City of Mequon

11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2924
Fax: 262-242-9655

www.ci.mequon.wi.us
Inspection Department

ARCHITECTURAL BOARD
Monday, October 11, 2021
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

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

1) Call to Order, Roll Call

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

   a. Meeting Minutes from September 13, 2021

3) Architectural Board Applications

1. Juan Benjamin & Dana Orozco
   11006 N. River Road
   Subdivision: N/A
   District 6 – 6:00 pm
   Addition: Attached Garage
   Contractor: JBOS Remodeling
   Architect: Tim Elnwalter

2. James & Nancy Bolton
   11352 N. Shorecliff Lane
   Subdivision: Shorecliff Park
   District 8 – 6:10 pm
   Exterior Changes
   Contractor: Ruvin Brothers
   Architect: Ruvin Brothers

3. Matt & Betsy Sauer
   715 W. Fox Hunt Trace
   Subdivision: Haddenstone
   District 8 – 6:20 pm
   Addition: Second Story/Mudroom & Garage
   Contractor: Royal Investors LLC
   Architect: Fritsch Designs

4. Matthew & Allison Sullivan
   10416 N. Pine Ridge Circle
   Subdivision: The Pines
   District 8 – 6:30 pm
   Addition: Kitchen & Laundry Room
   Contractor: TBD
   Architect: The Garret Studio

5. Dale & Robin Klotz
   3750 W. Pine View Court
   Subdivision: Riverland Estates
   District 1 – 6:40 pm
   New Single-Family Residence
   Contractor: Anderson Homes LLC
   Architect: Anderson Homes LLC

6. Omer Ben Avraham
   4430 W. Grace Avenue
   Subdivision: Community Terrace
   District 2 – 6:45 pm
   Addition: Family Room & Exterior Changes
   Contractor: Owner
   Architect: Ketterhagen Architecture

7. Richard & Page Otto — **New Single-Family Residence**
   6850 W. River Birch Drive
   Subdivision: Pine Reserve Condominiums — Contractor: Perthel Homes, Inc.
   District 3 – 6:55 pm — Architect: Perthel Homes, Inc.

8. Veridian Homes — **New Single-Family Residence**
   10545 N. Coneflower Drive
   Subdivision: The Enclave — Contractor: Veridian Homes LLC
   District 4 – 7:00 pm — Architect: Veridian Homes LLC

9. Carol Piku — **Addition: Sunroom**
   10203 N. Foxkirk Drive
   Subdivision: Huntington Park East — Contractor: Champion Windows
   District 4 – 7:05 pm — Architect: Champion Windows

4) Adjourn

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

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **October 11, 2021**
SUBJECT: **Meeting Minutes from September 13, 2021**

Attachments:
9.13 (PDF)

City of Mequon

11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236-2924
Fax (262) 242-9655

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, September 13, 2021
6:00 PM
Lower-Level Conference Room

Minutes

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

Present: Chairman Scott Reed

Members at Large: Paul Apfelbach, John Mikkelson

Aldermanic District Members: Curtis Helm, Janet Ehn, Dawn Sederholm

Building Inspector: Mike Hadley

2. **Meeting Minutes**

Minutes from the August 9, 2021, meeting were approved and seconded unanimously by all present board members.

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 1 6:00 pm	**Detached Garage**	Rick Genrich 624 W. Revere Road Subd: Shore Acres	Cont: JD Griffiths Co., Inc. Arch: JD Griffiths Co., Inc.

Moved to Approve: Helm
Seconded by: Ehn
Approved: Yes
Vote: 4-0

Conditions: Plans were approved as submitted with the following conditions:
1. Add one window to the South and West elevations to match those on house.
2. Add shutters.

Attachment: 9.13 (6715 : Meeting Minutes from September 13, 2021)

2)	Dist. 6 6:10 pm	**Addition: Sunroom**	Sean & Keri Patterson 10507 N. Magnolia Drive Subd: Magnolia Manor	Cont: Jude Tindall Const. Arch: S.E. WI Sunrooms

Moved to Approve: Ehn
Seconded by: Sederholm
Approved: Yes
Vote: 5-0

Conditions: Plans approved as submitted with the following conditions:
1. Addition should match the existing roof shingles, siding, soffit and facia.
2. Skirt addition should be white to match the existing house.

3)	Dist. 8 6:20 pm	**Addition:** **Screened Porch**	John & Christina Rater 10232 N. Kenilworth Circle Subd: Kenilworth	Cont: Summit Construction Arch: Nathan Remitz

Moved to Approve: Sederholm
Seconded by: Ehn
Approved: Yes
Vote: 5-0

Conditions: Plans approved as submitted.

4)	Dist. 4 6:30 pm	**Detached Garage**	Chris & Sylvia Paulsen 4927 W. Elmdale Road Subd: Little Farms	Cont: Design Group Three Arch: Matthew Krier

Moved to Approve: _____
Seconded by: _____
Approved: _____
Vote: _____

Conditions: CANCELED

Attachment: 9.13 (6715 : Meeting Minutes from September 13, 2021)

5)	Dist. 4 6:40 pm	**New Single-Family Residence**	Veridian Homes LLC 10588 N. Coneflower Court Subd: The Enclave	Cont: Veridian Homes LLC Arch: Veridian Homes LLC

Moved to Approve: Mikkelson
Seconded by: Sederholm
Approved: Yes
Vote: 5-0

Conditions: Plans approved as submitted with the following conditions:
1. Add a single hung window to right elevation (Bedroom #2) to match existing single hung window.
2. Add grids to patio door on rear elevation to match windows.

6)	Dist. 4 6:45 pm	**New Single-Family Residence**	Veridian Homes LLC 10603 N. Coneflower Court Subd: The Enclave	Cont: Veridian Homes LLC Arch: Veridian Homes LLC

Moved to Approve: Mikkelson
Seconded by: Ehn
Approved: Yes
Vote: 5-0

Conditions: Plans approved as submitted with the following conditions:
1. Add a single hung window on left elevation (Flex Room), first floor with grids.
2. Add grids to patio doors and picture window on rear elevation to match all other windows/grids.

7)	Dist. 4 6:50 pm	**Resubmittal:** **Addition: Sunroom**	Judy Wilder 8540 W. Highlander Drive Subd: Highlander Estates	Cont: Great Day Improvements Arch: James A. Clancy

Moved to Approve: Mikkelson
Seconded by: Sederholm
Approved: Yes
Vote: 5-0

Conditions: Resubmitted plans approved with the following conditions:
1. Add a skirt to porch/deck on both sides.
2. Roof addition (foam roof) should be shingled to match existing house.

Attachment: 9.13 (6715 : Meeting Minutes from September 13, 2021)

4. **Action:**

Chairman, Scott Reed made a motion to adjourn the meeting.
District Four Representative, Dawn Sederholm seconded the motion.
A vote was taken; vote passed 5-0

Meeting adjourned at 6:40 p.m.

Attachment: 9.13 (6715 : Meeting Minutes from September 13, 2021)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **October 11, 2021**
SUBJECT: **Juan Benjamin & Dana Orozco - Garage Addition at 11006 N. River Road**

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

Juan Orozco-Sosa
11006 N. River Road
Attached Garage

Statement of intent:

As a residential remodeler my existing garage is overrun with construction materials and there are often several vehicles parked in front of my home where they can be seen from the road. As a home occupation, I'd like to construct a garage which will permit me to consolidate my storage needs and be able to park the vehicles indoors. The goal is to construct a two-story, unconditioned garage as an attached structure to my existing garage. The siding will be vinyl, the profile will match the existing siding as closely as feasible. The architectural shingles will match existing. Stonework will further tie the structure into the homes facade. The roof pitch facing the road has been reduced to match the slope on the existing residence. The pitches on the south elevation are steeper to meet the ARB design requirement of at least 6:12 slope. The overhang depth and facia height also match existing. The enclosed "breezeway" which connects the proposed garage to the existing structure is a functional element because the existing garage has a hip roof which would be pitched back into the proposed east wall. The breezeway was closely modeled after the existing enclosed breezeway which connects the existing garage to the house. It is not anticipated there would be any substantial cutting or filling to the yard to accommodate the proposed structure. Site paving will be concrete to match the existing and all setbacks have been conformed to.

Attachment: Statement of Intent (6716 : Juan Benjamin & Dana Orozco)

Attachment: Site Plan (6716 : Juan Benjamin & Dana Orozco)

BADGER SURVEYING CO., INC.

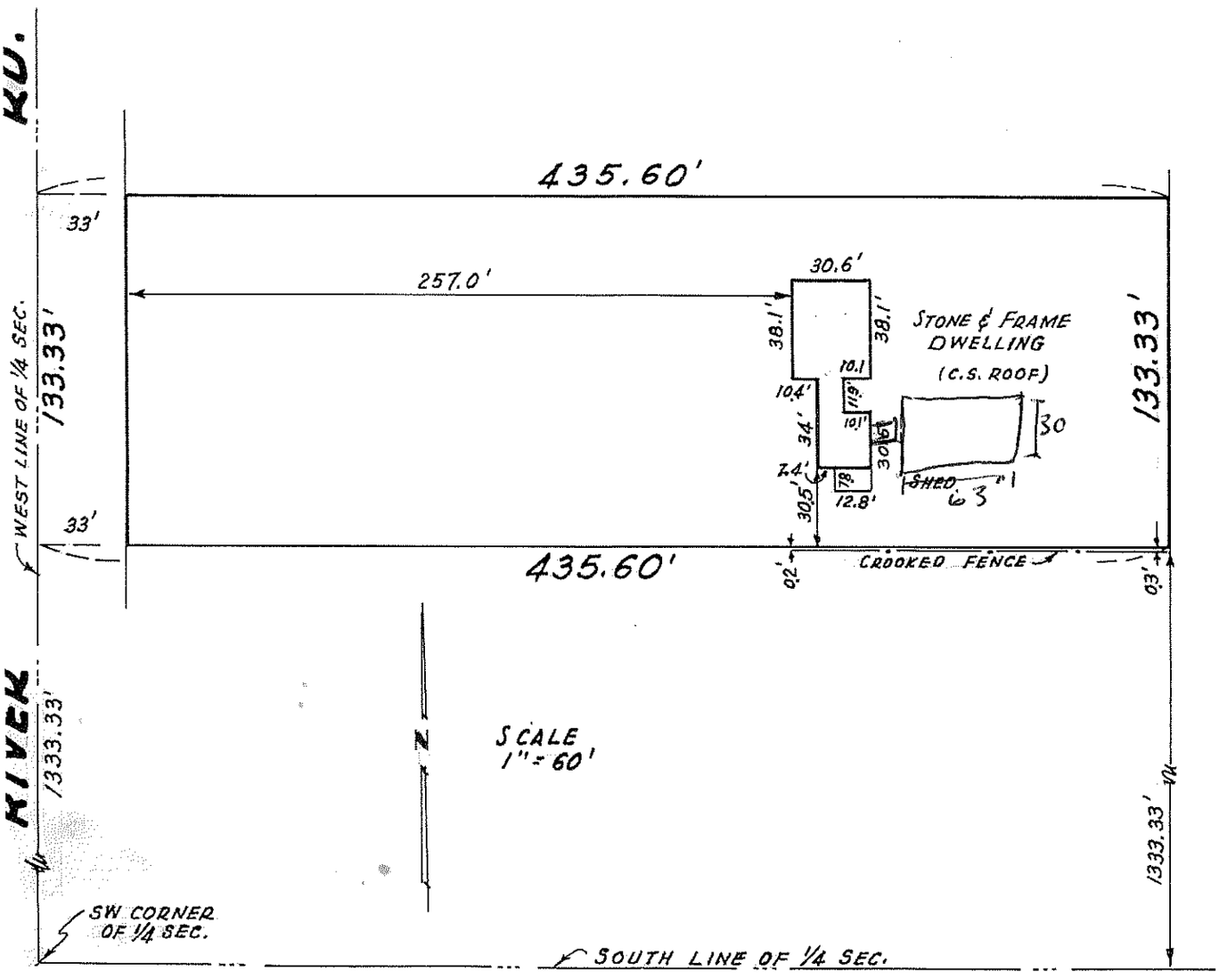
REGISTERED LAND SURVEYORS
MILTON H. SCHMIDT, Pres.
CLARENCE H. PIEPENBURG, Vice-Pres.
JAMES A. EIDE, Sec.-Treas.

PHONE 354-9080
7257 N. 51st STREET
MILWAUKEE, WIS. 53223

PLAT OF SURVEY

Property at 11006 River Road Owner

Legal Description: That part of the North West 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at a point on the west line and 1333.33 feet North of the southwest corner of said 1/4 Section; running thence North along the west line of said 1/4 Section 133.33 feet to a point; thence East on a line which is 1466.66 feet North of and parallel to the south line of said 1/4 Section 435.60 feet to a point; thence South on a line which is 435.60 feet East of and parallel to the west line of said 1/4 Section 133.33 feet to a point; thence West on a line which is 1333.33 feet North of and parallel to the south line of said 1/4 Section 435.60 feet to the place of beginning, containing 1.33 acres of land, more or less.



Prepared for KLUWIN, DUNPHY, HANKIN & HAYES - McNULTY

State of Wisconsin, County of Milwaukee } ss.

I hereby certify that on the 15TH day of JUNE, 1967, I have accurately surveyed the above described property and that the above plat is a correct representation thereof and shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

Plat No. 67-345

Signed Clarence H. Piepenburg



Attachment: Pictures (6716 : Juan Benjamin & Dana Orozco)

Attachment: Pictures (6716 : Juan Benjamin & Dana Orozco)



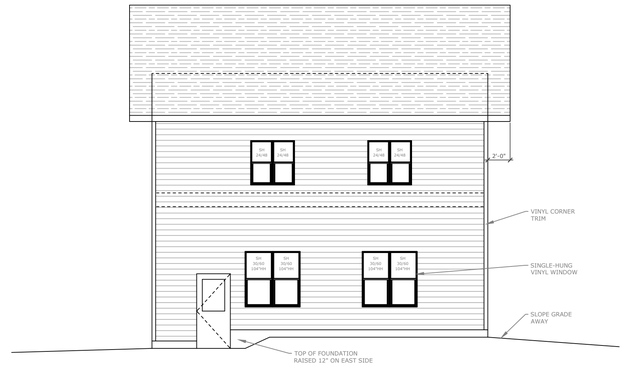
Attachment: Pictures (6716 : Juan Benjamin & Dana Orozco)



Attachment: Pictures (6716 : Juan Benjamin & Dana Orozco)



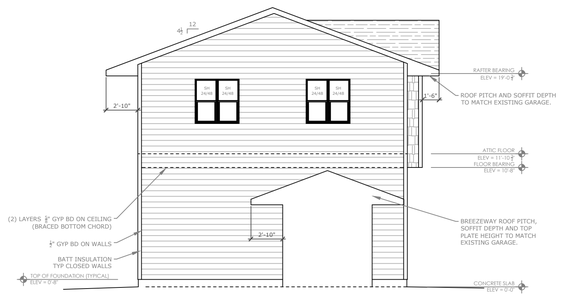
1 A103 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A103 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 A103 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A103 WEST ELEVATION
SCALE: 1/4" = 1'-0"

OWNER:
Juan & Dana Orozco

PROJECT NO.:

PROJECT NAME:
Garage Addition

PROJECT ADDRESS.:
11006 North River Road
Mequon, WI

PHONE:
414-254-5140

ISSUED FOR:

NO.	DESCRIPTION	DATE
1	PLAN REVIEW	09/22/2021

GENERAL NOTES

CONTRACTOR TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE

THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ANY OTHER CONSULTANT DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & IT'S DURATION

DO NOT SCALE OFF THE DRAWING

TITLE

EXTERIOR ELEVATIONS

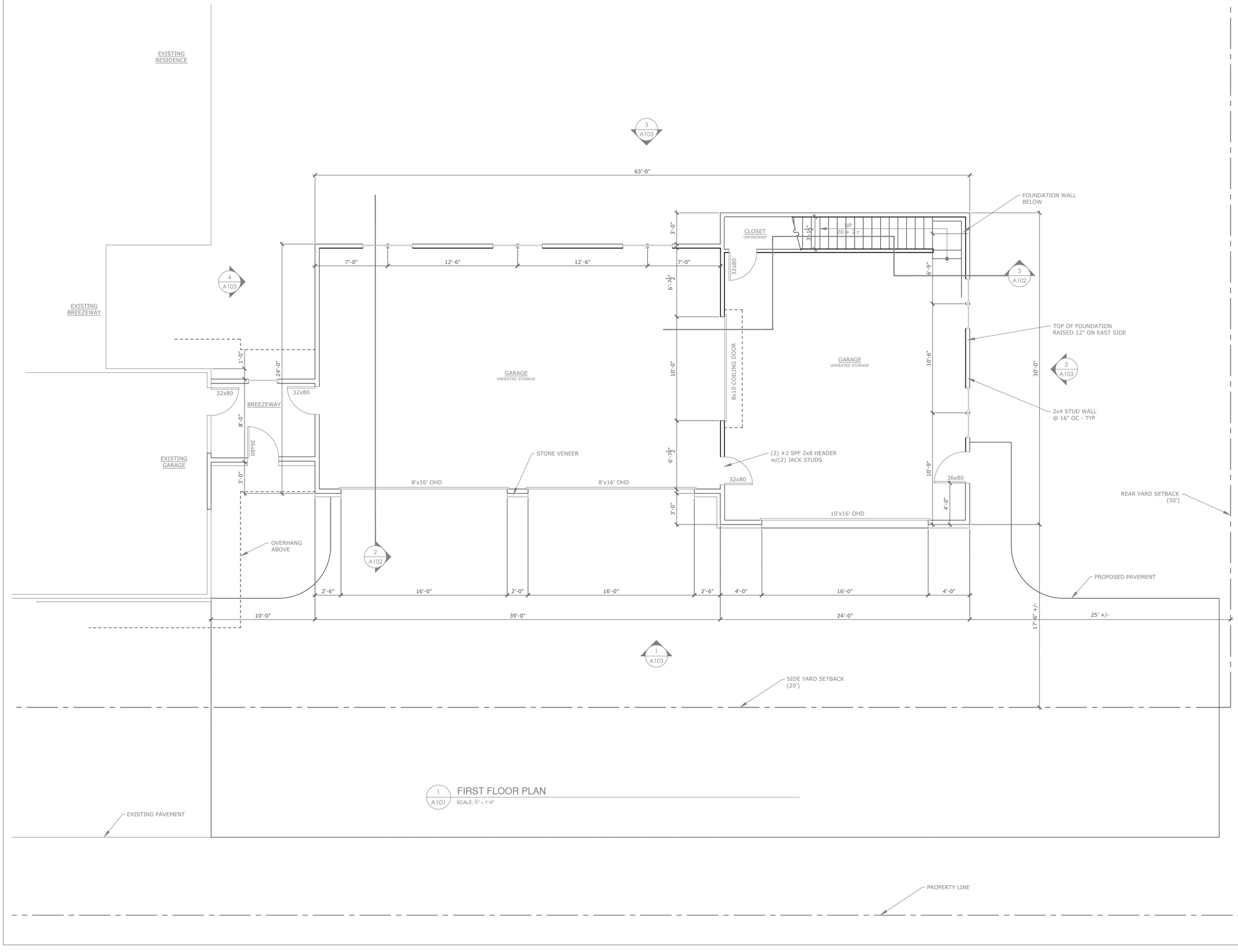
Scale:
1/4" = 1'-0"

Date:
09/22/2021

Drawn By:
TJE

A103

Attachment: Plans (6716 : Juan Benjamin & Dana Orozco)



1 A101 FIRST FLOOR PLAN

SCALE: ¼" = 1'-0"

OWNER:
Juan & Dana Orozco

PROJECT NO.:

PROJECT NAME:
Garage Addition

PROJECT ADDRESS.:
11006 North River Road
Mequon, WI

PHONE:
414-254-5140

ISSUED FOR:

NO.	DESCRIPTION	DATE
1	PLAN REVIEW	09/22/2021

GENERAL NOTES

CONTRACTOR TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THE DESIGNER PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE

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DO NOT SCALE OFF THE DRAWING

TITLE

FIRST FLOOR PLAN

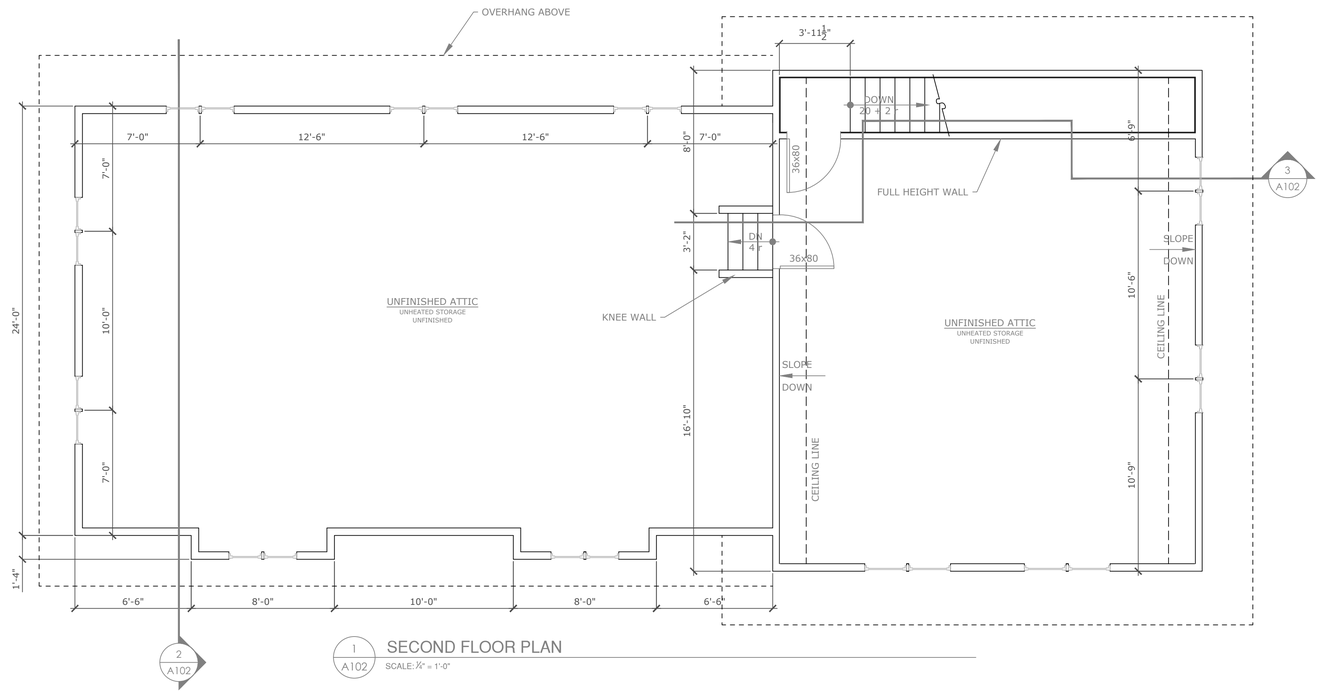
Scale: 1/4" = 1'-0"

Date: 09/22/2021

Drawn By: TJE

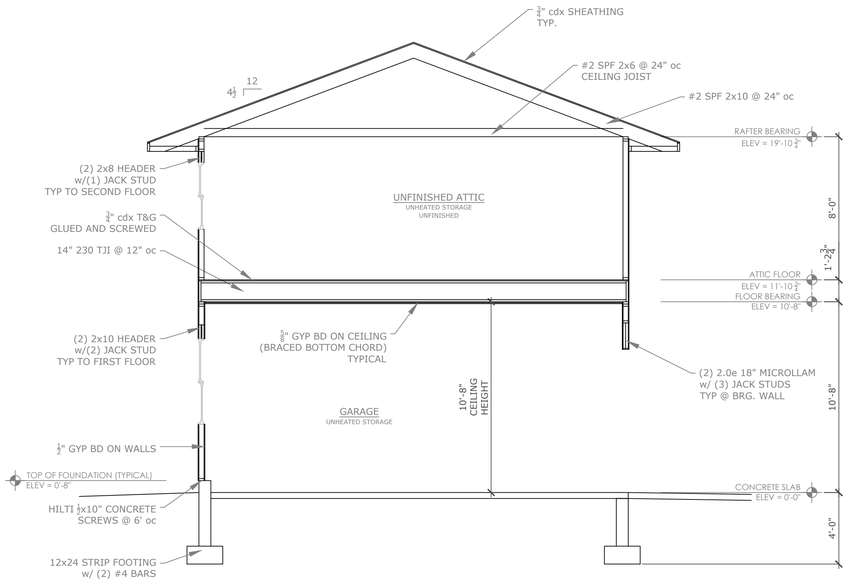
A101

Attachment: Plans (6716 : Juan Benjamin & Dana Orozco)



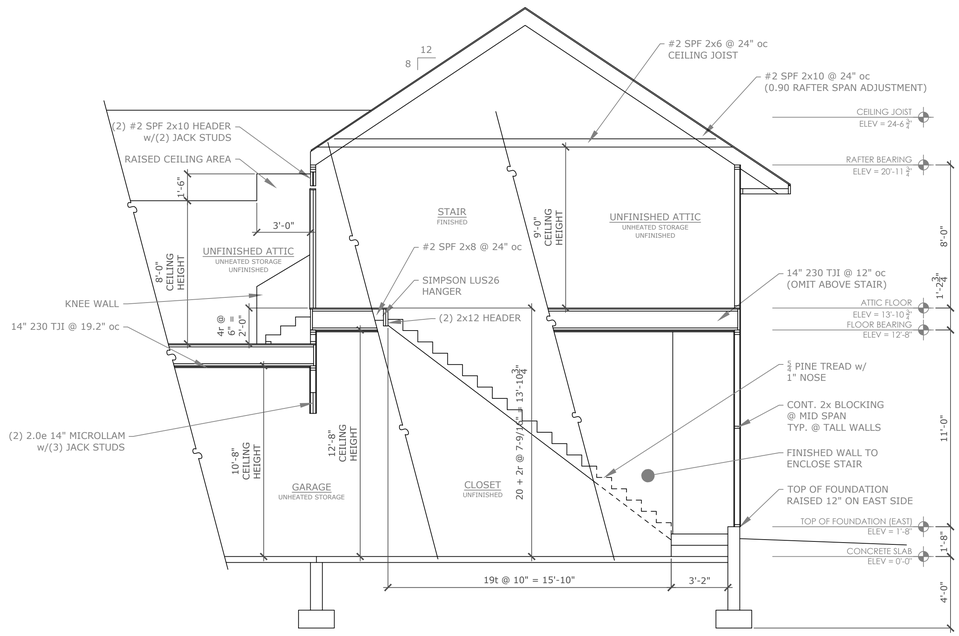
1 A102 SECOND FLOOR PLAN

SCALE: ¼" = 1'-0"



2 A102 SECTION LOOKING EAST

SCALE: ¼" = 1'-0"



3 A102 SECTION LOOKING NORTH

SCALE: ¼" = 1'-0"

OWNER:
Juan & Dana Orozco

PROJECT NO.:

PROJECT NAME:
Garage Addition

PROJECT ADDRESS.:
11006 North River Road
Mequon, WI

PHONE:
414-254-5140

ISSUED FOR:

NO.	DESCRIPTION	DATE
1	PLAN REVIEW	09/22/2021

GENERAL NOTES

CONTRACTOR TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE

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DO NOT SCALE OFF THE DRAWING

TITLE

SECOND FLOOR PLAN AND SECTIONS

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

Date:
09/22/2021

Drawn By:
TJE

A102

Attachment: Plans (6716 : Juan Benjamin & Dana Orozco)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **October 11, 2021**
SUBJECT: **James & Nancy Bolton - Exterior Changes at 11352 N. Shorecliff Lane**

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

9/20/2021

City of Mequon
Architectural Board
11333 N Cedarburg Rd 60W
Mequon, WI 53092

LETTER OF INTENT

Ruvin Bros. Artisans & Trades is submitting this packet for a proposed cupola to the existing first floor master suite that will mimic a cupola over the existing dining room on the house.

In addition, we propose to raise the wall plate height and re-roof an existing detached garage, replace the garage doors with carriage house garage doors and add a brick belt coarse to approximate the existing belt coarse. The detached garage structure is set into a hill and the belt coarse will help to mitigate a current water issue within the garage.

Finally, we propose new carriage house garage doors on the main house structure.

Attachment: Statement of Intent (6719 : James & Nancy Bolton)

1025 W. Glen Oaks Lane, Suite 105 · Mequon, WI 53092 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

3.2.b

Attachment: Site Plan (6719 : James & Nancy Bolton)

Packet Pg. 21

PLAT OF SURVEY

LOTS 1 AND 2, SHORECLIFF PARK COMPANY'S SUBDIVISION, in the East ½ of Section 20, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, and all that strip and tract of land in Section 20, Township 9 North, Range 22 East, lying East of the Easterly boundary line of Shorecliff Park Company's Subdivision in the East ½ of the said Section 20, and running to the waters edge of Lake Michigan and lying North of the South line extended of Lot 1, of the said subdivision and South of the North line extended of said lot in said subdivision, South 180 feet of Lot 3, in Shorecliff Park Company's Subdivision in the East ½ of said Section 20, Township 9 North, Range 22 East and all that strip and tract of land in Section 20, Township 9 North, Range 22 East, lying East of the Easterly boundary line of Shorecliff Park Company's Subdivision in the East ½ of said Section 20, and running to the waters edge of Lake Michigan and lying North of the South line extended of said Lot 3, excepting therefrom that part of said premises heretofore sold to Thomas Spence.

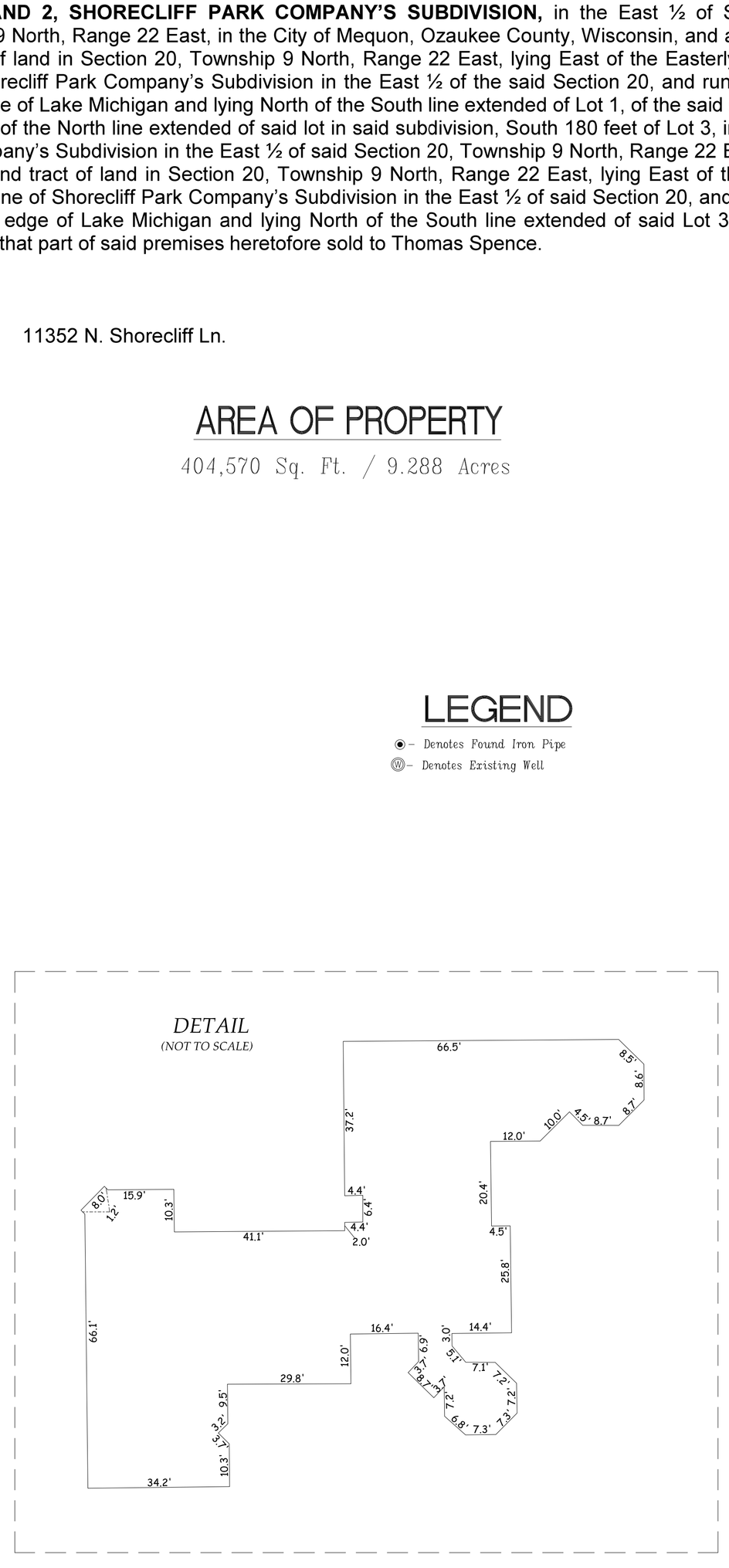
Address: 11352 N. Shorecliff Ln.

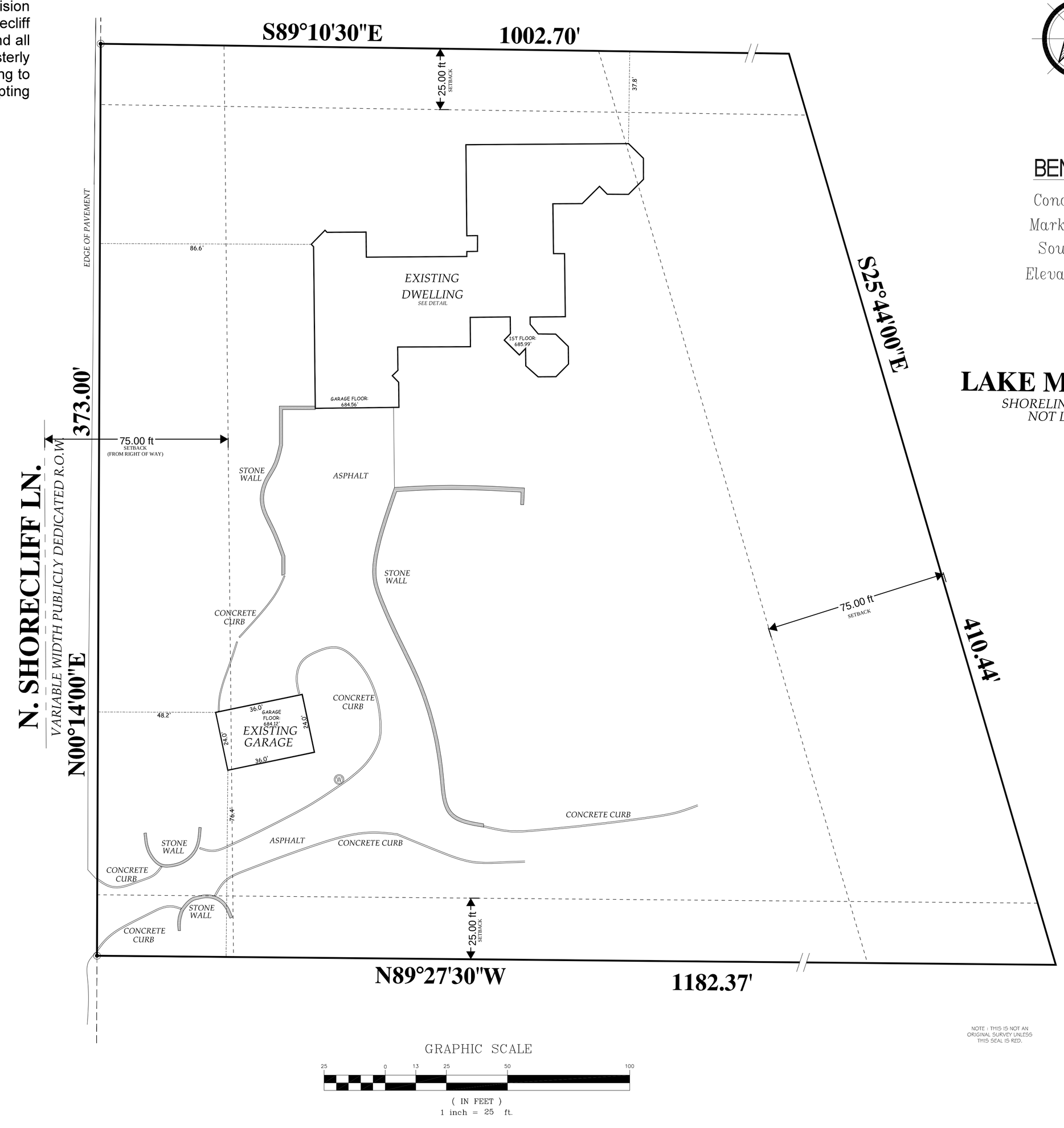
AREA OF PROPERTY

404,570 Sq. Ft. / 9.288 Acres

LEGEND

- ⊙ – Denotes Found Iron Pipe
- Ⓦ – Denotes Existing Well





BENCHMARK FOR ELEVATIONS:

Concrete Monument with Brass Cap Marking the Southwest Corner of the Southeast 1/4 of Section 20-9-22. Elevation : 674.87' NGVD 1929 Datum

LAKE MICHIGAN
SHORELINE AS OF 7/30/21
NOT LOCATED

SITE PLAN

GRAPHIC SCALE

25 0 13 25 50 100

(IN FEET)
1 inch = 25 ft.

NOTE : THIS IS NOT AN ORIGINAL SURVEY UNLESS THIS SEAL IS RED.

WISCONSIN REGISTERED LAND SURVEYOR

REVISION NO.	DESCRIPTION	DATE	BY

FIELD WORK BY MWW/NAS/MJS DATE 07/30/21
DRAWN BY MWW DATE 07/30/21
APPROVED BY DATE
CADFILE
XREF
LMAN

BOUNDARY SURVEY
RUVIN BROS. ARTISANS & TRADES
11352 N. SHORECLIFF LN.
MEQUON, WI. 53092

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

SURVEYING ASSOCIATES, INC.
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

sai@wi.rr.com
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443
MARC C. PASSARELLI P.L.S.

SAI PROJECT NUMBER 36088
PROJECT SCALE 1" = 25'
SHEET NUMBER **1 of 1**



PARTIAL SOUTH ELEVATION

1025 W. GLEN OAKS LANE, SUITE 105 · MEQUON, WI 53092 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pics (6719 : James & Nancy Bolton)



PARTIAL SOUTH ELEVATION

1025 W. GLEN OAKS LANE, SUITE 105 · MEQUON, WI 53092 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pics (6719 : James & Nancy Bolton)



PARTIAL EAST ELEVATION

1025 W. GLEN OAKS LANE, SUITE 105 · MEQUON, WI 53092 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pics (6719 : James & Nancy Bolton)



PARTIAL EAST ELEVATION

1025 W. GLEN OAKS LANE, SUITE 105 · MEQUON, WI 53092 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pics (6719 : James & Nancy Bolton)



PARTIAL EAST ELEVATION

1025 W. GLEN OAKS LANE, SUITE 105 · MEQUON, WI 53092 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pics (6719 : James & Nancy Bolton)



PARTIAL EAST/NORTH ELEVATION

1025 W. GLEN OAKS LANE, SUITE 105 · MEQUON, WI 53092 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pics (6719 : James & Nancy Bolton)



EAST ELEVATON

1025 W. GLEN OAKS LANE, SUITE 105 · MEQUON, WI 53092 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pics (6719 : James & Nancy Bolton)



PARTIAL WEST ELEVATION

1025 W. GLEN OAKS LANE, SUITE 105 · MEQUON, WI 53092 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pics (6719 : James & Nancy Bolton)



PARTIAL WEST ELEVATION

1025 W. GLEN OAKS LANE, SUITE 105 · MEQUON, WI 53092 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pics (6719 : James & Nancy Bolton)



DETACHED GARAGE NORTH ELEVATION

1025 W. GLEN OAKS LANE, SUITE 105 · MEQUON, WI 53092 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pics (6719 : James & Nancy Bolton)



DETACHED GARAGE SOUTH/EAST ELEVATION

1025 W. GLEN OAKS LANE, SUITE 105 · MEQUON, WI 53092 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pics (6719 : James & Nancy Bolton)



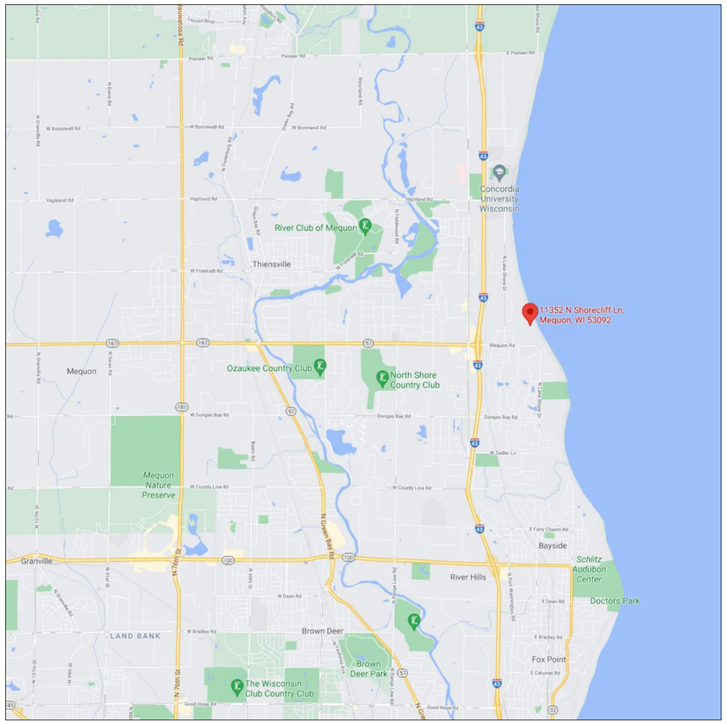
DETACHED GARAGE WEST/SOUTH ELEVATION

1025 W. GLEN OAKS LANE, SUITE 105 · MEQUON, WI 53092 · (414) 354-4220 · (414) 354-5385 FAX
www.RuvinBros.com

Attachment: Pics (6719 : James & Nancy Bolton)

BNJ Residence

11352 N. Shorecliff Lane
Mequon, WI 53092



PROJECT LOCATION MAP

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E1.01	LOWER LEVEL ELECTRICAL DEMOLITION PLAN
E1.02	FIRST FLOOR ELECTRICAL DEMOLITION PLAN
E2.01	LOWER LEVEL PROPOSED ELECTRICAL PLAN
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ABBREVIATION INDEX

ABRV.	DESCRIPTION		
A.F.F.	ABOVE FINISHED FLOOR	-- FLOORING --	
B/	BOTTOM OF	C	CARPET
CLG.	CEILING	CN	CONCRETE
C.O.	CASED OPENING	HWF	HARDWOOD
C.C.	CLOTHES CHUTE	T	TILE
CONC.	CONCRETE	W	HARDWOOD
CONST.	CONSTRUCTION		
CONT.	CONTINUOUS		
D.W.	DISHWASHER	-- CONTRACTOR KEY --	
DN	DOWN	A	APPLIANCE CONTRACTOR
D.O.	DRYWALL OPENING	C	COUNTER TOP FABRICATORS
E.P.	ELECTRICAL PANEL	CM	CONCRETE MASON AND FLATWORK CONTRACTOR
E.T.R.	EXISTING TO REMAIN	CS	CLOSET SYSTEM CONTRACTOR
ELEV.	ELEVATION	D	DEMOLITION CONTRACTOR
EXIST.	EXISTING	DW	DRYWALL CONTRACTOR
F.D.	FINISH DIMENSION	E	ELECTRICAL CONTRACTOR
FTG.	FOOTING	EX	EXCAVATION CONTRACTOR
G.C.	GENERAL CONTRACTOR	F	FLOORING CONTRACTOR
G.D.	GARBAGE DISPOSAL	FC	FINISH CARPENTER
GYP. BD.	GYPSUM BOARD	H	HVAC CONTRACTOR
H.B.	HOSE BIBB	L	LANDSCAPE CONTRACTOR
HT.	HEIGHT	M	MASONRY CONTRACTOR
LL	LOWER LEVEL	MF	METAL FABRICATOR
MICRO	MICROWAVE	PA	PAINTING CONTRACTOR
O.A.	ON CENTER	P	PLUMBING CONTRACTOR
P.T.W.	PRESSURE TREATED WOOD	RC	ROUGH CARPENTER
PROP.	PROPOSED	T	TILE CONTRACTOR
R.V.	RIDGE VENT		
T/	TOP OF		
TBD	TO BE DETERMINED		
U.N.O.	UNLESS NOTED OTHERWISE		
U.T.	UTILITY TUB		
V.I.F.	VERIFY IN FIELD		
W.T.	WALL THICKNESS		

ELECTRICAL SYMBOLS KEY

- CEILING MOUNT or PENDANT FIXTURE
- WALL MOUNT FIXTURE
- 5" RECESSED CAN LIGHT
- 4" RECESSED CAN LIGHT
- 3" RECESSED CAN LIGHT
- 2" RECESSED CAN LIGHT
- IN-CABINET PUCK LIGHT
- DIRECTIONAL RECESSED CAN LIGHT
- FLUORESCENT FIXTURE
- LED UNDER CABINET LIGHTING
- LED CEILING PANEL
- CEILING FAN / LIGHT
- KEYLESS PLASTIC LAMP SOCKET
- PULL CHAIN OPERATED FIXTURE
- EXTERIOR FLOOD LIGHT
- EXTERIOR FLOOD LIGHT MOTION ACTIVATED
- CEILING MOUNT EXHAUST FAN
- CEILING MOUNT EXHAUST FAN / LIGHT FIXTURE
- INTERCONNECTED SMOKE DETECTOR
- INTERCONNECTED SMOKE AND CARBON MONOXIDE DETECTOR
- SINGLE POLE SWITCH
- 3 - WAY SWITCH
- 4 - WAY SWITCH
- DIMMER SWITCH
- DOOR JAMB SWITCH
- SINGLEPLEX OUTLET
- DUPLEX OUTLET
- QUADRUPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPT DUPLEX OUTLET
- HALF SWITCHED DUPLEX OUTLET
- FULL SWITCHED DUPLEX OUTLET
- WEATHER PROOF EXTERIOR DUPLEX OUTLET
- 220 VOLT OUTLET
- DUPLEX FLOOR OUTLET
- DUPLEX OUTLET WITH (2) USB PORTS
- JUNCTION BOX OR DEVICE BOX WITH BLANK COVER PLATE
- SPEAKER IN-CEILING
- SPEAKER IN-WALL
- SPEAKER WALL MOUNT
- SPEAKER / STEREO CONTROL
- ETHERNET JACK
- PHONE JACK
- CABLE JACK
- ALARM CONTROL
- ALARM DEVICE
- INTERCOM
- EXTERIOR LIGHT TIMER
- MOTION DETECT SENSOR
- DOOR BELL BUTTON
- DOOR BELL CHIME
- GARAGE DOOR OPENER SWITCH
- EXTERIOR GARAGE DOOR KEY PAD
- CENTRAL VACUUM INLET
- THERMOSTAT
- DENOTES EXISTING FIXTURE TO BE ALTERED OR REMOVED
- DENOTES EXISTING FIXTURES TO REMAIN

SYMBOLS KEY

EXISTING MATERIALS

- EXISTING CONCRETE BLOCK FOUNDATION WALL TO REMAIN
- EXISTING POURED CONCRETE FOUNDATION WALL TO REMAIN
- EXISTING BRICK WALL OR VENEER TO REMAIN
- EXISTING MASONRY STONE WALL OR VENEER TO REMAIN
- EXISTING STUD WALL TO REMAIN
- EXISTING 2x4 STUD WALL TO RECEIVE NEW THERMAL INSULATION
- EXISTING 2x6 STUD WALL TO RECEIVE NEW THERMAL INSULATION
- EXISTING 2x4 STUD WALL TO RECEIVE NEW SOUND INSULATION
- EXISTING 2x6 STUD WALL TO RECEIVE NEW SOUND INSULATION

PROPOSED MATERIALS

- NEW CONCRETE BLOCK FOUNDATION WALL AND POURED FOOTING
- NEW POURED CONCRETE FOUNDATION WALL
- NEW BRICK WALL OR VENEER
- NEW MASONRY STONE WALL OR VENEER
- NEW 2x4 STUD WALL (NO INSULATION)
- NEW 2x6 STUD WALL (NO INSULATION)
- NEW 2x4 STUD WALL WITH THERMAL INSULATION
- NEW 2x6 STUD WALL WITH THERMAL INSULATION
- NEW 2x4 STUD WALL WITH SOUND INSULATION
- NEW 2x6 STUD WALL WITH SOUND INSULATION
- NEW 2x6 EXTERIOR STUD WALL WITH THERMAL INSULATION AND PARTIAL HEIGHT STONE/BRICK VENEER BELOW

DEMOLITION MATERIALS

- EXISTING CONCRETE BLOCK FOUNDATION WALL TO BE REMOVED
- EXISTING POURED CONCRETE FOUNDATION WALL TO BE REMOVED
- EXISTING STONE/BRICK WALL OR VENEER TO BE REMOVED
- DRYWALL OR FINISHES TO BE REMOVED FROM EXISTING STUD FRAMING
- ITEMS TO BE REMOVED DURING DEMOLITION
- DENOTES EXISTING DRYWALL TO BE REMOVED FROM CEILING

PLAN TAGS

- D1 — CONTRACTOR KEY NOTE TAG. COINCIDES WITH SPECIFIC TRADES.
- A — DOOR TAG AND LETTER, REFER TO DOOR SCHEDULE FOR DETAILED INFO
- 1 — WINDOW TAG AND NUMBER, REFER TO WINDOW SCHEDULE FOR DETAILED INFO

HVAC SYMBOLS KEY

- HS — WALL SUPPLY VENT
- HR — WALL RETURN VENT
- T — THERMOSTAT
- HFS — FLOOR SUPPLY VENT
- HFR — FLOOR RETURN VENT
- (HS) — CEILING SUPPLY VENT
- (HR) — CEILING RETURN VENT

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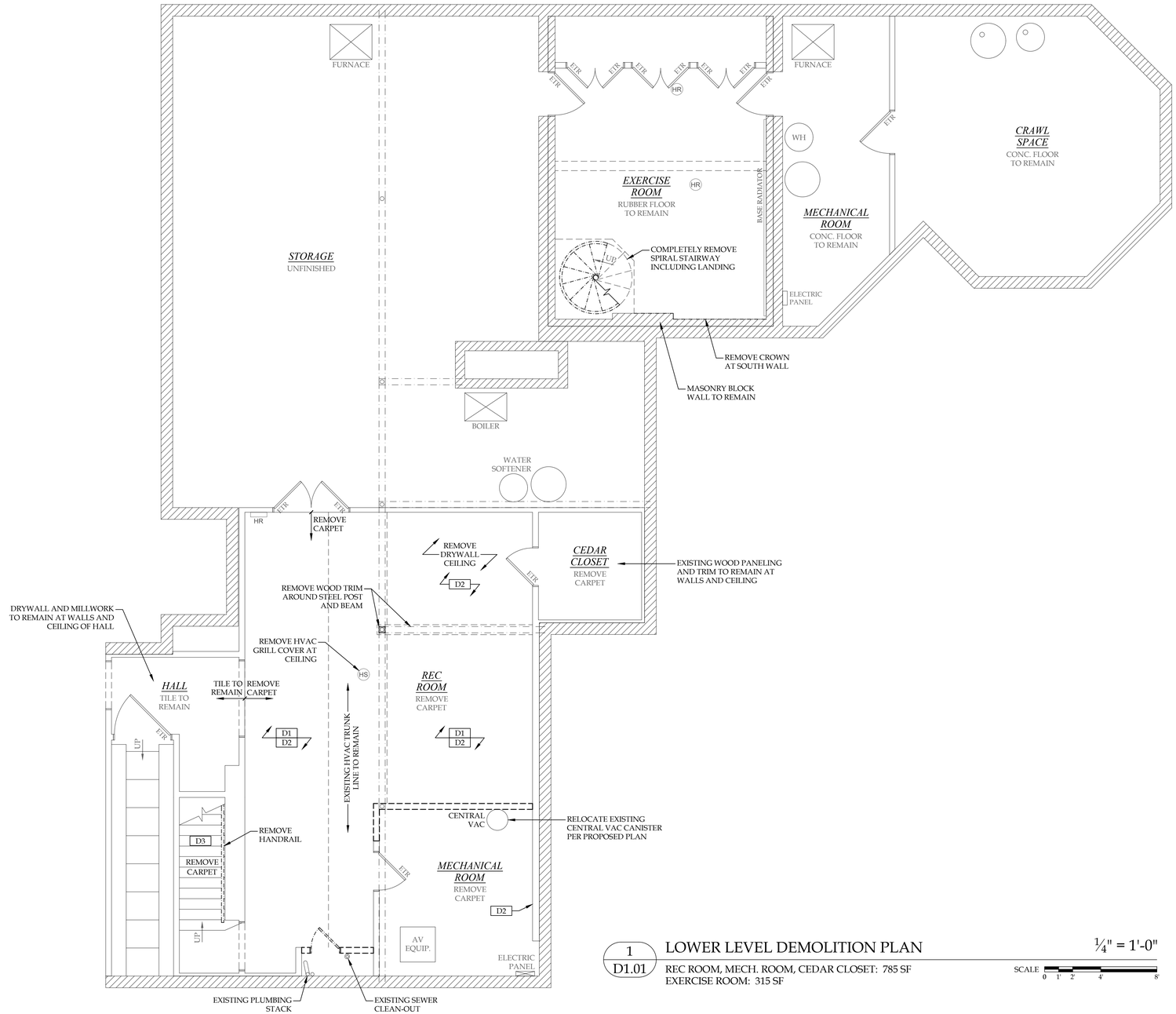
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T0.01

Attachment: Plans (6719 : James & Nancy Bolton)



DEMOLITION NOTES - LOWER LEVEL

GENERAL NOTES:

- ROUGH CARPENTER IS TO REMOVE/MODIFY ALL EXISTING STUD AND SOFFIT FRAMING AS REQUIRED FOR NEW CONSTRUCTION PER PLAN.

