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 14, 2024
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

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

I) Call to Order

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

1. Meeting Minutes from September 9, 2024

II) Architectural Board Applications:

1. **Veridian Homes LLC** — **New Single-Family Residence**
   Lot #97 N. Tree Sparrow Drive
   Subdivision: The Enclave
   District 3 – 6:00 pm
   Contractor: Veridian Homes LLC
   Architect: Veridian Homes LLC

2. **Veridian Homes LLC** — **New Single-Family Residence**
   Lot #100 N. Tree Sparrow Drive
   Subdivision: The Enclave
   District 3 – 6:05 pm
   Contractor: Veridian Homes LLC
   Architect: Veridian Homes LLC

3. **Victory Homes of Wisconsin** — **New Single-Family Residence**
   Lot #1 Highland Meadows
   Subdivision: Highland Meadows
   District 5 – 6:10 pm
   Contractor: Victory Homes of WI
   Architect: David Pluim

4. **Allan Builders** — **New Single-Family Residence**
   Lot #37 Highland Meadows
   Subdivision: Highland Meadows
   District 5 – 6:15 pm
   Contractor: Allan Builders
   Architect: David Pluim

5. **Lawrence & Robin Berk** — **Addition: 1st Fl Office & 2nd Fl Master Closet**
   10518 N. Country Club Drive
   Subdivision: N/A
   District 7 – 6:20 pm
   Contractor: Sazama Design Build
   Architect: Kyle Bauer

6. **Dave Ryan & Denise Ferreira** — **Addition: Kitchen & 3-Season Room**
   4835 W. Glen Cove Court
   Subdivision: Sleepy Hollow Estates — Contractor: Fein Design
   District 7 – 6:30 pm — Architect: Feid Design

7. **Jim Rankin & Jennifer Dable** — **New Single-Family Residence**
   710 E. Ravine Court
   Subdivision: Michivue — Contractor: TBD
   District 8 – 6:40 pm — Architect: Wade Weissman Architect

8. **Jack & Kathy Blume** — **New Single-Family Residence**
   12031 N. Ridge Road
   Subdivision: N/A — Contractor: Allan Builders
   District 1 – 6:45 pm — Architect: David Pluim

9. **Robert & Angelika Para** — **New Single-Family Residence**
   7739 W. Cheverny Drive
   Subdivision: Cheverny — Contractor: Owner
   District 1 – 6:50 pm — Architect: Anderson Homes/Owner

10. **Greg & Lynn Bell** — **Addition: Garage & Pool Pavilion**
    12037 W. Bonniwell Road
    Subdivision: N/A — Contractor: Wade Design & Construction
    District 1 – 6:55 pm — Architect: Wade Design & Construction

IV) 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 14, 2024**
SUBJECT: **Meeting Minutes from September 9, 2024**

Attachments:
9.9 (PDF)

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

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, September 9, 2024
6:00 PM
Lower-Level Conference Room

Minutes

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

Present:	Chairman Scott Reed
Members at Large:	John Mikkelson, Michael Wade, Janet Ehn
Building Inspector:	Greg Golden

2. **Meeting Minutes**

Minutes from the August 12, 2024, meeting were approved by Chairman Scott Reed and seconded by District Representative Janet Ehn.

Minutes passed unanimously.

Attachment: 9.9 (9755 : Meeting Minutes from September 9, 2024)

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 1 6:00 pm	**Detached Garage**	Randy Pipkorn 11216 W. Freistadt Road Subd: N/A	Contractor: Heidtke Builders, Inc. Architect: PJC Custom Services

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

Conditions: Plans approved as submitted with the following condition:
1. West side upper door should be on the east elevation

2)	Dist. 3 6:10 pm	**New Single-Family Residence**	Veridian Homes LLC 7910 W. Preserve Parkway Subd: The Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes LLC

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

Conditions: Plans approved as submitted

3)	Dist. 3 6:15 pm	**Addition: Sunroom**	Paul Meyer 6412 W. Spring Street Subd: N/A	Contractor: Horizon Enterprises Architect: Hoffmans Architecture

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

Conditions: Plans approved as submitted with the following conditions:
1. Add shutters to the rear of home and on the sunroom
2. South Elevation change to two windows

Attachment: 9.9 (9755 : Meeting Minutes from September 9, 2024)

4)	Dist. 8 6:25 pm	**Addition:** **Second Floor In-Law Suite**	Janet Goldman & Susan Bonucci 9832 N. Courtland Drive Subd: Maplefield Estates	Contractor: Ruvin Bros. Artisans & Trades Architect: Ruvin Bros. Artisans & Trades

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

Conditions: Plans approved as submitted

5)	Dist. 8 6:35 pm	**Addition:** **First Floor Master Suite**	Colleen & Eugene Jacobus 10802 N. Lakeview Road Subd: Michivue	Contractor: LaBonte Construction Architect: Wade Weissmann Arch

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

Conditions: Plans approved as submitted

6)	Dist. 8 6:45 pm	**New Single-Family Residence**	Jim Rankin & Jennifer Dable 710 E. Ravine Court Subd: Michivue	Contractor: TBD Architect: Wade Weissmann Arch

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

Conditions:

4. **Motion to Adjourn**

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

A vote was taken; vote passed unanimously.
Meeting adjourned at 6:22 p.m.

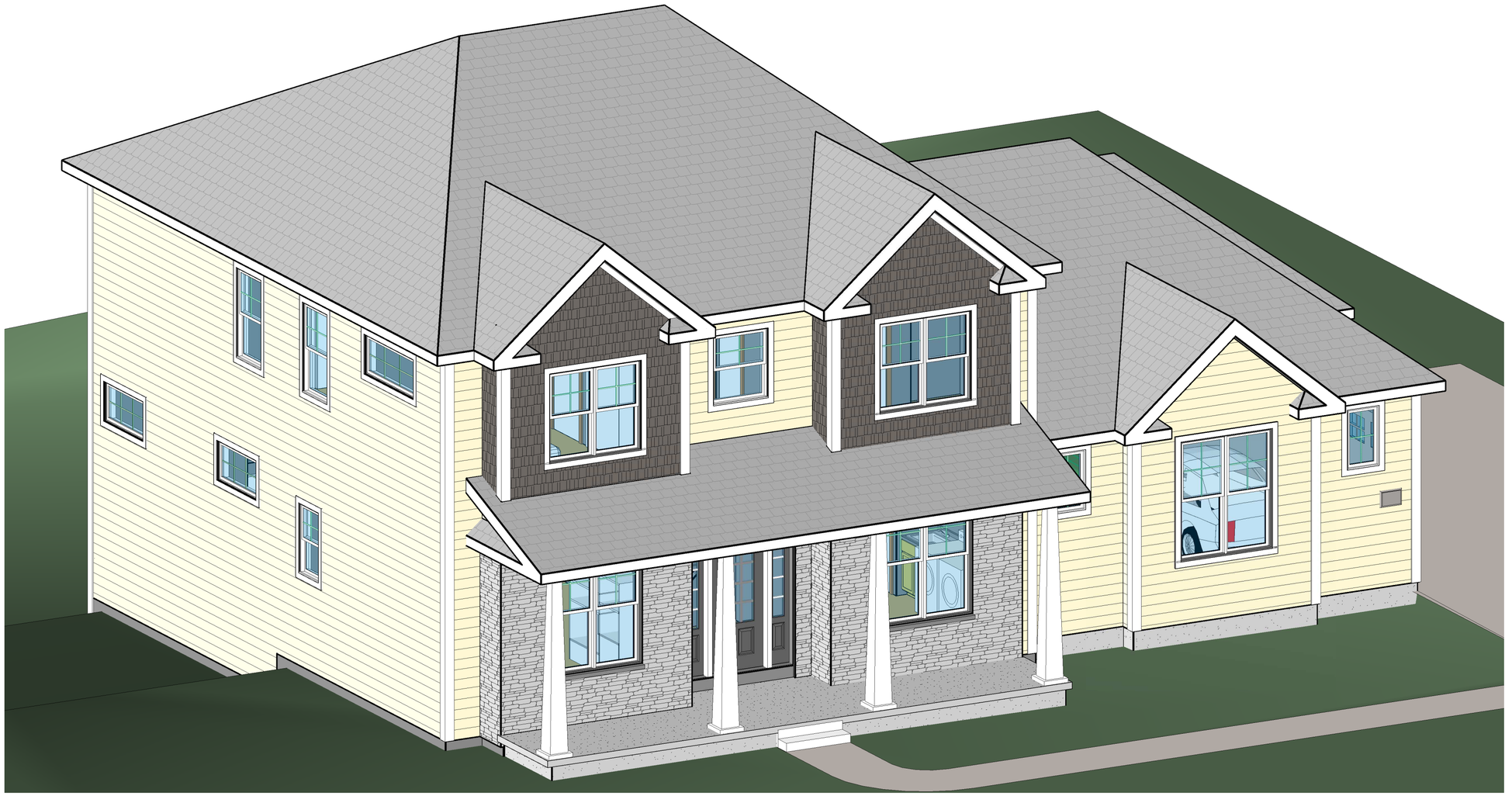
Attachment: 9.9 (9755 : Meeting Minutes from September 9, 2024)

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 14, 2024**
SUBJECT: **Veridian Homes LLC, New Single-Family Residence on Lot #97 N. Tree Sparrow Drive**

Attachments:
Plans (PDF)



3D - Cottage AB

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

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

Custom Designed For: Move In Ready
Homesite / Neighborhood: 97 Enclave at Meqjon Preserve
Address: Tree Sparrow Drive
Mequon, WI 53097
Customer Approval:
SPF Sep 18 2024
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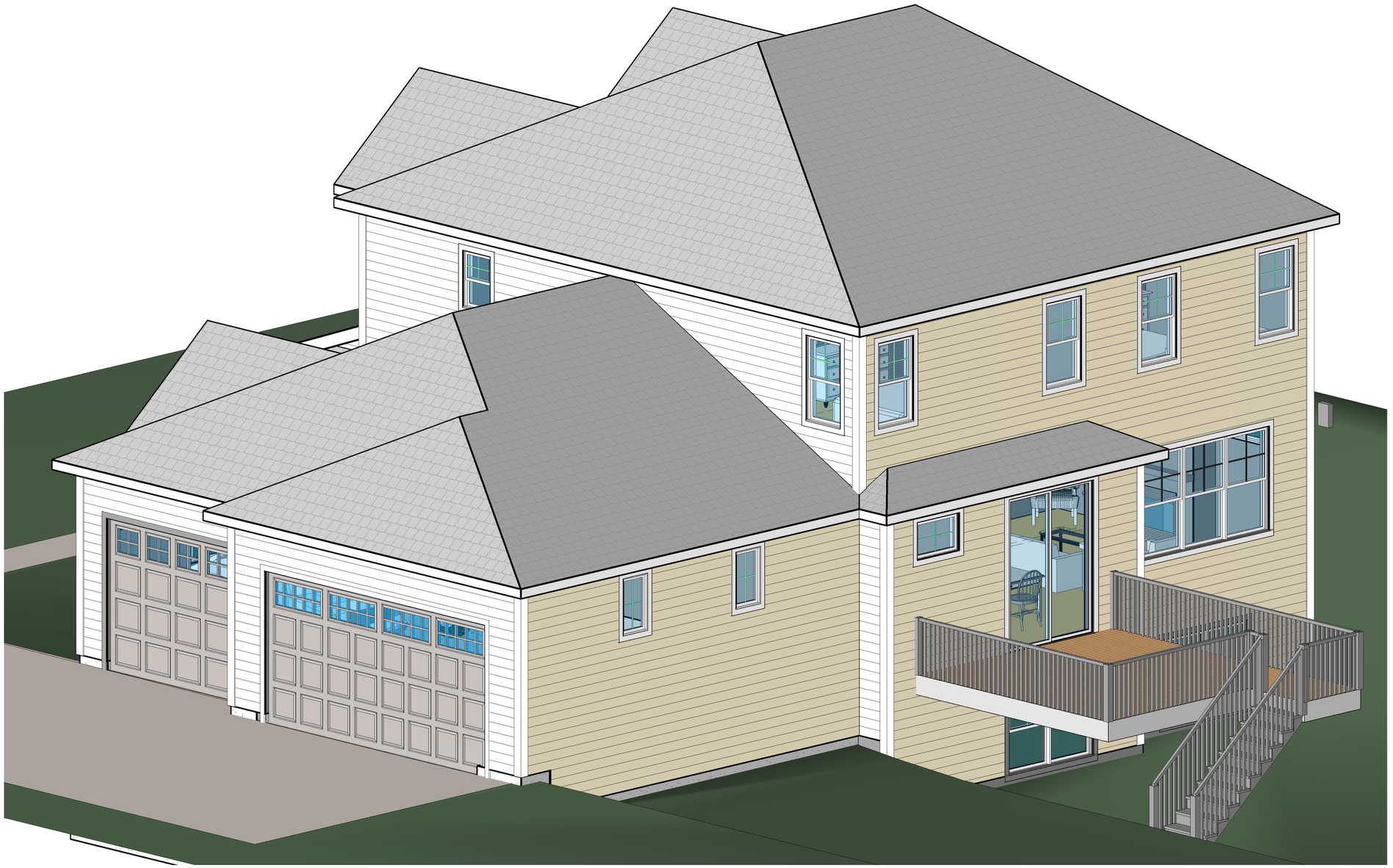
Model: MARGOT
Elevation:
Revised Base Plan:
Drawn By: BJS Date: 8/20/2024

Print Date:
9/18/2024
7:26:15 AM
Revisions:

Drawing No.:
AB1

Attachment: Plans (9744 : Veridian Homes LLC)



3D - Cottage Rear view AB

Custom Designed For: Move In Ready
Homesite / Neighborhood: 97 Enclave at Mequon Preserve
Address: Tree Sparrow Drive
Mequon, WI 53097
Customer Approval: SPF Sep 18 2024
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Madison, WI 53713
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Model: MARGOT
Elevation:
Revised Base Plan:
Drawn By: BJS Date: 8/20/2024

Print Date:
9/18/2024
7:26:16 AM
Revisions:

Drawing No.:
AB2

Attachment: Plans (9744 : Veridian Homes LLC)

Front Elevation - Cottage AB

1/4" = 1'-0"

Custom Designed For: Move In Ready
Homesite / Neighborhood: 97 Enclave at Meqjon Preserve
Address: Tree Sparrow Drive
Mequon, WI 53097
Customer Approval: SPF Sep 18 2024

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Model: MARGOT
Elevation:
Revised Base Plan: Date: 8/20/2024
Drawn By: BJS

Print Date: 9/18/2024 7:26:17 AM
Revisions:

Drawing No.: AB3

Attachment: Plans (9744 : Veridian Homes LLC)

Right Elevation - Cottage AB
1/4" = 1'-0"

Custom Designed For: Move In Ready
Homesite / Neighborhood: 97 Enclave at Mequon Preserve
Address: Tree Sparrow Drive
Mequon, WI 53097
Customer Approval: SPF Sep 18 2024

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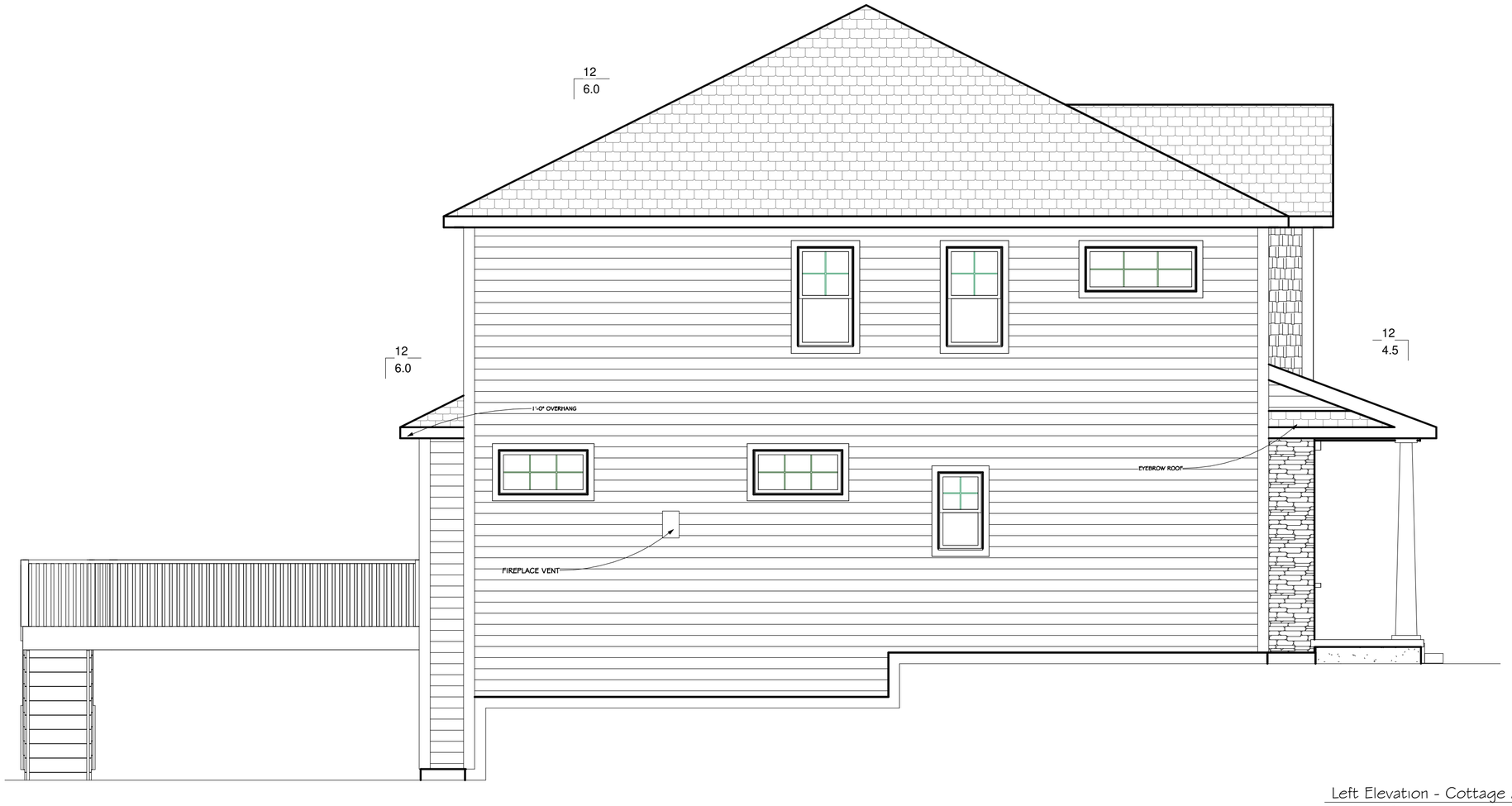
Model: MARGOT
Elevation:
Revised Base Plan:
Drawn By: BJS Date: 9/20/2024

Print Date:
9/18/2024
7:26:17 AM
Revisions:

Drawing No.:
AB4

Attachment: Plans (9744 : Veridian Homes LLC)



Left Elevation - Cottage AB
1/4" = 1'-0"

Custom Designed For: Move In Ready
Homesite / Neighborhood: 97 Enclave at Meqjon Preserve
Address: Tree Sparrow Drive
Meqjon, WI 53097
Customer Approval: SPF Sep 18 2024
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Model: MARGOT
Elevation:
Revised Base Plan:
Drawn By: BJS Date: 9/20/2024

Print Date:
9/18/2024
7:26:18 AM
Revisions:

Drawing No.:
AB5

Attachment: Plans (9744 : Veridian Homes LLC)

Rear Elevation - Cottage AB
1/4" = 1'-0"

Custom Designed For: Move In Ready
Homesite / Neighborhood: 97 Enclave at Meqjon Preserve
Address: Tree Sparrow Drive
Mequon, WI 53097
Customer Approval: SPF Sep 18 2024

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Phone 608.226.3100
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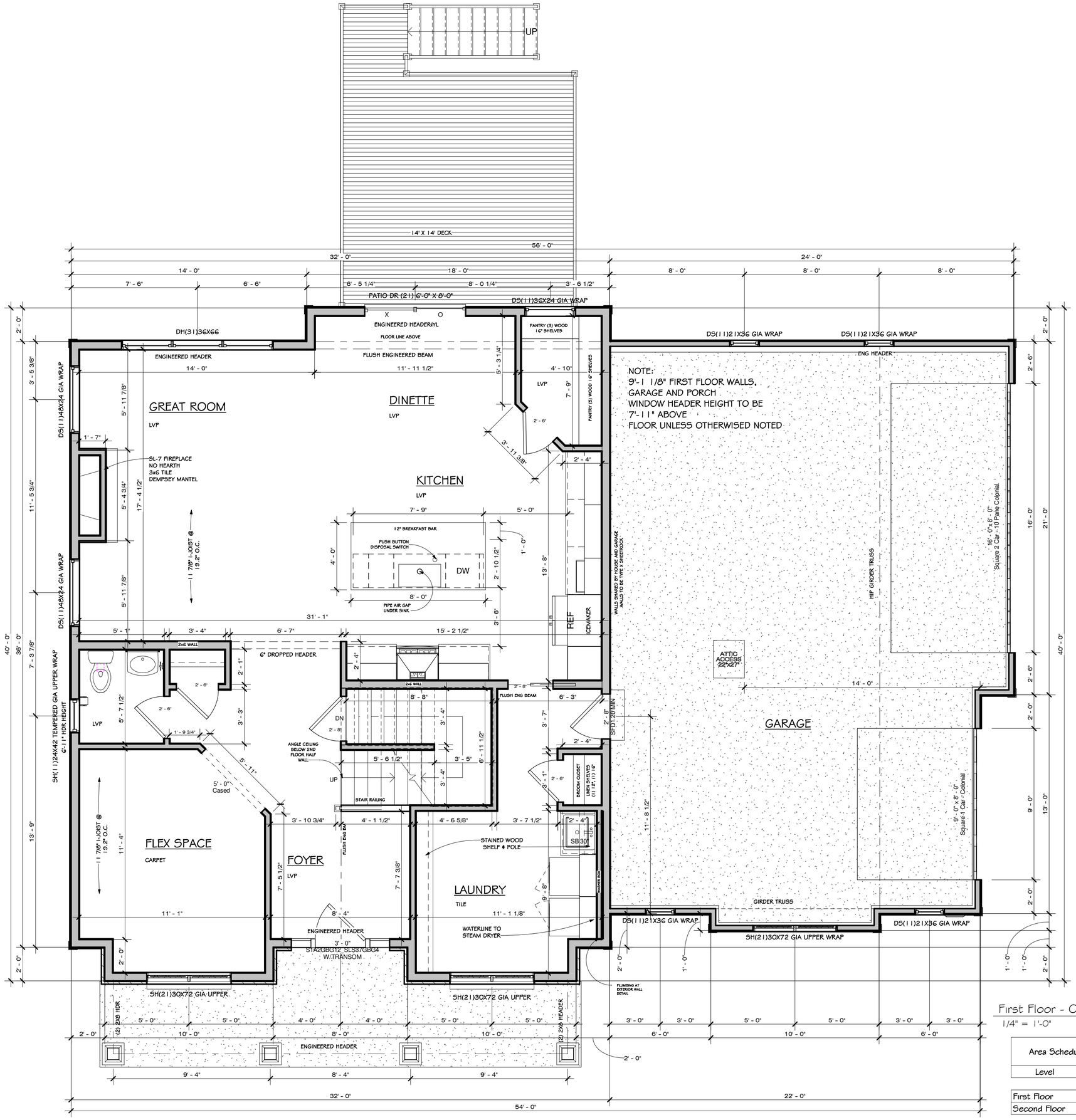
Model: MARGOT
Elevation:
Revised Base Plan:
Drawn By: BJS Date: 9/20/2024

Print Date:
9/18/2024
7:26:18 AM
Revisions:

Drawing No.:
AB6

Attachment: Plans (9744 : Veridian Homes LLC)



First Floor - Cottage AB

1/4" = 1'-0"

Area Schedule (CUSTOM)	
Level	Area
First Floor	1228 SF
Second Floor	1192 SF
	2420 SF

Custom Designed For: Move In Ready
Homesite / Neighborhood: 97 Enclave at Mequon Preserve
Address: Tree Sparrow Drive
Mequon, WI 53097
Customer Approval:
SPF Sep 18 2024

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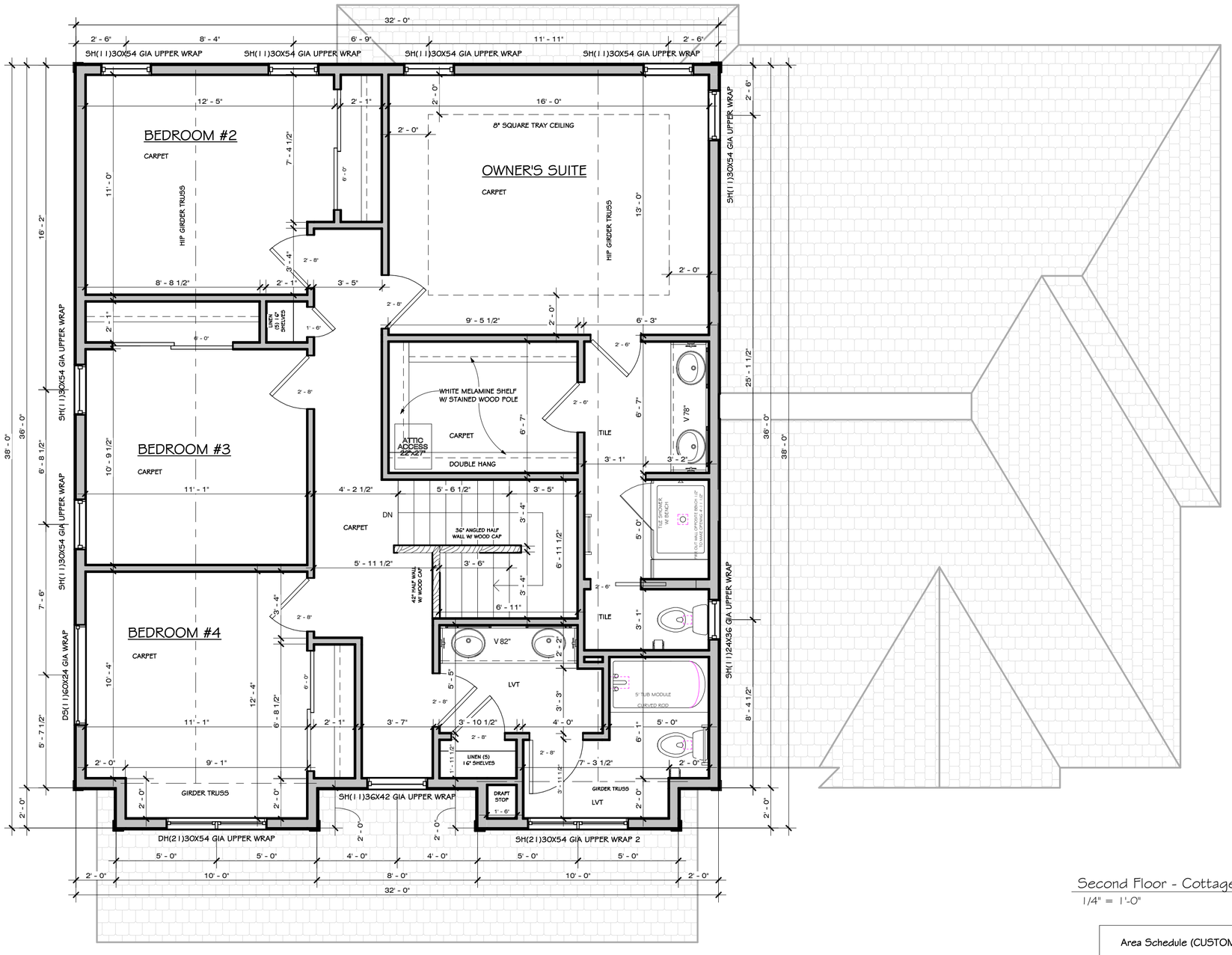
Model: MARGOT
Elevation:
Revised Base Plan: Date: 8/20/2024
Drawn By: BUS

Print Date: 9/18/2024 7:26:20 AM
Revisions:

Drawing No.: AB7

Attachment: Plans (9744 : Veridian Homes LLC)



Second Floor - Cottage AB

1/4" = 1'-0"

Area Schedule (CUSTOM)	
Level	Area
First Floor	1228 SF
Second Floor	1192 SF
	2420 SF

Custom Designed For: Move In Ready
Homesite / Neighborhood: 97 Enclave at Mequon Preserve
Address: Tree Sparrow Drive
Mequon, WI 53097
Customer Approval: **SPF Sep 18 2024**

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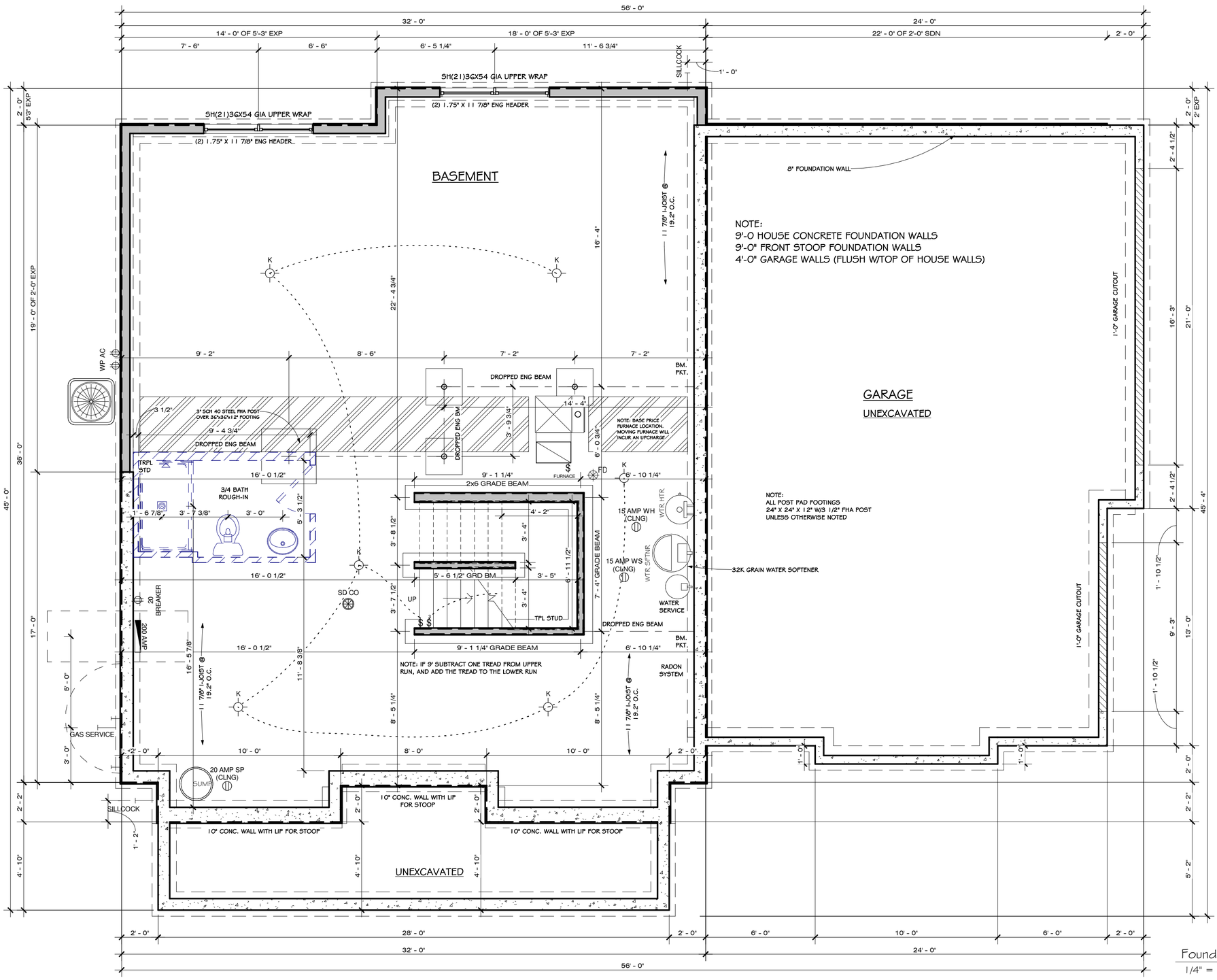
Model: MARGOT
Elevation:
Revised Base Plan:
Drawn By: BJS Date: 9/20/2024

Print Date: 9/18/2024 7:26:21 AM
Revisions:

Drawing No.: AB8

Attachment: Plans (9744 : Veridian Homes LLC)



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

Do Not Scale Note: All dimensions are stud to stud
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Custom Designed For: Move In Ready
Homesite / Neighborhood: 97 Enclave at Mequon Preserve
Address: Tree Sparrow Drive Mequon, WI 53097
Customer Approval: SPF Sep 18 2024

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Model: MARGOT
Elevation:
Revised Base Plan:
Drawn By: BJS Date: 8/20/2024

Print Date: 9/18/2024 7:26:21 AM
Revisions:

Drawing No.: AB9

Attachment: Plans (9744 : Veridian Homes LLC)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **October 14, 2024**
SUBJECT: **Veridian Homes LLC, New Single-Family Residence on Lot #100 N. Tree Sparrow Drive**

Attachments:
Plans (PDF)

3D - Farmhouse 3 Car Front Load ARB

Custom Designed For: VINAY PAL SINGH
Homesite / Neighborhood: 100 ENCLAVE MEQUON PRESERVE SOUTH
Address: TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval:
Revised Base Plan: SPF Sep 19 2024
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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

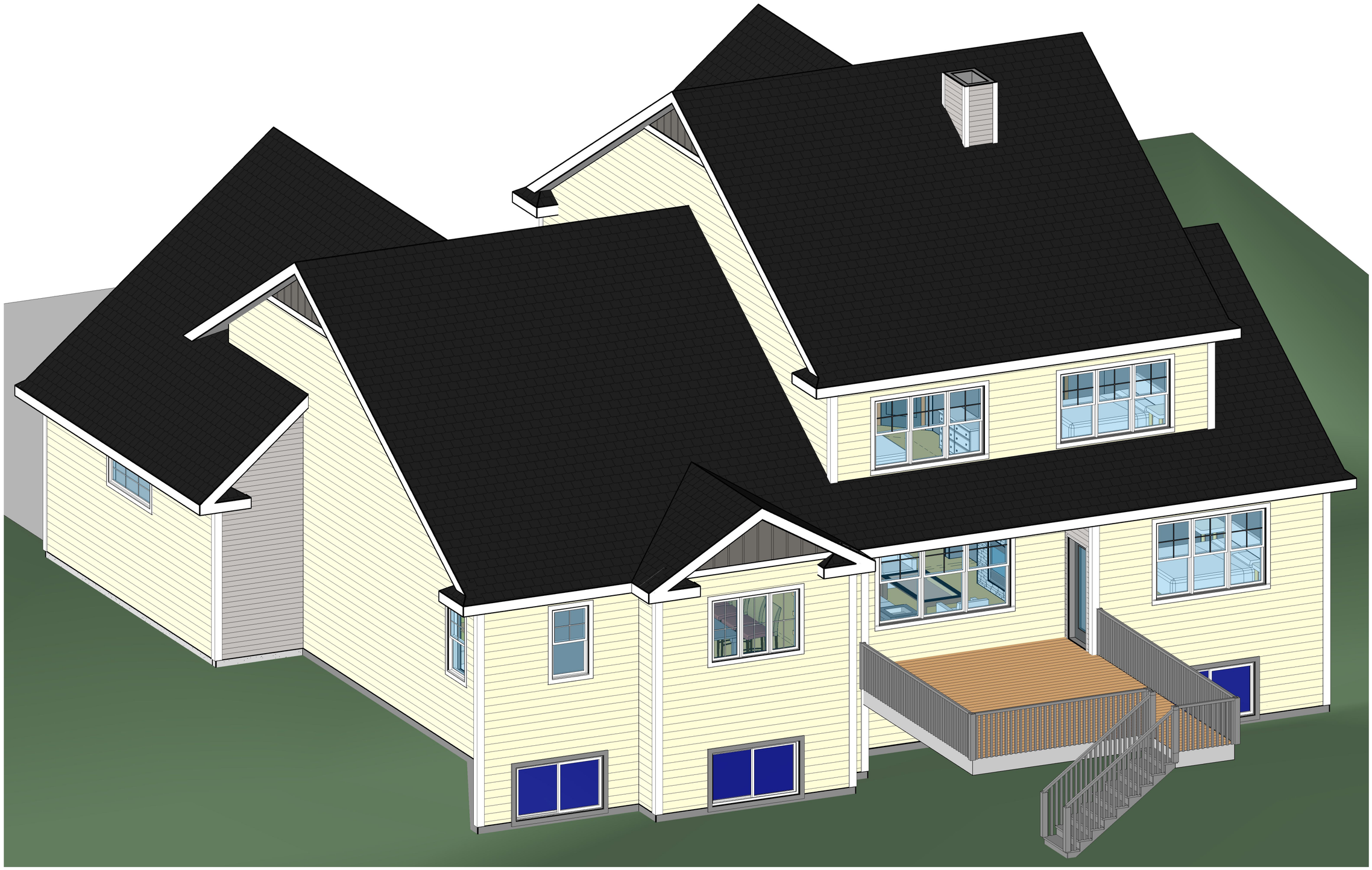
Model: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: MVL Date: 9/4/2024

Print Date:
9/19/2024
11:28:17 AM

Drawing No.:
ARB1

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

Attachment: Plans (9745 : Veridian Homes LLC)



3D - Farmhouse 3 Car Front Load(Rear View) ARB

Custom Designed For: VINAY PAL SINGH
Homesite / Neighborhood: 100 ENCLAVE MEQUON PRESERVE SOUTH
Address: TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval:
SPF Sep 19 2024
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Model: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: MVL Date: 9/4/2024

Print Date:
9/19/2024
11:28:19 AM

Drawing No.:
ARB2

Do Not Scale Note: All dimensions are stud to stud
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Attachment: Plans (9745 : Veridian Homes LLC)

NOTE:
- ALL DOORS, GARAGE DOOR AND ALL WINDOWS NOT IN MASONRY TO HAVE 1X4 SMART TRIM ALL ELEVATIONS
- ALL CORNERS TO BE 6" SMART TRIM

Front Elevation - Farmhouse 3 Car Front Load ARB

1/4" = 1'-0"

Custom Designed For: VINAY PAL SINGH
Homesite / Neighborhood: 100 ENCLAVE MEQUON PRESERVE SOUTH
Address: TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval:
SPF Sep 19 2024
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Model: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: MVL
Date: 9/4/2024

Print Date:
9/19/2024
11:50:30 AM

Drawing No.:
ARB3

Attachment: Plans (9745 : Veridian Homes LLC)

Rear Elevation - Farmhouse 3 Car Front Load ARB

1/4" = 1'-0"

Custom Designed For: VINAY PAL SINGH
Homesite / Neighborhood: 100 ENCLAVE MEQUON PRESERVE SOUTH
Address: TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval:
SPF Sep 19 2024

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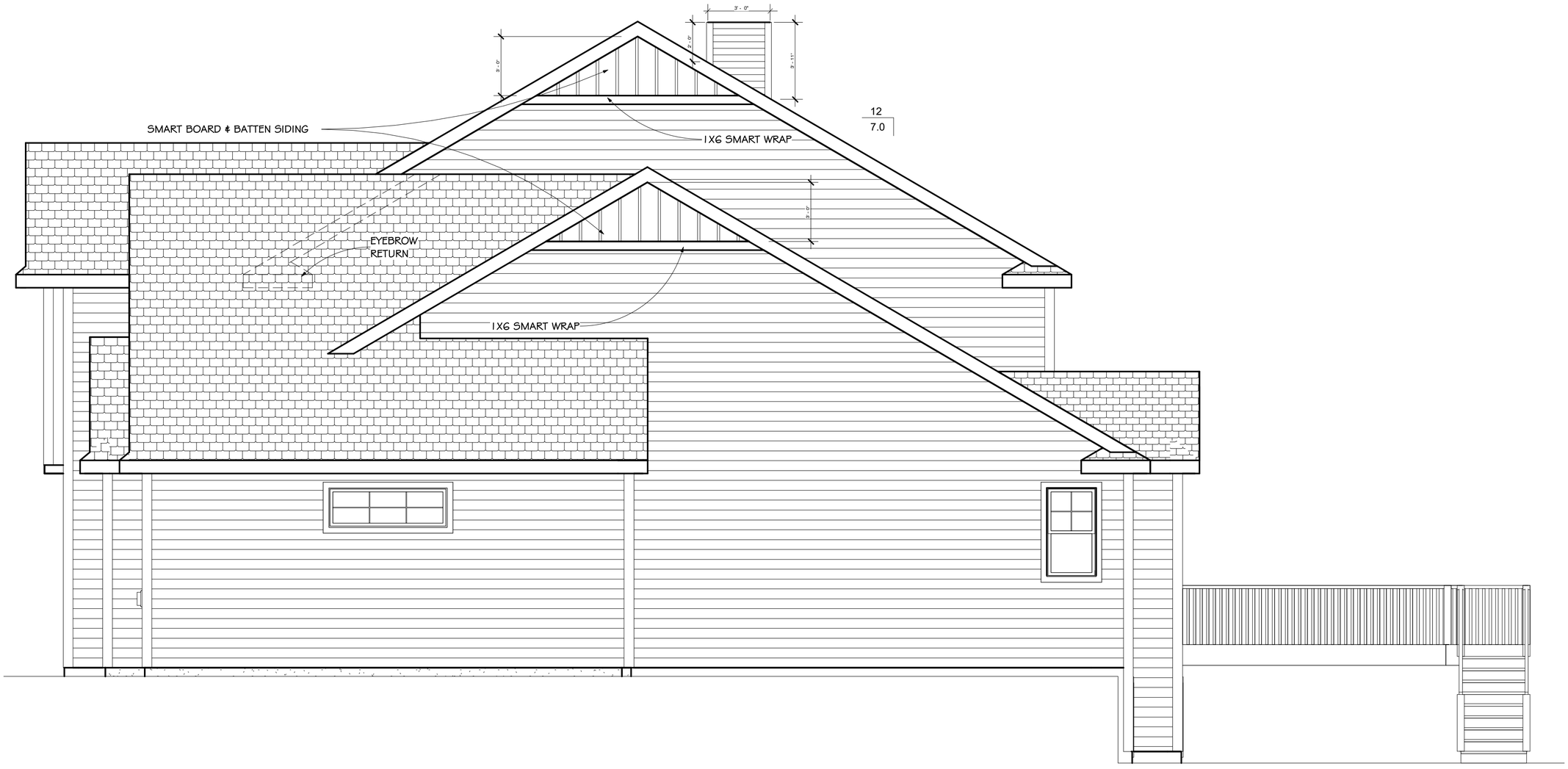
Model: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: MVL
Date: 9/4/2024

Print Date: 9/19/2024 11:50:31 AM

Drawing No.: ARB4

Attachment: Plans (9745 : Veridian Homes LLC)



Right Elevation - Farmhouse 3 Car Front Load ARB

1/4" = 1'-0"

Custom Designed For: VINAY PAL SINGH
Homesite / Neighborhood: 100 ENCLAVE MEQUON PRESERVE SOUTH
Address: TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval:
SPF Sep 19 2024

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.6600

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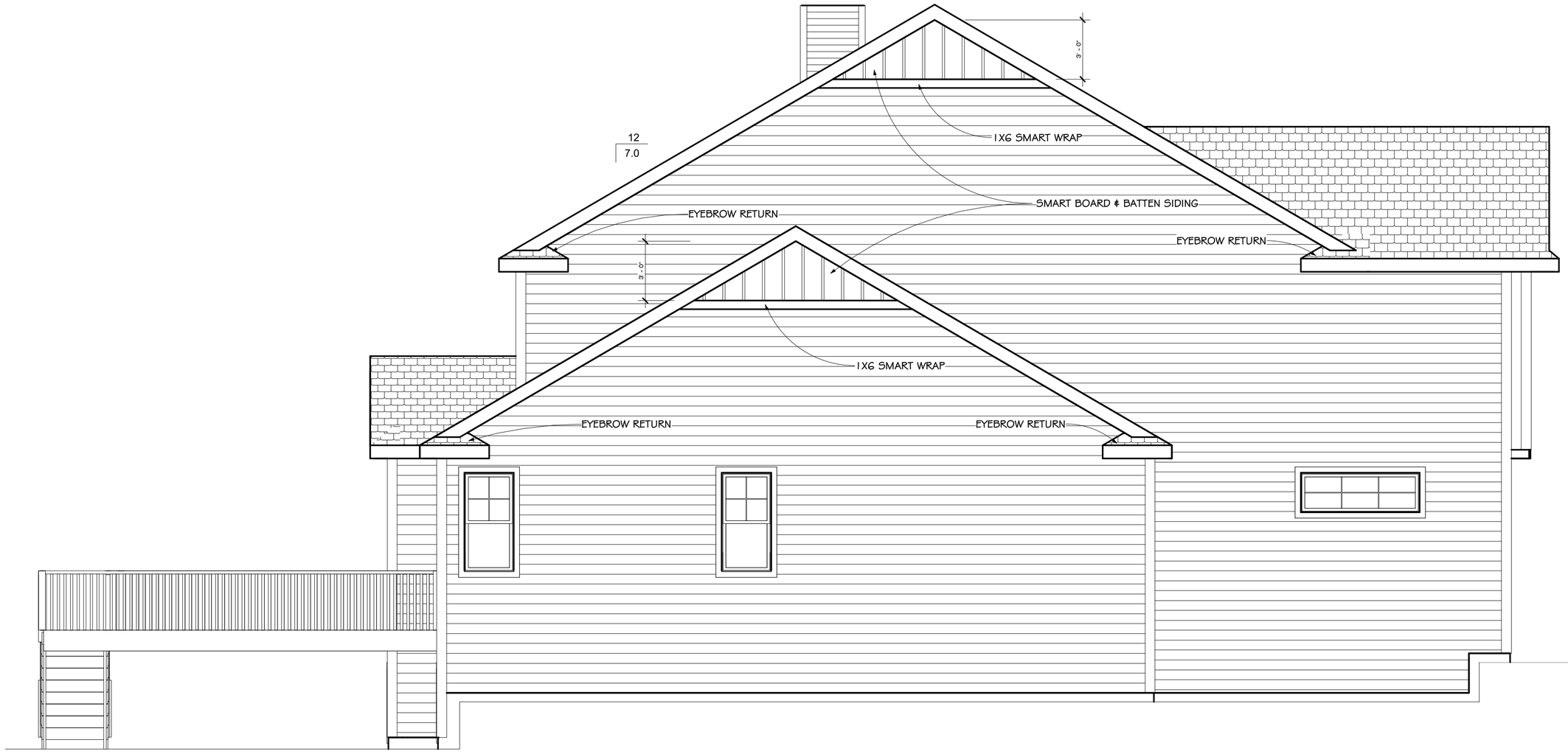
Model: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: MVL Date: 9/4/2024

Print Date:
9/19/2024
11:50:31 AM

Drawing No.:
ARB5

Attachment: Plans (9745 : Veridian Homes LLC)



Left Elevation - Farmhouse 3 Car Front Load ARB

1/4" = 1'-0"

Custom Designed For: VINAY PAL SINGH
Homesite / Neighborhood: 100 ENCLAVE MEQUON PRESERVE SOUTH
Address: TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval:
SPF Sep 19 2024

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Madison, WI 53713
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Fax 608.226.0600

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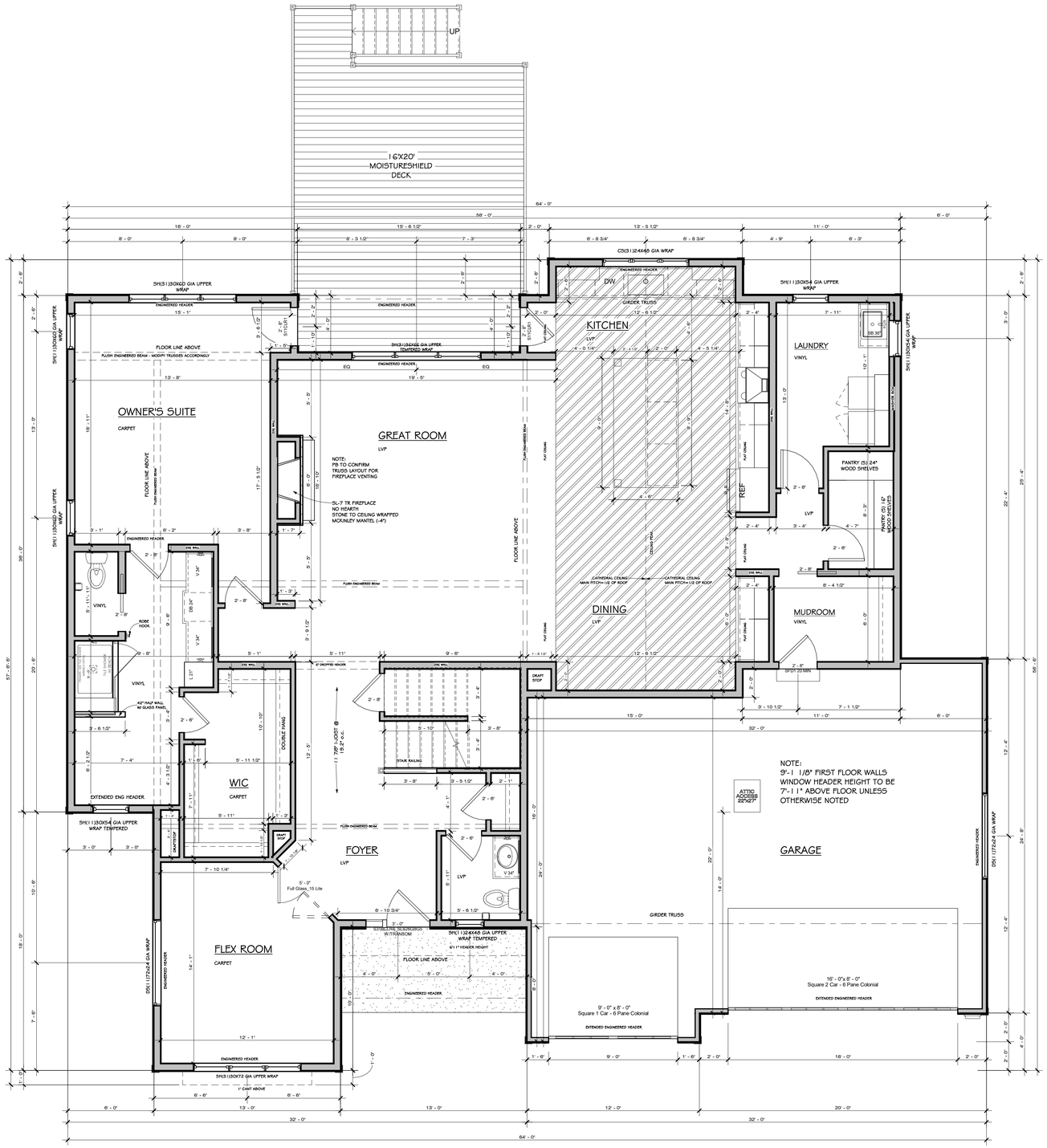
Model: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: MVL Date: 9/4/2024

Print Date:
9/19/2024
11:50:31 AM

Drawing No.:
ARB6

Attachment: Plans (9745 : Veridian Homes LLC)



First Floor - Farmhouse 3 Car Front Load ARB

1/4" = 1'-0"

Note: All dimensions are stud to stud

Do Not Scale

Drawing No.:	Print Date:	
ARB7	9/19/2024 11:22:32 AM	Model: COLLINS
		Elevation: ARB
		Drawn By: MVL Date: 9/4/2024
		Revisions:

VERIDIAN HOMES

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

Custom Designed For: VINAY PAL SINGH
Homesite / Neighborhood: 100 ENCLAVE MEQUON PRESERVE SOUTH
Address: TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval: **SPF Sep 19 2024**

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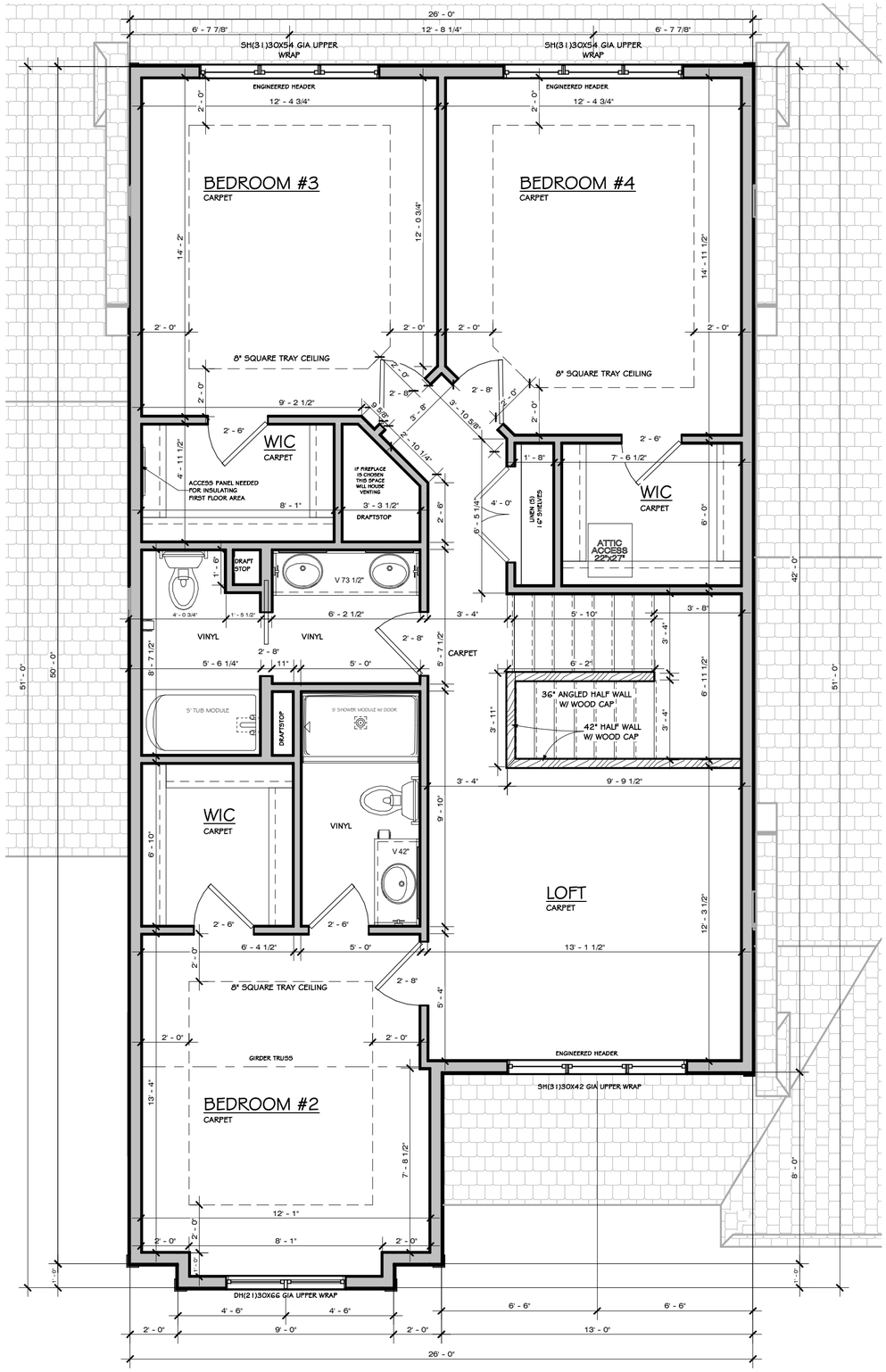
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Attachment: Plans (9745 : Veridian Homes LLC)



Second Floor - Farmhouse 3 Car Front Load ARB

1/4" = 1'-0"

Custom Designed For: VINAY PAL SINGH
Homesite / Neighborhood: 100 ENCLAVE MEQUON PRESERVE SOUTH
Address: TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval:
SPF Sep 19 2024

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VERIDIAN HOMES

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

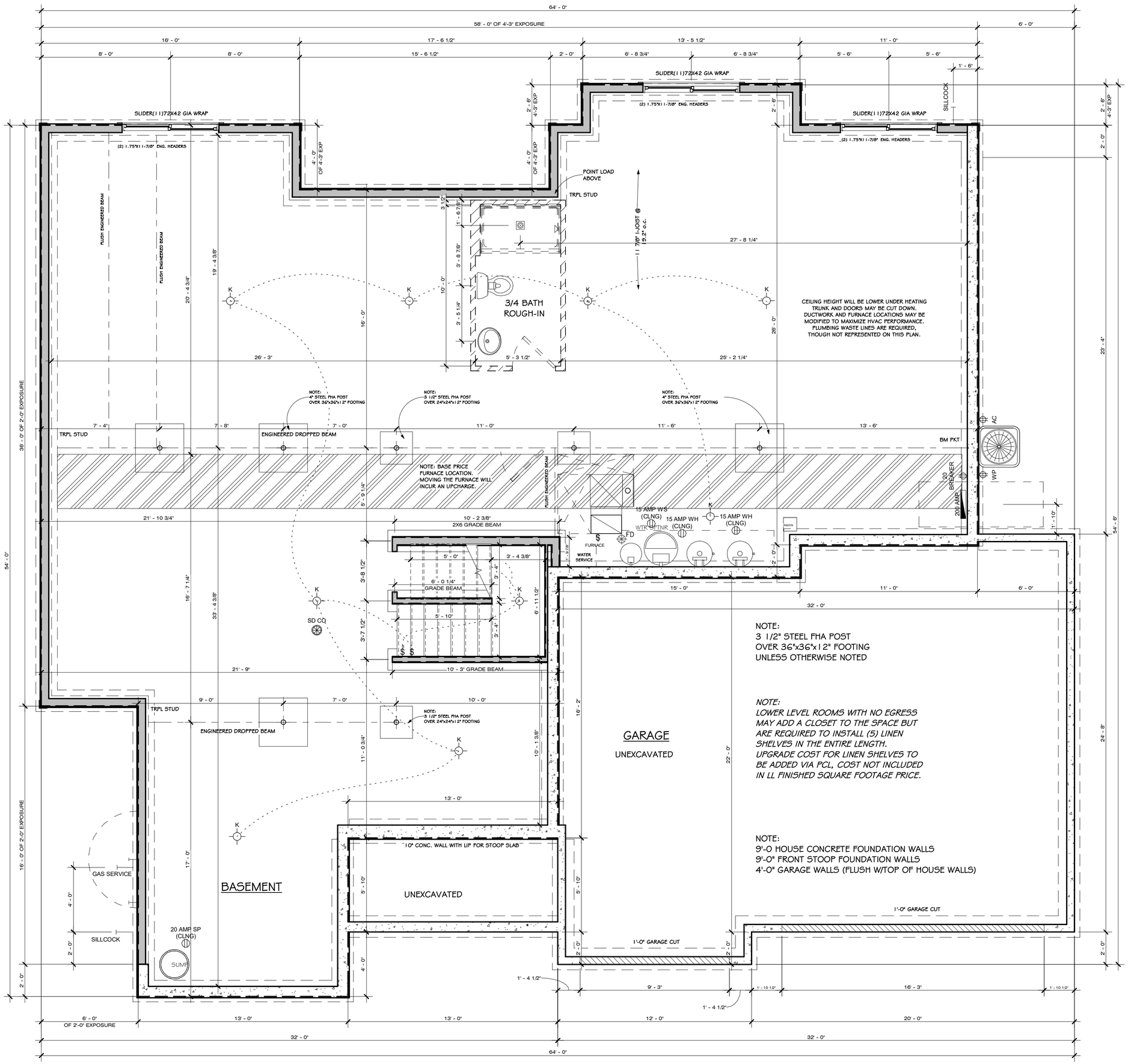
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: MVL Date: 9/4/2024

Print Date: 9/19/2024 11:19:53 AM

Drawing No.: ARB8

Attachment: Plans (9745 : Veridian Homes LLC)



Foundation Plan - Farmhouse 3 Car Front Load ARB

1/4" = 1'-0"

Custom Designed For: VINAY PAL SINGH
Homesite / Neighborhood: 100 ENCLAVE MEQUON PRESERVE SOUTH
Address: TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval:
SPF Sep 19 2024
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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: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: MVL
Date: 9/9/2024

Print Date: 9/19/2024 11:19:53 AM

Drawing No.: ARB9

Attachment: Plans (9745 : Veridian Homes LLC)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **October 14, 2024**
SUBJECT: **Victory Homes of Wisconsin, New Single-Family Residence on Lot #1 Highland Meadows**

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

The Victory Companies, Inc.

September 20, 2024

To whom it may concern:

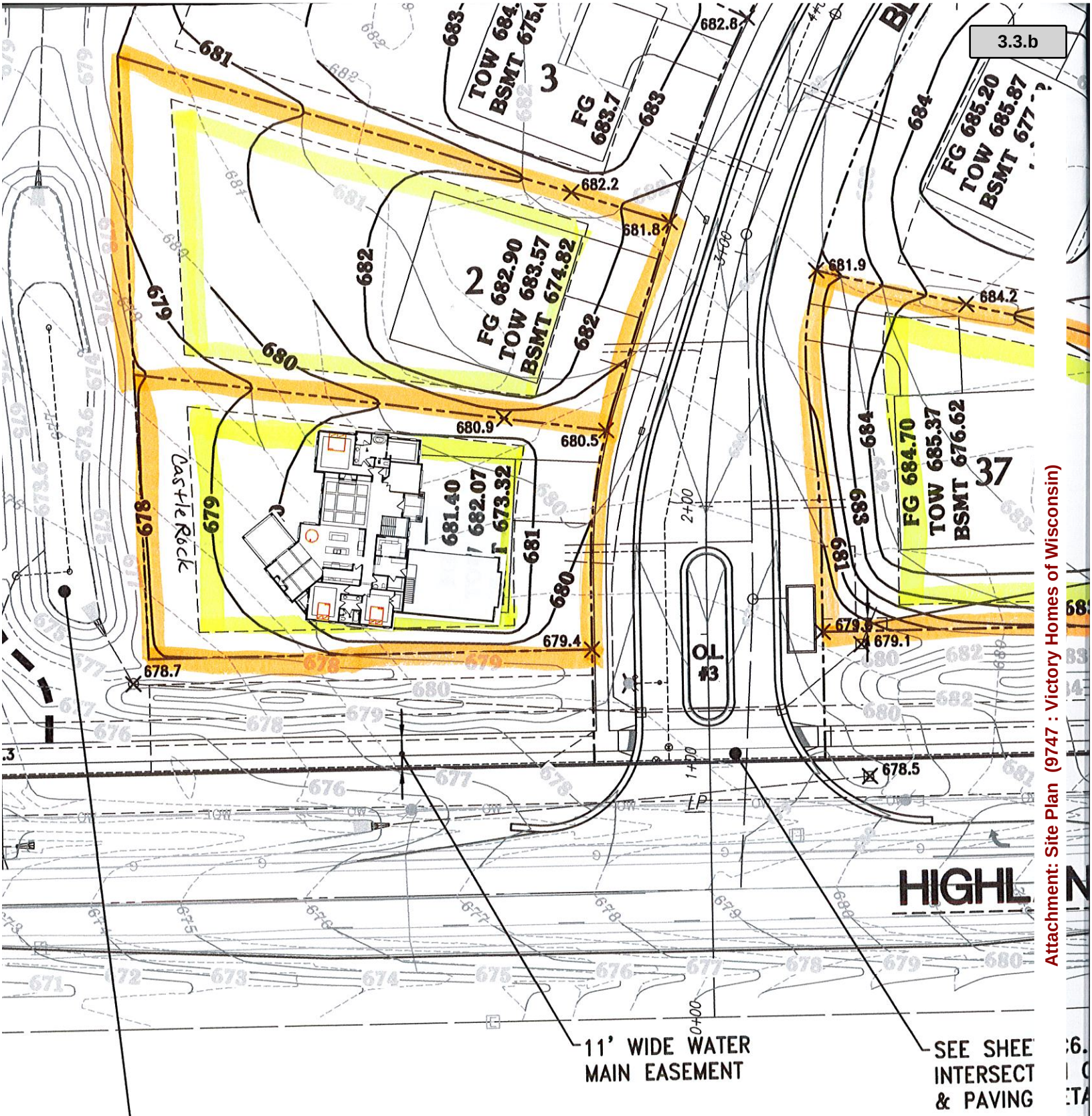
It is Victory Homes of Wisconsin's intent to build a new single-family home at property description being: lot 1 Highland Meadows, being a part of the southeast ¼ of the southeast ¼, of section 7, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

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

Attachment: Statement of Intent (9747 : Victory Homes of Wisconsin)



BIORETENTION BASIN 7B

TOP – 677.95
BOTTOM – 673.60
SPILLWAY – 676.95
100-YR – 676.93
10-YR – 675.86
2-YR – 674.94

Attachment: Site Plan (9747 : Victory Homes of Wisconsin)

ROOF TRUSS HEEL HEIGHTS

10 / 12 PITCH – 10" HEEL – 12" OVHG
10 / 12 PITCH – 7" HEEL – 3" OVHG (FIREPLACE ONLY)
12 / 12 PITCH – 12" HEEL – 12" OVHG

GREEN PLAN CHECK LIST

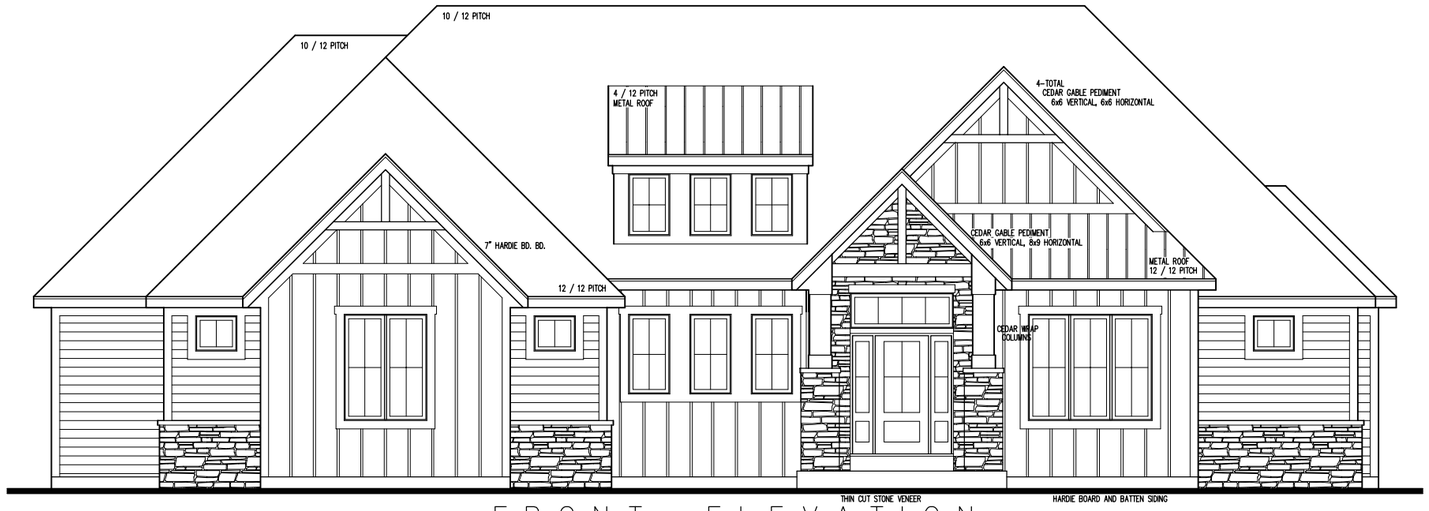
- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
- ☐ Financing Approval

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

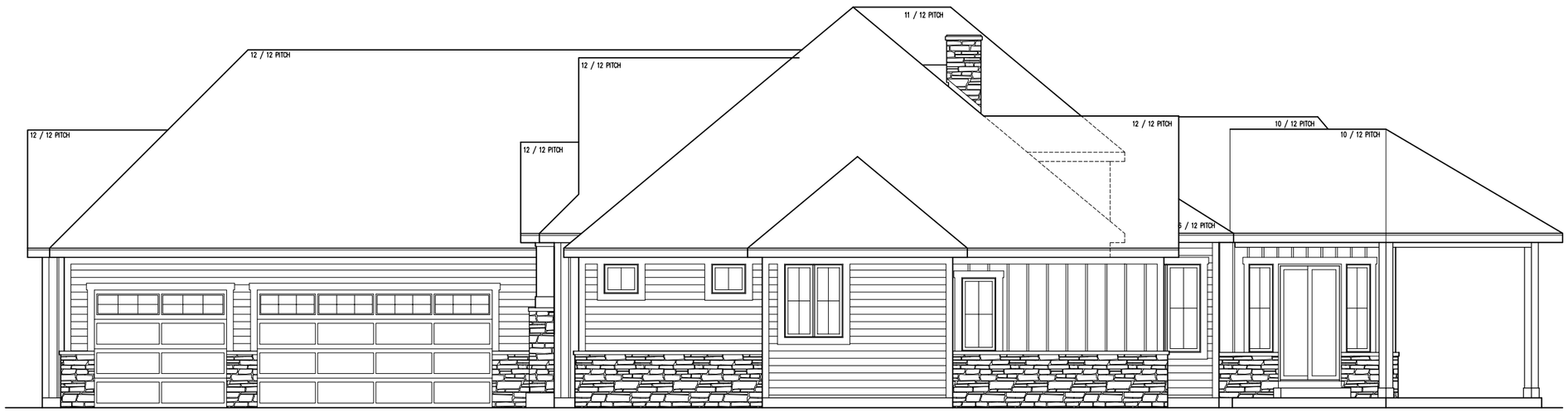
JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS



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



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

Mrs. and Mr. Homeowner
Lot 1, Highland Meadows Subdivision

REVISIONS

DATE:	BY:	DESCRIPTION
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CLIENT: CASTLE ROCK MODEL
TITLE: ELEVATIONS
DATE: 8/11/24
SQ. FEET: 3,881
DRAWN BY: PLUIM
SCALE: NOTED
PAGE #: 1/4
PRINT #: 22408-3

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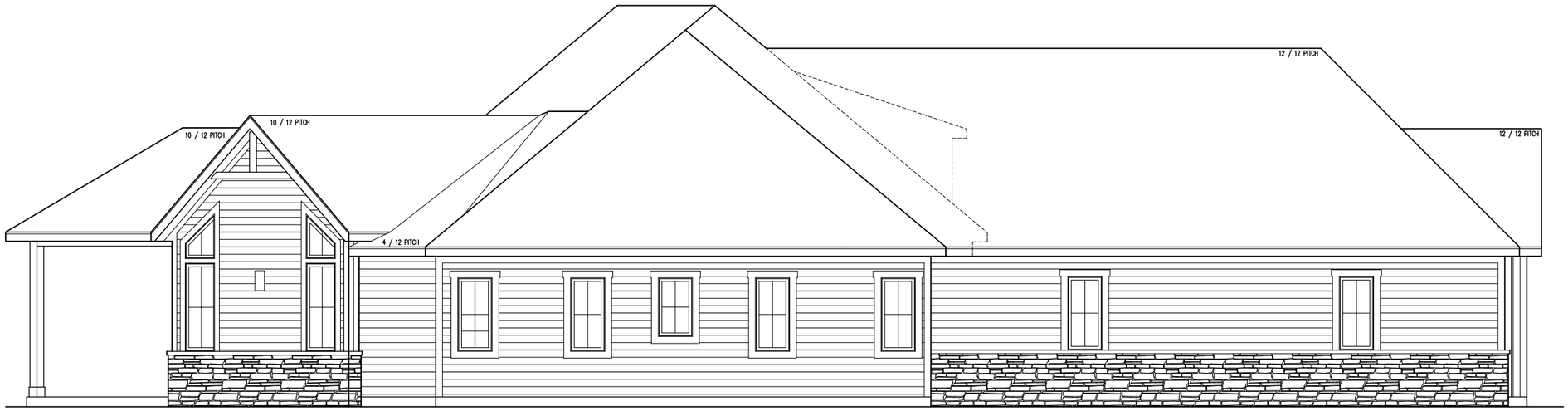
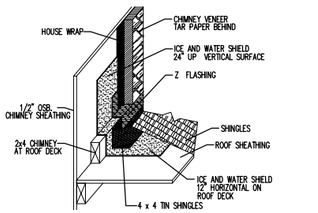
VICTORY HOMES OF WISCONSIN, INC.
"Building For The Way You Live"
N118 W18531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH (262) 252-7100 / FAX (262) 252-7109

Attachment: Plans (9747 : Victory Homes of Wisconsin)

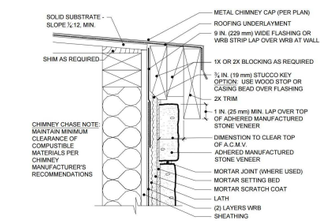
Wisconsin Focus on Energy Home



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



CHIMNEY DETAIL
FLASHING DETAIL
NO SCALE



CHIMNEY DETAIL
FLASHING DETAIL AT CAP
NO SCALE

REAR ELEVATION
3/16"=1'-0"

Mrs. and Mr. Homeowner
Lot 1, Highland Meadows Subdivision

REVISIONS

DESCRIPTION	DATE:	BY:
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	.	

