



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 11, 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 October 14, 2024

III) Architectural Board Applications:

1. Daniel & Theresa Umhoefer

11500 N. Parkview Drive
Subdivision: Mequon Country Estates
District 2 – 6:00 pm

Addition: Attached Garage

Contractor: Owner
Architect: Drexel

2. Jim Dries

2627 W. Lake Park Court
Subdivision: The Lakes of Ville Du Park
District 2 – 6:10 pm

Window Changes

Contractor: Aluma-Trim of America
Architect: Aluma-Trim of America

3. Sullivan & Jade Stewart

3623 W. Club Circle
Subdivision: The Green at Mequon
District 2 – 6:20 pm

New Single-Family Residence

Contractor: Allan Builders
Architect: David Pluim

4. Veridian Homes LLC

Lot #91 Tree Sparrow Drive
Subdivision: The Enclave
District 3 – 6:25 pm

New Single-Family Residence

Contractor: Veridian Homes LLC
Architect: Veridian Homes LLC

5. Veridian Homes LLC

Lot #93 Tree Sparrow Drive
Subdivision: The Enclave
District 3 – 6:30 pm

New Single-Family Residence

Contractor: Veridian Homes LLC
Architect: Veridian Homes LLC

6. Charles Mayer
1828 W. Fiesta Lane
Subdivision: N/A
District 7 – 6:35 pm

New Single-Family Residence

Contractor: Mikkelson Builders
Architect: Fred Dahms, Jr.

IV) Announcements

1. Administrative Approval for certain projects - Discussion of projects that have been approved at Staff Level

V) 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

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Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: November 11, 2024
SUBJECT: Meeting Minutes from October 14, 2024

Attachments:
10.14 (PDF)



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

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES

Monday, October 14, 2024

6:00 PM

Lower-Level Conference Room

Minutes

1. Call to Order, Roll Call:

Present: Chairman Scott Reed

Members at Large: Paul Apfelbach, Curtis Helm, Janet Ehn, Anthony LaGalbo

Building Inspector: Kris Hoeft

2. Meeting Minutes

Minutes from the September 9, 2024, meeting were approved by Vice-Chairman Paul Apfelbach and seconded by Chairman Scott Reed.

Minutes passed unanimously.

Attachment: 10.14 (9843 : Meeting Minutes from October 14, 2024)

3. Application Submittals:

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 8 6:00 pm	New Single-Family Residence	Veridian Homes LLC Lot #97 N. Tree Sparrow Drive Subd: The Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes LLC
Moved to Approve: <u>Reed</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				
2)	Dist. 3 6:05 pm	New Single-Family Residence	Veridian Homes LLC Lot #100 N. Tree Sparrow Drive Subd: The Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes LLC
Moved to Approve: <u>LaGalbo</u> Seconded by: <u>Ehn</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				
3)	Dist. 5 6:10 pm	New Single-Family Residence	Victory Homes of Wisconsin Lot #1 Highland Meadows Subd: Highland Meadows	Contractor: Victory Homes of WI Architect: David Pluim
Moved to Approve: <u>Apfelbach</u> Seconded by: <u>LaGalbo</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				

Attachment: 10.14 (9843 : Meeting Minutes from October 14, 2024)

4)	Dist. 5 6:15 pm	New Single-Family Residence	Allan Builders Lot #37 Highland Meadows Subd: Highland Meadows	Contractor: Allan Builders Architect: David Pluim
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Moved to Approve: Reed
 Seconded by: Ehn
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

5)	Dist. 7 6:20 pm	Addition: 1st Floor Office & 2nd Floor Master Closet	Lawrence & Robin Berk 10518 N. Country Club Drive Subd: N/A	Contractor: Sazama Design Build Architect: Kyle Bauer
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Moved to Approve: Ehn
 Seconded by: Apfelbach
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

6)	Dist. 7 6:30 pm	Addition: Kitchen & 3-Season Room	Dave Ryan & Denise Ferreira 4835 W. Glen Cove Court Subd: Sleepy Hollow Estates	Contractor: Fein Design Architect: Fein Design
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Moved to Approve: Reed
 Seconded by: LaGalbo
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

7)	Dist. 8 6:40 pm	New Single-Family Residence	Jim Rankin & Jennifer Dable 710 E. Ravine Court Subd: Michivue	Contractor: TBD Architect: Wade Weissman Arch.
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Moved to Approve: LaGalbo
 Seconded by: Apfelbach
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

Attachment: 10.14 (9843 : Meeting Minutes from October 14, 2024)

8)	Dist. 1 6:45 pm	New Single-Family Residence	Jack & Kathy Blume 12031 N. Ridge Road Subd: N/A	Contractor: Allan Builders Architect: David Pluim
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Moved to Approve: Reed
 Seconded by: Apfelbach
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted with the condition that a window is added to the garage on the left elevation

9)	Dist. 1 6:50 pm	New Single-Family Residence	Robert & Angelika Para 7739 W. Cheverny Drive Subd: Cheverny	Contractor: Owner Architect: Anderson Homes
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Moved to Approve: _____
 Seconded by: _____
 Approved: _____
 Vote: _____

CANCELED

Conditions:

10)	Dist. 1 6:55 pm	Addition: Garage & Pool Pavilion	Greg & Lynn Bell 12037 W. Bonniwell Road Subd: N/A	Contractor: Wade Design & Cont. Architect: Wade Design & Const.
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Moved to Approve: Apfelbach
 Seconded by: LaGalbo
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted with the condition that a window should be centered on the garage wall of the northeast elevation.

4. Motion to Adjourn

District Representative Janet Ehn made a motion to adjourn the meeting.
 District Representative Curtis Helm seconded the motion.

A vote was taken; vote passed unanimously.
 Meeting adjourned at 6:42 p.m.



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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 11, 2024
SUBJECT: Daniel & Theresa Umhoefer, Addition: Attached Garage at 11500 N. Parkview Drive

Attachments:

Statement of Intent (PDF)

Survey (PDF)

Pictures (PDF)

Plans (PDF)

Statement of Intent

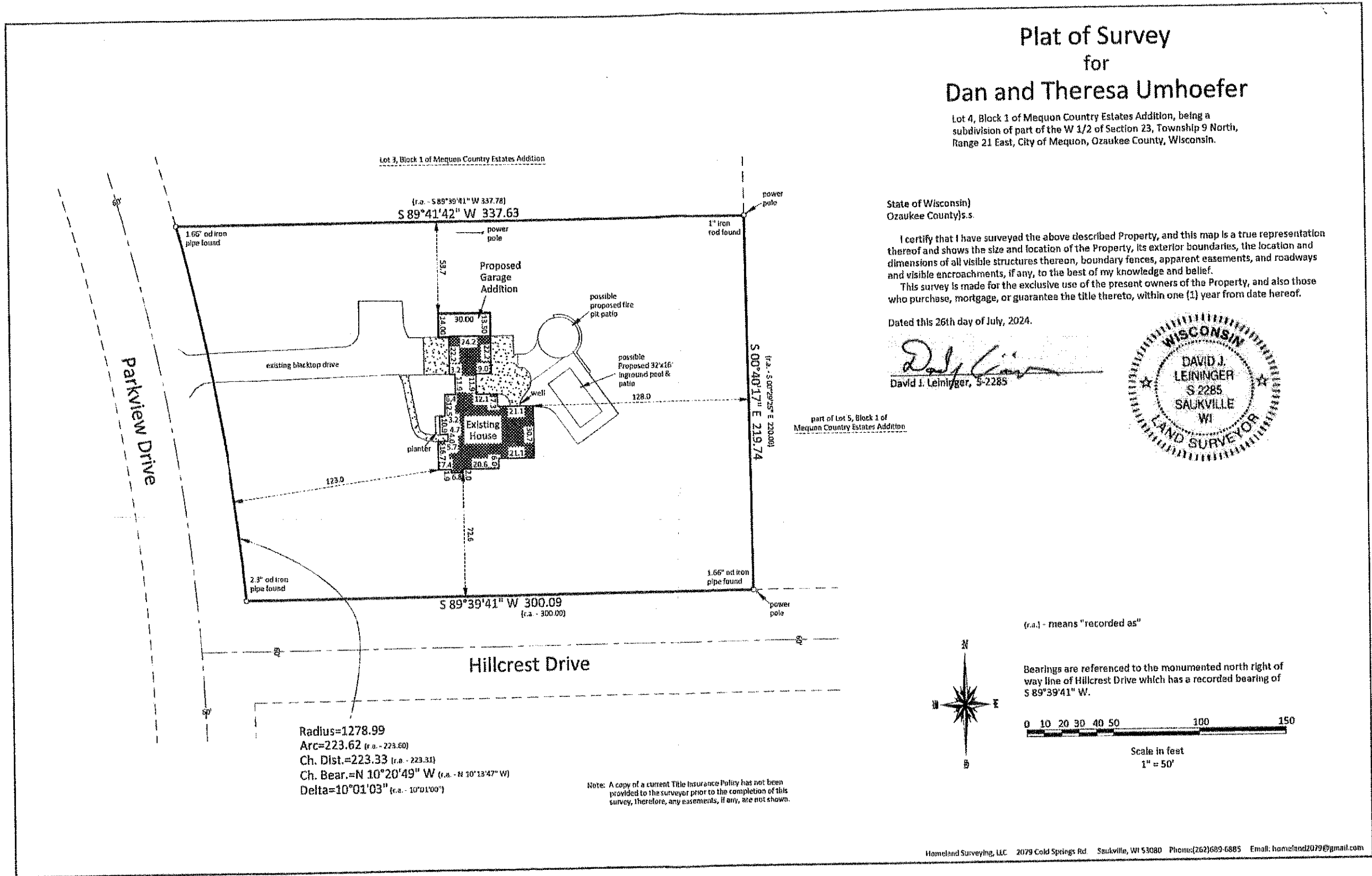
This proposed garage addition is intended to address the needs for additional garage space for an automobile and yard and garden equipment of the current homeowner. It will also address the deteriorating floor of the existing garage. Careful consideration was taken to match the front of the current structures' unique footprint. The proposed project will also upgrade the asphalt driveway to concrete and expand the drive to accommodate the garage addition. All existing vinyl siding will also be replaced with similar color LP Smart Siding.

Sincerely,

Daniel and Theresa Umhoefer

11500 N. Parkview Drive

Mequon, WI 53092



Attachment: Survey (9837 : Daniel & Theresa Umhoefer)

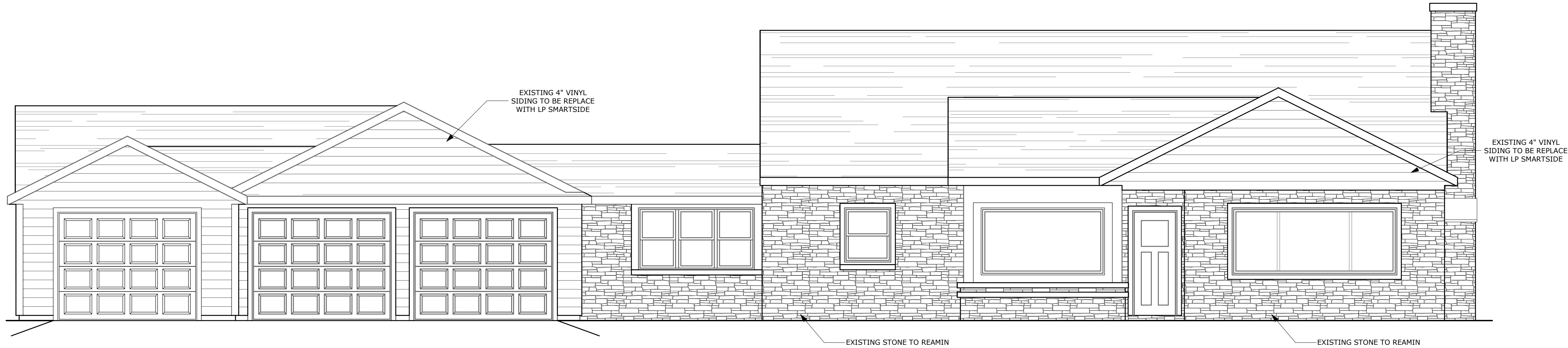


Attachment: Pictures (9837 : Daniel & Theresa Umhoefer)









GARAGE FLOOR AREA = 354 SF

FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

FINAL PLAN

DESIGNER: K. FULLHART		 DrexelTeam.com		DAN & THERESA UMHOEFER RESIDENCE		COPYRIGHT © 2023 DREXEL TEAM, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM DREXEL TEAM, INC.	
SCALE: 1/4" = 1'-0"		A1		11500 N. PARKVIEW DRIVE MEQUON, WI 53092		12/11/2023 KRF	
SHEET NO:		PROJECT NO: A23-454-C				01/03/2024 KRF	
						08/06/2024 COR	
						10/01/2024 COR	
						BID PLAN	
						FINAL PLAN	
						REVISIONS	
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						ALTHOUGH EVERY EFFORT WILL BE MADE BY DREXEL TEAM, INC. TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CHECKING THE DATA FOR ACCURACY, COMPLETENESS, AND TIMELINESS. DREXEL TEAM, INC. DOES NOT WARRANT THE ACCURACY, COMPLETENESS, OR TIMELINESS OF THE INFORMATION CONTAINED HEREIN.	
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- PLAN SPECIFICATIONS

ROOF SYSTEMS

- WOOD TRUSSES @ 24" O.C.
DESIGNED FOR: ZONE 2
- STD. LOADING (PER SQ. FT.)
30# TOLL, 10# TCDL, 10# BCDL
- DEFLECTION: LL=L/240, TL=L/180
- DURATION OF LOAD: 1.15%

HEADERS

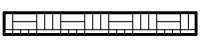
- STANDARD HEADER
ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2X10
HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR
OFF-SITE CONSTRUCTION)
- TOP OF WINDOW R.O.S.
FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR
(UNLESS NOTED/SHOWN OTHERWISE)
- MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL
OPENINGS 6'-0" AND LARGER

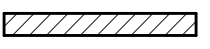
GENERAL INFORMATION

- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED
OTHERWISE)
- 2X6 WALLS=5 1/2", 2X4 WALLS =3 1/2"
- FOUNDATION WALL THICKNESS FOR REPRESENTATION ONLY-
MASON/CONTRACTOR TO VERIFY (WHEN APPLICABLE)
- FINAL FOOTING SIZE AND DEPTH TO BE DETERMINED BY
CONTRACTOR (WHEN APPLICABLE)
- MASON TO LOCATE PILASTERS AND SIZE FOOTINGS PER CODE
AND SOIL CONDITIONS (WHEN APPLICABLE)
- GENERAL CONTRACTOR TO LOCATE THE FOLLOWING (WHEN
APPLICABLE)
FLOOR DRAINS, ELECTRIC SERVICES ETC.
- ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN
OTHERWISE

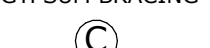
GARAGE FLOOR AREA = 354 SF

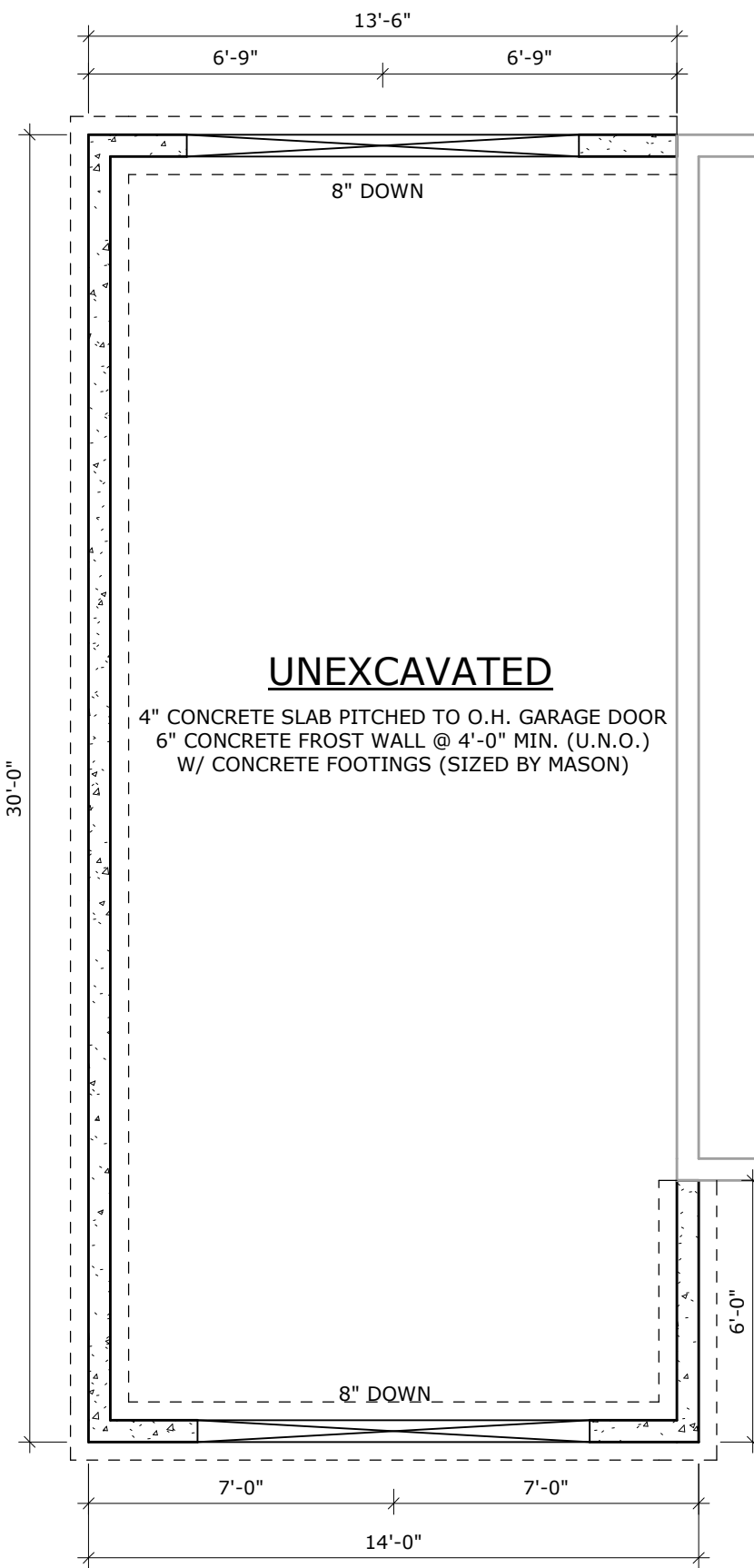
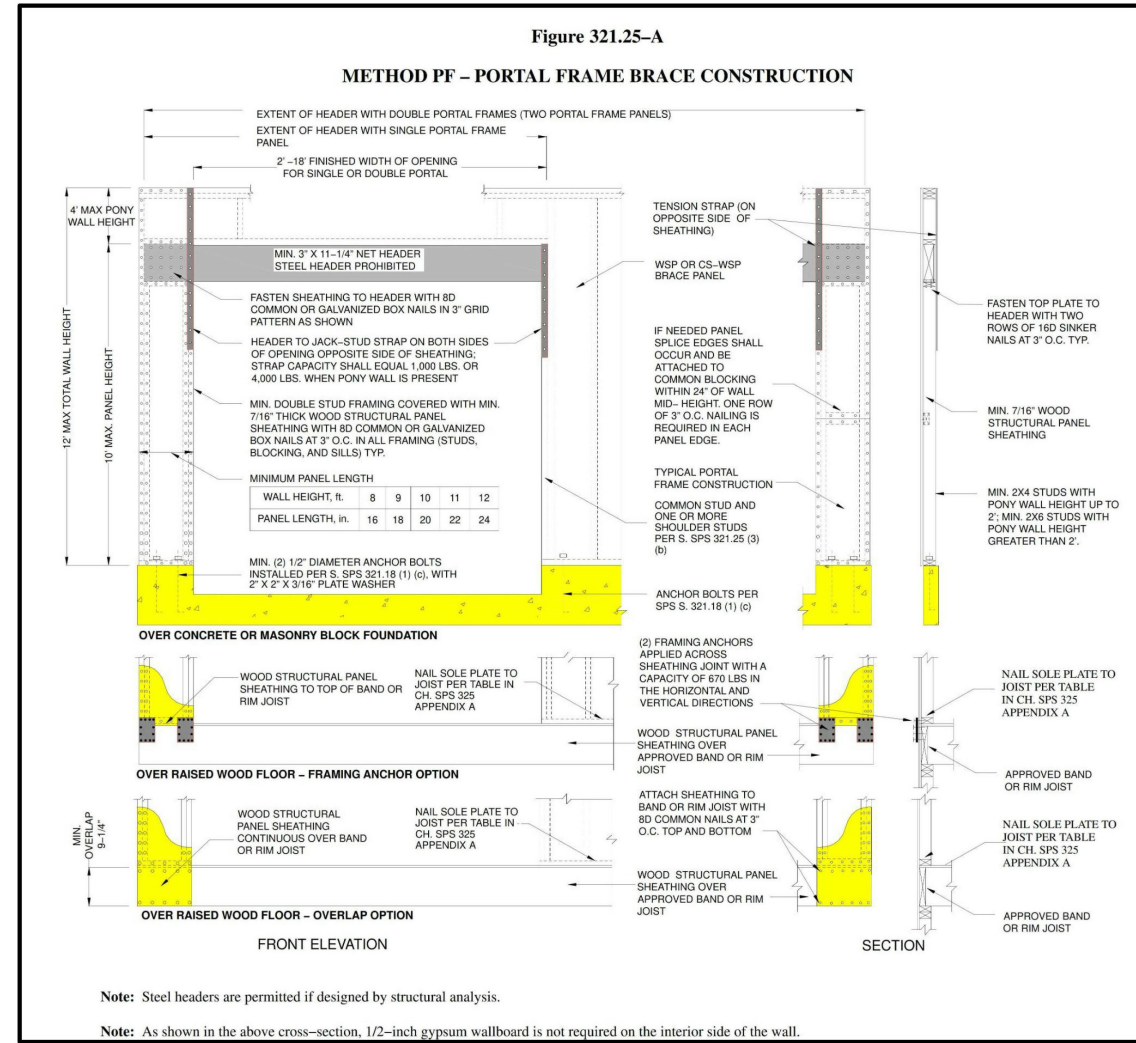
WALL BRACING


INTERMITTENT BRACING
(A)


CONTINUOUS SHEATHING
(B)

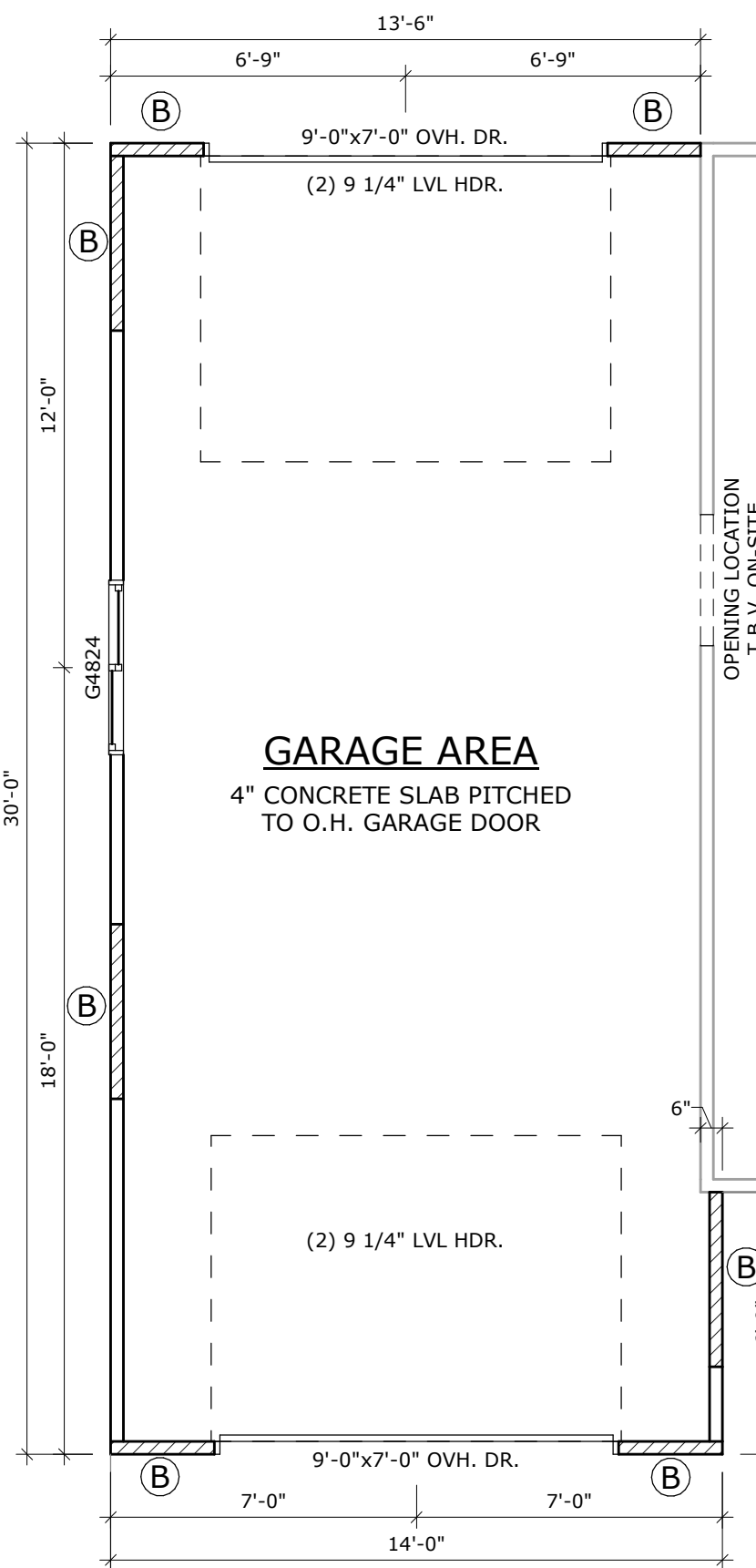

GYPSUM BRACING
(C)


CONTINUOUS
SHEATHING &
EXTENDED HEADERS
FIGURE 321.25-A
W/PROPER HOLD
DOWNS
(D)



FOUNDATION PLAN

1/4" = 1'-0"

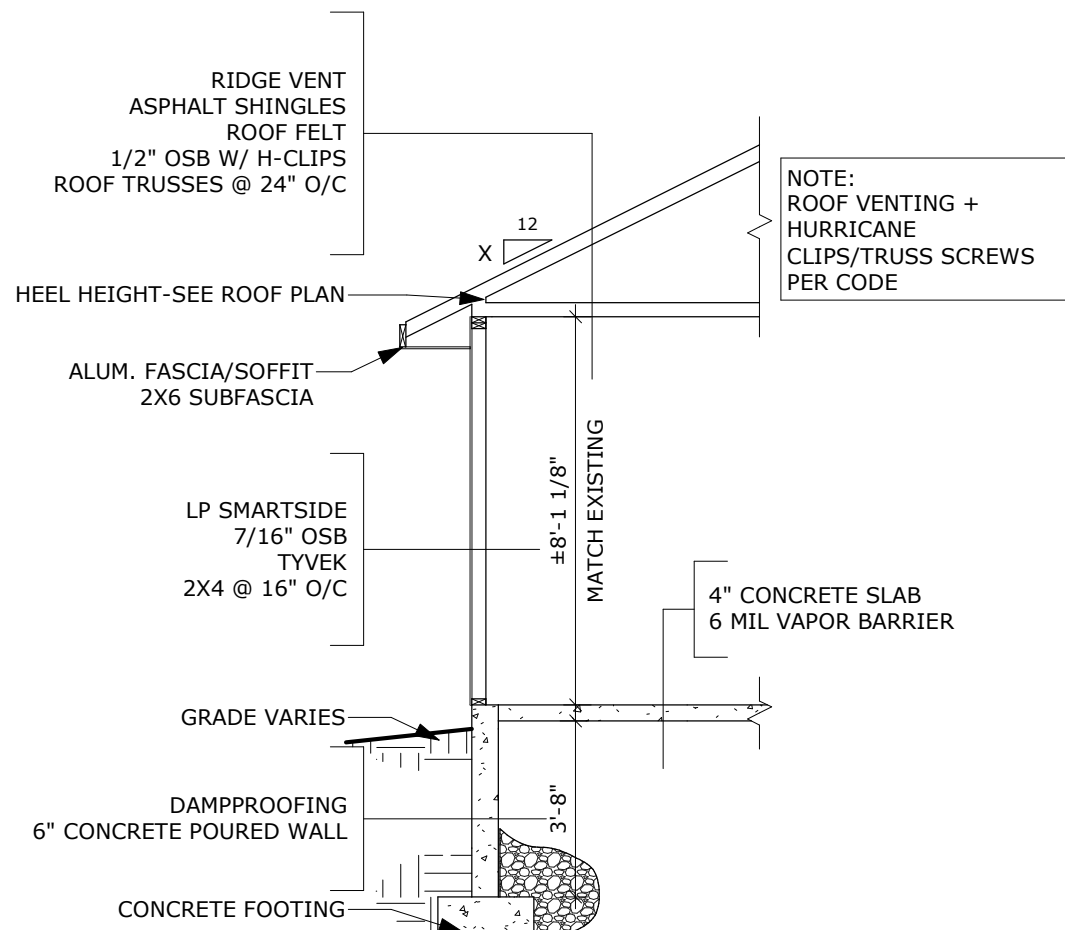


EXISTING GARAGE

EXISTING HOUSE

FIRST FLOOR PLAN

1/4" = 1'-0"



WAL SECTION

1/4" = 1'-0"

FINAL PLAN

DESIGNER: K. FULLHART		PROJECT NO: A23-454-C	
SCALE: 1/4" = 1'-0"		SHEET NO: A2	
 DrexelTeam.com		DAN & THERESA UMHOEFER RESIDENCE	
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ROOF SYSTEMS

- ## HEADERS

- ### GENERAL INFORMATION

-


$$1/4'' = 1'-0''$$

FINAL PLAN

**DAN & THERESA
UMHOEFER RESIDENCE**

11500 N. PARKVIEW DRIVE
MEQUION WI 53092

Attachment: Plans (9837 : Daniel & Theresa Umhoefer)

 DrexelTeam.com		DAN & THERESA UMHOEFER RESIDENCE		COPYRIGHT © 2023 COPYRIGHTED RESIDING SUPPLY IT IS PROHIBITED TO REPRODUCE OR REPRODUCE BY ANY MEANS ALL OR ANY PART OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF DREXEL TEAM. VIOLATION OF THIS POLICY WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.		BID PLAN REVISIONS REVISIONS REVISIONS		12/11/2023 01/03/2024 08/06/2024 10/01/2024		KRF KRF COR COR	
DESIGNER: K. FULLHART		SCALE: 1/4" = 1'-0"		SHEET NO.: A3		PROJECT NO.: A23-454-C		11500 N. PARKVIEW DRIVE MEQUON, WI 53092		ALTHOUGH EVERY EFFORT WILL BE MADE BY DREXEL TEAM TO ENSURE THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL RELEVANT CODES AND ORDINANCES, IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL CITY, STATE AND FEDERAL PERMITS AND TO MAKE ANY CHANGES OR ADJUSTMENTS REQUIRED DURING REPRESENTATION FOR OR BEFORE ACQUISITION.	



