City of Mequon

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

www.ci.mequon.wi.us
Inspection Department

ARCHITECTURAL BOARD
Monday, November 8, 2021
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

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

1) Call to Order, Roll Call

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

   a. Meeting Minutes from October 8, 2021

3) Architectural Board Applications

1. Tom & Tracy Christenson
   3407 W. Burgundy Court
   Subdivision: Lac Du Cours
   District 7 – 6:00 pm

   Addition: Covered Porch

   Contractor: DE Contracting
   Architect: New Horizon

2. David & Cynthia Stott
   11133 W. Pioneer Road
   Subdivision: Pioneer Trace
   District 1 – 6:10 pm

   New Single-Family Residence

   Contractor: Alesci Homes, Inc.
   Architect: Alesci Homes, Inc.

3. Arsen Mugurdumov
   3230 W. Grace Avenue
   Subdivision: N/A
   District 2 – 6:15 pm

   New Single-Family Residence

   Contractor: Angel's Dream Renovations
   Architect: David Koscielniak

4. David Hoff Development

   6141 / 6153 W. Woods Lane
   Subdivision: Woods at Highland Park
   District 3 – 6:20 pm

   New Single-Family Side x Side Condominiums with Sunroom

   Contractor: Northtract Construction
   Architect: Architectural Development

5. Juan Benjamin & Dana Orozco -
   11006 N. River Road
   Subdivision: N/A
   District 6 – 6:25 pm

   Re-Submittal: Garage Addition

   Contractor: JBOS Remodeling
   Architect: Tim Elnwalter

4) Adjourn

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

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **November 8, 2021**
SUBJECT: **October 11, 2021 Meeting Minutes**

Attachments:
10.11 (PDF)

City of Mequon

11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
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INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, October 11, 2021
6:00 PM
Lower-Level Conference Room

Minutes

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

Present: Chairman Scott Reed

Members at Large: Paul Apfelbach, Jenna Daniele, John Mikkelson

Aldermanic District Members: Anthony LaGalbo, Janet Ehn, Bluma Lotman, Jason Dozark, Bruce Stern, Tom Irvin

Building Inspector: Mike Hadley

2. **Meeting Minutes**

Minutes from the September 13, 2021, meeting were approved by Chairman, Scott Reed and seconded by Vice-Chair, Paul Apfelbach. Minutes approved unanimously.

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 6 6:00 pm	**Garage Addition**	Juan Benjamin & Dana Orozco 11006 N. River Road Subd: N/A	Cont: JBOS Remodeling Arch: Tim Elnwalter

Moved to Table: Mikkelson
Seconded by: Apfelbach
Tabled: Yes
Vote: Unanimously

Conditions: Tabled for redesign to be consistent with designs and size of neighboring homes.

Attachment: 10.11 (6809 : October 11, 2021 Meeting Minutes)

2)	Dist. 8 6:10 pm	**Exterior Changes**	James & Nancy Bolton 11352 N. Shorecliff Lane Subd: Shorecliff Park	Cont: Ruvin Brothers Arch: Ruvin Brothers

Moved to Approve: LaGalbo
Seconded by: Ehn
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted.

3)	Dist. 8 6:20 pm	**Addition: Second Story Master Suite, Mudroom & Garage**	Matt & Betsy Sauer 715 W. Fox Hunt Trace Subd: Haddenstone	Cont: Royal Investors LLC Arch: Fritsch Designs

Moved to Approve: LaGalbo
Seconded by: Daniele
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted.

4)	Dist. 8 6:30 pm	**Addition: Kitchen & Laundry Room**	Matthew & Allison Sullivan 10416 N. Pine Ridge Circle Subd: The Pines	Cont: TBD Arch: The Garret Studio

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

Conditions: Plans approved as submitted.

5)	Dist. 1 6:40 pm	**New Single-Family Residence**	Dale & Robin Klotz 3750 W. Pine View Court Subd: Riverland Estates	Cont: Anderson Homes LLC Arch: Anderson Homes LLC

Moved to Approve: Reed
Seconded by: Stern
Approved: Yes
Vote: Approved 6-1 (No Vote-Apfelbach)

Conditions: Plans approved as submitted with the condition that the stone beltline continues on all elevations including rear elevation.

Attachment: 10.11 (6809 : October 11, 2021 Meeting Minutes)

6)	Dist. 2 6:45 pm	**Addition:** **Family Room &** **Exterior Changes**	Omer Ben Avraham 4430 W. Grace Avenue Subd: Community Terrace	Cont: Owner Arch: Ketterhagen Arch.

Moved to Approve: Lotman
Seconded by: Mikkelson
Approved: Yes
Vote: Unanimously

Conditions: Plans approved with the following condition:

1. All existing and new windows should have grids on top half only except on the front and side feature windows and Great Room/Breakfast Addition.

7)	Dist. 3 6:55 pm	**New Single-Family** **Residence**	Richard & Page Otto 6850 W. River Birch Drive Subd: Pine Reserve Condos.	Cont: Perthel Homes, Inc. Arch: Perthel Homes, Inc.

Moved to Approve: Irvin
Seconded by: Dozark
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted.

8)	Dist. 4 7:00 pm	**New Single-Family** **Residence**	Veridian Homes 10545 N. Coneflower Drive Subd: The Enclave	Veridian Homes 10545 N. Coneflower Drive Subd: The Enclave

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

Conditions: Plans approved with the following conditions:

1. Add board and batten to rear elevation gable above back porch to match gables on front elevation.
2. Add board and batten to left elevation gable above two-car garage to match gables on front elevation.
3. Add grids to top half of patio doors on rear elevation.

Attachment: 10.11 (6809 : October 11, 2021 Meeting Minutes)

9)	Dist. 4 7:05 pm	**Sunroom Addition**	Carol Piku 10203 N. Foxkirk Drive Subd: Huntington Park East	Cont: Champion Windows Arch: Champion Windows

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

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

4. **Action:**

Chairman, Scott Reed made a motion to adjourn the meeting.
Vice-Chairman, Paul Apfelbach seconded the motion.
A vote was taken; vote passed unanimously.

Meeting adjourned at 7:05 p.m.

Attachment: 10.11 (6809 : October 11, 2021 Meeting Minutes)

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **November 8, 2021**
SUBJECT: **Tom & Tracy Christenson - Addition at 3407 W. Burgundy Court**

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

Scope of Project for 3407 W Burgundy Ct

Our intent is to add a modestly sized screened in porch to the back of our home behind our garage where we have existing concrete patio. The new porch will match the architectural esthetics of our existing home. There are no unique limitations.

Attachment: Statement of Intent (6808 : Tom & Tracy Christenson)

PLAT OF SURVEY

LEGAL DESCRIPTION:
LOT 106 OF LAC DU COURS LOCATED IN THE NW. 1/4 AND THE NE. 1/4 OF SECTION 36, T.9N., R.21E., CITY OF MEQUON, OZAUKEE COUNTY COUNTY, WISCONSIN.

LANDMARK ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100
WAUKESHA, WI 53186
(414) 719-2789
landmark-engineering@live.com

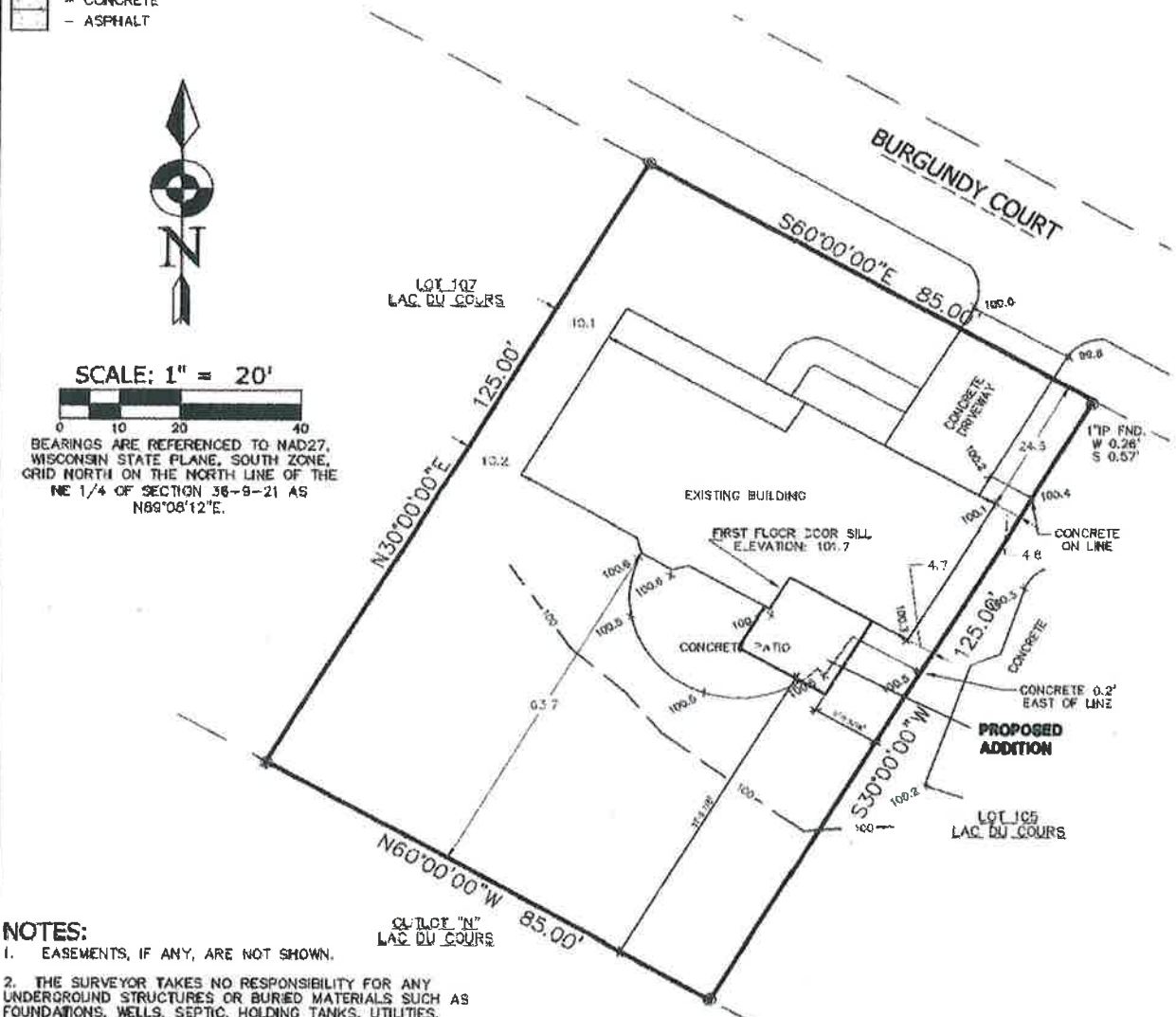
SURVEYOR:
MARK AUGUSTINE, PLS

SURVEY FOR:
THOMAS & TRACY CHRISTENSON

PROPERTY:
3407 W BURGUNDY COURT
MEQUON, WI 53092

LEGEND

- ⊕ – 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- ● – 1" DIA. IRON PIPE SET, 18" LONG
- FI – FIELD INLET
- ☐ – UTILITY BOX
- OHP – OVERHEAD UTILITY WIRE
- UP – UTILITY POLE W/ GUY WIRE
- – CONCRETE
- – ASPHALT



SCALE: 1" = 20'
0 10 20 40

BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE NE 1/4 OF SECTION 36-9-21 AS N89°08'12"E.

NOTES:

1. EASEMENTS, IF ANY, ARE NOT SHOWN.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
3. THE PURPOSE OF THE SURVEY IS FOR A PORCH.
4. THE FIELD WORK WAS COMPLETED ON MAY 12, 2021.

IMPERVIOUS SURFACE AREAS:

TOTAL LOT AREA = 10,625 S.F. (0.244 AC.).

IMPERVIOUS SURFACE	EXISTING (S.F.)
HOUSE FOOTPRINT W/ OVERHANG	2,634 (24.79%)
WALKWAYS & PATIO	855 (8.04%)
DRIVEWAY	411 (3.87%)
TOTAL:	3,900 (36.71%)

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND, IN MY PROFESSIONAL OPINION, THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

WISCONSIN MARK D. AUGUSTINE S-2780 WAUKESHA, WI LAND SURVEYOR

21 JUN 2021

PROJECT # 3261.00

Attachment: Survey (6808 : Tom & Tracy Christenson)

Attachment: Pics (6808 : Tom & Tracy Christenson)

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LANDMARK ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100
WAUKESHA, WI 53188
(414) 719-2769
landmark-engineering@live.com

SURVEYOR:
MARK AUGUSTINE, PLS

SURVEY FOR:
THOMAS & TRACY CHRISTENSON

PROPERTY:
3407 W BURGUNDY COURT
MEQUON, WI 53092

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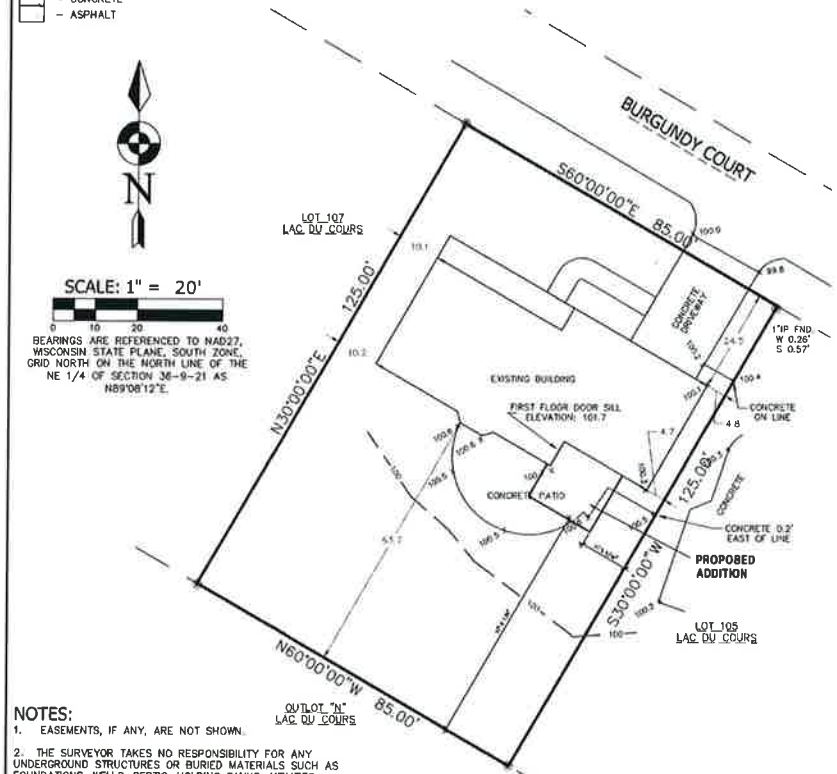
- – ASPHALT



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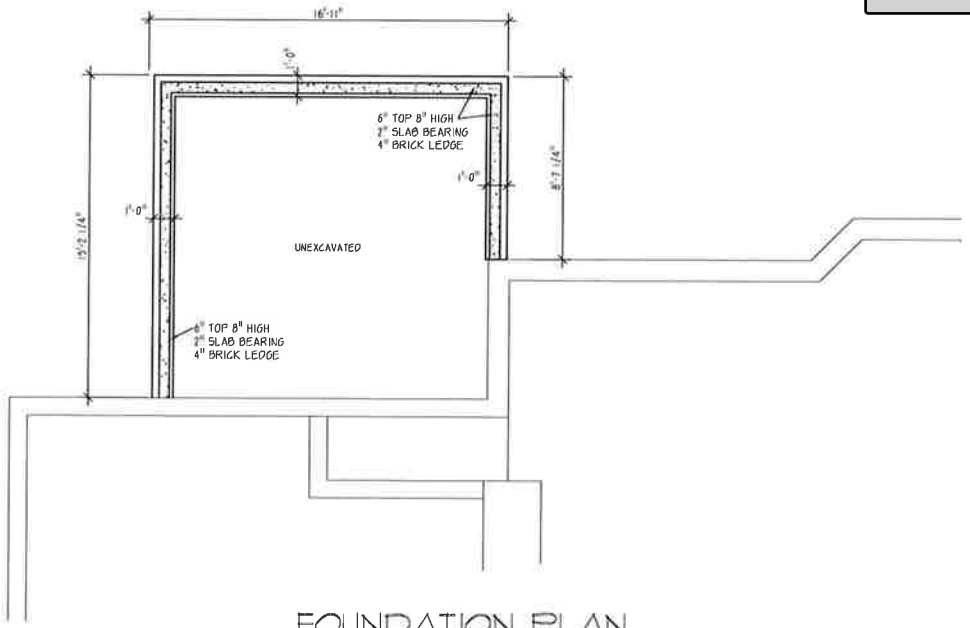
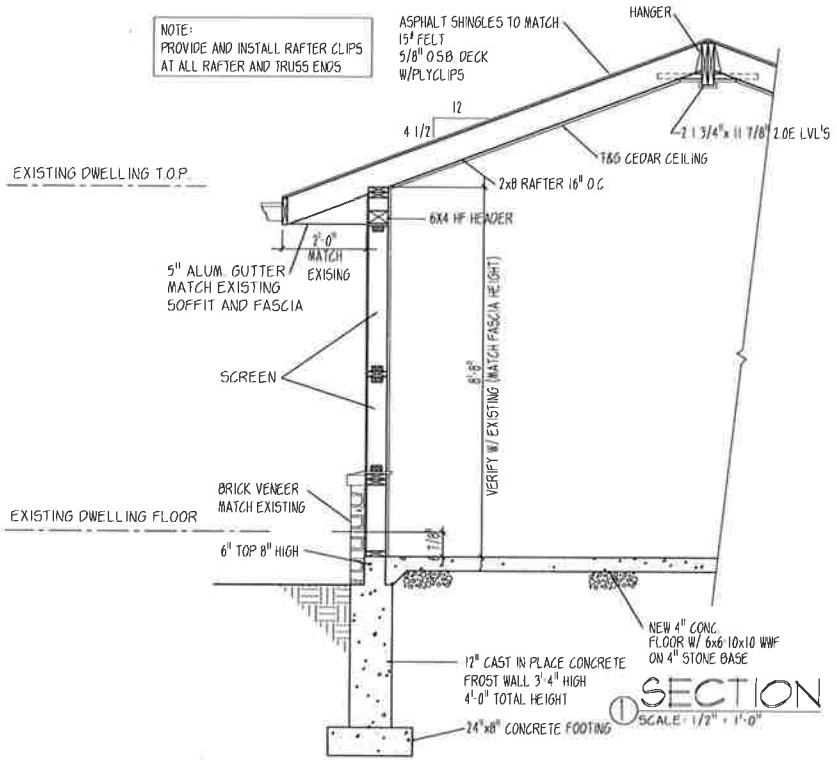
PROJECT # 3281.00

WISCONSIN MARK D. AUGUSTINE S-2780 WAUKESHA, WI LAND SURVEYOR
21 JUN 2021



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

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



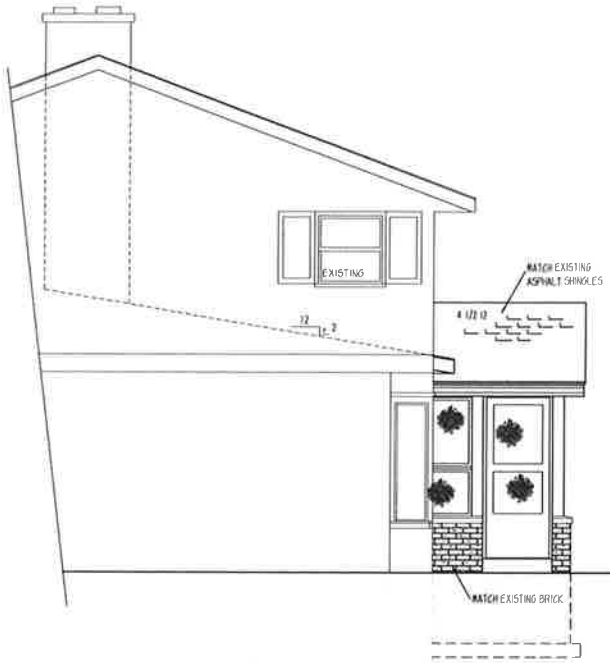
1 SECTION
SCALE: 1/2" = 1'-0"

PROJECT
SCREEN PORCH ADDITION FOR:
TOM & TRACY CHRISTENSON
3407 W. BURGUNDY COURT
MEQUON, WI 53092

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/BUILDERS
P.O. BOX 292, GRAFTON, WI. 53024

JOB NUMBER: DEC-3381-821
DATE: 06/10/2021
REVISIONS:
SHEET: 3 of 3
CHECKED BY:
DRAWN BY:

Attachment: Survey & Plans (6808 : Tom & Tracy Christenson)



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

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

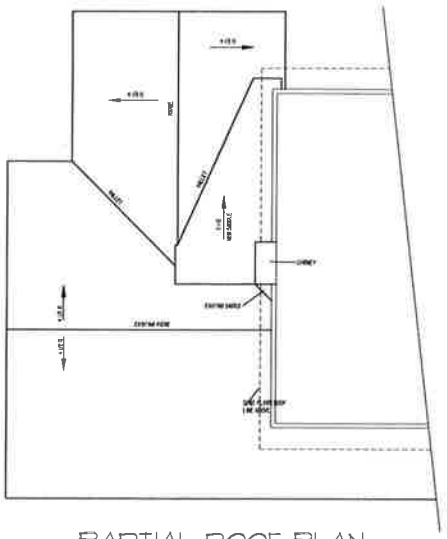
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT
SCREEN PORCH ADDITION FOR:
TOM & TRACY CHRISTENSON
3407 W. BURGUNDY COURT
PEQUON, WI 53092