CLIENT: CASTLE ROCK MODEL
TITLE: ELEVATIONS
PRINT #: 22408-3
DATE: 8/11/24
DRAWN BY: PLUIM
SQ. FEET:
SCALE: NOTED
PAGE #: 2/4

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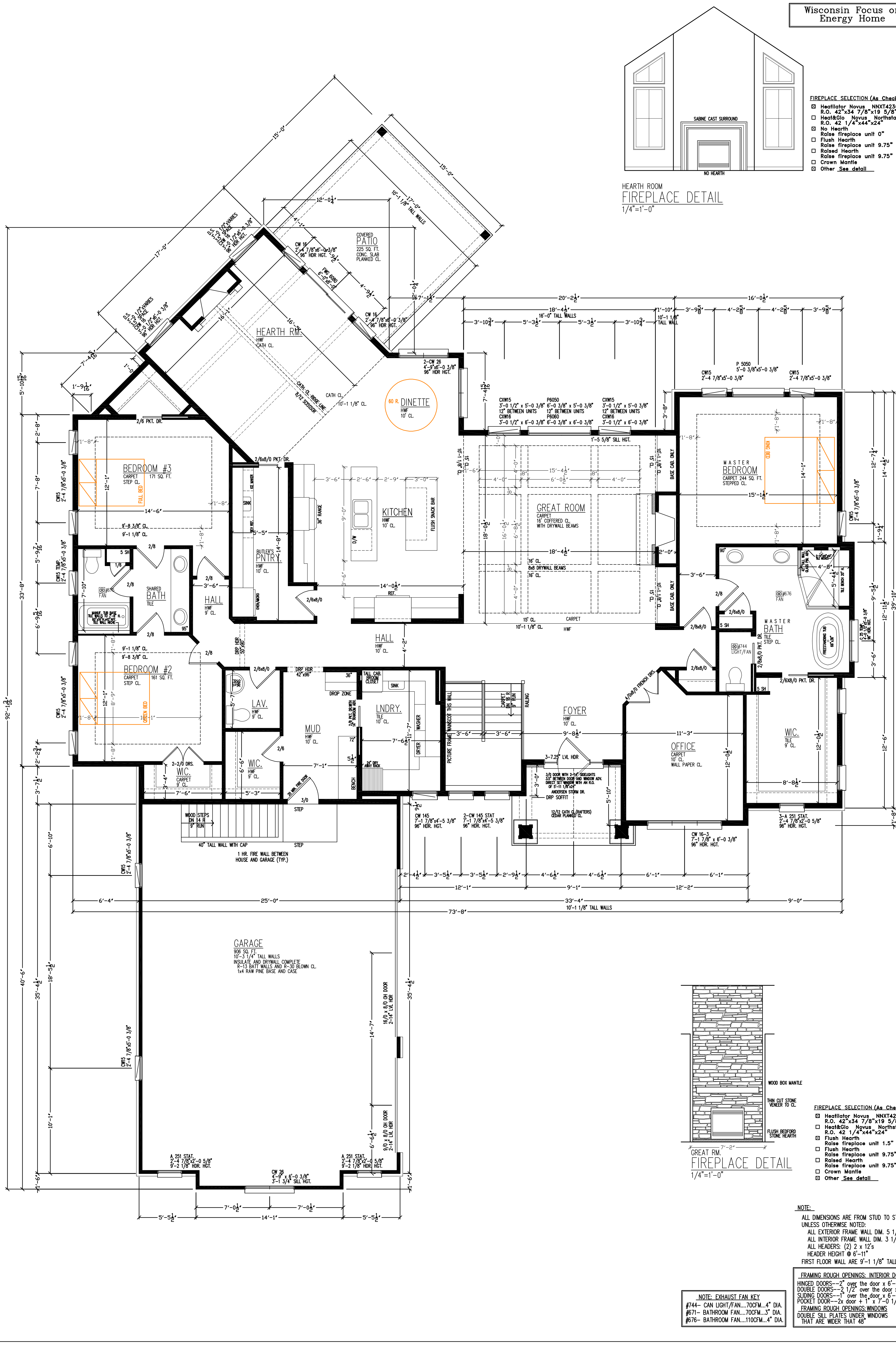
"Building For The Way You Live"
N118 W18531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH (262) 252-7100 / FAX (262) 252-7109

Attachment: Plans (9747 : Victory Homes of Wisconsin)

Attachment: Plans (9747 : Victory Homes of Wisconsin)

Wisconsin Focus on Energy Home



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

FIREPLACE SELECTION (As Checked)
- ☒ Heatilator Novus NNXT4236 R.O. 42"x34 7/8"x19 5/8"
- ☐ Heat&Glo Novus Northstar R.O. 42 1/4"x44"x24"
- ☒ No Hearth
- ☐ Raise fireplace unit 0"
- ☐ Flush Hearth
- ☐ Raise fireplace unit 9.75"
- ☐ Raised Hearth
- ☐ Raise fireplace unit 9.75"
- ☐ Crown Mantle
- ☒ Other See detail

GREAT RM.
FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)
- ☒ Heatilator Novus NNXT4236 R.O. 42"x34 7/8"x19 5/8"
- ☐ Heat&Glo Novus Northstar R.O. 42 1/4"x44"x24"
- ☒ Flush Hearth
- ☐ Raise fireplace unit 1.5"
- ☐ Flush Hearth
- ☐ Raise fireplace unit 9.75"
- ☐ Raised Hearth
- ☐ Raise fireplace unit 9.75"
- ☐ Crown Mantle
- ☒ Other See detail

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

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

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

VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N118 W18531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

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CLIENT:			
CASTLE ROCK MODEL			
TITLE: FLOOR PLAN	DATE: 8/7/24	SQ. FEET: 3,066	
PRINT #: 22408-3	DRAWN BY: PLUIM	SCALE: NOTED	PAGE #: 3/4

REVISIONS

DATE:	BY:	DESCRIPTION
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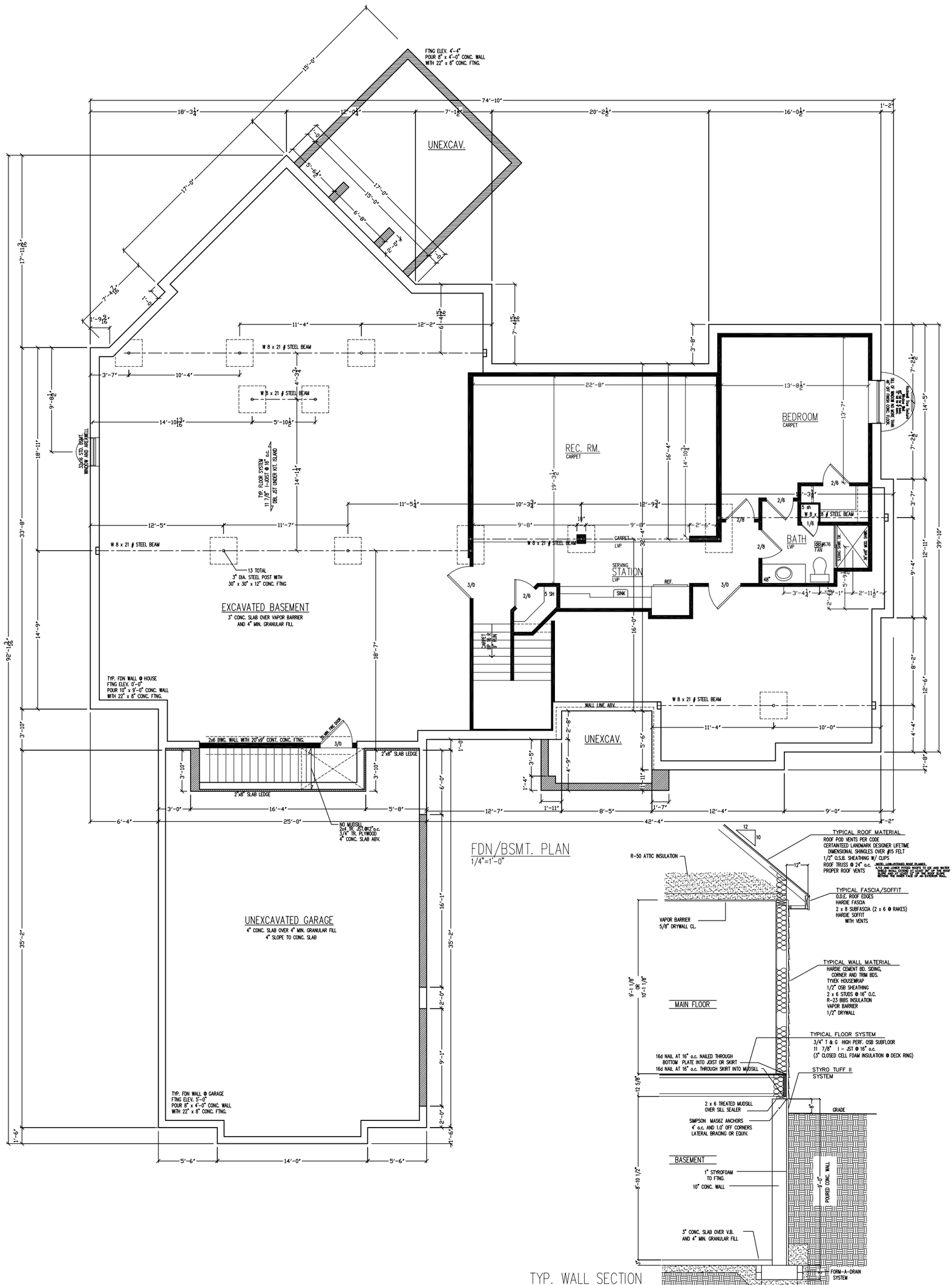
Mrs. and Mr. Homeowner
Lot 1, Highland Meadows Subdivision



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

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

VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N118 W18531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

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CLIENT: CASTLE ROCK MODEL			
TITLE: FDN/BSMT	DATE: 8/7/24	SQ. FEET: 817 Fin.	
PRINT #: 22408-3	DRAWN BY: PLUIM	SCALE: NOTED	PAGE #: 4/4

REVISIONS		
DATE:	BY:	DESCRIPTION
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Mrs. and Mr. Homeowner
Lot 1, Highland Meadows Subdivision

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 14, 2024**
SUBJECT: **Allan Builders, New Single-Family Residence on Lot #37 Highland Meadows**

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

The Victory Companies, Inc.

September 20, 2024

To whom it may concern:

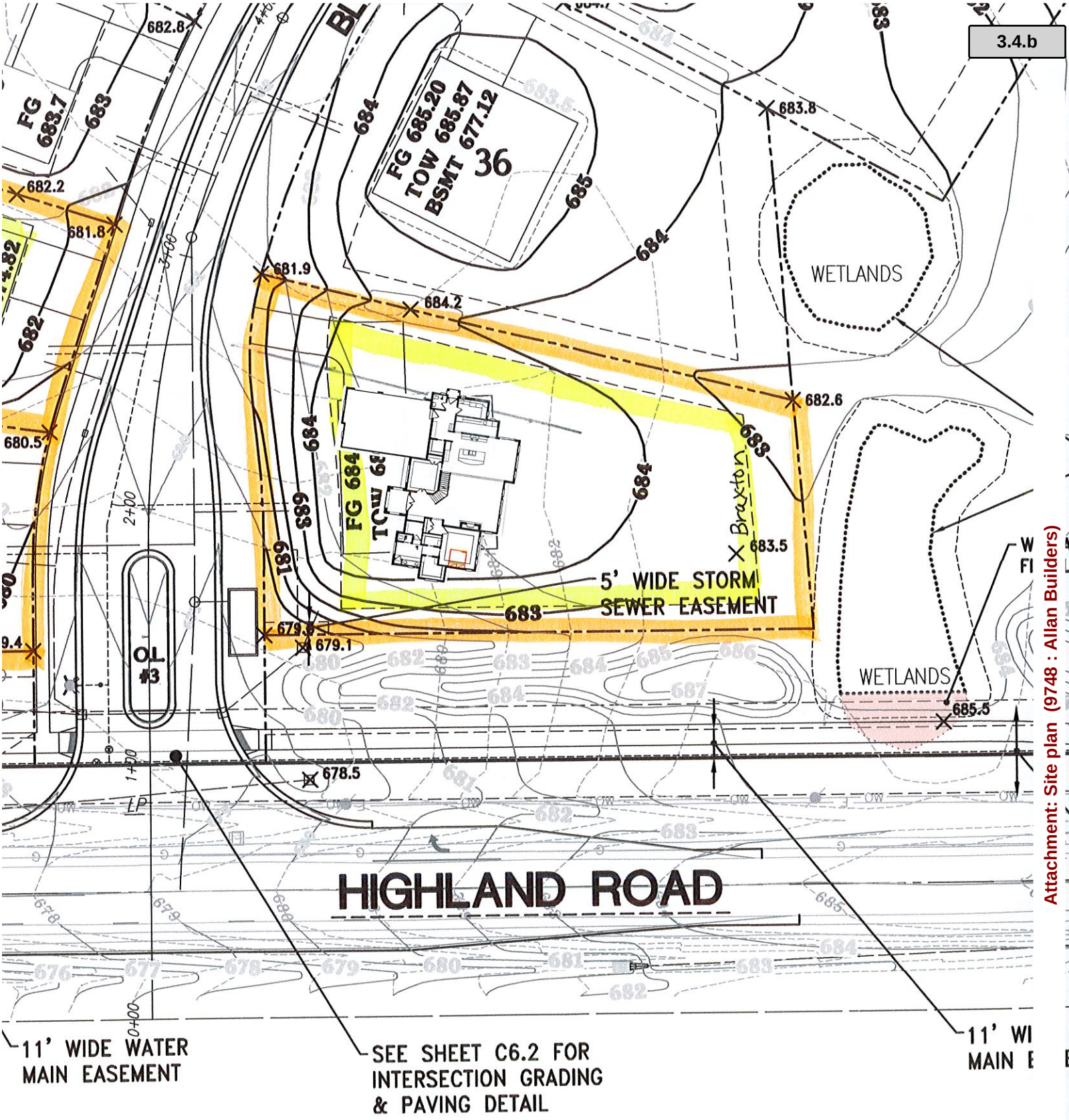
It is Victory Homes of Wisconsin's intent to build a new single-family home at property description being: lot 37 Highland Meadows, being a part of the southeast ¼ of the southeast ¼, of section 7, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

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

Attachment: Statement of Intent (9748 : Allan Builders)



Attachment: Site plan (9748 : Allan Builders)

ROOF TRUSS HEEL HEIGHTS

5.875 / 12 PITCH – 5.875" HEEL – 12" OVHG
8 / 12 PITCH – 8" HEEL – 12" OVHG
10 / 12 PITCH – 10" HEEL – 12" OVHG
12 / 12 PITCH – 12" HEEL – 12" OVHG
14 / 12 PITCH – 14" HEEL – 12" OVHG

GREEN PLAN CHECK LIST

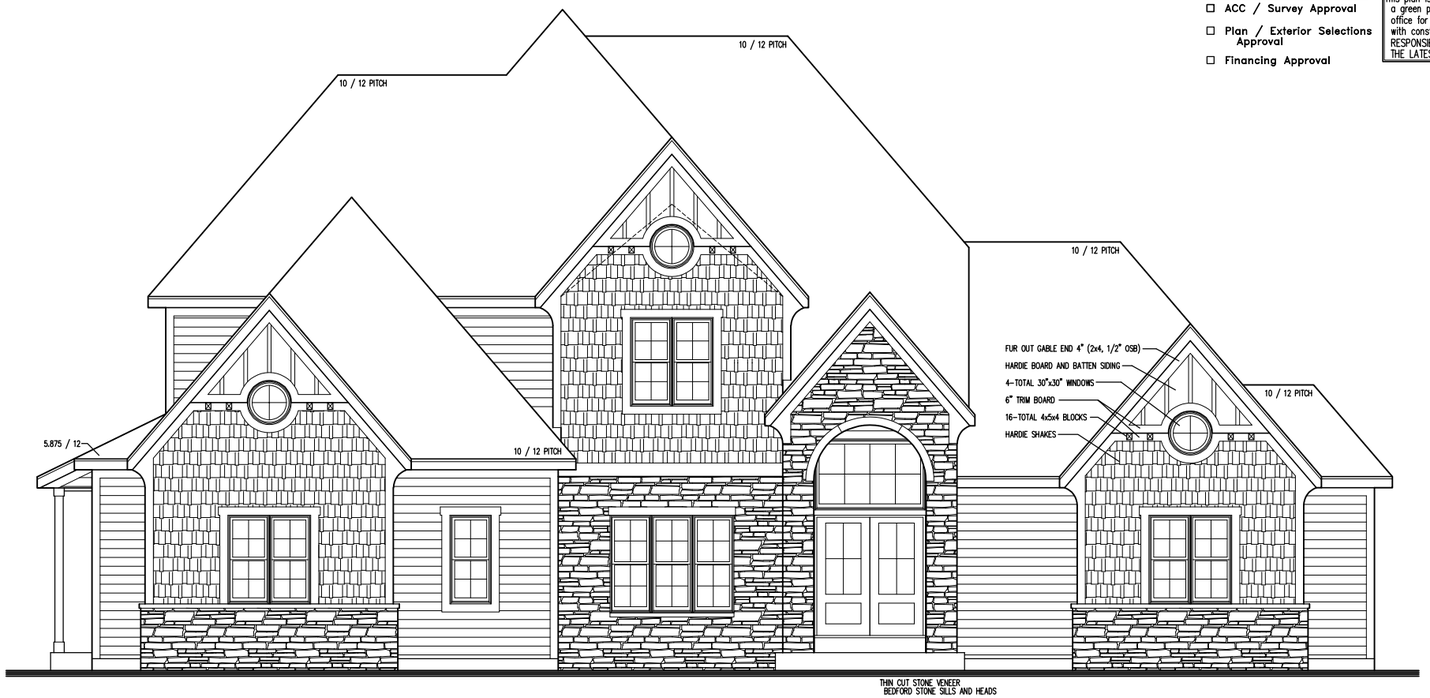
- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
- ☐ Financing Approval

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

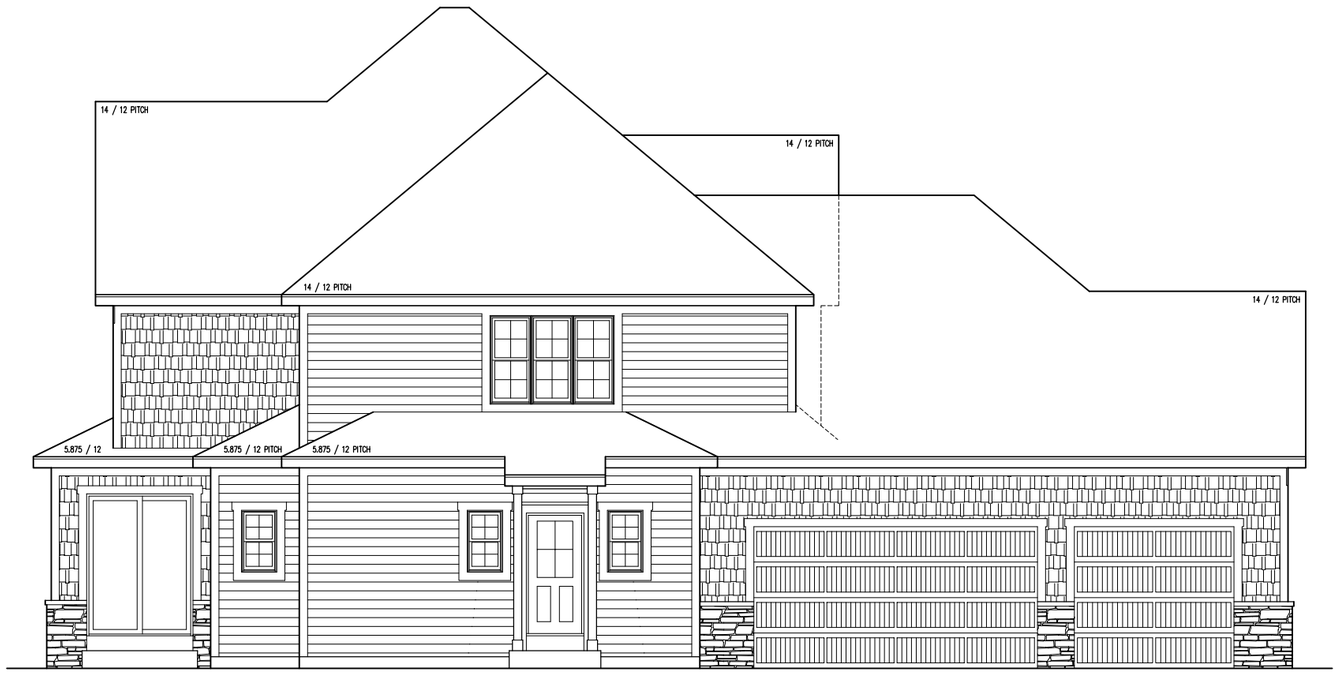
JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS



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



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

Braxton Model
Lot 37, Highland Meadows

REVISIONS

DESCRIPTION	BY:	DATE:
REQUESTED REVISIONS	BA	8/14/24
REQUESTED REVISIONS	BA	9/10/24
REQUESTED REVISIONS	BA	9/13/24
REQUESTED REVISIONS	BA	9/14/24

CLIENT:
BRAXTON MODEL

TITLE:
ELEVATIONS

PRINT #:
22408-3

DRAWN BY:
ANDALORO

DATE:
8/6/24

SCALE:
NOTED

SQ. FEET:
4,466

PAGE #:
1/5

Allan Builders, llc
General Contractor

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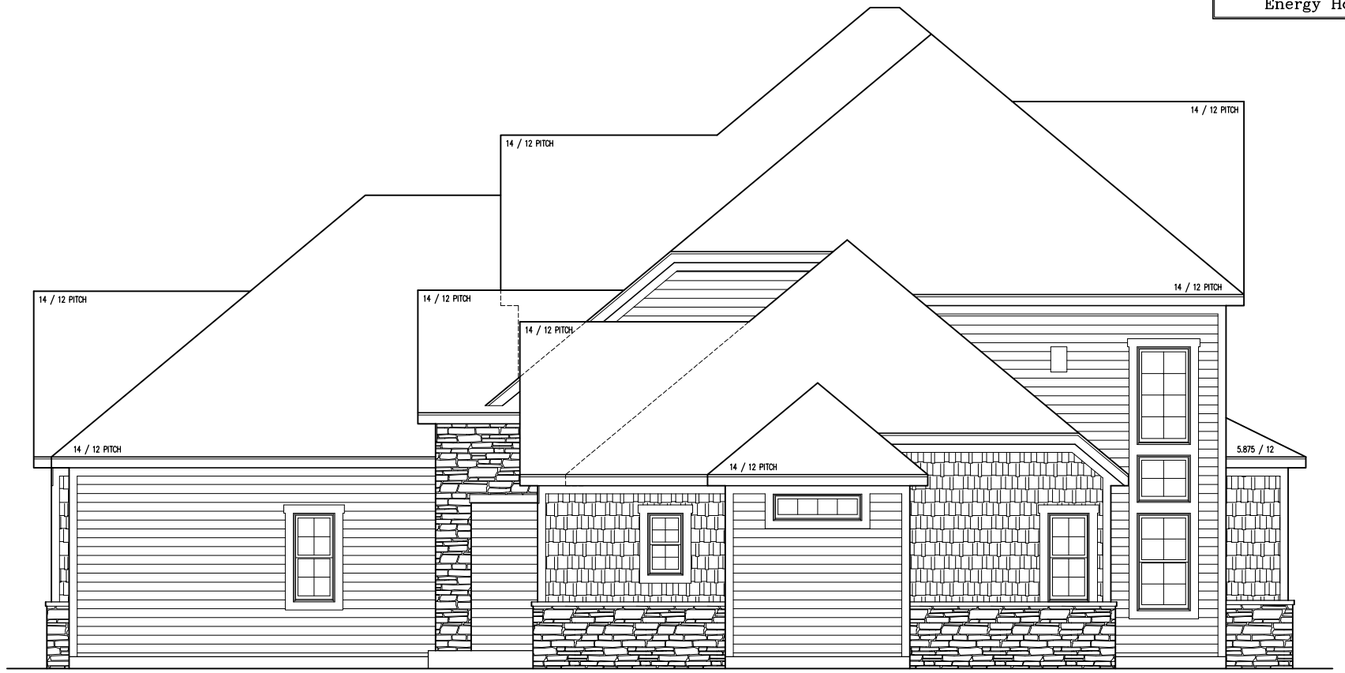
Allan Builders llc.

Attachment: Plans (9748 : Allan Builders)

Wisconsin Focus on Energy Home



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

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

Braxton Model
Lot 37, Highland Meadows

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT:
BRAXTON MODEL
TITLE: ELEVATIONS
DATE: 8/6/24
SQ. FEET:
PRINT #: 22408-3
DRAWN BY: ANDALORO
SCALE: NOTED
PAGE #: 2/5

Allan Builders, llc
General Contractor

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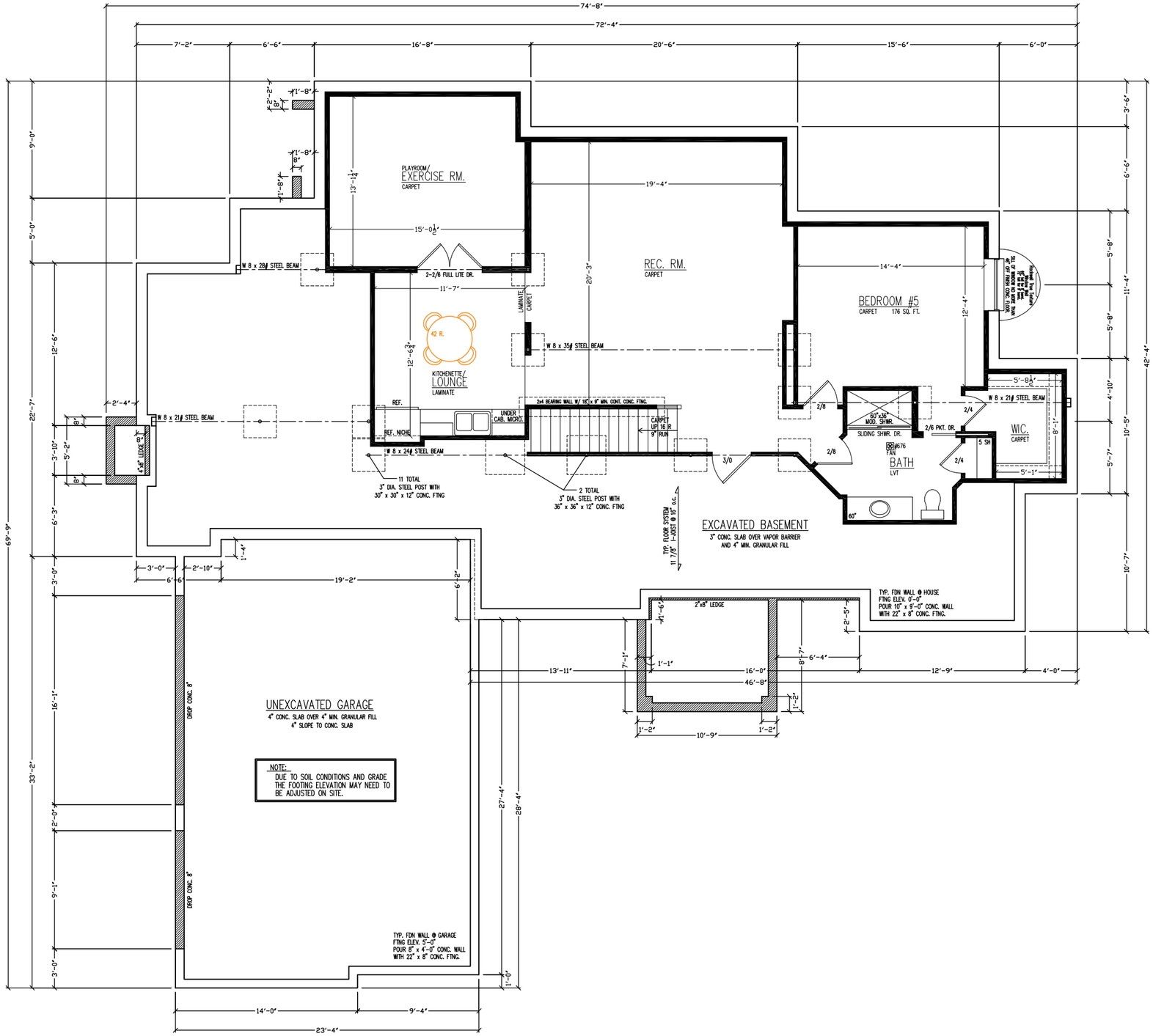
Attachment: Plans (9748 : Allan Builders)

Wisconsin Focus on Energy Home



Braxton Model

Lot 37, Highland Meadows

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: BRAXTON MODEL

TITLE: FDN/BSMT.

DATE: 8/6/24

SQ. FEET: 1,140 FIN.

DRAWN BY: ANDALORO

SCALE: NOTED

PRINT #: 22408-3

PAGE #: 3/5

Allan Builders, llc
General Contractor

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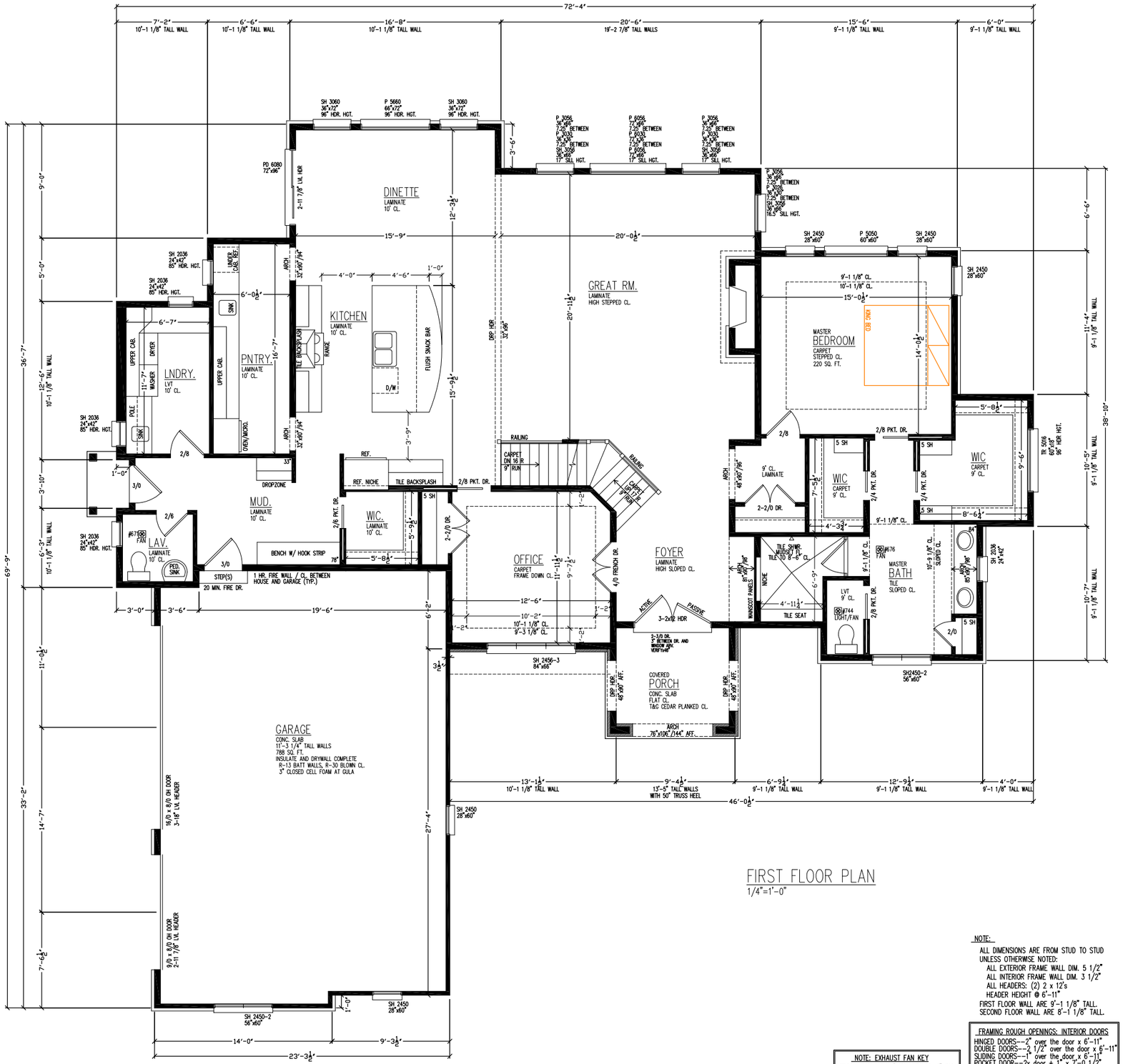
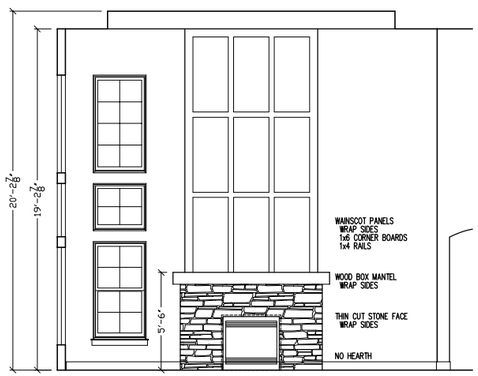
Attachment: Plans (9748 : Allan Builders)

Wisconsin Focus on Energy Home



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



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

FIREPLACE SELECTION (As Checked)

- ☒ Heatilator Novus NDV4236 R.O. 42"x34 7/8"x19 5/8"
- ☐ Heat&Glo Novus Northstar R.O. 42 1/4"x44"x24"
- ☐ Flush Hearth Raise fireplace unit 1.5"
- ☒ No Hearth Raise fireplace unit 0"
- ☐ Raised Hearth Raise fireplace unit 9.75"
- ☐ Crown Mantle
- ☒ Other See detail

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

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

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

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Braxton Model
Lot 37, Highland Meadows

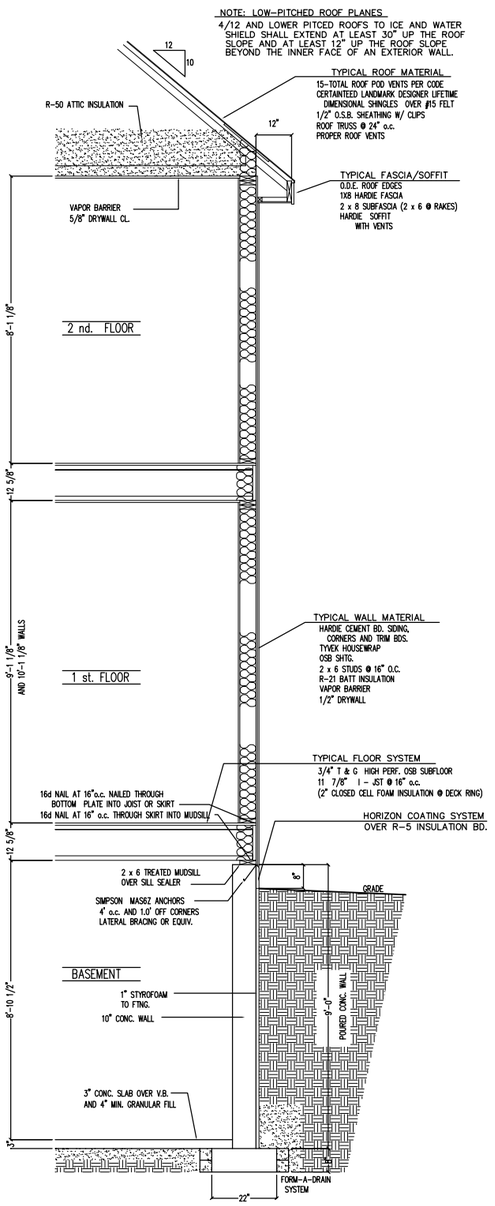
REVISIONS

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

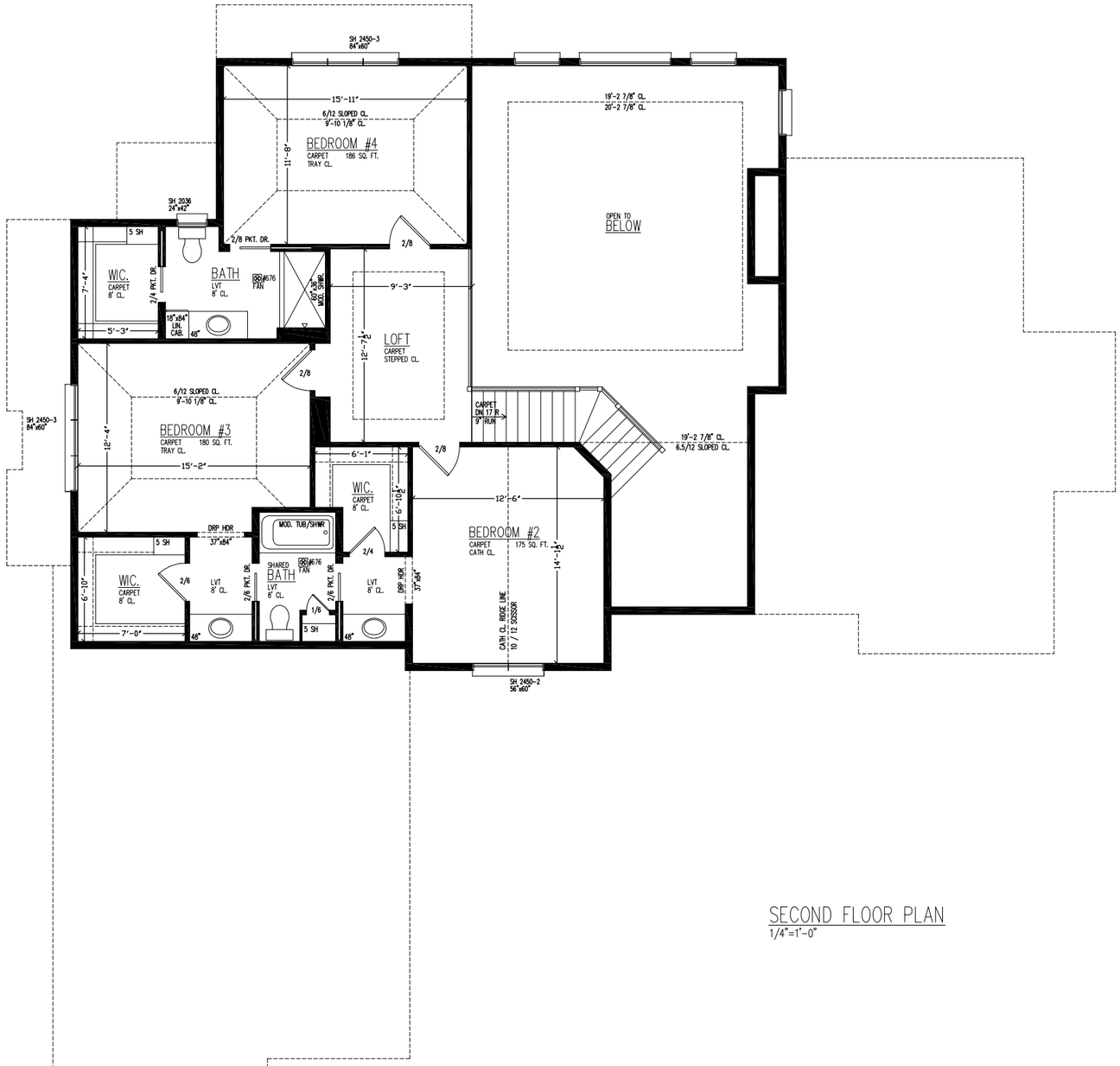
CLIENT: BRAXTON MODEL
TITLE: 1st FL PLAN
PRINT #: 22408-3
DRAWN BY: ANDALORO
DATE: 8/6/24
SCALE: NOTED
SQ. FEET: 2,280
PAGE #: 4/5

General Contractor
Allan Builders, llc

Attachment: Plans (9748 : Allan Builders)



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



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

Braxton Model
Lot 37, Highland Meadows

REVISIONS

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

CLIENT:
BRAXTON MODEL
TITLE: 2nd FL PLAN
PRINT #: 22408-3 ANDALORO

SQ. FEET: 1,046
DATE: 8/6/24
DRAWN BY:
SCALE: NOTED
PAGE #: 5/5

Allan Builders, llc
General Contractor

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Attachment: Plans (9748 : Allan Builders)

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 14, 2024**
SUBJECT: **Lawrence & Robin Berk, Addition: 1st Floor Office & 2nd Floor Master Closet at 10518 N. Country Club Drive**

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

Statement of Intent: Addition at 10518 N. Country Club Drive

We are building a two story addition with a walk-in closet on the second floor and an office on the first floor. Our intent is to make the addition look as if it has always been there and mimic all the existing details from the existing home. The existing site condition of our addition area is currently lawn and landscaping, which will be restored after the addition is built.

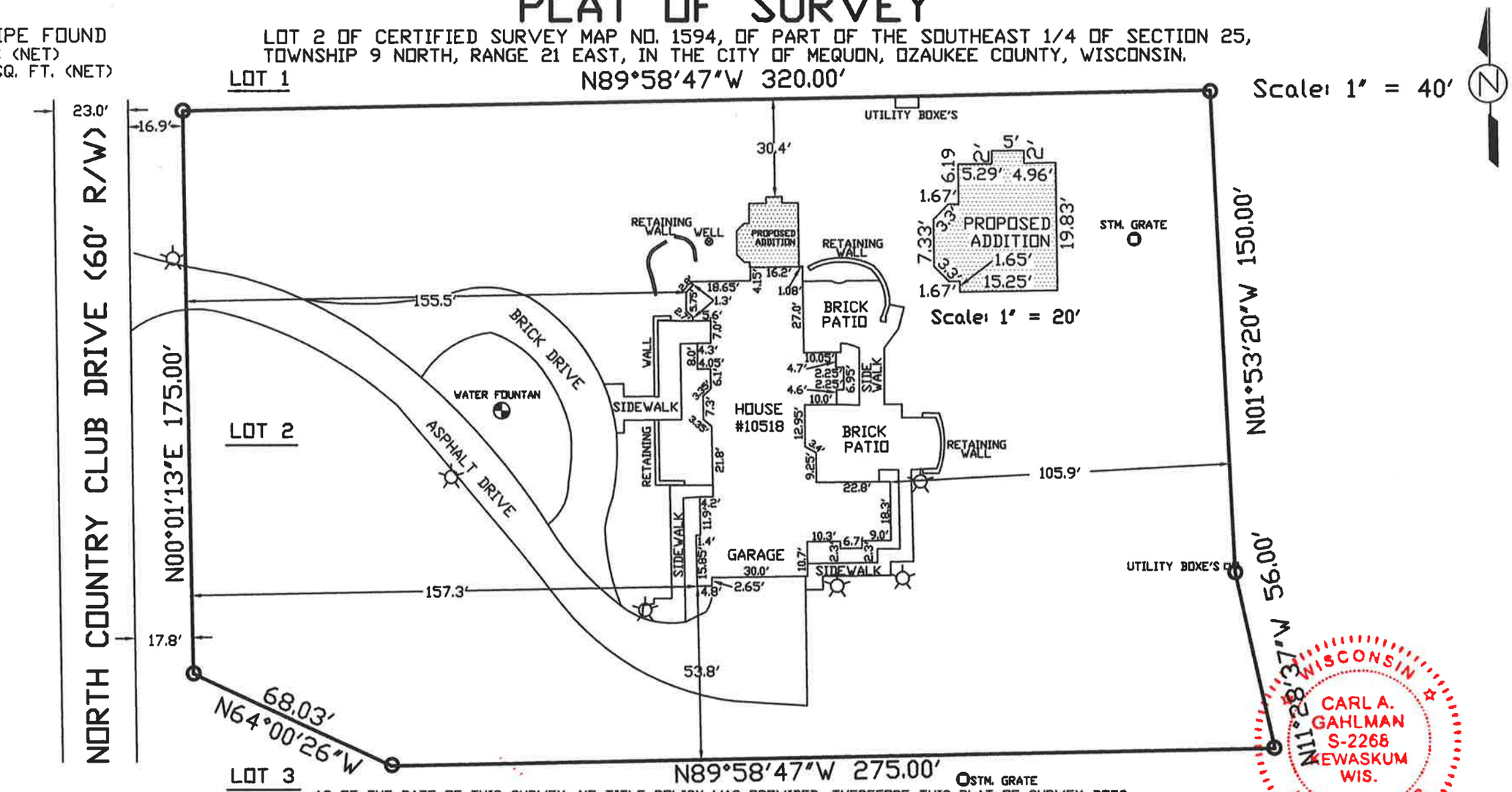
Attachment: Statement of Intent (9749 : Lawrence & Robin Berk)

PLAT OF SURVEY

LOT 2 OF CERTIFIED SURVEY MAP NO. 1594, OF PART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

LEGEND

- O 1" LOT PIPE FOUND
- +/- 1.51 ACRES (NET)
- +/- 65,775.6 SQ. FT. (NET)
- LIGHT



OWNER: LAWRENCE BERK
10518 N. COUNTRY CLUB DR.
MEQUON, WISCONSIN 53092

AS OF THE DATE OF THIS SURVEY, NO TITLE POLICY WAS PROVIDED, THEREFORE THIS PLAT OF SURVEY DOES NOT GUARANTEE THE EXISTANCE, SIZE AND LOCATION OF ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR OTHERFACTS THAT COULD OTHERWISE BE DISCLOSED IN A TITLE SEARCH OR CURRENT TITLE POLICY.
The above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways, and visible encroachments and is in compliance with Wisconsin Administrative Code AE-7 for survey standards and is correct to the best of my knowledge and belief.
This survey is made for the exclusive use of the present owner of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.
THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED.

WISCONSIN
CARL A. GAHLMAN
S-2268
KEWASKUM
WIS.
LAND SURVEYOR

Carl A. Gahlman

CARL A. GAHLMAN PLS

THIS INSTRUMENT WAS DRAFTED ON 7/30/2024 BY CARL A. GAHLMAN PLS 569 WASHINGTON COURT, KEWASKUM, WI., 53040 (262) 894-3443

Attachment: Survey (9749 : Lawrence & Robin Berk)

Addition

Front of Home

Attachment: Pics (DP2) (Lawrence & Robin Berk)

Front of Home

Attachment: Rec (9729 : Lawrence & Robin Berk)

Attachment: Plat (3710 : Lawrence & Robin Bell)

Attachment: Pics (8749 : Lawrence & Robin Bell)

Addition Area

Attachment: Pics (5750 : Lawrence & Rhoda Beth)

Addition Area

Attachment: Plat (8710 : Lawrence & Rhoda Ann)

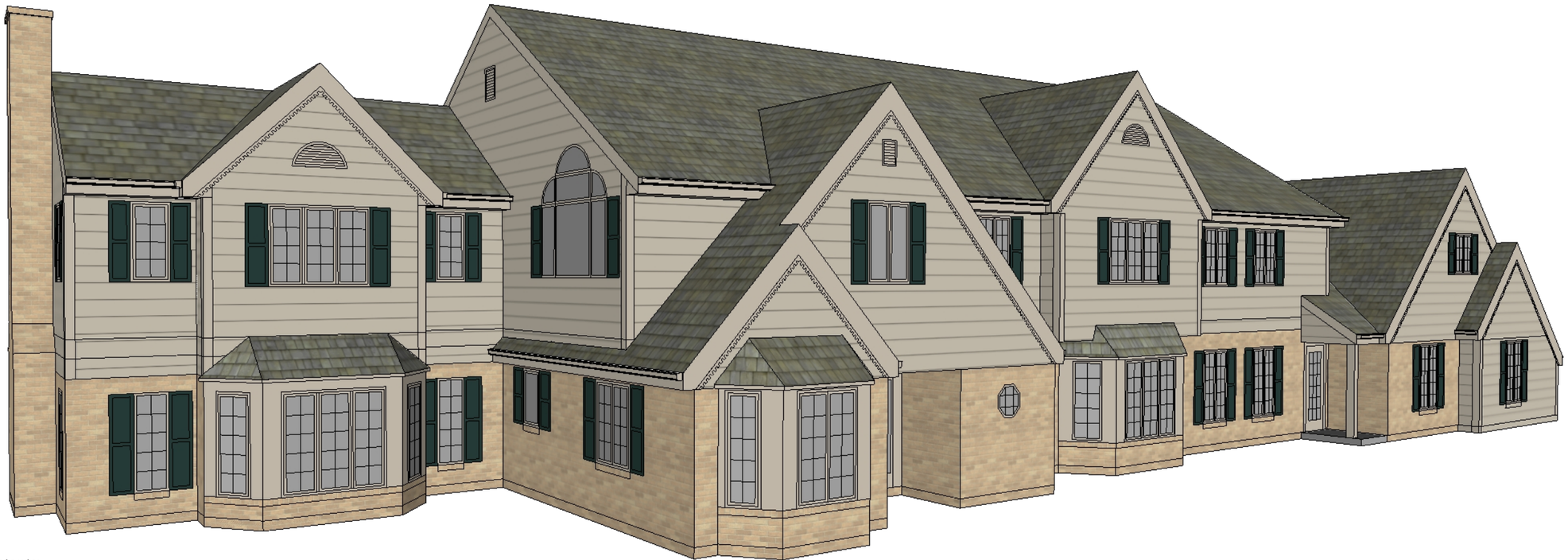
Back of Home

Attachment: Plot (8724 : Lawrence & Robin Reich)

Addition

Back of Home

Attachment: Pics (8716 : Lawrence & Rhoda Birch)



Contents:

Page 2 - 1st Floor Demo Plan
Page 3 - 2nd Floor Demo Plan
Page 4 - New Foundation Plan
Page 5 - New 1st Floor Plan
Page 6 - New 2nd Floor Plan
Page 7 - New Exterior Elevations
Page 8 - New Exterior Elevations 1/8"
Page 9 - New Exterior Elevation 1/4"
Page 10 - New Exterior Elevation 1/4"
Page 11 - New Exterior Elevation 1/4"
Page 12 - New Interior Elevations
Page 13 - 1st Floor Ceiling Framing
Page 14 - New Section
Page 15 - New Roof Plan
Page 16 - New Site Plan

All Dimensions to be verified on site ☺

DATE: 9/17/24

REVISIONS

MM/DD/YY	VERS
4/26/24	1
4/29/24	2
6/18/24	3
6/26/24	4
7/11/24	5
7/25/24	6
8/13/24	7
8/28/24	8
9/17/24	9
__/__/__	10

Client:
Lawrence + Robin
BERK

Project Type:
Addition

Address:
10518 N. Count
Club Drive
Mequon, WI

Design + PROJECT MANAGER:
Carlos Dorger
carlos@remodelwithsaz.

DRAFTED BY:
Kyle Bauer
kyle@remodelwithsaz

Attachment: Plans (9749 : Lawrence & Robin Berk)

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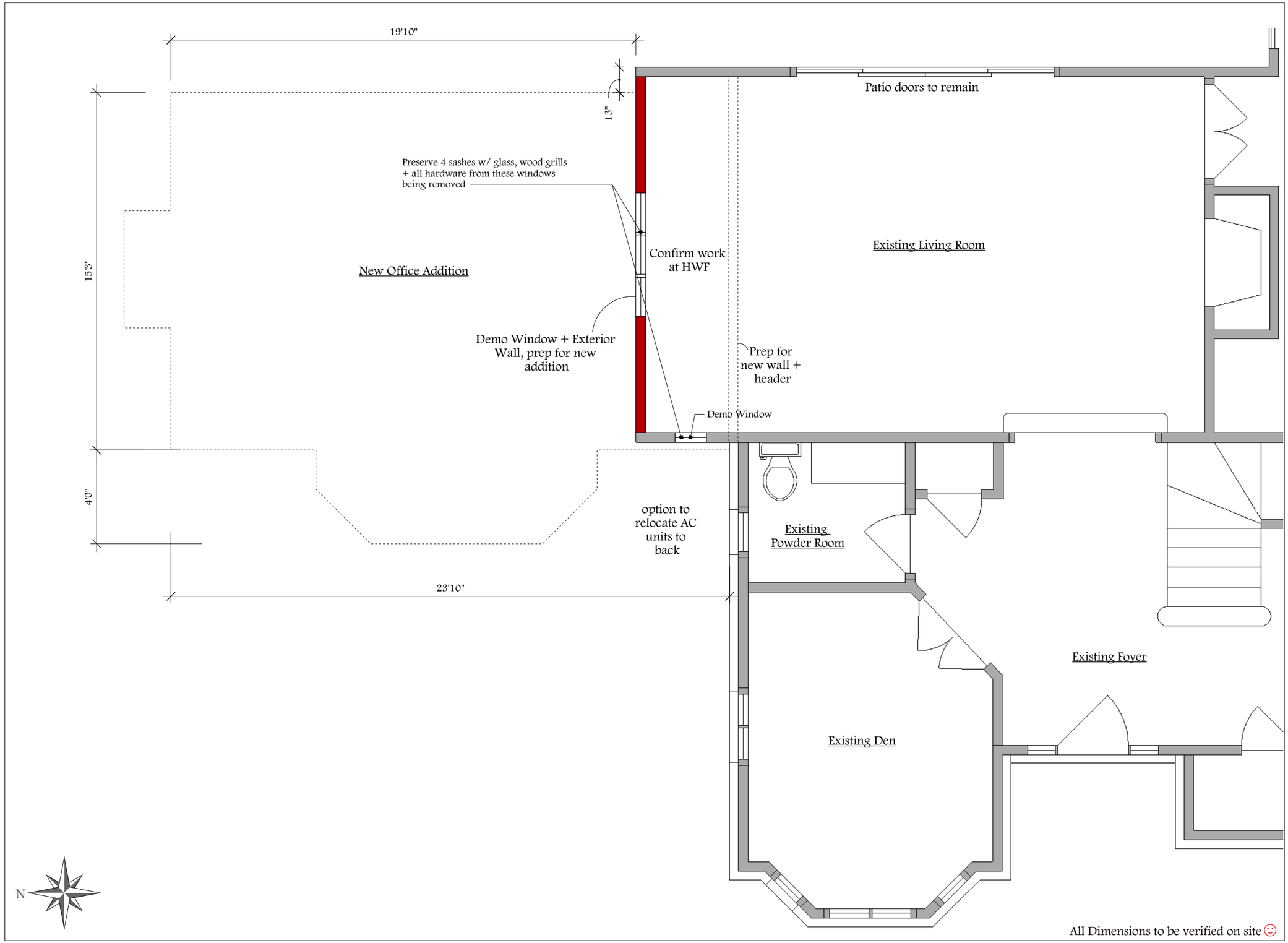

All Dimensions to be verified on site ☺

1st Floor Demo Pla

DATE: 9/17/24

SCALE: 1/4 = 1'0"

REVISIONS

MM/DD/YY	VERS
4/26/24	1
4/29/24	2
6/18/24	3
6/26/24	4
7/11/24	5
7/25/24	6
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8/28/24	8
9/17/24	9
__/__/__	10

Client:
Lawrence + Robin BERK

Project Type
Addition

Address:
10518 N. Count
Club Drive
Mequon, WI

Design + PROJECT MANAGER:
Carlos Dorger
carlos@remodelwithsaz.

DRAFTED BY:
Kyle Bauer
kyle@remodelwithsaz

Attachment: Plans (9749 : Lawrence & Robin Berk)

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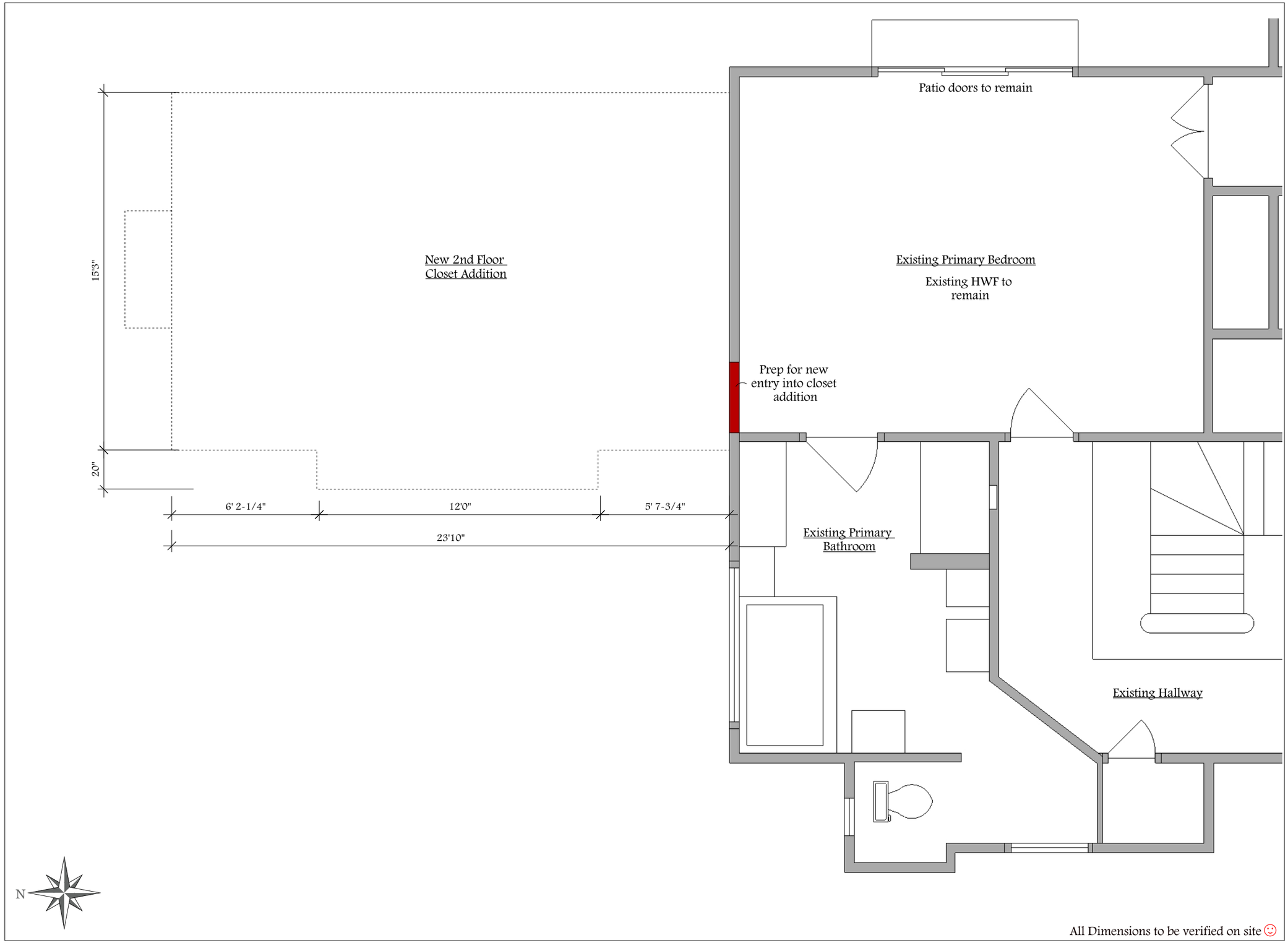

All Dimensions to be verified on site ☺

2nd Floor Demo Pla

DATE: 9/17/24

SCALE: 1/4 = 1'0"

REVISIONS

MM/DD/YY	VERS
4/26/24	1
4/29/24	2
6/18/24	3
6/26/24	4
7/11/24	5
7/25/24	6
8/13/24	7
8/28/24	8
9/17/24	9
__/__/__	10

Client:
Lawrence +
Robin
BERK

Project Type
Addition

Address:
10518 N. Count
Club Drive
Mequon, WI

Design + PROJECT MANAGER:
Carlos Dorger
carlos@remodelwithsaz.

DRAFTED BY:
Kyle Bauer
kyle@remodelwithsaz

Attachment: Plans (9749 : Lawrence & Robin Berk)

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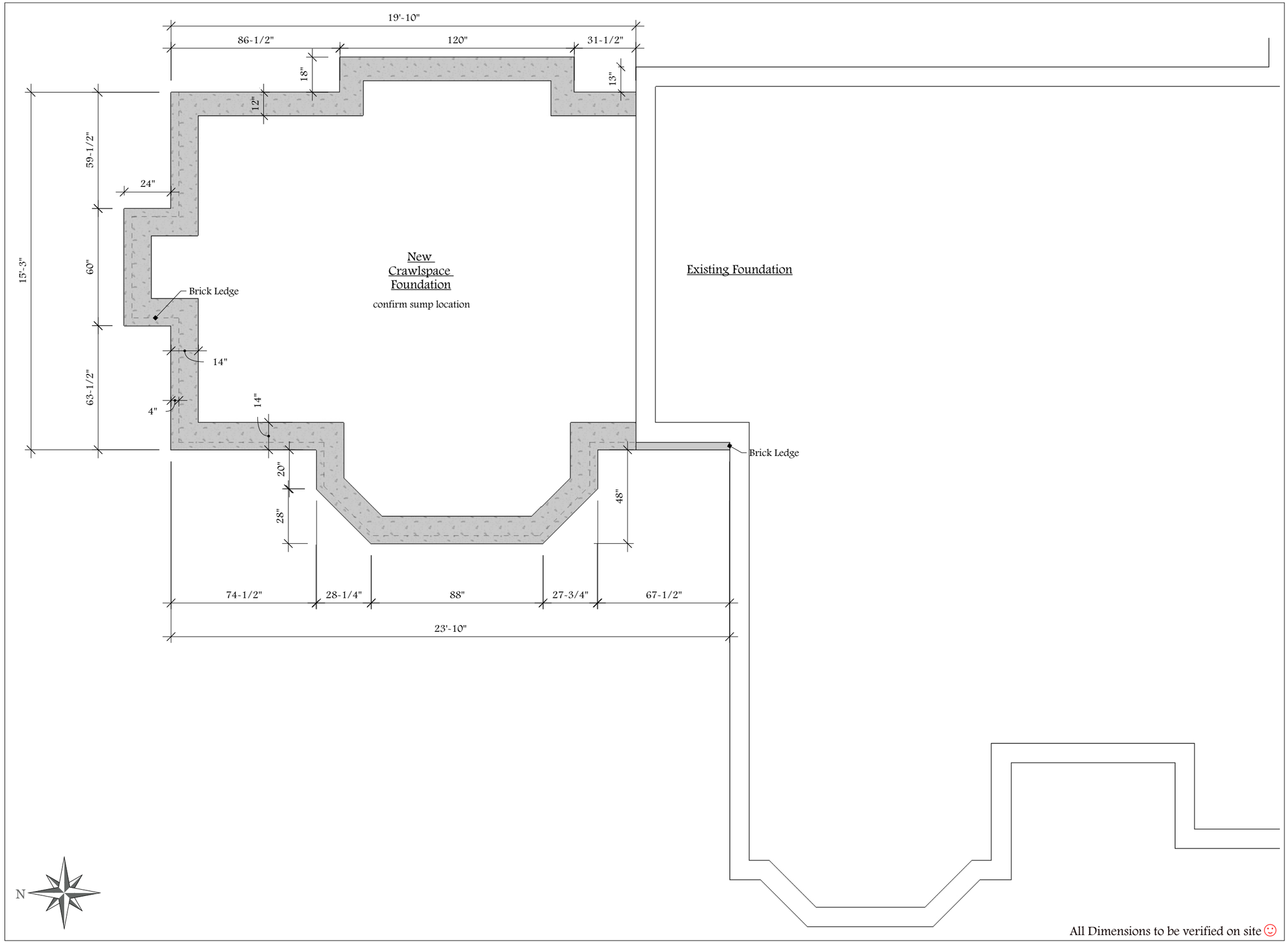

New Foundation Pla

DATE: 9/17/24

SCALE: 1/4 = 1'0"

REVISIONS

MM/DD/YY	VERS
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4/29/24	2
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6/26/24	4
7/11/24	5
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8/13/24	7
8/28/24	8
9/17/24	9
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Client:
Lawrence +
Robin
BERK

Project Type
Addition

Address:
10518 N. Count
Club Drive
Mequon, WI

Design + PROJECT MANAGER:
Carlos Dorger
carlos@remodelwithsaz.