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 11, 2024
SUBJECT: Jim Dries, Window Changes at 2627 W. Lake Park Court

Attachments:
Plans (PDF)



Mequon, Wisconsin
2625/2627 W Lake Park Court



Google Street View

Sep 2022 [See more dates](#)

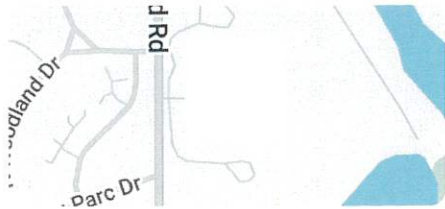


Image capture: Sep 2022 © 2024 Google

Attachment: Plans (9838 : Jim Dries)



Attachment: Plans (9838 : Jim Dries)

#1

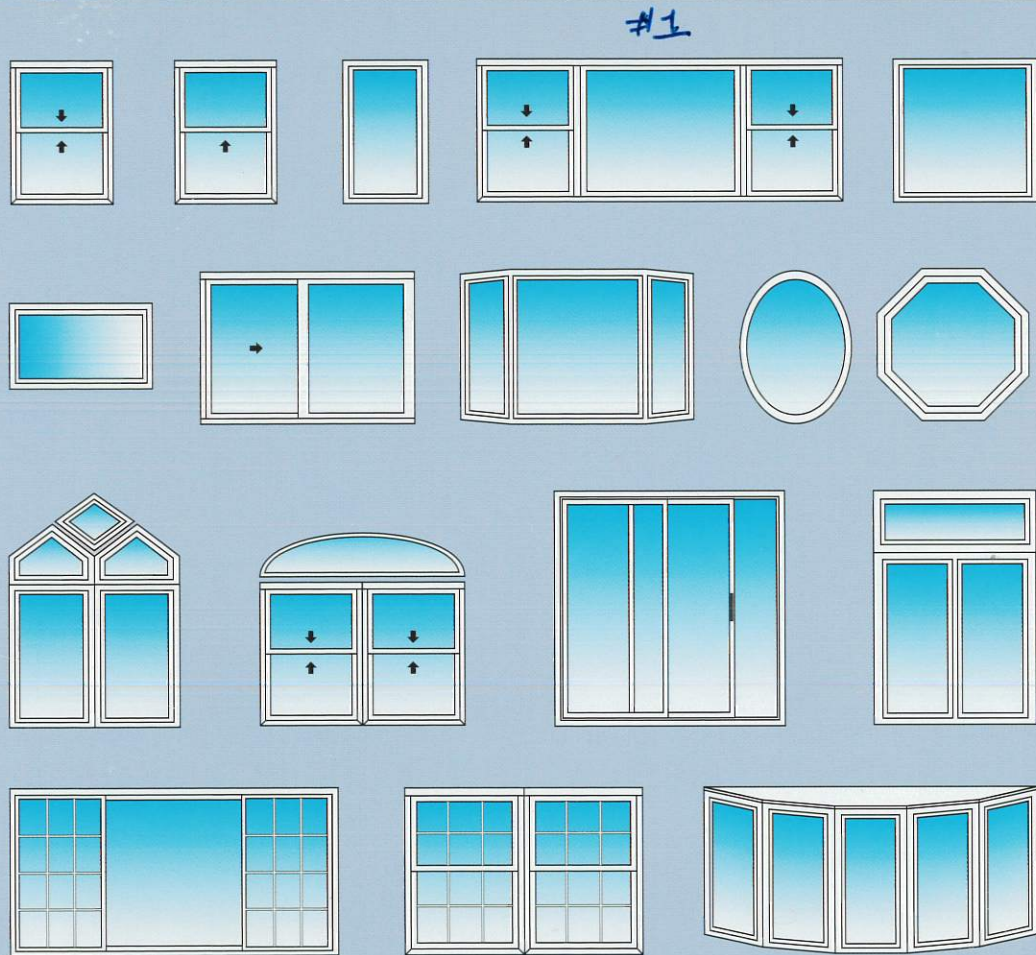
2625

2627



Attachment: Plans (9838 : Jim Dries)

Unlimited Styles *to choose from*



This illustration represents a few of the units available. We custom design in an unlimited array of combinations, all made according to exact specifications.

West

3.2.a



Attachment: Plans (9838 : Jim Dries)



11:00

74

3.2.a

Photo



Done



#2
Bedroom-
Double-
Hung

West

Attachment: Plans (9838 : Jim Dries)





#2 - Double. Hung

Unlimited Durability

3.2.a

You are looking at the most durable and best performing hung windows on the market today. The Silver, Gold and Platinum Series all-welded hung windows are packed with the most popular features. These windows are born from years of material research and design testing combining modern thermoplastics, leading edge glass technology and high craftsmanship into a quality performance window unit.

Hung Series



Silver Series 1000 Single Hung Frame

- 3 1/4" uPVC fusion welded mainframe.
- Beveled exterior.
- Accessories snap into side of frame.
- 21" of weld per corner for strength and insulation.
- Available in a solid white or beige vinyl.

Gold Series 2000 Double Hung Frame

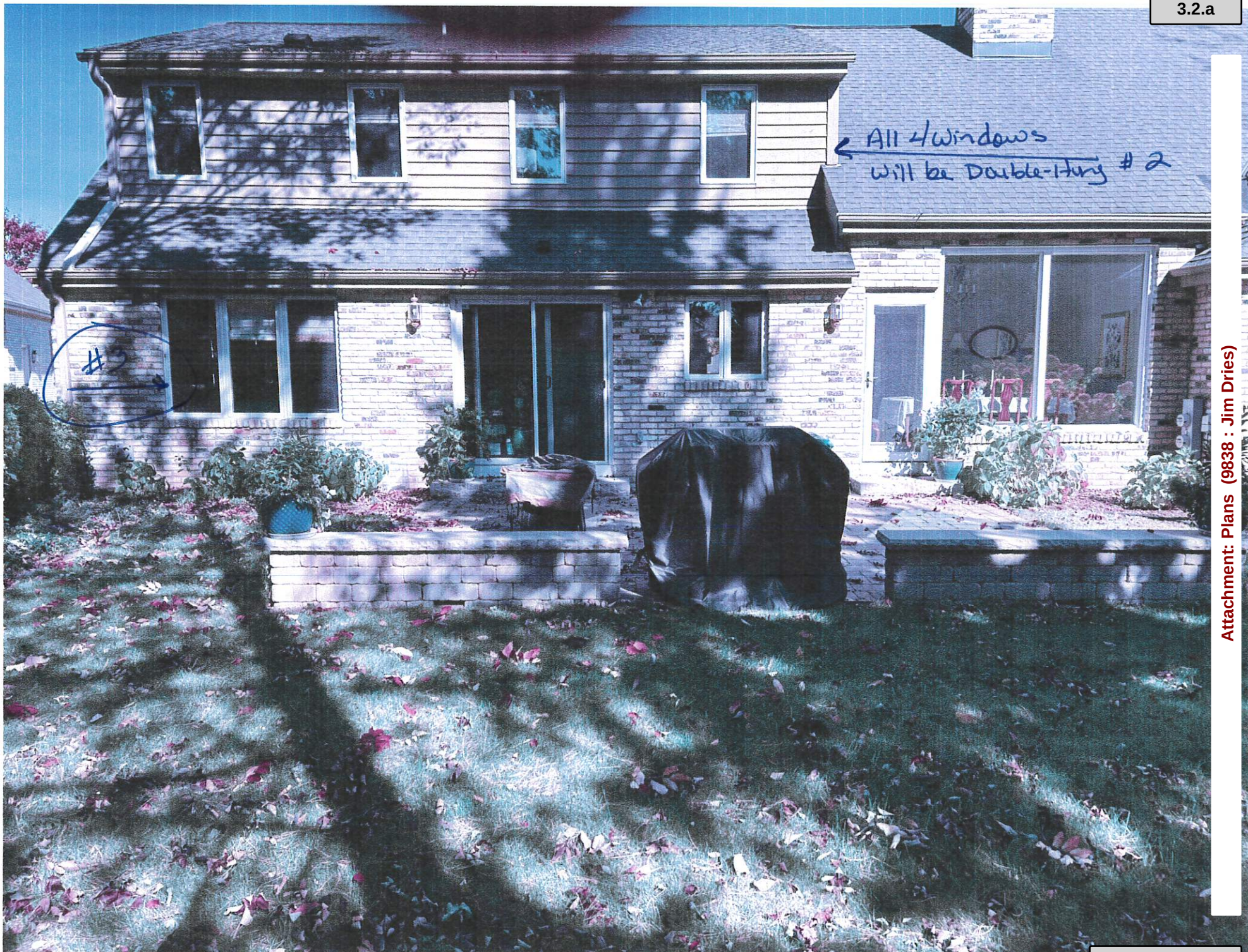
- 3 1/4" uPVC fusion welded mainframe.
- Beveled exterior.
- Accessories snap into side of frame.
- 23" of weld per corner for strength and insulation.
- Standard exterior colors, custom color options and interior woodgrain laminates as well as painting available. See last page for paint color and laminate availability.

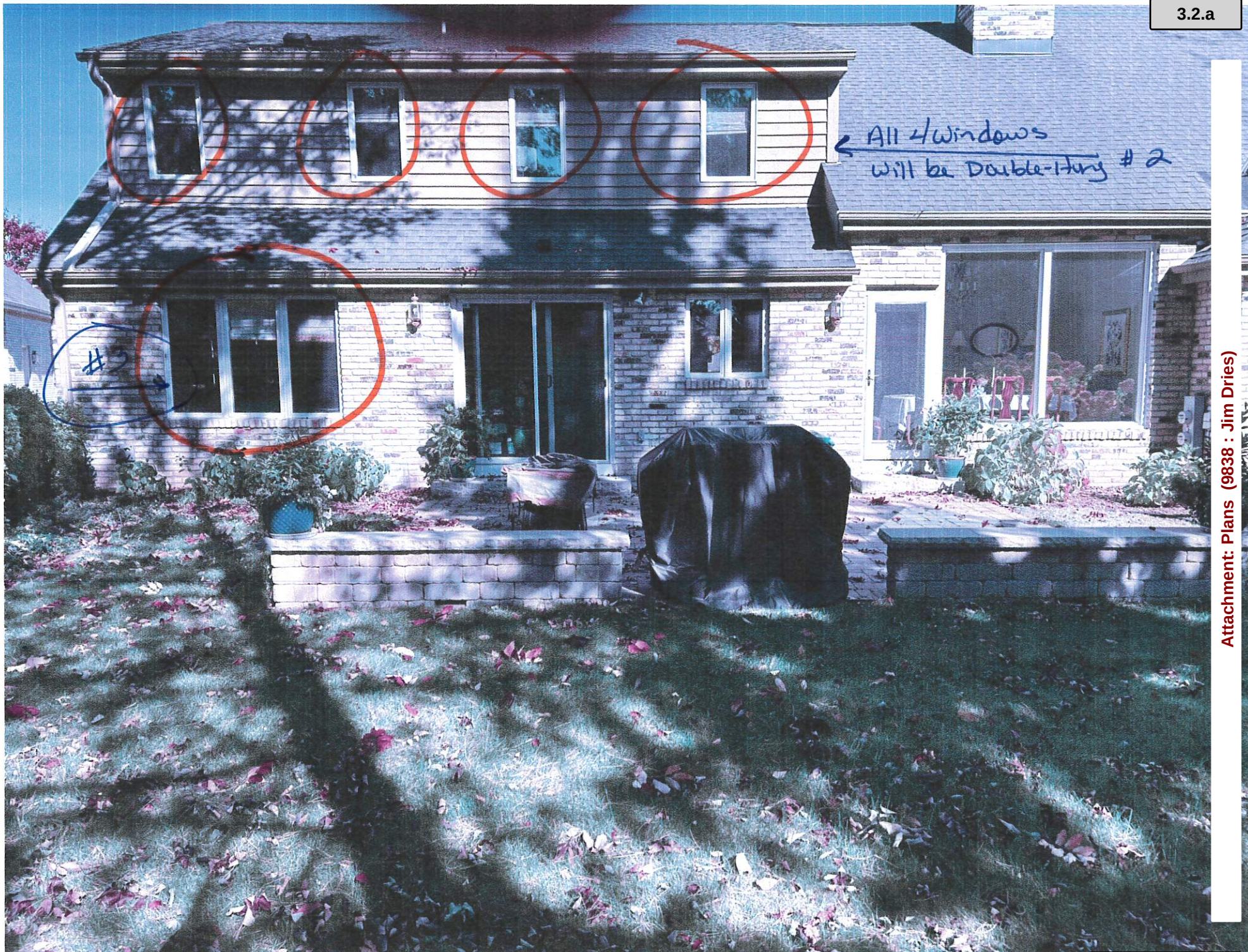
Platinum Series 3000 Tilt n' Slide

- 3 1/4" uPVC fusion welded mainframe.
- Accessories snap into side of frame.
- 25" of weld per corner for strength and insulation.
- Standard exterior colors, custom color options and interior woodgrain laminates as well as painting available. See last page for paint color and laminate availability.

*See last page for laminate and paint

Packet Pg. 27









Attachment: Plans (9838 : Jim Dries)

East

3.2.a



Attachment: Plans (9838 : Jim Dries)







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 11, 2024
SUBJECT: Sullivan & Jade Stewart, New Single-Family Residence at 3623 W. Club Circle

Attachments:

Statement of Intent (PDF)

Survey (PDF)

Plans (PDF)

The Victory Companies, Inc.

October 16, 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 7 The Green at Mequon, being a part of the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$, of section 13, 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 (9839 : Sullivan & Jade Stewart)

Plat of Survey

Property Description:

Lot 7, THE GREEN AT MEQUON, part of the Southeast 1/4 of the Southwest 1/4 of Section 13, Town 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

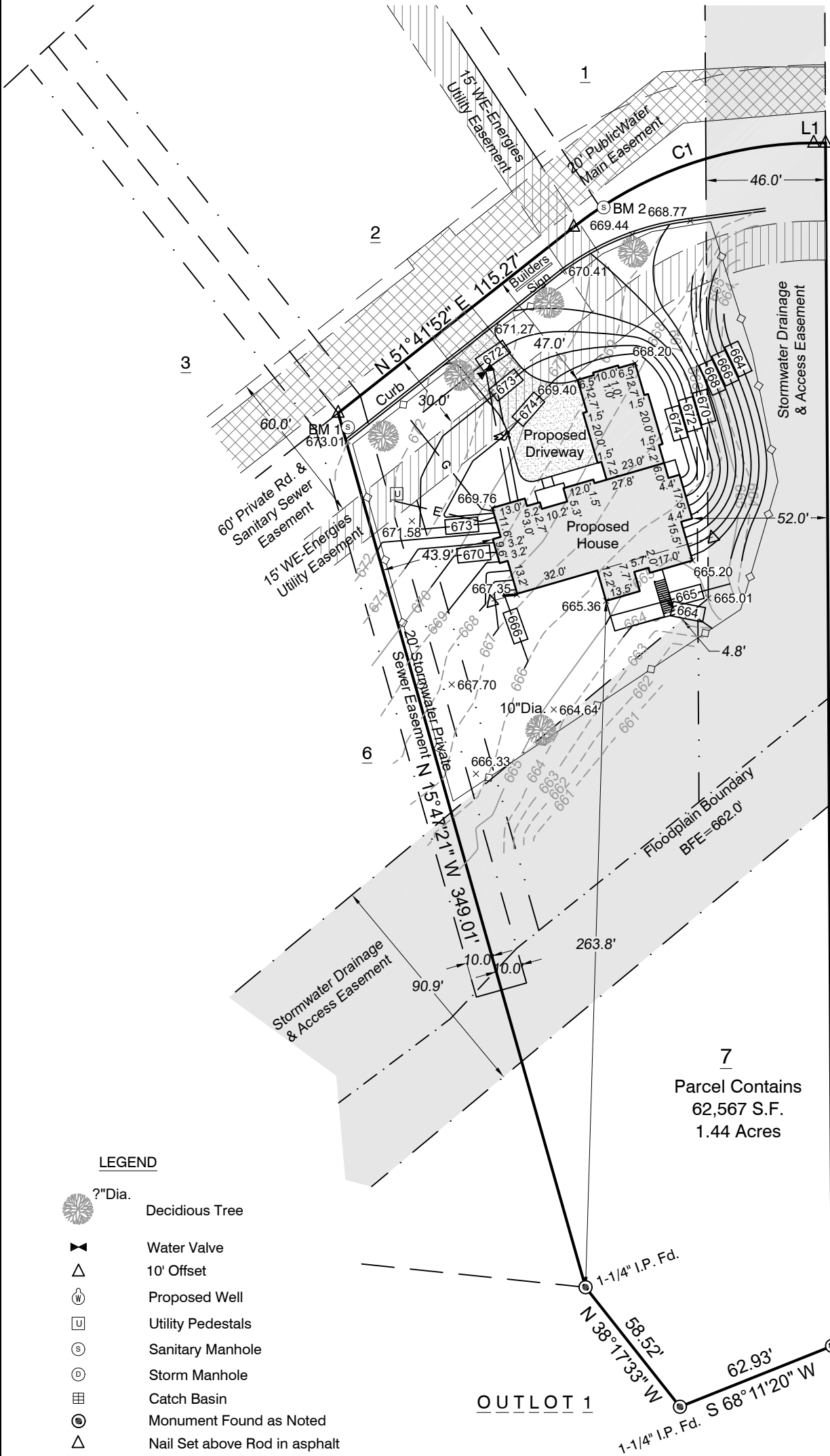
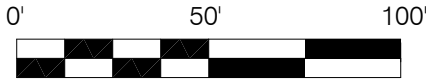
LINE	BEARING	DISTANCE
L1	N 89°41'23" E	4.53'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	150.00'	99.46'	97.65'	N 70°41'37" E

LAND SURVEYS INC.

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

Graphic Scale 1" = 50'



Benchmark (BM) 1: Rim of Manhole, Elev. =672.72'
Benchmark (BM) 2: Rim of Manhole, Elev. =669.57'

Notes:

- 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.
- Outside diameter measured on all monuments.
- () Indicates recorded as bearings and dimensions.
- Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
- Contractors must verify at least two benchmarks shown hereon.
- Field work completed on 08-15-24.
- Building Setbacks
Front = 30'
Side = 20'
Rear = 50' offset from Wetland and 100 YR Floodplain

Suggested Top of Wall: 675.17'
Suggested Garage Floor: 674.84'
Suggested Final Yard Grade: 674.5'/665.5'
Suggested Top of Footing: 666.17'
(Assuming 9' Poured Wall-check plans)
Sewer invert elevations to be verified by sewer contractor

LEGEND

- ? "Dia. Deciduous Tree
- Water Valve
- 10' Offset
- Proposed Well
- Utility Pedestals
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- Monument Found as Noted
- Nail Set above Rod in asphalt
- x 733.57 Existing Spot Grade
- 735 Proposed Grade
- 735 Proposed Contour
- 735 Existing Contour
- Building Setback Line
- SD_x Existing Storm Sewer
- SD Proposed Sump Drain
- W Proposed Water Line
- SS Proposed Sewer Line
- G Proposed Gas Line
- E Proposed Electric Line
- Proposed Silt Fence

REVISIONS	
09-24-24 to adjust contours	
09-27-24 label proposed electric	

PREPARED FOR:

Victory Homes of Wisconsin, Inc.
N118W18531 Bunsen Dr
Germantown, WI 53022

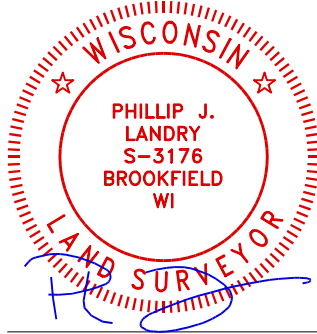
STEWART RESIDENCE

BEARINGS ARE REFERENCED TO
THE GREEN AT MEQUON,
NORTH LINE
LOT 7,
BEARS N 51°41'52" E

Drawn By: PL/TM Job# 24366
Sheet 1 of 1

SURVEYOR'S CERTIFICATE

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



Dated this 11th Day of September, 2024:
Phillip J. Landry S-3176

ROOF TRUSS HEEL HEIGHTS			
10 / 12 PITCH	-	10" HEEL	- 12" OHNG
12 / 12 PITCH	-	12" HEEL	- 12" OHNG

- 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 # 1054

Wisconsin Focus on Energy Home

FINAL PLAN 11/1/24

REVISION DATES, IF ANY



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



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

REVISIONS			
DATE	BY	DESCRIPTION	REQUESTED BY
8/7/24	DP	REQUESTED CHANGES	DP
8/12/24	BA	REQUESTED REVISIONS	BA
8/16/24	DP	REQUESTED REVISIONS	DP
8/17/24	DP	REQUESTED REVISIONS	DP
8/23/24	DP	REQUESTED REVISIONS	DP
10/16/24	MK	REQUESTED REVISIONS	MK

STEWART RESIDENCE BRIGHTWATER MODEL			
TITLE	DATE	SQ. FEET	SCALE
ELEVATIONS	7/19/24	2,580	NOTED
PRINT #	DRAWN BY	SCALE	PAGE #
22407-2	JRS	NOTED	1/4

General Contractor
Allan Builders, LLC

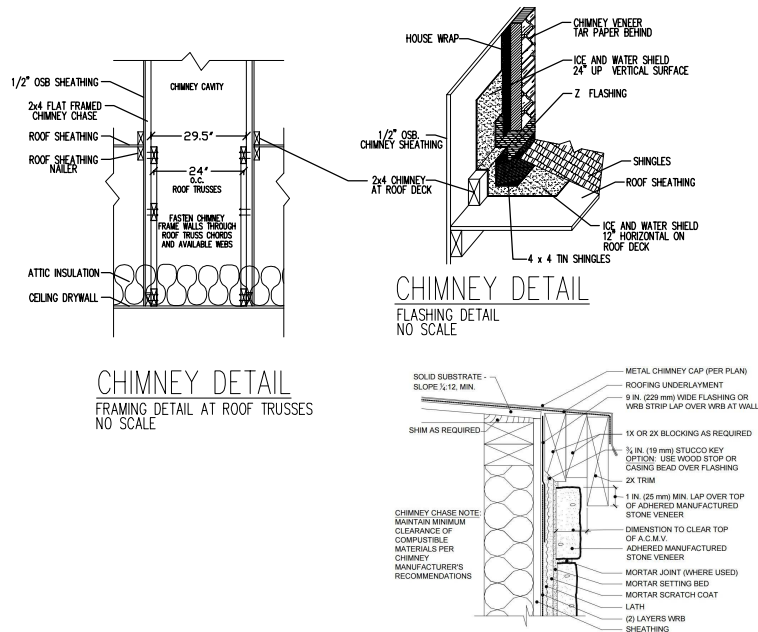
THIS IS A COPYRIGHTED PLAN IN ACCORDANCE WITH ALLAN BUILDERS LLC. ANY REPRODUCTION OR POSSESSION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF ALLAN BUILDERS LLC, IS AN INFRINGEMENT OF COPYRIGHT LAWS. VIOLATORS WILL BE PROSECUTED.

Andrew and Jade Stewart
Lot 7, The Green at Mequon Subdivision

Andrew and Jade Stewart
Lot 7, The Green at Mequon Subdivision



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



CHIMNEY DETAIL
FRAMING DETAIL AT ROOF TRUSSES
NO SCALE

CHIMNEY DETAIL
FLASHING DETAIL
NO SCALE

CHIMNEY DETAIL
FLASHING DETAIL AT CAP
NO SCALE

Deck Ledger Connection to Rim Bd.									
FASTENER DESIGNATION DESIGN LOADS MINIMUM DECK JOIST SPACING MINIMUM ON-CENTER SPACING OF FASTENER									
5/16"x4" STRUCTURAL 440L 4x10 SP 1 1/8" OSB 28 21 17 10 8 8 7									
1. ALL FASTENERS SHALL BE OF STEEL, EXCEPT WHERE SHOWN OTHERWISE. LOADS SHALL BE IN POUNDS. 2. ALL FASTENERS SHALL BE 1/4" MIN. FROM EDGES. 3. ALL FASTENERS SHALL BE 1/4" MIN. FROM JOIST OR STUD. 4. ALL FASTENERS SHALL BE 1/4" MIN. FROM CORNER. 5. ALL FASTENERS SHALL BE 1/4" MIN. FROM END OF STUD. 6. ALL FASTENERS SHALL BE 1/4" MIN. FROM END OF JOIST. 7. ALL FASTENERS SHALL BE 1/4" MIN. FROM END OF STUD. 8. ALL FASTENERS SHALL BE 1/4" MIN. FROM END OF JOIST. 9. ALL FASTENERS SHALL BE 1/4" MIN. FROM END OF STUD. 10. ALL FASTENERS SHALL BE 1/4" MIN. FROM END OF JOIST.									