KEYED NOTES:

D1 - REMOVE SUSPENDED CEILING TILES AND METAL GRID SYSTEM.
D2 - REMOVE DRYWALL, TRIM BOARDS, AND WOOD WAINSCOT PANELING AT WALLS.
D3 - REMOVE WOOD WALL PANELING AND TRIM AT REC ROOM STAIRWAY. DRYWALL TO REMAIN AT UPPER STAIRWAY.

1 / D1.01 LOWER LEVEL DEMOLITION PLAN

REC ROOM, MECH. ROOM, CEDAR CLOSET: 785 SF
EXERCISE ROOM: 315 SF

SCALE 1/4" = 1'-0" (0 1' 2' 4' 8')

NORTH

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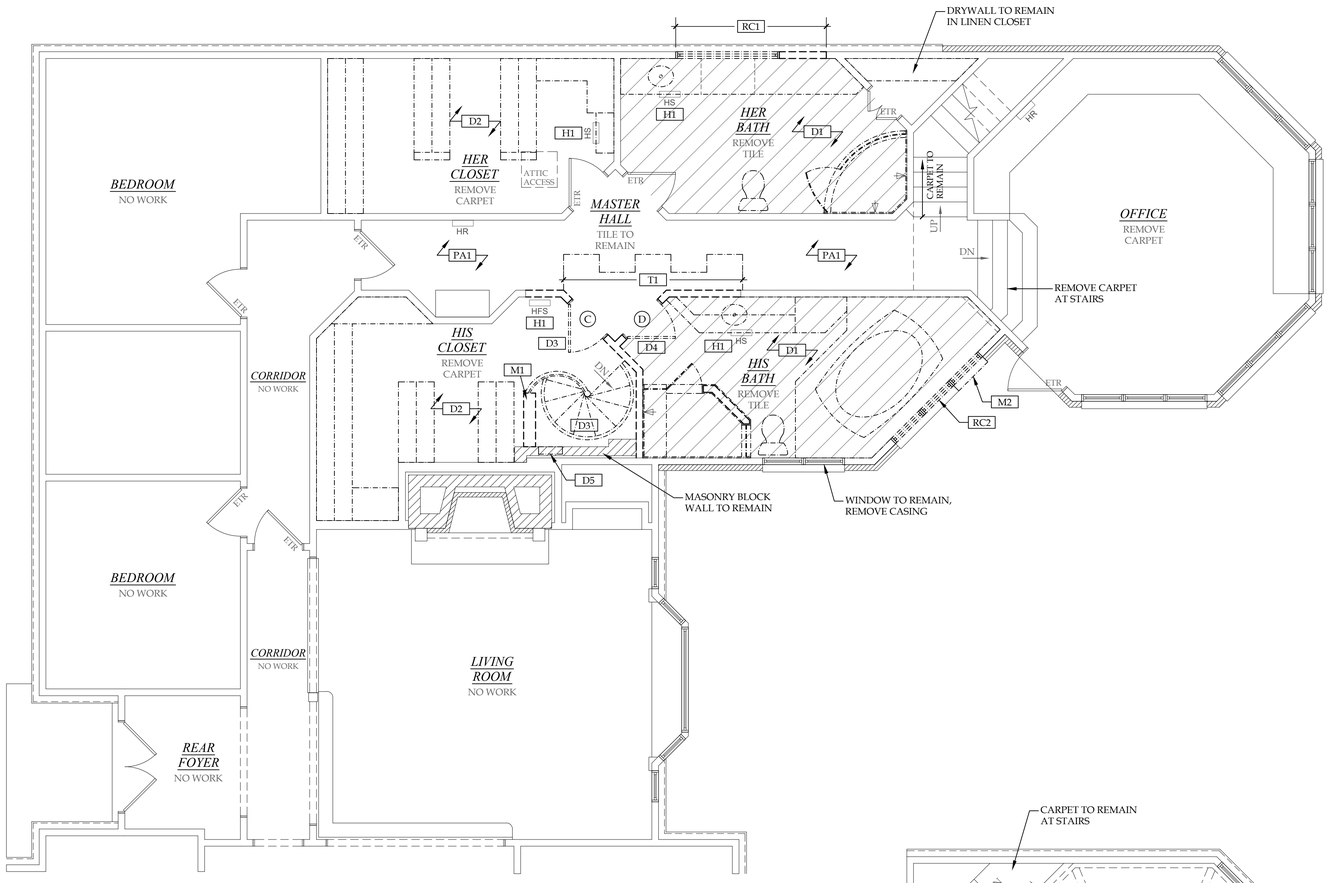
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D1.01

Attachment: Plans (6719 : James & Nancy Bolton)



1 D1.02 FIRST FLOOR DEMOLITION PLAN

MASTER SUITE: 1,410 SF

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

NORTH

DEMOLITION NOTES - FIRST FLOOR

GENERAL NOTES:

- DEMOLITION CONTRACTOR:
  - REMOVE SELECT MILLWORK INCLUDING CASING, BASEBOARD, AND CROWN AS REQUIRED FOR PROPOSED PLAN.
  - REMOVE SELECT DRYWALL AT WALLS AS NOTED ON PLAN.
- ROUGH CARPENTER IS TO REMOVE/MODIFY ALL EXISTING STUD AND SOFFIT FRAMING AS REQUIRED FOR NEW CONSTRUCTION PER PLAN.

KEYED NOTES:

D1 - COMPLETELY REMOVE ALL FIXTURES AND FINISHES TO SUB FLOOR AND STUD WALL FRAMING. REMOVE LOOSE INSULATION AT CEILINGS AND WALLS. EXISTING SHOWER WALLS ARE STONE SLAB.
D2 - REMOVE CABINETRY, CLOSET SYSTEMS, AND BASEBOARD THROUGHOUT SPACE. DRYWALL IS TO REMAIN AT WALLS AND CEILING.
D3 - COMPLETELY REMOVE SPIRAL STAIRWAY INCLUDING LANDING.
D4 - REMOVE DOOR, JAMB, AND HARDWARE. SAVE FOR REUSE PER PROPOSED PLAN AND DOOR SCHEDULE.
D5 - REMOVE IN-WALL SAFE.

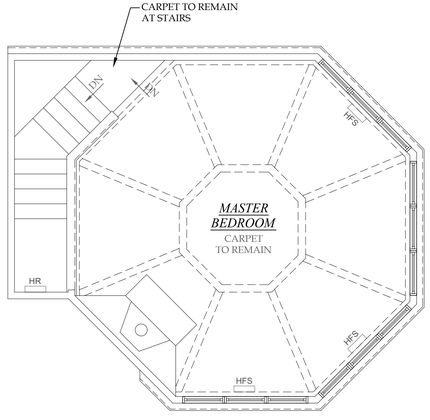
RC1 - REMOVE WINDOW AND SELECT EXTERIOR SIDING AND TRIM. MODIFY EXISTING WALL FOR NEW WINDOW OPENING PER PROPOSED PLAN AND WINDOW SCHEDULE.
RC2 - REMOVE WINDOW AND MODIFY EXISTING OPENING FOR NEW WINDOW PER PROPOSED PLAN AND WINDOW SCHEDULE.

M1 - REMOVE MASONRY BLOCK HALF WALL TO NEAREST GROUT LINE AT LOWER LEVEL EXERCISE ROOM CEILING.
M2 - PARTIALLY REMOVE BRICK SILL AND MODIFY MASONRY OPENING FOR NEW WINDOW PER PROPOSED PLAN.

H1 - EXISTING HVAC VENT TO BE MODIFIED AND RELOCATED AS REQUIRED FOR NEW CONSTRUCTION PER PROPOSED PLAN. FINAL LOCATION PER DISCRETION OF HVAC CONTRACTOR.

T1 - REMOVE TILE TO NEAREST GROUT LINE AS REQUIRED FOR NEW CONSTRUCTION PER PROPOSED PLAN.

PA1 - PAINTER TO REMOVE ALL WALLPAPER THROUGHOUT SPACE.



2 D1.02 MASTER BEDROOM DEMOLITION PLAN

EXISTING MASTER BEDROOM IS LOCATED AT SPLIT-LEVEL ABOVE OFFICE

1/4" = 1'-0"

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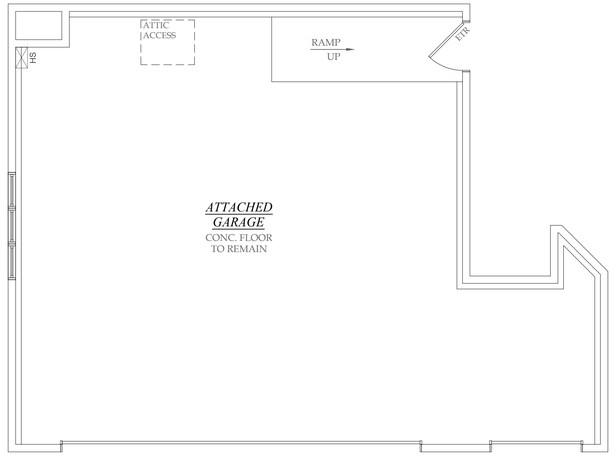
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1 / D1.03 ATTACHED GARAGE DEMOLITION PLAN — DETACHED GARAGE: 700 SF

1/4" = 1'-0"

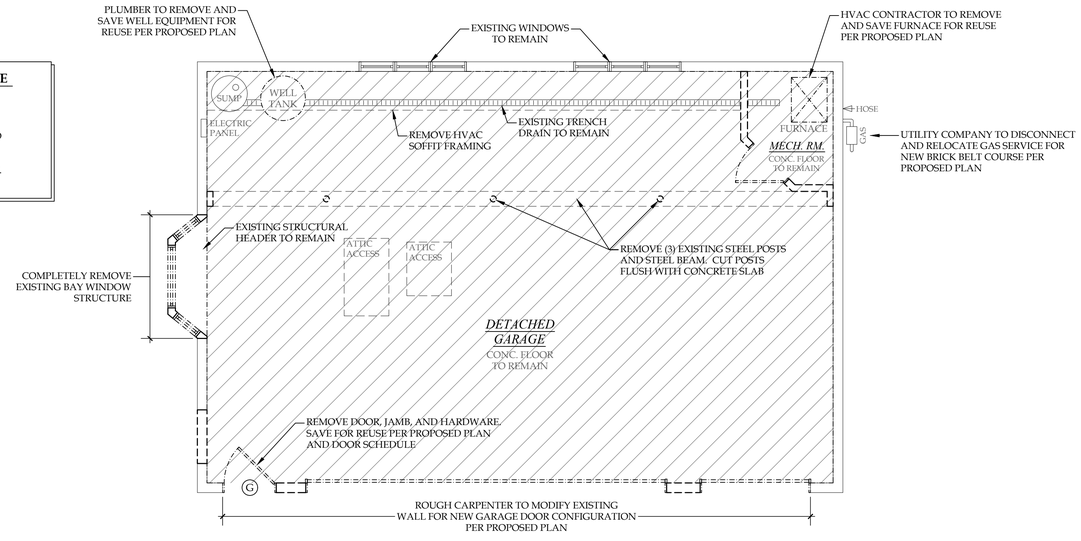
SCALE 0 1' 2' 4' 8'

NORTH

DEMOLITION NOTES - DETACHED GARAGE

GENERAL NOTES:

- EXISTING EXTERIOR WALL FRAMING IS TO REMAIN.
- COMPLETELY REMOVE EXISTING ROOF STRUCTURE AND CEILING JOISTS TO TOP PLATE OF WALLS.
- REMOVE ALL INTERIOR WOOD PANELING.
- REMOVE ALL EXTERIOR TRIM, SIDING, AND SHEATHING.



2 / D1.03 DETACHED GARAGE DEMOLITION PLAN — DETACHED GARAGE: 870 SF

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

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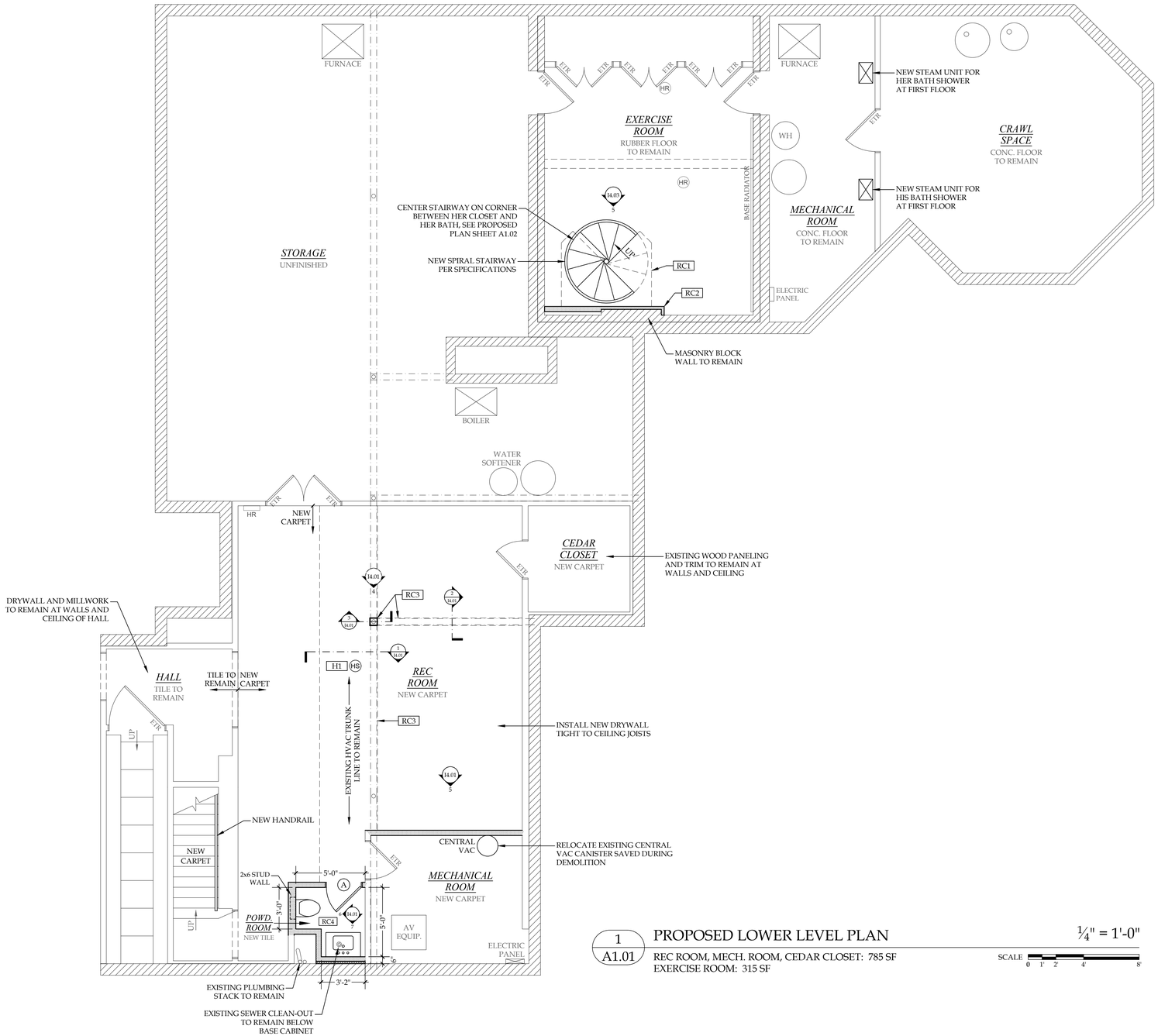
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D1.03

Attachment: Plans (6719 : James & Nancy Bolton)



CONSTRUCTION NOTES - LOWER LEVEL

GENERAL NOTES:

- GENERAL NOTES
- GENERAL NOTES

KEYED NOTES:

RC1 - MODIFY CEILING JOIST SYSTEM FOR NEW SPIRAL STAIRWAY. SEE FRAMING PLAN, SHEET S1.01.

RC2 - FURR THIN WALL WITH TURN STUD FRAMING WHERE MASONRY BLOCK WALL PROTRUDES INTO ROOM.

RC3 - INSTALL FRAMING AND BLOCKING FOR DRYWALL FINISH AROUND EXISTING STRUCTURAL STEEL AND MECHANICALS. SEE DETAILS 1-3 ON SHEET H4.01.

RC4 - FRAME DROP CEILING THROUGHOUT POWDER ROOM TO MATCH HEIGHT OF MECHANICAL SOFFIT OUTSIDE OF ROOM.

H1 - NEW PREFINISHED WHITE METAL HVAC SUPPLY GRILL AT EXISTING CEILING LOCATION.

1 / A1.01 PROPOSED LOWER LEVEL PLAN

REC ROOM, MECH. ROOM, CEDAR CLOSET: 785 SF
EXERCISE ROOM: 315 SF

SCALE 1/4" = 1'-0"

0 1 2 4 8'

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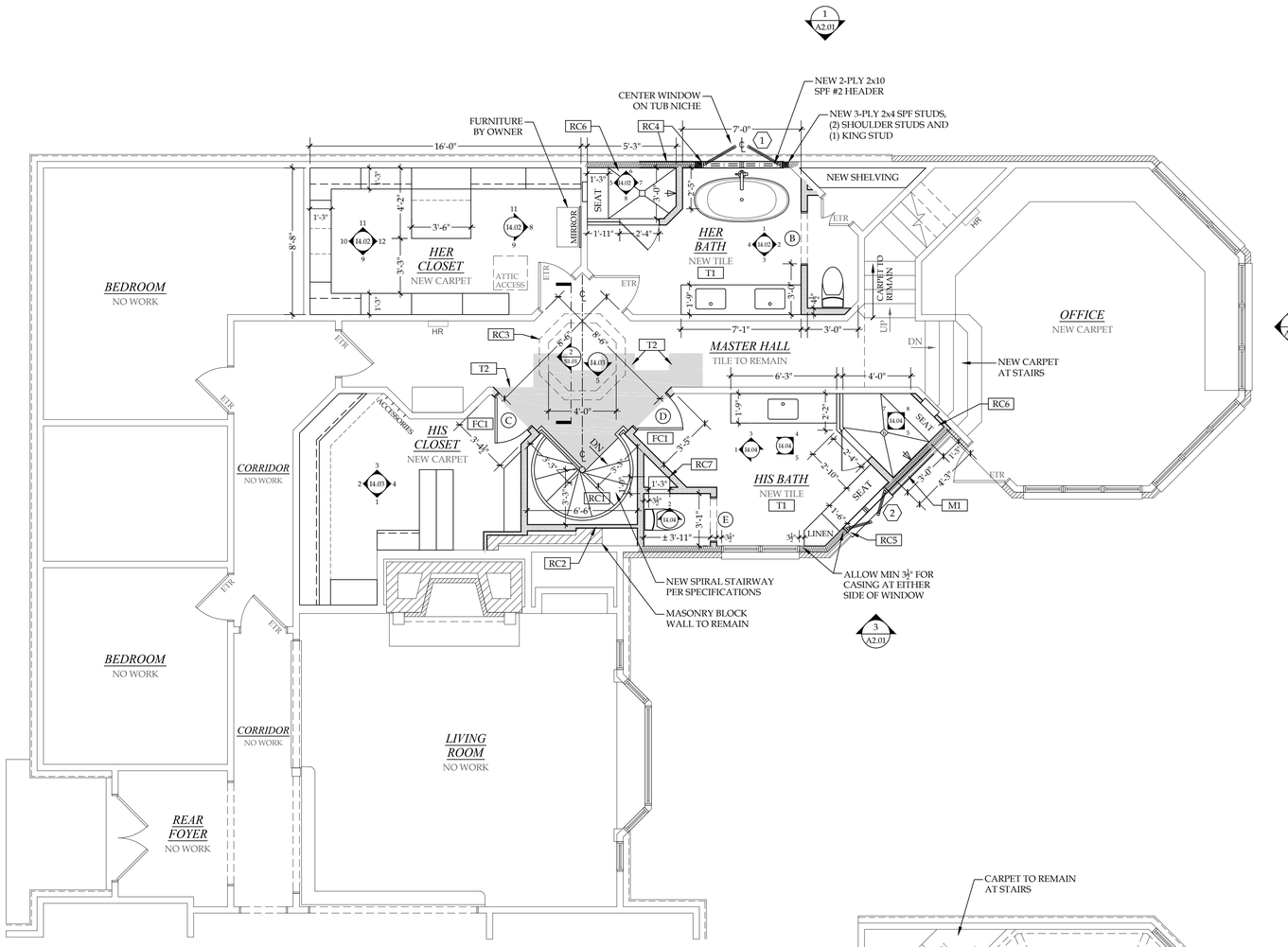
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A1.01

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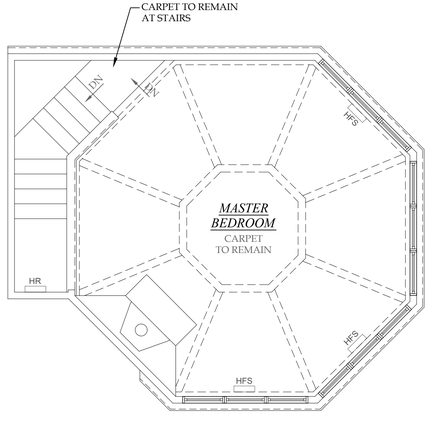
1 A1.02 PROPOSED FIRST FLOOR PLAN

MASTER SUITE: 1,410 SF

¼" = 1'-0"

SCALE 0 1' 2' 4' 8'

NORTH



2 A1.02 PROPOSED MASTER BEDROOM PLAN

EXISTING MASTER BEDROOM IS LOCATED AT SPLIT-LEVEL ABOVE OFFICE

¼" = 1'-0"

NORTH

CONSTRUCTION NOTES - FIRST FLOOR

GENERAL NOTES:

- ROUGH CARPENTER IS TO INSTALL BLOCKING AS REQUIRED FOR ALL BATH HARDWARE AND SHOWER GLASS PER PLANS AND ELEVATIONS.

KEYED NOTES:

RC1 - MODIFY FLOOR JOIST SYSTEM FOR NEW SPIRAL STAIRWAY. SEE FRAMING PLAN; SHEET S1.01. CENTER STAIRWAY ON WALL CORNER BETWEEN HER CLOSET AND HER BATH.

RC2 - FURR THIN WALL WITH TURN STUD FRAMING WHERE MASONRY BLOCK WALL PROTRUDES INTO ROOM.

RC3 - MODIFY EXISTING ROOF TRUSS SYSTEM FOR NEW SKYLIGHT AND LIGHT WELL. SEE SECTION DETAIL 2, SHEET S1.01. CENTER SKYLIGHT ON ROOF RIDGE AND WALL CORNER BETWEEN HER CLOSET AND HER BATH.

RC4 - MODIFY WALL FOR NEW WINDOW PER WINDOW SCHEDULE. TOOTH-IN NEW SIDING AND EXTERIOR TRIM AS REQUIRED.

RC5 - MODIFY EXISTING OPENING FOR NEW WINDOW PER WINDOW SCHEDULE. HOLD NEW UNIT TO WEST SIDE OF EXISTING OPENING.

RC6 - FRAME SLOPE CEILING FOR STEAM SHOWER PER INTERIOR ELEVATIONS.

RC7 - FRAME OPENING AND INSTALL FOR BLOCKING FOR RECESSED WALL CABINET, SEE ELEVATION SHEET I4.04.

M1 - MODIFY EXISTING BRICK SILL AND TOOTH-IN NEW NEW BRICK AS REQUIRED FOR NEW WINDOW OPENING.

FC1 - REINSTALL EXISTING DOOR SAVED DURING DEMOLITION.

T1 - NEW IN-FLOOR ELECTRIC HEAT MAT SYSTEM THROUGHOUT BATHROOM.

T2 - TOOTH-IN NEW TILE AS REQUIRED AT MASTER HALL. TILE PROVIDED BY OWNER.

BATH HARDWARE KEY

- ROUGH CARPENTER IS TO INSTALL BLOCKING AS NEEDED FOR ALL BATH HARDWARE PER PLAN.

24" TB	TOWEL BAR
VTB	VANITY TOWEL BAR
TP	TOILET PAPER HOLDER
TR	TOWEL RING
RH	ROBE HOOK

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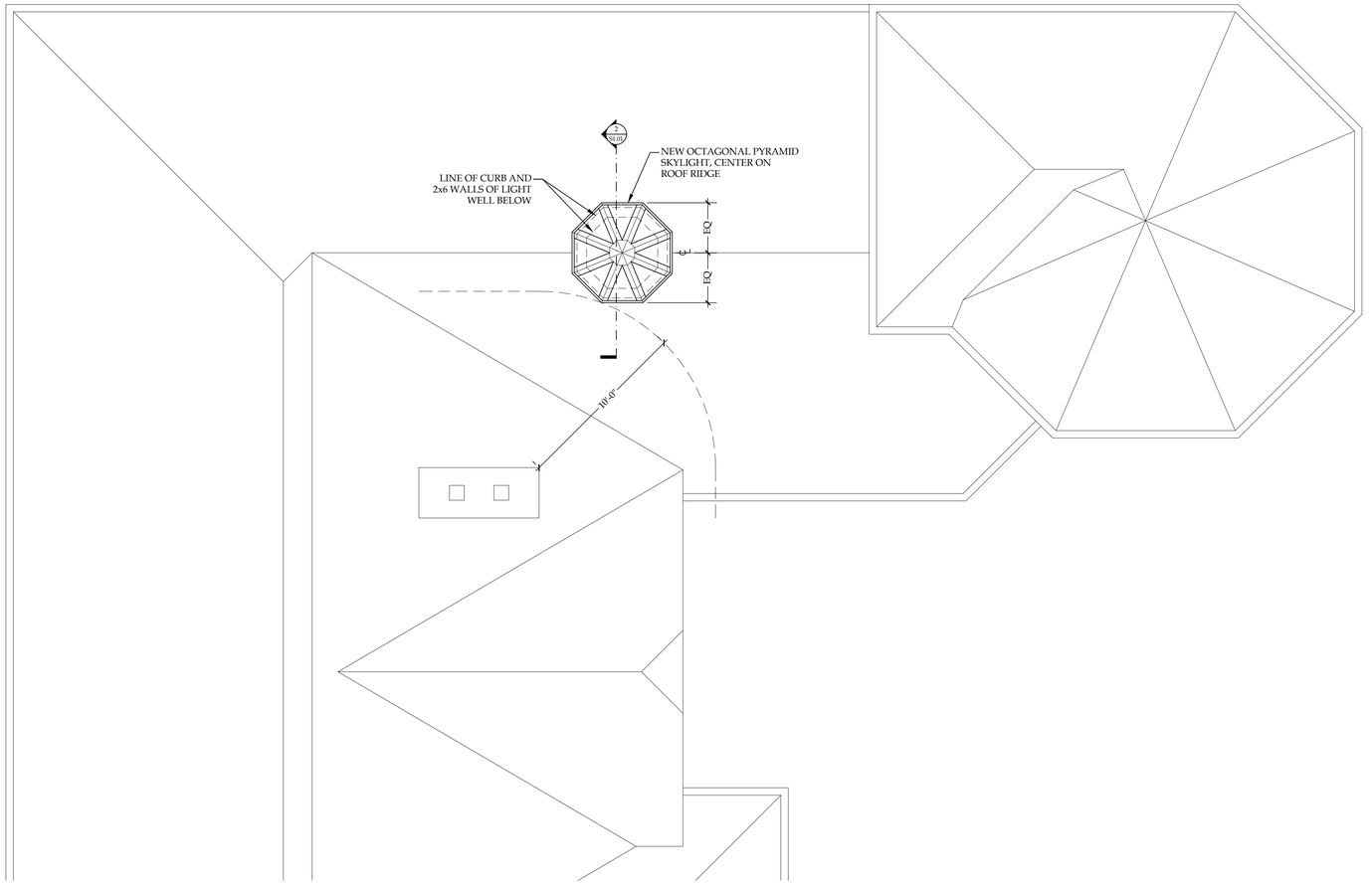
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A1.02

Attachment: Plans (6719 : James & Nancy Bolton)



1 A1.03 PROPOSED ROOF PLAN

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

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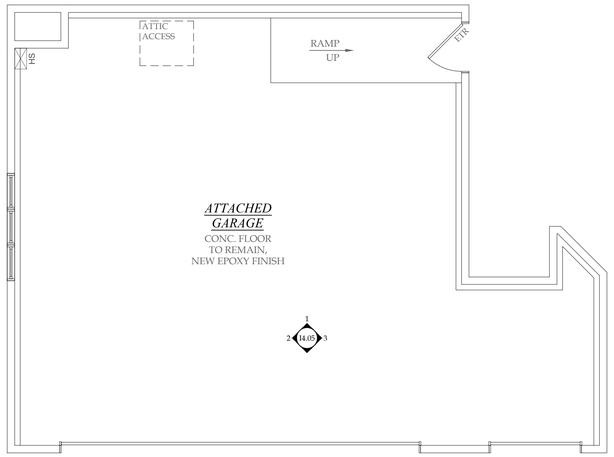
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A1.03

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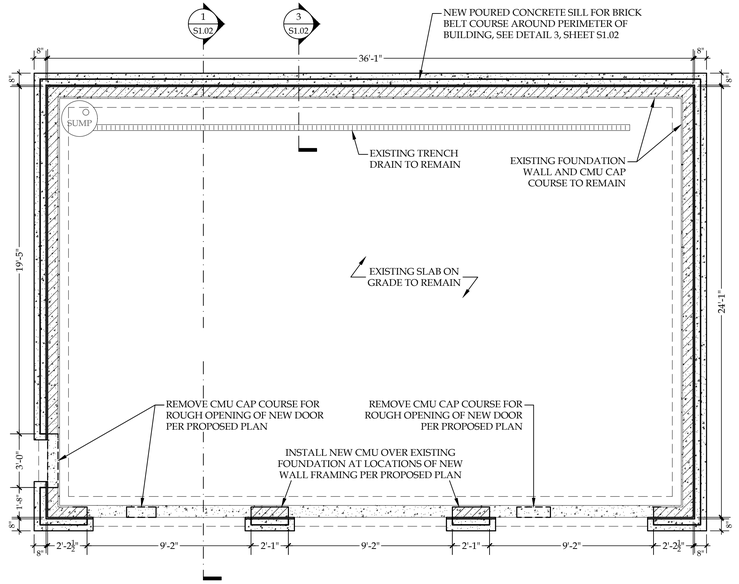
1 A1.04 PROPOSED ATTACHED GARAGE PLAN

DETACHED GARAGE: 700 SF

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

NORTH



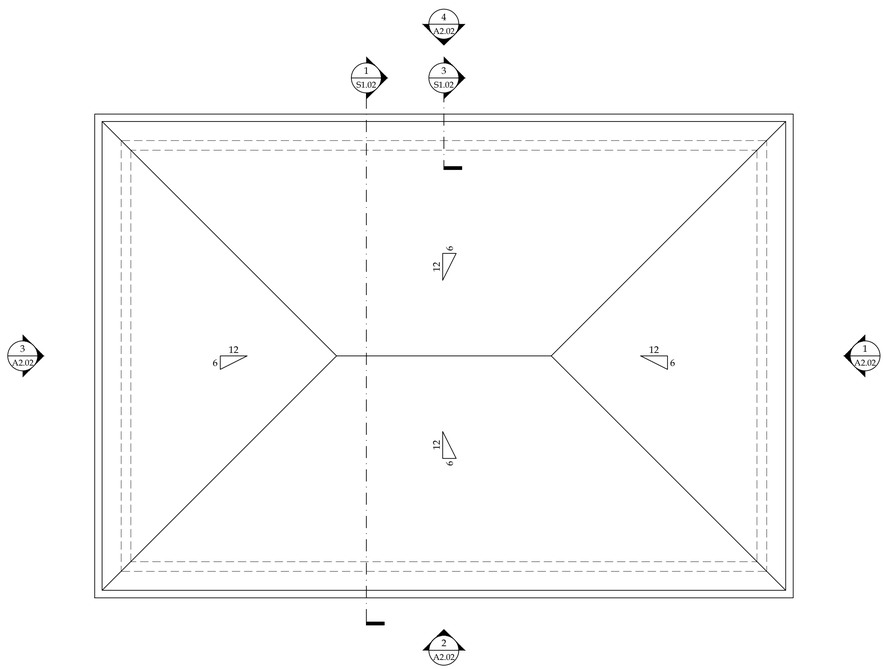
2 A1.04 PROPOSED DETACHED GARAGE FOUNDATION PLAN

DETACHED GARAGE: 870 SF

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

NORTH



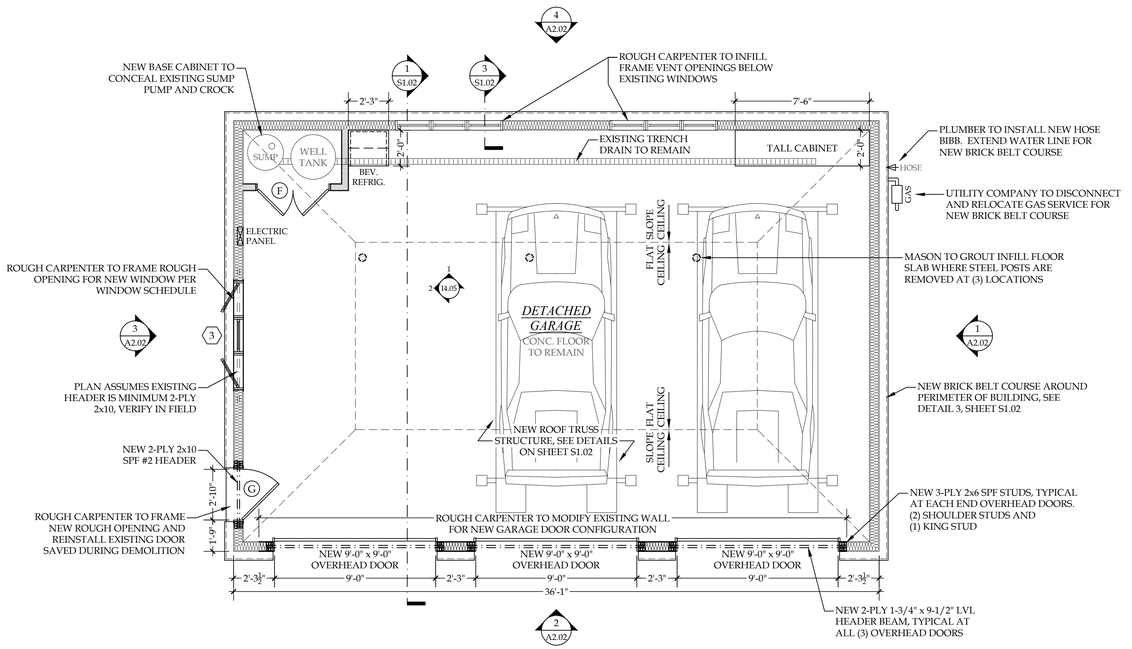
2 A1.04 PROPOSED DETACHED GARAGE ROOF PLAN

DETACHED GARAGE: 870 SF

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

NORTH



3 A1.04 PROPOSED DETACHED GARAGE PLAN

DETACHED GARAGE: 870 SF

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

NORTH

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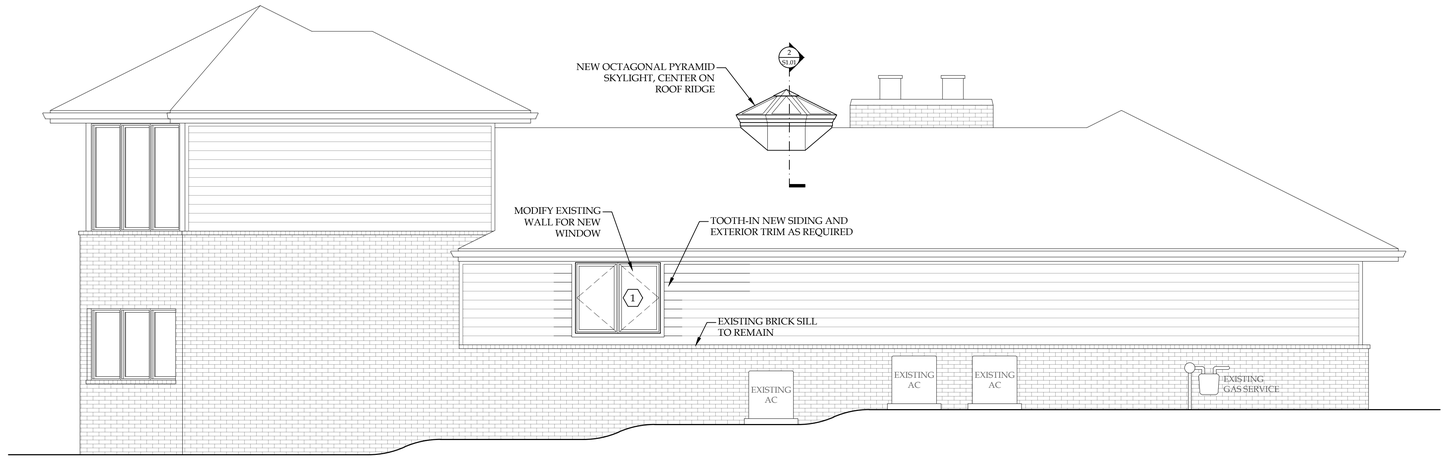
ARCHITECTURAL REVIEW SET

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(414) 354-5385 FAX
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A1.04

Attachment: Plans (6719 : James & Nancy Bolton)



1 A2.01 NORTH ELEVATION

1/4" = 1'-0"

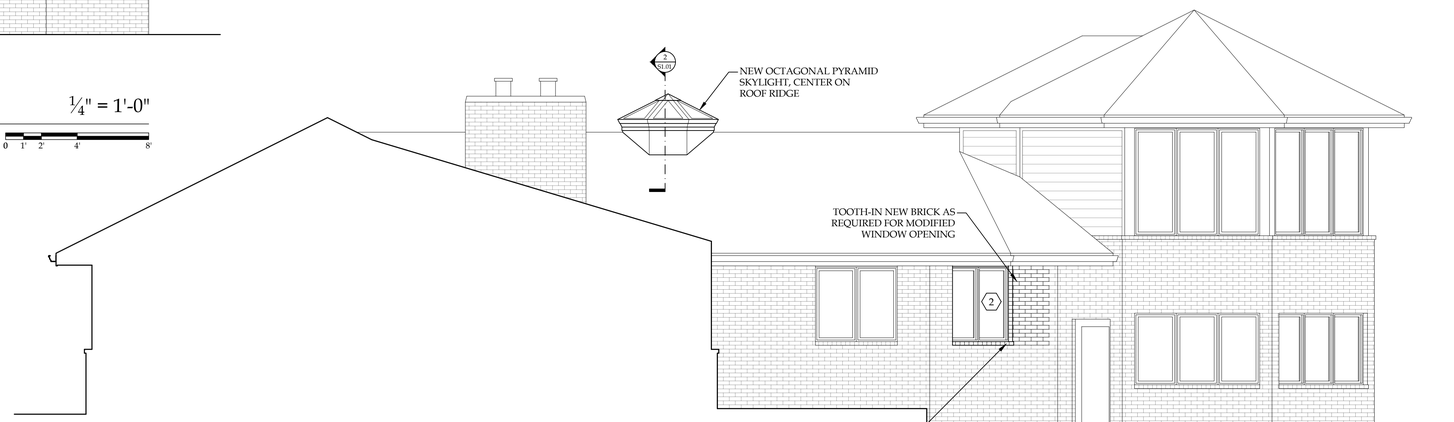
SCALE 0 1' 2' 4' 8'



2 A2.01 EAST ELEVATION

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'



3 A2.01 SOUTH ELEVATION

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

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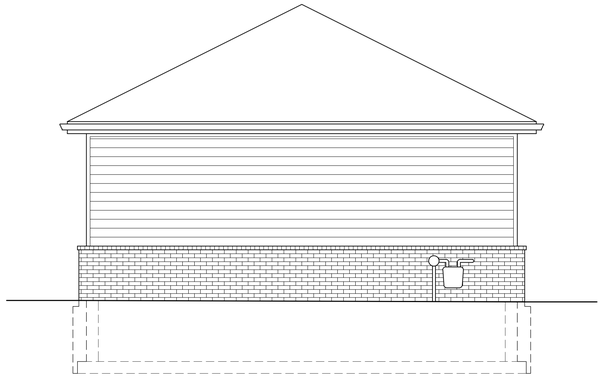
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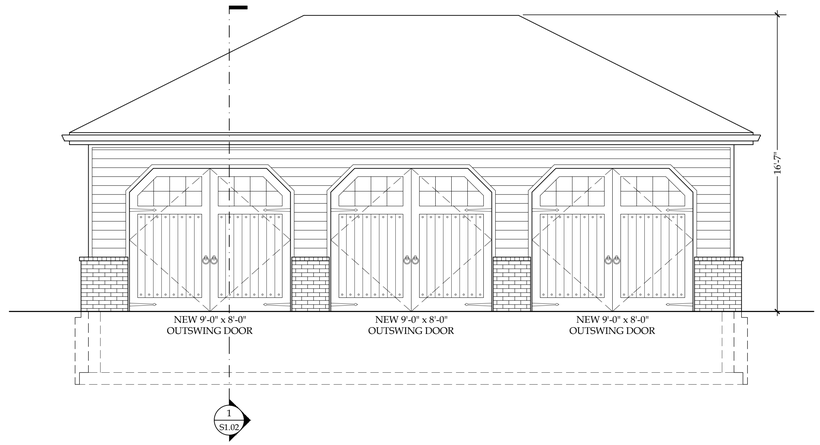
Attachment: Plans (6719 : James & Nancy Bolton)



1 A2.02 DETACHED GARAGE WEST ELEVATION

¼" = 1'-0"

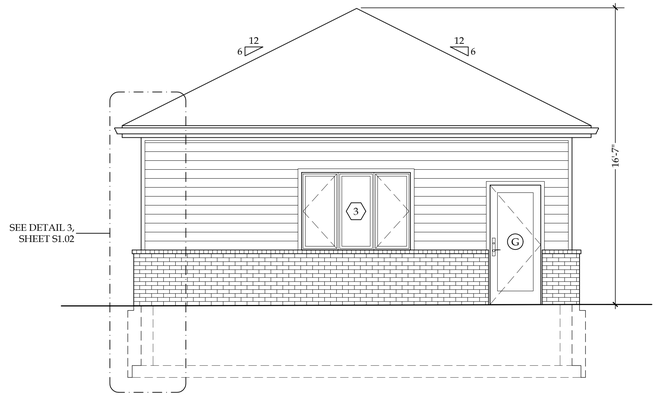
SCALE 0 1' 2' 4' 8'



2 A2.02 DETACHED GARAGE NORTH ELEVATION

¼" = 1'-0"

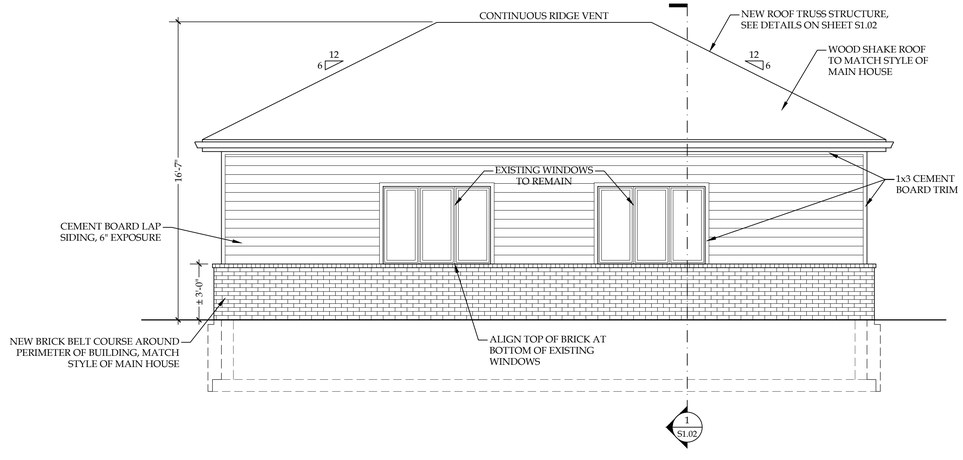
SCALE 0 1' 2' 4' 8'



3 A2.02 DETACHED GARAGE EAST ELEVATION

¼" = 1'-0"

SCALE 0 1' 2' 4' 8'



4 A2.02 DETACHED GARAGE SOUTH ELEVATION

¼" = 1'-0"

SCALE 0 1' 2' 4' 8'

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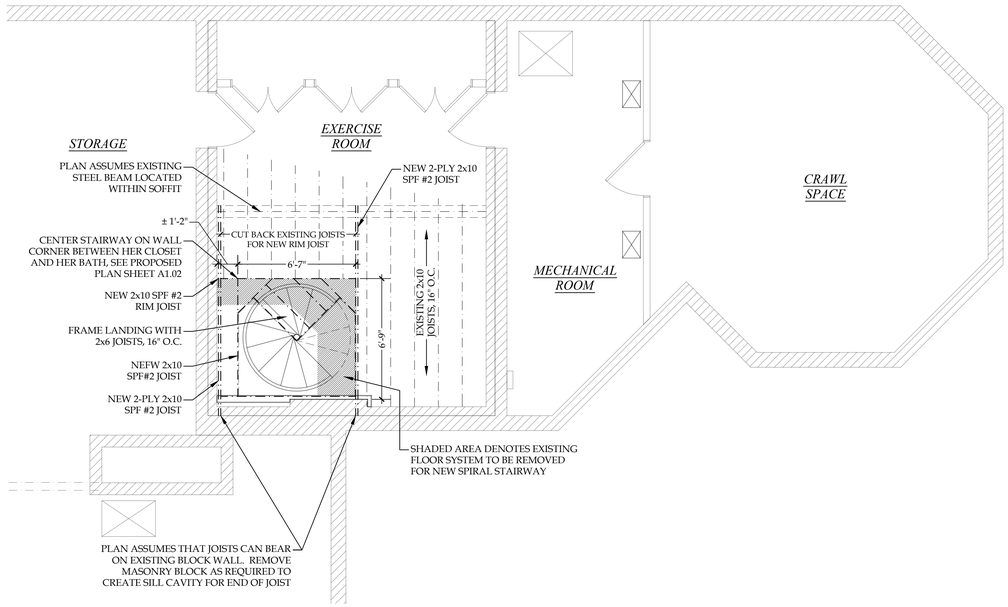
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A2.02