DRAFTED BY:
Kyle Bauer
kyle@remodelwithsaz

Attachment: Plans (9749 : Lawrence & Robin Berk)

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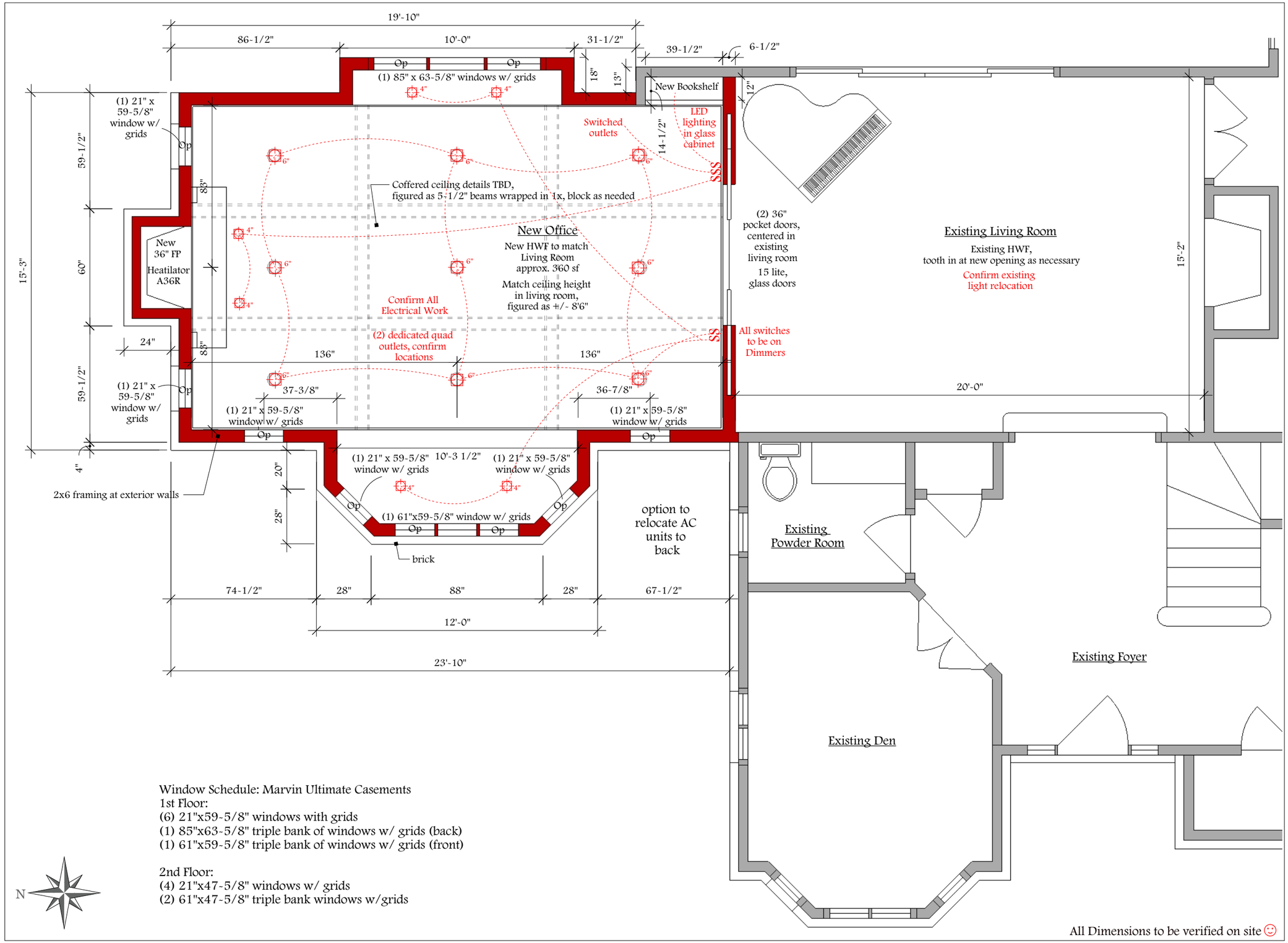

Window Schedule: Marvin Ultimate Casements
1st Floor:
(6) 21"x59-5/8" windows with grids
(1) 85"x63-5/8" triple bank of windows w/ grids (back)
(1) 61"x59-5/8" triple bank of windows w/ grids (front)

2nd Floor:
(4) 21"x47-5/8" windows w/ grids
(2) 61"x47-5/8" triple bank windows w/grids

All Dimensions to be verified on site ☺

3.5.d

New 1st Floor Plar

DATE: 9/17/24

SCALE: 1/4 = 1'0"

REVISIONS

MM/DD/YY	VERS
4/26/24	1
4/29/24	2
6/18/24	3
6/26/24	4
7/11/24	5
7/25/24	6
8/13/24	7
8/28/24	8
9/17/24	9
__/__/__	10

Client:
Lawrence + Robin BERK

Project Type:
Addition

Address:
10518 N. Count Club Drive
Mequon, WI

Design + PROJECT MANAGER:
Carlos Dorger
carlos@remodelwithsaz.

DRAFTED BY:
Kyle Bauer
kyle@remodelwithsaz

Attachment: Plans (9749 : Lawrence & Robin Berk)

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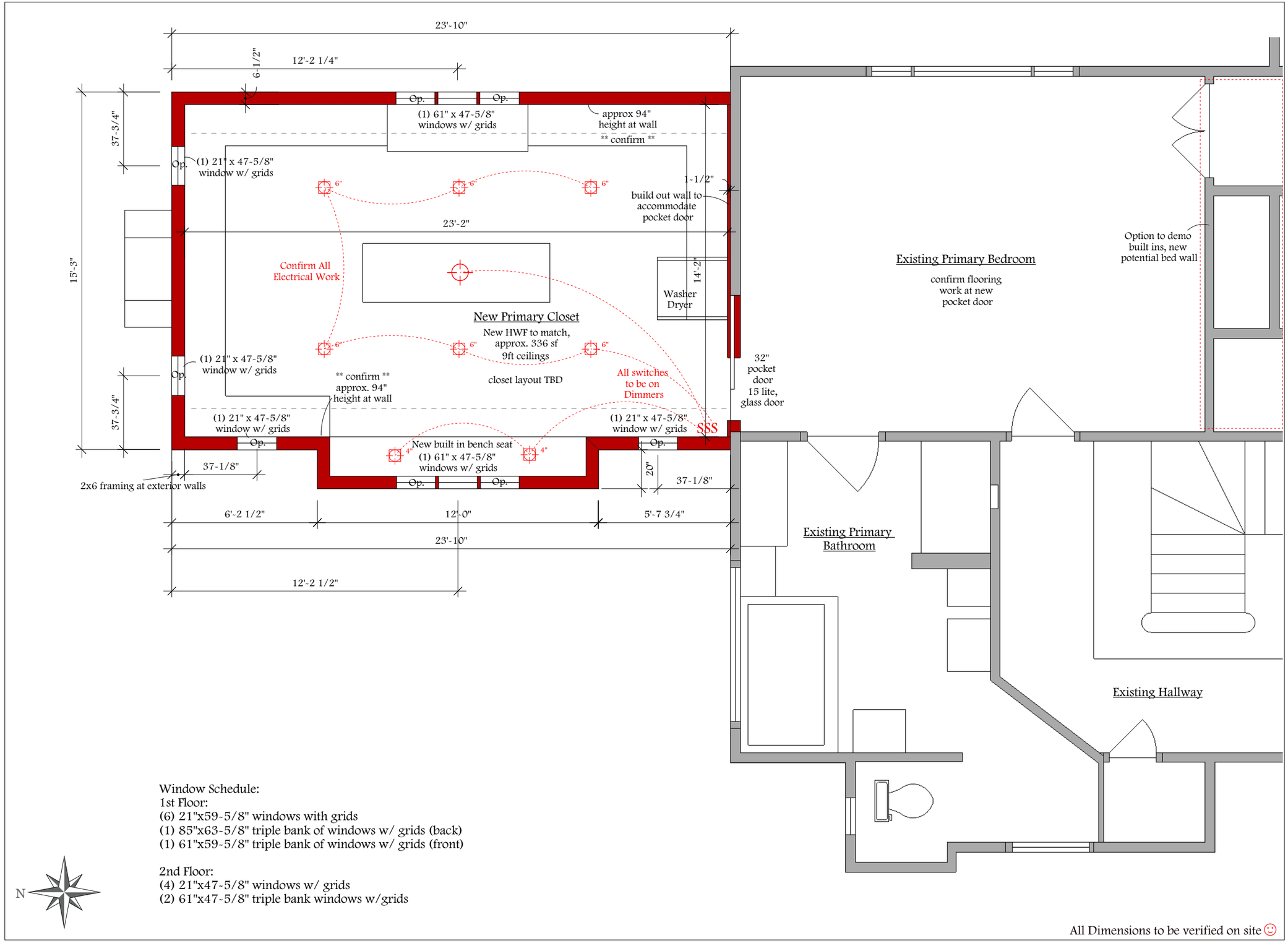

Window Schedule:
1st Floor:
(6) 21"x59-5/8" windows with grids
(1) 85"x63-5/8" triple bank of windows w/ grids (back)
(1) 61"x59-5/8" triple bank of windows w/ grids (front)

2nd Floor:
(4) 21"x47-5/8" windows w/ grids
(2) 61"x47-5/8" triple bank windows w/grids

All Dimensions to be verified on site ☺

New 2nd Floor Plan

DATE: 9/17/24

SCALE: 1/4 = 1'0"

REVISIONS

MM/DD/YY	VERS
4/26/24	1
4/29/24	2
6/18/24	3
6/26/24	4
7/11/24	5
7/25/24	6
8/13/24	7
8/28/24	8
9/17/24	9
__/__/__	10

Client:
Lawrence + Robin BERK

Project Type:
Addition

Address:
10518 N. Country Club Drive
Mequon, WI

Design + PROJECT MANAGER:
Carlos Dorger
carlos@remodelwithsaz.

DRAFTED BY:
Kyle Bauer
kyle@remodelwithsaz

Attachment: Plans (9749 : Lawrence & Robin Berk)

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Front Elevation (West)

see next page for more detail

Back Elevation (East)

see next page for more detail

Window Schedule: wood/clad windows
1st Floor:
(6) 21"x59-5/8" windows with grids
(1) 85"x59-5/8" triple bank of windows w/ grids (back)
(1) 61"x59-5/8" triple bank of windows w/ grids (front)

2nd Floor:
(4) 21"x47-5/8" windows w/ grids
(2) 61"x47-5/8" triple bank windows w/grids

Exterior Notes:
New 1x10" beveled cedar siding to match existing, rough finish exposed
New dentil detail at new gable to match existing
New cedar exterior corner boards to match existing, 5/4x6", rough finish exposed
New shutters to match existing, confirm sizes
New cedar roofing to match existing (treated medium cedar shake)
New brick to match existing as close as possible (Belden - Jumbo Beachwood Blend)

All Dimensions to be verified on site ☺

Exterior Elevations

DATE: 9/17/24

SCALE: 1" = 10'0"

REVISIONS

MM/DD/YY	VERS
4/26/24	1
4/29/24	2
6/18/24	3
6/26/24	4
7/11/24	5
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9/17/24	9
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Client:
Lawrence + Robin BERK

Project Type:
Addition

Address:
10518 N. Count Club Drive
Mequon, WI

Design + PROJECT MANAGER:
Carlos Dorger
carlos@remodelwithsaz.

DRAFTED BY:
Kyle Bauer
kyle@remodelwithsaz

Attachment: Plans (9749 : Lawrence & Robin Berk)

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Window Schedule:
1st Floor:
(6) 21"x59-5/8" windows with grids
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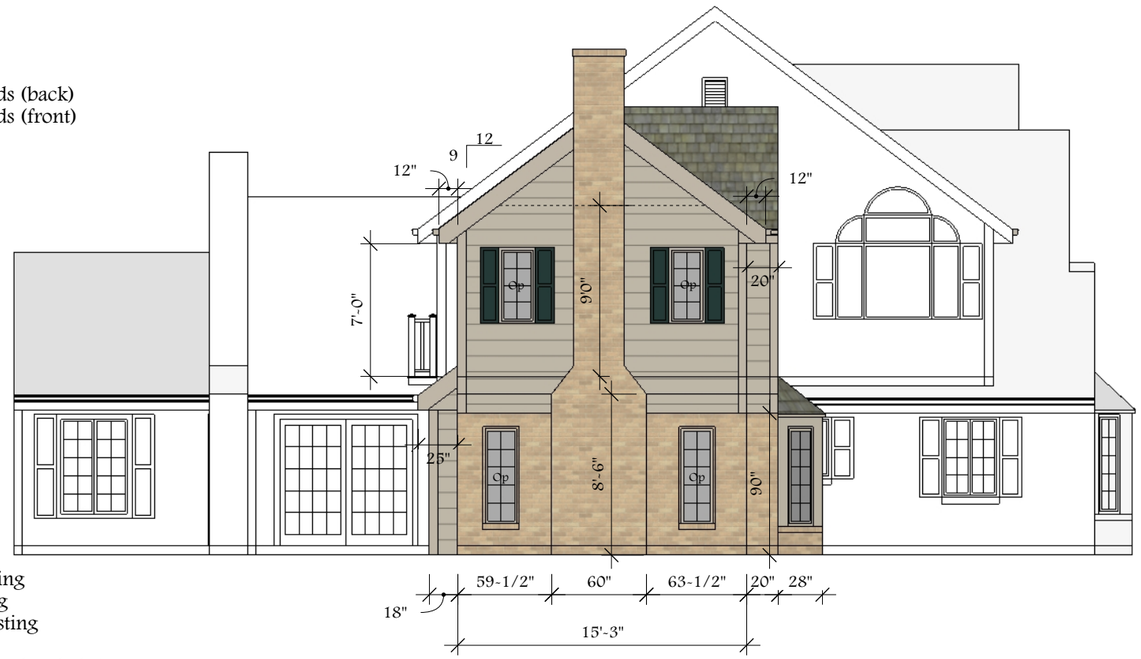
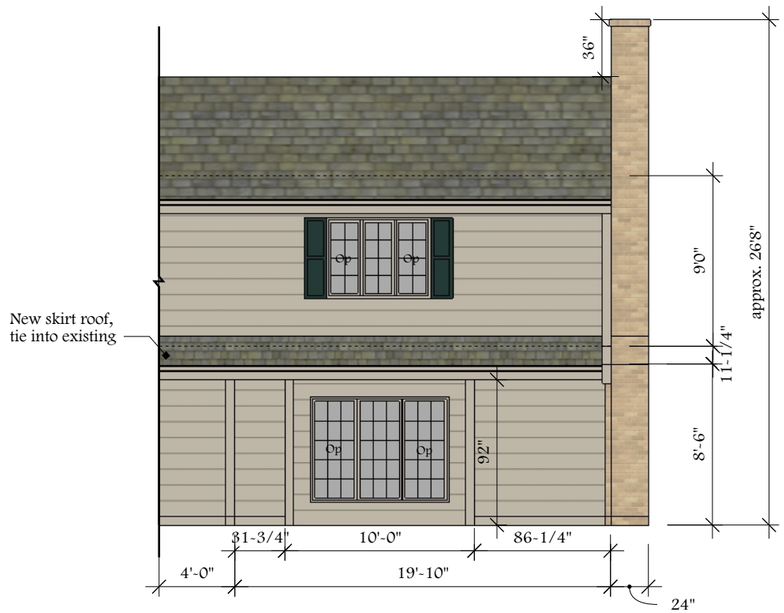
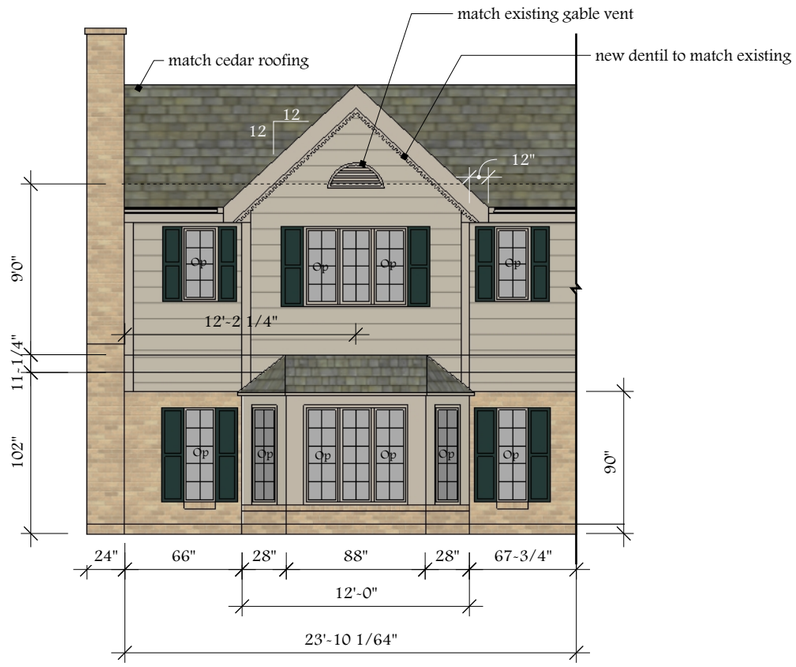
2nd Floor:
(4) 21"x47-5/8" windows w/ grids
(2) 61"x47-5/8" triple bank windows w/grids



Exterior Notes:
New 1x10" beveled cedar siding to match existing
New dentil detail at new gable to match existing
New cedar exterior corner boards to match existing
New shutters to match existing, confirm sizes
New cedar roofing to match existing (medium cedar shake)
New brick to match existing as close as possible (Belden - Jumbo Beachwood Blend)



Back Elevation (East)



Front Elevation (West)

All Dimensions to be verified on site ☺

Exterior Elevations

DATE: 9/17/24

SCALE: 1/8" = 1'0

REVISIONS

MM/DD/YY	VERS
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6/26/24	4
7/11/24	5
7/25/24	6
8/13/24	7
8/28/24	8
9/17/24	9
__/__/__	10

Client:
Lawrence + Robin BERK

Project Type
Addition

Address:
10518 N. Count
Club Drive
Mequon, WI

Design + PROJECT MANAGER:
Carlos Dorger
carlos@remodelwithsaz.

DRAFTED BY:
Kyle Bauer
kyle@remodelwithsaz

Attachment: Plans (9749 : Lawrence & Robin Berk)

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Front Elevation (West)

Exterior Notes:
New 1x10" beveled cedar siding to match existing
New dentil detail at new gable to match existing
New cedar exterior corner boards to match existing
New shutters to match existing, confirm sizes
New cedar roofing to match existing (medium cedar shake)
New brick to match existing as close as possible (Belden - Jumbo Beachwood Blend)

All Dimensions to be verified on site ☺

Exterior Elevations

DATE: 9/17/24

SCALE: 1/4" = 1'0

REVISIONS

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4/26/24	1
4/29/24	2
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New shutters to match existing, confirm sizes
New cedar roofing to match existing (medium cedar shake)
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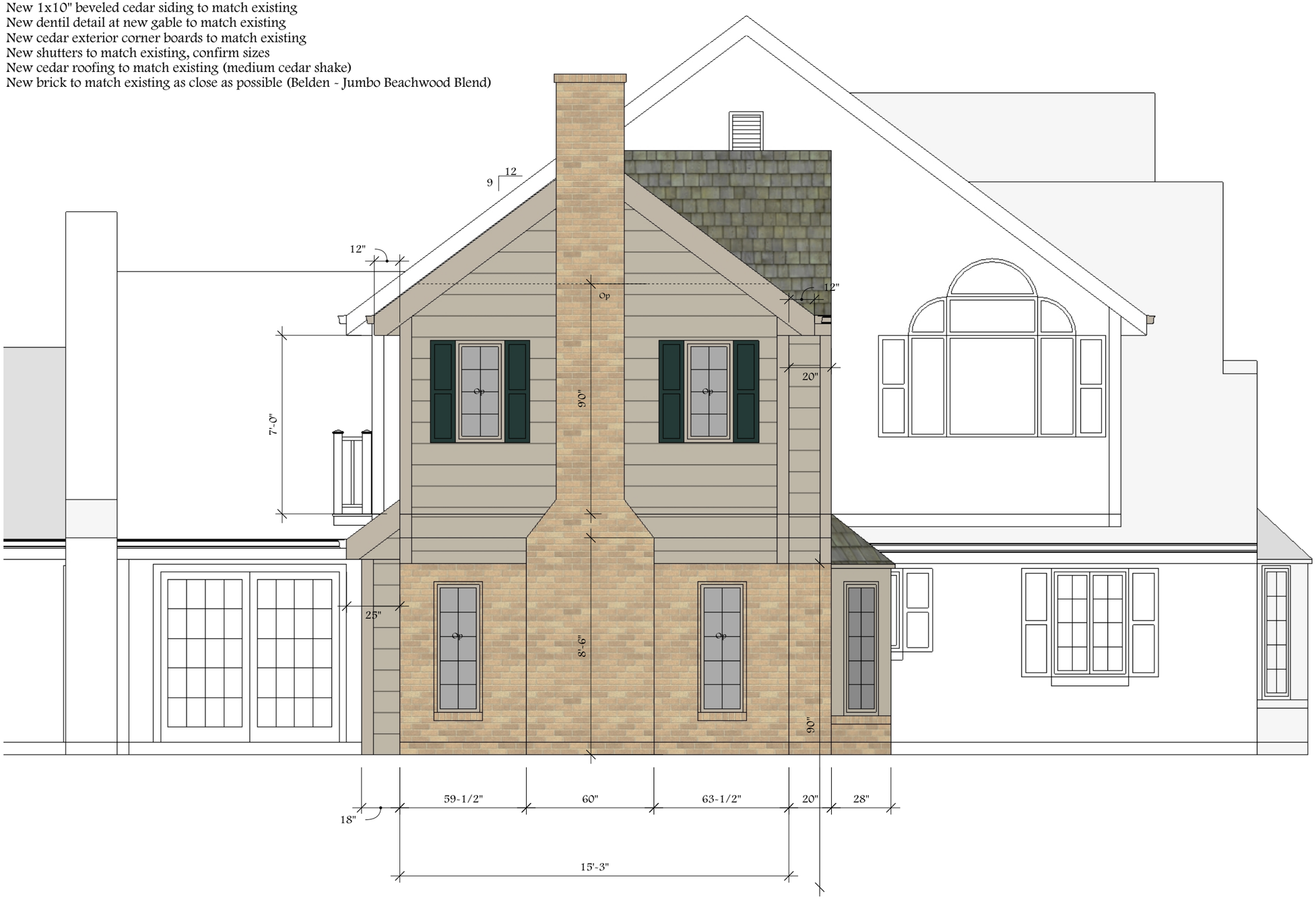

All Dimensions to be verified on site ☺

Exterior Elevations

DATE: 9/17/24

SCALE: 1/4" = 1'0

REVISIONS

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4/26/24	1
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__/__/__	10

Client:
Lawrence + Robin BERK

Project Type
Addition

Address:
10518 N. Count Club Drive
Mequon, WI

Design + PROJECT MANAGER:
Carlos Dorger
carlos@remodelwithsaz.

DRAFTED BY:
Kyle Bauer
kyle@remodelwithsaz

Attachment: Plans (9749 : Lawrence & Robin Berk)

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Back Elevation (East)

Exterior Notes:
New 1x10" beveled cedar siding to match existing
New dentil detail at new gable to match existing
New cedar exterior corner boards to match existing
New shutters to match existing, confirm sizes
New cedar roofing to match existing (medium cedar shake)
New brick to match existing as close as possible (Belden - Jumbo Beachwood Blend)

All Dimensions to be verified on site ☺

Exterior Elevations

DATE: 9/17/24

SCALE: 1/4" = 1'0

REVISIONS

MM/DD/YY	VERS
4/26/24	1
4/29/24	2
6/18/24	3
6/26/24	4
7/11/24	5
7/25/24	6
8/13/24	7
8/28/24	8
9/17/24	9
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Client:
Lawrence + Robin
BERK

Project Type:
Addition

Address:
10518 N. Count
Club Drive
Mequon, WI

Design + PROJECT MANAGER:
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carlos@remodelwithsaz.

DRAFTED BY:
Kyle Bauer
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Attachment: Plans (9749 : Lawrence & Robin Berk)

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Interior Elevations

DATE: 9/17/24

SCALE: 1/4 = 1'0"

REVISIONS

MM/DD/YY	VERS
4/26/24	1
4/29/24	2
6/18/24	3
6/26/24	4
7/11/24	5
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9/17/24	9
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Client:
Lawrence + Robin
BERK

Project Type:
Addition

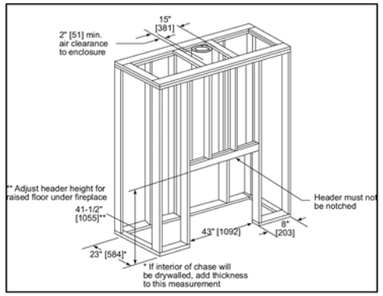
Address:
10518 N. Count
Club Drive
Mequon, WI

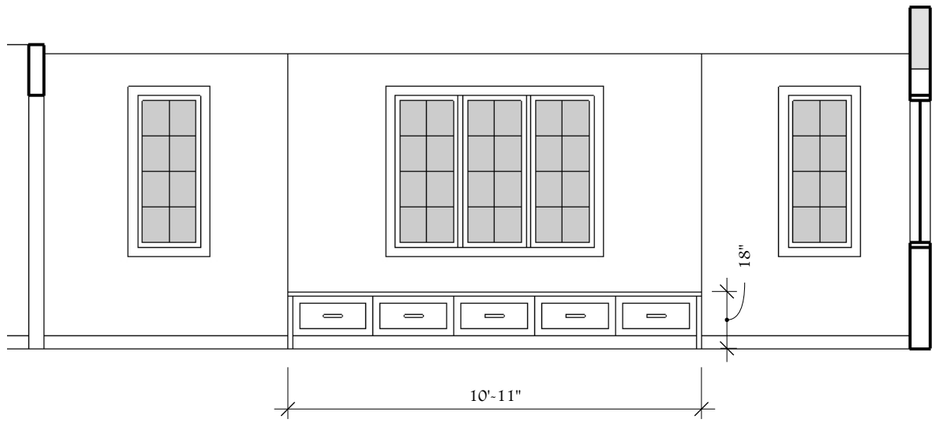
Design + PROJECT MANAGER:
Carlos Dorger
carlos@remodelwithsaz.

DRAFTED BY:
Kyle Bauer
kyle@remodelwithsaz

Attachment: Plans (9749 : Lawrence & Robin Berk)

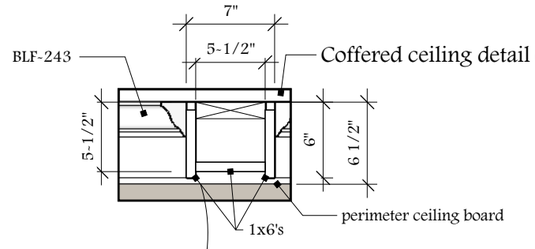
FRAMING DIMENSIONS

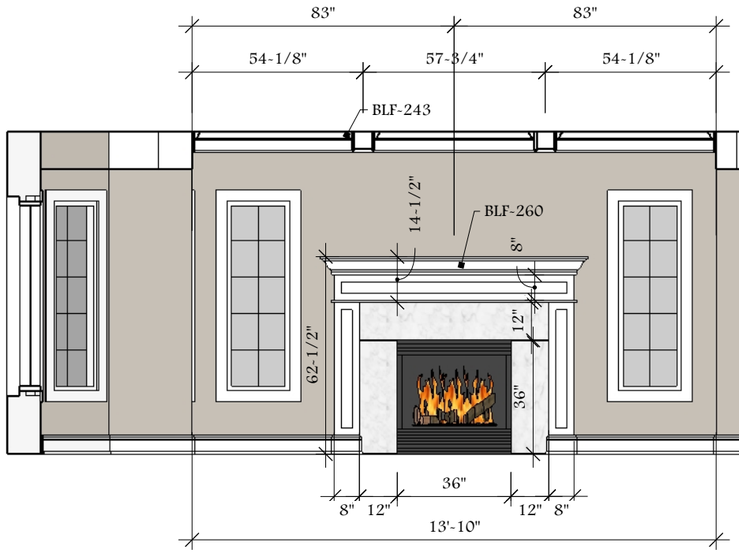


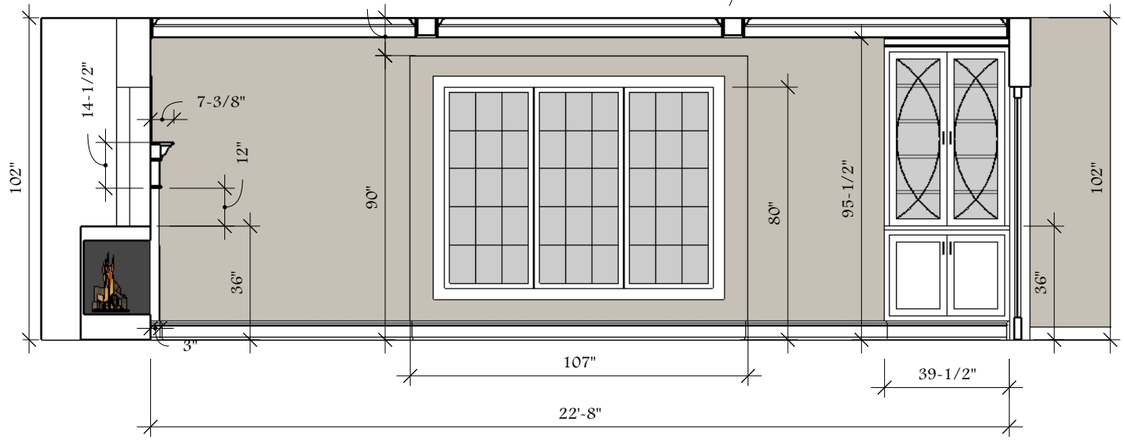


2nd Floor Primary Closet Bench

18" depth

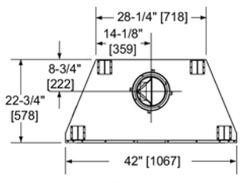




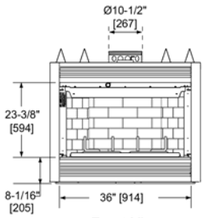


1st Floor Bookcase

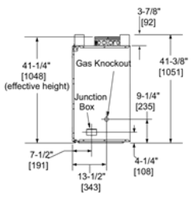
12" depth



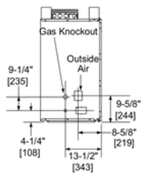
Top View



Front View



Right Side View



Left Side View

MODEL	FRONT WIDTH		BACK WIDTH		HEIGHT		DEPTH		FIREPLACE OPENING
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing	
A36C/A36R	42	43	28-1/4	43	41-1/4	41-1/2	22-3/4	23	36 x 23-3/8

All Dimensions to be verified on site ☺

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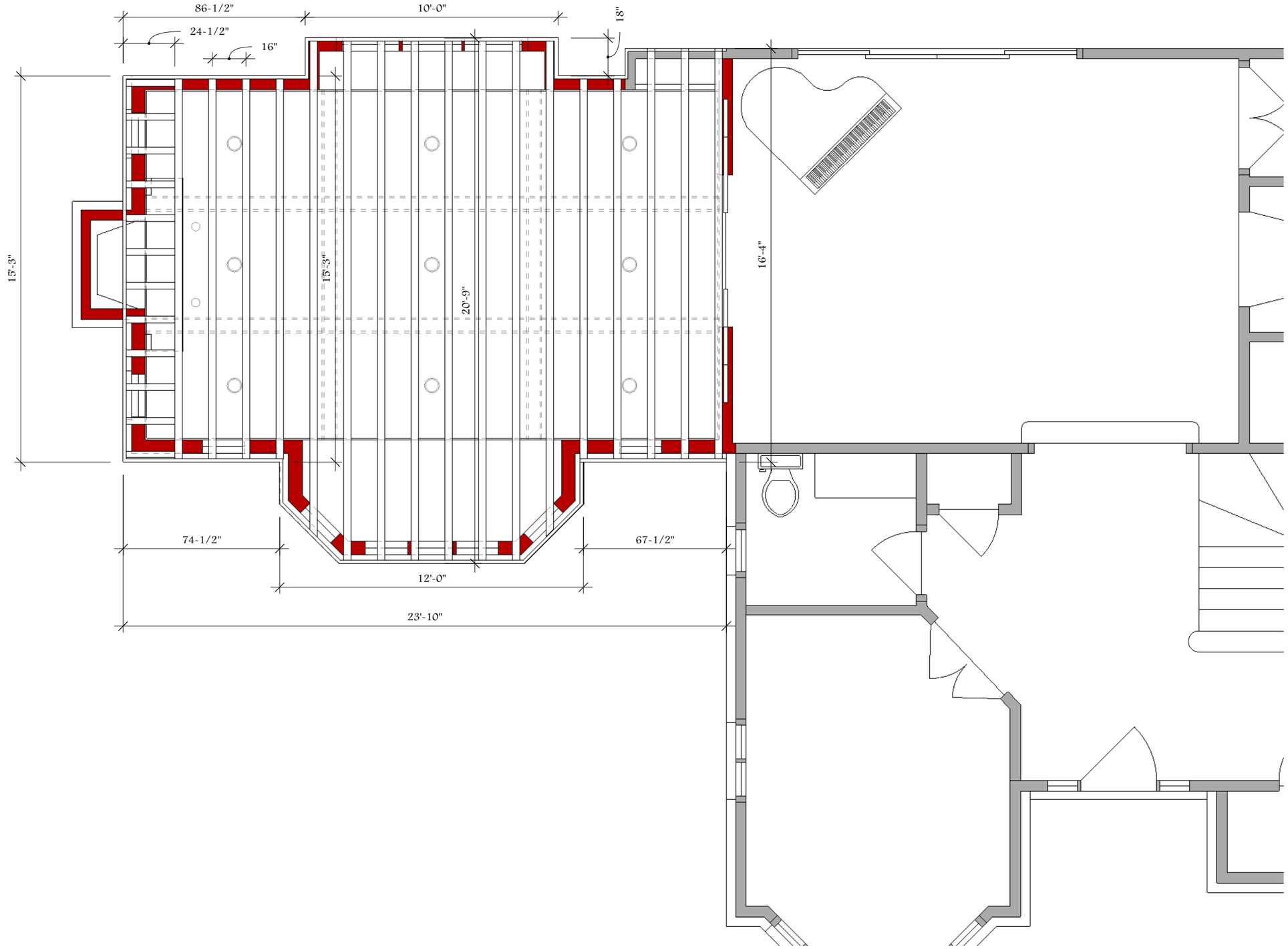

All Dimensions to be verified on site ☺

First Floor Framing & Ceiling

DATE: 9/17/24

SCALE: 1/4 = 1'0"

REVISIONS

MM/DD/YY	VERS
4/26/24	1
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9/17/24	9
__/__/__	10

Client:
Lawrence + Robin
BERK

Project Type:
Addition

Address:
10518 N. Country Club Drive
Mequon, WI

Design + PROJECT MANAGER:
Carlos Dorger
carlos@remodelwithsaz.

DRAFTED BY:
Kyle Bauer
kyle@remodelwithsaz

Attachment: Plans (9749 : Lawrence & Robin Berk)

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Section

DATE: 9/17/24

SCALE: 1/4 = 1'0"

REVISIONS

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6/18/24	3
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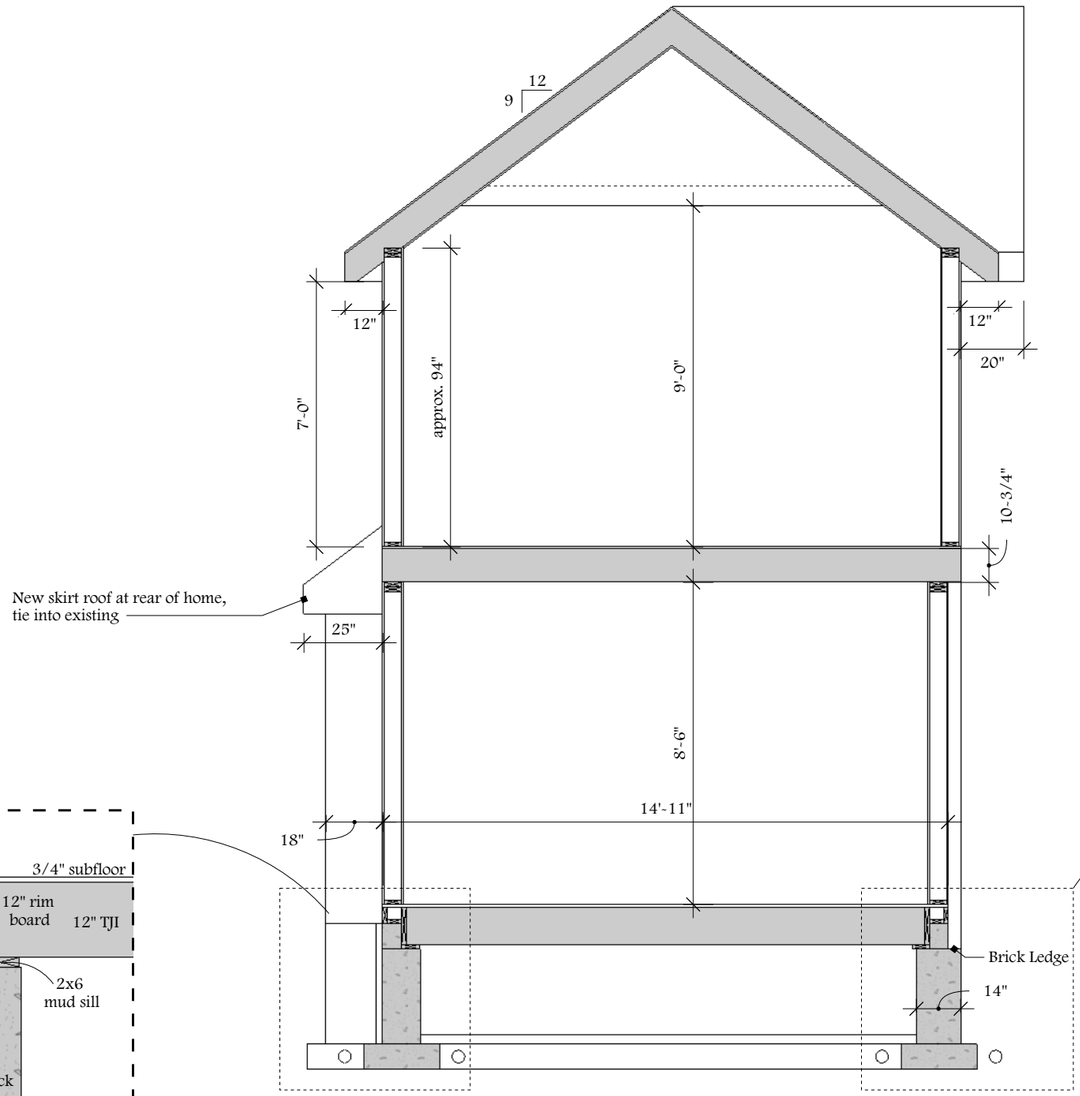
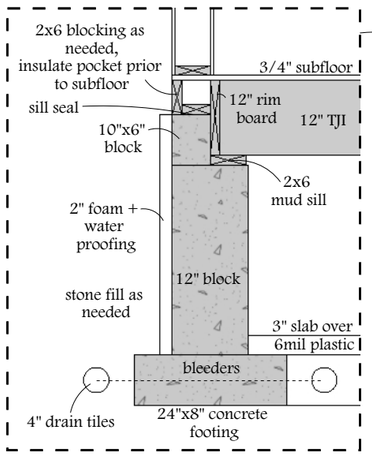
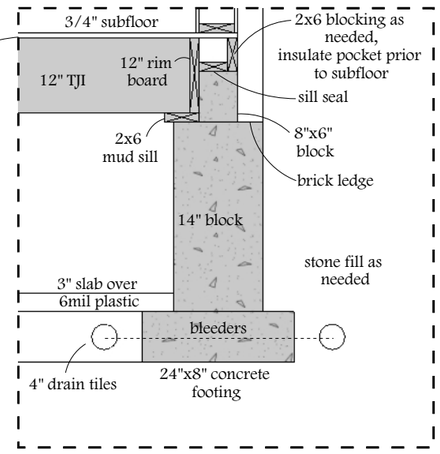




1/2" = 1'0"

*** confirm grade heights ***



1/2" = 1'0"

All Dimensions to be verified on site ☺

Client:
Lawrence + Robin
BERK

Project Type:
Addition

Address:
10518 N. Count
Club Drive
Mequon, WI

Design + PROJECT MANAGER:
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carlos@remodelwithsaz.

DRAFTED BY:
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Attachment: Plans (9749 : Lawrence & Robin Berk)

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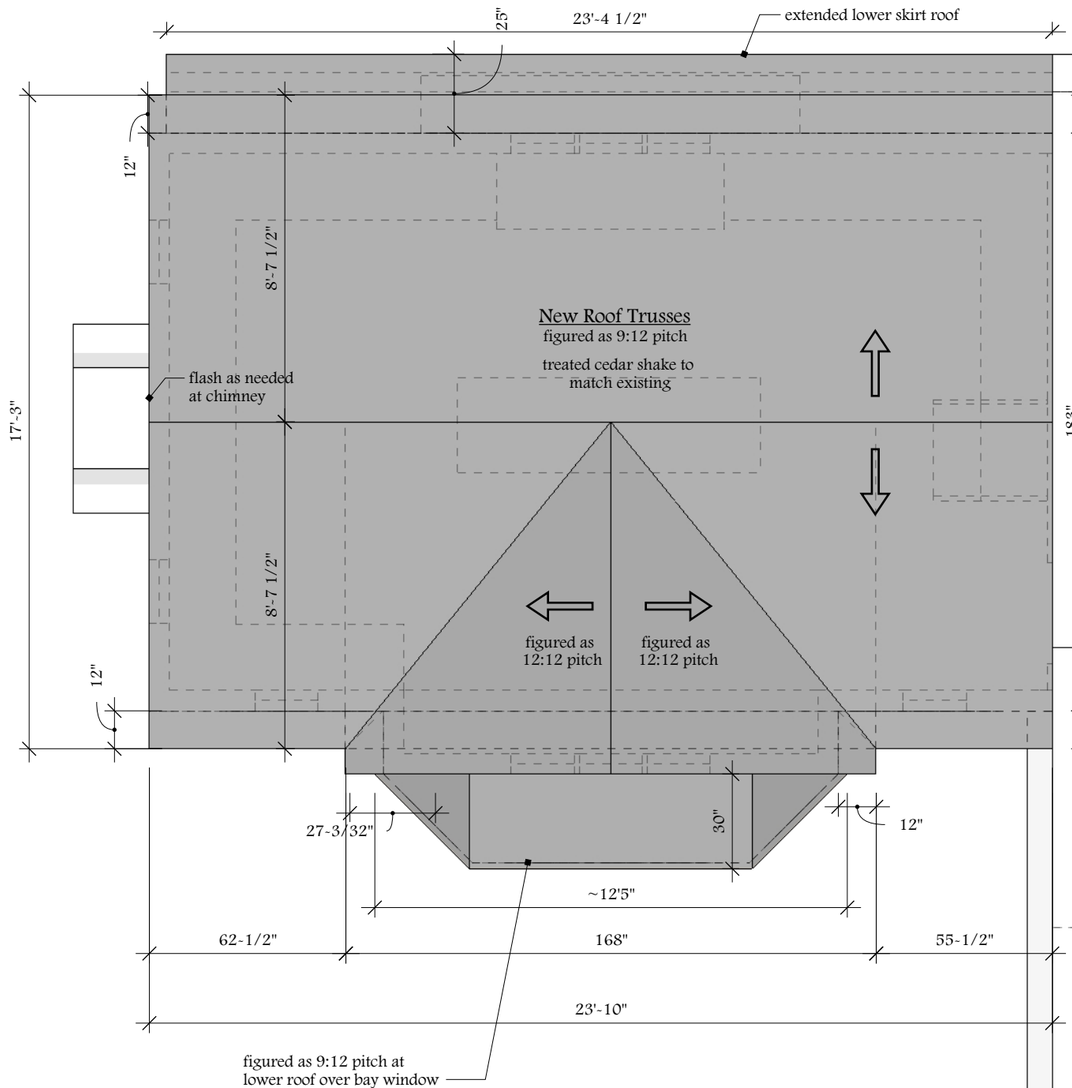

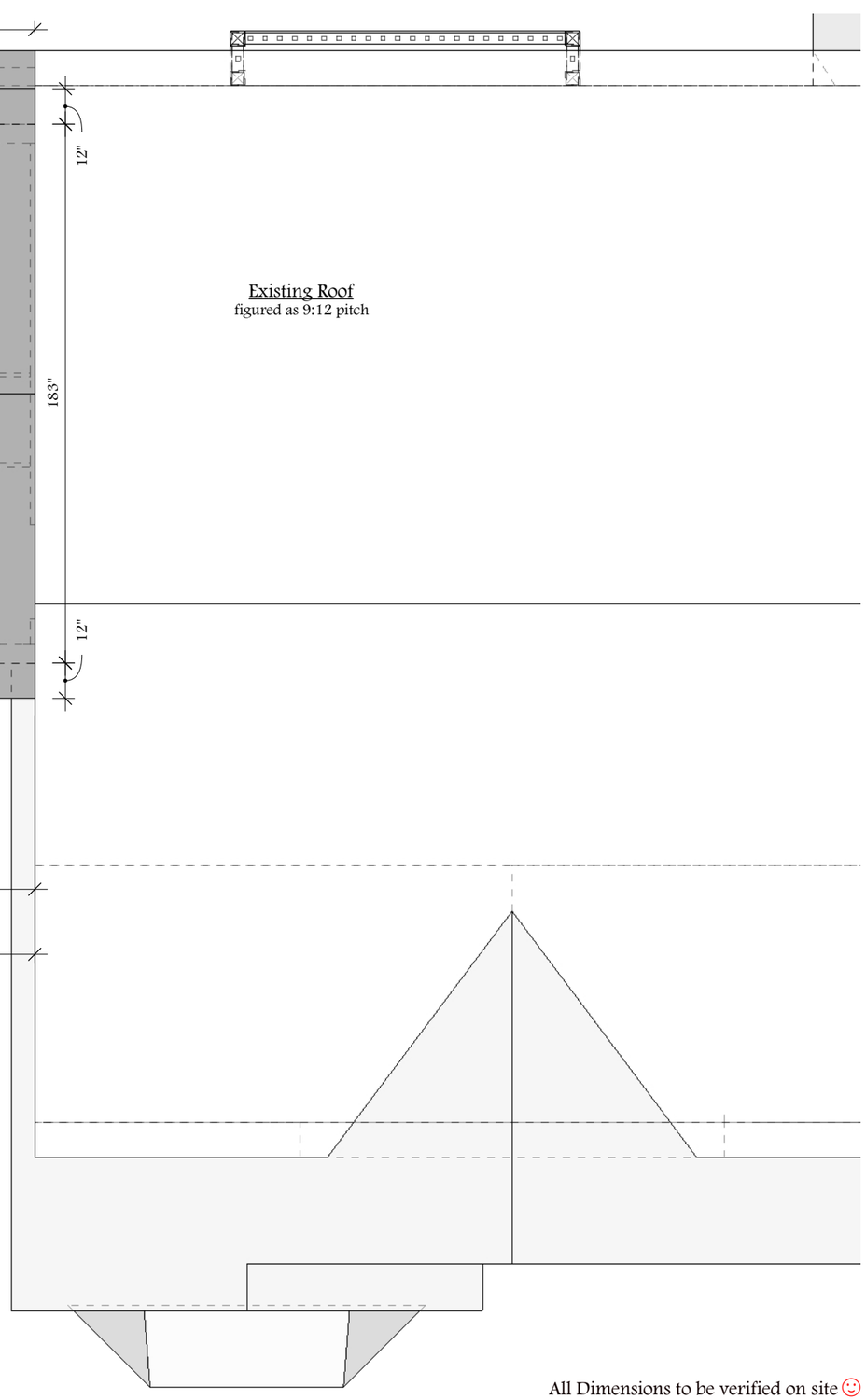

N

All Dimensions to be verified on site ☺

Roof Plan

DATE: 9/17/24

SCALE: 1/4 = 1'0"

REVISIONS

MM/DD/YY	VERS
4/26/24	1
4/29/24	2
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Client:
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BERK

Project Type:
Addition

Address:
10518 N. Count
Club Drive
Mequon, WI

Design + PROJECT MANAGER:
Carlos Dorger
carlos@remodelwithsaz.

DRAFTED BY:
Kyle Bauer
kyle@remodelwithsaz

Attachment: Plans (9749 : Lawrence & Robin Berk)

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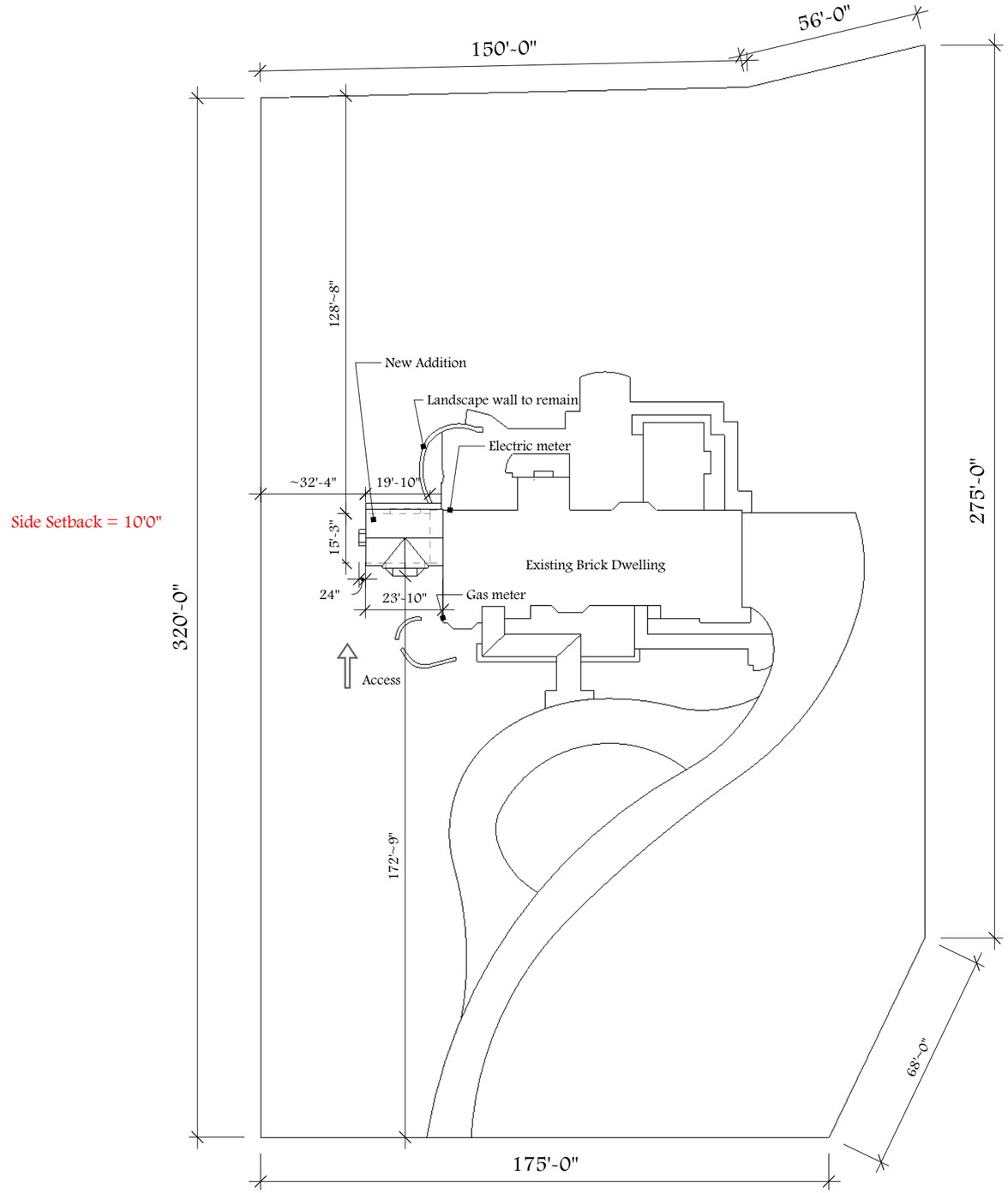

All Dimensions to be verified on site ☺

Site Plan

DATE: 9/17/24

SCALE: 1" = 40'0"

REVISIONS

MM/DD/YY	VERS
4/26/24	1
4/29/24	2
6/18/24	3
6/26/24	4
7/11/24	5
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Client:
Lawrence + Robin BERK

Project Type
Addition

Address:
10518 N. Count
Club Drive
Mequon, WI

Design + PROJECT MANAGER:
Carlos Dorger
carlos@remodelwithsaz.

DRAFTED BY:
Kyle Bauer
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Attachment: Plans (9749 : Lawrence & Robin Berk)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **October 14, 2024**
SUBJECT: **Dave Ryan & Denise Ferreira, Addition: Kitchen & 3-Season Room at 4835 W. Glen Cove Court**

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

Ferreira-Ryan ADDITION

4835 West GLEN COVE Court

Statement of Intent

The goal of this project is to add an addition to the Ferreira-Ryan's house which will give them a larger kitchen and a 3 season space. Entertaining guests is an important facet of their lifestyle and their current home is not laid out with that in mind. The perspective from the street will remain unchanged with the proposed addition.

Attachment: Statement of Intent (9750 : Dave Ryan & Denise Ferreira)

SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 12th day of September, 2024.

James G. Schneider
Surveyor – S–2127

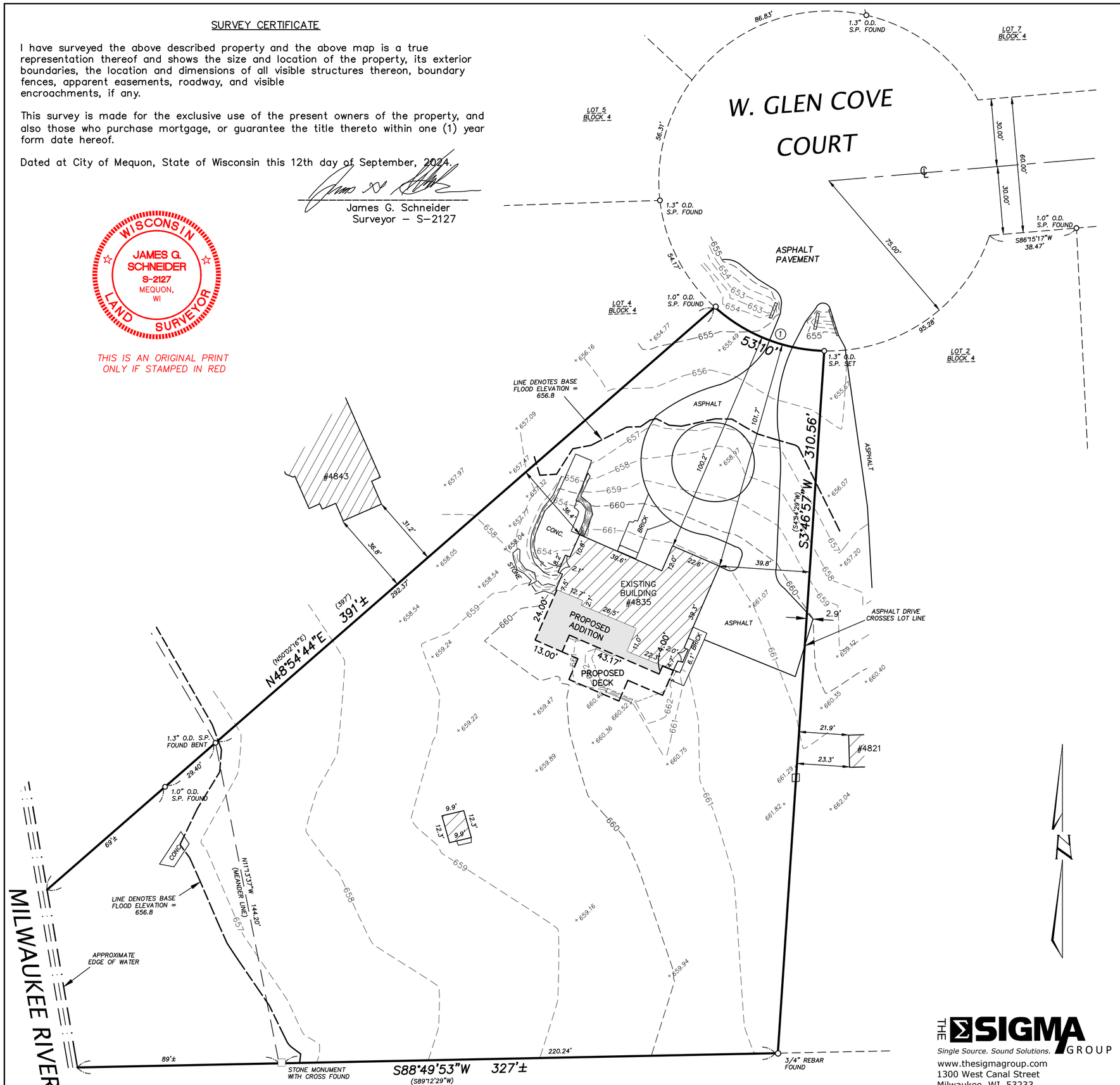
WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

LEGAL DESCRIPTION :

Lot Three (3) of Block Four (4) in "SLEEPY HOLLOW ESTATES", being a subdivision of the North 39-1/2 acres of the North 1/2 of the Southeast Fractional 1/4 of Section 26, East of the River, in Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 71,781 sq. ft/ 1.648 acres of land, more or less, to the water's edge.



BENCHMARK NOTE :

1. MAIN BENCHMARK IS REFERENCE BENCHMARK FOR THE EAST 1/4 CORNER FOR SECTION 26–9–21, IN N. RIVER RD., R.R. SPIKE IN THE N. FACE OF P.P. #79–07029, ELEVATION = 708.10 (NGVD–1988)

CURVE DATA

①
RAD. = 75.00'
DELTA = 40°33'25"
L.C. = 51.99'
L.C.B. = S63°13'42"E

NOTES :

1. ALL BEARINGS REFERENCED TO THE NORTH LINE OF THE SE 1/4 OF SECTION 26–9–21, WHICH BEARS N89°13'31"E, PER SEWRPC, DATUM NAD–83.

2. ( ) DENOTES BEARING OR DISTANCE PER PLAT.