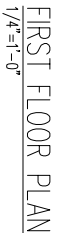
REAR ELEVATION
1/4"=1'-0"

REVISIONS			
DATE	BY	DESCRIPTION	
8/2/24	JRS	REQUESTED CHANGES	
8/6/24	JRS	REQUESTED CHANGES	
10/16/24	MC	SELECTIONS CHANGES	

CLIENT: STEWART RESIDENCE	SQ. FEET: 2,619	PAGE #: 2/4
BRIGHTWATER MODEL	DATE: 7/19/24	NOTED
TITLE: ELEVATIONS	SCALE: 1/4"=1'-0"	
PRINT #: 22407-2	DATE: 8/2/24	

General Contractor
Allan Builders, LLC

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- 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 DOOR

HINGED DOORS--2" over the door x 6'-11"
DOUBLE DOORS--2 1/2" over the door x 6'-
DOUBLE DOORS--2 1/2" over the door x 6'-

SLIDING DOORS--1 over the door x 6'-11"
POCKET DOOR--2x door + 1" x 7'-0 1/2"

DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAN 48"

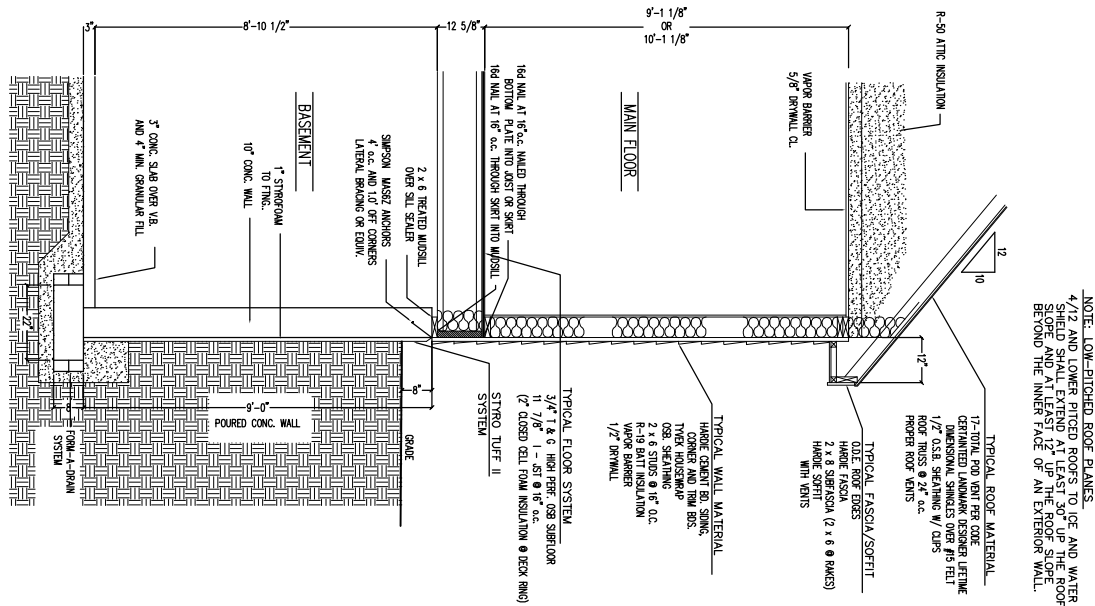
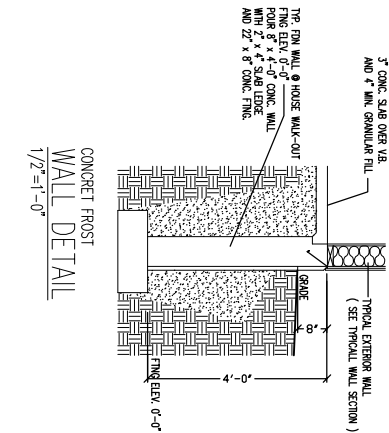
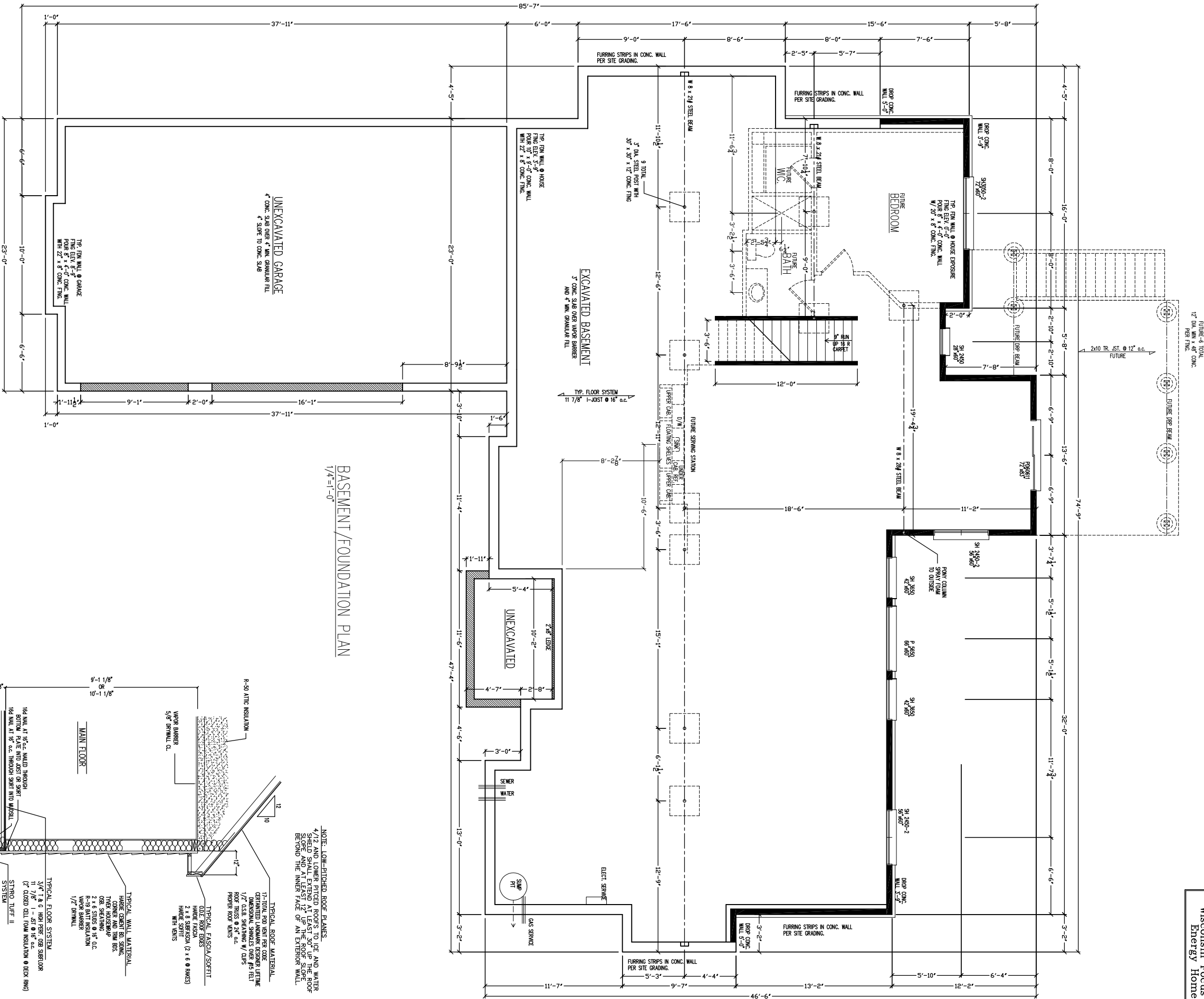
Jade Stewart

Mequon Subdivision

allian *General Contractor*
builders, llc

Andrew and Jade Stewart

Lot 7, The Green at Mequon Subdivision



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Alan Builders, LLC
General Contractor

CLIENT: STEWART RESIDENCE				REVISIONS			
TITLE	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	
FOUNDATION	7/19/24	JRS	REQUESTED CHANGES	8/2/24	JRS	REQUESTED CHANGES	
PRINT #	DRAWN BY	SCALE	PAGE #	10/16/24	MR	SELECTIONS CHANGES	
22407-2	JRS	NOTED	4/4				

Andrew and Jade Stewart
Lot 7, The Green at Mequon 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: November 11, 2024
SUBJECT: Veridian Homes LLC, New Single-Family Residence on Lot #91 Tree Sparrow Drive

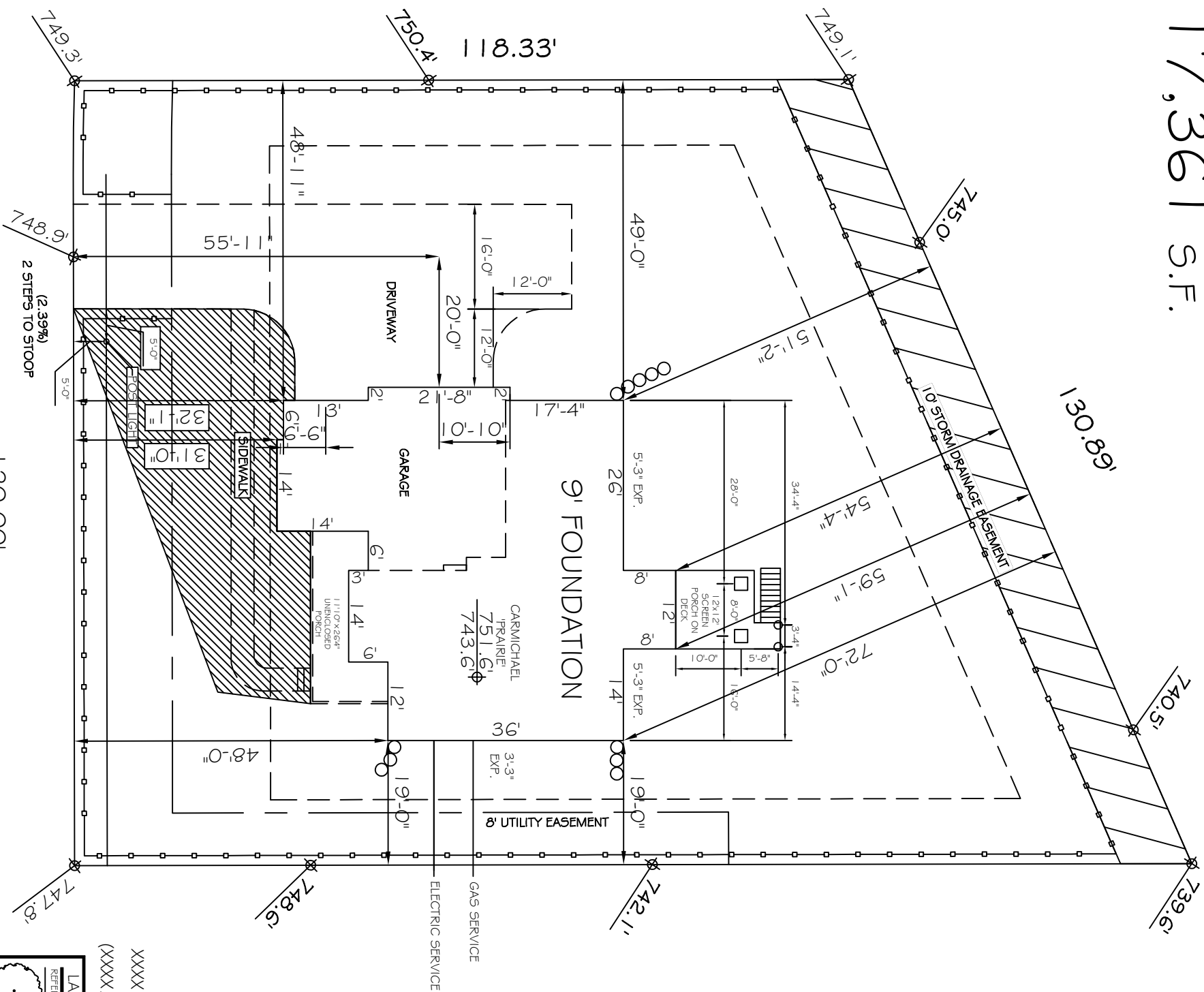
Attachments:

Site Plan (PDF)

Plans (PDF)

PHASE 7
LOT 91
17,361 S.F.

NO PORCH ENCROACHMENT
SIDE ENTRY GARAGE ONLY
9'-0" FOUNDATION



170.82'

GL
1.0
CUT

XXXX.X' = FINAL GRADE
(XXXX.X') = EXISTING GRADE

LANDSCAPE KEY	
	SHADE TREE
	ORNAMENTAL TREE
	CONIFER
	ROCK RETAINING WALL
	STRAW EROSION MATT.
KEY	
	STD. SETBACK LINE
	VARIANCE SETBACK
	EASEMENT SETBACK
	DRAINAGE ARROW
	RETAINING WALL ARROW
	EROSION CONTROL
	MAIN TRANSFORMER
	S.M. TRANSFORMER

(FOR 3' FOUNDATION)
TOP OF FOUNDATION=751.60
TOP OF FOOTING=743.60
GARAGE FLOOR ELEV.=751.10
PARTIAL EXPOSURE=746.85
YARD GRADE=5.7%

TREE SPARROW DRIVE

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

HOME SITE:	91	CUSTOMER:	JAKE AND LINDSAY KROLL
NEIGHBORHOOD:	ENCLAVE MEQUON PRESERVE SOUTH	ADDRESS:	TREE SPARROW DRIVE
MODEL:	CARRIAGEHILL 3 CAR SE PRARIE		MEQUON, WI 53097
SITE AREA:	17,361 SQ. FT.	CUSTOMER APPROVAL:	
IMPERVIOUS AREA:	4,1291 SQ. FT.		
SCALE:	1" = 30'-0"		
DRAWN BY:	MVL	VH APPROVAL:	
DATE:	9/6/2024	SPF Oct 17 2024	
		DATE:	/ /
		DATE:	/ /
		DATE:	/ /

ZONED: -

MINIMUM SETBACKS

FRONT: 30 _____

REAR: 20 _____

SIDE: 10 _____

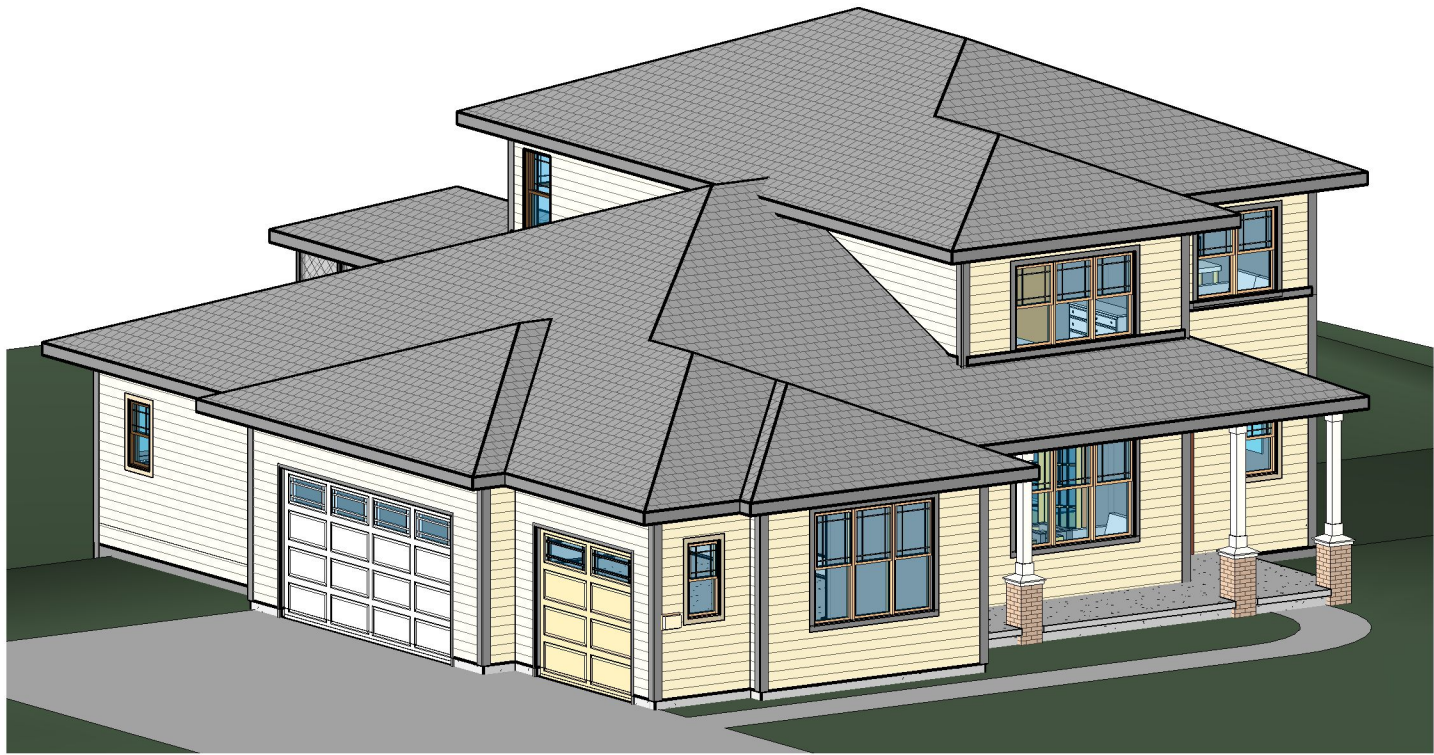
TOTAL SIDE: - _____

CORNER SIDE: - _____



VERIDIAN
HOMES

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

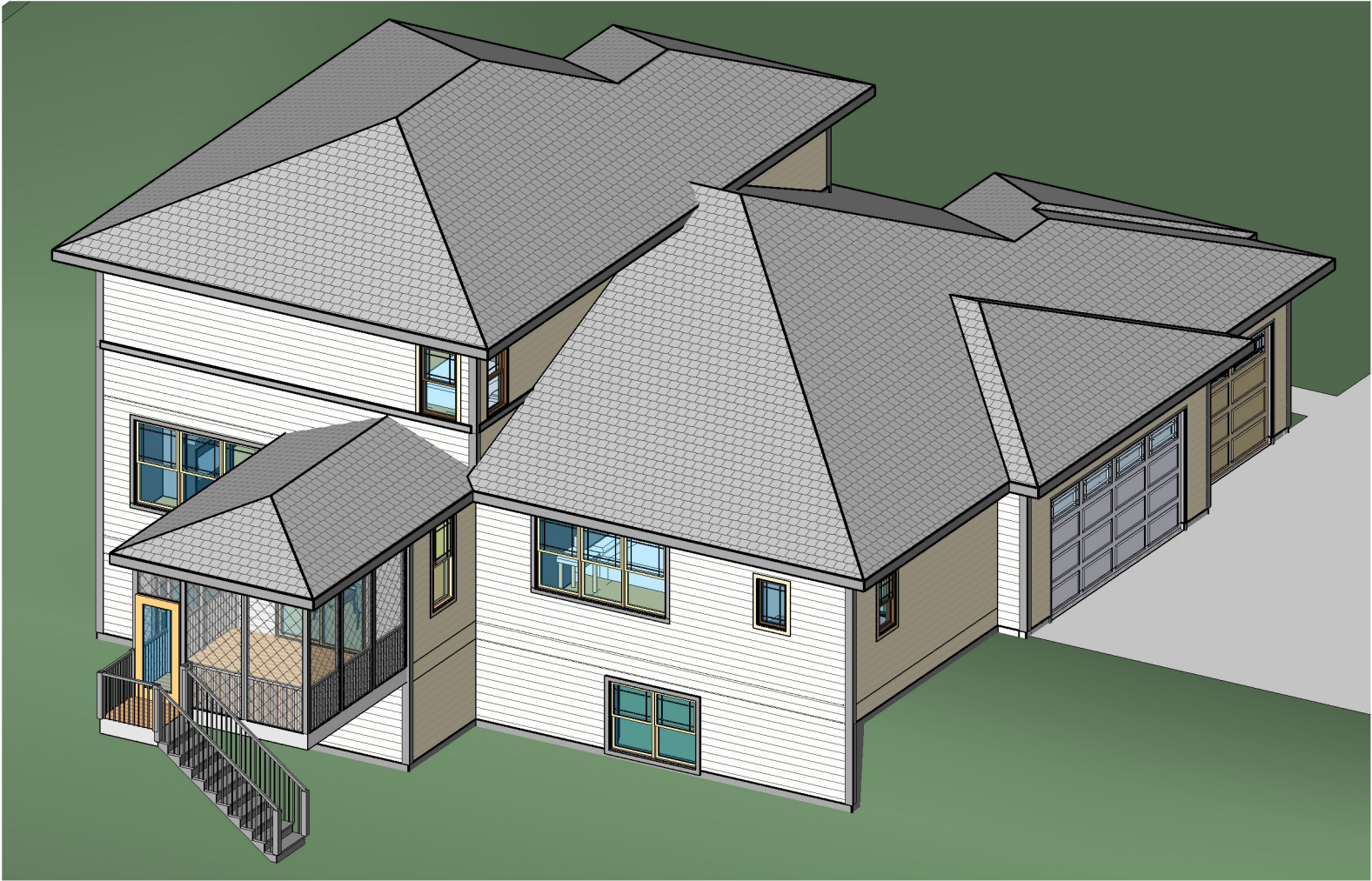


3D - Prairie

Drawing List	
Sheet Number	Sheet Name
P0	3D - Prairie
P0.1	3D Floor Plans - Prairie
P1	Site Plan
P2	Elevations - Prairie
P2.1	Elevations - Prairie
P3	First Floor Plan - Prairie
P4	First Floor Electrical - Prairie
P5	Second Floor Plan - Prairie
P6	Second Floor Electrical - Prairie
P7	Foundation Plan - Prairie
P7.1	Foundation Electrical - Prairie
P8.0	Kitchen
P8.1	Vanities
P9	First Floor Ijoist
P10	Second Floor Ijoist
P11	Second Floor Headers
P12	Fireplace Detail
P13	Moistureshield Deck Detail
P14	Screened Porch Detail
P15	Bracing First Floor - Prairie
P16	Bracing Second Floor - Prairie
P17	Bracing Foundation - Prairie

PERMIT PLANS

Detail List
View Name
Bandboard Detail
Bi-Pass Door Detail
Brick Ledge Detail
Half Wall At Stairs Detail
Screen Porch Elevations (Above Grade 4)
Square Tray Ceiling Detail
Stairs At Foundation Wall Detail
Stone Or Brick Post Detail
Tile Shower Detail



3D - Prairie (Rear View)

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

Model: Carmichael - 3 Car Sid Entry
Elevation: Prairie
Drawn By: MVL Date: 9/20/2024

Print Date:
9/24/2024
4:44:34 PM

Drawing No.:
PO



VERIDIAN
HOMES

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

Custom Designed For: JAKE AND LINDSAY KROLL

Homesite / Neighborhood: 91 ENCLAVE MEQUON PRESERVE SOUTH

Address: TREE SPARROW DRIVE
MEQUON, WI 53097

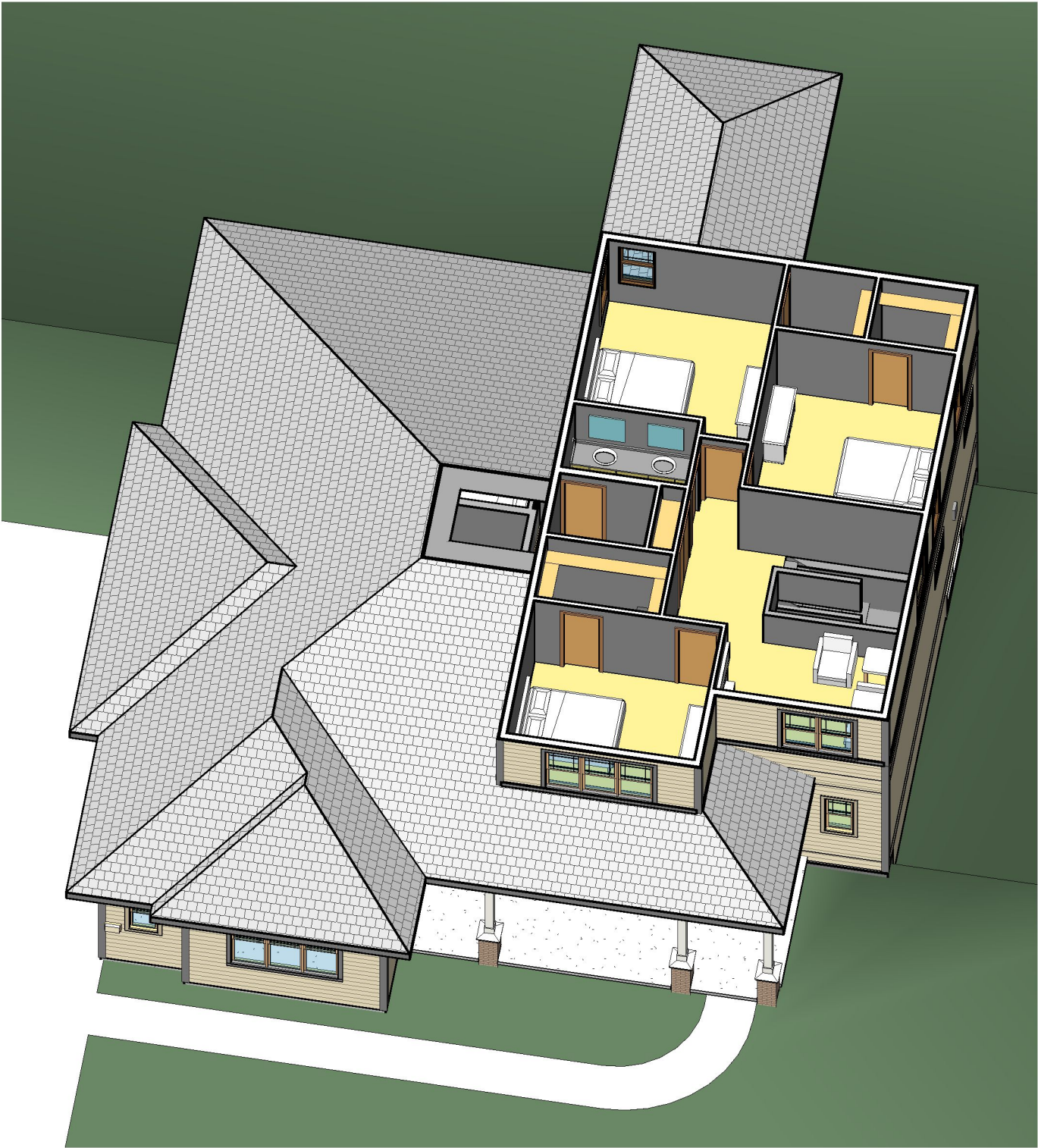
Customer Approval: **SPF Oct 17 2024**

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Attachment: Plans (9840 : Veridian Homes LLC)



