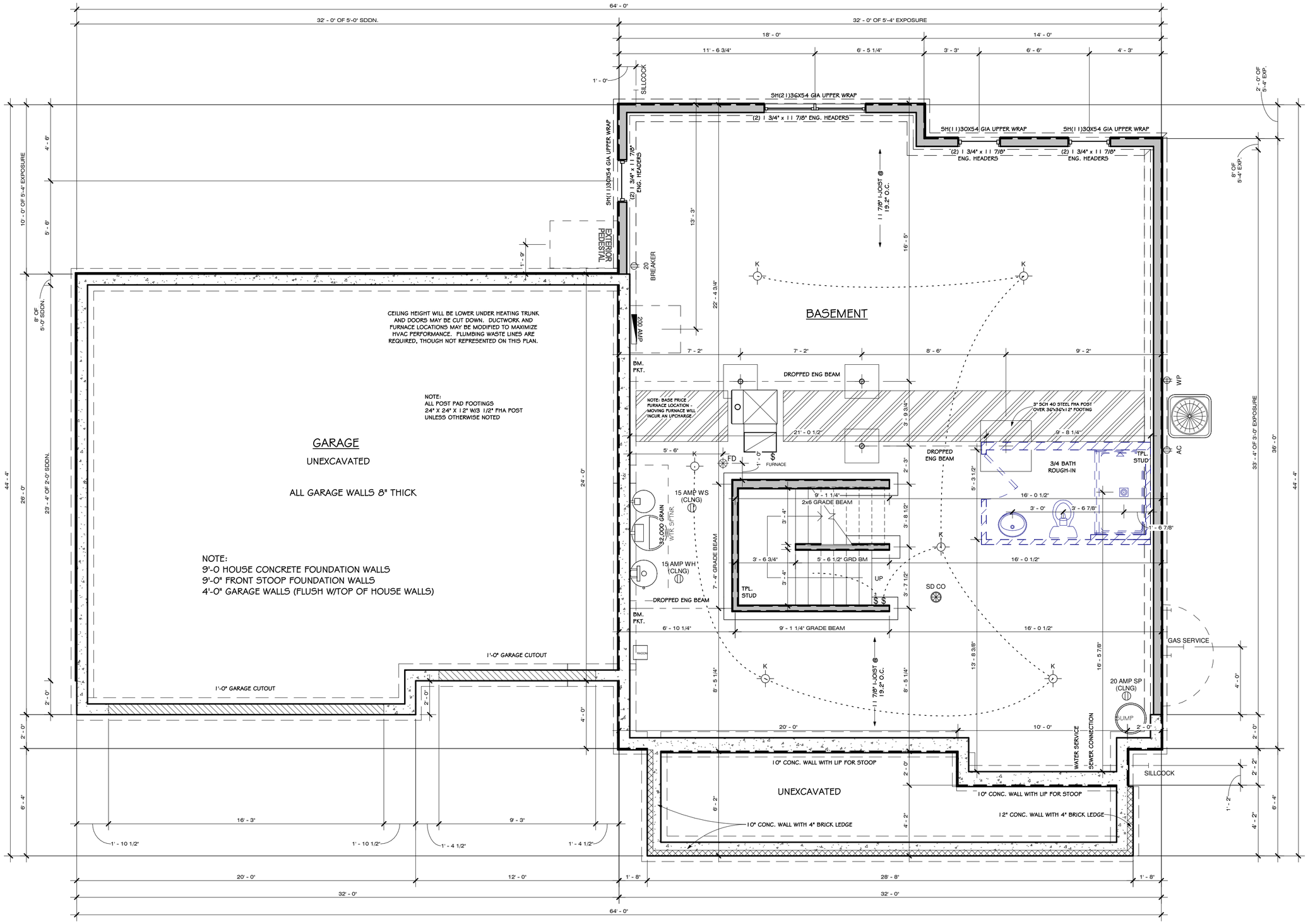
Revisions:

Drawing No.:
ARB8



Foundation Plan

1/4" = 1'-0"

Custom Designed For: MOVE-IN READY

Homesite / Neighborhood: 103 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: 8264 W BLUEBIRD COURT
MEQUON, WI 53097

Customer Approval: **SPF Dec 18 2025**

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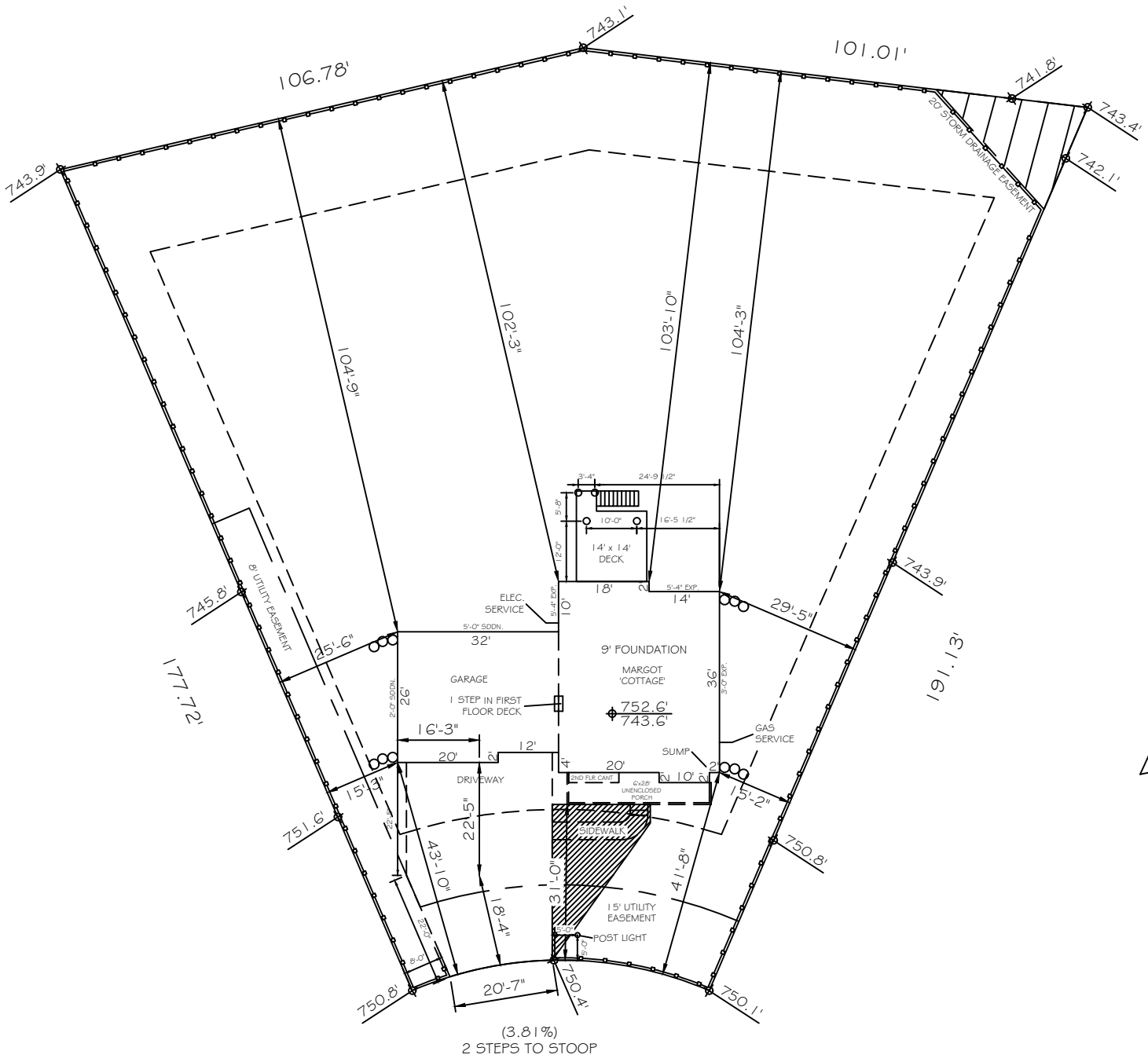
Model: MARGOT
Elevation: ARB
Revised Base Plan:
Drawn By: Author
Date: 12/04/2025

Print Date: 12/18/2025 2:57:48 PM
Revisions:

Drawing No.: ARB9

PHASE 8
LOT 103
23,896 S.F.

NO PORCH ENCROACHMENTS



(3.81%)
2 STEPS TO STOOP

60.71'

BLUEBIRD COURT

N

GL
1' 0"
CUT

XXXX.X' =FINAL GRADE

(XXXX.X') =EXISTING GRADE

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=752.6
TOP OF FOOTING=743.6
GARAGE FLOOR ELEV.=752.1
DRIVEWAY SLOPE=3.81%
PARTIAL EXPOSURE=746.77
YARD GRADE=4.61%

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: 103
NEIGHBORHOOD: ENCLAVE MEQUON PRESERVE SOUTH
MODEL: MARGOT COTTAGE 3 CAR FL
SITE AREA: 23,896 SQ. FT.
IMPERVIOUS AREA: 3,305 SQ. FT.

CUSTOMER: MOVE-IN READY
ADDRESS: 8284 W BLUEBIRD COURT
MEQUON, WI 53097

SCALE: 1"=30'-0"
DRAWN BY: MSF
DATE: 12/04/2025

CUSTOMER APPROVAL:
DATE: / /
DATE: / /
VH APPROVAL:
SPF Dec 18 2025 DATE: / /

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

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

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **January 12, 2026**
SUBJECT: **Daniel & Veronika Keller - New Single-Family Residence at 108 E. Mequon Road**
Subdivision: N/A
Contractor: Owner / Architect: Ken Dahlin
District 5 - 6:05 pm

Attachments:
Statement of Intent, Plans

Architectural board
City of Mequon
11333 N Cedarburg Road
Mequon, WI 53092

Project: Keller residence new constraction
108 E Mequon Rd, Mequon

Subject: ARB letter of intent

Dear members of the board,

It is the intent of the property owners Daniel A Keller and Veronika Keller, to request an approval and permit for the above referenced project. This residential site comprises 1.5 acres with an existing older home that is scheduled to be demolished. This project will include the construction of a new single story home with 2,715 SF ground floor, 2, 617 S.F basement and 999 S.F garage, along with 240 S.F. shed , U shaped driveway and landscaping.

3 sets of printed plans detailing the proposed construction are included in this submittal along with other documents required.

Sincerely

Daniel Keller Daniel Keller 12/18/2025

Veronika Keller 12/18/2025

414- 687-2347
1485 W Glen Oaks ln
Mequon, Wi 53092

FRONT PERSPECTVE 1 A0.0

FRONT ENTRY PERSPECTIVE 2 A0.0

REAR PERSPECTIVE 3 A0.0

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION MEETS ALL CURRENT FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, ETC. WHICH SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING AND SHALL BE ADHERED TO EVEN IF THEY ARE IN VARIANCE WITH THE PLAN.
2. THE INFORMATION CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS IS ISSUED TO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE STANDARD CONSTRUCTION DETAILING AND PRACTICES WHICH WILL PROVIDE A STRUCTURALLY SOUND AND WEATHER-PROOFED FINISHED PRODUCT. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR PROBLEMS OBSERVED OR PERCEIVED PRIOR TO STARTING CONSTRUCTION OF SUCH.
3. ALL NECESSARY PERMITS SHALL BE PROCURED BY THE CONTRACTOR
4. THE SURVEY IS TO BE SUPPLIED BY THE OWNER AND SHALL INCLUDE ADEQUATE INFORMATION NECESSARY TO ACQUIRE THE BUILDING PERMIT.
5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT CONFORMING WITH THESE PLANS, NOR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES NOR ANY MERCHANTBILITY OF FITNESS FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.
6. COPYRIGHT 2025. REPRODUCTION OF THESE PLANS, IN ANY FORM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR DESIGNER, IS PROHIBITED.

AREA TOTALS		
CATEGORY	STORY	TOTALS (S.F.)
1. FINISHED		
	T.O. BASEMENT	2,617.15
	T.O. FIRST FLOOR	2,714.83
		5,331.98 ft²
2. UNFINISHED		
	T.O. BASEMENT	185.38
		185.38 ft²
3. GARAGE/SHED		
	T.O. FIRST FLOOR	1,238.60
		1,238.60 ft²
4. EXTERIOR		
	T.O. FIRST FLOOR	423.20
		423.20 ft²
		7,179.16 ft²

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KELLER RESIDENCE
PROJECT #10709
108 EAST MEQUON ROAD
MEQUON,WISCONSIN 53902

NOT FOR CONSTRUCTION

12.18.25 ISSUED FOR ARCH. REVIEW

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12/18/25

COVER SHEET

A0.0

SHEET 1 OF 27

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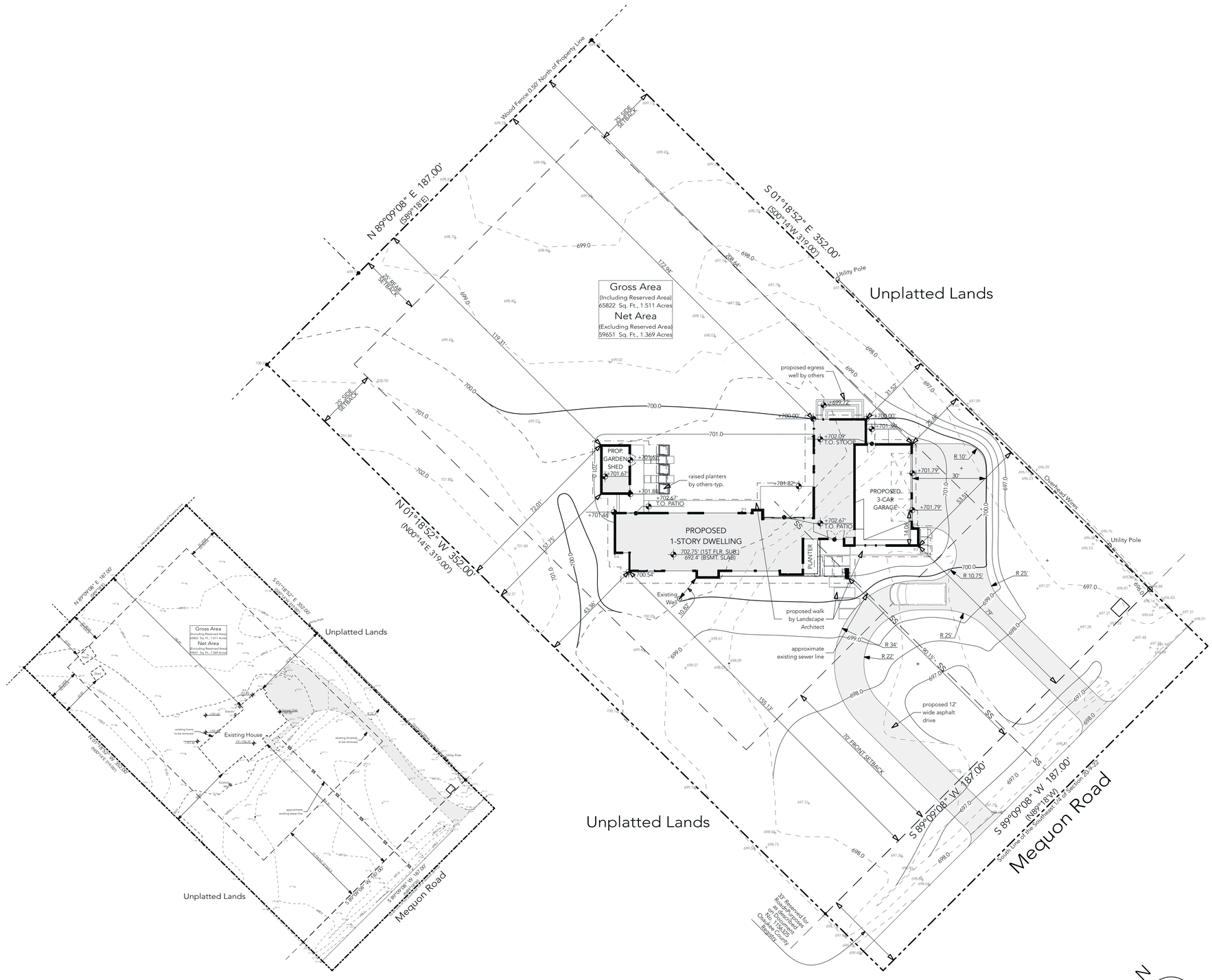

EXISTING/DEMO SITE PLAN

SCALE: 1" = 40'

1 / A0.1

SITE PLAN

SCALE: 1" = 20'

1 / A0.1

SITE PLAN KEY

- PROPERTY LINE
- SETBACK LINE
- EXISTING CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED CONTOUR
- PROPOSED 5' CONTOUR
- EXISTING DRIVE/TRAIL
- PROPOSED DRIVE/TRAIL
- CENTERLINE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE REMAIN

location map from www.maps.google.com

LOCATION MAP

NOT TO SCALE

2 / A0.1

LEGAL DESCRIPTION

AS DESCRIBED ON DOCUMENT NO. 1156325 OZAUKEE COUNTY REGISTRY.

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT IN THE SOUTH LINE WHICH IS 739.50 FEET WEST OF THE SOUTHEAST CORNER OF SAID 1/4 SECTION, THENCE N89°18'W ALONG THE SOUTH LINE OF SAID 1/4 SECTION, 187.00 FEET TO A POINT; THENCE N00°14'E ON A LINE, 352.00 FEET TO A POINT; THENCE S89°18E ON A LINE PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 187.00 FEET TO A POINT; THENCE S00°14W ON A LINE, 352.00 FEET TO THE PLACE OF BEGINNING. RESERVING FROM THE ABOVE PARCEL THE SOUTH 33.00 FEET FOR ROAD PURPOSES.

SITE PLAN IS BASED ON A SURVEY BY:
CORNERSTONE LAND SURVEYING, INC.
RICHARD SIMON, NO. S-2698
DATED: NOVEMBER 22, 2024

PROPERTY INFORMATION

LOT ZONING:	R-2B, SINGLE-FAMILY SUBURBAN RESIDENCE ZONING DISTRICT
MINIMUM LOT AREA:	65,340 S.F. (1.5 ACRES)
LOT AREA:	65,821.75 S.F. (1.51 ACRES)
MIN. AVERAGE LOT WIDTH/LENGTH:	175'
AVERAGE LOT WIDTH/LENGTH:	187'/352'
MINIMUM FRONT/STREET SETBACK:	70' (LOCAL ARTERIAL)
PROPOSED FRONT/STREET SETBACK:	79'
MINIMUM SIDE SETBACK:	25'
PROPOSED SIDE SETBACK:	25.68 (EAST), 43.36' (WEST)
MINIMUM REAR SETBACK:	25'
PROPOSED REAR SETBACK:	119.31'
MINIMUM FLOOR AREA:	1,400 S.F.
PROPOSED FLOOR AREA:	1ST FLOOR: 2,752.75 S.F., TOTAL: 2,752.75 S.F.
MAXIMUM LOT COVERAGE:	15% (9,873.26 S.F.)
PROPOSED LOT COVERAGE:	9.52% (6,268.5 S.F.)
MAXIMUM IMPERVIOUS SURFACE:	5,635.25 S.F. (EXISTING) + 5,000 S.F. = 10,635.25 S.F.
PROPOSED IMPERVIOUS SURFACE:	PROPOSED ROOF/PATIO/WALK AREA: 6,373.75 S.F. PROPOSED ASPHALT DRIVE: 4,083.5 S.F. TOTAL IMPERVIOUS SURFACE: 10,457.25 S.F.
MAXIMUM BUILDING HEIGHT:	42' (DWELLING), 15' (ACCESSORY)
PROPOSED BUILDING HEIGHT:	18' (DWELLING)
NOTES:	

SITE PLAN & PROPERTY INFORMATION

KELLER RESIDENCE
PROJECT #10709
108 EAST MEQUON ROAD
MEQUON, WISCONSIN 53902

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12/18/25

A0.1

SHEET 2 OF 27

/Volumes/SSD 8TB/ARCHITECTURE/ PROJECTS/KELLER - 10709/Architectural Documentation/ArchiCAD Plans/Keller_121825_TM.pln

BUILDING SPECIFICATIONS

0000. INSTRUCTION TO BIDDERS

1. It is the intention of the Architect and the Owner that these plans and specifications shall form the basis for a contract between the Owner and the Builder. The Builder shall provide all necessary labor and materials and perform all work required to complete the building within the scope of these plans and specifications, except as otherwise indicated. The Builder is to cooperate with and coordinate work with any such other contractors retained by the Owner.

2. Contact Architect (Genesis Architecture, LLC, contact Tracy Migrin #262-752-1894) or Builder (Alex Uglow, contact: BUILDER: #262-417-0516) for directions to obtain digital files and/or hard-copy prints of the construction documents.

1000. GENERAL NOTES

1. It is the Builder's responsibility to ensure that all work and construction meets all current federal, state, and local codes, ordinances, regulations, etc., which shall be considered part of the specifications of this building and shall be adhered to even if they are in variance with the plan.

2. The information contained within these construction documents is issued to show design intent and basic framing details. It is the Builder's responsibility to provide standard construction detailing and practices, which will provide a structurally sound and weatherproofed finished product. Do not scale drawings; follow dimensions only. Work that is not fully described in the Contract Documents shall be built to the same standard of quality and level of performance as similar conditions that are fully described in the Contract Documents and in conformance with exiting similar conditions. The Architect and Builder shall work together to coordinate these items. The Builder shall also notify the Architect of any discrepancies or problems observed prior to starting construction of such.

3. The Architect assumes no responsibility for construction not conforming to these plans, nor responsibility for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work.

4. Any changes that may occur during the course of construction shall be approved per contractual agreement between the Owner and Architect and submitted to the builder before proceeding.

5. Copyright 2025 reproduction of these plans, in any form without the written consent of the Architect, is prohibited.

6. The Builder shall procure all necessary permits.

7. If an additional survey is required by the municipality the survey is to be supplied by the Builder and shall include a re-certification and adequate information to acquire the building permit.

8. Smoking is prohibited inside of building.

9. No pesticides or noxious cleaning products are to be used on site.

10. Any time there is a conflict in the drawings and specifications, where different materials or items are noted for the same condition, the better quality product should be used.

11. Protect all materials from moisture and contamination damage before and after installation according to standard building practice.

12. Regularly remove trash from the construction site, and discarded foodstuff should be disposed of in such a manner as to discourage rodent and insect infestation.

13. Products are to be installed with a high quality of construction according to the manufacturer's specifications by the Builder and Subcontractors throughout construction.

14. Prior to Owner move-in the Builder shall assure any rubbish has been removed from entire premises and the whole house has been cleaned, including but not limited to floors, windows, air filters and any horizontal surfaces.

15. Builder and Owner to complete specification sheet as necessary.

16. Builder to provide temporary protection of exposed elements as appropriate to the stage of construction.

17. Builder and Subcontractors to provide Owner with the following items for all products and materials used in the home:
    A. Any user instructions and/or manuals.
    B. Any installation instructions and/or manuals.
    C. Any warranties
    D. Specifications for all paint, stain or other finishes used in the home, with such information to include the brand, type and name of any such paint, stain or other finish.

2000. SITEWORK

1. Excavation and Backfill:
    A. Excavating shall be to the proper depth; the grade of the home shall be determined by the local codes and at the discretion of the Architect and Builder.
    B. Builder shall verify existing grades and coordinate any adjustments necessary to house with Owner.
    C. All dirt shall be placed on the lot. If any excess of dirt is evident, and/or extra fill is needed the expense of moving the same shall be predetermined per contractual agreement between Owner and Builder.
    D. The Builder shall be responsible for any clean up necessary as a result of excavating.
    E. Topsoil shall be kept separate from subsoil, leaving only topsoil evident as the rough grade. Rough grade is defined as the leveling of the land to within six inches of the smoothness necessary to either seed or sod the lot. Rough grading shall be necessary to conform to existing grades, abutting property conditions, and drainage plans per local jurisdiction.
    F. The Site Plan on sheet A0.1 shall be the primary factor in establishing the grade for the lot, but shall be used in conjunction with the survey and any landscape plans.
    G. The Owner may make specific arrangements to include any special conditions.
    H. Trees, foliage or landscape will not be disturbed or destroyed that are outside of the known construction area as per the Site Plan on A0.1. The Builder shall retain all of these items that are outside of known grading and verify which are to be maintained that are within the construction/ grading area.
    I. All construction traffic is to enter and exit the lot by way of the driveway location as per the Site Plan on sheet A0.1 and inside newly graded area as to preserve existing landscape.
2. Before digging the Owner and Architect will approve the site layout.
3. Topsoil and large boulders will be stockpiled and protected from erosion for future use by the Owner.
4. Remove all topsoil and organic material from areas to receive concrete or asphalt paving. Then proofroll areas to be paved and remove soft areas. Replace with engineered fill, compacted in 12" lifts, to provide proper subgrade for paving. Proofroll with loaded dump truck or cement truck.
5. Landscaping, including topsoil and placement of topsoil for finish grading, is to be bid at a later date when the Owner's landscape design is finalized.
6. Tree stumps and other dead foliage should be completely removed from around and under the building site so that termites and other pests are not attracted.
7. Disruption to the site is to be as small as possible to effectively facilitate the construction of the new building. This area is to be roped off so as to prevent accidental destruction to the natural terrain.
8. Provide proper drainage away from the building.
9. No construction waste is to be buried on site.
10. Driveway: Bid with asphalt drive to have 2 1/2" binder course and 1-1/2" wearing course. 4" total on 6" compacted stone base, in accordance with state of Wisconsin highway standards.

3000. CONCRETE

1. The Concrete Subcontractor shall provide all necessary labor and materials to perform all work of said trade. The Concrete Subcontractor shall lay out all work and be responsible for all measurements per plan. All work shall be done in a quality manner, level, straight, plumb, square, and true. All work to be done in accordance with plans, specifications, plot plan, and applicable ordinances. Water shall be diverted and pumped out as necessary until completion of the basement.
2. Only use clean natural aggregates.
3. Only water of potable quality that is free of taste, color, and odor may be used. Also it should not foam or fizzle.
4. All concrete to be type 1 without additives (except for calcium chloride as required in cold weather).
5. Except as noted, all concrete shall be 3000 PSI (28-day compressive strength). Refer to structural plans.
6. Foundation walls & Footings:
    A. All basement walls and footings to be poured concrete. Foundation forms to be smooth, non-patterned (brick or other) wherever concrete will be exposed.
    B. Drain tile to be laid along exterior of footing under minimum height and width of 12" of #1 washed stone. Bleeders to be installed through footings every 8', where necessary, and at proper pitch. Form-A-Drain system in lieu of drain tiles is acceptable. Balance of backfill material to be washed sand or gravel. In lieu of washed sand or gravel backfill material, a drainage board, like DrainStar Strip Drain by Tremco Barrier Solutions, may be installed. Subcontractor to also install and adapt the Form-A-Drain system with an outlet and dedicated vent pipe per manufacturer's specifications to vent radon. Radon installation shall comply with the techniques prescribed by the EPA. See Floor Plans and Roof Plan for vent location.
    C. ICF: Crown ICF (7" concrete wall with an 11-1/4" form). PH: 262-237-4305, www.crownicf.com, . Insulated Concrete Forms (ICFs) shall be treated in a way to prevent insect (ant, termite, etc.) damage. This is usually done by molding a borax chemical into the ICF wall when it is manufactured. Other methods can be used, but shall be approved by the Architect. ICF to include reinforcement per manufacturer specifications and as noted in Structural Drawings.
7. Concrete Slabs:
    A. Basement Floors: 4" integral color concrete (color TBD) with 6x6, w1.4, w1.4 WWF reinforcing over concrete rated vapor barrier over 2" extruded polystyrene over 4" gravel. Seal floors to prevent moisture from wicking through the concrete. However, no sealer should be applied to floor at areas where tile or glued down flooring will be installed, as most sealers will interfere with the effective bond between the adhesive and the concrete. Slab to include hydronic heating.
    B. Garage Floors: Porcelain tile (to be determined) over 4" concrete with 6x6, w1.4, w.1.4 WWF reinforcing over concrete rated vapor barrier over 2" extruded polystyrene over 4" gravel. Caulk all joints. Provide Alternate Bid for integral colored concrete with no tile over.
    C. Exterior Slabs: 4" integral color concrete (color TBD) with 6x6, w1.4, w.1.4 WWF reinforcing over 4" gravel. Provide Alternate Bid for tile finish over concrete slab.
    D. Stoops to be constructed with poured concrete as indicated on plans and properly pitched for drainage.
    E. Provide 1/2" expansion joint material between all concrete slabs and abutting concrete walls occurring in exterior or unheated interior areas.
    F. Provide deep saw cut control joints at 25% of the depth of the concrete slab as required by industry standards or as indicated on plans.
    G. Vapor barrier to be overlapped 2' and sealed at all seams. Caulk or poly tape all seams and around posts. Hold in place with bricks or large rocks with 3-4' spacing. Use ball traps in floor drains. Cover and seal sump pump or other pits. Caulk or seal all joints, cracks, holes, pipes, exposed insulation, drains, and wires in concrete slab against mold spores, radon and other gases with Sonneborn Sonalastic SLI caulk or approved equal. All joints should be tooled to facilitate caulking.

4000. MASONRY

1. The Masonry Subcontractor shall provide all necessary labor and materials to perform all work of said trade. The Masonry Subcontractor shall lay out all masonry work and be responsible for all measurements per plan. All work shall be done in a quality manner, level, straight, plumb, square, and true in accordance with manufacturers' specifications. All work to be done in accordance with plans, specifications, and applicable ordinances. Verify final composition with Architect.
2. Install continuous ice and watershield, self-sticking, self-repairing flashing. Provide synthetic weeps at 24" on center within first exposed course above grade. Cut flashing back to mortar joint so that flashing is not visible. Provide end dams at end of flashing areas and turn up the back and sides of the flashing to create a complete pan. Provide through-wall flashing, with the same material, at the masonry pier and landscape walls just under the stone caps.
3. Brick Veneer:
    A. Thin Brick Veneer: See elevations and details for locations. Thin Brick to be a mixture of Yankee Hill Beige, Smooth and Yankee Hill G-1, Smooth. Veneer to be installed per drawings and supplier's specifications. Contractor shall tar any foundation wall behind stone wire mesh/lath per supplier's direction, so that water from grade is not a problem. Masonry Subcontractor to provide brick material sample to Architect/Owner for approval PRIOR to construction.
    B. Mortar: Provide premixed mortar in 3000 lb. bags. Mortar color and manufacturer TBD. Mortar joints to be compressed concave tooled joints/slightly raked joints (tight joints, not tightly rolled). Masonry Subcontractor to provide mortar material sample and panel mock-up to Architect/Owner for approval PRIOR to construction for final mortar decision.
    C. Masonry Subcontractor to provide a sample brick panel mock-up at the start of construction for Architect/ Owner approval to be used as the project standard.
    D. Provide Cav Clear synthetic vent/weeps at top of walls and below sills and above heads of all windows in brick/ stone veneer walls so all cavities have top and bottom vents. Color TBD.
4. Window Sills and Wall Caps:
    A. Window Sills and/or Wall Caps to be Cut/Cast Stone. Stone color TBD. Use stainless steel anchors to attach stone to the building. Install per supplier's specifications. All sills and/or caps on the building to have the appropriate washes.
    B. Use Vulkum sealant at joints of all stone sills and caps. Provide raked mortar joints to allow the sealant to be flush with the stone. Verify appropriate sealant type. Sealant color to match stone.

5000. METALS

1. Girder, columns, and any other supporting beams of steel shall be furnished and placed as necessary or as shown on plan.
2. Provide painted galvanizing on the steel beams and related plates that extend into the exterior soffit areas. Use VRC painted galvanizing for the beams, columns and related plates in any moist areas. Nails, screws, truss gang nail plates, etc. located in the moist area to have the standard galvanizing associated with those items. Patch damaged galvanizing with zinc paint.
3. Refer to Notes on Structural sheets for additional information regarding structural steel.
4. Metal Handrail and/or Guardrail to be bronze or painted metal as directed by Owner. Handrail and Guardrail design to match Interior Elevations and to comply with applicable codes. Guardrail shall be able to withstand a 200# point load from any direction at any location.