0 30 45 60 90

SCALE 1" = 30'

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

MARK	DATE	REVISION	BY	AP'VD
1	9/17/24	ADD PROPOSED ADDITION	JGS	JWH

"PROPERTY SURVEY"

for

Fein Designs - Ferreira Residence

4835 W. Glen Cove Court
Mequon, WI

DATE:	SEPTEMBER 12, 2024	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Project No.	23216

Attachment: Site Plan (9750 : Dave Ryan & Denise Ferreira)

Attachment: Review Zip (9130 : Dave Penn & Donna Penn)

Attachment: Picture Zip (8730 : Dave Ryan & Denise Fenton)

Attachment: Picture 2(a) (8700 : Dave Rynda & Denise Fennell)

Attachment Review Zip (DRAFT) (New) Exterior Paint

Attachment Packet Pg. 78 (FINAL Item Page # Omitted Footer)

Attachment Packet ZV (9790 : Zoning Permit Applications Packet)

Attachment: Presentation (5) (8730 : Dave Ryan & Denise Fennell)

Attachment: Presentation ZOOM - Dave Pope & Associates (1)

Attachment: Pictures 2 (8730 : Dave Ryan & Denise Ferreira)

Attachment: Photo (5) 1936 - Dan Root Report (Approved)

Attachment F: Packet Pg. 83 (2950 : Dore Point & Dennis Fremont)

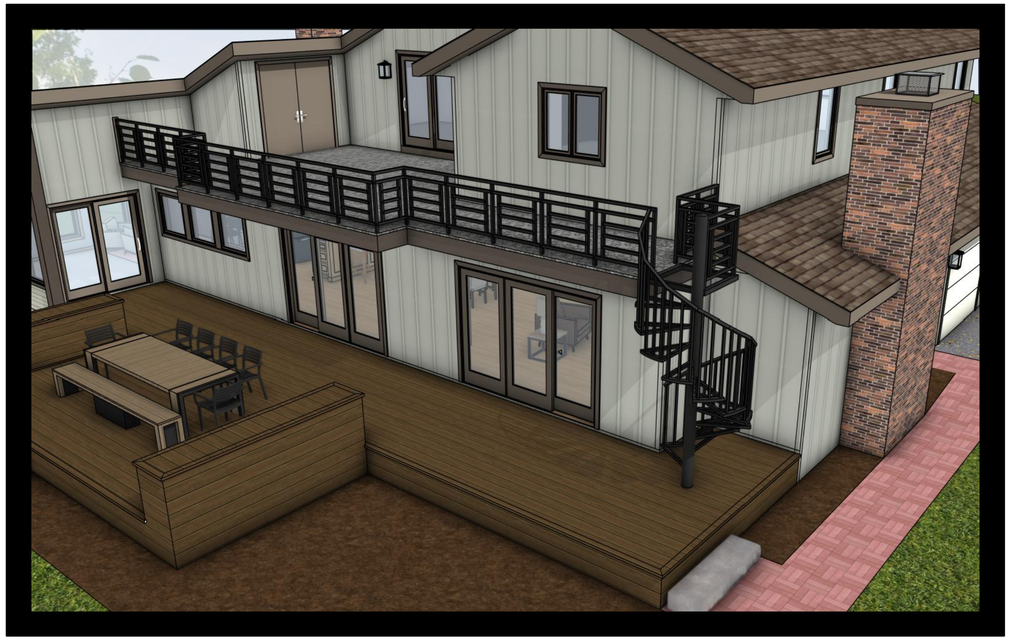
Attachment Preview (p. 1 of 1) - Dave Pyle's Memorial Framework

Packet Pg. 86

Attachment Photos 2a (PDF) Dave Pyne 4 Bennett Street

Attachment: Revised Ord. 2022 (New Parks Exterior Setback)

Attachment: Pictures Zip (7939 : Dave Pond Addition Request)



EXTERIOR PERSPECTIVES

NOT TO SCALE - FOR CONCEPTUAL DESIGN PURPOSES ONLY

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

contacts
RORY
cell : (414) 881 - 1936
CATIE
cell : (262) 483 - 4342

proposed construction drawings for :

THE FERREIRA-RYAN RESIDENCE

4835 GLEN COVE COURT
MEQUON, WISCONSIN

sheet contents
EXTERIOR
PERSPECTIVES

date :
05. 07. 2024
revisions :
09. 20. 2024

project number
2407

sheet number
COVER

Attachment: Plans (9750 : Dave Ryan & Denise Ferreira)

SHEET INDEX:

COVER	PROPOSED EXTERIOR PERSPECTIVES
SHEET 1	SITE PLAN, SHEET INDEX, 'COMM' NOTES, PROJECT DATA
SHEET 2	PROPOSED FOUNDATION PLAN, NOTES
SHEET 3	PROPOSED MAIN LEVEL DEMO & FLOOR PLAN, NOTES
SHEET 4	PROPOSED UPPER LEVEL DEMO & FLOOR PLAN, NOTES
SHEET 5	EXISTING & PROPOSED REAR & SIDE ELEVATIONS, NOTES
SHEET 6	EXISTING & PROPOSED FRONT & SIDE ELEVATIONS, NOTES
SHEET 7	PROPOSED BUILDING SECTIONS, PROPOSED ROOF PLAN, NOTES
SHEET 8	INTERIOR PERSPECTIVES, NOTES
SHEET 9	INTERIOR ELEVATIONS, NOTES
SHEET 10	INTERIOR ELEVATIONS, NOTES
SHEET 11	PROPOSED MAIN LEVEL ELECTRICAL PLAN, NOTES

NOTICE:
TO ALL CONTRACTORS BIDDING THIS PROJECT

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

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

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

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

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

INTERIOR ELEVATION NOTES:

NOTE: PLUMBER TO VERIFY HEIGHTS & LOCATIONS OF ALL SHOWER FIXTURES w/ DESIGNER / OWNER

NOTE: ALL ENDS OF CABINETS TO HAVE END PANELS CONFIRM LOCATIONS w/ DESIGNER / OWNER

NOTE: ROUGH CARPENTER TO INSTALL BLOCKING IN WALLS & CEILING FOR GLASS SHOWER ENCLOSURE REVIEW DETAILS w/ DESIGNER / BUILDER

NOTE: VERIFY WHERE CROWN MOLDING FOR CABINETRY IS REQUIRED REVIEW WITH OWNER

NOTE: ELECTRICAL CONTRACTOR TO VERIFY HEIGHTS OF LIGHT FIXTURES w/ OWNER

NOTE: VERIFY COUNTERTOP AND BACKSPLASH DETAILS REVIEW WITH OWNER

NOTE: OWNER TO CONFIRM ALL MIRROR DETAILS

NOTE: ROUGH CARPENTER TO VERIFY FRAMING DETAILS OF SHOWER(S) WITH DESIGNER & INSTALL BLOCKING - VERIFY LOCATION(S)

NOTE: HOOD CABINETRY TO COMPLY PER STOVE MANUFACTURER'S SPECIFICATIONS FOR CLEARANCES TO COMBUSTIBLES

NOTE: ROUGH CARPENTER TO INSTALL BLOCKING FOR TOILET PAPER HOLDER / HOOKS / TOWEL BAR(s) - REVIEW LOCATIONS w/ OWNER / BUILDER

NOTE: COUNTERTOP FABRICATOR TO PROVIDE SHOP DRAWINGS

NOTE: CABINET MAKER TO PROVIDE SHOP DRAWINGS

NOTE: PLUMBER TO CONFIRM w/ TILE INSTALLER FOR CENTER OF DRAIN(s) LOCATION(s)

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

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

NOTICE: IT IS UNDERSTOOD THAT THE PLANS and SPECIFICATIONS CONTAINED HEREIN WERE DRAWN UP FOR THE OWNER(S) and ARE THE PROPERTY OF BOTH THE OWNER(S) and FEIN DESIGN, LLC
THESE DOCUMENTS ARE FOR THE SOLE USE OF FEIN DESIGN, LLC FOR THE CONSTRUCTION OF THIS PROJECT and USE OF THESE DRAWINGS BY ANY OTHER PARTY VOIDS ANY RESPONSIBILITY OF FEIN DESIGN, LLC OF GENERAL REPRESENTATION

NOTE: ALL INTERIOR WALLS TO BE MADE OF 2x4 CONSTRUCTION UNLESS OTHERWISE NOTED - ENTRY POCKET DOOR WALL
ALL EXTERIOR WALLS TO BE MADE OF 2x6 CONSTRUCTION
INTERIOR WALLS SCALE OUT AT 4-1/2" (1/2" + 3-1/2" + 1/2")
EXTERIOR WALLS SCALE OUT AT 6-1/2" (1/2" + 5-1/2" + 1/2")

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

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

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

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

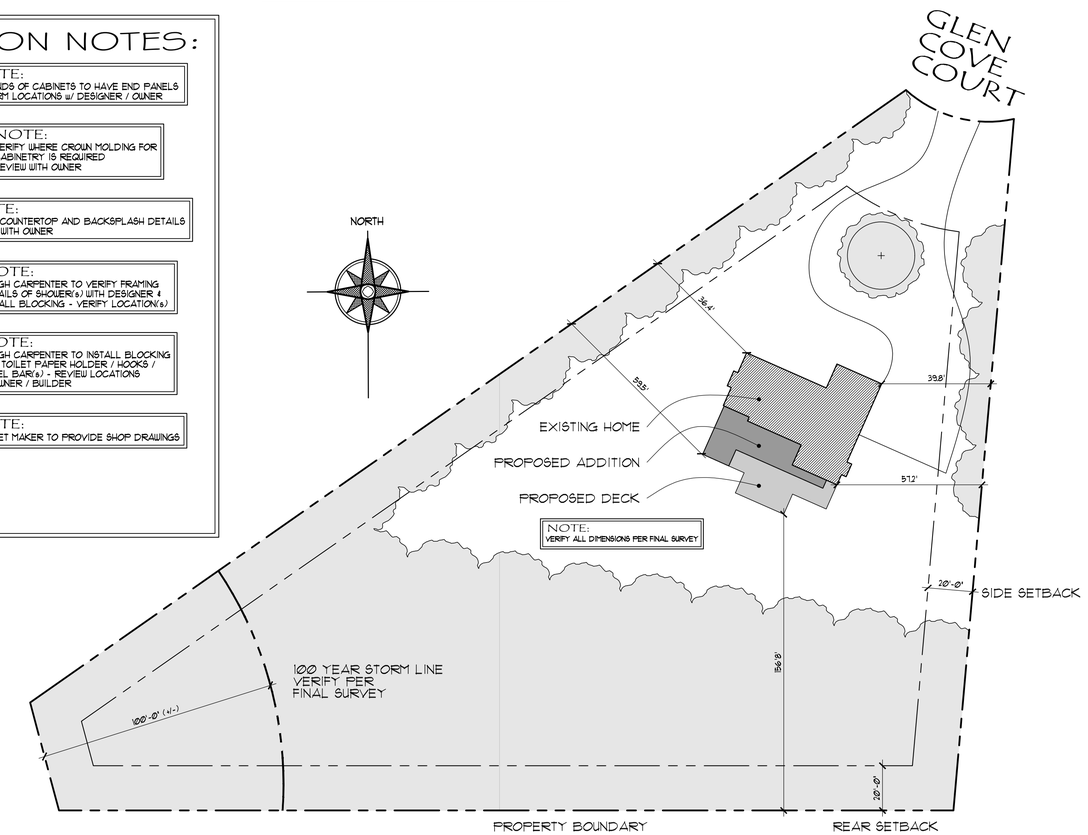
NOTE: FLOOR JOIST SUPPLIER TO VERIFY STRUCTURAL LAYOUTS WITH DESIGNER PRIOR TO FABRICATION

NOTE: ALL CLOSETS THAT HAVE A SHELF & POLE SYSTEM TO BE VERIFIED BY THE OWNER AND DESIGNER CONFIRM WITH BUILDER & FINISH CARPENTER ROUGH CARPENTER TO INSTALL PROPER BLOCKING

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

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

NOTE: LUMBERYARD and / or STRUCTURAL ENGINEER TO VERIFY AND PROVIDE PROPER WALL BRACING SPECIFICATIONS PER WISCONSIN UNIFORM DWELLING CODE 321.25



PROPOSED SITE PLAN

NOT TO SCALE

PROJECT DATA:

WINDOWS & EXTERIOR DOORS
SUPPLIER TO VERIFY ALL WINDOWS AND SUBMIT A LIST TO THE DESIGNER AND OWNER PRIOR TO ORDERING - FOR VERIFICATION PURPOSES
ALL HARDWARE TO BE DETERMINED BY OWNER
WINDOWS TO BE CLAD EXTERIOR - COLOR VERIFIED BY OWNER
WINDOWS TO BE WOOD INTERIOR STAIN GRADE (KITCHEN) - VERIFY W/ OWNER
WINDOWS TO BE VINYL (3 SEASON) - VERIFY W/ OWNER
SUPPLIER TO PROVIDE SHOP DRAWINGS FOR ALL WINDOWS
WINDOWS ARE LABELED WITH 'MARVIN' SIZES
OWNER TO VERIFY STYLE OF ALL EXTERIOR DOORS & PATIO DOORS

INTERIOR DOORS
SEE FLOOR PLAN FOR PROPOSED DOOR SIZES (3068 = 3'-0" x 6'-8")
INTERIOR DOORS SHALL BE SOLID CORE 1-3/8" THICK - NO PANEL (SLAB) - VERIFY WITH OWNER
STAIN GRADE DOORS TO BE INSTALLED - VERIFY WITH OWNER - TO MATCH EXISTING
OWNER TO VERIFY HINGES & HARDWARE

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

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

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

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

TRIM
ALL MOLDINGS - FINISH CARPENTER & LUMBERYARD TO VERIFY WITH OWNER/DESIGNER
STAIN and/or PAINT-GRADE MATERIAL TO BE INSTALLED - VERIFY WITH OWNER/DESIGNER
BASE - VERIFY w/ OWNER
CASING - VERIFY w/ OWNER
SHOE - 1/2" deep x 3/4" high
INSTALL SHOE IN ALL HARDWOOD AREAS & TILE AREAS (IF TILE BASE ISN'T INSTALLED)
VERIFY IF TILE or WOOD BASE WILL BE INSTALLED IN TILE/STONE FLOOR AREAS
FINISH CARPENTER TO CONFIRM ALL DETAILS WITH DESIGNER PRIOR TO INSTALLATION

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

-BID AS ALTERNATE-
BATT INSULATION - PER CODE REQUIREMENTS

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

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

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

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

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

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proposed construction drawings for :
THE FERREIRA-RYAN RESIDENCE
4835 GLEN COVE COURT
MEQUON, WISCONSIN

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Attachment: Plans (9750 : Dave Ryan & Denise Ferreira)

NOTE:
VERIFY RELOCATION OF ELECTRICAL PEDESTAL W/ ELECTRICIAN

NOTE:
DECK TO COMPLY WITH WISCONSIN ADMINISTRATIVE CODE CHAPTERS 320 TO 325 INCLUDING APPENDIX B

NOTE:
FOUNDATION PLAN DIMENSIONS ARE TO FOUNDATION WALL NOT TO SHEATHING / RIGID INSULATION SEE SECTIONS PAGE 7

NOTE:
BUILDER TO REVIEW EXISTING & PROPOSED LANDSCAPING DETAILS W/ OWNER

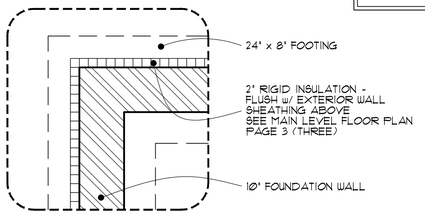


FIGURE 1

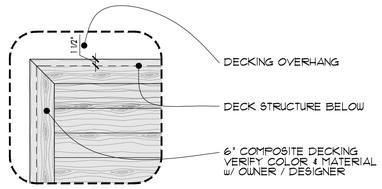
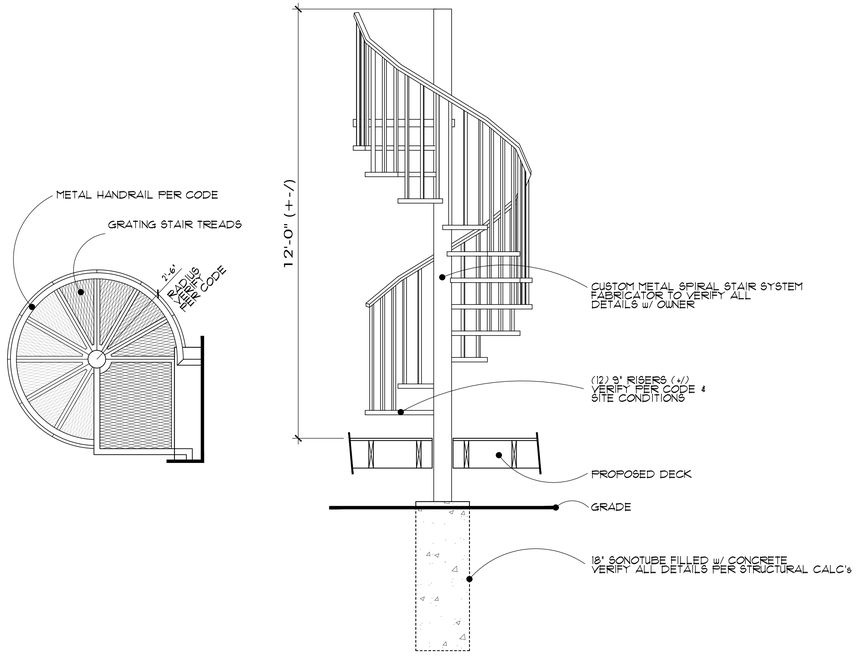
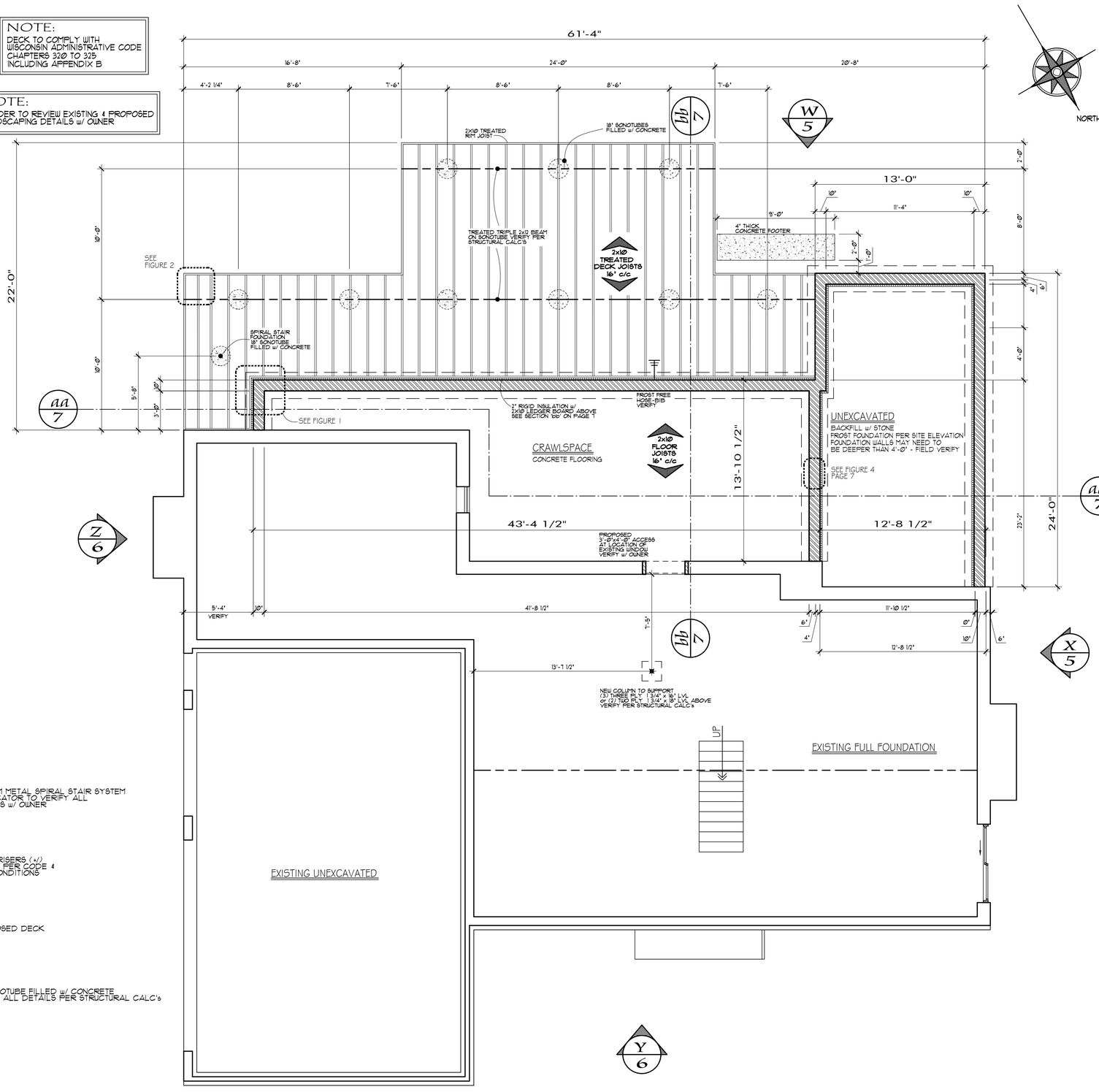


FIGURE 2



SPIRAL STAIRCASE

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



PROPOSED FOUNDATION PLAN

440 SQFT. CRAWLSPACE ADDITION
300 SQFT. UNEXCAVATED ADDITION

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

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FOUNDATION PLAN

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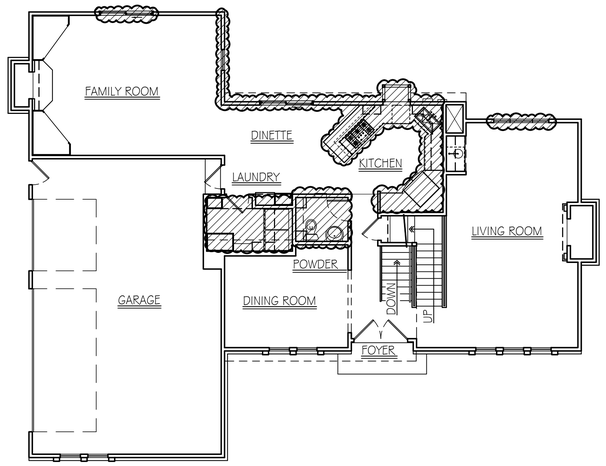


PROPOSED MAIN LEVEL DEMO PLAN

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

MAIN LEVEL DEMO NOTES

KITCHEN / DINETTE:
1. REMOVE EXISTING CABINETRY & SAVE TO DONATE - VERIFY WITH OWNER
2. REMOVE EXISTING APPLIANCES - SAVE REFRIGERATOR TO REUSE AND OTHER APPLIANCES TO DONATE - VERIFY WITH OWNER
3. REMOVE PATIO DOOR AND SAVE TO REUSE - VERIFY WITH OWNER
4. DEMO WALLS AND CEILINGS AS NEEDED FOR PROPOSED ADDITION & REMODEL
5. REMODEL PER PLANS, ELEVATIONS, NOTES
6. PAINT WALLS & CEILINGS
7. STAIN DOORS, WINDOWS & MILLWORK TO MATCH EXISTING

FAMILY ROOM:
1. REMOVE PATIO DOOR AND SAVE TO REUSE - VERIFY WITH OWNER
2. EXISTING CABINETS TO REMAIN 'AS IS'
3. REMODEL PER PLANS, ELEVATIONS, NOTES
4. PAINT WALLS & CEILING
5. STAIN DOORS, WINDOWS & MILLWORK TO MATCH EXISTING

LAUNDRY:
5. COMPLETE DEMO - SAVE WASHER & DRYER TO REUSE
6. SAVE CABINETRY TO DONATE - VERIFY WITH OWNER
7. REMODEL PER PLANS, ELEVATIONS, NOTES
8. PAINT WALLS & CEILING
9. STAIN DOOR & MILLWORK TO MATCH EXISTING

POWDER (NEW BATH):
1. COMPLETE DEMO - SAVE FIXTURES TO DONATE - VERIFY WITH OWNER
2. REMODEL PER PLANS, ELEVATIONS, NOTES
3. PAINT WALLS, CEILING, DOOR & MILLWORK

DINING (NEW GUEST BEDROOM):
1. EXISTING TILE TO REMAIN 'AS IS'
   -BID AS ALTERNATE- REMOVE EXISTING TILE
2. REMODEL PER PLANS, ELEVATIONS, NOTES
3. PAINT WALLS, CEILING, DOORS & MILLWORK

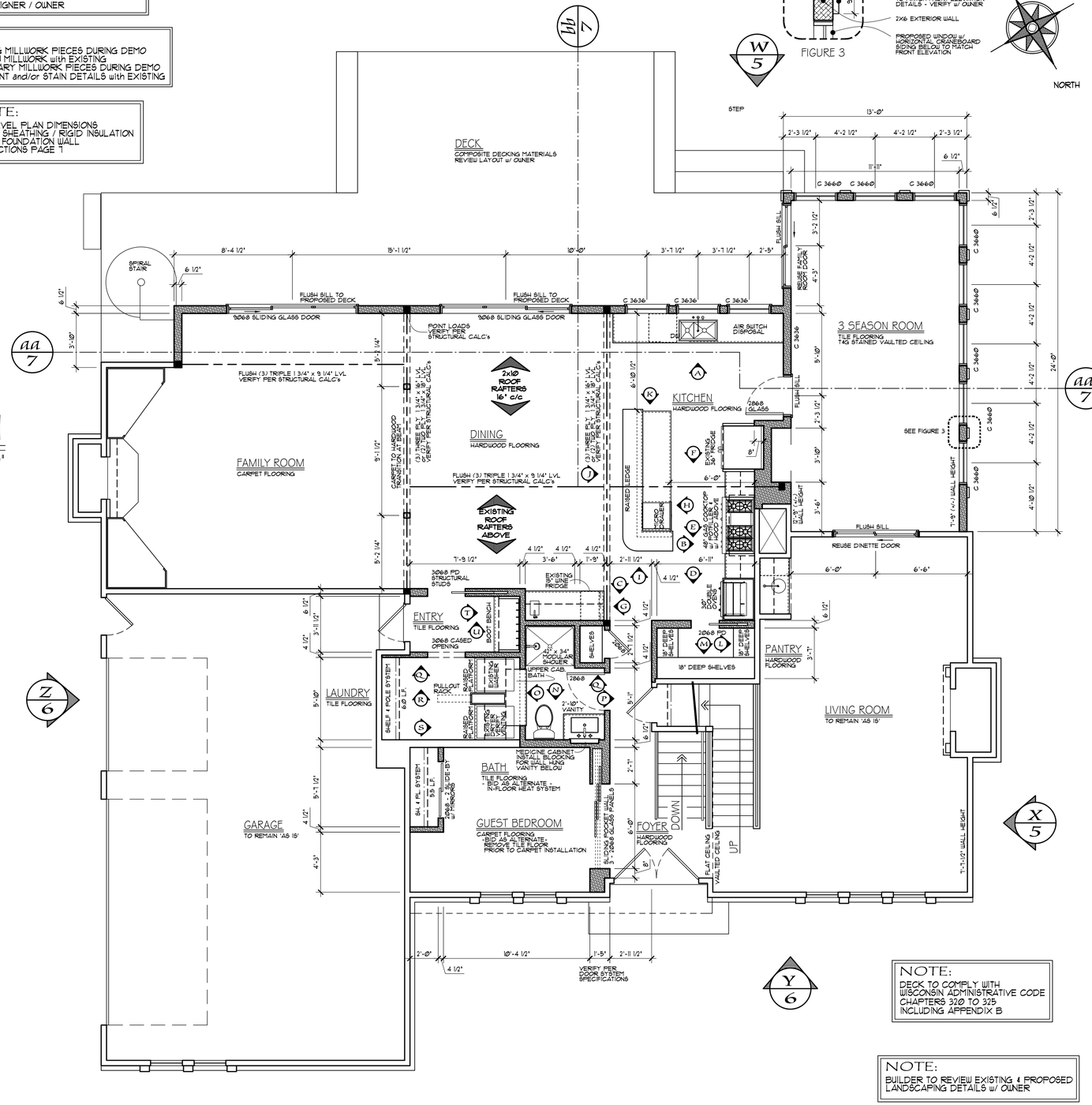
FOYER
1. REMOVE TILE FLOORING
2. REMODEL PER PLANS, ELEVATIONS, NOTES
3. PAINT WALLS, CEILING

LIVING ROOM:
1. REMOVE WINDOW FACING BACKYARD & REUSE / INSTALL PATIO DOOR FROM DINETTE AREA
2. REMODEL PER PLANS, ELEVATIONS, NOTES
3. VERIFY PAINTING SCOPE WITH OWNER

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

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

NOTE:
MAIN LEVEL PLAN DIMENSIONS ARE TO SHEATHING / RIGID INSULATION NOT TO FOUNDATION WALL
SEE SECTIONS PAGE 7



NOTE:
DECK TO COMPLY WITH WISCONSIN ADMINISTRATIVE CODE CHAPTERS 320 TO 325 INCLUDING APPENDIX B

NOTE:
BUILDER TO REVIEW EXISTING & PROPOSED LANDSCAPING DETAILS w/ OWNER

PROPOSED MAIN LEVEL FLOOR PLAN

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

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MAIN LEVEL DEMO & FLOOR PLANS

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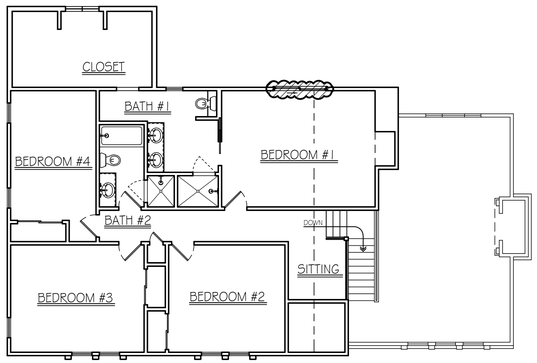


NOTE:
BUILDER TO VERIFY ANY DISCREPANCIES WITH DEMO PLAN & FLOOR PLAN WITH DESIGNER / OWNER

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

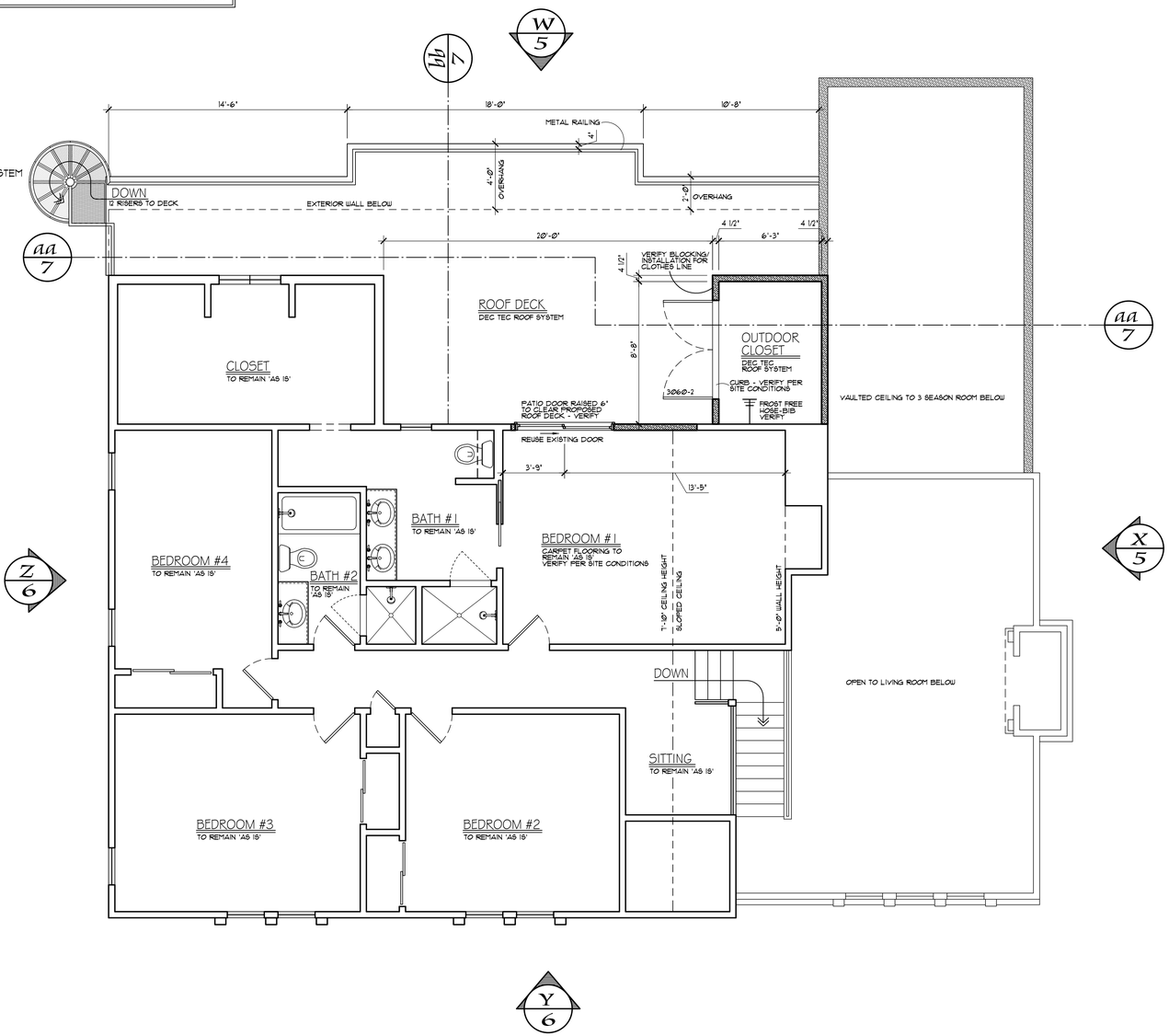
PROPOSED UPPER LEVEL DEMO PLAN

SCALE - 1/8" = 1'-Ø"

UPPER LEVEL DEMO NOTES

BEDROOM #1:

1. REMOVE EXISTING SLIDING DOOR & RELOCATE TO PROPOSED LOCATION PER PLANS
2. REMODEL PER PLANS, ELEVATIONS, NOTES
3. PAINT WALLS & CEILING & MILLWORK
4. CARPET FLOORING TO REMAIN 'AS IS' VERIFY PER SITE CONDITIONS



PROPOSED UPPER LEVEL FLOOR PLAN

SCALE - 1/4" = 1'-Ø"

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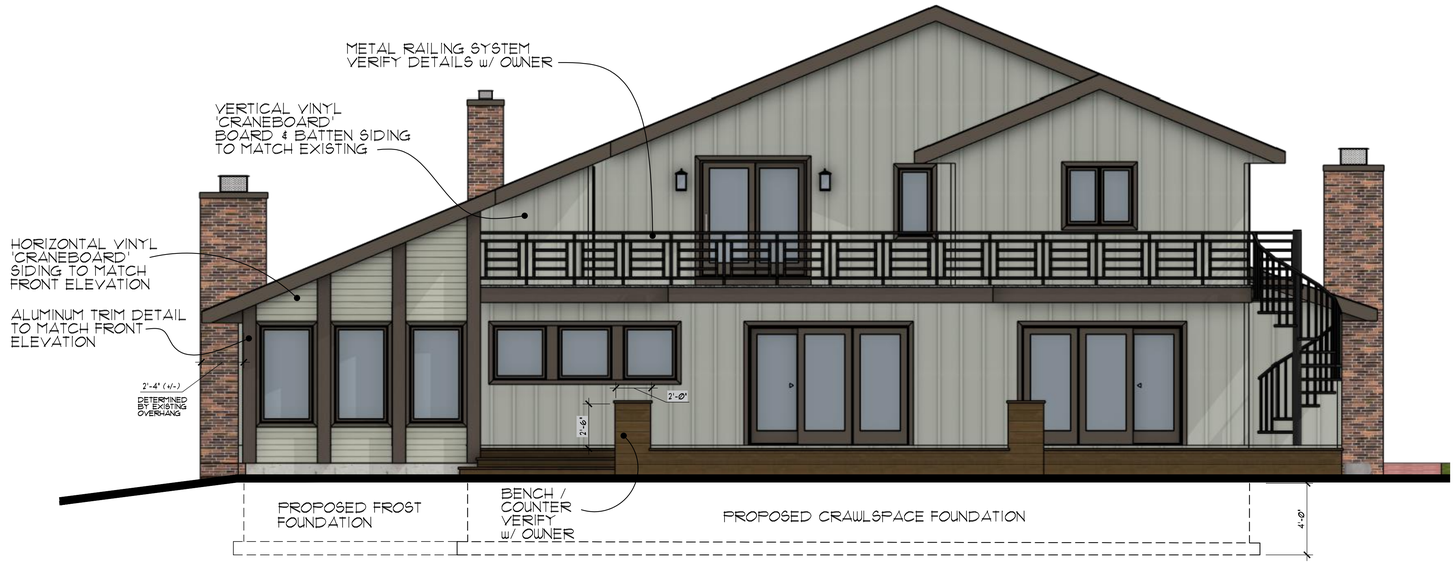
NOTE:
VERIFY RELOCATION OF ELECTRICAL PEDESTAL w/ ELECTRICIAN



DECK & SPIRAL STAIR FOUNDATIONS - NOT SHOWN

NOTE:
VERIFY RELOCATION OF ELECTRICAL PEDESTAL w/ ELECTRICIAN

W EXISTING REAR ELEVATION

SOUTHWESTERN FACING — SCALE - 1/8" = 1'-0"

W PROPOSED REAR ELEVATION

SOUTHWESTERN FACING — SCALE - 1/4" = 1'-0"

X PROPOSED SIDE ELEVATION

NORTHWESTERN FACING — SCALE - 1/4" = 1'-0"

EXTERIOR NOTES:
* PRESTIQUE I - ELK PREMIUM ROOFING SHINGLES TO MATCH EXISTING - VERIFY w/ OWNER
* DEC TEC HEAT WELDED MEMBRANE ROOF SYSTEM
* QUALITY EDGE METAL SOFFIT TO MATCH EXISTING - VERIFY w/ OWNER
* 1x12 FASCIA BOARD WRAPPED IN ALUMINUM - TO MATCH EXISTING DETAILS
* 'CRANEBOARD' BOARD & BATTEN SYSTEM (CYPRESS) TO MATCH EXISTING
* 'CRANEBOARD' HORIZONTAL SIDING (CYPRESS) TO MATCH EXISTING
* 'CRANEBOARD' TRIM DETAILS TO MATCH EXISTING (CORNER TRIM, WINDOWS & DOORS)

X EXISTING SIDE ELEVATION

NORTHWESTERN FACING — SCALE - 1/8" = 1'-0"

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REAR & SIDE EXTERIOR ELEVATIONS

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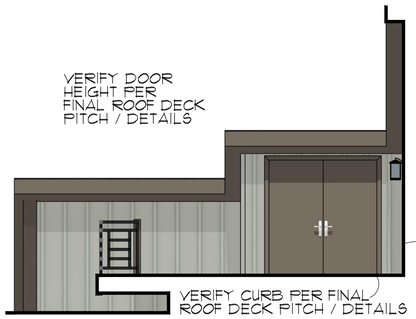
Attachment: Plans (9750 : Dave Ryan & Denise Ferreira)

FRONT ELEVATION (UNCHANGED)

NORTHEASTERN FACING

SCALE - 1/4" = 1'-Ø"



EXTERIOR NOTES:

* FRESTIQUE I - ELK PREMIUM ROOFING SHINGLES TO MATCH EXISTING - VERIFY w/ OWNER
* DEC TEC HEAT WELDED MEMBRANE ROOF SYSTEM
* QUALITY EDGE METAL SOFFIT TO MATCH EXISTING - VERIFY w/ OWNER
* 1x12 FASCIA BOARD WRAPPED IN ALUMINUM - TO MATCH EXISTING DETAILS
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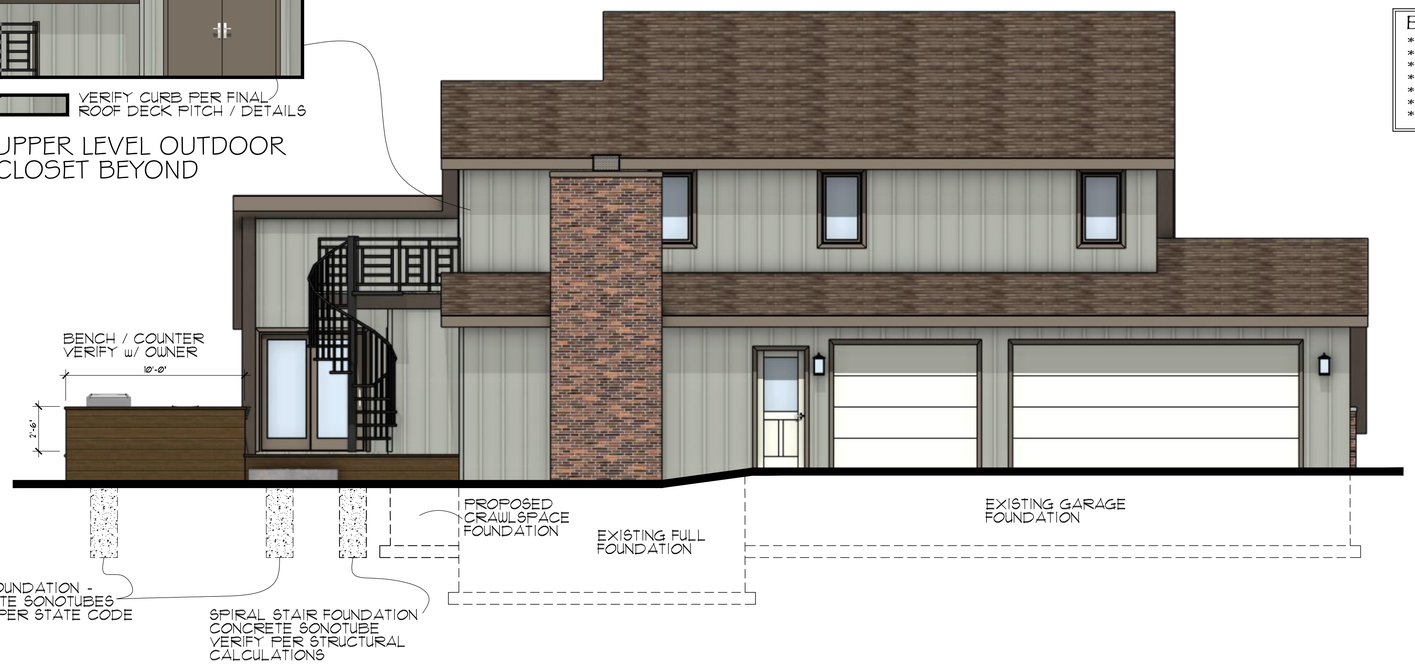
* 'CRANEBOARD' TRIM DETAILS TO MATCH EXISTING (CORNER TRIM, WINDOWS & DOORS)



PROPOSED SIDE ELEVATION

SOUTHEASTERN FACING

SCALE - 1/4" = 1'-Ø"

EXISTING SIDE ELEVATION

SOUTHWESTERN FACING

SCALE - 1/8" = 1'-Ø"

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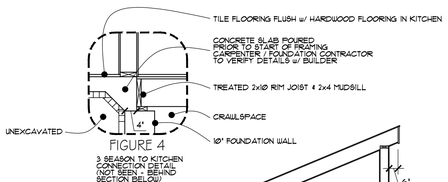


FIGURE 4

3 SEASON TO KITCHEN CONNECTION DETAIL (NOT SEEN - BEHIND SECTION BELOW)

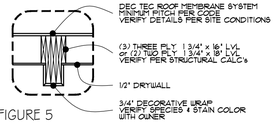


FIGURE 5

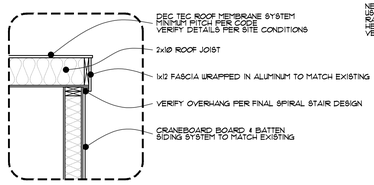
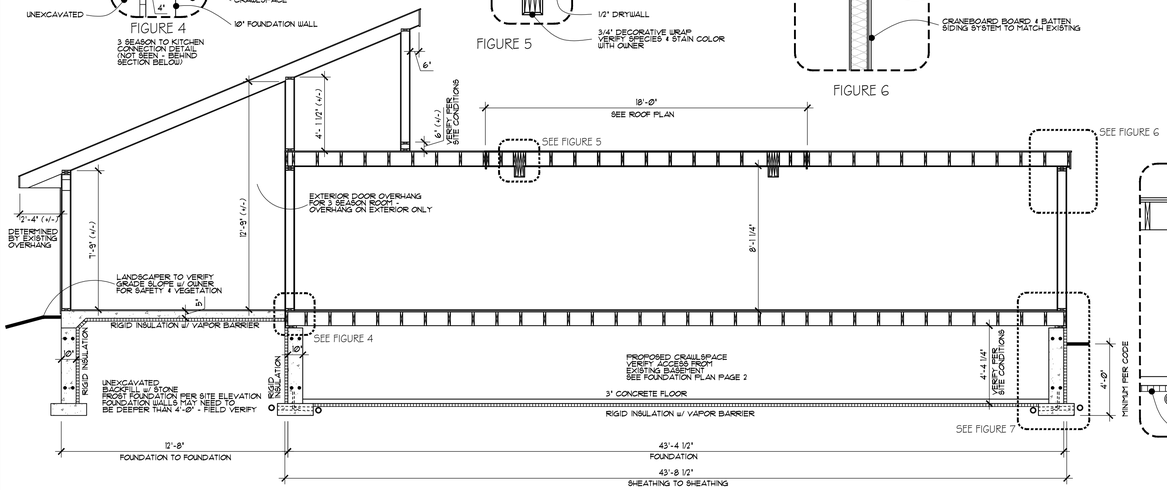


FIGURE 6



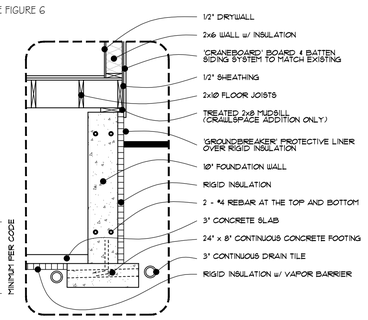


FIGURE 7

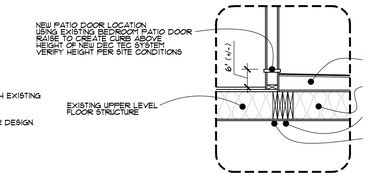


FIGURE 8

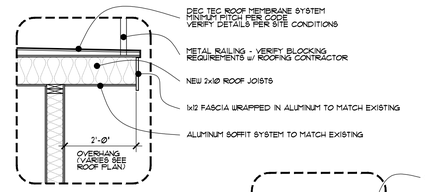


FIGURE 9

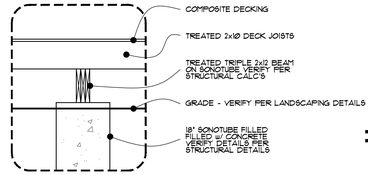
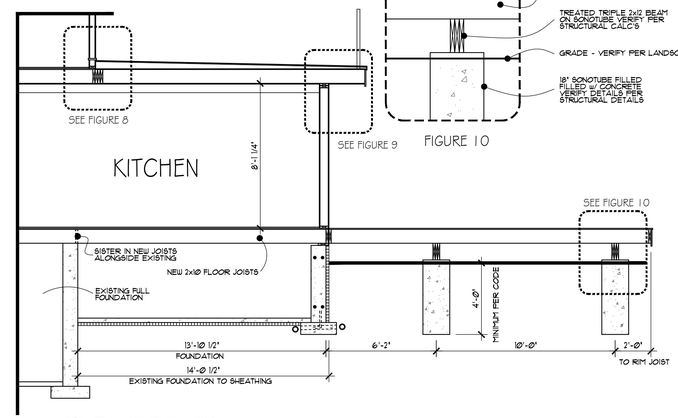


FIGURE 10

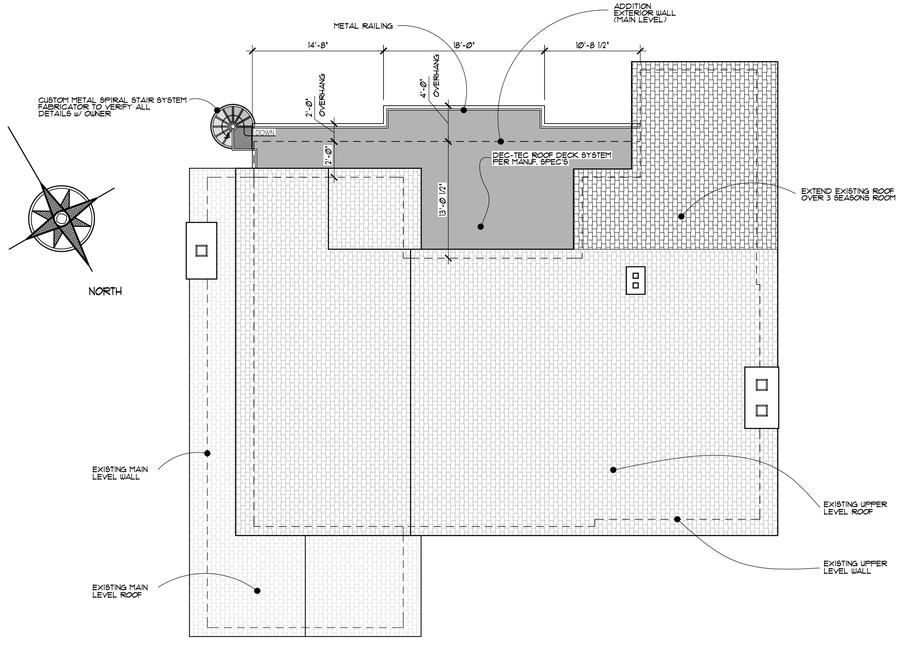


aa SECTION

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

bb SECTION

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



PROPOSED ROOF PLAN

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

NOTE:
ONLY WHERE NEEDED PROVIDE :
5" SEAMLESS ALUMINUM GUTTERS AND
4" ALUMINUM DOWNSPOUTS
OWNER TO VERIFY COLOR & STYLE

NOTE:
ALL TRUSS LAYOUTS AND DESIGNS TO BE PROVIDED BY THE TRUSS MANUFACTURER(S)
DESIGNER HAS PROVIDED A CONCEPTUAL LAYOUT AND DESIGN OF THE TRUSSES
CARPENTER TO USE TRUSS MANUFACTURER PROVIDED SHOP DRAWINGS

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

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

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

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

NOTE :
PROVIDE ROOF VENTILATION PER CODE REQUIREMENTS

PRESTIQUE I - ELK PREMIUM ROOFING SHINGLES TO MATCH EXISTING - VERIFY w/ OWNER
DEC TEC ROOF MEMBRANE SYSTEM FOR FLAT ROOF ADDITION
1/4" PER FOOT PITCH PER CODE - VERIFY PER MANUFACTURERS SPECIFICATIONS

2x10 CONVENTIONAL FRAMING ROOF SYSTEM
SEE PLANS FOR PROPOSED SPECIFICATIONS & LAYOUTS

1 x 12 FASCIA BOARD WRAPPED IN ALUMINUM

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

SIDING VENEER PER ELEVATIONS -
'CRANEBOARD' BOARD & BATTEN SYSTEM TO MATCH EXISTING
ALL EXTERIOR TRIM DETAILS TO MATCH EXISTING -
CORNER TRIM, WINDOWS, DOORS
on 'HYDRO-GAP' DRAIN-ABLE HOUSE-WRAP (or equal)
and 1/2" APA-RATED 'OSB' EXTERIOR WALL SHEATHING
2x6 WALL STUDS (@ 16" c/c)
WITH POLY VAPOR BARRIER and 1/2" DRYWALL
COREBOND FOAM INSULATION PER CODE
(LUMBERYARD TO VERIFY ALL MATERIALS W/ OWNER)
(SEE EXTERIOR ELEVATIONS)

FINISH FLOORING ON
3/4" T & G 'OSB' GOLD SERIES FLOOR DECKING ON
2x10 FLOOR JOIST SYSTEM - 16" c/c (TYPICAL)
COREBOND FOAM FOUNDATION PERIMETER BOX SILLS

2x8 TREATED MUD SILL (CRAWLSPACE) & 2X6 TREATED MUD SILL (3 SEASON)
WITH METAL FASTENING STRAPS OR ANCHORS PER CODE (4'-0" c/c)
AND SILL SEALER APPLIED (TYPICAL)

4'-0" POURED CONCRETE FOUNDATION WALL SYSTEM

MINIMUM OF 4'-0" BELOW GRADE FOR FROST BARRIER
2 - #4 REBAR AT THE TOP AND BOTTOM
2 - #4 REBAR VERTICALLY INSTALLED - 6'-0" c/c (OPTIONAL)
MASON TO VERIFY ALL REINFORCING DETAILS WITH DESIGNER
R-5 RIGID INSULATION UNDER SLAB
R-5 RIGID INSULATION ON EXTERIOR WALL PERIMETER (PER CODE)
TAR BACKPLASTER WEATHER-PROOF PRIOR TO RIGID INSULATION BEING APPLIED

BACKFILL WITH NO. 1 STONE AROUND DRAIN-TILE FOOTINGS
BACKFILL WITH EXISTING GRADE SOILS FULL WALL HEIGHT

3" CONTINUOUS CONCRETE DRAIN TILE
WITH 3" BLEEDERS AT 8'-0" c/c
FOUNDATION CONTRACTOR TO VERIFY

24" x 8" CONTINUOUS CONCRETE FOOTINGS
FOOTING TO BE BELOW LOCAL FROST LINE

SECTION NOTES

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proposed construction drawings for :

THE FERREIRA-RYAN RESIDENCE

4835 GLEN COVE COURT
MEQUON, WISCONSIN

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PROPOSED
SECTION
ROOF PLAN
NOTES

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05. 07. 2024
revisions :
09. 20. 2024

project number
2407

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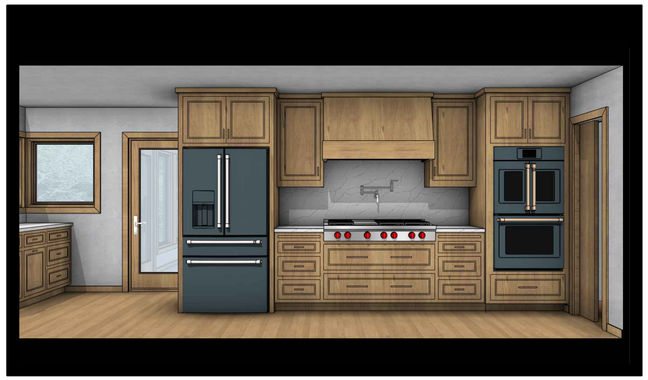
Attachment: Plans (9750 : Dave Ryan & Denise Ferreira)

KITCHEN

KITCHEN

KITCHEN



KITCHEN

KITCHEN

ENTRY / LAUNDRY

BATHROOM

3 SEASON

3 SEASON

INTERIOR PERSPECTIVES

NOT TO SCALE - FOR CONCEPTUAL DESIGN PURPOSES ONLY

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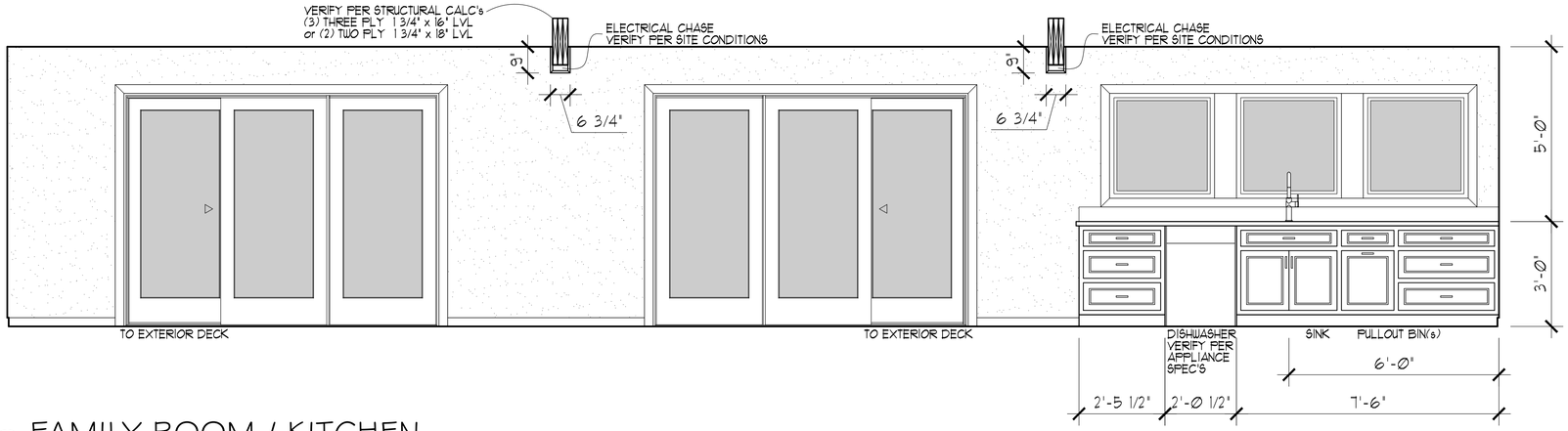
sheet number
8 of 11

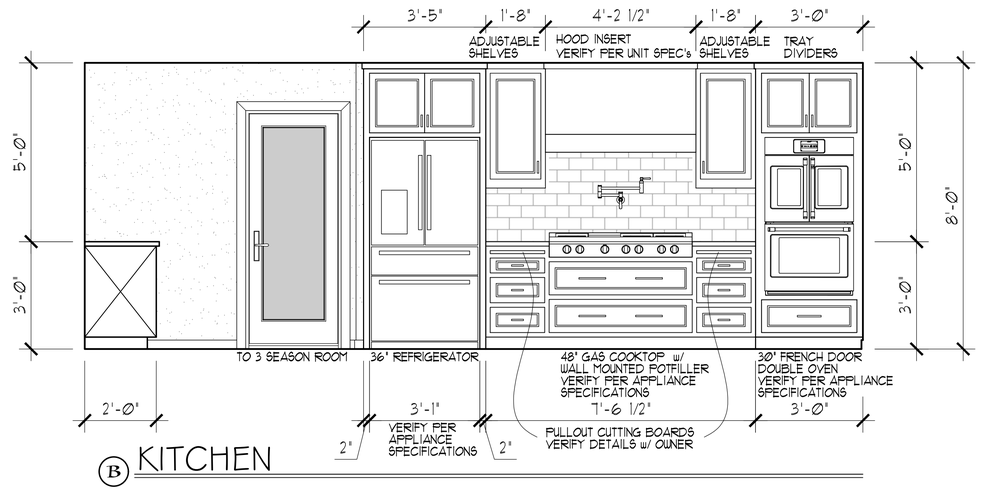
Attachment: Plans (9750 : Dave Ryan & Denise Ferreira)

NOTE:
HOOD CABINETRY TO COMPLY PER STOVE MANUFACTURER'S SPECIFICATIONS FOR CLEARANCES TO COMBUSTIBLES

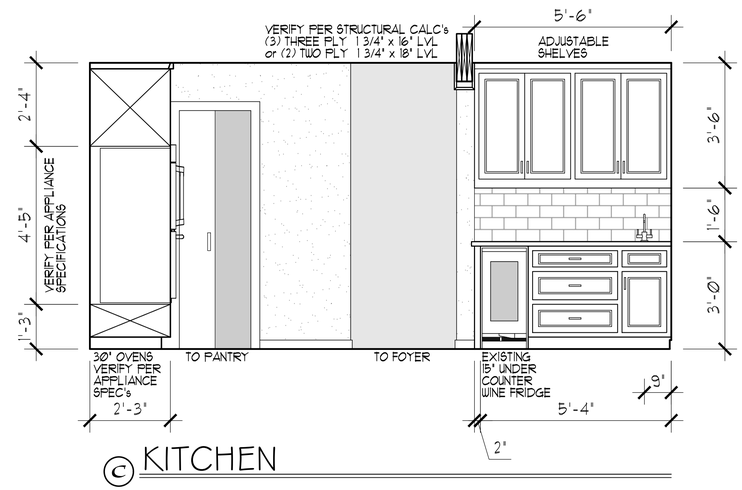
NOTE:
DRAWINGS ON THIS PAGE SCALE OUT AT 1/2" = 1'-0"



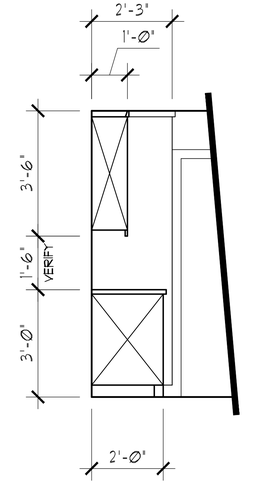
A FAMILY ROOM / KITCHEN



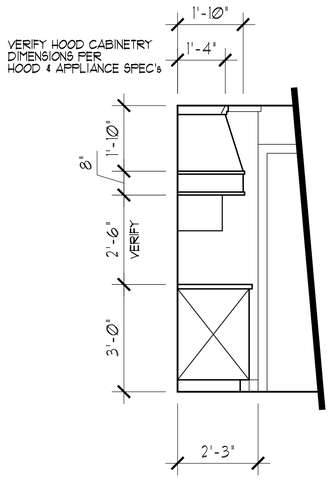
B KITCHEN



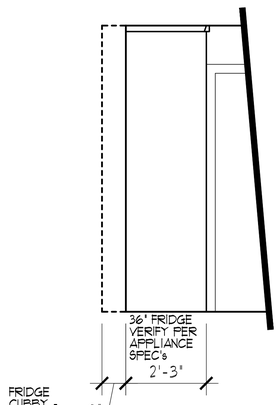
C KITCHEN



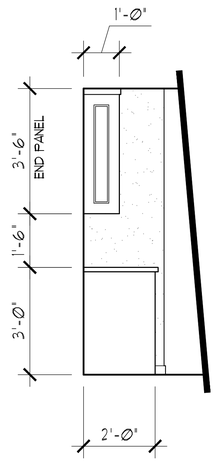
D KITCHEN



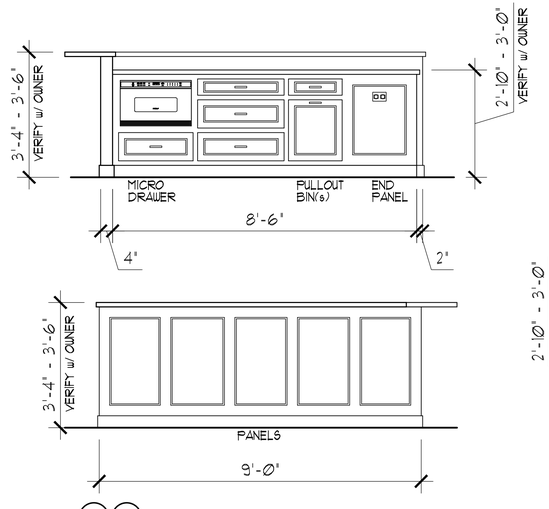
E KITCHEN



F KITCHEN



G KITCHEN



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proposed construction drawings for :
THE FERREIRA-RYAN RESIDENCE
4835 GLEN COVE COURT
MEQUON, WISCONSIN

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INTERIOR
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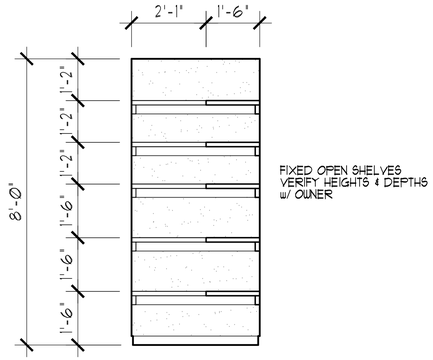

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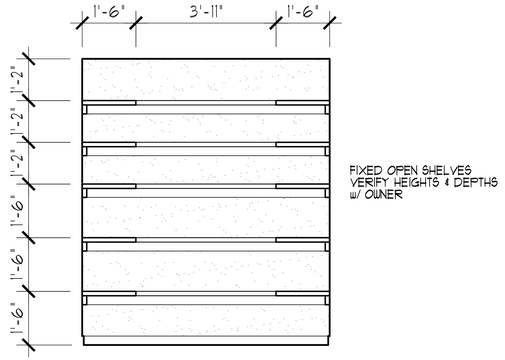

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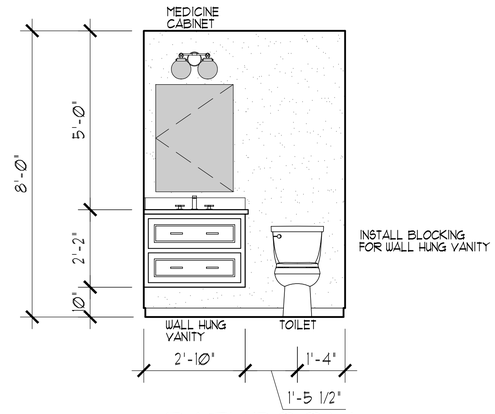

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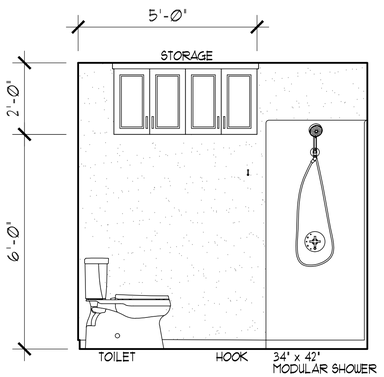

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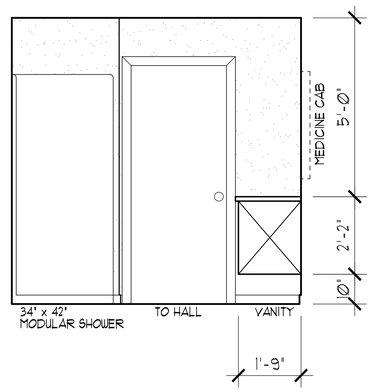

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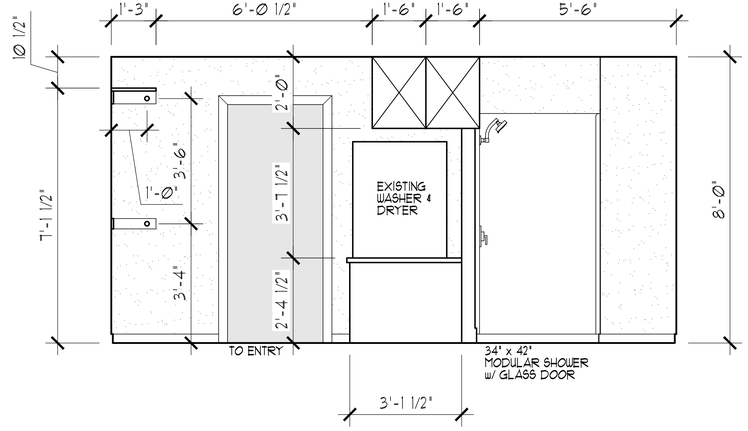

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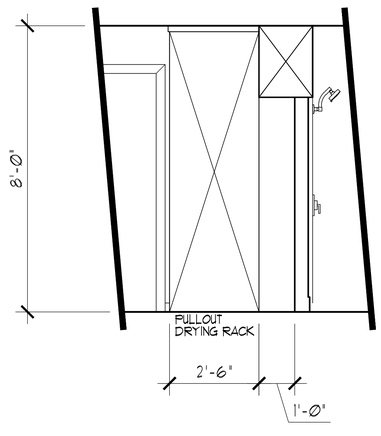
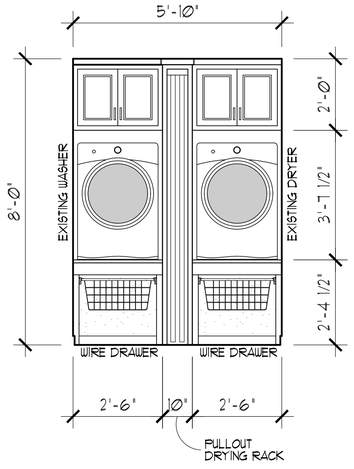


(R) LAUNDRY



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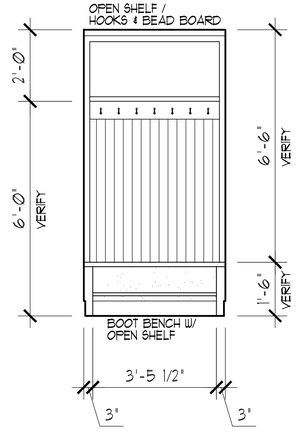

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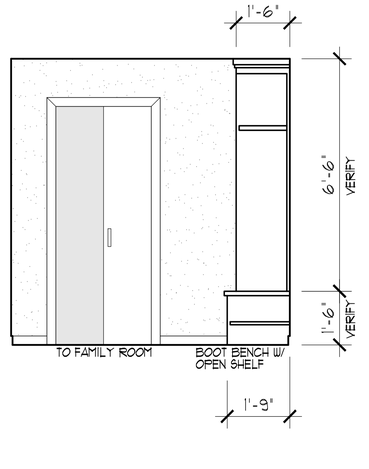

(U) ENTRY

NOTE:
ROUGH CARPENTER TO VERIFY FRAMING DETAILS OF SHOWER(s) WITH DESIGNER & INSTALL BLOCKING - VERIFY LOCATION(s)

NOTE:
DRAWINGS ON THIS PAGE SCALE OUT AT 1/2" = 1'-0"

NOTE:
PLUMBER TO VERIFY HEIGHTS & LOCATIONS OF ALL SHOWER FIXTURES w/ DESIGNER / OWNER

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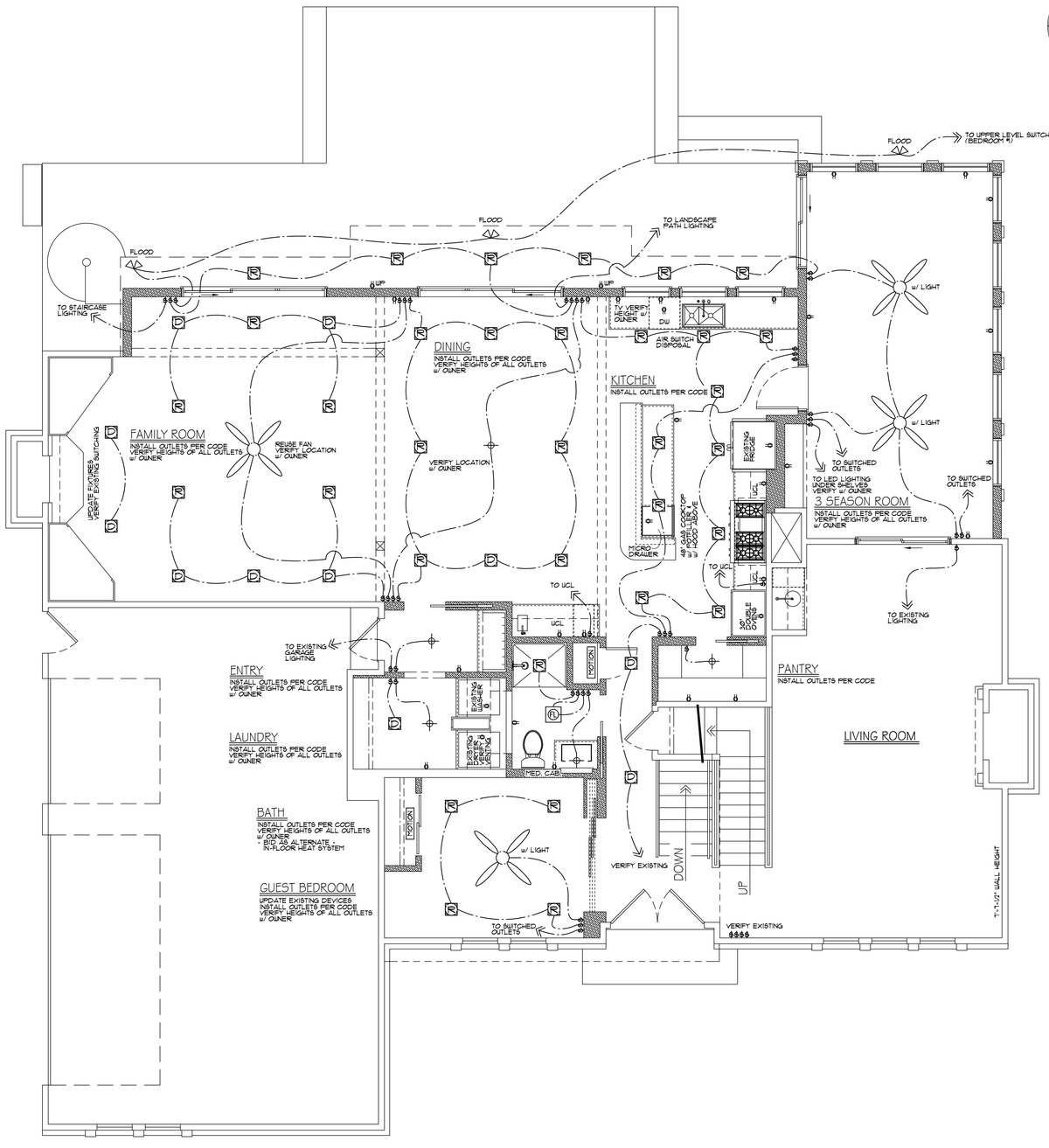
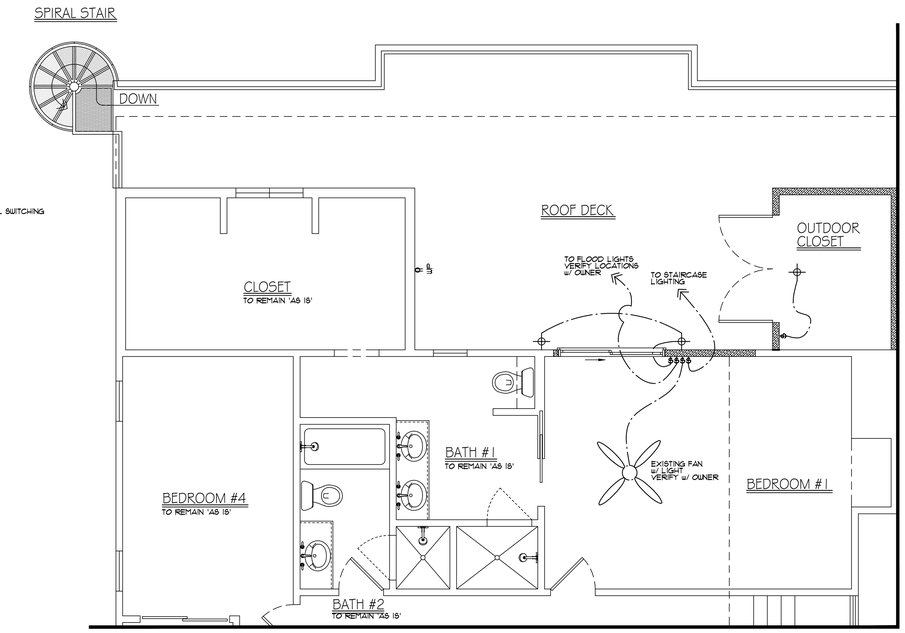


PROPOSED MAIN LEVEL ELECTRICAL PLAN

SCALE - 1/4" = 1'-Ø"



PROPOSED UPPER LEVEL ELECTRICAL PLAN

SCALE - 1/4" = 1'-Ø"

LEGEND

	RECESSED CAN
D	DIRECTIONAL RECESSED CAN
	DATA
	LIGHT FIXTURE
	OUTLET (verify GFI / switched)
WP	WEATHER PROOF OUTLET
$	SWITCH (verify dimmer)
FL	BATH EXHAUST FAN w/ LIGHT & TIMER
SD	SMOKE / CO-2 DETECTOR
UCL	UNDER CABINET LIGHTING

NOTE:
CABINET MAKER TO REVIEW ELECTRICAL PLAN & MODIFY CABINETRY AS NECESSARY FOR SWITCHES & OUTLETS

NOTE:
NECESSARY CONTRACTORS TO VERIFY APPLIANCE SPEC'S W/ OWNER

NOTE:
OUTLETS SHOWN ON PLAN ARE FOR REFERENCE ONLY ELECTRICIAN TO PROVIDE OUTLETS PER CODE & DISCUSS ADDITIONAL OUTLET LOCATIONS WITH OWNER

SWITCHES LABELED TO SWITCHED OUTLETS TO BE DISCUSSED W/ OWNER AS TO WHICH OUTLETS ARE TO BE SWITCHED

NOTE:
ELECTRICAL CONTRACTOR TO VERIFY WITH BUILDER THE LOCATION OF ELECTRICAL FIXTURES AND THE HEIGHTS ABOVE THE FINISH FLOOR, etc.

NOTE:
APPROP. CONTRACTOR TO VERIFY WITH OWNER THE LOCATION FOR FUTURE TECHNOLOGY & SOUND COMPONENT WIRING

NOTE:
OWNER TO VERIFY WITH ELECTRICAL CONTRACTOR FOR PROPER SWITCHING & LIGHTING FOR ALL LIGHT FIXTURES - CONFIRM WITH DESIGNER

NOTE:
ALL MAIN LIGHT FIXTURE SWITCHES TO ACCOMMODATE DIMMERS (OWNER TO VERIFY EXACT SWITCH LOCATIONS)

NOTE:
ELECTRICAL CONTRACTOR TO REVIEW EXISTING ELECTRICAL LAYOUT WITH PROPOSED DESIGN REVIEW W/ OWNER / DESIGNER

NOTE:
SMOKE & CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER 'COMM 21Ø9 & 21Ø97 & 'COMM 28 FIELD VERIFY LOCATION(S) AND AMOUNT NEEDED

ALARM SYSTEM NOTE:
OWNER TO VERIFY ALL DETAILS OF EXISTING HOME ALARM SYSTEM & COORDINATE ANY SYSTEM MODIFICATIONS BASED ON NEW DESIGN

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sheet contents
MAIN LEVEL & UPPER LEVEL ELECTRICAL PLANS

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Attachment: Plans (9750 : Dave Ryan & Denise Ferreira)

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 14, 2024**
SUBJECT: **Jim Rankin & Jennifer Dable, New Single-Family Residence at 710 E. Ravine Court**

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

WADE WEISSMANN
ARCHITECTURE

Statement of Intent

Date: August 19th, 2024
Project code & name: JRD – Mequon Residence

Wade Weissmann Architecture, on behalf of the clients, proposes the construction of a new single-family residence located at 710 E. Ravine Drive. The design features a two-story home crafted in a Transitional Style, aiming to harmonize beautifully with the existing site while maximizing lake views from every room. Home would be situated to maintain existing topography as much as possible.