Attachment: Plans (6719 : James & Nancy Bolton)



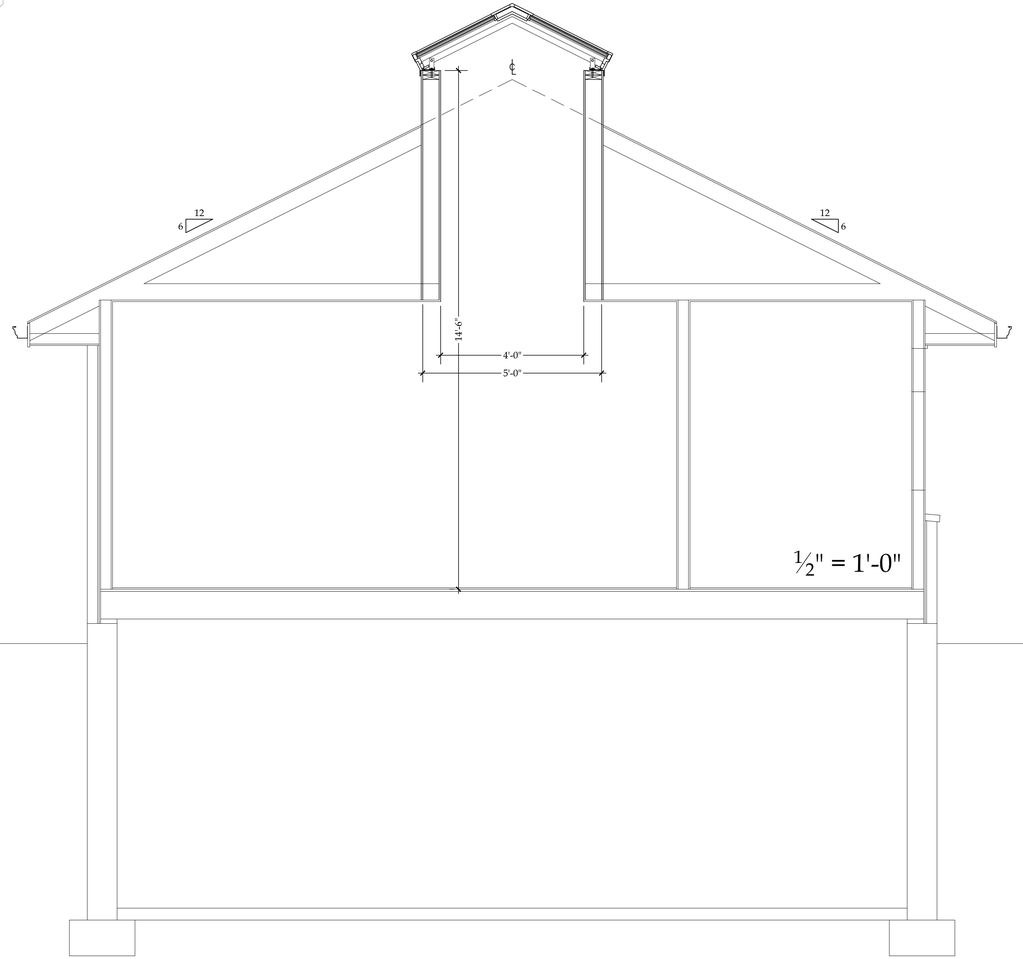
1 / S1.01 FRAMING PLAN AT SPIRAL STAIRWAY

FIRST FLOOR JOIST OVERLAY ON LOWER LEVEL

¼" = 1'-0"

SCALE 0 1' 2' 4' 8'

NORTH



2 / S1.01 MASTER SUITE BUILDING SECTION

AT PROPOSED ROOF CUPOLA

½" = 1'-0"

SCALE 0 6" 1' 2' 4

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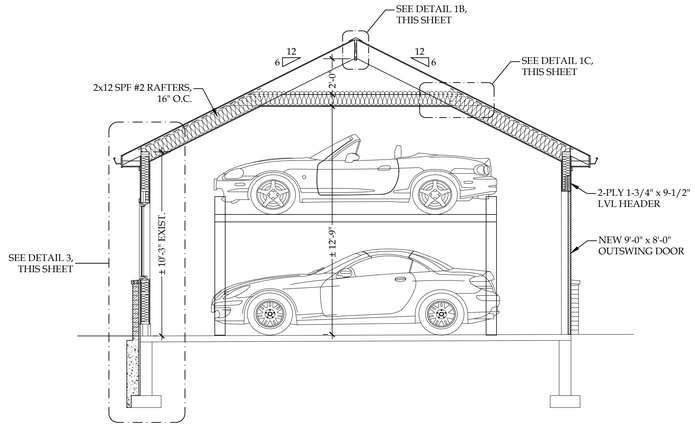
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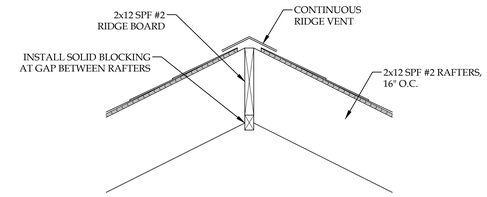
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Attachment: Plans (6719 : James & Nancy Bolton)

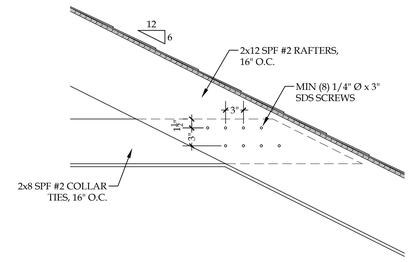


1 S1.02 — DETACHED GARAGE BUILDING SECTION — 1/4" = 1'-0"

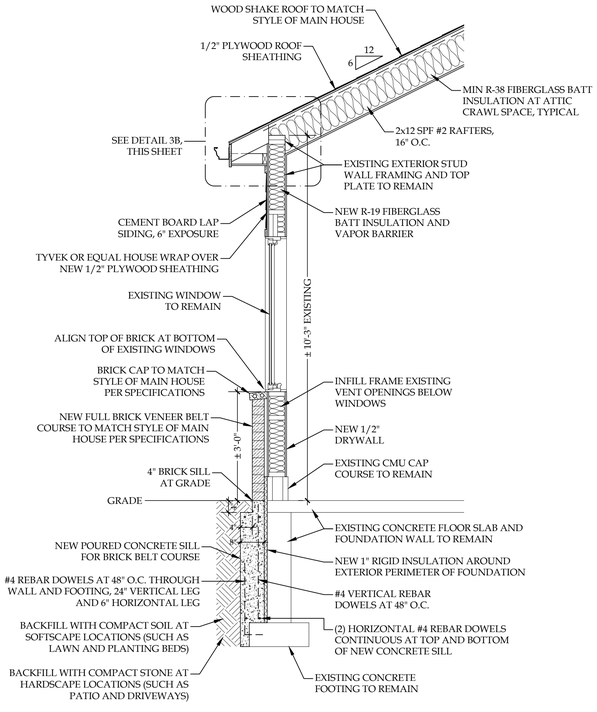
SCALE 0 1' 2' 4' 8'



1B S1.02 — SECTION DETAIL AT RIDGE BOARD — 1" = 1'-0"

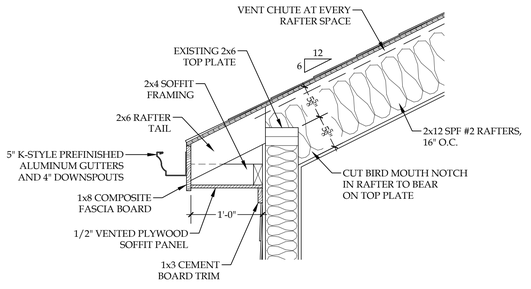


2B S1.02 — SECTION DETAIL AT COLLAR TIE CONNECTION — 1" = 1'-0"



3 S1.02 — DETACHED GARAGE BUILDING SECTION AT SOUTH WALL — 1/2" = 1'-0"

SCALE 0 6" 1' 2' 4'



3B S1.02 — SECTION DETAIL AT EAVE AND WALL TOP PLATE — 1" = 1'-0"

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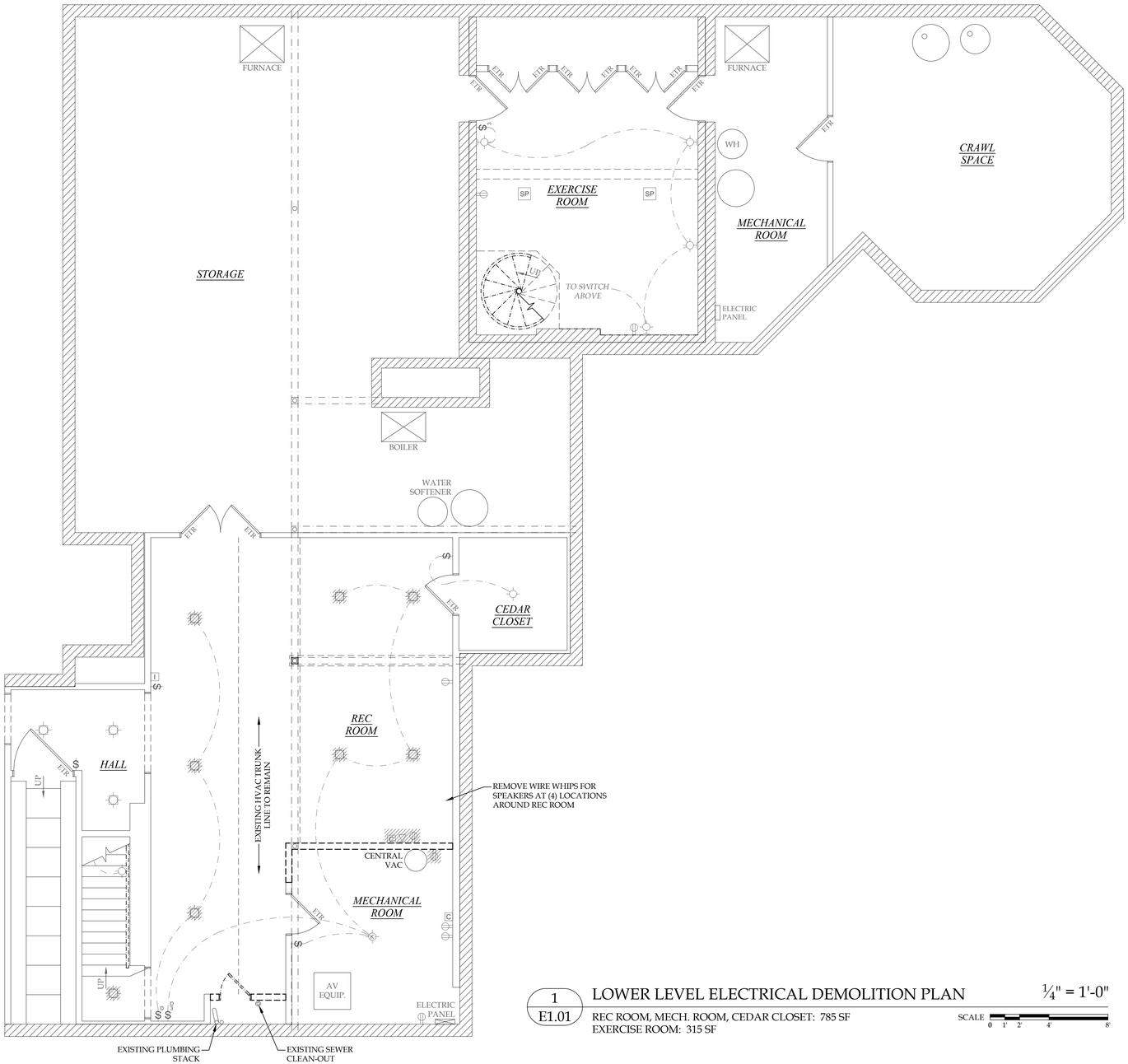
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S1.02

Attachment: Plans (6719 : James & Nancy Bolton)



1 / E1.01 LOWER LEVEL ELECTRICAL DEMOLITION PLAN

REC ROOM, MECH. ROOM, CEDAR CLOSET: 785 SF
EXERCISE ROOM: 315 SF

¼" = 1'-0"

SCALE 0 1' 2' 4' 8'

NORTH

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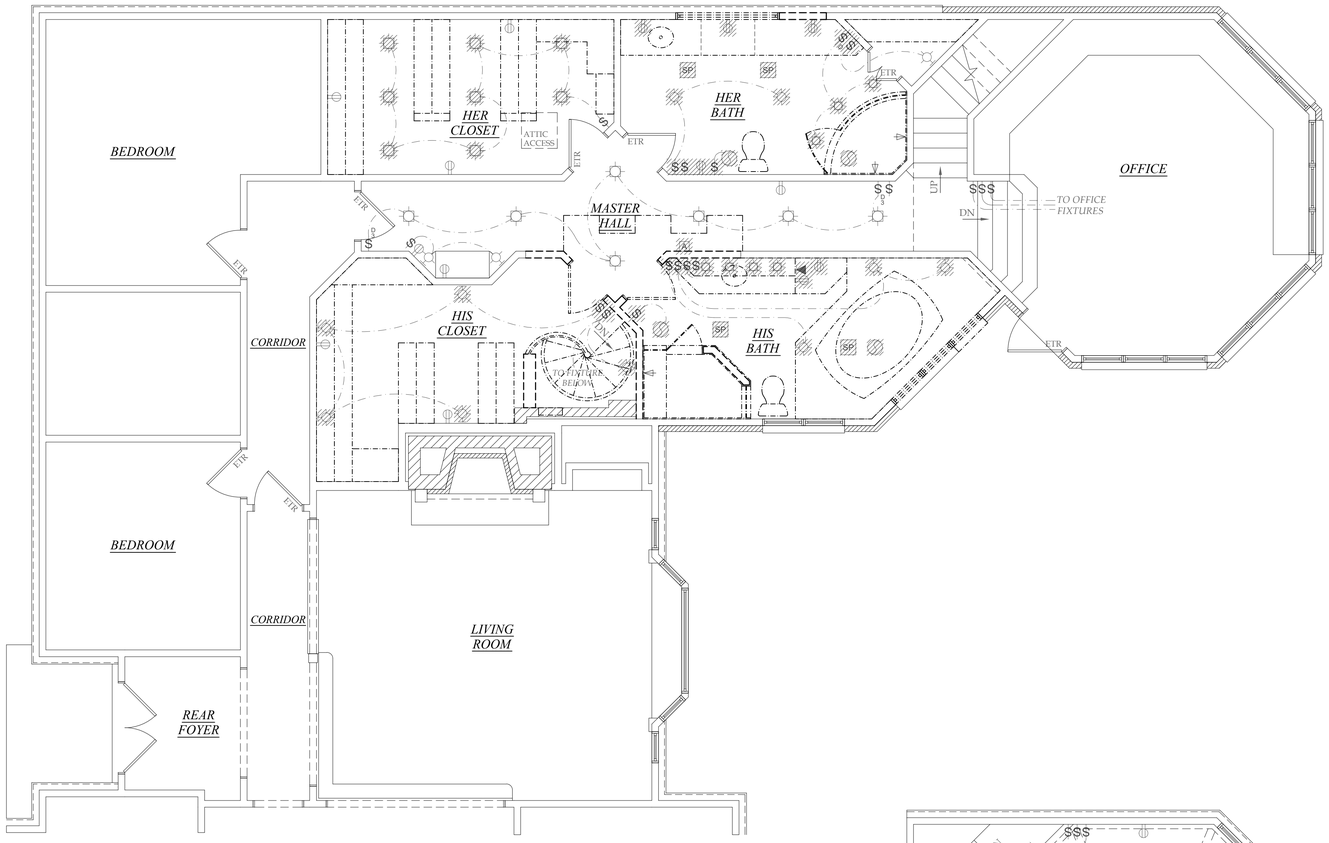
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E1.01

Attachment: Plans (6719 : James & Nancy Bolton)



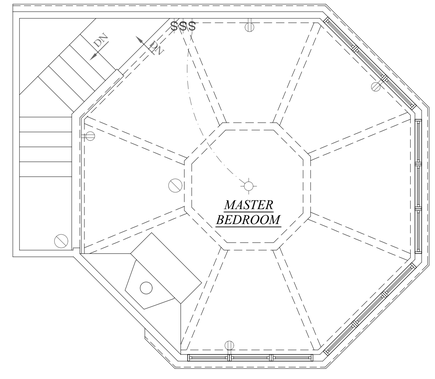
1 / E1.02 FIRST FLOOR ELECTRICAL DEMOLITION PLAN

MASTER SUITE: 1,410 SF

¼" = 1'-0"

SCALE 0 1' 2' 4' 8'

NORTH



2 / E1.02 MASTER BEDROOM ELECTRICAL DEMOLITION PLAN

EXISTING MASTER BEDROOM IS LOCATED AT SPLIT-LEVEL ABOVE OFFICE

¼" = 1'-0"

NORTH

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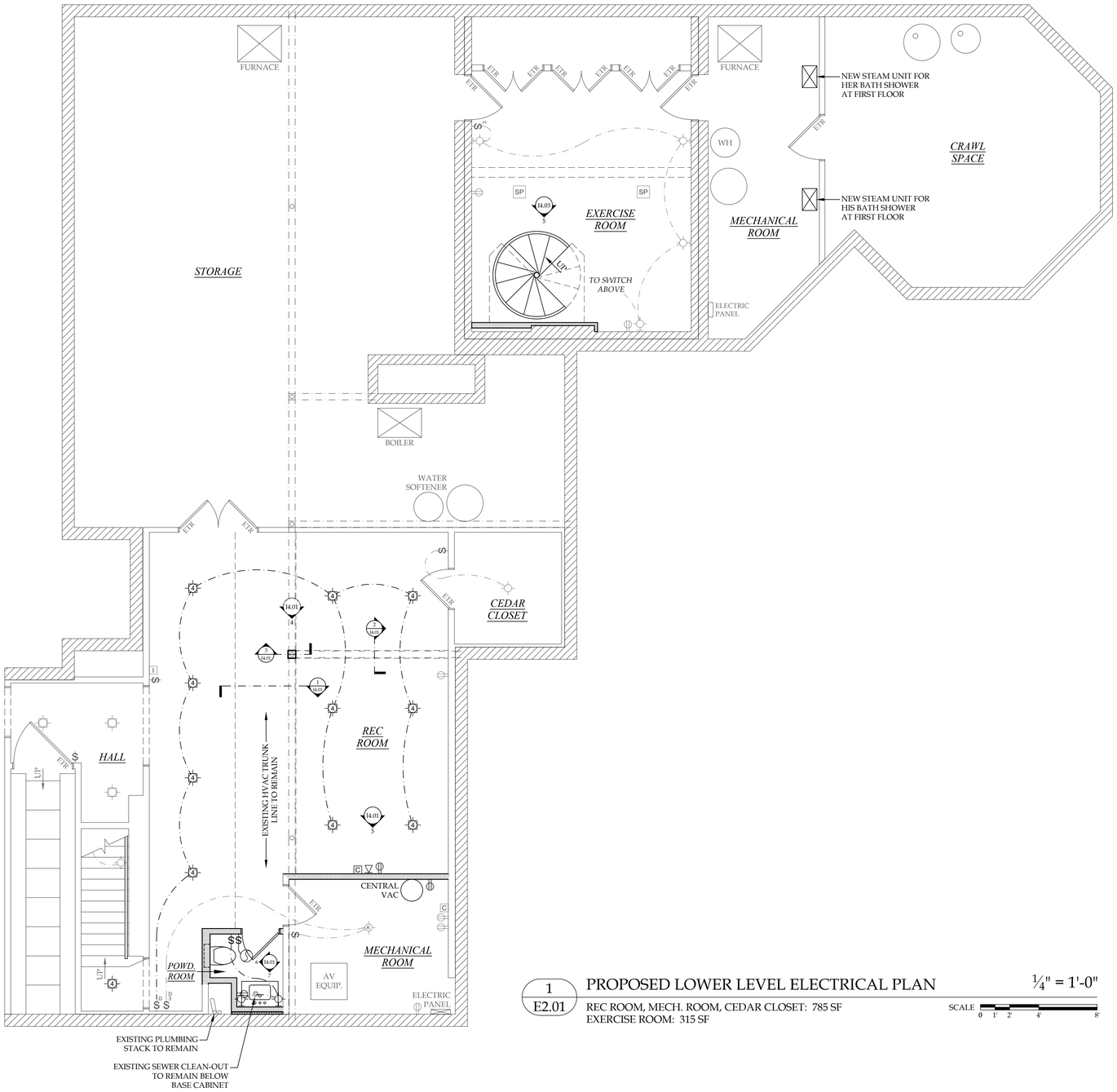
11352 N. Shorecliff Lane
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E1.02

Attachment: Plans (6719 : James & Nancy Bolton)



1 / E2.01 PROPOSED LOWER LEVEL ELECTRICAL PLAN

REC ROOM, MECH. ROOM, CEDAR CLOSET: 785 SF
EXERCISE ROOM: 315 SF

¼" = 1'-0"

SCALE 0 1' 2' 4' 8'

NORTH

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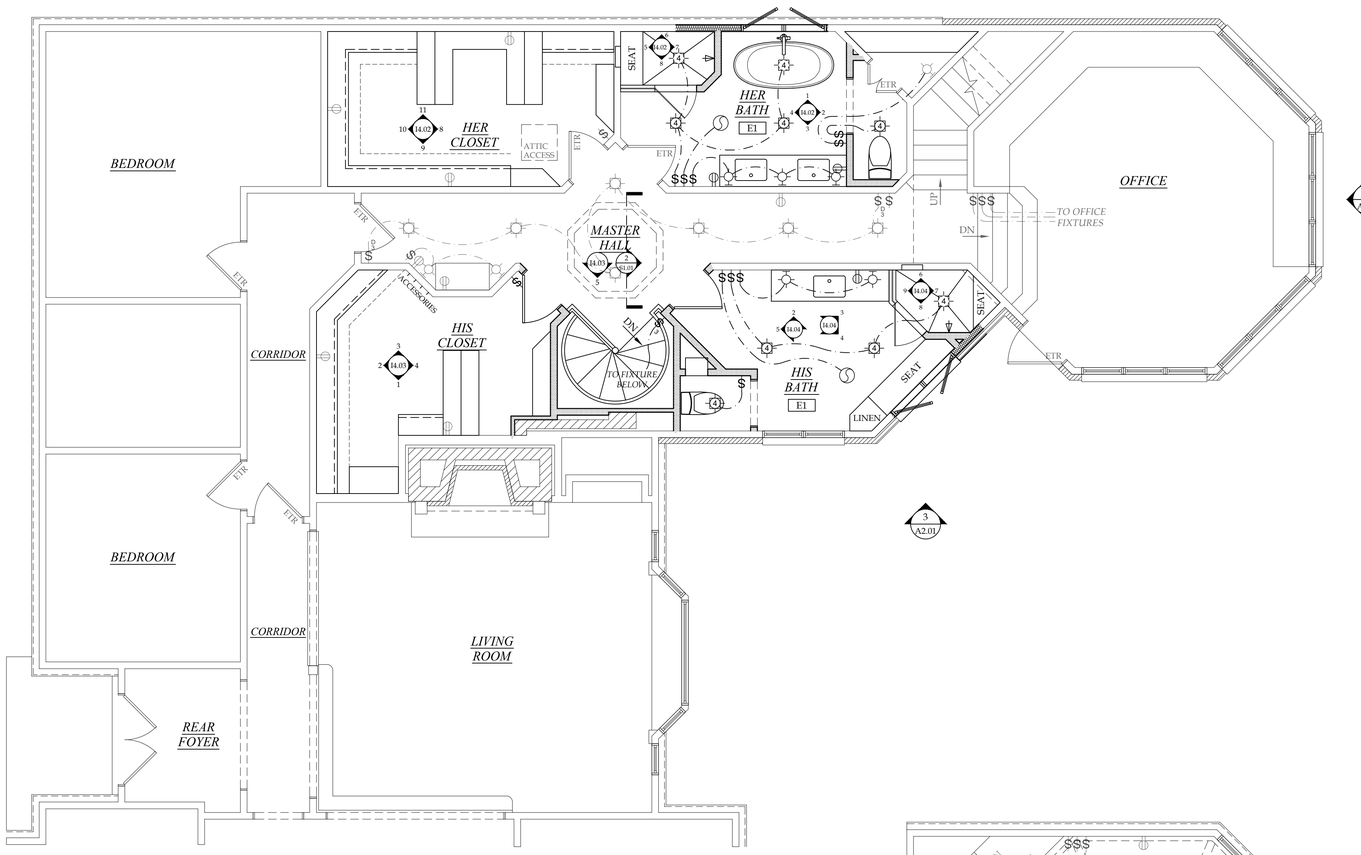
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E2.01

Attachment: Plans (6719 : James & Nancy Bolton)



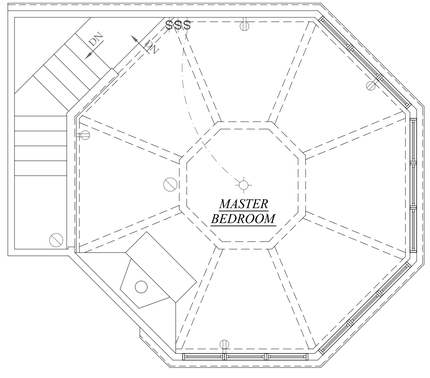
1 E2.02 PROPOSED FIRST FLOOR ELECTRICAL PLAN

MASTER SUITE: 1,410 SF

1/4" = 1'-0"

SCALE 0 1' 2' 4' 8'

NORTH



2 E2.02 PROPOSED MASTER BEDROOM ELECTRICAL PLAN

EXISTING MASTER BEDROOM IS LOCATED AT SPLIT-LEVEL ABOVE OFFICE

1/4" = 1'-0"

NORTH

ELECTRICAL NOTES - FIRST FLOOR

GENERAL NOTES:

- GENERAL NOTES
- GENERAL NOTES

KEYED NOTES:

E1 - NEW IN-FLOOR ELECTRIC HEAT MAT SYSTEM THROUGHOUT BATHROOM.

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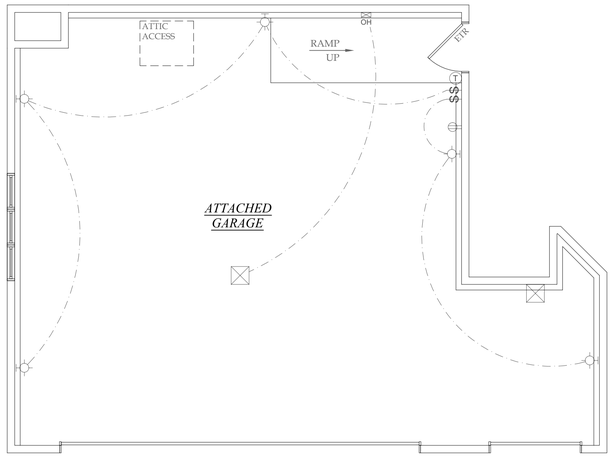
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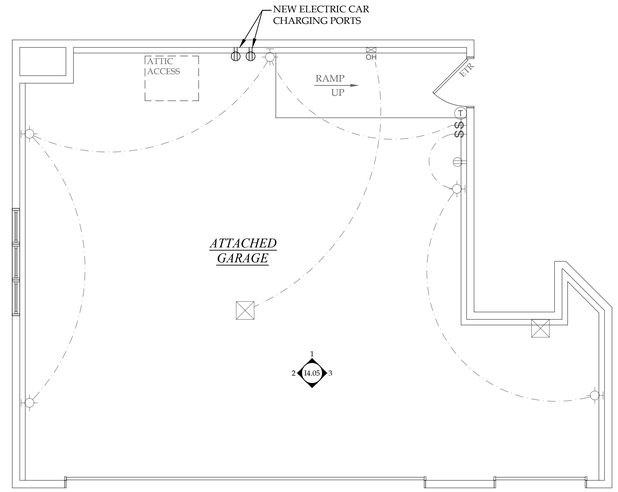
Attachment: Plans (6719 : James & Nancy Bolton)



1 E1.03 ATTACHED GARAGE ELECTRICAL DEMOLITION PLAN — 1/4" = 1'-0"

DETACHED GARAGE: 700 SF

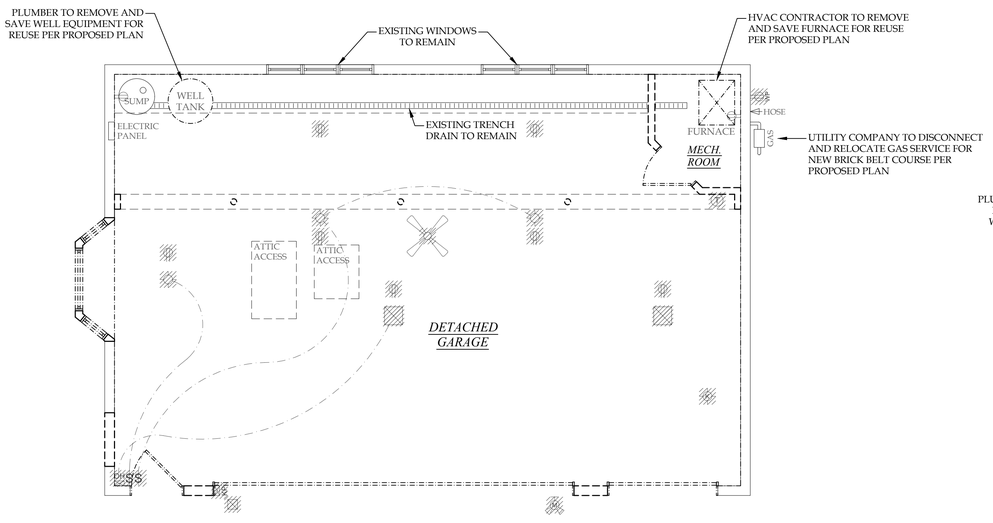
SCALE 0 1' 2' 4' 8' NORTH



1 E1.03 PROPOSED ATTACHED GARAGE ELECTRICAL PLAN — 1/4" = 1'-0"

DETACHED GARAGE: 700 SF

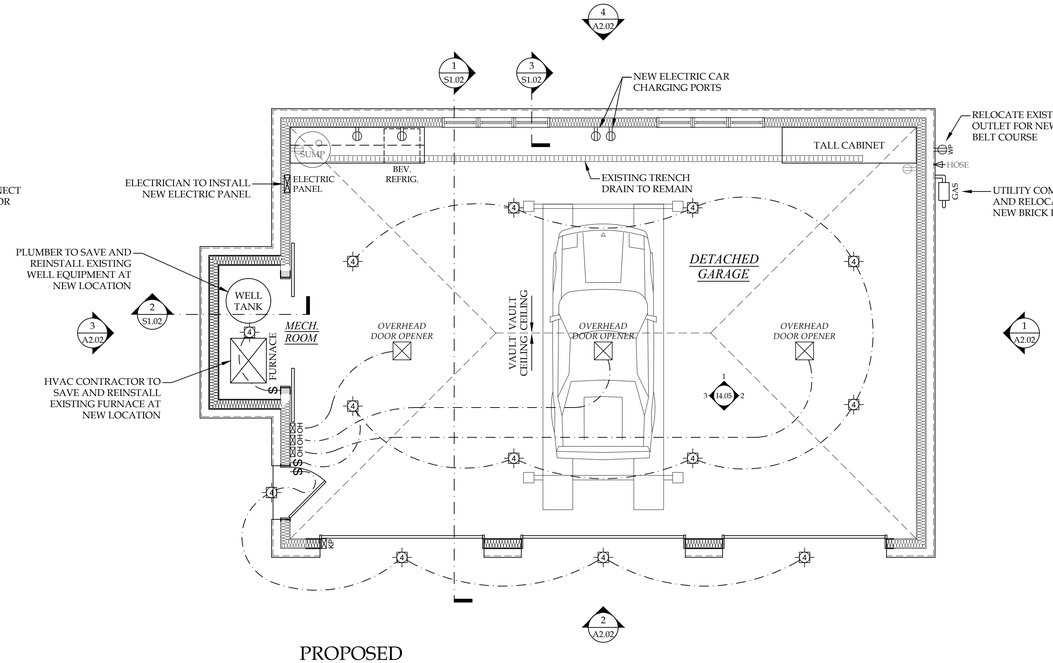
SCALE 0 1' 2' 4' 8' NORTH



2 E1.03 DETACHED GARAGE ELECTRICAL DEMOLITION PLAN — 1/4" = 1'-0"

DETACHED GARAGE: 870 SF

SCALE 0 1' 2' 4' 8' NORTH



4 E1.03 PROPOSED DETACHED GARAGE ELECTRICAL PLAN — 1/4" = 1'-0"

DETACHED GARAGE: 870 SF

SCALE 0 1' 2' 4' 8' NORTH

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E2.03

Attachment: Plans (6719 : James & Nancy Bolton)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **October 11, 2021**
SUBJECT: **Matt & Betsy Sauer - Addition at 715 W. Fox Hunt Trace**

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

Statement of Intent
September 3, 2021

Location: 715 Fox Hunt Trace, Mequon
Project: Addition

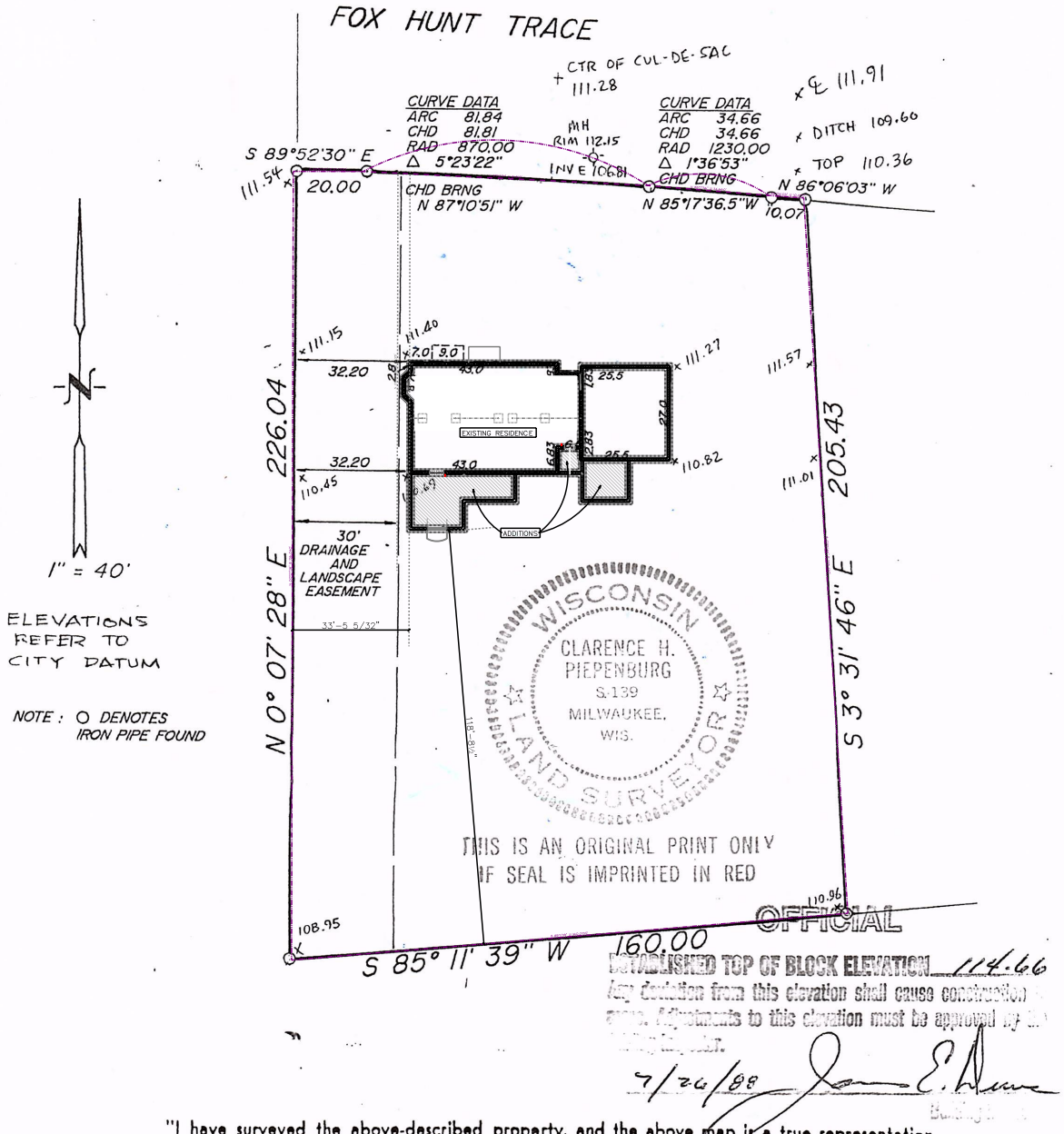
Owners will be adding a two story addition, mudroom addition and garage addition all to the rear of the existing residence. The architectural detail and intent are to match the existing residence.

The exterior materials will be as follows:

Siding:	Material and color to match existing
Trim/Shutters:	Material and color to match existing
Windows:	Style and color to match existing
Roof:	Material and color to match existing
Roof pitch:	To match existing as best as possible
Landscaping:	To be completed after construction complete

Attachment: Statement of Intent (6721 : Matt & Betsy Sauer)

Lot 2 of Certified Survey Map No. _____, of Outlot 1, Block 3, and Outlot 2, Block 2, HADDONSTONE, being a subdivision in the northeast ¼ and the southeast ¼ of the Southwest ¼ of Section 29, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.



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

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

Prepared For COLBY CONSTRUCTION

at Brown Deer, Wisconsin this 8th Day of July 19 88

Attachment: Site Plan (6721 : Matt & Betsy Sauer)



FRONT ELEVATION



RIGHT ELEVATION

Attachment: Photos (6721 : Matt & Betsy Sauer)





Attachment: Photos (6721 : Matt & Betsy Sauer)

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



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



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

THESE DRAWINGS WERE CREATED FOR THE SOLE USE BY FRITSCH DESIGNS, LLC AND ARE NOT TO BE USED WITHOUT THE CONSENT OF FRITSCH DESIGNS, LLC MAY RESULT IN LEGAL ACTION. COPYWRITE 2018

BID DATE
08/31/21

FINAL DATE

REVISIONS

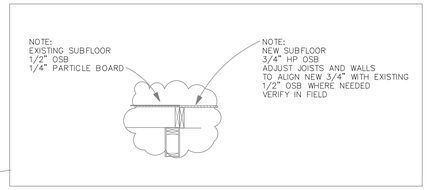
SAUER RESIDENCE
715 FOX HUNT TRACE
MEQUON, WI

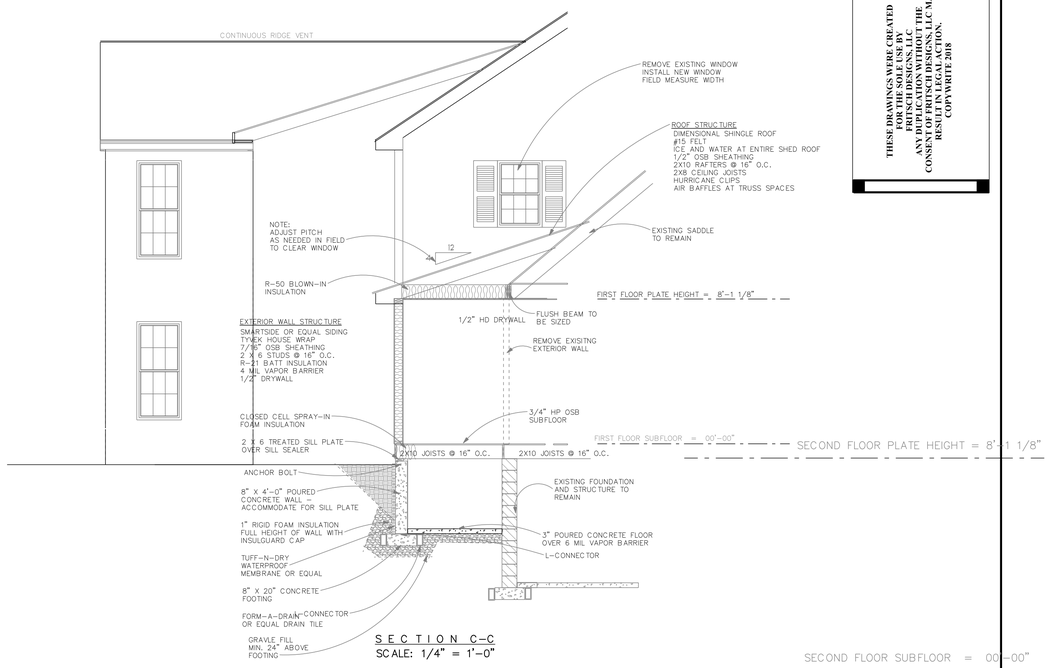
SHEET
1 OF 6

Attachment: Plans (6721 : Matt & Betsy Sauer)

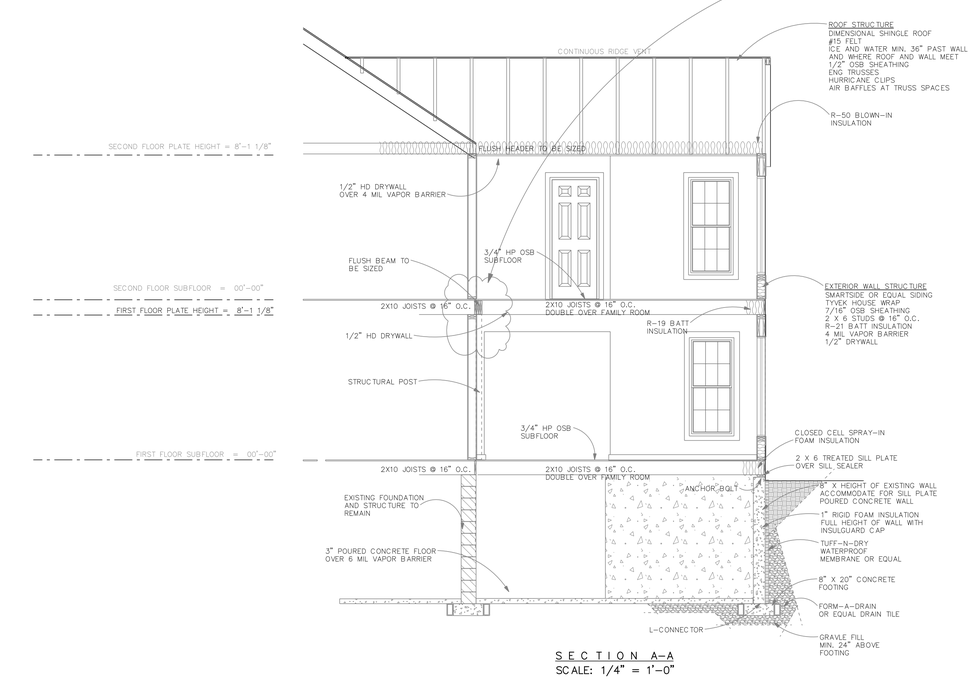
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



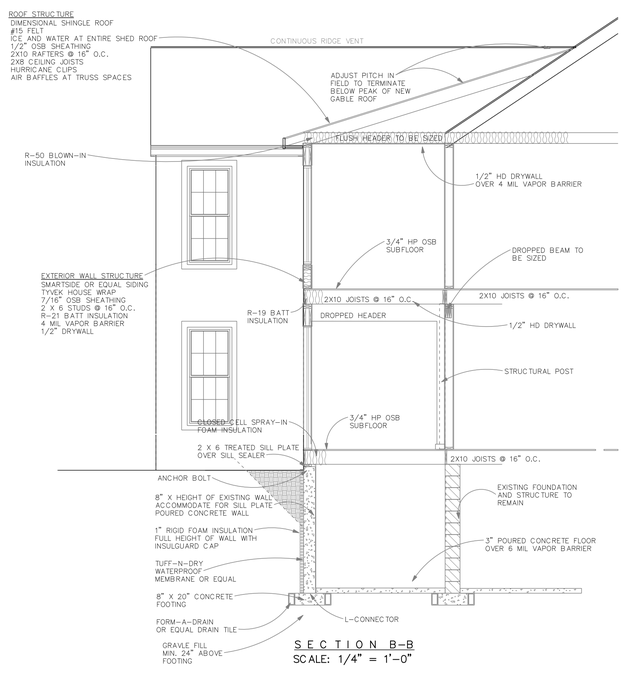




SECTION C-C
SCALE: 1/4" = 1'-0"



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



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

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

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FRITSCH DESIGNS, LLC
ANY DUPLICATION WITHOUT THE
CONSENT OF FRITSCH DESIGNS, LLC MAY
RESULT IN LEGAL ACTION.
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SECOND FLOOR SUBFLOOR = 00'-00"
FIRST FLOOR PLATE HEIGHT = 8'-1 1/8"

BID DATE
08/31/21

FINAL DATE

REVISIONS

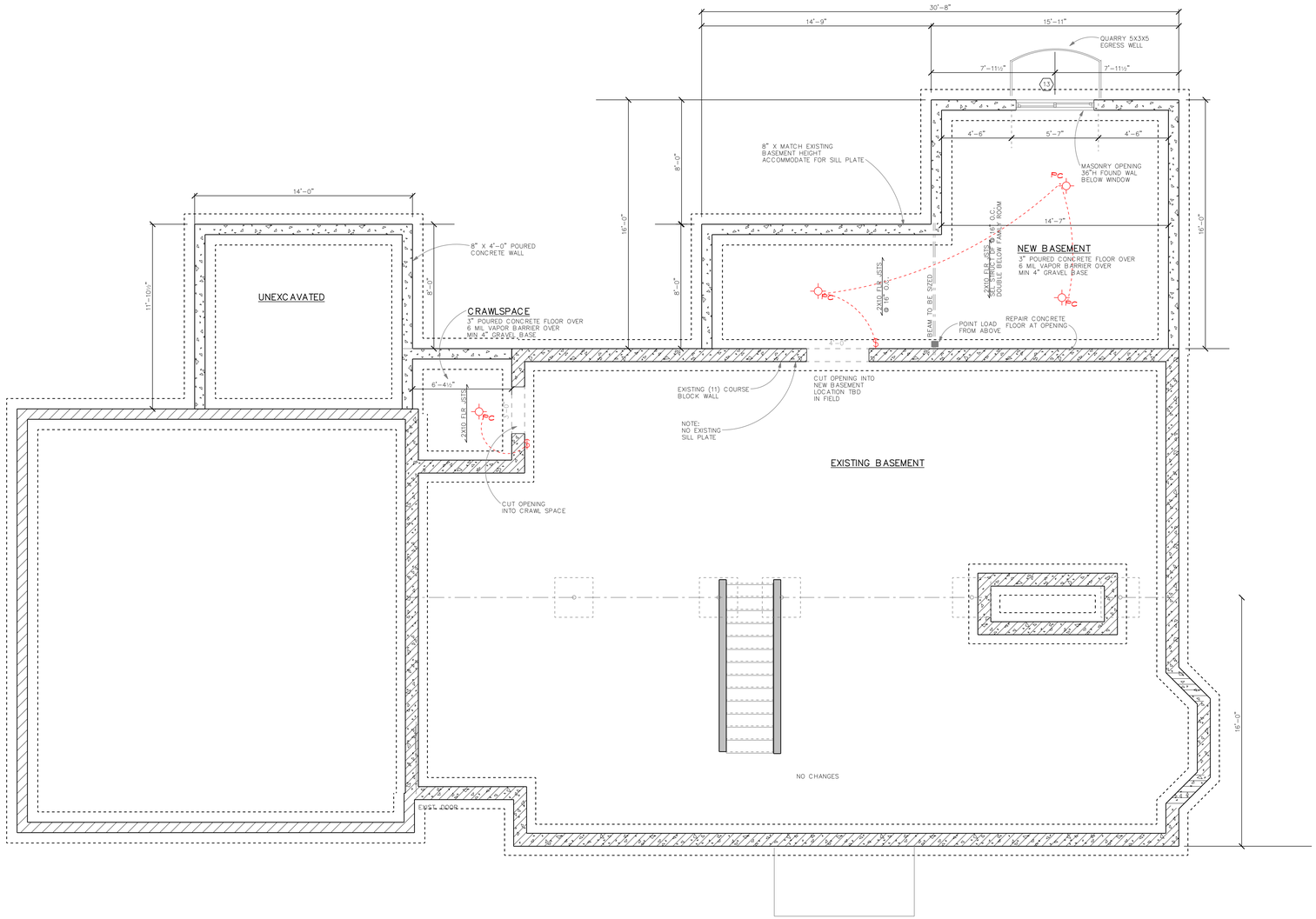
SAUER RESIDENCE
715 FOX HUNT TRACE
MEQUON, WI

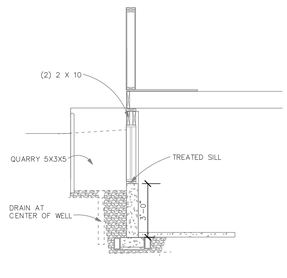
SHEET
2 OF 6

Attachment: Plans (6721 : Matt & Betsy Sauer)

FRITSCH DESIGNS, LLC
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FOUNDATION REMODEL
SCALE: 1/4" = 1'-0"