6000. WOOD AND PLASTICS

1. Rough Carpentry:
    A. All work to be in accordance with plans, specifications, plot plan, and ordinances. The Carpentry Subcontractor shall perform all carpentry work of every nature whatsoever. He shall lay out all work and be responsible for all measurements per plan and in cooperation and coordination with Architect. All work shall be done in a craftsman-like manner, level, straight, plumb, square, and true. The Carpentry Subcontractor will be responsible for installation of all lumber, structural components, trusses, ground blocks, furring, nailing strips, nails, fasteners, draft-stopping, blocking, window, doors, dropped soffits, exterior trim, stairs, railings, building paper, necessary rough and finish hardware, as applicable, temporary closing of openings and installation of construction doors as necessary in building. Bridging, corner bracing, nailing, blocking, and furring to be according to standard building practices. All exterior corners to be properly braced with metal wind bracing or plywood wall sheathing. The Carpentry Subcontractor shall supply crane as necessary for assembly of building, and all necessary hardware, nails, screws, etc. Truss supplier to provide all hangers and hurricane clips necessary for installation of trusses. Sill sealer to be installed between pressure treated sill plates and foundation walls. Construction adhesive to be Titebond Solvent-Free Construction Adhesive.
    B. Build soffits around ductwork that is below the floor framing. Coordinate with HVAC Subcontractor and Architect PRIOR to construction.
2. Building Components:
    A. Clean, new framing lumber as follows: All structural lumber, like beams and columns, is defined in the framing notes on the Structural Plans and is to be Doug Fir Larch #2 or better. Doug Fir Larch #2 or 1650 MSR structural lumber to be used for studs in exterior wall window mulls (where ever a PSL is not used), at all shoulder studs in exterior walls and at any point load in the house. The remainder of framing, like the interior walls and exterior walls (not including mulls or shoulder studs), to be S-P-F Stud grade.
    B. Use CCA (Wolmanized) Level 1 preservative treated engineered lumber as stated in plans, sections and details or where these members are in contact with grade or concrete, are exposed to the exterior, or are in moist areas. Use the preservative that will not have arsenic.
    C. General Framing Specifications: NOTE: leave a 1 1/2" gap at ridge roof sheathing to allow for ridge vent. Leave a 1" gap at the headwall vents. Verify with the manufacturer's typical continuous ridge, and continuous headwall venting details.
        i. Exterior Walls: 2x6 at 16" o.c.
        ii. Garage Walls:2x6 at 16" o.c
        iii. Interior Walls: 2x4 at 16" o.c. Unless Noted Otherwise (U.N.O.)
        iv. Subfloors: 3/4" Glued and screwed exterior grade tongue and groove plywood
        v. Underlayment: Per material specifications
        vi. Pitched Roof Sheathing: 5/8" CDX plywood with H-clips
        vii. Flat Roof Sheathing: 3/4" CDX plywood
        viii. Exterior Wall Sheathing:1/2" OSB
        ix. Garage Wall Sheathing: 1/2" OSB
    D. Provide blocking as needed in walls for grab bars as noted on Plumbing Schedule. Verify final locations with Owner.
3. Exterior Siding, Trim & Soffit:
    A. Siding & Trim:
        i. Single Exposure Siding to be Pre-Finished ACRE Nickel Gap Siding from Modern Mill Building Solutions with 1x8 (6 1/4" exposure) boards, color to be Biloxi (PH: 601-844-7707, https://modern-mill.com/siding/nickel-gap-siding/). Install per manufacturer's specification. Miter Corners.
        ii. Accent siding to be EasyMEG Facade Plank System from Abet Laminati, color 709 Corten Granata (https://abetlaminati.com/en/products/easy-meg-durable-exterior-plank-system/). Panels to be cut to size as shown on Exterior Elevations and installed over rainscreen system with exposed, color-matched fasteners per manufacturer's specifications. See also interior elevations for walls with interior panels to match exterior.
        iii. Typical fascia and trim to be Pre-Finished ACRE Trim Boards from Modern Mill Building Solutions, sized per elevations, sections and details, color Black (PH: 601-844-7707, https://modern-mill.com/trim/trim-boards/). Install per manufacturer's specification.
    B. Typical soffit to be 3/4" ACRE Sheets from Modern Mill Building Solutions, finish to match Acre Siding (PH: 601-844-7707, https://modern-mill.com/sheets/). Install per manufacturer's specification.
    C. Alternates for above exterior finishes may be bid/used upon approval of Architect and Owner.
4. Finished Carpentry
    A. Stairs as designed:
        i. Interior stair treads to be 5/4x wood treads of wood species and finish to match wood floor.
        ii. See Division 5 Metal for stair guardrail and/or handrail.
    B. Interior Soffits:
        i. Provide dropped soffits as shown in details and plans. Confirm with HVAC Subcontractor.
        ii. Provide 3/4" veneered plywood soffit panels with vertical returns to ceiling. See Reflected Ceiling Plans and Interior Elevations for locations. Wood veneer species and finish to be determined.
    C. Wood Species: All interior woodwork (including casing, trim, interior doors, cabinets, etc.) to be bid as smooth maple,, solid and veneers, with a clear finish or stain finish TBD. Provide alternate bid with birch. Final selection to be determined.
    D. Wood Flooring to be determined. Wood species and finishing to be determined by Owner. See plans for locations.
    E. Interior Doors:
        i. Door frames to match wood species with door slabs.
        ii. Interior doors to be flush, solid core wood doors styled as shown in drawings.
        iii. Pocket doors to be installed with Cavity Slider Pocket Door Frame System (www.cavitysliders.com).
    F. Trim & Casing:
        i. Base trim to be 1x4 solid wood base as detailed in drawings. See Wall Sections, Details and Interior elevations.
        ii. Casing:
            a. Windows and doors to have solid wood casing, sized as follows: 1/2"x3-1/2".
            b. All interior doors to have no wood casing. Provide drywall corners at wood door frames.
        iii. Soffit and continuous trim bands to be bid as detailed in the drawings.
        iv. The Builder shall review the drawings for other areas of trim throughout the house.
    G. Cabinets:
        i. All cabinetry to be custom or manufactured as specified by Owner and installed per manufacturer's specifications.
        ii. All cabinetry layouts/elevations shall be approved by the Owner PRIOR to millwork fabrication.
        iii. Door and drawer fronts are to be veneered wood and European-style, frameless flush-overlay OR solid wood, framed as shown on interior elevations. Framed doors to have a 2-1/2" solid wood frame with a flat recessed panel as shown.
        iv. Cabinet interiors to be birch OR tan/white melamine.
        v. Hinges to be European-style concealed hinges
        vi. Provide ball bearing, full extension under-mount glides with dovetail drawer boxes.
        vii. Base cabinets to have pull-out shelves.
        viii. Kitchen cabinetry to include pull-out trash/recycling bins and spice organizers as directed by Owner. See Interior Elevations.
        ix. Pulls TBD by Owner and as noted below.
            a. Pantry 105 to have wave-cut pulls incorporated into drawer fronts as shown on interior elevations.
            b. Bath 114 & Master Bath to have J-Pulls incorporated into drawer and door fronts.
        x. Flex Space 110 cabinet doors to be vented as directed by Owner (in-laid mesh or louvers TBD).

7000. THERMAL AND MOISTURE PROTECTION

1. Waterproofing:
    A. Seal all inside surfaces of basement walls and floors to prevent moisture from wicking through the concrete. (Note: No sealer should be applied to floor at areas where tile or glued down flooring will be installed. These finishes provide the required vapor barrier, and most sealers will interfere with the effective bond between the adhesive and the concrete.) Caulk or seal all joints, cracks, holes, pipes, exposed insulation, drains, and wires in concrete slab against mold spores, radon and other gases. All joints should be tooled to facilitate caulking.
    B. Sheet Waterproofing: Provide Tuff-N-Dri OR Watchdog sheet/membrane waterproofing by Tremco Barrier Solutions to the outside of building walls below grade.
2. Insulation
    A. All exposed insulation shall have a flame spread rating of less than 25 and a smoke density rating of less than 450. All work shall be done in a quality manner according to established trade practice and manufacturer's recommendations.
    B. Verify insulation with HVAC Subcontractor's Heat Loss Calculations and state and local codes.
    C. Exterior House Walls to be minimum R-21.
        i. Insulate with 2" spray foam closed-cell insulation and 3.5" blown-in fiberglass insulation at the stud cavities.
        ii. Install per manufacturers' specifications.
        iii. Provide 2" extruded polystyrene in the above grade wall cavities.
    D. Ceilings to be minimum R-49:
        i. Provide minimum R-49 insulation with 2" spray foam insulation and an additional minimum R-39 cellulose blown-in fiberglass insulation where possible.
        ii. Where a blown-in insulation is not possible, provide a complete closed-cell spray foam "hot roof".
        iii. ALTERNATE #1: Ceilings to be min. R-38 with blown-in fiberglass insulation where possible (and batt insulation where blown-in is not possible).
        iv. Allow 1" minimum airspace between sheathing and insulation.
        v. Install per manufacturers' specifications.
        vi. Note: Ductwork located in ceiling spaces shall be inside the insulation envelope.
    E. Exterior Garage Walls to be minimum R-21.
        i. Insulate with blown-in fiberglass batt insulation.
        ii. ALTERNATE #1: Garage insulation to match house insulation specifications.
    F. Basement Walls: Provide 1-1/2" extruded polystyrene at interior face per wall sections and details.
    G. Interior Walls:
        i. Provide 3-1/2" sound batt insulation or 3-1/2" R-15 blown-in fiberglass sound insulation in walls, floors and ceilings of spaces adjacent to bathrooms, bedrooms and as shown on plans.
    H. Floors:
        i. Floors over unheated spaces shall have R-38 insulation between joists. Use fiberglass batt, rigid or spray foam insulation as necessary or as shown on the drawings.
        ii. Provide 2" extruded polystyrene under basement slabs and in the above grade wall cavities.
    I. Install batt insulation as a continuous blanket without holes for electrical boxes, light fixtures, or heating ductwork. Caulk all openings in exterior wall construction.
    J. Provide insulation baffles at eave vents between rafters/trusses. Keep attic insulation from blocking soffit ventilation.
    K. Insulate and weather strip attic access panels.
    L. No insulation is to be exposed on inside of any duct, furnace, or filter.
    M. Install 6-mil poly vapor barrier at warm side of all insulation. Lap joints 18" minimum, poly taped at wall-to-ceiling intersection and around partition walls, plumbing, and electrical penetrations. Caulk and staple to bottom plate. Push tight into corners. All holes in electrical boxes and around wires must be caulked.
3. Weatherstripping and Caulking
    A. All work shall be done in a workmanlike manner according to the best practice and manufacturer's recommendations.
    B. All sound walls (insulated interior walls) to be sealed at perimeter and at all penetrations.
    C. All exterior doors and windows shall be caulked with non-hardening elastic compound.
    D. All joints between exterior trim and masonry shall be caulked with non-hardening elastic compound.
    E. Provide Vulkum sealant at joints of all stone sills and caps. Verify appropriate sealant type.
4. Roof Venting
    A. Subcontractor shall provide adequate attic ventilation/roof vents per local governing code. Use continuous ridge vents and continuous soffit vents as shown in drawings. Also, as necessary, use hip vents or tile vents, but check with Architect before these are decided upon.
    B. ALTERNATE: Roofing is to be a hot-roof system without venting. Spray foam insulation tight to outer sheathing of roofs and walls and install per manufacturer's specifications.
    C. Substitutions may be made, provided they allow equivalent net free areas.
    D. See Reflected Ceiling Plan, Roof Plan, Exterior Elevations and Wall Sections/Details for vent locations.
5. Roofing:
    A. Dimensional Asphalt Shingle Roofing: Certainteed Landmark® Shingles. Color to be Black Walnut.
    B. Standing Seam Metal Roofing: 22 gauge Flat Pan Profile by McElroy Metal, Inc. (www.mcelroymetal.com) or approved equal with 12" wide pan, color to be Medium Bronze.
    C. TPO Roofing: Fully adhered 60 mil GAF EverGuard® TPO Color Membrane (color: Dark Bronze #22) on roof sheathing approved alternate.
6. Exterior flashing shall be correctly installed at all connection between roofs, walls, chimneys, and projections and penetrations as required by SMACNA.
7. Install all elements using manufacturer's standard details, per manufacturer's instructions.
8. Notify the Architect of any discrepancies prior to construction.
9. Provide the Owner with the written warranties.
10. Gutters, Downspouts & Rain Diverters:
    A. Use aluminum custom-profile gutters and rectangular downspouts. All roof flashing shall be aluminum color matched to roofing color. Exterior flashing shall be correctly installed at all connection between roofs, walls, chimneys, and projections and penetrations as required by SMACNA.
    B. All downspouts to empty into city storm drain system OR to be connected underground and led to a place downgrade from the house.
    C. Roofing Subcontractor to provide a rain diverter along the edge of the roof at the front entry. Builder shall verify proposed detail with Architect prior to construction.

8000. DOOR AND WINDOWS

1. All exterior windows and patio doors to be the Ultimate Series from Marvin Windows and Doors (https://www.marvin.com/products/collections/ultimate), EXCEPT for windows at Bathroom 2, Garage and Garden Shed windows which shall be the Essential Series to match other windows. Sizes per window and door schedules. Aluminum clad (or fiberglass as noted) exterior finish color to be Bronze. Interior wood TBD, stained to match interior trim. Finish by Painting Subcontractor. Glass to be double-pane, Low-E, insulated glass with argon. Typical hardware to be oil-rubbed bronze, verify final selection with Owner. Aluminum thresholds TBD. Tops of all window and doors shall align to allow for continuous trim bands throughout home. Builder to verify rough opening heights and sizes with drawings and discuss any issues with Architect prior to ordering windows and patio doors.
2. Screens: Provide screens on all operable windows and patio doors. Screening and metal frame for screens colors TBD.
3. Doors:
    A. All doors are to be supplied per the door schedule in the drawings. Wood species and stain color of exterior doors is TBD.
    B. Entry door to be determined by Owner. See door schedule.
    C. Garage/House door(s) to be insulated steel at unheated garage and solid core wood doors at heated garage with adjustable threshold and shall have a 20-minute fire rating on door and frame.
    D. Overhead Garage door to be styled per exterior elevation. Door material and finish to be determined by Owner.
    E. Interior wood doors to be solid core, stain grade wood. Wood species to be determined. Style of doors shall match sections and elevations. Undercut 1/4" and more if used for return air. Verify with heating designer. Note that the designer patterns shown on the drawing are to be applied on both sides of the doors.
4. Miscellaneous:
    A. Access panels for HVAC and plumbing access: Acudor PS-5030, custom sized to match sizes on drawings, steel, 14 ga door, 14 ga mounting frame, door flush to frame, 3/4" recess for plaster, continuous concealed hinges, steel to have enamel prime coat, paint door to match adjacent paint. Allen head cam latch.
    B. Mirrors to be framed as shown on interior elevations. Attachment method for frameless mirrors is to be determined.
5. Coordinate all exterior openings with the Owner's security system to include sensors as required in screens and glass.
6. Hardware for doors to be submitted by supplier in consultation with Owner. Coordinate handles that are supplied for patio doors with Marvin. Coordinate locks.
7. Glass for interior doors to be 1/4" tempered or laminated, clear.
8. Attic hatch to be Bauco Pluss II with frameless finish. Size hatch as TBD. Gypsum board surface, paint to match ceiling. Install per manufacturer's specifications. See http://www.accesspanelsolutions.com

9000. FINISHES

1. Drywall/Plaster
    A. All corners and angles must be finished plumb, straight, and true; and all surfaces flush. The Builder is to finish all defects if necessary after Subcontractors are complete. Builder to remove from premises all rubbish pertaining to his work and leave the building broom clean. Corner bead on all outside corners.

SPECIFICATIONS

KELLER RESIDENCE
PROJECT #10709
108 EAST MEQUON ROAD
MEQUON,WISCONSIN 53902

12.18.25 ISSUED FOR ARCH. REVIEW

NOT FOR CONSTRUCTION

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B. See FLOOR PLAN NOTES on the floor plan sheets for locations and configurations of drywall. Note that on the drawings the term drywall as the outer layer on the walls and ceilings is meant to be the plaster board for use in the Imperial Plaster system by USG.

C. Fire walls and ceilings at garage to have one layer of 5/8" type "X" gypsum board on the garage side.

D. Drywall Conditions (At drywall only (no plaster) applications. Semi-concealed spaces apply also to plaster systems where plaster is not used behind brick, etc):
   i. Level 1 (wall areas not open to public view, i.e., behind brick veneer): At joints, set tape in compound, do nothing to fastener heads.
   ii. Level 2 (where water resistant gypsum backing board is used as substrate for tile): At joints, embed tape in compound and wipe with a joint knife leaving a thin coating over the tape and cover fastener heads with one coat of compound.
   iii. Level 3 (where walls to receive a medium or heavy texture or heavy wall covering): Apply two smooth coats of compound over joint tape and fastener heads. Smoothing by sanding or wiping with a damp sponge may be necessary to obtain an acceptable finish.
   iv. Level 4 (most common level, typical for residential dwellings – occupied spaces where wall to receive flat paints, light texture or standard wall coverings): "Three step" where 3 coats of compound are applied to joints and fastener heads. Smooth by sanding or wiping to get an acceptable finish.
   v. Level 5 (where walls to receive gloss, semi-gloss, enamel or non-textured flat paints): Apply three coats of compound on joints and fastener heads, then apply an additional smooth skim coat of compound over entire wall.
   vi. Note to above levels: Always set joint tape in compound.

E. Use only electric heaters and dehumidifiers to dry out home. Furnace is not to be used to dry out home.

F. All areas exposed to moisture (ie: bathrooms and kitchen walls at countertops) to have water resistant gypsum board.

G. Use Durock cement board or Wonder Board cement board at bath and shower and all areas of walls that receive tile.

H. At Basement provide lay-in ceiling tile (in lieu of drywall) to be determined with grid to match. Cut tiles to form the tegular beveled edge at the walls and other edge conditions. Paint the cut edges to match the tile.

2. General Finish Notes:
   A. Countertops to be bid as follows:
      i. Bath 001 Countertop: To be determined by Owner.
      ii. Kitchen 106 Countertops: Granite to be determined by Owner.
      iii. Pantry 105 Countertop: To be determined by Owner.
      iv. Flex Space 110 Countertops: To be determined by Owner.
      v. Master Bath 111C Counter: Porcelain or granite counter to be determined by Owner.
      vi. Bath 114 Counter: Porcelain, granite or quartz counter to be determined by Owner.
      vii. Bath 114 Tub Deck: Porcelain, granite or quartz around partially-recessed tub per plans and elevations to be determined by Owner.

   B. Flooring (See plan notes):
      i. Entry 101, Hall 102, Powder 104, Pantry 105, Kitchen 106, Flex Space 110, Master Bath 111C and Bath 114 to have tiled floors. Tile to be wood-look porcelain tile sized to match wood flooring. Final tile to be determined by Owner.
      ii. Remaining areas of first floor to have wood floor.
      iii. Garage 116 to have porcelain tile finish over concrete slab on grade. Tile to be determined by Owner.
      iv. Basement floor to have wood-looking vinyl flooring to be determined by Owner.
      v. Master Bath 111C and Bath 114 shower to also have tiled walls as shown on interior elevations..
      vi. All tile to be bid as a medium grade product to be determined by Owner and per specifications below:.
         a. Master Bath 111C floor and walls to have large format travertine-look porcelain tile. Final tile to be determined by Owner.
         b. Bath 114 walls to have large format wood-look porcelain tile (i.e. Nobu Ribbon Almond Brown 24x48 Wood Look Matte Fluted Porcelain Tile). Final tile to be determined by Owner.
         c. Bath 114 accent wall to have green large format porcelain tile at recessed area behind tub. Final tile to be determined by Owner.

3. Painting and Staining
   A. All woodwork to be carefully cleaned of finger marks, stains and other defects before the stain and sealer is applied. All rough spots to be sand-papered smooth before filling or finishing. All nails and brad holes to be filled with color putty to match.

   B. Paint HVAC and plumbing metal access panels to match adjacent paint.

   C. Interior cabinets and interior wood work to be stained with field finished as follows: Stain brand selection is at the discretion of the Builder, to be approved by the Architect or Owner. Stain color TBD. Following stain with 2 coats of fast dry, oil varnish, satin finish. Wood must be very clean.

   D. Interior wall and ceiling painting: Paint brand selection is at the discretion of the Builder, to be approved by the Architect or Owner. Paint selection shall include low, or no, VOC latex paint. Provide 1 coat primer and 2 coats paint as needed. The first coat is to be sprayed and back rolled and the second sprayed (with back rolling optional). Paint color TBD.

10,000. SPECIALITIES

1. Provide an allowance for bathroom accessories.

2. Provide allowance for Walk-In-Closet hanging rods and shelving as noted below and directed by Owner. Closet layouts my vary slightly depending on size and configuration:
   A. All manufactured shelving, no custom built-ins.
   B. High perimeter wide shelving.
   C. Double rods at least on 2 walls and a designated space to hang long dresses.
   D. Where space permits, provide a drawer chest of 2-3' in width.
   E. There should be space for drawer chest 2-3 feet

11,000. EQUIPMENT

1. Appliances are to be determined. Builder to provide allowances for quality stainless steel Kitchen appliances and front-loading washer and dryer as shown in drawings. Dryer to vent from side directly through front wall with no duct turns.

12,000. FURNISHINGS (not in this spec)

13,000. SPECIAL CONSTRUCTION (not in this spec)

14,000. CONVEYING SYSTEMS/PASSENGER ELEVATOR

1. Freedom Green Residential Elevator manufactured by Nationwide Lifts, 10 Holden Avenue, Queensbury, NY 12804, Ph: 888-323-8755, https://www.elevators.com/specs/freedom-green-wd-2/:
   A. Cable winding drum drive system

   B. Type: 1R 40x54, Winding Drum Above.

   C. Max speed – 40 ft/min.

   D. Provide shop drawings including plan view with finished dimensions, elevation with travel distances and anchor locations, isometric view showing orientation of openings, machine room details (if needed) and electrical requirements.

   E. Interior cab floor and wall finishes to be determined by Owner Finish selections to be made available digitally and physically.

   F. Elevator may not be sued for hoisting materials and personnel during construction period.

   G. Provide warranties for mechanical and electrical components and labor to Owner.

   H. Coordinate maintenance support with Owner.

   I. Include standard cab recessed LED lighting.

15,000. MECHANICAL

1. Plumbing:
   A. Plumbing Subcontractor shall provide all labor and material and perform all plumbing work of every nature whatsoever. All plumbing shall be properly installed according to applicable codes. Hot, cold water, and gas piping connections, shall be made wherever is necessary. All supply piping to be copper with lead free solder. Waste lines to be cast iron between sink, wall, floor and ceiling. Faucets to be lead free with a minimum of plastic components. Water service to be one-inch copper from pressure tank in basement or meter. Provide inside main water shut off. Sump pump with battery back up to be provided and installed in basement with cover allowing for drain tile to connect to main piping and shall be located as shown on plan. Inside sewer to be stubbed one foot outside of footing and provide proper clean outs. Install hose bibs per plan and per Owner's direction. Provide water line to refrigerator(s), freezer and/or under-counter icemaker as needed. Provide gas to all gas fired appliances. Install hot water heater(s) as per equipment specification. Water softener and filtration system to be included in plumber's bid for wall water treatment.

   B. Plumbing fixtures to be determined. Subcontractor to provide an allowance for all fixtures as noted in Plumbing Schedule.

   C. Provide access panels at all hose bibs and wall-hung toilets. Coordinate with Owner.

   D. Provide water-shut off at all appliances served by plumbing. Coordinate locations with Owner.

2. HVAC: HVAC work to be 'design build' by the Heating Subcontractor, based on the following. Final design and bid is subject to approval by the Owner and Architect. If final mechanical design requires mechanical chases, the Builder shall contact the Owner and Architect for design changes and chase locations PRIOR to the start of construction.
   A. Heating Subcontractor shall provide all necessary labor and materials and perform all heating and cooling of every nature whatsoever in the installation of a heating plant of sufficient size to properly heat and cool all parts of the house as specified by approved heat loss calculations. Gas piping, if any to be done by plumber. Electric wiring to be done by electrician. All necessary cutting for ducts are to be done by Heating Subcontractor. Exterior HVAC unit will be located in an inconspicuous location on concrete slab, see plan. Follow all equipment manufacturers' installation specifications. All systems shall be properly balanced and adjusted prior to final acceptance. Thermostats shall have programmable time clock feature.

   B. Vent all exhaust fans to outside. Plumbing and HVAC vents shall be grouped in attic to limit roof penetrations. They are to be located away from public view, ie: at the rear of the house, and shall be primed and painted to match the roof color.

   C. All return air registers and heat registers to be a combination of baseboard, floor mount, and toe kick as necessary and shall be placed by Subcontractor for maximum efficiency. Supply registers must be adjustable/ closable with jiffy dampers.

   D. All ducts and duct terminations must be kept clean at all times. The supply and return registers must be covered immediately after installation with 6 mil poly and duct tape. They are to remain covered and not used until after final cleaning.

   E. HVAC ducts located in unheated spaces shall be insulated with R-11, and have continuous vapor barrier on the outside. All joints and connections must be sealed with low toxic, solvent free duct sealer or aluminum foil heating tape.

   F. There is to be no insulation exposed on inside of any duct, furnace, or filter.

   G. All ductwork to be galvanized sheet metal. No exposed wood stud, joist, or rafter space to be used for supply or cold air returns.

   H. All vent fans to have permanently lubricated bearings and be rated for continuous operation. Max. noise level of 1 sone (35 dB) @< or = 110 dfm @ 3', 1.5 sones (42 dB) @ < or = 190 cfm @ 3', 3 sones (49 dB) @ < or = 340 cfm @ 3'. Each bath to have 1 cfm/sf.

   I. Provide CO detector.

   J. Base Bid: High-efficiency forced-air heating and cooling system. Zone heating/cooling is preferred. Verify proposed zoning with Owner.
      (i) Provide high-efficiency gas forced-air furnace with HEPA filters and humidifier.
      (ii) Provide high-efficiency central air conditioner. Location of AC condenser to be approved by Owner.

   K. Garage to be heated with ceiling fan heaters to be determined in conjunction with Owner. Alternate heating options may be suggested and used with approval from Owner.

   L. Fuel: Natural Gas. Verify with Owner.

   M. Basement ductwork shall run within the floor framing. If additional ductwork and soffitting is required, Builder shall submit preliminary duct layout to Architect for review and tweaking to get optimum soffit arrangement. Incorrect work done without Architect's input may have to be changed at Builder's expense.

   N. Include a Heat Recovery Ventilator by Broan (http://www.broan.com) www.broan.com, Ph: 1.800.558.1711.

16,000. ELECTRICAL

1. Electrical Subcontractor shall provide all necessary labor and materials and perform all the electrical work of every nature whatsoever to be done, including installing hanging light fixtures. Electrical Subcontractor to provide a standard fixture list to the Owner/Architect prior to installation for review of items chosen. All work to comply with the national electric codes and any applicable state or local codes if it further dictates necessary details. All electrical equipment shall be U.L. approved.

2. Structural wiring (marked "TV") should contain two CAT 6 and two COAX cables. One brand is "USTEC TECWIRE (USDTW2x2)" with two Enhanced Category 6 cables and Series 6 coaxial cables. Outlets should each have two telephone and two COAX connections.

3. The location of the circuit breaker panel shall be installed where occupants spend least amount of time. Avoid bedrooms, kitchen, and living/dining areas, preferably in the storage/mechanical area of the basement.

4. Avoid large long bundles of wiring.

5. Add more circuits to the house to keep the amperage low on each circuit.

6. Electrical circuits must be ground to plumbing.

7. Use only 100% copper wire and as few plastic components as possible.

8. Use only ITC listed (air tight can) recessed light fixtures on any ceiling to unconditioned spaces.

9. Caulk all openings.

10. Provide smoke detectors in each bedroom, and one per floor, and per local code.

11. Provide GFI outlets in all kitchens, bath, garage, and exterior locations per code.

12. Provide telephone and cable rough in per plan, and per Owner's instructions. Verify all locations with Owner in walk-through prior to installation.

13. Provide an electric floor-heating mat beneath the Master Bath 111C and Bath 114 floor tile. Install per manufacturer's specifications. Provide an alternate bid reduction to not include the mat.

14. Provide doorbell button and alert as selected by Owner.

15. All light switches to be dimmable. verify switches and cover plates with Owner.

16. Provide electronics charger outlet in Kitchen drawer as directed by Owner.

17. Provide central vacuum system with a power unit located in the garage or basement. Builder to verify the location with the Owners.

18. Provide backup generator. Location of generator to be approved by Owner.

19. Provide electrical as needed in preparation for future solar roof panels.

END OF SPECIFICATION

APPLIANCE SCHEDULE

FIXTURE	MANUF.	MODEL	COLOR/ FINISH	QNTY.	NOTES
106, KITCHEN					
36" BUILT-IN REFRIGERATOR/ FREEZER	TBD	TBD	TBD	1	
36" INDUCTION COOKTOP	TBD	TBD	TBD	1	
BUILT-IN MICROWAVE	TBD	TBD	TBD	1	
BUILT-IN MICROWAVE	TBD	TBD	TBD	1	
BUILT-IN OVEN	TBD	TBD	TBD	1	
PANELED DISHWASHER	TBD	TBD	TBD	1	
RECESSED HOOD	TBD	TBD	TBD	1	
110, FLEX SPACE					
FRONT LOAD DRYER	TBD	TBD	TBD	1	
FRONT LOAD WASHER	TBD	TBD	TBD	1	

PLUMBING SCHEDULE

FIXTURE	MANUF.	MODEL	COLOR/ FINISH	QNTY.	NOTES
001, BATH					
SINK	TBD	TBD	TBD	3	
TOILET	DURAVIT OR TOTO	TBD	TBD	1	
TUB/SHOWER	TBD	TBD	TBD	1	
104, POWDER					
CONCEALED TANK TOILET	DURAVIT OR TOTO	TBD	TBD	1	PROVIDE ACCESS PANEL. VERIFY LOCATION WITH OWNER.
ERGO ANGLE BAR WITH OPTIONAL TOILET PAPER HOLDER	PULSE SHOWER SPAS	#4007	OIL RUBBED BRONZE	1	MOUNT AT 33" A.F.F. VERIFY FINAL LOCATION WITH OWNER.
PEDESTAL SINK	N/A	N/A	N/A	1	EXISTING, PROVIDED BY OWNER
105, PANTRY					
SINK	TBD	TBD	TBD	1	
106, KITCHEN					
SINK	TBD	TBD	TBD	1	
110, FLEX SPACE					
SINK	TBD	TBD	TBD	1	
111C, MASTER BATH					
36" GRAB BAR	TBD	TBD	TBD	2	MOUNT AT 33" A.F.F. VERIFY FINAL LOCATION WITH OWNER.
ERGO ANGLE BAR WITH OPTIONAL TOILET PAPER HOLDER	PULSE SHOWER SPAS	#4007	OIL RUBBED BRONZE	1	MOUNT AT 33" A.F.F. VERIFY FINAL LOCATION WITH OWNER.
HAND SHOWER SPRAY	TBD	TBD	TBD	1	
OVERHEAD SHOWER SPRAY	TBD	TBD	TBD	1	
SHOWER CONTROL	TBD	TBD	TBD	1	
SHOWER DRAIN	TBD	TBD	TBD	1	ROUND
SINK	TBD	TBD	TBD	1	
TOILET SPRAY	TBD	TBD	TBD	1	
WALL-HUNG TOILET	DURAVIT OR TOTO	TBD	TBD	1	PROVIDE ACCESS PANEL. VERIFY LOCATION WITH OWNER. MOUNT AT ADA HEIGHT (17-19")
114, BATH					
HAND SHOWER SPRAY	TBD	TBD	TBD	1	
OVERHEAD SHOWER SPRAY	TBD	TBD	TBD	1	
SHOWER CONTROL	TBD	TBD	TBD	1	
SHOWER DRAIN	TBD	TBD	TBD	1	
SINK	TBD	TBD	TBD	2	
TOILET SPRAY	TBD	TBD	TBD	1	
TUB	TBD	TBD	TBD	1	
WALL-HUNG TOILET	DURAVIT OR TOTO	TBD	TBD	1	PROVIDE ACCESS PANEL. VERIFY LOCATION WITH OWNER. MOUNT AT ADA HEIGHT (17-19")
				30	

NOTES:
1. ALL PLUMBING FIXTURES SHALL BE DETERMINED AND/OR APPROVED OF BY OWNER.

WINDOW SCHEDULE

ID	SIZE W	SIZE HT	TYPE	UNIT	QNTY	HEAD HT.	NOTES
T.O. BASEMENT							
W1A	3'	4'-5 1/8"	CASEMENT	#UCA3654 E	2	7'-8"	
W1B	3'	4'-5 1/8"	PICTURE	#UCA3654	1	7'-8"	
					3		
T.O. FIRST FLOOR							
W2	6'	6'-11 1/8"	PICTURE	#UCAP7284 T	4	7'-2"	
W3	2'-4"	6'-11 1/8"	CASEMENT	#UCA2884 ET	1	7'-2"	
W4	2'-8"	6'-11 1/8"	CASEMENT	#UCA3284 ET	2	7'-2"	
W5	6'-6"	6'-11 1/8"	PICTURE	CUSTOM	2	7'-2"	
W6	3'	3'-11 1/8"	CASEMENT	#UCA3648 E	3	7'-2"	
W7	5'-4"	3'-11 1/8"	PICTURE	#UCAP6448	1	7'-2"	
W8	2'-6"	3'-11 1/8"	CASEMENT	#UCA3048 E	1	7'-2"	
W9	2'	6'-11 1/8"	CASEMENT	#UCA2484	3	7'-2"	
W10	3'-4"	6'-11 1/8"	PICTURE	#UCAP4084 T	1	7'-2"	
W11	3'-4"	4'-11 1/8"	PICTURE	#UCAP4060	3	7'-2"	
W12	2'-6"	4'-11 1/8"	CASEMENT	#UCA3060 E	3	7'-2"	
W13	1'-11 1/2"	4'-11 1/2"	CASEMENT	#ESCA2050	1	7'-2"	ESSENTIAL SERIES
W14	2'-11 1/2"	4'-11 1/2"	PICTURE	#ESCAP3050	1	7'-2"	ESSENTIAL SERIES
W15	3'-11 1/2"	1'-9 1/2"	DIRECT SET	CUSTOM	3	7'-2"	ESSENTIAL SERIES
W16	2'-5 1/2"	3'-11 1/2"	CASEMENT	#ESCA2640 E	1	6'-1"	ESSENTIAL SERIES
					30		
					33		

NOTES:
1. SEE EXTERIOR ELEVATIONS FOR WINDOW OPERATION.
2. CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS WITH WINDOW MANUFACTURER DETAILS.

DOOR AND FRAME SCHEDULE

ID	SIZE W	SIZE HT	UNIT	MAT'L	QNTY	NOTES
EXTERIOR, T.O. FIRST FLOOR						
D1	6'	7'	HINGED	SCWD	1	DOUBLE
D2	5'-5/8"	7'-2"	SLIDING	ALUM. CLAD; WOOD; GLASS	1	#5070
D3	15'-11"	7'-2"	SLIDING	ALUM. CLAD; WOOD; GLASS	1	4 PANEL, #16070
D4	3'	7'	HINGED		1	
D5	16'	8'	GARAGE	GLASS; STEEL; INSUL.	1	
D6	9'	8'	GARAGE	GLASS; STEEL; INSUL.	1	
D7	3'	7'	HINGED	SCWD	1	20 MIN. RATED
D8	5'-5/8"	7'-2"	HINGED	ALUM. CLAD; WOOD; GLASS	1	2 PANEL, #5080
					8	
INTERIOR, T.O. BASEMENT						
D9	3'	7'	HINGED	SCWD	5	
D10	3'	7'	POCKET	SCWD	1	
D11	2'-8"	7'	HINGED	SCWD	2	
INTERIOR, T.O. FIRST FLOOR						
D9	3'	7'	HINGED	SCWD	7	
D10	3'	7'	POCKET	SCWD	1	
D11	2'-8"	7'	HINGED	SCWD	1	
D12	3'	7'	POCKET	SCWD; FROSTED GLASS	1	VERIFY GLAZING WITH OWNER
D13	5'	7'	POCKET	SCWD; FROSTED GLASS	1	2 PANEL. VERIFY GLAZING WITH OWNER
D14	3'	7'	POCKET	SCWD	1	WITH MIRROR AT CLOSET SIDE. VERIFY WITH OWNER
					20	
					28	

NOTES:
1. ALL EXTERIOR FRENCH DOORS SHALL HAVE GLAZING AND CLADDING TO MATCH THE WINDOWS.
2. EXTERIOR FRENCH DOOR SIZES ARE NOTED BY ACTUAL FRAME SIZES.
3. DOORS SIZES ARE NOTED BY NOMINAL LEAF SIZES UNLESS NOTED OTHERWISE, SEE NOTE #2.
4. EXTERIOR DOORS SHOULD BE DETAILED SIMILAR TO WINDOWS. SEE DRAWING WALL SECTIONS AND WINDOW DETAILS FOR NOTES.
5. CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS WITH DOOR MANUFACTURER DETAILS.