NEW HORIZON VENTURES, L.L.C.
ARCHITECTS/BUILDERS
P.O. BOX 292, GRAFTON, WI. 53024

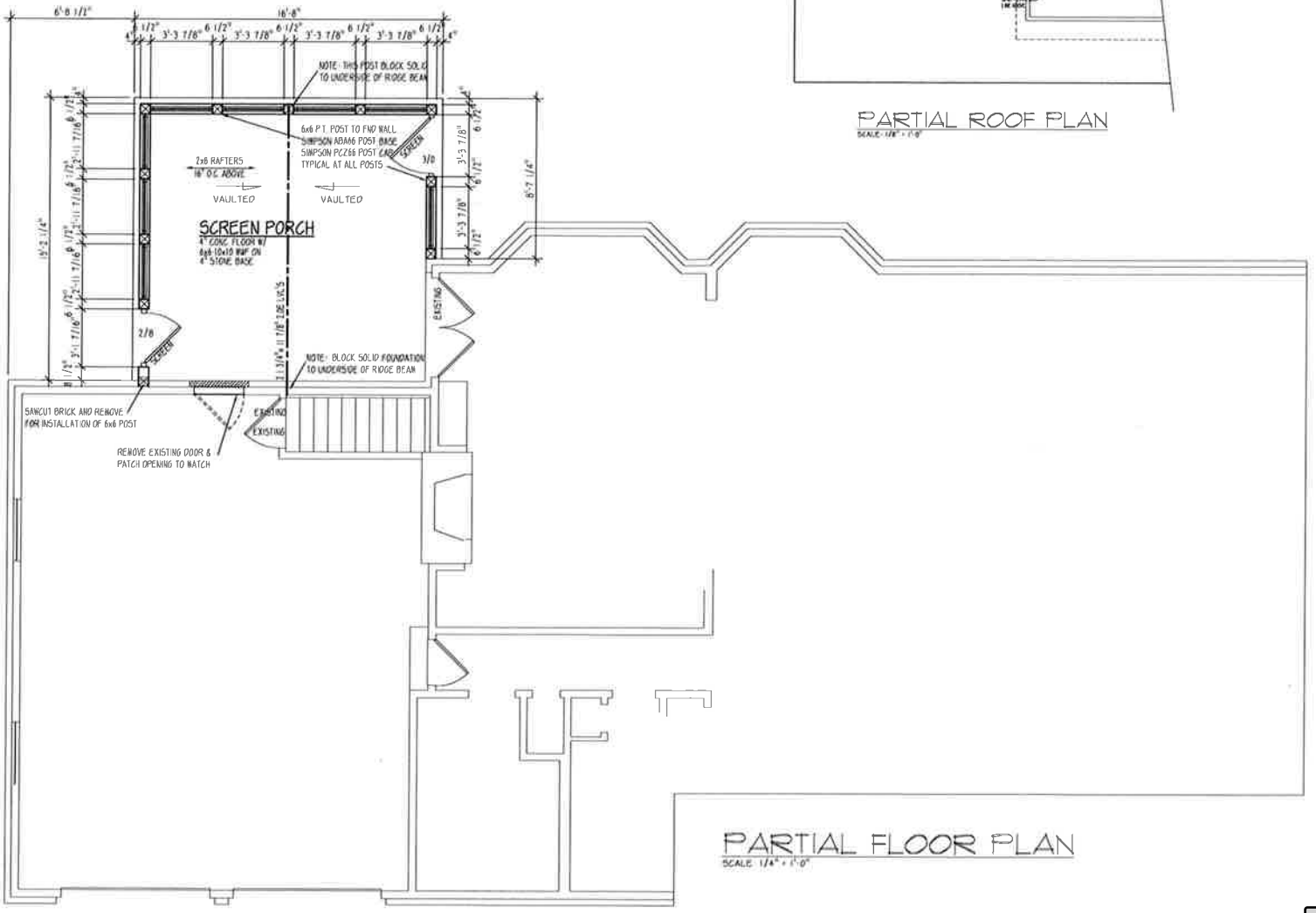
JOB NUMBER: DEC-3387-821
DATE: 08/20/2021
REVISIONS:
SHEET: — OF
CHECKED BY:
DRAWN BY:

Attachment: Survey & Plans (6808 : Tom & Tracy Christenson)



PARTIAL ROOF PLAN

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



PARTIAL FLOOR PLAN

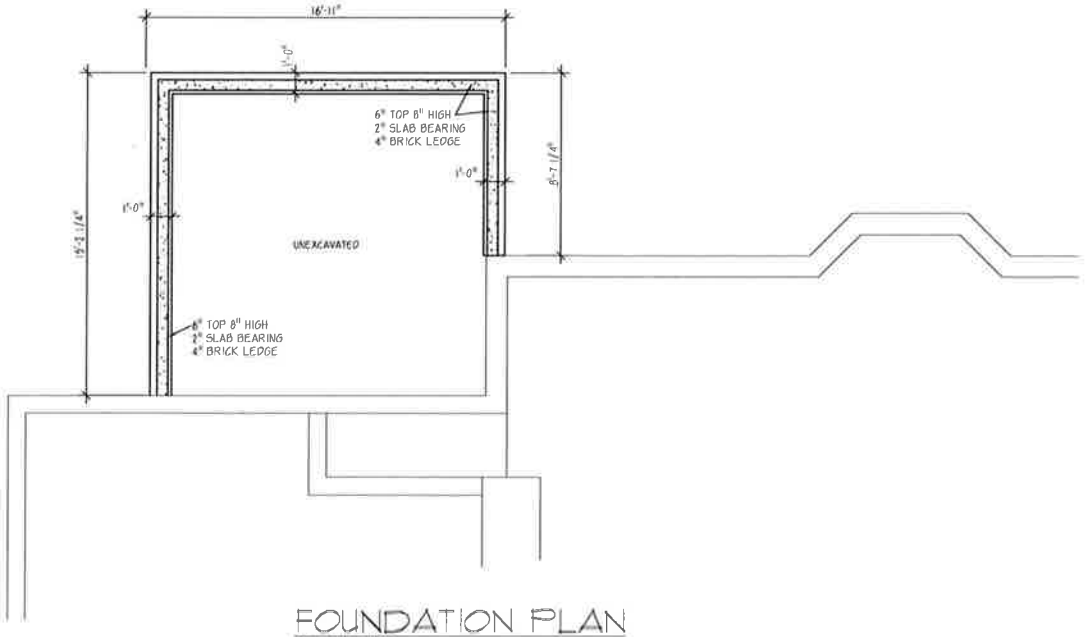
SCALE: 1/4" = 1'-0"

PROJECT
SCREEN PORCH ADDITION FOR:
TOM & TRACY CHRISTENSON
3407 W. BURGUNDY COURT
HEQUON, WI 53092

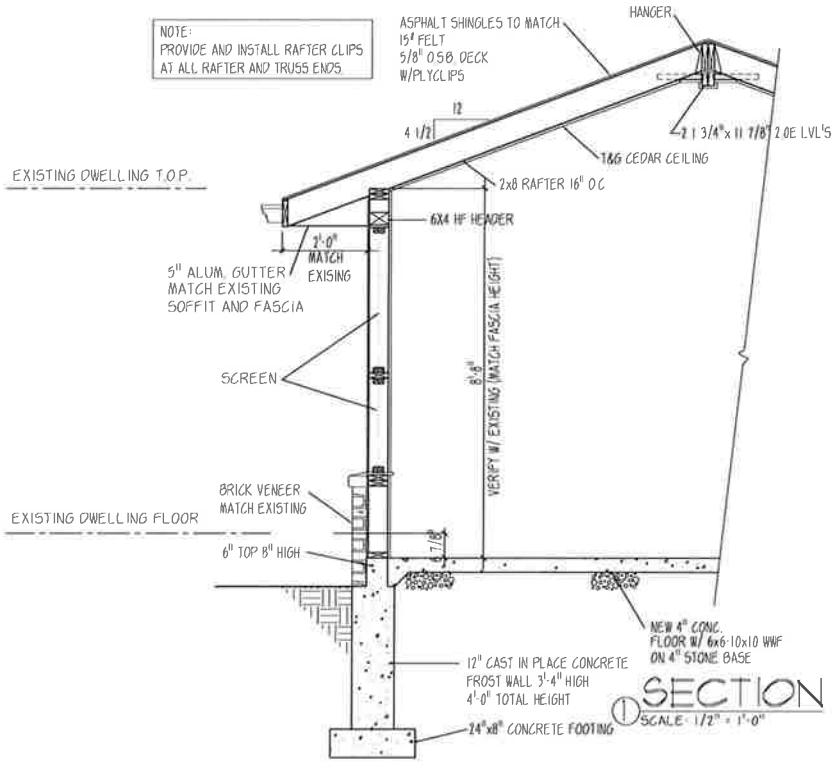
NEW HORIZON VENTURES, L.L.C.
ARCHITECTS & BUILDERS
P.O. BOX 292, GRAFTON, WI 53024

JOB NUMBER: DEC-3381-21
DATE: 08/20/2021
REVISIONS:
SHEET: 2 OF 2
DRAWN BY: TJS
CHECKED BY:

Attachment: Survey & Plans (6808 : Tom & Tracy Christenson)



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



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

PROJECT
SCREEN PORCH ADDITION FOR:
TOM & TRACY CHRISTENSON
3407 W. BURGUNDY COURT
MEQUON, WI 53092

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

JOB NUMBER: DEC-3367-021
DATE: 08/20/2021
REVISIONS:
SHEET
CHECKED BY:
DRAWN BY:

Attachment: Survey & Plans (6808 : Tom & Tracy Christenson)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **November 8, 2021**
SUBJECT: **David & Cynthia Stott - New Single-Family Residence**

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

3044 S. 92nd Street
West Allis, WI 53227
414-321-6500
www.alescihomes.com

October 11, 2021

Statement of Intent

RE: New Home Construction

To Whom It May Concern,

The intent of this application is to build a new home for David and Cynthia Stott at 11133 W Pioneer Road in the City of Mequon.

Sincerely,
Candice Ahrens
Alesci Homes, Inc

Attachment: Statement of Intent (6810 : David & Cynthia Stott)

Alesci Homes
Stott Residence

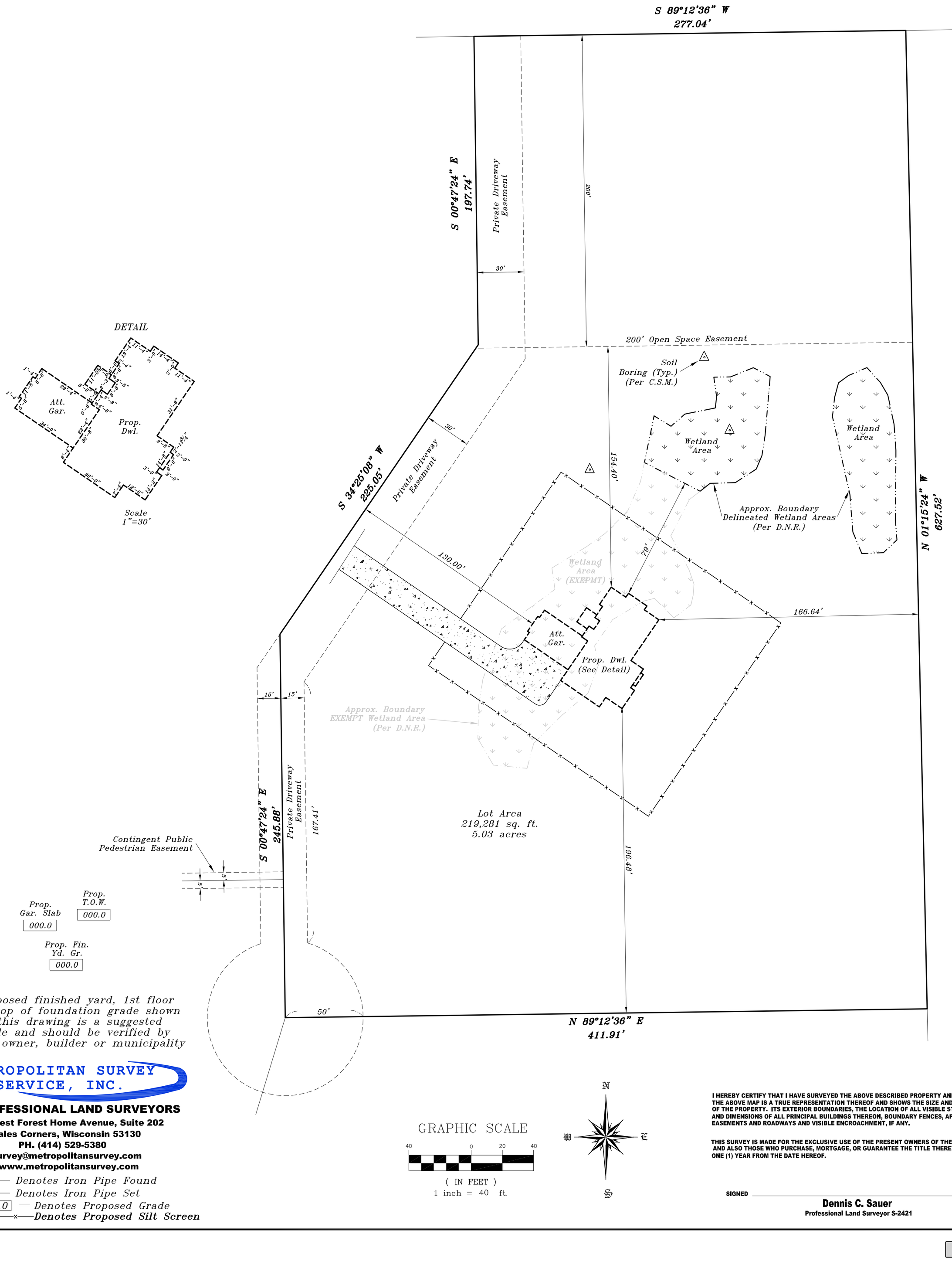
DRAWING ONLY

LOCATION: Pioneer Road, Mequon, Wisconsin

LEGAL DESCRIPTION:
Lot 2 of **CERTIFIED SURVEY MAP NO. 3568**, being a Redivision of Certified Survey Map No. 678, being a part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 6, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

June 18, 2021 (Drawing Only)
June 28, 2021 Moved Foundation Plan (Not Staked)
October 11, 2021 Revised Foundation Plan (Not Staked)

Drawing No. 112705-S



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

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

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

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

N W E S

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.

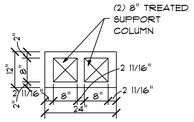
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

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

Attachment: Survey (6810 : David & Cynthia Stott)

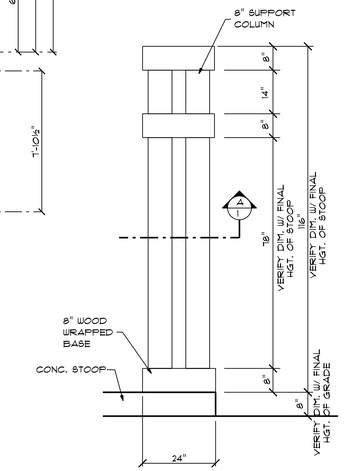
FRONT ELEVATION

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



DETAIL "A"

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



DETAIL "B"

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

FLASHING TO BE INSTALLED:
1. AT WALL AND ROOF INTERSECTIONS
2. WHEREVER THERE'S A CHANGE IN ROOF SLOPE OR DIRECTION.
3. AROUND ROOF OPENINGS
4. AT GUTTER APRON

ROOF DESIGN:
1. VERIFY HEEL HGTS. ON TRUSSES. ALL HEEL HGTS. MAY NOT BE THE SAME.
2. WALL HGTS. @ RAFTERED AREAS MAY NEED TO BE ADJUSTED UP OR DOWN TO MATCH HEELS @ TRUSSED AREAS SO FASCIA LINES MATCH UP. VERIFY HGTS. W/ TRUSS MFR.

ROOF VENTILATION:
1. PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQ'D BY CODE.

NOT FOR CONSTRUCTION
FOR BID ONLY

REAR ELEVATION

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

AHMANN DESIGN INC.
(319) 395-7900
WWW.AHMANNDESIGN.COM

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REVISIONS:

JOB NO. 21-31100

1

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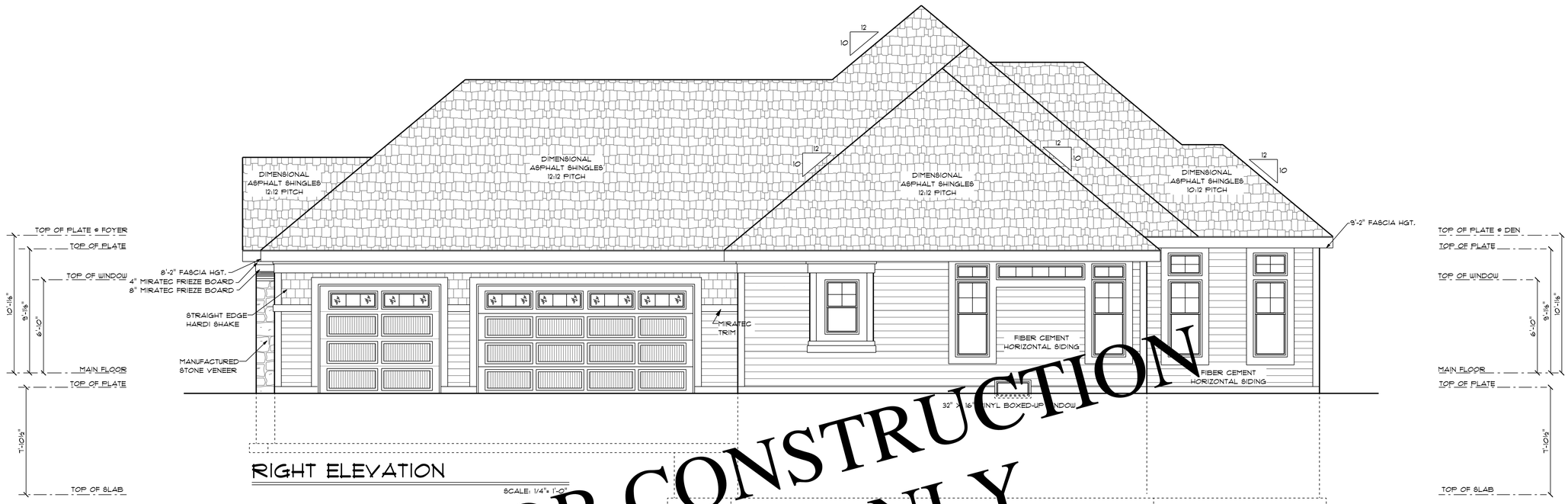
Attachment: Plans (6810 : David & Cynthia Stott)



RIGHT ELEVATION

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

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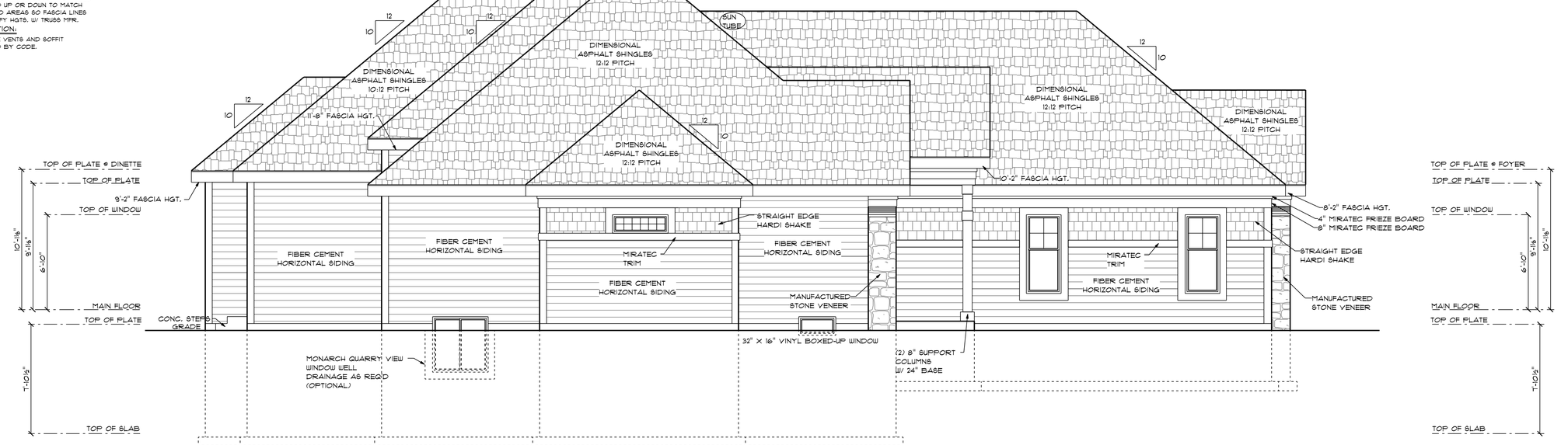
FLASHING TO BE INSTALLED:
1. AT WALL AND ROOF INTERSECTIONS
2. WHEREVER THERE'S A CHANGE IN ROOF SLOPE OR DIRECTION.
3. AROUND ROOF OPENINGS
4. AT GUTTER APRON

ROOF DESIGN:
1. VERIFY HEEL HGTS. ON TRUSSES. ALL HEEL HGTS. MAY NOT BE THE SAME.
2. WALL HGTS. @ RAFTERED AREAS MAY NEED TO BE ADJUSTED UP OR DOWN TO MATCH HEELS @ TRUSSED AREAS SO FASCIA LINES MATCH UP. VERIFY HGTS. W/ TRUSS MFR.

ROOF VENTILATION:
1. PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQ'D BY CODE.



LEFT ELEVATION

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

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2

Attachment: Plans (6810 : David & Cynthia Stott)

FRAMING NOTES:

1. 9'-1 1/8" WALL HEIGHT/UNLESS NOTED
2. ROOF TRUSSES TO BE DESIGNED & CERTIFIED BY AN ENGINEER, LICENSED IN THE STATE OR REGION OF CONSTRUCTION, FOR ALL DEAD & LIVE LOADS.
3. ALL EXTERIOR WALLS 2X6's @ 16" O.C.-UNLESS NOTED
   ALL INTERIOR WALLS 2X4's @ 16" O.C.-UNLESS NOTED
   GARAGE WALLS 2X4's @ 16" O.C.
4. 2X6 PLUMBING WALLS AS REQ.