Attachment: Statement of Intent (9751 : Jim Rankin & Jennifer Dable)

1 SITE PLAN
SCALE: 1" = 20'

GENERAL NOTE:
75' SETBACK FROM TOP OF BLUFF
CONFIRMED BY CITY OF MEQUON 07.08.2024

LOT COVERAGE CALCULATIONS:
R-3 ZONING DISTRICT

EXISTING LOT AREA: 131,252 S.F. (3.0131 ACRES)
ALLOWABLE COVERAGE: 15%

PROPOSED BUILDING GROSS: 4,843 S.F.
PROPOSED BUILDING PERCENTAGE: 3.69%

PROPOSED ASPHALT DRIVEWAY GROSS: 7,658 S.F.
PROPOSED ASPHALT DRIVEWAY PERCENTAGE: 5.83%

PROPOSED HARDSCAPE BY LANDSCAPER GROSS: 1,818 S.F.
PROPOSED HARDSCAPE BY LANDSCAPER PERCENTAGE: 1.39%

SPECIMEN TREES AS FLAGGED BY CIVIL ENGINEER

- DENOTES DECIDUOUS SPECIMEN TREE & TRUCK SIZE
- DENOTES CONIFEROUS SPECIMEN TREE & TRUCK SIZE
- PROPOSED TREE LOCATIONS- VERIFY ALL SPECIES, SIZES AND LOCATIONS W/ LANDSCAPER

WADE WEISSMANN ARCHITECTURE

JRD

MEQUON RESIDENCE

710 E. Ravine Drive, Mequon, WI 53092

ISSUE:
MEQUON ARB REVISIONS
09.30.2024

ARCHITECTURAL SITE PLAN

C1.00

Attachment: Site Plan (9751 : Jim Rankin & Jennifer Dable)

ARCHITECTURAL REVIEW BOARD SET

for the

MEQUON RESIDENCE

ARTIST'S RENDERING, NOT FOR CONSTRUCTION

WADE WEISSMANN ARCHITECTURE, INC.
8655 NORTH DEERWOOD DRIVE - BROWN DEER, WISCONSIN 53209

WADE WEISSMANN ARCHITECTURE

JRD

MEQUON RESIDENCE
710 E. Ravine Drive, Mequon, WI 53092

WADE WEISSMANN ARCHITECTURE, INC. © 2024 / P: 414-351-1200 F: 414-3524385

Attachment: Plans (9751 : Jim Rankin & Jennifer Dahlke)

ISSUE:
MEQUON ARB SET 06.19.2024

COVER

G0.00

PROJECT DATA

OWNER INFORMATION

OWNER:

Jim Rankin and Jennifer Dable
c/o Wade Weissmann Architecture Inc.
8655 N. Deerwood Drive
Brown Deer, WI 53209

PROJECT CONTACTS

ARCHITECT:

Wade Weissmann Architecture Inc.
8655 N. Deerwood Drive
Brown Deer, WI 53209

Tele: 414.351.1200
Fax: 414.352.8385

Contact: Kallie Merkt
email: kmerkt@wwa-design.com

STRUCTURAL ENGINEER:

Spire Engineering
305 N. Plankinton Ave. Suite 101
Milwaukee, WI 53203

Tele: 414.278.9200

Contact: Brain Genduso
email: bjg@spireengineer.com

LANDSCAPE ARCHITECT:

Scott Byron & Co.
30088 North Skokie Highway
Lake Bluff, IL 60044

Tele: 847.689.0266

Contact: Jim Kemp
email: jkemp@scottbyron.com

CIVIL ENGINEER:

North Shore Engineering
11433 N. Port Washington Rd.
Mequon, WI 53092

Tele: 262.241.9400
Fax: 262.241.5337

Contact: James Schneider
email: jimschneider@thesigmagroup

GEOTECHNICAL ENGINEER:

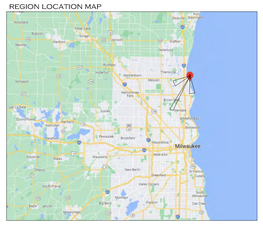
Giles Engineering Associates, Inc
N8W22350 Johnson Drive, Suite A1
Waukesha, WI 53186

Tele: 800.782.0610

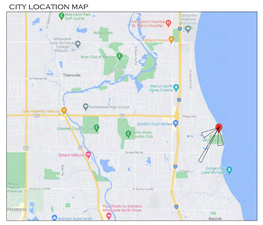
Contact: Dave Cornale
email: dcornale@gilesengr.com

SITE LOCATION MAPS

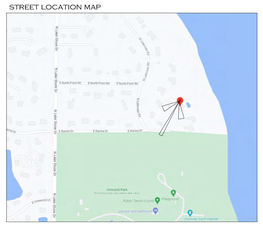
REGION LOCATION MAP



CITY LOCATION MAP



STREET LOCATION MAP



ABBREVIATIONS LIST

ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
BLDG	BUILDING
BSMT	BASEMENT
B.O.F.	BOTTOM OF FOOTING
B.O.O.	BOTTOM OF OPENING
BD	BOARD
CAB	CABINET
CB	CONSTRUCTION BULLETIN
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CLO	CLOSET
CMU	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
COL.	COLUMN
CONC	CONCRETE
CONT.	CONTINUOUS
CPT	CARPET
CSMT	CASEMENT
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DH	DOUBLE HUNG
DIA.	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DISP	DISPOSAL
DN	DOWN
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
DS	DOWNSPOUT
E.	EAST
EA.	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC OR ELECTRICAL
ELEV.	ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M - CLASS
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FIN	FINISHED
FIXT	FIXTURE
FLR	FLOOR
FND	FOUNDATION
F.O.	FACE OF
FP	FIREPLACE
FRZ	FREEZER
FTG	FOOTING
GA.	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HD.	HEAD
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTILATING, AND COOLING
ICE	ICE MAKER
I.D.	INTERIOR DESIGNER
INSUL	INSULATION
INT.	INTERIOR OR INTERNAL
LC	LAUNDRY CHUTE
LIN	LINEN
MAX.	MAXIMUM
M.O.	MASONRY OPENING
MECH	MECHANICAL
MEMB	MEMBRANE
MIN.	MINIMUM
MW	MICROWAVE
MTL	METAL
N.	NORTH
NOM	NOMINAL
O.A.	OVERALL
O.C.	ON CENTER
OH	OVERHANG
OPP.	OPPOSITE
PCC	PRE-CAST CONCRETE
PNLD	PANELED
PLYWD	PLYWOOD
PWDR	POWDER
P.T.	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
REF	REFRIGERATOR
REBAR	REINFORCEMENT BAR
REQD.	REQUIRED
REV.	REVISION
R.	RISER
RM	ROOM
R.O.	ROUGH OPENING
S.	SOUTH
SIM.	SIMILAR
SHWR	SHOWER
SK	SKETCH
SPEC.	SPECIFIED OR SPECIFICATION
SQ.FT.	SQUARE FEET
SS	STAINLESS STEEL
STL	STEEL
STN	STAIN OR STAINED
T&G	TOUNGE AND GROOVE
T.B.D.	TO BE DETERMINED
T.B.S.	TO BE SELECTED
TCC	TERNE COATED COPPER
T.D.	TRENCH DRAIN
THRU	THROUGH
TELE	TELEPHONE
T.M.E.	TO MATCH EXISTING
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.B.	TOP OF BEAM
T.O.D.	TOP OF DRAIN
T.O.F.	TOP OF FOOTING
T.O.L.	TOP OF LEDGE
T.O.O.	TOP OF OPENING
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
UC	UNDER COUNTER
UNEXC	UNEXCAVATED
U.N.O.	UNLESS NOTED OTHERWISE
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W.	WEST
W/	WITH
WIN.	WINDOW
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF
WRB	WEATHER RESISTANT BARRIER

INDEX OF DRAWINGS / DOCUMENTS

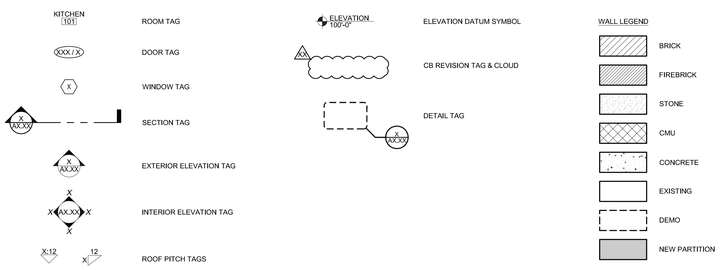
GENERAL

G0.00	COVER
G1.00	PROJECT DATA

ARCHITECTURAL

C0.00	EXISTING SURVEY
C0.01	PROPOSED BUILDING SURVEY
C1.00	ARCHITECTURAL SITE PLAN
A0.00	FOUNDATION PLAN
A1.00	LOWER LEVEL PLAN
A1.01	MAIN LEVEL FRAMING PLAN
A1.02	UPPER LEVEL FRAMING PLAN
A1.03	ROOF PLAN
A2.00	EXTERIOR ELEVATIONS
A2.01	EXTERIOR ELEVATIONS
A3.00	BUILDING SECTIONS
A3.01	BUILDING SECTIONS
A3.02	BUILDING SECTIONS
A3.03	BUILDING SECTIONS
A3.04	BUILDING SECTIONS
A3.05	BUILDING SECTIONS
A3.06	BUILDING SECTIONS
A5.00	WINDOW SCHEDULE
A5.01	EXTERIOR DOOR SCHEDULE
A5.02	INTERIOR DOOR SCHEDULE

ARCHITECTURAL SYMBOLS



GENERAL NOTES

1) CONSTRUCTION IS TO BE IN COMPLIANCE W/ ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE PERFORMANCE OF THIS CONTRACT.

2) ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE, OR CONSTRUCTION ISSUES ARISING DUE TO GENERAL CONTRACTORS/ OWNERS FAILURE TO DISTRIBUTE ALL DOCUMENTS TO EACH SUBCONTRACTOR OR MATERIAL SUPPLIER. SUBCONTRACTORS & MATERIAL SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCUMENTS BEFORE BIDDING, FABRICATING, OR INSTALLING WORK.

3) GENERAL CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING, OR INSTALLING WORK.

4) ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5) MECH., ELEC., PLUMB & FIRE PROTECTION ARE TO BE DESIGNED IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE MEP/FP DESIGN BUILD CONTRACTOR, THE ARCHITECT ASSUMES NO LIABILITY.

6) ALL MECH., ELEC., PLUMB & FIRE PROTECTION SYSTEMS/ EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE/ OPERATION UPON OCCUPANCY.

7) THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.

8) ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM PREMISES DAILY.

9) DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.

10) REMOVE AND LEGALLY DISPOSE OF ANY HAZARDOUS MATERIALS THAT MAY BE PART OF THE CONSTRUCTION PROJECT AREA.

11) SEE ARCHITECTURAL SPECIFICATIONS FOR COMPLETE PROJECT REQUIREMENTS.

12) ALL ORIGINAL CONTRACT DOCUMENTS AND COPIES THEREOF ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT EXPRESSLY RESERVES HIS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS WITH REGARD TO THESE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS AND THE DESIGNS THEREIN ARE PROVIDED FOR THE CONSTRUCTION OF THIS PROJECT, AND SHALL NOT BE REPRODUCED, MODIFIED, OR RECREATED FOR ANY OTHER PURPOSE OR PROJECT.

13) THE LARGEST-SCALED DETAIL SHALL SUPERSEDE SMALLER-SCALED DRAWINGS. DETAILS SHALL NOT BE SURMISED FROM THE ARCHITECTURAL FLOOR PLANS OR ARCHITECTURAL ELEVATIONS. IF A CONDITION IS NOT SPECIFICALLY DETAILED, ASSUME THAT THE LEVEL OF DETAIL AND QUALITY WILL BE CONSISTENT WITH WHAT IS SHOWN FOR SIMILAR CONDITIONS.

14) UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SCALE THE DRAWINGS. THE CONTRACTOR SHALL PERFORM ALL LAYOUTS USING THE SPECIFIED CALCULATED DIMENSIONS, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. DIMENSIONS ARE TYPICALLY TO FACE OF MASONRY FOUNDATION, FACE OF EXTERIOR SHEATHING, FACE OF INTERIOR STUD, OR CENTERLINE.

WADE WEISSMANN ARCHITECTURE

JRD

MEQUON RESIDENCE

710 E. Ravine Drive, Mequon, WI 53092

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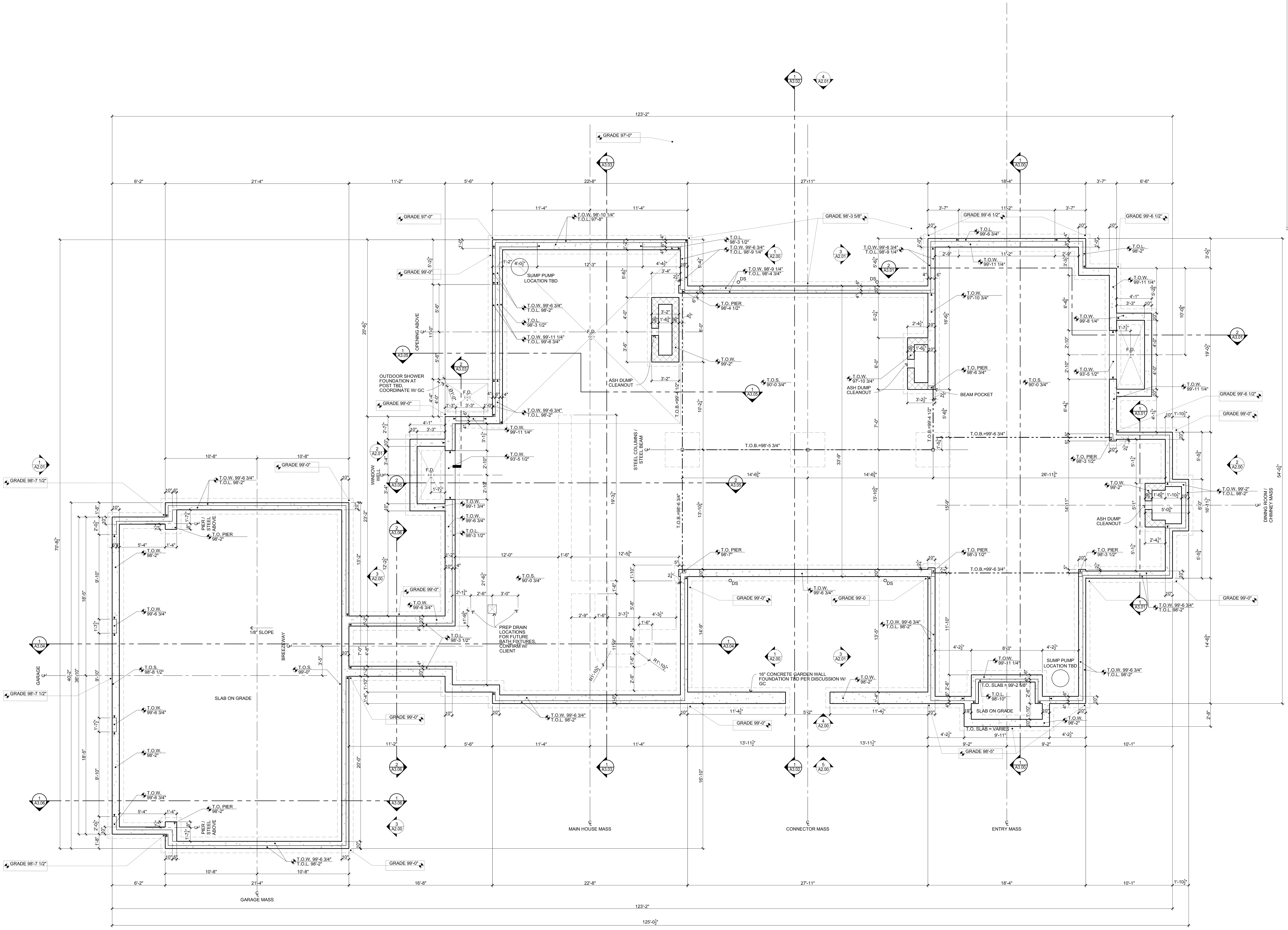
MEQUON ARB SET 05.15.2024

PROJECT DATA

G1.00

Attachment: Plans (9751 : Jim Rankin & Jennifer Dable)



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

0 5 10 15 25

TRUE NORTH

GENERAL NOTES

T.O. SLAB = 90'-0 ¾" U.N.O.

SEE STRUCTURAL FOR FOOTING ELEVATIONS

MAIN LEVEL T.O. SUBFLOOR ELEVATION = 100'-0" U.N.O.
MAIN LEVEL FINISH FLOOR = 100'-0 ¾" U.N.O.

T.O.W.= TOP OF WALL
T.O.L. = TOP OF LEDGE
T.O.O. = TOP OF OPENING
T.O.D. = TOP OF DRAIN
T.O.S. = TOP OF SLAB
T.O.B. = TOP OF BEAM
B.O.O. = BOTTOM OF OPENING
T.O.F. = TOP OF FOOTING
F.D. = FLOOR DRAIN
T.D. = TRENCH DRAIN
▽ = DENOTES PITCHED SLAB
► = STEP IN WALL OR LEDGE (ARROW POINTS TO HIGHER SIDE)

1. ALL DIMENSIONS FROM FACE OF CONCRETE AND/OR MASONRY AT EXTERIOR WALLS TO FACE OF STUD AT INTERIOR WALLS
2. ALL DOORS/ WINDOWS TO BE CENTERED AS SHOWN ON PLANS
3. DIMENSIONS AT DOORS, WINDOWS, AND FRAMED OPENINGS ARE TO CENTERLINE, SEE DOOR AND WINDOW SCHEDULE FOR MORE INFORMATION
4. GENERAL CONTRACTOR TO VERIFY ALL CONCRETE ELEVATION HEIGHTS REPRESENTED ON THIS PLAN. TO BE COORDINATED WITH THE STRUCTURAL ENGINEER AND THE LANDSCAPE ARCHITECT (TO VERIFY GRADES)
5. FLOOR DRAINS IN PRECAST PLANKS TO BE TWO-STAGE DRAINS AS RECOMMENDED BY SLAB WATERPROOFING MFR.
6. PROVIDE CONTROL JOINTS (CJ) IN SLAB AS SHOWN ON STRUCTURAL
7. SEE STRUCTURAL FOR BEAM POCKET DETAILS
8. SEE STRUCTURAL FOR FOOTING INFORMATION.
9. PROVIDE A 12" BY 12" MIN, OR AS REQUIRED, OPENING IN SLAB AT ALL THROUGH-SLAB PENETRATIONS INCLUDING, BUT NOT LIMITED TO, TOILETS, SHOWER DRAINS, AND FLOOR OUTLETS

NOTE:

STRUCTURAL MEMBERS SHOWN THROUGHOUT ARCHITECTURAL DRAWINGS ARE DIAGRAMMATIC AND INTENDED FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL MEMBER SIZING AND LOCATION INFORMATION.

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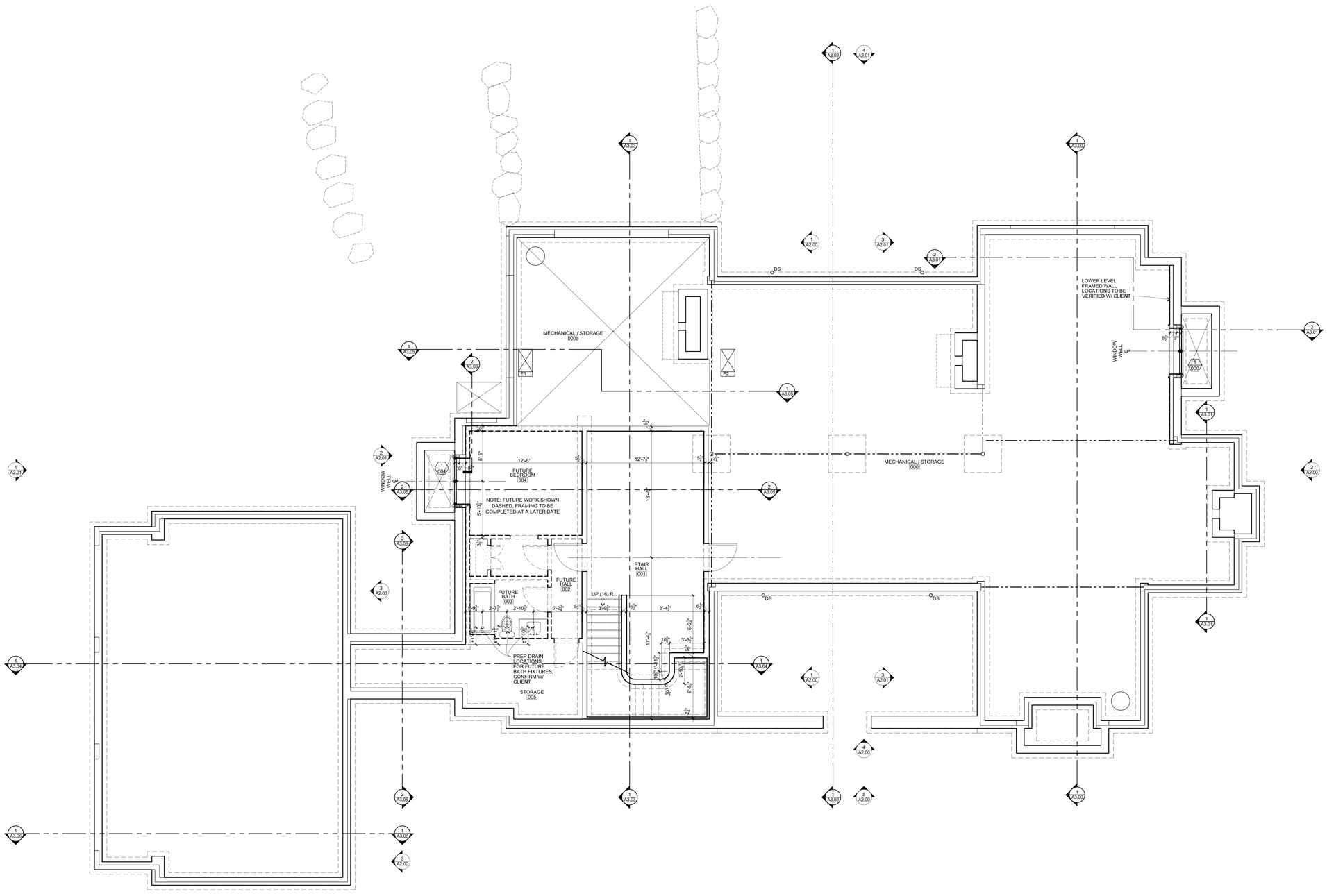
FOUNDATION PLAN

A0.00

GENERAL NOTES

LOWER LEVEL T.O. SUBFLOOR = 90'-1 $\frac{1}{2}$" U.N.O.
LOWER LEVEL FINISH FLOOR = 90'-2 $\frac{1}{2}$" U.N.O.
(AT FUTURE LOWER LEVEL FINISH LOCATIONS)

1. ALL OUTSIDE DIMENSIONS OF FRAMING PLAN TO FACE OF EXTERIOR SHEATHING OR MASONRY, U.N.O. ALL INTERIOR PARTITION DIMENSIONS TO FACE OF STUD, U.N.O.
2. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSION LAYOUTS REPRESENTED ON THIS PLAN & NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DOORS / WINDOWS TO BE CENTERED AS SHOWN ON PLANS. DIMENSIONS AT DOORS, WINDOWS, AND FRAMED OPENINGS ARE TO CENTERLINE. SEE DOOR AND WINDOW SCHEDULE FOR MANUFACTURER AND SIZE INFORMATION.
4. HVAC SHOWN FOR REFERENCE ONLY; SIZE AND LOCATION TO BE VERIFIED BY GC TO COORDINATE FRAMING PLAN WITH DEVICE LAYOUT
5. ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
6. ALL PLUMBING FIXTURES LOCATED ON EXTERIOR WALLS SHOULD BE SUPPLIED THROUGH THE FLOOR AND/OR WITHIN THE INSULATED ENVELOPE.
7. SEE ELECTRICAL PLANS FOR SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR LOCATIONS.
8. PROVIDE BLOCKING FOR BATH ACCESSORIES, OWNER'S ART, COAT HOOKS, OR TV. (SEE INT. ELEVS. FOR MORE INFO)
9. GC TO COORDINATE TRUSS LAYOUT WITH FLOOR DRAINS, TOILETS, TUBS, MECHANICAL GRILLES, ETC.
10. SEE FINISH FLOOR PLANS FOR FLOOR FINISHES



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

0 5 10 15 25

TRUE NORTH

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LOWER LEVEL PLA

A1.00

Attachment: Plans (9751 : Jim Rankin & Jennifer Dahle)

GENERAL NOTES

MAIN LEVEL T.O. SUBFLOOR = 100'-0" U.N.O.
MAIN LEVEL FINISH FLOOR = 100'-0 3/4" U.N.O.

1. ALL OUTSIDE DIMENSIONS OF FRAMING PLAN TO FACE OF EXTERIOR SHEATHING OR MASONRY, U.N.O. ALL INTERIOR PARTITION DIMENSIONS TO FACE OF STUD, U.N.O.
2. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSION LAYOUTS REPRESENTED ON THIS PLAN & NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DOORS / WINDOWS TO BE CENTERED AS SHOWN ON PLANS, DIMENSIONS AT DOORS, WINDOWS, AND FRAMED OPENINGS ARE TO CENTERLINE. SEE DOOR AND WINDOW SCHEDULE FOR MANUFACTURER AND SIZE INFORMATION.
4. HVAC SHOWN FOR REFERENCE ONLY; SIZE AND LOCATION TO BE VERIFIED BY GC TO COORDINATE FRAMING PLAN WITH DEVICE LAYOUT
5. ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
6. ALL PLUMBING FIXTURES LOCATED ON EXTERIOR WALLS SHOULD BE SUPPLIED THROUGH THE FLOOR AND/OR WITHIN THE INSULATED ENVELOPE.
7. SEE ELECTRICAL PLANS FOR SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR LOCATIONS.
8. PROVIDE BLOCKING FOR BATH ACCESSORIES, OWNER'S ART, COAT HOOKS, OR TV. (SEE INT. ELEVS. FOR MORE INFO)
9. GC TO COORDINATE TRUSS LAYOUT WITH FLOOR DRAINS, TOILETS, TUBS, MECHANICAL GRILLES, ETC.
10. SEE FINISH FLOOR PLANS FOR FLOOR FINISHES

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

0 5 10 15 25

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MAIN LEVEL FRAMING PLAN

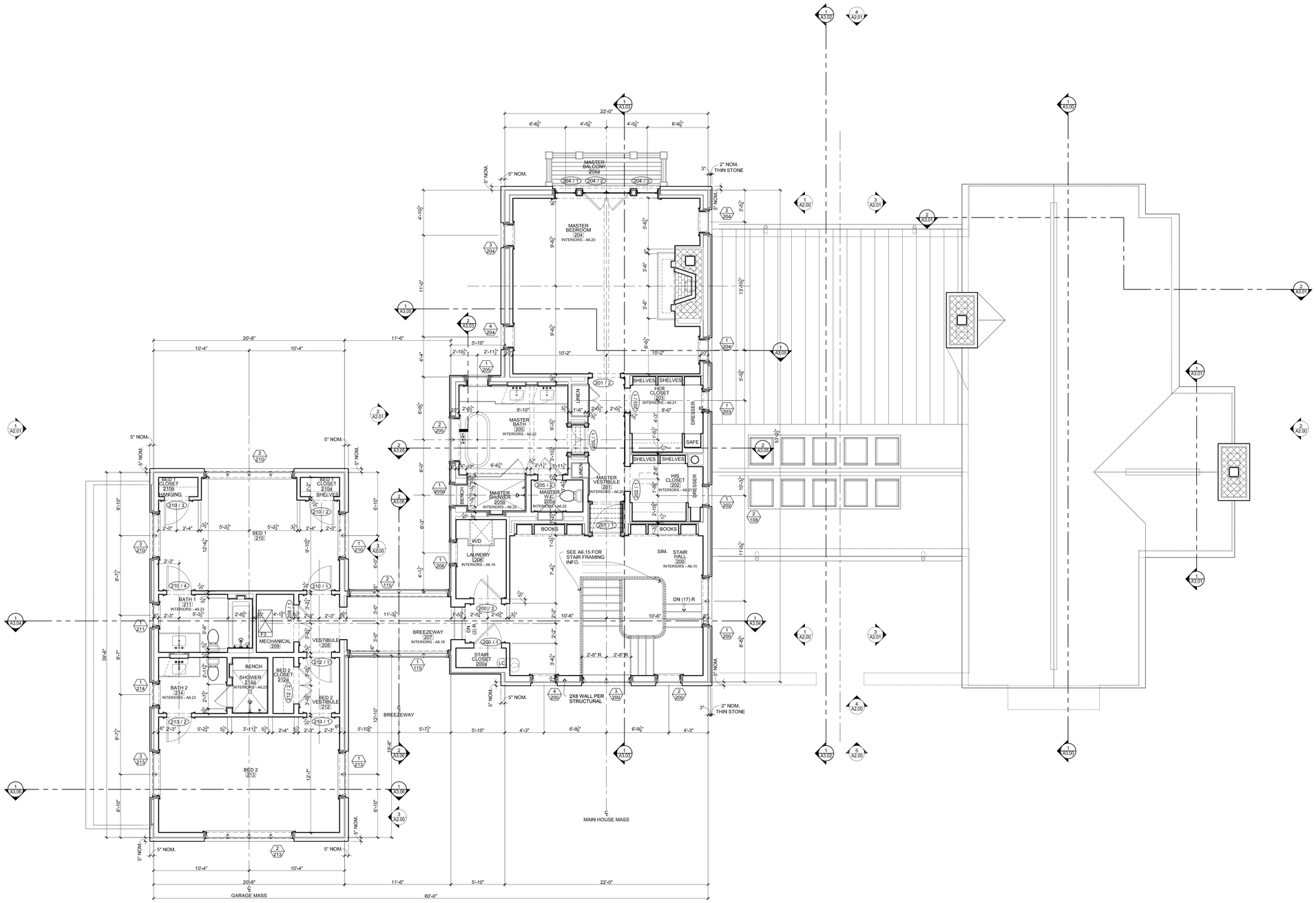
A1.01

Attachment: Plans (9751 : Jim Rankin & Jennifer Dahle)

GENERAL NOTES

UPPER LEVEL T.O. SUBFLOOR = 110'-5 ½" U.N.O.
UPPER LEVEL FINISH FLOOR = 110'-6 ½" U.N.O.
UPPER LEVEL ABOVE GARAGE FINISH SUBFLOOR = 109'-4" U.N.O.

1. ALL OUTSIDE DIMENSIONS OF FRAMING PLAN TO FACE OF EXTERIOR SHEATHING OR MASONRY, U.N.O. ALL INTERIOR PARTITION DIMENSIONS TO FACE OF STUD, U.N.O.
2. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSION LAYOUTS REPRESENTED ON THIS PLAN & NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DOORS / WINDOWS TO BE CENTERED AS SHOWN ON PLANS. DIMENSIONS AT DOORS, WINDOWS, AND FRAMED OPENINGS ARE TO CENTERLINE. SEE DOOR AND WINDOW SCHEDULE FOR MANUFACTURER AND SIZE INFORMATION.
4. HVAC SHOWN FOR REFERENCE ONLY; SIZE AND LOCATION TO BE VERIFIED BY GC TO COORDINATE FRAMING PLAN WITH DEVICE LAYOUT
5. ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
6. ALL PLUMBING FIXTURES LOCATED ON EXTERIOR WALLS SHOULD BE SUPPLIED THROUGH THE FLOOR AND/OR WITHIN THE INSULATED ENVELOPE.
7. SEE ELECTRICAL PLANS FOR SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR LOCATIONS.
8. PROVIDE BLOCKING FOR BATH ACCESSORIES, OWNER'S ART, COAT HOOKS, OR TV. (SEE INT. ELEVS. FOR MORE INFO)
9. GC TO COORDINATE TRUSS LAYOUT WITH FLOOR DRAINS, TOILETS, TUBS, MECHANICAL GRILLES, ETC.
10. SEE FINISH FLOOR PLANS FOR FLOOR FINISHES



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

0 5 10 15 25

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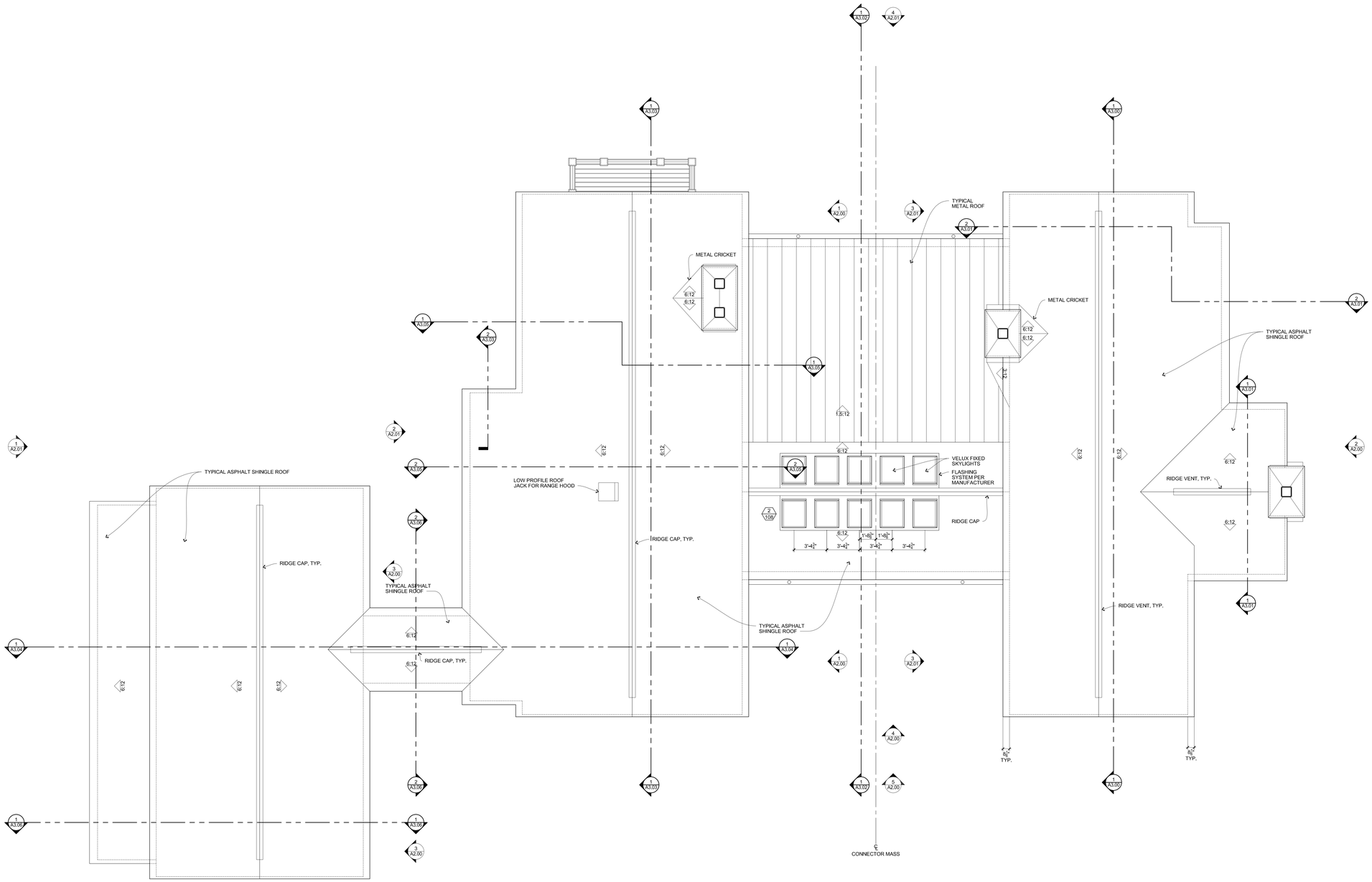
UPPER LEVEL FRAMING PLAN

A1.02

Attachment: Plans (9751 : Jim Rankin & Jennifer Dahle)

GENERAL NOTES

1. ENTIRE ROOF TO RECEIVE ICE AND WATER SHIELD.
2. ALL ROOF PENETRATIONS TO MATCH ROOFING AND TO BE APPROVED BY ARCHITECT
3. ALL DORMERS TO BE CENTERED AS SHOWN ON PLANS.
4. SEE WINDOW SCHEDULE FOR SKYLIGHT MANUFACTURERS AND SIZES.



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

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ROOF PLAN

A1.03

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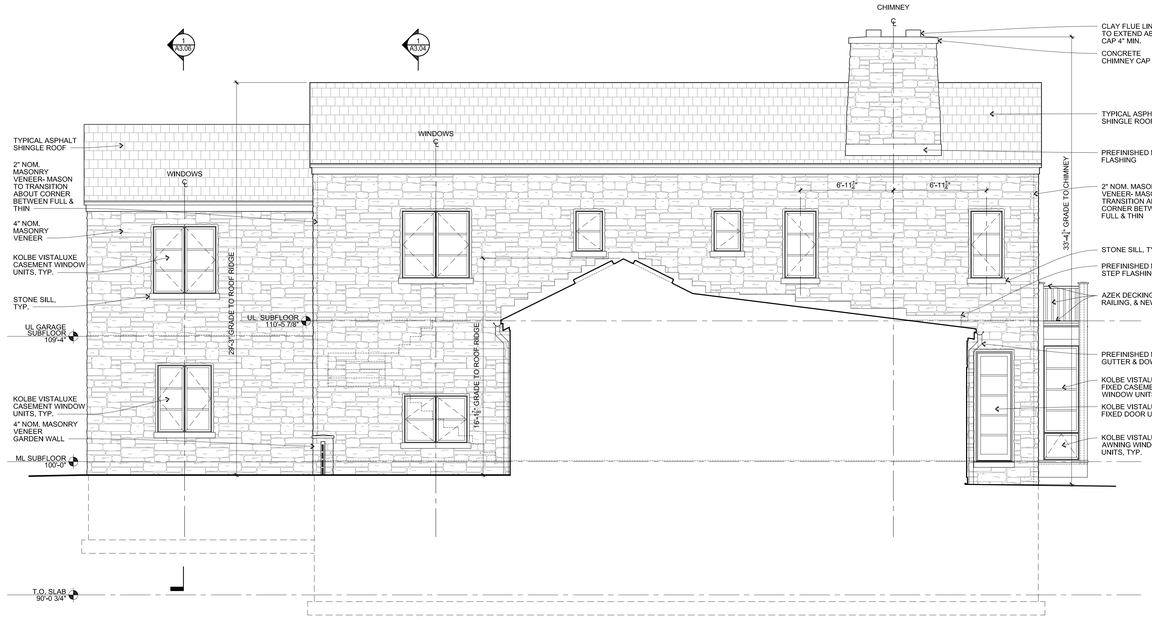
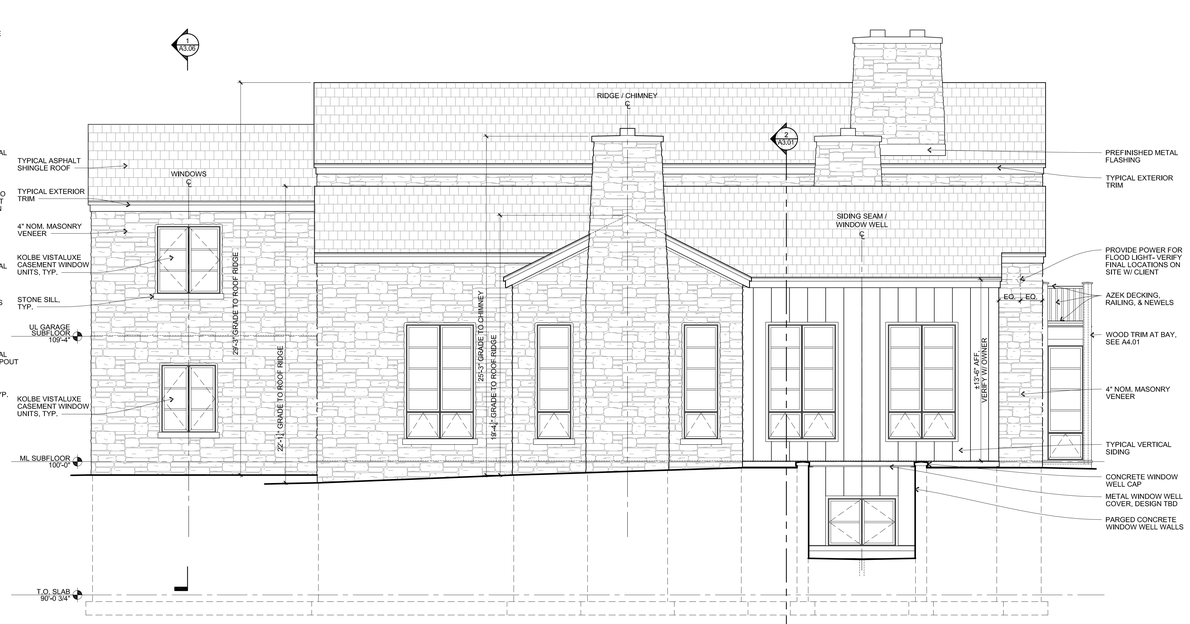
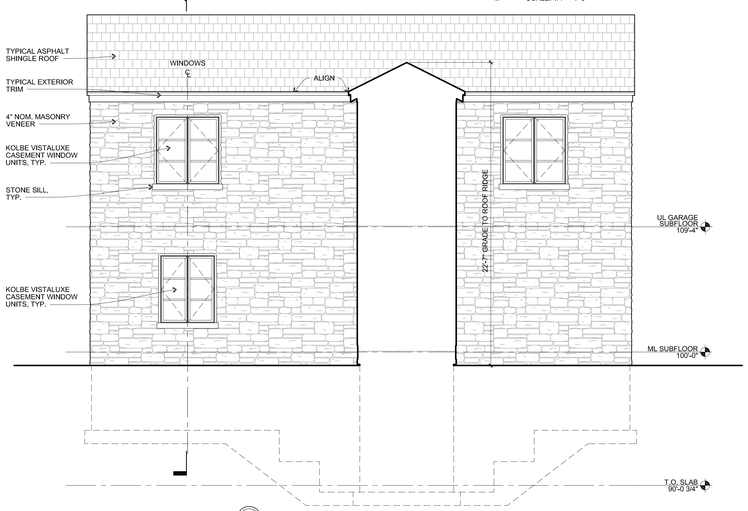


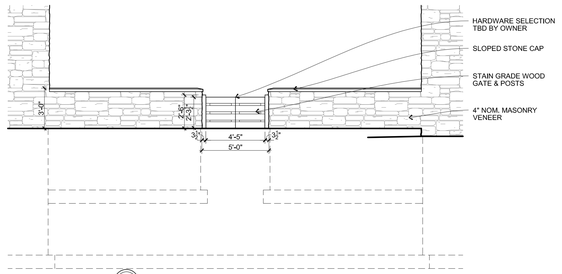
1 PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



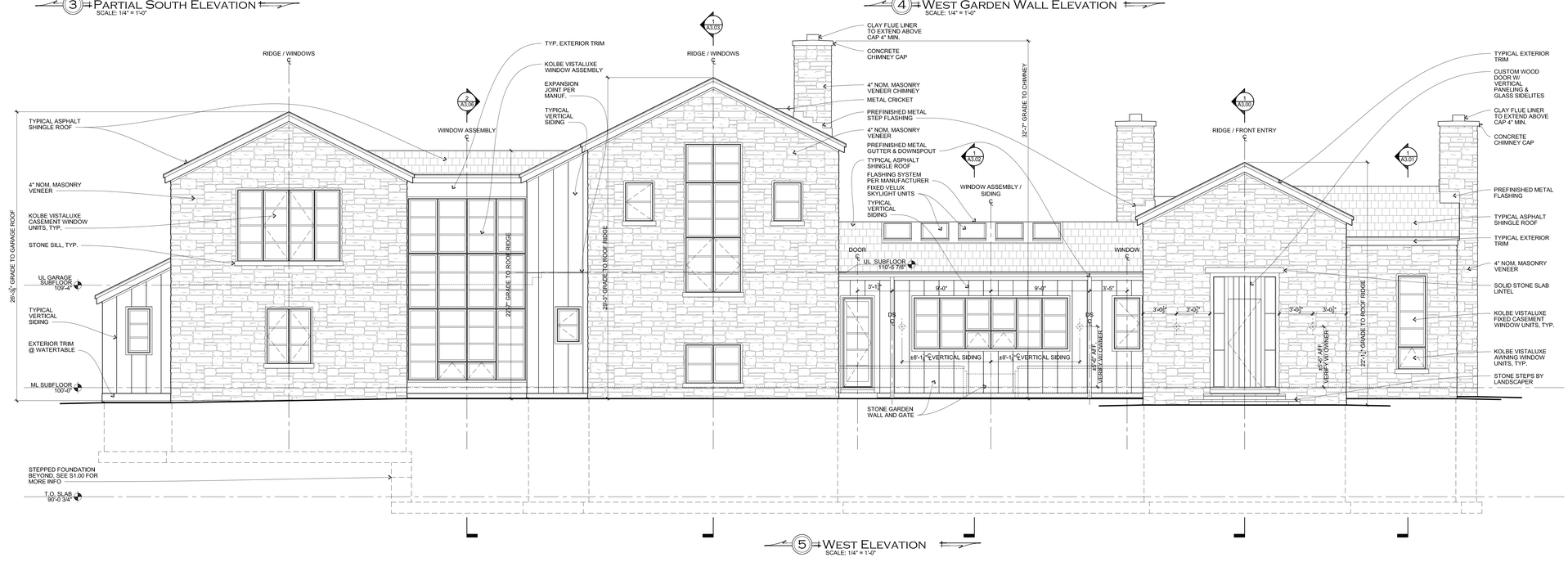
2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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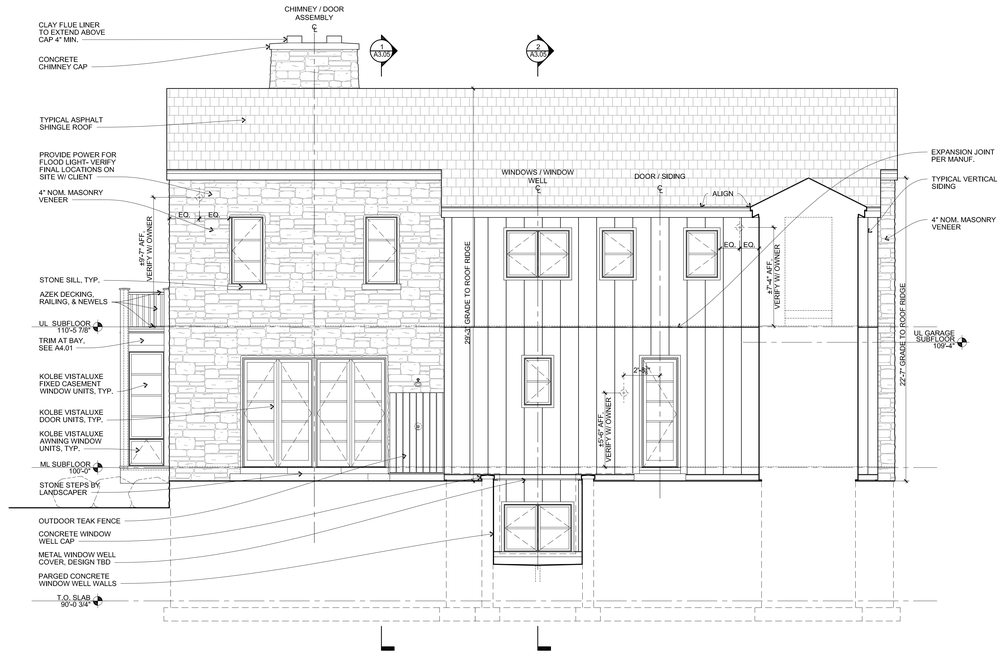
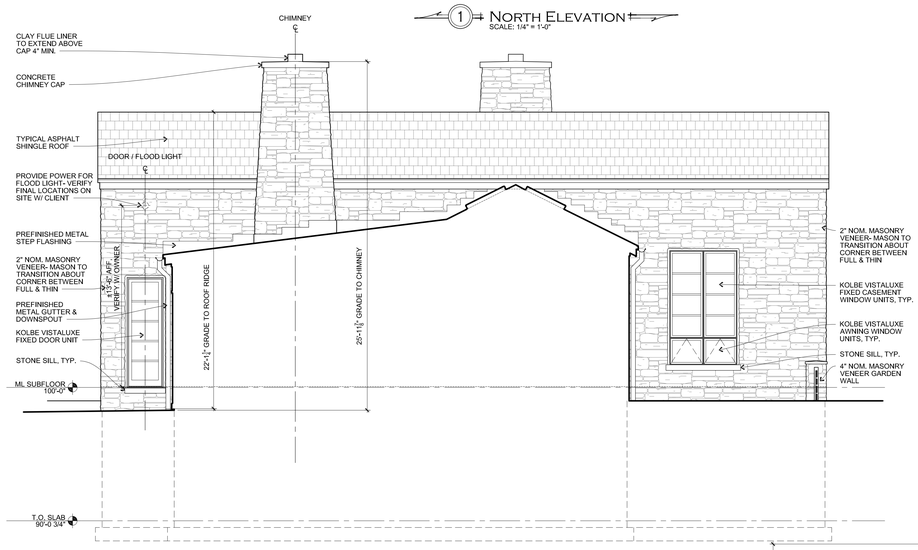
EXTERIOR ELEVATIONS

A2.00

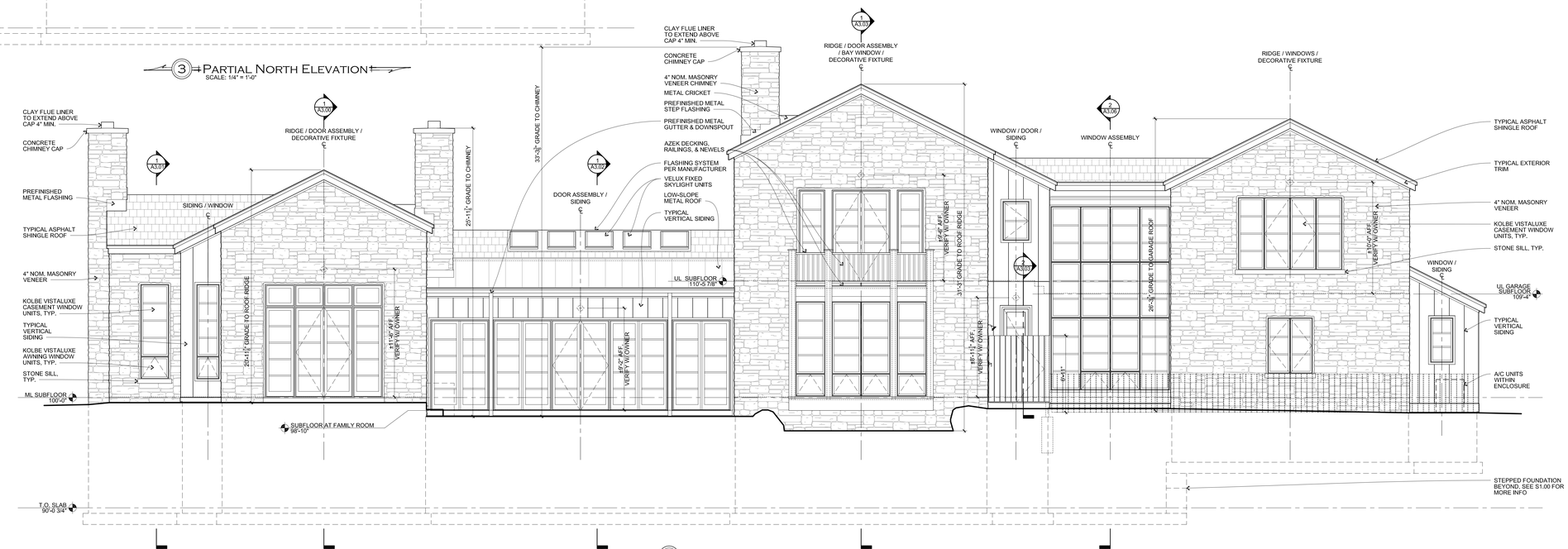
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

WADE WEISSMANN ARCHITECTURE

JRD

MEQUON RESIDENCE

710 E. Ravine Drive, Mequon, WI 53092

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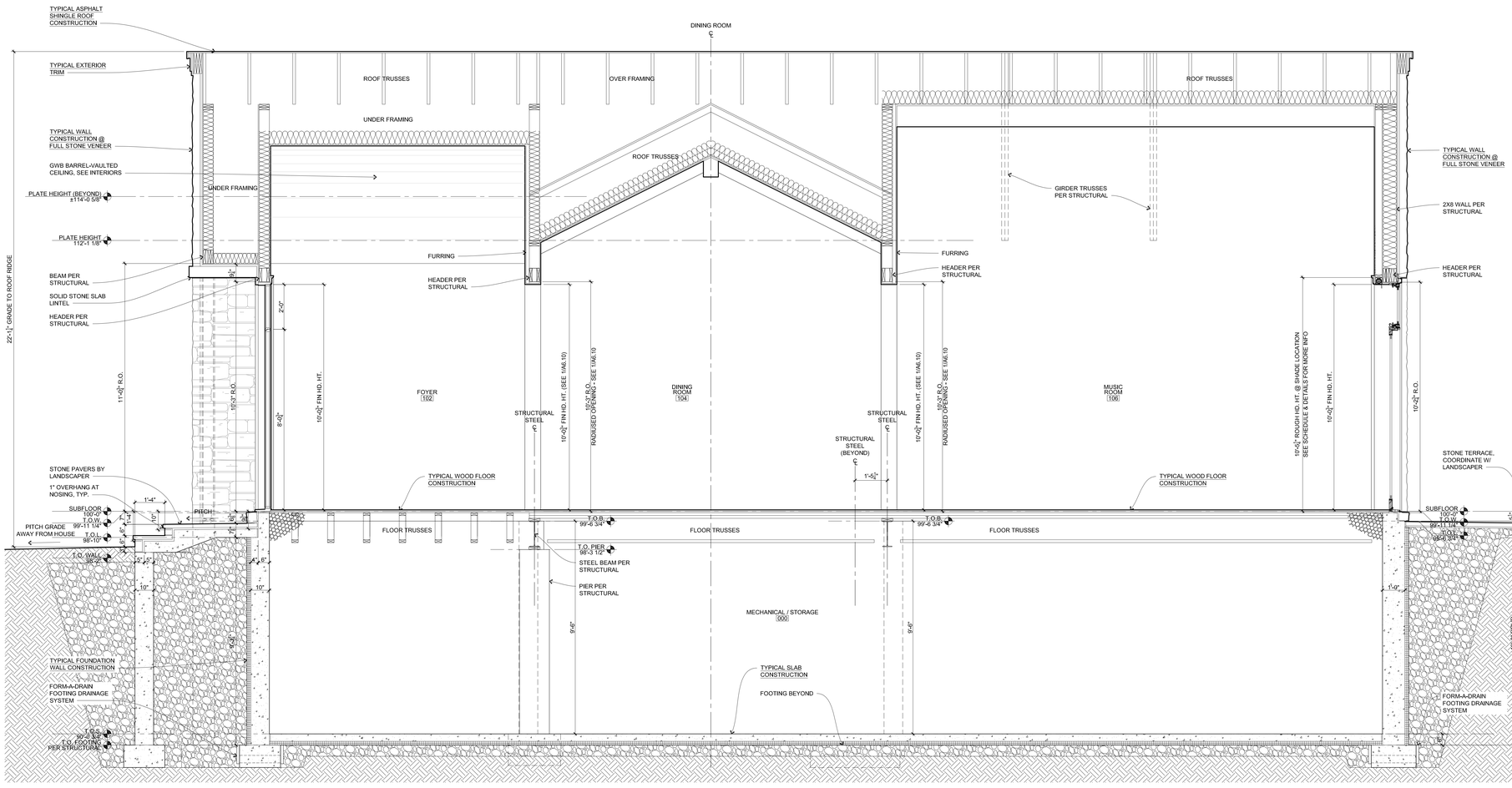
ISSUE:
MEQUON ARB SET 08.19.2024

EXTERIOR ELEVATIONS

A2.01

Attachment: Plans (9751 : Jim Rankin & Jennifer Dahle)



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

TYPICAL CONSTRUCTION

STRUCTURAL NOTE
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TYPICAL FOOTING DETAIL
- SEE STRUCTURAL FOR ALL REINFORCING AND KEYING
- SEE STRUCTURAL DRAWINGS FOR ALL FOOTING INFORMATION AND DESIGNS
- WATERPROOFING PER SOIL REPORT
- ADD WATER STOPS AT LOCATIONS SPECIFIED
- FORM-A-DRAIN PLUS SYSTEM, TIE INTO SITE WATER MANAGEMENT SYSTEM
- FOOTING TO BEAR ON SUITABLE NATIVE SOIL OR ON LEAN-CONCRETE BACKFILL ON SUITABLE NATIVE SOIL, PER SOIL REPORT

TYPICAL SLAB CONSTRUCTION
- 4" CONCRETE SLAB / PER STRUCTURAL
- 10 MIL VAPOR RETARDER PER SOILS REPORT
- 2" RIGID INSULATION (R-10 MIN.)
- 8" MIN. CLEAN GRAVEL FILL
- UNDISTURBED SOIL

TYPICAL FOUNDATION WALL CONSTRUCTION
-DRAINAGE MAT
-R10 RIGID FOAM INSULATION & DRAINAGE BOARD
- FLUID-APPLIED WATERPROOFING MEMBRANE: INSTALL PER MFR'S INSTRUCTIONS, SEE SOIL REPORT FOR MORE INFORMATION
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WALL CONSTRUCTION @ PARGING
- ¾" PARGE COAT
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WOOD FLOOR CONSTRUCTION
- ¾" WOOD FLOORING PER SELECTIONS PORTFOLIO
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL.
- R-30 MIN. CLOSED CELL SPRAY FOAM INSTULATION

TYPICAL TILE FLOOR CONSTRUCTION
- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL HEATED TILE FLOOR CONSTRUCTION
- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS
AT 1ST FLOOR
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- ½" GYPCRETE W/ RADIANT TUBING
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL
AT 2ND FLOOR
- WARMLY YOURS ELECTRIC HEATING -SLIP SHEET - SCHLUTER DITRA OR SIM.
-¾" PLYWOOD SUBFLOOR
-FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL WALL CONSTRUCTION @ SIDING
- LP SMARTSIDE 38 SERIES STRAND SUBSTRATE VERTICAL SIDING (INSTALLED AS REVERSE BATTEN SYSTEM- SEE 5/A4.04)
- HYDROGAP A/W BARRIER BY BENJAMIN OBDYKE, OR SIMILAR
- ½" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21
TYPICAL:
- VAPOR BARRIER
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH
AT TILE/SLAB:
- VAPOR BARRIER
- ½" CEMENT BOARD (DUROCK OR SIM.)
- ±¼" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ FULL STONE VENEER
- 4" NOMINAL STONE VENEER (PROVIDE CORROSION RESISTANT TIES PER CODE SPACING)
- 1" AIR SPACE W/ FULL-HEIGHT MASONRY DRAINAGE MAT TYP. CAVCLEAR OR SIM.
- AIR/WEATHER BARRIER
- ½" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
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-±¼" SETTING BED
-TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER
- ADHERED 2" NOMINAL THIN STONE VENEER INSTALLED PER MFR INSTRUCTIONS
- BOND COAT AND SCRATCH COAT, INSTALLED PER MFR INSTRUCTIONS
- LATHNET DRAINAGE PLANE AND METAL LATH SYSTEM
- AIR/WEATHER BARRIER, CONFIRM NUMBER OF LAYERS WITH ADHERED MASONRY MFR INSTRUCTIONS
- ½" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER (CONTINUED)
TYPICAL:
- VAPOR BARRIER
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH
AT TILE/SLAB:
- VAPOR BARRIER
- ½" CEMENT BOARD (DUROCK OR SIM.)
- ±¼" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION
- CERTAINTEED LANDMARK PRO ASPHALT SHINGLE
- ROOFING UNDERLAYMENT PER MANUFACTURE
- ICE AND WATER SHIELD, EXTEND UP ROOF TO A POINT ±36" MIN (HORIZ.), INSIDE EXT. WALL AND AT VALLEYS PER MANUFACTURE
- EXTERIOR GRADE ROOF SHEATHING
AT RIDGE VENT ROOFS
-1" MIN. RAFTER VENT BAFFLE, TO PROVIDE CONTINUOUS VENTILATION FROM EAVE TO VENT
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
-BATT INSULATION R-38 MIN. AT FLAT CEILINGS, R-49 MIN., AND/OR PER ODOE
- INTERIOR FINISH

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION (CONTINUED)
AT RIDGE CAP ROOFS
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
-R-49 CLOSED CELL SPRAY FOAM INSULATION
- INTERIOR FINISH

TYPICAL METAL ROOF CONSTRUCTION
- DOUBLE LOCK STANDING SEAM METAL PANELS-SEAMS 20" O.C.
- RED ROSIN PAPER
- #30 ROOF FELT
- HIGH TEMP ICE AND WATER SHIELD
- EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
- R-49 MIN. CLOSED-CELL SPRAY FOAM INSULATION
- INTERIOR FINISH

TYPICAL EXTERIOR TRIM
- TRIM TO BE LP SMART SIDING OR SIM. SMOOTH COMPOSITE TRIM
- SEE SECTIONS AND DETAILS FOR SIZING INFORMATION

TYPICAL GUTTERS AND DOWNSPOUTS
- 6" PREFINISHED METAL HALF ROUND GUTTER WITH BENT ROD & HANGER
- 4" PREFINISHED METAL ROUND DOWNSPOUTS
- FASTEN DOWNSPOUTS TO EXTERIOR WALLS WITH PREFINISHED METAL STRAPS
- DOWNSPOUTS TO TERMINATE INTO A COPPER BOOT ADAPTER FOR DRAIN TILE. FINAL DESIGN TBD
- NO PVC SHOULD BE SEEN ABOVE GRADE

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BUILDING SECTIONS

A3.00

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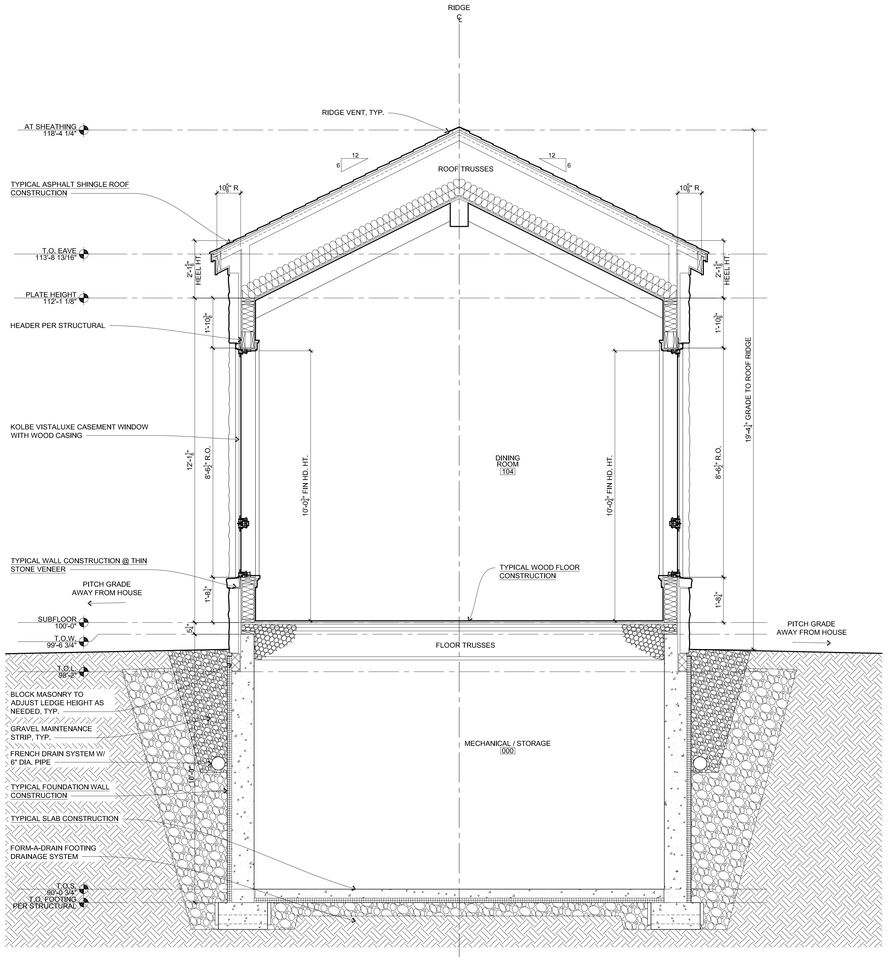
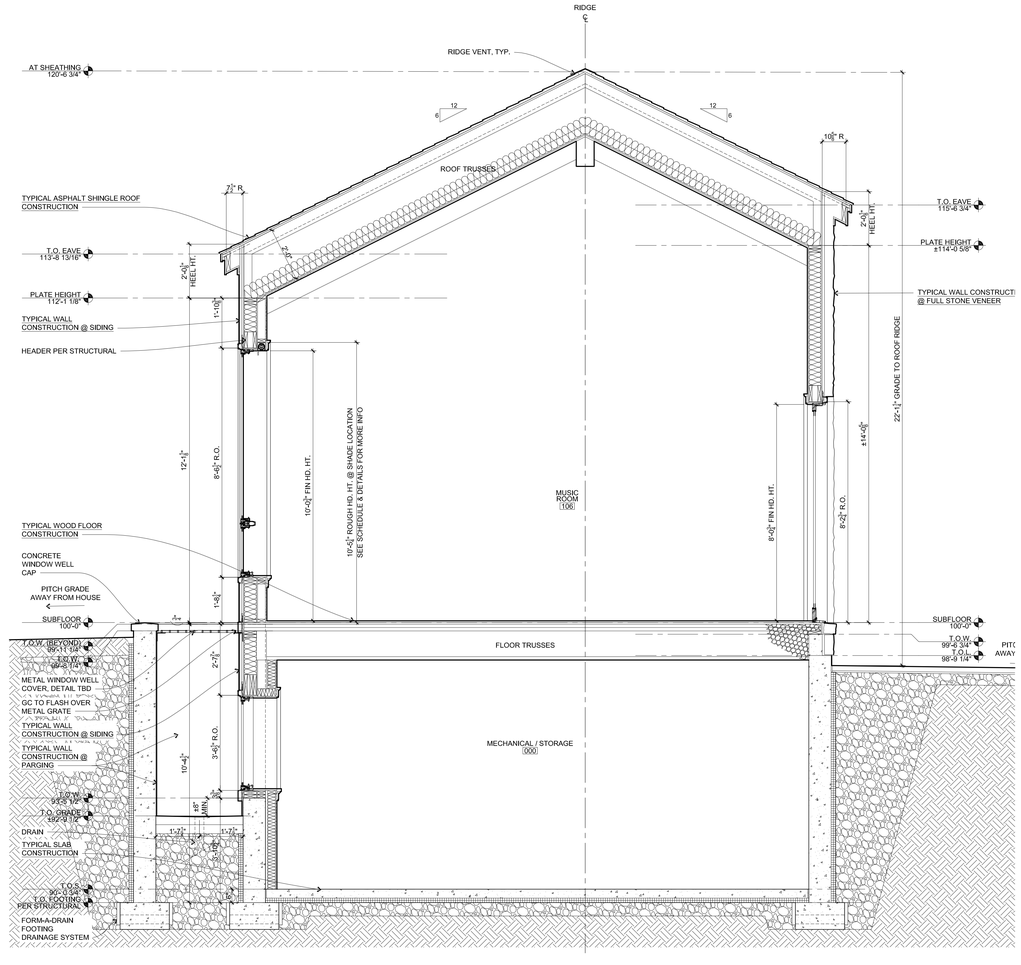


1 BUILDING SECTION
SCALE: 1/2" = 1'-0"



2 BUILDING SECTION
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TYPICAL CONSTRUCTION

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TYPICAL SLAB CONSTRUCTION
- 4" CONCRETE SLAB / PER STRUCTURAL
- 10 MIL VAPOR RETARDER PER SOILS REPORT
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- 8" MIN. CLEAN GRAVEL FILL
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TYPICAL FOUNDATION WALL CONSTRUCTION
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- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WALL CONSTRUCTION @ PARGING
- ¾" PARGE COAT
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TYPICAL WOOD FLOOR CONSTRUCTION
- ¾" WOOD FLOORING PER SELECTIONS PORTFOLIO
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL
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TYPICAL TILE FLOOR CONSTRUCTION
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- SLIP SHEET - SCHLUTER DITRA OR SIM.
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL HEATED TILE FLOOR CONSTRUCTION
- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS

AT 1ST FLOOR
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- ½" GYPCRETE W/ RADIANT TUBING
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AT 2ND FLOOR
- WARMLY YOURS ELECTRIC HEATING -SLIP SHEET - SCHLUTER DITRA OR SIM.
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- BATT INSULATION FOR R-21

TYPICAL:
- VAPOR BARRIER
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH

AT TILE/SLAB:
- VAPOR BARRIER
- ½" CEMENT BOARD (DUROCK OR SIM.)
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- TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ FULL STONE VENEER
- 4" NOMINAL STONE VENEER (PROVIDE CORROSION RESISTANT TIES PER CODE SPACING)
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TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER (CONTINUED)

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- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH

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A3.01

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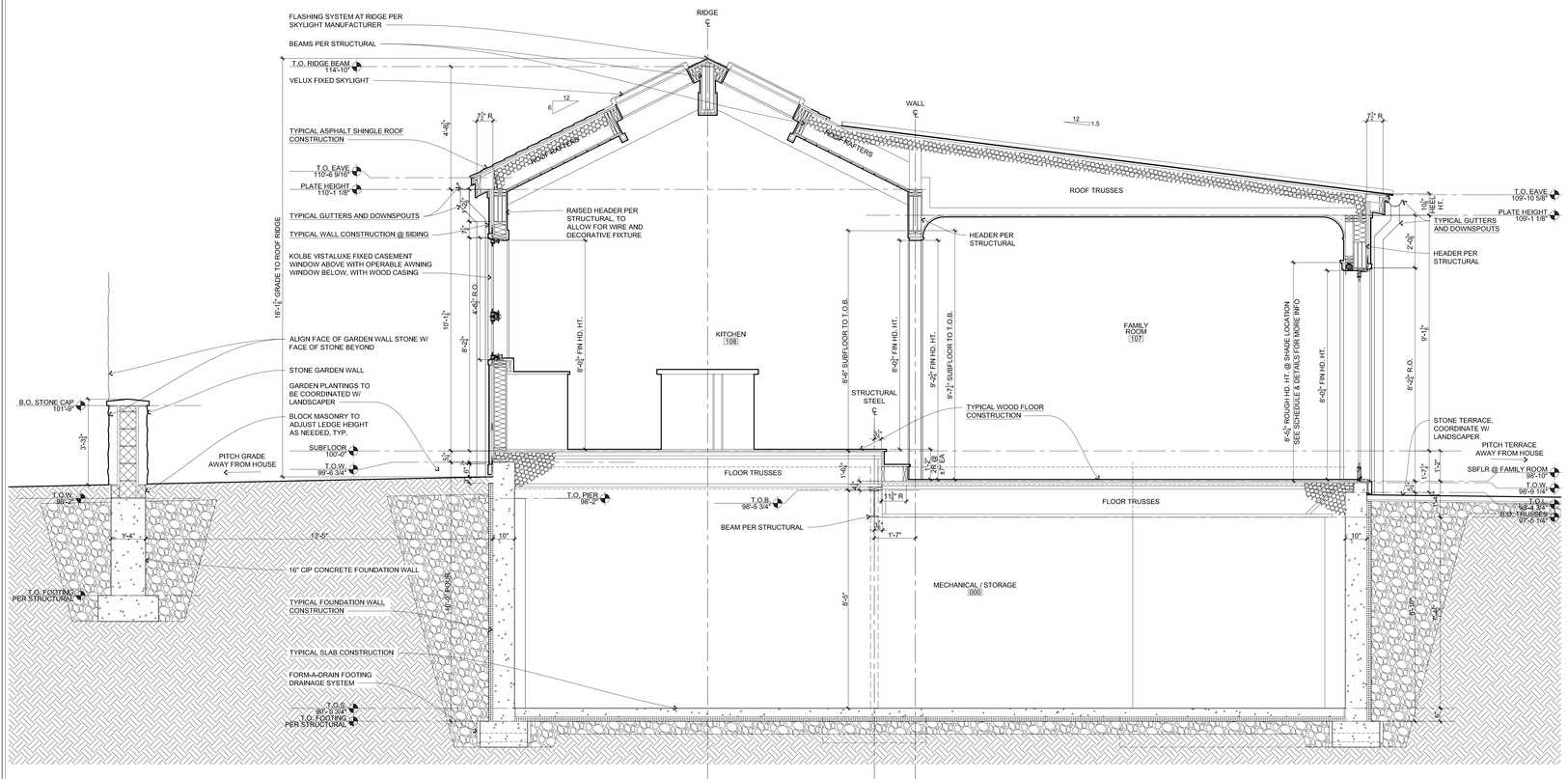

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- 4" PREFINISHED METAL ROUND DOWNSPOUTS
- FASTEN DOWNSPOUTS TO EXTERIOR WALLS WITH PREFINISHED METAL STRAPS
- DOWNSPOUTS TO TERMINATE INTO A COPPER BOOT ADAPTER FOR DRAIN TILE; FINAL DESIGN TBD
- NO PVC SHOULD BE SEEN ABOVE GRADE

WADE WEISSMANN ARCHITECTURE

JRD

MEQUON RESIDENCE

710 E. Ravine Drive, Mequon, WI 53092

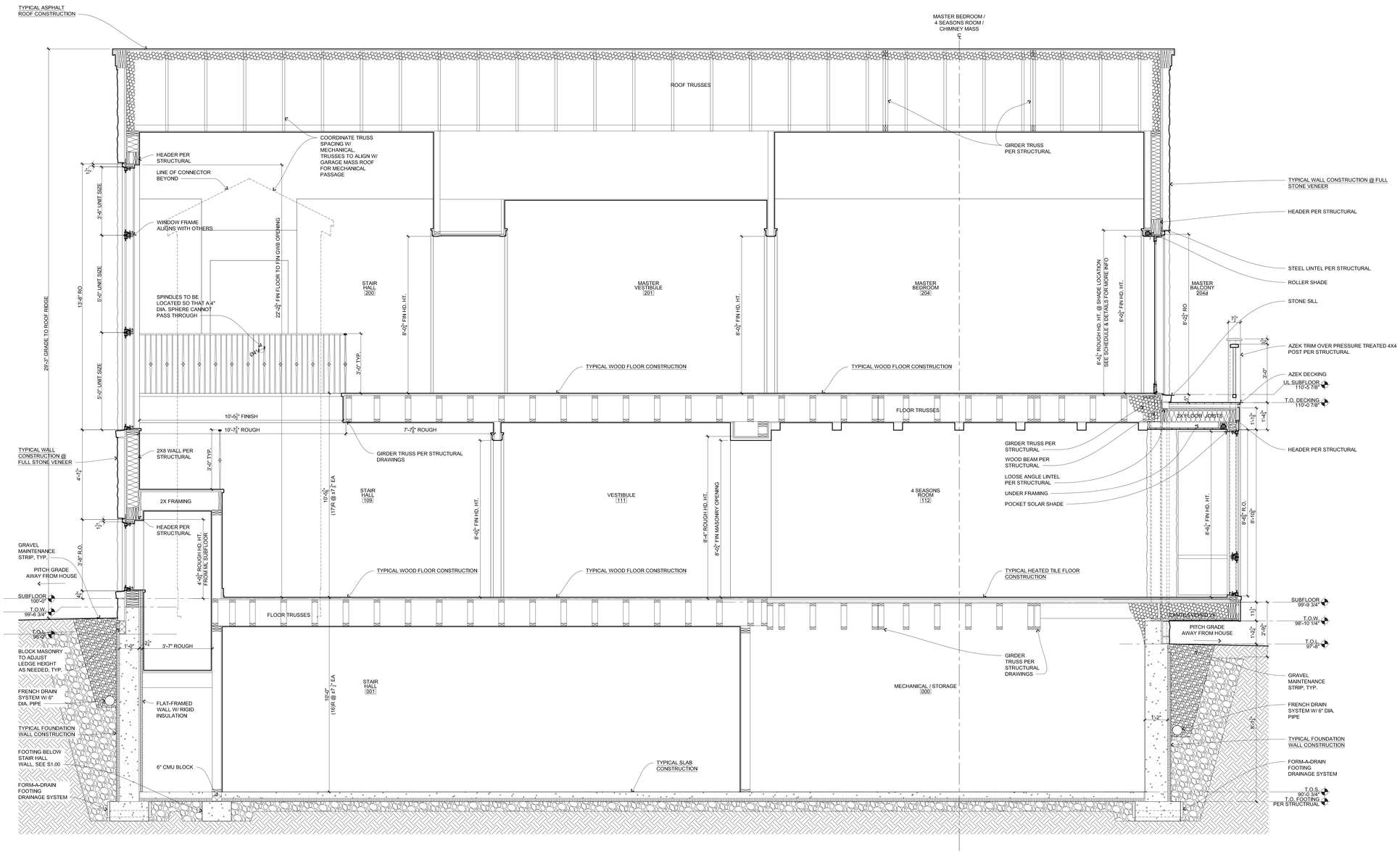
WADE WEISSMANN ARCHITECTURE | INT: © 2024 | P: 414-volunteer | F: 414-volunteer

Attachment: Plans (9751 : Jim Rankin & Jennifer Dahlin)

ISSUE:
MEQUON ARB SET 08.19.2024

BUILDING SECTIONS

A3.02



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

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

TYPICAL CONSTRUCTION

STRUCTURAL NOTE

ALL STRUCTURAL MEMBERS SHOWN IN THIS ARCHITECTURAL SET ARE ILLUSTRATED FOR DESIGN PURPOSES ONLY. ALL STRUCTURAL MEMBERS TO BE SPECIFIED BY A LICENSED STRUCTURAL ENGINEER, INCLUDING BUT NOT LIMITED TO BEAMS, HEADERS, FLOOR AND ROOF TRUSSES AND FOUNDATION. GENERAL CONTRACTOR TO PROVIDE ALL NECESSARY HURRICANE CLIPS, JOIST HANGERS, POST BASES, STRUCTURAL ACCESSORIES, FASTENERS, ETC. AS DESIGNATED BY A STRUCTURAL ENGINEER AND AS REQUIRED BY GOVERNING CODES. SEE STRUCTURAL SHEETS FOR MORE INFORMATION.

PRIOR TO ANY SITE PREPARATION AND EXCAVATION WORK, VERIFY REOTS WITH SOILS REPORT DATED AUGUST 16, 2024, GILES PROJECT NO. 1G-2405076

TYPICAL FOOTING DETAIL

- SEE STRUCTURAL FOR ALL REINFORCING AND KEYING
- SEE STRUCTURAL DRAWINGS FOR ALL FOOTING INFORMATION AND DESIGNS
- WATERPROOFING PER SOIL REPORT
- ADD WATER STOPS AT LOCATIONS SPECIFIED
- FORM-A-DRAIN PLUS SYSTEM, TIE INTO SITE WATER MANAGEMENT SYSTEM
- FOOTING TO BEAR ON SUITABLE NATIVE SOIL OR ON LEAN-CONCRETE BACKFILL ON SUITABLE NATIVE SOIL, PER SOIL REPORT

TYPICAL SLAB CONSTRUCTION

- 4" CONCRETE SLAB / PER STRUCTURAL
- 10 MIL VAPOR RETARDER PER SOILS REPORT
- 2" RIGID INSULATION (R-10 MIN.)
- 8" MIN. CLEAN GRAVEL FILL
- UNDISTURBED SOIL

TYPICAL FOUNDATION WALL CONSTRUCTION

-DRAINAGE MAT
-R10 RIGID FOAM INSULATION & DRAINAGE BOARD
- FLUID-APPLIED WATERPROOFING MEMBRANE; INSTALL PER MFR'S INSTRUCTIONS, SEE SOIL REPORT FOR MORE INFORMATION
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WALL CONSTRUCTION @ PARGING

- ¾" PARGE COAT
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WOOD FLOOR CONSTRUCTION

- ¾" WOOD FLOORING PER SELECTIONS PORTFOLIO
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL.
- R-30 MIN. CLOSED CELL SPRAY FOAM INSTULATION

TYPICAL TILE FLOOR CONSTRUCTION

- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL HEATED TILE FLOOR CONSTRUCTION

- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS

AT 1ST FLOOR

- SLIP SHEET - SCHLUTER DITRA OR SIM.
- ½" GYPCRETE W/ RADIANT TUBING
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

AT 2ND FLOOR

- WARMLY YOURS ELECTRIC HEATING
-SLIP SHEET - SCHLUTER DITRA OR SIM.
-¾" PLYWOOD SUBFLOOR
-FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL WALL CONSTRUCTION @ SIDING

- LP SMARTSIDE 38 SERIES STRAND SUBSTRATE VERTICAL SIDING (INSTALLED AS REVERSE BATTEN SYSTEM- SEE 5/A4.04)
- HYDROGAP A/W BARRIER BY BENJAMIN OBDYKE, OR SIMILAR
- ½" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL:

- VAPOR BARRIER
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH

AT TILE/SLAB:

- VAPOR BARRIER
- ½" CEMENT BOARD (DUROCK OR SIM.)
- ±¼" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ FULL STONE VENEER

- 4" NOMINAL STONE VENEER (PROVIDE CORROSION RESISTANT TIES PER CODE SPACING)
- 1" AIR SPACE W/ FULL-HEIGHT MASONRY DRAINAGE MAT TYP. CAVCLEAR OR SIM.
- AIR/WEATHER BARRIER
- ½" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL:

-VAPOR BARRIER
-5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH

AT TILE/SLAB:

-VAPOR BARRIER
-½" CEMENT BOARD (DUROCK OR SIM.)
-±¼" SETTING BED
-TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER

- ADHERED 2" NOMINAL THIN STONE VENEER INSTALLED PER MFR INSTRUCTIONS
- BOND COAT AND SCRATCH COAT, INSTALLED PER MFR INSTRUCTIONS
- LATHNET DRAINAGE PLANE AND METAL LATH SYSTEM
- AIR/WEATHER BARRIER, CONFIRM NUMBER OF LAYERS WITH ADHERED MASONRY MFR INSTRUCTIONS
- ½" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER (CONTINUED)

TYPICAL:

- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH

AT TILE/SLAB:

- VAPOR BARRIER
- ½" CEMENT BOARD (DUROCK OR SIM.)
- ±¼" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION

- CERTAINTEED LANDMARK PRO ASPHALT SHINGLE
- ROOFING UNDERLAYMENT PER MANUFACTURE
- ICE AND WATER SHIELD, EXTEND UP ROOF TO A POINT ±36" MIN (HORIZ.), INSIDE EXT. WALL AND AT VALLEYS PER MANUFACTURE
- EXTERIOR GRADE ROOF SHEATHING

AT RIDGE VENT ROOFS

-1½" MIN. RAFTER VENT BAFFLE, TO PROVIDE CONTINUOUS VENTILATION FROM EAVE TO VENT
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
-BATT INSULATION R-38 MIN, AT FLAT CEILINGS, R-49 MIN., AND/OR PER CODE
- INTERIOR FINISH

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION (CONTINUED)

AT RIDGE CAP ROOFS

- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
-R-49 CLOSED CELL SPRAY FOAM INSULATION
- INTERIOR FINISH

TYPICAL METAL ROOF CONSTRUCTION

- DOUBLE LOCK STANDING SEAM METAL PANELS-SEAMS 20" O.C.
- RED ROSIN PAPER
- #30 ROOF FELT
- HIGH TEMP ICE AND WATER SHIELD
- EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
- R-49 MIN, CLOSED-CELL SPRAY FOAM INSULATION
- INTERIOR FINISH

TYPICAL EXTERIOR TRIM

- TRIM TO BE LP SMART SIDING OR SIM. SMOOTH COMPOSITE TRIM
- SEE SECTIONS AND DETAILS FOR SIZING INFORMATION

TYPICAL GUTTERS AND DOWNSPOUTS

- 6" PREFINISHED METAL HALF ROUND GUTTER WITH BENT ROD & HANGER
- 4" PREFINISHED METAL ROUND DOWNSPOUTS
- FASTEN DOWNSPOUTS TO EXTERIOR WALLS WITH PREFINISHED METAL STRAPS
- DOWNSPOUTS TO TERMINATE INTO A COPPER BOOT ADAPTER FOR DRAIN TILE, FINAL DESIGN TBD
- NO PVC SHOULD BE SEEN ABOVE GRADE

WADE WEISSMAN ARCHITECTURE

JRD

MEQUON RESIDENCE

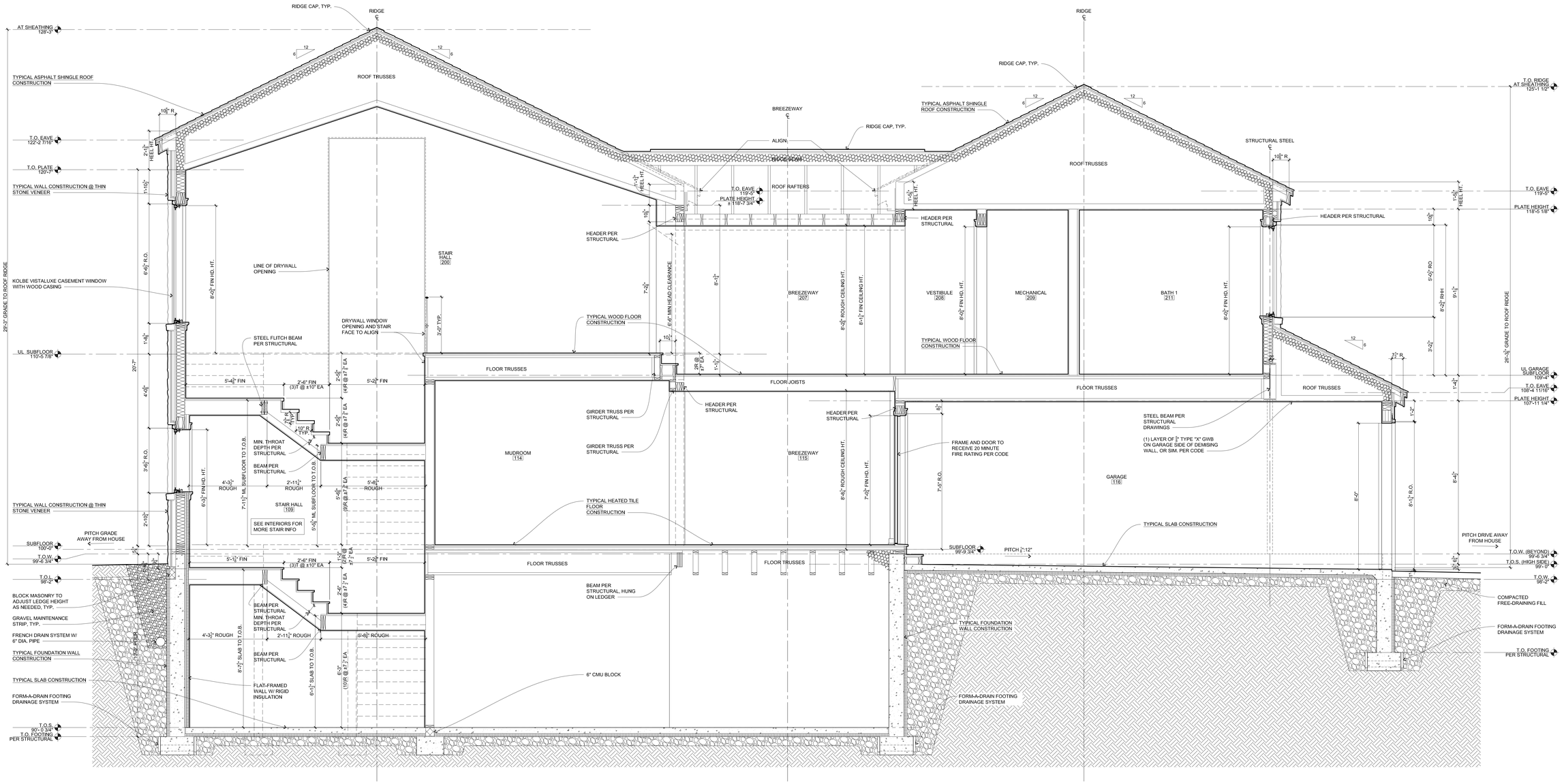
710 E. Ravine Drive, Mequon, WI 53092

ISSUE:
MEQUON ARB SET 08.19.2024

BUILDING SECTIONS

A3.03

Attachment: Plans (9751 : Jim Rankin & Jennifer Dahle)



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

TYPICAL CONSTRUCTION

STRUCTURAL NOTE

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TYPICAL FOOTING DETAIL
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- SEE STRUCTURAL DRAWINGS FOR ALL FOOTING INFORMATION AND DESIGNS
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- FOOTING TO BEAR ON SUITABLE NATIVE SOIL OR ON LEAN-CONCRETE BACKFILL ON SUITABLE NATIVE SOIL, PER SOIL REPORT

TYPICAL SLAB CONSTRUCTION
- 4" CONCRETE SLAB / PER STRUCTURAL
- 10 MIL VAPOR RETARDER PER SOILS REPORT
- 2" RIGID INSULATION (R-10 MIN.)
- 8" MIN. CLEAN GRAVEL FILL
- UNDISTURBED SOIL

TYPICAL FOUNDATION WALL CONSTRUCTION
-DRAINAGE MAT
-R10 RIGID FOAM INSULATION & DRAINAGE BOARD
- FLUID-APPLIED WATERPROOFING MEMBRANE: INSTALL PER MFR'S INSTRUCTIONS, SEE SOIL REPORT FOR MORE INFORMATION
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WALL CONSTRUCTION @ PARGING
- 3/4" PARGE COAT
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WOOD FLOOR CONSTRUCTION
- 3/4" WOOD FLOORING PER SELECTIONS PORTFOLIO
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL.
- R-30 MIN. CLOSED CELL SPRAY FOAM INSTULATION

TYPICAL TILE FLOOR CONSTRUCTION
- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL HEATED TILE FLOOR CONSTRUCTION
- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS
AT 1ST FLOOR
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- 1/2" GYPCRETE W/ RADIANT TUBING
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL
AT 2ND FLOOR
- WARMLY YOURS ELECTRIC HEATING -SLIP SHEET - SCHLUTER DITRA OR SIM.
-3/4" PLYWOOD SUBFLOOR -FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL WALL CONSTRUCTION @ SIDING
- LP SMARTSIDE 38 SERIES STRAND SUBSTRATE VERTICAL SIDING (INSTALLED AS REVERSE BATTEN SYSTEM- SEE S/A4.04)
- HYDROGAP A/W BARRIER BY BENJAMIN OBDYKE, OR SIMILAR
- 7" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21
TYPICAL:
- VAPOR BARRIER
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH
AT TILE/SLAB:
- VAPOR BARRIER
- 1/2" CEMENT BOARD (DUROCK OR SIM.)
- ±1" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ FULL STONE VENEER
- 4" NOMINAL STONE VENEER (PROVIDE CORROSION RESISTANT TIES PER CODE SPACING)
- 1" AIR SPACE W/ FULL-HEIGHT MASONRY DRAINAGE MAT TYP. CAVCLEAR OR SIM.
- AIRWEATHER BARRIER
- 7" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21
TYPICAL:
-VAPOR BARRIER
-5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH
AT TILE/SLAB:
-VAPOR BARRIER
-1/2" CEMENT BOARD (DUROCK OR SIM.)
-±1" SETTING BED
-TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER
- ADHERED 2" NOMINAL THIN STONE VENEER INSTALLED PER MFR INSTRUCTIONS
- BOND COAT AND SCRATCH COAT, INSTALLED PER MFR INSTRUCTIONS
- LATHNET DRAINAGE PLANE AND METAL LATH SYSTEM
- AIRWEATHER BARRIER, CONFIRM NUMBER OF LAYERS WITH ADHERED MASONRY MFR INSTRUCTIONS
- 7" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER (CONTINUED)
TYPICAL:
- VAPOR BARRIER
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH
AT TILE/SLAB:
- VAPOR BARRIER
- 1/2" CEMENT BOARD (DUROCK OR SIM.)
- ±1" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION
- CERTAINTEED LANDMARK PRO ASPHALT SHINGLE
- ROOFING UNDERLAYMENT PER MANUFACTURE
- ICE AND WATER SHIELD, EXTEND UP ROOF TO A POINT ±36" MIN (HORIZ.), INSIDE EXT. WALL AND AT VALLEYS PER MANUFACTURE
- EXTERIOR GRADE ROOF SHEATHING
AT RIDGE VENT ROOFS
-1 1/2" MIN. RAFTER VENT BAFFLE, TO PROVIDE CONTINUOUS VENTILATION FROM EAVE TO VENT
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
-BATT INSULATION R-30 MIN, AT FLAT CEILINGS, R-49 MIN., AND/OR PER CODE
- INTERIOR FINISH

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION (CONTINUED)
AT RIDGE CAP ROOFS
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
-R-49 CLOSED CELL SPRAY FOAM INSULATION
- INTERIOR FINISH

TYPICAL METAL ROOF CONSTRUCTION
- DOUBLE LOCK STANDING SEAM METAL PANELS-SEAMS 20" O.C.
- RED ROSIN PAPER
- #30 ROOF FELT
- HIGH TEMP ICE AND WATER SHIELD
- EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
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- TRIM TO BE LP SMART SIDING OR SIM. SMOOTH COMPOSITE TRIM
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- 6" PREFINISHED METAL HALF ROUND GUTTER WITH BENT ROD & HANGER
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WADE WEISSMANN ARCHITECTURE

JRD

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ISSUE: MEQUON ARB SET 06.19.2024

BUILDING SECTIONS

A3.04

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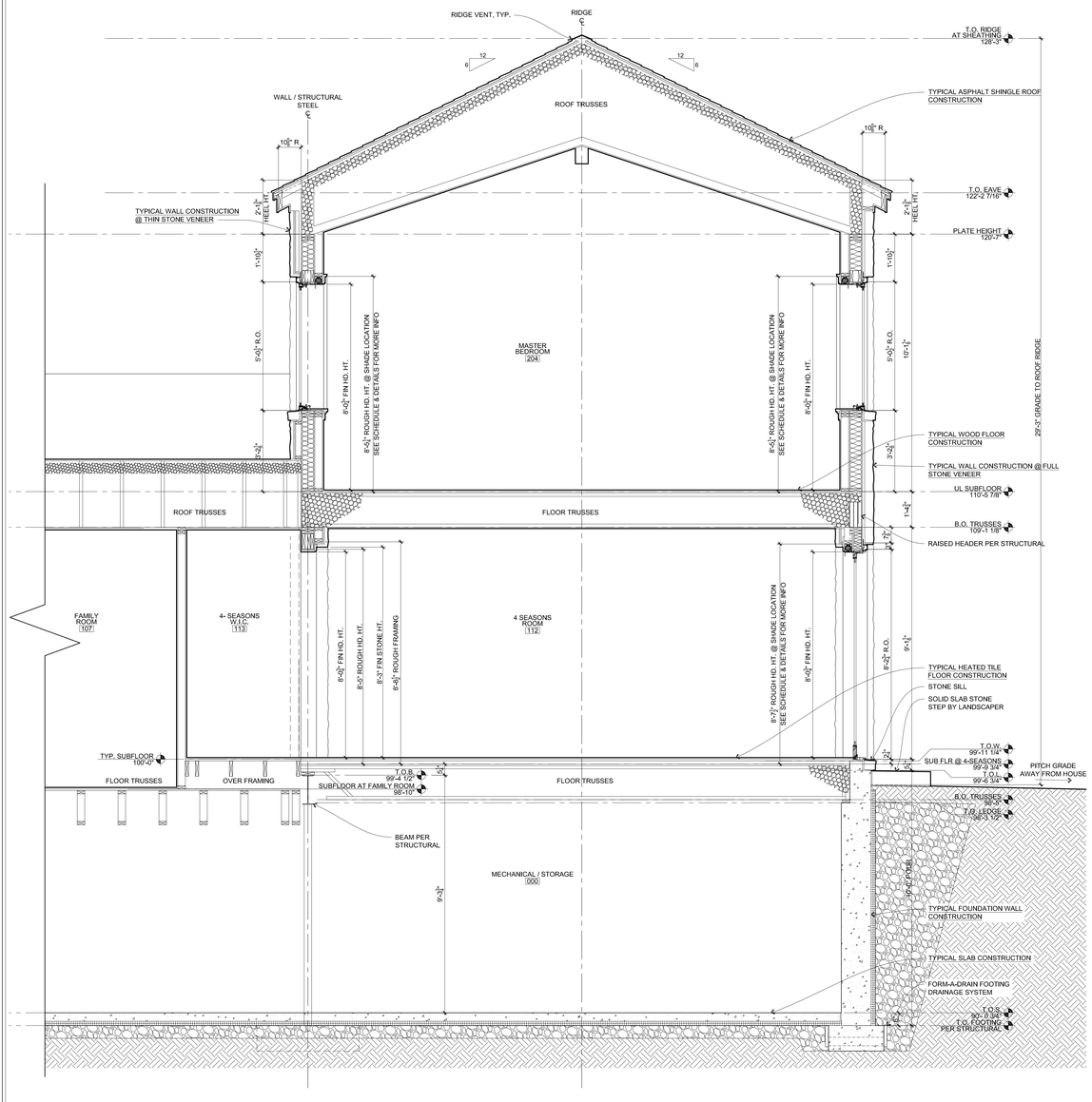
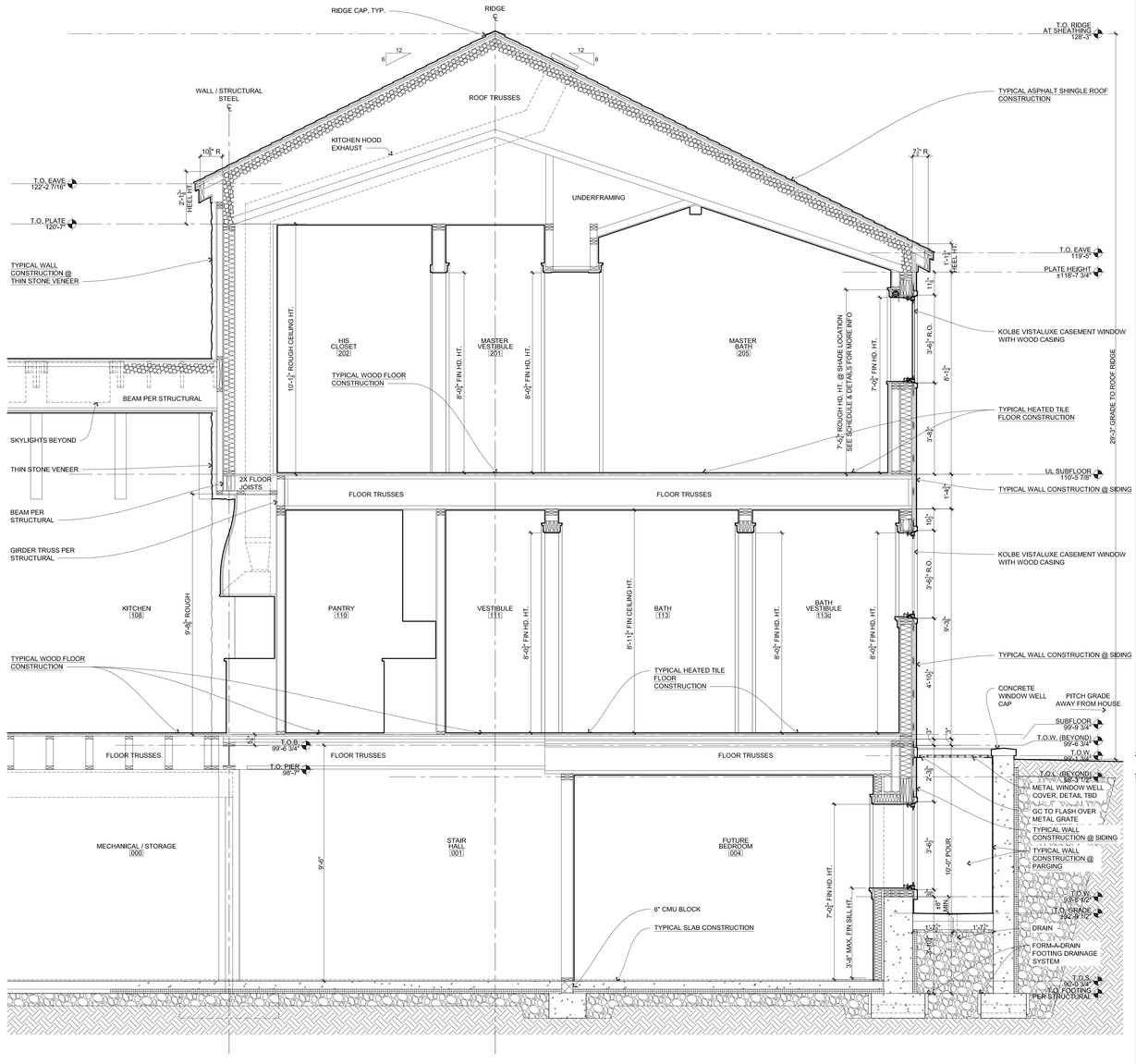


1 BUILDING SECTION
SCALE: 1/2" = 1'-0"



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

TYPICAL CONSTRUCTION

STRUCTURAL NOTE

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TYPICAL SLAB CONSTRUCTION

- 4" CONCRETE SLAB / PER STRUCTURAL
- 10 MIL VAPOR RETARDER PER SOILS REPORT
- 2" RIGID INSULATION (R-10 MIN.)
- 8" MIN. CLEAN GRAVEL FILL
- UNDISTURBED SOIL

TYPICAL FOUNDATION WALL CONSTRUCTION

-DRAINAGE MAT
-R10 RIGID FOAM INSULATION & DRAINAGE BOARD
- FLUID-APPLIED WATERPROOFING MEMBRANE; INSTALL PER MFR'S INSTRUCTIONS, SEE SOIL REPORT FOR MORE INFORMATION
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WALL CONSTRUCTION @ PARGING

- ½" PARGE COAT
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WOOD FLOOR CONSTRUCTION

- ¾" WOOD FLOORING PER SELECTIONS PORTFOLIO
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL.
- R-30 MIN. CLOSED CELL SPRAY FOAM INSTULATION

TYPICAL TILE FLOOR CONSTRUCTION

- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL HEATED TILE FLOOR CONSTRUCTION

- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS
AT 1ST FLOOR
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- ½" GYPCRETE W/ RADIANT TUBING
- ¾" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL
AT 2ND FLOOR
- WARMLY YOURS ELECTRIC HEATING
-SLIP SHEET - SCHLUTER DITRA OR SIM.
-¾" PLYWOOD SUBFLOOR
-FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL WALL CONSTRUCTION @ SIDING

- LP SMARTSIDE 38 SERIES STRAND SUBSTRATE VERTICAL SIDING (INSTALLED AS REVERSE BATTEN SYSTEM- SEE 5/A4.04)
- HYDROGAP A/W BARRIER BY BENJAMIN OBDYKE, OR SIMILAR
- ½" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21
TYPICAL:
-VAPOR BARRIER
-5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH
AT TILE/SLAB:
- VAPOR BARRIER
- ½" CEMENT BOARD (DUROCK OR SIM.)
- ±¾" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ FULL STONE VENEER

- 4" NOMINAL STONE VENEER (PROVIDE CORROSION RESISTANT TIES PER CODE SPACING)
- 1" AIR SPACE W/ FULL-HEIGHT MASONRY DRAINAGE MAT TYP. CAVCLEAR OR SIM.
- AIR/WEATHER BARRIER
- ½" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21
TYPICAL:
-VAPOR BARRIER
-5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH
AT TILE/SLAB:
- VAPOR BARRIER
- ½" CEMENT BOARD (DUROCK OR SIM.)
- ±¾" SETTING BED
-TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER

- ADHERED 2" NOMINAL THIN STONE VENEER INSTALLED PER MFR INSTRUCTIONS
- BOND COAT AND SCRATCH COAT, INSTALLED PER MFR INSTRUCTIONS
- LATHNET DRAINAGE PLANE AND METAL LATH SYSTEM
- AIR/WEATHER BARRIER, CONFIRM NUMBER OF LAYERS WITH ADHERED MASONRY MFR INSTRUCTIONS
- ½" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER (CONTINUED)

TYPICAL:
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH
AT TILE/SLAB:
- VAPOR BARRIER
- ½" CEMENT BOARD (DUROCK OR SIM.)
- ±¾" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION

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- INTERIOR FINISH

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION (CONTINUED)

AT RIDGE CAP ROOFS
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
-R-49 CLOSED CELL SPRAY FOAM INSULATION
- INTERIOR FINISH

TYPICAL METAL ROOF CONSTRUCTION

- DOUBLE LOCK STANDING SEAM METAL PANELS- SEAMS 20" O.C.
- RED ROSIN PAPER
- #30 ROOF FELT
- HIGH TEMP ICE AND WATER SHIELD
- EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
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- FASTEN DOWNSPOUTS TO EXTERIOR WALLS WITH PREFINISHED METAL STRAPS
- DOWNSPOUTS TO TERMINATE INTO A COPPER BOOT ADAPTER FOR DRAIN TILE, FINAL DESIGN TBD
- NO PVC SHOULD BE SEEN ABOVE GRADE

WADE WEISSMAN ARCHITECTURE

JRD

MEQUON RESIDENCE

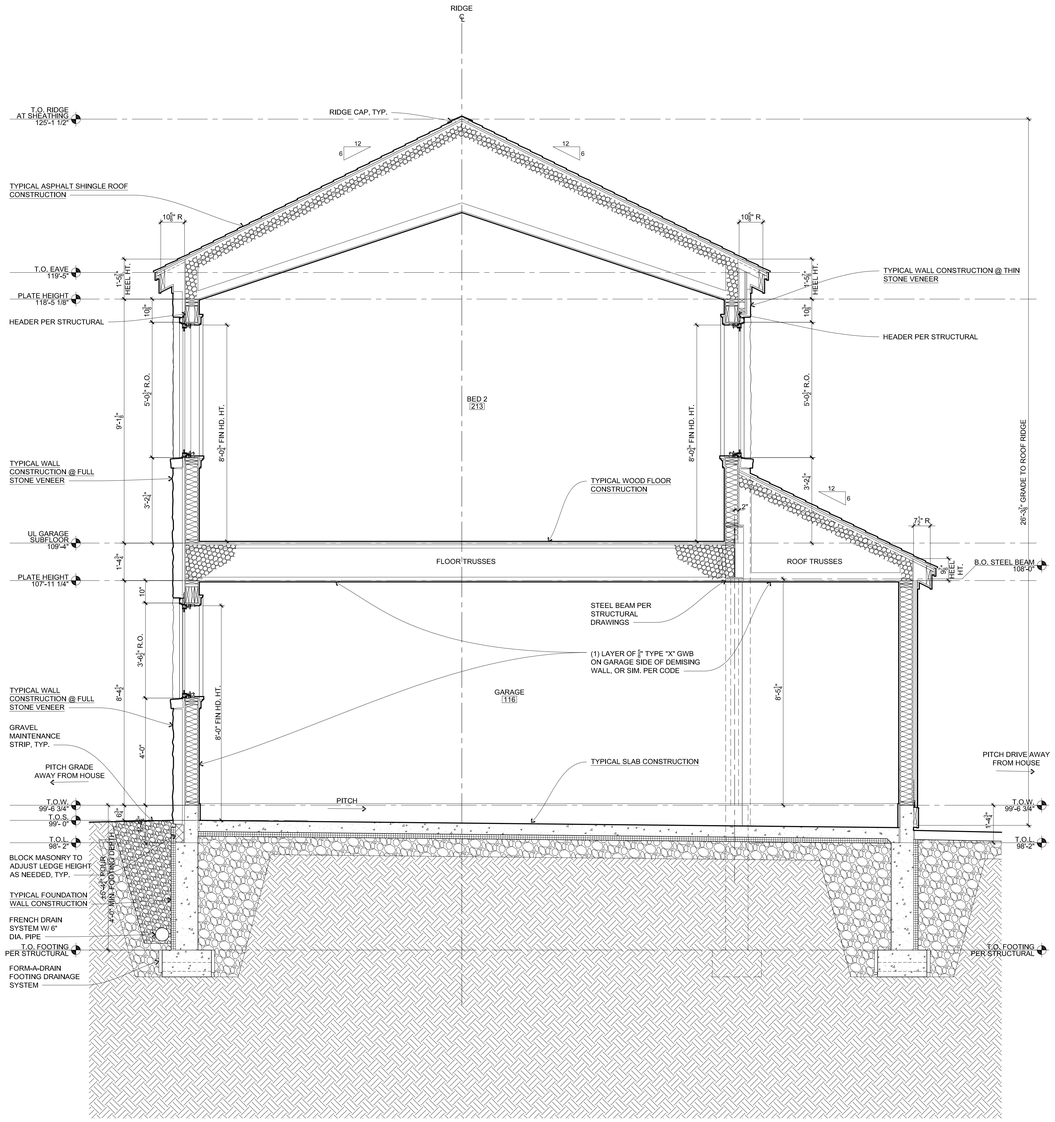
710 E. Ravine Drive, Mequon, WI 53092

ISSUE:
MEQUON ARB SET 08.19.2024

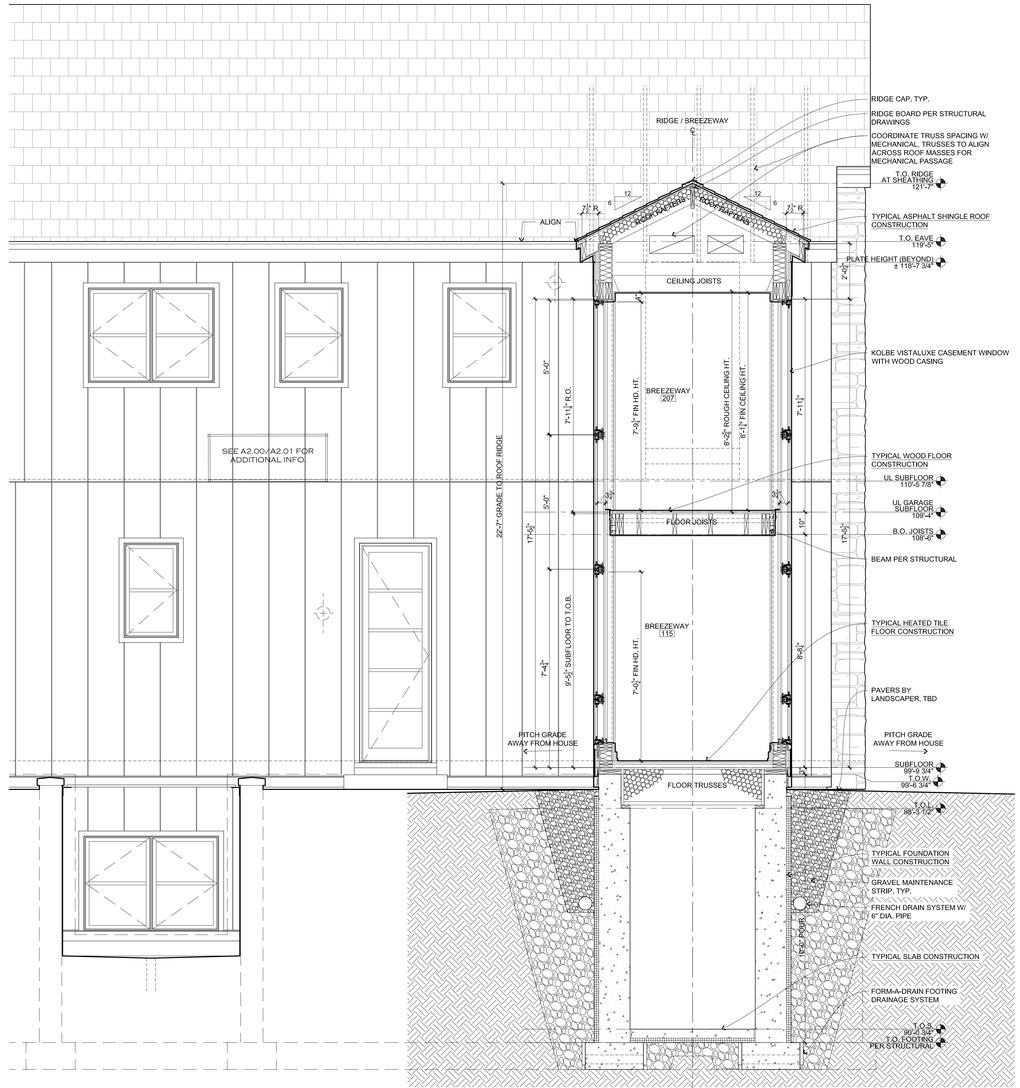
BUILDING SECTIONS

A3.05

Attachment: Plans (9751 : Jim Rankin & Jennifer Dahle)



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



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

TYPICAL CONSTRUCTION

STRUCTURAL NOTE

ALL STRUCTURAL MEMBERS SHOWN IN THIS ARCHITECTURAL SET ARE ILLUSTRATED FOR DESIGN PURPOSES ONLY. ALL STRUCTURAL MEMBERS TO BE SPECIFIED BY A LICENSED STRUCTURAL ENGINEER, INCLUDING BUT NOT LIMITED TO BEAMS, HEADERS, FLOOR AND ROOF TRUSSES AND FOUNDATION. GENERAL CONTRACTOR TO PROVIDE ALL NECESSARY HURRICANE CLIPS, JOIST HANGERS, POST BASES, STRUCTURAL ACCESSORIES, FASTENERS, ETC. AS DESIGNATED BY A STRUCTURAL ENGINEER AND AS REQUIRED BY GOVERNING CODES. SEE STRUCTURAL SHEETS FOR MORE INFORMATION.

PRIOR TO ANY SITE PREPARATION AND EXCAVATION WORK, VERIFY REQTS WITH SOILS REPORT DATED AUGUST 16, 2024, GILES PROJECT NO. 1G-2405076

TYPICAL FOOTING DETAIL

- SEE STRUCTURAL FOR ALL REINFORCING AND KEYING
- SEE STRUCTURAL DRAWINGS FOR ALL FOOTING INFORMATION AND DESIGNS
- WATERPROOFING PER SOIL REPORT
- ADD WATER STOPS AT LOCATIONS SPECIFIED
- FORM-A-DRAIN PLUS SYSTEM, TIE INTO SITE WATER MANAGEMENT SYSTEM
- FOOTING TO BEAR ON SUITABLE NATIVE SOIL OR ON LEAN-CONCRETE BACKFILL ON SUITABLE NATIVE SOIL, PER SOIL REPORT

TYPICAL SLAB CONSTRUCTION
- 4" CONCRETE SLAB / PER STRUCTURAL
- 10 MIL VAPOR RETARDER PER SOILS REPORT
- 2" RIGID INSULATION (R-10 MIN.)
- 8" MIN. CLEAN GRAVEL FILL
- UNDISTURBED SOIL

TYPICAL FOUNDATION WALL CONSTRUCTION
-DRAINAGE MAT
-R10 RIGID FOAM INSULATION & DRAINAGE BOARD
- FLUID-APPLIED WATERPROOFING MEMBRANE: INSTALL PER MFR'S INSTRUCTIONS, SEE SOIL REPORT FOR MORE INFORMATION
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WALL CONSTRUCTION @ PARGING
- 3/4" PARGE COAT
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WOOD FLOOR CONSTRUCTION
- 3/4" WOOD FLOORING PER SELECTIONS PORTFOLIO
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL.
- R-30 MIN. CLOSED CELL SPRAY FOAM INSTULATION

TYPICAL TILE FLOOR CONSTRUCTION
- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL HEATED TILE FLOOR CONSTRUCTION
- TILE SELECTION & THICKNESS PER SELECTIONS PORTFOLIO, W/ SETTING BED; TILE TO BE FLUSH WITH WOOD FLOORS

AT 1ST FLOOR
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- 1/2" GYPCRETE W/ RADIANT TUBING
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

AT 2ND FLOOR
- WARMLY YOURS ELECTRIC HEATING -SLIP SHEET - SCHLUTER DITRA OR SIM.
- 3/4" PLYWOOD SUBFLOOR -FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL WALL CONSTRUCTION @ SIDING
- LP SMARTSIDE 38 SERIES STRAND SUBSTRATE VERTICAL SIDING (INSTALLED AS REVERSE BATTEN SYSTEM- SEE S/M.04)
- HYDROGAP A/W BARRIER BY BENJAMIN OBDYKE, OR SIMILAR
- 7" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL:
- VAPOR BARRIER
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH

AT TILE/SLAB:
- VAPOR BARRIER
- 1/2" CEMENT BOARD (DUROCK OR SIM.)
- ±1/2" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ FULL STONE VENEER
- 4" NOMINAL STONE VENEER (PROVIDE CORROSION RESISTANT TIES PER CODE SPACING)
- 1" AIR SPACE W/ FULL-HEIGHT MASONRY DRAINAGE MAT TYP. CAVCLEAR OR SIM.
- AIRWEATHER BARRIER
- 1/2" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL:
-VAPOR BARRIER
-5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH

AT TILE/SLAB:
-VAPOR BARRIER
-1/2" CEMENT BOARD (DUROCK OR SIM.)
-±1" SETTING BED
-TILE/SLAB PER ID SELECTION

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER
- ADHERED 2" NOMINAL THIN STONE VENEER INSTALLED PER MFR INSTRUCTIONS
- BOND COAT AND SCRATCH COAT, INSTALLED PER MFR INSTRUCTIONS
- LATHNET DRAINAGE PLANE AND METAL LATH SYSTEM
- AIRWEATHER BARRIER, CONFIRM NUMBER OF LAYERS WITH ADHERED MASONRY MFR INSTRUCTIONS
- 1/2" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21

TYPICAL WALL CONSTRUCTION @ THIN STONE VENEER (CONTINUED)

TYPICAL:
- VAPOR BARRIER
- 5/8" GWB WITH LEVEL 4 SKIM COAT FOR SMOOTH FINISH

AT TILE/SLAB:
- VAPOR BARRIER
- 1/2" CEMENT BOARD (DUROCK OR SIM.)
- ±1" SETTING BED
- TILE/SLAB PER ID SELECTION

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION
- CERTAINTEED LANDMARK PRO ASPHALT SHINGLE
- ROOFING UNDERLAYMENT PER MANUFACTURE
- ICE AND WATER SHIELD, EXTEND UP ROOF TO A POINT ±36" MIN (HORIZ.), INSIDE EXT. WALL AND AT VALLEYS PER MANUFACTURE
- EXTERIOR GRADE ROOF SHEATHING

AT RIDGE VENT, ROOFS
-1 1/2" MIN. RAFTER VENT BAFFLE, TO PROVIDE CONTINUOUS VENTILATION FROM EAVE TO VENT
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
-BATT INSULATION R-38 MIN, AT FLAT CEILINGS, R-49 MIN., AND/OR PER CODE
- INTERIOR FINISH

TYPICAL ASPHALT SHINGLE ROOF CONSTRUCTION (CONTINUED)

AT RIDGE CAP, ROOFS
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
-R-49 CLOSED CELL SPRAY FOAM INSULATION
- INTERIOR FINISH

TYPICAL METAL ROOF CONSTRUCTION
- DOUBLE LOCK STANDING SEAM METAL PANELS-SEAMS 20" O.C.
- RED ROSIN PAPER
- #30 ROOF FELT
- HIGH TEMP ICE AND WATER SHIELD
- EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
- R-49 MIN. CLOSED-CELL SPRAY FOAM INSULATION
- INTERIOR FINISH

TYPICAL EXTERIOR TRIM
- TRIM TO BE LP SMART SIDING OR SIM. SMOOTH COMPOSITE TRIM
- SEE SECTIONS AND DETAILS FOR SIZING INFORMATION

TYPICAL GUTTERS AND DOWNSPOUTS
- 6" PREFINISHED METAL HALF ROUND GUTTER WITH BENT ROD & HANGER
- 4" PREFINISHED METAL ROUND DOWNSPOUTS
- FASTEN DOWNSPOUTS TO EXTERIOR WALLS WITH PREFINISHED METAL STRAPS
- DOWNSPOUTS TO TERMINATE INTO A COPPER BOOT ADAPTER FOR DRAIN TILE. FINAL DESIGN TBD
- NO PVC SHOULD BE SEEN ABOVE GRADE

WADE WEISSMAN ARCHITECTURE

JRD

MEQUON RESIDENCE

710 E. Ravine Drive, Mequon, WI 53092

ISSUE: MEQUON ARB SET 06.19.2024

BUILDING SECTIONS

A3.06

Attachment: Plans (9751 : Jim Rankin & Jennifer Dahle)

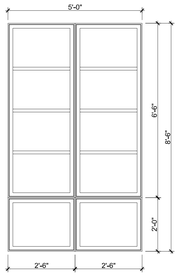
WINDOW SCHEDULE

#	RM #	ROOM NAME	TYPE	WINDOW INFO MFR	WINDOW INFO MODEL	UNITS PER ASSEMBLY	UNIT/ASSEMBLY SIZE WIDTH	UNIT/ASSEMBLY SIZE HEIGHT	COMMENTS
1	000	MECH./STORAGE	F	KOLBE	CASEMENT 2636 (x2)	2	5'-0"	3'-6"	EGRESS WINDOWS, FACTORY MULL
1	004	BEDROOM	F	KOLBE	CASEMENT 2636 (x2)	2	5'-0"	3'-6"	EGRESS WINDOWS, FACTORY MULL
1	102	FOYER	A	KOLBE	CASEMENT 2666 (x2) AWNING 2620 (x2)	4	5'-0"	8'-6"	FACTORY MULL
2	102	FOYER	A	KOLBE	CASEMENT 2666 (x2) AWNING 2620 (x2)	4	5'-0"	8'-6"	FACTORY MULL
1	103	PWDR RM		KOLBE	CASEMENT 2448	1	2'-4"	4'-8"	CUSTOM HEIGHT
1	104	DINING ROOM	B	KOLBE	CASEMENT 2666 AWNING 2620	2	2'-6"	8'-6"	FACTORY MULL
2	104	DINING ROOM	B	KOLBE	CASEMENT 2666 AWNING 2620	2	2'-6"	8'-6"	FACTORY MULL
3	104	DINING ROOM	B	KOLBE	CASEMENT 2666 AWNING 2620	2	2'-6"	8'-6"	FACTORY MULL
4	104	DINING ROOM	B	KOLBE	CASEMENT 2666 AWNING 2620	2	2'-6"	8'-6"	FACTORY MULL
1	106	MUSIC ROOM	A	KOLBE	CASEMENT 2666 (x2) AWNING 2620 (x2)	4	5'-0"	8'-6"	SOLAR SHADE POCKET LOCATION, FACTORY MULL
2	106	MUSIC ROOM	A	KOLBE	CASEMENT 2666 (x2) AWNING 2620 (x2)	4	5'-0"	8'-6"	SOLAR SHADE POCKET LOCATION, FACTORY MULL
3	106	MUSIC ROOM	C	KOLBE	CASEMENT 2066 AWNING 2020	2	2'-0"	8'-6"	SOLAR SHADE POCKET LOCATION, FACTORY MULL
1	108	KITCHEN	D	KOLBE	CASEMENT 2448 (x4) CASEMENT 2430 (x2) AWNING 2418 (x2)	8	14'-0"	4'-8"	CUSTOM HEIGHTS, FACTORY MULL
2	108	KITCHEN	N	VELUX	M04	10	2'-6 9/16"	3'-2 3/8"	FIXED SKYLIGHT, TEMPERED LOW E3 GLASS
1	109	STAIR HALL	E	KOLBE	CASEMENT 2436 (x2)	2	4'-8"	3'-6"	FACTORY MULL
2	109	STAIR HALL	F	KOLBE	CASEMENT 2636 (x2)	2	5'-0"	3'-6"	FACTORY MULL
1	112	4-SEASONS ROOM	N	KOLBE	CASEMENT XX66 AWNING XX20	2	2'-7 3/8"	8'-6"	CUSTOM WIDTHS, FACTORY MULL. SEE A4.01 FOR ADDITIONAL INFORMATION. SOLAR SHADE POCKET LOCATION
2	112	4-SEASONS ROOM	N	KOLBE	CASEMENT XX66 AWNING XX20	2	2'-7 3/8"	8'-6"	CUSTOM WIDTHS, FACTORY MULL. SEE A4.01 FOR ADDITIONAL INFORMATION. SOLAR SHADE POCKET LOCATION
3	112	4-SEASONS ROOM	G	KOLBE	CASEMENT XX66 (x2) AWNING XX20 (x2)	4	5'-2 3/8"	8'-6"	CUSTOM WIDTHS, FACTORY MULL. SEE A4.01 FOR ADDITIONAL INFORMATION. SOLAR SHADE POCKET LOCATION
4	112	4-SEASONS ROOM	N	KOLBE	CASEMENT XX66 AWNING XX20	2	2'-7 3/8"	8'-6"	CUSTOM WIDTHS, FACTORY MULL. SEE A4.01 FOR ADDITIONAL INFORMATION. SOLAR SHADE POCKET LOCATION
5	112	4-SEASONS ROOM	N	KOLBE	CASEMENT XX66 AWNING XX20	2	2'-7 3/8"	8'-6"	CUSTOM WIDTHS, FACTORY MULL. SEE A4.01 FOR ADDITIONAL INFORMATION. SOLAR SHADE POCKET LOCATION
1	113c	BATH VESTIBULE		KOLBE	CASEMENT 2036	1	2'-0"	3'-6"	
1	114	MUDROOM		KOLBE	CASEMENT 2030	1	2'-0"	3'-0"	
1	115	BREEZEWAY	L	KOLBE	CASEMENT 2866 (x2) CASEMENT 2850 (x8) CASEMENT 28410 (x2) AWNING 2620 (x2)	14	10'-8"	16'-6 1/2"	(2) CUSTOM HEIGHT CASEMENT UNITS. NO FACTORY EXTENSION MULL ON INTERIOR WINDOWS - SEE A4.02 FOR ADDITIONAL INFORMATION.
2	115	BREEZEWAY	L	KOLBE	CASEMENT 2866 (x2) CASEMENT 2850 (x8) CASEMENT 28410 (x2) AWNING 2620 (x2)	14	10'-8"	16'-6 1/2"	(2) CUSTOM HEIGHT CASEMENT UNITS. NO FACTORY EXTENSION MULL ON INTERIOR WINDOWS - SEE A4.02 FOR ADDITIONAL INFORMATION.
1	116	GARAGE		KOLBE	CASEMENT 2040	1	2'-0"	4'-0"	
2	116	GARAGE	H	KOLBE	CASEMENT 2050 (x2)	2	4'-0"	5'-0"	FACTORY MULL
3	116	GARAGE	H	KOLBE	CASEMENT 2050 (x2)	2	4'-0"	5'-0"	FACTORY MULL
4	116	GARAGE	H	KOLBE	CASEMENT 2050 (x2)	2	4'-0"	5'-0"	FACTORY MULL
5	116	GARAGE		KOLBE	CASEMENT 2040	1	2'-0"	4'-0"	
1	200	STAIR HALL	I	KOLBE	CASEMENT 2650 (x2)	2	5'-0"	5'-0"	FACTORY MULL
2	200	STAIR HALL		KOLBE	CASEMENT 2636	1	2'-6"	3'-6"	
3	200	STAIR HALL	M	KOLBE	CASEMENT 2636 (x2) CASEMENT 2650 (x4)	6	5'-0"	13'-6"	FACTORY MULL
4	200	STAIR HALL		KOLBE	CASEMENT 2636	1	2'-6"	3'-6"	
1	202	HIS CLOSET		KOLBE	CASEMENT 2030	1	2'-0"	3'-0"	
1	203	HER CLOSET		KOLBE	CASEMENT 2030	1	2'-0"	3'-0"	
1	204	MASTER BEDROOM		KOLBE	CASEMENT 2450	1	2'-4"	5'-0"	SOLAR SHADE POCKET LOCATION
2	204	MASTER BEDROOM		KOLBE	CASEMENT 2450	1	2'-4"	5'-0"	SOLAR SHADE POCKET LOCATION
3	204	MASTER BEDROOM		KOLBE	CASEMENT 2450	1	2'-4"	5'-0"	SOLAR SHADE POCKET LOCATION
4	204	MASTER BEDROOM		KOLBE	CASEMENT 2450	1	2'-4"	5'-0"	SOLAR SHADE POCKET LOCATION
1	205	MASTER BATHROOM		KOLBE	CASEMENT 2436	1	2'-4"	3'-6"	SOLAR SHADE POCKET LOCATION
2	205	MASTER BATHROOM	E	KOLBE	CASEMENT 2436 (x2)	2	4'-8"	3'-6"	SOLAR SHADE POCKET LOCATION, FACTORY MULL
1	205b	MASTER SHOWER		KOLBE	CASEMENT 2436	1	2'-4"	3'-6"	
1	206	LAUNDRY		KOLBE	CASEMENT 2436	1	2'-4"	3'-6"	
1	210	BED 1	J	KOLBE	CASEMENT 2450 (x2)	2	4'-8"	5'-0"	FACTORY MULL
2	210	BED 1	K	KOLBE	CASEMENT 2466 (x4)	4	9'-4"	6'-6"	FACTORY MULL
3	210	BED 1	J	KOLBE	CASEMENT 2450 (x2)	2	4'-8"	5'-0"	FACTORY MULL
1	211	BATH 1		KOLBE	CASEMENT 2450	1	2'-4"	5'-0"	
1	213	BED 2	J	KOLBE	CASEMENT 2450 (x2)	2	4'-8"	5'-0"	FACTORY MULL
2	213	BED 2	K	KOLBE	CASEMENT 2466 (x4)	4	9'-4"	5'-0"	FACTORY MULL
3	213	BED 2	J	KOLBE	CASEMENT 2450 (x2)	2	4'-8"	5'-0"	FACTORY MULL
1	214	BATH 2		KOLBE	CASEMENT 2450	1	2'-4"	5'-0"	

GENERAL WINDOW SPECIFICATIONS:

1. KOLBE VISTALUX WD LINE, U.N.O.
2. SEE SCHEDULE FOR UNIT TYPE
3. EXTERIOR COLOR BLACK, PRIMED PINE INTERIORS
4. DOUBLE PANE GLASS
5. 1-3/8" SQUARE PROFILE PERFORMANCE DIVIDED LITES
6. ACCENT EXTERIOR STYLE, U.N.O.
7. FOR OPERABILITY SEE EXTERIOR ELEVATIONS
8. NEW WINDOWS SHALL MEET THE 0.35 FENESTRATION U-FACTOR PER ***SPS TABLE 322.31-1***
9. ALL JAMB EXTENSIONS BY FINISH CARPENTER
10. WINDOW HARDWARE T.B.D., BY I.D.
11. ALL WINDOWS WITHIN 2'-0" OF A DOOR OR 1'-6" OF THE FLOOR TO BE TEMPERED PER ***SPS 321.05-3***

WINDOW TYPES (NOT TO SCALE)



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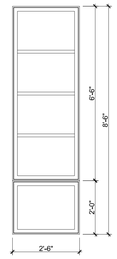

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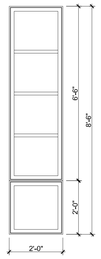

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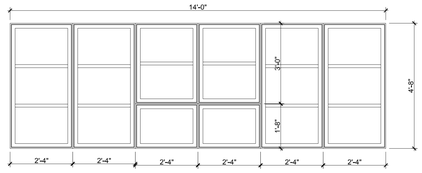

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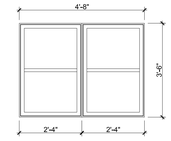

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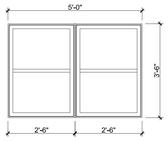

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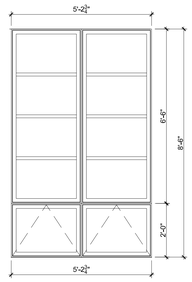

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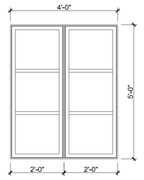

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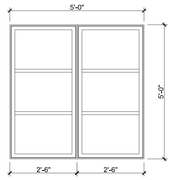

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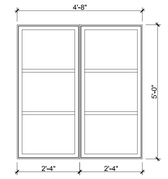

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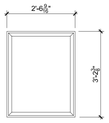

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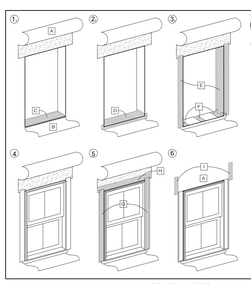
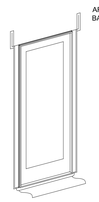


WINDOWS (SEE ALSO WINDOW MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS)

AFTER SHEATHING IS COVERED IN WEATHER RESISTIVE BARRIER (WRB):

1. CUT WRB FLUSH WITH EDGES OF R.O. AT SIDES AND BOTTOM. CUT 12" FLAP OF WRB A THAT EXTENDS 6" PAST R.O. ON EITHER SIDE, AND FOLD UP. ATTACH THRU-WALL FLASHING B (IF NEEDED) AT SILL. INSTALL A CONT. WATER RESISTANT SILL WEDGE C (CEDAR SIDING OR SIM) TO CREATE A POSITIVE DRAINAGE SLOPE. GLUE TO R.O. SILL WITH TWO BEADS OF SEALANT AND SCREW IN PLACE.
2. APPLY SELF-ADHERING FLEXIBLE MEMBRANE PAN FLASHING D TO SILL WEDGE. WRAP UP JAMBS 1" MAX. AND LAP OVER WRB 2". PRESS AROUND CORNERS FROM INSIDE-OUT TO MINIMIZE WRINKLES.
3. APPLY PEEL AND STICK FLASHING E AT JAMBS, LAPPING OVER WRB AND ONTO WOOD IN R.O. AT HEAD, JAMB FLASHING SHOULD EXTEND 2" ABOVE TOP OF R.O. AND ADHERE DIRECTLY TO SHEATHING. AT SILL, JAMB FLASHING LAPS OVER SILL FLASHING. PLACE PLASTIC SHIMS F AT SILL TO COUNTER SLOPE OF SILL WEDGE, FASTEN WITH ADHESIVE.
4. INSTALL WINDOW IN R.O. PER MANUFACTURER'S INSTRUCTIONS.
5. APPLY SECOND LAYER OF PEEL AND STICK FLASHING G AT JAMBS, FOLD 90° AND SEAL TO WINDOW FRAME. APPLY PEEL AND STICK FLASHING H AT HEAD, EXTEND 2" PAST JAMB FLASHING ON EACH SIDE. LAP HEAD FLASHING OVER TOP OF JAMB FLASHING AND FOLD 90° AND SEAL TO WINDOW FRAME.
6. FOLD DOWN WRB FLAP A AT HEAD AND TAPE I SLITS CLOSED.

DOORS (SEE ALSO DOOR MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS)



AFTER SHEATHING IS COVERED IN WEATHER RESISTIVE BARRIER (WRB):

1. FOLLOW WINDOW STEPS 1-2, OMIT SILL WEDGE C .
2. INSTALL COPPER PAN FLASHING PER 17/A4.00. ADHERE TO SUBFLOOR WITH POLYURETHANE ADHESIVE.
3. FOLLOW WINDOW STEPS 3-6, LAP JAMB FLASHINGS E OVER END DAMS OF COPPER PAN FLASHING AND OMIT PLASTIC SHIMS F .

GENERAL NOTES

1. SEE ALSO MANUFACTURER'S INSTRUCTIONS FOR ROUGH OPENING PREP AND UNIT INSTALLATION.
2. SEE "ROUGH CARPENTRY" SPECIFICATIONS FOR MATERIAL.
3. STORE FLEXIBLE FLASHING IN WARM AREA PRIOR TO INSTALLATION.
4. APPLY FLEXIBLE FLASHINGS DURING WINDOW INSTALLATION. MATERIAL WILL BREAK DOWN FROM U/V EXPOSURE.