3D First Floor Plan - Prairie



3D Second Floor Plan - Prairie

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

Model: Carmichael - 3 Car Sid Entry
Elevation: Prairie
Drawn By: MVL Date: 9/20/2024

Print Date:
9/24/2024
4:44:35 PM

Drawing No.:
PO.1

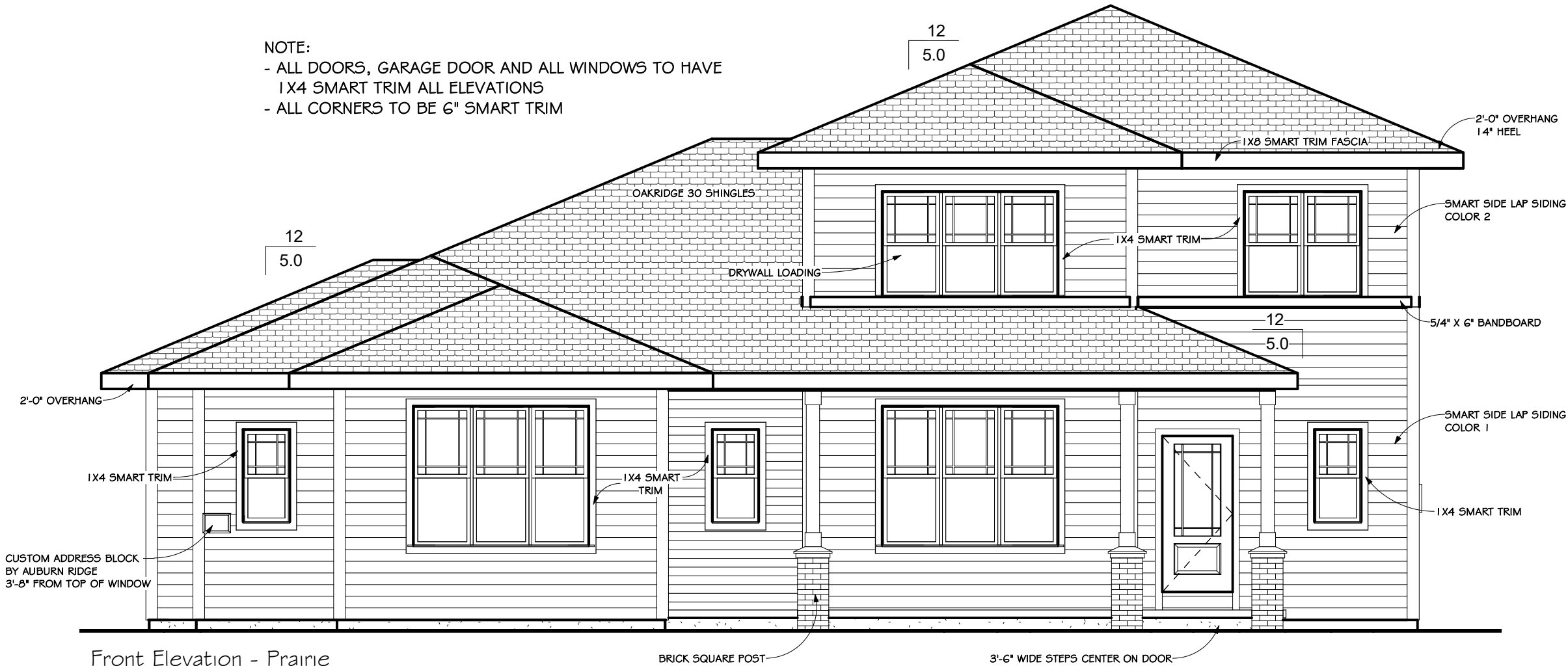
Packet Pg. 45

Custom Designed For: JAKE AND LINDSAY KROLL
Homestead / Neighborhood: 91 ENCLAVE MEQUON PRESERVE SOUTH
Address: TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval: **SPF Oct 17 2024**
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3.4.b



- NOTE:
- ALL DOORS, GARAGE DOOR AND ALL WINDOWS TO HAVE 1X4 SMART TRIM ALL ELEVATIONS
 - ALL CORNERS TO BE 6" SMART TRIM



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:	JAKE AND LINDSAY KROLL
Homesite / Neighborhood:	91 ENCLAVE MEQUON PRESERVE SOUTH
Address:	TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval:	SPF Oct 17 2024
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Model:	Carmichael - 3 Car Sid Entry
Elevation:	Prairie
Drawn By:	MVL
Date:	9/20/2024

Print Date:
9/24/2024
4:44:36 PM

Drawing No.:
P2



Right Elevation - Prairie

3/32" = 1'-0"

NOTE:

- ALL WINDOWS TO HAVE 1X4 SMART TRIM ALL ELEVATIONS
- ALL CORNERS TO BE 6" SMART TRIM



Left Elevation - Prairie

3/32" = 1'-0"



Rear Elevation - Prairie

3/32" = 1'-0"

Do Not Scale

Note: All dimensions are stud to stud. Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.

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



VERIDIAN
HOMES

6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.776.0600

Custom Designed For: JAKE AND LINDSAY KROLL

Homesite / Neighborhood: 91 ENCLAVE MEQUON PRESERVE SOUTH

Address: TREE SPARROW DRIVE
MEQUON, WI 53097

Customer Approval: **SPF Oct 17 2024**

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3.4.b

Model: Carmichael - 3 Car Sid Entry

Elevation: Prairie

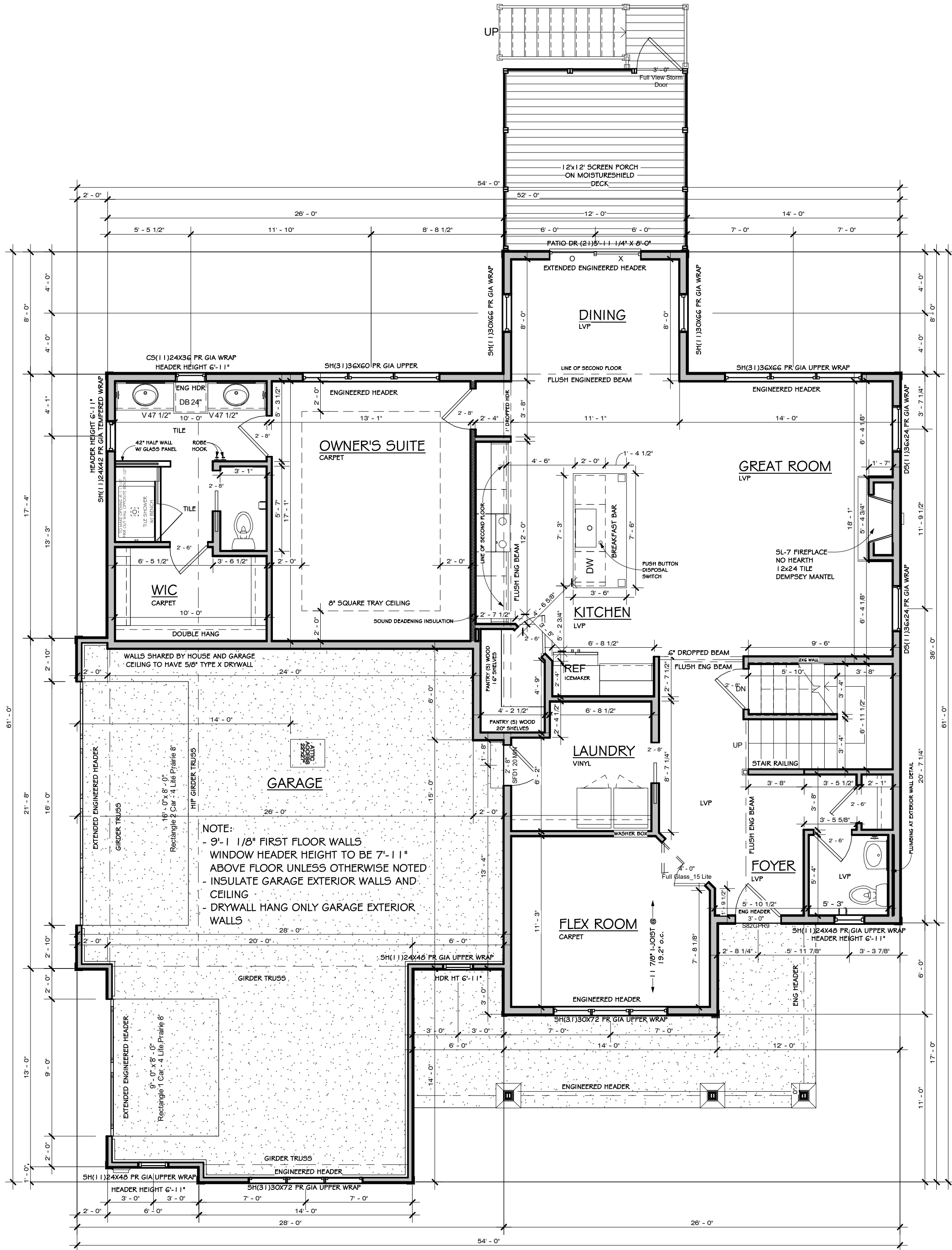
Drawn By: MVL Date: 9/20/2024

Print Date:
9/24/2024
4:44:38 PM

Drawing No.:
P2.1

Packet Pg. 47

Attachment: Plans (9840 : Veridian Homes LLC)



First Floor - Prairie
3/16" = 1'-0"

Area Schedule (Prairie)	
Name	Area
First Floor	1596 SF
Second Floor	1020 SF
Lower Level	826 SF
	3442 SF

Do Not Scale

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

VERIDIAN HOMES

Custom Designed For: JAKE AND LINDSAY KROLL

Homestead / Neighborhood: 91 ENCLAVE MEQUON PRESERVE SOUTH

Address: TREE SPARROW DRIVE
MEQUON, WI 53097

Customer Approval: MEQUON, WI 53097

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Model: Carmichael - 3 Car Sid Entry

Elevation: Prairie

Revised Base Plan:

Drawn By: MVL Date: 9/20/2024

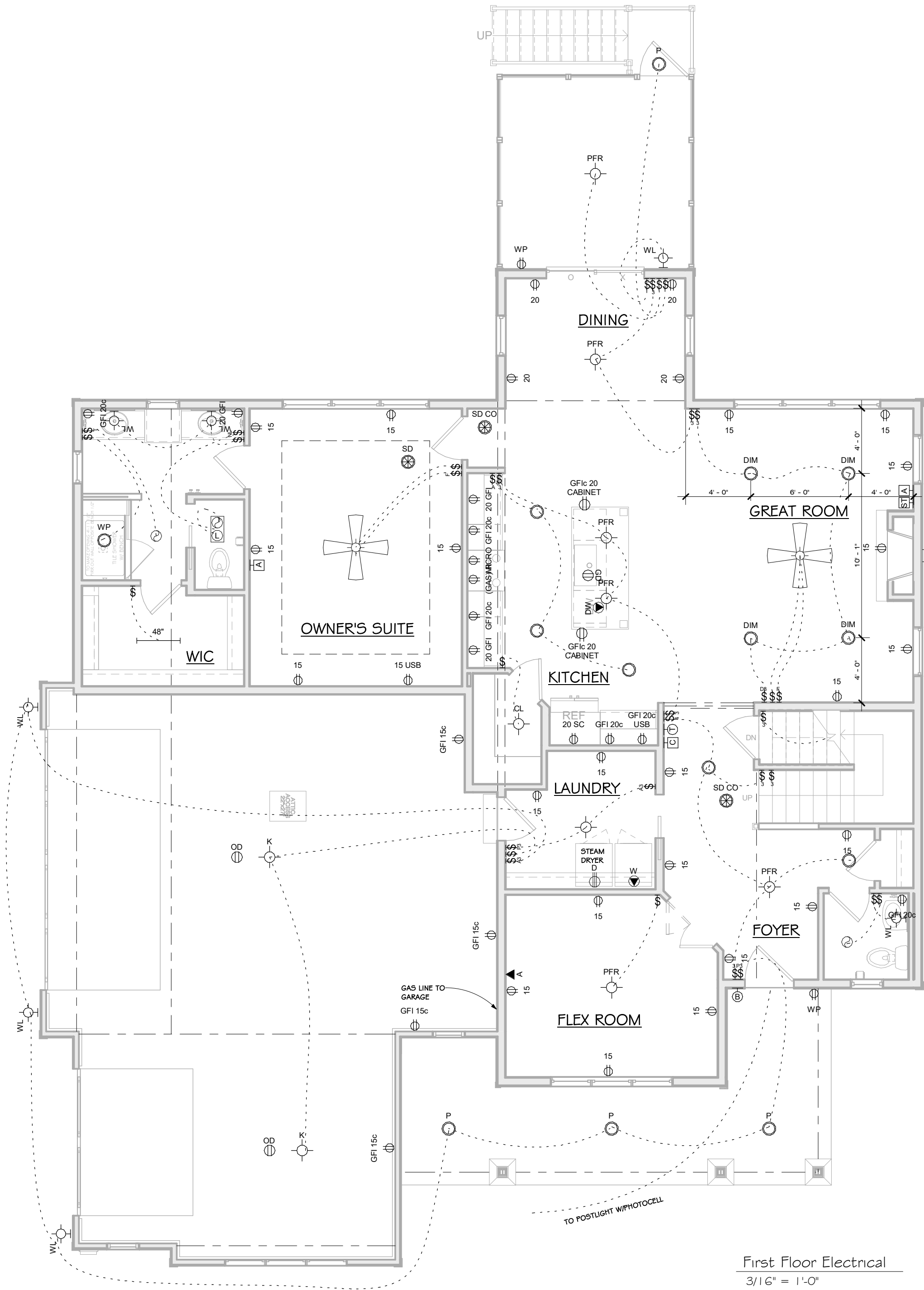
Print Date: 9/24/2024 4:40:36 PM

Revisions:

Drawing No.: P3

Attachment: Plans (9840 : Veridian Homes LLC)

Packet Pg. 48



First Floor Electrical
3/16" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

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

Drawing No.:	Model: Carmichael - 3 Car Sid Entry
	Elevation: Prairie
	Revised Base Plan:
	Drawn By: MVL Date: 9/20/2024
Print Date:	
9/24/2024	
4:40:38 PM	
Revisions:	

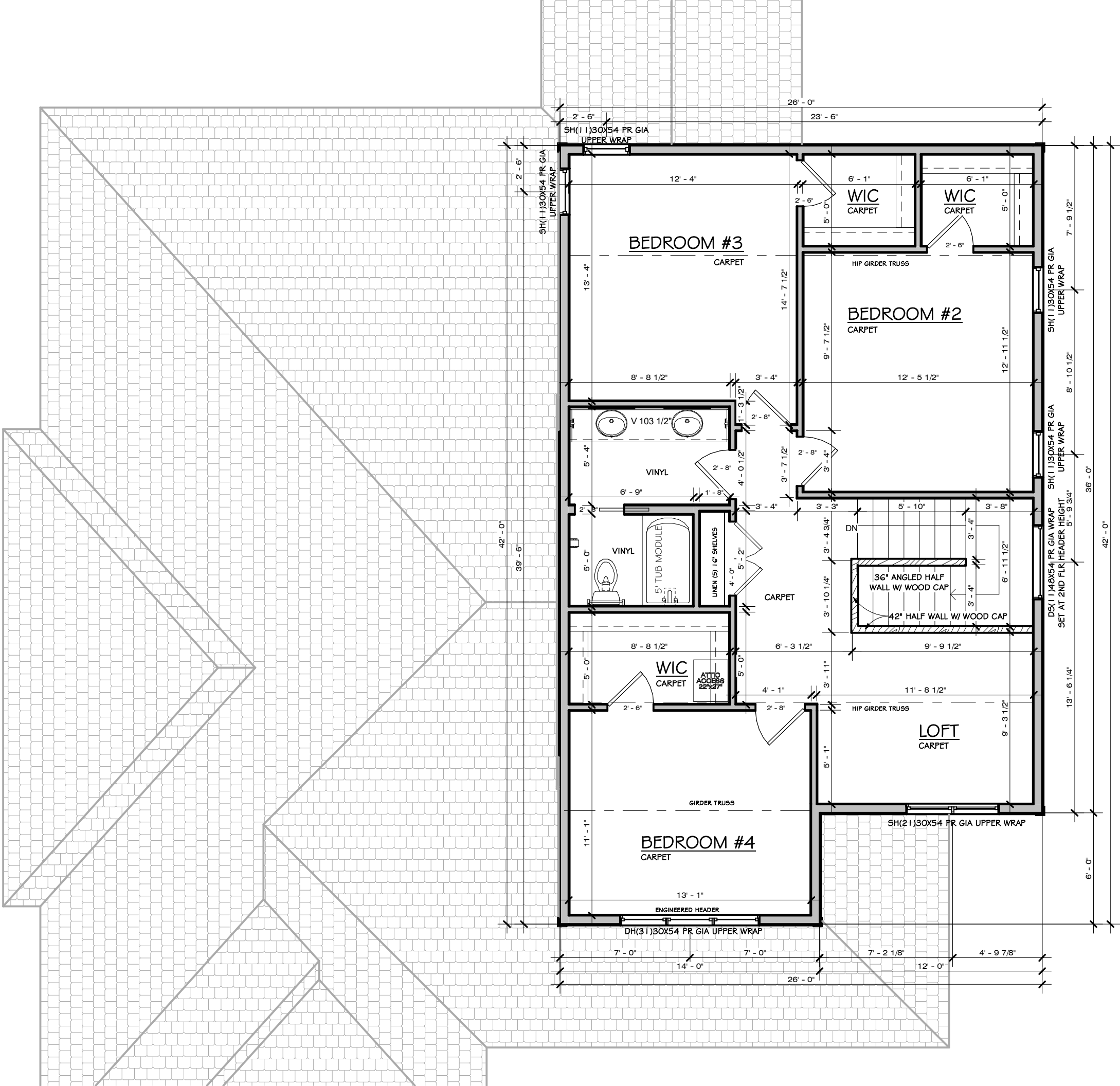


**VERIDIAN
HOMES**

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

Custom Designed For: JAKE AND LINDSAY KROLL
Homestead / Neighborhood: 91 ENCLAVE MEQUON PRESERVE SOUTH
Address: TREE SPARROW DRIVE
MEQUON, WI 53097

Customer:
Approval:
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Second Floor - Prairie
3/16" = 1'-0"

Area Schedule (Prairie)	
Name	Area

First Floor	1596 SF
Second Floor	1020 SF
Lower Level	826 SF
3442 SF	

Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.

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



VERIDIAN
HOMES

6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.6666

Custom Designed For: JAKE AND LINDSAY KROLL

Homeite / Neighborhood: 91 ENCLAVE MEQUON PRESERVE SOUTH

Address: TREE SPARROW DRIVE
MEQUON, WI 53097

Customer
Approval: **SPF Oct 17 2024**

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Architectural Works Copyright Protection Act of 1990.

Model: Carmichael - 3 Car Sid Entry

Elevation: Prairie

Drawn By: MVL Date: 9/20/2024

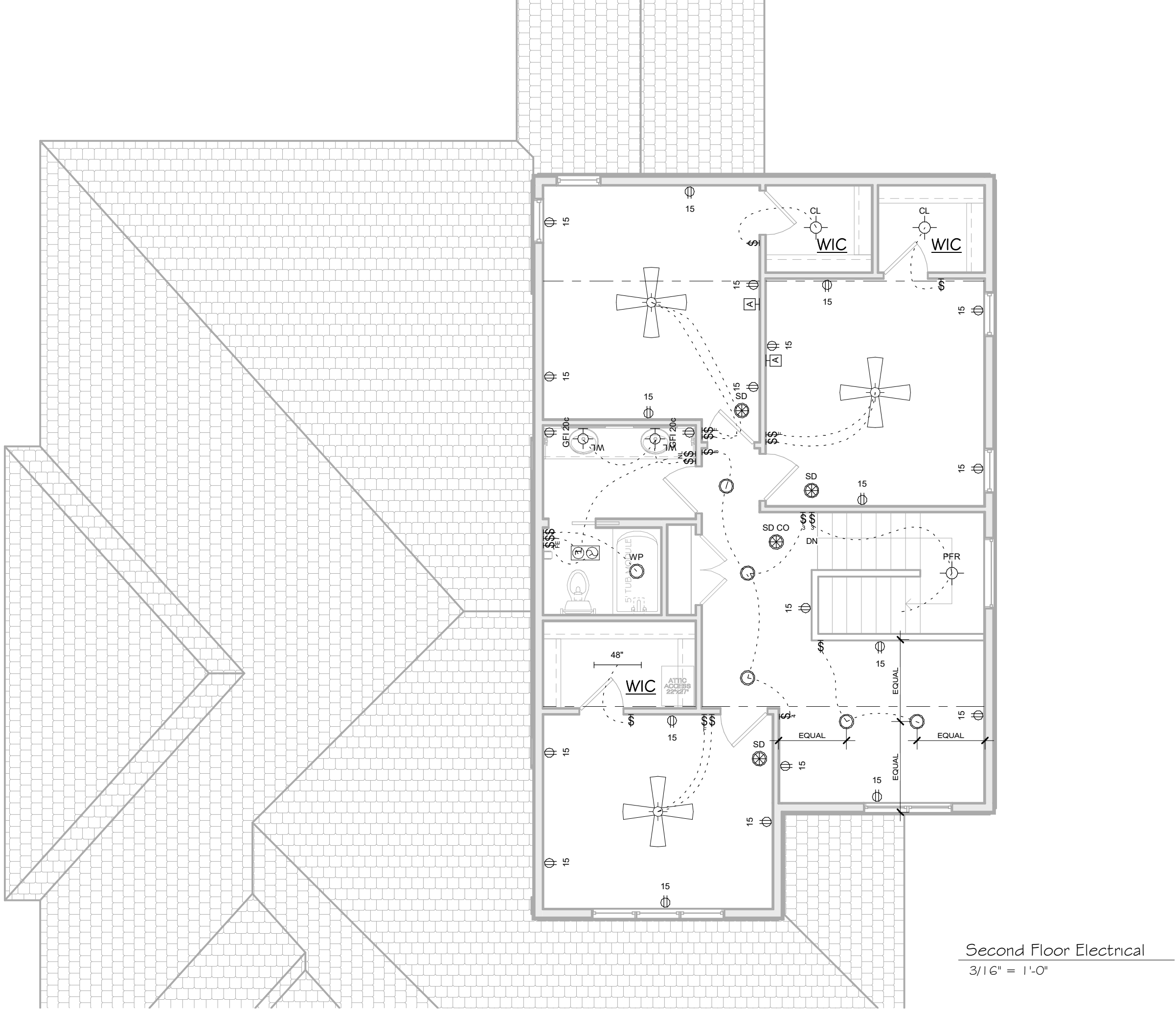
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9/24/2024
4:44:39 PM

Drawing No.:
P5

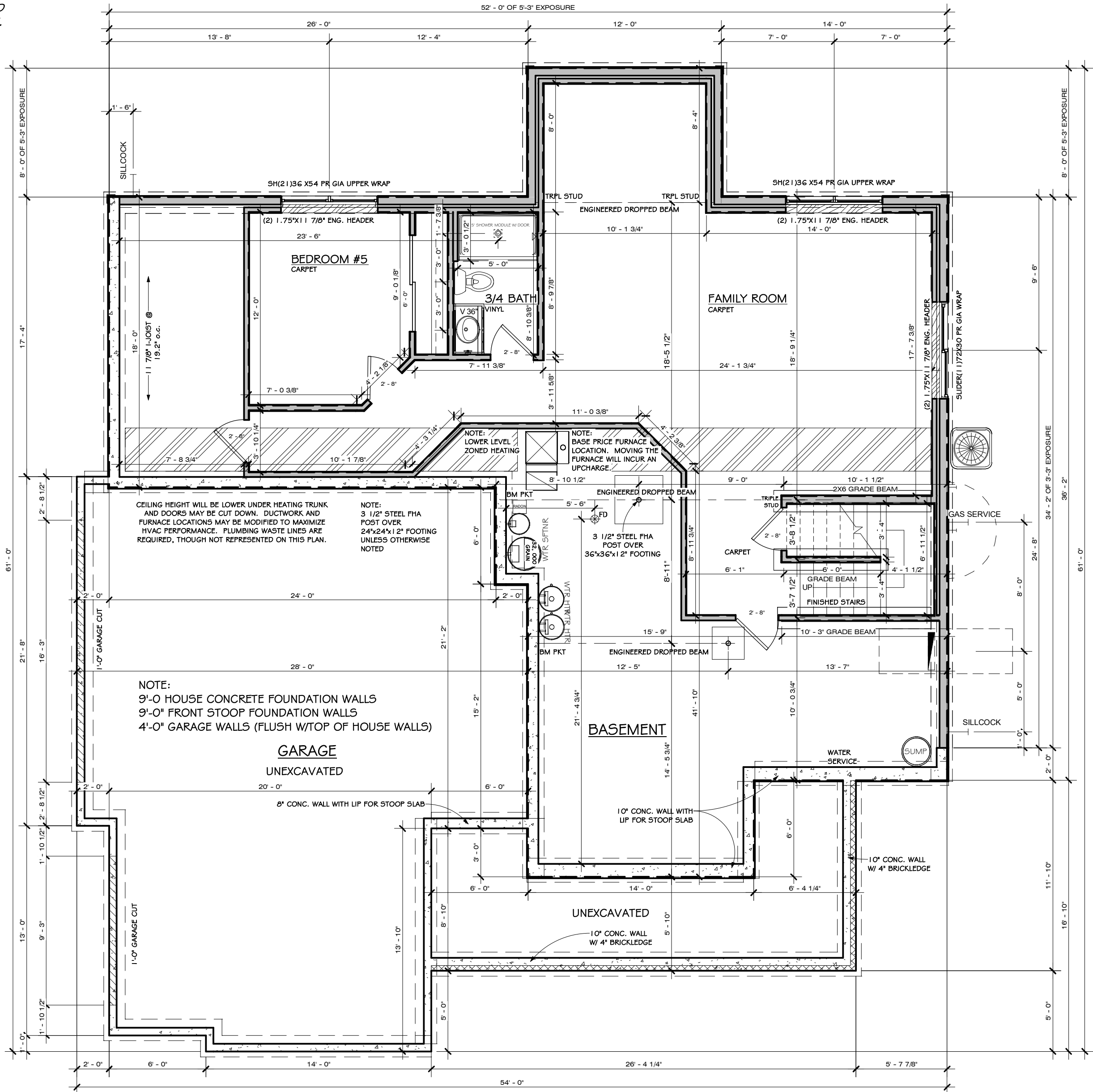
Packet Pg. 50

Attachment: Plans (9840 : Veridian Homes LLC)

3.4.b



NOTE:
LOWER LEVEL ROOMS WITH NO EGRESS
MAY ADD A CLOSET TO THE SPACE BUT
ARE REQUIRED TO INSTALL (5) LINEN
SHELVES IN THE ENTIRE LENGTH.
UPGRADE COST FOR LINEN SHELVES TO
BE ADDED VIA PCL, COST NOT INCLUDED
IN LL FINISHED SQUARE FOOTAGE PRICE.