SPECIFICATIONS & SCHEDULES

KELLER RESIDENCE
PROJECT #10709
108 EAST MEQUON ROAD
MEQUON,WISCONSIN 53902

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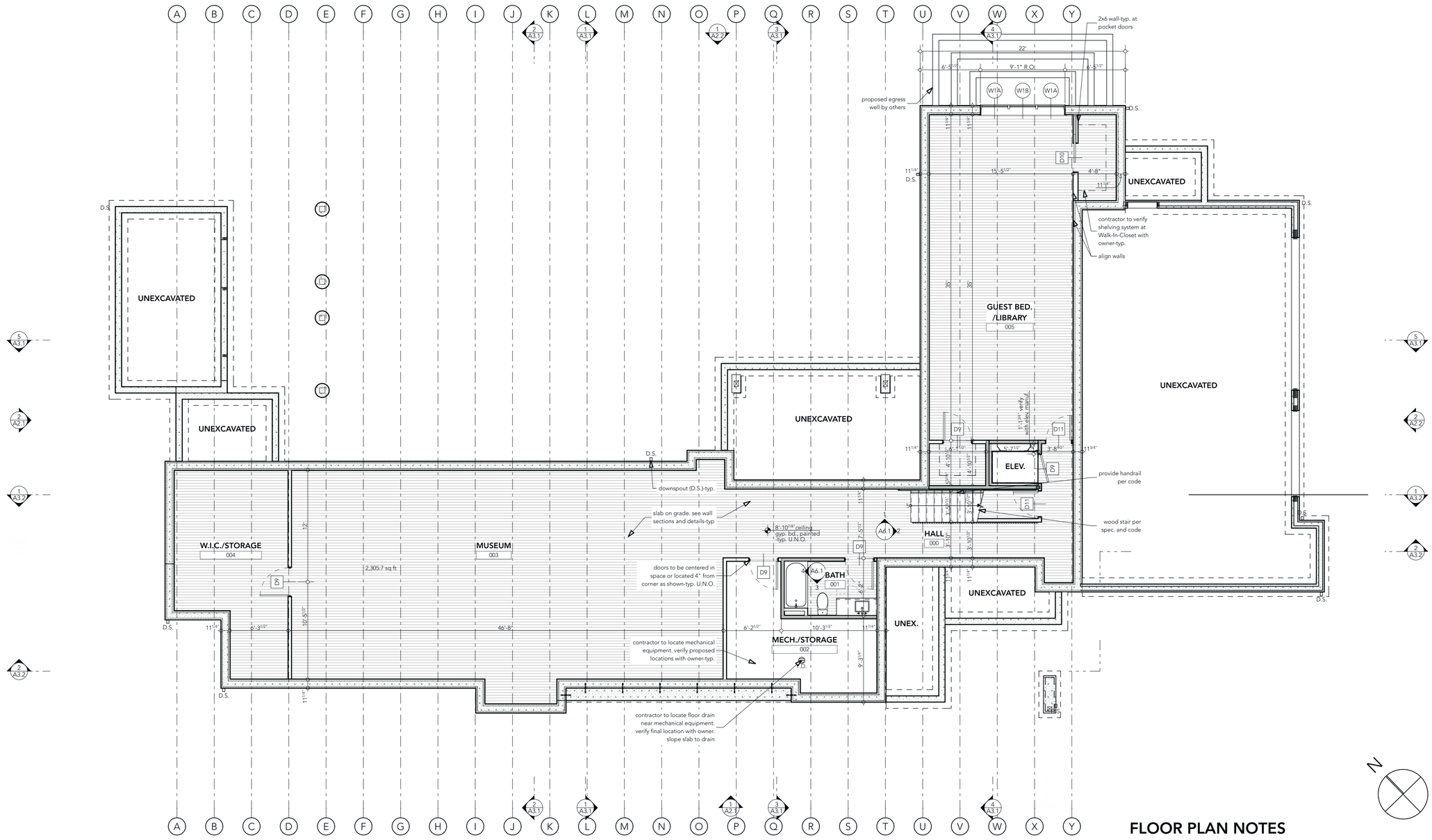

FLOOR PLAN NOTES

1. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE CONCRETE WHERE OCCURRING, OR TO THE EXTERIOR FACE OF THE SHEATHING. SEE TYPICAL WALL SECTION. DIMENSIONS TO WINDOWS ARE TAKEN TO EITHER THE CENTER LINE OR THE WINDOW ROUGH OPENING.
2. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY ACTUAL UNIT SIZES, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES. **CONTRACTOR SHALL VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER ESPECIALLY AT REQUIRED EGRESS WINDOWS.**
3. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
4. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
5. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
6. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD AND METAL CORNER REINFORCING. USE 5/8" GYPSUM BOARD ON CEILINGS.
7. HANDRAILS SHALL BE MOUNTED 34"-38" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".
8. PROVIDE ACCESS TO ALL CONCEALED ATTIC SPACES PER STATE AND LOCAL CODES. VERIFY LOCATIONS WITH OWNER.
9. SEE EXTERIOR AND INTERIOR ELEVATIONS FOR DOOR STYLES.
10. PROVIDE HOSE BIBS AND VERIFY LOCATION AND NUMBER WITH OWNER.

3/16" BASEMENT PLAN

KELLER RESIDENCE
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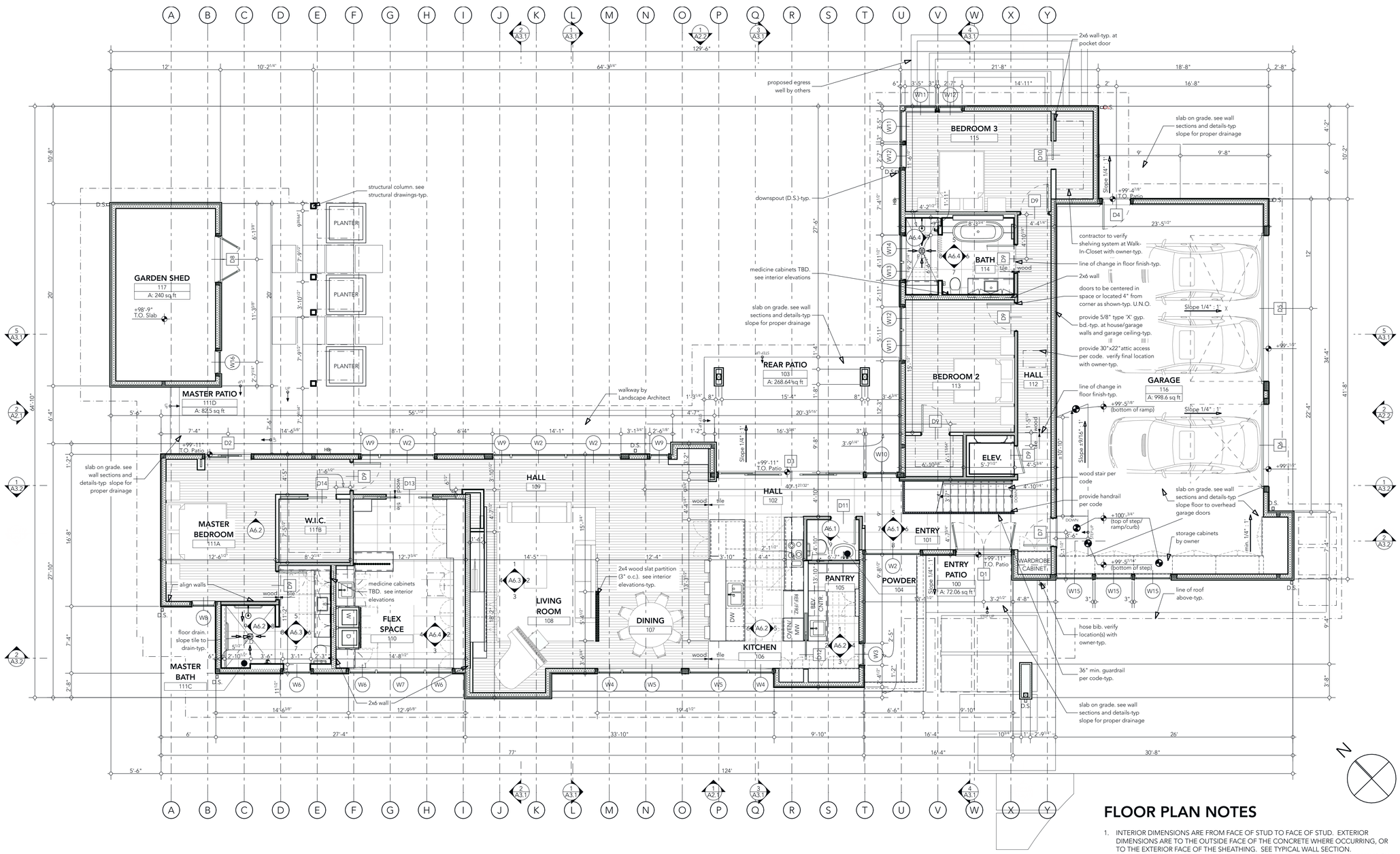

FLOOR PLAN NOTES

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3/16" FIRST FLOOR PLAN

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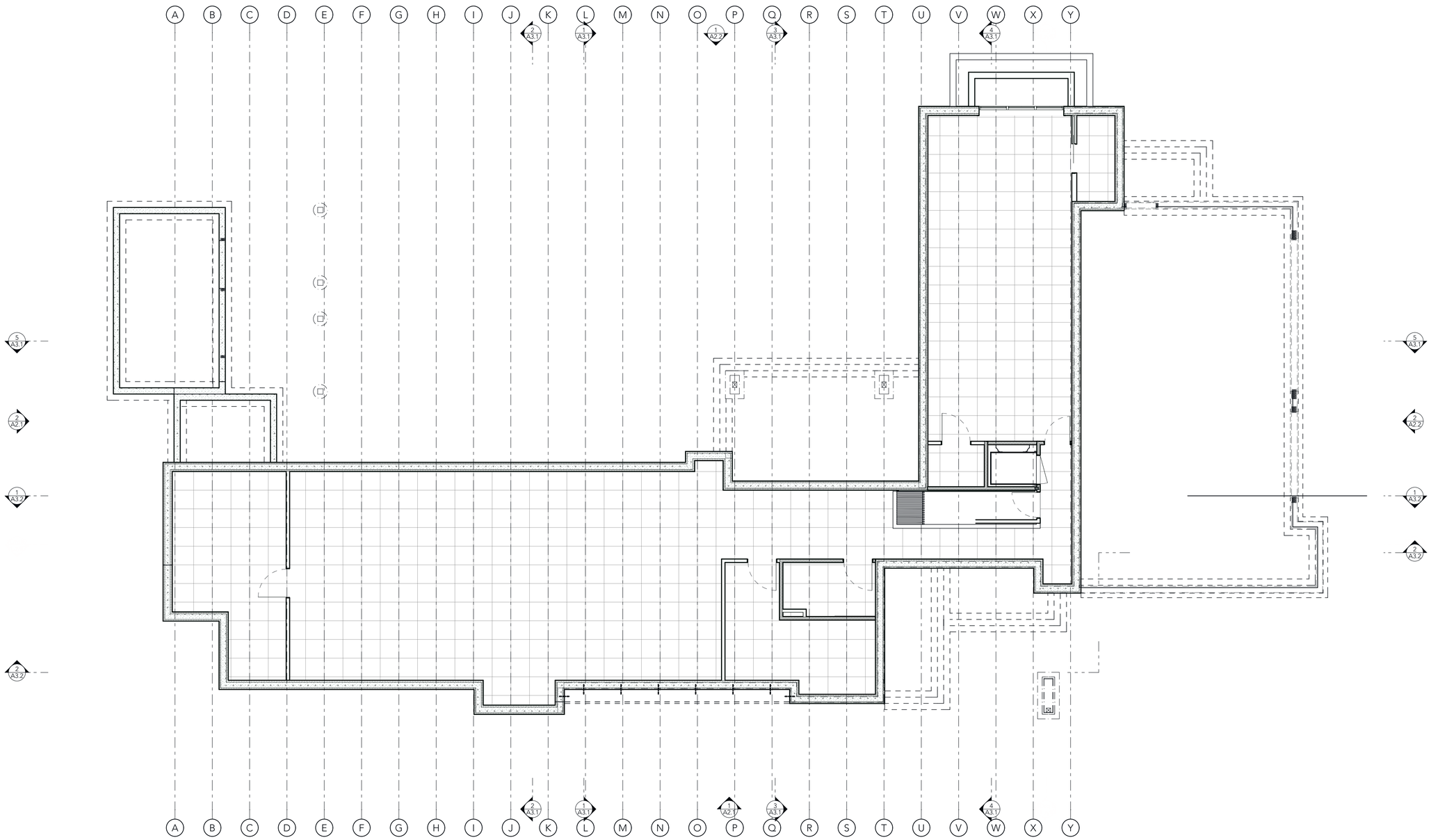

REFLECTED CEILING PLAN NOTES

1. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE CONCRETE.
2. ALL ELEVATIONS ARE TAKEN FROM T.O. SUBFLOOR ELEVATION (100'-0" ELEV. AT FIRST FLOOR)
3. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
4. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
5. GARAGE CEILING SHALL HAVE 5/8" TYPE 'X' GYPSUM BOARD.
6. PROVIDE ACCESS TO ALL CONCEALED ATTIC SPACES PER STATE AND LOCAL CODES. VERIFY LOCATIONS WITH OWNER.

3/16" BASEMENT REFLECTED CEILING PLAN

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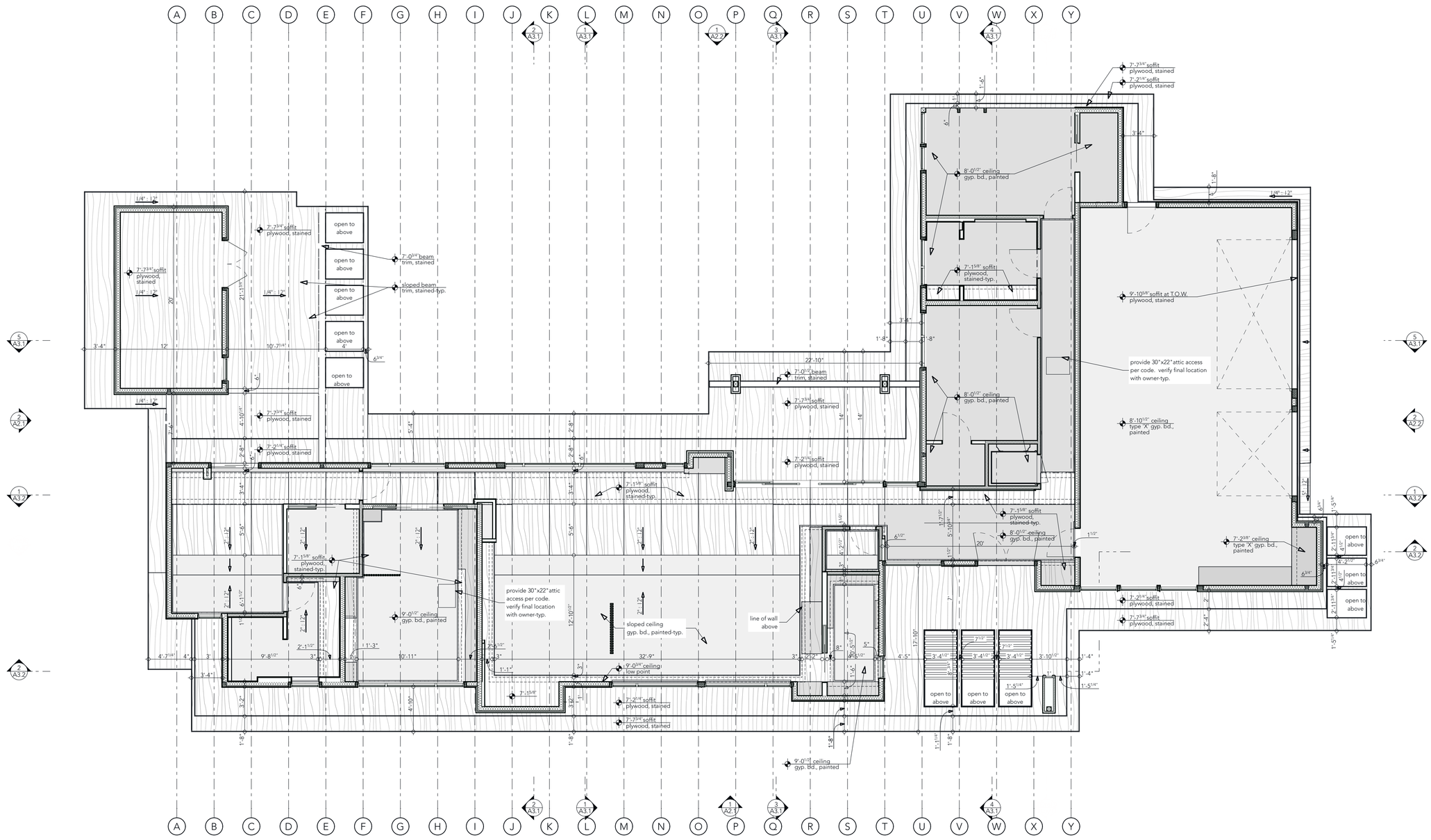

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3/16" FIRST FLOOR REFLECTED CEILING PLAN

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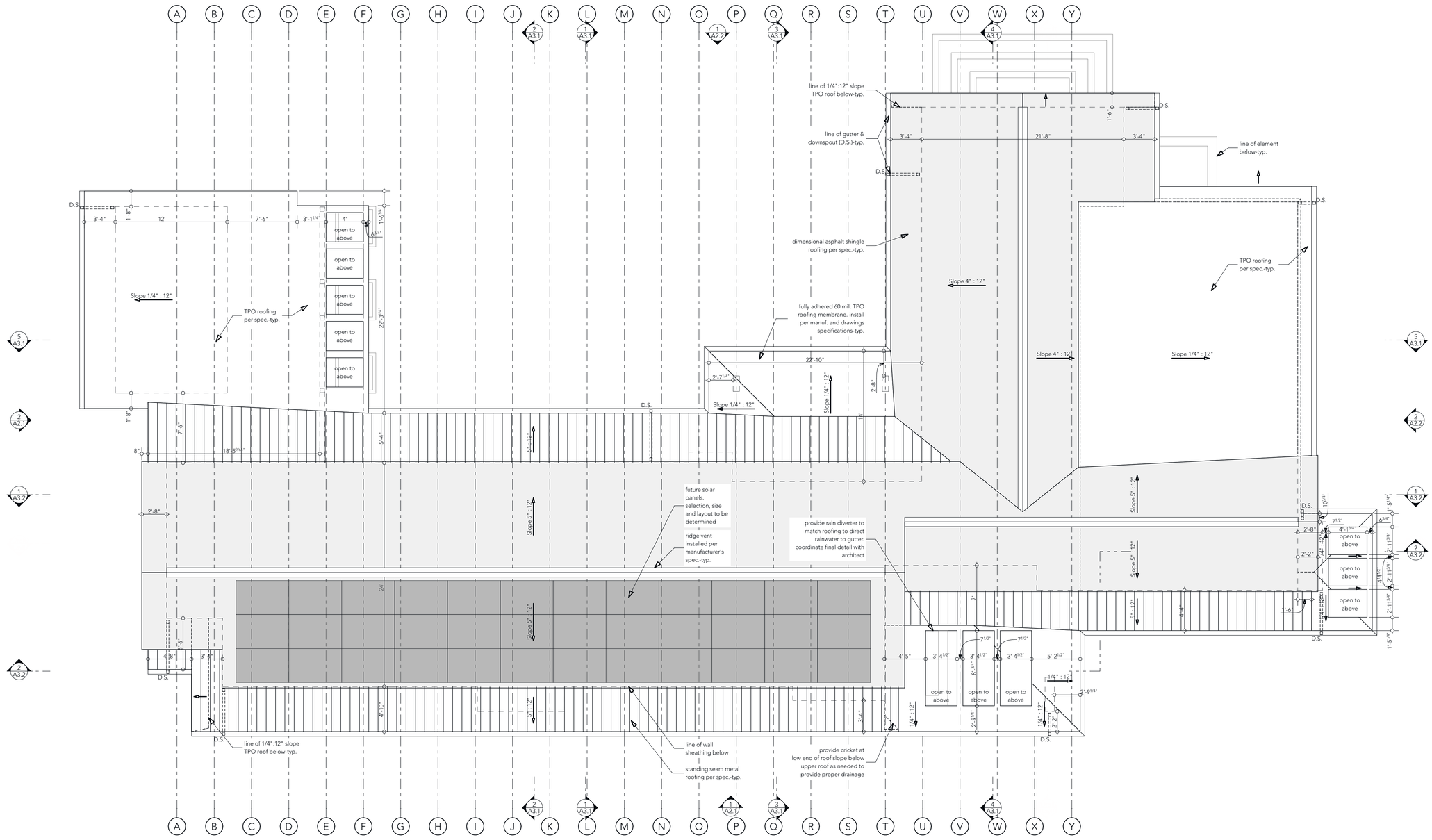

3/16" ROOF PLAN

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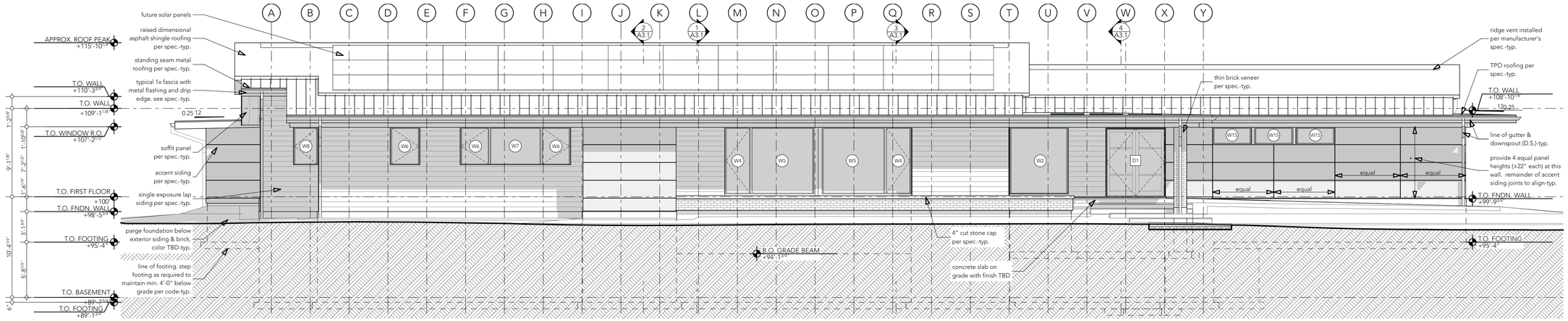
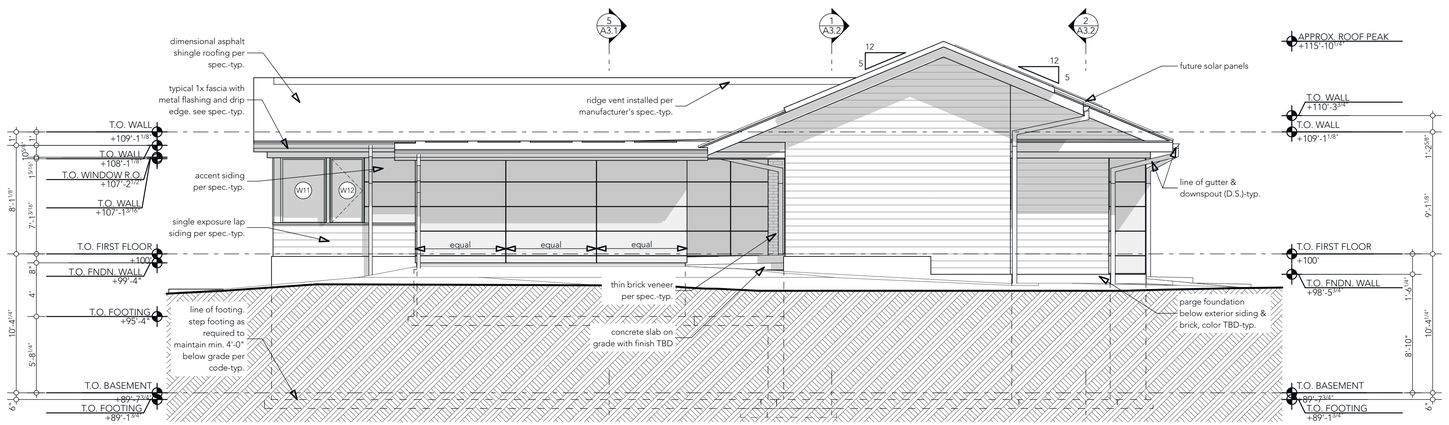


SOUTHWEST (FRONT) ELEVATION

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

1 / A2.1



NORTHWEST (SIDE) ELEVATION

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

2 / A2.1

EXTERIOR SELECTIONS

Single Exposure Lap Siding:
ACRE Composite Siding
Manufacturer: Modern Mill
Color: Biloxi

Thin Brick Veneer:
Manufacturer: Yankee Hill
Color: Mixture of Beige & G-1
Finish: Smooth

Standing Seam Metal Roofing:
12" Flat Panel Profile
Manufacturer: McElroy Metal, Inc.
Color: Medium Bronze

Accent Siding:
EasyMEG Facade Plank System
Manufacturer: Abet Lumaniti
Color: 709 Corten Granata

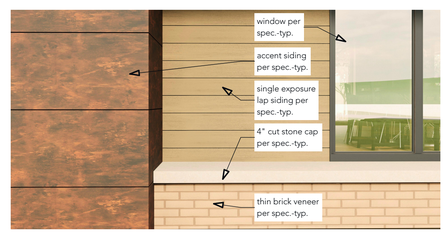
Windows & Doors:
Manufacturer: Marvin
Color: Bronze
Finish: Aluminum Clad & Fiberglass

Dimensional Asphalt Single Roofing:
Landmark® Shingles
Manufacturer: Certainteed
Color: Black Walnut

Trim & Fascias:
ACRE Trim
Manufacturer: Modern Mill
Color: Black

Soffits:
ACRE Composite Sheets
Manufacturer: Modern Mill
Color: To Match Biloxi Siding

TPO (Thermoplastic Polyolefin) Roofing:
EverGuard® TPO Color Membrane
Manufacturer: GAF
Color: Dark Bronze #220



PROPOSED EXTERIOR FINISHES

3 / A2.1

ELEVATION NOTES

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
3. PROVIDE ATTIC & CRAWL SPACE VENTILATION PER STATE & LOCAL CODE REQUIREMENTS.
4. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TRIM MEMBERS AND BRICK/STONE PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
5. ALL WINDOWS, DOOR GLAZING, AND SIDELITES ARE TO BE TEMPERED (T) AS REQUIRED BY STATE & LOCAL CODES. SEE EXTERIOR ELEVATIONS FOR LOCATIONS. CONTRACTOR TO VERIFY THAT ADDITIONAL LOCATIONS OF TEMPERED GLAZING ARE NOT REQUIRED.

EXTERIOR ELEVATIONS

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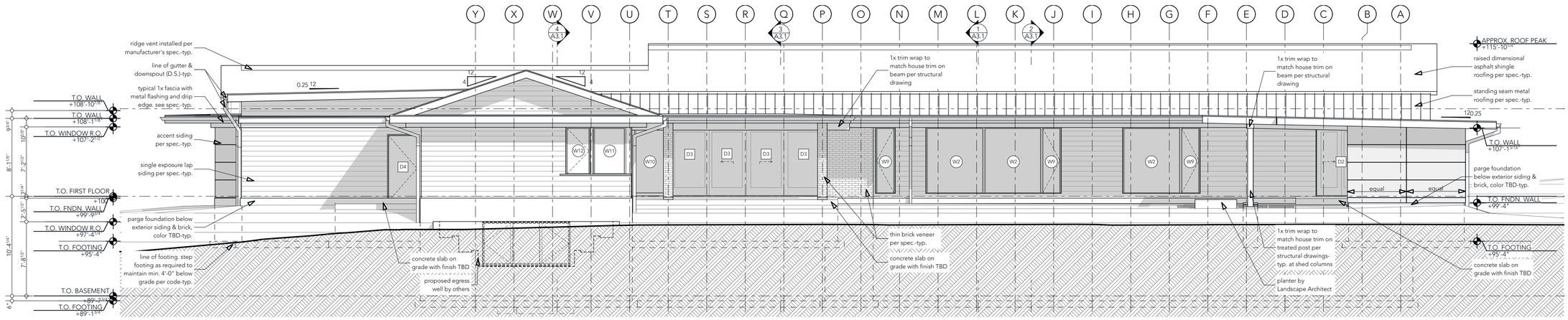
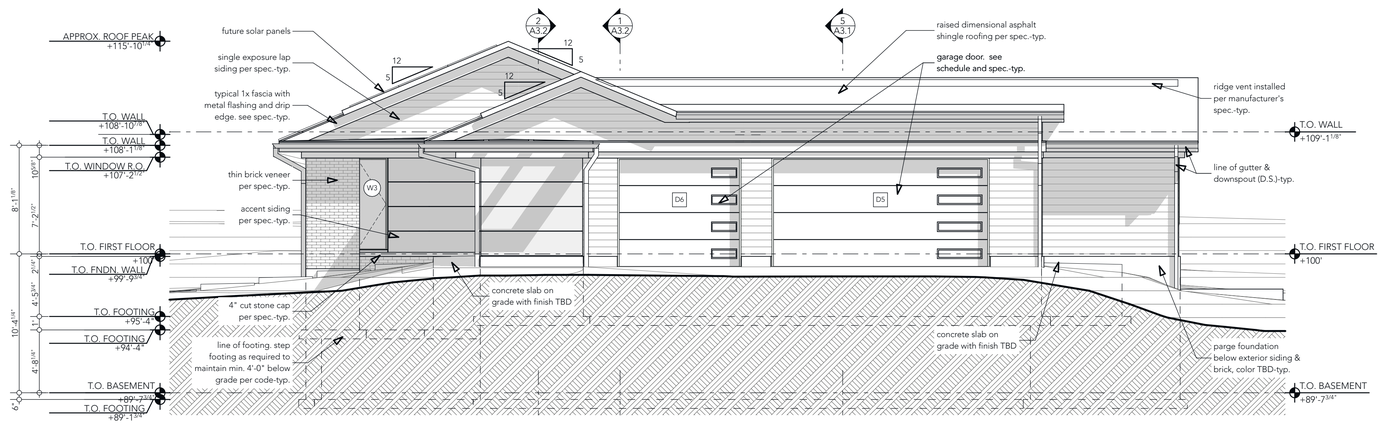


NORTHEAST (REAR) ELEVATION

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

1 / A2.2



SOUTHEAST (SIDE) ELEVATION

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

2 / A2.2

EXTERIOR SELECTIONS

Single Exposure Lap Siding:
ACRE Composite Siding
Manufacturer: Modern Mill
Color: Biloxi

Thin Brick Veneer:
Manufacturer: Yankee Hill
Color: Mixture of Beige & G-1
Finish: Smooth

Standing Seam Metal Roofing:
12" Flat Panel Profile
Manufacturer: McElroy Metal, Inc.
Color: Medium Bronze

Accent Siding:
EasyMEG Facade Plank System
Manufacturer: Abet Lumaniti
Color: 709 Corten Granata

Windows & Doors:
Manufacturer: Marvin
Color: Bronze
Finish: Aluminum Clad & Fiberglass

Dimensional Asphalt Single Roofing:
Landmark® Shingles
Manufacturer: Certainteed
Color: Black Walnut

Trim & Fascias:
ACRE Trim
Manufacturer: Modern Mill
Color: Black

Soffits:
ACRE Composite Sheets
Manufacturer: Modern Mill
Color: To Match Biloxi Siding

TPO (Thermoplastic Polyolefin) Roofing:
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Color: Dark Bronze #220

ELEVATION NOTES

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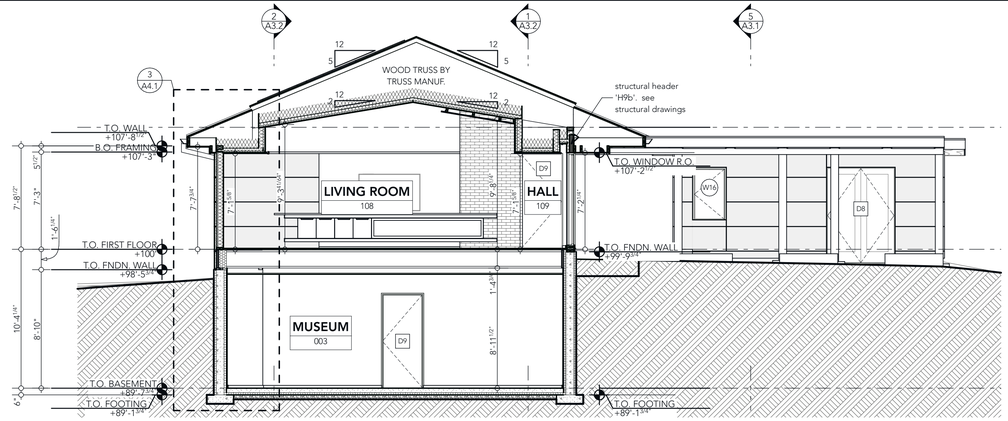
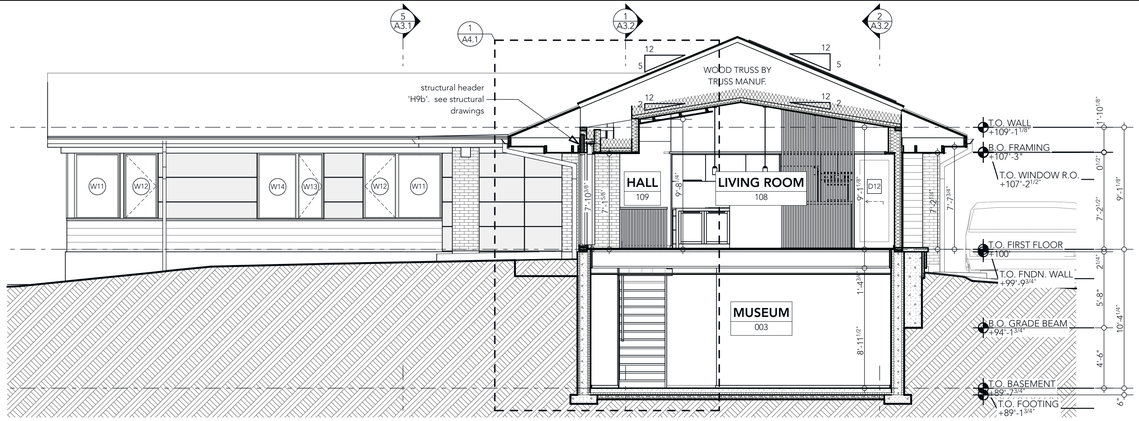


N-S BUILDING SECTION AT LIVING

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

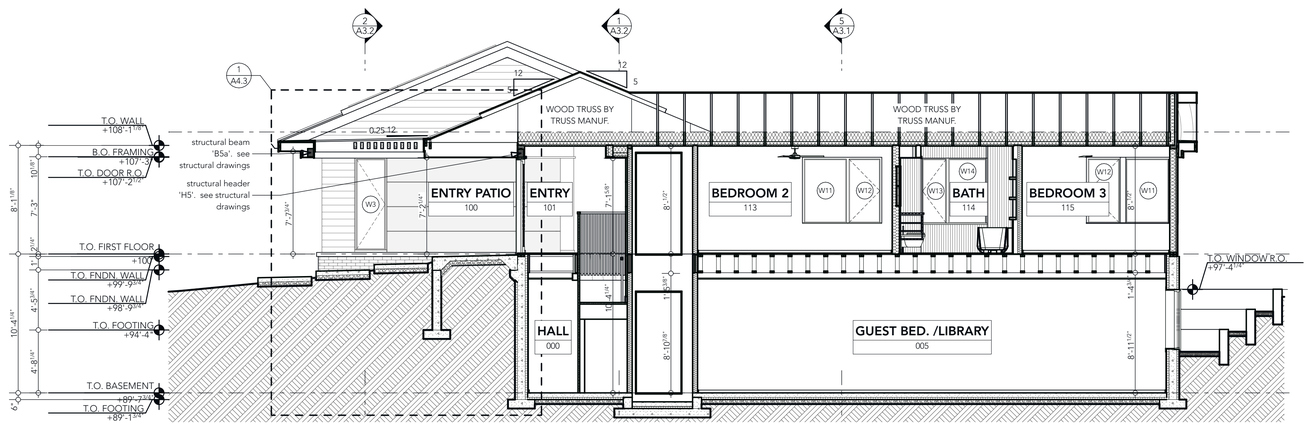
2 / A3.1



N-S BUILDING SECTION AT DINING

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

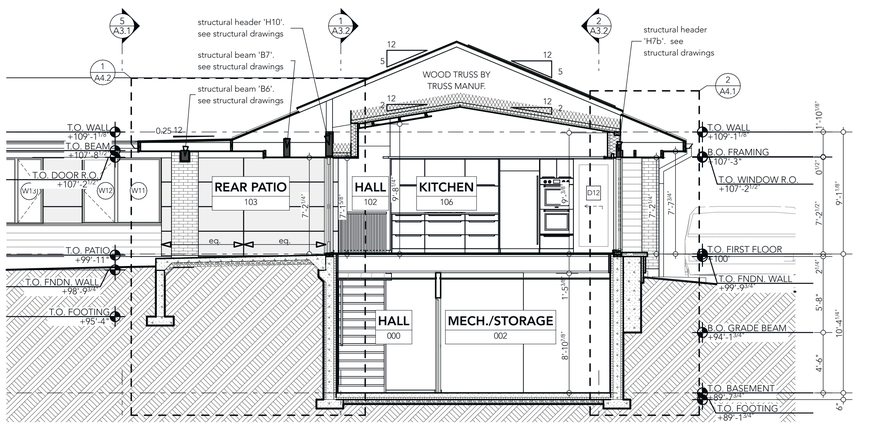
1 / A3.1



N-S BUILDING SECTION AT BEDROOMS

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

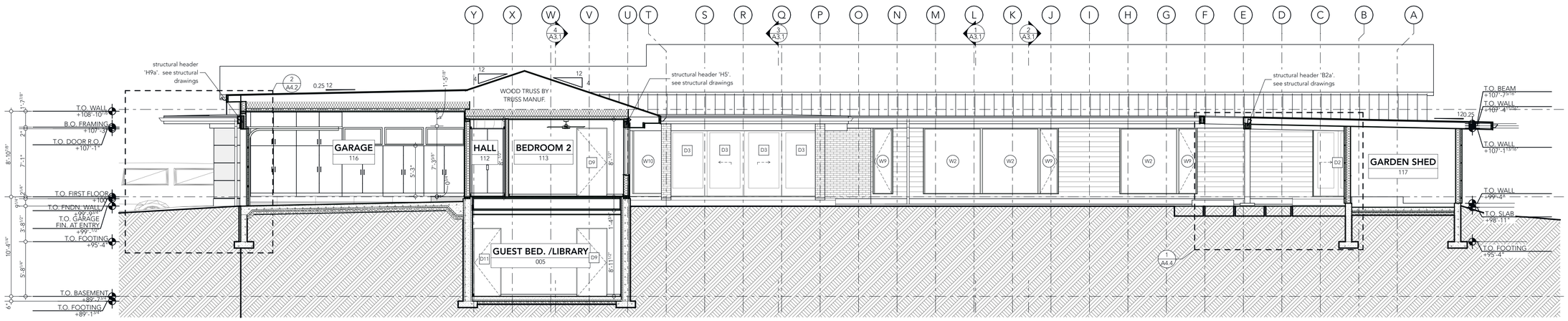
4 / A3.1



N-S BUILDING SECTION AT KITCHEN-REAR PATIO

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

3 / A3.1



E-W BUILDING SECTION AT COURTYARD

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

5 / A3.1

SECTION NOTES

1. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN TRUSSES
2. RIDGES, VALLEY AND HIP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS.
3. HANDRAILS SHALL BE MOUNTED 34"-38" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".
4. HARDWARE NOT SHOWN FOR CLARITY: REFER TO SPECIFICATIONS FOR HARDWARE.