WINDOW AND DOOR ROUGH OPENING PREP

SCALE: NTS

WADE WEISSMAN ARCHITECTURE

JRD

MEQUON RESIDENCE

710 E. Ravine Drive, Mequon, WI 53092

ISSUE: MEQUON ARB SET 06.19.2024

WINDOW SCHEDULE

A5.00

Attachment: Plans (9731 : Jim Rankin & Jennifer Dahle)

EXTERIOR DOOR SCHEDULE

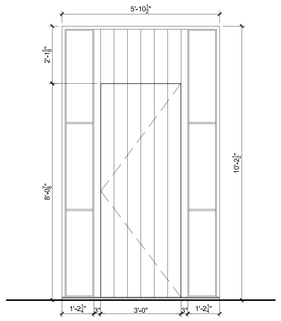
RM #	DR #	ROOM NAME	TYPE	DOOR INFO		UNITS PER ASSEMBLY	UNIT/ASSEMBLY SIZE		COMMENTS
				MFR	MODEL		WIDTH	HEIGHT	
102	1	FOYER	A	MILLWORKER	–	1	5'-10 1/2"	10'-2 1/2"	CUSTOM WOOD DOOR & SIDELIGHTS. SEE A4.00 FOR ADDITIONAL INFORMATION.
106	2	MUSIC ROOM	B	KOLBE	VLI5080 TRANSOM-(2) CUSTOM VLI2680 TRANSOM 2620 (X4) VLI 2680 (X2)	7	10'-6 3/4"	10'-1 5/8"	FIXED. FACTORY MULL
106	3	MUSIC ROOM	–	KOLBE	VLI 2680	1	2'-8"	8'-2 3/16"	FIXED. SOLAR SHADE POCKET LOCATION
107	1	FAMILY ROOM	C	KOLBE	VLI 5080 (X3)	3	15'-8 3/8"	8'-2 3/16"	FACTORY MULL. SOLAR SHADE POCKET LOCATION
107	2	FAMILY ROOM	–	KOLBE	VLI 5080	1	5'-2 25/32"	8'-2 3/16"	SOLAR SHADE POCKET LOCATION
107a	1	BREAKFAST NOOK	–	KOLBE	VLI 5080	1	5'-2 25/32"	8'-2 3/16"	SOLAR SHADE POCKET LOCATION
108	1	KITCHEN	–	KOLBE	VLI2680	1	2'- 8"	8'-2 3/16"	
112	1	4-SEASONS ROOM	–	KOLBE	VLI 5080	1	5'-2 25/32"	8'-2 3/16"	SOLAR SHADE POCKET LOCATION
112	2	4-SEASONS ROOM	–	KOLBE	VLI 5080	1	5'-2 25/32"	8'-2 3/16"	SOLAR SHADE POCKET LOCATION
112	3	4-SEASONS ROOM	–	KOLBE	VLI 2680	1	2'-8"	8'-2 3/16"	FIXED. SOLAR SHADE POCKET LOCATION
113e	1	OUTDOOR SHOWER	–	KOLBE	VL AL 2680	1	2'- 8"	8'-2 3/16"	VISTALUXE ALUMINUM DOOR
114	1	MUDROOM	–	KOLBE	VLI2680	1	2'- 8"	8'-2 3/16"	
116	1	GARAGE	D	GEIS OR SIM.	CUSTOM	1	9'-4"	8'-0"	OVERLAYED - INSULATED DOOR, COPPER BOTTOM TRIM FLASHING, VERTICAL T&G
116	2	GARAGE	D	GEIS OR SIM.	CUSTOM	1	9'-4"	8'-0"	OVERLAYED - INSULATED DOOR, COPPER BOTTOM TRIM FLASHING, VERTICAL T&G
116	3	GARAGE	D	GEIS OR SIM.	CUSTOM	1	9'-4"	8'-0"	OVERLAYED - INSULATED DOOR, COPPER BOTTOM TRIM FLASHING, VERTICAL T&G
204	1	MASTER BEDROOM	–	KOLBE	VLI 2480	1	2'-4"	8'-2 3/16"	FIXED. SOLAR SHADE POCKET LOCATION
204	2	MASTER BEDROOM	–	KOLBE	VLI 5080	1	5'-2 25/32"	8'-2 3/16"	SOLAR SHADE POCKET LOCATION
204	3	MASTER BEDROOM	–	KOLBE	VLI 2480	1	2'- 4"	8'-2 3/16"	FIXED. SOLAR SHADE POCKET LOCATION

GENERAL EXTERIOR DOOR SPECIFICATIONS

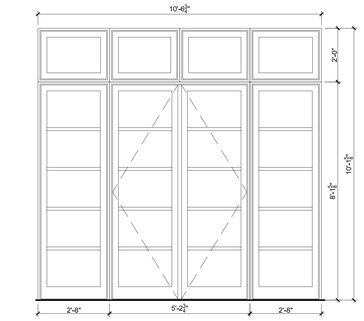
1. KOLBE VISTALUX WD LINE, U.N.O.
2. SEE SCHEDULE FOR UNIT TYPE
3. EXTERIOR COLOR BLACK, PRIMED PINE INTERIOR
4. DOUBLE PANE GLASS
5. 1-3/8" SQUARE PROFILE PERFORMANCE DIVIDED LITES
6. ACCENT EXTERIOR STYLE, U.N.O.
7. NEW DOORS SHALL MEET THE 0.35 FENESTRATION U-FACTOR PER ***SPS 322.31-1***
8. ALL DOOR UNIT GLASS TO BE TEMPERED PER ***SPS 321.05-3***
9. HARDWARE SELECTIONS BY OWNER/I.D.
10. INTERIOR FINISH PER SELECTIONS PORTFOLIO
11. FOR OPERABILITY SEE EXTERIOR ELEVATIONS

EXTERIOR DOOR TYPES (NOT TO SCALE)

NOTE: ALL DOOR DETAILS TO BE VERIFIED IN SHOP DRAWINGS



A



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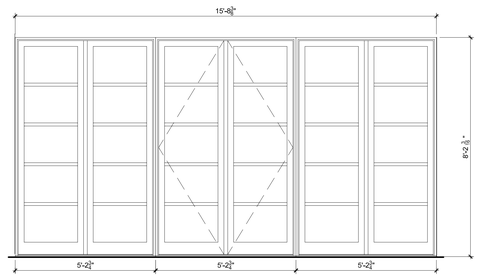

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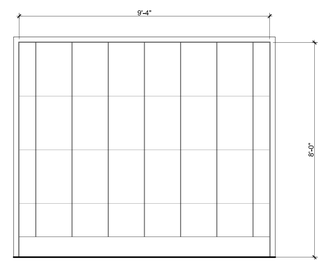
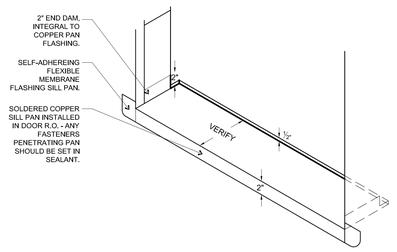


D

GENERAL NOTES (APPLIES TO ALL DETAIL SHEETS)
1. SEE (A5. SERIES) FOR EXTERIOR MOULDING PROFILES.
2. INSULATION MAY NOT BE SHOWN FOR CLARITY ON DETAILS.



COPPER PAN FLASHING @ EXTERIOR DOORS

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

WADE WEISSMANN ARCHITECTURE
JRD

MEQUON RESIDENCE

710 E. Ravine Drive, Mequon, WI 53092

WADE WEISSMANN ARCHITECTURE, INC. © 2024 / P 414-351-1200 F 414-3524385

Attachment: Plans (9751 : Jim Rankin & Jennifer Dahle)

ISSUE:
MEQUON ARB SET 08.19.2024

EXTERIOR DOOR SCHEDULE

A5.01

INTERIOR DOOR SCHEDULE

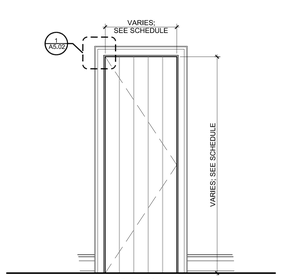
RM #	DR #	ROOM NAME	TYPE	DOOR INFO		UNIT SIZE		HARDWARE SET	COMMENTS
				MFR	MODEL	WIDTH	HEIGHT		
102	2	FOYER	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
102	3	FOYER	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
102	4	FOYER	DD	--	--	5'-0"	10'-0 3/4"	--	ARCHED DRYWALL OPENING. SEE INTERIORS FOR R.O.
103	1	PWDR RM	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
103	2	PWDR RM	FF	--	--	2'-6"	8'-0 3/4"	--	DRYWALL OPENING
105	1	BUTLER'S PANTRY	EE	--	--	3'-8"	8'-5 1/8"	--	CASED OPENING
106	1	MUSIC ROOM	DD	--	--	5'-0"	10'-0 3/4"	--	ARCHED DRYWALL OPENING. SEE INTERIORS FOR R.O.
106	4	MUSIC ROOM	FF	--	--	3'-5"	8'-0 3/4"	--	DRYWALL OPENING
107	3	FAMILY ROOM	EE	--	--	16'-0"	8'-1"	--	DRYWALL OPENING
108	2	KITCHEN	--	--	--	2'-8"	8'-0 3/4"	--	STONE CASED OPENING/CASED OPENING - SEE A6.13A FOR ADDITIONAL INFORMATION.
109	1	STAIR HALL	GG	CUSTOM	CUSTOM	2'-8"	8'-0 3/4"	--	CUSTOM POCKET DOOR DOG GATE - SEE DIAGRAM.
110	1	PANTRY	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
111	1	VESTIBULE	AA	TRUSTILE	TMP1005	3'-0"	8'-0 3/4"	--	
111	2	VESTIBULE	--	--	--	3'-0"	8'-0 3/4"	--	STONE OPENING
112	4	4-SEASONS ROOM	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
113	1	BATH	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
113a	1	W.C.	BB	TRUSTILE	TMP1005	2'-6"	8'-0 3/4"	--	POCKET DOOR
113c	1	BATH VESTIBULE	EE	--	--	2'-8"	8'-0 3/4"	--	CASED OPENING
115	1	BREEZEWAY	AA	TRUSTILE	TMP1005	3'-0"	7'-0 3/4"	--	EXTERIOR WEATHERSTRIP DOOR, FIRE RATED
200	1	STAIR HALL	AA	TRUSTILE	TMP1005	3'-0"	7'-0 3/4"	--	
200	2	STAIR HALL	AA	TRUSTILE	TMP1005	3'-0"	7'-0 3/4"	--	
201	1	MASTER VESTIBULE	AA	TRUSTILE	TMP1005	3'-0"	8'-0 3/4"	--	EMBRASURE DOOR
201	2	MASTER VESTIBULE	EE	--	--	3'-0"	8'-0 3/4"	--	CASED OPENING
202	1	HIS CLOSET	EE	--	--	2'-8"	8'-0 3/4"	--	CASED OPENING
203	1	HIER CLOSET	EE	--	--	2'-8"	8'-0 3/4"	--	CASED OPENING
205	1	MASTER BATHROOM	CC	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	EMBRASURE DOORS
205	2	MASTER W.C.	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
208	1	VESTIBULE	HH	TRUSTILE	TMP1005	4'-0"	8'-0 3/4"	--	DOUBLE DOORS
210	1	BED 1	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
210	2	BED 1	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
210	3	BED 1	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
210	4	BED 1	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
212	1	BED 2 VESTIBULE	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	
212	2	BED 2 VESTIBULE	HH	TRUSTILE	TMP1005	4'-0"	8'-0 3/4"	--	DOUBLE DOORS
213	1	BED 2	EE	--	--	2'-8"	8'-0 3/4"	--	CASED OPENING
213	2	BED 2	AA	TRUSTILE	TMP1005	2'-8"	8'-0 3/4"	--	

GENERAL NOTES

1. FINISH OPENING MEASURED FROM FINISH FLOOR, TYP.
2. SIZES LISTED ARE FOR FINISHED OPENING, ACTUAL DOOR SLAB TO ADJUST ACCORDINGLY
3. HARDWARE SELECTIONS BY OWNER/I.D.
4. "FIRE RATED": 20 MINUTE RATED DOOR PER ***SPS 321.08***
5. GC TO PROVIDE SHOP DRAWINGS FOR REVIEW
6. ALL DOOR UNIT GLASS TO BE TEMPERED

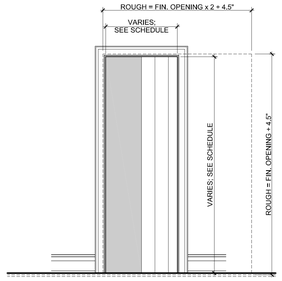
INTERIOR DOOR TYPES (NOT TO SCALE)

NOTE: ALL DOOR DETAILS TO BE VERIFIED IN SHOP DRAWINGS

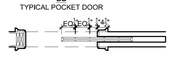


ELEVATION
AA
TYPICAL DOOR

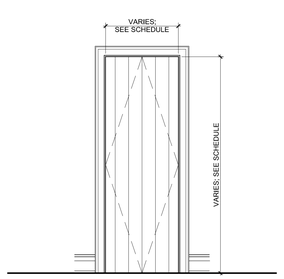
PLAN
TYPICAL INTERIOR DOOR PROFILE



BB
TYPICAL POCKET DOOR

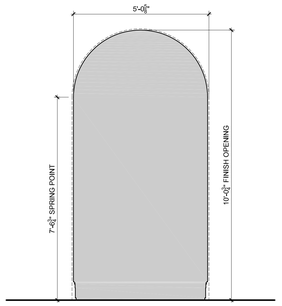


PLAN
TYPICAL POCKET DOOR PROFILE

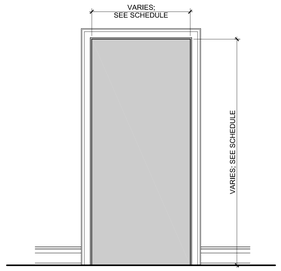


CC
TYPICAL EMBRASURE DOOR

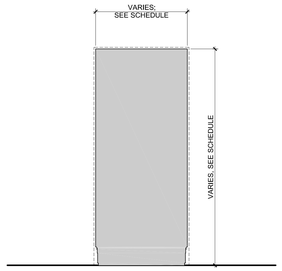
SEE DETAIL 6/A6.20a



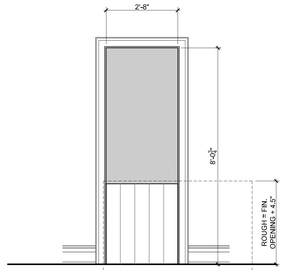
DD
DRYWALL CURVED OPENING



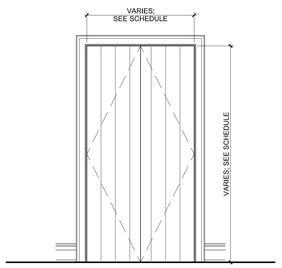
EE
TYPICAL CASED OPENING



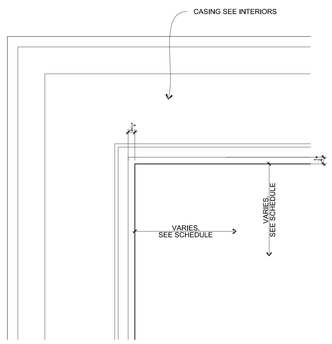
FF
TYPICAL DRYWALL OPENING



GG
CUSTOM POCKET DOOR DOG GATE



HH
TYPICAL DOUBLE DOOR



1 FINISH SIZE DETAIL
SCALE: 6" = 1'-0"

WADE WEISSMANN ARCHITECTURE
JRD

MEQUON RESIDENCE

710 E. Ravine Drive, Mequon, WI 53092

WADE WEISSMANN ARCHITECTURE, INC. © 2024 / P 414-351-1200 F 414-3524385

Attachment: Plans (9751 : Jim Rankin & Jennifer Dahle)

ISSUE:
MEQUON ARB SET 05.15.2024

INTERIOR DOOR SCHEDULE

A5.02

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 14, 2024**
SUBJECT: **Jack & Kathy Blume, New Single-Family Residence at 12031 N. Ridge Road**

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

The Victory Companies, Inc.

September 20, 2024

To whom it may concern:

It is Allan Builders' intent to build a new single-family home at the property description being: 12031 N. Ridge Road, Mequon, being a part of the southwest ¼, of section 15, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

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

Attachment: Statement of Intent (9752 : Jack & Kathy Blume)

LEGAL DESCRIPTION:

A PIECE OR PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 21 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

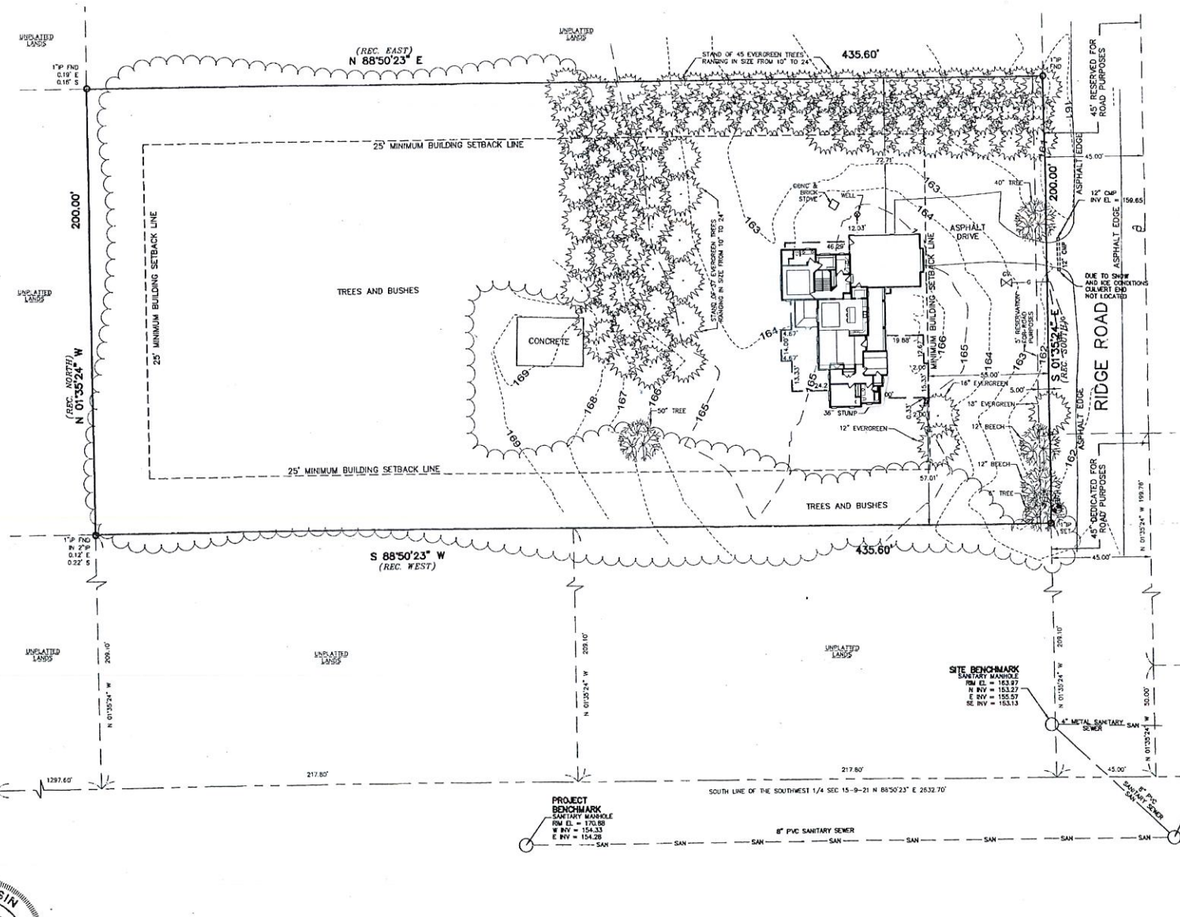
COMMENCING AT A POINT WHICH IS 899.5 FEET WEST AND 209.10 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 15-9-21 AND RUNNING FROM THERE 435.6 FEET WEST TO A POINT: THENCE NORTH 200 FEET TO A POINT; THENCE EAST 435.6 FEET TO POINT AND THENCE SOUTH 200 FEET TO THE PLACE OF BEGINNING, RESERVING THE EAST 5 FEET FOR ROAD PURPOSES, ALL INT HE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CONTAINING: 87,120 SQUARE FEET, OR 2.0000 ACRES

CSE
CAPITOL SURVEY & ENGINEERING
20875 CROSSROADS CIRCLE, SUITE 950
WAUKESHA, WISCONSIN 53186
PH: (262) 439-4900
FAX: (262) 439-4910
WWW.CAPITOLSURVEY.COM

NOTES

1. SUBJECT PROPERTY ZONED: R-2B, RESIDENTIAL.
2. SETBACKS BASED ON CITY OF MEQUON ZONING CODE AND ARE AS FOLLOWS: STREET = 50', SIDES = 25', REAR = 25'.
3. LEGAL DESCRIPTION PROVIDED BY OWNER.
4. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
5. SUBJECT PROPERTY ARE IS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP – COMMUNITY PANEL #55089 C 0251 F, REVISED DEC. 4, 2007.
6. PROJECT BENCHMARK – WESTERLY INVERT OF SANITARY MANHOLE FOUND ± 295' WEST OF THE INTERSECTION OF RIDGE RD. AND FREISTADT RD. ELEVATION = 154.33.
7. SITE BENCHMARK – RIM OF SANITARY MANHOLE FOUND AT THE NORHTWEST CONER OF THE INTERSECTION OF RIDGE RD. AND FREISTADT RD., ELEVATION = 163.97.
8. ELEVATIONS BASED ON INFORMATION FROM THE CITY OF MEQUON AND ARE AT CITY OF MEQUON DATUM.
9. DUE TO SNOW AND ICE CONDITIONS, AND WOODLAND CLEARING DEBRIS NOT ALL IMPROVEMENTS MAY BE SHOWN ON THIS SURVEY.



1"=68.6'
(822.8')
BLUME PES
JOCELYN

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

MARCH 10, 2008
DATE

DAVID H. SPANJAR, R.L.S.
REGISTERED LAND SURVEYOR S-2646

WISCONSIN
DAVID H. SPANJAR
S-2646
WAUWATOSA, WI
LAND SURVEYOR

No.	Description	Revision Date	Initials
1	ADD PROPOSED DWELLING	5-7-08	DHS

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.Diggers-Hotline.com

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

LEGEND

- EXISTING CONTOUR
- SAN — EXISTING SANITARY SEWER
- G — UNDERGROUND GAS SERVICE
- TEL — UNDERGROUND TELEPHONE SERVICE
- OVERHEAD UTILITY LINES
- EDGE OF TREES
- UTILITY POLE
- CLEANOUT
- GV — GAS METER
- TP — TELEPHONE PEDESTAL

PLAT OF SURVEY WITH TOPOGRAPHY

FOR

MARK SCHILLER PROPERTY

12031 RIDGE RD.
MEQUON, WISCONSIN

Drawn By:	NJF	Date:	3-10-08
Checked By:	DHS	Drawing No.	08-026-1-P
CSE Job No.:	08-026	Sheet	1 of 1

Attachment: Survey (9752 : Jack & Kathy Blume)

ROOF TRUSS HEEL HEIGHTS

4 / 12 PITCH	4" HEEL – 12" OVHG
5 / 12 PITCH	5" HEEL – 12" OVHG
6 / 12 PITCH	6" HEEL – 12" OVHG
10 / 12 PITCH	10" HEEL – 12" OVHG
12 / 12 PITCH	12" HEEL – 12" OVHG

GREEN PLAN CHECK LIST

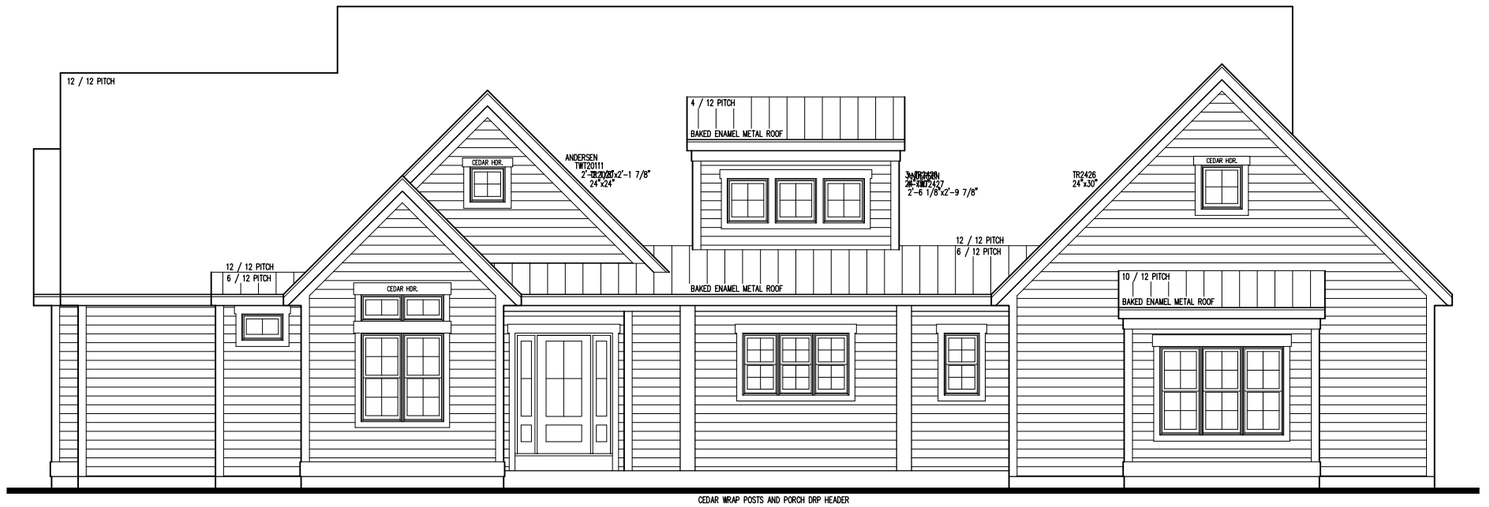
- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
- ☐ Financing Approval

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

JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS



FRONT ELEVATION

1/4"=1'-0"

RIGHT SIDE ELEVATION

1/4"=1'-0"

Jack and Kathy Blume Residence
12031 N Ridge Rd, Mequon

REVISIONS

DESCRIPTION	BY:	DATE
REQUESTED REVISIONS	NA	4/11/24
REQUESTED REVISIONS	DP	4/18/24
REQUESTED REVISIONS	DP	5/8/24
REQUESTED REVISIONS	BA	6/18/24
REQUESTED REVISIONS	BA	8/7/24
REQUESTED REVISIONS	BA	9/17/24

CLIENT: BLUME RES.
TITLE: ELEVATIONS
PRINT #: 22401-5
WENTWORTH MODEL
DATE: 1/29/24
DRAWN BY: PLUIM
SQ. FEET: 2,807
PAGE #: 1/4
SCALE: NOTED

Allan Builders, llc
General Contractor

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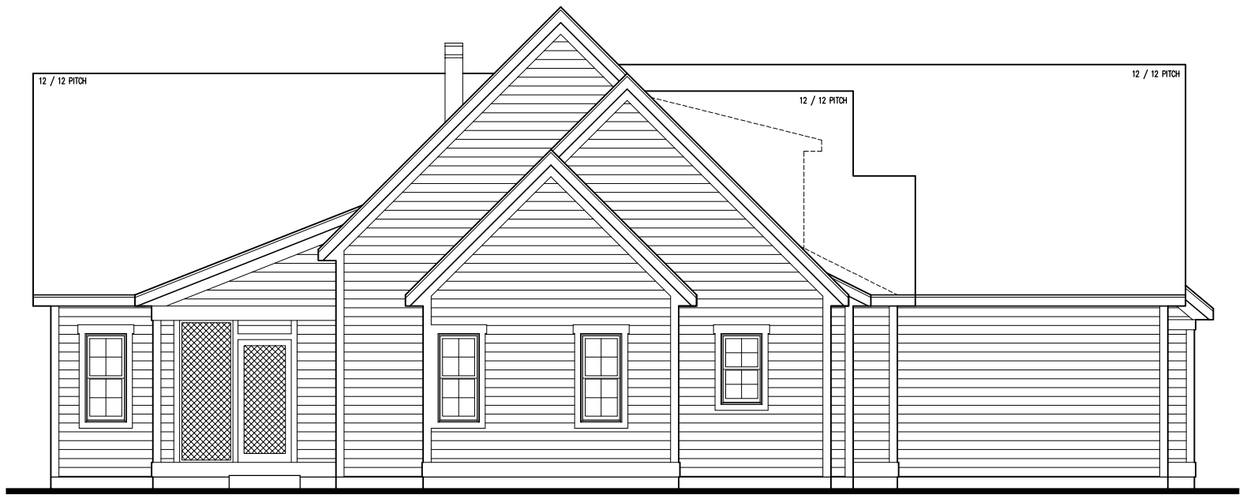
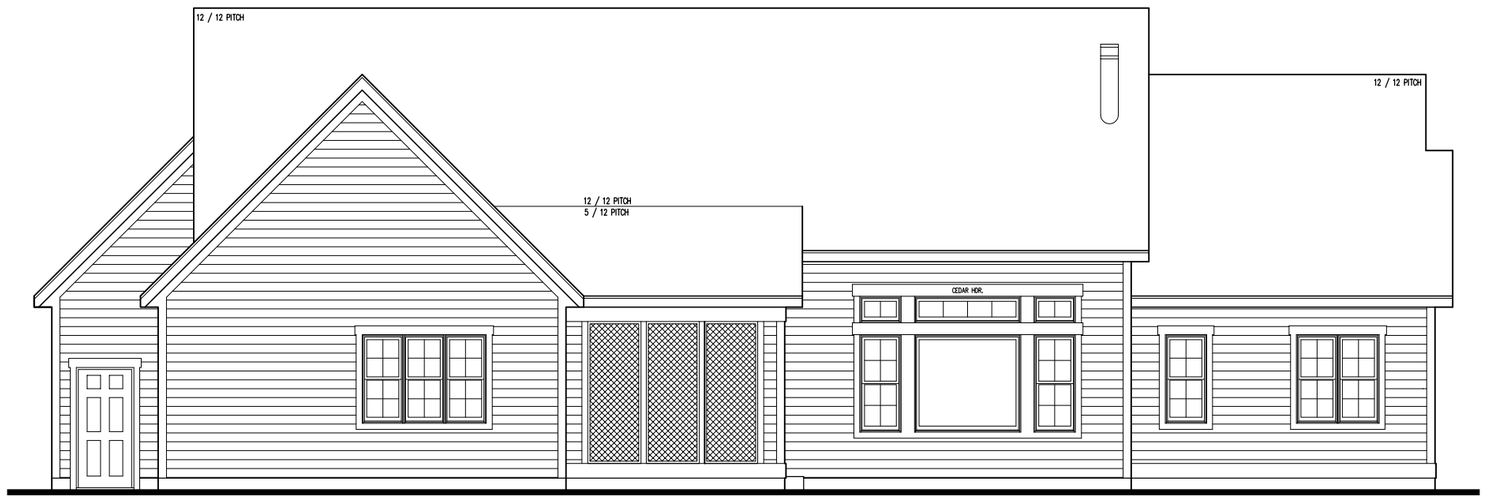
Attachment: Plans (9752 : Jack & Kathy Blume)

Wisconsin Focus on Energy Home



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



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

Jack and Kathy Blume Residence
12031 N Ridge Rd, Mequon

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: BLUME RES.
WENTWORTH MODEL
TITLE: ELEVATIONS
DATE: 1/29/24
SQ. FEET:
PRINT #: 22401-5
DRAWN BY: PLUIM
SCALE: NOTED
PAGE #: 2/4

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General Contractor

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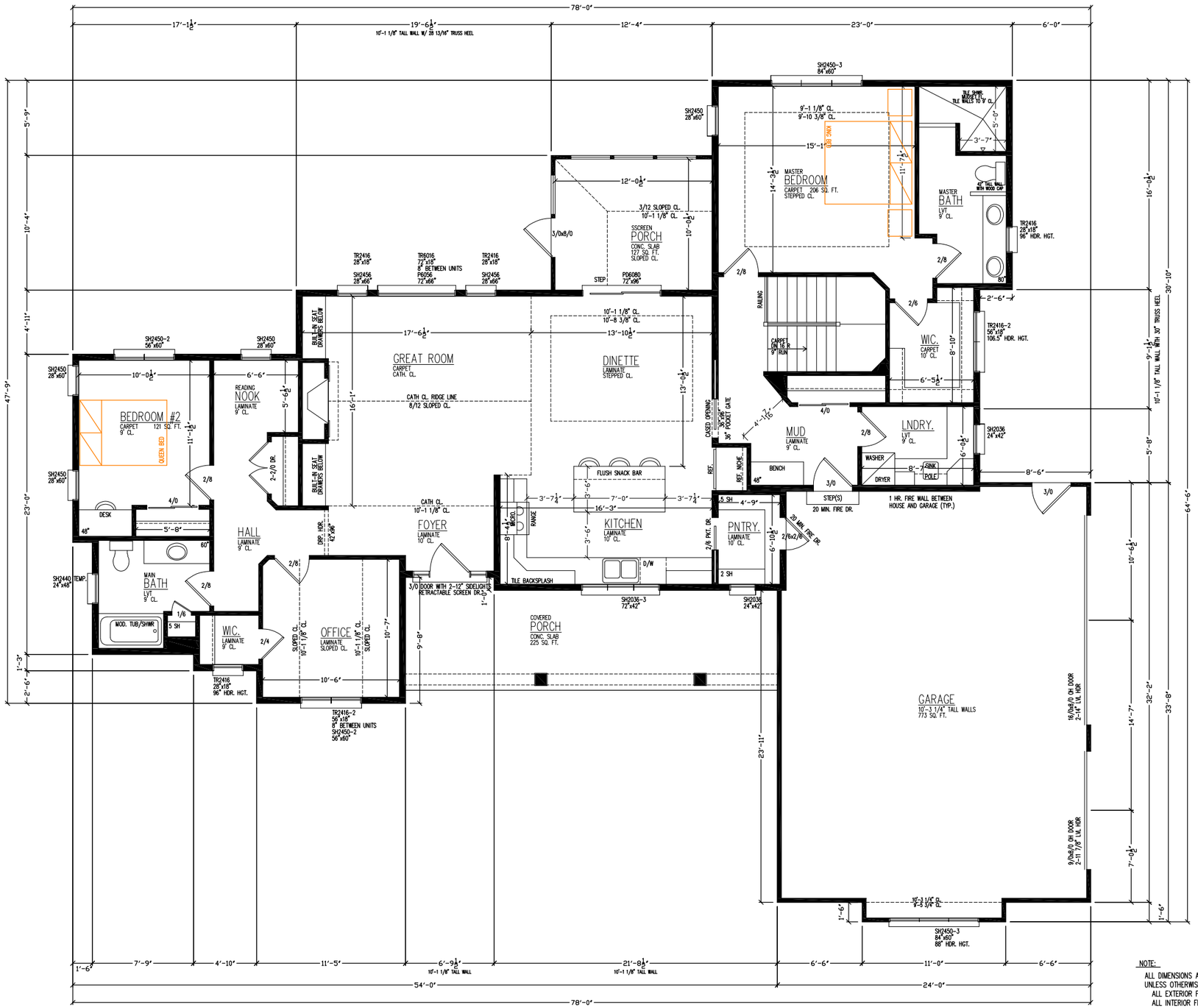
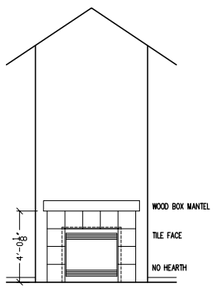
Attachment: Plans (9752 : Jack & Kathy Blume)

Wisconsin Focus on Energy Home



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



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

FIREPLACE SELECTION (As Checked)

- ☒ Heatilator Novus NDV 4236 (standard) R.O. 42"x34 7/8"x19 5/8"
- ☒ No Hearth Raise fireplace unit 0"
- ☐ Flush Hearth (standard) Raise fireplace unit 9.75"
- ☐ Raised Hearth Raise fireplace unit 9.75"
- ☐ Crown Mantel
- ☒ Other See detail

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

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

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

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Jack and Kathy Blume Residence
12031 N Ridge Rd, Mequon

REVISIONS

DESCRIPTION	BY:	DATE:
REQUESTED REVISIONS	BA.	2/23/24

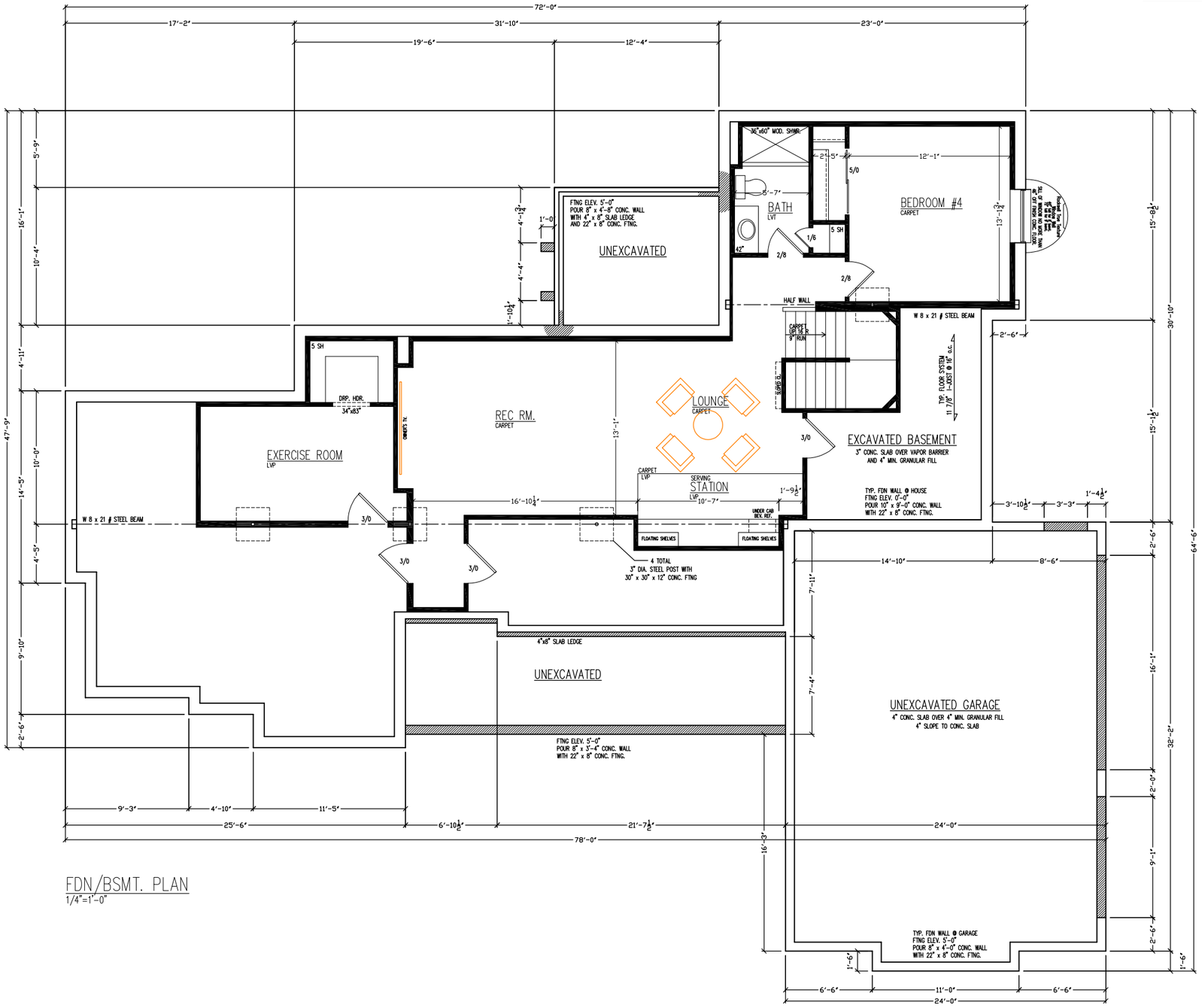
CLIENT: BLUME RES. WENTWORTH MODEL
TITLE: FLOOR PLAN
DRAWN BY: ANDALORO
DATE: 1/29/24
SCALE: NOTED
SQ. FEET: 1,926
PAGE #: 3/4
PRINT #: 22401-5

Allan Builders, llc
General Contractor

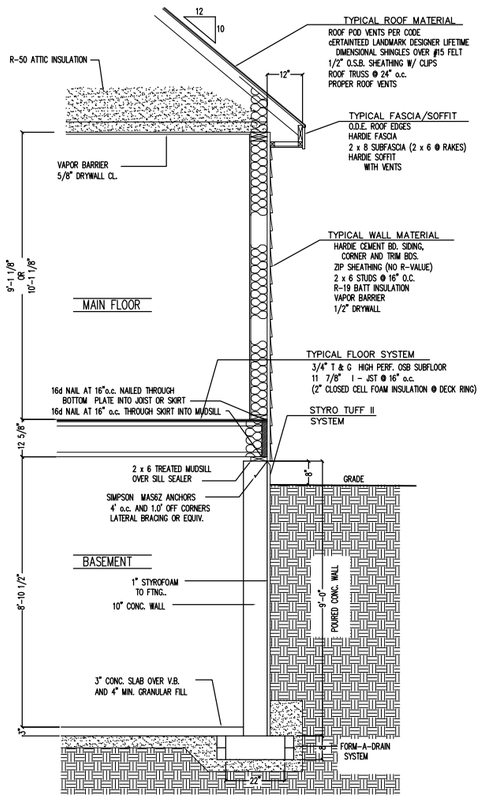
Allan Builders llc.

Attachment: Plans (9752 : Jack & Kathy Blume)

Wisconsin Focus on Energy Home



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



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

REVISIONS

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

CLIENT: BLUME RES. WENTWORTH MODEL
TITLE: FDN/BSMT.
DATE: 1/29/24
DRAWN BY:
SQ. FEET: 881 FIN.
SCALE: NOTED
PAGE #: 4/4
PRINT #: 22401-5 PLUM

Jack and Kathy Blume Residence
12031 N Ridge Rd, Mequon

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General Contractor

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Attachment: Plans (9752 : Jack & Kathy Blume)

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 14, 2024**
SUBJECT: **Robert & Angelika Para, New Single-Family Residence at 7739 W. Cheverny Drive**

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

September 20, 2024

To whom it may concern,

The proposed project is to build a single family home on Lot #3 the remaining lot in the Cheverny Estates subdivision, at 7739 W Cheverny Dr., Mequon, WI 53097.

The proposal is a ranch style with a walkout basement, four seasons room, and side entry 3 car garage. Both my husband and I were working with Anderson Homes designing the custom style plans. However, we decided that the lot on Cheverny Dr. was a better fit for us and our future home. This saying the house square footage, overall design, and materials to be used are in compliance with the City of Mequon requirements.

Thank you,

Angelika Para

Property Owner

608-393-3426

Attachment: Statement of Intent (9753 : Robert & Angelika Para)

Para Residence

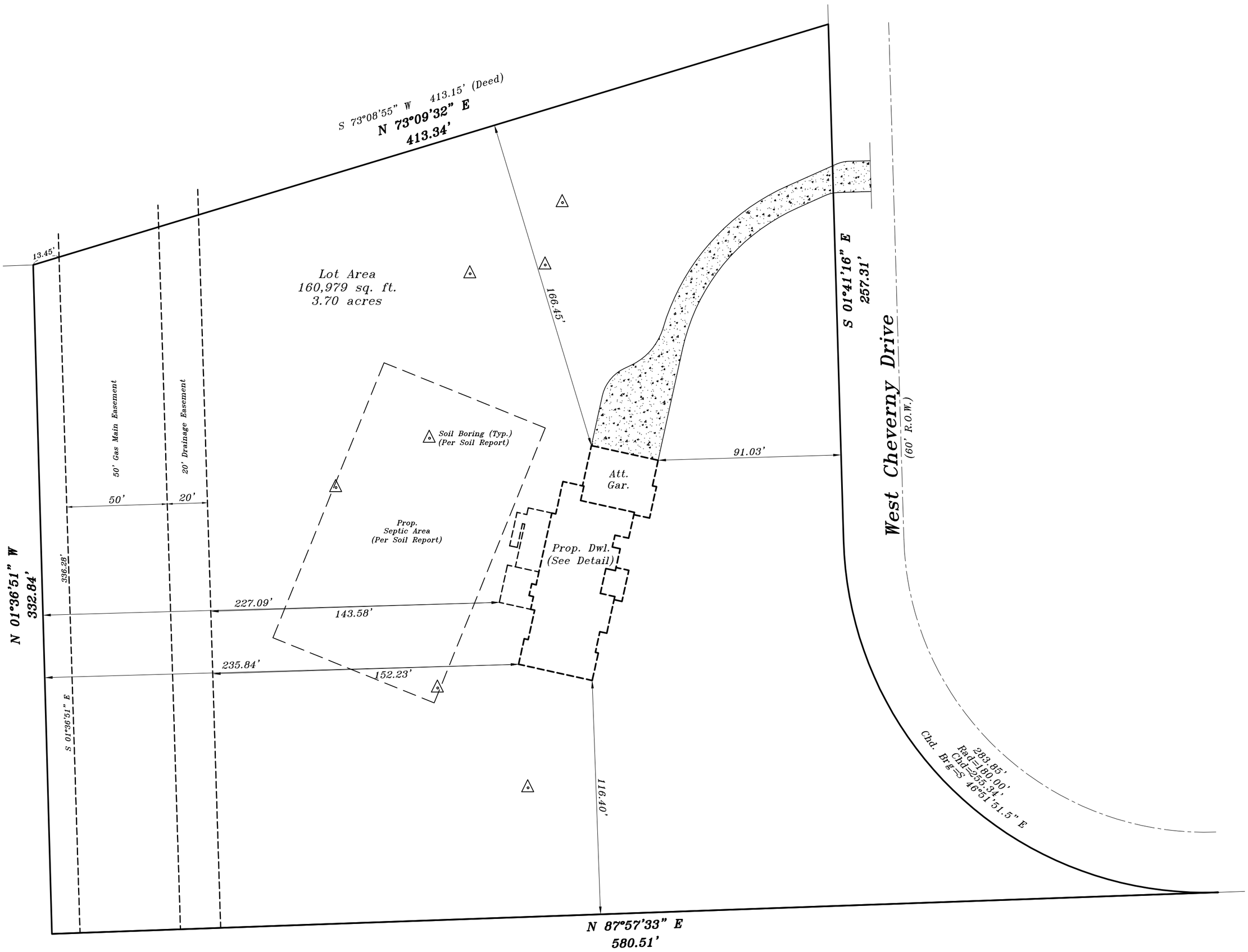
DRAWING ONLY

LOCATION: 7739 West Cheverny Drive, Mequon, Wisconsin

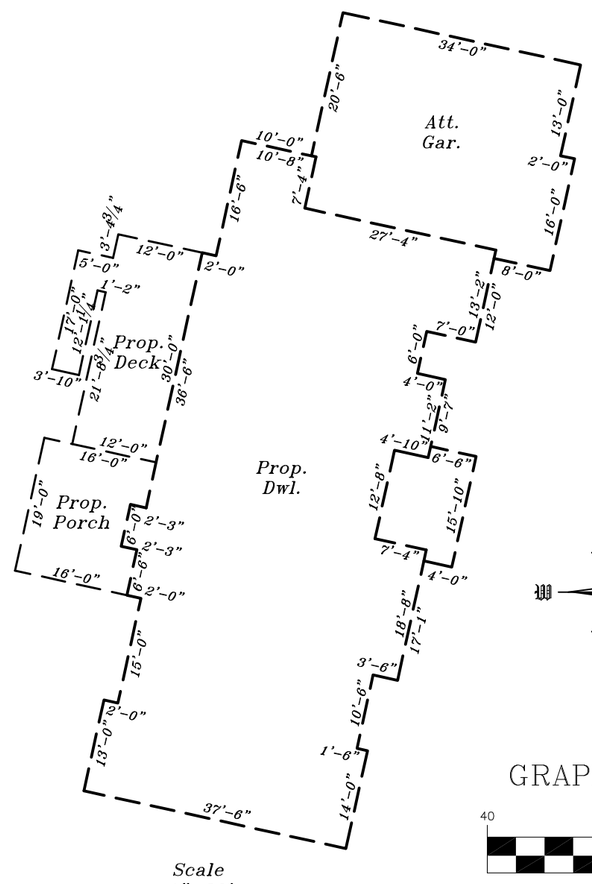
LEGAL DESCRIPTION:
Parcel 3 of **CERTIFIED SURVEY MAP NO. 3360**, recorded July 5, 2002, in Volume 23 of Certified Survey Maps on Page 354 through 357, as Document No. 714671, being a re-division of Lots, 5, 6, and 7, in Cheverny, being a subdivision of a part of the Southwest 1/4 of the Northwest 1/4 of Section 16, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

EXCEPTING THEREFROM the following described parcel of land: Beginning at the Southwest corner of Parcel 2 of Certified Survey Map No. 3360; thence North 59° 53' 58" East, 227.13 feet to a point; thence North 88° 18' 44" East, 199.00 feet to a point; thence South 73° 08' 55" West 413.15 feet to the point of beginning.

September 16, 2024 (Drawing Only) Drawing No. 115374



DETAIL



Prop.
Gar. Slab
000.00

Prop.
T.O.W.
000.00

Prop. Fin.
Yd. Gr.
000.00

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

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

Scale
1"=20'

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

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

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: Site Survey (9753 : Robert & Angelika Para)

Para Residence

PLAT OF SURVEY

LOCATION: 7739 West Cheverny Drive, Mequon, Wisconsin

LEGAL DESCRIPTION:
Parcel 3 of **CERTIFIED SURVEY MAP NO. 3360**, recorded July 5, 2002, in Volume 23 of Certified Survey Maps on Page 354 through 357, as Document No. 714671, being a re-division of Lots, 5, 6, and 7, in Cheverny, being a subdivision of a part of the Southwest 1/4 of the Northwest 1/4 of Section 16, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

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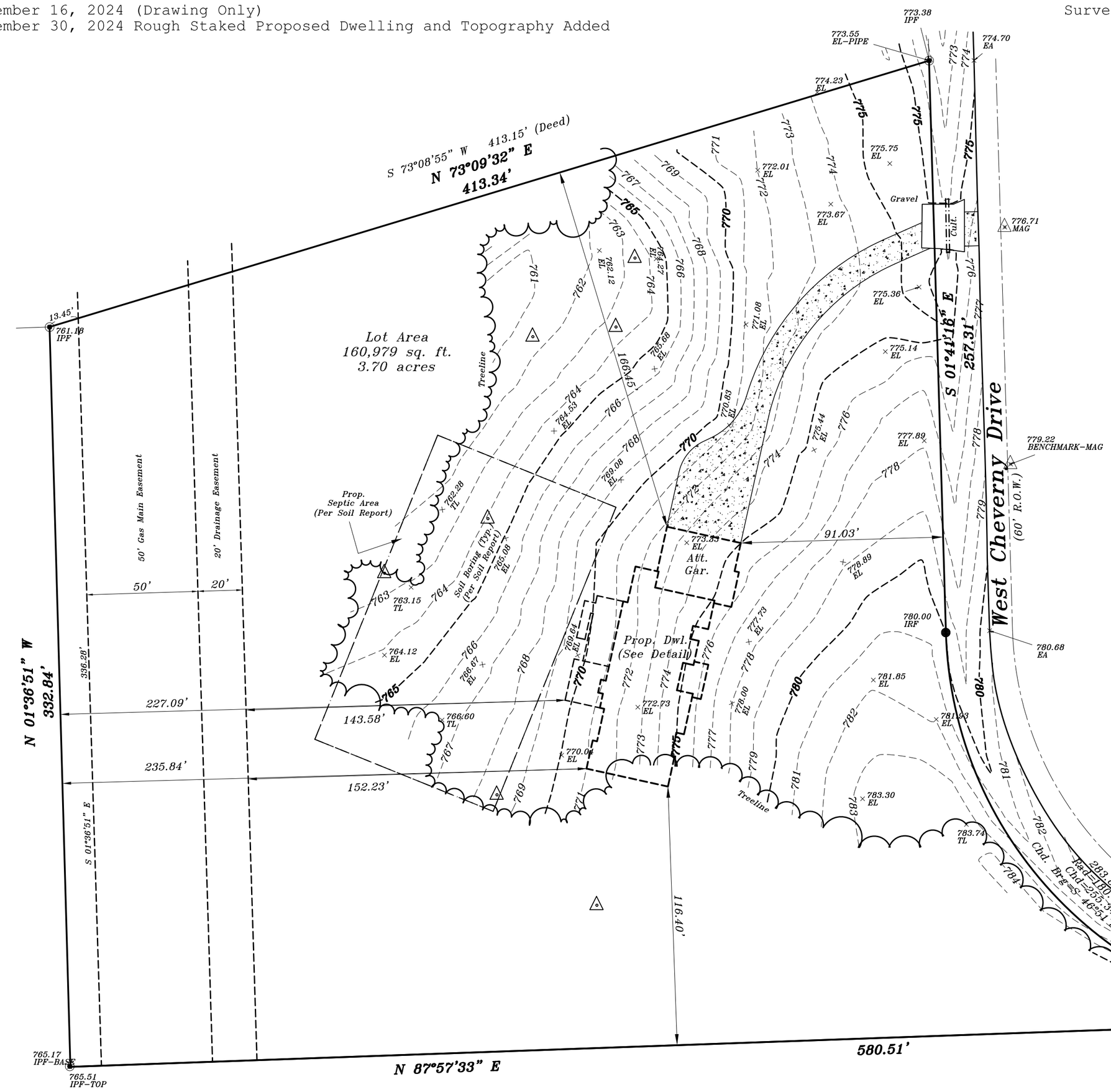
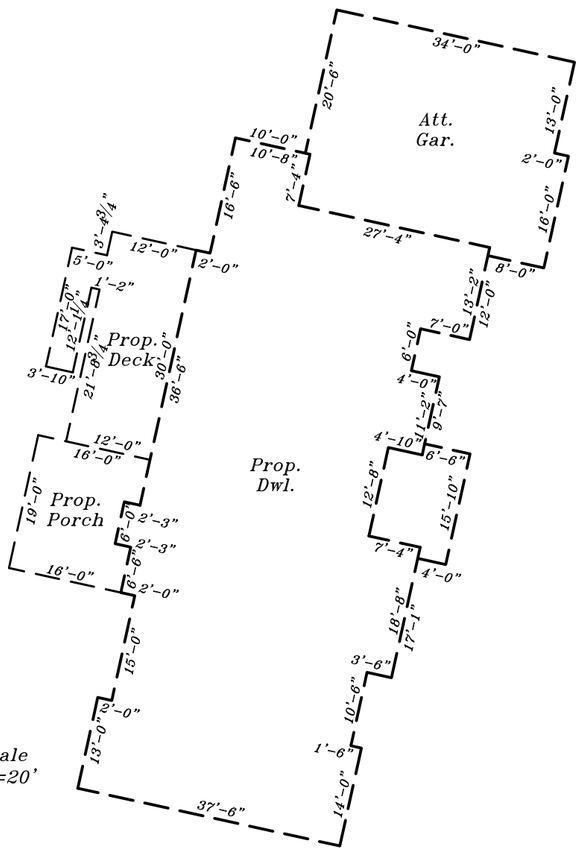
September 16, 2024 (Drawing Only)
September 30, 2024 Rough Staked Proposed Dwelling and Topography Added

Survey No. 115374



DETAIL



Prop. Gar. Slab
000.00

Prop. T.O.W.
000.00

Prop. Fin. Yd. Gr.
000.00

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

Scale 1"=20'

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

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◉ — *Denotes Iron Pipe Found* ● — *Denotes Iron Rod Found*
◎ — *Denotes Iron Pipe Set*
000.0 — *Denotes Proposed Grade*
——x——x——x——*Denotes Proposed Silt Screen*

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

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

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

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

Attachment: Survey (9753 : Robert & Angelika Para)

ANDERSON HOMES

PARA RESIDENCE

GENERAL NOTES

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

STANDARD NOTES:

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

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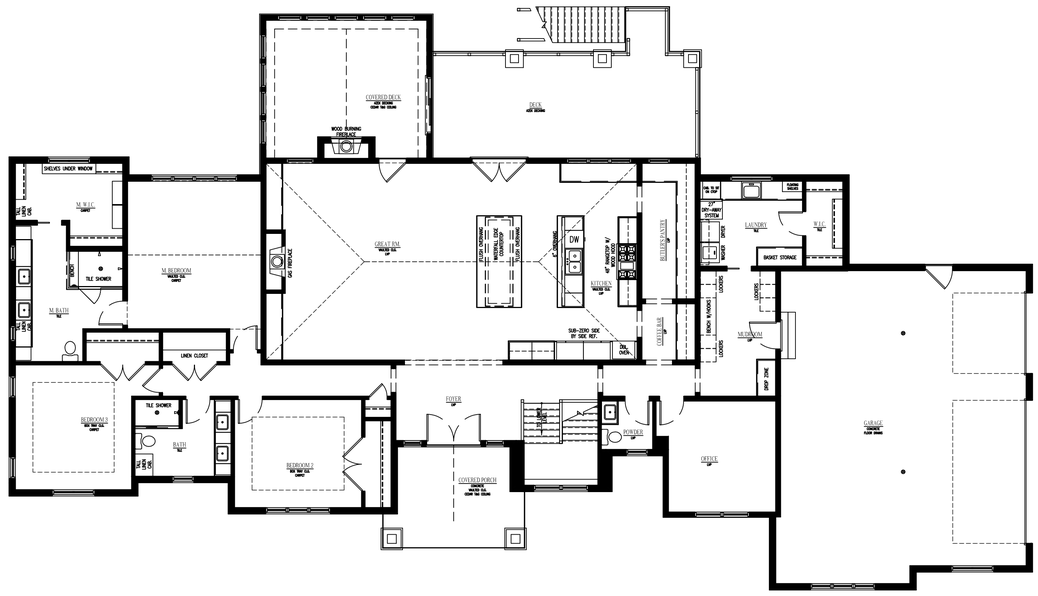

FIRST FLOOR LAYOUT

BID SET ONLY - NOT FOR CONSTRUCTION

REVISION NOTES

PROJECT INFORMATION

PARA CUSTOM

ANGELIKA & ROBERT PARA
LOT #1 PINE VIEW CT.
MEQUON, WI 53097

SQUARE FOOTAGES

AREA DEFINITION:

FIRST FLOOR AREA:	3206 SQUARE FEET
FINISHED BASEMENT AREA:	TBD SQUARE FEET
TOTAL LIVING AREA:	TBD SQUARE FEET
GARAGE AREA:	938 SQUARE FEET
COVERED PORCH AREA:	124 SQUARE FEET
COVERED DECK AREA:	304 SQUARE FEET
EXTERIOR DECK AREA:	282 SQUARE FEET
UNFINISHED BASEMENT AREA:	TBD SQUARE FEET

INDEX OF DRAWINGS

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

ANDERSON HOMES
385 RYAN STREET
PEWAUKEE, WI 53072
262-746-9999
ANDERSONHOMESOFWI.COM

PARA CUSTOM
LOT #1 PINE VIEW CT.
MEQUON, WI 53097

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PROJECT DATE:
2.28.24

REVISIONS:	BY:
3.19.24	KMB
4.9.24	KMB
5.10.24	KMB
Bid Set 01_5.29.24	KMB
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SHEET NUMBER:

CS

Attachment: Plans (9753 : Robert & Angelika Para)

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

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

NOTES

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

BID SET ONLY - NOT FOR CONSTRUCTION

ANDERSON HOMES
ANDERSON HOMES
385 RYAN STREET
PEWAUKEE, WI 53072
262-746-9999
ANDERSONHOMESOFWI.COM

PARA CUSTOM

LOT #1 PINE VIEW CT.
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PROJECT DATE:
2.28.24

REVISIONS:	BY:
3.19.24	KMB
4.9.24	KMB
5.10.24	KMB
Bid Set 01_5.29.24	KMB
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SHEET NUMBER:
A-1

Attachment: Plans (9753 : Robert & Angelika Para)

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

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

BID SET ONLY - NOT FOR CONSTRUCTION

ANDERSON HOMES
ANDERSON HOMES
385 RYAN STREET
PEWAUKEE, WI 53072
262-746-9999
ANDERSONHOMESOFWI.COM

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MEQUON, WI 53097

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PROJECT DATE:
2.28.24

REVISIONS:	BY:
3.19.24	KMB
4.9.24	KMB
5.10.24	KMB
Bid Set 01_5.29.24	KMB
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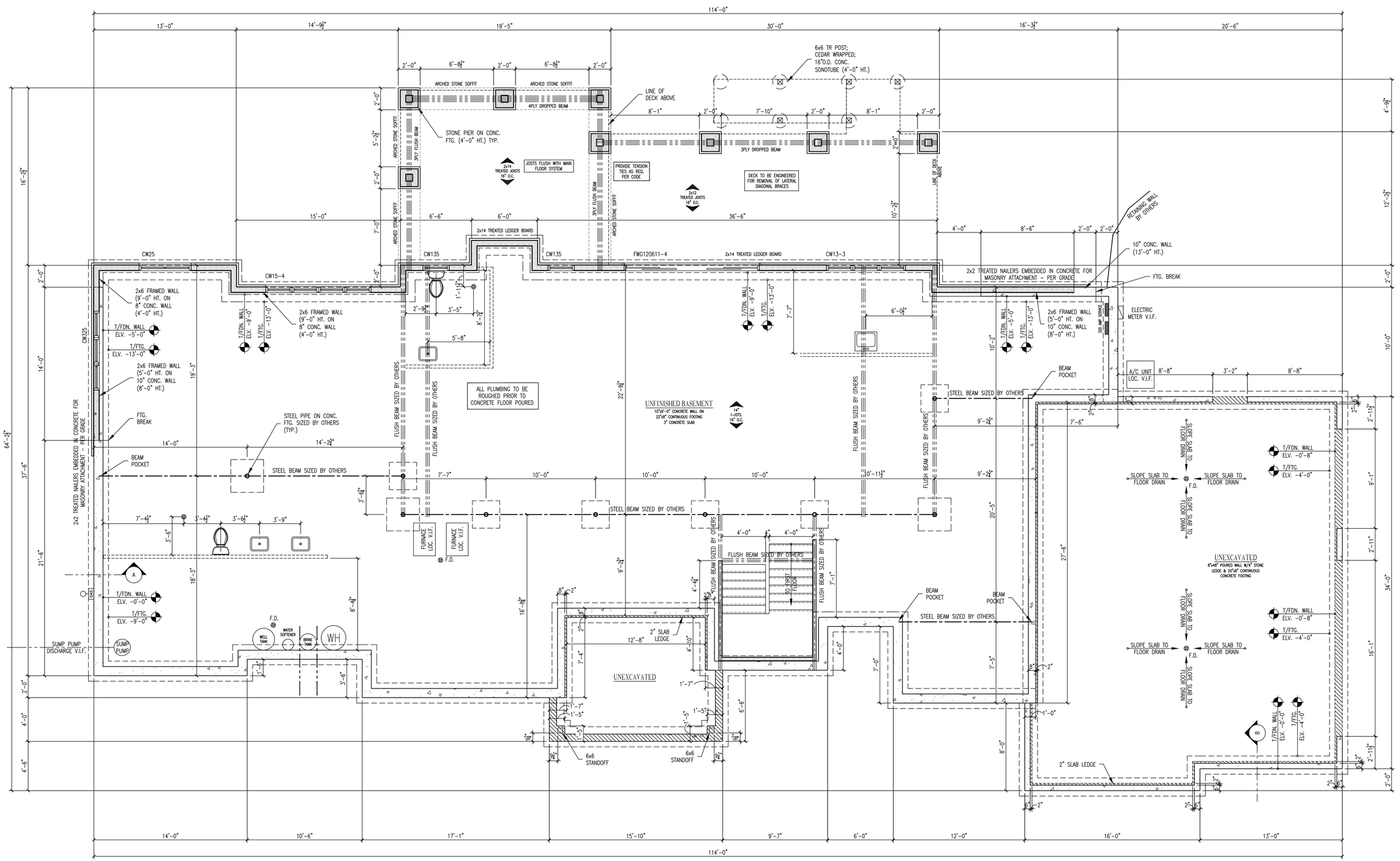
SHEET NUMBER:
A-2

Attachment: Plans (9753 : Robert & Angelika Para)



NOTES

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

BID SET ONLY - NOT FOR CONSTRUCTION

FOUNDATION PLAN

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

ANDERSON HOMES
385 RYAN STREET
PEWAUKEE, WI 53072
262-746-9999
ANDERSONHOMESOFWI.COM

PARA CUSTOM

LOT #1 PINE VIEW CT.
MEQUON, WI 53097

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PROJECT DATE:
2.28.24

REVISIONS:	BY:
3.19.24	KMB
4.9.24	KMB
5.10.24	KMB
Bid Set 01_5.29.24	KMB
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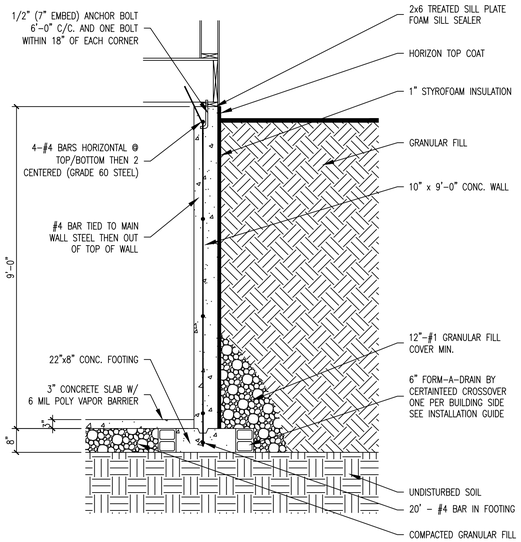
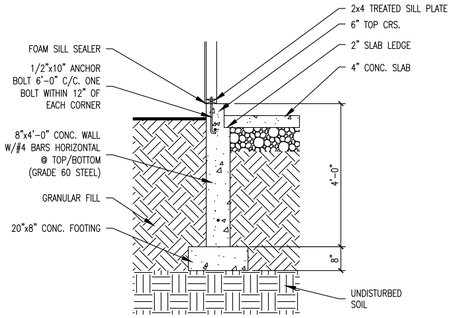
SHEET NUMBER:

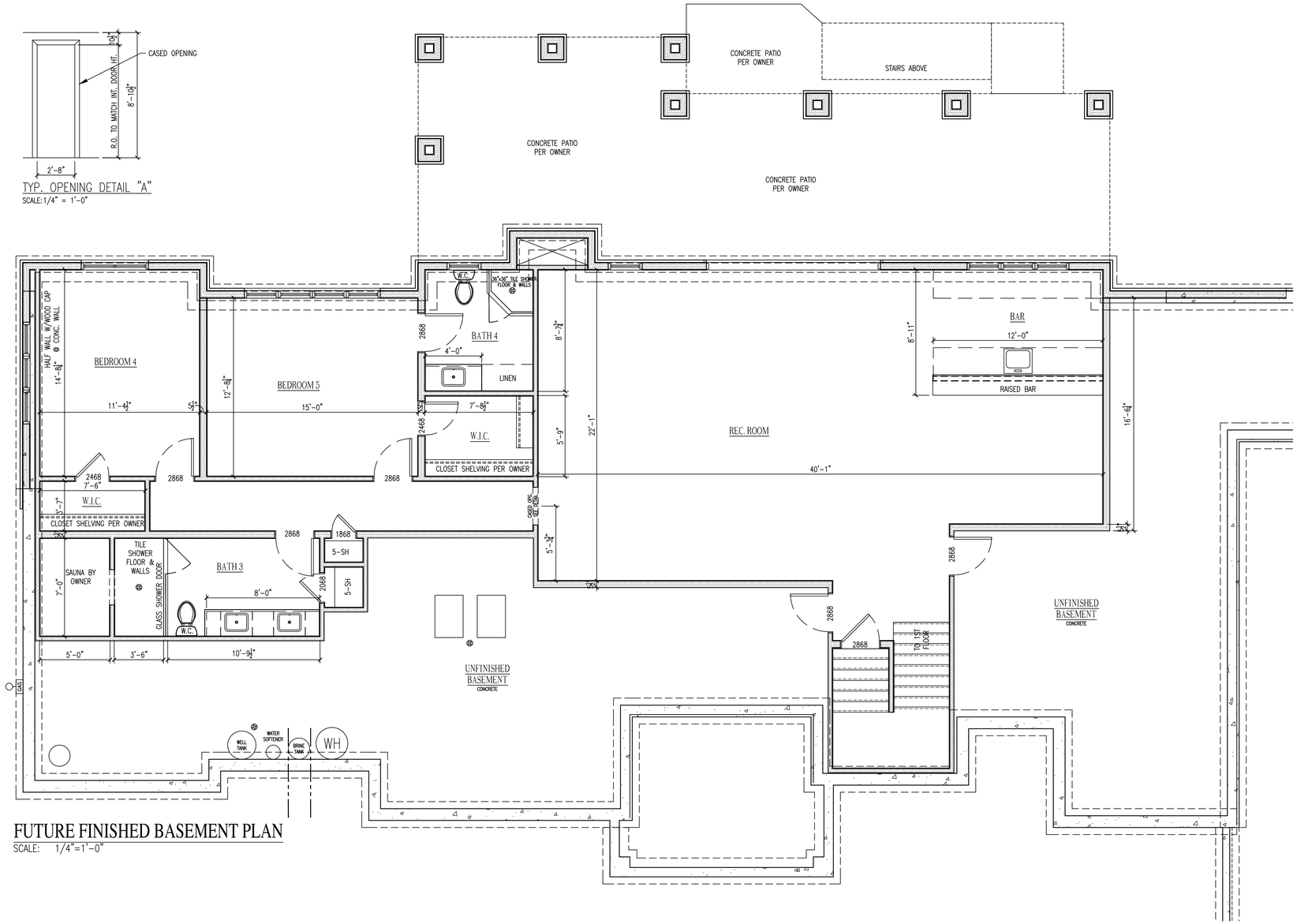
A-3

Attachment: Plans (9753 : Robert & Angelika Para)