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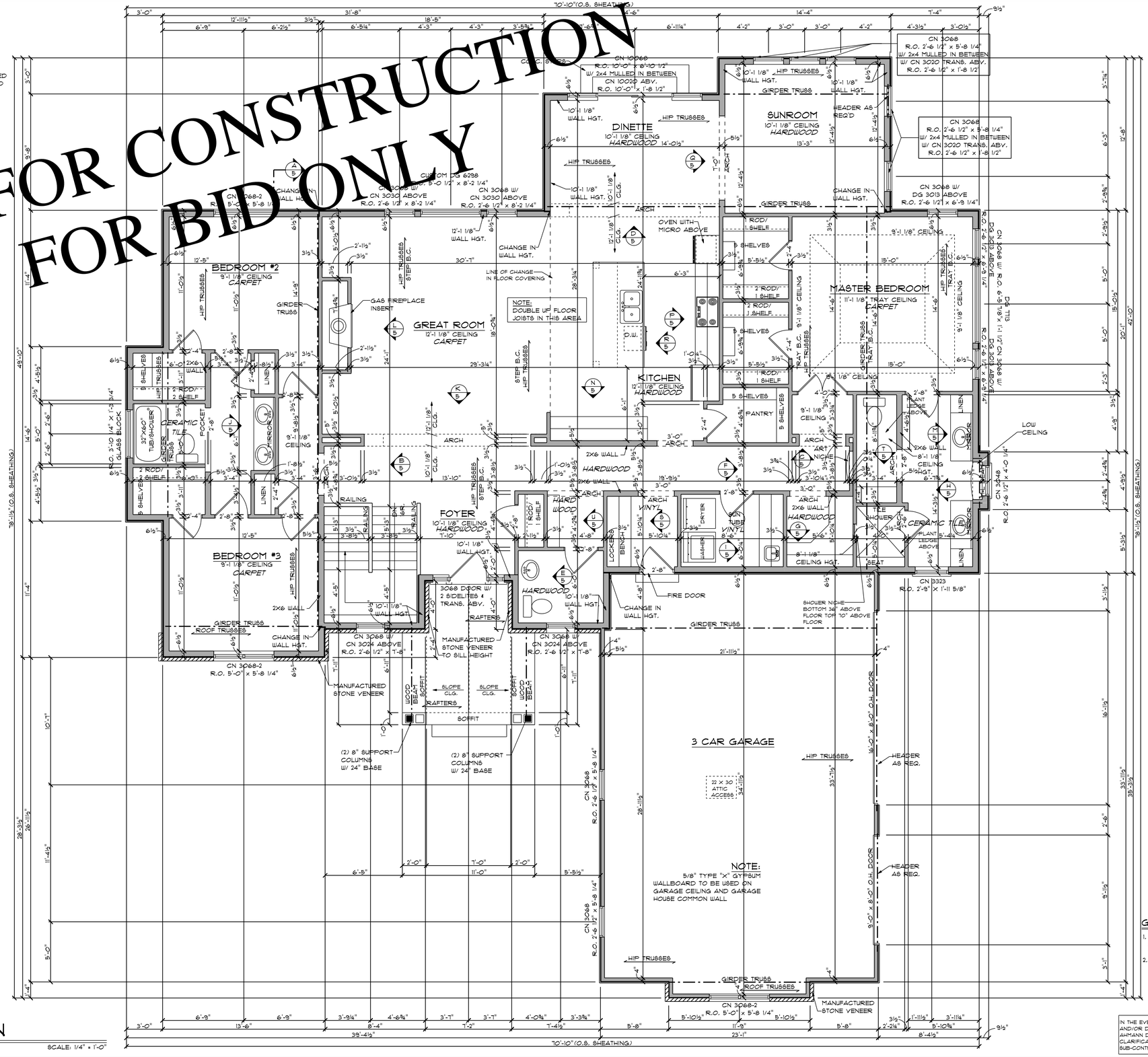

MAIN FLOOR 2556 SQ.FT.

NOTE:
PROVIDE SQUASH BLOCKING TO THE FOUNDATION FOR ANY EXTERIOR OPENING OVER 3'-0" WIDE

MAIN FLOOR PLAN

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

GENERAL NOTES:

1. MARVIN ELEVATE DOUBLE HUNG WINDOWS/UNLESS NOTED.
   FULL GRILLS/ UNLESS NOTED.
   TEMP. GLASS AS REQ. BY CODE.
2. IT IS THE RESPONSIBILITY OF THE PLUMBING, ELECTRICAL AND HVAC SUB-CONTRACTORS TO DESIGN/ BUILD THEIR SYSTEMS AND TO INSURE THAT THESE SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.

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Attachment: Plans (6810 : David & Cynthia Stott)

ELECTRICAL NOTES:

-ELECTRICAL PLANS ARE FOR LAYOUT PURPOSES ONLY.
CONSULT W/ LICENSED ELECTRICIAN FOR EXACT SPECIFICATIONS TO MEET LOCAL & GOVERNING CODES.
-PROVIDE & INSTALL GROUND FAULT CIRCUIT INTERUPTER AS REQUIRED BY N.F.P.A. OR AS REQUIRED BY LOCAL OR GOVERNING CODES.
-PROVIDE & INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY LOCAL OR GOVERNING CODES.
-NO POINT ALONG COUNTERTOP TO BE MORE THAN 24" FROM AN OUTLET (4' BETWEEN OUTLETS)
-ALL OUTLETS ON KIT. COUNTER TO BE GFI
-AT LEAST 1 RECEPTICAL TO BE INSTALLED @ ISLAND COUNTER SPACE
-OUTLETS @ WET BAR TO BE GFI WHEN WITHIN 6' OF SINK
GFI OUTLETS ON EXT., AT HOUSE, IN GARAGE & UNFINISHED BASEMENTS

- LOCATE ELECT. PANEL AS PER ELECTRICIAN
- PROVIDE POWER AS REQUIRED FOR FURNACE, WATER HEATER, SUMP PUMP, ETC.
- PROVIDE ELECTRICAL OUTLETS AS REQUIRED BY CODE

ELECTRICAL KEY

- LIGHT
- RECEPTICLE
- SWITCH $
- GFI RECEPT. GFI
- SPLIT RECEPT.
- 220 RECEPT. 220
- 3WAY SWITCH $3
- VENT FAN
- SMOKE DETECT. (S)
- SMOKE/CARBON MONOXIDE DETECT. (S,CO)
- RECESSED LIGHT
- FAN/LIGHT
- WEATHER PROOF RECP. WP
- WEATHER PROOF SOFFIT RECP. WPS

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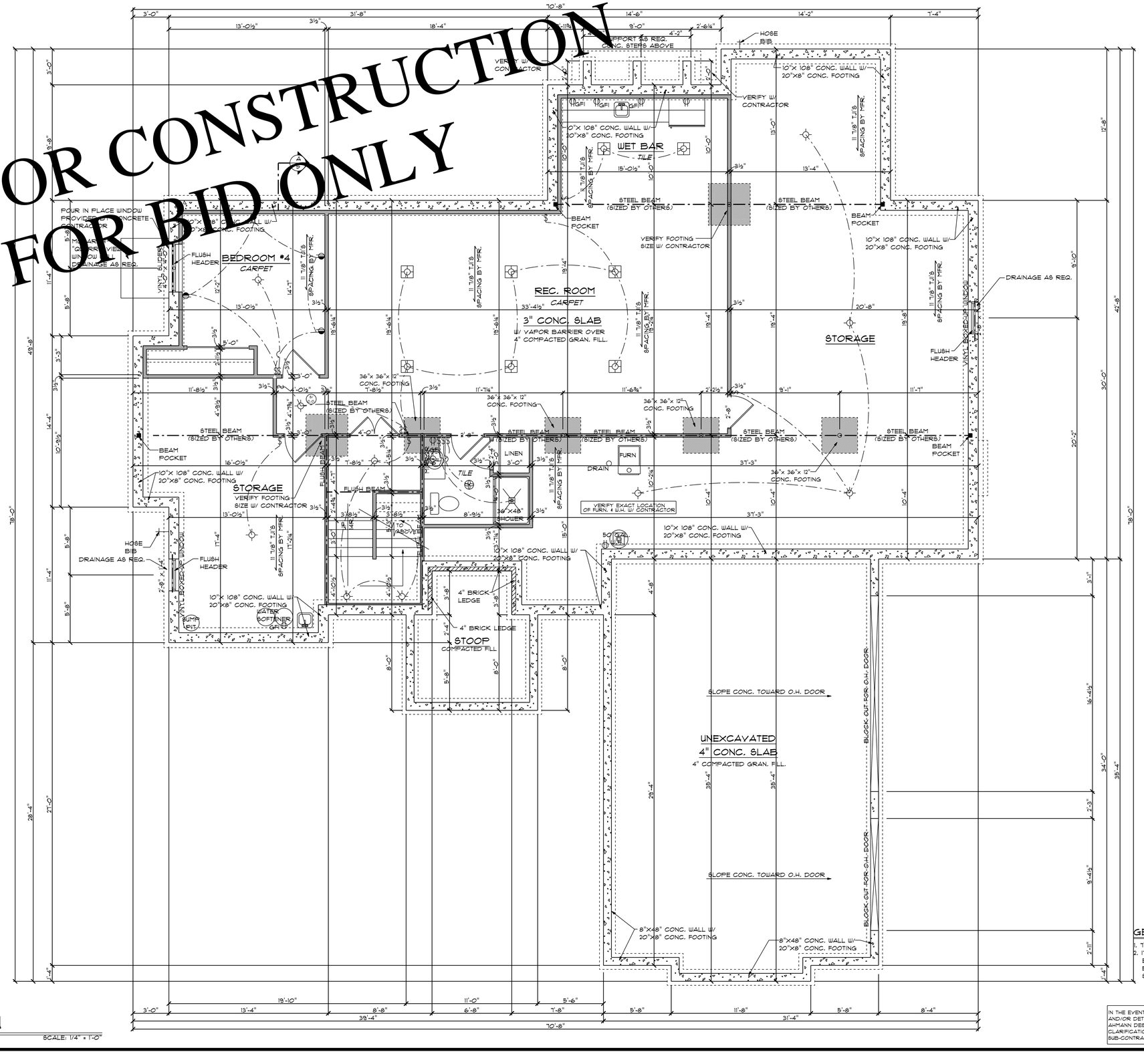

FOUNDATION PLAN

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

LOWER LEVEL: 1056 SQ.FT.

NOTE:
PROVIDE SQUASH BLOCKING TO THE FOUNDATION FOR ANY EXTERIOR OPENING OVER 3'-0" WIDE

GENERAL NOTES:

1. T-10 1/2" CEILING HGT.
2. IT IS THE RESPONSIBILITY OF THE PLUMBING, ELECTRICAL AND HVAC SUB-CONTRACTORS TO DESIGN/BUILD THEIR SYSTEMS AND TO INSURE THAT THESE SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.

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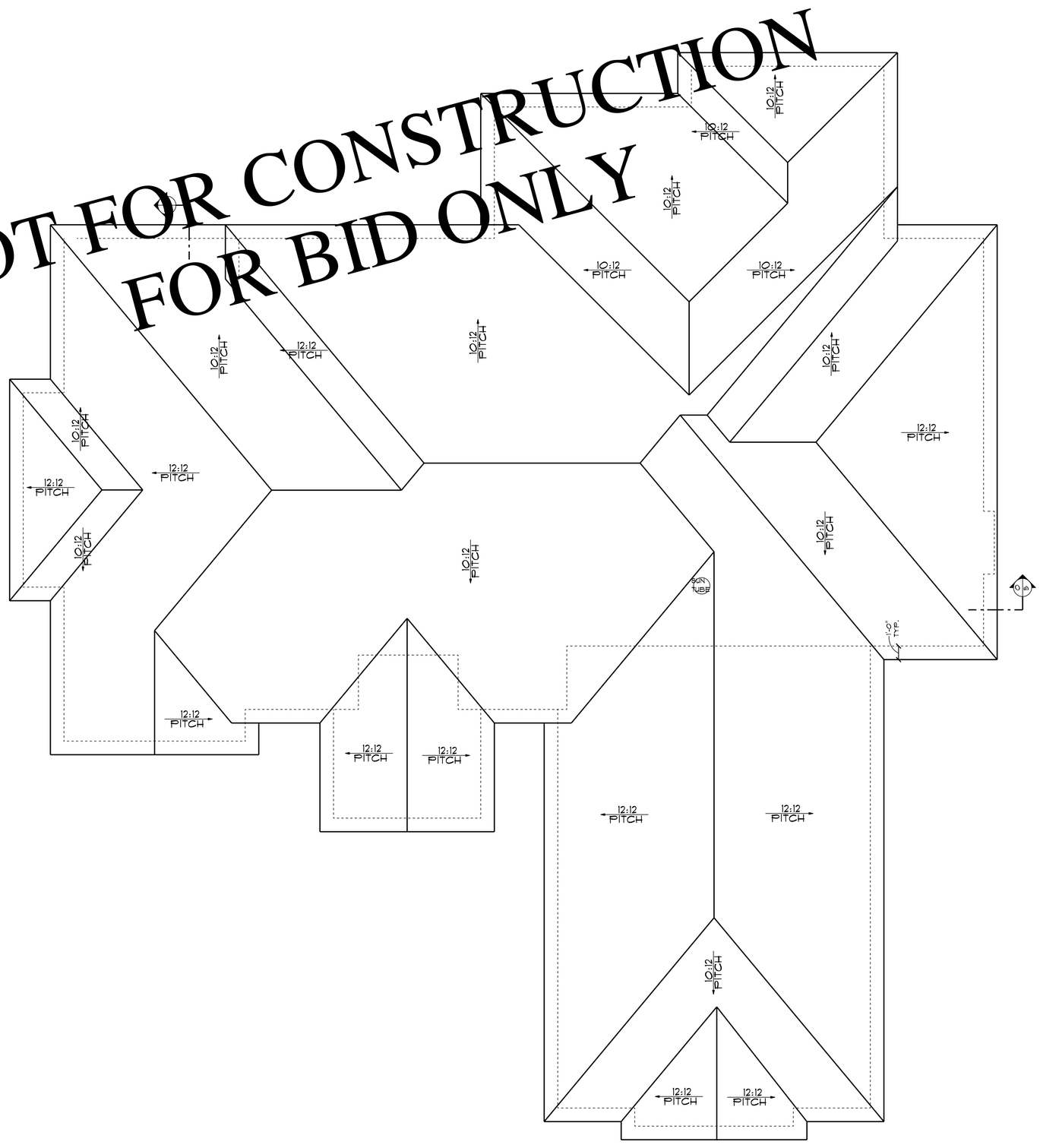


Attachment: Plans (6810 : David & Cynthia Stott)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **November 8, 2021**
SUBJECT: **Arsen Mugurdumov - New Single-Family Residence**

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

Statement of Intent

October 18, 2021

To Whom it May Concern,

The intent is to build a single family ranch home with 4,356 sq ft of living space above grade with attached 3 car garage and patio on a lot at 3230 W Grace Ave. The home will have a basement with 9' foundation wall with approximately 2,792 sq ft living area. The exterior of the house will have LP Smartside panel siding with stone veneer accents, with architectural dimensional asphalt shingles roof.

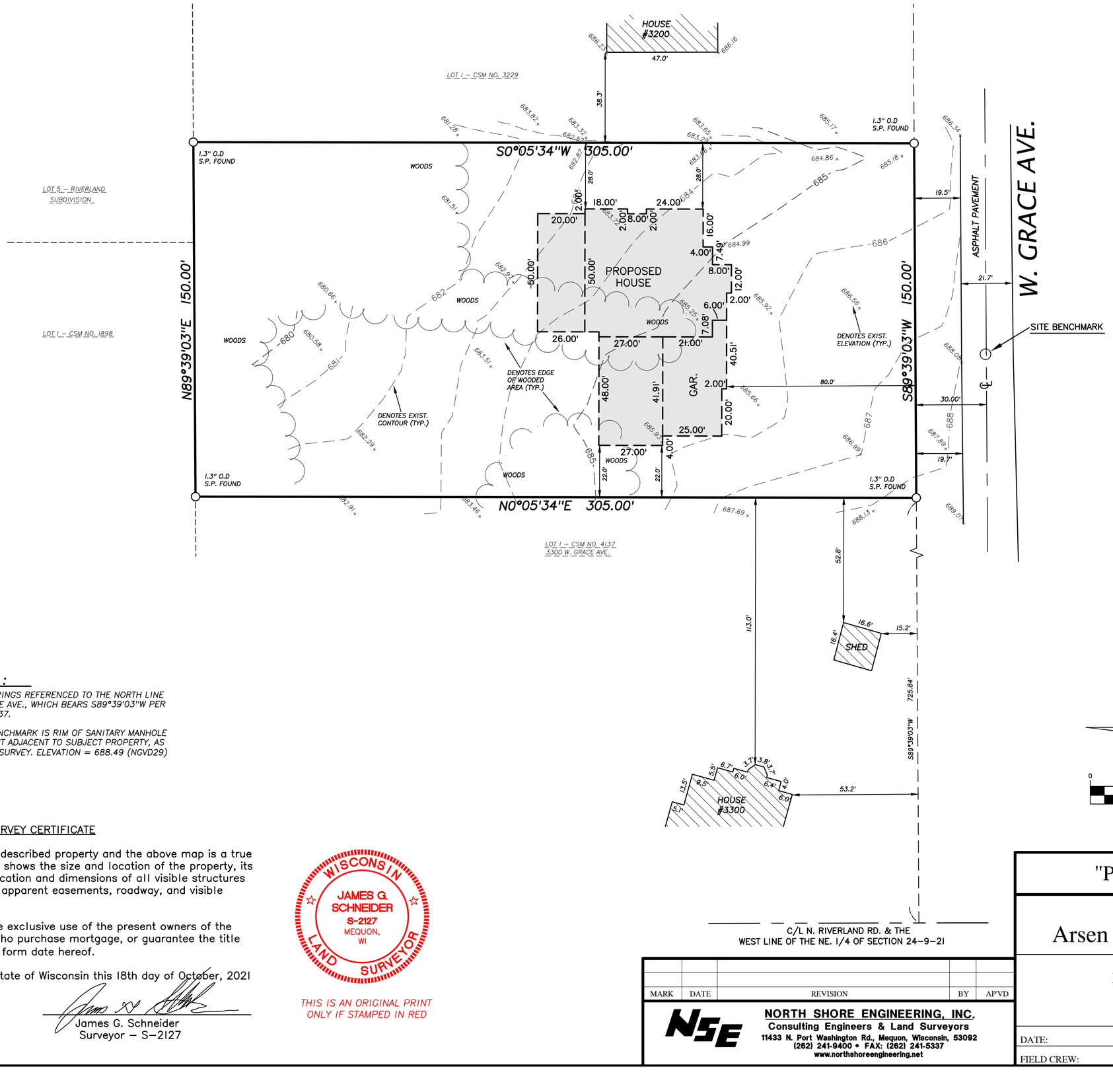
Property Owners,

Arsen and Kristina Mugurdumov

Attachment: Statement of Intent (6811 : Arsen Mugurdumov)

LEGAL DESCRIPTION :
Lot 2 of Certified Survey Map No. 4137, a redivision of Parcel 1 of Certified Survey Map No. 3213, being a part of the Southwest 1/4 of the Northeast 1/4 of Section 24, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

Said Parcel containing 45,750 sq. ft/1.050 acres of land, more or less.



NOTES :

1. ALL BEARINGS REFERENCED TO THE NORTH LINE OF W. GRACE AVE., WHICH BEARS S89°39'03"W PER CSM NO. 4137.

2. SITE BENCHMARK IS RIM OF SANITARY MANHOLE IN PAVEMENT ADJACENT TO SUBJECT PROPERTY, AS SHOWN ON SURVEY. ELEVATION = 688.49 (NGVD29)

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 18th day of October, 2021

James G. Schneider
Surveyor – S–2127

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

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MARK	DATE	REVISION	BY	AP'VD

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

"PROPERTY SURVEY"

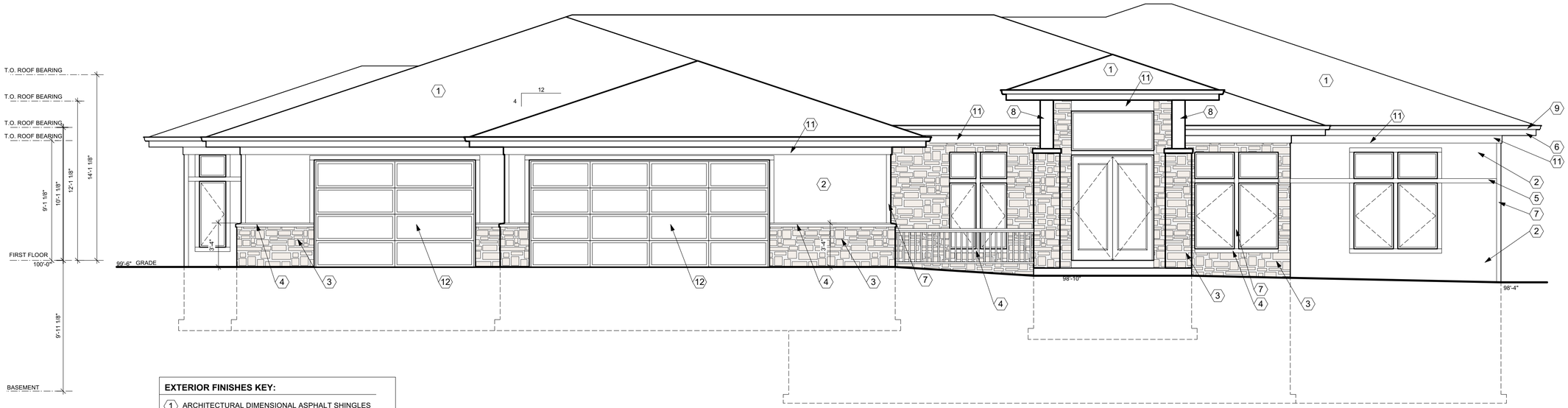
for

Arsen & Kristina Mugurdumov

3230 W. Grace Avenue
Mequon, WI

DATE:	OCTOBER 18, 2021	DRAWN BY:	J.M.B.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5105-21

Attachment: Survey (6811 : Arsen Mugurdumov)

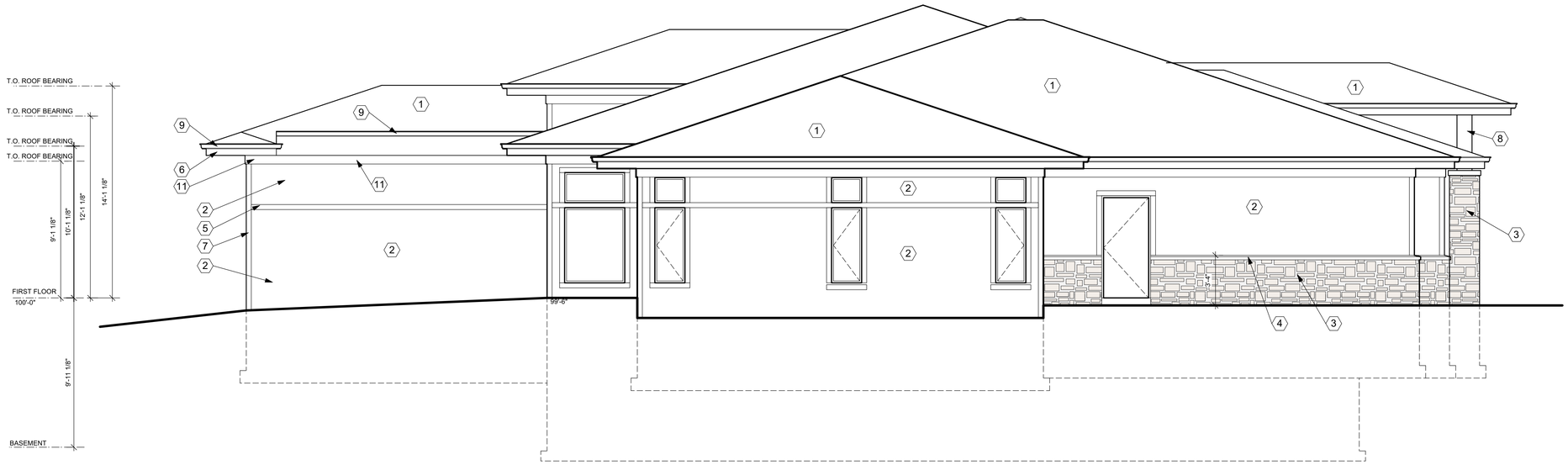


EXTERIOR FINISHES KEY:

1. ARCHITECTURAL DIMENSIONAL ASPHALT SHINGLES
2. LP SMARTSIDE PANEL SIDING (38 SERIES SMOOTH FINISHPANEL- NO GROOVE)
3. STONE VENEER, LEDGESTONE PATTERN
4. CUT STONE SILL
5. HORIZONTAL TRIM BOARD 4" PROFILE (SMOOTH)
6. LP SMARTSIDE FASCIA, 10" PROFILE (SMOOTH)
7. LP SMARTSIDE TRIM, 4" PROFILE
8. LP SMARTSIDE WRAPPED COLUMNS, 12"X12" PROFILE (SMOOTH)
9. ALUMINUM GUTTERS (AND DOWNSPOUTS)
10. LP SMARTSIDE SMOOTH FINISH SOFFIT
11. LP SMARTSIDE TRIM BOARD, 8" PROFILE FRIEZE BOARD (SMOOTH)
12. STEEL GARAGE DOORS WITH OBSCURE GLASS PANELS

1 FRONT (SOUTH) ELEVATION

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



2 SIDE (WEST) ELEVATION

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

ARCHITECTURAL BOARD SET 10/18/2021

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koz@koztecture.com
www.Koztecture.com

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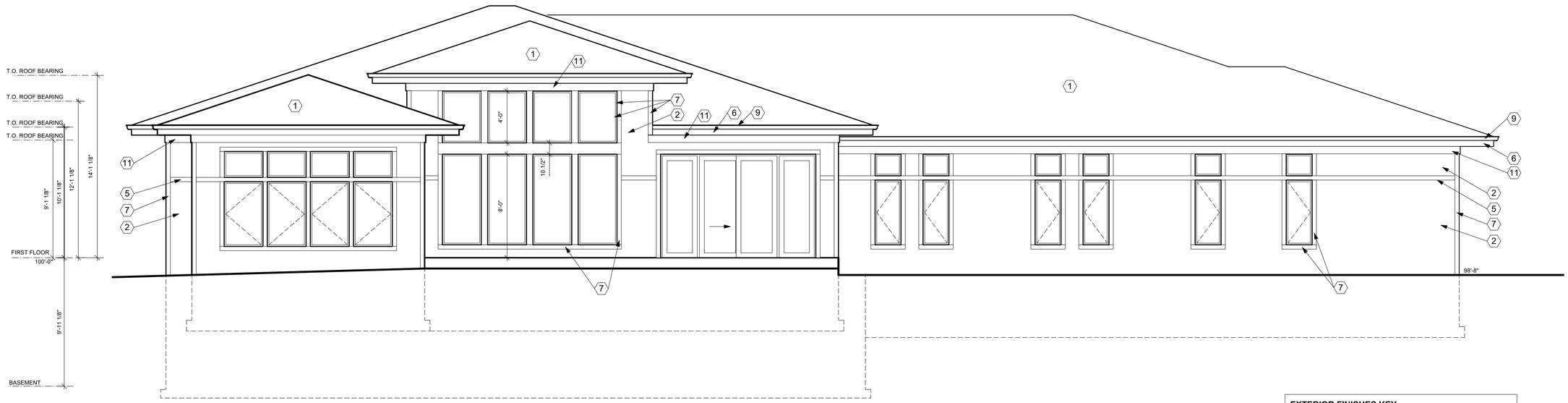
Project
MUGURDUMOV RESIDENCE
3230 W. GRACE AVENUE
MEQUON, WI 53097

Sheet Title
ELEVATIONS

Revisions

Date: 10/18/2021
Job No.: 21-154
Sheet No.
A2.1

Attachment: Plans (6811 : Arsen Mugurdumov)



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

EXTERIOR FINISHES KEY:

1. ARCHITECTURAL DIMENSIONAL ASPHALT SHINGLES
2. LP SMARTSIDE PANEL SIDING (38 SERIES SMOOTH FINISHPANEL- NO GROOVE)
3. STONE VENEER, LEDGESTONE PATTERN
4. CUT STONE SILL
5. HORIZONTAL TRIM BOARD 4" PROFILE (SMOOTH)
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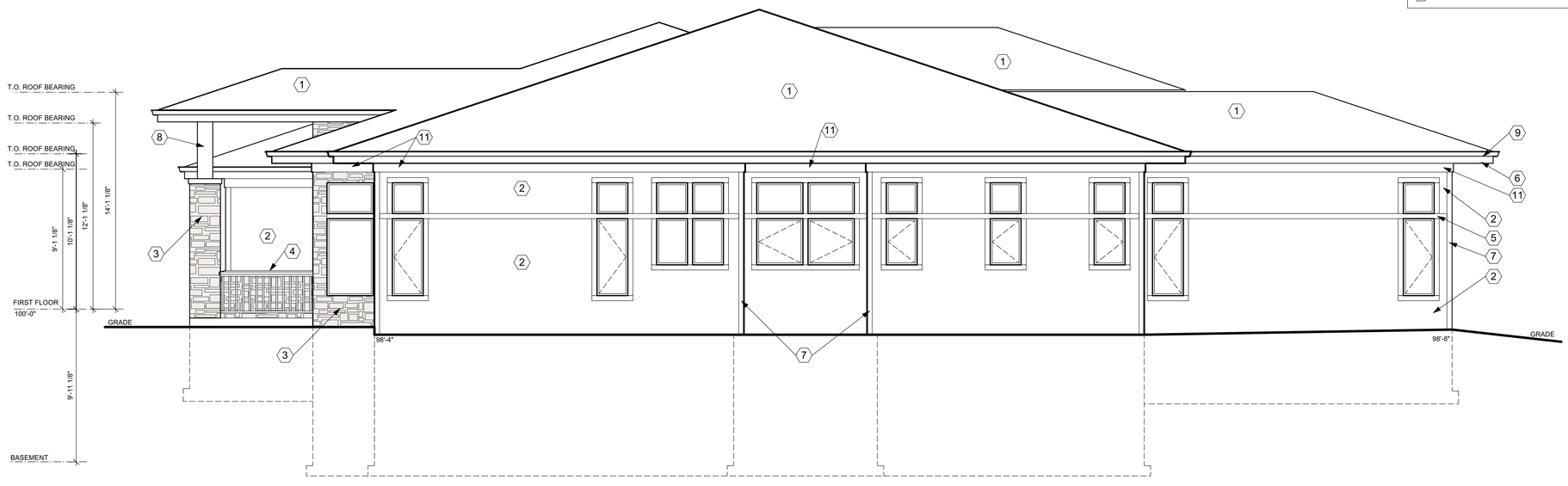

2 SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

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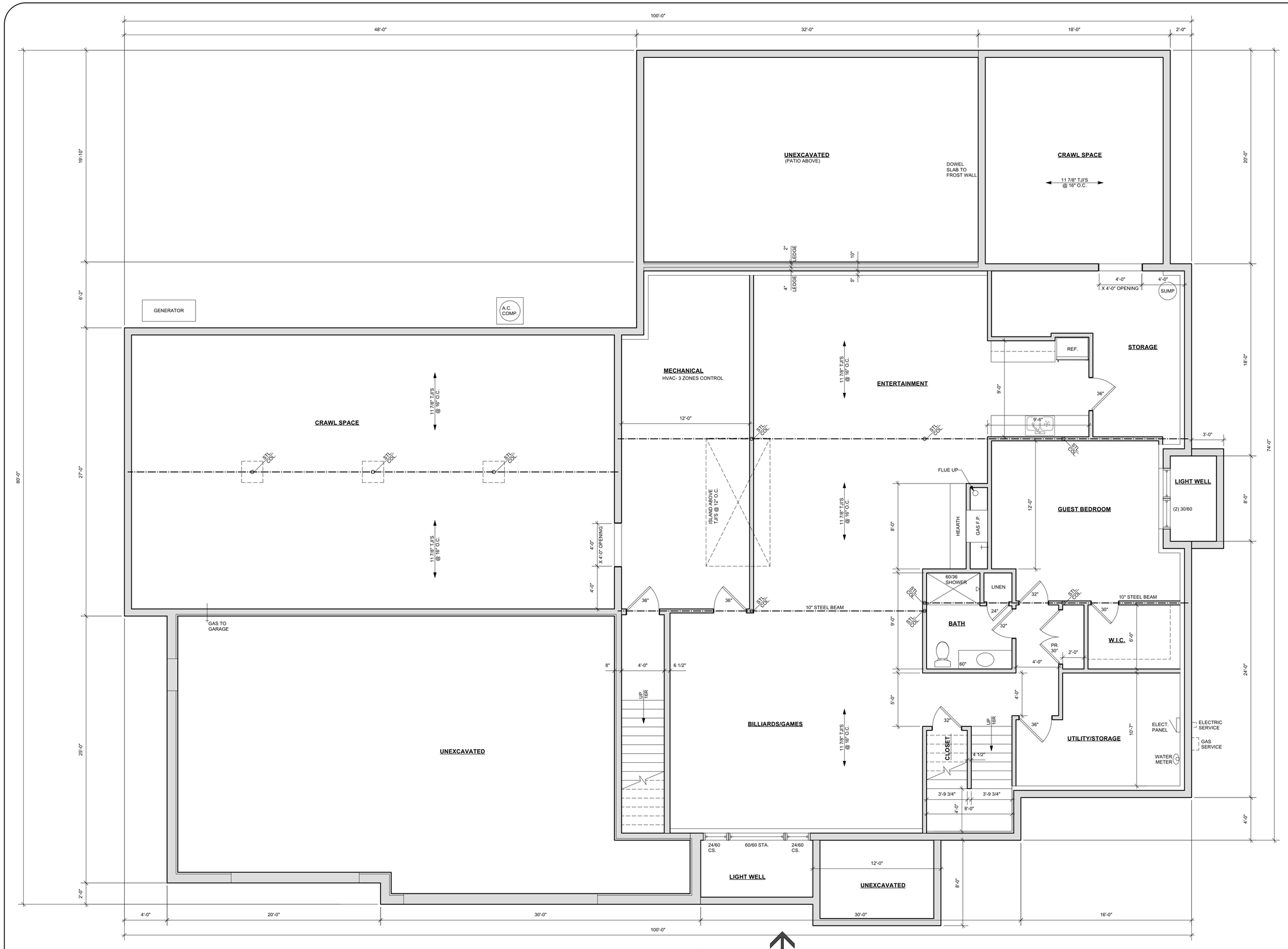
MUGURDUMOV RESIDENCE
3230 W. GRACE AVENUE
MEQUON, WI 53097

Sheet Title
ELEVATIONS

Revisions

Date: 10/18/2021
Job No.: 21-154
Sheet No.
A2.2

Attachment: Plans (6811 : Arsen Mugurdumov)



1 BASEMENT PLAN

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

LIVING AREA= 2,792 SQ. FT.

ARCHITECTURAL BOARD SET 10/18/2021

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Project

MUGURDUMOV RESIDENCE

3230 W. GRACE AVENUE
MEQUON, WI 53097

Sheet Title

BASEMENT PLAN

Revisions

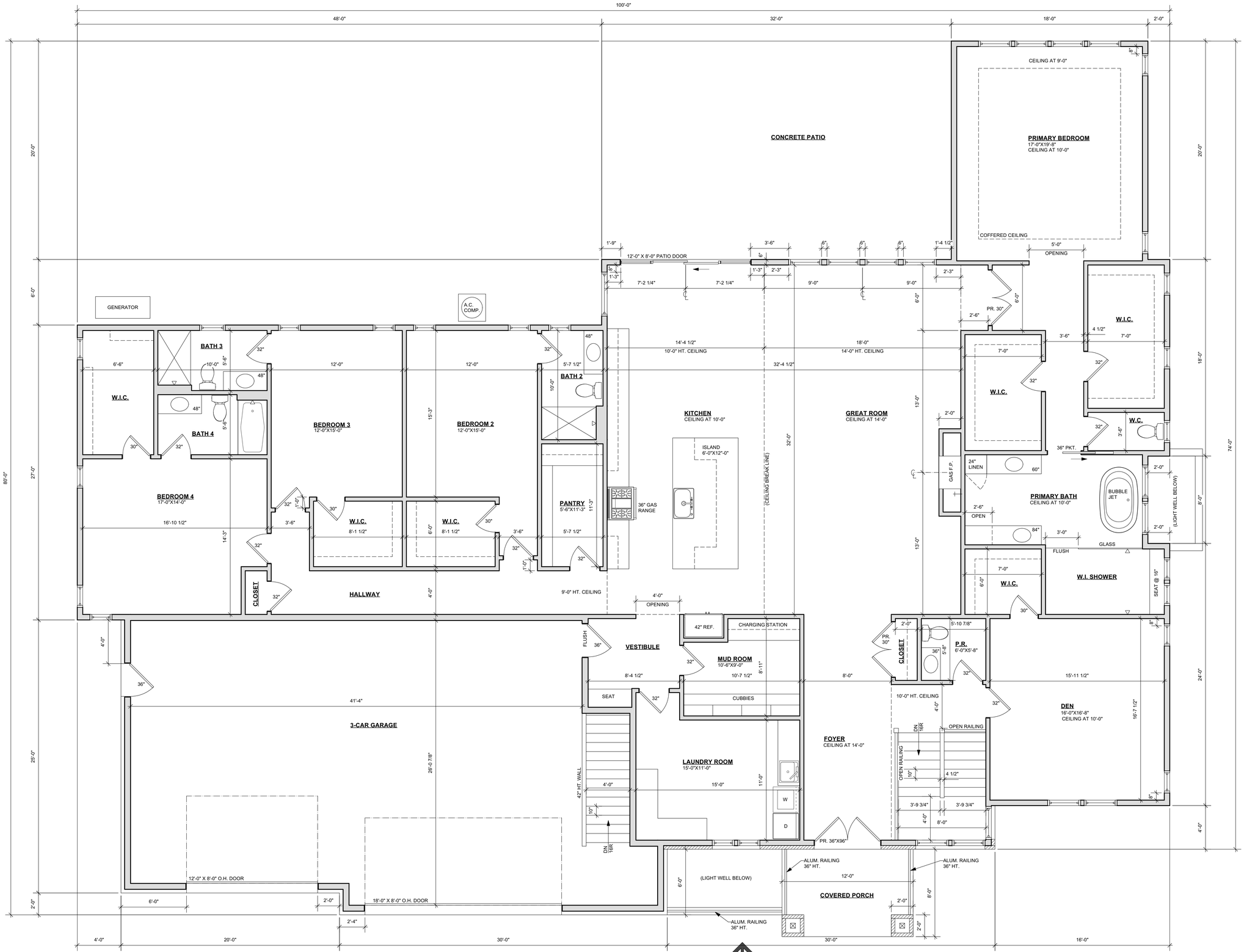
Date: 10/18/2021

Job No.: 21-154

Sheet No.

A1.0

Attachment: Plans (6811 : Arsen Mugurdumov)



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

N

LIVING AREA= 4,356 SQ. FT.
GARAGE= 1,173 SQ. FT.
COVERED PORCH= 120 SQ. FT.
TOTAL= 5,649 SQ. FT.

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MEQUON, WI 53097

Sheet Title
FIRST FLOOR PLAN

Revisions

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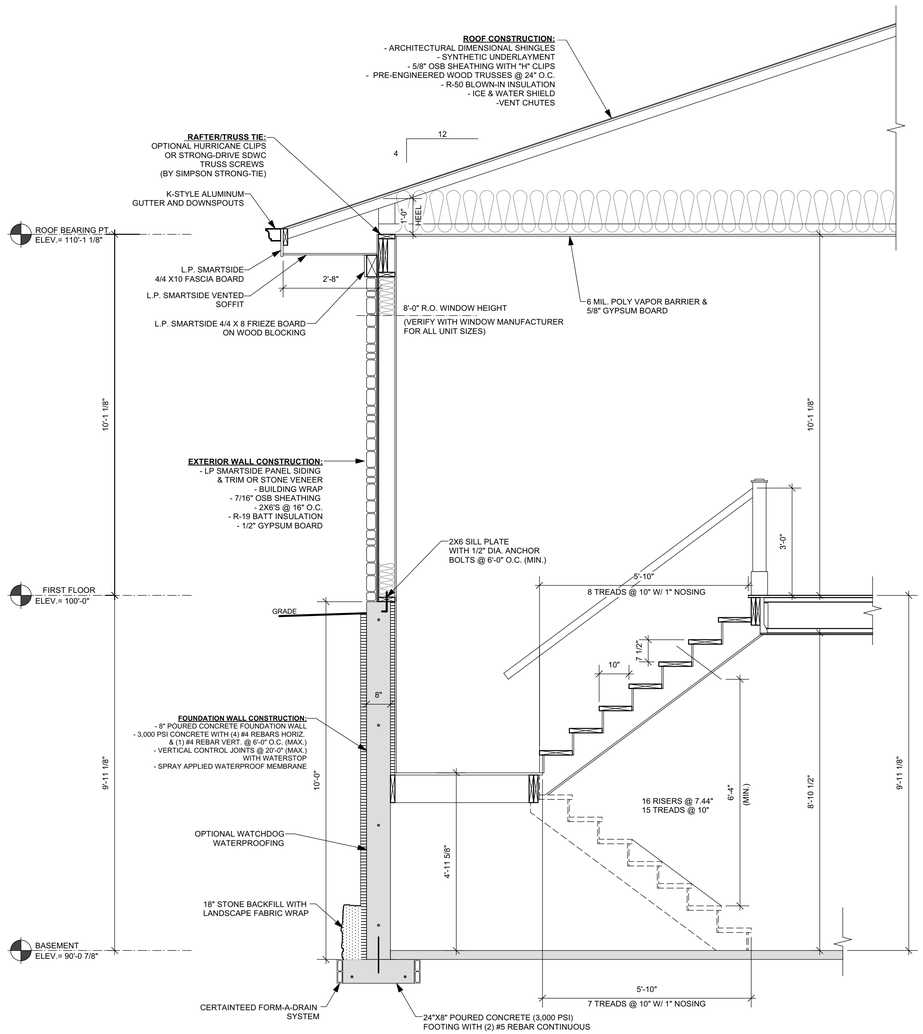
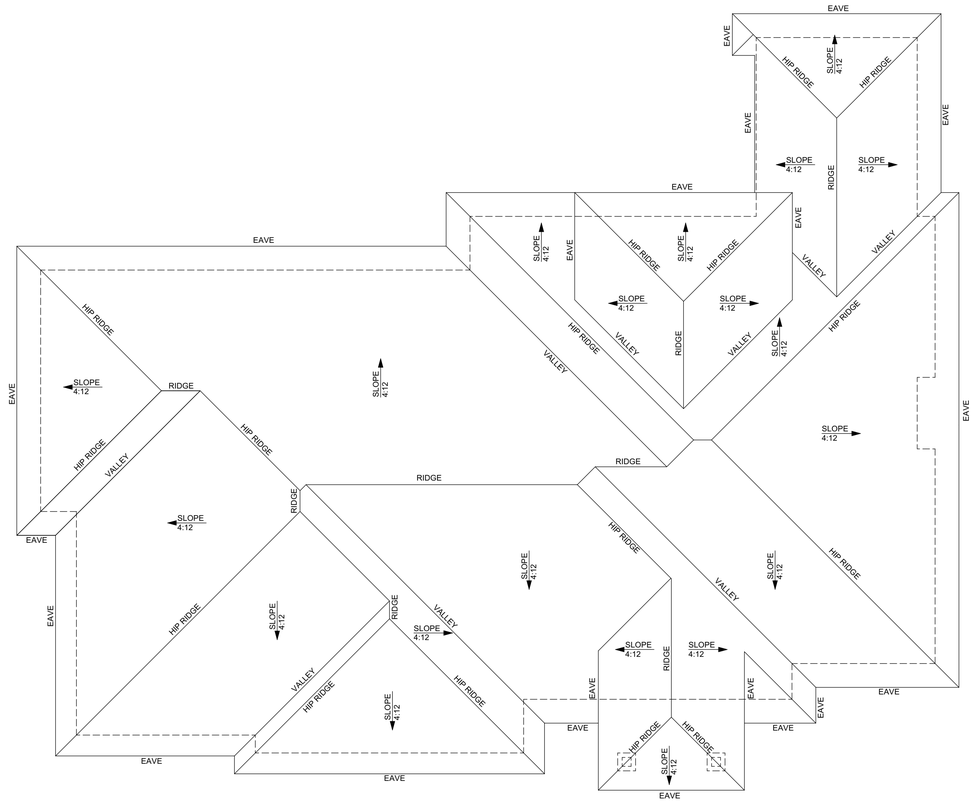


1 STAIR SECTION
SCALE: 1/2" = 1'-0"



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

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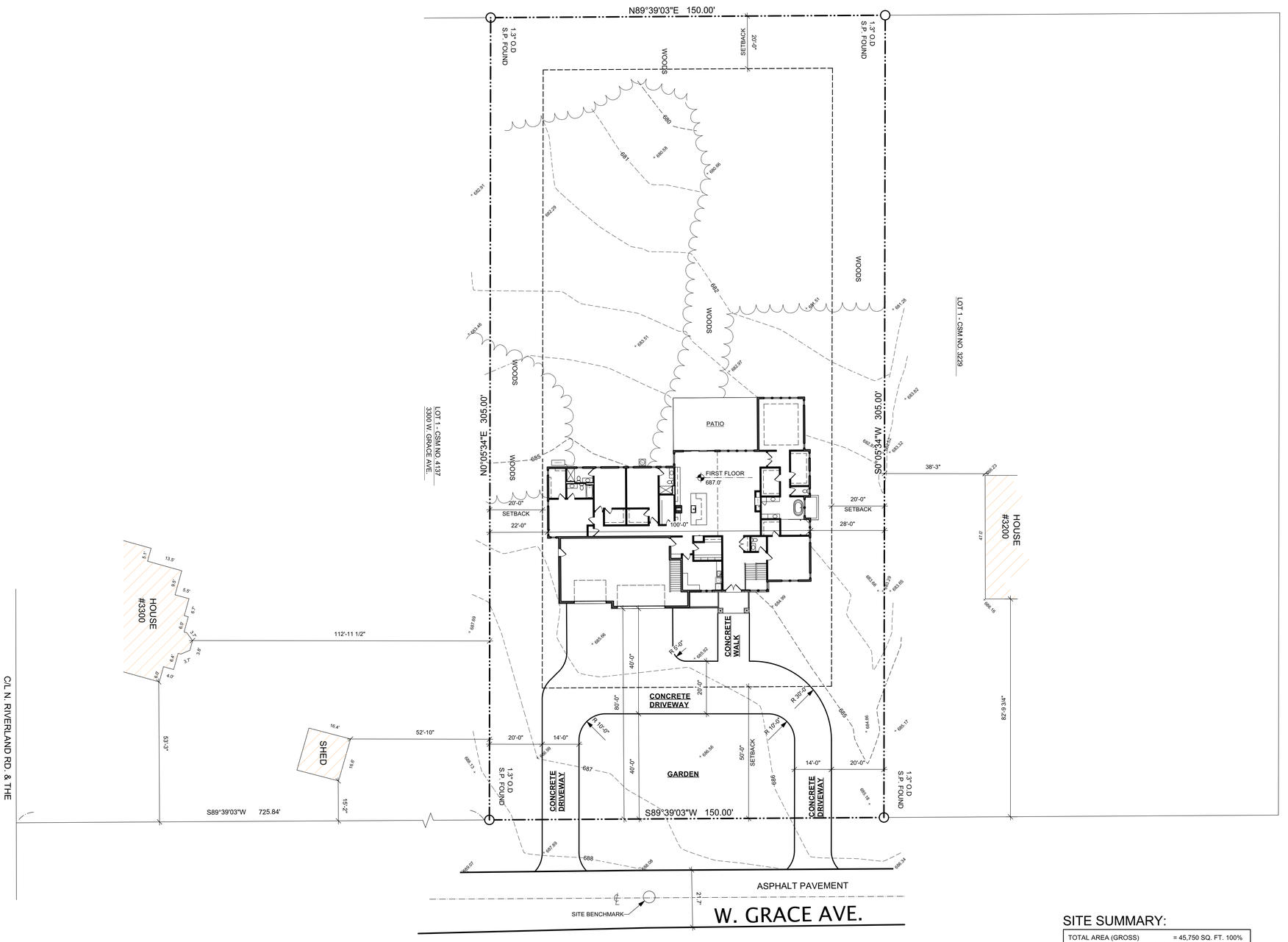
Project
MUGURDUMOV RESIDENCE
3230 W. GRACE AVENUE
MEQUON, WI 53097

Sheet Title
STAIR SECTION AND ROOF PLAN

Revisions

Date: 10/18/2021
Job No.: 21-154
Sheet No.
A3.1

Attachment: Plans (6811 : Arsen Mugurdumov)



1 SITE PLAN
SCALE: 1" = 20'

N

SITE SUMMARY:

TOTAL AREA (GROSS)	=	45,750 SQ. FT. 100%
BUILDING & STRUCTURES	=	5,649 SQ. FT. 12.3%
PAVEMENT/WALKS	=	4,750 SQ. FT.
PATIO (REAR YARD)	=	640 SQ. FT.