BUILDING SECTIONS

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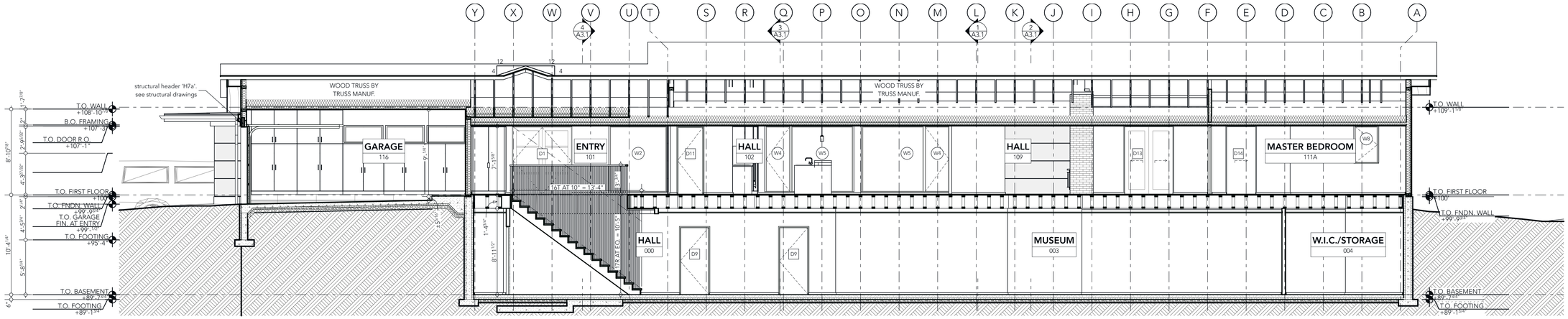
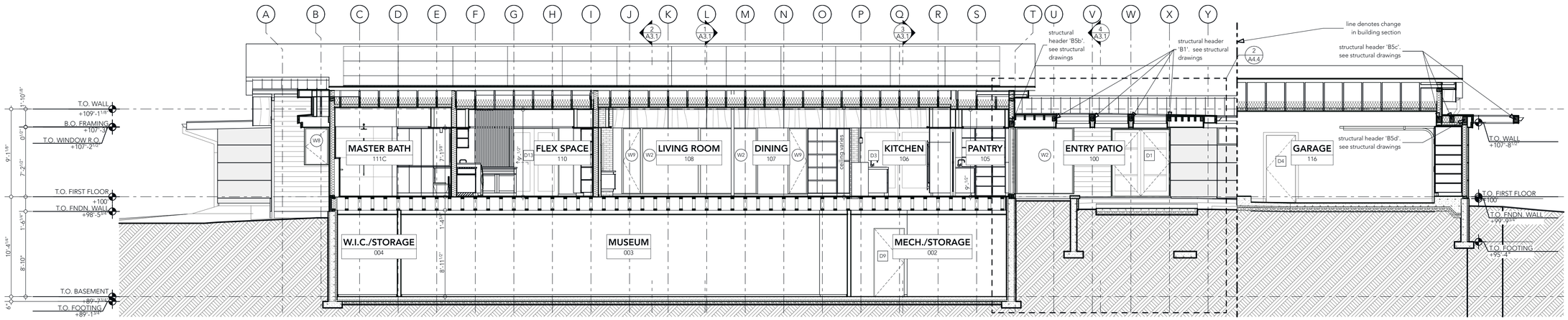


E-W BUILDING SECTION AT STAIR

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

I A3.2



E-W BUILDING SECTION AT ENTRY PATIO

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

2 A3.2

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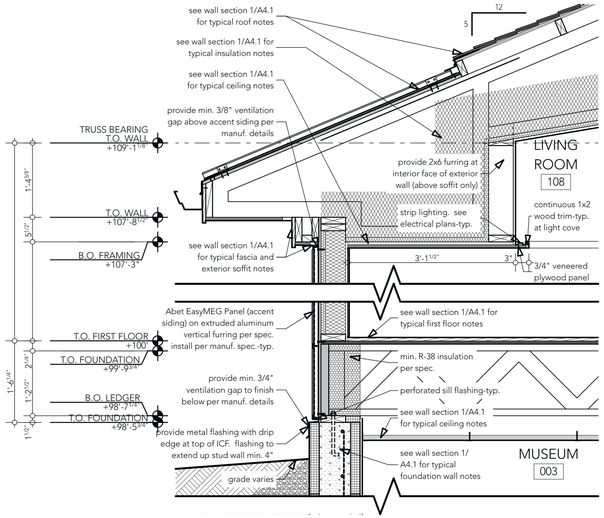
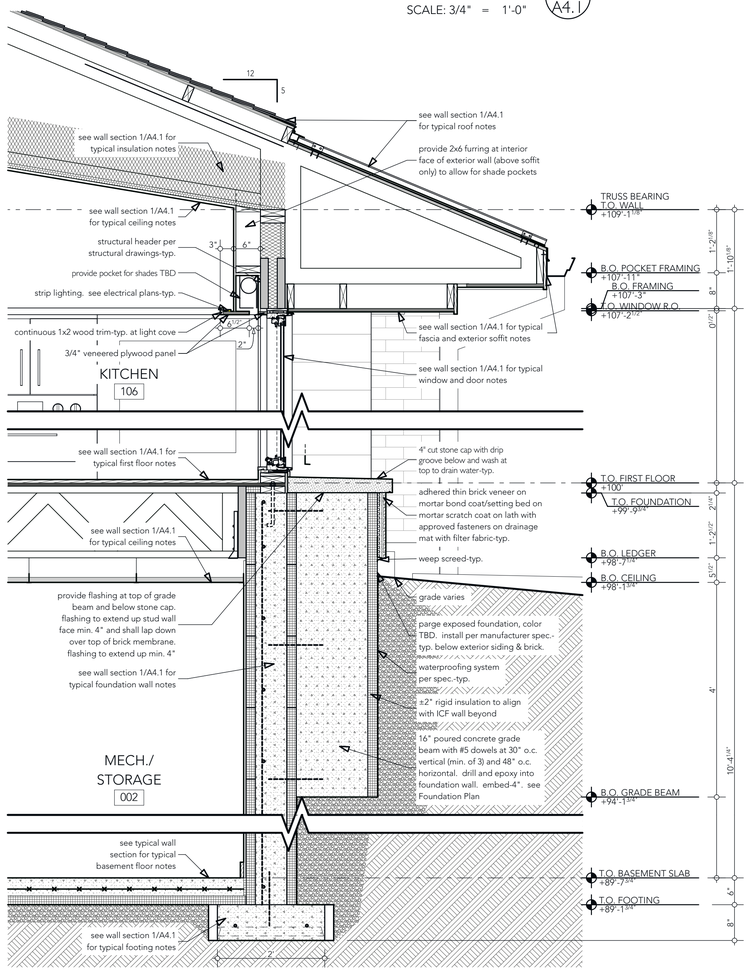


WALL SECTION AT LIVING ROOM

3 / A4.1

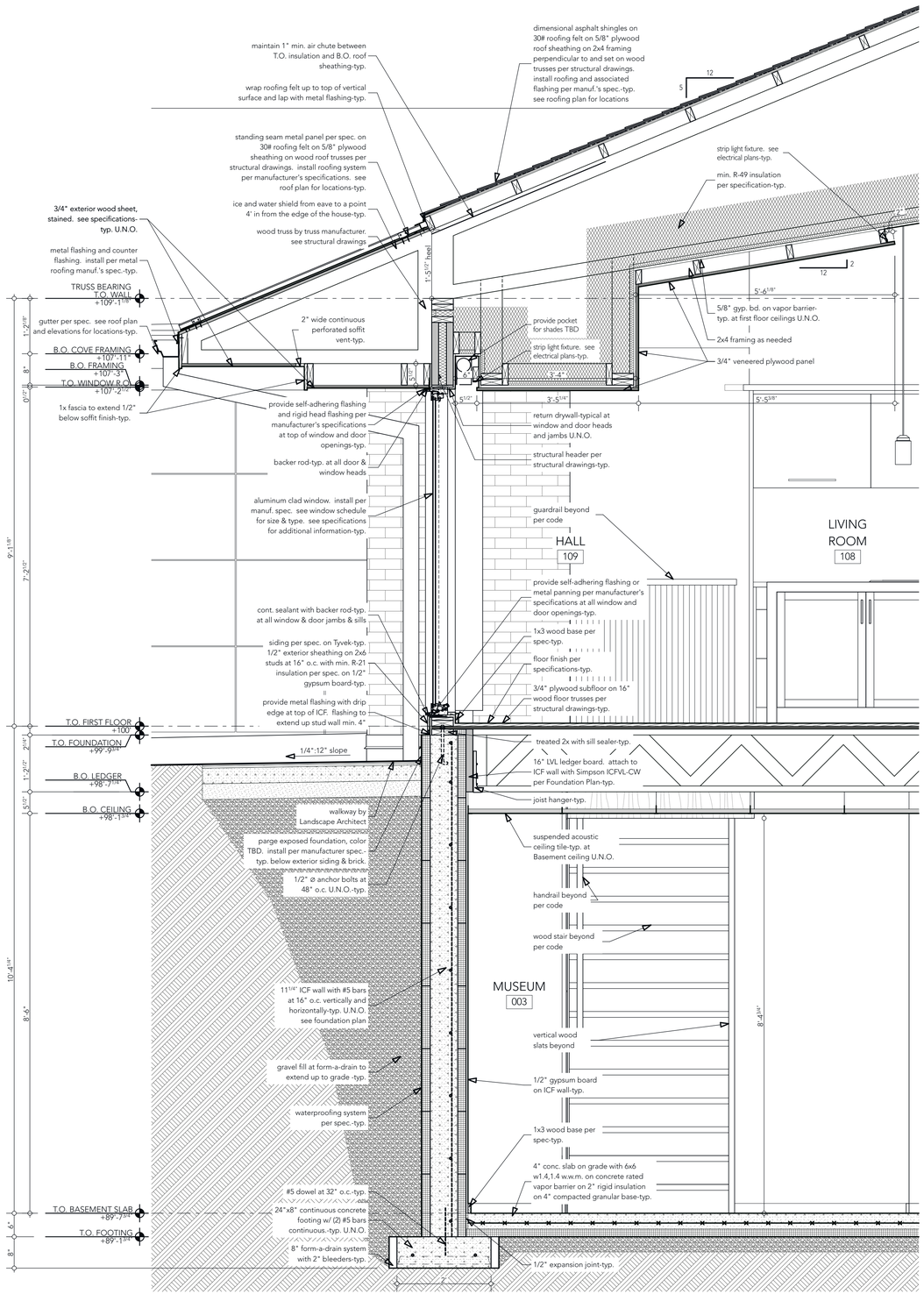
SCALE: 3/4" = 1'-0"



WALL SECTION AT KITCHEN

2 / A4.1

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



WALL SECTION AT HALL

1 / A4.1

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

WALL SECTIONS & DETAILS

KELLER RESIDENCE
PROJECT #10709
108 EAST MEQUON ROAD
MEQUON,WISCONSIN 53902

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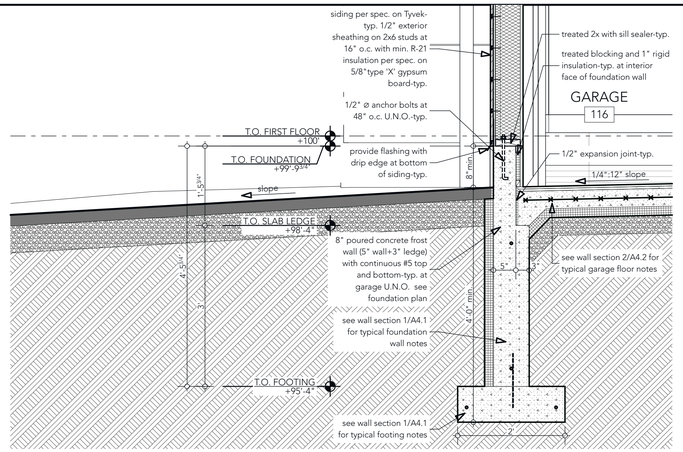
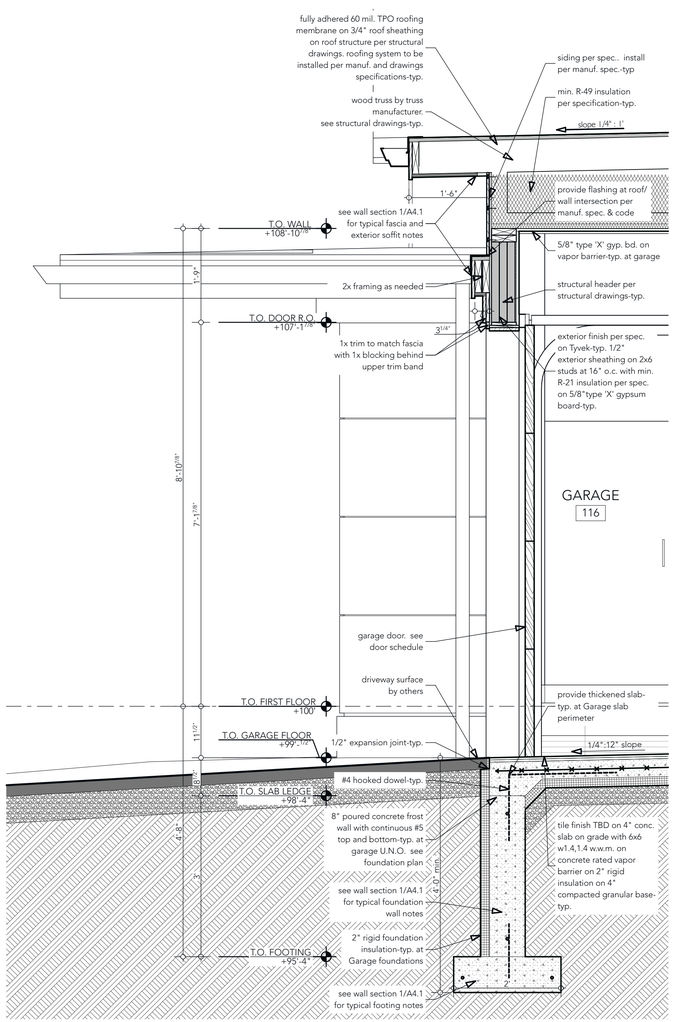


FOUNDATION DETAIL AT GARAGE

3 / A4.2

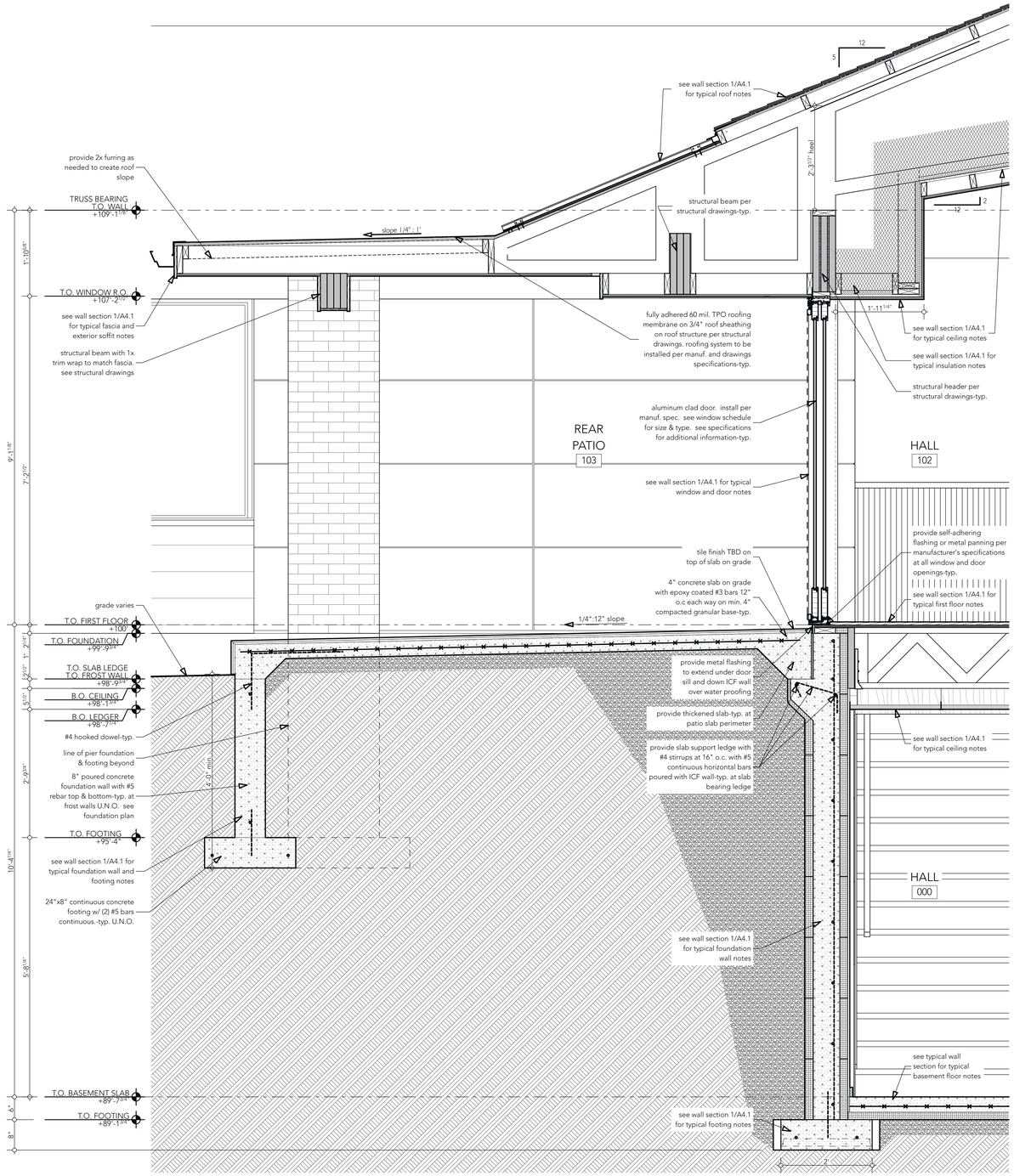
SCALE: 3/4" = 1'-0"



WALL SECTION AT GARAGE

2 / A4.2

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



WALL SECTION AT PATIO

1 / A4.2

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

WALL SECTIONS & DETAILS

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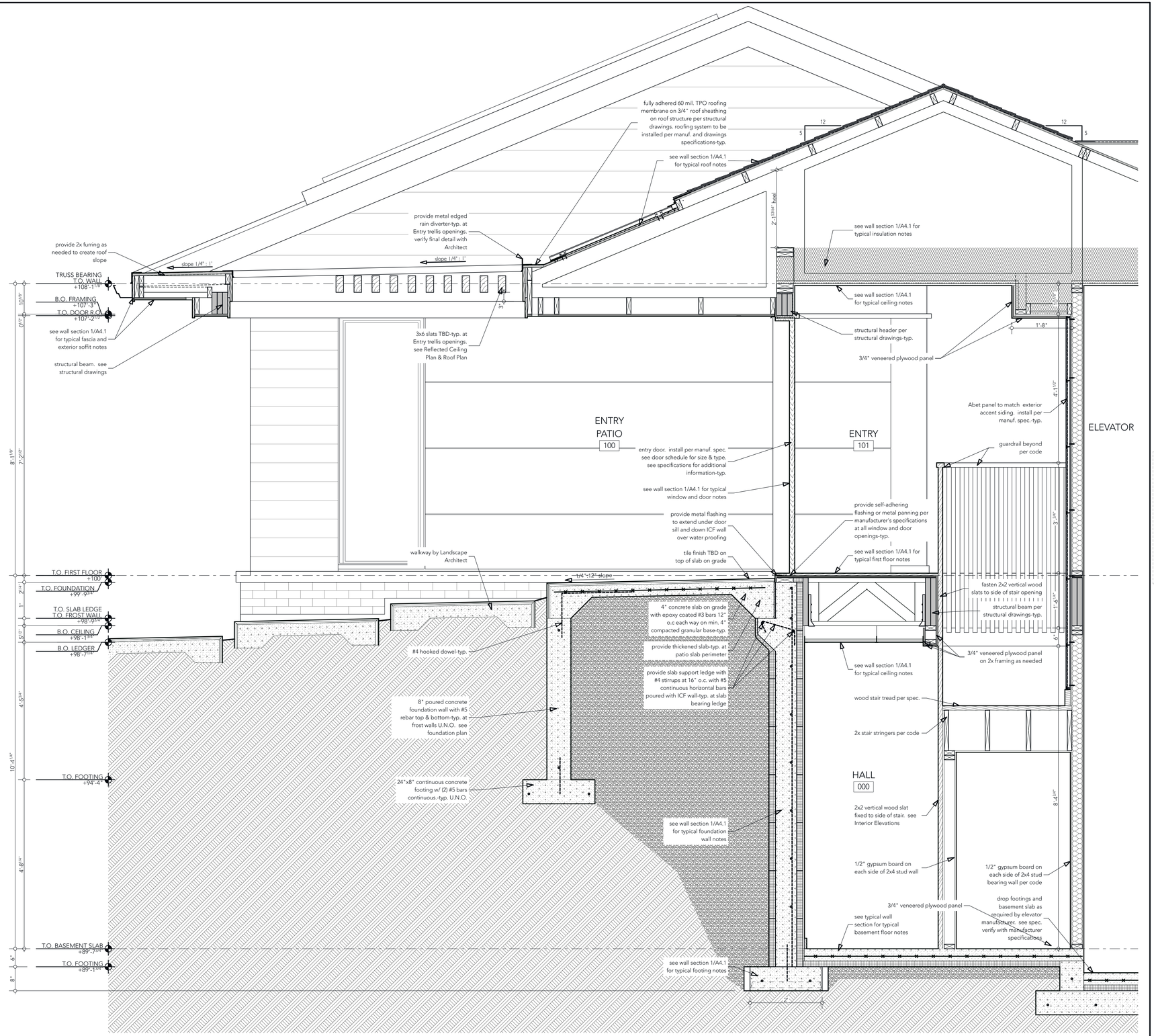
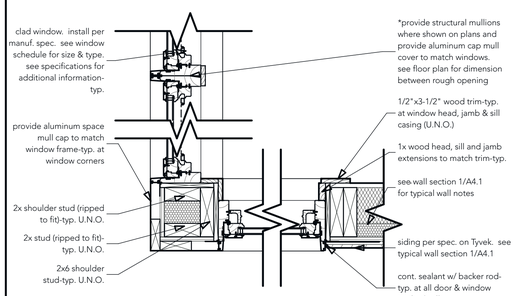


WALL SECTION AT ENTRY

SCALE: 3/4" = 1'-0" (I / A4.3)



TYPICAL CORNER WINDOW DETAIL

SCALE: 1 1/2" = 1'-0" (I / A4.3)

WALL SECTIONS & DETAILS

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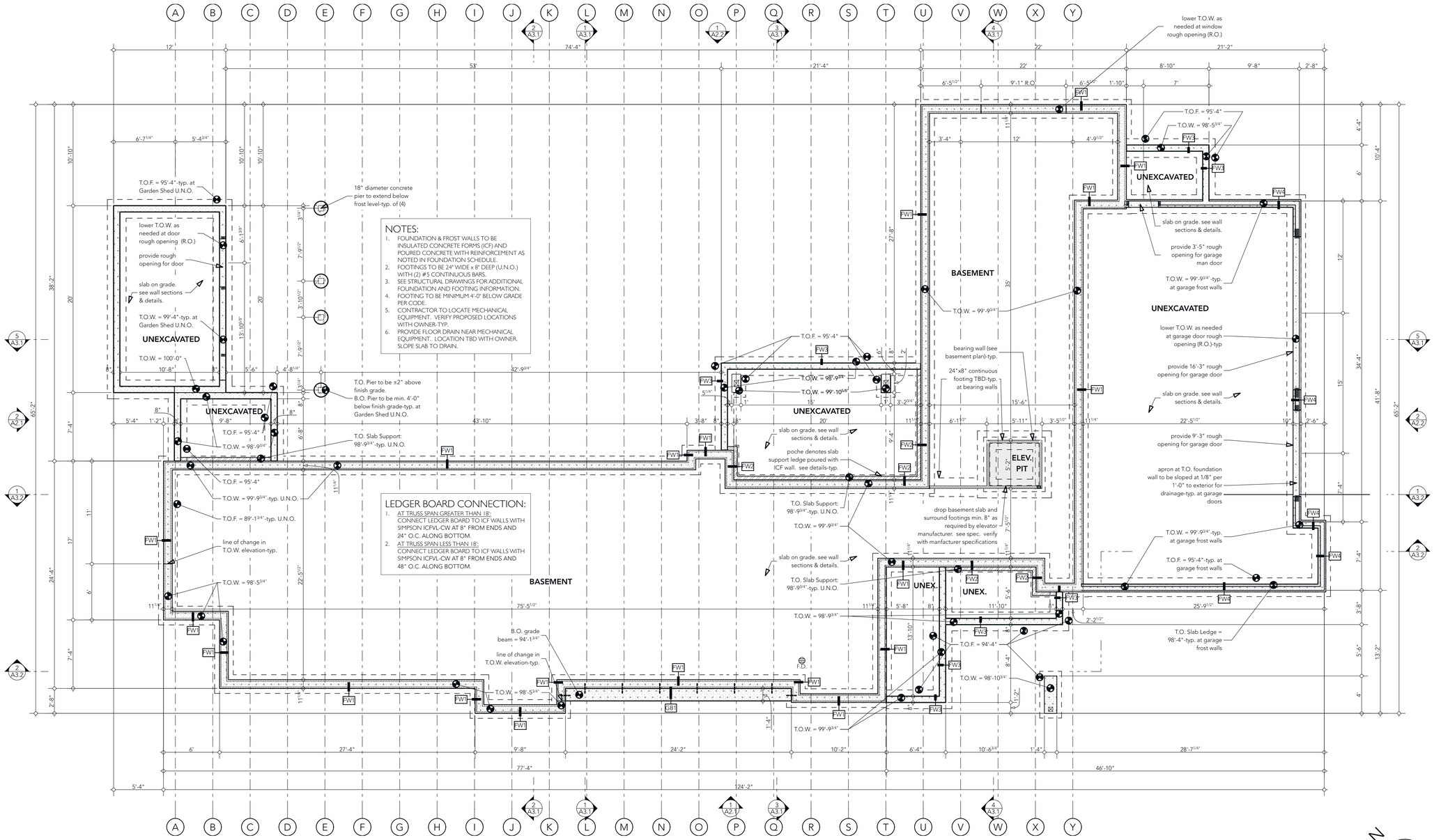

FOUNDATION WALL SCHEDULE

ID	DESCRIPTION	T.O.W./B.O. STUD BEARING	T.O. SLAB SUPPORT	B.O.W./ T.O.F.
FW1	ICF WALL WITH #5 BARS AT 16" O.C. VERTICALLY AND HORIZONTALLY. LOCATE REBAR AT INSIDE FACE OF WALL. SEE FOUNDATION PLAN AND DETAILS	99'-9 3/4"-TYP. U.N.O., 98'-5 3/4" (AS NOTED)	N/A	89'-1 3/4"-TYP. U.N.O.
FW2	ICF WALL WITH #5 BARS AT 16" O.C. VERTICALLY AND HORIZONTALLY. LOCATE REBAR AT INSIDE FACE OF WALL. ADD SLAB SUPPORT LEDGE PER FOUNDATION PLAN AND DETAILS	99'-9 3/4"-TYP. U.N.O.	98'-9 3/4"-TYP. U.N.O.	89'-1 3/4"-TYP. U.N.O.
FW3	8" POURED CONCRETE FROST WALL WITH #5 TOP AND BOTTOM BARS. SEE FOUNDATION PLAN AND DETAILS.	SEE PLAN	N/A	SEE PLAN
FW4	8" POURED CONCRETE FROST WALL (5" STEM + 3" SLAB LEDGE) WITH #5 TOP AND BOTTOM BARS. SEE FOUNDATION PLAN AND DETAILS.	99'-9 3/4"-TYP. U.N.O.	98'-4"-TYP. U.N.O.	95'-4"-TYP. U.N.O.
GB1	16" POURED CONCRETE GRADE BEAM. WITH #5 DOWELS AT 30" O.C. VERTICAL AND 48" O.C. HORIZONTAL. DRILL AND EPOXY INTO FOUNDATION WALL. EMBED-4". SEE FOUNDATION PLAN AND DETAILS.	99'-9 3/4"	N/A	94'- 3/4"

FOUNDATION NOTES

1. ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED SOIL.
2. ASSUMED SOIL SHALL BE SAND OR GRAVEL, WITH MINIMUM TRACES OF DRY CLAY, WITH A MINIMUM BEARING CAPICITY OF 2000 LBS/SQ FT.
3. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL BE 4,000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE ON 4" COMPACTED GRAVEL FILL MINIMUM WITH 6x6-W1.4x1.4 WWM REINFORCING. INTERIOR SLABS SHALL BE PLACED ON CONCRETE RATED VAPOR BARRIER.
4. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OF MASONRY WALLS OCCURING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
5. PLACE 1/2" DIAMETER X 10" SILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR (WHERE OCCURING) OR AT 4'-0" ON CENTER AND 12" FROM EACH CORNER MAXIMUM AND BOTH SIDES OF OPENINGS.
6. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONTINENT COMPACTION, COMPARE WITH ACTUAL SOIL PRESSURES. USE WHICHEVER IS MORE RESTRICTIVE.
7. CONTRACTOR TO VERIFY FOOTING DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS; WHICHEVER IS MORE RESTRICTIVE.
8. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
9. PROVIDE DEEP SCORE CONTROL JOINTS AT MIDPOINTS OF ALL GARAGES, BOTH DIRECTIONS MIN. OR AS SHOWN IN PLAN IF DIFFERENT.
10. MASONRY VENEERS MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH STAINLESS STEEL CORRUGATED METAL TIES SPACED 16" ON CENTER HORIZONTALLY AND 16" ON CENTER VERTICALLY.
11. INSTALL CONTINUOUS APPROVED FLASHING AND SYNTHETIC WEEPS AT 2'-0" O.C. WITHIN THE FIRST EXPOSED COURSE ABOVE GRADE.
12. FOLLOW DIMENSIONS ON FIRST FLOOR PLAN. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE FACE OF THE PLYWOOD SHEATHING WHERE OCCURRING AND TO THE OUTSIDE FACE OF THE CONCRETE WHERE OCCURRING.
13. CONTRACTOR IS TO VERIFY FINAL TOP OF FOUNDATION (T.O.F.) AND TOP OF WALL (T.O.W.) ELEVATIONS WITH FINAL GRADING.