BID DATE
08/31/21

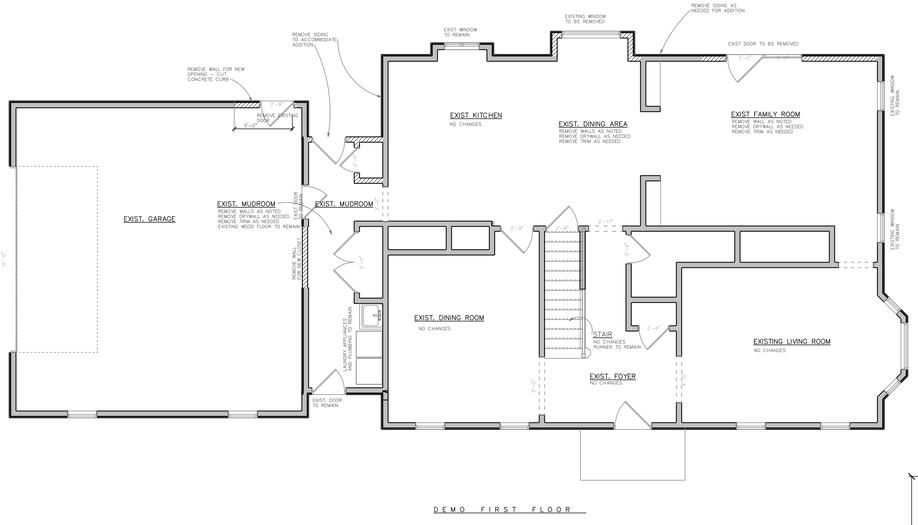
FINAL DATE

REVISIONS

SAUER RESIDENCE
715 FOX HUNT TRACE
MEQUON, WI

SHEET
3 OF 6

Attachment: Plans (6721 : Matt & Betsy Sauer)

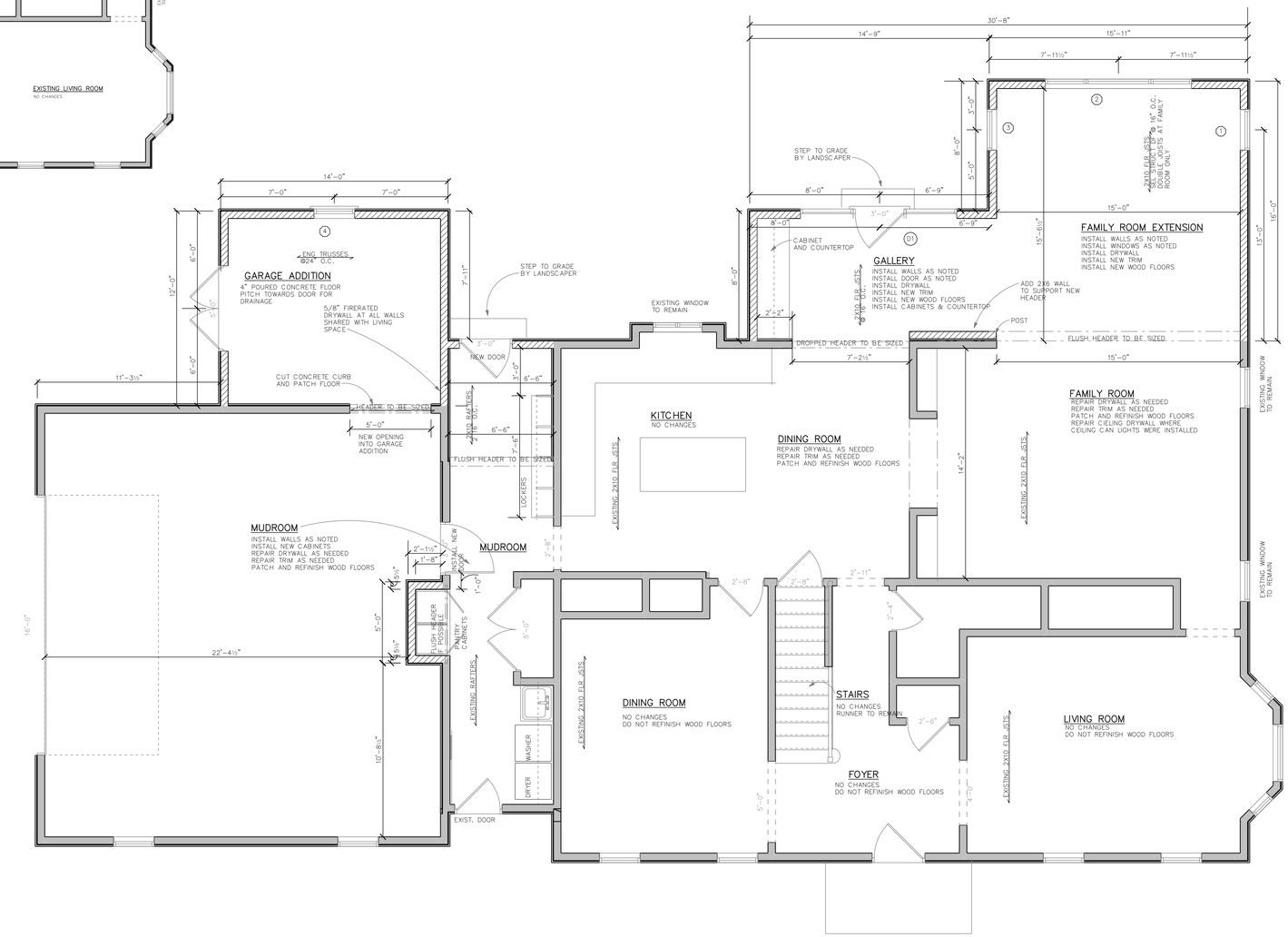


DEMO FIRST FLOOR

NOTES	
1	VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION
	AND ORDERING MATERIAL/SELECTIONS
2	INTERIOR TRIM/DOORS TO MATCH EXISTING
3	INTERIOR FINISHES TO MATCH EXISTING
4	EXTERIOR FINISHES TO MATCH EXISTING
5	VERIFY ALL SELECTIONS WITH OWNER PRIOR TO ORDERING

MANUFACT	MARVIN
SERIES	WOOD-ULTREX
EXTERIOR	CLAD COLOR TBD
INTERIOR	WOOD
GRILLES	PER PLAN
WIND. HARDWARE	TBD
DOOR HARDWARE	TBD
SCREENS	INCLUDED

WIND #	UNIT #	NOTES
1	ITDH 3064	
2	ITDH3064-ITDHP5064-ITDH3064	
3	ITDH 3064	
4	ITDH 3052	
5	ITDH 3068	
6	ITDH 3068	
7	ITDH 3068	
8	ITDH 3068	
9	ITDH 3068	
10	ITDH 2648	
11	ITDH 2648	
12	EXISTING WIDTH X 42"H	REPLACE EXISTING - FIELD MEASURE
		BEDROOM #2
13	ITGL 6036	BASEMENT WINDOW
D1	IIHD6068/IIFD3068	CENTER PANEL ACTIVE
		LEFT HINGE FROM EXTERIOR



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

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

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BID DATE
08/31/21

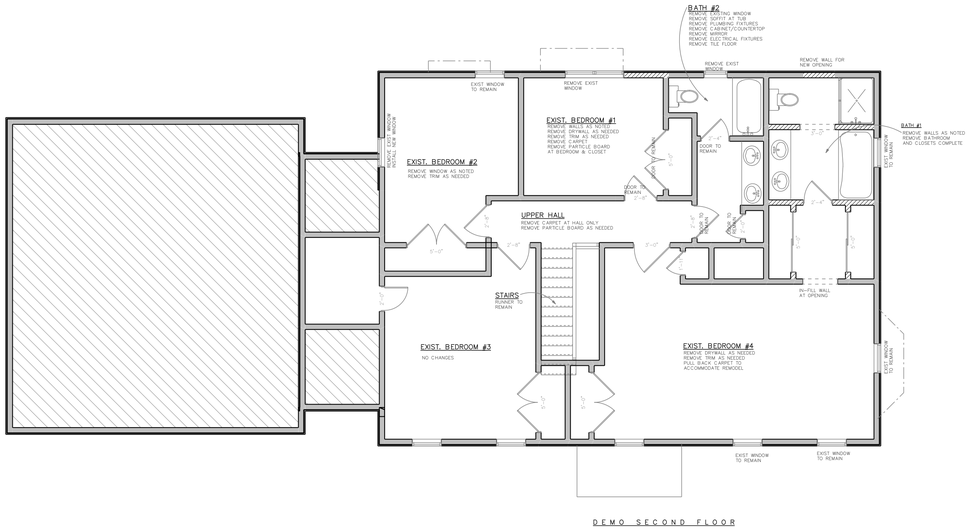
FINAL DATE

REVISIONS

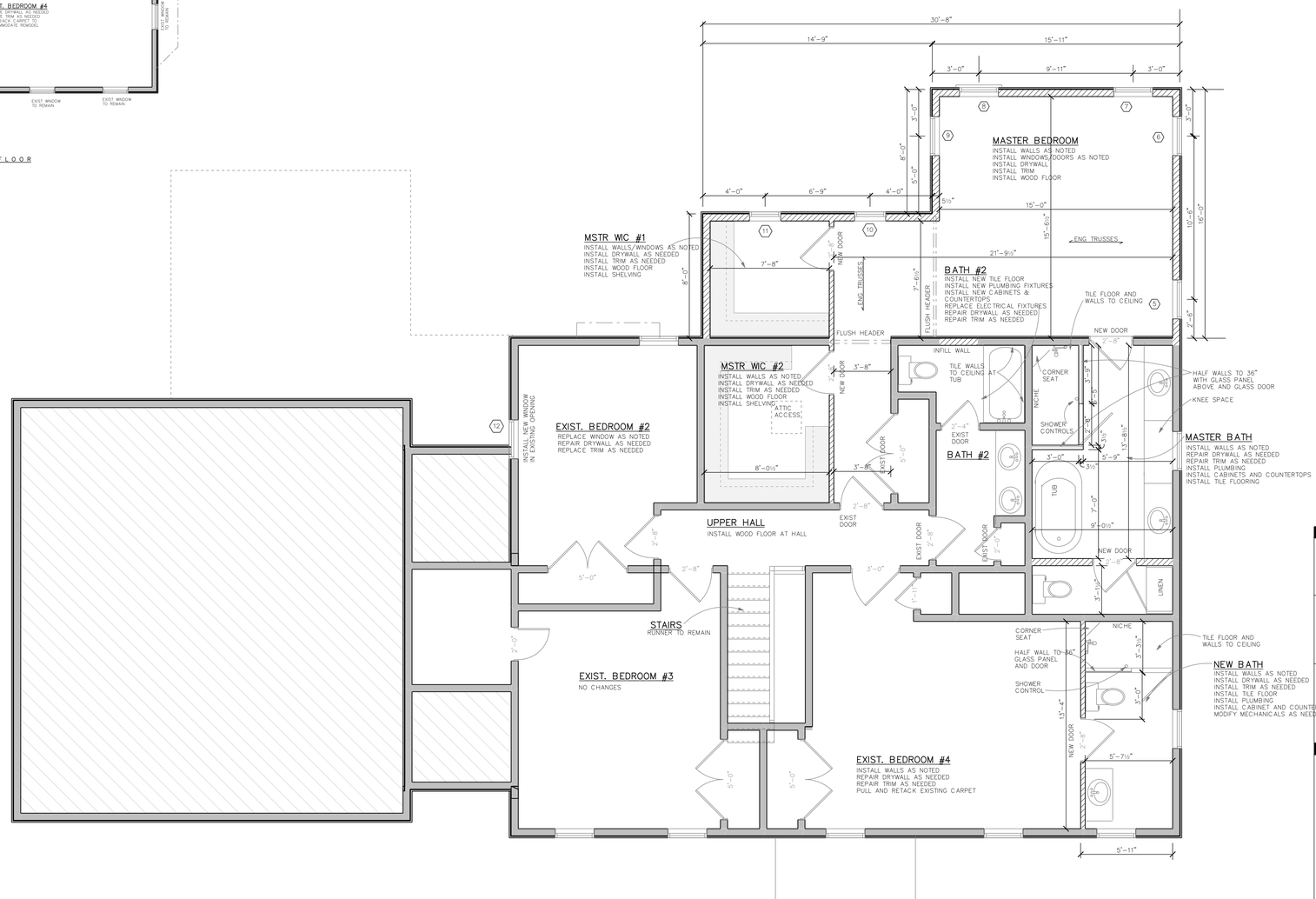
SAUER RESIDENCE
715 FOX HUNT TRACE
MEQUON, WI

SHEET
4 OF 6

Attachment: Plans (6721 : Matt & Betsy Sauer)



DEMO SECOND FLOOR



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

FRITSCH DESIGNS, LLC
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53074
262-483-4048

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BID DATE
08/31/21

FINAL DATE

REVISIONS

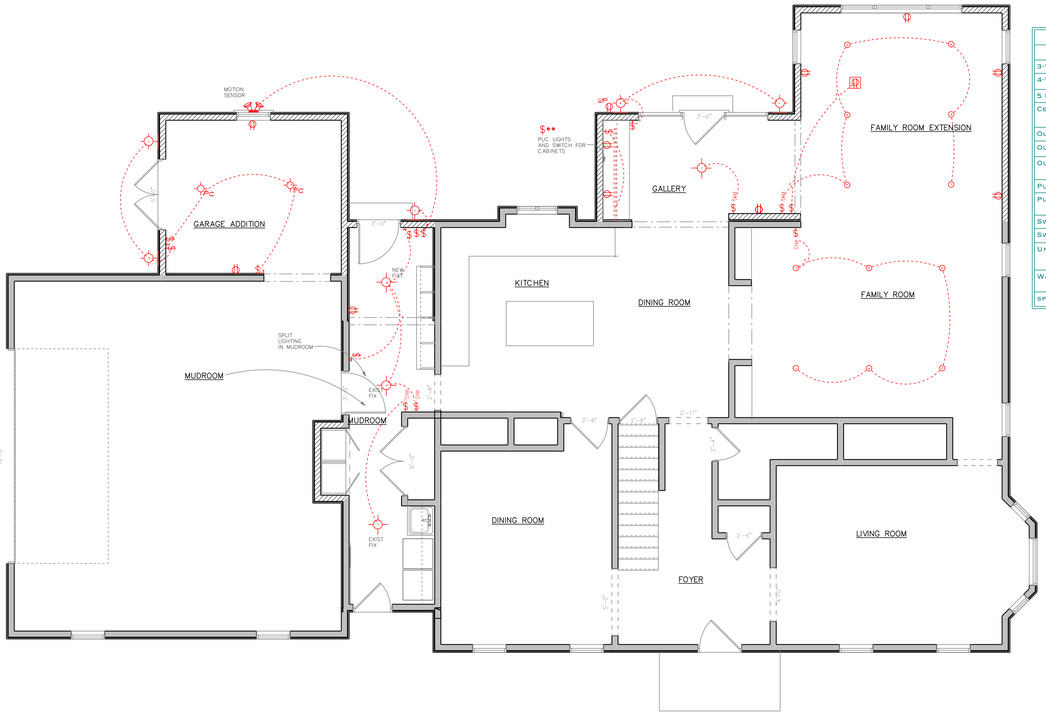
SAUER RESIDENCE
715 FOX HUNT TRACE
MEQUON, WI

SHEET
5 OF 6

Attachment: Plans (6721 : Matt & Betsy Sauer)

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

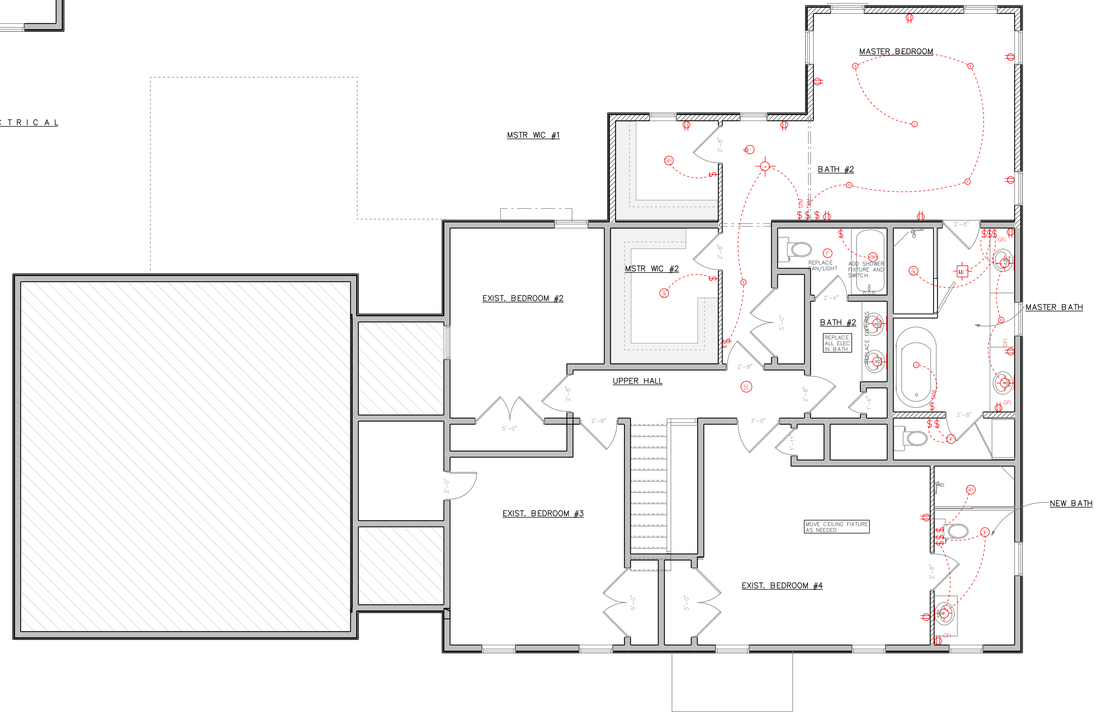
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RESULT IN LEGAL ACTION.
COPYWRITE 2018



FIRST FLOOR ELECTRICAL

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
3-Way Switch	$3
4-Way Switch	$4
5 Inch Recessed	
Ceiling Mounted Light	
Outlet	
Outlet - Floor Mount	
Outlet Waterproof	WP
Puc Light	
Pull Cord Light	PC
Switch	$
Switch Dimmer	DIM
Under Cabinet Light	
Wall Sconce	
spotlight double with motion detector	

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
3-Way Switch	$3
5 Inch Recessed	
Bath Fan	F
Bath Fan Recess	F
Ceiling Mounted Light	
Outlet	
Outlet GFI	GFI
Recess Shower Rated	
Smoke Carbon	CO
Smoke Detector	S
Switch	$
Switch Dimmer	DIM
Wall Sconce	



SECOND FLOOR REMODEL ELECTRICAL

BID DATE 08/31/21
FINAL DATE
REVISIONS
SAUER RESIDENCE 715 FOX HUNT TRACE MEQUON, WI
SHEET 6 OF 6

Attachment: Plans (6721 : Matt & Betsy Sauer)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **October 11, 2021**
SUBJECT: **Matthew & Allison Sullivan - Addition at 10416 N. Pine Ridge Circle**

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

STATEMENT OF INTENT
FOR 10416 N PINE RIDGE CIRCLE

September 13, 2021

The intent of this project is to expand an existing kitchen and laundry room area with a 8'-6" deep by 20'-6" wide one-story addition that will bring the exterior (rear/east) wall of the kitchen and mudroom into the same plane as the rear/east wall of the existing breakfast room. All exterior finishes and details will match those found on the existing house.

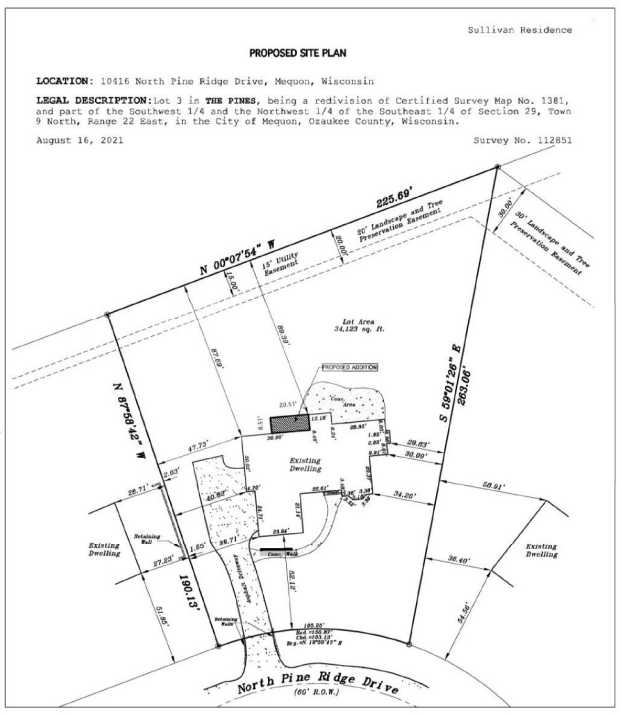
Attachment: Statement of Intent (6722 : Matthew & Allison Sullivan)

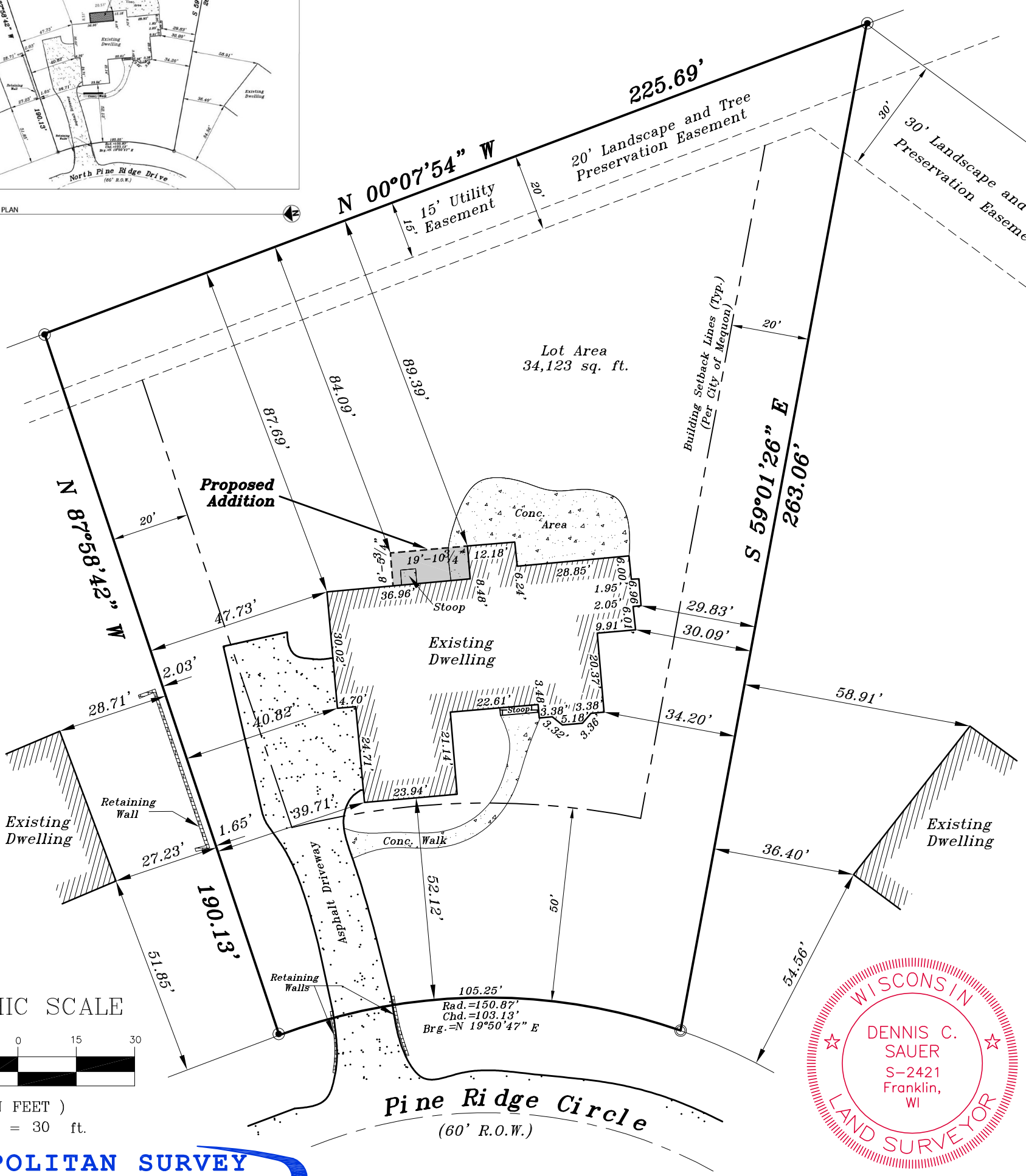
PLAT OF SURVEY

LOCATION: 10416 Pine Ridge Circle, Mequon, Wisconsin

LEGAL DESCRIPTION: Lot 3 in **THE PINES**, being a redivision of Certified Survey Map No. 1381, and part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 29, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

August 16, 2021 Survey No. 112851
September 13, 2021 Added Proposed Addition (Not Staked)





GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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

METROPOLITAN SURVEY SERVICE, INC.

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

◉ — *Denotes Iron Pipe Found*
◎ — *Denotes Iron Pipe Set*

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

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

SIGNED _____

Dennis C. Sauer
Professional Land Surveyor S-2421

Attachment: Survey (6722 : Matthew & Allison Sullivan)

10416 N PINE RIDGE CIRCLE FRONT/WEST ELEVATION



Attachment: Pics (6722 : Matthew & Allison Sullivan)

10416 N PINE RIDGE CIRCLE SIDE/NORTH ELEVATION



Attachment: Pics (6722 : Matthew & Allison Sullivan)

10416 N PINE RIDGE CIRCLE REAR/EAST ELEVATION



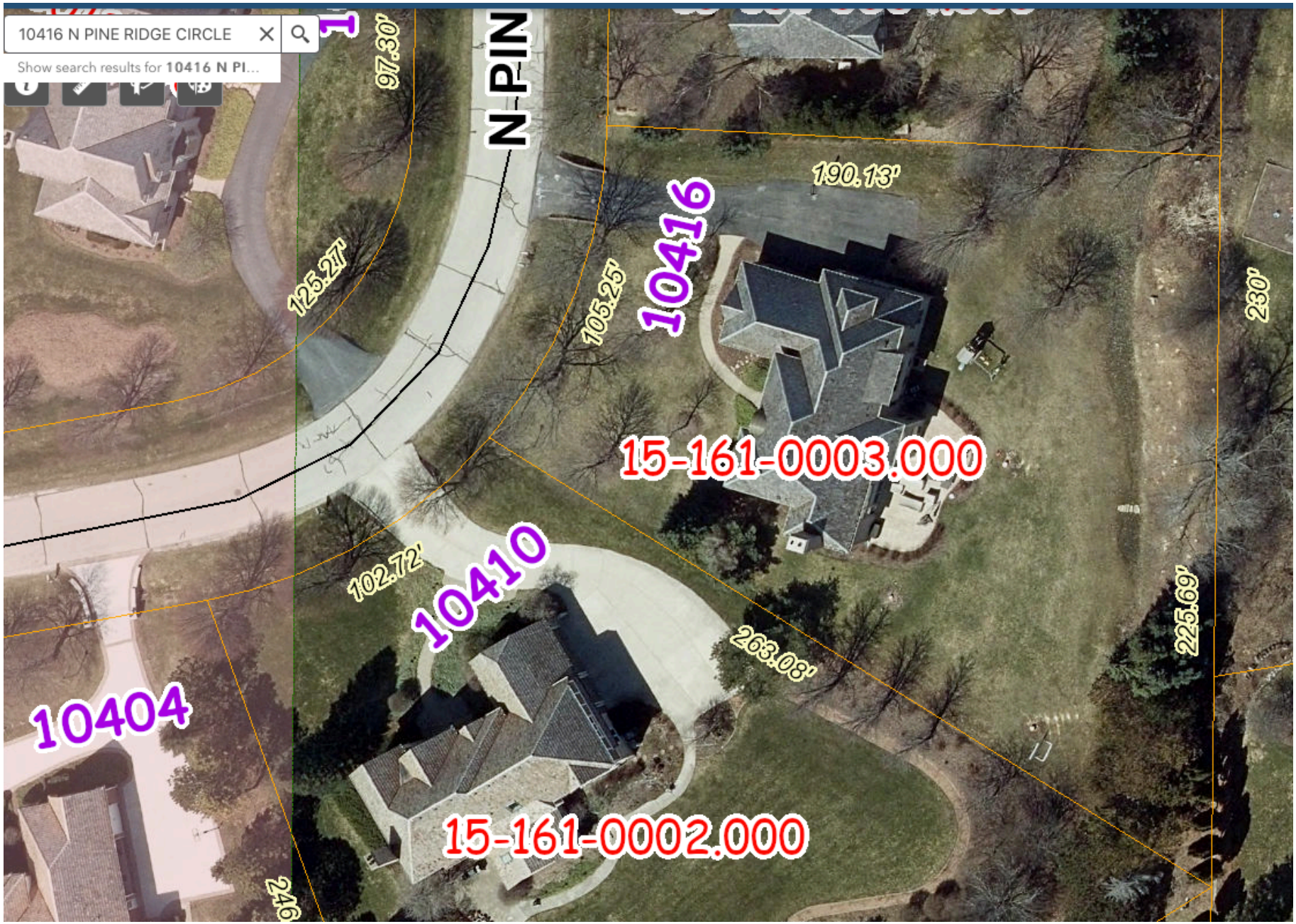
Attachment: Pics (6722 : Matthew & Allison Sullivan)

10416 N PINE RIDGE CIRCLE SIDE/SOUTH ELEVATION



Attachment: Pics (6722 : Matthew & Allison Sullivan)

10416 N PINE RIDGE CIRCLE AERIAL VIEW



Attachment: Pics (6722 : Matthew & Allison Sullivan)

DESIGN REVIEW/PERMIT DOCUMENTS for a ONE-STORY ADDITION and INTERIOR ALTERATIONS at 10416 NORTH PINE RIDGE CIRCLE in MEQUON, WISCONSIN

SHEET INDEX

T1 PROJECT TITLE, SHEET INDEX, AND DIVISION 1 GENERAL NOTES

D1 EXISTING/DEMOLITION EXTERIOR ELEVATIONS, FIRST FLOOR DEMOLITION SCOPE OF WORK, EXISTING/DEMOLITION FIRST FLOOR PLAN, AND DEMOLITION WALL FILL KEY

D2 EXISTING/DEMOLITION EXTERIOR ELEVATIONS, PROPOSED SITE PLAN, MISCELLANEOUS NOTES, AND ABBREVIATIONS LIST

A1 PROPOSED EXTERIOR ELEVATIONS, PROPOSED FOOTING/FOUNDATION PLAN, AND WALL FILL KEY

A2 PROPOSED FIRST FLOOR PLAN, WALL FILL KEY, DOOR SYMBOL KEY, AND BUILDING SECTION AT PROPOSED ADDITION

INTERIOR DESIGN DOCUMENTS PROVIDED UNDER SEPARATE COVER

DIVISION 1-GENERAL NOTES

1 The Contractor is responsible for performing all the work contained in these plans, and is required to thoroughly inspect the site before submitting a bid and/or commencing work; failure to consider any of this work in preparing a bid does not constitute valid grounds for a change order

2 The Contractor is responsible for all aspects of a complete and code-compliant project; to that end all work shall comply with all applicable codes and ordinances

3 The Contractor shall verify all dimensions, conditions, and construction in the field, and report any deviations from those assumed in the plans to the Owners prior to submitting a bid and/or commencing with the affected work

4 The Contractor shall submit a written list of any and all subcontractors and materials suppliers to the Owners prior to commencing with the work

5 The Contractor shall submit a written project timeline to the Owners prior to commencing with the work; deviations from the timeline shall be approved only through a written change order

6 The Contractor is responsible for determining and implementing the means and methods necessary to satisfy the intent of the plans and specifications

7 The Contractor is responsible for obtaining all necessary permits and approvals prior to the commencement of the work, and for scheduling all needed inspections during the course of the work unless alternate arrangements are made between the Contractor and Owners

8 The Contractor shall have any required licenses and insurance in place prior to commencement of the work, and shall furnish a certificate of insurance as proof of insurance

9 The Contractor is required to have a work force of sufficient size and with the necessary skills and required certifications needed to perform the work in a workmanlike, safe, and timely manner

10 The Contractor is responsible for maintaining a safe and clean job site; conditions which pose a hazard or nuisance for other contractors, Owners, or any others will be corrected immediately upon notification of the existence of such conditions, either by the responsible parties or by others at the expense of the responsible party or parties

11 The Contractor is responsible for protecting all adjacent property during the course of the work, and for returning any damaged property to its original condition; if it is impossible to assign responsibility for any damage, the cost of repair will be divided proportionally between all contractors and/or subcontractors active on the site

12 The Contractor is responsible for maintaining an adequate level of job-site security to deter unwarranted intrusion into the home during the course of work

13 The Contractor shall take all reasonable steps to ensure that the building remains weather-tight during the course of the work

14 The Contractor is responsible for containment, hauling and disposing of all waste, refuse and debris generated in the course of the work; any such material becomes the property of the Contractor unless agreed upon in writing by the Contractor and Owners

15 At the end of each work day, the Contractor shall leave the job site clean and in such a condition as to eliminate interference and hazard

16 All workmanship shall meet or exceed industry standards in terms of fit and finish as determined by the appropriate agency and/or governing body; work which is determined to be substandard shall be corrected by the Contractor at his or her own expense

17 All materials and fixtures shall be new and in undamaged condition at the time of installation, shall be approved by their Manufacturers for the intended application, and shall be stored, handled and installed in accordance with their Manufacturers' specifications and instructions; materials and/or fixtures not meeting these requirements shall be replaced by the Contractor at their own expense

18 Deviations from the plans and specifications must be approved in writing by the Owner prior to execution of the affected work

19 If there is a conflict between the plans and specifications and the Building Codes and Ordinances, the Codes and Ordinances shall apply

20 The Contractor shall provide the Owners with required information regarding lead-safe remodeling work in houses constructed before 1978, and shall perform all work in a lead-safe manner

21 The Contractor shall identify and remove any asbestos in accordance with all Federal, State and Local regulations

22 The Contractor shall provide the Owners with all necessary warranty and product information for installed materials and/or fixtures

23 The Contractor shall perform a final cleaning of the work area at the completion of construction

24 The Owners shall make the job site available to the Contractor for work during normal business hours from 7:00 AM to 5:00 PM weekdays; work times outside normal business hours or weekend work shall be agreed to in advance

DESIGN REVIEW/PERMIT DOCUMENT
ISSUE DATE: SEPTEMBER 11, 2021

REVISIONS

#	DATE	DESCRIPTION

The Garret Studio, Inc.
Design and Consulting
2572 N 62nd Street
Wauwatosa, WI 53213

p. 414.364.6368
e. thegarretstudio@mac.com

FIELD VERIFY DIMENSIONS AND CONDITIONS

drawings are not to scale
if line does not measure
10'-0" in 1/4" scale

DOCUMENT RELEASED FOR DESIGN REVIEW AND PERMITTING

document type:
DESIGN REVIEW/PERMIT DOCUMENTS for a ONE-STORY ADDITION and INTERIOR ALTERATIONS at 10416 N PINE RIDGE CR in MEQUON, WISCONSIN

sheet contents:
PROJECT TITLE

SHEET INDEX

DIVISION 1 GENERAL NOTES

SHEET T1 OF 1

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Attachment: Plans (6722 : Matthew & Allison Sullivan)



1 / D1 EXISTING/DEMOLITION FRONT/WEST ELEVATION
Scale: 3/16" = 1'-0"

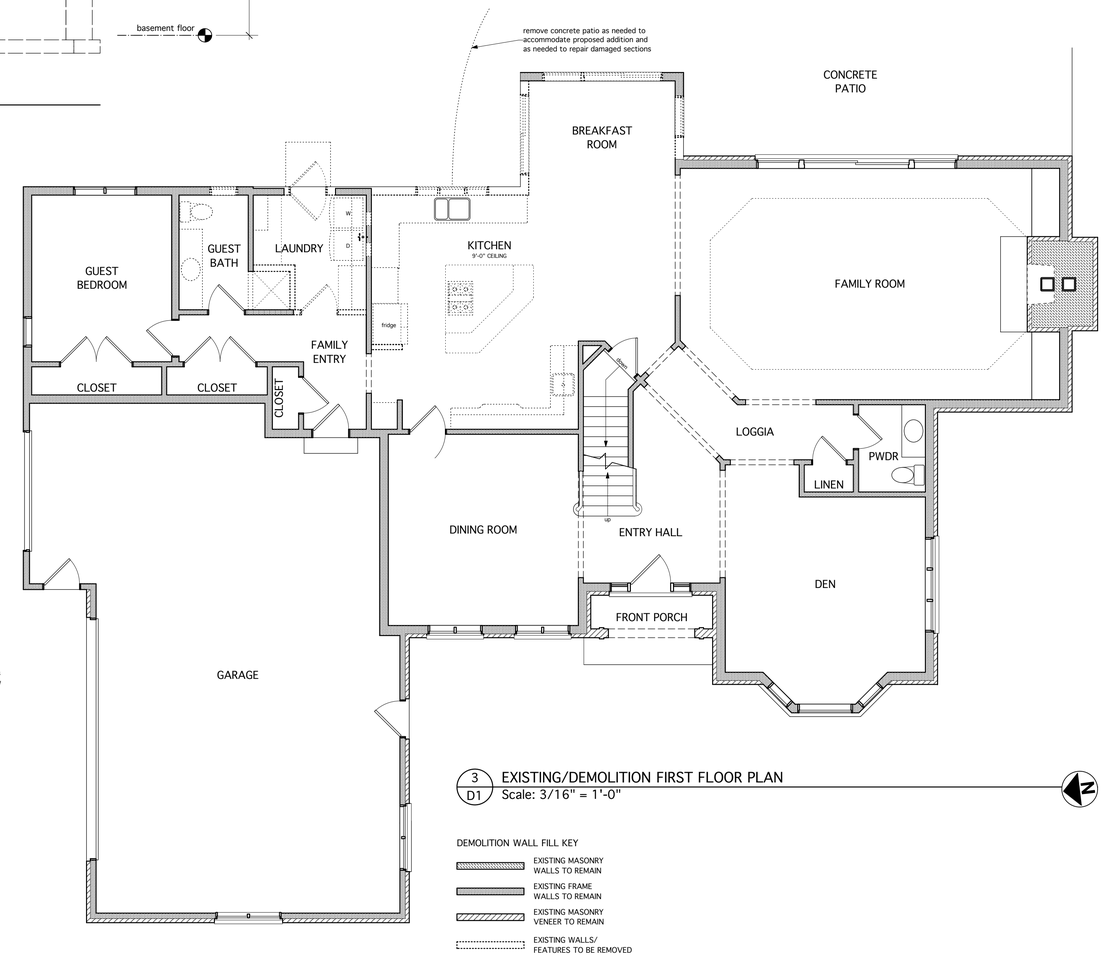
NO VISIBLE CHANGE



2 / D1 EXISTING/DEMOLITION SIDE/SOUTH ELEVATION
Scale: 3/16" = 1'-0"

FIRST FLOOR DEMOLITION SCOPE OF WORK

1. All demolition work is to be carried out in accordance with all EPA and HUD regulations governing lead-safe remodeling
2. Remove Kitchen and Laundry Room appliances complete; Owners to verify which appliances are to be saved for reuse
3. Remove all Kitchen and Laundry Room countertops and cabinets and Bathroom vanity complete
4. Remove electrical devices and fixtures as needed to accommodate Proposed First Floor Plan; Electrical Contractor to determine if any existing rough electrical work can be reused, and remove or terminate any which cannot
5. Remove plumbing fixtures and rough plumbing as needed to accommodate Proposed First Floor Plan; Plumbing Contractor to determine if any existing rough plumbing work can be reused, and remove or terminate any which cannot
6. Remove HVAC system components as needed to accommodate Proposed First Floor Plan; HVAC Contractor to determine if any existing duct work can be reused, and remove or terminate any which cannot
7. Extent of demolition for second floor MEP systems components TBD after wall and ceiling finish demolition work is complete
8. Remove window and door casing, baseboard, and miscellaneous trim as needed to accommodate Proposed First Floor Plan
9. Remove doors and jambs as needed to accommodate Proposed First Floor Plan
10. Remove wall and ceiling finishes to framing as needed to accommodate Proposed First Floor Plan
11. Remove complete any and all wall and ceiling insulation exposed by wall and ceiling finish demolition
12. Remove layers of flooring complete to subfloor as needed to accommodate Proposed First Floor Plan
13. Remove interior and exterior wall and/or partition framing as needed to accommodate Proposed First Floor Plan
14. Remove any exposed damaged or deteriorated subfloor as needed
15. Provide temporary shoring and bracing as needed to support second floor deck and roof at abandoned bearing walls
16. See Owners' Scope of Work for additional demolition specifications



3 / D1 EXISTING/DEMOLITION FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

DEMOLITION WALL FILL KEY

- EXISTING MASONRY WALLS TO REMAIN
- EXISTING FRAME WALLS TO REMAIN
- EXISTING MASONRY VENEER TO REMAIN
- EXISTING WALLS/ FEATURES TO BE REMOVED

DESIGN REVIEW/PERMIT DOCUMENT
ISSUE DATE: SEPTEMBER 11, 2021

REVISIONS

#	DATE	DESCRIPTION

The Garret Studio, Inc.
Design and Consulting
2572 N 62nd Street
Wauwatosa, WI 53213

p. 414.364.6368
e. thegarretstudio@mac.com

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document type:
DESIGN REVIEW/PERMIT DOCUMENTS for a ONE-STORY ADDITION and INTERIOR ALTERATIONS at 10416 N PINE RIDGE CR in MEQUON, WISCONSIN

sheet contents:
EXISTING/DEMOLITION EXTERIOR ELEVATIONS

FIRST FLOOR DEMOLITION SCOPE OF WORK

EXISTING/DEMOLITION FIRST FLOOR PLAN

DEMOLITION WALL FILL KEY

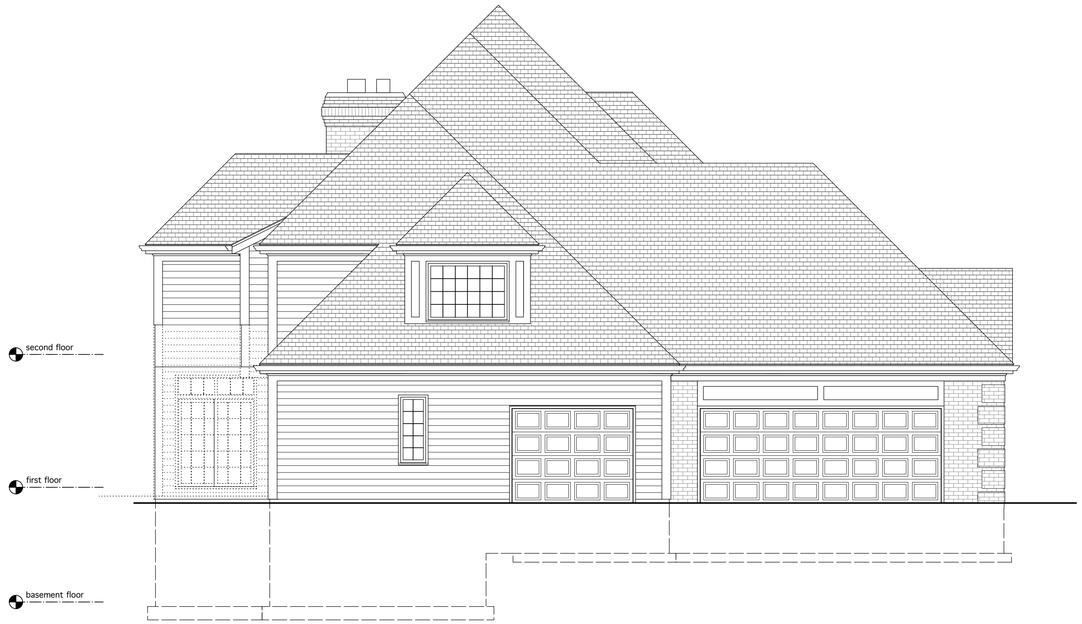
SHEET D1 OF 2

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Attachment: Plans (6722 : Matthew & Allison Sullivan)



1 / D2 EXISTING/DEMOLITION REAR/EAST ELEVATION
Scale: 3/16" = 1'-0"



2 / D2 EXISTING/DEMOLITION SIDE/NORTH ELEVATION
Scale: 3/16" = 1'-0"

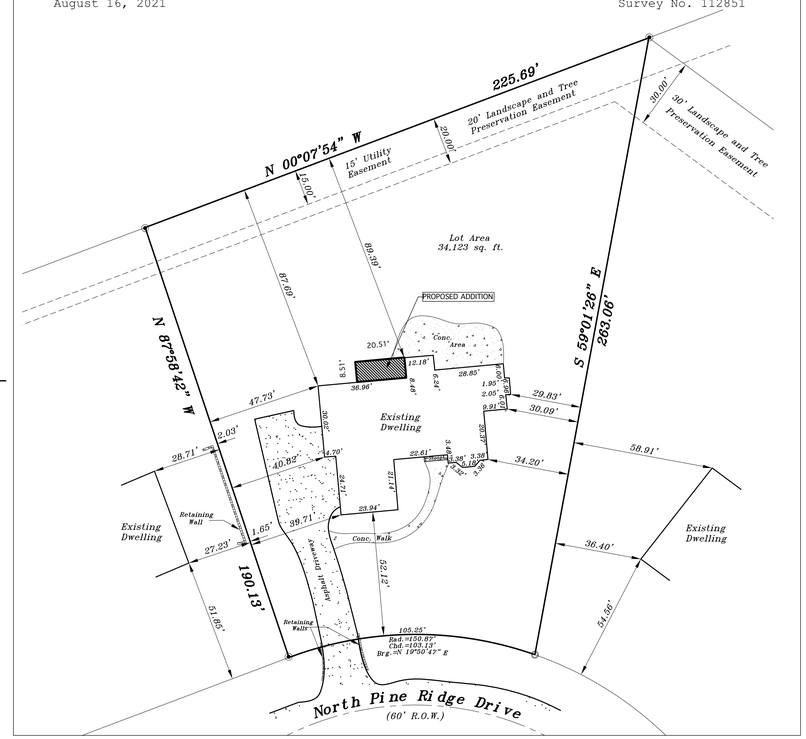
Sullivan Residence

PROPOSED SITE PLAN

LOCATION: 10416 North Pine Ridge Drive, Mequon, Wisconsin

LEGAL DESCRIPTION: Lot 3 in **THE PINES**, being a redivision of Certified Survey Map No. 1381, and part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 29, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

August 16, 2021 Survey No. 112851



3 / D2 PROPOSED SITE PLAN
Scale: 1" = 30 ft

GENERAL NOTES

1. Structural engineering designs and specifications are to be submitted after interior wall and ceiling finish demolition work is substantially complete
2. Extent of required rework of second floor rough plumbing and HVAC distribution infrastructure to be determined after interior wall and ceiling finish demolition work is substantially complete
3. Heating/cooling, electrical, and plumbing systems to be Design-Build by MEP Subcontractors
4. Specifications for plumbing fixtures, decorative light fixtures, door hardware, etcetera, per Interior Design Documents
5. Specifications for floor, wall, and ceiling finishes per Interior Design Documents
6. Specifications for millwork, cabinetry, casework, doors, and miscellaneous trim per Interior Design Documents
7. The need for additional steel beam(s) in second floor deck and/or the need for additional pier footings in basement to support steel beam(s) in second floor deck and/or the need to reinforce and/or extend existing second floor deck joists TBD after interior wall and ceiling finish demolition work is substantially complete

FLOOR PLAN DIMENSIONING NOTES

1. Interior dimensions are measured from wall finish to wall finish
2. Dimensions for existing wall assemblies with 1/2" GWB finish on both faces assumed to average 4 1/2" thick or 6 1/2" thick
3. New interior wall assemblies assume 1/2" GWB on both faces of 2x4 or 2x6 framing, for total wall thickness of either 4 1/2" or 6 1/2"
4. 5/8" GWB is assumed to be 1/2" on wall dimensions
5. Interior dimensions do not include wall tile thickness in tile locations
6. Exterior wall dimensions are measured from outside face of exterior wall finish to inside face of interior wall finish
7. New and existing exterior wall assemblies with siding finish assume 2x6 framing, 1" thick siding and trim, and 1/2" sheathing on outside face of wall and 1/2" GWB on inside face for finished wall thickness of 7 1/2"
8. New and existing exterior wall assemblies with masonry finish assume 2x6 framing, full-thickness face brick with 1" air space, and 1/2" sheathing on outside face of wall and 1/2" GWB on inside face for finished wall thickness of 11"

LATERAL BRACING NOTES

1. Specifications for addition lateral bracing and any lateral bracing upgrades to existing framing to be finalized after exterior and interior demolition work is substantially complete

INSULATION SPECIFICATIONS

1. New foundation walls: R-10 rigid foam installed on exterior wall face
2. Existing Basement walls: no change
3. New box sills: R-21 closed-cell spray foam
4. Existing 2x6 exterior walls with accessible stud bays: R-21 closed-cell spray foam or equal
5. New 2x6 exterior walls: R-21 closed-cell spray foam or equal
6. Roof deck: R-50 closed-cell foam or combination of closed cell and open cell foam
7. Vapor barriers to be provided per insulation Manufacturers' specifications or as required by code

DIVISION 8-WINDOWS AND EXTERIOR DOORS

1. Brand for new windows TBD
2. New Windows and exterior doors to have wood interior with aluminum-clad exterior; cladding color TBD
3. Frame sizes on Exterior Elevation drawings are for "Generic" brand windows; actual Manufacturers' sizes may vary, but should match specified sizes; use custom-sized windows as needed
4. Window supplier to verify that windows selected for habitable rooms meet minimum light and ventilation requirements
5. New multi-window groupings to be factory-mulled units
6. Muntin grids per Elevation Drawings
7. All glazing to be low-E and Argon-filled double-pane thermal glass
8. Tempered glass adjacent to doors per code
9. Tempered glass in or adjacent to interior and exterior stairways and steps per code
10. Tempered glass over or adjacent to tubs and showers per code
11. Dashed arrows on casement and awning windows indicate direction of opening; casements and awnings with no arrows indicate fixed units
12. Operable windows to have screens
13. See Interior Design Documents for additional Division 8 notes