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



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

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PROJECT DATE:
2.28.24

REVISIONS:	BY:
3.19.24	KMB
4.9.24	KMB
5.10.24	KMB
Bid Set 01_5.29.24	KMB
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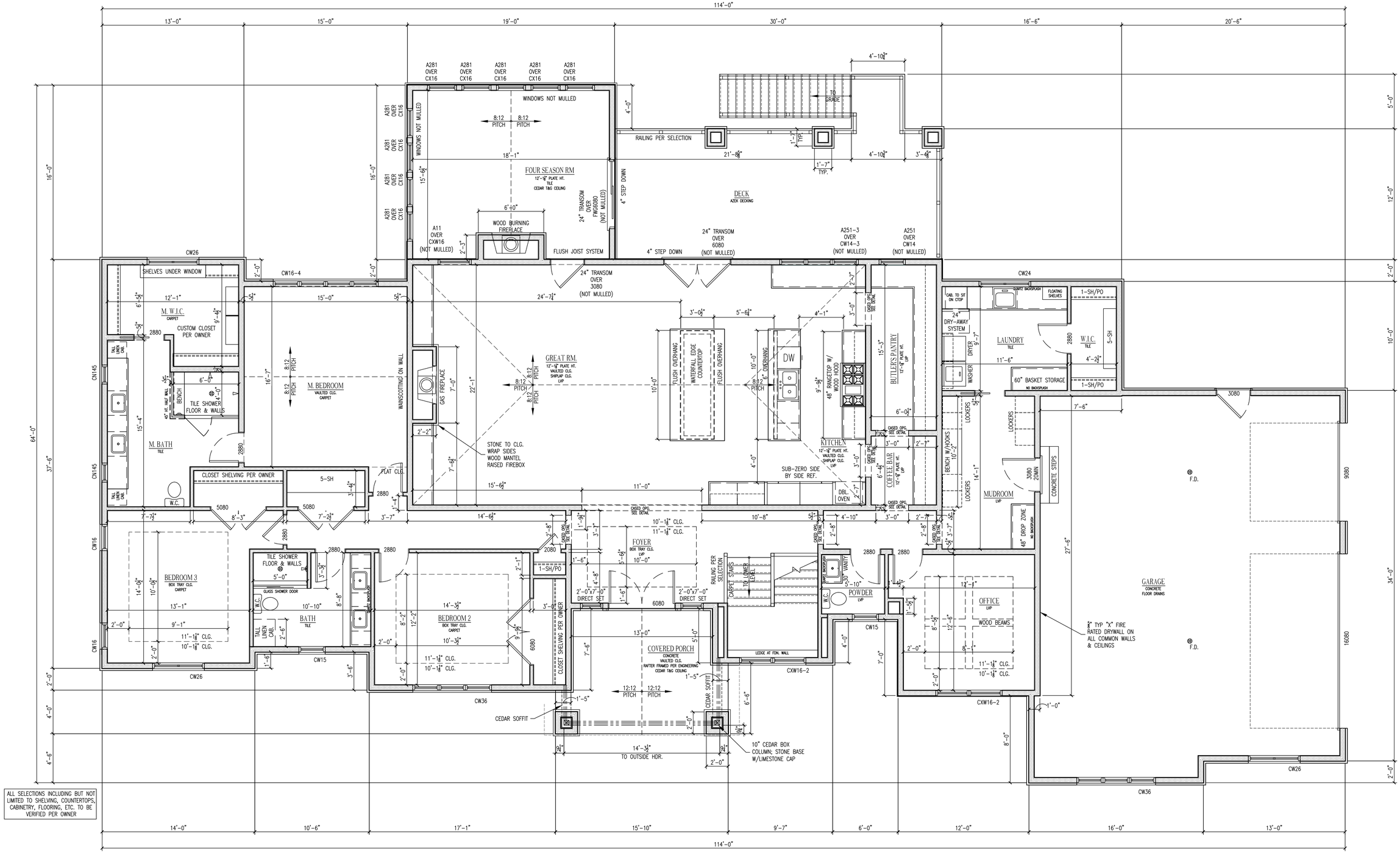
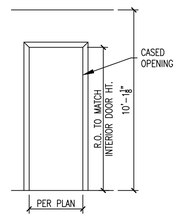
SHEET NUMBER:
A-4

Attachment: Plans (9753 : Robert & Angelika Para)



ALL SELECTIONS INCLUDING BUT NOT LIMITED TO SHELVING, COUNTERTOPS, CABINETRY, FLOORING, ETC. TO BE VERIFIED PER OWNER

BID SET ONLY - NOT FOR CONSTRUCTION



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

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

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PROJECT DATE:
2.28.24

REVISIONS:	BY:
3.19.24	KMB
4.9.24	KMB
5.10.24	KMB
Bid Set 01_5.29.24	KMB
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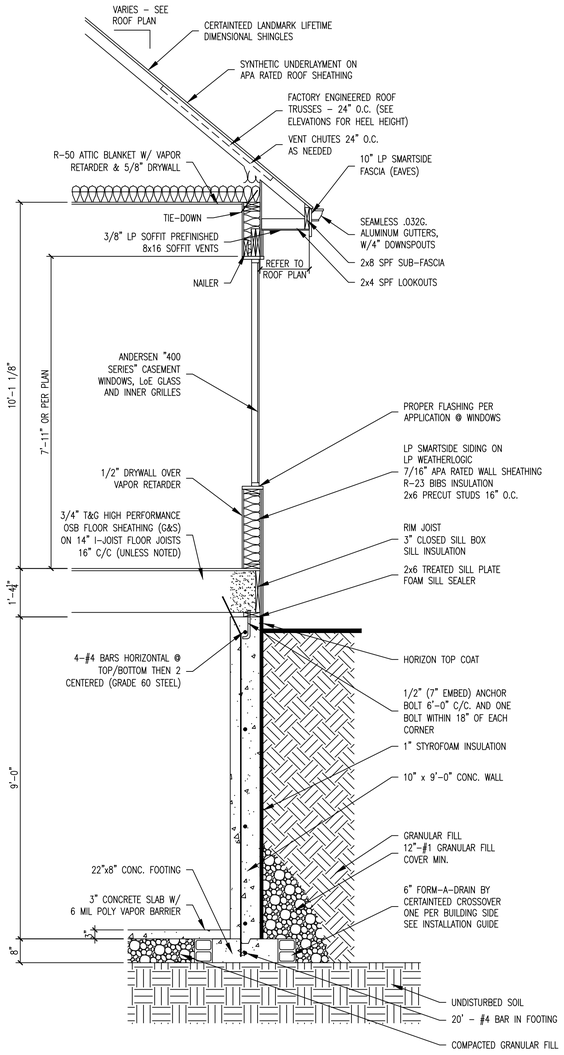
SHEET NUMBER:

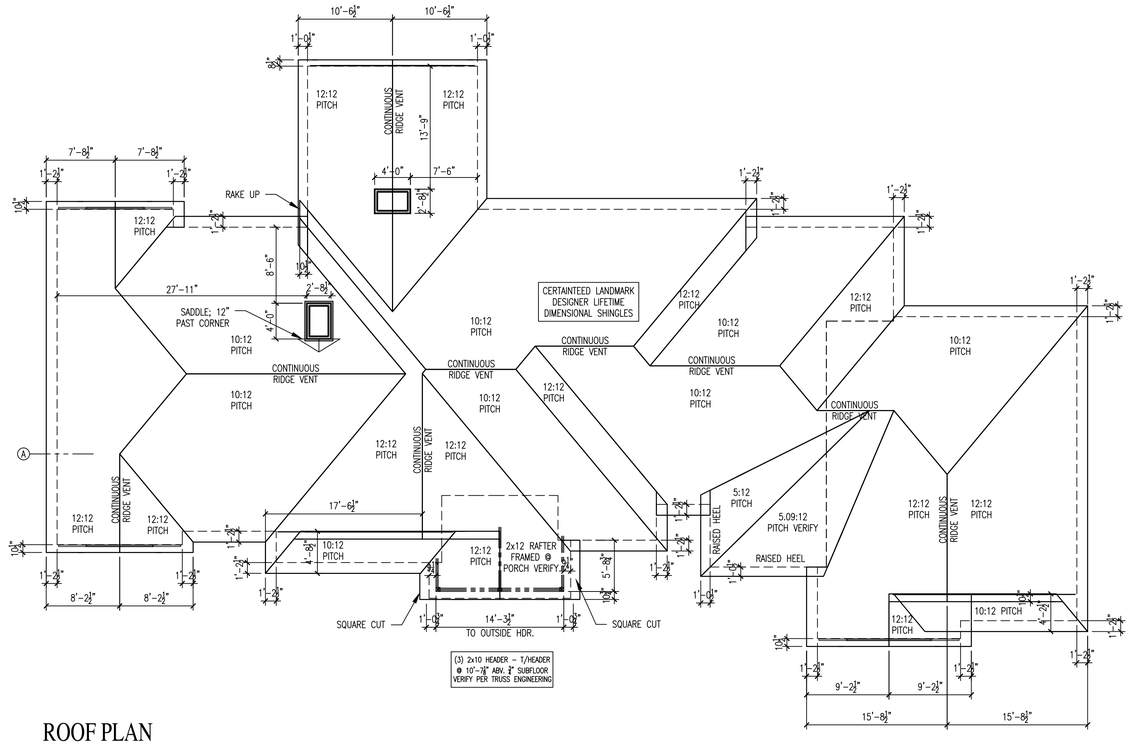
A-5

Attachment: Plans (9753 : Robert & Angelika Para)



TYPICAL WALL SECTION

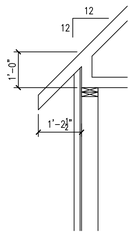
SCALE: 1/2"=1'-0"



ROOF PLAN

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

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



HEEL HEIGHT

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

*REFER TO TRUSS DRAWINGS FOR ALL HEELS

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PEWAUKEE, WI 53072
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PROJECT DATE: 2.28.24

REVISIONS:	BY:
3.19.24	KMB
4.9.24	KMB
5.10.24	KMB
Bid Set 01_5.29.24	KMB
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SHEET NUMBER:

A-6

Attachment: Plans (9753 : Robert & Angelika Para)

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 14, 2024**
SUBJECT: **Greg & Lynn Bell, Addition: Garage & Pool Pavilion at 12037 W. Bonniwell Road**

Attachments:
Statement of Intent (PDF)
Survey with Pavilion 9-20-24 (PDF)
Pictures (PDF)
Plans (PDF)

WADE

Design | Build | Remodel

STATEMENT OF INTENT

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

OWNER: Greg & Lynn Bell
ADDRESS: 12037 W Bonniwell Rd, Mequon, WI 53097
HOME PHONE: 262-853-3948
EMAIL ADDRESS: lynnmbell3@gmail.com
PROJECT ADDRESS: same
PROJECT: Garage and Greenhouse Addition

The intent of this project is to add a 3-car garage with a bathroom and second floor greenhouse to the existing home while maintaining the architectural quality and appearance of the existing home. The exterior of the new garage will be a combination of brick similar to the house and the stucco/half-timbering existing on the second floor dormer. We will also be adding a pool pavilion to the West side of the existing pool with similar stucco finishes to the rest of the hosue. The existing site is both in the existing driveway and landscaped area to the West side of the home.

Attachment: Statement of Intent (9754 : Greg & Lynn Bell)

NKBA National Kitchen & Bath Association

houzz

Plat of Survey

LAND SURVEYS INC.
260 Regency Court Suite L100
Brookfield, WI 53045 (262) 312-1034
landsurveysinc.com

Property Description: Document No. 1147700

LOT ONE (1) AND OUTLOT ONE (1), OF CERTIFIED SURVEY MAP NO. 3307, RECORDED IN THE OZAUKEE COUNTY REGISTRY IN VOLUME 23 OF CERTIFIED SURVEY MAPS, ON PAGES 213-214, AS DOCUMENT NO. 684335, BEING A REDIVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 953, LOCATED IN A PART OF THE NORTHWEST ONE-QUARTER (NW 1/4) AND THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

Notes:

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
3. ( ) Indicates recorded as bearings and dimensions.
4. Field work completed on 07/19/24.

LEGEND

- Monument Found as Noted
- 3/4" Iron Rod Found
- Retaining Wall
- Decidious Tree
- Miscellaneous Light
- Well
- Light Pole
- Septic Cover
- Septic Vent pipe
- Sprinkler Control Valve
- Electric Box

N

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

REVISIONS

PREPARED FOR:
Lynn Bell
12037 West Bonniwell Road
Mequon, Wisconsin 53097

BEARINGS ARE REFERENCED TO NAD 83/2011 IN WHICH THE NORTH LINE OF THE NW 1/4 OF SECTION 7, T 9 N, R 21 E, BEARS N 88°06'53" W (N 88°06'51" W).

Drawn By: JC | Job# 24288

Sheet 02 of 02

SURVEYOR'S CERTIFICATE

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

WISCONSIN
DANIEL E. BEDNAR
S-2812
GERMANTOWN WI
LAND SURVEYOR

Dated this 13th Day of August, 2024:
Daniel E. Bednar S-2812

Attachment: Survey with Pavilion 9-20-24 (9754 : Greg & Lynn Bell)

North Elevation

Southeast Elevation

Existing Driveway

West Elevation

Southwest Elevation

Attachment: Pictures (9754 : Greg & Lynn Bell)

WADE
Design | Build | Remodel
262.512.1799 www.wadedesigninc.com

Existing House Elevations

Scale: NTS

Garage and Pool Pavilion Addition
12037 W Bonniwell Rd, Mequon, WI 53097
September 20, 2024
rev. September 20, 2024
page 1

Chicken Coop

Garage Back

Garage Front

Guesthouse Back

Guesthouse Front

Attachment: Pictures (9754 : Greg & Lynn Bell)

WADE
Design | Build | Remodel
262.512.1799 www.wadedesigninc.com

Accessory Structure Elevations

Scale: NTS

Garage and Pool Pavilion Addition
12037 W Bonniwell Rd, Mequon, WI 53097
September 20, 2024
rev. September 20, 2024

NORTHEAST ELEVATION 3 / A1
SCALE: NTS

NORTHWEST ELEVATION 4 / A1
SCALE: NTS

SOUTHWEST ELEVATION 2 / A1
SCALE: NTS

SOUTH ELEVATION 1 / A1
SCALE: NTS

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

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

ASSOCIATE 2
Cody Wade
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

CLIENT
Greg & Lynn Bell
12037 W Bonniwell
Rd, WI 53097

PROJECT
Garage & Greenhouse Addition

DRAWN BY
MJW | EGK

ISSUE
07.16.24

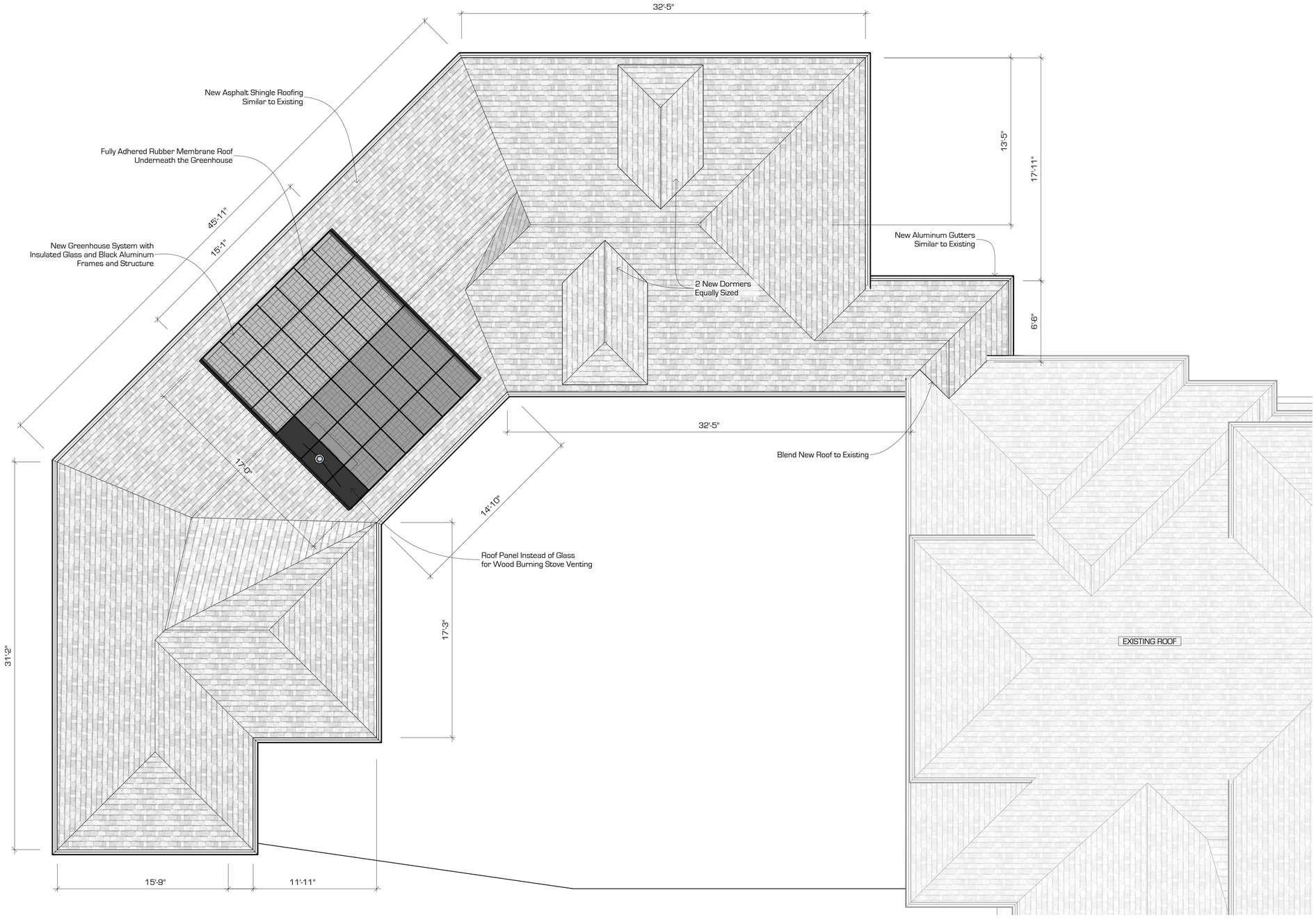
RE-ISSUE
09.20.24

DRAWINGS FOR
ARCHITECTURAL
BOARD REVIEW
NOT FOR
CONSTRUCTION

DESCRIPTION
Perspective Elevations

A1

Attachment: Plans (9754 : Greg & Lynn Bell)



ROOF PLAN 1/A2
SCALE: 1/4"=1'

N

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Mequon, Wi 53092
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Mequon, Wi 53092
Tel: 262.512.1799

ASSOCIATE 2
Cody Wade
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

CLIENT
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12037 W Bonniwell
Rd, WI 53097

PROJECT
Garage & Greenhouse Addition

DRAWN BY
MJW | EGK

ISSUE
07.16.24

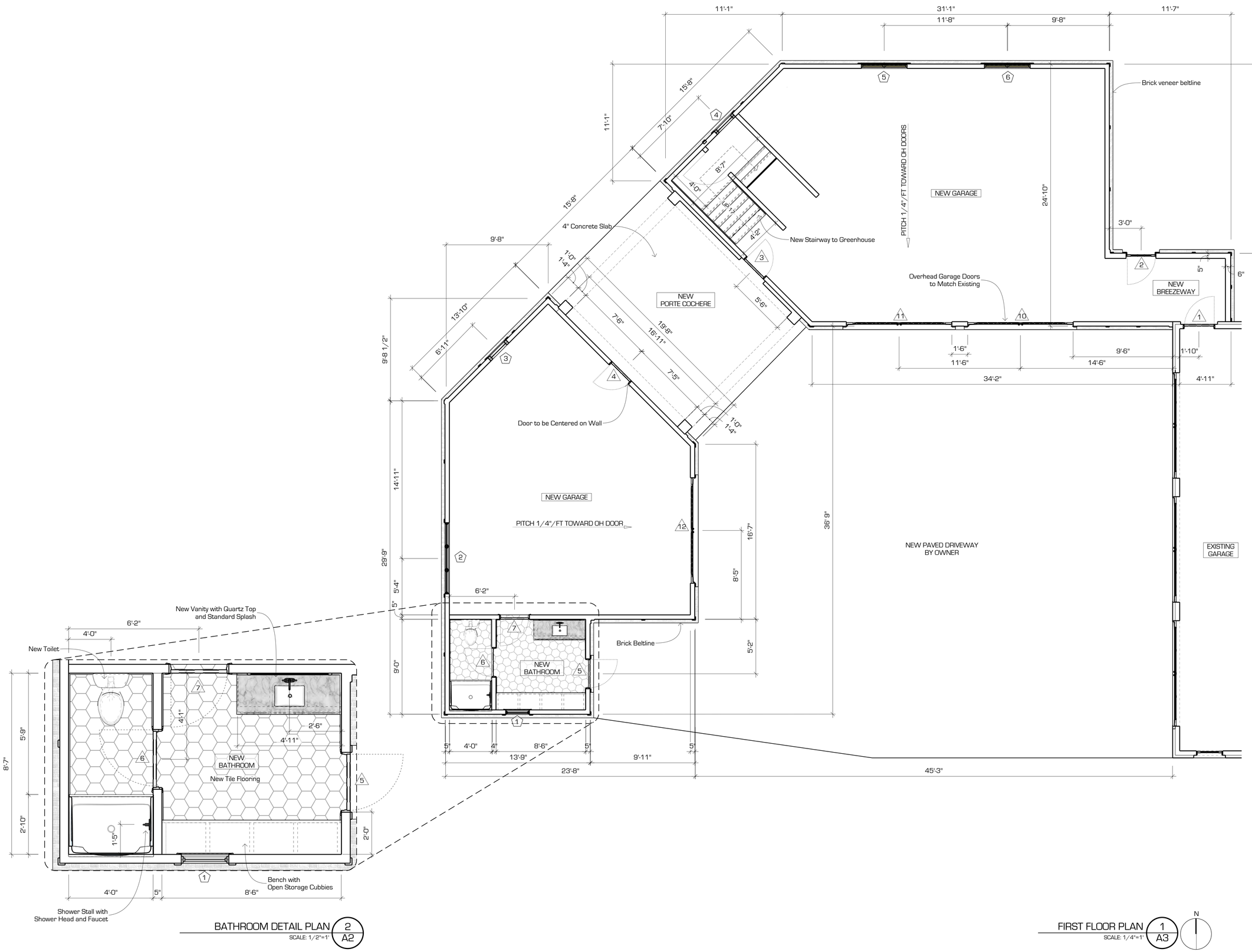
RE-ISSUE
09.20.24

DRAWINGS FOR
ARCHITECTURAL
BOARD REVIEW
NOT FOR
CONSTRUCTION

DESCRIPTION
Roof Plan

A2

Attachment: Plans (9754 : Greg & Lynn Bell)



BATHROOM DETAIL PLAN 2 / A2
SCALE: 1/2"=1'

FIRST FLOOR PLAN 1 / A3
SCALE: 1/4"=1'

N

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Mequon, Wi 53092
Tel: 262.512.1799

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

ASSOCIATE 2
Cody Wade
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

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12037 W Bonniwell
Rd, WI 53097

PROJECT
Garage & Greenhouse Addition

DRAWN BY
MJW | EGK

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07.16.24

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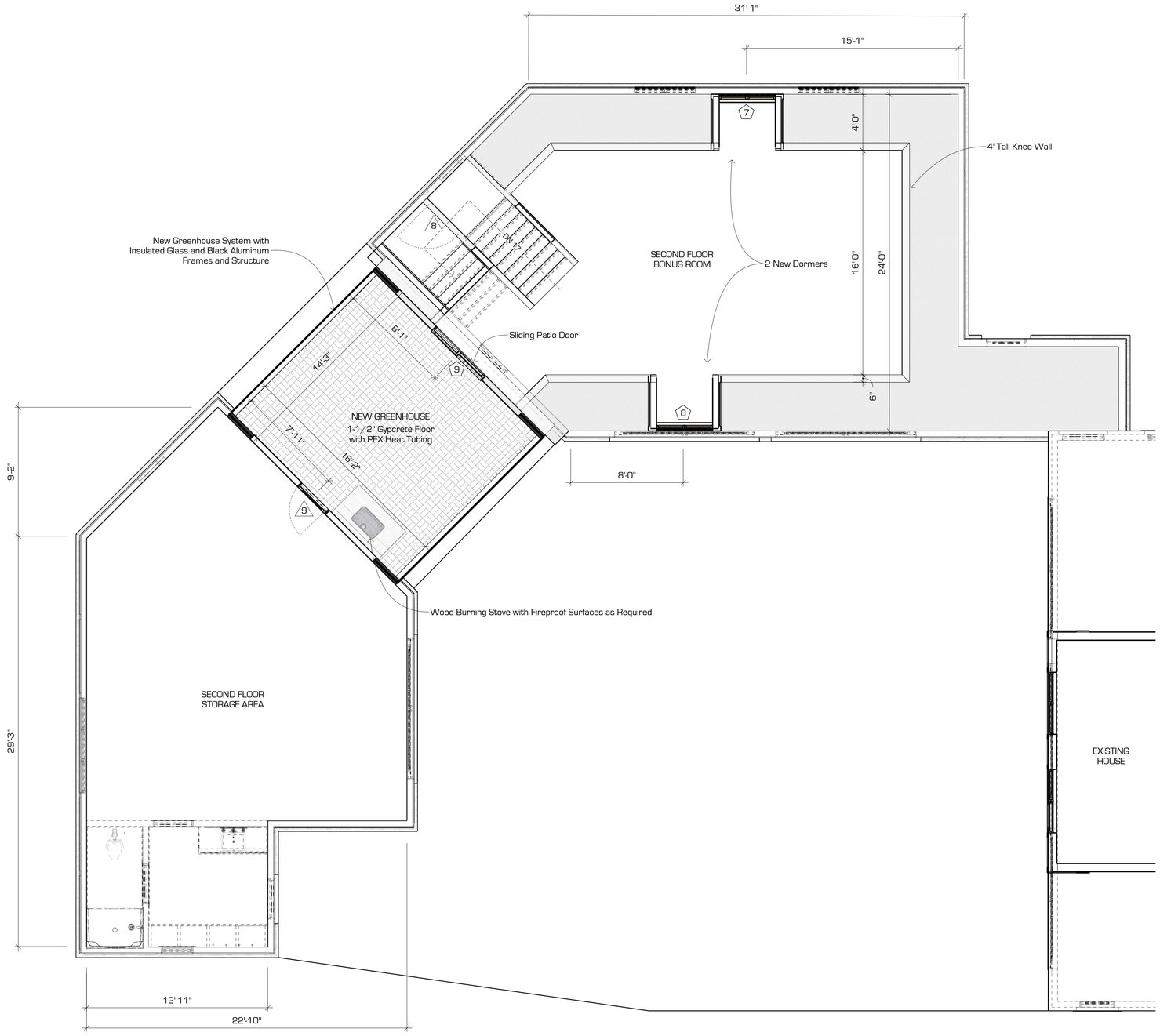
09.20.24

DRAWINGS FOR
ARCHITECTURAL
BOARD REVIEW
NOT FOR
CONSTRUCTION

DESCRIPTION
First Floor Plan

A3

Attachment: Plans (9754 : Greg & Lynn Bell)



FIRST & SECOND FLOOR PLANS — 1 / A4
SCALE: 1/4"=1'

N

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5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

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

ASSOCIATE 2
Cody Wade
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

CLIENT
Greg & Lynn Bell
12037 W Bonniwell
Rd, WI 53097

PROJECT
Garage & Greenhouse Addition

DRAWN BY
MJW | EGK

ISSUE
07.16.24

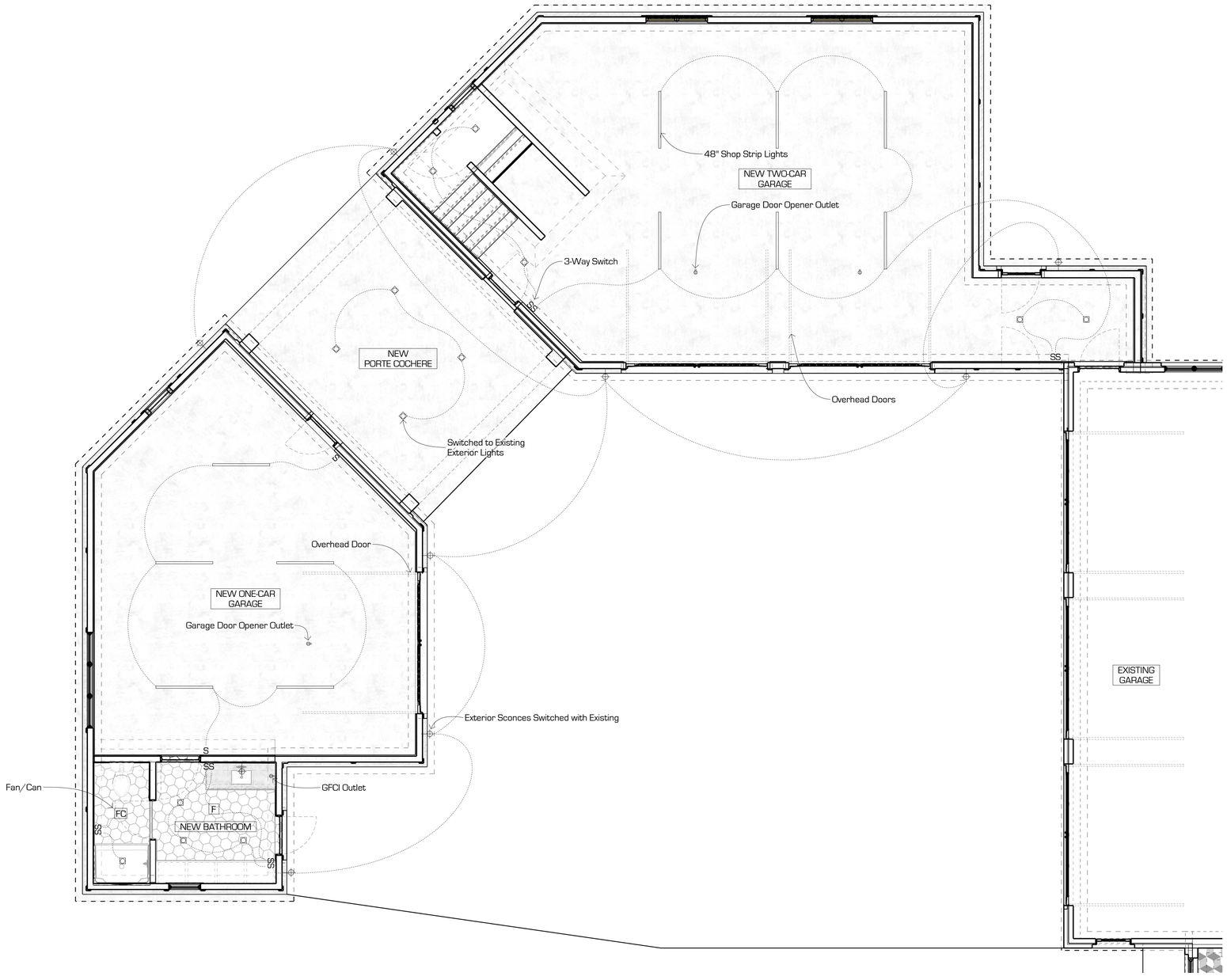
RE-ISSUE
09.20.24

DRAWINGS FOR
ARCHITECTURAL
BOARD REVIEW
NOT FOR
CONSTRUCTION

DESCRIPTION
Second Floor Plan

A4

Attachment: Plans (9754 : Greg & Lynn Bell)



FIRST FLOOR ELECTRICAL PLAN 1/A5
SCALE: 1/4"=1'

N

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5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

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

ASSOCIATE 2
Cody Wade
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

CLIENT
Greg & Lynn Bell
12037 W Bonniwell
Rd, WI 53097

PROJECT
Garage & Greenhouse Addition

DRAWN BY
MJW | EGK

ISSUE
07.16.24

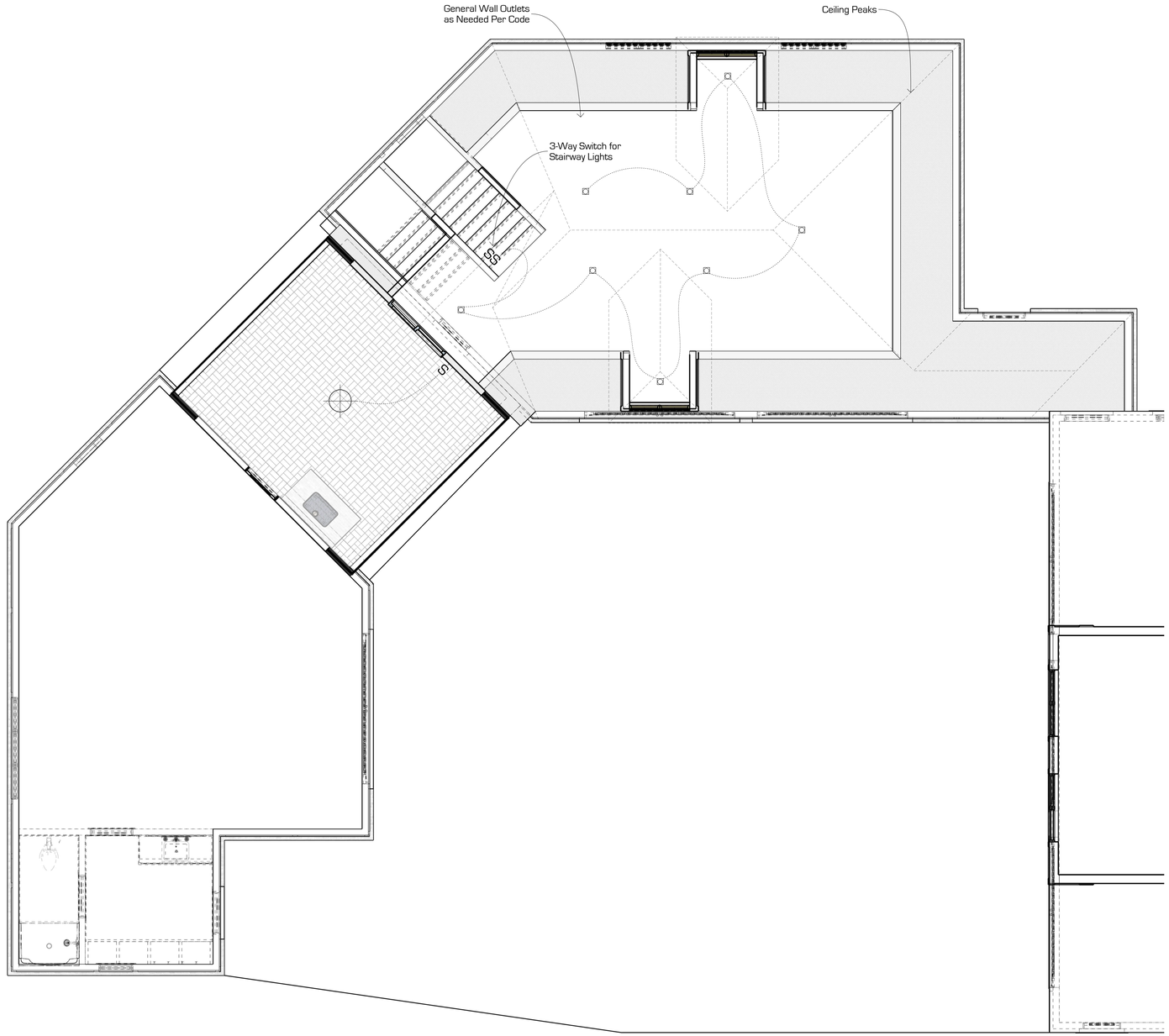
RE-ISSUE
09.20.24

DRAWINGS FOR
ARCHITECTURAL
BOARD REVIEW
NOT FOR
CONSTRUCTION

DESCRIPTION
First Floor Electrical Plan

A5

Attachment: Plans (9754 : Greg & Lynn Bell)



SECOND FLOOR ELECTRICAL PLAN 1/A6
SCALE: 1/4"=1'

N

WADE
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5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

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

ASSOCIATE 2
Cody Wade
5200 W Parkview Dr
Mequon, Wi 53092
Tel: 262.512.1799

CLIENT
Greg & Lynn Bell
12037 W Bonniwell
Rd, WI 53097

PROJECT
Garage & Greenhouse Addition

DRAWN BY
MJW | EGK

ISSUE
07.16.24

RE-ISSUE
09.20.24

DRAWINGS FOR
ARCHITECTURAL
BOARD REVIEW
NOT FOR
CONSTRUCTION

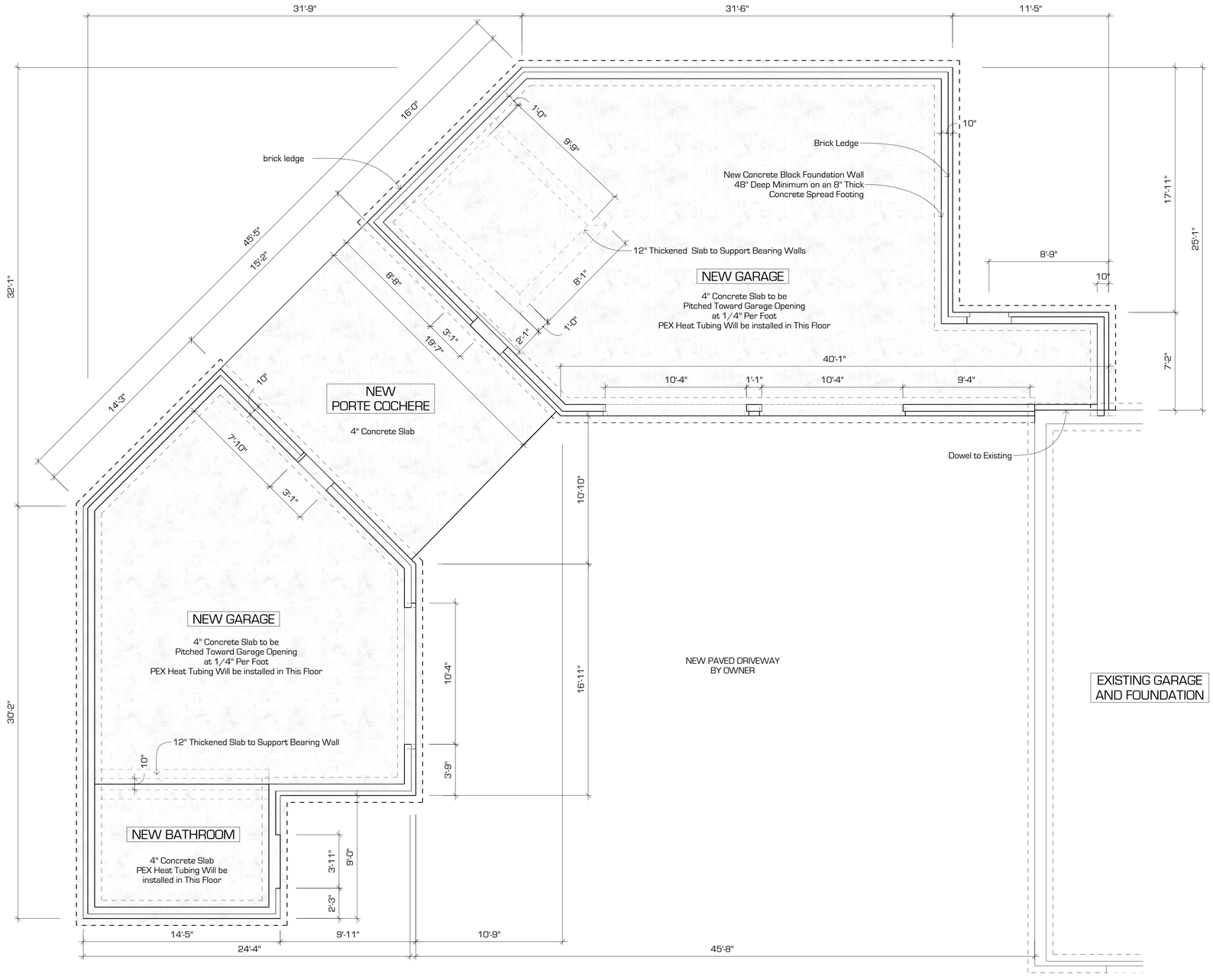
DESCRIPTION
Second Floor Electrical Plan

A6

Attachment: Plans (9754 : Greg & Lynn Bell)

Number	Location	Type	Door Width	Door Height	RO Width	RO Height	Door Thickness	Jamb Depth	Jamb Type	Swing	Stop	Existing Opening	Hardware Prep	Feet of Trim	Door Type	Material	Glass Type	Finish	Manufacturer/ Series	Model Number	Notes
1	Existing Garage to Breezeway	Exterior	2/8	6/8	34	82	1-3/4"	6 9/16"	Exterior Rabetted	BB RH Outswing			Adj Aluminum Bronze Sill	21	6 Panel Firedoor	Fiberglass	N/A	Primed/Painted			
2	Breezeway Exterior North	Exterior	2/8	6/8	34	82	1-3/4"	6 9/16"	Exterior Rabetted	BB LH Inswing			Adj Aluminum Bronze Sill	21	9 Lite, 2 Panel	Fiberglass	Clear	Primed/Painted			
3	Porte Cochere Northeast	Exterior	2/8	6/8	34	82	1-3/4"	6 9/16"	Exterior Rabetted	BB LH Inswing			Adj Aluminum Bronze Sill	21	6 Panel Raised	Fiberglass	N/A	Primed/Painted			
4	Porte Cochere Southwest	Exterior	2/8	6/8	34	82	1-3/4"	6 9/16"	Exterior Rabetted	BB RH Inswing			Adj Aluminum Bronze Sill	21	6 Panel Raised	Fiberglass	N/A	Primed/Painted			
5	Bathroom Entry	Exterior	2/8	6/8	34	82	1-3/4"	6 9/16"	Exterior Rabetted	BB LH Outswing			Adj Aluminum Bronze Sill	21	6 Panel Raised	Fiberglass	N/A	Primed/Painted			
6	Bathroom Interior	Interior	2' 8"	6/8	34	82	1-3/8"	4 9/16"	Interior Primed	BB RH			Pocket Door Hardware	21	6 Panel Raised	Pine	N/A	Primed/Painted			
7	Garage to Bathroom	Exterior	2' 8"	6/8	34	82	1-3/4"	6 9/16"	Exterior Rabetted	BB RH Inswing			Adj Aluminum Bronze Sill	21	6 Panel Raised	Fiberglass	N/A	Primed/Painted			
8	Stairway	Exterior	3' 0"	6/8	38	82	1-3/4"	4 9/16"	Exterior Rabetted	BB RH Inswing			Adj Aluminum Bronze Sill	22	6 Panel Raised	Fiberglass	N/A	Primed/Painted			
9	Greenhouse Southwest	Exterior	2/8	6/8	34	82	1-3/4"	6 9/16"	Exterior Rabetted	BB RH Outswing			Adj Aluminum Bronze Sill	21	15 Lite	Fiberglass	Clear	Primed/Painted			
10	New Garage	Exterior	10/0	8/0	122	98	2"	6 9/16"		Overhead				39			Clear	American Walnut	Haas American Tradition 9600 Series	9620	
11	New Garage	Exterior	10/0	8/0	122	98	2"	6 9/16"		Overhead				39			Clear	American Walnut	Haas American Tradition 9600 Series	9620	
12	New Garage	Exterior	10/0	8/0	122	98	2"	6 9/16"		Overhead				39			Clear	American Walnut	Haas American Tradition 9600 Series	9620	

DOOR SCHEDULE 2 / A5



FOUNDATION PLAN 1 / A7
SCALE: 1/4"=1'

N

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PROJECT
Garage & Greenhouse Addition

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07.16.24

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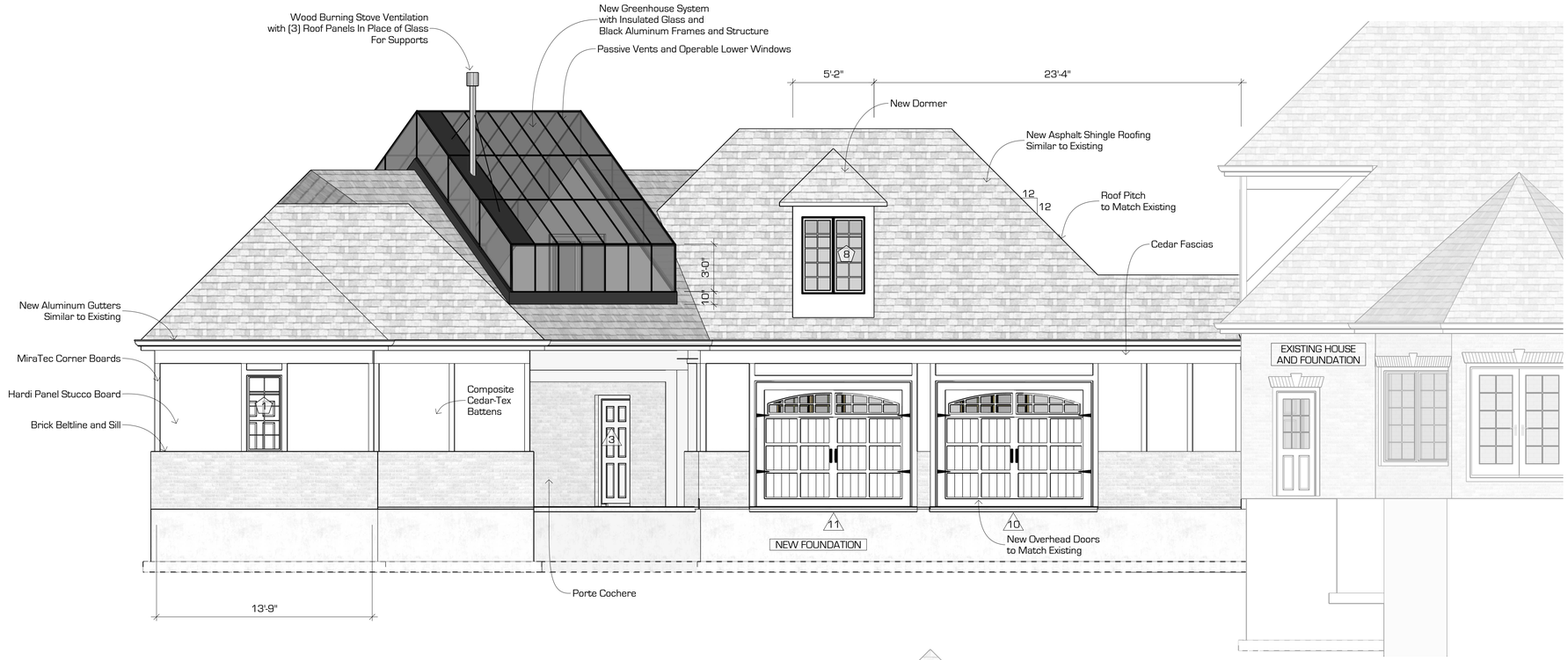
09.20.24

DRAWINGS FOR
ARCHITECTURAL
BOARD REVIEW
NOT FOR
CONSTRUCTION

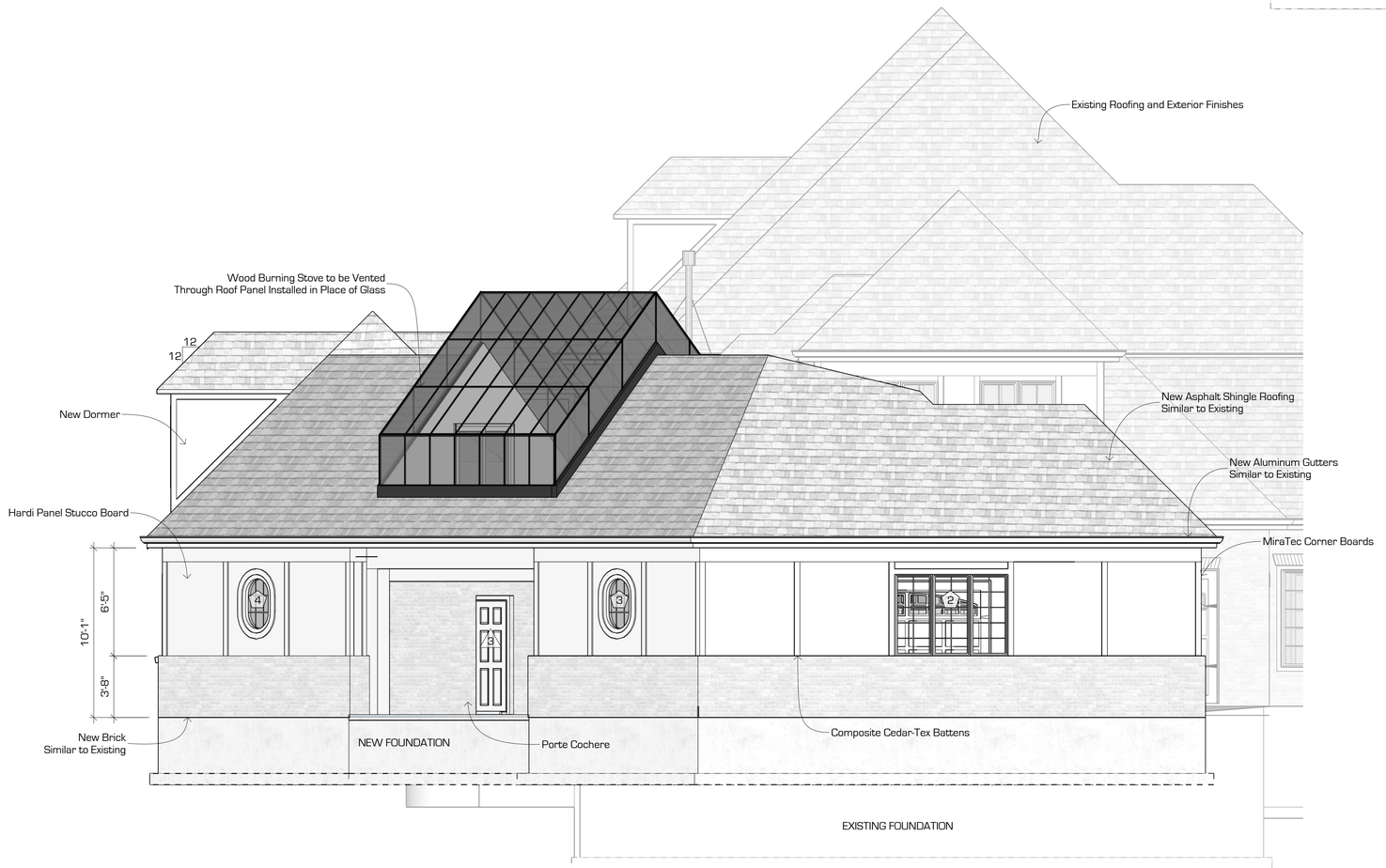
DESCRIPTION
Foundation Plan

A7

Attachment: Plans (9754 : Greg & Lynn Bell)



SOUTH ELEVATION 2/A8
SCALE: 1/4"=1'



WEST ELEVATION 1/A8
SCALE: 1/4"=1'

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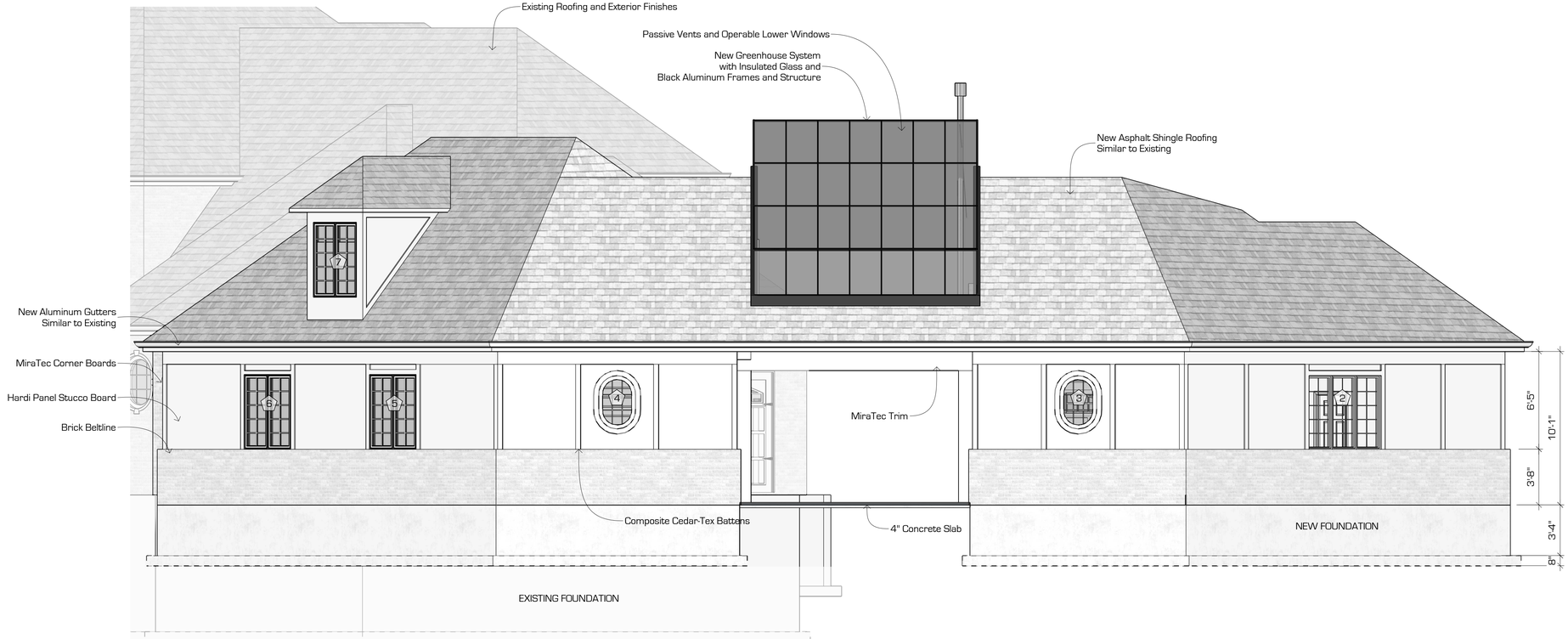
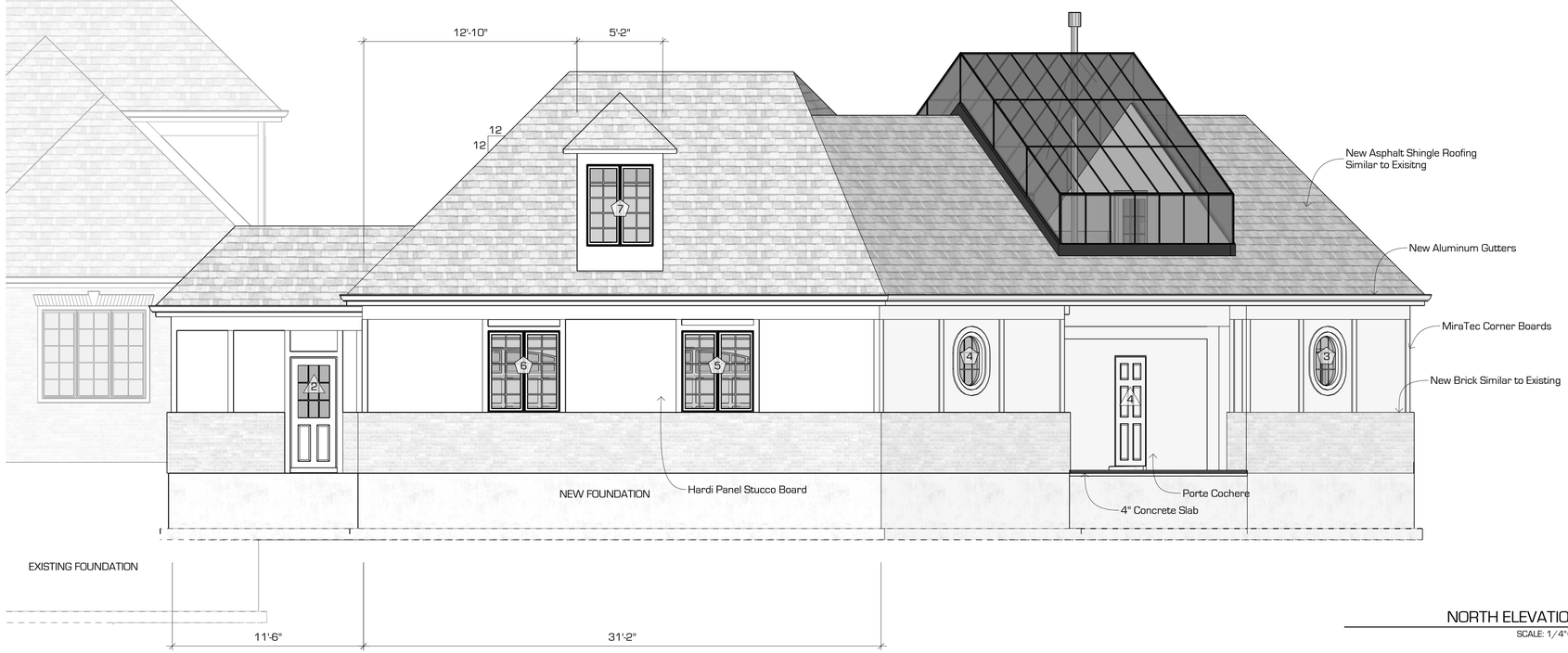
DESCRIPTION
West and South Elevations

A8

Attachment: Plans (9754 : Greg & Lynn Bell)



NORTHWEST ELEVATION 2 / A9
SCALE: 1/4"=1'



NORTH ELEVATION 1 / A9
SCALE: 1/4"=1'

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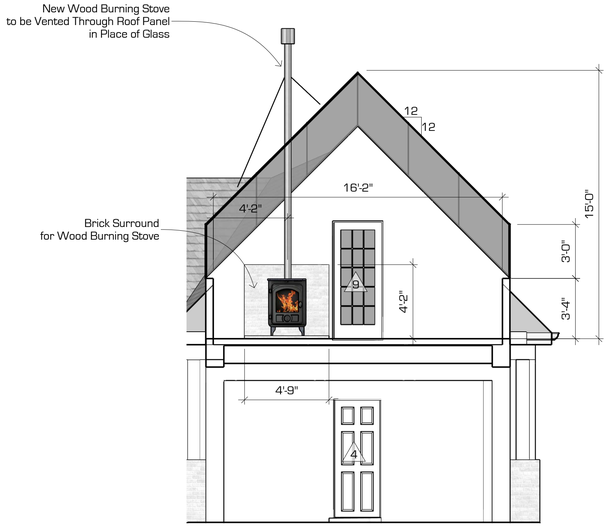
DESCRIPTION
North and Northwest Elevations

A9

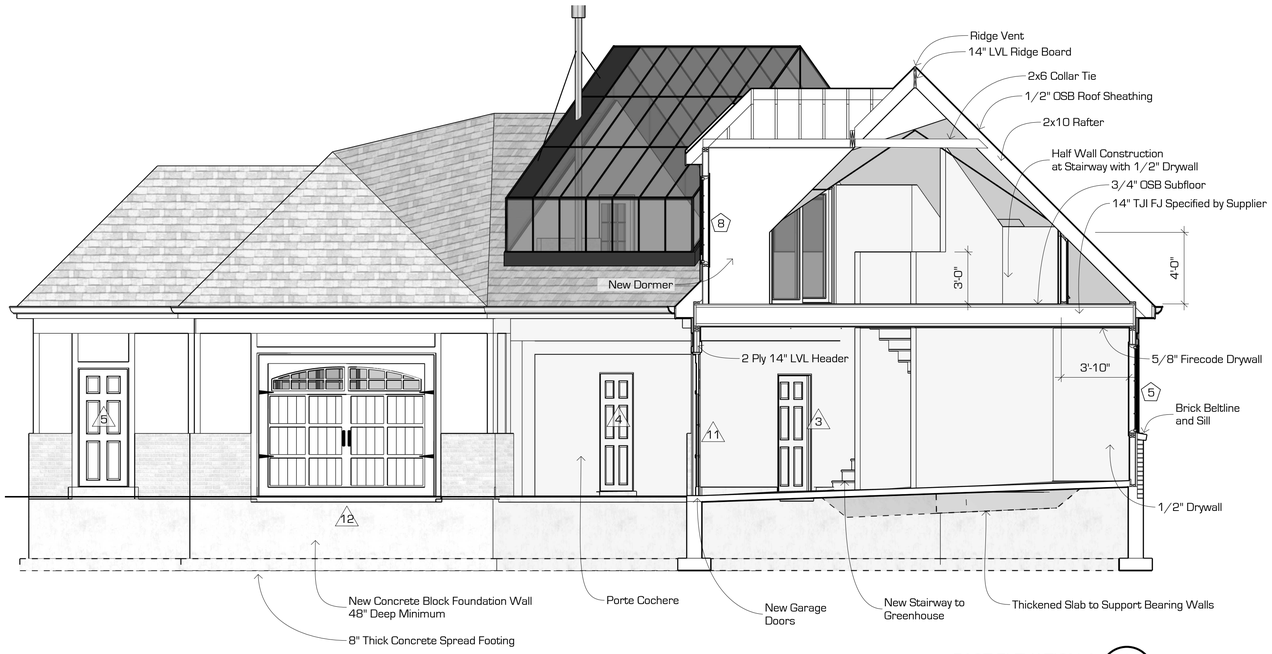
Attachment: Plans (9754 : Greg & Lynn Bell)



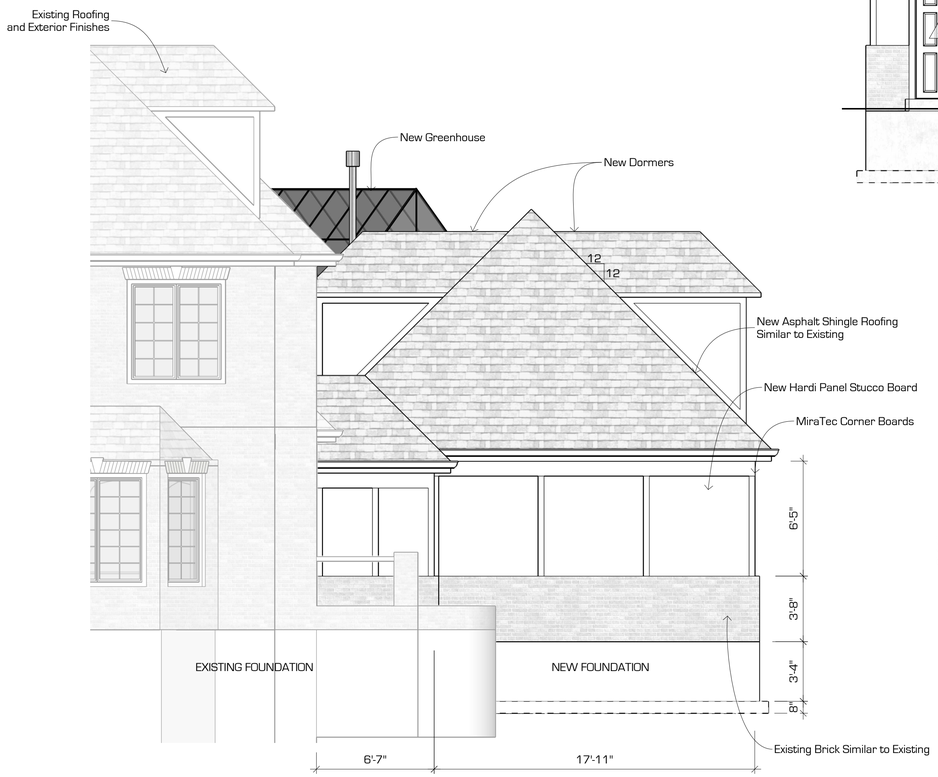
SOUTHWEST GREENHOUSE SECTION 4 / A10
SCALE: 1/4"=1'

Number	Location	Type	Enter Units Wide	RO Width	RO Height	Jamb Size	Existing Opening	Feet of Trim	Tempered Glass	Grilles	Hardware Color	Exterior Color	Interior Color	Manufacturer/ Series	Notes
1	Bathroom	Casement	1	29	60	6-9/16"	☐	17	☑	☑	Matte Black	White	White	Pella Lifestyle	
2	West Elevation	Casement	3	83	60	6-9/16"	☐	26	☐	☑	Matte Black	White	White	Pella Lifestyle	
3	Northwest Elevation	Fixed - Oval	1	31	44	6-9/16"	☐	15	☐	☑	Matte Black	White	White	Pella Lifestyle	
4	Northwest Elevation	Fixed - Oval	1	31	44	6-9/16"	☐	15	☐	☑	Matte Black	White	White	Pella Lifestyle	
5	North Elevation	Casement	2	56	60	6-9/16"	☐	21	☐	☑	Matte Black	White	White	Pella Lifestyle	
6	North Elevation	Casement	2	56	60	6-9/16"	☐	21	☐	☑	Matte Black	White	White	Pella Lifestyle	
7	North Dormer	Casement	2	54	59	6-9/16"	☐	21	☐	☑	Matte Black	White	White	Pella Lifestyle	
8	South Dormer	Casement	2	54	59	6-9/16"	☐	21	☐	☑	Matte Black	White	White	Pella Lifestyle	
9	Northeast Greenhouse	Sliding Door	2	62	82	6-9/16"	☐	26	☐	☑	Matte Black	White	White	Pella Lifestyle	

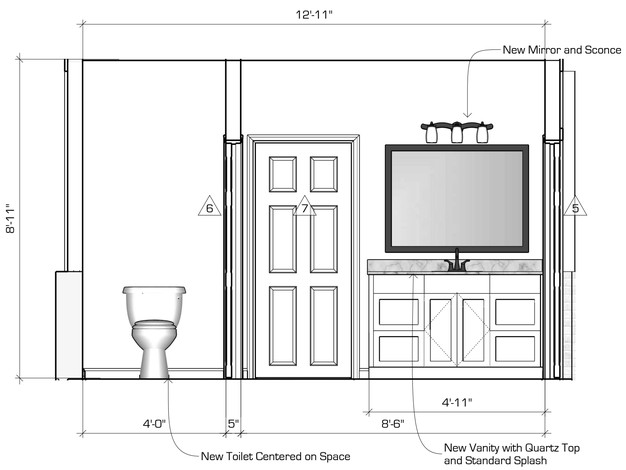
WINDOW SCHEDULE 5 / A10



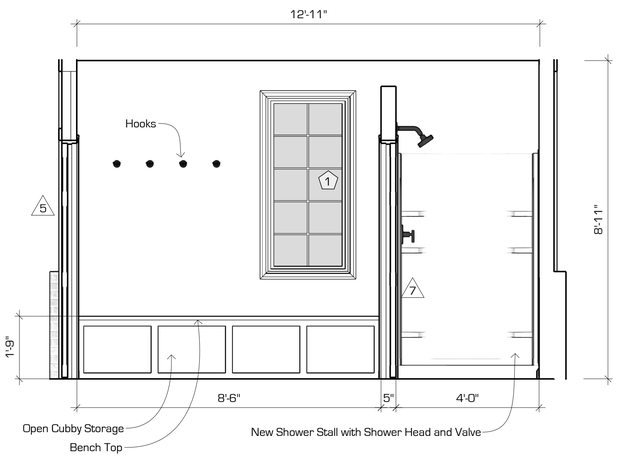
EAST ELEVATION 1 6 / A10
SCALE: 1/4"=1'



EAST ELEVATION 2 3 / A10
SCALE: 1/4"=1'



BATHROOM VANITY ELEVATION 2 / A10
SCALE: 1/2"=1'



BATHROOM LOCKERS ELEVATION 1 / A10
SCALE: 1/2"=1'

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DESCRIPTION
Bathroom Elevations, East Elevations, Northeast Greenhouse Section and Window Schedule

A10

Attachment: Plans (9754 : Greg & Lynn Bell)