ARCHITECTURAL BOARD SET 10/18/2021

Koz·i·tec·ture™
It's not simply Architecture, It's Kozitecture
David J. Koscielniak AIA ALA
12310 West Waterford Avenue
Greenfield, Wisconsin 53228
Cell: (414) 303-8489
koz@kozitecture.com
www.Kozitecture.com

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Project
MUGURDUMOV RESIDENCE
3230 W. GRACE AVENUE
MEQUON, WI 53097

Sheet Title
SITE PLAN

Revisions

Date: 10/18/2021
Job No.: 21-154
Sheet No.
C1.1

Attachment: Plans (6811 : Arsen Mugurdumov)

City of Mequon

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **November 8, 2021**
SUBJECT: **David Hoff Development - New Single-Family Side x Side Condominiums with Sunroom**

Attachments:
Site Plan & Survey (PDF)
Plans (PDF)

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

LEGAL DESCRIPTION:

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

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

SIGNED

JOHN P. KONOPACKI,
PROFESSIONAL LAND SURVEYOR S-2461

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

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

NORTH

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

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

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

UNPLATTED LANDS
OWNER: MILWAUKEE AREA VOCATIONAL TECHNICAL

UNPLATTED LANDS
OWNER: CITY OF MEQUON

OVERHEAD HIGH TENSION TOWER WIRES

UNPLATTED LANDS
OWNER: WILKE TRUST

CENTERLINE OF STATE TRUNK HIGHWAY "57" PER RIGHT OF WAY PLAT PROJECT NO. 8513021 37 DATED OCTOBER 24, 1985 BY R.A. SMITH & ASSOCIATES, INC.

NORTH CEDARBURG ROAD (FORMERLY KNOWN AS MILWAUKEE AND FOND DU LAC PLANK ROAD) (66' PUBLIC R.O.W.)

STONE WALL

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

CONCORD PLACE (PRIVATE R.O.W.)
WEST CAIRDEL LANE
GRAVEL DRIVE (PRIVATE R.O.W.)
LAKE BLUFF ROAD
NORTH GREEN BAY ROAD

LOT 2 C.S.M. 4036
LOT 1 C.S.M. 4036
LOT 3 CSM No 4036
OWNER: BONNILAKE C6 LLC

UNPLATTED LANDS
OWNER: VILLAGE OF THIENSVILLE

BUILDING 8
BLDG 1 PRINCETON
BLDG 2 PRINCETON
BLDG 3 STANFORD
BLDG 4 PRINCETON
BLDG 5 NOTRE DAME
BLDG 6 PRINCETON
BLDG 7 NOTRE DAME
BLDG 8 STANFORD — ADDRESS: 8153W — ADDRESS: 8141W
BLDG 9 PRINCETON
BLDG 10 PRINCETON
BLDG 11 NOTRE DAME
BLDG 12 PRINCETON
BLDG 13 NOTRE DAME
BLDG 14 STANFORD

EXISTING BUILDING
EXISTING BUILDING FOUNDATION
RETAINING WALL
ASPHALT PAVEMENT
DRIVE OPENING
PARKING STALLS
CONCRETE PAVEMENT
CONCRETE WALK
CONCRETE CURB
CONCRETE
GRAVEL
ASPHALT
WOOD FENCE
HOLDING TANK
LAUREL LAKE CONDOMINIUMS
LOT 15 LAUREL LAKE ASSESSOR'S PLAT
LAKE BLUFF CONDOMINIUMS

EXISTING RIGHT-OF-WAY LINE
BUILDING SETBACK LINE (TYP.)
CENTERLINE
CURB LINE
PROP. SIGN

DRAINAGE EASEMENT
20' WATER MAIN EASEMENT
20' SANITARY SEWER EASEMENT
PRIVATE ROAD & DRIVEWAY EASEMENT
WOODS COURT (PRIVATE)
WOODS LANE (PRIVATE)
CRABBE BAY COURT (PRIVATE)

CITY OF MEQUON
VILLAGE OF THIENSVILLE

SW CORNER, NW 1/4 SEC. 15, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP)
SE CORNER, NW 1/4 SEC. 14, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP)
SW CORNER, NW 1/4 SEC. 14, T9N, R21E
SE CORNER, NE 1/4 SEC. 15, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP)
N=459,683.74; E=2,537,195.45 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE) REFERENCE
BENCHMARK EL.=683.65

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

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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES NOT 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, OZAUKEE CO., WISCONSIN

PROPOSED PLAT OF SURVEY / SITE PLAN

REVISIONS

PEG JOB No. 1055.00-WI
PEG PM: ASZ
START DATE: 10-11-21
SCALE: 1" = 50'

SHEET C-1 C-3

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PROPOSED PLAT OF SURVEY / SITE PLAN

Attachment: Site Plan & Survey (6812 : David Hoff Development)

Z:\PROJECTS\2017\1055.00-WI\CAD\EXHIBITS\1055.00 SITE BLDG 8.DWG

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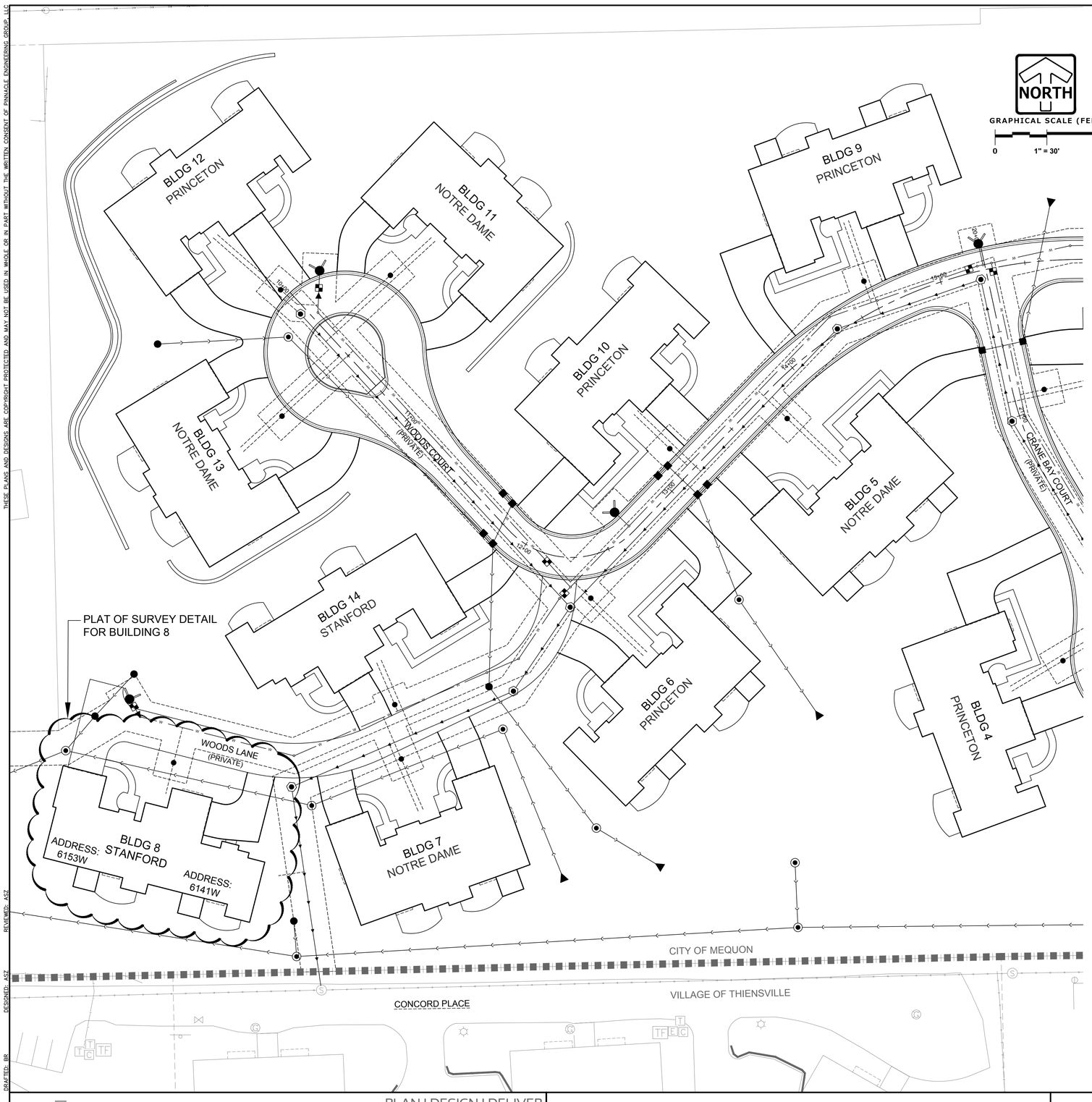

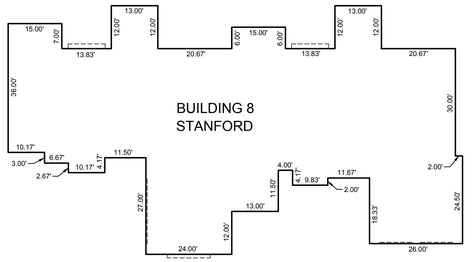

BUILDING DETAILS (SCALE 1" = 20')

BUILDING 8

PLAN I DESIGN I DELIVER
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THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, OZAUKEE CO., WISCONSIN

PLAT OF SURVEY DETAIL

REVISIONS

PEG JOB No. 1055.00-WI
PEG PM: ASZ
START DATE: 10-11-21
SCALE: 1" = 30'

SHEET
C-2
C-3

© COPYRIGHT 2015

PLAT OF SURVEY DETAIL

REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

Z:\PROJECTS\2017\1055.00-WI\CAD\EXHIBITS\1055.00 MASTER GRADING BLDG 8.DWG

Attachment: Site Plan & Survey (6812 : David Hoff Development)

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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

LEGEND:

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

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

TO OBTAIN LOCATIONS OF UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

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

BUILDING 8

DRAFTED: BR
DESIGNED: ASZ
REVIEWED: ASZ

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THE WOODS AT HIGHLAND PARK

CITY OF MEQUON, OZAUKEE CO., WISCONSIN

MASTER GRADING PLAN

REVISIONS

PEG JOB No 1055.00-WI
PEG PM ASZ
START DATE 10-11-21
SCALE 1" = 30'

SHEET C-3 C-3

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MASTER GRADING PLAN

Z:\PROJECTS\2017\1055.00-WI\CAD\EXHIBITS\1055.00 MASTER GRADING BLDG 8.DWG

www.pinnacle-engr.com
Attachment: Site Plan & Survey (6812 : David Hoff Development)

BUILDING INDEX

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

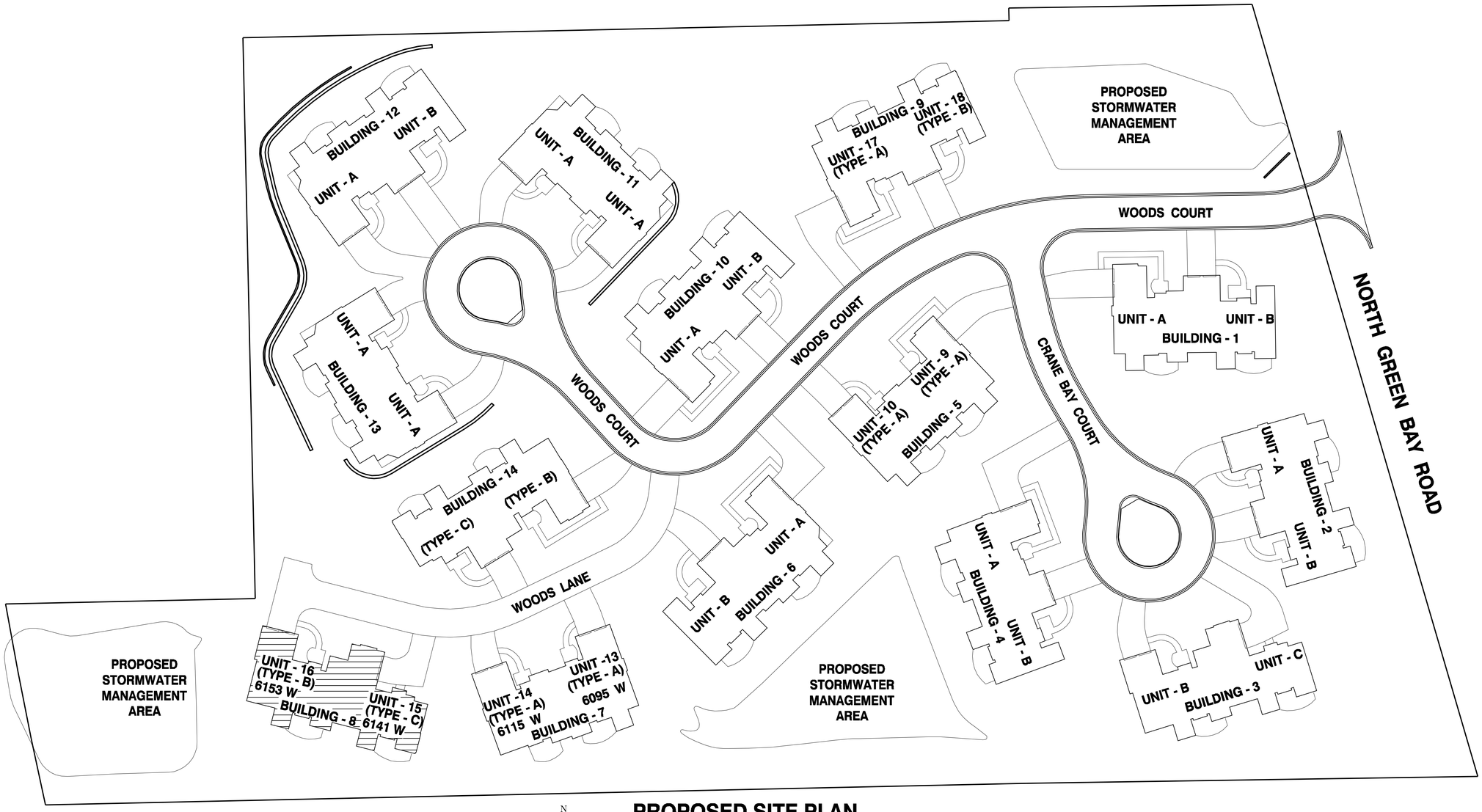
UNIT LEGEND
* A - INDICATES 2,100 SQ.FT. UNIT FLOOR PLAN
* B - INDICATES 2,225 SQ.FT. UNIT FLOOR PLAN
* C - INDICATES 2,180 SQ.FT. UNIT FLOOR PLAN

PLAN INDEX FOR BUILDING - 8

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

ALTERNATE ADDITIONAL FEATURE CUT-SHEETS

CS-1	ALTERNATE - 1 = FINISHED BASEMENT PLAN IN UNIT B ALTERNATE - 2 = FINISHED BASEMENT PLAN IN UNIT C
CS-2 & CS-3	ALTERNATE - 3 = OPTIONAL SUN ROOM IN UNIT B FOUND. & FIRST FL. PLANS REAR ELEVATION & ROOF PLAN



PROPOSED SITE PLAN

NOT TO SCALE

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

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BUILDER
THE HOFF GROUP
6928 N SANTA MONICA BLVD.
FOX POINT, WI 53217
ATTN: DAVID HOFF
P: 414-228-3565

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 10/4/21

BUILDING INFORMATION
BUILDING - 8
STANFORD - STONE
W/ PAINTED SCHEME
LEFT SIDE - C UNIT 641 WOODS LANE
RIGHT SIDE - B UNIT 653 WOODS LANE

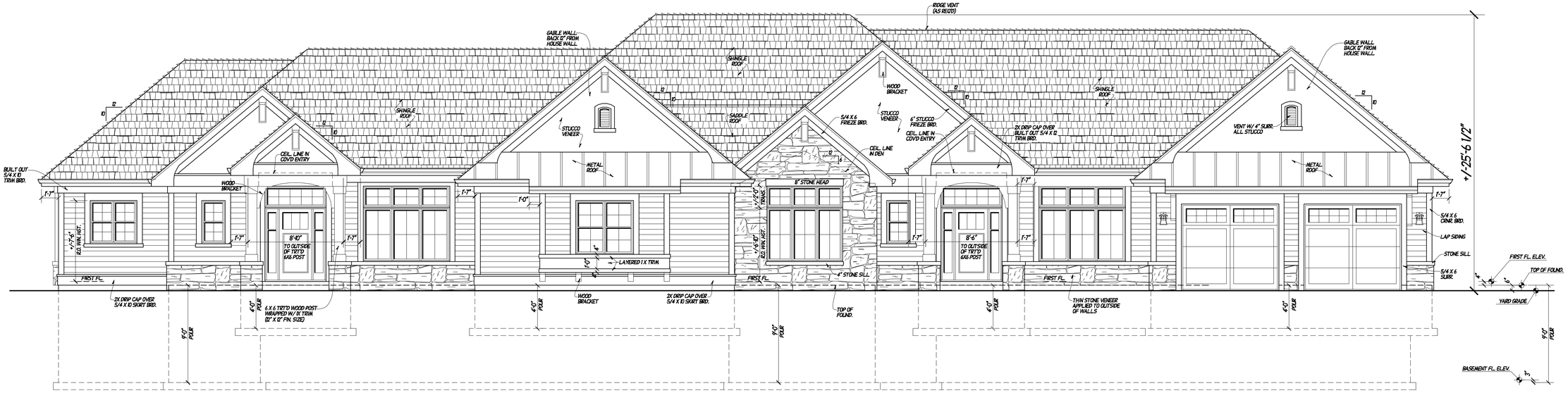
DESIGNED BY	COMPLETION DATE
B. TOM.	NOT COMPLETE
DRAWN BY	REVISIONS
GTA	
CHECKED	
B. TOM	

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

JOB NUMBER
166821-E

SHEET NO.
1 OF 9

Attachment: Plans (6812 : David Hoff Development)



LEFT UNIT = C

STANFORD - Stone
FRONT ELEVATION

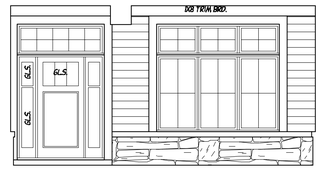
SCALE: 1/4"=1'-0"

RIGHT UNIT = B

LEFT UNIT = C

LEFT UNIT = C
COV'D ENTRY ELEVATION

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



RIGHT UNIT = B

RIGHT UNIT = B
COV'D ENTRY ELEVATION

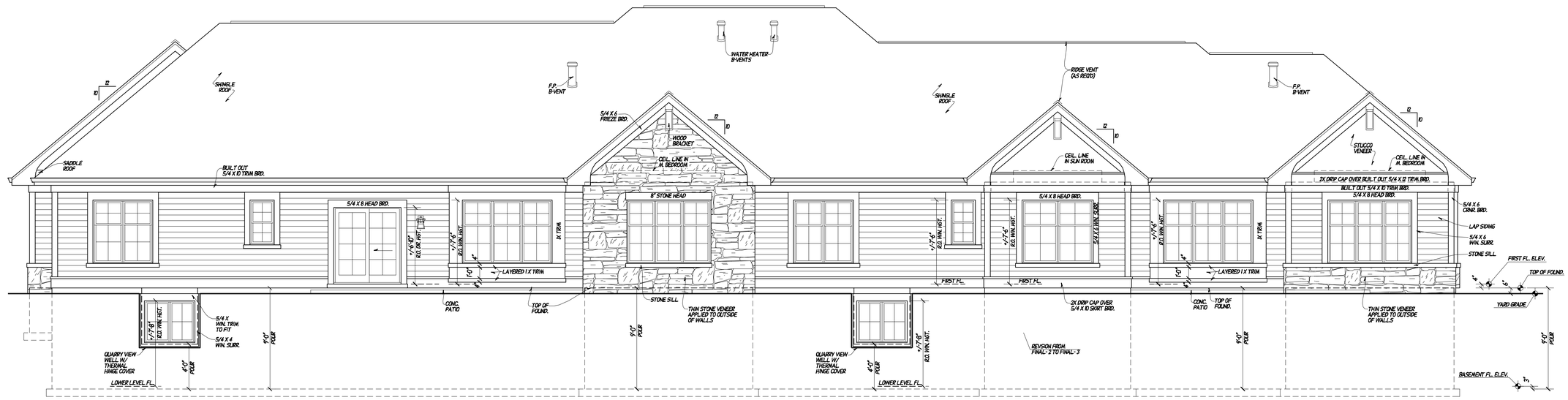
SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL NOTES:

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

CONC. FTG. NOTES:

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



RIGHT UNIT = B

STANFORD - Stone
REAR ELEVATION

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

LEFT UNIT = C

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 10/4/21

BUILDING INFORMATION

BUILDING - 8
STANFORD - STONE
W/ PAINTED SCHEME
LEFT SIDE - C UNIT
RIGHT SIDE - B UNIT

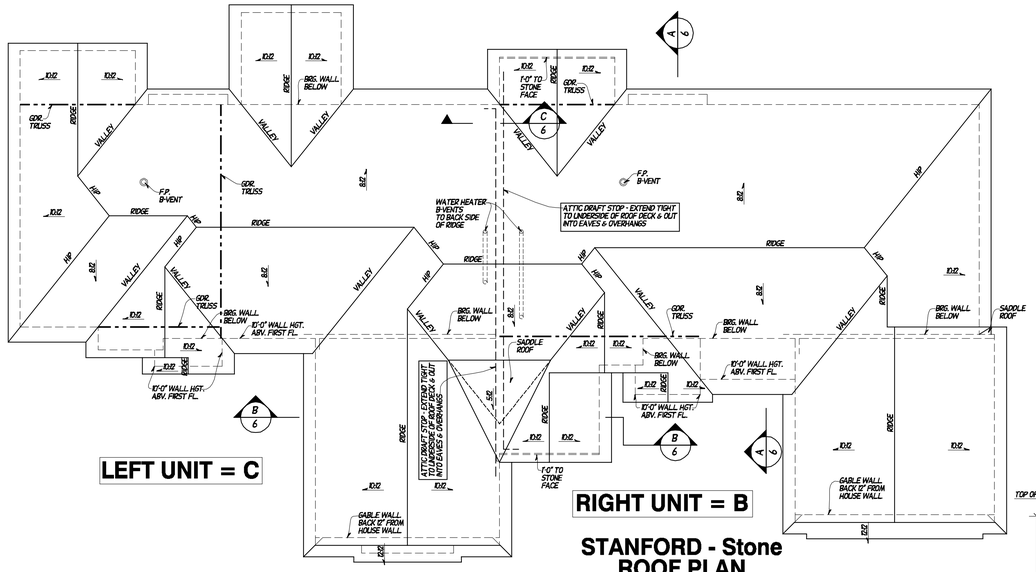
DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE
DRAWN BY	REVISIONS
G.T.H.	
CHECKED	
B. TOM	

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

JOB NUMBER
166821-E

SHEET NO.
2 OF 9

Attachment: Plans (6812 : David Hoff Development)

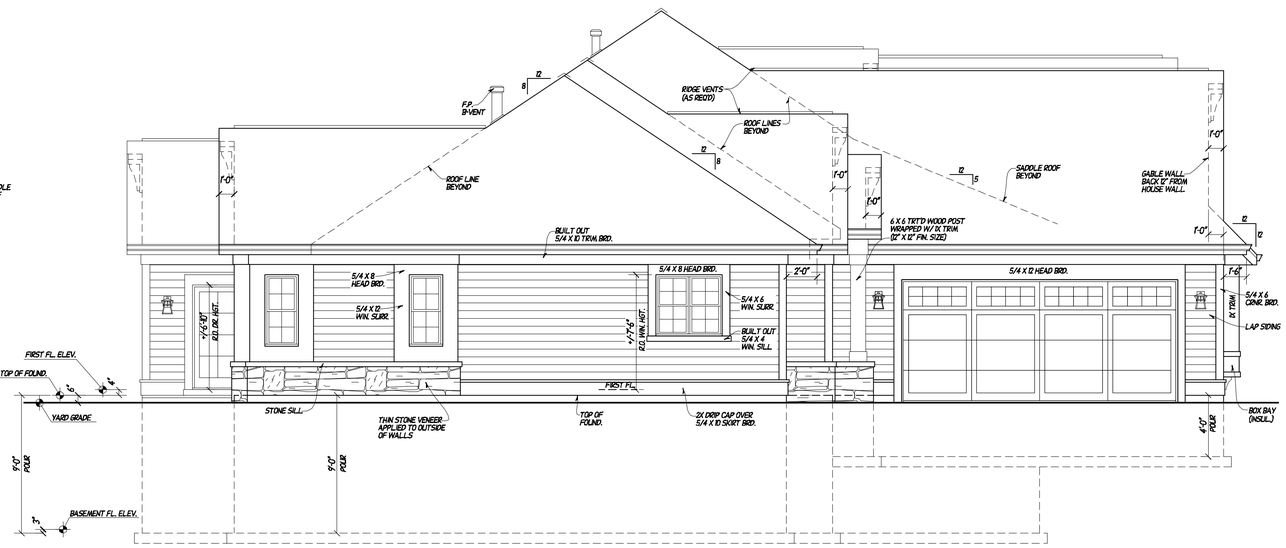


STANFORD - Stone
ROOF PLAN

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

NOTES:

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



STANFORD - Stone
LEFT ELEVATION

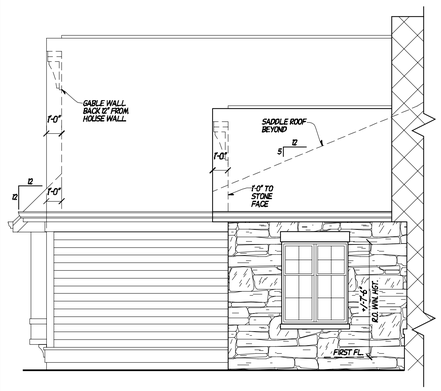
SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL NOTES:

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

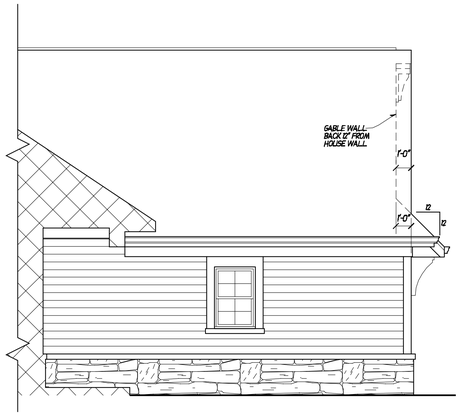
CONC. FTG. NOTES:

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



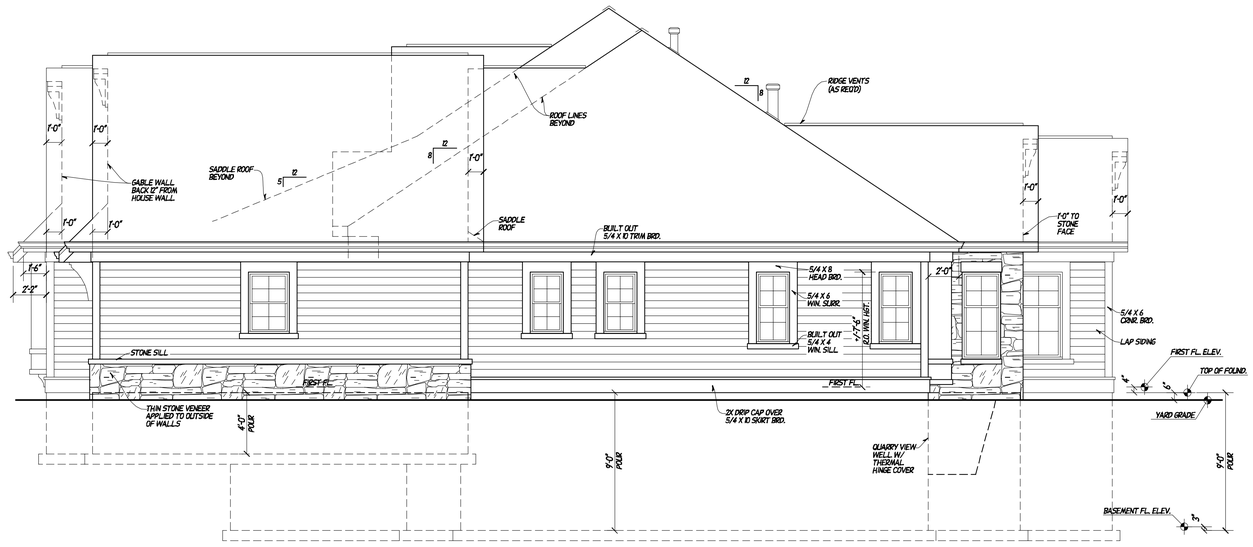
RIGHT UNIT = B DEN
PARTIAL RIGHT ELEVATION

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



RIGHT UNIT = B GARAGE
PARTIAL LEFT ELEVATION

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



STANFORD - Stone
RIGHT ELEVATION

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

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BUILDER

PROJECT NAME & LOCATION

THE WOODS AT HIGHLAND PARK
CITY OF MEQUON, WI

MEQUON ARCHITECTURAL BOARD SUBMITTAL 10/4/21

BUILDING INFORMATION

BUILDING - 8
STANFORD - STONE
W/ PAINTED SCHEME
LEFT SIDE = C UNIT
RIGHT SIDE = B UNIT

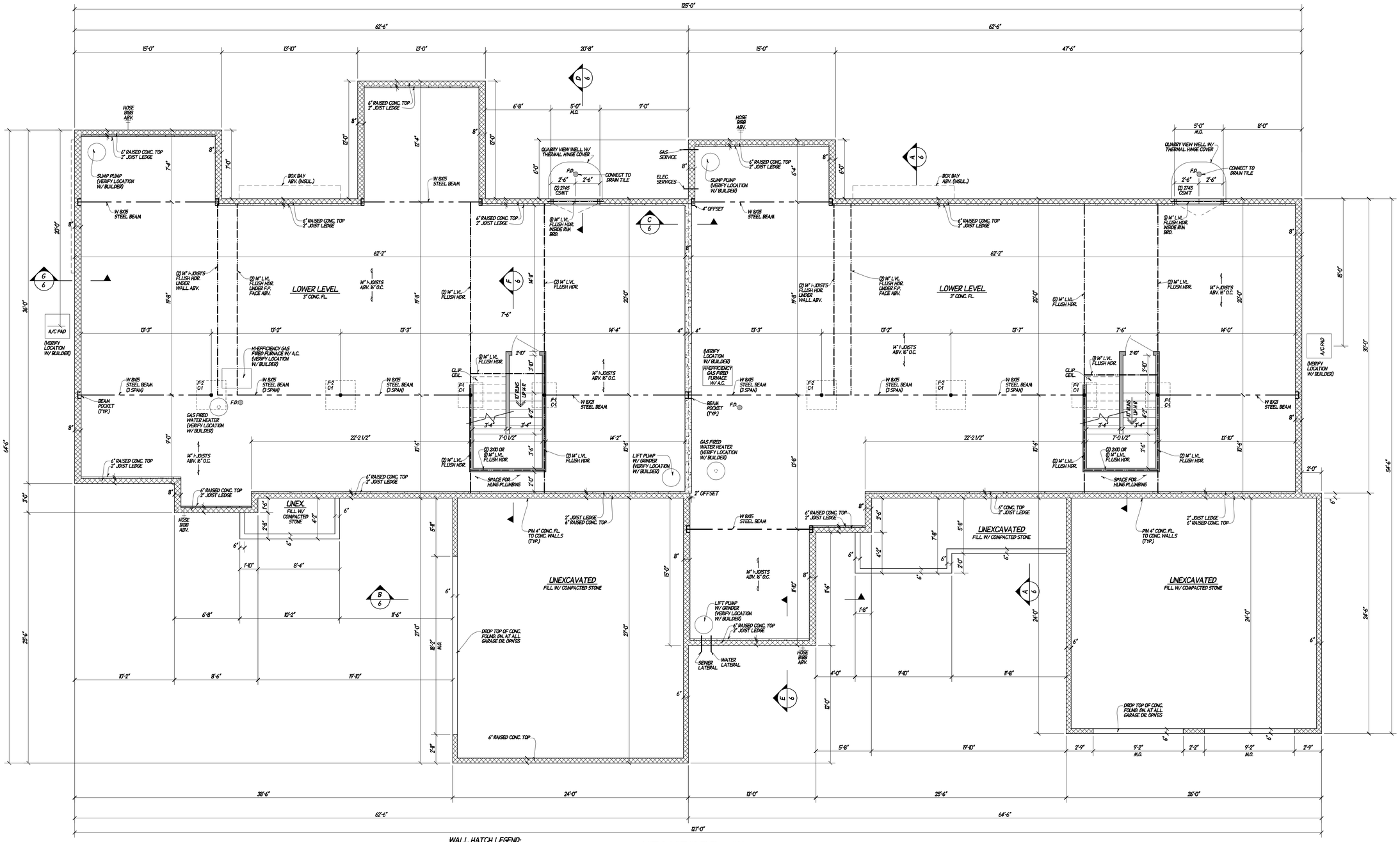
DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE
DRAWN BY	REVISIONS
G.T.H.	
CHECKED	
B. TOM	

ADS ARCHITECTURAL DEVELOPMENT SERVICES INC.
www.architecturaldevelopmentservices.com
150 NORTH SUNNY SLOPE RD STE 290
BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
166821-E

SHEET NO.
3 OF 9

Attachment: Plans (6812 : David Hoff Development)



LEFT UNIT = C

RIGHT UNIT = B

STANFORD - Stone FOUNDATION PLAN

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

WALL HATCH LEGEND:

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

STEEL COLUMN LEGEND:

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

COLUMN CONC. PAD FTG. LEGEND:

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

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

NOTES:

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

FRAMING NOTES:

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

DEFLECTION DESIGN VALUES FOR FL. JOISTS:

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

THIN STONE VENEER NOTE:

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

CONC. FTG. NOTES:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
- MINIMUM SOIL BEARING TO BE 2,000 LBS. PSF. FOR ALL FOOTINGS AND COLUMN PADS.
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STANFORD - STONE

W/ PAINTED SCHEME

LEFT SIDE - C UNIT

RIGHT SIDE - B UNIT

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

REVISIONS

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JOB NUMBER 166821-E

SHEET NO. 4 OF 9

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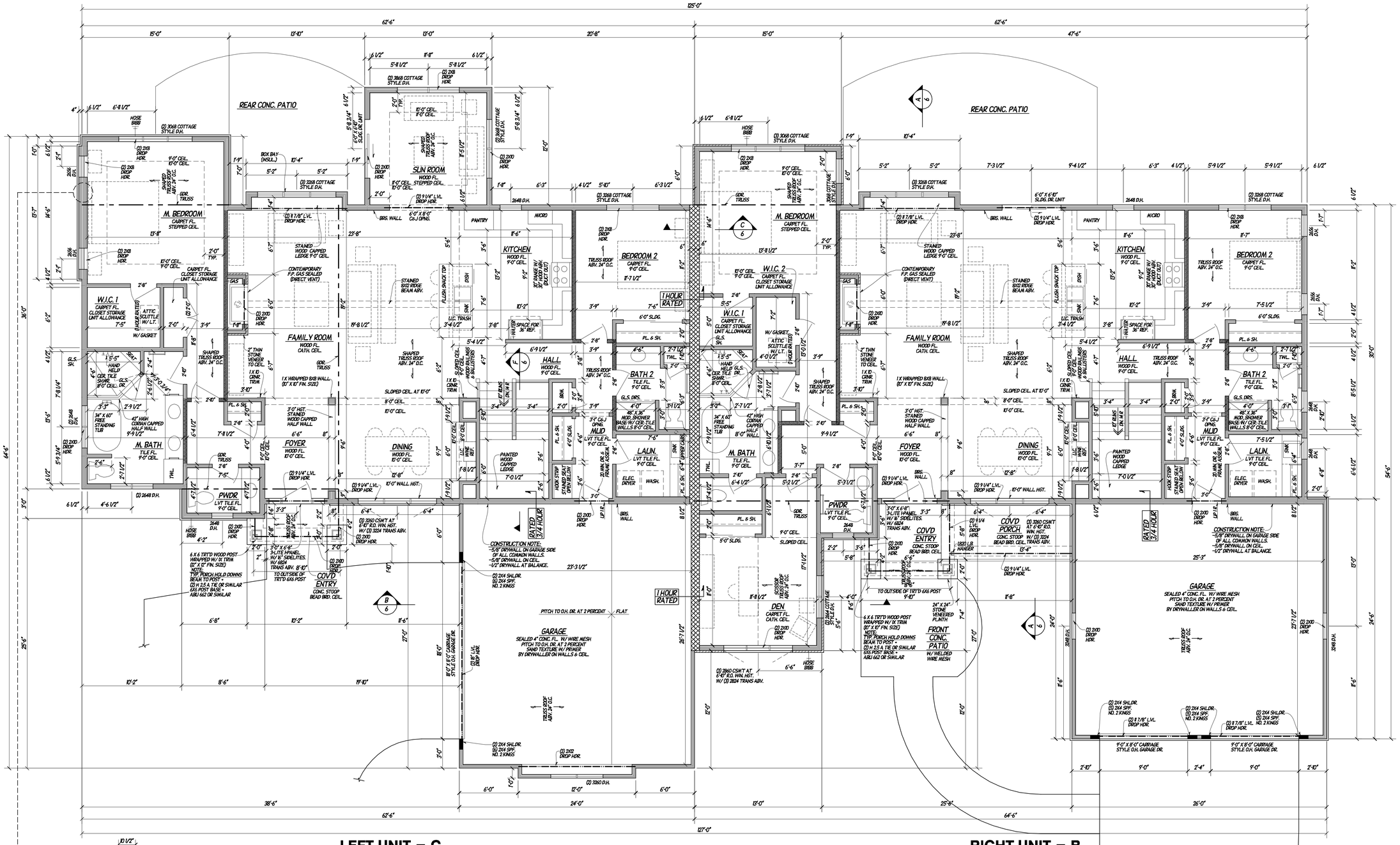
REAR CONC. PATIO
SUN ROOM
WOOD FL.
STEPPED CEIL.
M. BEDROOM
CARPET FL.
STEPPED CEIL.
W.I.C. 1
CARPET FL.
CLOSET STORAGE
UNIT ALLOWANCE
ATTIC SCUTTLE W/ L.T.
W/ GASKET
KITCHEN
WOOD FL.
9'-0" CEIL.
FLUSH SNACK TOP
DISH
SINK
L.C. TRASH
3'-4 1/2"
SPACE FOR 36" REF.
37" RANGE W/ 30" HOOD ABV. (DUCT OUT)
BEDROOM 2
CARPET FL.
9'-0" CEIL.
11'-7 1/2"
1 HOUR RATED
FAMILY ROOM
WOOD FL.
CATH. CEIL.
HALL
WOOD FL.
9'-0" CEIL.
BATH 2
TILE FL.
9'-0" CEIL.
GLS. DRS.
48" X 36" MOD. SHOWER BASE W/ CER. TILE WALLS 8'-0" CEIL.
MUD
LVT TILE FL.
9'-0" CEIL.
LAUN.
LVT TILE FL.
9'-0" CEIL.
ELEC. DRYER
WASH.
M. BATH
TILE FL.
9'-0" CEIL.
34" X 60" FREE STANDING TUB
42" HIGH CORIAN CAPPED HALF WALL
9'-9 1/2"
FOYER
WOOD FL.
10'-0" CEIL.
DINING
WOOD FL.
10'-0" CEIL.
PWDR
LVT TILE FL.
9'-0" CEIL.
COVD ENTRY
CONC. STOOP
BEAD BRD. CEIL.
COVD PORCH
CONC. STOOP
BEAD BRD. CEIL.
DEN
CARPET FL.
CATH. CEIL.
FRONT CONC. PATIO
W/ WELDED WIRE MESH
24" X 24" STONE VENEERED PLINTH
GARAGE
SEALED 4" CONC. FL. W/ WIRE MESH
PITCH TO O.H. DR. AT 2 PERCENT
SAND TEXTURE W/ PRIMER
BY DRYWALLER ON WALLS & CEIL.
CONTEMPORARY F.P. GAS SEALED (DIRECT VENT)
STAINED 8X12 RIDGE BEAM ABV.
STAINED WOOD CAPPED LEDGE 9'-0" CEIL.
PAINTED WOOD CAPPED LEDGE
1 X WRAPPED 8X8 WALL (10" X 10" FIN. SIZE)
1 X 6 CONT. TRIM
4" THIN STONE VENEER TO CEIL.
SHAPED TRUSS ROOF ABV. 24" O.C.
SLOPED CEIL. AT 10'-0"
8'-0" CEIL.
10'-0" CEIL.
5" HGT. STAINED WOOD CAPPED HALF WALL
42" HIGH CORIAN CAPPED HALF WALL
8'-0" CEIL.
10'-0" WALL HGT.
TRUSS ROOF ABV. 24" O.C.
GDR. TRUSS
BRG. WALL
PANTRY
MICRO
HOSE BIBB
(2) 3068 COTTAGE STYLE D.H.
(2) 2X8 DROP HDR.
(2) 2X10 DROP HDR.
(2) 1 7/8" LVL DROP HDR.
(2) 9 1/4" LVL DROP HDR.
6'-0" X 8'-0" CSJ OPNG.
6'-0" SLDG.
PL. 6 SH.
2'-0" TYP.
6'-9 1/2"
6'-11 1/2"
5'-11 1/2"
5'-11"
5'-2"
7'-3 1/2"
9'-4 1/2"
6'-3"
4 1/2"
5'-9 1/2"
6 1/2"
10'-4"
1'-9"
2'-0"
4'-6 1/2"
2'-6"
3'-9"
7'-6"
6'-3"
6'-3 1/2"
4'-1 1/2"
5'-10"
11'-6"
23'-8"
19'-8 1/2"
13'-11 1/2"
2'-6 1/2"
5'-5"
10'-2"
3'-4 1/2"
5'-4 1/2"
6'-9 1/2"
3'-10"
2'-7 1/2"
5'-7 1/2"
2'-4"
3'-3"
2'-9 1/2"
2'-10"
7'-8 1/2"
6'-6"
8'-0"
9'-4"
6'-4"
12'-8"
7'-0 1/2"
7'-8 1/2"
6'-9 1/2"
6'-4 1/2"
5'-2 1/2"
3'-7"
2'-6"
2'-10"
5'-3 1/2"
8'-10"
6'-11 1/2"
5'-9 3/4"
6'-0"
12'-0"
17'-11 1/2"
11'-8 1/2"
4'-0"
11'-6"
6'-6"
5'-0" SLDG.
SLOPED CEIL.
9'-0" CEIL.
2'-2"
3'-6"
5'-8"
6'-4"
2'-0"
2'-8"
3'-0"
3'-3"
2'-0"
2'-4"
2'-8"
2'-10"
2'-0"
2'-4"
2'-8"
2'-10"
3'-0"
3'-4"
3'-8"
4'-0"
4'-4"
4'-8"
5'-0"
5'-4"
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10'-4"
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12'-0"
12'-4"
12'-8"
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13'-4"
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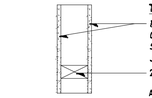
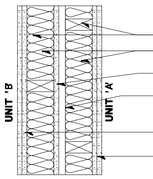
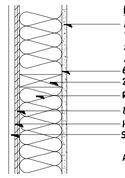
14'-0"
14'-4"
14'-8"
15'-0"
15'-4"
15'-8"