ABBREVIATIONS

AFF:	Above Finished Floor
Alum.:	Aluminum
ALT:	Alternate/Alternative
Carp.:	Carpenter
CE:	Civil Engineer
CIP:	Cast In Place (Concrete)
Conc.:	Concrete
Config.:	Configuration
Cont.:	Continuous
DW:	Dishwasher
Dbl.:	Double
DWO:	Double Wall Ovens
D:	Clothes Dryer
Extg:	Existing
Ext.:	Exterior
GWB:	Gypsum Wall Board
HVAC:	Heating Ventilation and Air Conditioning
IBC:	International Building Code
IEBC:	International Existing Building Code
Int.:	Interior
KSI/ksi:	Kips per Square Inch
Kips:	1,000 pounds
LVL:	Laminated Veneer Lumber
MEP:	Mechanical, Electrical, Plumbing
M.O.:	Masonry Opening
NEC:	National Electrical Code
O.C.:	On Center
O.D.:	Outside Diameter
PE:	Structural Engineer
P.T.:	Pressure Treated
R.O.:	Rough Opening
Subflr:	Subfloor
T&G:	Tongue and Groove
TBD:	To Be Determined
TBV:	To Be Verified
Typ.:	Typical
UBC:	Uniform Building Code
UDC:	Uniform Dwelling Code
UNO:	Unless Noted Otherwise
VB:	Vapor Barrier
W:	Washing Machine
WIC:	Walk-In Closet

4 / D2 MISCELLANEOUS NOTES
NO SCALE

DESIGN REVIEW/PERMIT DOCUMENT
ISSUE DATE: SEPTEMBER 11, 2021

REVISIONS

#	DATE	DESCRIPTION

The Garret Studio, Inc.
Design and Consulting
2572 N 62nd Street
Wauwatosa, WI 53213

p. 414.364.6368
e. thegarretstudio@mac.com

FIELD VERIFY DIMENSIONS AND CONDITIONS

drawings are not to scale
if line does not measure
10'-0" in 1/4" scale

DOCUMENT RELEASED FOR DESIGN REVIEW AND PERMITTING

document type:
DESIGN REVIEW/PERMIT DOCUMENTS for a ONE-STORY ADDITION and INTERIOR ALTERATIONS at 10416 N PINE RIDGE CR in MEQUON, WISCONSIN

sheet contents:
EXISTING/DEMOLITION EXTERIOR ELEVATIONS

PROPOSED SITE PLAN

MISCELLANEOUS NOTES

ABBREVIATIONS LIST

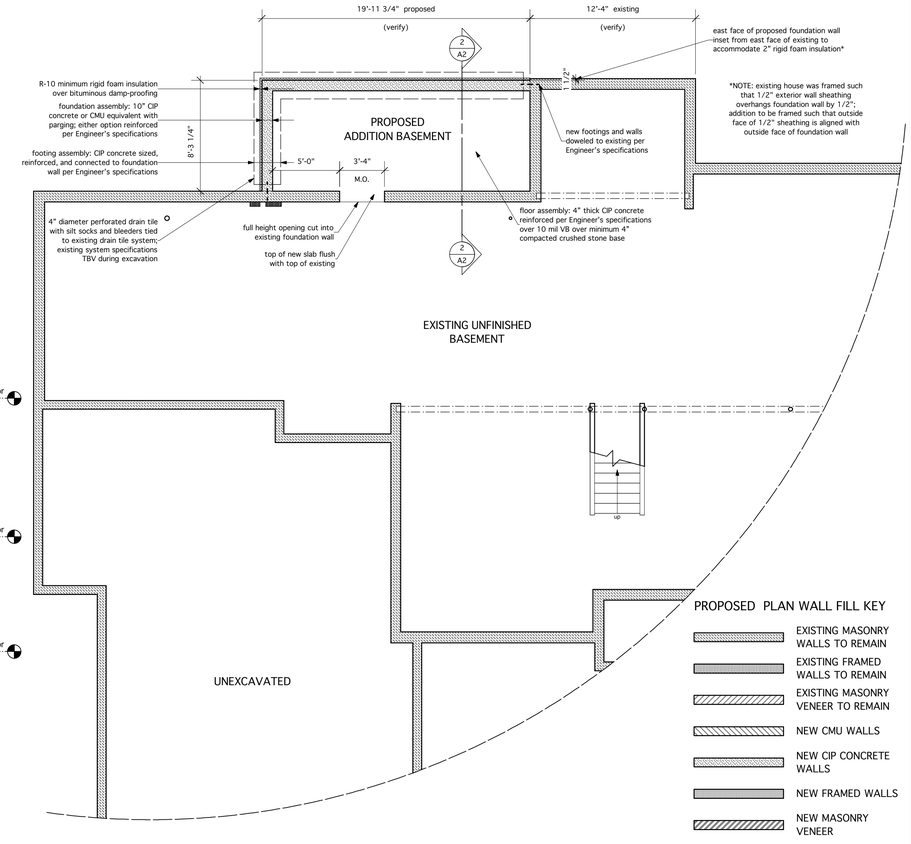
SHEET D2 OF 2

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Attachment: Plans (6722 : Matthew & Allison Sullivan)



1 / A1 PROPOSED REAR/EAST ELEVATION
Scale: 3/16" = 1'-0"

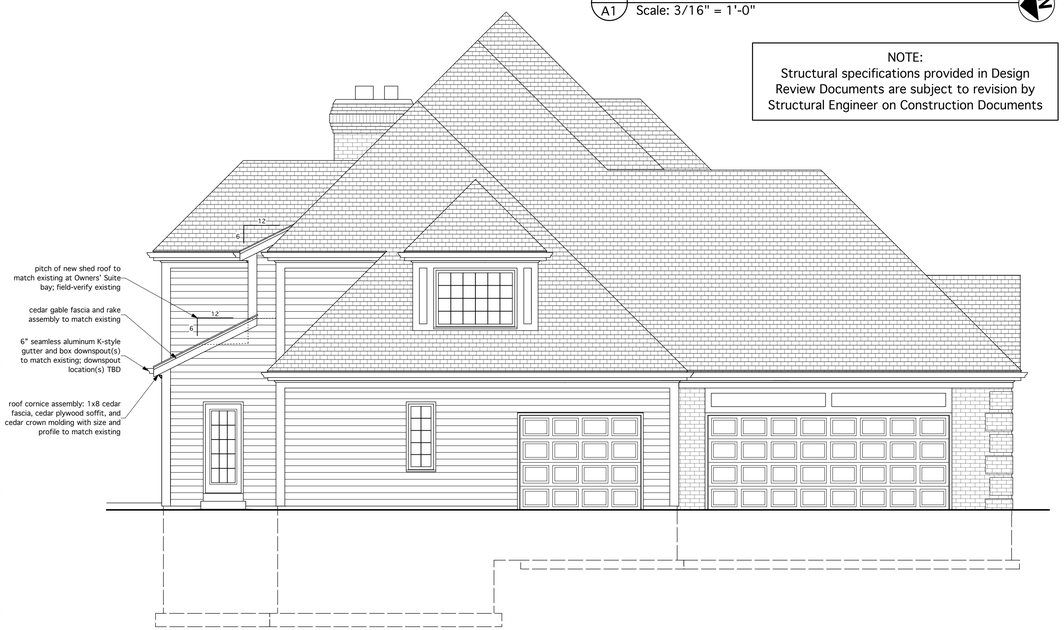


3 / A1 PROPOSED FOOTING/FOUNDATION PLAN
Scale: 3/16" = 1'-0"

NOTE:
Structural specifications provided in Design Review Documents are subject to revision by Structural Engineer on Construction Documents



2 / A1 PROPOSED SIDE/SOUTH ELEVATION
Scale: 3/16" = 1'-0"



4 / A1 PROPOSED SIDE/NORTH ELEVATION
Scale: 3/16" = 1'-0"

DESIGN REVIEW/PERMIT DOCUMENT
ISSUE DATE: SEPTEMBER 11, 2021

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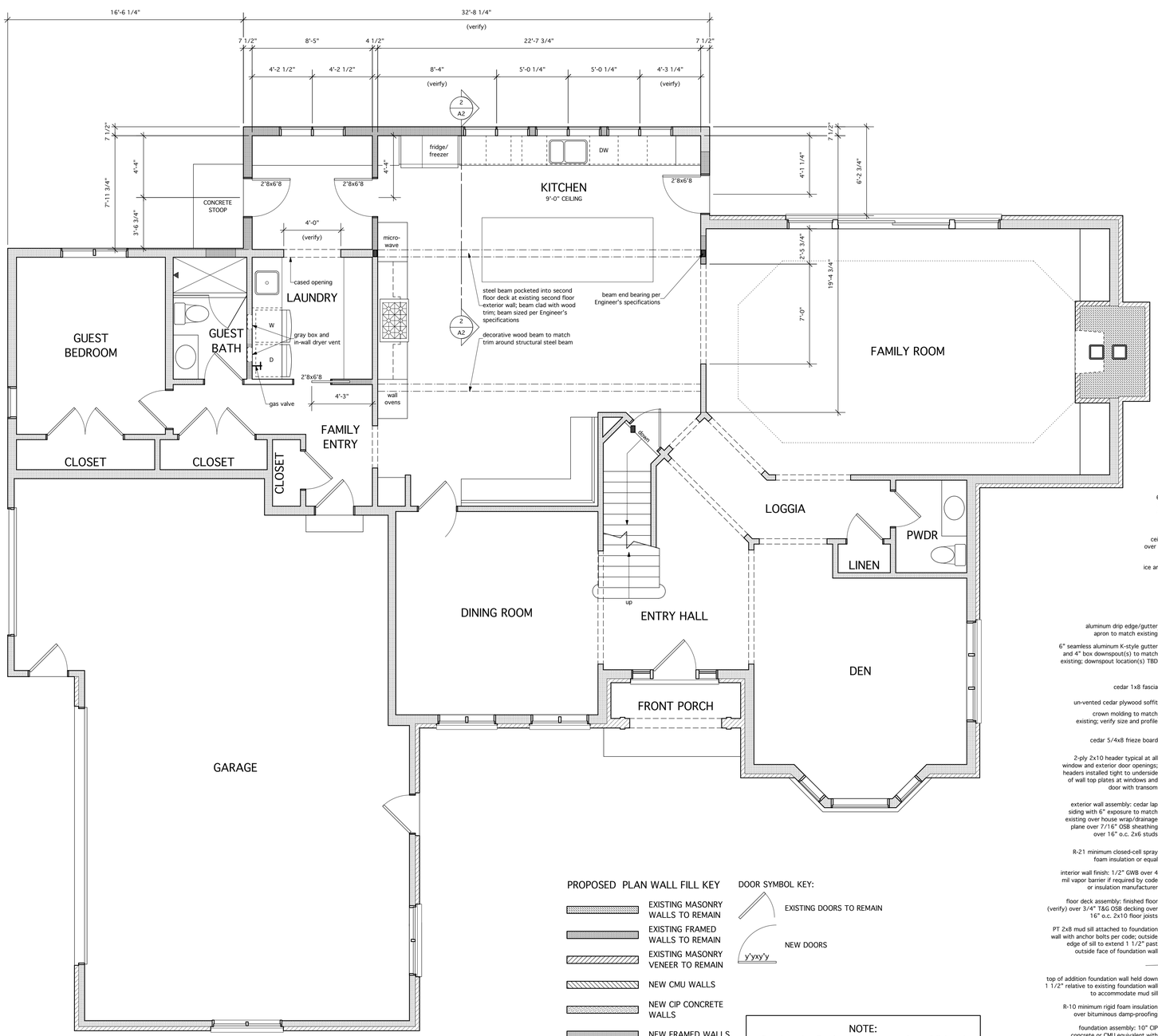
PROPOSED FOOTING/ FOUNDATION PLAN

WALL FILL KEY

SHEET A1 OF 2

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Attachment: Plans (6722 : Matthew & Allison Sullivan)



PROPOSED PLAN WALL FILL KEY

- EXISTING MASONRY WALLS TO REMAIN
- EXISTING FRAMED WALLS TO REMAIN
- EXISTING MASONRY VENEER TO REMAIN
- NEW CMU WALLS
- NEW CIP CONCRETE WALLS
- NEW FRAMED WALLS
- NEW MASONRY VENEER

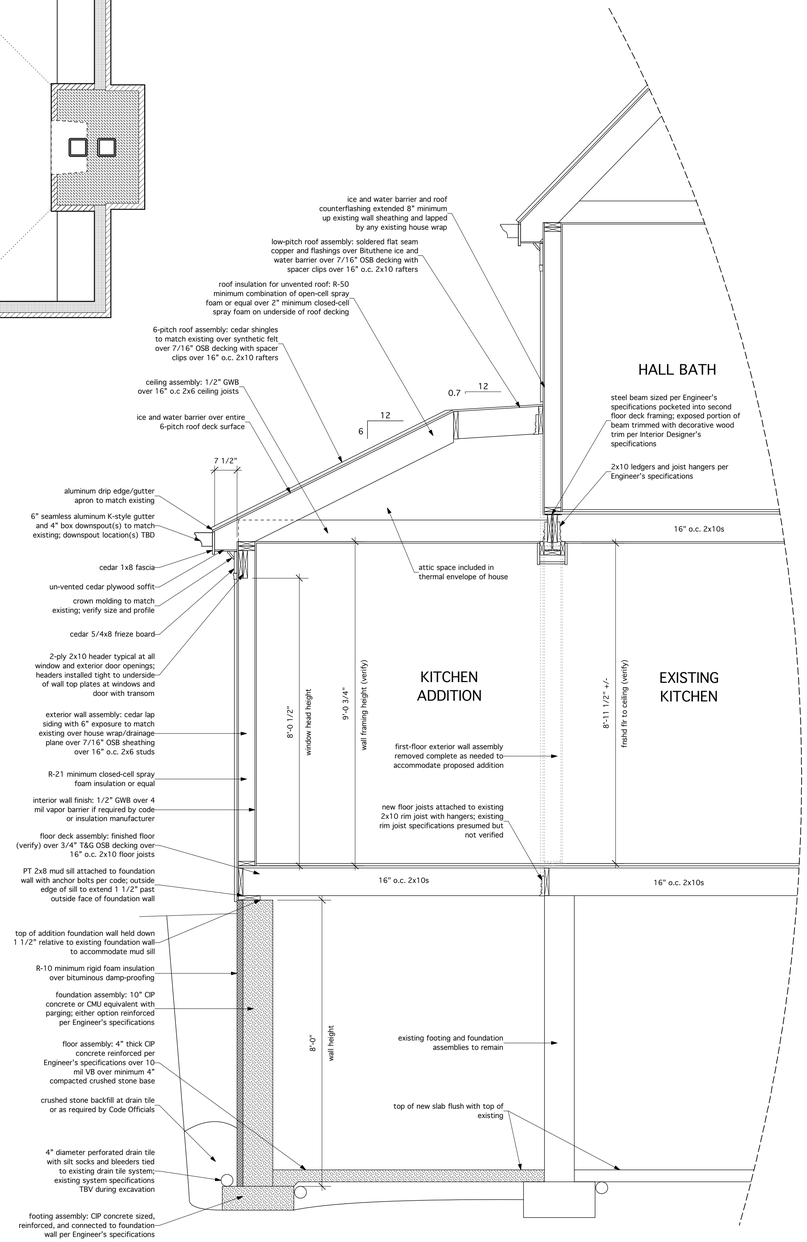
DOOR SYMBOL KEY:

- EXISTING DOORS TO REMAIN
- NEW DOORS

NOTE:
See Interior Design Documents for additional details, dimensions, and specifications

1 / A2 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

NOTE:
Structural specifications provided in Design Review Documents are subject to revision by Structural Engineer on Construction Documents



2 / A2 BUILDING SECTION AT PROPOSED ADDITION
Scale: 1/2" = 1'-0"

DESIGN REVIEW/PERMIT DOCUMENT
ISSUE DATE: SEPTEMBER 11, 2021

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sheet contents:
PROPOSED FIRST FLOOR PLAN

WALL FILL KEYS AND DOOR SYMBOL KEY

BUILDING SECTION AT PROPOSED ADDITION

SHEET A2 OF 2

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Attachment: Plans (6722 : Matthew & Allison Sullivan)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **October 11, 2021**
SUBJECT: **Dale & Robin Klotz - New Single-Family Residence at 3750 W. Pine View Court**

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

ANDERSON HOMES

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

It is our intent to construct a single-family residential house in the Riverland Estates subdivision on Lot #11 that will consist of a 1-story home with a partial finished basement. This home has no exposure.

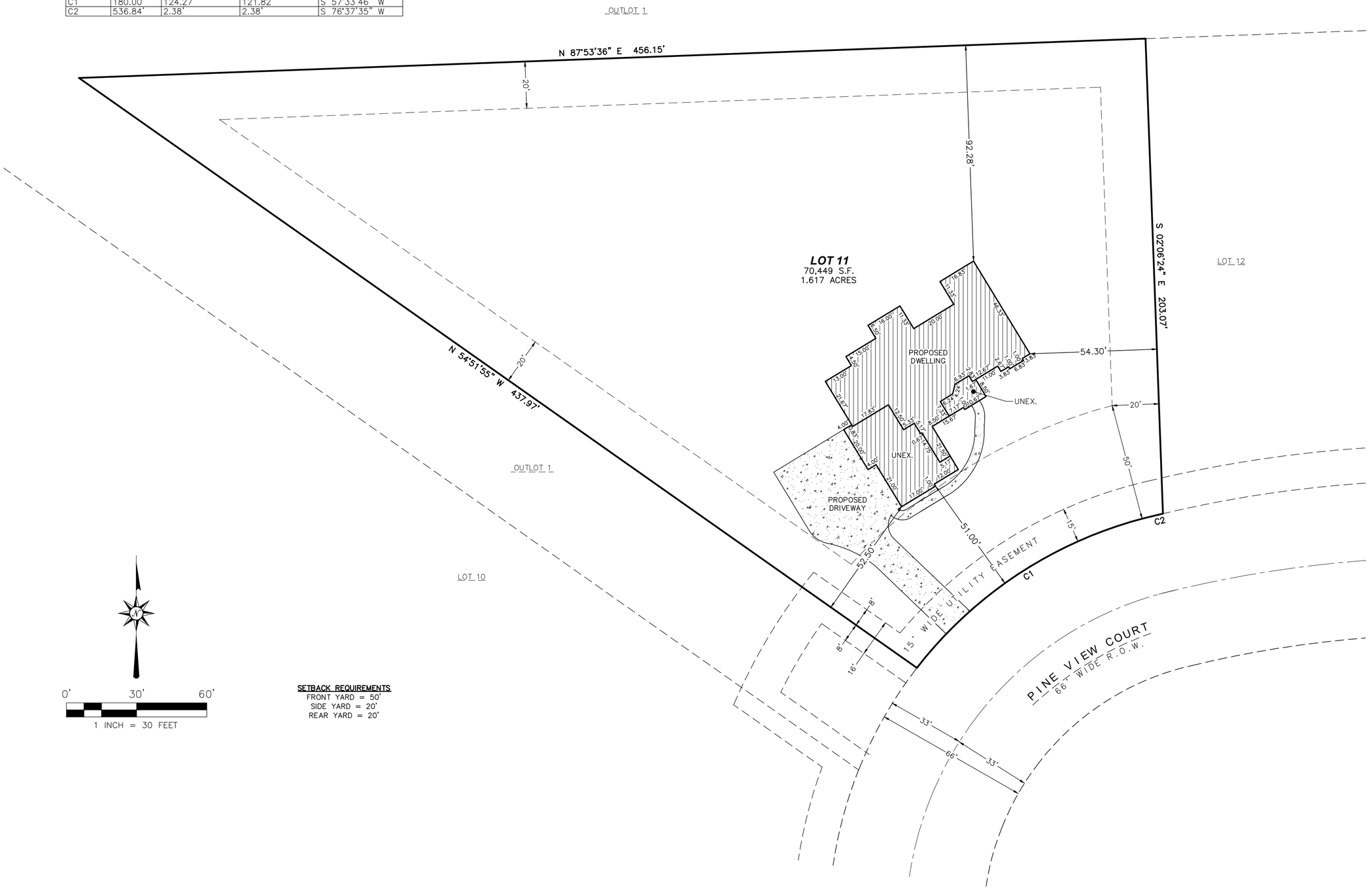
As ACC of the Riverland Estates subdivision, Anderson Homes LLC approves the construction and design of Klotz Residence on Lot #11 and adheres to our guidelines.

Attachment: Statement of Intent (6723 : Dale & Robin Klotz)

PRELIMINARY LAYOUT

LOT 11 OF RIVERLAND ESTATES A SUBDIVISION OF ALL OF PARCEL 1 OF CSM 3498 BEING PART OF THE NE 1/4 OF THE SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	180.00'	124.27'	121.82'	S 57°33'46" W
C2	536.84'	2.38'	2.38'	S 76°37'35" W



0' 30' 60'

1 INCH = 30 FEET

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

*** THIS MAP IS TO BE USED FOR PRELIMINARY ***
PLANNING PURPOSES ONLY

LandTech SURVEYING
LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV. | REV. | REV. | REV.

LOCATION: LOT 11 RIVERLAND ESTATES PINE VIEW COURT OZAUKEE COUNTY, WI

DRAWN BY: LJS | CHECKED BY: MTO

CLIENT: ANDERSON HOMES
PROJECT: KLOTZ
LAYOUT: PRELIMINARY LAYOUT
DRAWING: 21227_SURVEY.DWG

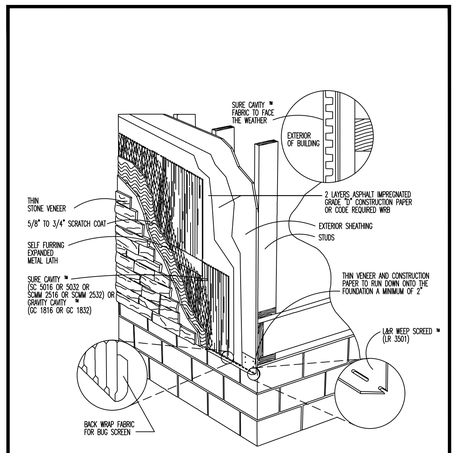
DATE: 09/17/2021
JOB NO.: 21227
SHEET: 1 OF 1

Attachment: Site Plan (6723 : Dale & Robin Klotz)



FRONT ELEVATION

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



NOTES

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

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

A / A-5

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ALL FINISH GRADING IS THE RESPONSIBILITY OF THE OWNER AND OWNERS SUB-CONTRACTORS OR LANDSCAPER AND NOT A PART OF THIS CONTRACT OR PLAN

NOTE:
ALL WINDOWS AND DOORS TO BE FLASHED PER CODE AND SEALED WITH A SELF-ADHERED FLASHING. PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. THIS ALSO TO INCLUDE A SILL FLASHING.

THIN SET STONE NOTE:
TWO LAYER OF WATER RESISTANT BARRIER – (60 MIL.) WEEP SCREED – TYPICAL AT BOTTOM OF WALLS EFFECTIVE FLASHING AT ALL JOINTS AND PENETRATIONS

AREA DEFINITION:

FIRST FLOOR AREA:	3014 SQUARE FEET
FINISHED LOWER LEVEL:	624 SQUARE FEET
GARAGE AREA:	1070 SQUARE FEET
COVERED PORCH AREA:	170 SQUARE FEET
COVERED REAR PATIO AREA:	207 SQUARE FEET
UNFINISHED BASEMENT AREA:	2158 SQUARE FEET



REAR ELEVATION

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

ANDERSON HOMES

THE DESTIN II

KLOTZ RESIDENCE

RIVERLAND ESTATES LOT 11
MEQUON, WI

ANDERSON HOMES
585 RYAN STREET, PEWAUKEE, WI 53072
ANDERSONHOMESWI.COM 262-746-9999

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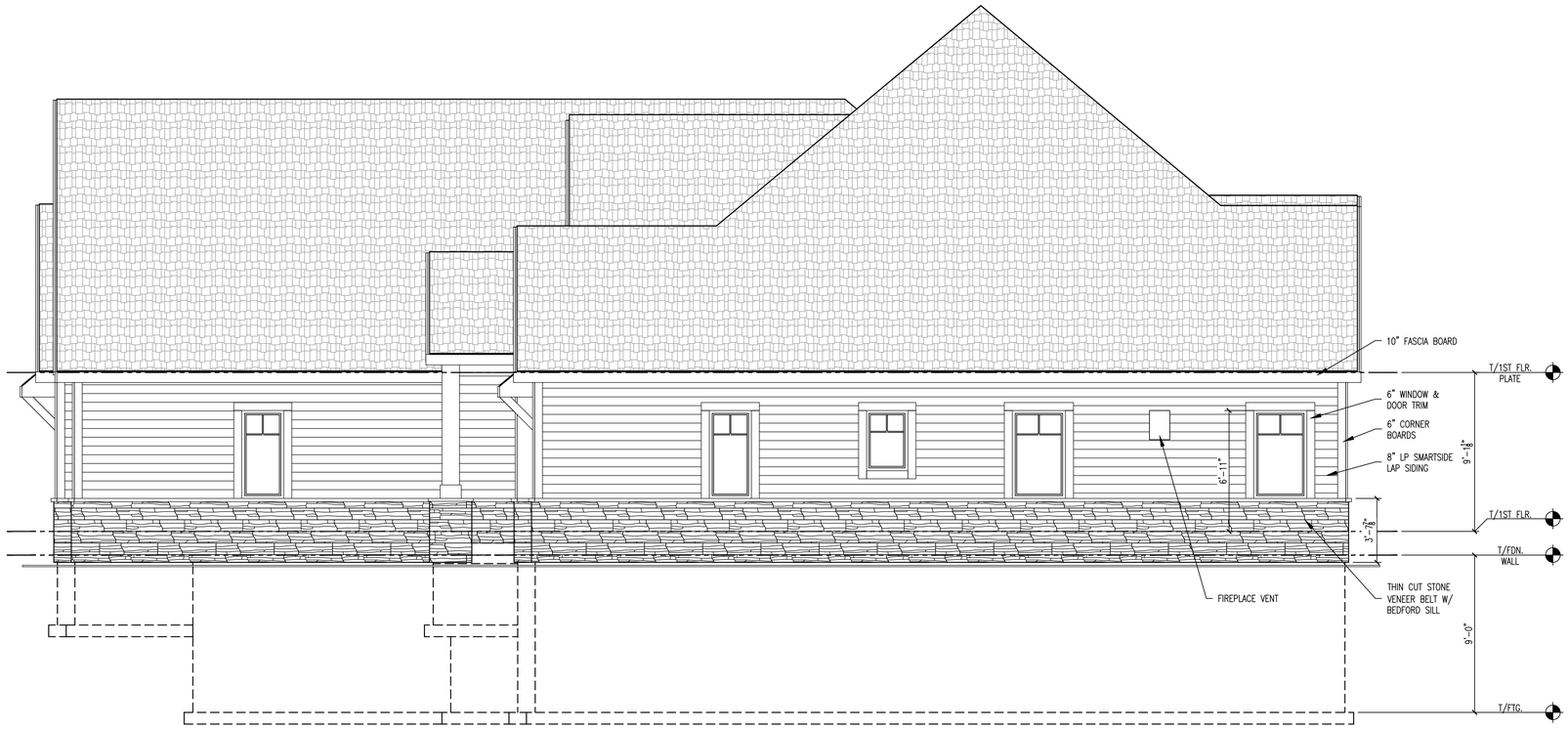
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PROJECT DATE:
9.10.21

REVISIONS:	BY:

SHEET NUMBER:
A-1

Attachment: Plans (6723 : Dale & Robin Klotz)



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



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

ANDERSON HOMES

THE DESTIN II
KLOTZ RESIDENCE
RIVERLAND ESTATES LOT 11
MEQUON, WI

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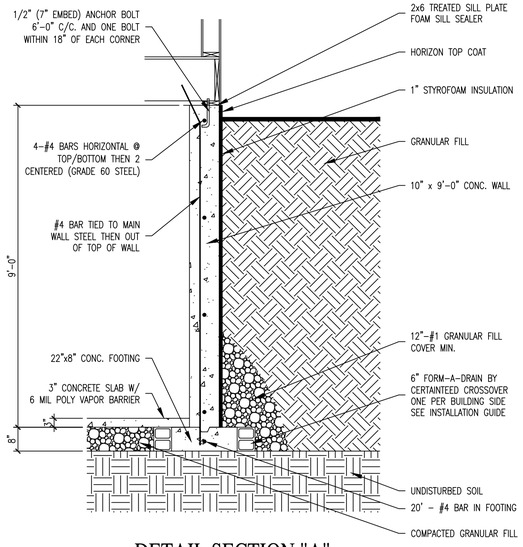
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9.10.21

REVISIONS:	BY:

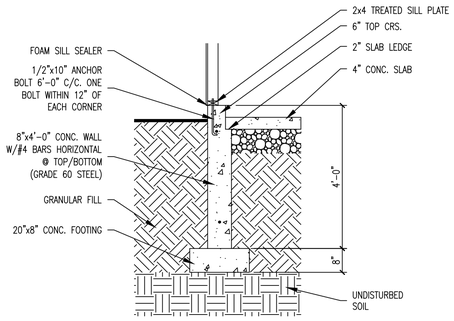
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A-2

Attachment: Plans (6723 : Dale & Robin Klotz)



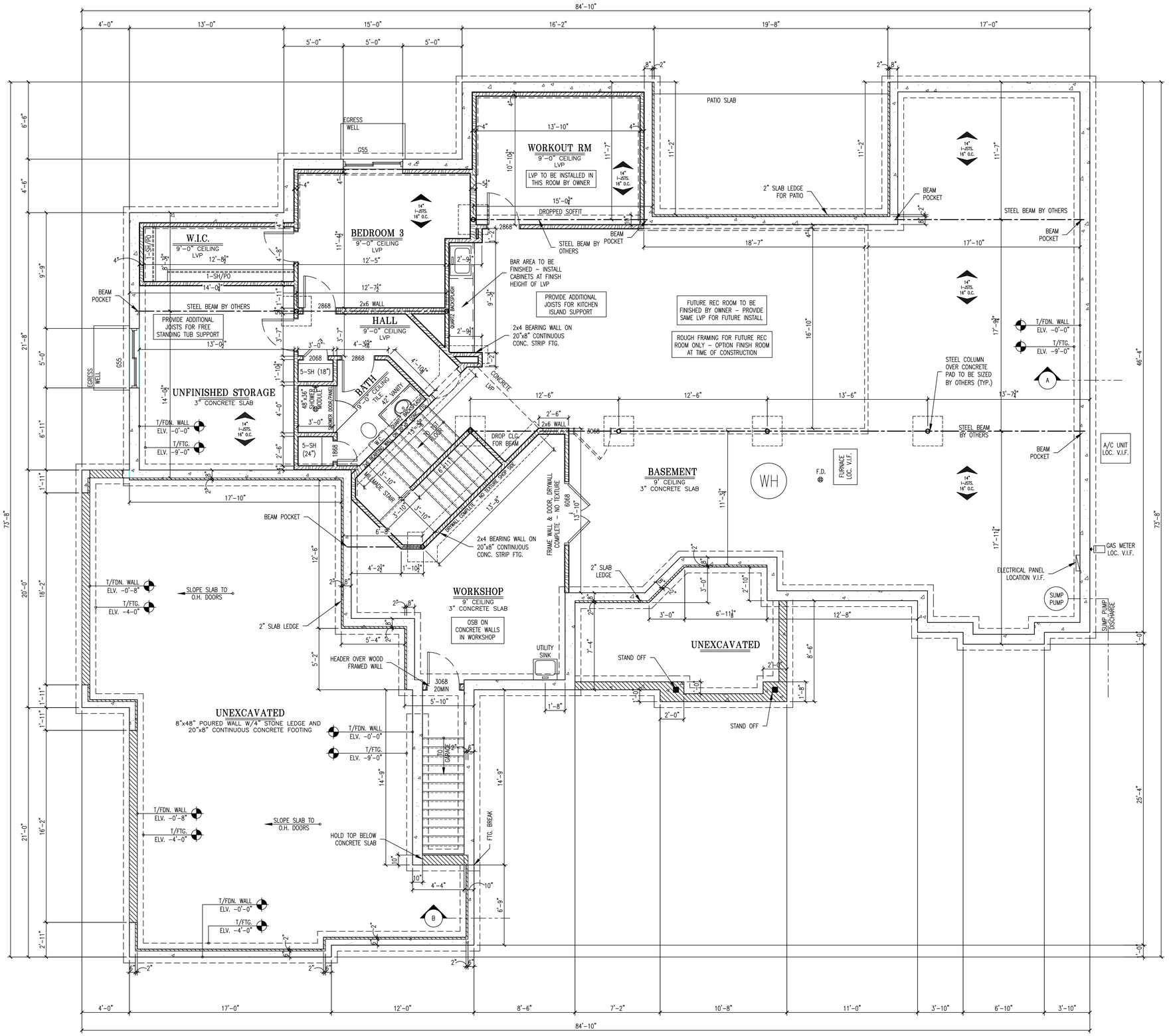
DETAIL SECTION "A"

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



DETAIL SECTION "B"

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



FOUNDATION PLAN LAYOUT

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

ANDERSON HOMES

THE DESTIN II
KLOTZ RESIDENCE
RIVERLAND ESTATES LOT 11
MEQUON, WI

ANDERSON HOMES
585 RYAN STREET, PEWAUKEE, WI 53072
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PROJECT DATE:
9.10.21

REVISIONS:	BY:

SHEET NUMBER:
A-3

Attachment: Plans (6723 : Dale & Robin Klotz)

GENERAL NOTES:

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

STANDARD NOTES:

- SMOKE DETECTORS TO BE WIRED INTO HOUSE CURRENT W/BATTERY BACK-UP; INTERCONNECT SO IF ONE SOUNDS, THEY ALL SOUND – TYP. @ EVERY FLOOR AND EACH BEDROOM
- VENT ALL BATH EXHAUST FANS TO OUTSIDE, TYPICAL
- VENT ALL MICROWAVE OR STOVE HOODS TO OUTSIDE, TYPICAL
- SET ALL WINDOW HEAD HEIGHTS AT 6'-11" ABOVE FIRST FLOOR UNLESS NOTED ON THE PLAN
- ALL INTERIOR DIMENSIONS ARE MEASURED FROM STUD TO STUD
- ALL EXTERIOR DIMENSIONS ARE FROM THE STUD FACE
- HEADERS OVER 6' LONG SHALL HAVE DOUBLE SHOULDER STUDS AT EACH END. UNDER 6' LONG SHALL HAVE SINGLE SHOULDER UNDER EACH END
- MULTIPLE PLY SAWN LUMBER HEADERS ARE TO BE NAILED TOGETHER WITH ROWS OF 10D COMMONS AT 16" C/C. 4 PER ROW FOR 2"x10" MEMBERS AND LARGER
- HEADERS HAVE BEEN IDENTIFIED IN ALL BEARING WALLS. HEADERS IN NON-BEARING WALLS SHALL BE A MINIMUM OF (2) 2"x6" MEMBERS
- THE NUMBER OF SHOULDER STUDS SUPPORTING A GIRDER TRUSS SHALL MATCH THE NUMBER OF PLYS MAKING UP THE GIRDER TRUSS
- PROVIDE JOIST WEB STIFFENERS AND NAILING PER MANUFACTURER'S RECOMMENDATIONS AT INTERIOR BEARING POINTS

NOTE:
- JOIST LAYOUTS TO BE PROVIDED BY JOIST SUPPLIER
- SUPPLIER TO RE-CALC ALL BEAMS, HEADERS, AND JOISTS
- PLAN LAYOUT SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES
- ALL I-JOISTS LAYOUTS SHOULD CONFORM TO EQUAL A PRO-RATING OF 45

NOTE:
- 2x4 AND 2x6 WALLS MAY NOT EXCEED 10'-0"
- ANY WALL EXCEEDING 10'-0" WILL NEED ENGINEERING BY MANUFACTURER
- THE SUPPLIER MUST FURNISH THOSE DOCUMENTS

NOTE:
- FINISH CARPENTER'S ARE TO BID AND INCLUDE LABOR TO INSTALL ALL STORM DOORS AND ALL BEARING PORCH POST FINISH WRAPPING TRIM

AREA DEFINITION:

FIRST FLOOR AREA:	3014 SQUARE FEET
FINISHED LOWER LEVEL:	624 SQUARE FEET
GARAGE AREA:	1070 SQUARE FEET
COVERED PORCH AREA:	170 SQUARE FEET
COVERED REAR PATIO AREA:	207 SQUARE FEET
UNFINISHED BASEMENT AREA:	2158 SQUARE FEET



FIRST FLOOR PLAN LAYOUT

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

ANDERSON HOMES

585 RYAN STREET, PEWAUKEE, WI 53072
ANDERSONHOMESWI.COM 262-746-9999

THE DESTIN II
KLOTZ RESIDENCE
RIVERLAND ESTATES LOT 11
MEQUON, WI

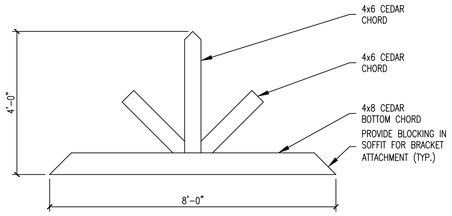
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PROJECT DATE:
9.10.21

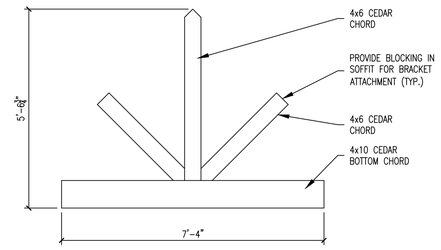
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SHEET NUMBER:
A-4

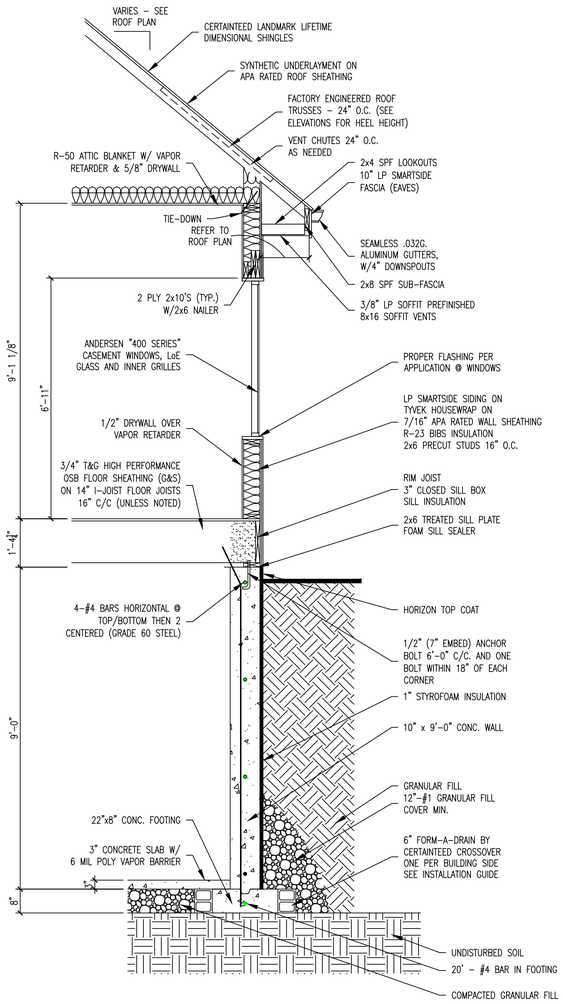
Attachment: Plans (6723 : Dale & Robin Klotz)



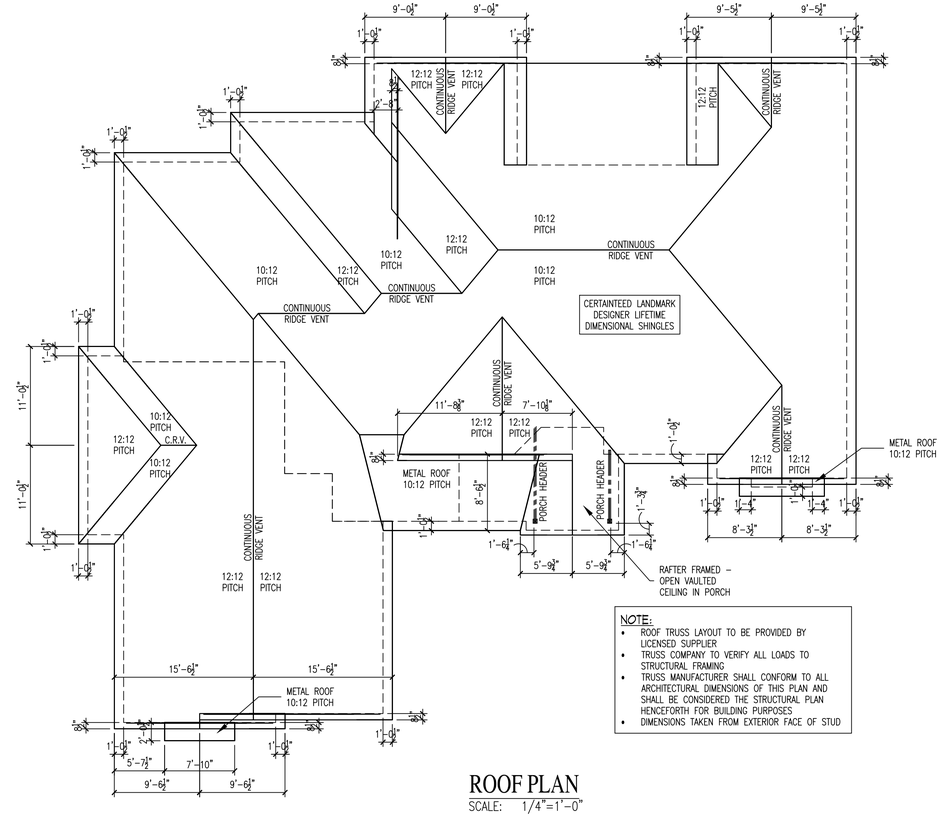
GABLE BRACKET DETAIL
SCALE: 1/2"=1'-0"



PORCH GABLE BRACKET DETAIL
SCALE: 1/2"=1'-0"

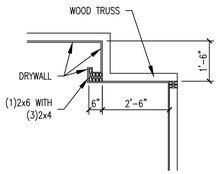


TYPICAL WALL SECTION
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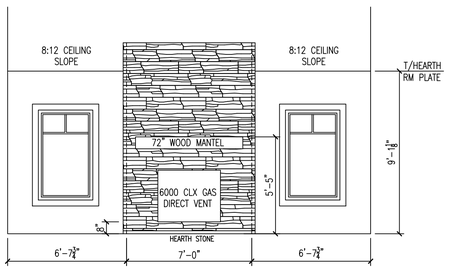


NOTE:
- ROOF TRUSS LAYOUT TO BE PROVIDED BY LICENSED SUPPLIER
- TRUSS COMPANY TO VERIFY ALL LOADS TO STRUCTURAL FRAMING
- TRUSS MANUFACTURER SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES
- DIMENSIONS TAKEN FROM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

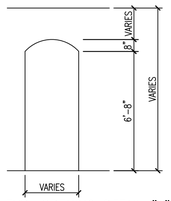
ROOF PLAN
SCALE: 1/4"=1'-0"



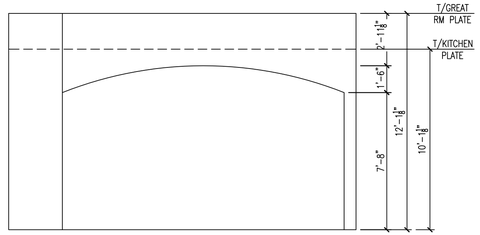
ROPE LIGHTING DETAIL
SCALE: 3/8" = 1'-0"



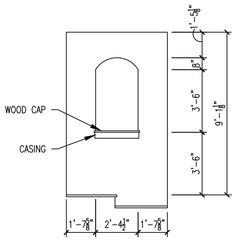
FIREPLACE DETAIL
SCALE: 1/4" = 1'-0"



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

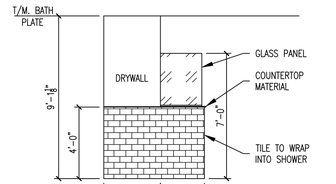


OPENING DETAIL "B"
SCALE: 1/4" = 1'-0"

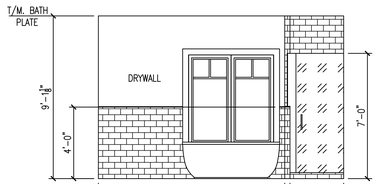


ART NICHE DETAIL
SCALE: 1/4" = 1'-0"

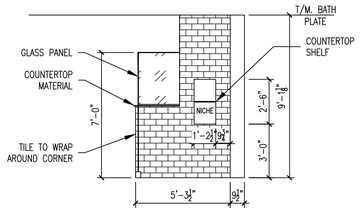
FIRST FLOOR DETAILS
SCALE: 1/4"=1'-0"



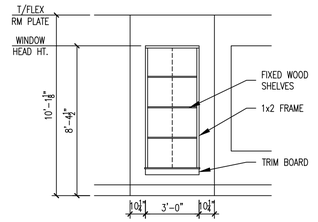
M. BATH TUB WALL DETAIL A
SCALE: 1/4" = 1'-0"



M. BATH TUB WALL DETAIL B
SCALE: 1/4" = 1'-0"



M. BATH SHOWER NICHE
SCALE: 1/4" = 1'-0"



FLEX RM. BUILT-IN SHELVES
SCALE: 1/4" = 1'-0"

ANDERSON HOMES

585 RYAN STREET, PEWAUKEE, WI 53072
ANDERSONHOMESWI.COM 262-746-9999

THE DESTIN II
KLOTZ RESIDENCE
RIVERLAND ESTATES LOT 11
MEQUON, WI

ANDERSON HOMES

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THESE DRAWINGS ARE THE PROPERTY OF ANDERSON HOMES, LLC AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF ANDERSON HOMES, LLC.
ANDERSON HOMES, LLC SHALL NOT BE HELD RESPONSIBLE FOR ANY CHANGES, MODIFICATIONS, OR ADDITIONS MADE TO THESE DRAWINGS.
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ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE MANUFACTURE, QUALITY OF MATERIALS AND CONSTRUCTION OF THE BUILDING PLANS SHALL CONFORM TO ALL APPLICABLE CODES AND GOVERNING AUTHORITIES.

PROJECT DATE:
9.10.21

REVISIONS:	BY:

SHEET NUMBER:
A-5

Attachment: Plans (6723 : Dale & Robin Klotz)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **October 11, 2021**
SUBJECT: **Omer Ben Avraham - Addition at 4430 W. Grace Avenue**

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

KETTERHAGEN ARCHITECTURE

Prepared for:

City of Mequon Architectural Review Board, Board of Appeals and…

Mr. Omer Ben Avraham

DATE: September 20, 2021

Project Number: 21-009

STATEMENT OF INTENT

4430 W Grace Avenue, Mequon, WI

Intent of:

Existing single-family, stairless ranch situated on the Milwaukee River. Renovate to bring up to standards of surrounding neighborhood homes. Built in the 1950's, the home has been rarely updated or improved upon. In recent years, previous owners have used it as a rental property; now becoming a blight to the neighborhood.

The current owner wants to update, renovate and add-on to the home so that it is a viable, attractive home for him to live in while taking advantage of the Milwaukee River scenic views.

Steven Ketterhagen
SteveK@ketterhagenarch.com

Attachment: Statement of Intent (6724 : Omer Ben Avraham)

PLAT OF SURVEY

OWNER:
HomeMe, LLC
3250 NE 1ST AVENUE, UNIT 1119
MIAMI, FL 33137

LEGAL DESCRIPTION

LOTS FIVE (5) AND SIX (6), IN BLOCK TWO (2) IN COMMUNITY TERRACE, A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE TWENTY-ONE (21) EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

ADDRESS: 4430 WEST GRACE AVENUE

TAX ID: 14-058-02-05-000

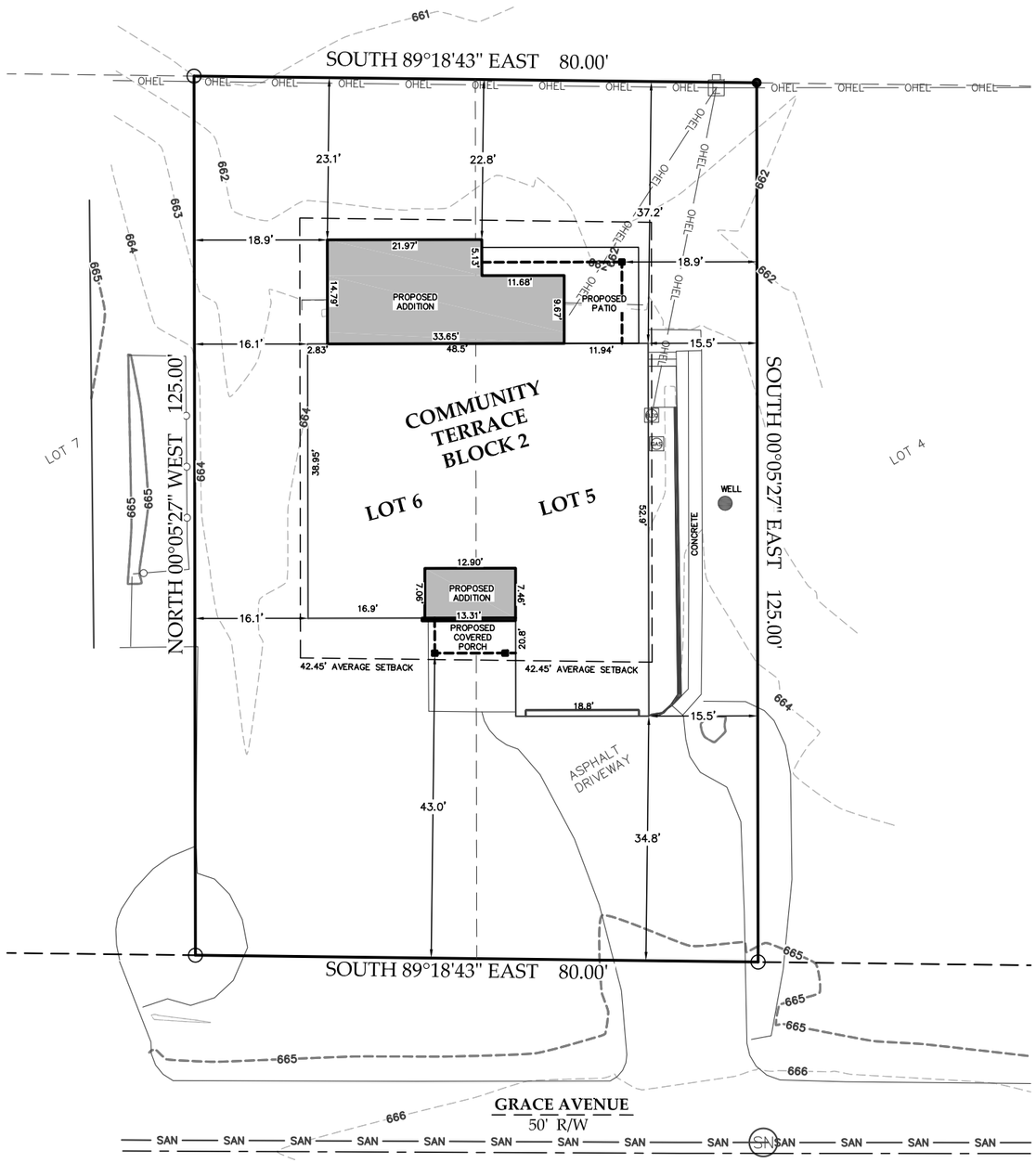
SETBACK INFORMATION:

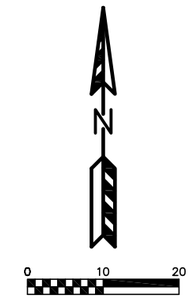
Front Setback:	50' or average of neighboring properties and required setback per 58.416(d)(1)(a) 50' + 34.9'/2 = 42.45 feet
Side Setback:	20 feet or 75% of required setback in non-conforming use per 58.416 (e)(3)(a) 20' x 75% = 15 feet
Rear Setback:	20 feet

LEGEND

- ● 1" IRON PIPE FOUND
- ○ 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.