3/16" FOUNDATION PLAN

KELLER RESIDENCE
PROJECT #10709
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MEQUON,WISCONSIN 53902

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STRUCTURAL COLUMN SCHEDULE

ID	STRUCTURAL ITEM	QUANTITY	REMARKS
C1a	6x6 TREATED WOOD POST	4	
C1b	6x6 TREATED WOOD POST	1	WITH SIMPSON PC6Z POST CAP
C2	(3) 2x4 COLUMN	1	
C3	(3) 2x6 COLUMN	8	
C4	(1) 2x6 SHOULDER STUD + (4) 2x6 KING STUDS	2	
C5	(2) 2x6 SHOULDER STUDS + (3) 2x6 KING STUDS	2	
C6a	(2) 2x6 SHOULDER STUDS + (2) 2x6 KING STUDS + (2) 2x6 SHOULDER STUDS	1	
C6b	(3) 2x6 SHOULDER STUDS + (3) 2x6 KING STUDS	2	
C7	(3) 2x6 SHOULDER STUDS + (4) 2x6 KING STUDS	2	
C8	(3) 2x6 SHOULDER STUDS + (5) 2x6 KING STUDS	2	
C9	6x8 WOOD POST	2	WITH SIMPSON PC8Z POST CAP
		27	

STRUCTURAL BEAM/HEADER SCHEDULE

ID	STRUCTURAL ITEM	QNTY	REMARKS	BEARING ELEV.
T.O. BASEMENT				
B7	(1) 1-3/4"x16" LVL FLUSH BEAM	4		-1'-4 3/4"
T.O. FIRST FLOOR				
B1	(2) 1-3/4"x5-1/2" LVL FLUSH BEAM	4		7'-10 1/4"
B2a	(3) 1-3/4"x5-1/2" LVL DROPPED BEAM	1	4-SPAN CONTINUOUS	7'-1 3/4"
B2b	(3) 1-3/4"x5-1/2"LVL FLUSH BEAM	1		7'-3"
B3a	(2) 2x8 FLUSH BEAM	2	SLOPED	7'-59/64"
B3b	(2) 2x8 FLUSH BEAM	12	SLOPED BEAM (SET ON SIDE OF ROOF JOIST)	7'-4 19/32"
B3c	(2) 2x8 FLUSH BEAM	2		7'-8 1/2"
B4	(2) 1-3/4"x7-1/4" LVL FLUSH BEAM	1	RECESS INTO TRUSS FOR BEARING. PROVIDE SIMPSON STRAPS AT 32" O.C. ALONG LENGTH OF BEAM	7'-8 1/2"
B5a	(3) 1-3/4"x7-1/4" LVL DROPPED BEAM	1		7'-3"
B5b	(3) 1-3/4"x7-1/4" LVL DROPPED BEAM	1	PROVIDE SIMPSON MSTA15 STRAPS TO WALL STUDS	7'-3"
B5c	(3) 1-3/4"x7-1/4"LVL FLUSH BEAM	4		7'-8 1/2"
B5d	(3) 1-3/4"x7-1/4"LVL FLUSH BEAM	1	PROVIDE SIMPSON MSTA30 STRAPS TO WALL STUDS AT 16" O.C.	7'-8 1/2"
B5e	(3) 1-3/4"x7-1/4"LVL FLUSH BEAM	1	PROVIDE SIMPSON MSTA30 STRAPS ON BACKSPAN OF LVL TO WALL STUDS AT 16" O.C. (MAX.), MIN. 3 STRAPS	7'-8 1/2"
B6	(4) 1-3/4"x9-1/4" LVL DROPPED BEAM	1		6'-11 1/4"
B7	(3) 1-3/4"x16" LVL FLUSH BEAM	1	RECESS INTO TRUSS FOR BEARING	7'-3"
GT1	GIRDER TRUSS BY TRUSS MANUFACTURER	1		8'-10 7/8"
GT2	GIRDER TRUSS BY TRUSS MANUFACTURER	1		8'-1 1/8"
H1	(2) 2x6 HEADER	1		5'-11 1/2"
H2a	(2) 2x8 HEADER	1		6'-5 1/2"
H2b	(2) 2x8 HEADER	3		7'-2 1/2"
H3a	(2) 1-3/4"x7-1/4" LVL HEADER	1	3-SPAN CONTINUOUS	7'-2 1/2"
H3b	(2) 1-3/4"x7-1/4" LVL HEADER	1		6'-3 1/2"
H4	(3) 2x8 HEADER	1		7'-2 1/2"
H5	(3) 1-3/4"x7-1/4" LVL HEADER	5		7'-2 1/2"
H6	(2) 1-3/4"x9-1/4" LVL HEADER	2		7'-2 1/2"
H7a	(2) 1-3/4"x11-1/4" LVL HEADER	1		7'-1"
H7b	(2) 1-3/4"x11-1/4" LVL HEADER	2		7'-2 1/2"
H8	(2) 1-3/4"x14" LVL HEADER	1		7'-2 1/2"
H9a	(2) 1-3/4"x16" LVL HEADER	1		7'-1"
H9b	(2) 1-3/4"x16" LVL HEADER	1		7'-2 1/2"
H10	(3) 1-3/4"x20" LVL HEADER WITH (2) 3/8"x19.5" STEEL FLITCH PLATES	1	WITH 1/2" DIA. BOLTS AT 24" O.C. STAGGERED (2) ROWS OF 2 AT EACH END (SEE DETAIL 1/S1.4)	7'-3 5/8"
R1	2x8 STRUCTURAL RIM	2	SLOPED	7'-59/64"
		63		

STRUCTURAL NOTES

1. DESIGN LOADS ARE AS FOLLOWS PER SQ FT:

LOCATION	LIVE	DEAD	DEFLECTION LIMIT
FLOOR	40 LB	15 LB	LL: L/480, TL: L/240
			LL: L/720 AT TILE FLOORS
ATTIC (NON STORAGE)	10 LB		LL: L/480, TL: L/240
ATTIC (STORAGE)	20 LB		LL: L/480, TL: L/240
ROOF (STICK FRAMING)	30 LB SNOW	15 LB	LL: L/360, TL: L/240
INTERIOR CEILING (STICK FRAMED ROOF)	5 LB	7 LB	
ROOF (TRUSS)	30 LB SNOW	20 LB	LL: L/360, TL: L/240
FUTURE SOLAR PANELS		3 LB	(SOUTH ROOF-SEE PLAN)
INTERIOR CEILING (EXTENSIVELY DROPPED AT TRUSSED ROOF)		5 LB	
EXT. PORCHES/DECKS	60 LB	10 LB	
WIND	20 LB		
UPLIFT	20 LB		
EXTERIOR WALLS		15 LB	
INTERIOR WALLS		8 LB	
WINDOW/DOOR HEADERS			MAX. LL DEFLECTION: 1/8"

2. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN THE UPPER MIDWEST.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND FHA/VA MPS. THE BUILDER SHALL VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION.

4. FLOOR FRAMING:
   1. FLOOR CONSTRUCTION: 3/4" PLYWOOD SUBFLOOR ON 16" WOOD TRUSSES AS NOTED ON STRUCTURAL PLANS AND IN SPECIFICATIONS UNLESS NOTED OTHERWISE.

   2. ALL FLOOR TRUSSES TO BE SPACED AS NOTED ON PLANS.

   3. FINAL TRUSS LAYOUT TO BE VERIFIED BY TRUSS MANUFACTURER. ANY MODIFICATION TO BE APPROVED BY THE ARCHITECT. TRUSS MANUFACTURER TO SUPPLY ARCHITECT AND STRUCTURAL ENGINEER WITH SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.

   4. FRAMING LAYOUT SHALL BE COORDINATED WITH THE GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCT WORK.

5. ROOF FRAMING:
   1. ROOF CONSTRUCTION: EXTERIOR SHEATHING PER SPECIFICATIONS ON WOOD JOISTS AND TRUSSES AS NOTED ON STRUCTURAL PLANS AND IN SPECIFICATIONS UNLESS NOTED OTHERWISE.

   2. ALL ROOF JOISTS AND TRUSSES TO BE SPACED AS NOTED ON PLANS.

   3. FINAL JOIST/TRUSS LAYOUT TO BE VERIFIED BY JOIST/TRUSS MANUFACTURER. ANY MODIFICATION TO BE APPROVED BY THE ARCHITECT. JOIST/TRUSS MANUFACTURER TO SUPPLY ARCHITECT AND STRUCTURAL ENGINEER WITH SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.

6. GENERAL:
   1. FIBER MESH IN ALL CONCRETE FLOORS. SAWCUT CONCRETE AT ALL WALLS.

   2. ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

   3. STRUCTURAL LUMBER SHALL BE DOUGLAS #2 FB 850 E-1.2 FOR HEADERS AND BEARING WALLS.

   4. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, DOUBLE 2x12 HEADERS WITH 1/2" PLYWOOD, GLUED AND NAILED BETWEEN, FOR ALL LOAD BEARING OPENINGS, UNLESS NOTED OTHERWISE.

   5. STAIR CONSTRUCTION SHALL CONSIST OF (3) 2x12 STRINGERS, (4 STRINGERS @ STAIR WIDTHS OVER 3'-6"), 5/4" OR 2x THICK TREADS AND 3/4" THICK RISERS OR MATERIALS FABRICATED BY A COMPONENT MANUFACTURER, UNLESS NOTED OTHERWISE.

   6. ALL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS OR SHAKES. DEFLECTION OF STRUCTURAL HEADERS AT WINDOWS AND DOORS SHALL NO GREATER THAN .35"

   7. "MICRO-LAM" BEAMS SHALL HAVE A MODULUS OF ELASTICITY OF 2.0/3100. NAIL ALL MULTIPLE LVL AS RECOMMENDED BY THE MANUFACTURER

   8. DO NOT NOTCH ANY SOLID SAWN BEAMS OR HEADERS. DO NOT NOTCH ANY LVL BEAMS OR HEADERS.

   9. SPECIAL UPLIFT CONNECTORS AS INDICATED AT CANTILEVERED JOISTS SHALL BE "SIMPSON STRONG TIE" ANCHORS OR EQUAL.

   10. ALL STRUCTURAL STEEL BEAMS SHALL CONFORM WITH ASTM SPECIFICATION A-50. ALL PIPE COLUMNS SHALL CONFORM WITH ASTM A53 OR ASTM A501.

   11. UNLESS OTHERWISE NOTED, PROVIDE A 2x PLATE GLUED TO THE TOP FLANGE OF ALL STEEL BEAMS WHERE WOOD STRUCTURE WILL BE BEARING ABOVE. RIGIDLY FASTEN ALL CONNECTING TRUSSES AS APPROVED BY GOVERNING CODES.

   12. CONTRACTOR TO PROVIDE STRUCTURAL SUPPORT PER STATE & LOCAL CODES AT ALL POINT LOADS.

   13. CONTRACTOR TO COORDINATE AND PROVIDE ALL NECESSARY CONNECTIONS WITH STEEL AND JOIST/TRUSS MANUFACTURERS.

   14. FLOOR AND ROOF FRAMING JOISTS TO HAVE BRIDGE OR BLOCKING AT 8' INTERVALS PER CODE UNLESS NOTED OTHERWISE.

STRUCTURAL NOTES & SCHEDULES

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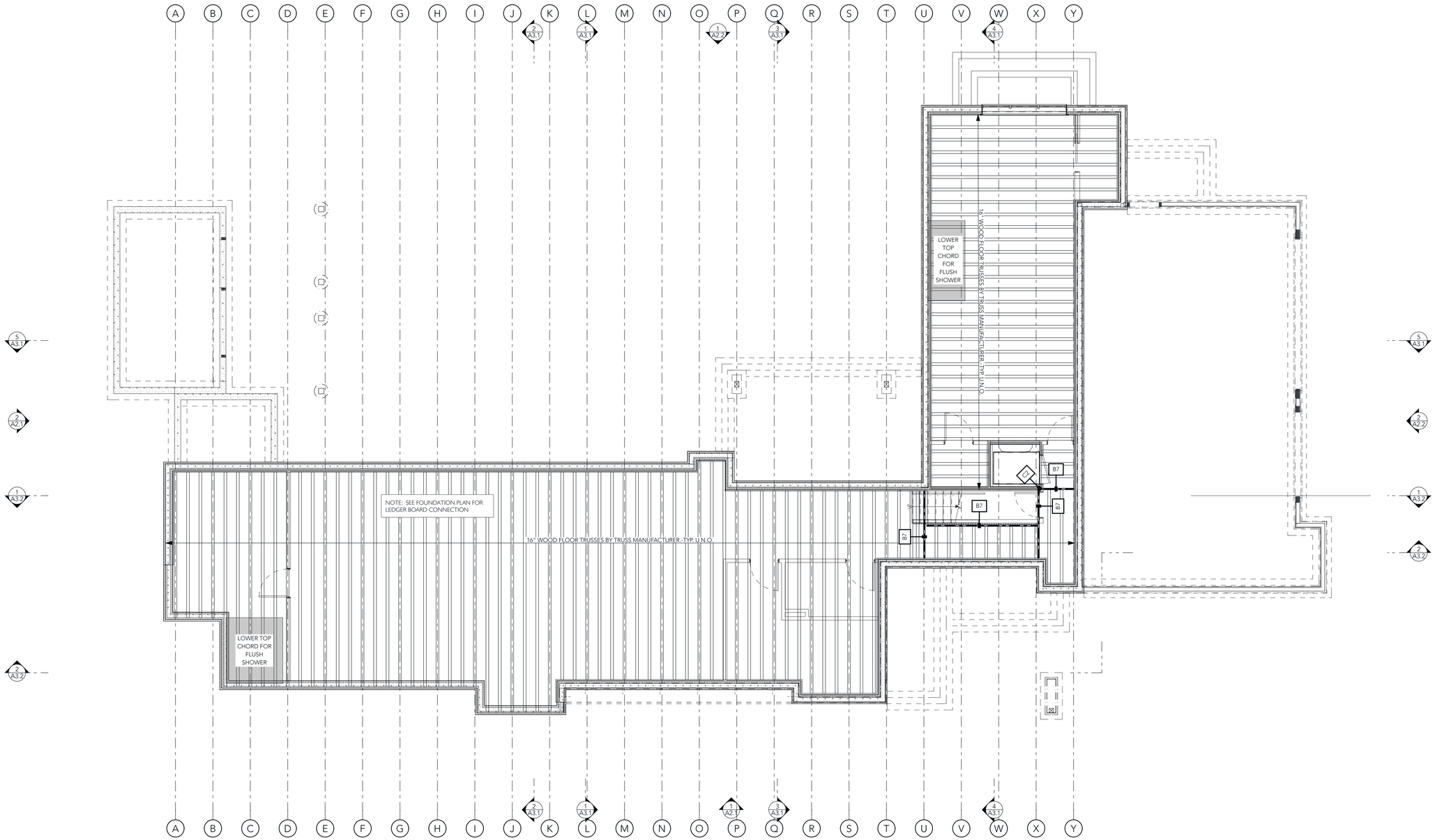

3/16" FIRST FLOOR FRAMING PLAN

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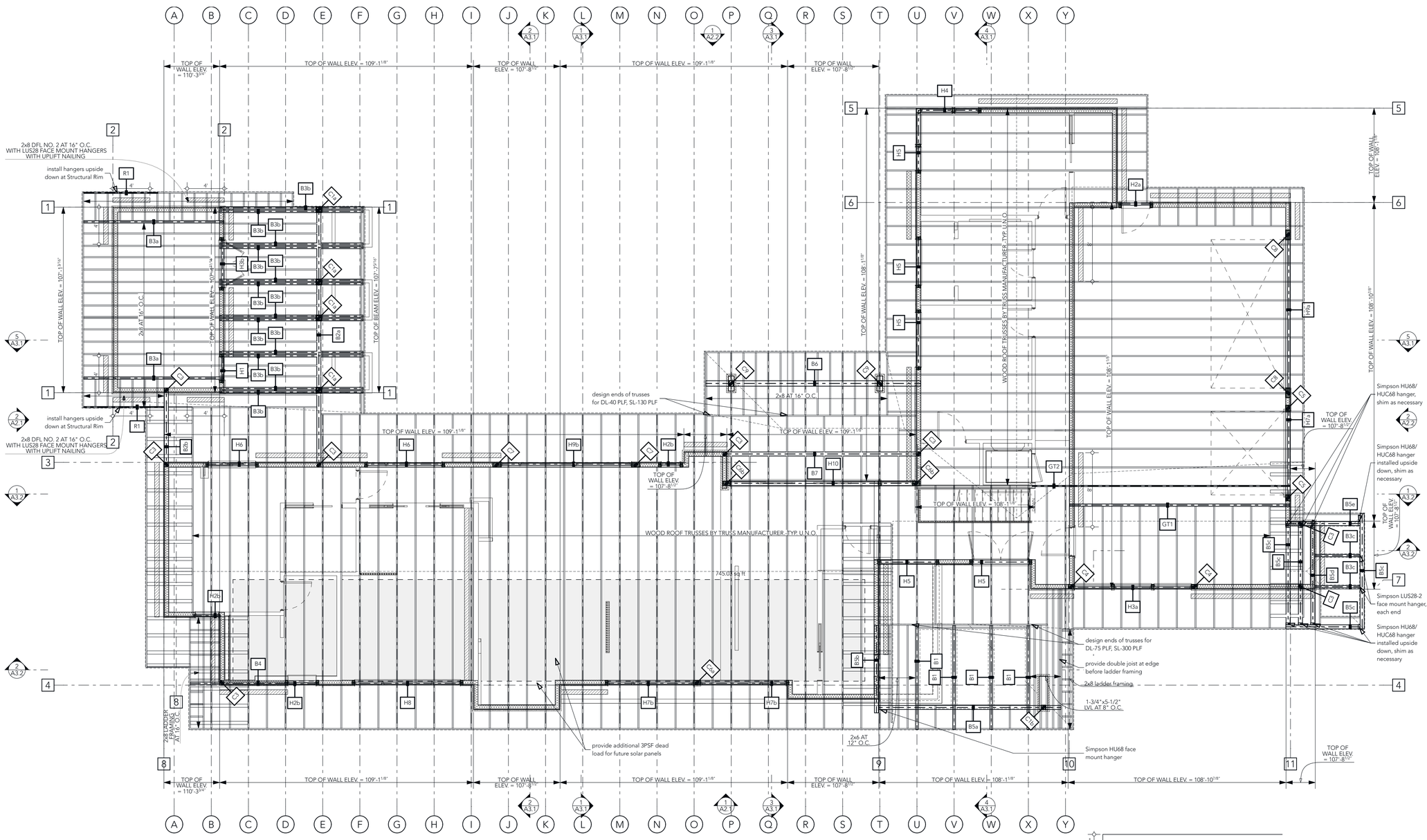

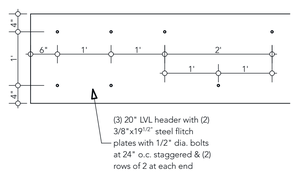

HEADER DETAIL

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

1 / S1.4

N

WALL BRACING LEGEND

ID	SYMBOL	DESCRIPTION
WB1		7/16" OSB WITH 8d NAILS AT 6" O.C. ON ALL EDGES AND 12" O.C. IN FIELD. ALL EDGES ARE BLOCKED. DRYWALL ON INSIDE FACE. NAIL TOP AND BOTTOM WALL PLATES TO FRAMING WITH (4) 10d NAILS AT 16" O.C.
WB2		7/16" OSB WITH 8d NAILS AT 4" O.C. ON ALL EDGES AND 12" O.C. IN FIELD. ALL EDGES ARE BLOCKED. DRYWALL ON INSIDE FACE. NAIL TOP AND BOTTOM WALL PLATES TO FRAMING WITH (5) 10d NAILS AT 16" O.C.

3/16" ROOF FRAMING & WALL BRACING PLAN

KELLER RESIDENCE
PROJECT #10709
108 EAST MEQUON ROAD
MEQUON,WISCONSIN 53902

NOT FOR CONSTRUCTION

12.18.25 ISSUED FOR ARCH. REVIEW

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GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

12/18/25

S1.4

SHEET 27 OF 27

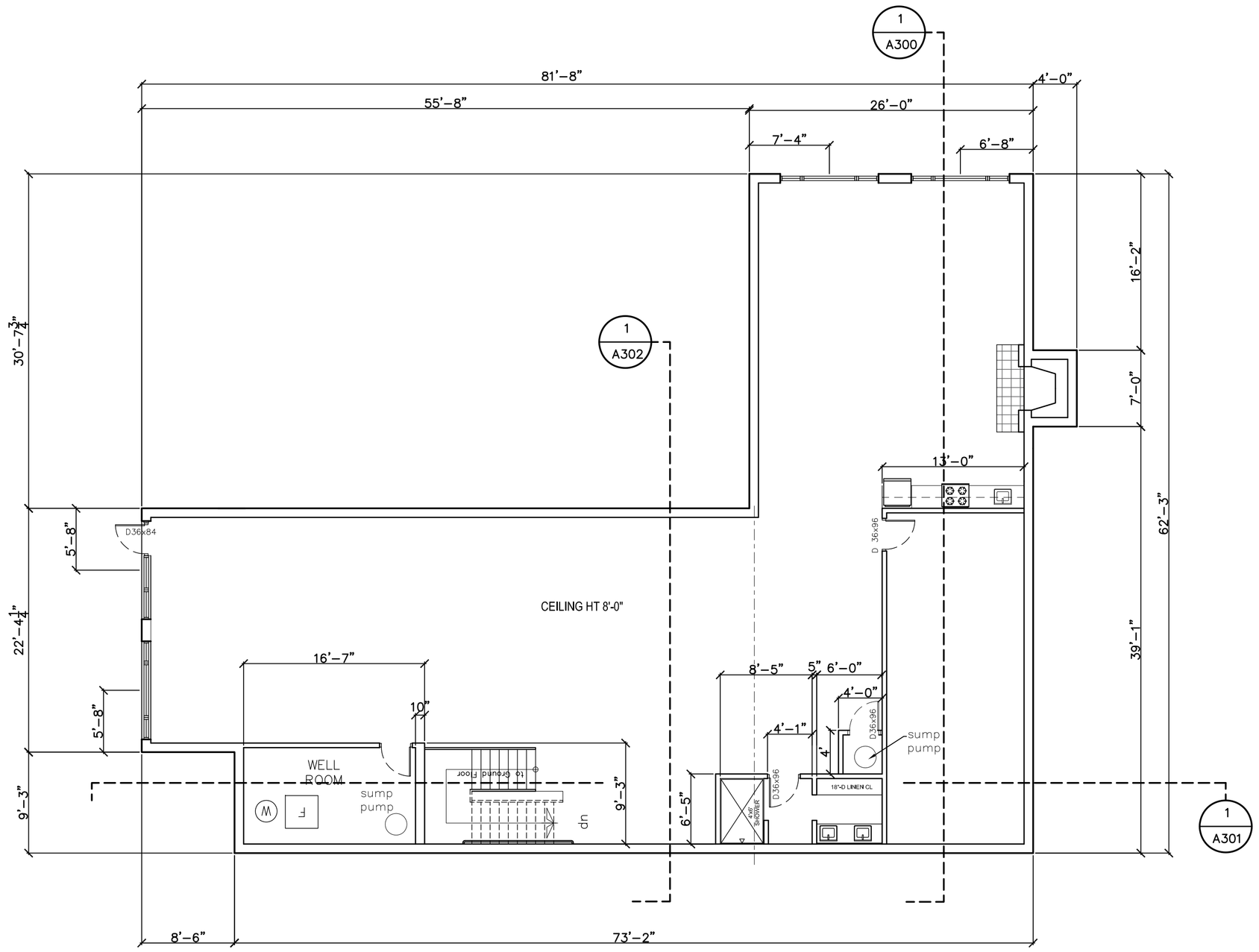
/Volumes/SSD 8TB/ARCHITECTURE/ PROJECTS/KELLER - 10709/Architectural Documentation/ArchiCAD Plans/Keller - 121825_TM.pln

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **January 12, 2026**
SUBJECT: **Reza Namdar Ghanbari - New Single-Family Residence at 12852 N. Granville Road**
Subdivision: N/A
Contractor: Integral Construction & Development / Architect: Vision Architects LLC
District 1 - 6:10 pm

Attachments:
Plans, Survey



BASEMENT PLAN
1/8"=1'-0"

ARCHITECTURAL REVIEW

FLOOR ELEVATIONS:

BASEMENT FLOOR: TOP OF CONCRETE 91'-0" (809'-6")

FIRST FLOOR: TOP OF CONC 100'-0".
TOP OF ¾" SHEATHING 100'-0"

SECOND FLOOR: TOP OF ¾" SHEATHING 111'-6"

NO.	DATE	REVISIONS	BY

Architects LLC
5565 S. 25th Street
Milwaukee, Wisconsin 53221
Cell:(414) 897-4723
tycj9900@gmail.com

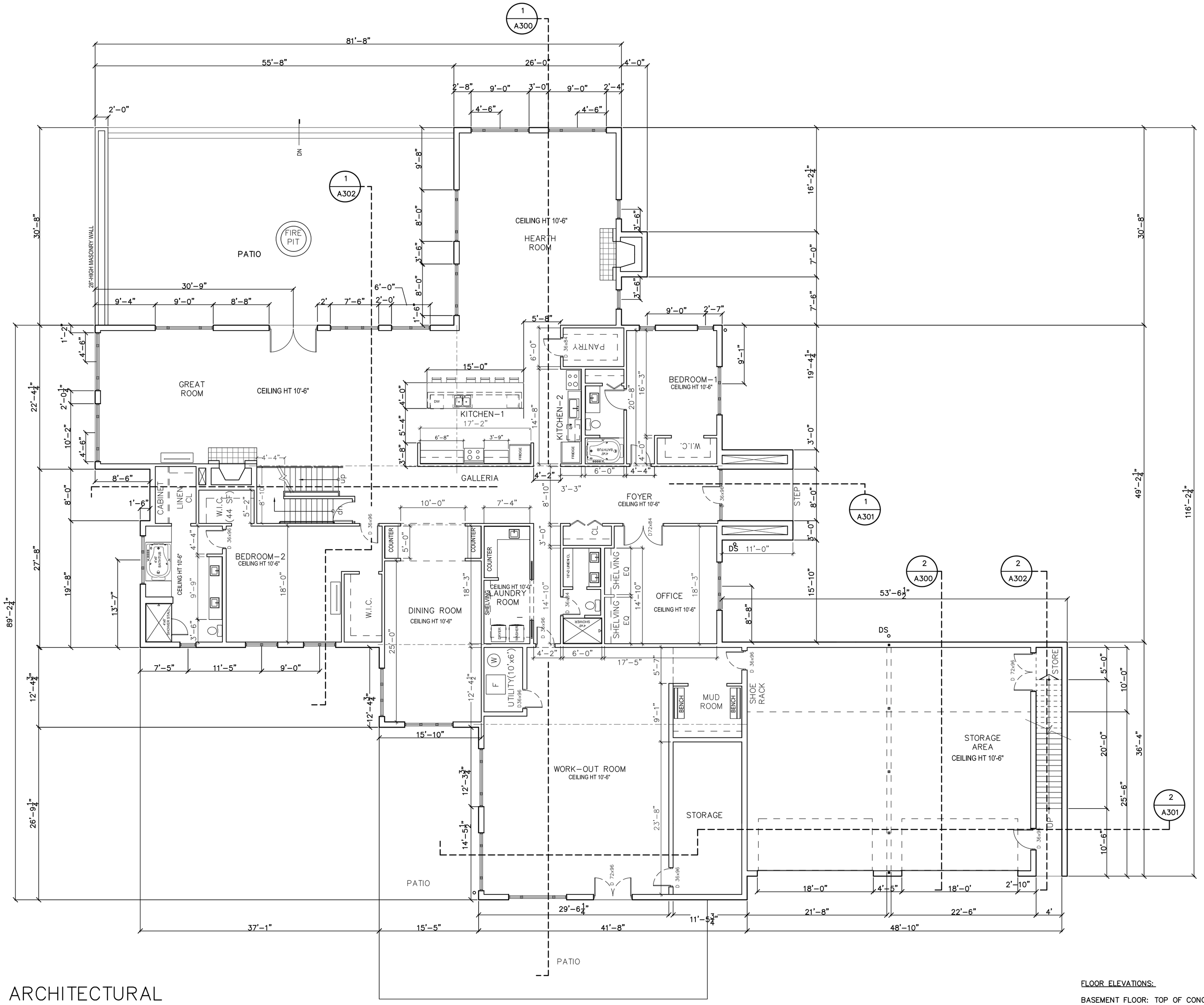
BASEMENT PLAN

REZA NAMDAR RESIDENCE
12852 NORTH GRANVILLE ROAD
MEQUON, WI 53097

DATE
11-22-25

ISSUED FOR

A100



ARCHITECTURAL REVIEW

FIRST FLOOR PLAN

1/8"=1'-0"

FLOOR ELEVATIONS:

BASEMENT FLOOR: TOP OF CONCRETE 91'-0" (809'-6")

FIRST FLOOR: TOP OF CONC 100'-0" (818'-6")
TOP OF ¾" SHEATHING 100'-0"

SECOND FLOOR: TOP OF ¾" SHEATHING 111'-6"

NO.	DATE	REVISIONS	BY

Vision Architects LLC
5565 S. 25th Street
Milwaukee, Wisconsin 53221
Cell:(414) 897-4723
tycj9900@gmail.com

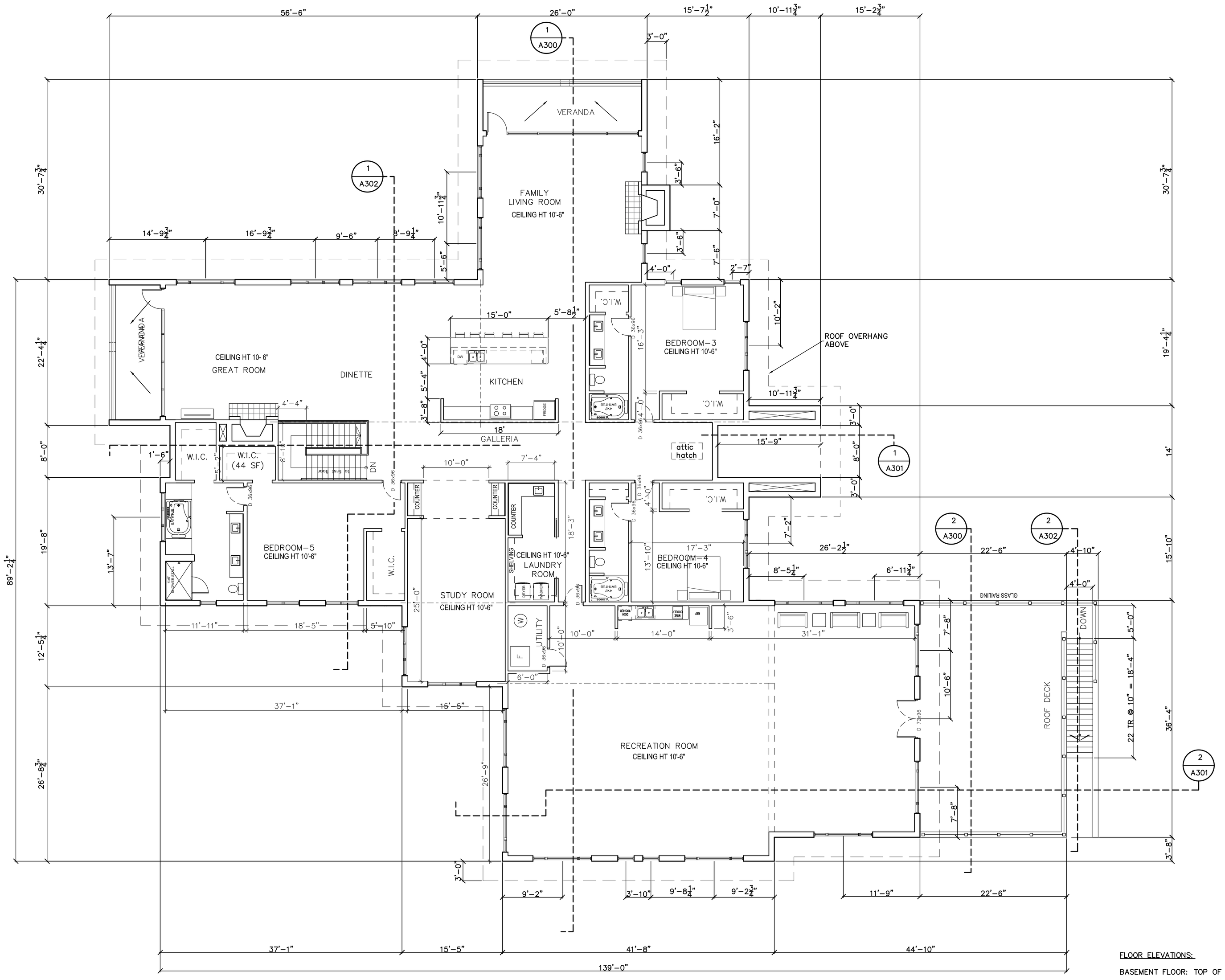
FIRST FLOOR PLAN

REZA NAMDAR RESIDENCE
12852 NORTH GRANVILLE ROAD
MEQUON, WI 53097

DATE
11-22-25

ISSUED FOR

A101



ARCHITECTURAL REVIEW

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

FLOOR ELEVATIONS:

BASEMENT FLOOR: TOP OF CONCRETE 91'-0" (809'-6")

FIRST FLOOR: TOP OF CONC 100'-0".
TOP OF ¾" SHEATHING 100'-0"

SECOND FLOOR: TOP OF ¾" SHEATHING 111'-6"

NO.	DATE	REVISIONS	BY

Architects LLC
5565 S. 25th Street
Milwaukee, Wisconsin 53221
Cell:(414) 897-4723
tycj9900@gmail.com