Foundation Plan

3/16" = 1'-0"

Area Schedule (Prairie)	
Name	Area

First Floor	1596 SF
Second Floor	1020 SF
Lower Level	826 SF
	3442 SF

Do Not Scale Note: All dimensions are stud to stud

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

Model: Carmichael - 3 Car Sid Entry	Print Date: 9/25/2024
Elevation: Prairie	2:13:49 PM
Revised Base Plan:	Revisions:
Drawn By: MVL	Date: 9/20/2024
Drawing No.: P7	

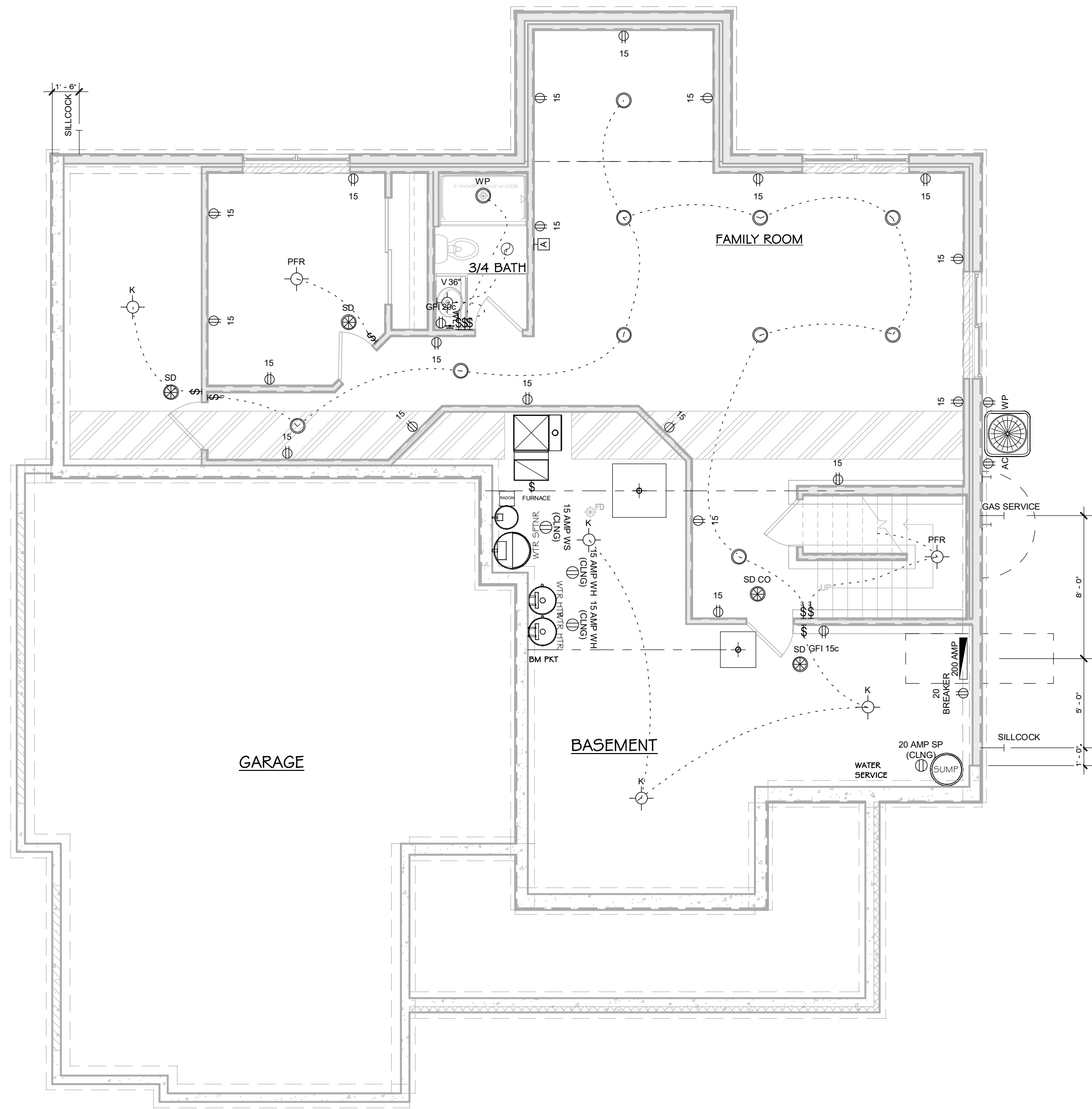


VERIDIAN HOMES

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

Custom Designed For: JAKE AND LINDSAY KROLL
Homestead / Neighborhood: 91 ENCLAVE MEQUON PRESERVE SOUTH
Address: TREE SPARROW DRIVE
MEQUON, WI 53097

Customer Approval:
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Foundation Plan
3/16" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

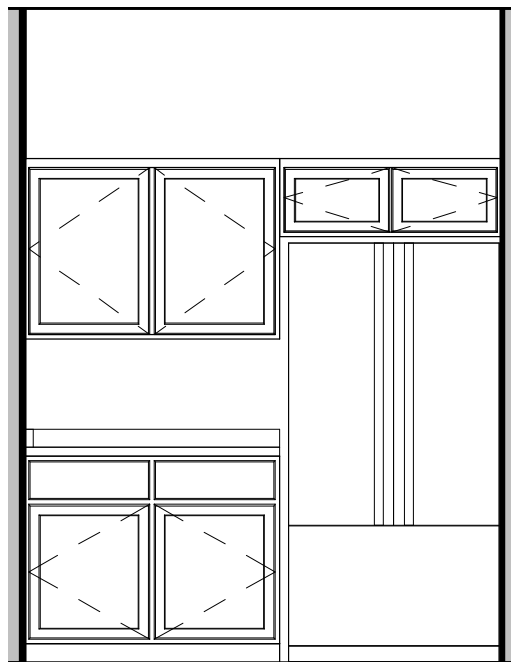
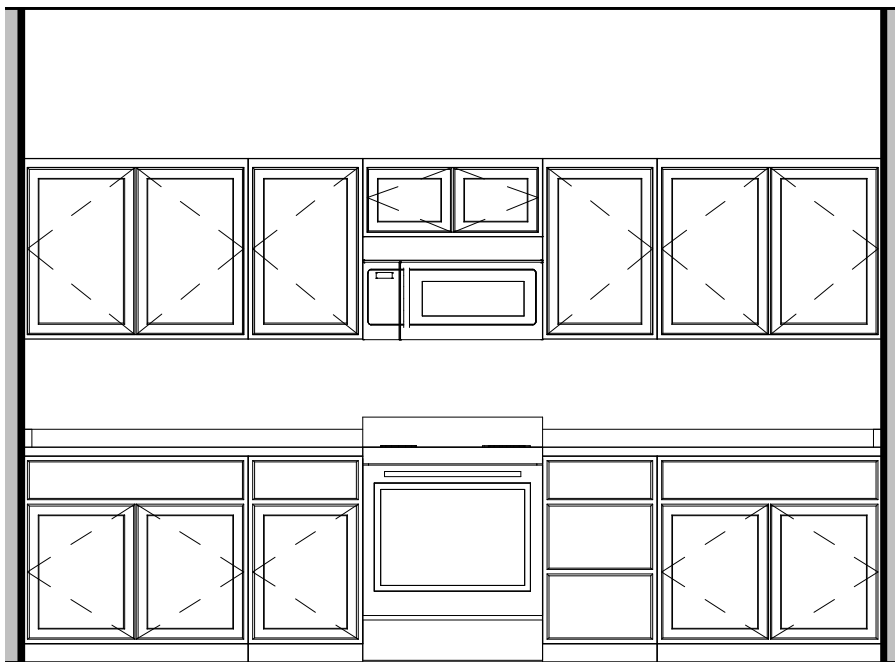
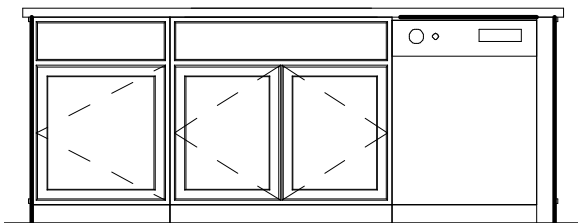
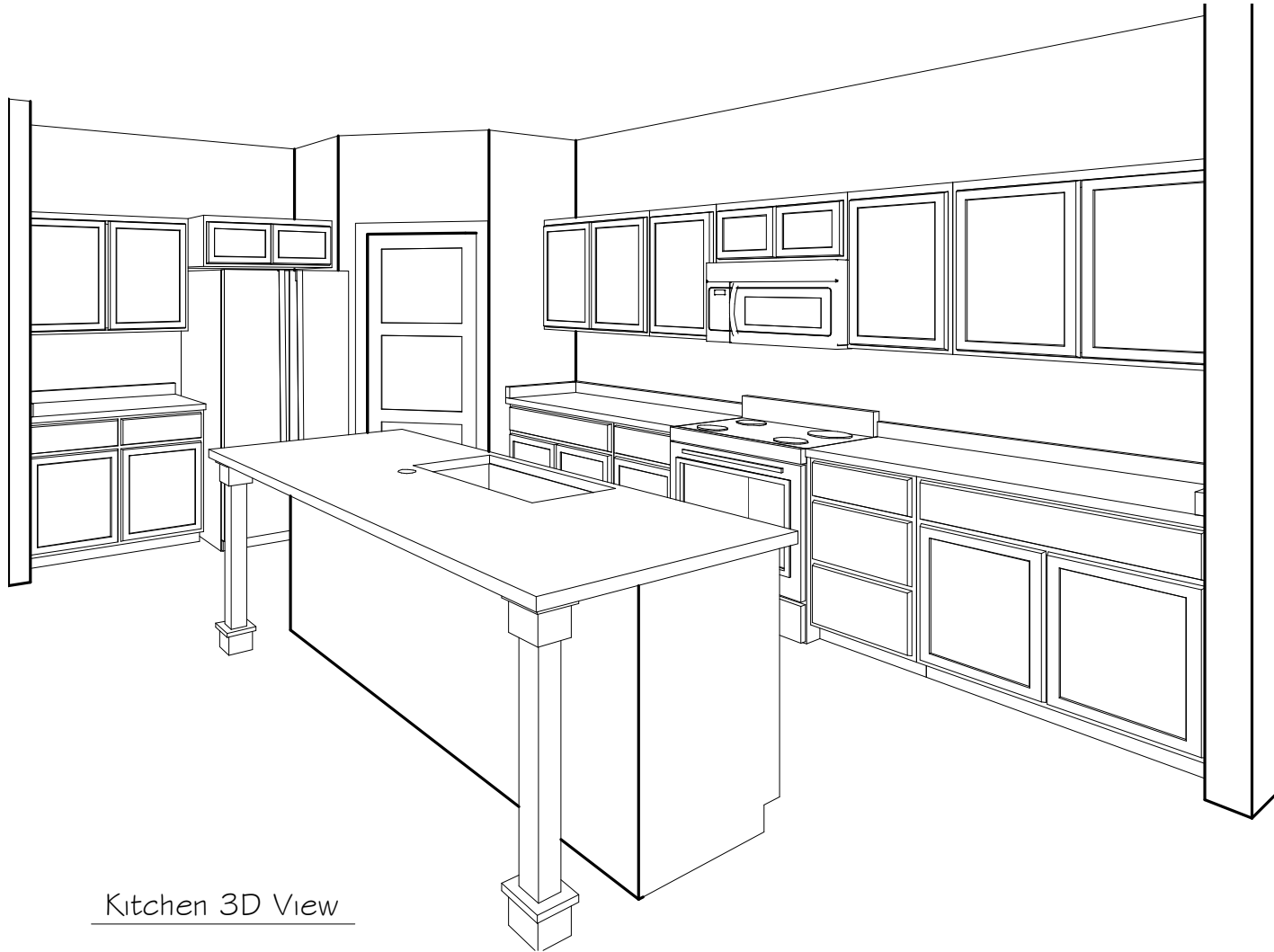
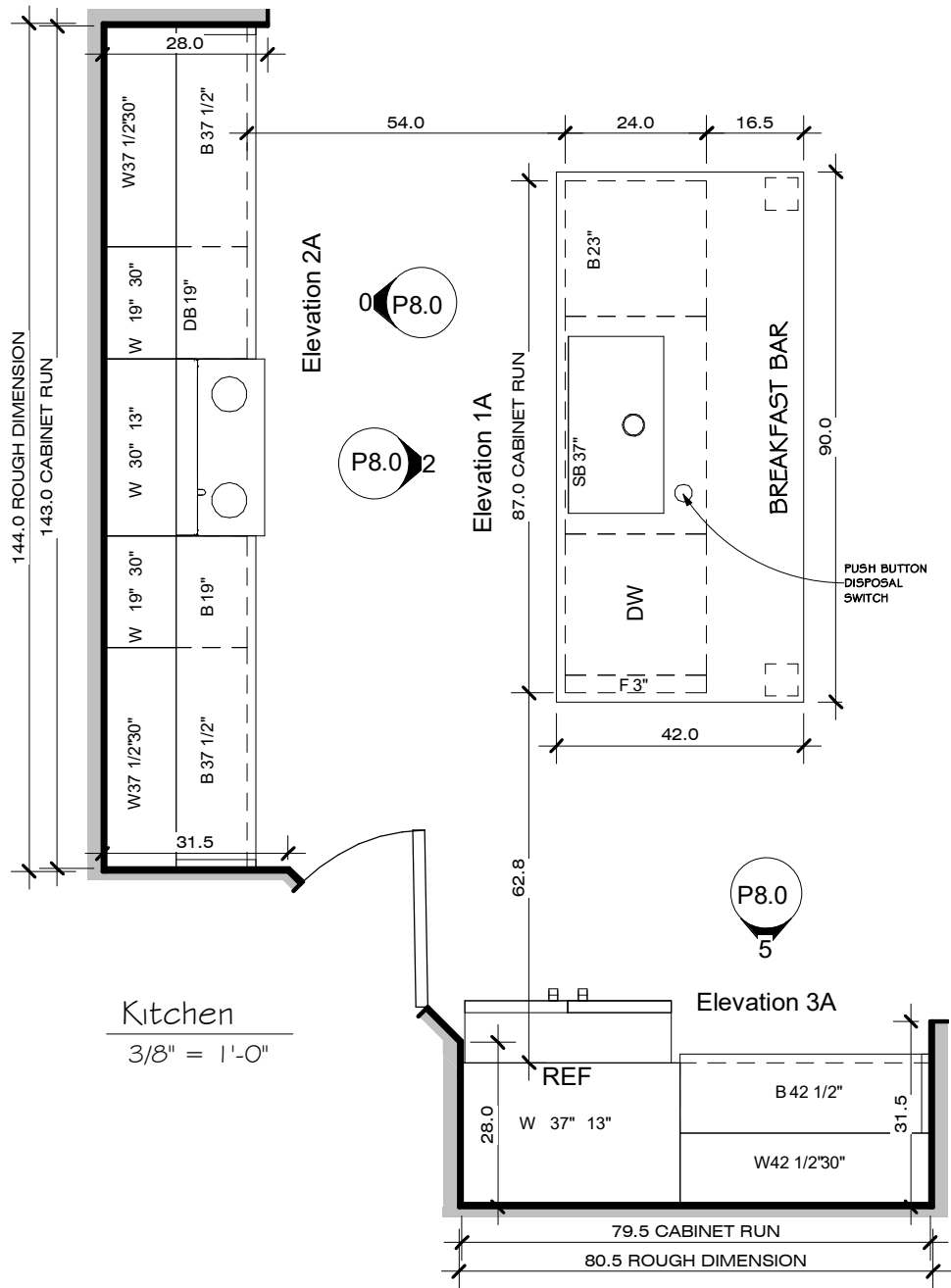
Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.: P7.1	Print Date: 9/25/2024 2:13:50 PM	Model: Carmichael - 3 Car Sid Entry
	Revisions:	Elevation: Frame
		Revised Base Plan:
		Drawn By: MVL Date: 9/20/2024

**VERIDIAN
HOMES**

Custom Designed For: JAKE AND LINDSAY KROLL
Homestead / Neighborhood: 91 ENCLAVE MEQUON PRESERVE SOUTH
Address: TREE SPARROW DRIVE
MEQUON, WI 53097

Customer: **SPF Oct 17 2024**
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Do Not Scale

Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on
modifications, options & improvements to the plans by the builder.

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

Print Date:
9/24/2024
4:44:41 PM

Drawing No.:
P8.0

Packet Pg. 54

Model: Carmichael - 3 Car Sid Entry
Elevation: Praine
Drawn By: MVL Date: 9/20/2024



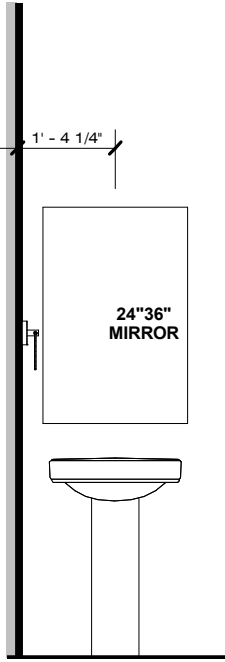
VERIDIAN
HOMES

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

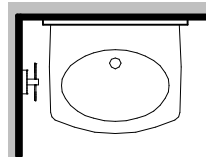
Custom Designed For: JAKE AND LINDSAY KROLL
Homestead / Neighborhood: 91 ENCLAVE MEQUON PRESERVE SOUTH
Address: TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval: **SPF Oct 17 2024**
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Attachment: Plans (9840 : Veridian Homes LLC)

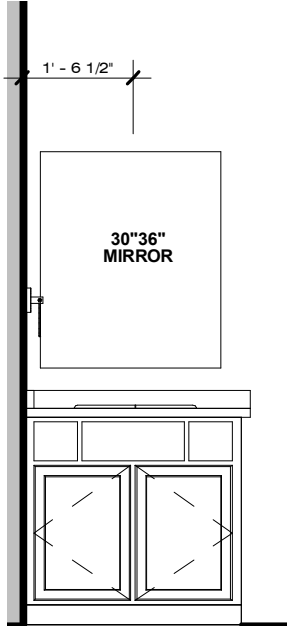
3.4.b



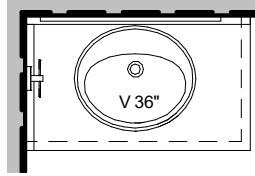
Powder Elevation
3/8" = 1'-0"



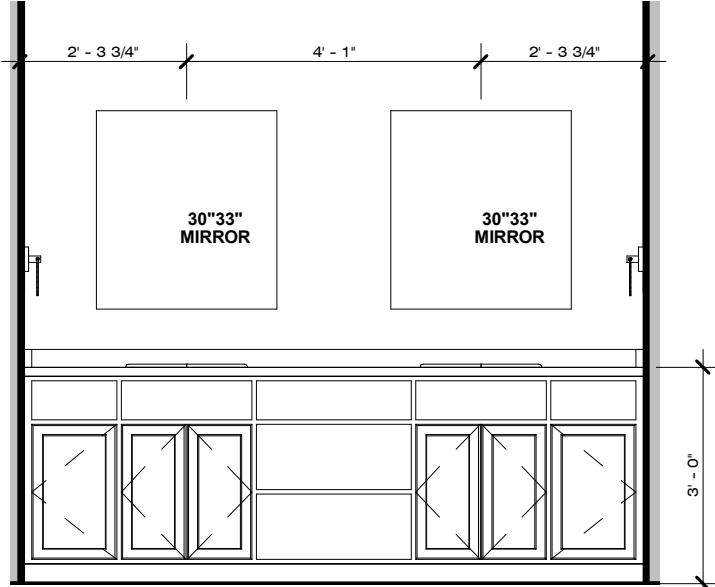
Powder Layout
3/8" = 1'-0"



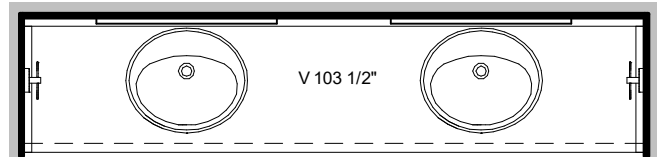
Lower Bath Elevation
3/8" = 1'-0"



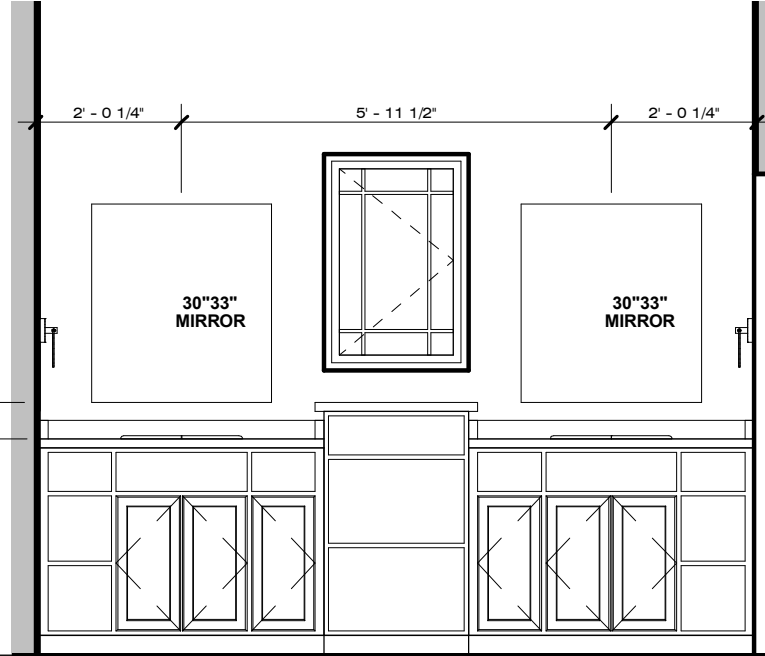
Lower Bath Layout
3/8" = 1'-0"



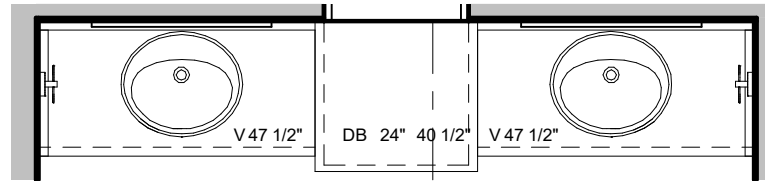
Main Bath Elevation
3/8" = 1'-0"



Main Bath Layout
3/8" = 1'-0"



Owners Suite Elevation
3/8" = 1'-0"



Owners Suite Layout
3/8" = 1'-0"

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



**VERIDIAN
HOMES**

6801 South Towne Drive
Madison, WI 53713
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Custom Designed For: JAKE AND LINDSAY KROLL

Homeite / Neighborhood: 91 ENCLAVE MEQUON PRESERVE SOUTH

Address: TREE SPARROW DRIVE
MEQUON, WI 53097

Customer Approval: **SPF Oct 17 2024**

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Model: Carmichael - 3 Car Sid Entry

Elevation: Prairie

Drawn By: MVL Date: 9/20/2024

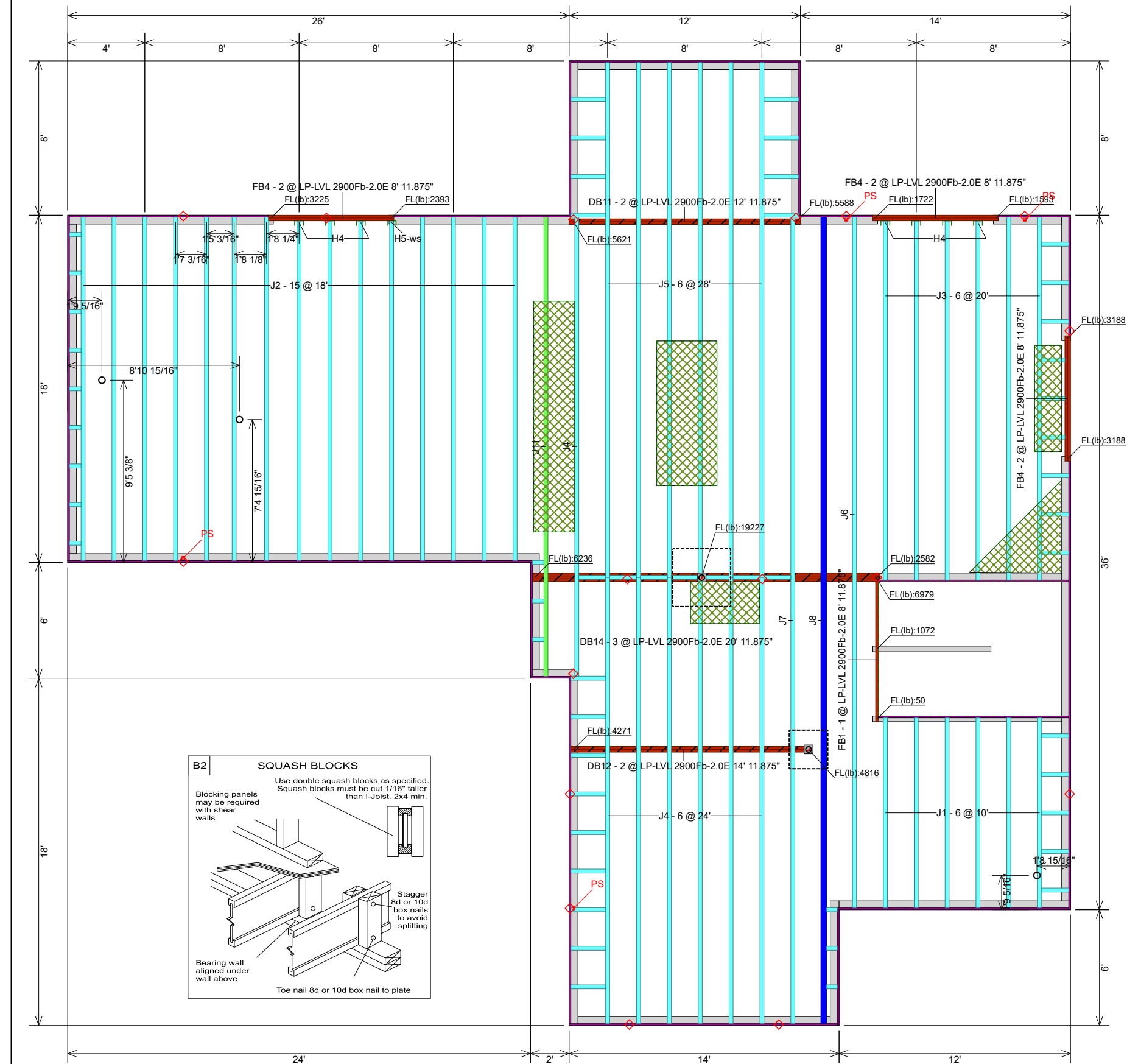
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Drawing No.:
P8.1

Packet Pg. 55

3.4.b

Attachment: Plans (9840 : Veridian Homes LLC)



GENERAL NOTES

1. FLOOR JOISTS TO BE 9-1/2" LPI20 PLUS @ 19.2" O.C. TYP. UNLESS OTHERWISE NOTED
2. ALL BLOCKING 2" O.C.
3. LOADING TO BE 40 PSF LL - 10 PSF DL UNLESS OTHERWISE NOTED.
4. ADD SQUASH BLOCKING UNDER ALL SHOULDER STUDS OF WINDOW/DOOR OPENINGS 4' OR GREATER.
5. ADD SQUASH BLOCKING UNDER ALL COLUMNS HOLDING UP BEAMS TO TRANSFER LOAD AROUND I-JOIST.

ADDITIONAL NOTES

1. ALWAYS READ PRODUCT BROCHURE BEFORE INSTALLATION OF EWP PRODUCTS.
2. REFER TO HOLE CHARTS PRIOR TO DRILLING PRODUCT.
3. THIS DOCUMENT IS INTENDED SOLEY AS A PLACEMENT PLAN. IT IS TO BE REVIEWED BY THE ENGINEER OF RECORD AND MUST MEET HIS/HER APPROVAL PRIOR TO INSTALLATION OF OUR PRODUCT.
4. THIS DOCUMENT IS NOT TO BE USED AS A REPLACEMENT FOR YOUR ORIGINAL STRUCTURAL PLANS.
5. LAYOUT, QUANTITY AND LENGTH TO BE VERIFIED BY CONTRACTOR.