(RECORDED AS)





LEGEND:

- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
- OHEL – OVERHEAD ELECTRIC LINE.
- BuEl – BURIED ELECTRIC LINE.
- BuTel – BURIED TELEPHONE LINE.
- FO – FIBER OPTIC LINE.
- GAS – GAS LINE.
- SAN – SANITARY SEWER MAIN OR LATERAL.
- WAT – WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- ELEC – ELECTRIC METER.
- GAS – GAS METER.
- GAS VALVE.
- FIRE HYDRANT.
- E – POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- W – WATER VALVE.



SEPTEMBER 15, 2021

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

REVISED 10/5/21
REVISED 9/20/21

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

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSION OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY, AND THAT I HAVE COMPLIED WITH WISCONSIN CHAPTER A-E 7.

4430 GRACE AVENUE, MEQUON
PLAT OF SURVEY
DATED: SEPTEMBER 20, 2021

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
122 Wisconsin Street; West Bend, Wisc
Phone (262) 346-7800; www.quamen

QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 346-7800

\KA-05-21\KA05BASE.DWG

Attachment: Survey (6724 : Omer Ben Avraham)

4430 W. Grace Avenue, Mequon, Wisconsin

Addition and Alterations of Existing Single-Family Home by:

Mr. Omer Ben Avraham

EXISTING CONDTION



PROPOSED FRONT ENTRY WITH COVERED PORCH



Attachment: Pictures (6724 : Omer Ben Avraham)

EXISTING CONDTIONS







4430 W. Grace Avenue, Mequon, Wisconsin

Addition and Alterations of Existing Single-Family Home by:

Mr. Omer Ben Avraham

PROPOSED REAR (RIVER SIDE) ADDITION WITH COVERED PATIO AREA



Attachment: Pictures (6724 : Omer Ben Avraham)

EXISTING CONDTIONS







4430 W. Grace Avenue, Mequon, Wisconsin

Addition and Alterations of Existing Single-Family Home by:

Mr. Omer Ben Avraham

PROPOSED REAR (RIVER SIDE) NORTHWEST CORNER w/ GREAT ROOM DOUBLE PATIO DOORS



Attachment: Pictures (6724 : Omer Ben Avraham)

PROJECT INFO

SCOPE OF WORK:
1. ADD ENTRY AREA THAT ENCLOSES EXTERIOR GARAGE SERVICE ENTRANCE, CREATES BETTER CIRCULATION AND BECOMES MORE INVITING.
2. REMODEL ENTIRE HOME TO UPDATE FEATURES, TAKE ADVANTAGE OF NEW ENERGY CODES AND CREATE MORE SPACE.
3. ADDITION TOWARD NORTH END TO TAKE ADVANTAGE OF NATURAL VIEWS, CREATE MORE INVITING SPACE AND MAXIMIZE THE VALUE OF THE HOME.
4. UPDATE THE MECHANICALS, WINDOWS AND INSULATION OF HOME TO MAXIMIZE ENERGY EFFICIENCY.

OCCUPANCY CLASSIFICATION:
SINGLE FAMILY HOME - PRE-1980 CONSTRUCTION

SQUARE FOOTAGE:

EXISTING (w/ GARAGE):	2,020 SF
ENTRY ADDITION:	78 SF
REAR (NORTH RIVER SIDE) ADDITION:	428 SF
TOTAL SF w/ ADDITIONS	2,526 SF
COVERED PORCH AREAS:	
FRONT (SOUTH) ENTRY:	98 SF
REAR (NORTH) PATIO:	191 SF
TOTAL SF ALL AREAS	**2,819 SF**

TOTAL AREA OF LOT:	~10,0000 SF	(0.23 ACRES)
EXISTING SFH:	2,020 SF	(20.2% LOT COVERAGE)
PROPOSED ADDITIONS:	506 SF	(+5.1% ADDED TO LOT)
PROPOSED COVERED PORCH AREAS:	289 SF	(+2.9% ADDED TO LOT)
TOTAL LOT COVERAGE w/ EXISTING & PROPOSED:	**28.2%**	

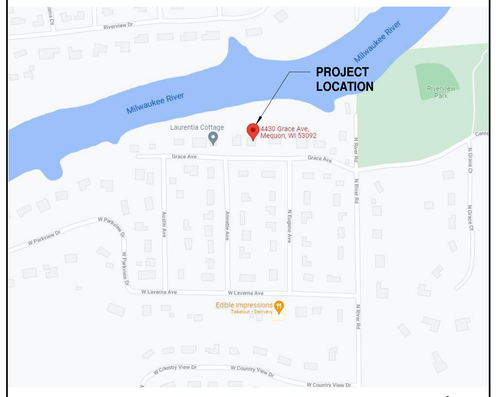
APPLICABLE CODES

WISCONSIN 1 & 2 FAMILY UNIFORM DWELLING CODE (UDC)
Chs. SPS 320 - 325 w/ PERMITTED EXCEPTIONS BY CITY OF MEQUON CODE ENFORCEMENT OFFICIALS

DRAWING INDEX

A100 COVER SHEET
A101 FLOOR PLAN
A102 DEMOLITION PLAN
A103 ROOF PLAN
A104 ELEVATIONS
A105 SECTIONS & DETAILS
C100 ARCHITECTURAL SITE PLAN
S100 FOUNDATION PLAN

VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL BE DONE IN A SAFE AND WORKMANLIKE MANNER AND IN STRICT ACCORDANCE WITH THE STATE BUILDING CODES, NATIONAL ELECTRIC CODE (NEC), AND ALL APPLICABLE REGULATIONS, ORDINANCES AND AUTHORITIES HAVING JURISDICTION.
2. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT THEMSELVES WITH THIS KNOWLEDGE DOES NOT RELIEVE THEM OF ANY RESPONSIBILITY FOR PERFORMING THEIR WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.
3. COORDINATE ALL WORK INDICATED BY ARCHITECTURAL.
4. PRIOR TO COMMENCEMENT OF ANY OPERATION, EACH CONTRACTOR SHALL EXAMINE WORK PERFORMED BY OTHERS TO WHICH THEIR WORK ADJOINS OR IS APPLIED AND REPORT TO THE ARCHITECT ANY CONDITIONS PREVENTING SATISFACTORY ACCOMPLISHMENT OF THEIR WORK. STARTING WORK OF ANY OPERATIONS SHALL INDICATE ACCEPTANCE OF CONDITIONS.
5. MATERIALS AND NOTES COMMON TO SEVERAL DRAWINGS MAY BE NOTED ON ONLY ONE DRAWING. CONTRACTORS SHALL BE RESPONSIBLE FOR ENTIRE SET OF DOCUMENTS.
6. THE CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF DEBRIS AND IS TO REMOVE ALL TRASH AND DEBRIS FROM THE CONSTRUCTION AREA DAILY. NO FLAMMABLE MATERIALS OR LIQUIDS MAY BE STORED IN THE BUILDING.
7. THE GENERAL CONTRACTOR SHALL RESPOND TO ALL REQUIREMENTS OF THE ARCHITECT FOR VERIFICATIONS, RESPONSES AND SUBMISSIONS.
8. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURER WARRANTIES WILL BE HONORED.
9. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS.

ABBREVIATIONS

ADA	AMERICANS W/ DISABILITIES ACT STANDARDS
AFF	ABOVE FINISH FLOOR
ARCH	ARCHITECTURAL
BFF	BELOW FINISH FLOOR
BO	BOTTOM OF
BRG	BEARING
CJ	CONTROL JOINT
CL	CENTERLINE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
DIA	DIAMETER
DLO	DAYLIGHT OPENING (NATURAL LIGHT THRU WINDOWS)
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EX	EXISTING
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FRP	FIBERGLASS REINFORCED PLASTIC
GA	GAUGE
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD (DRYWALL)
HDR	HEADER
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
MTRL	MATERIAL
NTS	NOT TO SCALE
OC	ON CENTER
OH	OPPOSITE HAND
PEMB	PRE ENGINEERED METAL BUILDING
PLAM	PLASTIC LAMINATE
PT	PRESSURE TREATED
REF	REFERENCE
RO	ROUGH OPENING
SF	SQUARE FOOT (or SQUARE FOOTAGE)
SIM	SIMILAR
STRUC	STRUCTURAL
T	TEMPERED GLASS
TO	TOP OF
UNO	UNLESS NOTED OTHERWISE
TYP	TYPICAL

Avraham SF Residence Alteration & Additions

4430 W. Grace Avenue - Mequon, Wisconsin

CONSULTANT:
KETTERHAGEN
ARCHITECTURE LLC
2821 VIRGINIA STREET
RACINE, WI
T: 262.822.9104
SteveK@ketterhagenarch.com

REVISIONS:

PROJECT NUMBER:	21-009
DRAWN BY:	SPK
CHECKED BY:	SPK

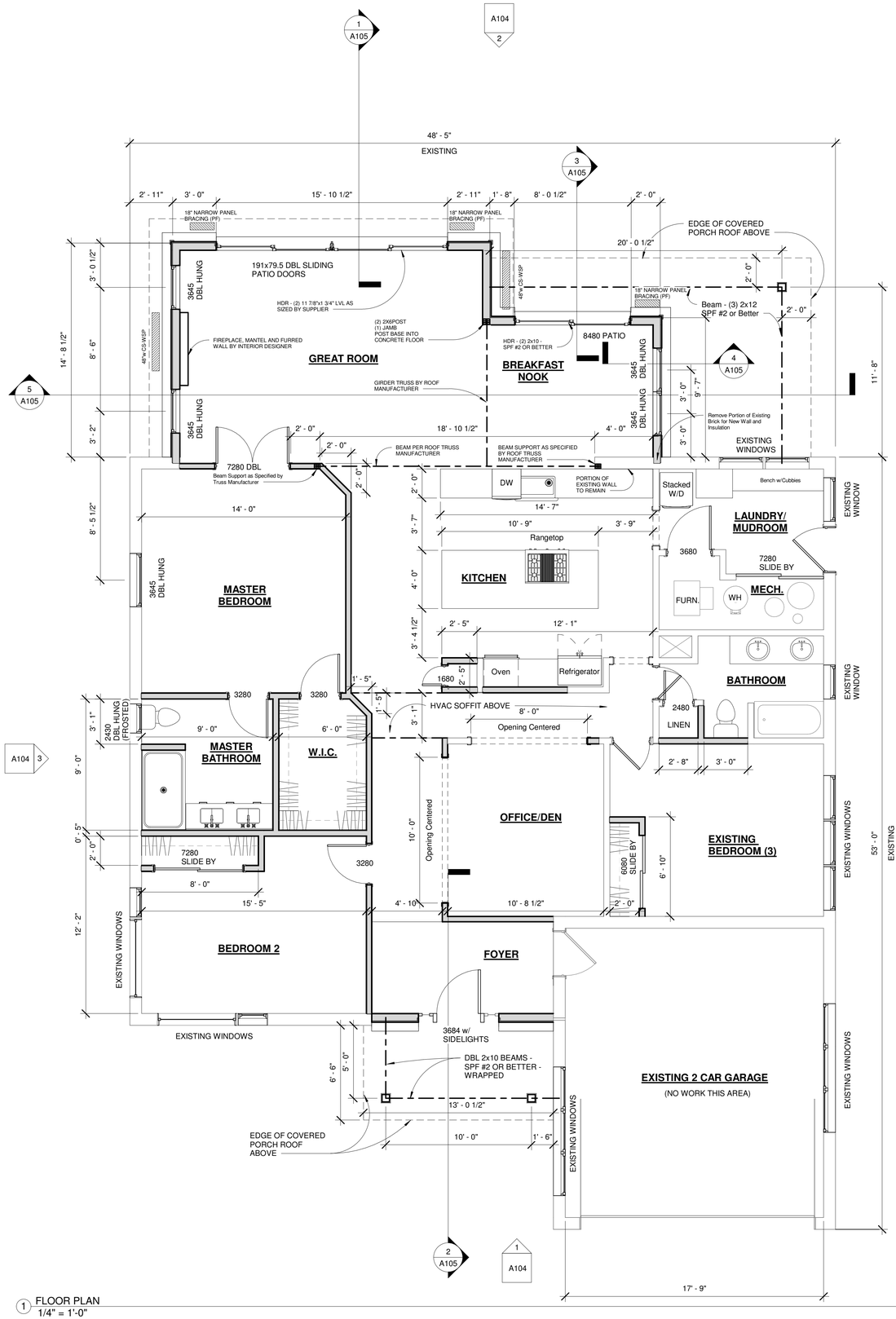
COVER SHEET

DATE:	20 SEPTEMBER 2021

SHEET:
A100

9/20/2021 10:26:36 AM

Attachment: Plans (6724 : Omer Ben Avraham)



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

Published under s. 35.93, Wis. Stats., by the Legislative Reference Bureau.

SAFETY AND PROFESSIONAL SERVICES — SPS 321.25

Table 321.25–G
BRACING METHODSa, f

Material	Minimum Brace Material Thickness or Size	Maximum Nominal Wall Heightb	Minimum Braced Wall Panel Width or Brace Angle	Connection Criteria	
				Minimum Fasteners	Maximum Spacing
Intermittent Bracing Methods					
LIBc Let–in bracing	1x4 wood brace (or approved metal brace installed per manufacturer instructions)	10′	45_ angle and maximum 16″ o.c. stud spacingb	2–8d common nails or 3–8d box nails (2 3/8″ long x 0.113″ diameter)	Per stud and top and bottom platese
DWB Diagonal wood boards	¾″ (1″ nominal) for maximum 24″ o.c. stud spacing	10′	48″	2–8d box nails (2 3/8″ long x 0.113″ diameter) or 2 – 1 3/4″ long 16–gage staples	Per stud and top and bottom platese
WSP Wood structural panel	3/8″ for maximum 16″o.c. stud spacing; 7/16″ for maximum 24″ o.c. stud spacing	10′	48″	6d common nail or 8d box nail (2 3/8″ long x 0.113″ diameter); or 7/16″– or 1/2″–crown 16–gage staples, 1 1/4″ long	6″ edges, 12″ field (nails) 3″ edges, 6″ field (staples)
SFB Structural fiber-board sheathing	½″ for maximum 16″ o.c. stud spacing	10′	48″	1 1/2″ long x 0.120″ diame-ter galvanized roofing nails or 1″–crown 16–gage sta-ples, 1 1/4″ long	3″ edges, 6″ field
GB Gypsum board (installed on both sides of wall)	½″ for maximum 24″ o.c. stud spacing	10′	96″	5d cooler nails, or #6 screws	7″ edges, 7″ field (including top and bottom plates)
Continuous Sheathed Bracing Methods					
CS–WSPd Continuous sheathed WSP	3/8″ for maximum 16″o.c. stud spacing; 7/16″ for maximum 24″ o.c. stud spacing	12′	Refer to Table 321.25–H	Same as WSP	Same as WSP
CS–SFBd Continuous sheathed SFB	½″ for maximum 16″ o.c. stud spacing			Same as SFB	Same as SFB
Narrow Panel Bracing					
PF Portal frame	7/16″	12′	Refer to Figure 321.25–A	Refer to Figure 321.25–A	Refer to Figure 321.25–A

aThe interior side of all exterior walls shall be sheathed with minimum ½–inch gypsum wallboard unless otherwise permitted to be excluded by this subsection. All edges of panel–type wall bracing, except horizontal joints in GB bracing, shall be attached to framing or blocking.

bThe actual measured wall height shall include stud height and thickness of top and bottom plates. The actual wall height shall be permitted to exceed the listed nominal values by not more than 4½ inches. Tabulated bracing amounts in s. SPS 321.25 (6) (c) are based on a 10–foot nominal wall height for all bracing methods and shall be permitted to be adjusted to other nominal wall heights not exceeding 12 feet in accordance with footnotes to Table 321.25–I or Table 321.25–J.

cLIB is not permitted for walls supporting a roof and two floors. Two LIB braces installed at a 60o angle from horizontal shall be permitted to be substituted for each 45o angle LIB brace.

dBracing with CS–WSP and CS–SFB shall have sheathing installed on all sheathable surfaces above, below, and between wall openings.

eShall be attached to the top and bottom plates and any intermediate studs, in one continuous length.

fEach braced panel may contain no more than one hole, having a maximum dimension of no more than ten percent of the least dimension of the panel, and confined to the middle three–fourths of the panel.

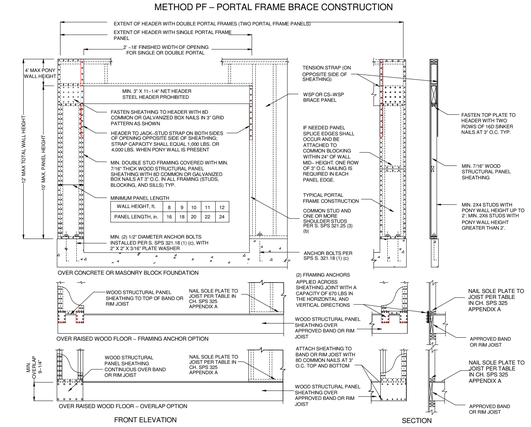
Table 321.25–Ha, b
MINIMUM WIDTHS OF CS–WSP AND CS–SFB BRACED WALL PANELS

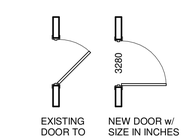
Maximum Opening Height Adjacent to Braced Wall Panel	Minimum Width of Full–Height Braced Wall Panel (inches)				
	8′ Tall Wall	9′ Tall Wall	10′ Tall Wall	12′ Tall Wall
5′ – 4″	24	27	30	36
6′ – 8″	32	30	30	36
8′	48	41	38	36
9′	–	54	46	41
10′	–	–	60	48
12′	–	–	–	72

aSheathing shall extend from the top of the top plate to the bottom of the bottom plate and may be multiple sheets. All joints shall be blocked.

bInterpolation is permitted.

METHOD PF – PORTAL FRAME BRACE CONSTRUCTION





DOOR SYMBOLS

FLOOR PLAN NOTES

1. ALL PLAN DIMENSIONS ARE TO FACE OF STUDS WHEN DRYWALL HAS BEEN REMOVED FOR EXISTING WALLS OR WHEN STUDS ARE INSTALLED FOR NEW WALLS. OTHERWISE, UNLESS NOTED, DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH SURFACE.
2. EXISTING HOUSE AND ADDITIONS ARE SLAB-ON-GRADE WITH FROST FOUNDATION WALLS AND FOOTINGS. ADDITION FOOTINGS TO HAVE A MINIMUM 3" EXTRUDED POLYSTYRENE OR 2" POLYISOCOYANURATE INSUALTION. MINIMUM R-15 RATED.
3. EXISTING FULL BATHROOM DOES NOT HAVE A 32" DOOR. A 32" DOOR IS PROVIDED IN THE NEW MASTER BATHROOM.
4. KITCHEN SHALL BE DESIGNED BY INTERIOR DESIGNER - KITCHEN CABINETS, SPECIALTY APPLIANCE FIXTURES, SINK AND DISHWASHER ARE CURRENTLY SHOWN AS PLACE HOLDERS, AND SHOWN ONLY TO INDICATE CODE MINIMUMS SHALL BE MAINTAINED. OWNER HAS NOT DETERMINED FINAL KITCHEN DESIGN FOR THESE ITEMS. THIS WILL OCCUR AFTER PERMIT IS ISSUED.
5. ALL EXISTING WINDOWS (LABELED ON PLAN) ARE INTENDED TO BE REPLACED WITH ENERGY EFFICIENT WINDOWS WITH DOUBLE PANE, LOW 'E' COATED GLAZED SASHES WITH U-FACTOR 0.29.

KETTERHAGEN ARCHITECTURE LLC
2821 VIRGINIA STREET | RACINE, WI
T: 262.822.9104 | SteveK@ketterhagenarch.com
ARCHITECTURE / COMMERCIAL BUILDINGS
FACILITIES PLANNING / RESIDENTIAL REDEVELOPMENT

Avraham SF Residence Alteration & Additions

4430 W. Grace Avenue - Mequon, Wisconsin

CONSULTANT:

REVISIONS:

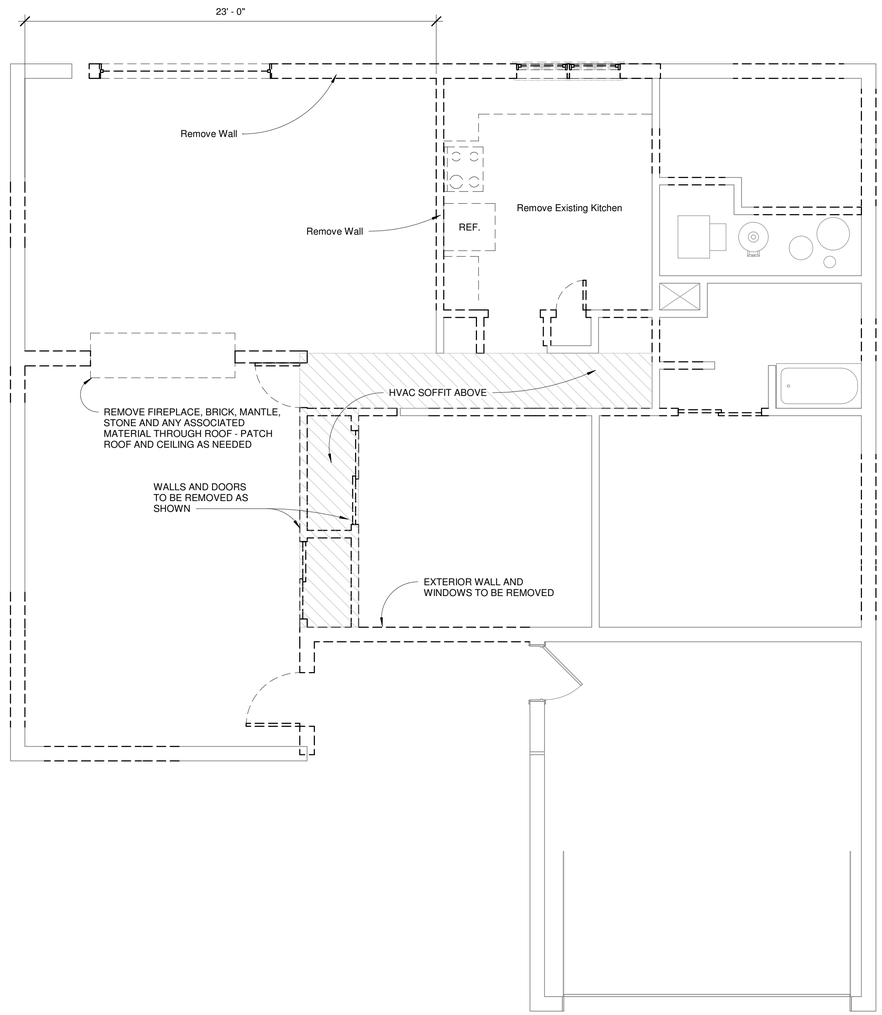
PROJECT NUMBER: 21-009
DRAWN BY: TK
CHECKED BY: SPK

Floor Plan

DATE: 20 SEPTEMBER 2021
SHEET:
A101

9/20/2021 10:26:36 AM

Attachment: Plans (6724 : Omer Ben Avraham)



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

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ARCHITECTURE LLC
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Avraham SF Residence Alteration & Additions

4430 W. Grace Avenue - Mequon, Wisconsin

CONSULTANT:

Attachment: Plans (6/724 : Omer Ben Avraham)

REVISIONS:

PROJECT NUMBER:	21-009
DRAWN BY:	Author
CHECKED BY:	Checker

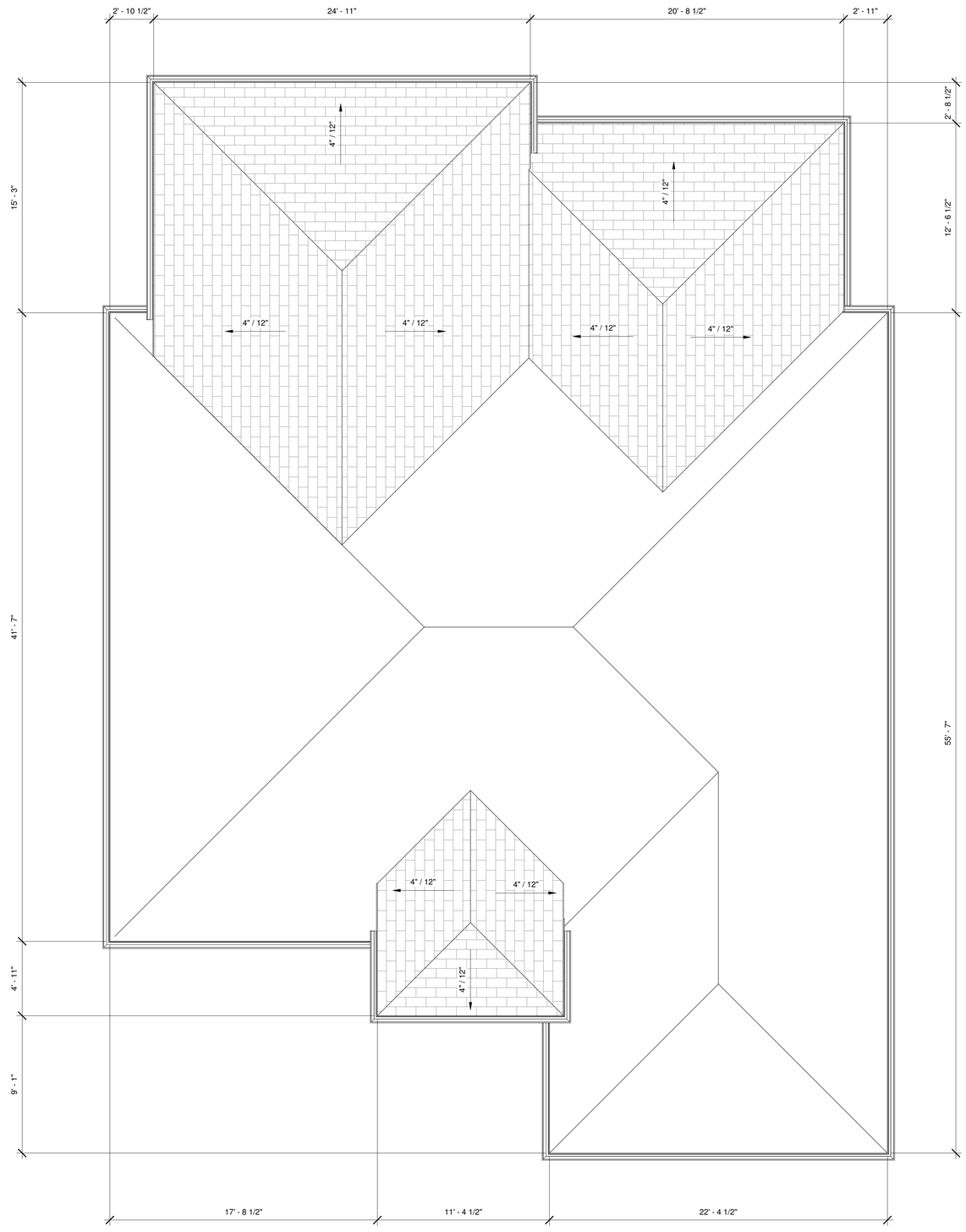
Demolition Floor Plan

DATE: 20 SEPTEMBER 2021

SHEET:

A102

9/20/2021 10:26:37 AM



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

9/20/2021 10:26:37 AM

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Avraham SF Residence Alteration & Additions

4430 W. Grace Avenue - Mequon, Wisconsin

CONSULTANT:

REVISIONS:

PROJECT NUMBER:	21-009
DRAWN BY:	Author
CHECKED BY:	Checker

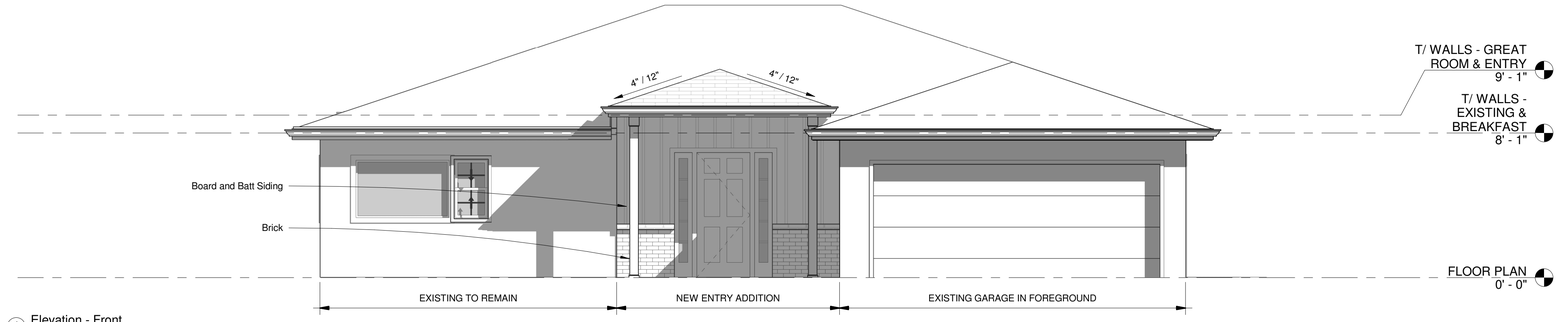
Roof Plan

DATE: 20 SEPTEMBER 2021

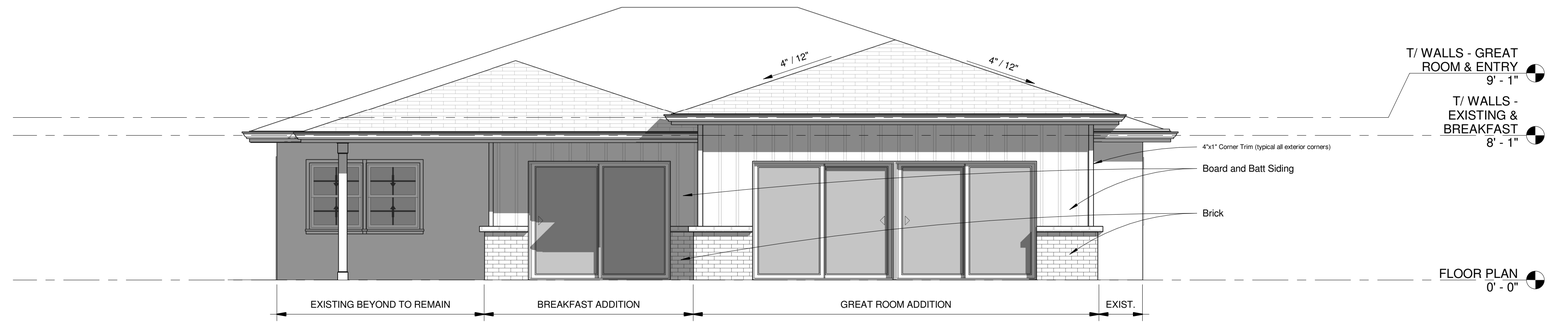
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A103

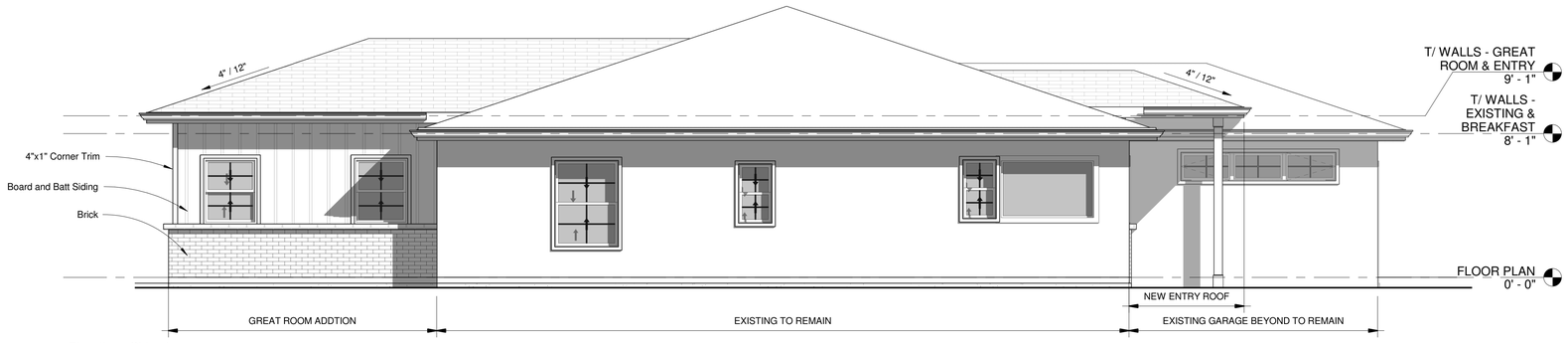
Attachment: Plans (6724 : Omer Ben Avraham)



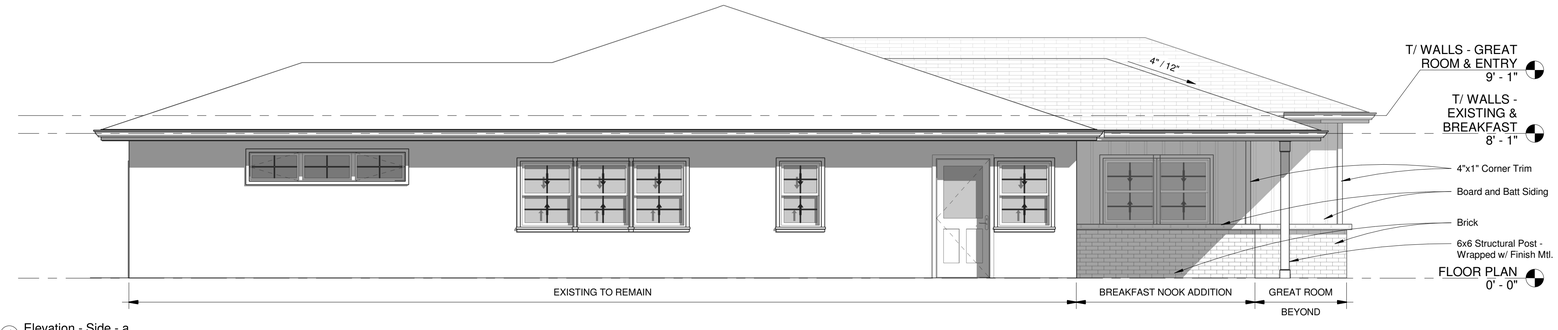
1 Elevation - Front
1/4" = 1'-0"



2 Elevation - Back
1/4" = 1'-0"



3 Elevation - Side - b
1/4" = 1'-0"



4 Elevation - Side - a
1/4" = 1'-0"

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Avraham SF Residence Alteration & Additions

4430 W. Grace Avenue - Mequon, Wisconsin

CONSULTANT:

Attachment: Plans (6724 : Omer Ben Avraham)

REVISIONS:

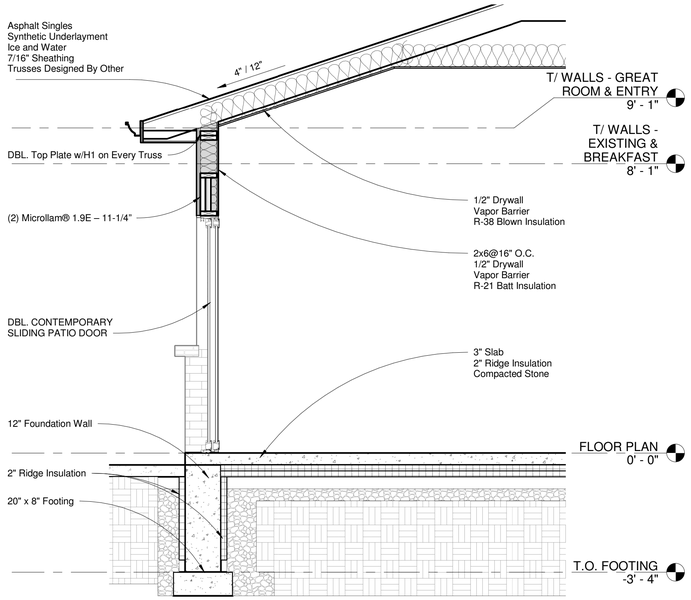
PROJECT NUMBER: 21-009
DRAWN BY: TK
CHECKED BY: SPK

Elevations

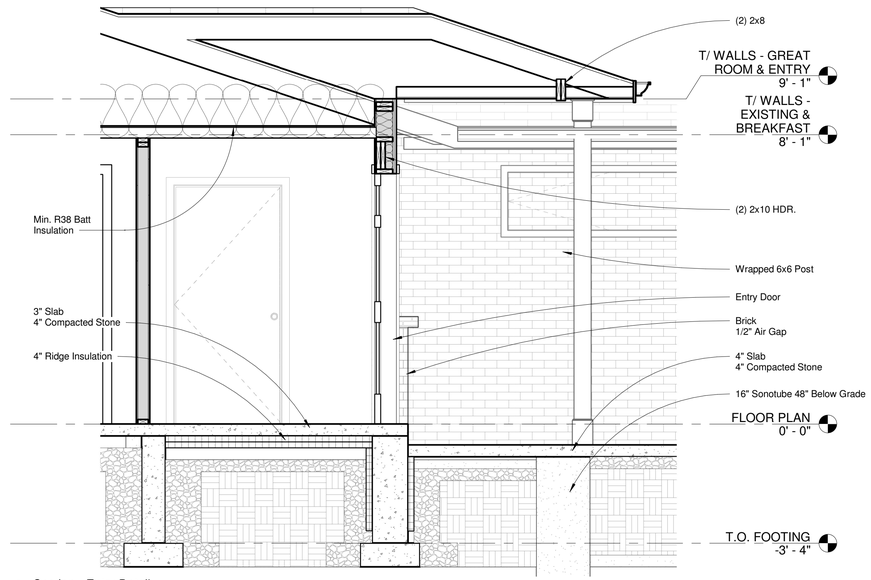
DATE: 20 SEPTEMBER 2021
SHEET:

A104

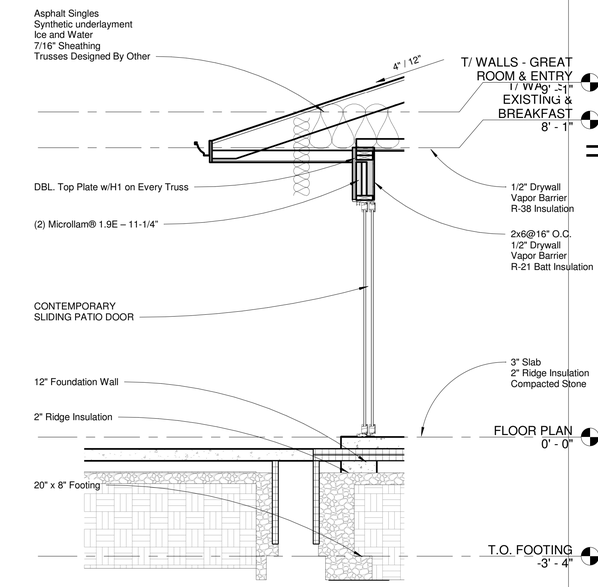
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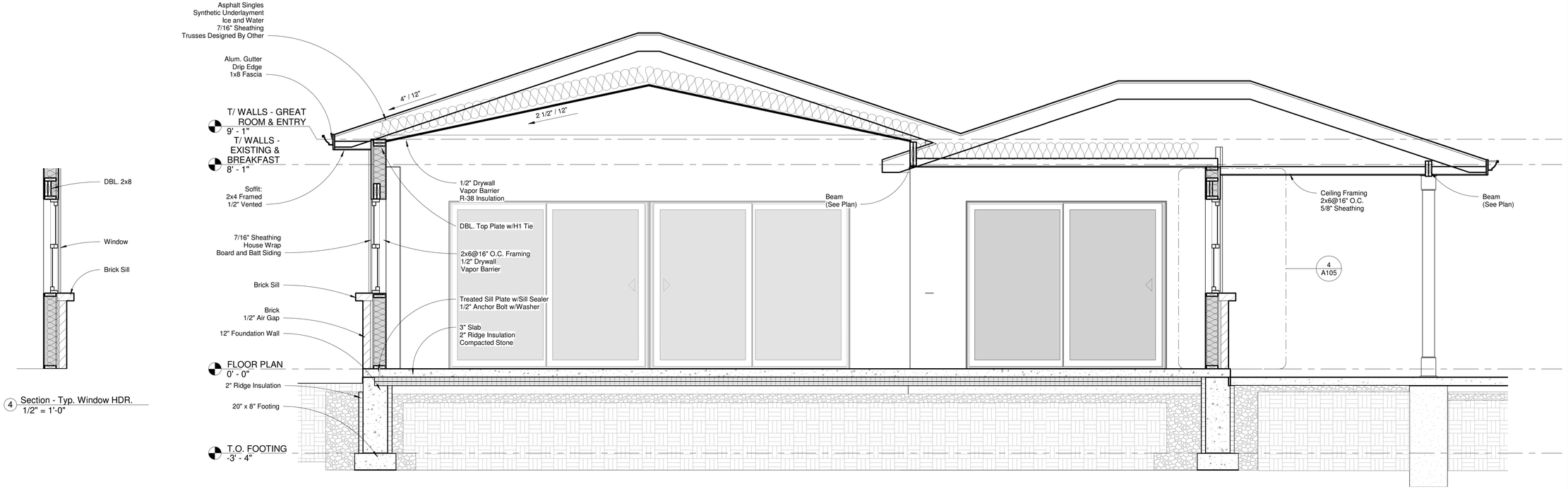
1 Section - Great Room Doors Detail
1/2" = 1'-0"



2 Section - Entry Detail
1/2" = 1'-0"



3 Section - Breakfast
1/2" = 1'-0"



5 Section - Typ. Wall Framing
1/2" = 1'-0"

4 Section - Typ. Window HDR.
1/2" = 1'-0"

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Avraham SF Residence Alteration & Additions

4430 W. Grace Avenue - Mequon, Wisconsin

CONSULTANT:

REVISIONS:

PROJECT NUMBER:	21-009
DRAWN BY:	Author
CHECKED BY:	Checker

Sections & Details

DATE: 20 SEPTEMBER 2021

SHEET:

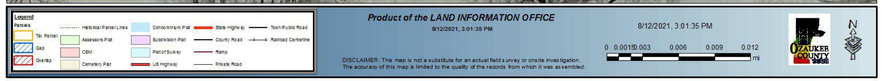
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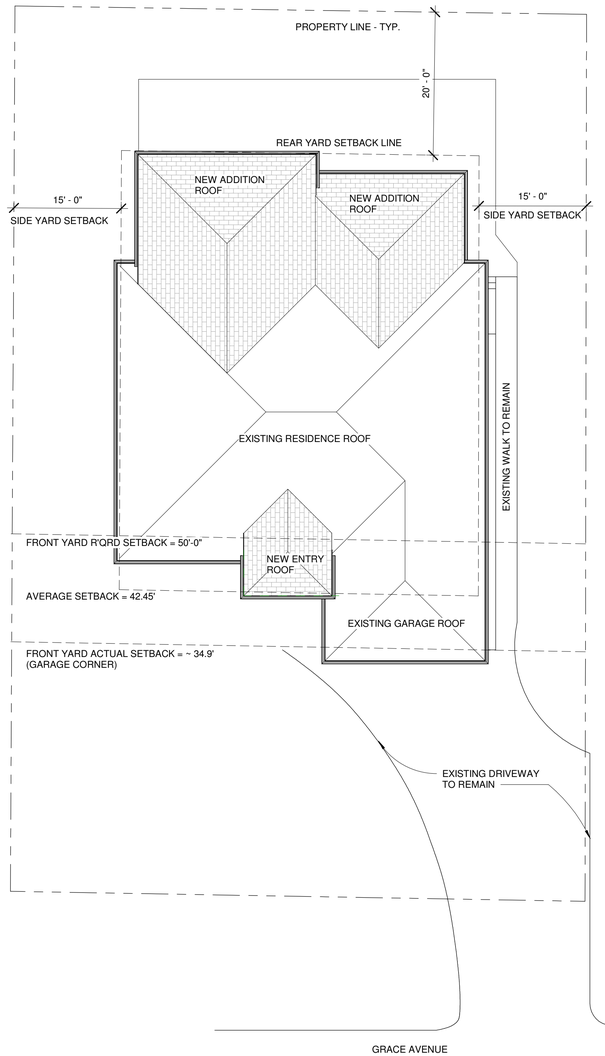
9/20/2021 10:26:43 AM

Attachment: Plans (6724 : Omer Ben Avraham)

Parcel Information







1 Site Plan
1" = 10'-0"

KETTERHAGEN ARCHITECTURE LLC
2821 VIRGINIA STREET | RACINE, WI
T: 262.822.9104 | SteveK@ketterhagenarch.com
ARCHITECTURE | COMMERCIAL BUILDINGS
FACILITIES PLANNING | RESIDENTIAL REDEVELOPMENT

Avraham SF Residence Alteration & Additions

4430 W. Grace Avenue - Mequon, Wisconsin

CONSULTANT:

Attachment: Plans (6724 : Omer Ben Avraham)

REVISIONS:

PROJECT NUMBER:	21-009
DRAWN BY:	Author
CHECKED BY:	Checker

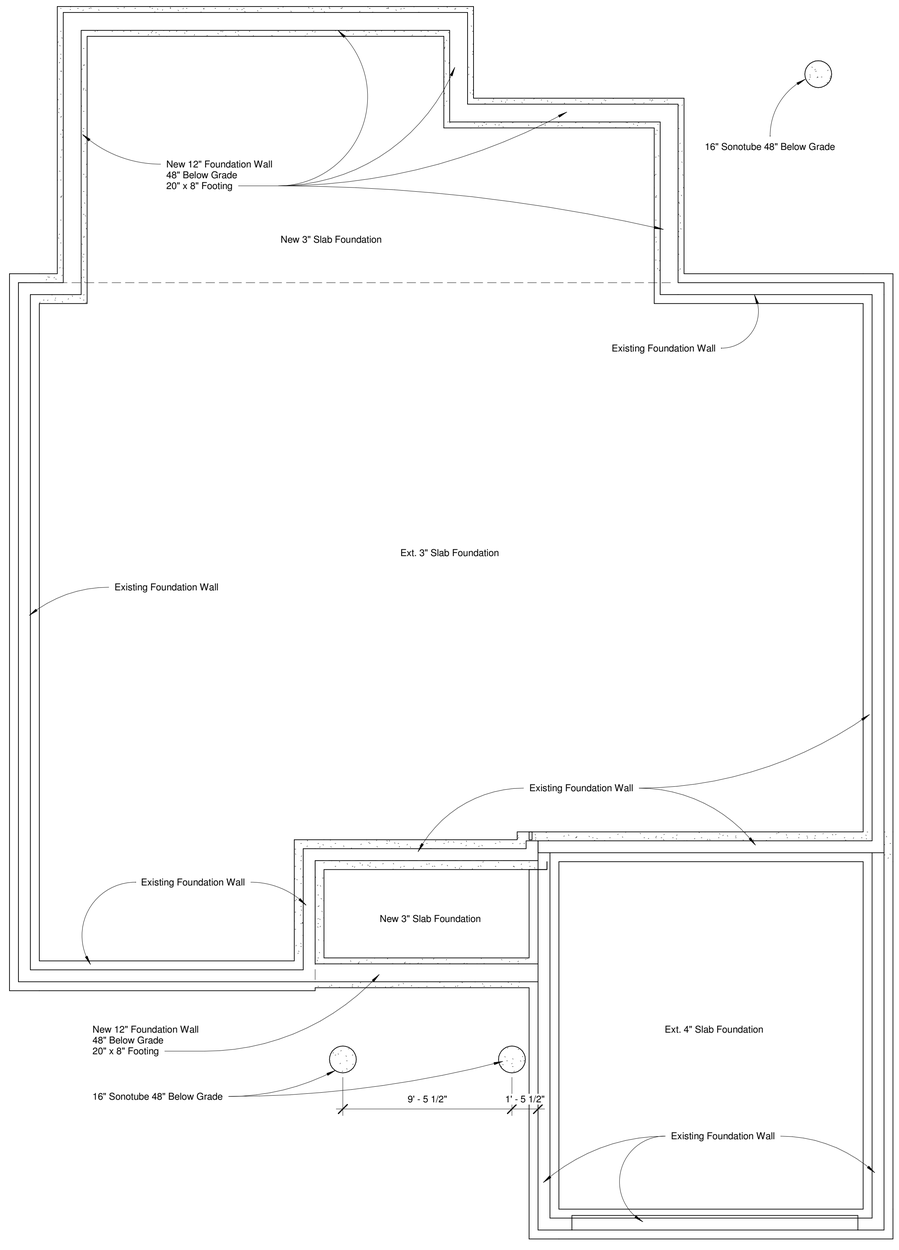
Site Plan

DATE: 20 SEPTEMBER 2021

SHEET:

C100

9/20/2021 10:26:44 AM



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

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ARCHITECTURE LLC
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T: 262.822.9104 | SteveK@ketterhagenarch.com
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Avraham SF Residence Alteration & Additions

4430 W. Grace Avenue - Mequon, Wisconsin

CONSULTANT:

Attachment: Plans (6724 : Omer Ben Avraham)

REVISIONS:

PROJECT NUMBER:	21-009
DRAWN BY:	Author
CHECKED BY:	Checker

Foundation Plan

DATE: 20 SEPTEMBER 2021

SHEET:

S100

9/20/2021 10:26:44 AM

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **October 11, 2021**
SUBJECT: **Richard & Page Otto - New Single-Family Residence at 6850 W. River Birch Drive**

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

September 18, 2021

Statement of Intent
Lot 1, River Birch Subdivision (previously Pine Reserve Condominium)

The homesite, Lot 1, River Birch Subdivision (previously Pine Reserve Condominium), is a developed subdivision lot of approximately 1 acre. The lot is has a rearward slope with full exposure of basement and is designed for a single-family residence. The intent is to build a single-family two-story home with 3,918 sf. of living space above grade with a 1,063 sf. attached 3-car garage. The home will have a full basement with 9' foundation walls and approximately 1,134 sf. of finished space.