Vision

SECOND FLOOR PLAN

REZA NAMDAR RESIDENCE
12852 NORTH GRANVILLE ROAD
MEQUON, WI 53097

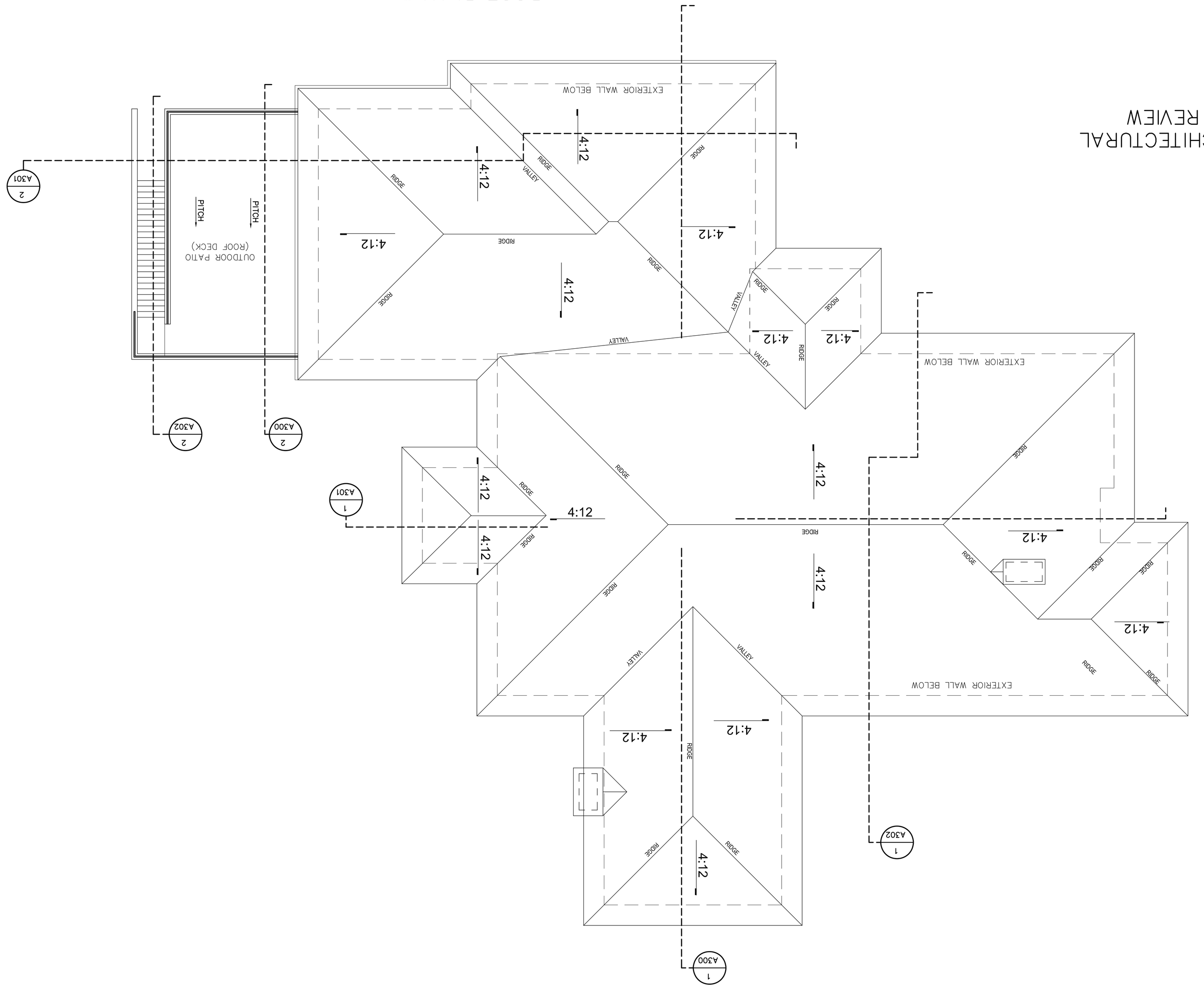
DATE
11-22-25

ISSUED FOR

A102

ROOF PLAN

1/8"=1'-0"



ARCHITECTURAL REVIEW

DATE	ISSUED FOR
11-22-25	

A103

REZA NAMDAR RESIDENCE

12852 NORTH GRANVILLE ROAD
MEQUON, WI 53097

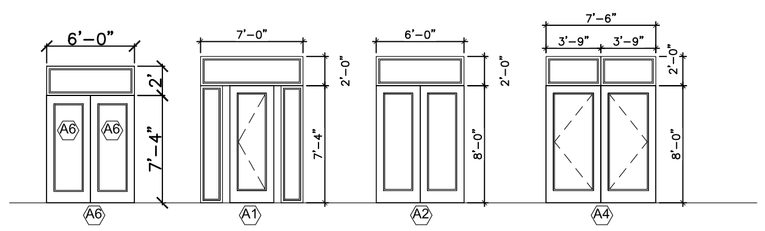
ROOF PLAN

Vision Architects LLC

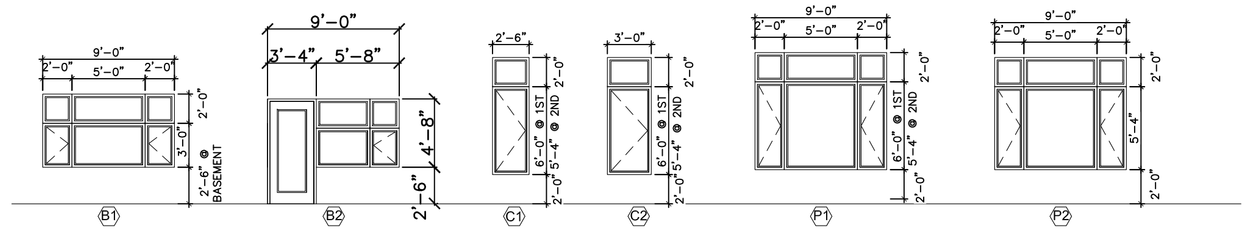
5565 S. 25th Street
Milwaukee, Wisconsin 53221
Cell: (414) 897-4723
tycj9900@gmail.com

NO.	DATE	REVISIONS	BY

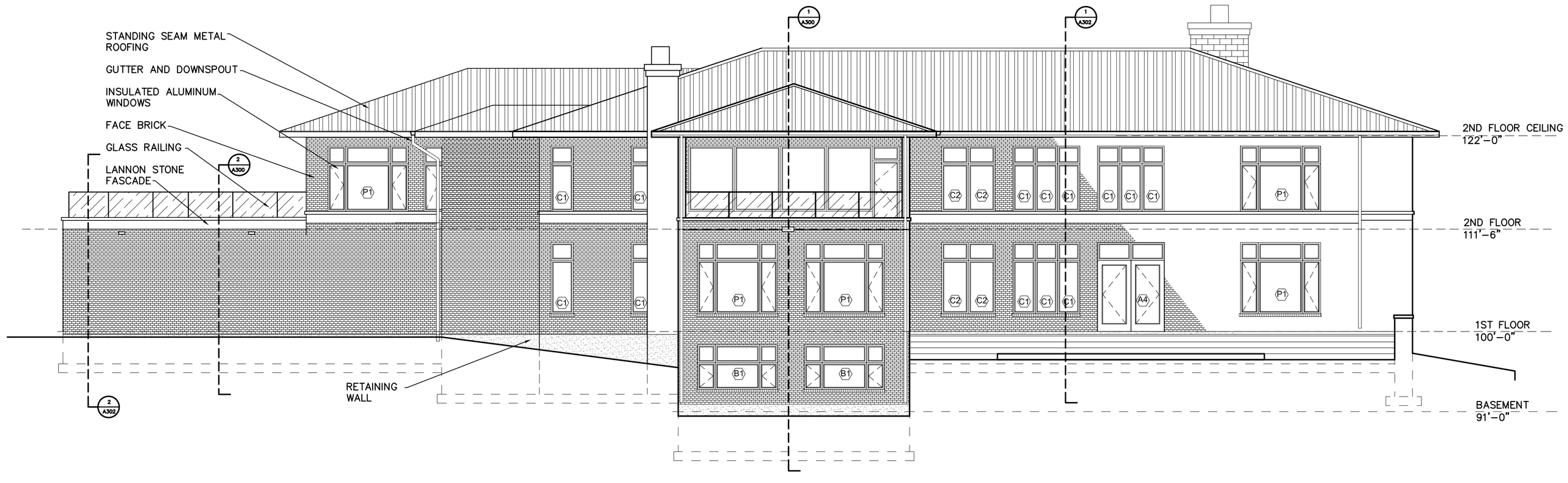
WEST ELEVATION
1/8"=1'-0"



DOOR TYPE



WINDOW SCHEDULES



ARCHITECTURAL REVIEW

SOUTH ELEVATION
1/8"=1'-0"

NO.	DATE	REVISIONS	BY

Architects LLC
5565 S. 25th Street
Milwaukee, Wisconsin 53221
Cell:(414) 897-4723
tycj9900@gmail.com

vision

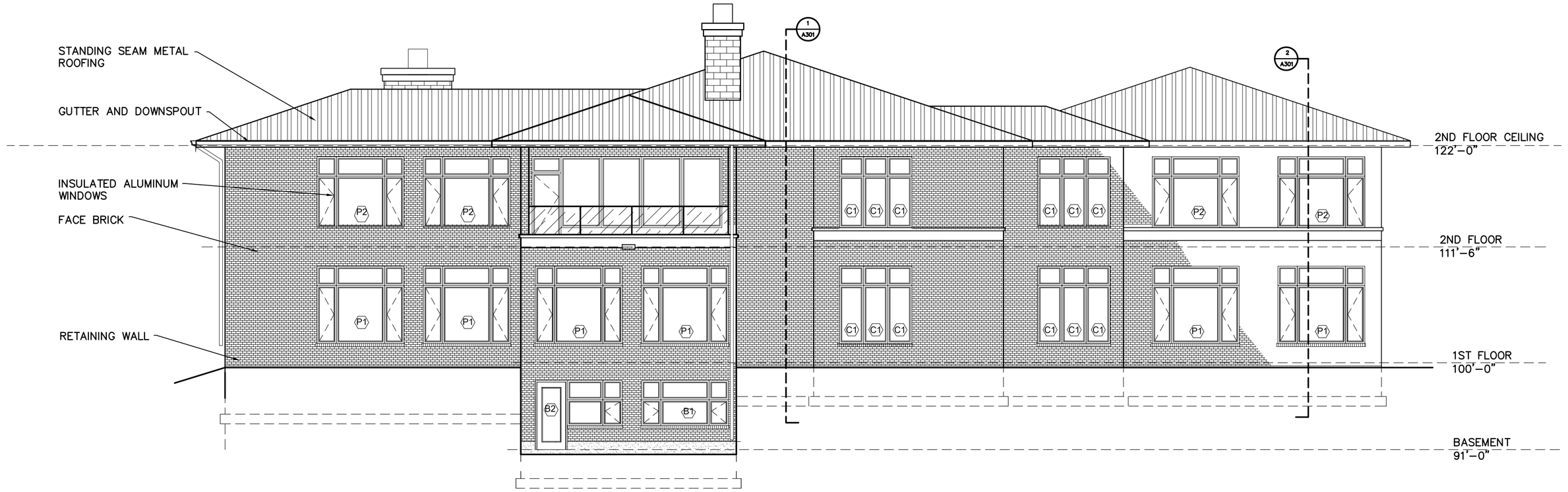
WEST ELEVATION
SOUTH ELEVATION

REZA NAMDAR RESIDENCE
12852 NORTH GRANVILLE ROAD
MEQUON, WI 53097

DATE
11-22-25

ISSUED FOR

A200



EAST ELEVATION
1/8"=1'-0"

NORTH ELEVATION
1/8"=1'-0"

ARCHITECTURAL REVIEW

NO.	DATE	REVISIONS	BY

Architects LLC
5565 S. 25th Street
Milwaukee, Wisconsin 53221
Cell:(414) 897-4723
tycj9900@gmail.com

vision

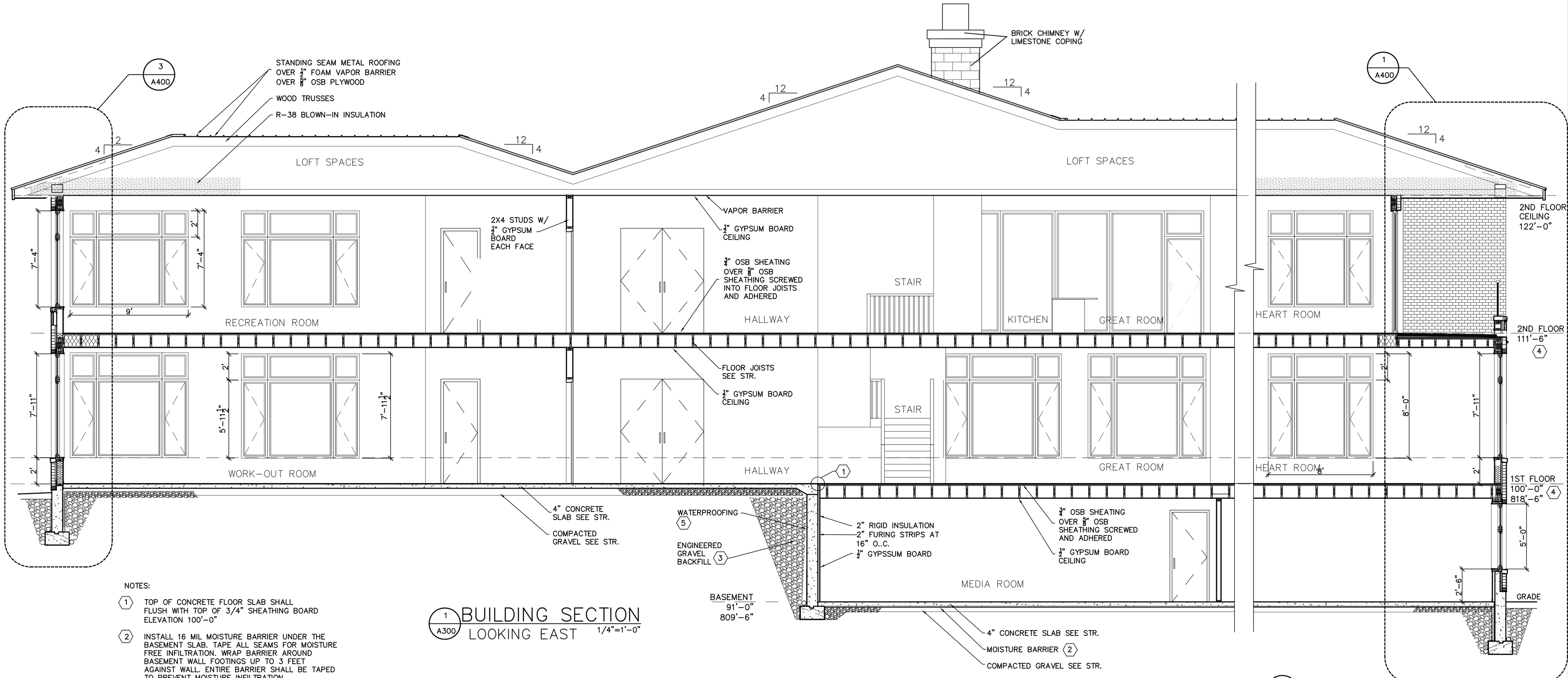
EAST ELEVATION
NORTH ELEVATION

REZA NAMDAR RESIDENCE
12852 NORTH GRANVILLE ROAD
MEQUON, WI 53097

DATE
11-22-25

ISSUED FOR

A201

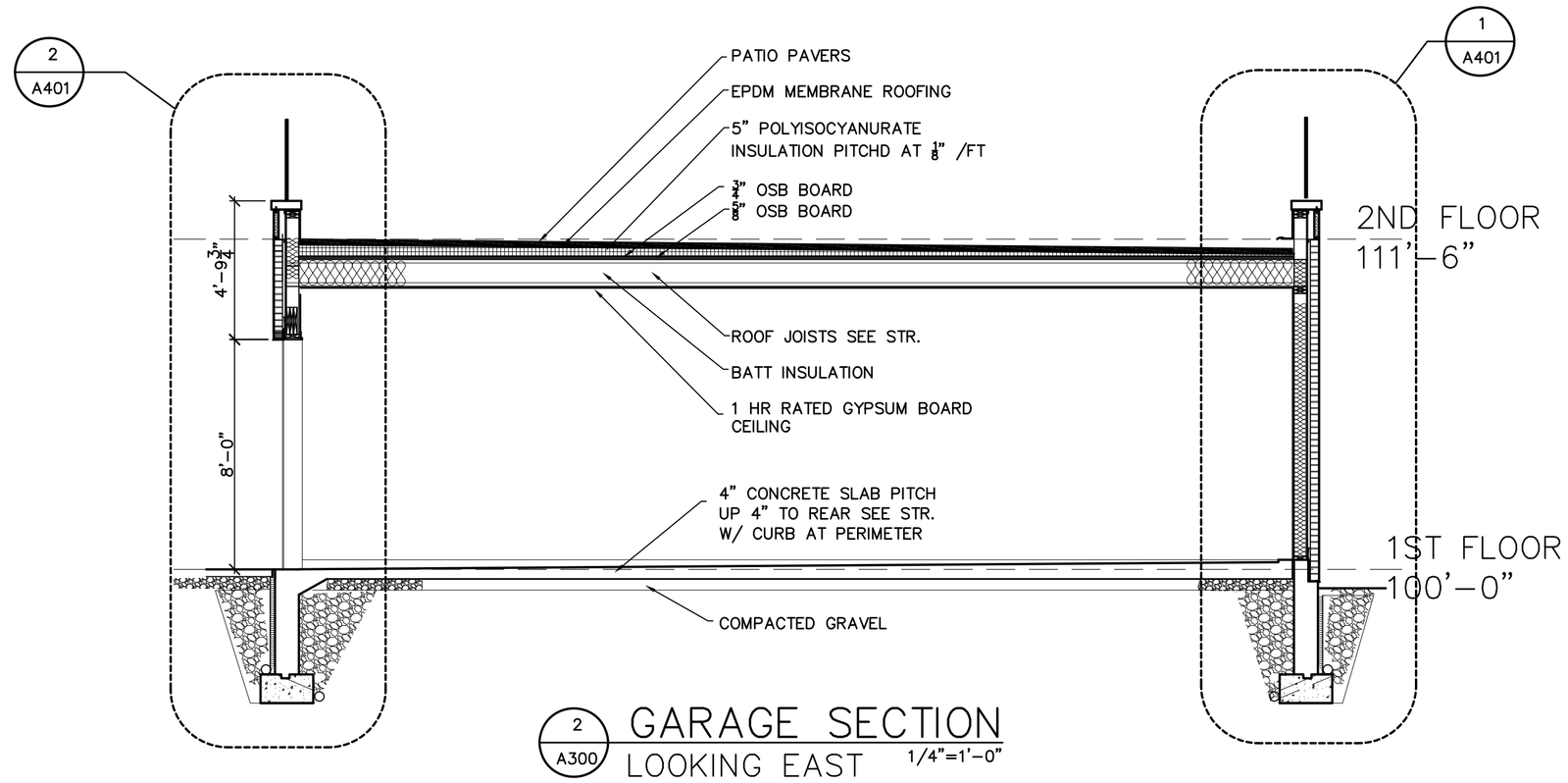


1 A300 BUILDING SECTION
LOOKING EAST 1/4"=1'-0"

NOTES:

1. TOP OF CONCRETE FLOOR SLAB SHALL FLUSH WITH TOP OF 3/4" SHEATHING BOARD ELEVATION 100'-0"
2. INSTALL 16 MIL MOISTURE BARRIER UNDER THE BASEMENT SLAB. TAPE ALL SEAMS FOR MOISTURE FREE INFILTRATION. WRAP BARRIER AROUND BASEMENT WALL FOOTINGS UP TO 3 FEET AGAINST WALL. ENTIRE BARRIER SHALL BE TAPED TO PREVENT MOISTURE INFILTRATION. INSTALLATION TO BE INSPECTED BEFORE BACKFILL.
3. INSTALL ENGINEERED GRAVEL FILL NEXT TO THE BASEMENT FOUNDATION WALLS, MIN 24" WIDE THE ENTIRE HEIGHT TO 6" BELOW GRADE.
4. TOP OF FLOOR ELEVATIONS INDICATES TOP OF ¾" OSB SUBFLOOR.
5. INSTALL VULCAN EXTERIOR BASEMENT WALL LIQUID WATERPROOFING MEMBRANE.
6. INSTALL A RADON DETECTION SYSTEM

ARCHITECTURAL
REVIEW



2 A300 GARAGE SECTION
LOOKING EAST 1/4"=1'-0"

NO.	DATE	REVISIONS	BY

Architects LLC
5565 S. 25th Street
Milwaukee, Wisconsin 53221
Cell:(414) 897-4723
tycj9900@gmail.com
vision

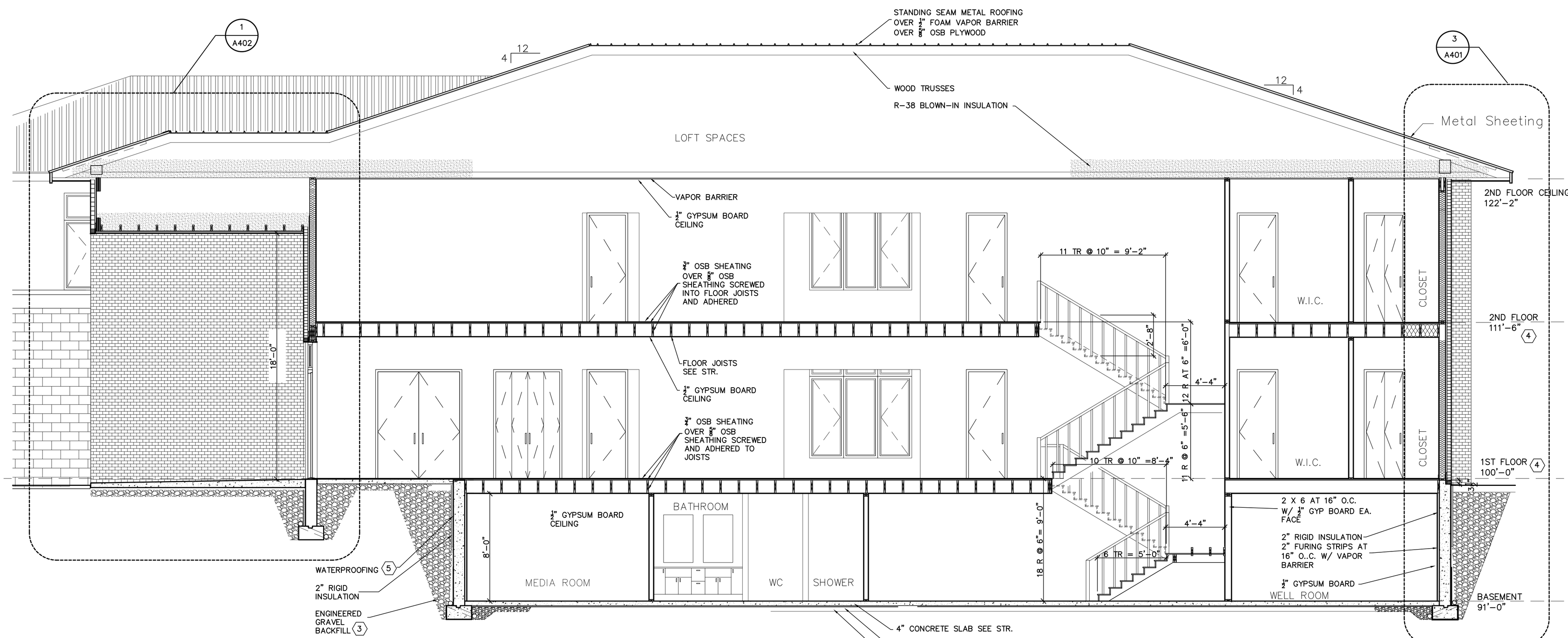
BUILDING SECTIONS

REZA NAMDAR
RESIDENCE
12852 NORTH GRANVILLE ROAD
MEQUON, WI 53097

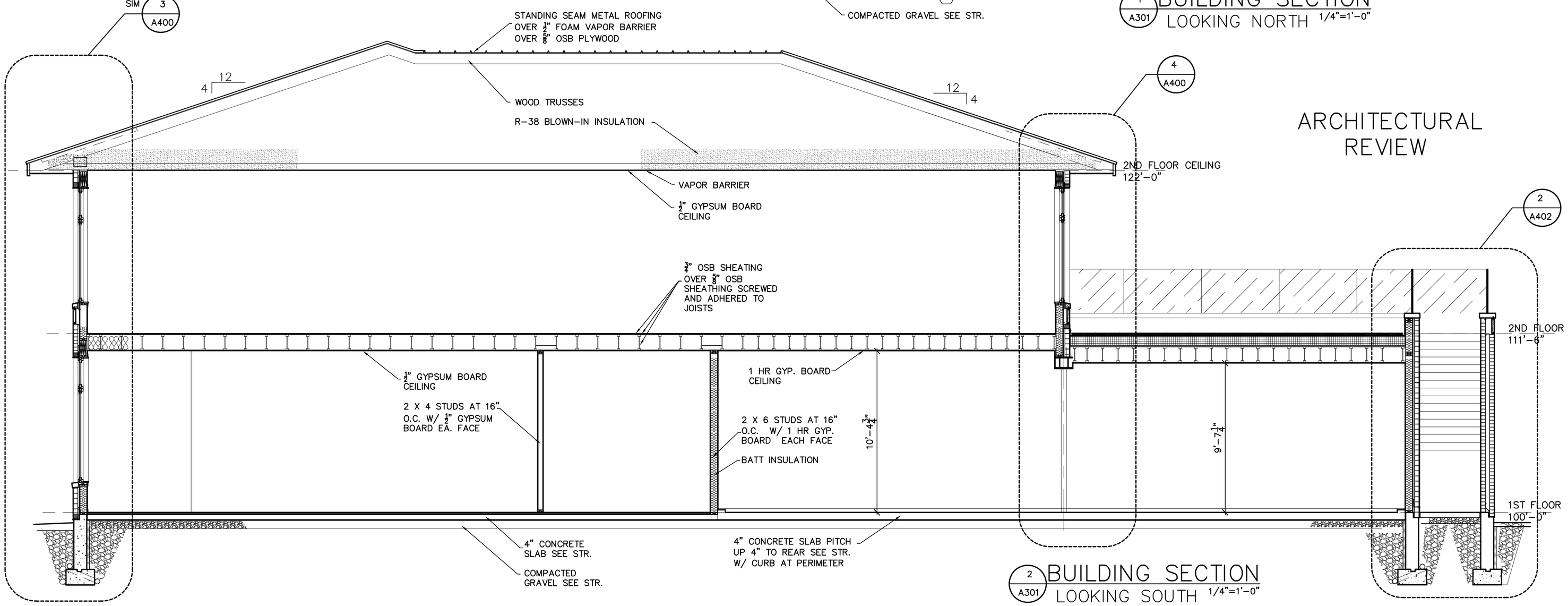
DATE
11-22-25

ISSUED FOR

A300



1 A301 BUILDING SECTION
LOOKING NORTH 1/4"=1'-0"



2 A301 BUILDING SECTION
LOOKING SOUTH 1/4"=1'-0"

ARCHITECTURAL REVIEW

NO.	DATE	REVISIONS	BY

Architects LLC
5565 S. 25th Street
Milwaukee, Wisconsin 53221
Cell:(414) 897-4723
tycj9900@gmail.com
Vision

BUILDING SECTIONS

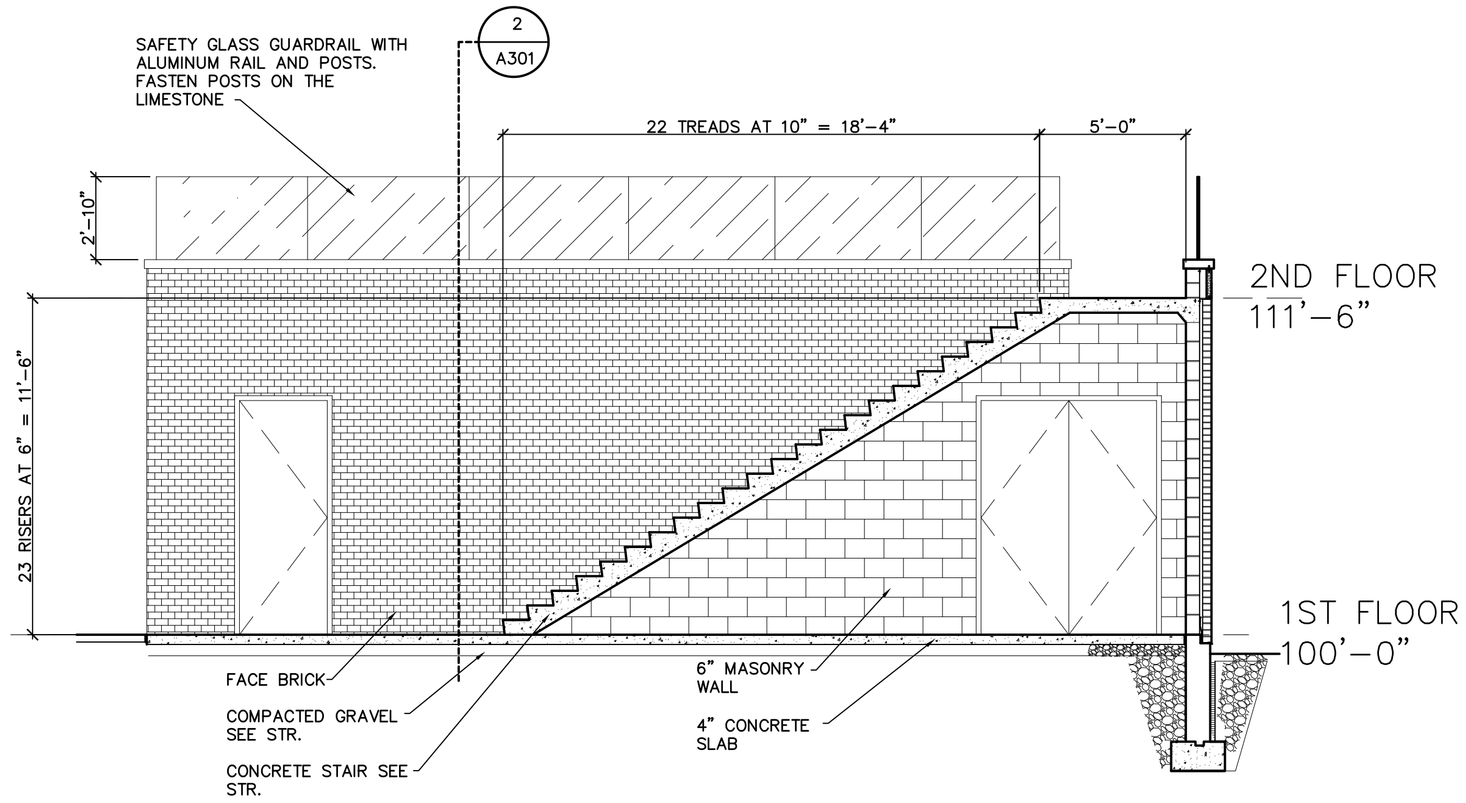
REZA NAMDAR RESIDENCE
12852 NORTH GRANVILLE ROAD
MEQUON, WI 53097

DATE
11-22-25

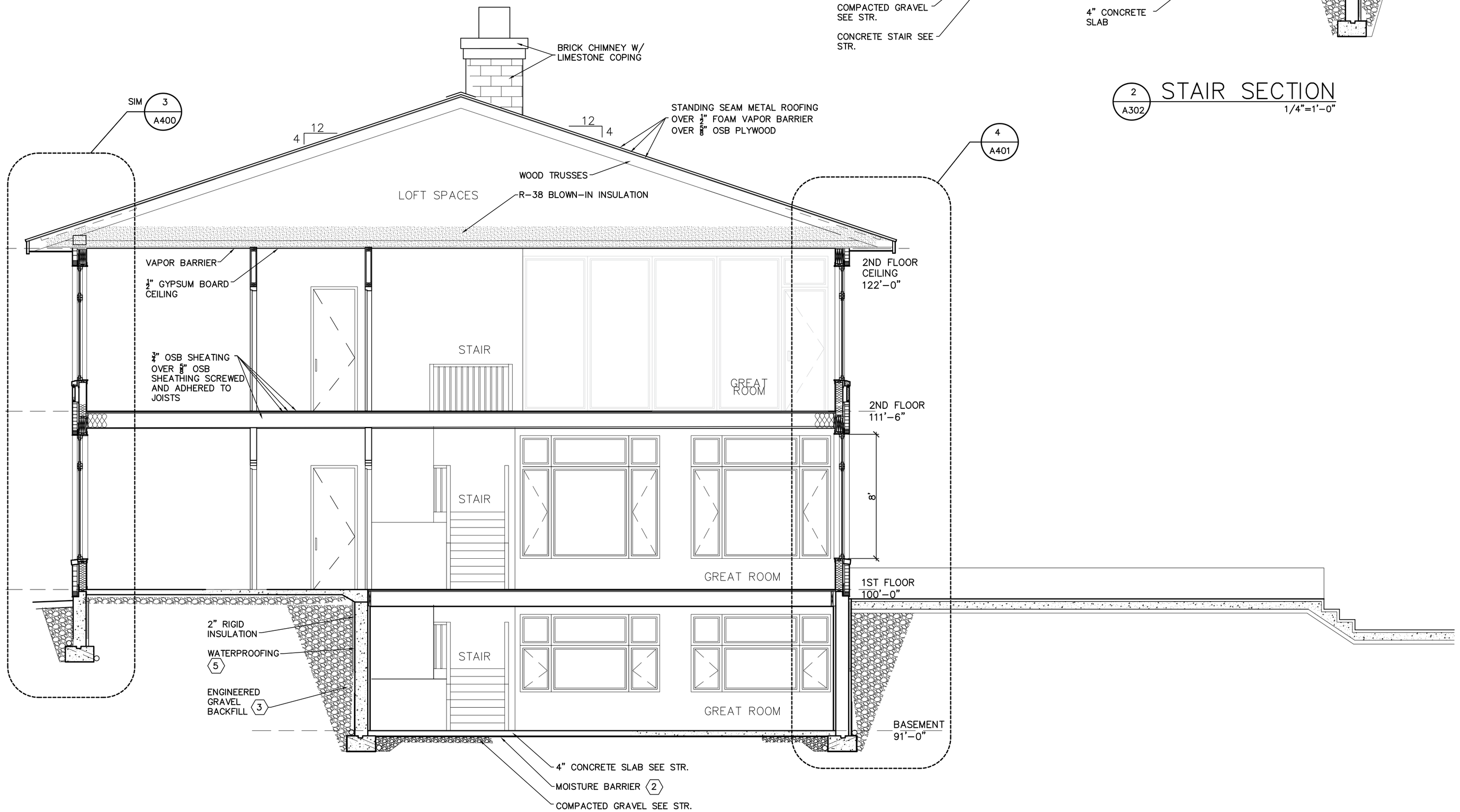
ISSUED FOR

A301

ARCHITECTURAL
REVIEW



2 A302 STAIR SECTION
1/4"=1'-0"



1 A302 BUILDING SECTION
LOOKING NORTH 1/4"=1'-0"

NO.	DATE	REVISIONS	BY

Architects LLC
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Milwaukee, Wisconsin 53221
Cell:(414) 897-4723
tycj9900@gmail.com
vision

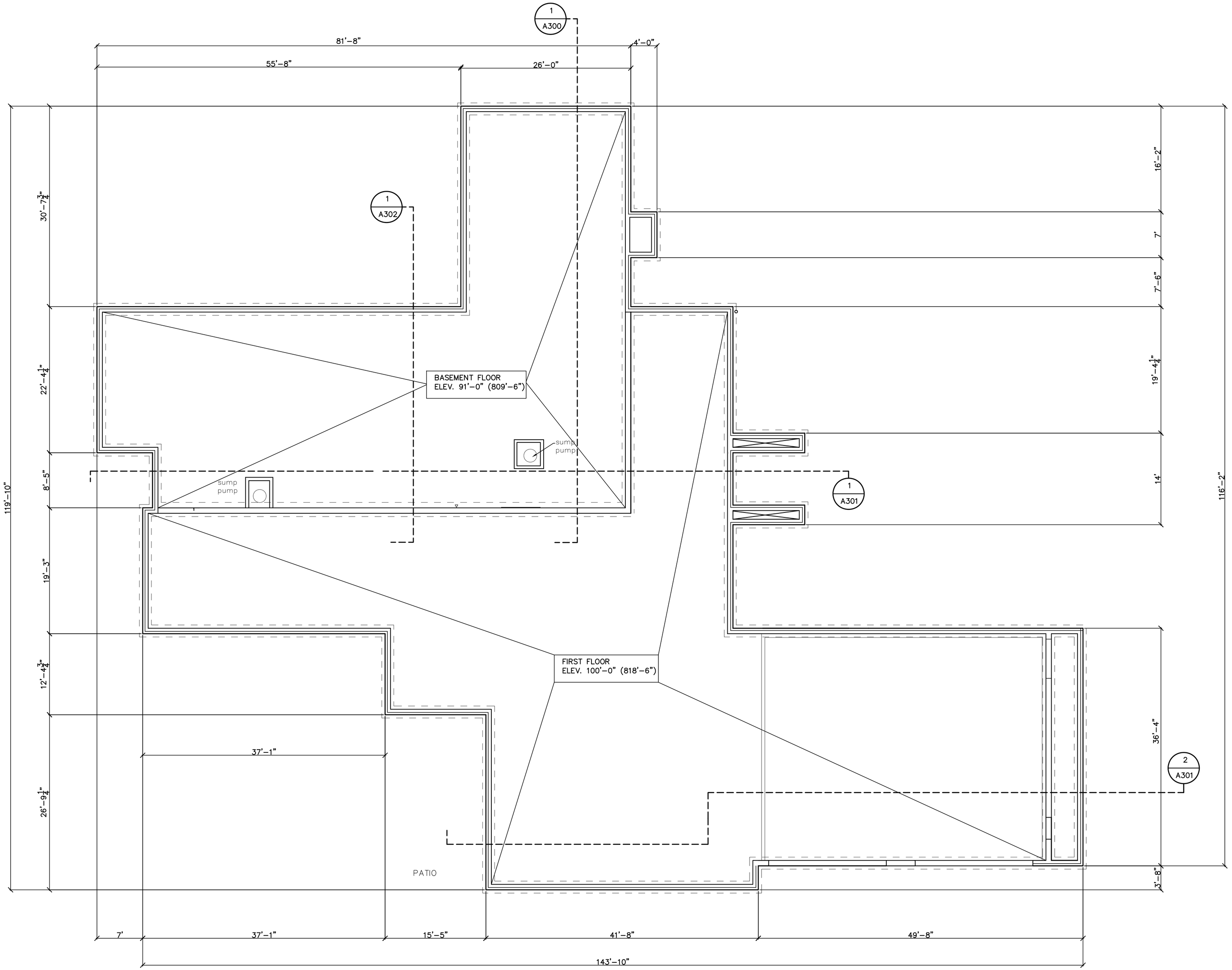
BUILDING SECTIONS

REZA NAMDAR
RESIDENCE
12852 NORTH GRANVILLE ROAD
MEQUON, WI 53097

DATE
11-22-25

ISSUED FOR

A302



FOUNDATION PLAN
1/8"=1'-0"

FLOOR ELEVATIONS:

BASEMENT FLOOR: TOP OF CONCRETE 91'-0" (809'-6")

FIRST FLOOR: TOP OF CONC 100'-0".