Ground Floor

I Joist

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
J7	LPI 20 Plus	2.5	11.875			1	42-0-0
J6	LPI 20 Plus	2.5	11.875			1	36-0-0
J5	LPI 20 Plus	2.5	11.875			6	28-0-0
J4	LPI 20 Plus	2.5	11.875			7	24-0-0
J3	LPI 20 Plus	2.5	11.875			6	20-0-0
J2	LPI 20 Plus	2.5	11.875			15	18-0-0
J1	LPI 20 Plus	2.5	11.875			6	10-0-0
J11	LPI 32 Plus	2.5	11.875			1	24-0-0
J8	LPI 42 Plus	3.5	11.875			1	42-0-0

LVL/LSL

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
DB14	LP-LVL 2900Fb-2.0E	1.75	11.875	1	3	3	20-0-0
DB12	LP-LVL 2900Fb-2.0E	1.75	11.875	1	2	2	14-0-0
DB11	LP-LVL 2900Fb-2.0E	1.75	11.875	1	2	2	12-0-0
FB4	LP-LVL 2900Fb-2.0E	1.75	11.875	3	2	6	8-0-0
FB1	LP-LVL 2900Fb-2.0E	1.75	11.875			1	8-0-0

Hanger

Label	Pcs	Description	Beam/Girder	Supported Member
			fasteners	fasteners
H4	7	IUS2.56/11.88 (Min)	10 10d	
H5	1	U310	14 10d	6 10d x 1 1/2

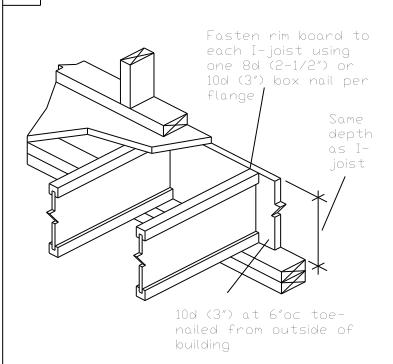
Rim Board

Label	Description	Width	Depth	Pcs	Length
R1	LP APA Rated OSB 1.125 X 11.875	1.125	11.875	17	12-0-0

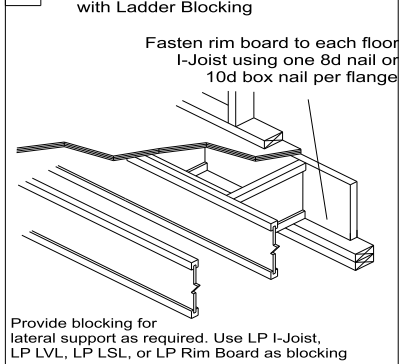
Blocking

Label	Description	Width	Depth	Pcs	Length
BLK1	LPI 20 Plus	2.5	11.875	53	2-0-0

A1 LP SOLID START RIM BOARD



A7I SOLID RIM AS STARTER JOIST with Ladder Blocking



CARMICHAEL 3 CAR SIDE ENTRY PRAIRIE



MARSHALL TOWNE BUILDING SUPPLY



SPF Oct 17 2024

Attachment: Plans (9840 : Veridian Homes LLC)

Layout Name CARMICHAEL 3 CAR SIDE ENTRY PRAIRIE

Created June 08, 2021

Project 91 EMPS JOISTS

Designer Thomas Hamrick

Revised June



CARMICHAEL 3 CAR SIDE ENTRY PRAIRIE

MARSHALL TOWNE
BUILDING SUPPLY
SPF Oct 17 2024



Layout Name
CARMICHAEL 3 CAR SIDE ENTRY PRAIRIE

Created
June 08, 2021

Project
91 EMPS JOISTS

Designer
Thomas Hamrick

Revised
June

GENERAL NOTES

1. FLOOR JOISTS TO BE 9-1/2" LPI20 PLUS @ 19.2" O.C. TYP. UNLESS OTHERWISE NOTED
2. ALL BLOCKING 2' O.C.
3. LOADING TO BE 40 PSF LL - 10 PSF DL UNLESS OTHERWISE NOTED.
4. ADD SQUASH BLOCKING UNDER ALL SHOULDER STUDS OF WINDOW/DOOR OPENINGS 4' OR GREATER.
5. ADD SQUASH BLOCKING UNDER ALL COLUMNS HOLDING UP BEAMS TO TRANSFER LOAD AROUND I-JOIST.

ADDITIONAL NOTES

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Second Floor

I Joist

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
J3	LPI 20 Plus	2.5	11.875			12	20-0-0
J2	LPI 20 Plus	2.5	11.875			9	18-0-0
J1	LPI 20 Plus	2.5	11.875			6	10-0-0
J9	LPI 20 Plus	2.5	11.875			8	6-0-0
J10	LPI 32 Plus	2.5	11.875			3	20-0-0

LVL/LSL

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
DB6	LP-LVL 2900Fb-2.0E	1.75	7.25	1	2	2	28-0-0
DB4	LP-LVL 2900Fb-2.0E	1.75	7.25	1	2	2	12-0-0
DB10	LP-LVL 2900Fb-2.0E	1.75	7.25	1	2	2	8-0-0
DB8	LP-LVL 2900Fb-2.0E	1.75	9.5	1	3	3	10-0-0
DB15	LP-LVL 2900Fb-2.0E	1.75	9.5	2	2	4	8-0-0
DB9	LP-LVL 2900Fb-2.0E	1.75	9.5	1	2	2	4-0-0
DB5	LP-LVL 2900Fb-2.0E	1.75	11.875	1	2	2	22-0-0
FB13	LP-LVL 2900Fb-2.0E	1.75	11.875	1	2	2	16-0-0
DB12	LP-LVL 2900Fb-2.0E	1.75	11.875	1	2	2	14-0-0
FB12	LP-LVL 2900Fb-2.0E	1.75	11.875	1	2	2	14-0-0
FB3	LP-LVL 2900Fb-2.0E	1.75	11.875			1	14-0-0
DB11	LP-LVL 2900Fb-2.0E	1.75	11.875	1	2	2	12-0-0
FB11	LP-LVL 2900Fb-2.0E	1.75	11.875	1	2	2	12-0-0
FB2	LP-LVL 2900Fb-2.0E	1.75	11.875			1	4-0-0
FB7	LP-LVL 2900Fb-2.0E	1.75	23.875	1	3	3	26-0-0

Hanger

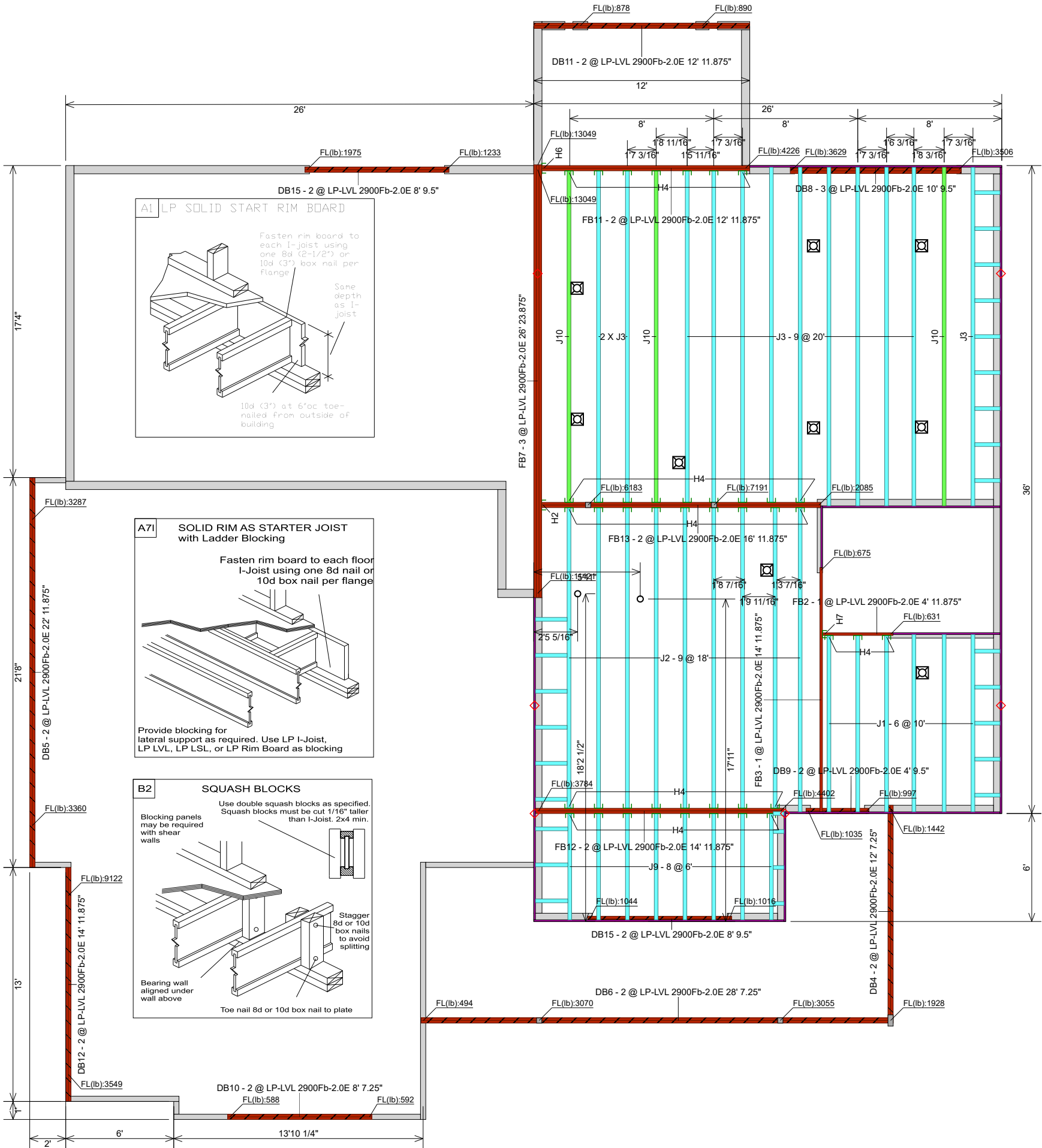
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			fasteners	fasteners
H2	1	HUS412	10 16d	10 16d
H4	44	IUS2.56/11.88 (Min)	10 10d	
H6	1	HHUS410	30 16d	10 16d
H7	1	HUS1.81/10	30 16d	10 16d

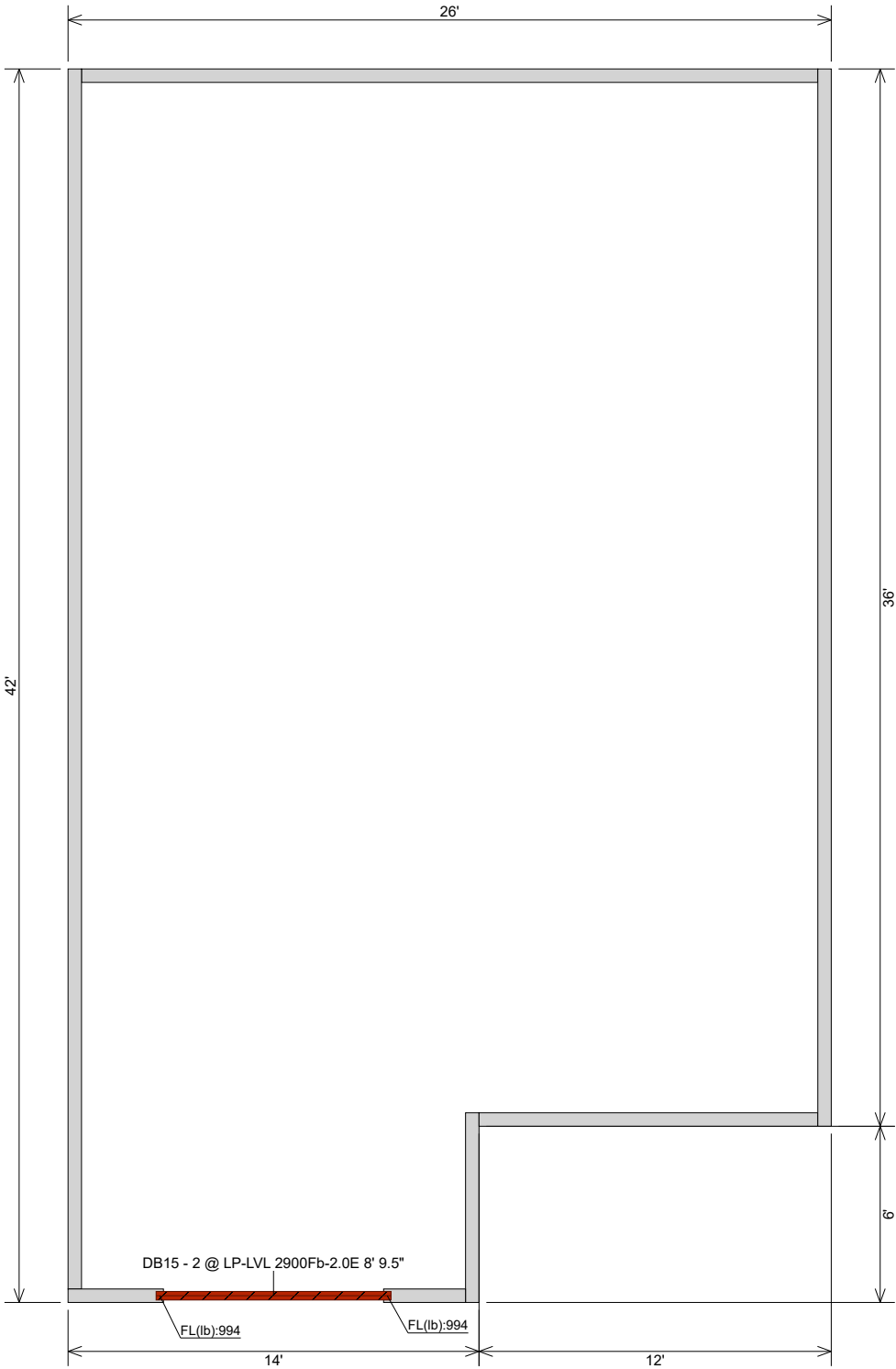
Rim Board

Label	Description	Width	Depth	Pcs	Length
R1	LP APA Rated OSB 1.125 X 11.875	1.125	11.875	10	12-0-0

Blocking

Label	Description	Width	Depth	Pcs	Length
BLK1	LPI 20 Plus	2.5	11.875	27	2-0-0

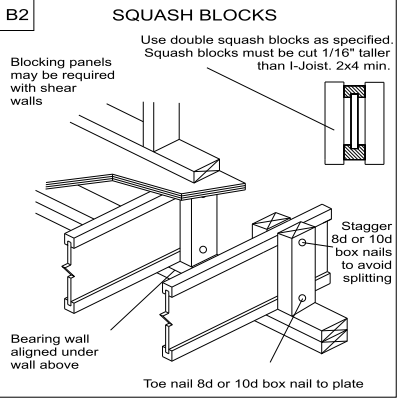
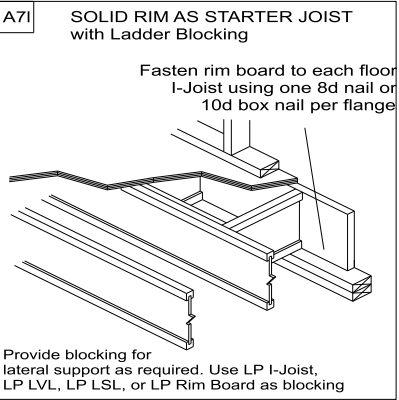
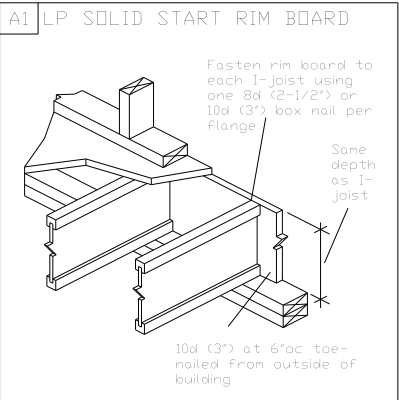




- GENERAL NOTES**
- 1. FLOOR JOISTS TO BE 9-1/2" LPI20 PLUS @ 19.2" O.C. TYP. UNLESS OTHERWISE NOTED
 - 2. ALL BLOCKING 2' O.C.
 - 3. LOADING TO BE 40 PSF LL - 10 PSF DL UNLESS OTHERWISE NOTED.
 - 4. ADD SQUASH BLOCKING UNDER ALL SHOULDER STUDS OF WINDOW/DOOR OPENINGS 4' OR GREATER.
 - 5. ADD SQUASH BLOCKING UNDER ALL COLUMNS HOLDING UP BEAMS TO TRANSFER LOAD AROUND I-JOIST.

- ADDITIONAL NOTES**
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 - 2. REFER TO HOLE CHARTS PRIOR TO DRILLING PRODUCT.
 - 3. THIS DOCUMENT IS INTENDED SOLEY AS A PLACEMENT PLAN. IT IS TO BE REVIEWED BY THE ENGINEER OF RECORD AND MUST MEET HIS/HER APPROVAL PRIOR TO INSTALLATION OF OUR PRODUCT.
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 - 5. LAYOUT, QUANTITY AND LENGTH TO BE VERIFIED BY CONTRACTOR.

Third Floor LVL/LSL							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
DB15	LP-LVL 2900Fb-2.0E	1.75	9.5	1	2	2	8-0-0



CARMICHAEL 3 CAR SIDE ENTRY PRAIRIE



MARSHALL TOWNE

BUILDING SUPPLY

SPF Oct 17 2024

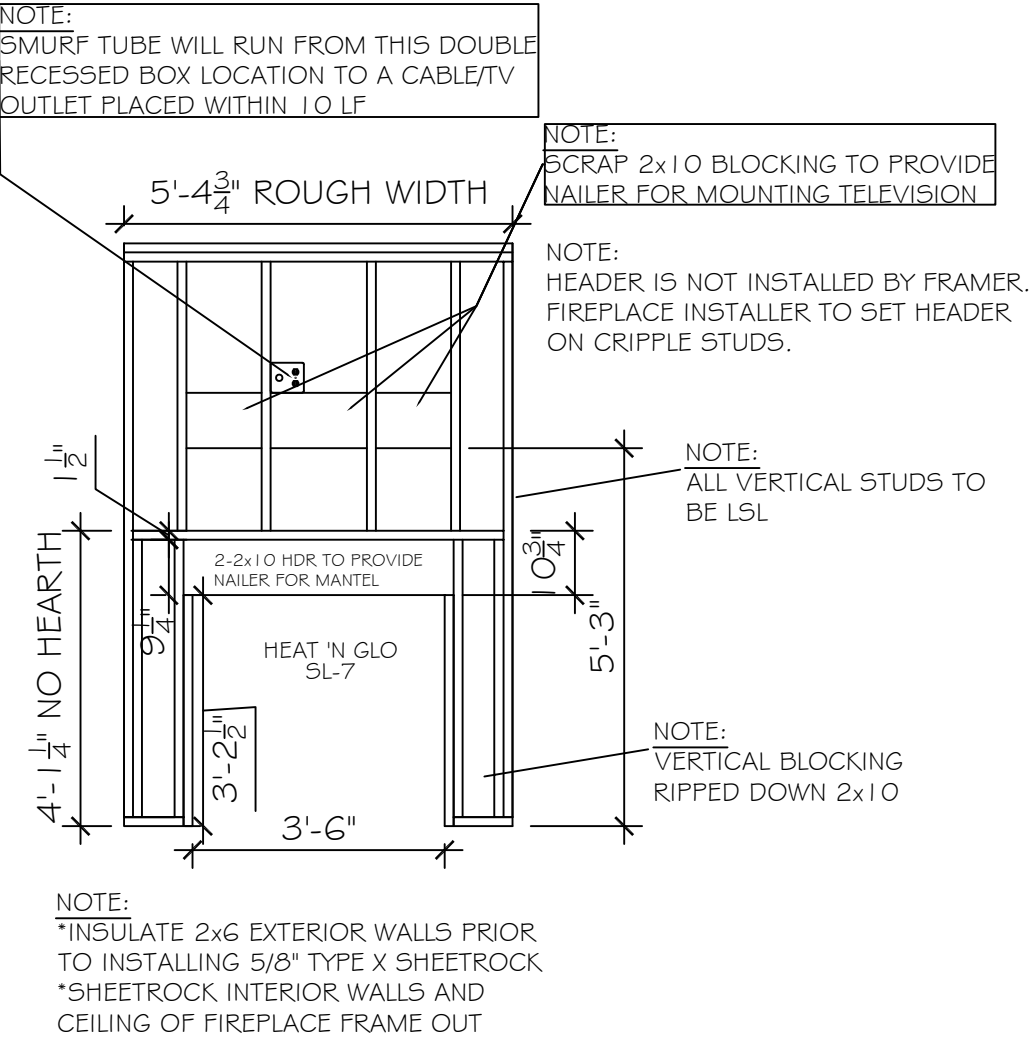
Attachment: Plans (9840 : Veridian Homes LLC)



Layout Name	CARMICHAEL 3 CAR SIDE ENTRY PRAIRIE
Created	June 08, 2021
Project	91 EMPS JOISTS
Designer	Thomas Hamrick
Revised	June

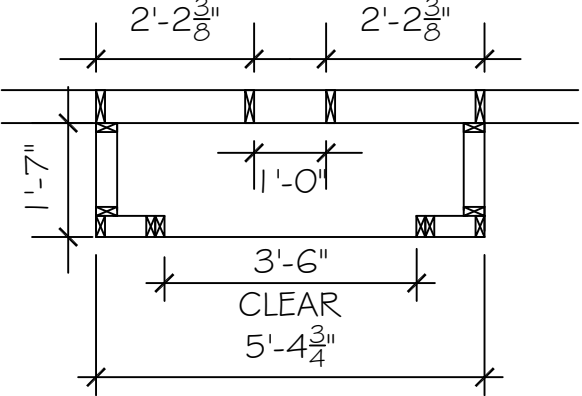
FRAMING ELEVATION DETAIL

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

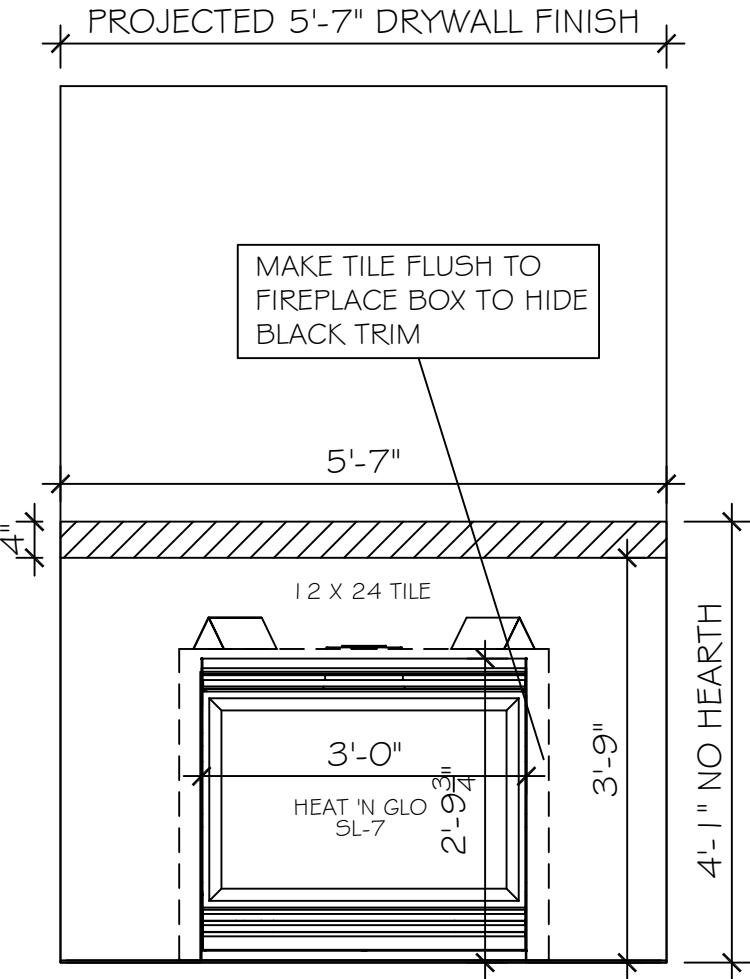


FRAMING OVERHEAD DETAIL

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



SL-7
12"x24" TILED FACE
DEMPSEY MANTEL

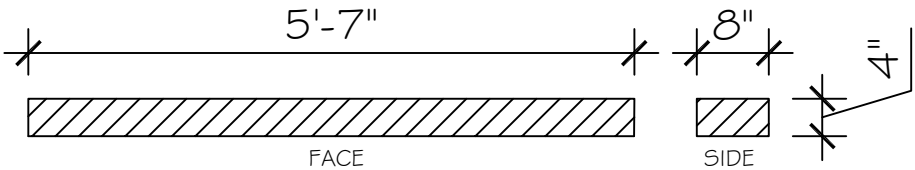


NOTE: STANDARD FIREPLACE UNIT IS A HEAT-N-GLO SL-7

*MAKE TILE EQUAL IN SIZE THRU-OUT SURROUND

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

DEMPSEY MANTEL



USE 16d FINISH NAIL FOR SURROUND (3 ON TOP & 3 BOTH SIDES) & PUTTY NAIL HOLES

MANTEL SUPPLIED BY MARSHALL TOWNE MILLWORK & INSTALLED BY TRIM TRADE CONTRACTOR

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

VERIDIAN HOMES



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

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Designed For: JAKE AND LINDSAY KROLL
Homesite / Neighborhood: 91 ENCLAVE MEQUON PRESERVE SOUTH
Address: TREE SPARROW DRIVE MEQUON, WI 53097

Drawn By: MVL
Date: 9/20/2024
Customer Approval: ☒
VH Approval: ☒
SPF Oct 17 2024

Note: Please review carefully. What is shown in this plan represents what will be constructed. We will not be held responsible for errors if work is built according to the customer's approved plan.