DocuSigned by:
Richard Otto 9/18/2021
99BABFD5FD8344F...
Richard Otto, Owner

DocuSigned by:
9/18/2021
08F24DA6657F407...
Page Otto, Owner

Benjamin Perthel, Builder
Perthel Homes, Inc.

Attachment: Statement of Intent (6725 : Richard & Page Otto)

Cornerstone Land Surveying, Inc.

Plat of Survey

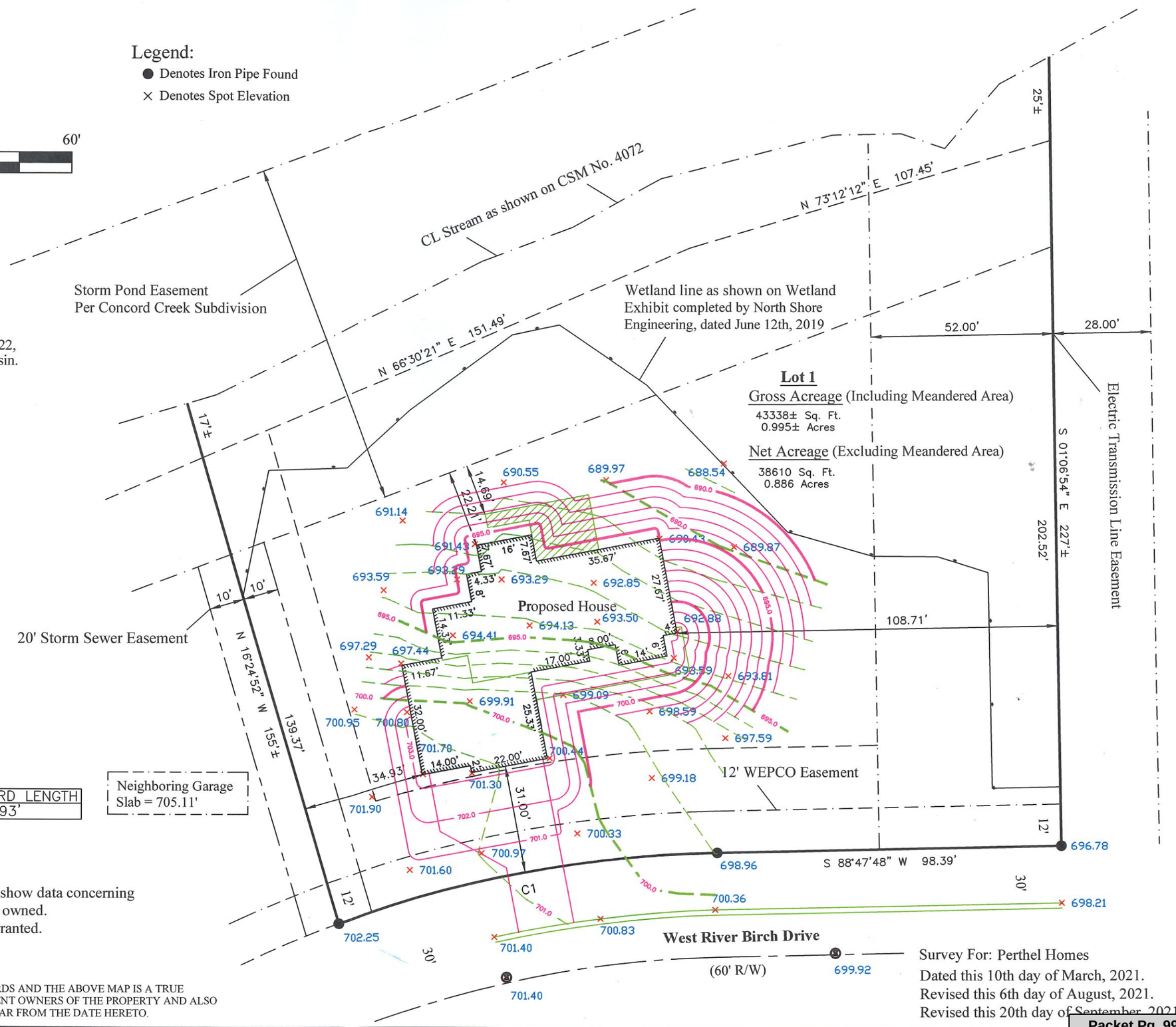
Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rich@cornerstonelandsurvey.com
(262) 424-5630

Scale 1"= 30'

0' 30' 60'

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

Description:
All of Lot 1 of Certified Survey Map No. 4072, being part of Pine Reserve Condominium, being a part of the Southeast ¼ of the Southwest ¼ of Section 22, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.



Building Elevations
703.85' - Yard Grade
+ 0.70'
= 704.55' - Top of Wall
- 9.00' - Poured Wall
= 695.55' - Top of Footing
703.85' - Garage Slab
- 5.13% - Drive Way Slope

Curve Data

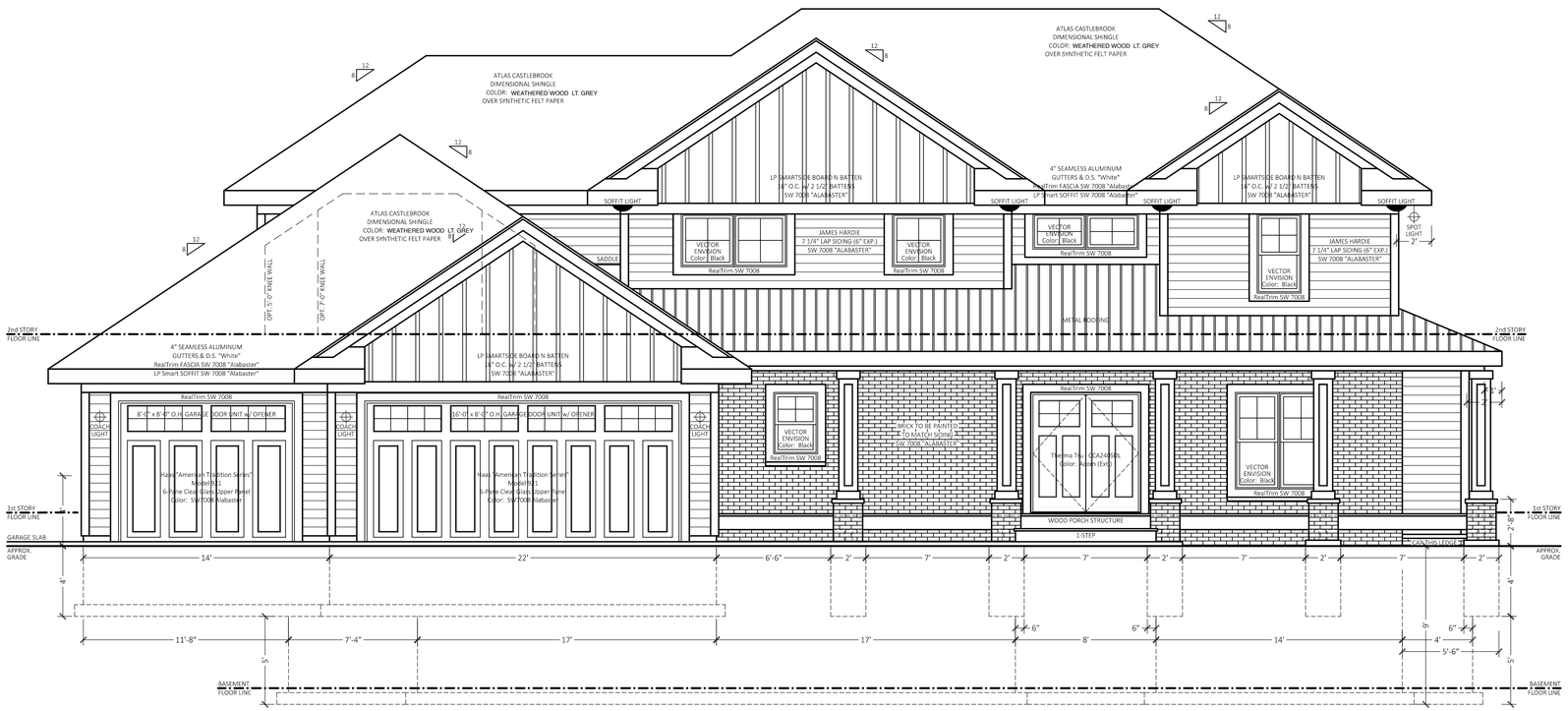
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	110.44'	330.00'	19°10'33"	S 79°12'30" W	109.93'

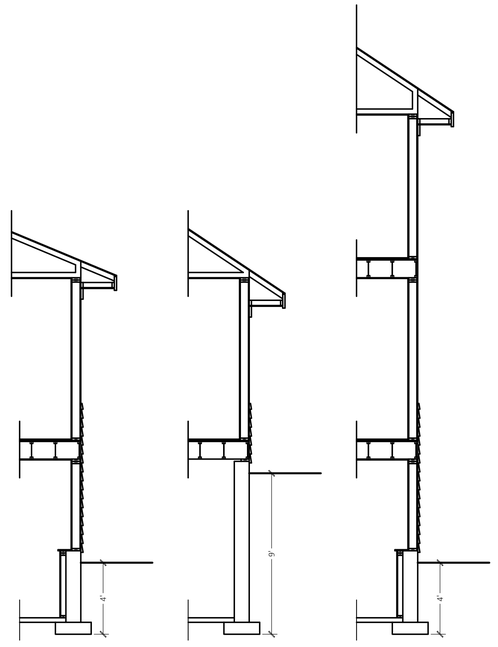
Notes:
1) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
2) No Title Policy furnished therefore completeness of easements is not warranted.

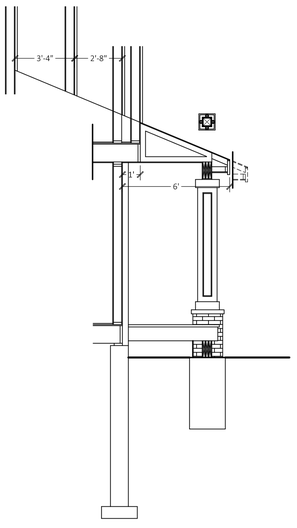
STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)
"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE [illegible]TATION THEROF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO [illegible]CHASE, MORTGAGE OR GUARANTEE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

Survey For: Perthel Homes
Dated this 10th day of March, 2021.
Revised this 6th day of August, 2021.
Revised this 20th day of September, 2021

Attachment: Survey (6725 : Richard & Page Otto)







COLOR SELECTIONS:
PAINT COLORS:
BODY - SW 7008
TRIM - SW 7008
FRONT DOOR - ACORN
GUTTERS - WHITE
SHINGLE COLOR:
WEATHERED WOOD LT. GREY
BRICK COLOR:
PAINTED - SW 7008

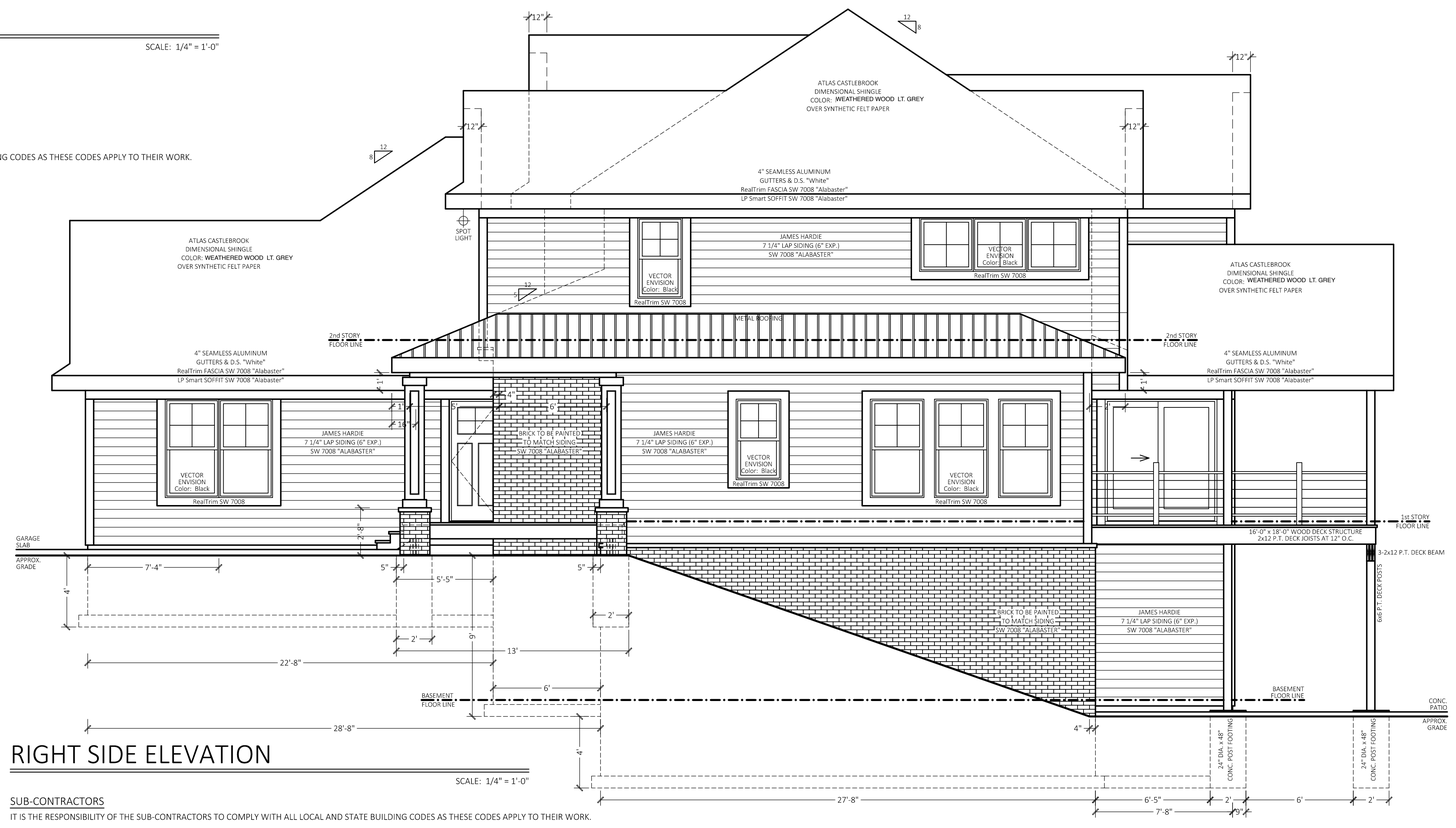
FRONT ELEVATION

1st FLOOR = APPROX. 1994 SQ. FT.
2nd FLOOR = APPROX. 1924 SQ. FT.
FINISHED L.L. = APPROX. 1334 SQ. FT.

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

NOTES:
1. ACTUAL DESIGN OF FRONT ENTRANCE TO BE SELECTED BY BUILDER

SUB-CONTRACTORS
IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTORS TO COMPLY WITH ALL LOCAL AND STATE BUILDING CODES AS THESE CODES APPLY TO THEIR WORK.



RIGHT SIDE ELEVATION

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

SUB-CONTRACTORS
IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTORS TO COMPLY WITH ALL LOCAL AND STATE BUILDING CODES AS THESE CODES APPLY TO THEIR WORK.

PERTHEL HOMES
Building on 3 Generations of Quality

P.O. Box 863
Meno. Falls, WI 53052

www.perthelhomes.com

President / Sales / Project Mgr.:
Benjamin J. Perthel
C. 262-853-7871
ben@perthelhomes.com

Sales / Project Manager:
Zack Perthel
C. 262-853-9773
zack@perthelhomes.com

Drawn By:
Julia A. Kedinger
C. 262-224-2873
juliakedinger@gmail.com

FINAL CONSTRUCTION DOCUMENT
Exterior Elevations
Foundation Plan
Fin. Lower Level Plan
1st Story Floor Plan
2nd Story Floor Plan

CONTRACT DATE:
VERIFY

REVISION DATE:
04/30/2021
05/28/2021
06/01/2021
06/28/2021
07/13/2021
07/21/2021
08/16/2021
08/22/2021
09/10/2021
09/14/2021
09/19/2021

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LOT # & SUBDIV.:
Lot #1
River Birch Subdiv.
Mequon, WI

MODEL NAME:
Brookside

JOB NUMBER:
1529-21

OWNERS:
Rick & Page
Otto Res.

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

PAGE:
1 OF 6

Attachment: Plans (6725 : Richard & Page Otto)

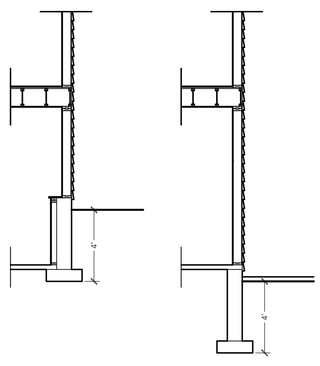


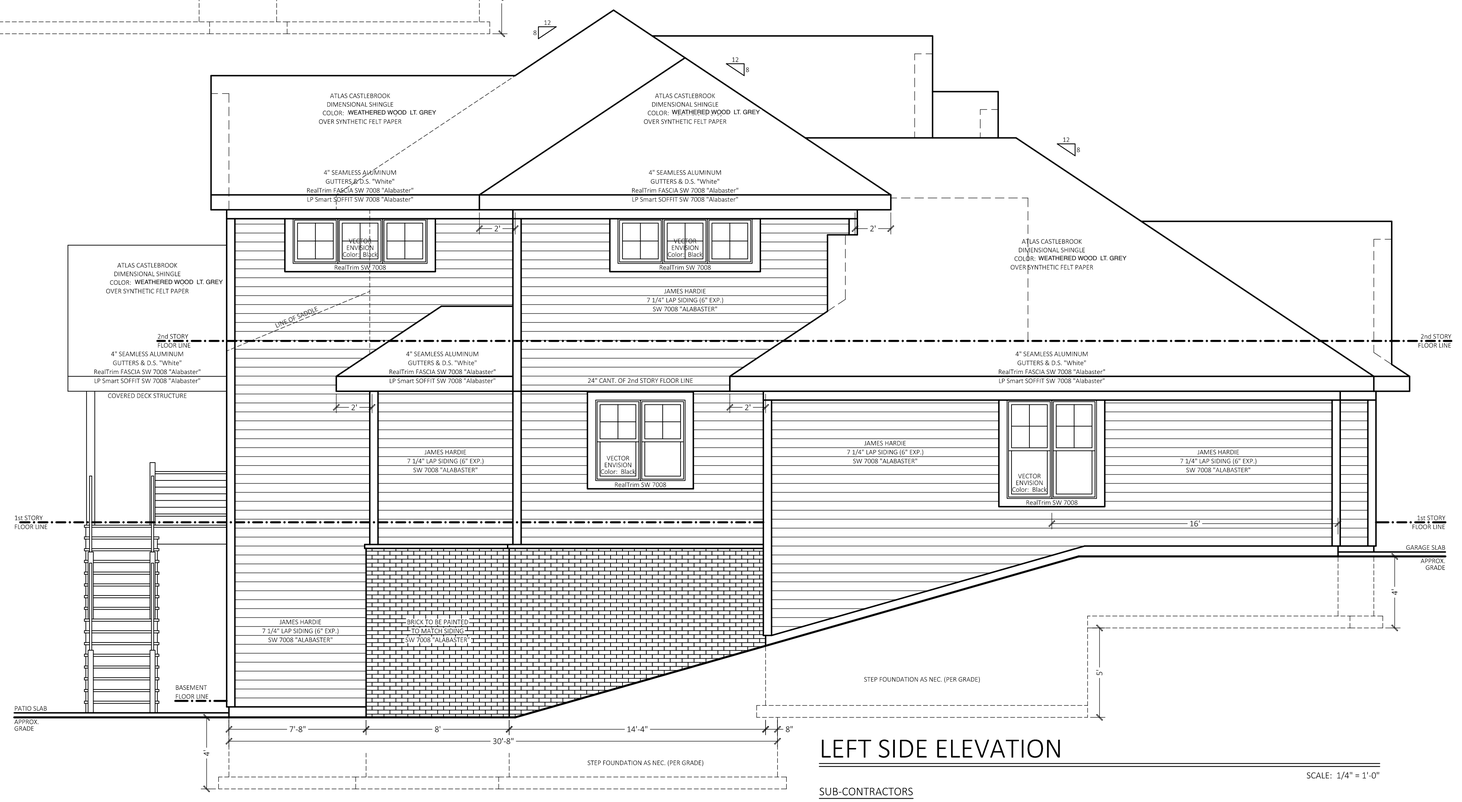
RIGHT SIDE ELEVATION

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

SUB-CONTRACTORS

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LEFT SIDE ELEVATION

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

SUB-CONTRACTORS

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C. 262-853-7871
ben@perthelhomes.com

Sales / Project Manager:
Zack Perthel
C. 262-853-9773
zack@perthelhomes.com

Drawn By:
Julia A. Kedinger
C. 262-224-2873
juliakedinger@gmail.com

FINAL CONSTRUCTION DOCUMENT
Exterior Elevations
Foundation Plan
Fin. Lower Level Plan
1st Story Floor Plan
2nd Story Floor Plan

CONTRACT DATE:
VERIFY

REVISION DATE:
04/30/2021
06/01/2021
07/13/2021
07/21/2021
08/16/2021
08/22/2021
09/10/2021
09/14/2021
09/19/2021

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Lot #1
River Birch Subdiv.
Mequon, WI

MODEL NAME:
Brookside

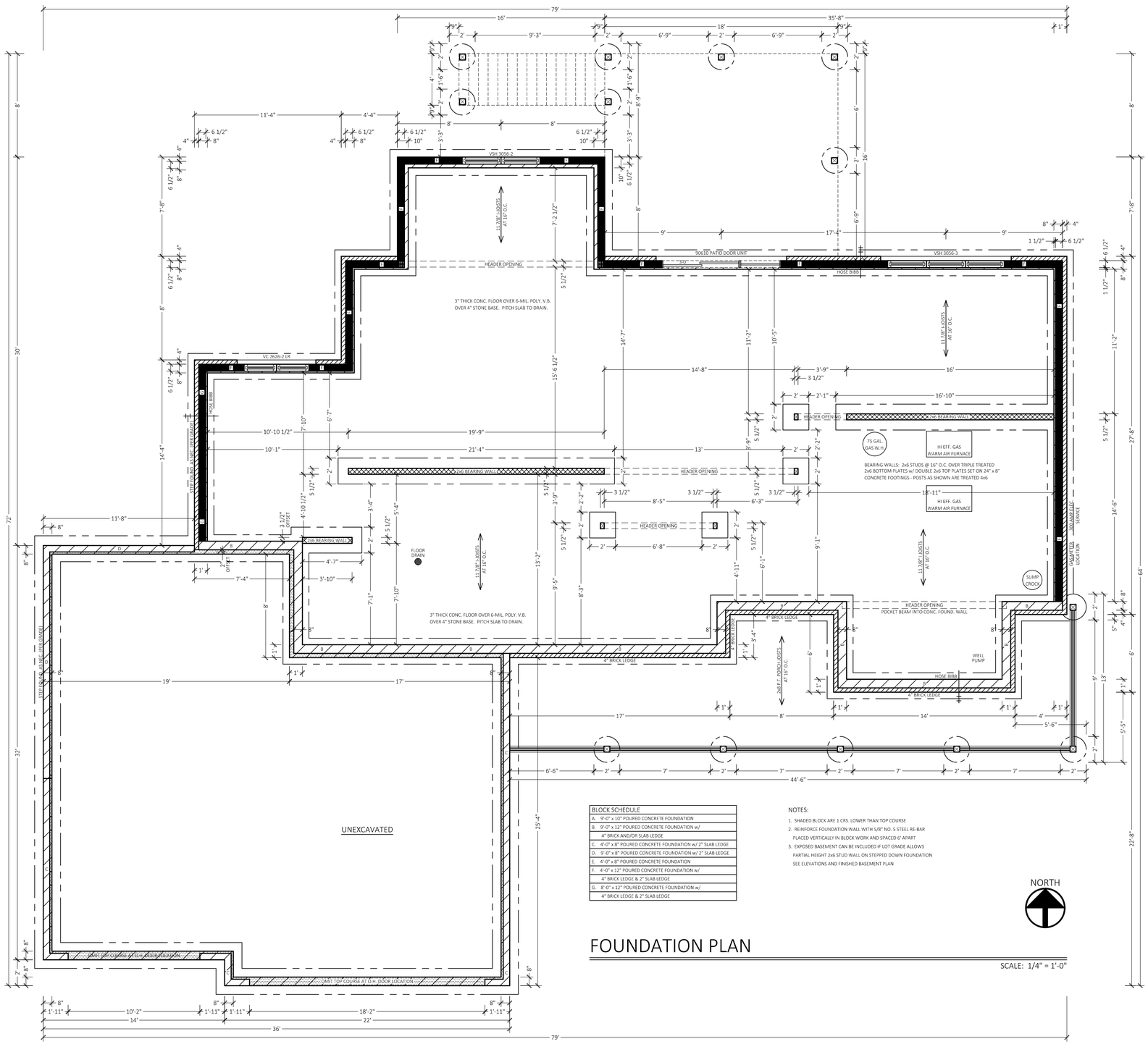
JOB NUMBER:
1529-21

OWNERS:
Rick & Page
Otto Res.

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

PAGE:
2 OF 6

Attachment: Plans (6725 : Richard & Page Otto)



BLOCK SCHEDULE
A. 9'-0" x 10" POURED CONCRETE FOUNDATION
B. 9'-0" x 12" POURED CONCRETE FOUNDATION w/ 4" BRICK AND/OR SLAB LEDGE
C. 4'-0" x 8" POURED CONCRETE FOUNDATION w/ 2" SLAB LEDGE
D. 9'-0" x 8" POURED CONCRETE FOUNDATION w/ 2" SLAB LEDGE
E. 4'-0" x 8" POURED CONCRETE FOUNDATION
F. 4'-0" x 12" POURED CONCRETE FOUNDATION w/ 4" BRICK LEDGE & 2" SLAB LEDGE
G. 8'-0" x 12" POURED CONCRETE FOUNDATION w/ 4" BRICK LEDGE & 2" SLAB LEDGE

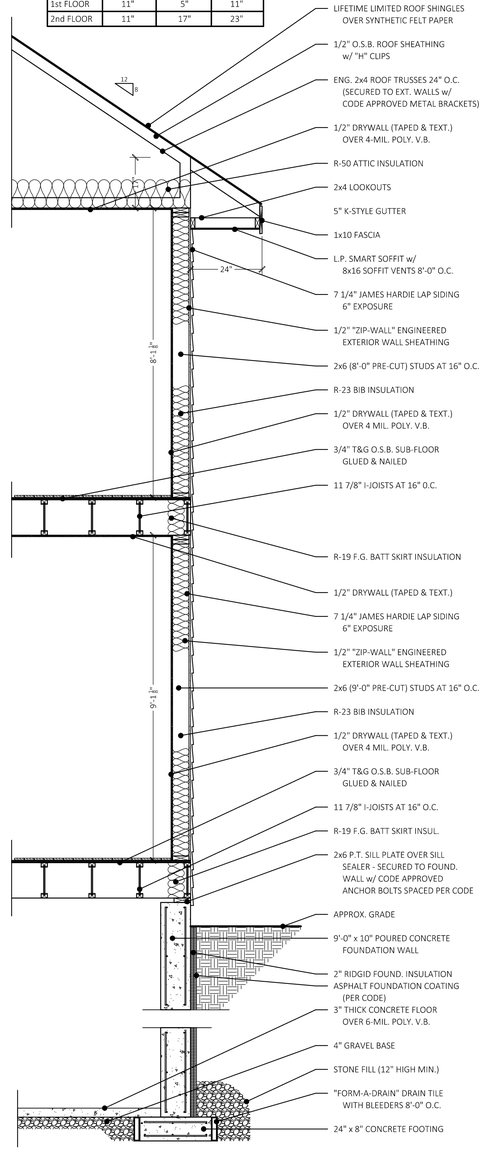
NOTES:
1. SHADED BLOCK ARE 1 CRS. LOWER THAN TOP COURSE
2. REINFORCE FOUNDATION WALL WITH 5/8" NO. 5 STEEL RE-BAR PLACED VERTICALLY IN BLOCK WORK AND SPACED 6' APART
3. EXPOSED BASEMENT CAN BE INCLUDED IF LOT GRADE ALLOWS PARTIAL HEIGHT 2x6 STUD WALL ON STEPPED DOWN FOUNDATION SEE ELEVATIONS AND FINISHED BASEMENT PLAN

NORTH

FOUNDATION PLAN

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

TRUSS HEEL HEIGHTS			
	5:12 PITCH	8:12 PITCH	11:12 PITCH
1st FLOOR	11"	5"	11"
2nd FLOOR	11"	17"	23"



TYPICAL CROSS SECTION

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

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zack@perthelhomes.com

Drawn By:
Julia A. Kedinger
C. 262-224-2873
juliakedinger@gmail.com

FINAL CONSTRUCTION DOCUMENT
Exterior Elevations
Foundation Plan
Fin. Lower Level Plan
1st Story Floor Plan
2nd Story Floor Plan

CONTRACT DATE:
VERIFY

REVISION DATE:
04/14/2021
06/21/2021
07/13/2021
07/21/2021
08/16/2021
09/10/2021
09/14/2021
09/19/2021

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Attachment: Plans (6725 : Richard & Page Otto)

LOT # & SUBDIV.:
Lot #1
River Birch Subdiv.
Mequon, WI

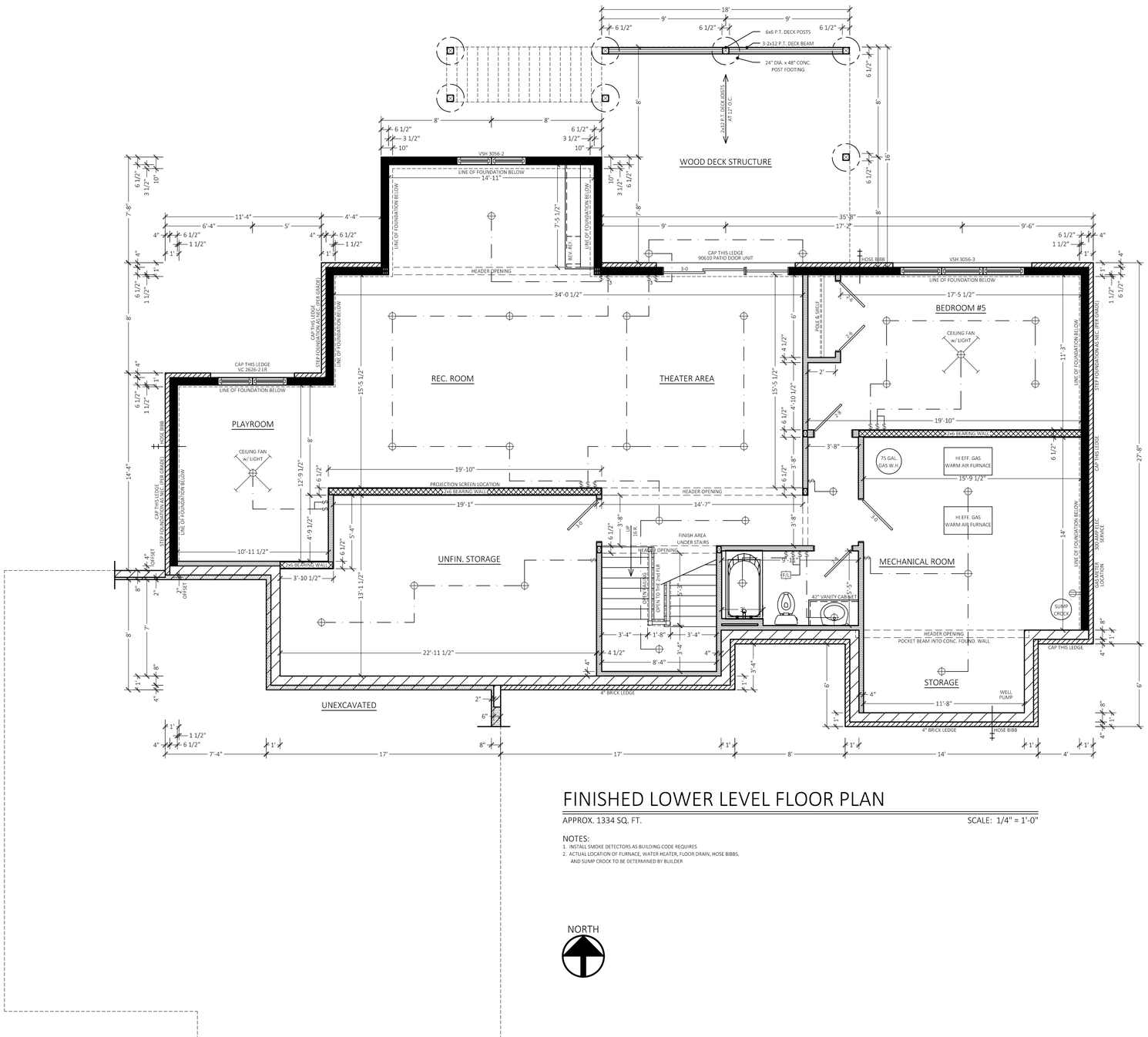
MODEL NAME:
Brookside

JOB NUMBER:
1529-21

OWNERS:
Rick & Page
Otto Res.

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

PAGE:
3 OF 6



FINISHED LOWER LEVEL FLOOR PLAN

APPROX. 1334 SQ. FT.

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

NOTES:
1. INSTALL SMOKE DETECTORS AS BUILDING CODE REQUIRES
2. ACTUAL LOCATION OF FURNACE, WATER HEATER, FLOOR DRAIN, HOSE BIBBS, AND SUMP CROCK TO BE DETERMINED BY BUILDER

NORTH

PERTHEL HOMES
Building on 3 Generations of Quality

P.O. Box 863
Meno. Falls, WI 53052

www.perthelhomes.com

President / Sales / Project Mgr.:
Benjamin J. Perthel
C. 262-853-7871
ben@perthelhomes.com

Sales / Project Manager:
Zack Perthel
C. 262-853-9773
zack@perthelhomes.com

Drawn By:
Julia A. Kedinger
C. 262-224-2873
juliakedinger@gmail.com

FINAL CONSTRUCTION DOCUMENT
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VERIFY

REVISION DATE:
06/21/2021
06/28/2021
07/13/2021
07/21/2021
08/16/2021
09/10/2021
09/14/2021
09/19/2021

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Attachment: Plans (6725 : Richard & Page Otto)

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Mequon, WI

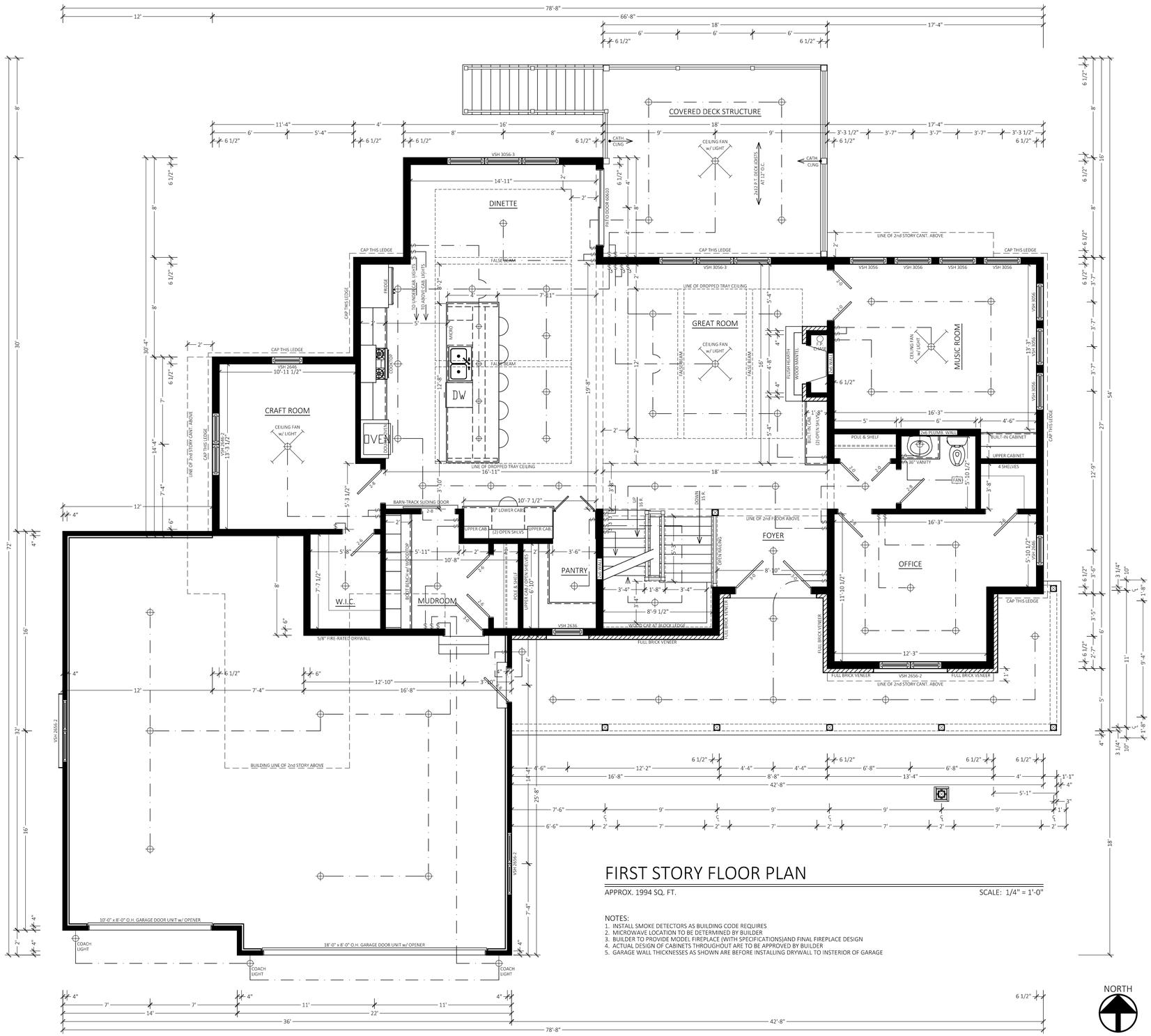
MODEL NAME:
Brookside

JOB NUMBER:
1529-21

OWNERS:
Rick & Page
Otto Res.

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

PAGE:
4 OF 6



FIRST STORY FLOOR PLAN

APPROX. 1994 SQ. FT. SCALE: 1/4" = 1'-0"

NOTES:
1. INSTALL SMOKE DETECTORS AS BUILDING CODE REQUIRES
2. MICROWAVE LOCATION TO BE DETERMINED BY BUILDER
3. BUILDER TO PROVIDE MODEL FIREPLACE (WITH SPECIFICATIONS)AND FINAL FIREPLACE DESIGN
4. ACTUAL DESIGN OF CABINETS THROUGHOUT ARE TO BE APPROVED BY BUILDER
5. GARAGE WALL THICKNESSES AS SHOWN ARE BEFORE INSTALLING DRYWALL TO INSTERIOR OF GARAGE

PERTHEL HOMES
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Meno. Falls, WI 53052

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Sales / Project Manager:
Zack Perthel
C. 262-853-9773
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Drawn By:
Julia A. Kedinger
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FINAL CONSTRUCTION DOCUMENT
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04/30/2021
05/20/2021
05/27/2021
06/01/2021
07/13/2021
07/21/2021
08/22/2021
09/14/2021
09/19/2021

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Lot #1
River Birch Subdiv.
Mequon, WI

MODEL NAME:
Brookside

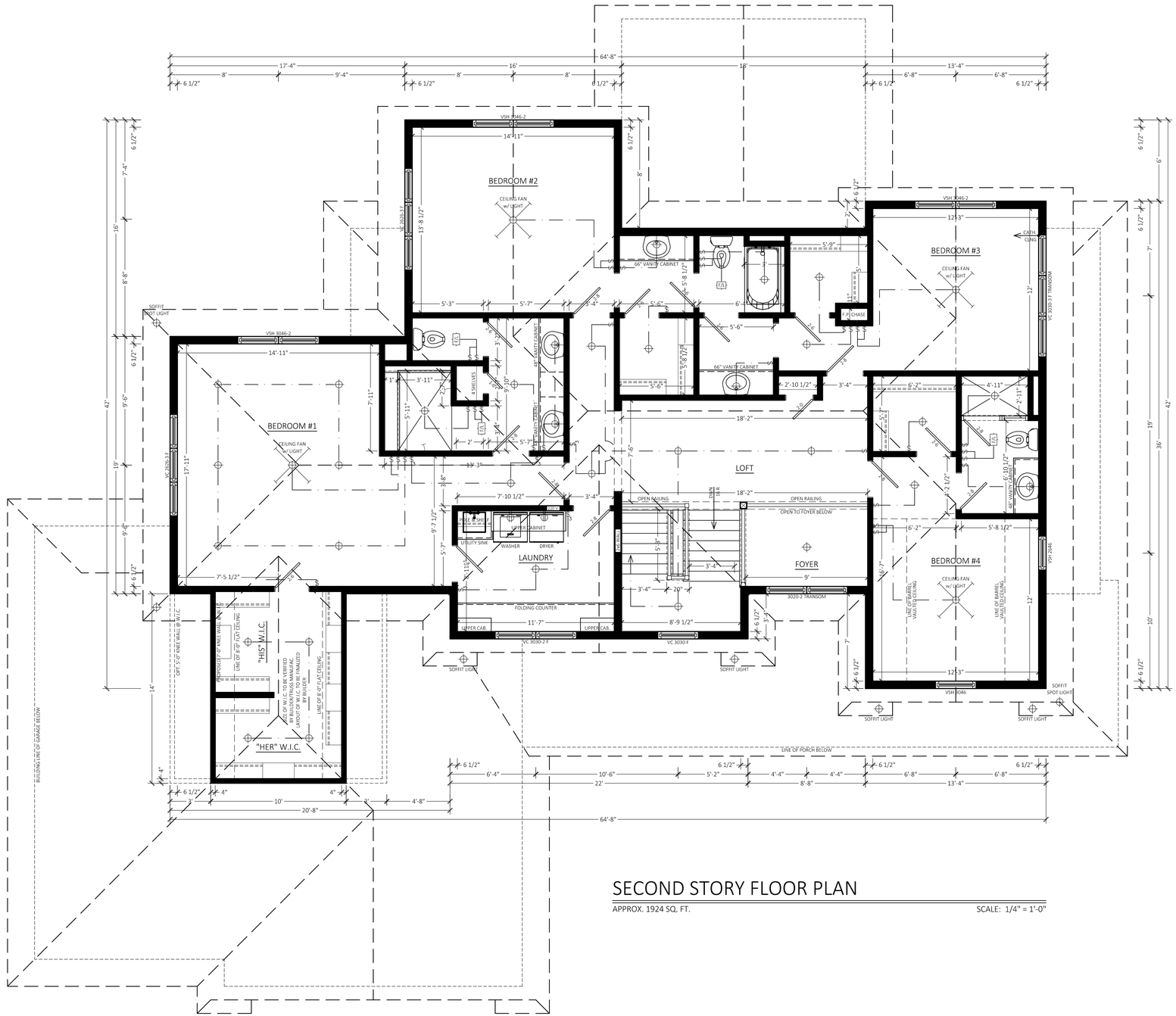
JOB NUMBER:
1529-21

OWNERS:
Rick & Page
Otto Res.

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

PAGE:
5 OF 6

Attachment: Plans (6725 : Richard & Page Otto)



SECOND STORY FLOOR PLAN

APPROX. 1924 SQ. FT. SCALE: 1/4" = 1'-0"

NORTH

PERTHEL HOMES
Building on 3 Generations of Quality

P.O. Box 863
Meno. Falls, WI 53052

www.perthelhomes.com

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04/30/2021
05/20/2021
05/27/2021
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07/12/2021
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08/22/2021
09/14/2021
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Attachment: Plans (6725 : Richard & Page Otto)

LOT # & SUBDIV.:
Lot #1
River Birch Subdiv.
Mequon, WI

MODEL NAME:
Brookside

JOB NUMBER:
1529-21

OWNERS:
Rick & Page
Otto Res.

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

PAGE:
6 OF 6

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **October 11, 2021**
SUBJECT: **Veridian Homes - New Single-Family Residence at 10545 N. Coneflower Drive**

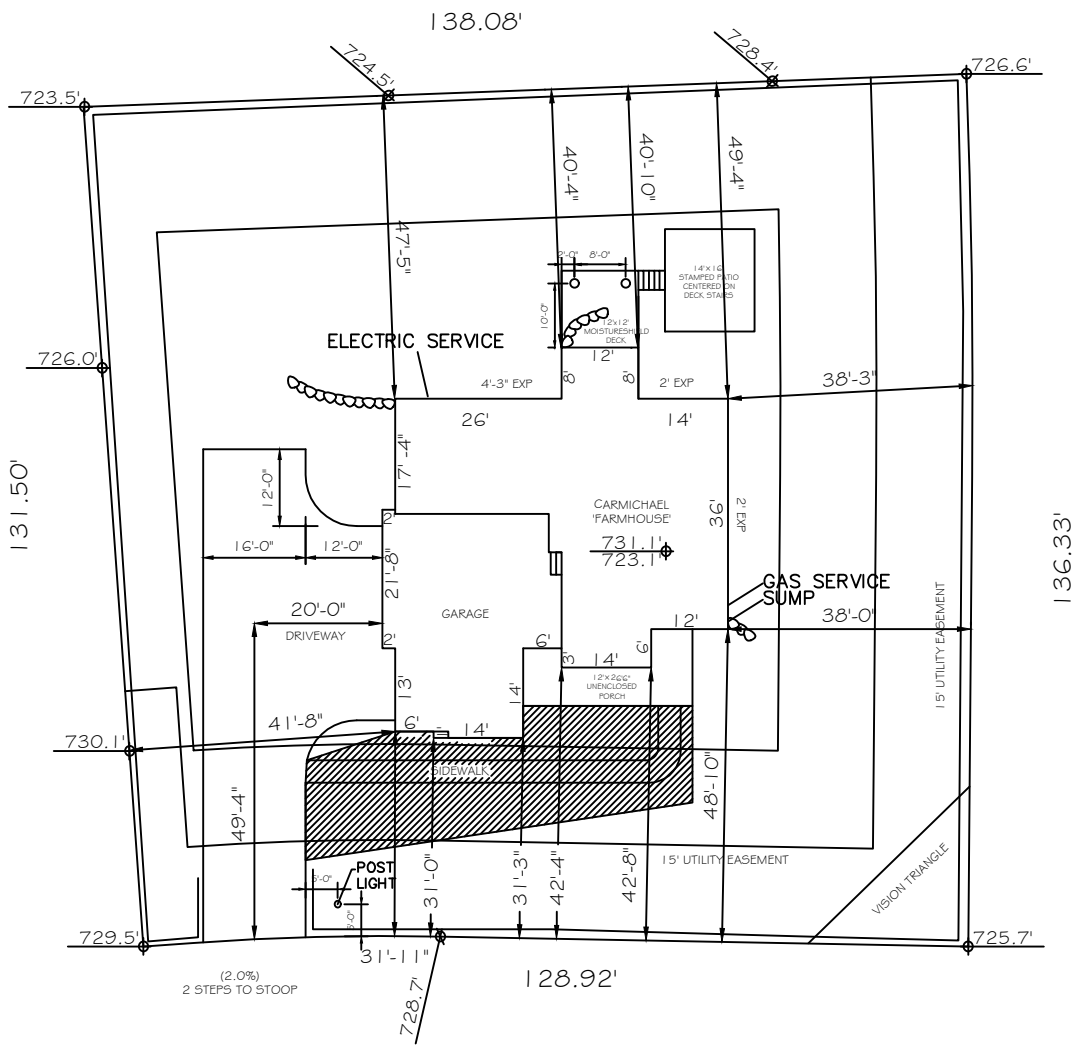
Attachments:
Site Survey & Plans (PDF)

PHASE 2

LOT 71

17,807 S.F.