NO.	DATE	REVISIONS	BY

Architects LLC
5565 S. 25th Street
Milwaukee, Wisconsin 53221
Cell:(414) 897-4723
tycj9900@gmail.com

Vision

FOUNDATION PLAN

REZA NAMDAR
RESIDENCE

12852 NORTH GRANVILLE ROAD
MEQUON, WI 53097

DATE
11-22-25

ISSUED FOR

F100

SITE PLAN

1"=30'-0"

NORTH

ARCHITECTURAL
REVIEW

PROPERTY LINE

LOCATION OF
MOUND SEPTIC SYSTEM

WETLANDS

LOW WALL

GATE

LOW WALL

320'-4¾"

19'

R30'

810

85'-2"

99'-4"

29'-10¾"

FIRST FLOOR
ELEV=100'-0" (818'-6")

PATIO
ELEV=100'-0"

PATIO
FIRE PIT

WELL
LOCATION

30'-7¾"

2'-0"

45'-0¾"

27'

WATER FOUNTAIN
(2' DEEP)

14'

131'

18'

30'

816

815

814

813

812

811

810

809

808

807

806

805

DATE	11-22-25
ISSUED FOR	

S100

REZA NAMDAR
RESIDENCE

12852 NORTH GRANVILLE ROAD
MEQUON, WI 53097

SITE PLAN

Vision Architects LLC

5565 S. 25th Street
Milwaukee, Wisconsin 53221
Cell: (414) 897-4723
tycj9900@gmail.com

NO.	DATE	REVISIONS	BY

PLAT OF SURVEY

LEGAL DESCRIPTION:

LOT 12 OF CERTIFIED SURVEY MAP NO. 3211, RECORDED IN THE OZAUKEE COUNTY REGISTRY IN VOLUME 22 OF CERTIFIED SURVEY MAPS, ON PAGES 353-354 INCLUSIVE, AS
DOCUMENT NO. 653822, BEING A REDIVISION OF LOTS 11 AND 12 OF CERTIFIED SURVEY
MAP NO. 2447 IN THAT PART OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 9 NORTH,
RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

Property Address: 12852 North Granville Road, Mequon, WI 53097
Tax Parcel No. 14-008-11-014.00

PREPARED FOR (Client/ Owner):
Reza Namdar Ghanbari
11317 N. Saint James Lane
Mequon WI 53092

NO EASEMENT SHOWN PER
TITLE REPORT DOCUMENT No. 95343
NOT SUPPLIED BY CLIENT.

SURVEYORS CERTIFICATE

"I HAVE SURVEYED THE ABOVE PROPERTY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY."

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

DATED THIS 22TH DAY OF APRIL, 2024 AT WALES, WI.

James R. Beaty

WISCONSIN
JAMES R. BEATY
S-1834
WALES
WI
LAND SURVEYOR

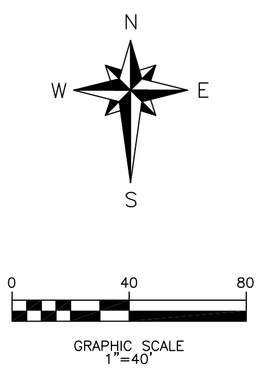
PREPARED BY:
HORIZON LAND DEVELOPMENT SERVICES, LLC
JAMES R. BEATY, RLS PLS
W313 S2562 PENNY LN.
WALES, WI 53183
1-262-349-1575
www.horizonlanddevelopmentservices.com

NOTE: WETLANDS SHOWN HEREON AS FIELD LOCATED BY HORIZON LAND DEVELOPMENT SERVICES AS DELINEATED BY STANTEC ON SEPTEMBER 11, 2023.

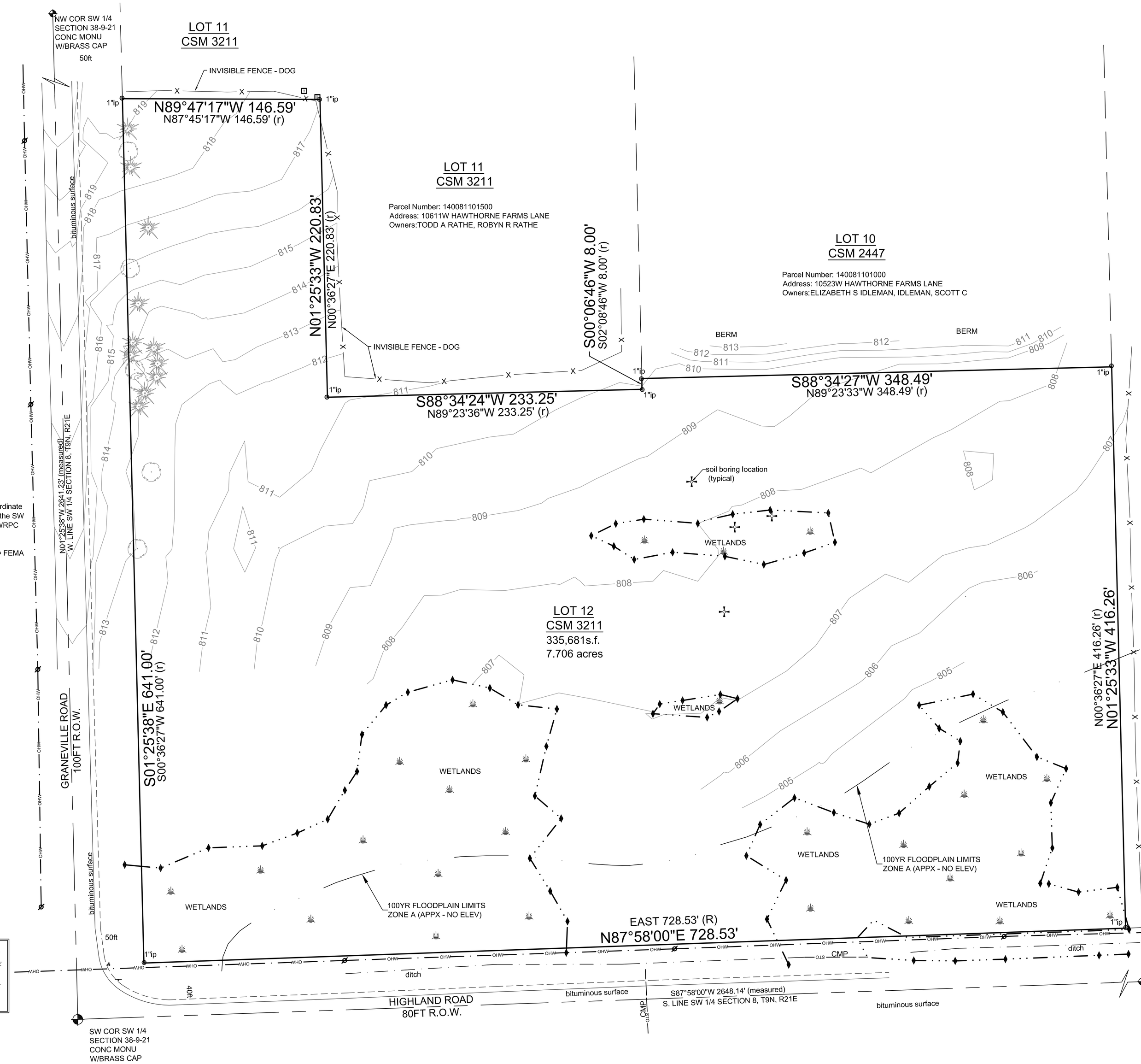
FLOODPLAIN LOCATION IS SHOWN HEREON PER FEMA FLOOD INSURANCE RATE MAP NO. 55089C0168F EFFECTIVE DATE OF 12/4/2007. IDENTIFIED AS ZONE "A", AREAS WITHOUT BASE ELEVATION.

BEARING REFERENCE:
Bearings are referenced to the Wisconsin State Plane Coordinate system, South Zone NAD83 within which the South line of the SW 1/4 of Section 8, T9N, R21E bears N01°25'30"W (per SEWRPC CSSD)

VERTICAL REFERENCED TO NAVD 88(2011) DATUM = FEMA DATUM



"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE".



LEGEND

- FOMARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- —EDGE OF TREES
- —SAN— SANITARY SEWER
- —SS— STORM SEWER
- —W— WATERMAIN
- —G— MARKED GAS MAIN
- —E— MARKED ELECTRIC
- —OHW— OVERHEAD WIRES
- —T— MARKED TELEPHONE
- —TV— MARKED CABLE TV LINE
- —FO— MARKED FIBER OPTIC

- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR 1/4 SECTION CORNER AS DESCRIBED
- 1" I.D. – (1.315O.D.) IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG–SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED RAMP
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL

PLAT OF SURVEY

LEGAL DESCRIPTION:

LOT 12 OF CERTIFIED SURVEY MAP NO. 3211, RECORDED IN THE OZAUKEE COUNTY REGISTRY IN VOLUME 22 OF CERTIFIED SURVEY MAPS, ON PAGES 353-354 INCLUSIVE, AS
DOCUMENT NO. 653822, BEING A REDIVISION OF LOTS 11 AND 12 OF CERTIFIED SURVEY
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Property Address: 12852 North Granville Road, Mequon, WI 53097
Tax Parcel No. 14-008-11-014.00

PREPARED FOR (Client/ Owner):
Reza Namdar Ghanbari
11317 N. Saint James Lane
Mequon WI 53092

NO EASEMENT SHOWN PER
TITLE REPORT DOCUMENT No. 95343
NOT SUPPLIED BY CLIENT.

SURVEYORS CERTIFICATE

"I HAVE SURVEYED THE ABOVE PROPERTY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY."

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

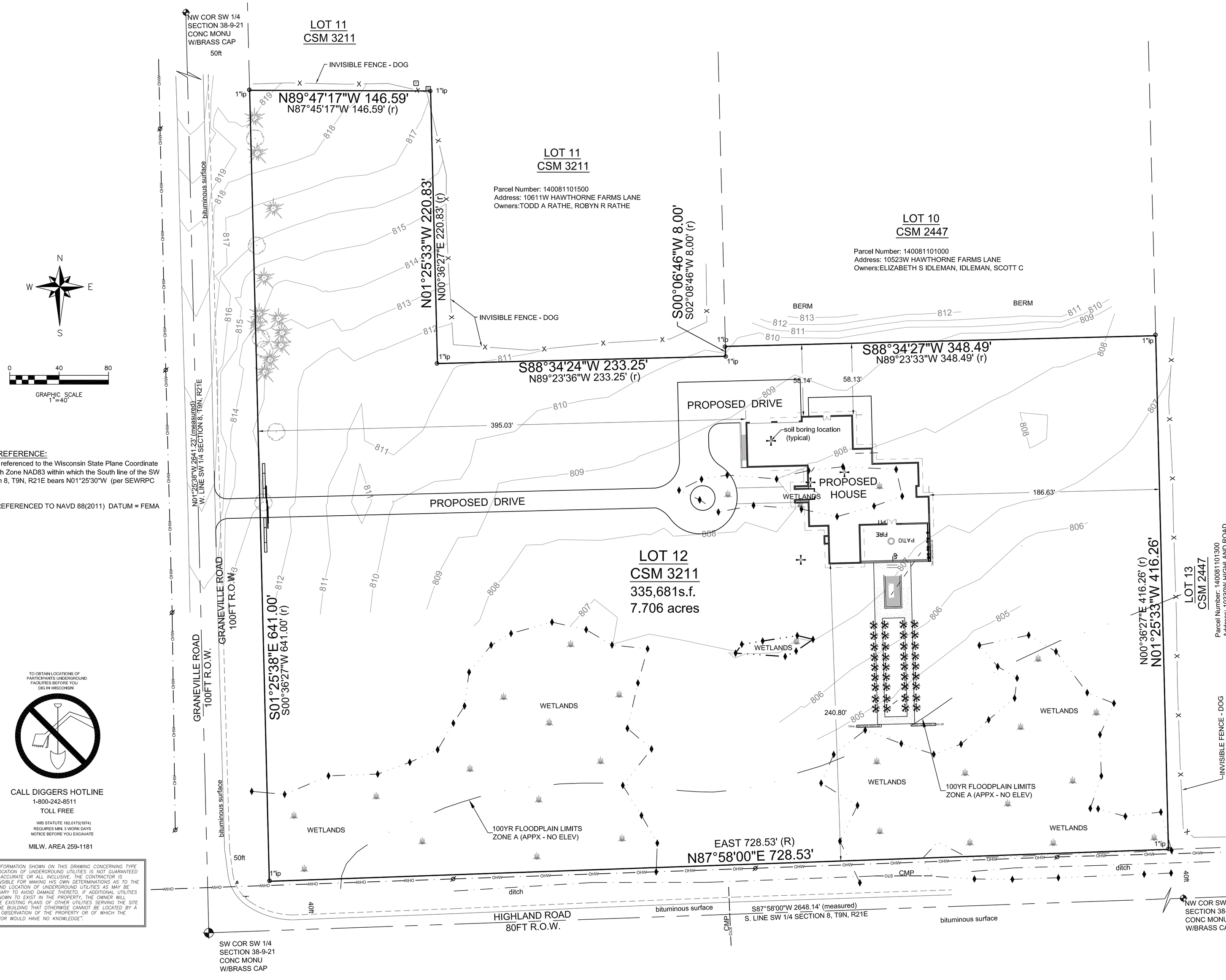
DATED THIS 22TH DAY OF APRIL, 2024 AT WALES, WI.
REVISED THIS 29TH DAY OF NOVEMBER 2025 (PROPOSED FEATURES ADDED)

WISCONSIN
JAMES R. BEATY
S-1834
WALES
WI
LAND SURVEYOR

PREPARED BY:
HORIZON LAND DEVELOPMENT SERVICES, LLC
JAMES R. BEATY, RLS PLS
W313 S2562 PENNY LN.
WALES, WI 53183
1-262-349-1575
www.horizonlanddevelopmentservices.com

NOTE: WETLANDS SHOWN HEREON AS FIELD LOCATED BY HORIZON LAND DEVELOPMENT SERVICES AS DELINEATED BY STANTEC ON SEPTEMBER 11, 2023.

FLOOPLAIN LOCATION IS SHOWN HEREON PER FEMA FLOOD INSURANCE RATE MAP NO. 55089C0168F EFFECTIVE DATE OF 12/4/2007. IDENTIFIED AS ZONE "A", AREAS WITHOUT BASE ELEVATION.



BEARING REFERENCE:
Bearings are referenced to the Wisconsin State Plane Coordinate system, South Zone NAD83 within which the South line of the SW 1/4 of Section 8, T9N, R21E bears N01°25'30"W (per SEWRPC CSSD)

VERTICAL REFERENCED TO NAVD 88(2011) DATUM = FEMA DATUM

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

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

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

MILW. AREA 259-1181

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE".

LEGEND

- FO MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- SAN – SANITARY SEWER
- SS – STORM SEWER
- W – WATERMAIN
- G – MARKED GAS MAIN
- E – MARKED ELECTRIC
- OHW – OVERHEAD WIRES
- T – MARKED TELEPHONE
- TV – MARKED CABLE TV LINE
- FO – MARKED FIBER OPTIC

- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR 1/4 SECTION CORNER AS DESCRIBED
- 1" I.D. – (1.315O.D.) IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG–SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED RAMP
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **January 12, 2026**
SUBJECT: **Robert & Ashley Groth - Two Outbuildings at 11420 W. Freistadt Road**
Subdivision: N/A
Contractor: Walters Buildings / Architect: Walters Buildings
District 1 - 6:15 pm

Attachments:
Statement of Intent, Survey, Pictures, Garage Plans, Pole Barn Plans

We are a growing family who decided to purchase our property due to the outbuildings that came with the property. We used these buildings for many purposes including shelter from the elements, storage, a garage, a workshop, and a play area for our young children. We were devastated when our buildings burned, as we had planned to continue using these buildings for years to come. As we continue to work through the aftermath of the fire, we have consulted with contractors to help us plan for a rebuild. Unfortunately, the original materials from our buildings were destroyed in the fire, and buildings are not being constructed the same way as they were in the 1800s. We are proposing to rebuild in the same footprint of the buildings that were lost in the fire, and attempting to build a new building with the same materials from the 1800s would be cost prohibitive. Also, although the cause of the fire was unable to be determined, we would like to rebuild with a safer material that would greatly decrease the likelihood of another fire occurring. Lastly, the building plans we have proposed would not only fit with the remaining structures on our property, but also with the neighboring properties as well. Our property is bordered by working farms. The buildings on those farms, that can be seen from our home, are pole barns. We thank you for your consideration as we attempt to navigate this difficult and unexpected time.

Sincerely,

Robert, Ashley, Sawyer, Parker, and soon to be Baby Groth

PLAT OF SURVEY FOR:

ROBERT & ASHLEY GROTH
11420 FREISTADT ROAD
MEQUON, WI. 53097

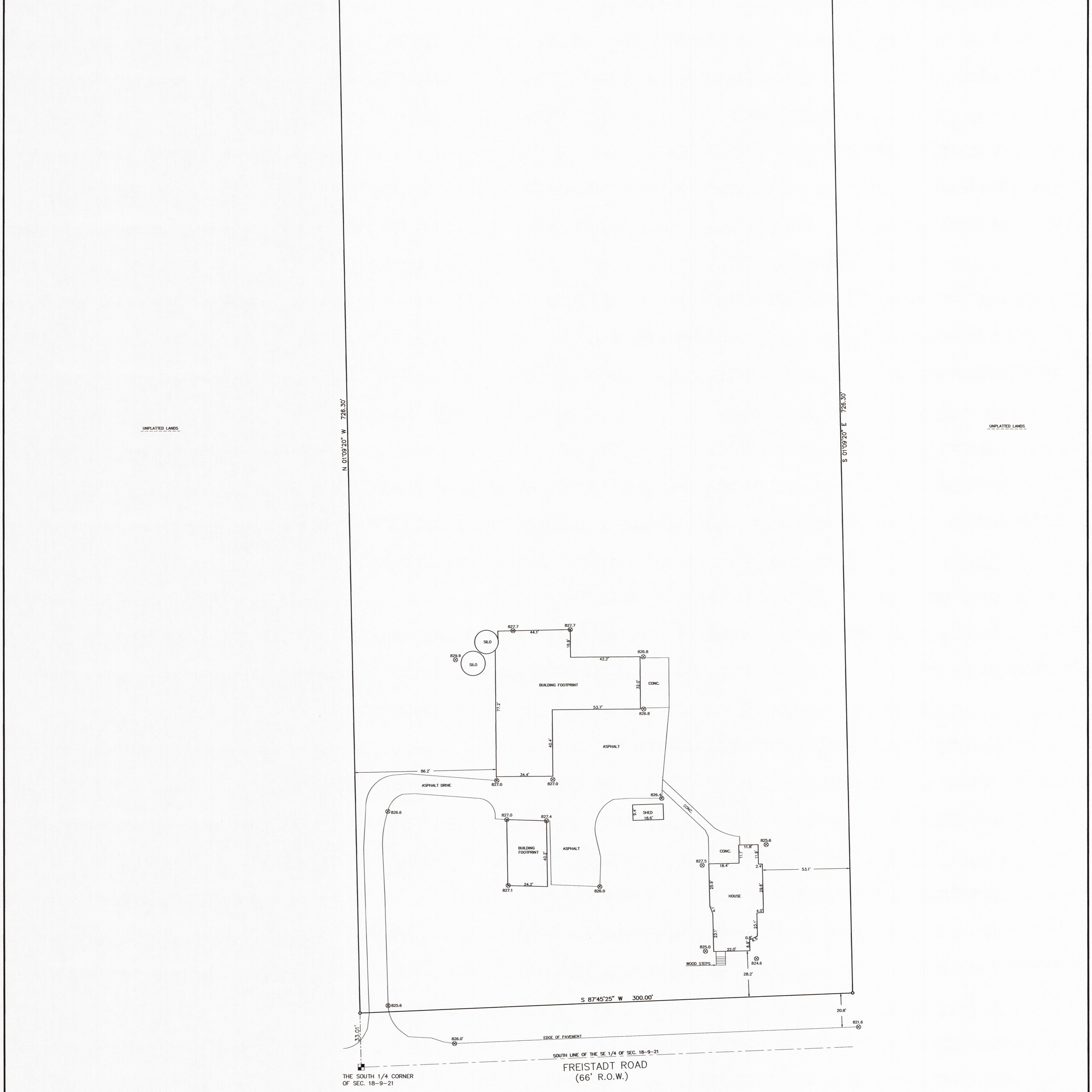
LEGEND
o 1" IRON PIPE FOUND
⊗ SPOT ELEVATION

LOT 1, CERTIFIED SURVEY MAP NO. 3927 BEING PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CONTAINING 217,852 SQUARE FEET, 5.0012 ACRES MORE OR LESS.

0 15 30
Scale: 1" = 30'

ELEVATIONS SHOWN ON THIS PLAT ARE REFERENCED TO NAVD 88(2012)



WISCONSIN
JASON T. MAYER
S-2844
Menomonee Falls, WI
9-15-25
LAND SURVEYOR

JASON T. MAYER
P.L.S. NO. 2844

AS OF THE DATE OF THIS SURVEY, NO TITLE POLICY WAS PROVIDED, THEREFORE THIS PLAT OF SURVEY DOES NOT GUARANTEE THE EXISTENCE, SIZE AND LOCATION OF ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR OTHER FACTS THAT COULD OTHERWISE BE DISCLOSED IN A TITLE SEARCH OR CURRENT TITLE POLICY.

THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED. "I have surveyed the above property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways, and visible encroachments and is in compliance with Wisconsin Administrative Code AE-7 for property survey standards and is correct to the best of my knowledge and belief.

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

THIS INSTRUMENT WAS DRAFTED ON 9-15-2025 BY JASON T. MAYER, P.L.S. W241 N7303 S. WOODSVIEW DR. SUSSEX, WI 53089 (262)424-7552

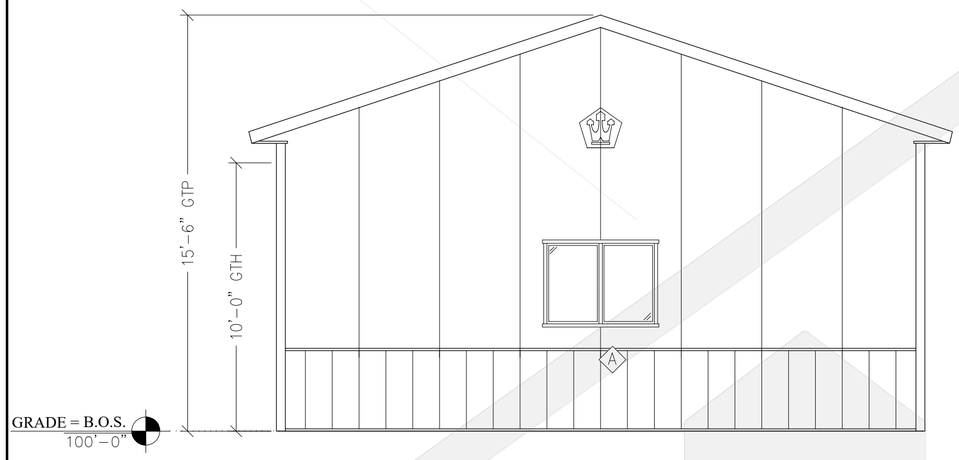
I HAVE ACCEPTED THE PRELIMINARY DRAWINGS

CUSTOMER SIGNATURE: DATE:

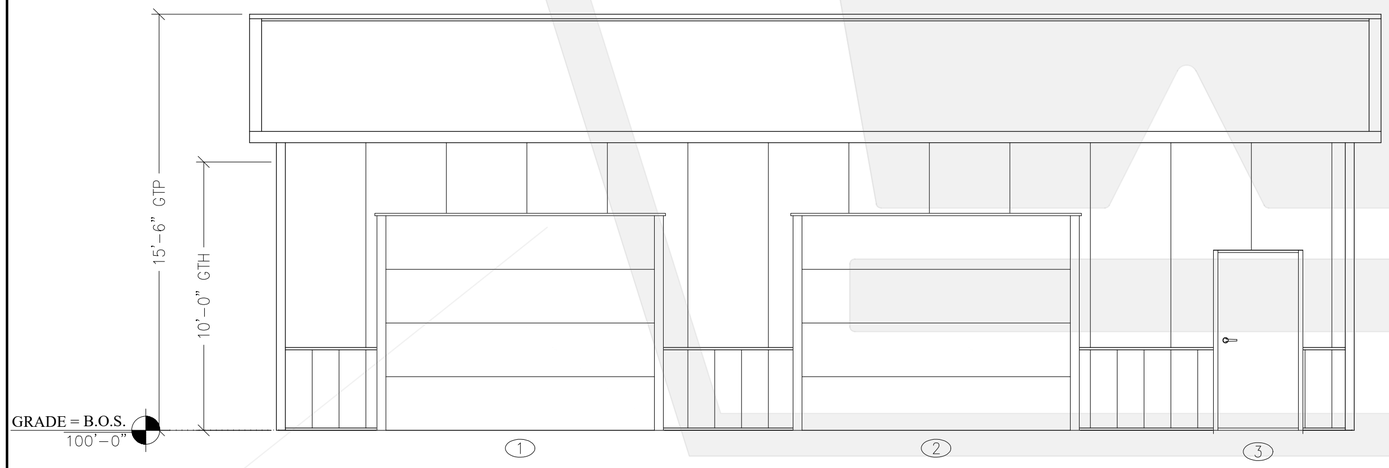
DOOR & WINDOW SCHEDULE

MAINTAIN LEVEL APPROACH TO ALL WALKDOORS *FIELD VERIFY ALL WINDOW SILL HEIGHTS*
SEE PAGE G1 FOR PLYCO ROUGH OPENING SIZES

TAG	DESCRIPTION	QUANTITY
1	Overhead Door Opening: 10' 0"x8' 0" @ 9' 0"	1
2	Overhead Door Opening: 10' 0"x8' 0" @ 24' 6"	1
3	Thermal Break – Plyco 92 Series 3068 White Walk Door w/ No Window Included and Leverset	1
A	Plyco 4030 Horizontal Slide Window – White	4



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



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

Notice: Design Intent Only
These drawings are the intellectual property of Walters Buildings and are provided solely for design and bidding purposes. They are not approved for construction and do not carry professional engineering certification. Structural or code-related revisions may be required to meet final approval.