Revised:

Model: SL-7 DEMPSEY 12x24

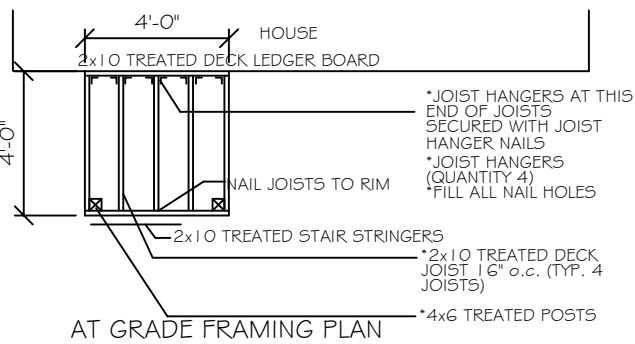
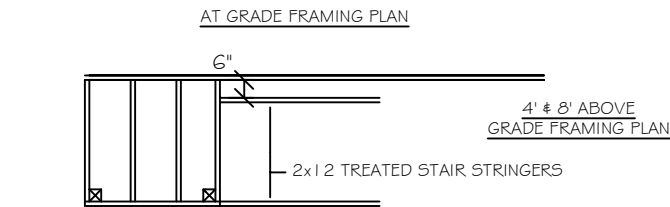
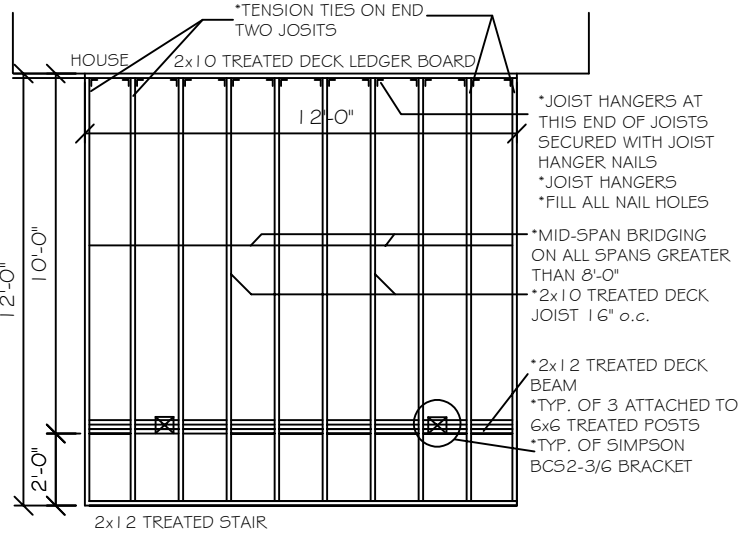
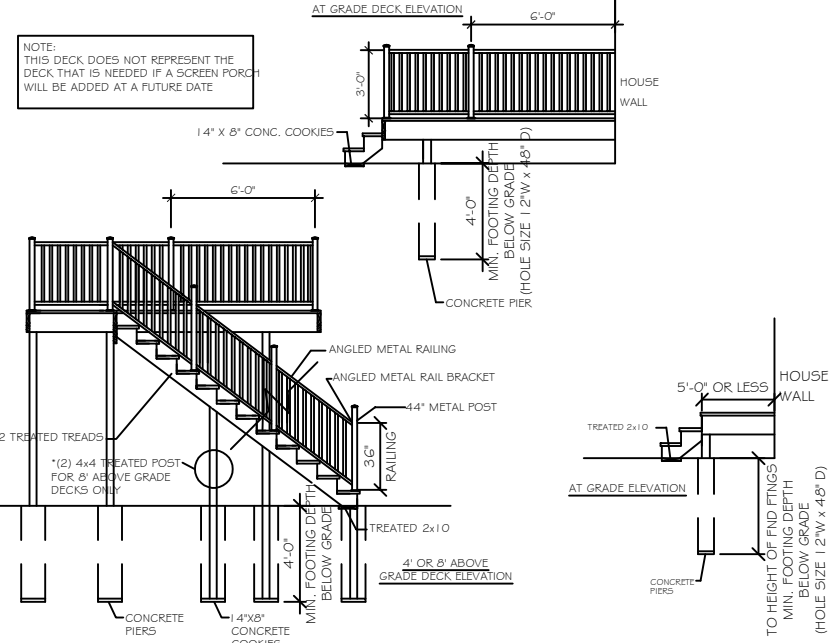
CERAMIC TILE

Base Plan
Plan: 12/05/2001 Revised: 02/02/2024

Do Not Scale
Note: All dimensions are stud to stud

P12

DECK DETAIL
page 1 of 3

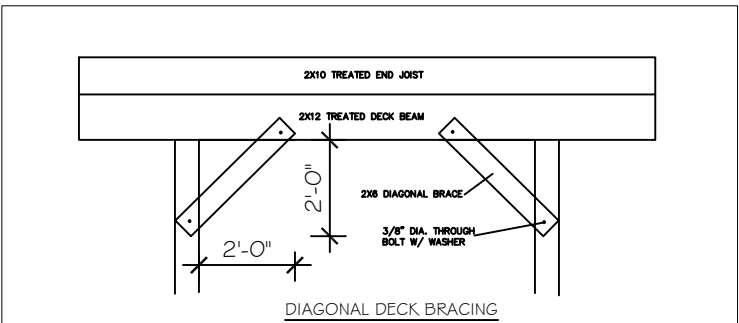
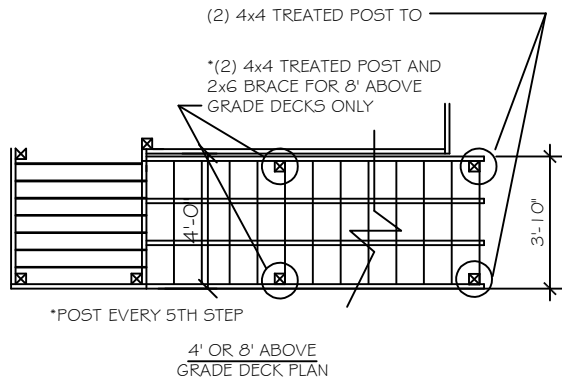
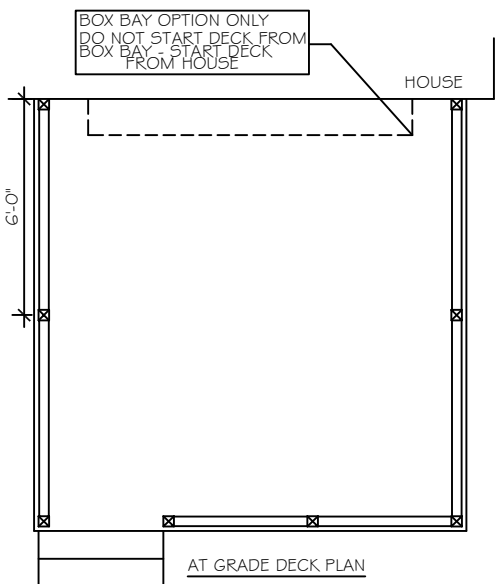
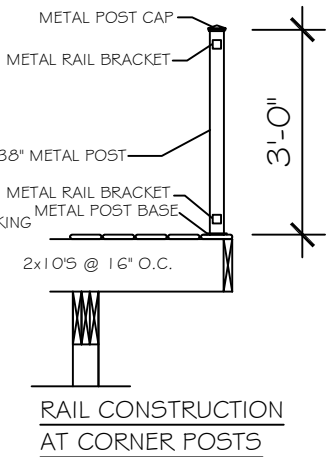
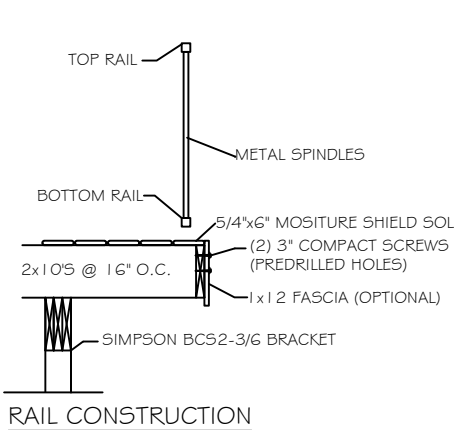
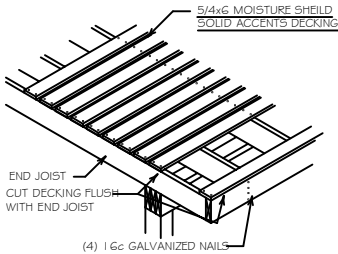


DETAILS PROVIDED ARE GENERAL: ALL DECKS WILL BE CONSTRUCTED IN COMPLIANCE WITH UDC CHAPTERS SPS 320 –325 APPENDIXES B & C

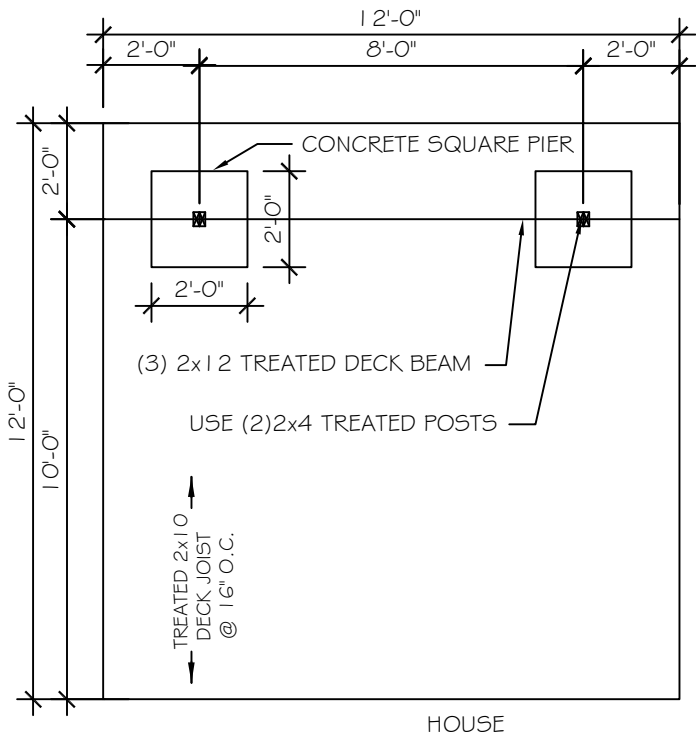
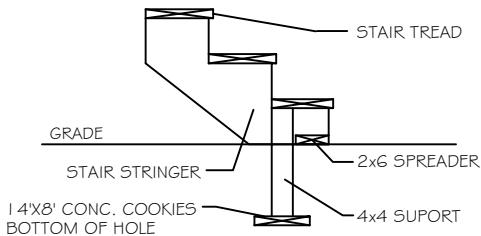
SCREWING DOWN THE DECK

- A. This is the most visible part of your deck. Care should be taken in screwing the decking in place. Start with the first board along the house wall. Since this first board will serve as a guide for the rest of your decking, try and make it as true as possible.
- B. The decking should be screwed using 2 inch hot dipped galvanized screws. Use two nails at the ends of each board and two nails at intermediate joists. Keep your nails in a straight line. Deck boards shall fit tight together.
- C. Place decking with the bark side down in order to minimize cupping of the boards.
- D. When all the decking is in place, snap a chalk line along the outside face of the end joists and saw the deck boards off flush with the end joists.

NOTE: THESE SPANS ARE FOR A 12x10' DECK ONLY! ADD A CENTER POST FOR LARGER DECK.



DECK STEP DETAILS



AT GRADE PLAN
(REFER TO SITE PLAN FOR STEP LOCATION)

FRAMING

VERIDIAN HOMES

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

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Designed For: JAKE AND LINDSAY KROLL

Homesite / Neighborhood: 91 ENCLAVE MEQUON PRESERVE SOUTH

Address: TREE SPARROW DRIVE MEQUON, WI 53097

Customer Approval: MVL

Date: 9/20/2024

VH Approval: SPF Oct 17 2024

Note: Please review carefully. What is shown in this plan represents what will be constructed. We will not be held responsible for errors if work is built according to the customer's approved plan.

Revised: _____

Model: MOISTURE SHIELD DECK

DECK DETAIL

Base Plan Revised: 9/24/13

Do Not Scale

Note: All dimensions are stud to stud

P I

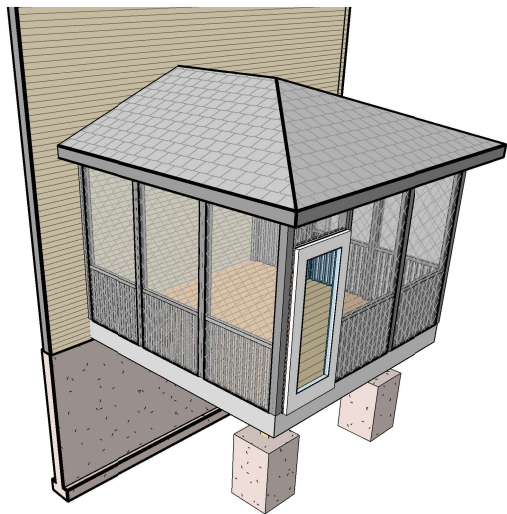
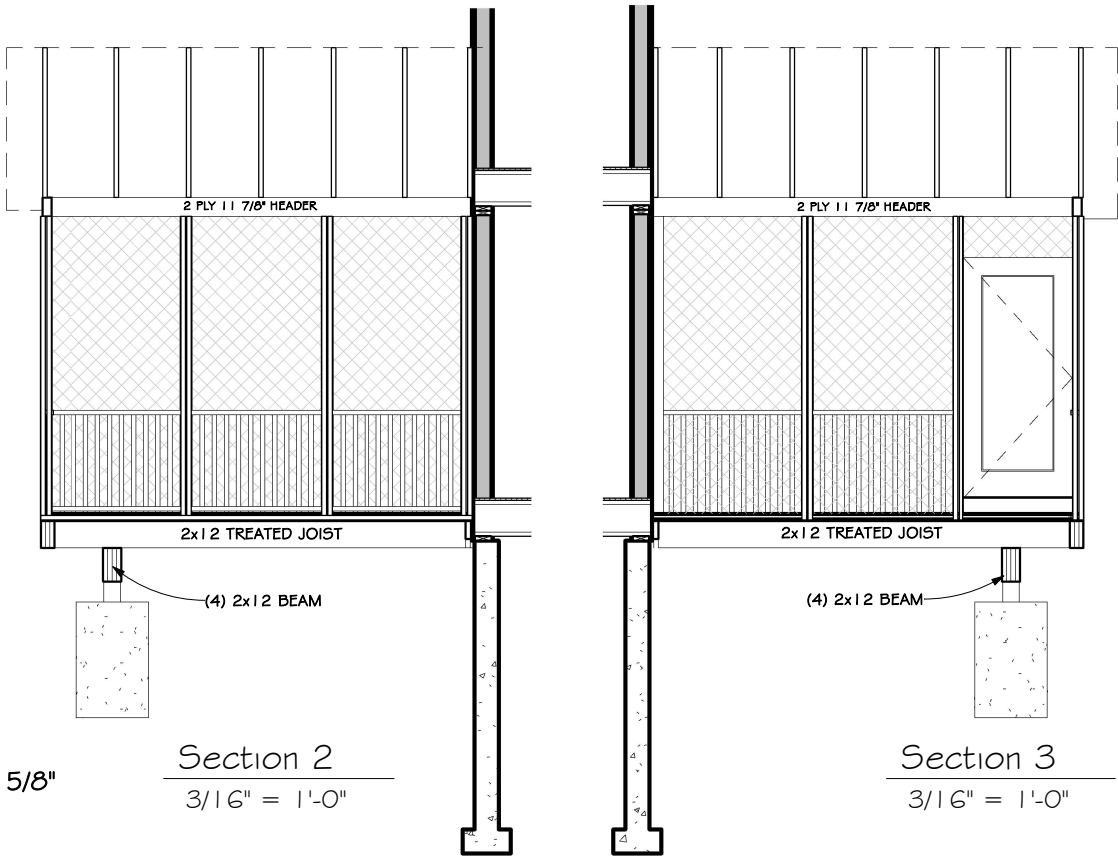
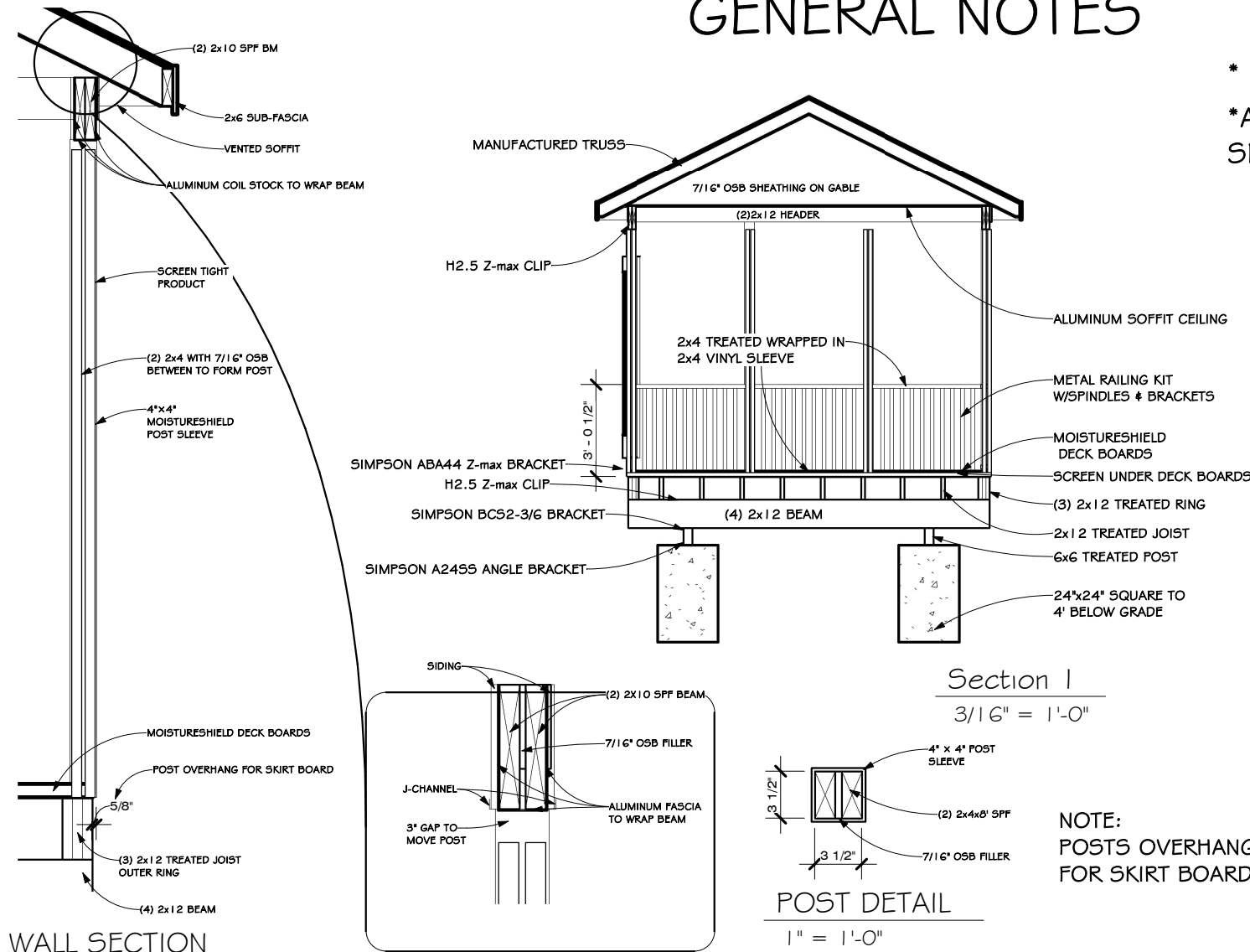
Packet Pg. 60

Attachment: Plans (9840 : Veridian Homes LLC)

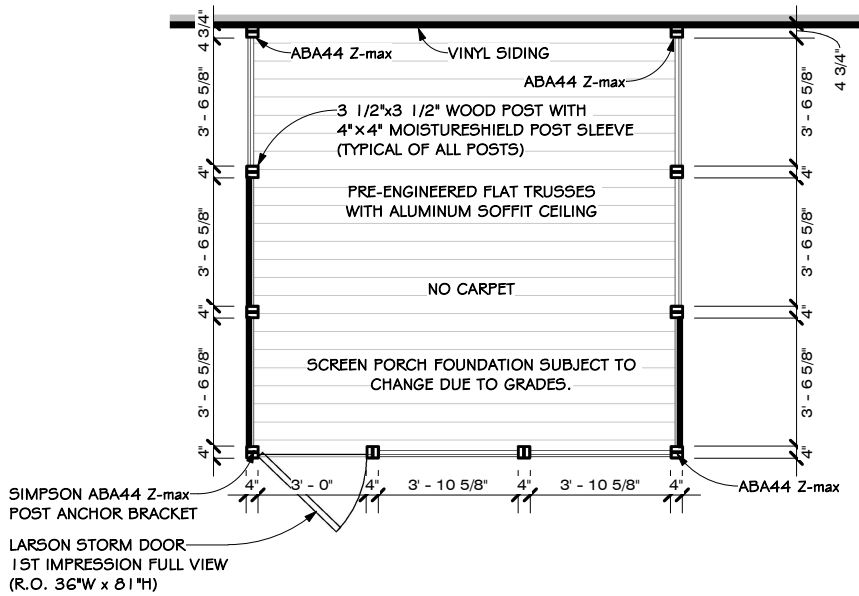
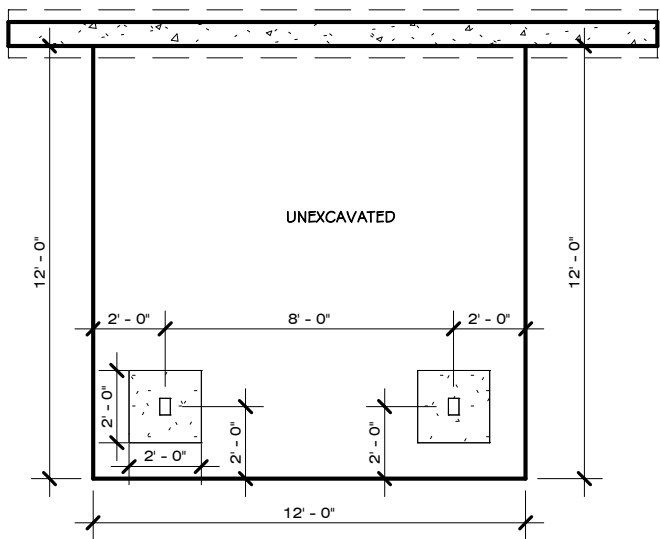
GENERAL NOTES

GENERAL NOTES

- * ALL SECTION VIEWS FROM THE INTERIOR LOOKING OUT
- * SCREEN PORCH CEILING HEIGHT TO MATCH MAIN HOUSE CEILING HEIGHT
- * ALL DECKS WILL BE CONSTRUCTED IN COMPLIANCE WITH UDC CHAPTERS SPS 320 - 325 APPENDIXES B & C



3D View 1



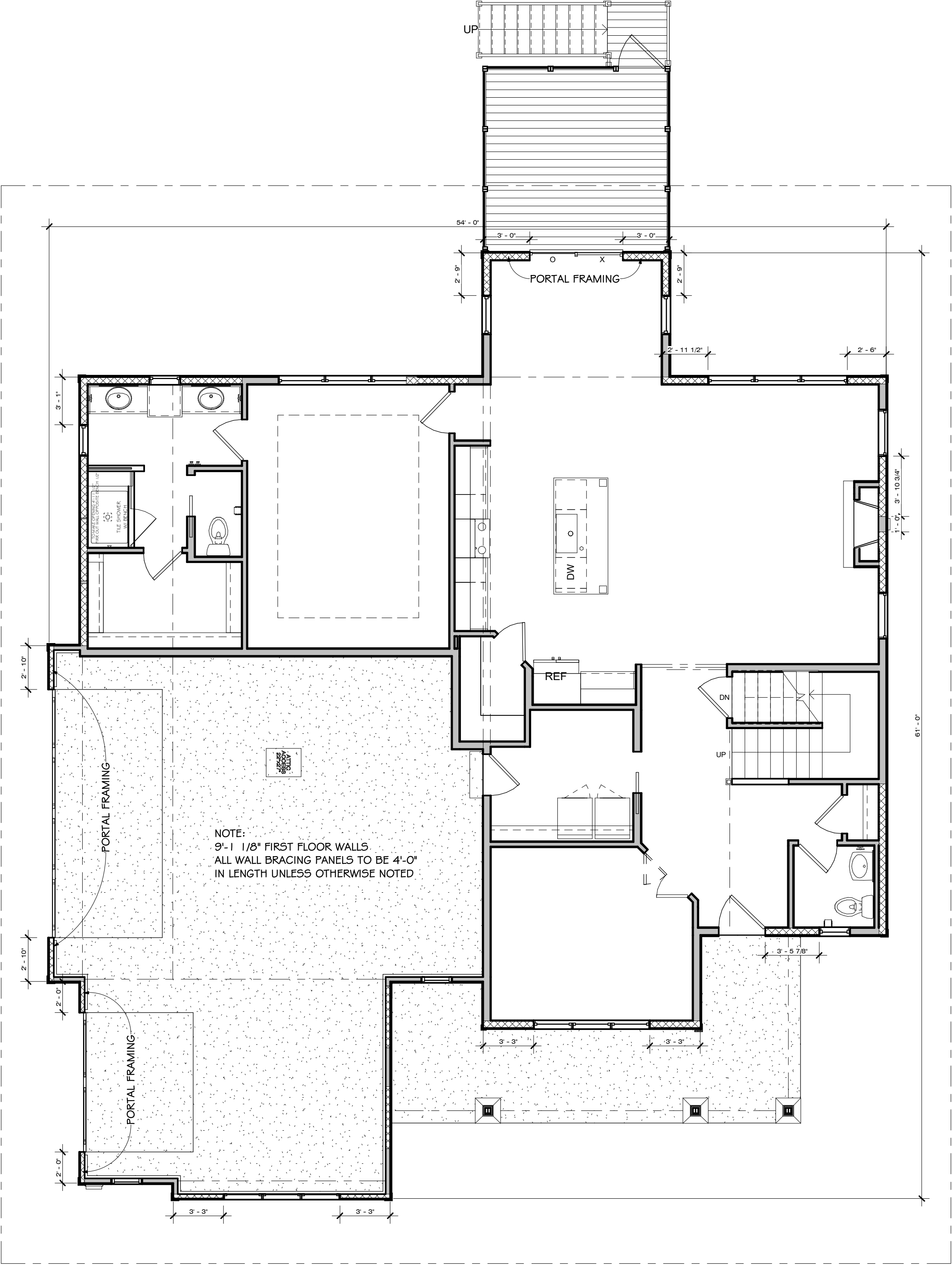
ACTUAL FRAMING

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 608.226.6666

Custom Designed For: JAKE AND LINDSAY KROLL
Homestead / Neighborhood: 91 ENCLAVE MEQUON PRESERVE SOUTH
Address: TREE SPARROW DRIVE
MEQUON, WI 53097
Customer Approval: **SPF Oct 17 2024**
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Model: CARMICHAEL 3 CAR SE PRAIRIE
Elevation: Cottage
Drawn By: MVL Date: 9/20/2024
Print Date: 9/20/2024 1:58:27 PM
Drawing No.: **P14**



First Floor Bracing - Prairie
3/16" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