NO PORCH ENCROACHMENTS



N CONEFLOWER DR

PRESERVE PARKWAY

N

GL

1'-0"

CUT

XXXX.X' =FINAL GRADE

(XXXX.X') =EXISTING GRADE

(FOR 8' FOUNDATION)
TOP OF FOUNDATION=731.10'
TOP OF FOOTING=723.10'
GARAGE FLOOR ELEV.=730.60'
DRIVEWAY SLOPE=(2.0%)
QUARTER EXPOSURE=728.60'
HALF EXPOSURE=726.35'
YARD GRADE=(6%)

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: 71
CUSTOMER: JOE & KRISTY TROUY
NEIGHBORHOOD: ENCLAVE AT MEQUON PRESERVE SUBD
ADDRESS: 10545 N CONEFLOWER DR
MODEL: CARMICHAEL 3 CAR SE FARMHOUSE
MEQUON, WI 53097
SITE AREA: 17,807 SQ. FT.
IMPERVIOUS AREA: 4,525 SQ. FT.

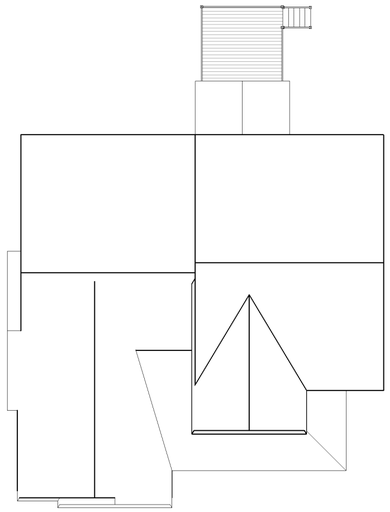
CUSTOMER APPROVAL:
SPF Oct 01 2021 DATE: / /21
DATE: / /21
VH APPROVAL:
DATE: / /21

SCALE: 1"=30'-0"
DRAWN BY: THS
DATE: 8/10/2021

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

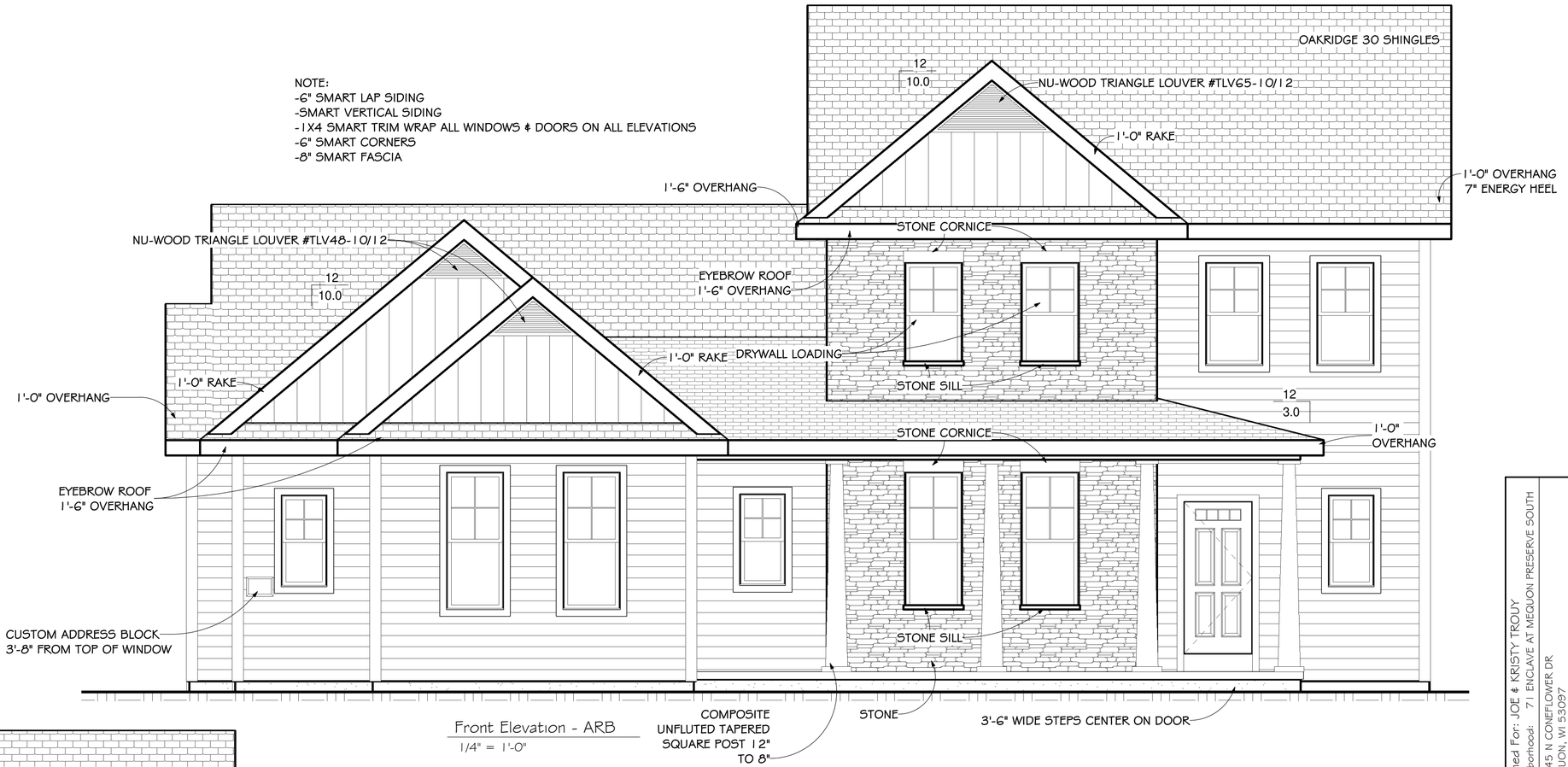
VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
(608)226-3100 Fax: (608)226-0600

Attachment: Site Survey & Plans (6726 : Veridian Homes)



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

NOTE:
-6" SMART LAP SIDING
-SMART VERTICAL SIDING
-1X4 SMART TRIM WRAP ALL WINDOWS & DOORS ON ALL ELEVATIONS
-6" SMART CORNERS
-8" SMART FASCIA



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



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

Custom Designed For: JOE & KRISTY TROUY
Homesite / Neighborhood: 71 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10545 N CONEFLOWER DR
MEQUON, WI 53097
Customer Approval:
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SPF Oct 01 2021

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

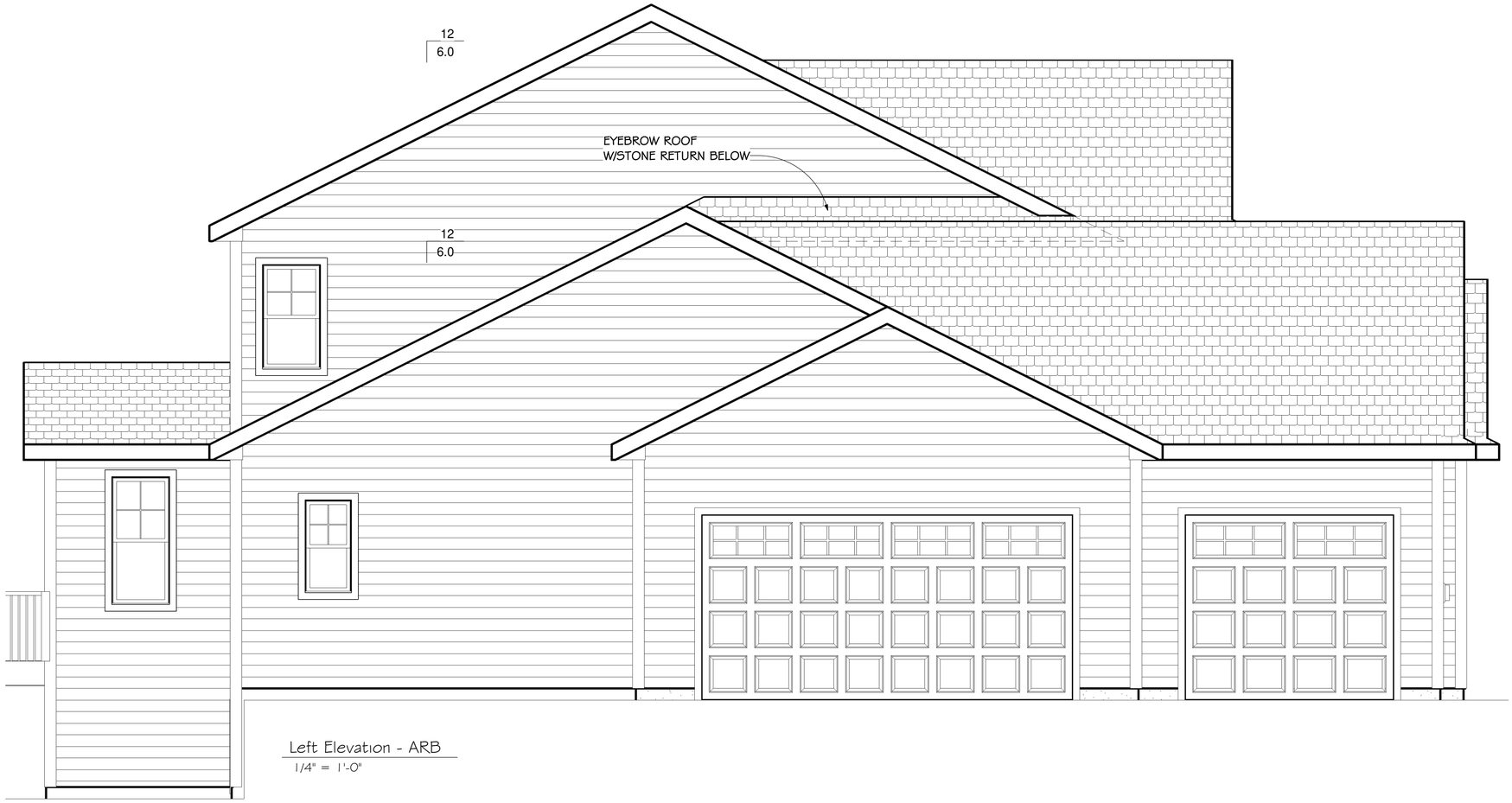
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: Cammichael - 3 Car Sid Entry
Elevation: ARB
Revised Base Plan:
Drawn By: THS Date: 8/10/2021

Print Date:
10/1/2021
1:09:50 PM
Revisions:

Drawing No.:
ARB1

Attachment: Site Survey & Plans (6726 : Veridian Homes)



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



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

Custom Designed For: JOE & KRISTY TROUY
Homesite / Neighborhood: 71 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10545 N CONEFLOWER DR
MEQUON, WI 53097
Customer Approval: **SPF Oct 01 2021**

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

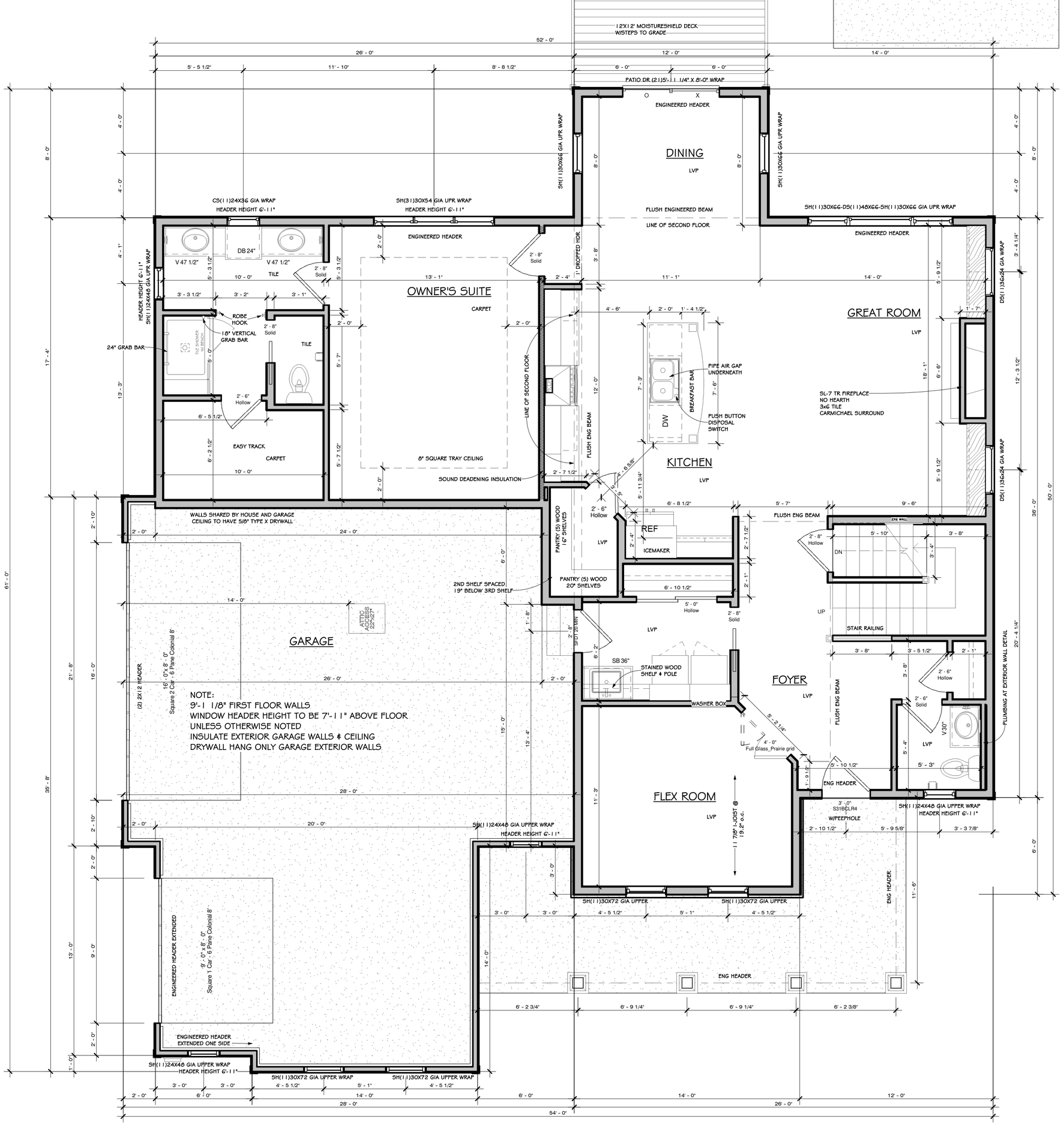
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: Carmichael - 3 Car Sid Entry
Elevation: ARB
Revised Base Plan: Date: 8/10/2021
Drawn By: TH5

Print Date:
10/11/2021
1:09:52 PM
Revisions:

Drawing No.:
ARB2

Attachment: Site Survey & Plans (6726 : Veridian Homes)



Area Schedule (Farmhouse)	
Name	Area
First Floor	1596 SF
Second Floor	1020 SF
	2616 SF

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

Custom Designed For: JOE & KRISTY TROUY
Homesite / Neighborhood: 71 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10545 N CONEFLOWER DR
MEQUON, WI 53097

Customer Approval:

SPF Oct 01 2021

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

Do Not Scale Note: All dimensions are stud to stud
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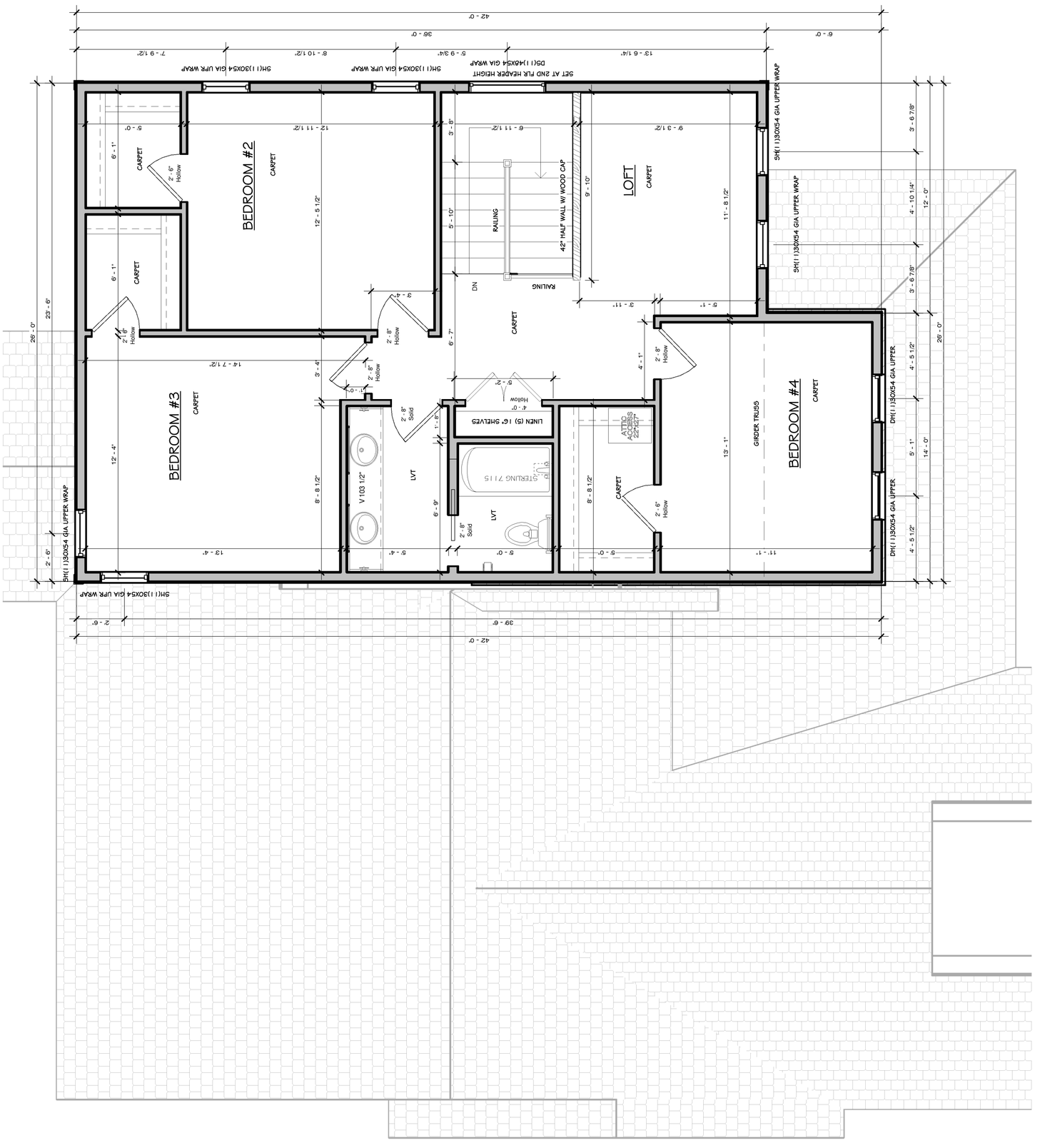
Model: Carmichael - 3 Car Sid Entry
Elevation: ARB
Revised Base Plan:
Drawn By: THS Date: 8/10/2021

Print Date:
10/1/2021
1:09:54 PM
Revisions:

Drawing No.:
ARB3

Attachment: Site Survey & Plans (6726 : Veridian Homes)

Attachment: Site Survey & Plans (6726 : Veridian Homes)



Second Floor - ARB

1/4" = 1'-0"

Area Schedule (Farmhouse)	
Name	Area

First Floor	1596 SF
Second Floor	1020 SF
	2616 SF

Do Not Scale Note: All dimensions are stud to stud

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

Model:	Carmichael - 3 Car Std Entry
Elevation:	ARB
Revised Base Plan:	
Drawn By:	THS Date: 8/10/2021

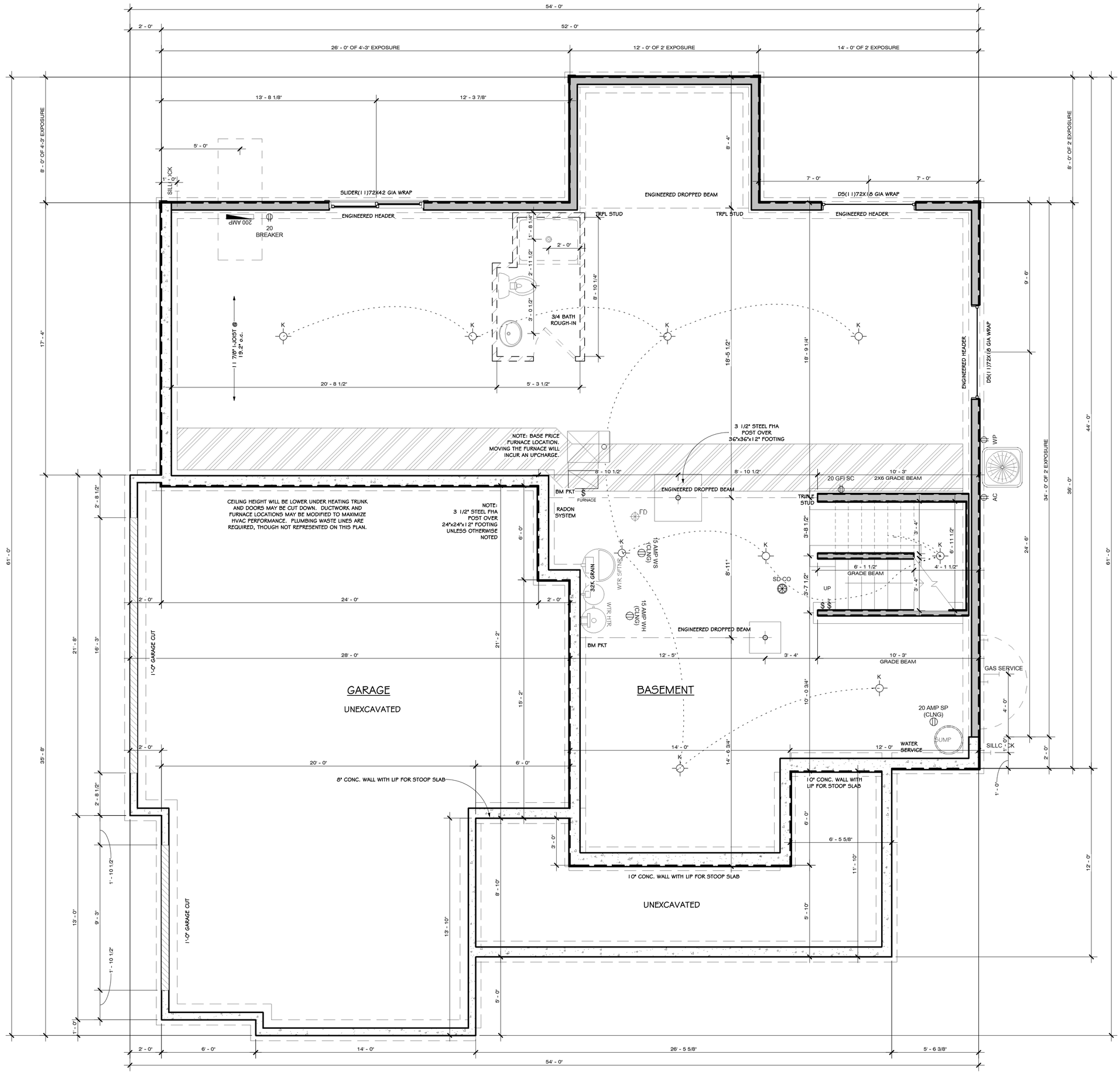
Print Date: 10/1/2021 1:09:55 PM
Revisions:

Drawing No.: ARB4

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

Custom Designed For: JOE & KRISTY TROUVY
Homesite / Neighborhood: 71 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10545 N CONEFLOWER DR
MEQUON, WI 53097
Customer Approval: **SPF Oct 01 2021**

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

Custom Designed For: JOE & KRISTY TROUY
Homesite / Neighborhood: 71 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10545 N CONEFLOWER DR MEQUON, WI 53097
Customer Approval:
SPF Oct 01 2021
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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Do Not Scale
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Model: Carmichael - 3 Car Sid Entry
Elevation: ARB
Revised Base Plan:
Drawn By: THS Date: 8/10/2021

Print Date:
10/1/2021
1:09:56 PM
Revisions:

Drawing No.:
ARB5

Attachment: Site Survey & Plans (6726 : Veridian Homes)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **October 11, 2021**
SUBJECT: **Carol Piku - Addition at 10203 N. Foxkirk Drive**

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

Customer: Carol Piku

10203 N Foxkirk DR

Mequon, WI 53097

Project-3 Season sunroom addition

The scope of this project is as follows:

The existing rear deck attached to the house will be removed and replaced with a new pressure treated deck including new footings.

We will construct a 3 season studio style sunroom attached to the rear of the house.

The sunroom will be a Tan aluminum framed structure with full view glass sliding doors and windows.

The exterior panelized areas will be covered with siding material to match the existing house, the roofing material will be of the same type material and color as the existing house. The sunroom will be cut in and trimmed to the existing house for a seamless looking attachment.

SCOTT IMES

10-4-2021

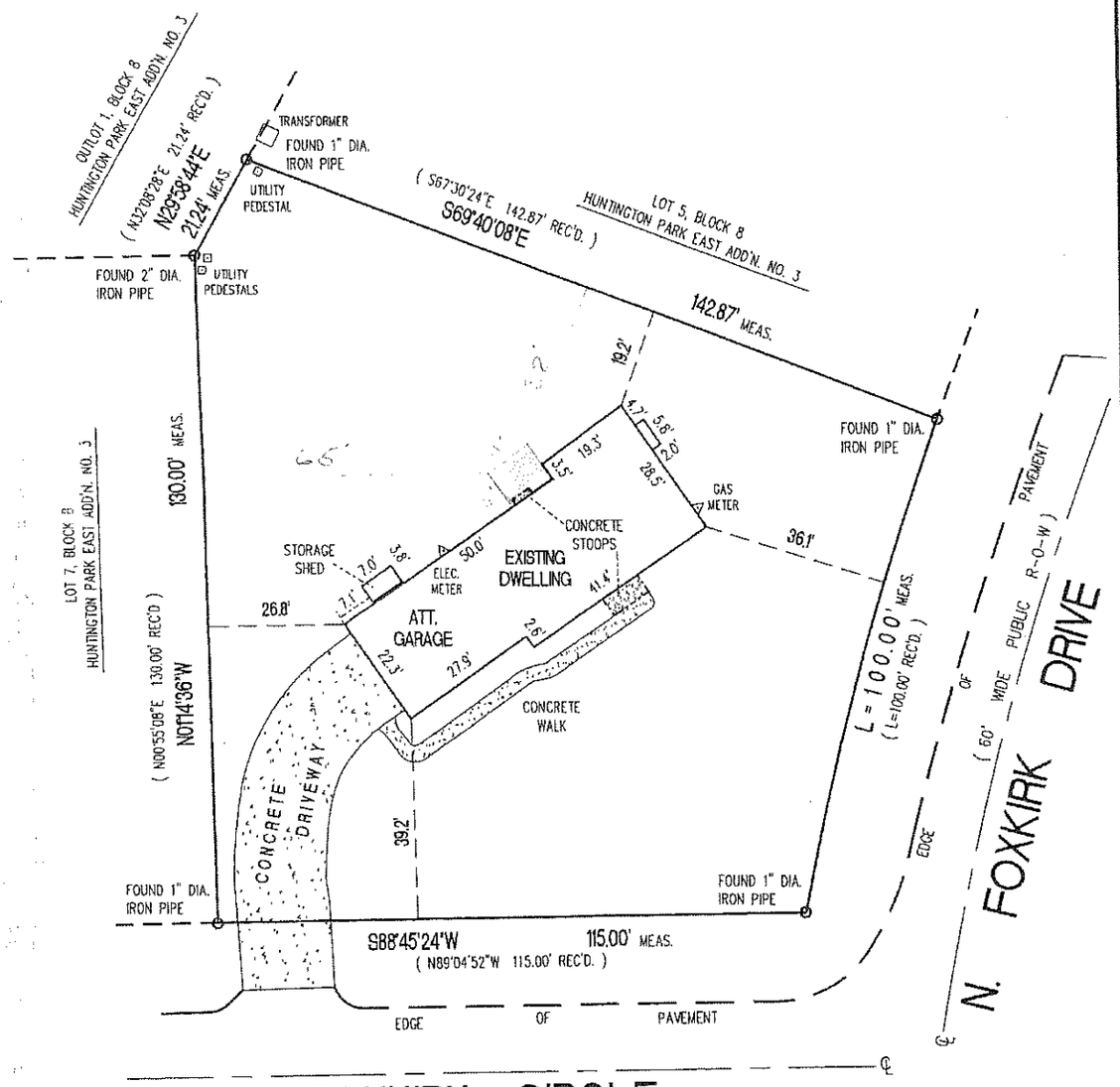
Attachment: Statement of Intent (6727 : Carol Piku)

PLAT OF SURVEY

LEGAL DESCRIPTION FROM THE PARCEL REPORT AND THE RECORDED SUBDIVISION PLAT

LOT 6 IN BLOCK 8 IN HUNTINGTON PARK EAST ADDITION NO. 3, BEING A RESUBDIVISION OF OUTLOT 2, PART OF OUTLOT 1 IN BLOCK 9, AND PART OF OUTLOT 1 IN BLOCK 3 OF HUNTINGTON PARK EAST IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

PROPERTY ADDRESS: 10203 N. FOXKIRK DRIVE, MEQUON, WISCONSIN



RECORDED CURVE DATA

RADIUS	CHORD	BEARING	DELTA
600.00'	99.89'	S17°43'07"W	09°32'58"

FIELD MEASURED CURVE DATA

RADIUS	CHORD	BEARING	DELTA
600.00'	99.89'	S15°33'26"W	09°32'58"

AREA OF PROPERTY = 16,207.2 SQ. FT.

SCALE : 1" = 30'

25' 20' 15' 10' 5' 0' 12.5' 25' 50'

NOTE :
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 32-9-21 WHICH BEARS N01°14'36"W WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD27), AND ALL BEARINGS ARE REFERENCED TO GRID NORTH DATED JAN., 2017.

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

SURVEYED FOR : MICHAEL and CAROL PIKU

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

William Karpen
WISCONSIN REGISTERED LAND SURVEYOR

SEPTEMBER 20, 2021
DATE

TO BE AN ORIGINAL COPY
THIS STAMP MUST BE RED



Attachment: Pics (6727 : Carol Piku)





Attachment: Pics (6727 : Carol Piku)



Attachment: Pics (6727 : Carol Piku)



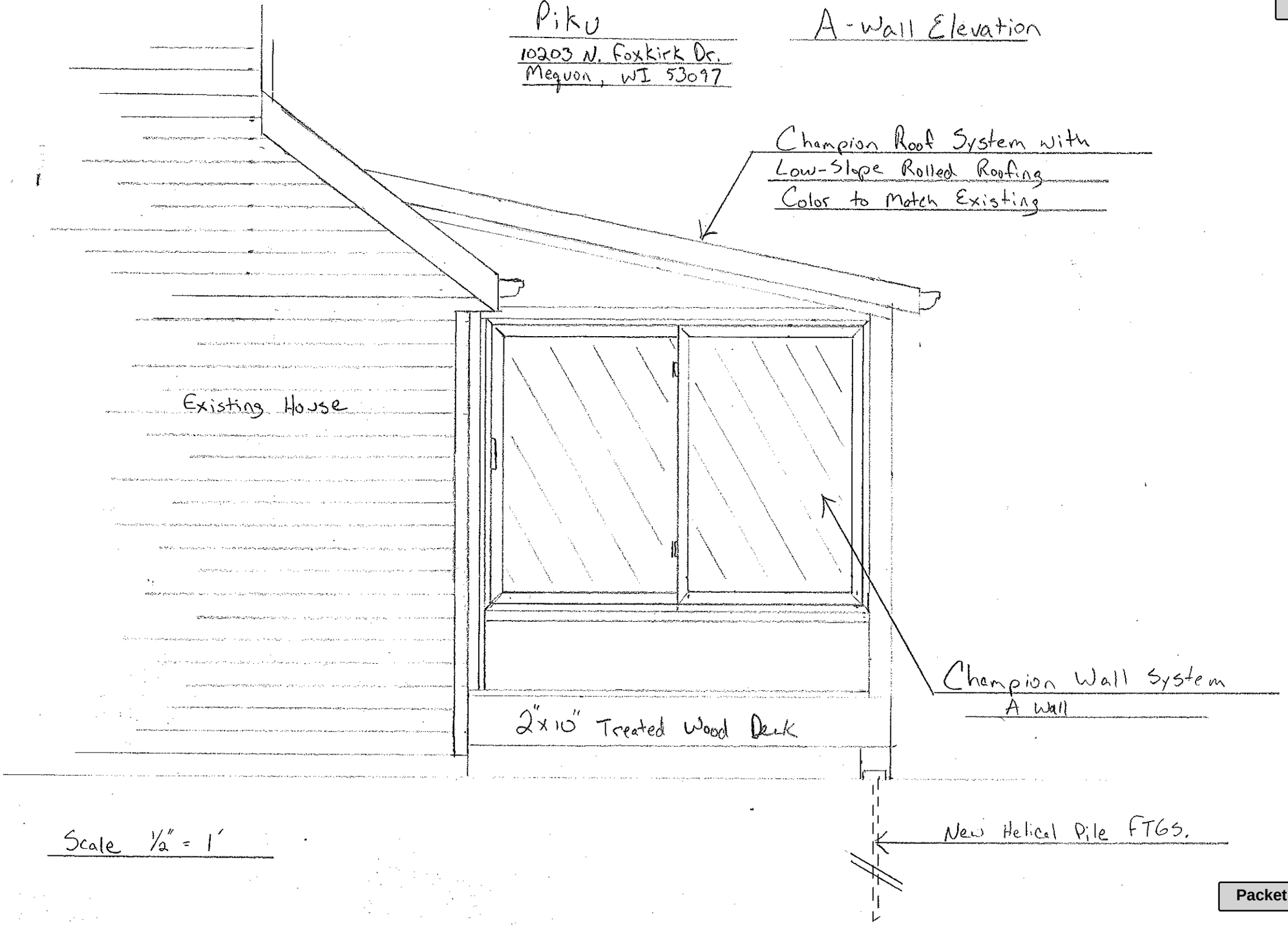
Attachment: Pics (6727 : Carol Piku)



Attachment: Pics (6727 : Carol Piku)

Piku
10203 N. Foxkirk Dr.
Mequon, WI 53097

A-Wall Elevation

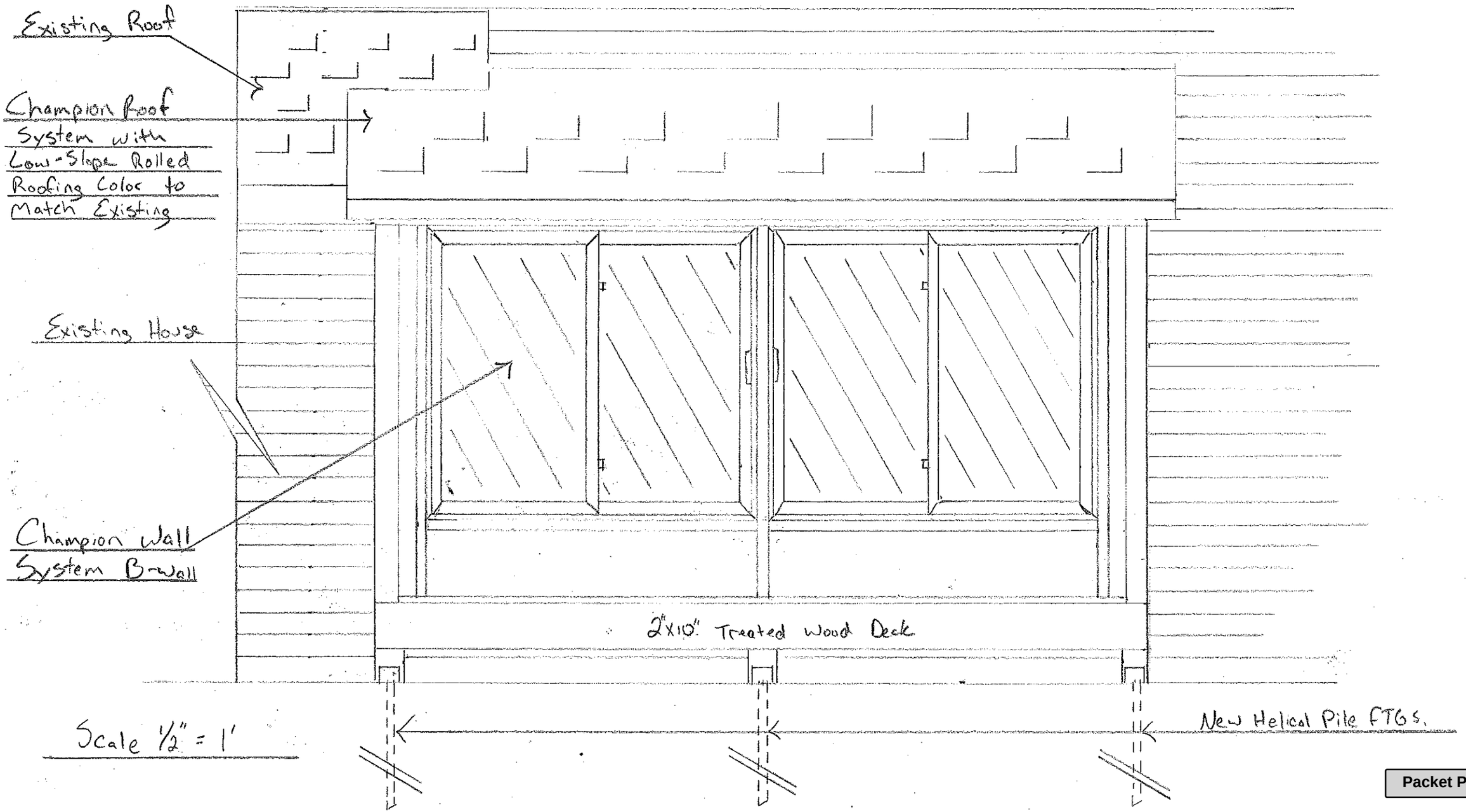


Scale ½" = 1'

Attachment: Plans (6727 : Carol Piku)

Piku
10203 N. Foxkirk Dr.
Mequon, WI 53097

B-Wall Elevation

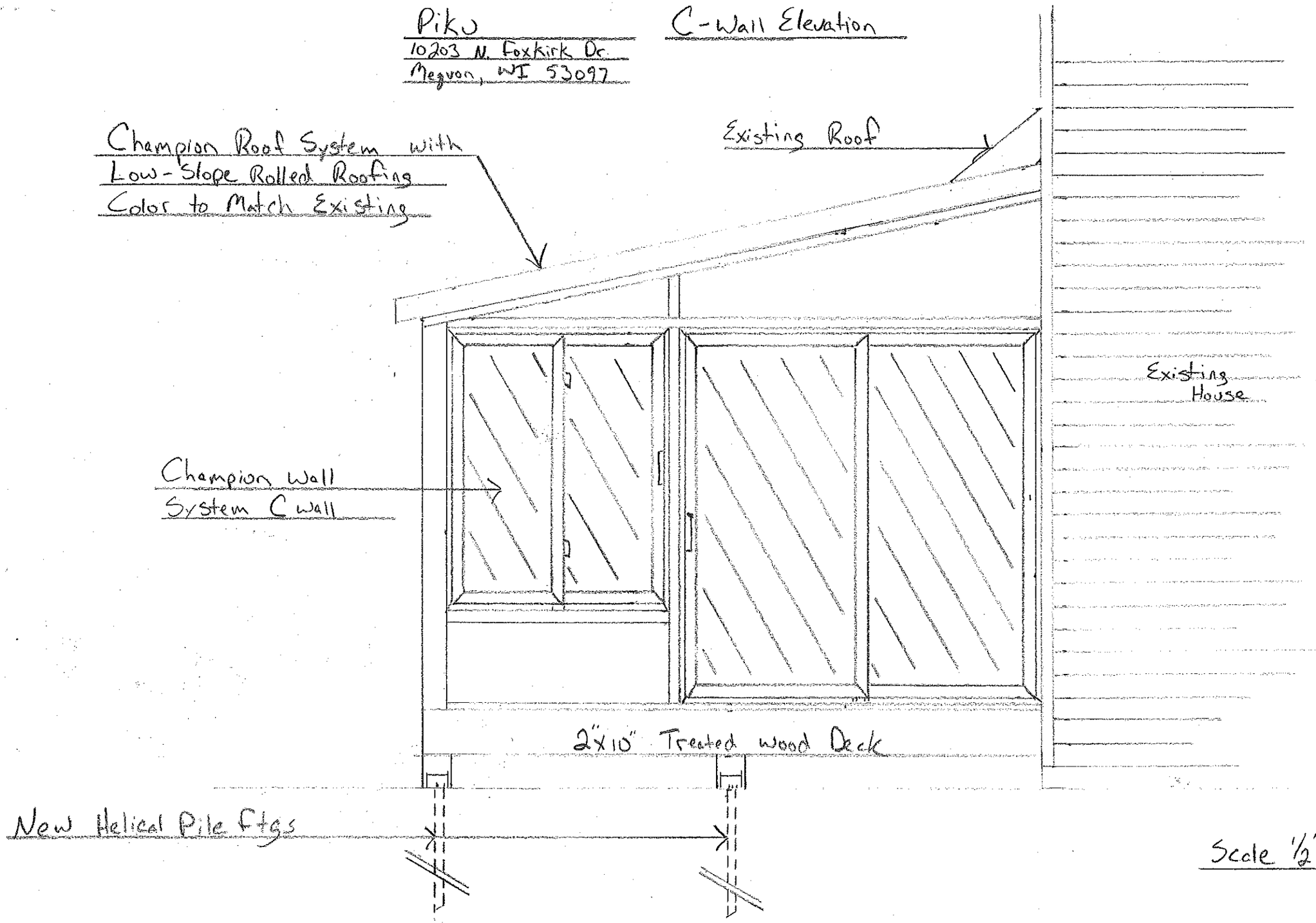


Scale ½" = 1'

Attachment: Plans (6727 : Carol Piku)

Piku
10203 N. Foxkirk Dr.
Mequon, WI 53097

C-Wall Elevation



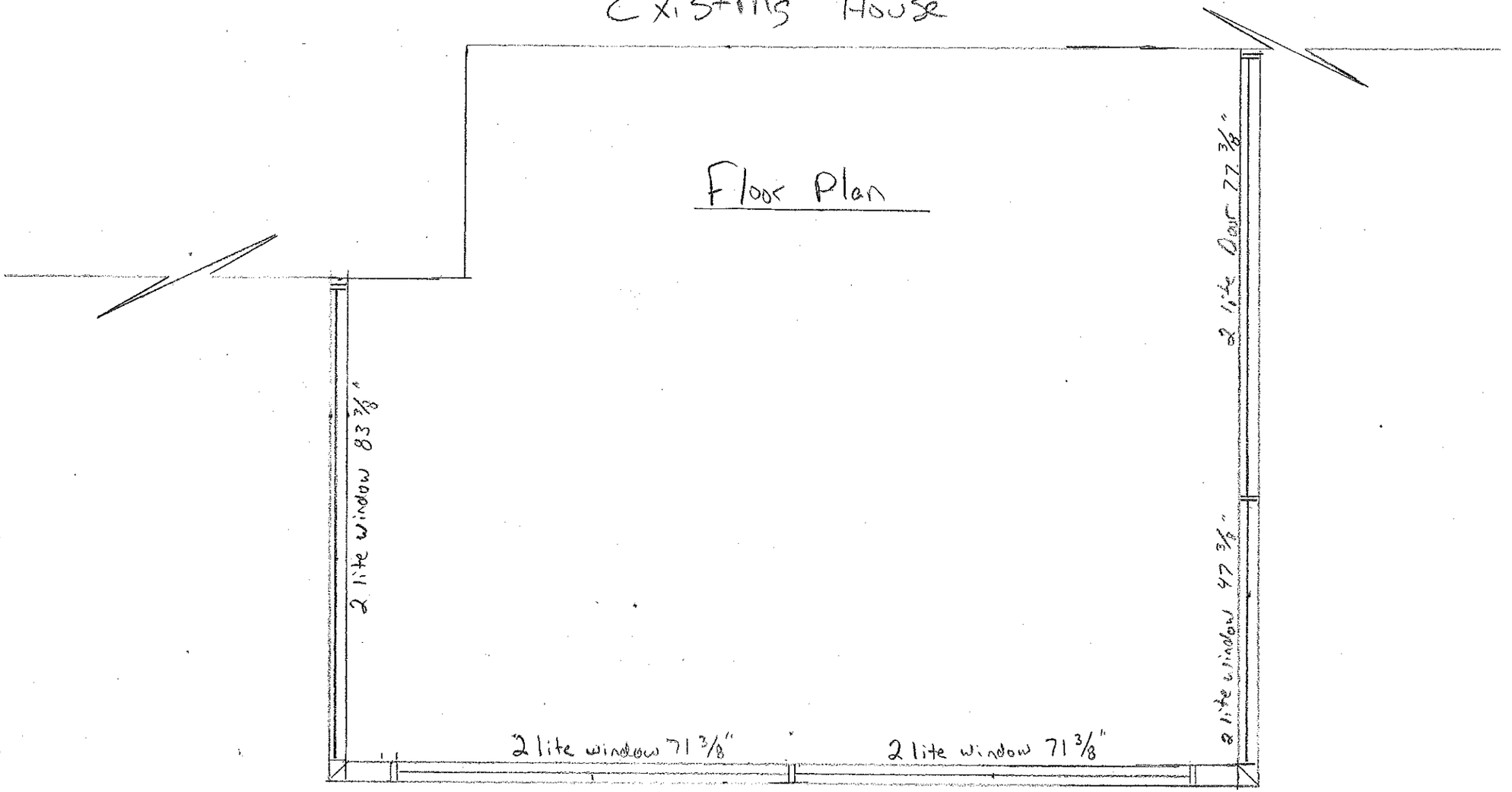
Scale ½" = 1'

Attachment: Plans (6727 : Carol Piku)

Piku
10203 N Foxkirk Dr.
Mequon, WI 53097

Existing House

Floor Plan

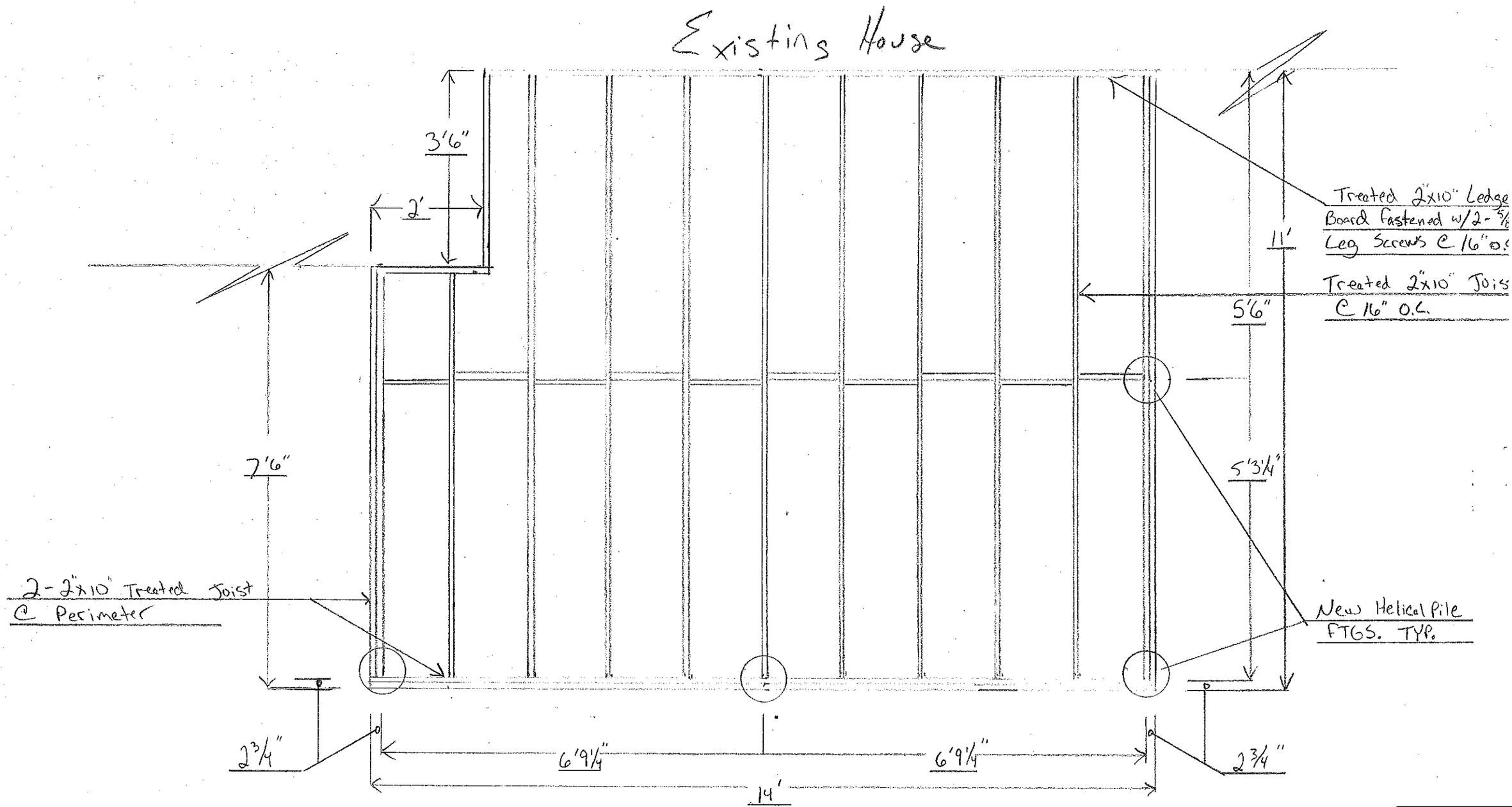


Attachment: Plans (6727 : Carol Piku)

PIKU

New Sunroom Deck framing Detail

Scale: 1/2" = 1'0"



Attachment: Plans (6727 : Carol Piku)