Walters Buildings
Jack Walters & Sons, Corp.
P.O. Box 388
6600 Midland Ct.
Allenton, WI 53002
1-800-558-7800
www.waltersbuildings.com

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

OWNER NAME:
Robert Groth

OWNER ADDRESS:
11420 W Freistadt Road, Mequon, WI, 53097

PROJECT NAME:
Groth Garage - Original Quote

PROJECT ADDRESS:
11420 W Freistadt Road, Mequon, WI, 53097

SALES REP / DEALER:
SALES REP/DEALER

DRAFTER:
Ross Neumann

ESTIMATOR:
Charles Smith

LAST SAVED BY:
DNELSON ON: 9/26/2025

PAPER SIZE:
ARCH FULL BLEED C (18.00 X 24.00 INCHES)

SCALE:
AS NOTED

ENGINEER:
Caynen Klessig

JOB NUMBER:
OUTPUT

PROJECT ID:
2025001190

SHEET NUMBER:
A1

I HAVE ACCEPTED THE PRELIMINARY DRAWINGS

CUSTOMER SIGNATURE: DATE:

DOOR & WINDOW SCHEDULE

MAINTAIN LEVEL APPROACH TO ALL WALKDOORS *FIELD VERIFY ALL WINDOW SILL HEIGHTS*
SEE PAGE G1 FOR PLYCO ROUGH OPENING SIZES

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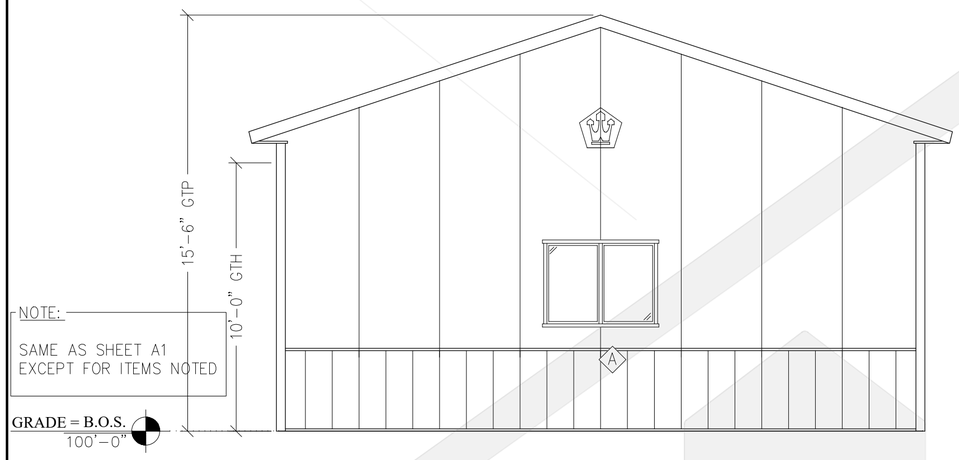
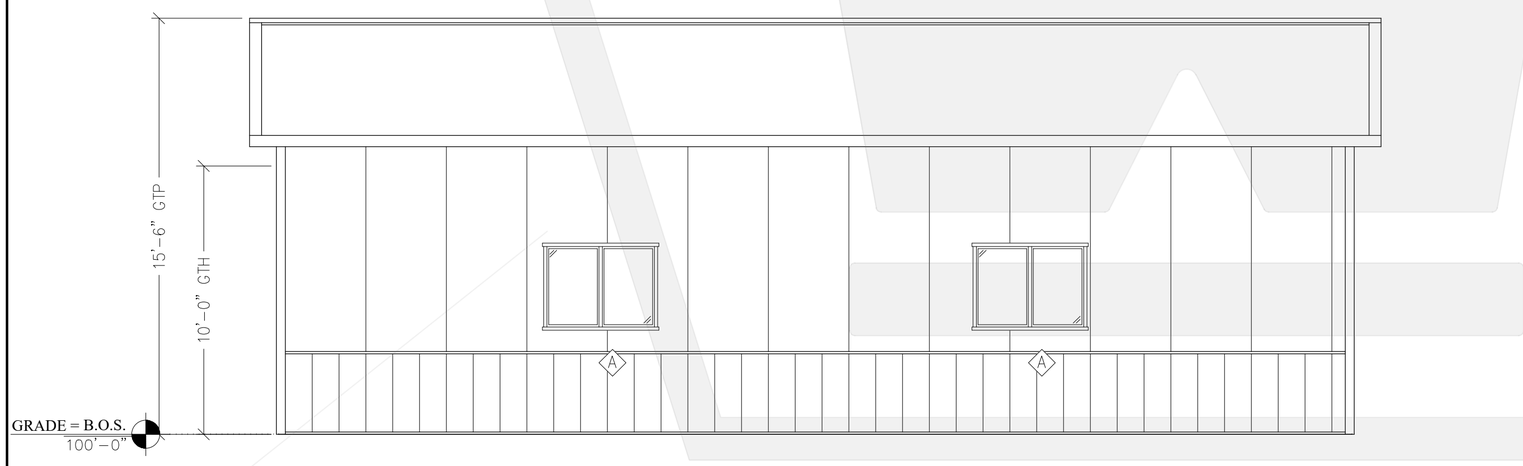


NOTE:
SAME AS SHEET A1 EXCEPT FOR ITEMS NOTED

GRADE = B.O.S. 100'-0"

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



GRADE = B.O.S. 100'-0"

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

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www.waltersbuildings.com

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

OWNER NAME: Robert Groth

OWNER ADDRESS: 11420 W Freistadt Road, Mequon, WI, 53097

PROJECT NAME: Groth Garage - Original Quote

PROJECT ADDRESS: 11420 W Freistadt Road, Mequon, WI, 53097

SALES REP / DEALER: SALES REP/DEALER

DRAFTER: Ross Neumann

ESTIMATOR: Charles Smith

LAST SAVED BY: DNELSON ON: 9/26/2025

PAPER SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES)

SCALE: AS NOTED

ENGINEER: Caynen Klessig

JOB NUMBER: OUTPUT

PROJECT ID: 2025001190

SHEET NUMBER: A1.1

I HAVE ACCEPTED THE PRELIMINARY DRAWINGS

CUSTOMER SIGNATURE: DATE:

DOOR & WINDOW SCHEDULE

MAINTAIN LEVEL APPROACH TO ALL WALKDOORS *FIELD VERIFY ALL WINDOW SILL HEIGHTS*
SEE PAGE G1 FOR PLYCO ROUGH OPENING SIZES

TAG	DESCRIPTION	QUANTITY
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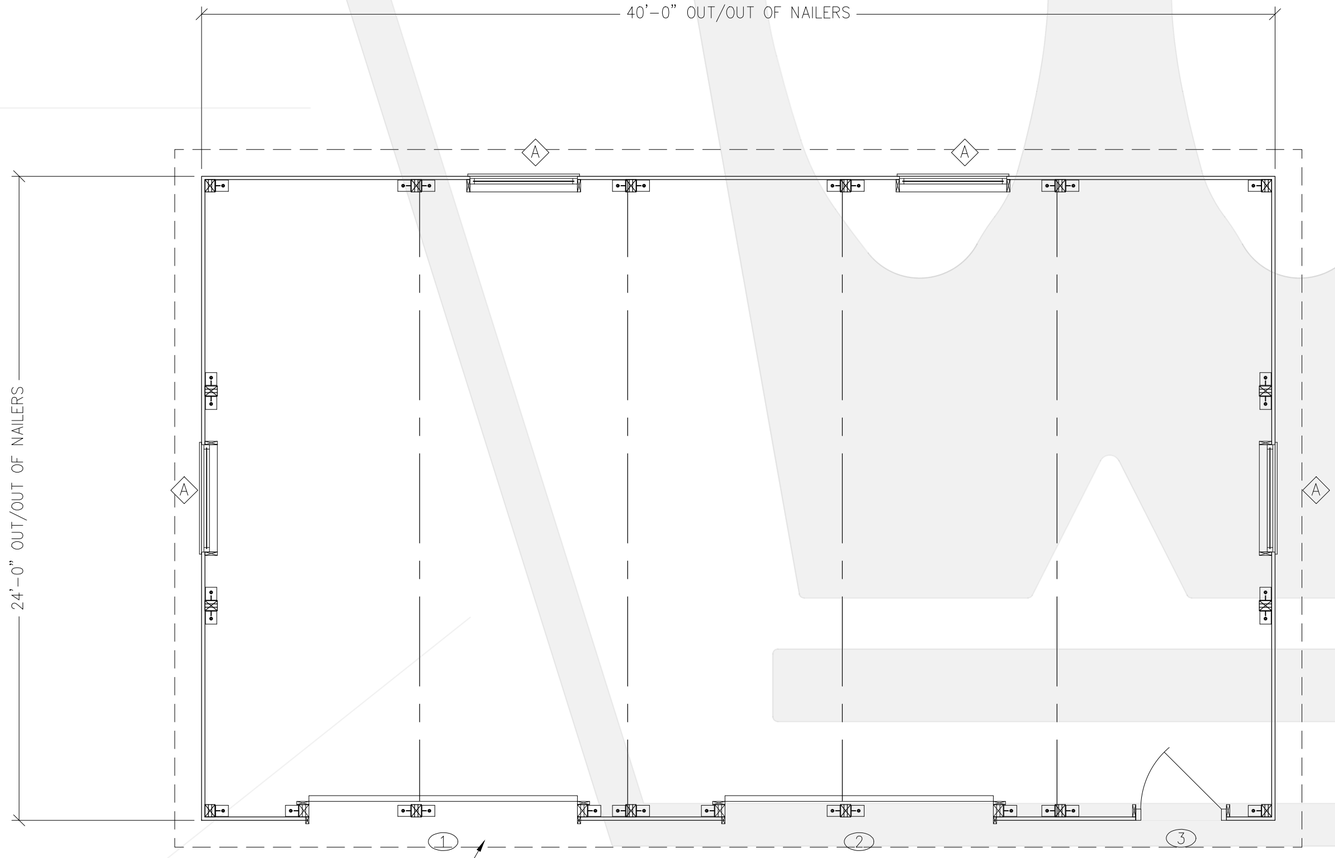

1 S2 FRAMING PLAN
SCALE: 1/4" = 1'-0" PERIMETER OVERHANG

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PRELIMINARY PLANS - NOT FOR CONSTRUCTION

OWNER NAME:
Robert Groth

OWNER ADDRESS:
11420 W Freistadt Road, Mequon, WI, 53097

PROJECT NAME:
Groth Garage - Original Quote

PROJECT ADDRESS:
11420 W Freistadt Road, Mequon, WI, 53097

SALES REP / DEALER:
SALES REP/DEALER

DRAFTER:
Ross Neumann

ESTIMATOR:
Charles Smith

LAST SAVED BY:
DNELSON ON: 9/26/2025

PAPER SIZE:
ARCH FULL BLEED C (18.00 X 24.00 INCHES)

SCALE:
AS NOTED

ENGINEER:
Caynen Klessig

JOB NUMBER:
OUTPUT

PROJECT ID:
2025001190

SHEET NUMBER:
S2

I HAVE ACCEPTED THE PRELIMINARY DRAWINGS

CUSTOMER SIGNATURE:

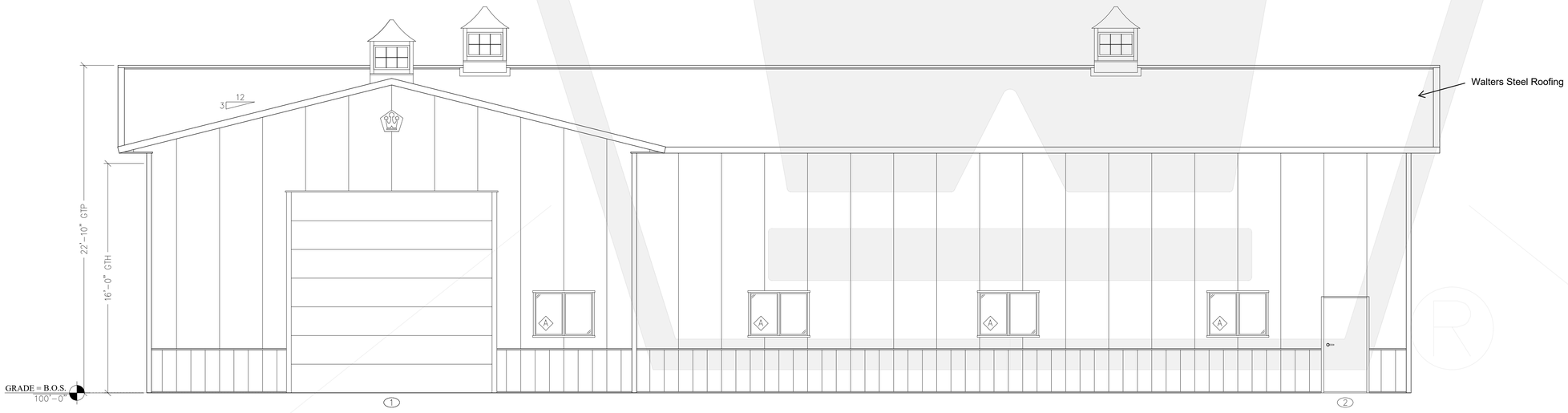
DATE:

DOOR & WINDOW SCHEDULE

MAINTAIN LEVEL APPROACH TO ALL WALKDOORS *FIELD VERIFY ALL WINDOW SILL HEIGHTS* *SEE PAGE G1 FOR PLYCO ROUGH OPENING SIZES*

TAG	TYPE	QUANTITY
1	14'x14' OHD	2
2	THERMAL BREAK – PLYCO 92 SERIES 3068 WHITE WALK DOOR W/ LEVER LOCKSET	5
3	10'x7' OHD	1
A	PLYCO 4030 HORIZONTAL SLIDE WINDOW – WHITE	11

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



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

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PRELIMINARY PLANS - NOT FOR CONSTRUCTION

OWNER NAME:
Robert Groth

OWNER ADDRESS:
11420 W Freistadt Road, Mequon, WI, 53097

PROJECT NAME:
Barn Rebuild - Original Quote

PROJECT ADDRESS:
11420 W Freistadt Road, Mequon, WI, 53097

SALES REP / DEALER:
JAKE RITTER

DRAFTER:
ROSS NEUMANN

ESTIMATOR:

LAST SAVED BY:
RNEUMANN ON: 12/4/2025

PAPER SIZE:
ARCH FULL BLEED D (24.00 X 36.00 INCHES)

SCALE: 1/4" = 1'-0"
0 1 5

ENGINEER:

JOB NUMBER:
P95-2003

PROJECT ID:
2025001182

SHEET NUMBER:
A1

I HAVE ACCEPTED THE PRELIMINARY DRAWINGS

CUSTOMER SIGNATURE: DATE:

DOOR & WINDOW SCHEDULE

MAINTAIN LEVEL APPROACH TO ALL WALKDOORS *FIELD VERIFY ALL WINDOW SILL HEIGHTS* *SEE PAGE G1 FOR PLYCO ROUGH OPENING SIZES*

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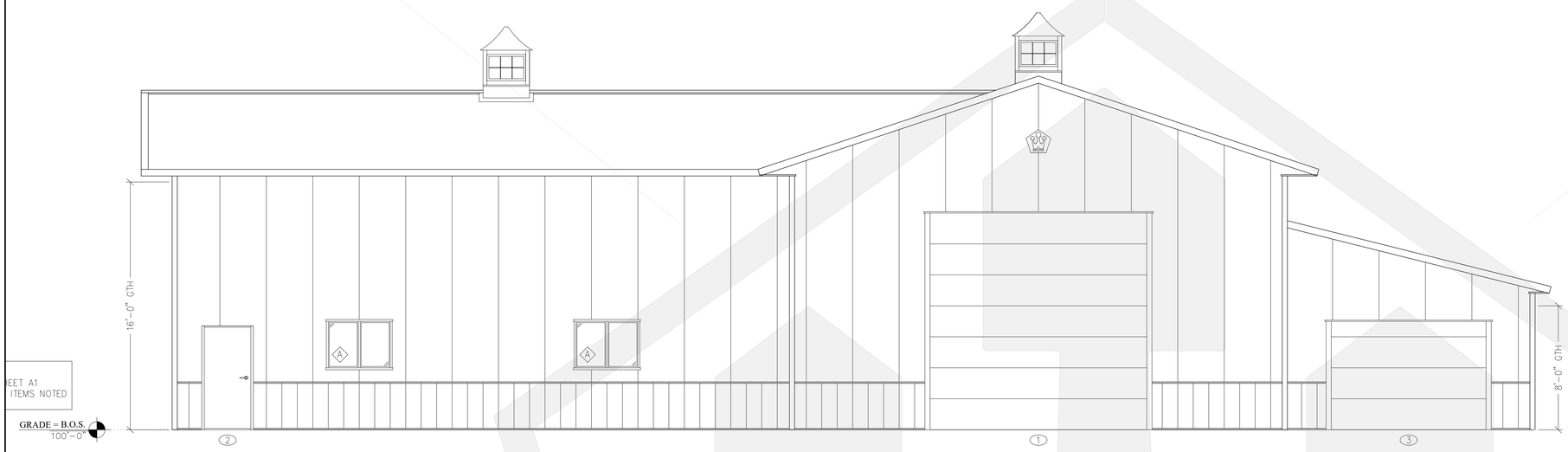
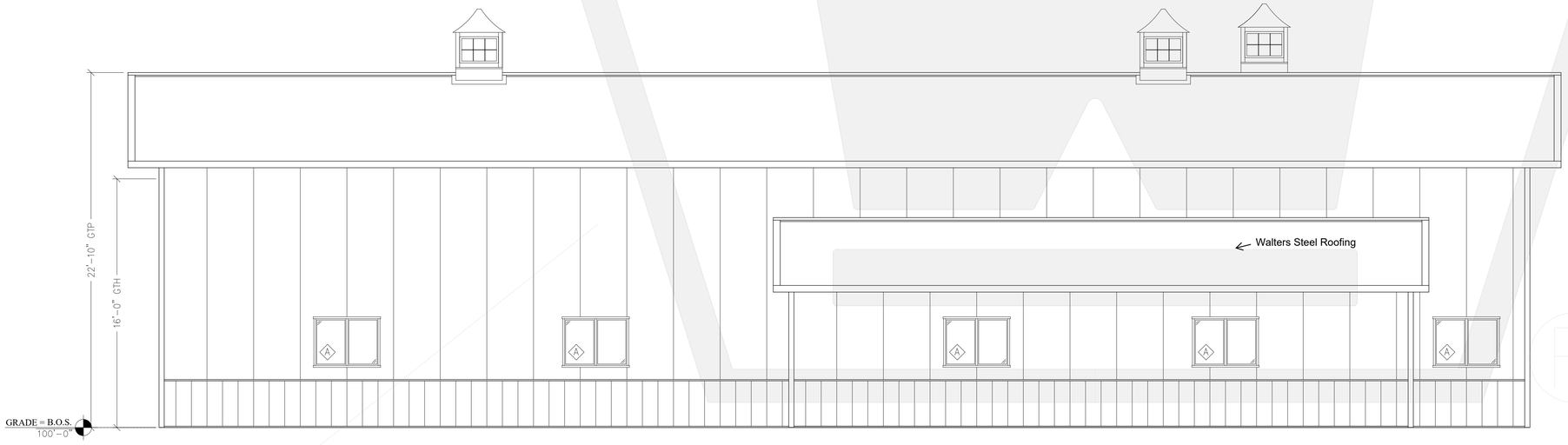


1 / A1.1 RIGHT END ELEVATION
SCALE: 1/4" = 1'-0"



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

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PRELIMINARY PLANS - NOT FOR CONSTRUCTION

OWNER NAME: Robert Groth

OWNER ADDRESS: 11420 W Freistadt Road, Mequon, WI, 53097

PROJECT NAME: Barn Rebuild - Original Quote

PROJECT ADDRESS: 11420 W Freistadt Road, Mequon, WI, 53097

SALES REP / DEALER: JAKE RITTER

DRAFTER: ROSS NEUMANN

ESTIMATOR:

LAST SAVED BY: RNEUMANN ON: 12/4/2025

PAPER SIZE: ARCH FULL BLEED D (24.00 X 36.00 INCHES)

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

ENGINEER:

JOB NUMBER: P95-2003

PROJECT ID: 2025001182

SHEET NUMBER: A1.1

I HAVE ACCEPTED THE PRELIMINARY DRAWINGS

CUSTOMER SIGNATURE: DATE:

DOOR & WINDOW SCHEDULE

MAINTAIN LEVEL APPROACH TO ALL WALKDOORS *FIELD VERIFY ALL WINDOW SILL HEIGHTS* *SEE PAGE G1 FOR PLYCO ROUGH OPENING SIZES*

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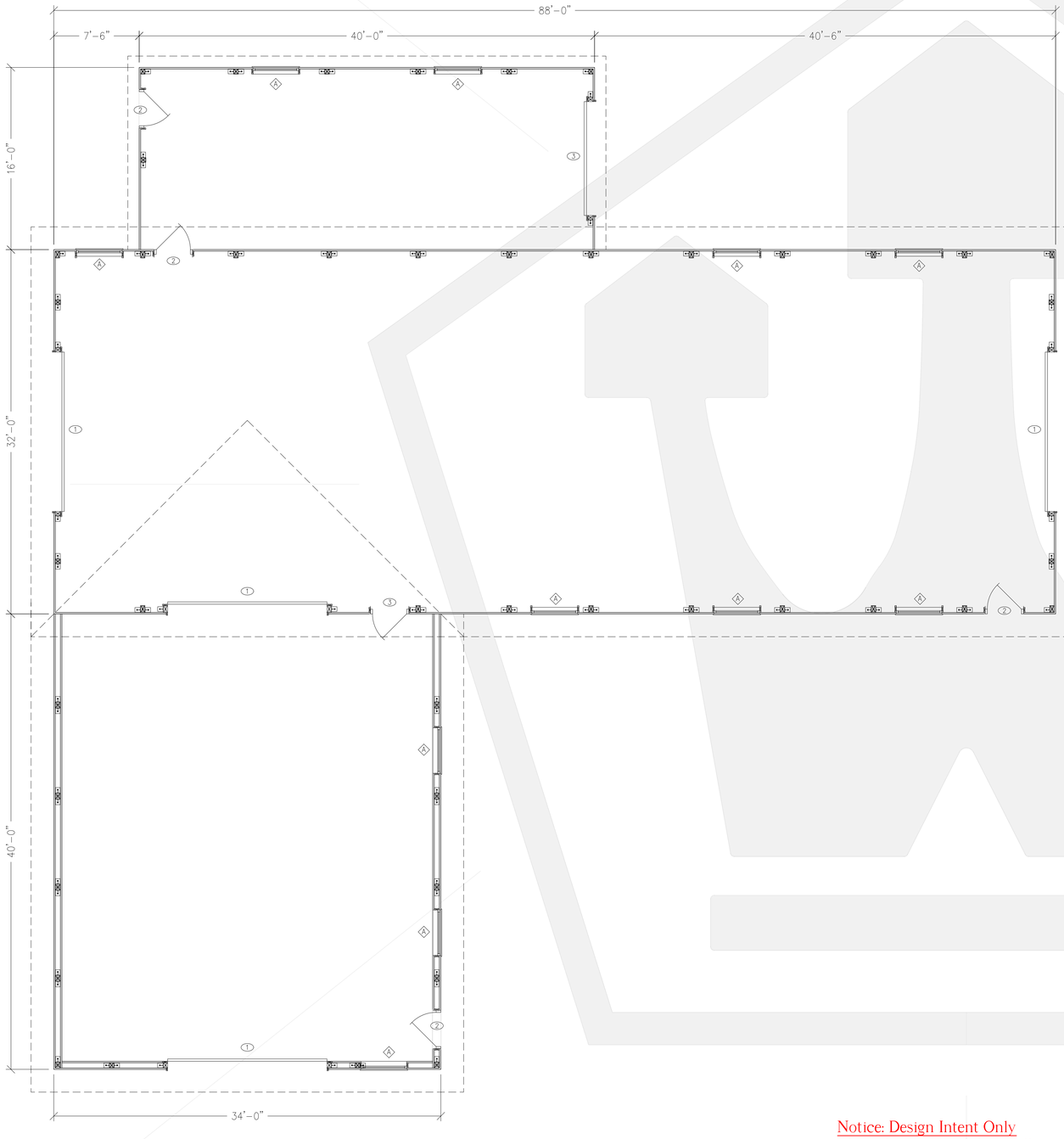

1 FLOOR LAYOUT PLAN
A2 SCALE: 3/16" = 1'-0"

Notice: Design Intent Only

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PRELIMINARY PLANS - NOT FOR CONSTRUCTION

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PROJECT NAME: Barn Rebuild - Original Quote

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SALES REP / DEALER: JAKE RITTER

DRAFTER: ROSS NEUMANN

ESTIMATOR:

LAST SAVED BY: RNEUMANN ON: 12/4/2025

PAPER SIZE: ARCH FULL BLEED D (24.00 X 36.00 INCHES)

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

ENGINEER:

JOB NUMBER: P95-2003

PROJECT ID: 2025001182

SHEET NUMBER: A2

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **January 12, 2026**
SUBJECT: **Robert Spector - Re-Submittal for Outbuilding at 13068 N. Fox Hollow Road**
Subdivision: N/A
Contractor: John Sauermilch Jr. / Architect: Stauss Architect LLC
District 1 - 6:25 pm

Attachments:
Statement of Intent, Survey, Additional Info, Pictures, Plans

January 12th, 2026 – Architectural Review Board Meeting

Dear Architectural Review Board,

Within our resubmission, we have included an alternate plan rendering in which we have executed a few adjustments compared to our original plan, in which we are asking for your consideration. The following adjustments have been made:

1. We changed the roofing material to an architectural shingle to better echo the primary residence.

2. We changed the divided light pattern on the upper awning windows to echo the lower double hung windows as well as the windows on the primary residence.

3. We removed the divisions on the first floor south elevation windows to echo the picture window on the back of the primary residence.

4. We have provided an enlarged photo of the board and batten siding on the primary residence photo page so you could see there is existing board and batten siding on the home.

5. We also changed the color of our siding on the drawings to reflect the color of weathered cedar. In time, it will have a gray color and not the unweathered color as previously rendered.

With these changes we feel we meet the "general" criteria for a detached storage structure.
1. Be subordinate in size, scale and bulk to the principal residence.
2. Complement the architectural character of the principal residence.
3. Be compatible with the neighborhood character.

We appreciate your consideration.

Sincerely,

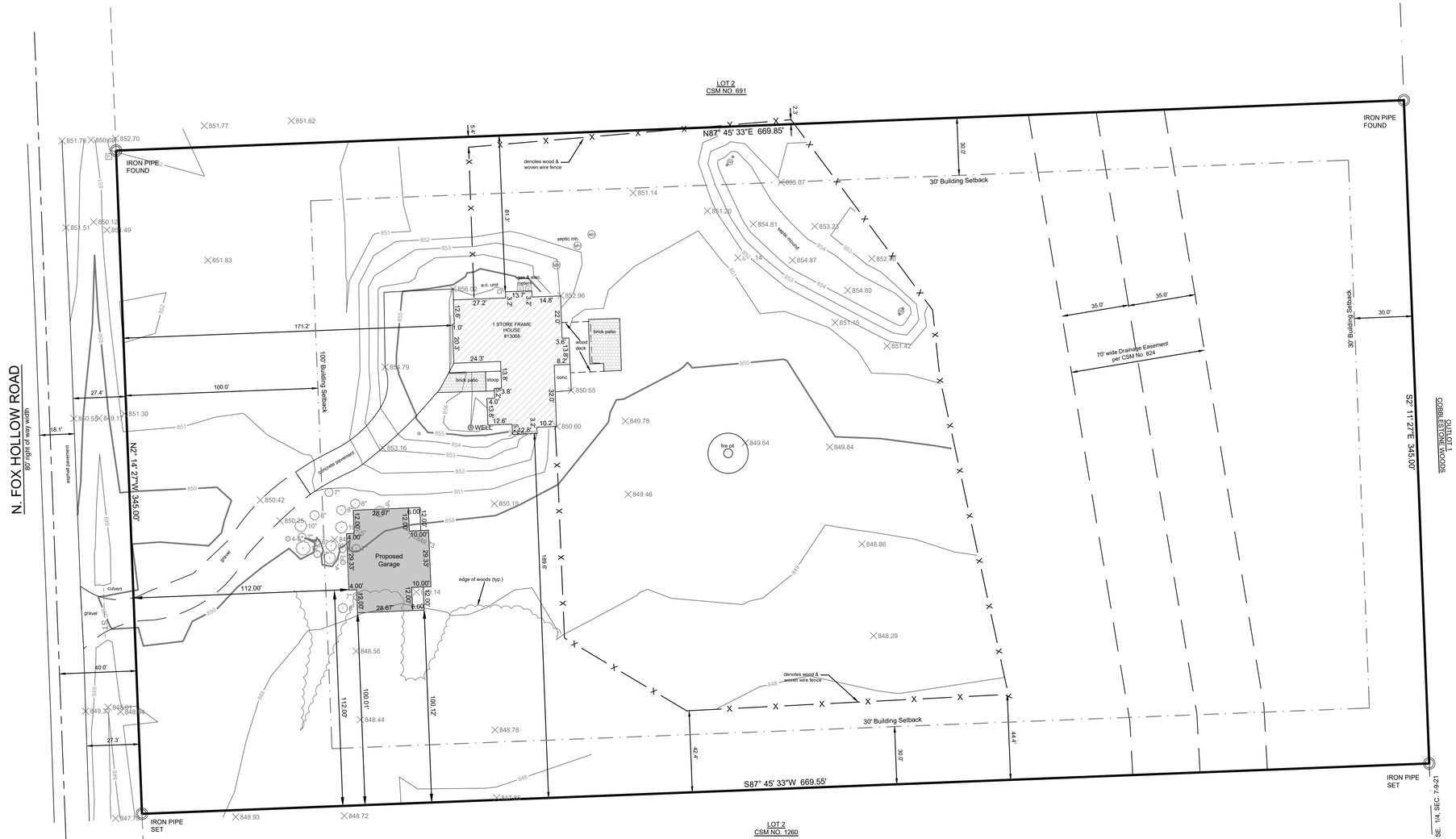
Robert & Shaina Spector

13068 N. Fox Hollow Rd.
Mequon, WI 53097

Legal description:

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

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



SURVEY CERTIFICATE

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

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

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

Recertified _____

James Schneider
S - 2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

GENERAL NOTES:

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

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

LEGEND

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

ROBERT SPECTOR
13068 N. FOX HOLLOW ROAD
MEQUON, WISCONSIN

BUILDING PERMIT SURVEY

0 30' 60'

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

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

1 OF 1

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

THE SPECTOR RESIDENCE

13068 N. Fox Hollow Rd., Mequon, WI 53097

Fox Hollow Road – Facing South to Highland Road from End of Property Driveway

Fox Hollow Road – Facing North to Dead End from End of Property Driveway

Facing West - End of Property Driveway

Facing West - View Across Property,
Towards Back of Proposed Structure

Facing West - View from Property,
Towards Back of Proposed Structure

Facing South – Back of Proposed Structure (shown by survey markers)

Facing East - Proposed Placement of Structure

South View from Current Home to back of Proposed Structure

Facing West – From Backyard to Back of Proposed Structure

Facing East from Proposed Structure to Backyard

Facing South from Proposed Structure

Facing North from Proposed Structure

West Facing – from Current Garage

Next Door Neighbors
Detached Structure (gray)

Birdseye View of Next-Door Neighbors Property – Showing Mismatched Home (brown)/Detached Structure (gray)

Next Door Neighbors Detached Structure (gray) – Mismatched with Home (brown)

Neighbors Detached Structure (tan siding/red roof) w/ Home (white oak wood siding/black roof)

Board and batten

1 A1.3 Existing House - West Elevation

2 A1.3 Existing House - South Elevation

3 A1.3 Existing House - East Elevation

4 A1.3 Existing House - North Elevation

Architectural Board Review Set

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

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

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

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

Date: 18.Dec.2025

Sheet Title:
Photo Page

A1.3

General Exterior Finish Notes:

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

GAF Timberline UHDZ with
UltraMat or equal
Color: Charcoal (typical)

See first floor pland sheet
2.1 for gooseneck and
shade finishes.
(typical)

Board and batten:
3/4 x 9.25" board
3/4 x 2" batten
Rough sawn patio grade
red cedar with tight
knots. Left to weather
naturally.
(typical)

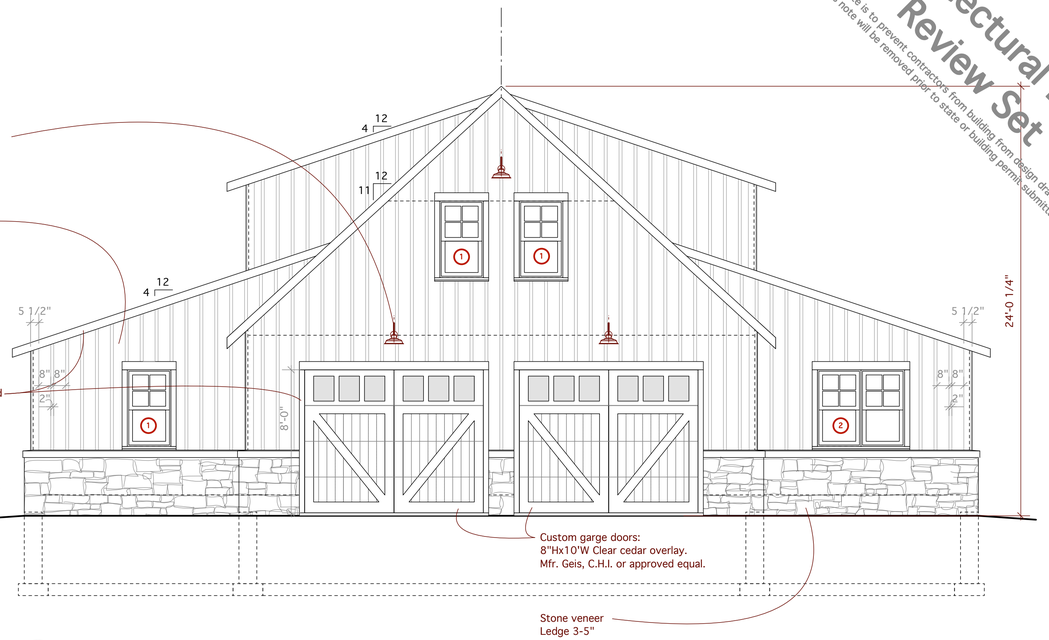
Window and door trims and
corner boards:
4/4 x 5.5" heads
3/4 x 2" casings
3/4 x 5.5" corner boards
3/4 x facias
Rough sawn patio grade
red cedar with tight knots.
Left to weather naturally.
Shown in weathered state
(typical)

See window specifications
on sheet for 8.1 for
window and door finishes.
(typical)

Concrete stoop.
(typical)

Precast concrete coping.
(typical)

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



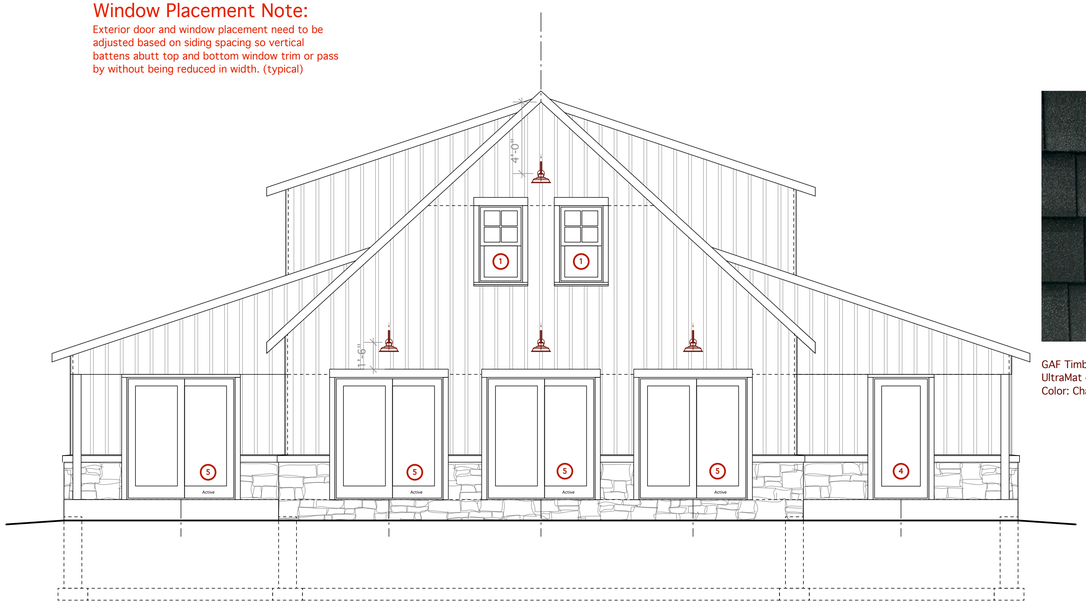
Custom garge doors:
8"Hx10'W Clear cedar overlay.
Mfr. Geis, C.H.I. or approved equal.

Stone veneer
Ledge 3-5"

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

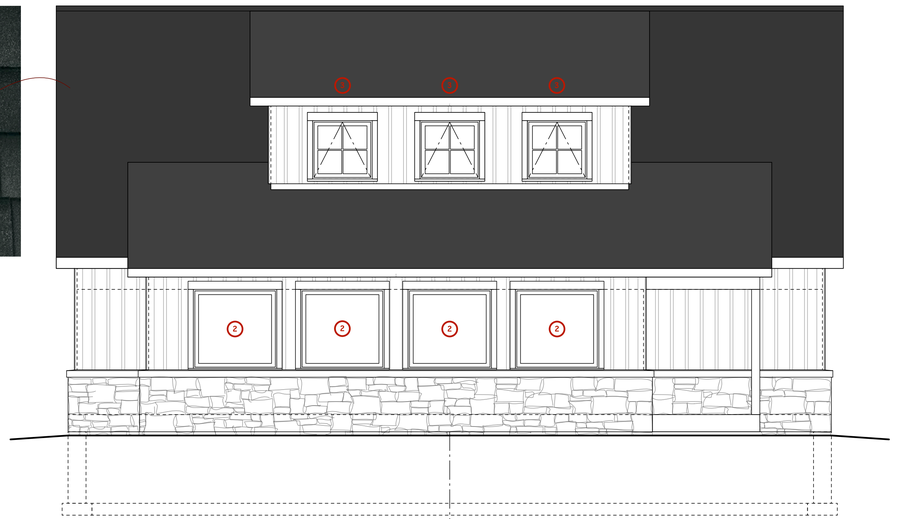
Window Placement Note:

Exterior door and window placement need to be adjusted based on siding spacing so vertical battens abutt top and bottom window trim or pass by without being reduced in width. (typical)



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

GAF Timberline UHDZ with
UltraMat or equal
Color: Charcoal



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

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Date: 18.Dec.2025

Sheet Title:
Elevations

A3.1