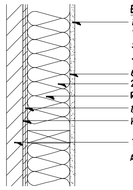
TYP. INTERIOR WALL.
1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
2X4 STUDS - SPACING 16" O.C. MAX.
ACTUAL DIMENSION 4 1/2"



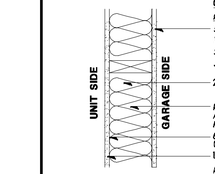
PARTY WALL UNIT - TO - UNIT
RATED WALL SYSTEM: (1 HR. RATED)
STUDS - 2X4 AT 16" O.C. MAX
INSULATION - 3 1/2" MINERAL WOOL BATTS
CAVITY OF WALL
-(1) LAYER OF 5/8" DENS-GLAS ON BACKSIDE OF UNIT "B" STUDS
1/2" AIRSPACE
DWELLING SIDES OF WALL
- UNIT "B": (2) LAYER 5/8" X-G.W.B. PAPER FACED SCREWED 16 INCH O.C.
- UNIT "A": (2) LAYERS 5/8" X-G.W.B. PAPER FACED SCREWED 16 INCH O.C.
ACTUAL DIMENSION = 10"
STAGGER ALL JOINTS ONE (1) STUD SPACE



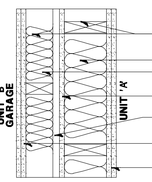
EXTERIOR WALL.
1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
6 MIL. POLYETHYLENE VAPOR BARRIER
2X6 STUDS AT 16" O.C. MAX
R-21 BATT INSULATION, 6" NOM.
1/2" O.S.B. SHEATHING
HOUSE WRAP GREEN GUARD RAIN DROP 3D
SIDING MATERAL (SEE ELEVATIONS)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



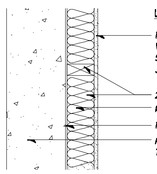
EXTERIOR WALL.
1/2" GWB APPLIED HORIZONTALLY OR VERTICALLY W/ SCREWS. SCREW 16" O.C. STAGGER ALL JOINTS ONE (1) STUD SPACE
6 MIL. POLYETHYLENE VAPOR BARRIER
2X6 STUDS - SPACING 16" O.C. MAX.
R-21 BATT INSULATION
1/2" O.S.B. SHEATHING
HOUSE WRAP GREEN GUARD RAIN DROP 3D
THIN STONE, SPLIT-FACE OR CULTURED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



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

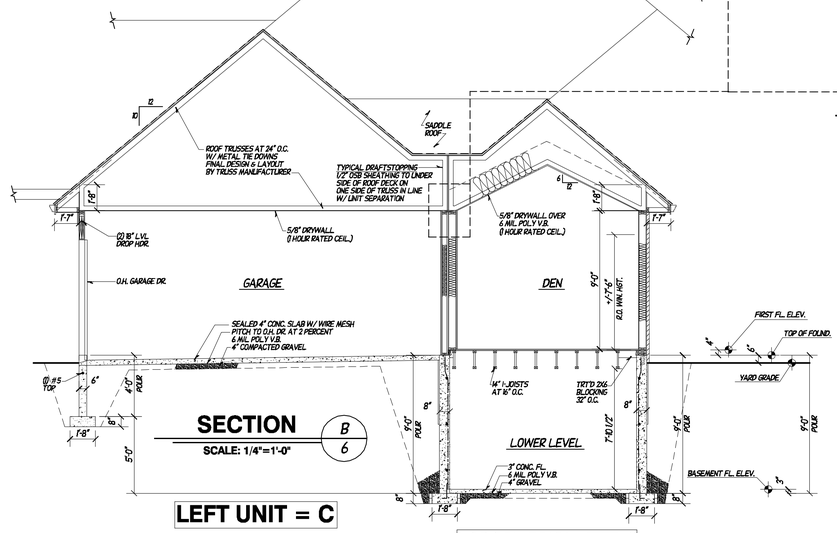


PARTY WALL GARAGE - TO - UNIT
RATED WALL SYSTEM: (1 HR. RATED)
STUDS - 2X4 AT 16" O.C. MAX
- 2X6 AT 16" O.C. MAX
INSULATION - 5 1/2" MINERAL WOOL BATTS
- 3 1/2" MINERAL WOOL BATTS
CAVITY OF WALL
-(1) LAYER OF 5/8" DENS-GLAS ON BACKSIDE OF UNIT "A" STUDS
1" AIRSPACE
SIDES OF WALL
- UNIT "B": (2) LAYER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



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

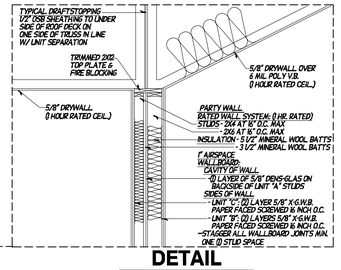
TYP. WALL TYPES
SCALE: 1 1/2"=1'-0"



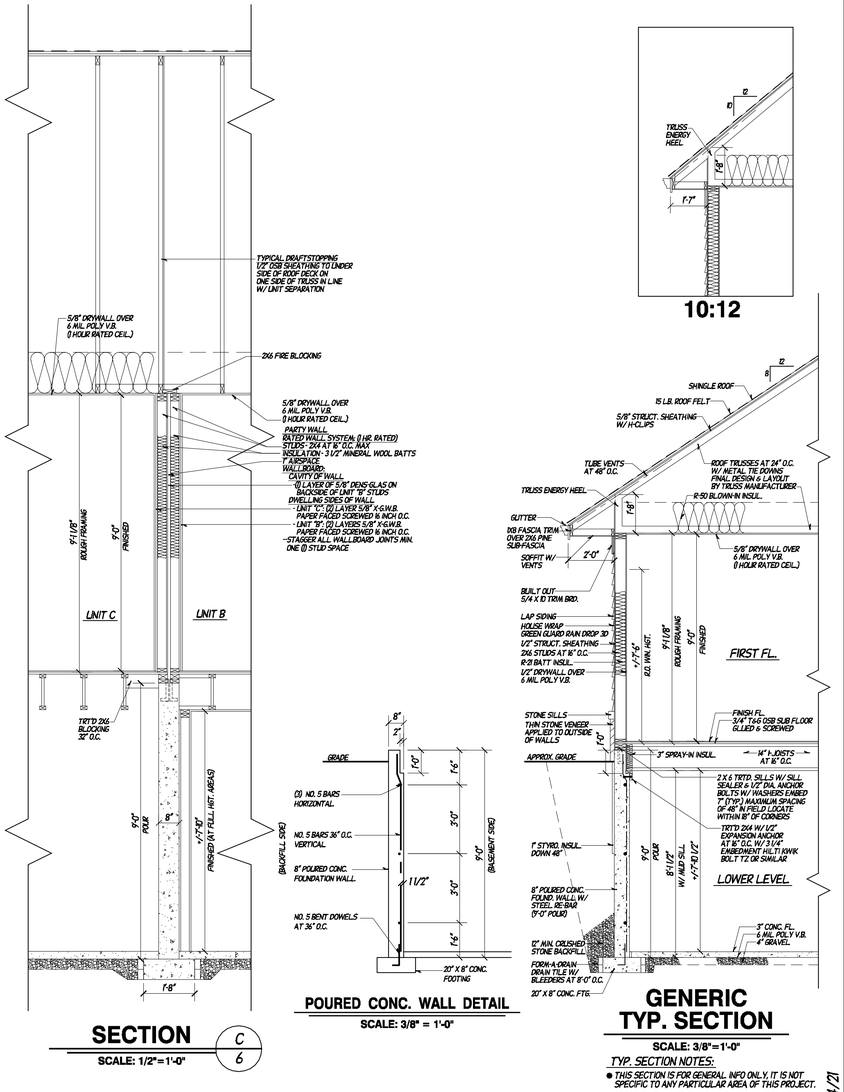
SECTION B/6
SCALE: 1/4"=1'-0"

LEFT UNIT = C

RIGHT UNIT = B



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



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

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

10:12

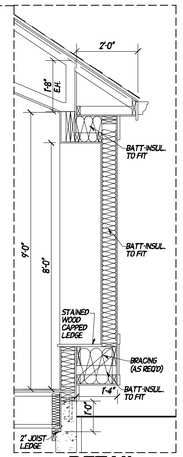
GENERIC TYP. SECTION
SCALE: 3/8"=1'-0"

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

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

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

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



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

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

CONC. FTG. NOTES:
- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.
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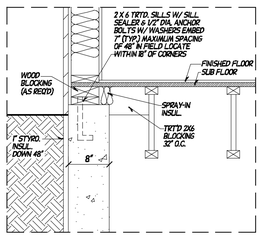
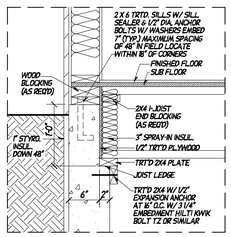


SECTION G/6
SCALE: 1"=1'-0"



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

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BUILDER

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 10/4/21

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

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BROOKFIELD, WI 53005
(262) 787 - 1701

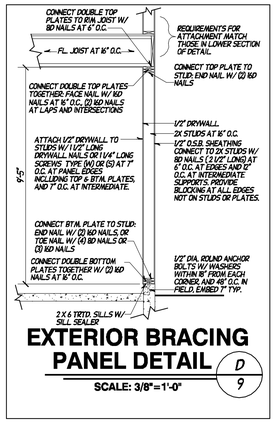
BUILDING INFORMATION
BUILDING - 8
STANFORD - STONE
W/ PAINTED SCHEME
LEFT SIDE - C UNIT
RIGHT SIDE - B UNIT

JOB NUMBER
166821-E

SHEET NO.
6 OF 9

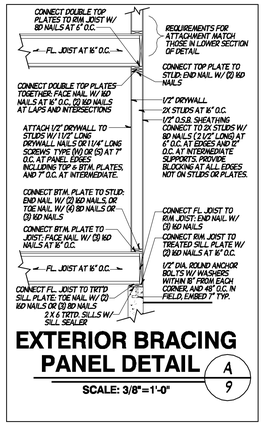
Attachment: Plans (6812 : David Hoff Development)

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



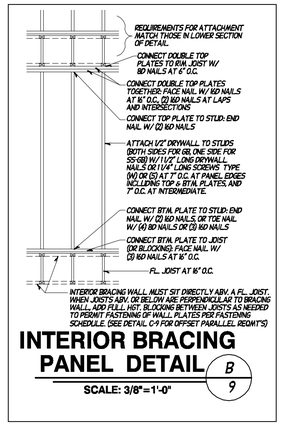
EXTERIOR BRACING PANEL DETAIL D/9

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



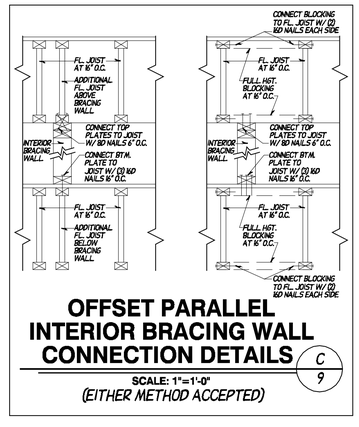
EXTERIOR BRACING PANEL DETAIL A/9

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



INTERIOR BRACING PANEL DETAIL B/9

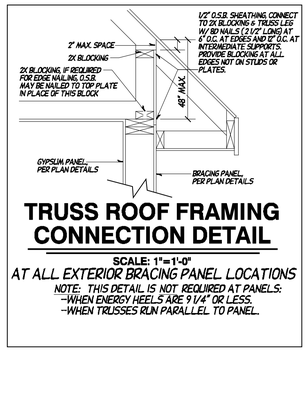
SCALE: 3/8"=1'-0"



OFFSET PARALLEL INTERIOR BRACING WALL CONNECTION DETAILS C/9

SCALE: 1"=1'-0"

(EITHER METHOD ACCEPTED)



TRUSS ROOF FRAMING CONNECTION DETAIL

SCALE: 1"=1'-0"

AT ALL EXTERIOR BRACING PANEL LOCATIONS

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

WALL BRACING NOTES:

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

WALL BRACING LEGEND:

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

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

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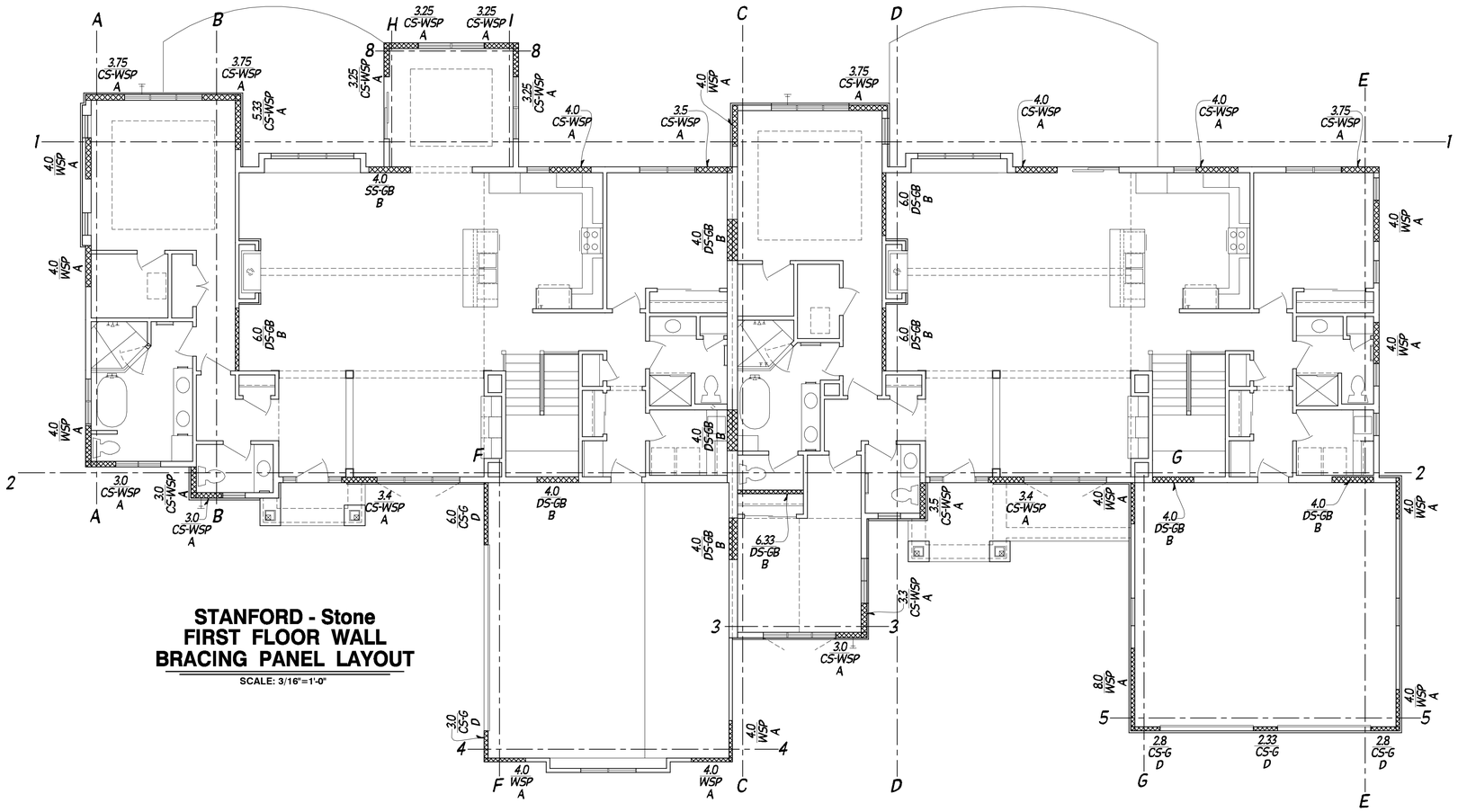
PANEL DETAIL = REFERS TO CONSTRUCTION DETAIL FOR INDICATED STRUCTURAL WALL PANEL:
A = SEE DETAIL A-9
B = SEE DETAIL B-9



STANFORD - Stone FIRST FLOOR WALL BRACING PANEL LAYOUT

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

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 10/4/21

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BUILDER

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

BUILDING INFORMATION
BUILDING - 8
STANFORD - STONE
W/ PAINTED SCHEME
LEFT SIDE - C UNIT
RIGHT SIDE - B UNIT

DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE
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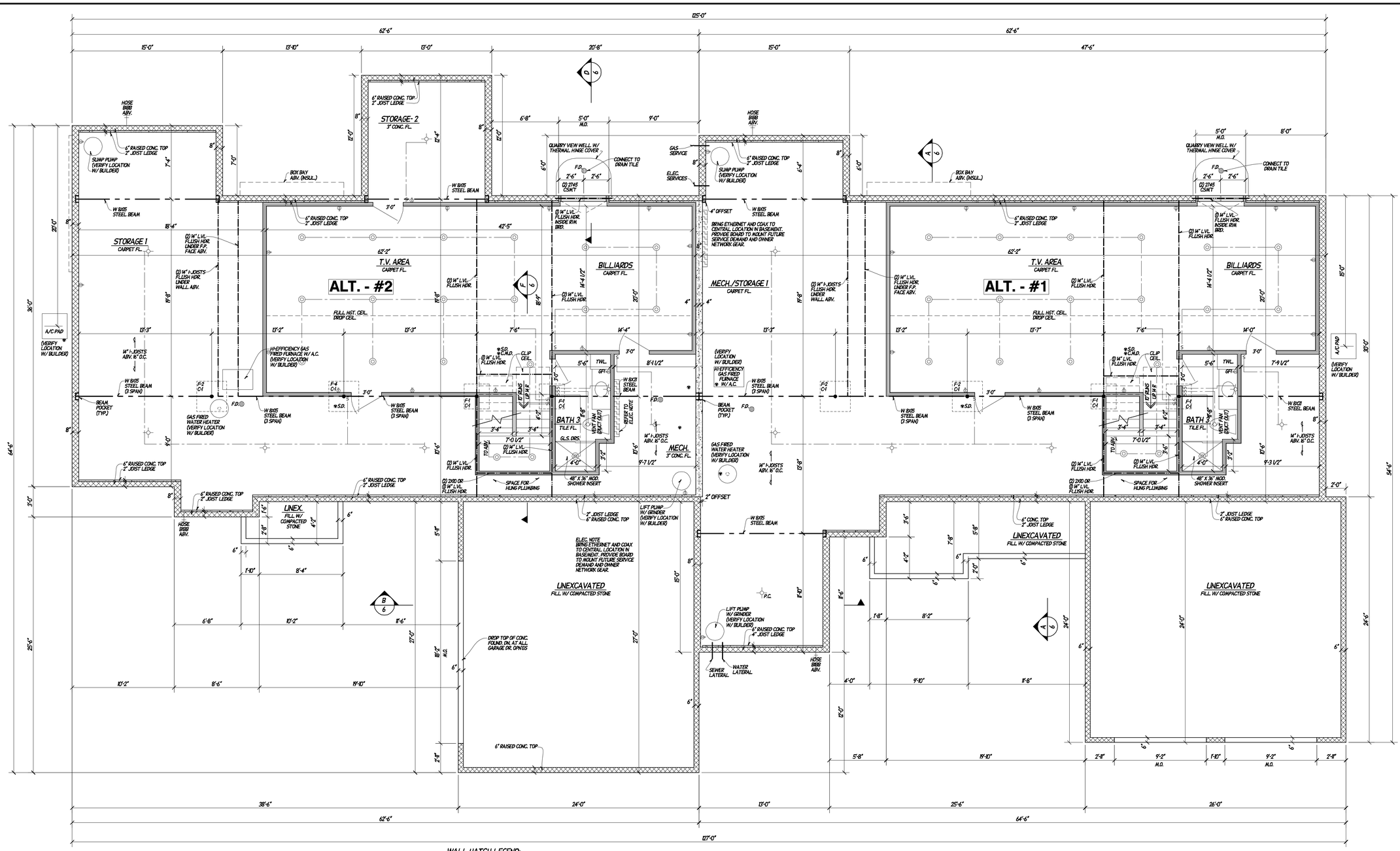
9 OF 9

Attachment: Plans (6812 : David Hoff Development)



ALTERNATE - #2

LEFT UNIT = C

PROPOSED FINISHED LIVING AREA: 850 SQ.FT.

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

STEEL COLUMN LEGEND:
- C-1 3" DIA. STD. STEEL PIPE COL. AT 7.58 LB/FT. .203" WALL 8 X 8 X 1/2" BASE PLATE

COLUMN CONC. PAD FTG. LEGEND:
- F-1 30" X 30" X 12" CONC. FTGS. W/ (3) NO. 5 BARS E.W.
- F-2 36" X 36" X 12" CONC. FTGS. W/ (3) NO. 5 BARS E.W.

STANFORD - Stone
FINISHED FOUNDATION PLAN

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

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

RIGHT UNIT = B

PROPOSED FINISHED LIVING AREA: 850 SQ.FT.

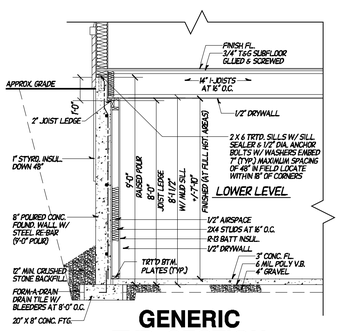
FRAMING NOTES:
- ALL FIRST FL. JOISTS TO BE 14" I-JOISTS AT 16" O.C., EXCEPT WHERE NOTED:
- ALL L.V.L'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.
- ALL LSL'S TO BE 1.3E GRADE, EXCEPT WHERE NOTED.
- ALL PSL'S TO BE 2.0E GRADE, EXCEPT WHERE NOTED.

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

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

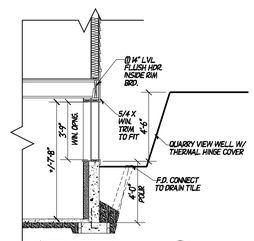
THIN STONE VENEER NOTE:
- STONE VENEER IS THIN STONE APPLIED VENEER, ALL PLAN DIMENSIONS ARE TO FRAME & FOUND. WALLS, NOT TO STONE VENEER.

ALTERNATE - #1



GENERIC TYP. SECTION

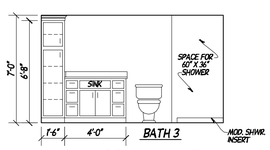
SCALE: 3/8"=1'-0"



SECTION

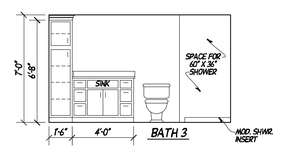
D / 6

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



LEFT UNIT = C
CABINET DETAILS & WALL ELEVATIONS

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



RIGHT UNIT = B
CABINET DETAILS & WALL ELEVATIONS

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

MEQUON ARCHITECTURAL BOARD SUBMITTAL 10/4/21

BUILDER

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

BUILDING INFORMATION
BUILDING - 8
STANFORD - STONE
W/ PAINTED SCHEME
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DESIGNED BY	COMPLETION DATE
B. TOM	NOT COMPLETE
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BROOKFIELD, WI 53005
(262) 787 - 1701

JOB NUMBER
166821-E

SHEET NO.
CS-1

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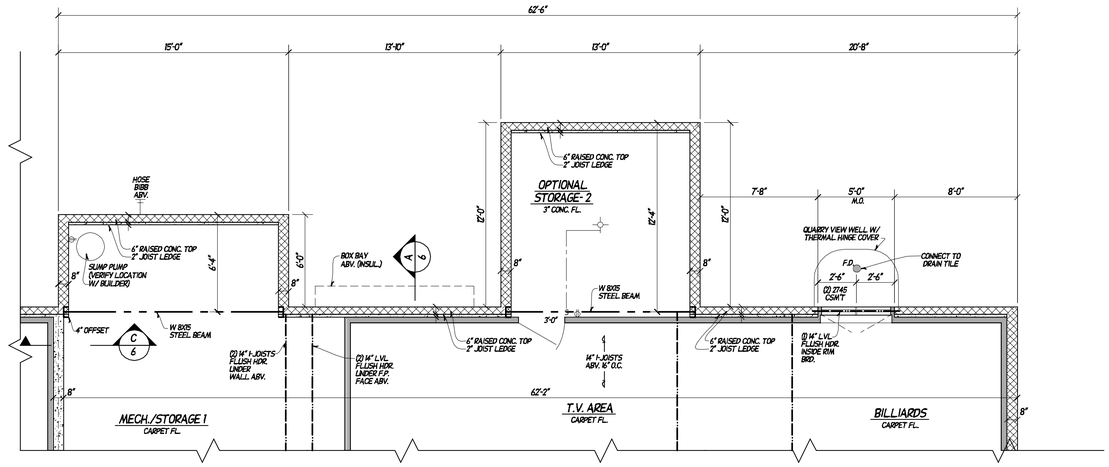


STANFORD - Stone
FOUNDATION PLAN w/ OPTIONAL SUN ROOM

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

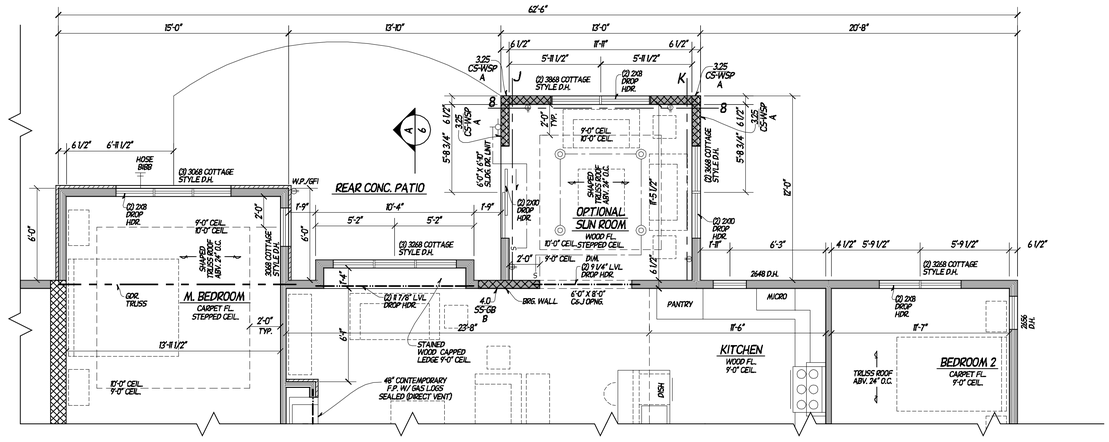
RIGHT UNIT = B

WALL HATCH LEGEND:

RAISED CONC. TOP, UP 1'-0" FROM STAND. (9'-0" POUR)

CONC. TOP & JOIST LEDGE, STANDARD HGT. (8'-0" POUR)

ALTERNATE - #3 SUNROOM



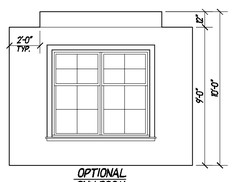
STANFORD - Stone
FIRST FLOOR PLAN w/ OPTIONAL SUN ROOM

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

RIGHT UNIT = B

FINISHED LIVING AREA:	2225 SQ.FT.
GARAGE:	625 SQ.FT.
OPTIONAL SUN ROOM:	156 SQ.FT.
COVD ENTRY & PORCH:	136 SQ.FT.
TOTAL:	3142 SQ.FT.

ALTERNATE - #3 SUNROOM



OPTIONAL SUN ROOM

WALL ELEVATION

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

RIGHT UNIT = B

WALL BRACING NOTES:

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WALL BRACING LEGEND:

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- XX = SHEATHING METHOD
- X = PANEL DETAIL.

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166821-E

SHEET NO.
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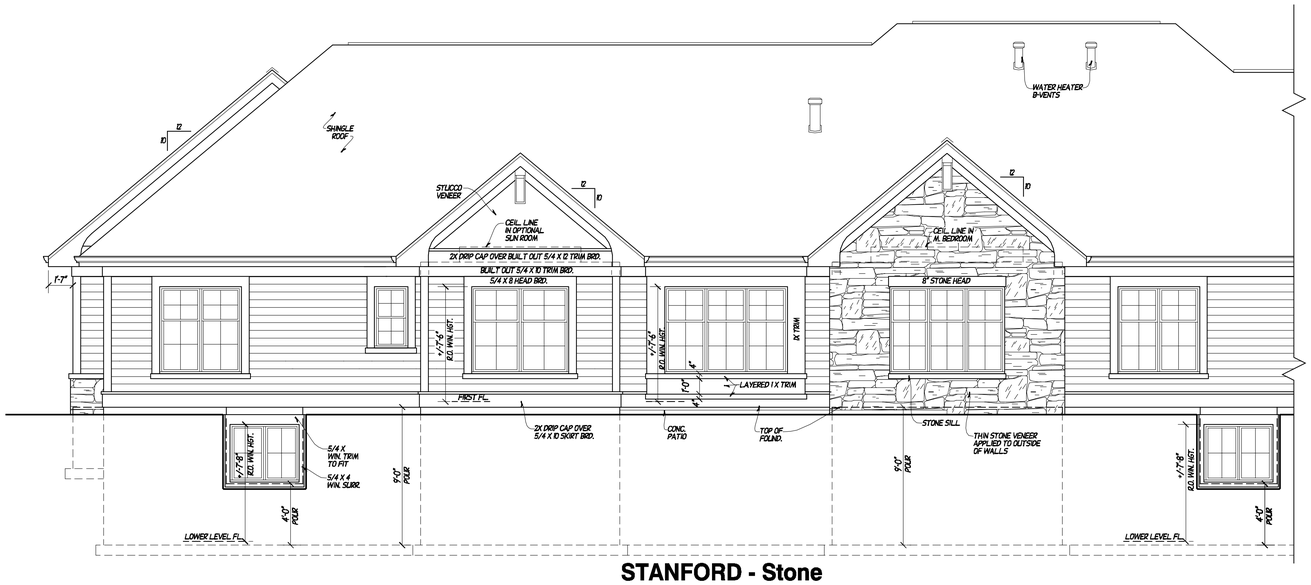
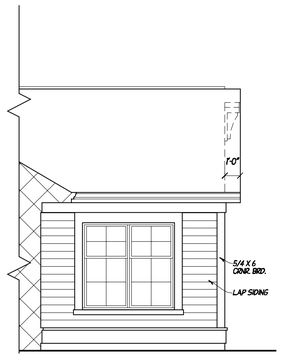


STANFORD - Stone
REAR ELEVATION w/ OPTIONAL SUN ROOM

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

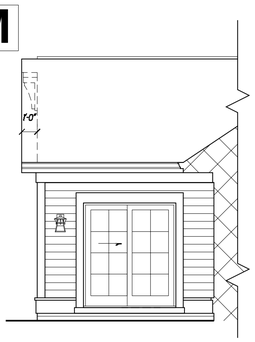
RIGHT UNIT = B

ALTERNATE - #3 SUNROOM



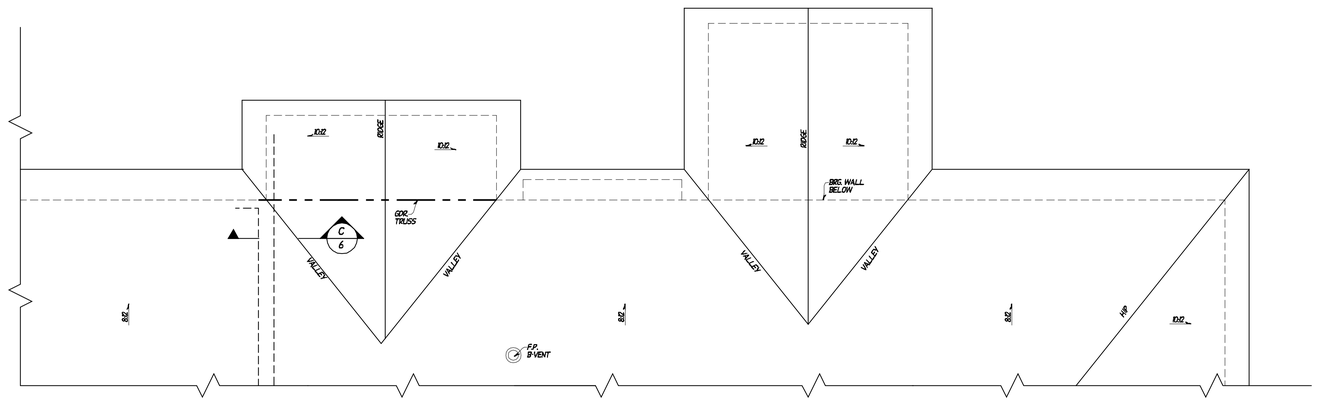
STANFORD - Stone
RIGHT ELEVATION w/ SUN ROOM

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



RIGHT UNIT = B SUN ROOM
PARTIAL LEFT ELEVATION

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



STANFORD - Stone
ROOF PLAN w/ OPTIONAL SUN ROOM

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

RIGHT UNIT = B

ALTERNATE - #3 SUNROOM

EXTERIOR MATERIAL NOTES:

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

CONC. FTG. NOTES:

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

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BUILDER

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

BUILDING INFORMATION
BUILDING - 8
STANFORD - STONE
W/ PAINTED SCHEME
LEFT SIDE - C UNIT
RIGHT SIDE - B UNIT

MEQUON ARCHITECTURAL BOARD SUBMITTAL 10/4/21

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

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

JOB NUMBER
166821-E

SHEET NO.
CS-3

Attachment: Plans (6812 : David Hoff Development)

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

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

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **November 8, 2021**
SUBJECT: **Juan Benjamin & Dana Orozco - Re-Submittal: Garage Addition**

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

Juan Orozco-Sosa
11006 N. River Road
Attached Garage

Statement of intent:

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

Attachment: Statement of Intent (6813 : Juan Benjamin & Dana Orozco)

Cornerstone Land Surveying, Inc.

Plat of Survey

Northwest corner of the
Northwest ¼ of Section 25-9-21

Scale 1"= 30'

0' 30' 60'

Address:
11006 North River Road
Mequon, WI 53092

Tax Parcel 14-025-06-009.00

Legend:
- ● Denotes Iron Pipe Found
- ○ Denotes Iron Rod Set
- × Denotes Spot Elevation
- Coniferous Tree
- Deciduous Tree

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

WISCONSIN RICHARD J. SIMON S-2698 HUBERTUS WI LAND SURVEYOR

S 01°17'19" E 1194.17'
S 01°17'19" E 133.33'
(East 435.60')
N 88°35'01" E 435.47'
402.47'
33.00'
256.70'
31.35'
30.77'
30.57'
37.88'
38.10'
0.34'
12'
33.96'
21.96'
20.27'
30.17'
30.54'
10.04'
10.00'
39.00'
24.00'
13.00'
30.00'
41.26'
41.86'
64.97'
64.54'
Overhead Wires
Utility Pole
S 01°17'19" E 133.33'
(South)
West line of the Northwest ¼ of Section 25-9-19
North River Road
N 01°17'19" W 133.33'
(North)
S 01°17'19" E 133.33'
S 01°17'19" E 133.34'
N 01°17'19" W 1333.33'
(North)
33.00'
402.47'
S 88°35'01" W 435.47'
(West 435.60')
Septic Lateral
House
Well
Door Elev. - 710.87'
Proposed Addition
709.96
709.73
710.08
710.50
711.32
711.57
712.75
713.64
711.05
711.16
712.25
714.52
711.58
713.88
38.37'
38.79'

Gross Acreage (Including R/W)
58061 Sq. Ft.
1.333 Acres

Net Acreage (Excluding R/W)
53661 Sq. Ft.
1.232 Acres

Tax Parcel 14-025-06-010.00

Tax Parcel 14-025-07-007.00

Southwest corner of the
Northwest ¼ of Section 25-9-21

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

Description: As described on Document No. 0890129 Ozaukee County Registry
That part of the Northwest ¼ of Section 25, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin, described as follows: Commencing at a point in the West line of said ¼ section, which point is 1333.33 feet North of the Southwest corner of said quarter section; thence continuing North along the West line of said ¼ section, 133.33 feet to a point, thence East on a line parallel to the South line of said ¼ section, 435.60 feet to a point; thence South on a line papalel to the West line of said ¼ section, 133.33 feet to a point, thence West on a line parallel to the South line of said ¼ section 435.60 feet to the place of beginning.

Survey For: Juan B Orozco
Dated this 12th day of October, 2021.

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

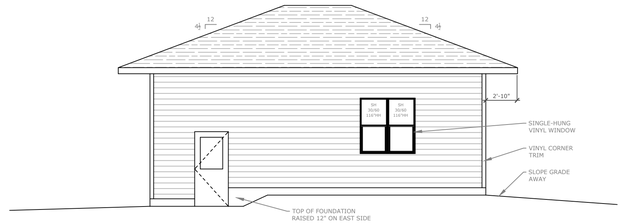
Attachment: Survey (6813 : Juan Benjamin & Dana Orozco)

Attachment: Pictures (6813 : Juan Benjamin & Dana Orozco)

Attachment: Pictures (5813 : Juan Benjamin & Dana Orozco)

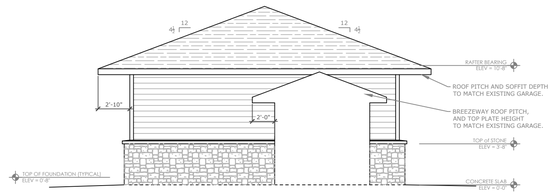
Attachment: Pictures (6813 : Juan Benjamin & Dana Orozco)

1 A102 SOUTH ELEVATION
SCALE: ¼" = 1'-0"

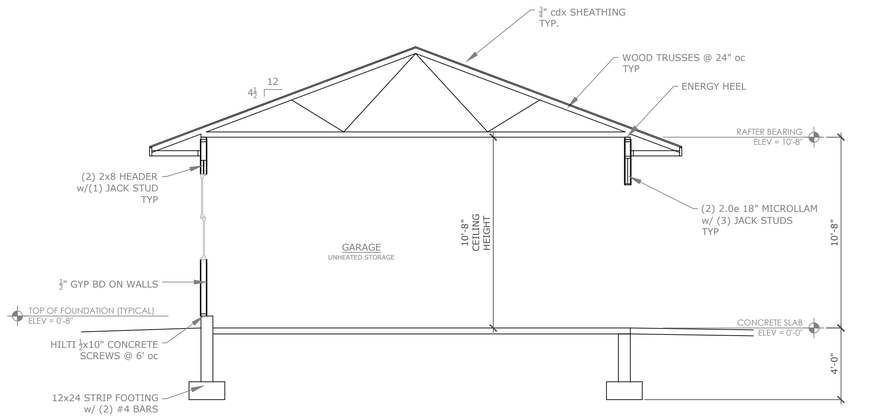


2 A102 EAST ELEVATION
SCALE: ¼" = 1'-0"

3 A102 NORTH ELEVATION
SCALE: ¼" = 1'-0"



4 A102 WEST ELEVATION
SCALE: ¼" = 1'-0"



5 A102 SECTION LOOKING EAST
SCALE: ¼" = 1'-0"

OWNER:
Juan & Dana Orozco

PROJECT NO.:

PROJECT NAME:
Garage Addition

PROJECT ADDRESS.:
11006 North River Road
Mequon, WI

PHONE:
414-254-5140

ISSUED FOR:

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

GENERAL NOTES

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

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

DO NOT SCALE OFF THE DRAWING

TITLE

EXTERIOR ELEVATIONS SECTION

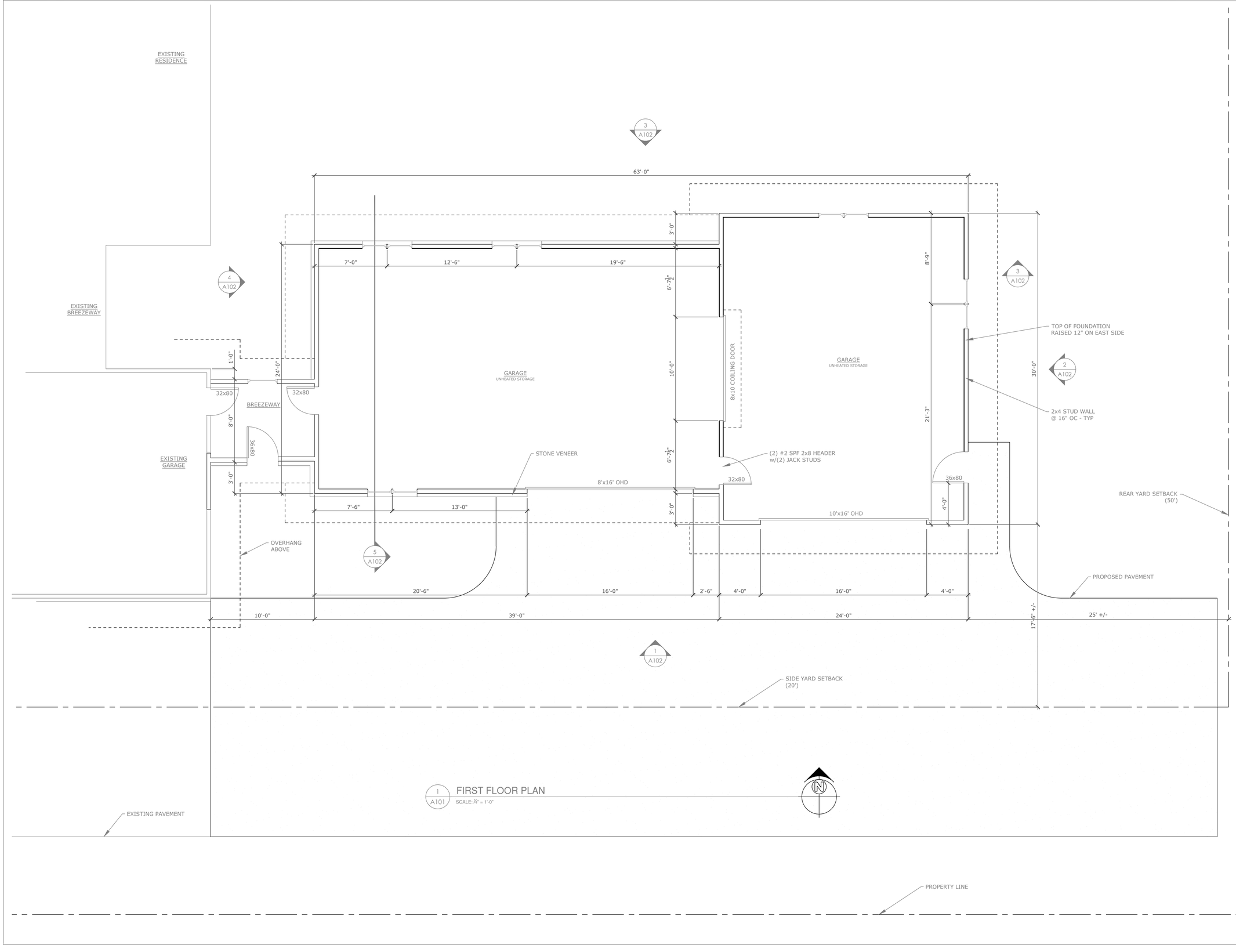
Scale: 1/4" = 1'-0"

Date: 09/22/2021

Drawn By: TJE

A102

Attachment: Plans (6813 : Juan Benjamin & Dana Orozco)



1 A101 FIRST FLOOR PLAN
SCALE: ¼" = 1'-0"

OWNER:
Juan & Dana Orozco

PROJECT NO.:

PROJECT NAME:
Garage Addition

PROJECT ADDRESS.:
11006 North River Road
Mequon, WI

PHONE:
414-254-5140

ISSUED FOR:

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

GENERAL NOTES

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

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

DO NOT SCALE OFF THE DRAWING

TITLE

FIRST FLOOR PLAN

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

Date: 09/22/2021

Drawn By: TJE

A101

Attachment: Plans (6813 : Juan Benjamin & Dana Orozco)