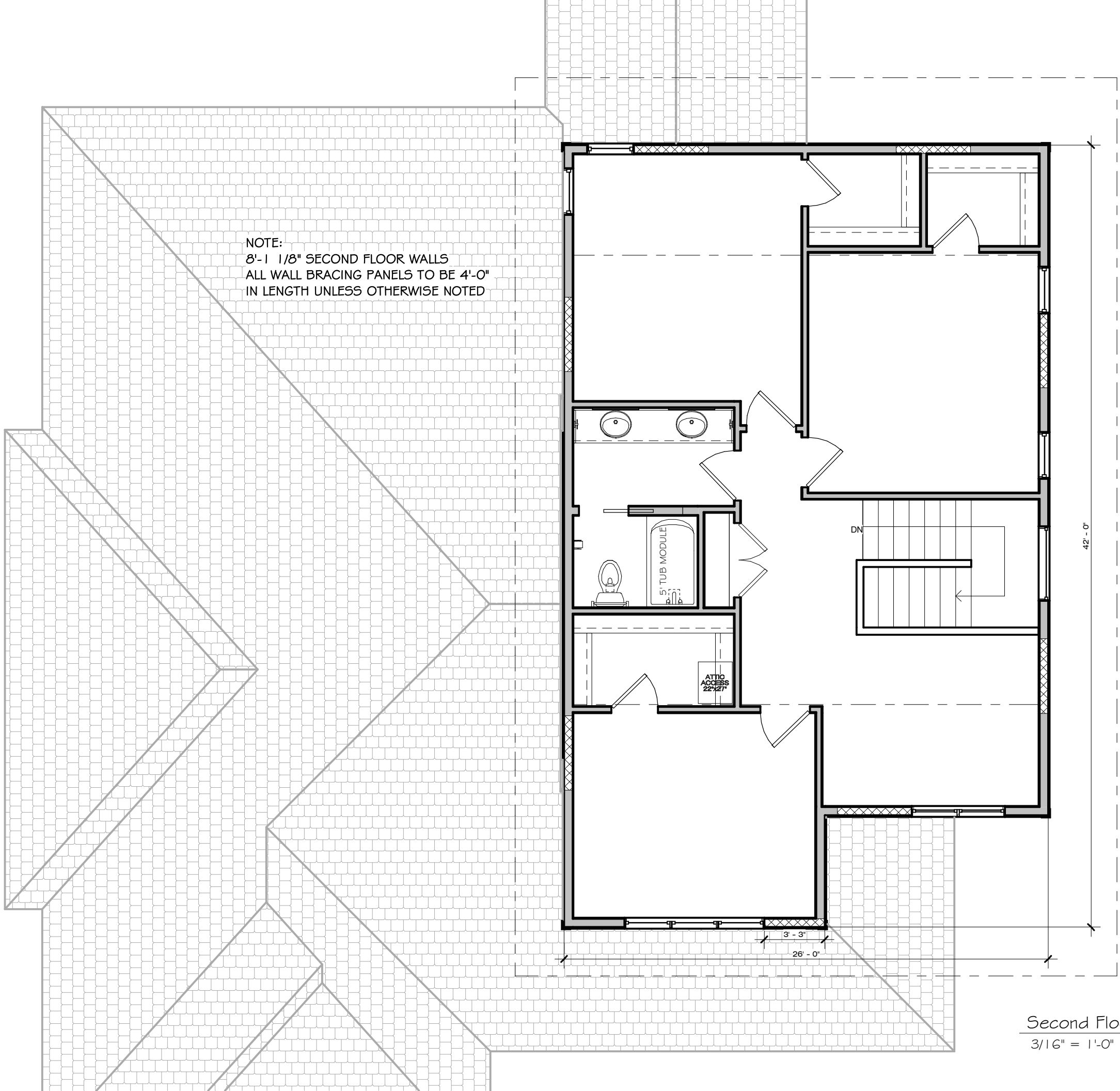
Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.: P15	Print Date: 9/24/2024 4:40:40 PM	
	Revisions:	
	Model: Carmichael - 3 Car Sid Entry	Elevation: Prairie
	Drawn By: MVL	Date: 9/20/2024

**VERIDIAN
HOMES**

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

Custom Designed For: JAKE AND LINDSAY KROLL
Homestead / Neighborhood: 91 ENCLAVE MEQUON PRESERVE SOUTH
Address: TREE SPARROW DRIVE
MEQUON, WI 53097
Customer: **SPF Oct 17 2024**
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Second Floor Bracing - Prairie
3/16" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

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

Model:	Carmichael - 3 Car Sid Entry		
Elevation:	Prairie		
Drawn By:	MVL	Date:	9/20/2024

Print Date:
9/24/2024
4:44:43 PM

Drawing No.:
P16

Packet Pg. 63



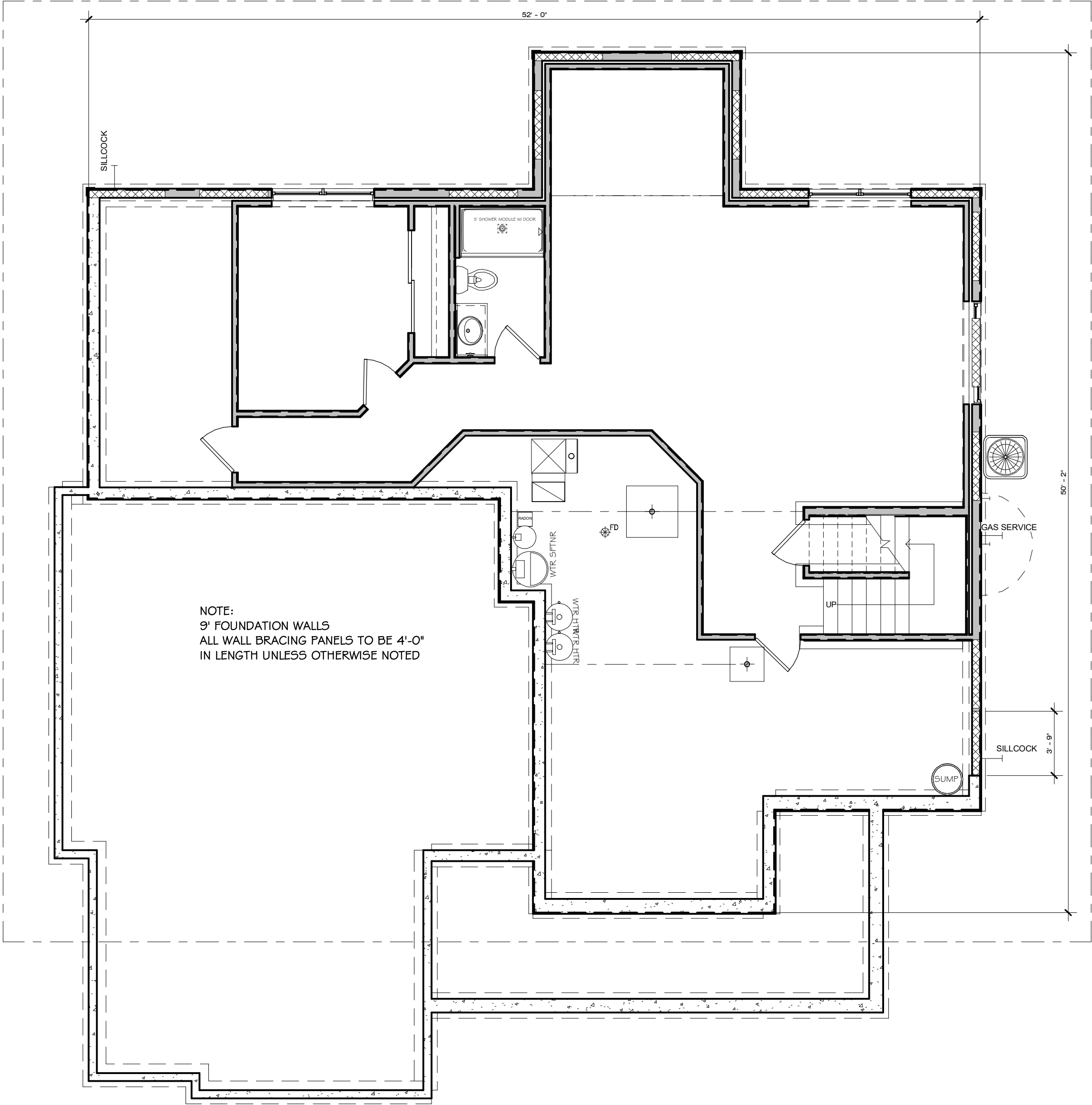
**VERIDIAN
HOMES**

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

Custom Designed For:	JAKE AND LINDSAY KROLL
Homesite / Neighborhood:	91 ENCLAVE MEQUON PRESERVE SOUTH
Address:	TREE SPARROW DRIVE MEQUON, WI 53097
Customer Approval:	SPF Oct 17 2024
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3.4.b

Attachment: Plans (9840 : Veridian Homes LLC)



Foundation Bracing Plan - Prairie
3/16" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

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

Drawing No.: P17	Print Date: 9/25/2024 2:13:51 PM
	Revisions:
	Model: Carmichael - 3 Car Sid Entry
	Elevation: Prairie
Revised Base Plan:	
Drawn By: MVL Date: 9/20/2024	

**VERIDIAN
HOMES**

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

Custom Designed For: JAKE AND LINDSAY KROLL	Customer
Homestead / Neighborhood: 91 ENCLAVE MEQUON PRESERVE SOUTH	Approval:
Address: TREE SPARROW DRIVE	SPF Oct 17 2024
MEQUON, WI 53097	©Copyright 2008 Veridian Management Solutions LLC Protected Under Architectural Works Copyright Protection Act of 1990.



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Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Architectural Board

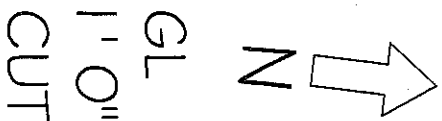
TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: November 11, 2024
SUBJECT: Veridian Homes LLC, New Single-Family Residence on Lot #93 Tree Sparrow Drive

Attachments:

Site Plan (PDF)

Plans (PDF)

100.00%



LANDSCAPE KEY

REFER TO SUBDIVISION ADDENDUM

SHADE TREE

ORNAMENTAL TREE

CONIFER

ROCK RETAINING WALL

STRAW EROSION MATT.

KEY

STD. SETBACK LINE

VARIANCE SETBACK

EASEMENT SETBACK

DRAINAGE ARROW

RETAINING WALL ARROW

EROSION CONTROL

MAIN TRANSFORMER

SM. TRANSFORMER

SM. TRANSFORMER

HOMESITE: 93

CUSTOMER: LILY GONZALEZ & JAMES REGENITTER

NEIGHBORHOOD: ENCLAVE MEADOW PRESERVE ADDRESS: TBD TREE SPARROW DRIVE

MODEL: MARGOT-CUSTOM-3 CAR SE
MEQUON, WI 53097

SITE AREA: 23,960 SQ. FT. CUSTOMER APPROVAL:

IMPERVIOUS

SCALE: 1"=30'-0"

DATE: 9/12/2024

ZONED:

MINIMUM SETBACKS

FRONT: 30

REAR: 20

SIDE: 10

TOTAL SIDE: _____

CORNER SIDE: _____

**VERIDIAN
HOMES**

6801 South Towne Drive

Madison, WI 53713

(608)226-3100 Fax: (608)226-0600



3D - Custom 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.

Model: MARGOT

Elevation:

Revised Base Plan:

Drawn By: BUS

Print Date:

10/17/2024

9:46:46 AM

Revisions:

Drawing No.:

AB I

VERIDIAN
HOMES

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

Custom Designed For: Lily Gonzalez & James Regemitter

Homestead / Neighborhood: 93 Enclave at Mequon Preserve South

Address: TBD Tree Sparrow Drive
Mequon, WI 53097

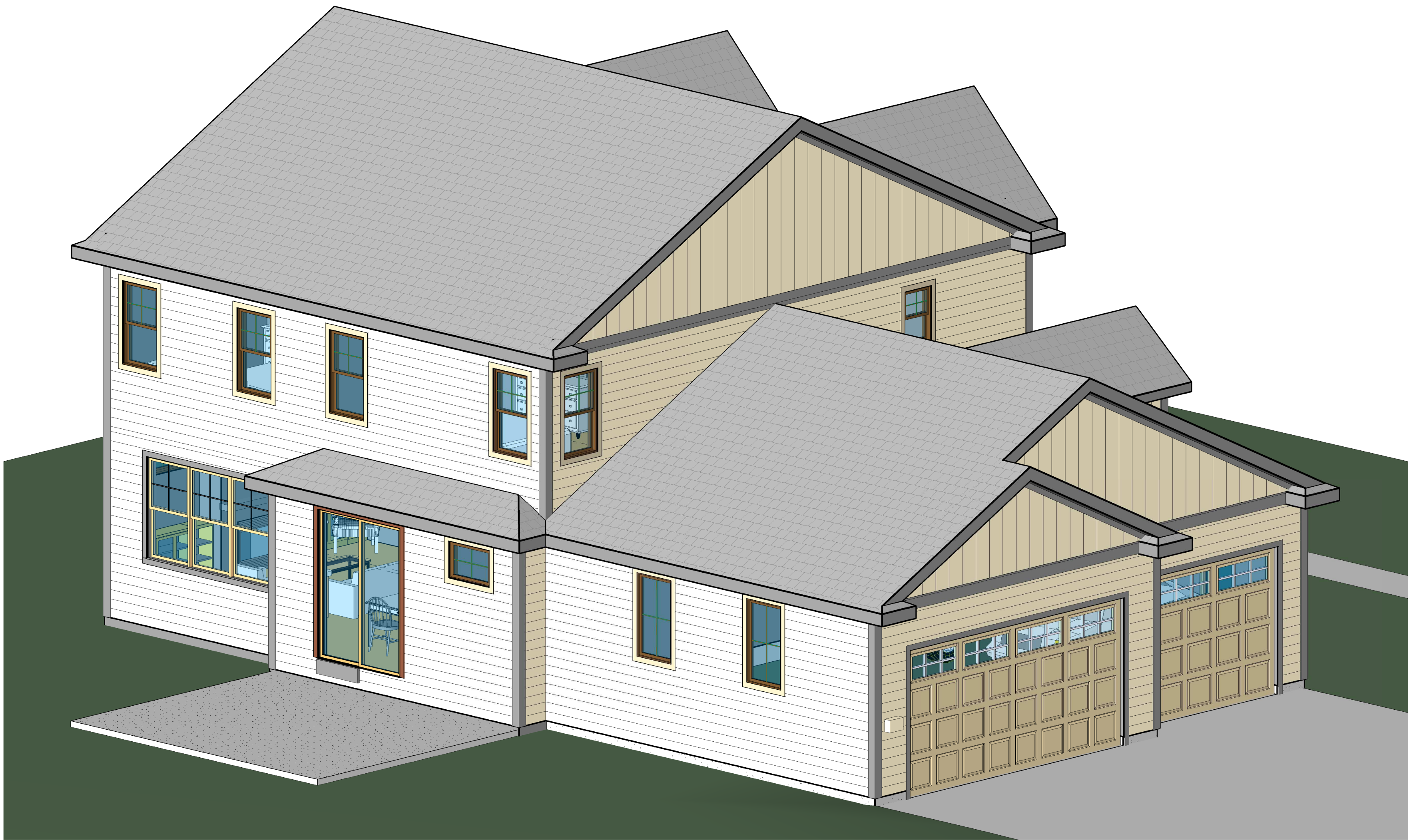
Customer: **SPF Oct 17 2024**

Approval:

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Attachment: Plans (9841 : Veridian Homes LLC)

Packet Pg. 67



3D - Custom Rear view 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.

Model:	MARGOT
Elevation:	
Revised Base Plan:	
Drawn By:	bus
Date:	9/12/2024
Print Date:	10/17/2024 9:46:47 AM
Revisions:	
Drawing No.:	AB2

 VERIDIAN HOMES	Custom Designed For: Lily Gonzalez & James Regemitter
	Homestead / Neighborhood: 93 Enclave at Mequon Preserve South
	Address: TBD Tree Sparrow Drive Mequon, WI 53097
Customer: SPF Oct 17 2024	
Approval: ©Copyright 2008 Veridian Management Solutions LLC. Protected Under Architectural Works Copyright Protection Act of 1990.	



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

Do Not Scale Note: All dimensions are stud to stud

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

Model: MARGOT
Elevation:
Revised Base Plan:
Drawn By: BUS Date: 9/12/2024

Print Date:
10/17/2024
9:46:48 AM
Revisions:

Drawing No.:
AB3

Custom Designed For: Lily Gonzalez & James Regemitter	
Homestead / Neighborhood: 93 Enclave at Mequon Preserve South	
Address: TBD Tree Sparrow Drive	
Mequon, WI 53097	
Customer	SPF Oct 17 2024
Approval:	
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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600



NOTE ALL ELEVATIONS:
BOARD & BATTEN SIDING TO BE SMARTSIDE
ALL 6" LAP SIDING TO BE SMART SIDE
ALL DOORS, GARAGE DOORS, AND ALL WINDOWS TO HAVE 1X4
SMART TRIM ALL ELEVATIONS
ALL CORNERS ON ALL ELEVATIONS TO BE 6" SMART TRIM

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

Do Not Scale Note: All dimensions are stud to stud

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

Model:	MARGOT
Elevation:	
Revised Base Plan:	
Drawn By:	bus
Date:	9/12/2024
Print Date:	10/17/2024 9:46:48 AM
Revisions:	
Drawing No.:	AB4



VERIDIAN
HOMES

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

Custom Designed For: Lily Gonzalez & James Regemitter
Homestead / Neighborhood: 93 Enclave at Mequon Preserve South
Address: TBD Tree Sparrow Drive
Mequon, WI 53097

Customer: **SPF Oct 17 2024**
Approval: ©Copyright 2008 Veridian Management Solutions LLC. Protected Under
Architectural Works Copyright Protection Act of 1990.

NOTE ALL ELEVATIONS:
 BOARD & BATTEN SIDING TO BE SMARTSIDE
 ALL 6" LAP SIDING TO BE SMART SIDE
 ALL DOORS, GARAGE DOORS, AND ALL WINDOWS TO HAVE 1X4
 SMART TRIM ALL ELEVATIONS
 ALL CORNERS ON ALL ELEVATIONS TO BE 6" SMART TRIM

12
6.0

GABLE END RETURN

BANDBOARD

12
6.0

GABLE END RETURN 1-1/2" OVERHANG

BOARD & BATTEN SMART SIDING

EYEBROW ROOF

GABLE END RETURN 1-1/2" OVERHANG

CUSTOM ADDRESS BLOCK

PATIO

1X4 GARAGE DOOR TRIM

Left Elevation - Custom

Do Not Scale

Note: All dimensions are stud to stud

DO NOT SCALE
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Model: MARGOT

Elevation: _____

Revised Base Plan: _____

Drawn By: BUS Date: 9/12/2024

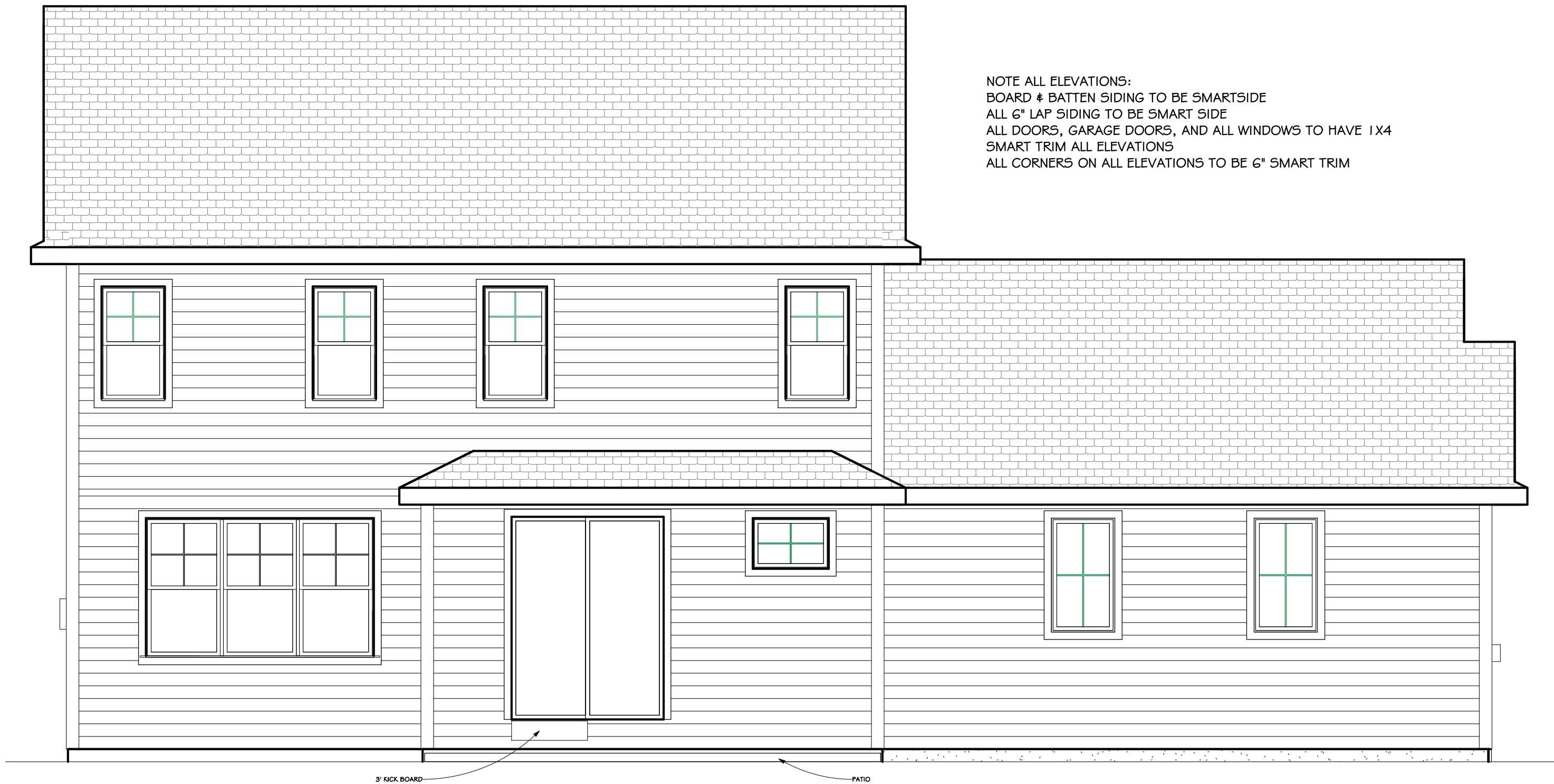
 **VERIDIAN**
HOMES

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

Customer Designed For: Lily Gonzalez & James Regemitter
 HomeSite / Neighborhood: 93 Inclave at Nequon Preserve South
 Address: TBD Tree Sparrow Drive
 Nequon, WI 53097

Customer: **SPF Oct 17 2024**
 Approval:

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NOTE ALL ELEVATIONS:
BOARD & BATTEN SIDING TO BE SMARTSIDE
ALL 6\"/>

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

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

Model:	MARGOT
Elevation:	
Revised Base Plan:	
Drawn By:	bus
Date:	9/12/2024

Print Date:
10/17/2024
9:46:49 AM
Revisions:

Drawing No.:
AB6



VERIDIAN
HOMES

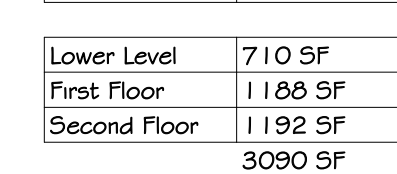
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Customer Approved:
SPF Oct 17 2024

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Custom Designed For: Lily Gonzalez & James Regemitter
Homestead / Neighborhood: 93 Enclave at Mequon Preserve South

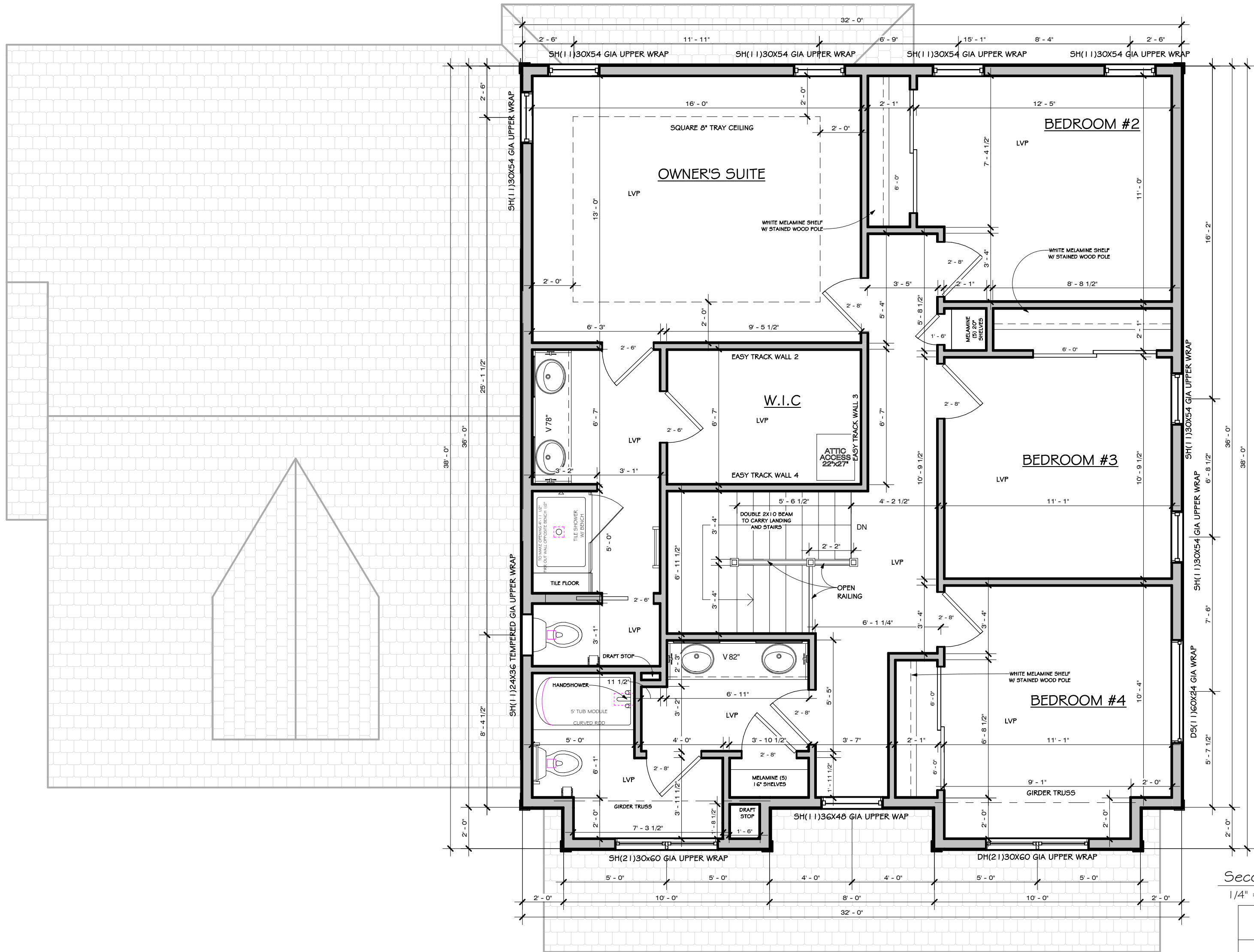
Address: TBD Tree Sparrow Drive
Mequon, WI 53097



 **VERIDIAN**
HOMES

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

Drawing No.:
AB7



Second Floor - Custom AB
1/4" = 1'-0"

Area Schedule (Custom)	
Level	Area
Lower Level	710 SF
First Floor	1188 SF
Second Floor	1192 SF
3090 SF	

Do Not Scale

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

Model:	MARGOT
Elevation:	
Revised Base Plan:	
Drawn By:	bus
Date:	9/12/2024
Print Date:	10/17/2024 9:46:51 AM
Revisions:	
Drawing No.:	AB8



**VERIDIAN
HOMES**

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

Custom Designed For: Lily Gonzalez & James Regemitter
Homestead / Neighborhood: 93 Enclave at Mequon Preserve South
Address: TBD Tree Sparrow Drive
Mequon, WI 53097

Customer Approval: **SPF Oct 17 2024**
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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: November 11, 2024
SUBJECT: Charles Mayer, New Single-Family Residence at 1828 W. Fiesta Lane

Attachments:

Statement of Intent (PDF)

Site Plan A (PDF)

Site Plan B (PDF)

Renderings (PDF)

Plans (PDF)

Statement of Intent

The owners of 1828 W. Fiesta Lane intend to demolish the existing home, and then build a new single-family home on the lot. The new house will be one story tall, and it will be located in the same area and approximately the same elevation as the existing home to preserve as many existing trees as possible. The finished exterior of the home will be composed of primarily 6" exposure Hardiplank lap siding with Hardi-panel accents on each of the four elevations. The roof will be made of dimensional, asphalt shingles with a painted Miratec fascia. There is a partial exposure on the Northeast corner of the home that will help to maintain the existing flow of water along the East side of the lot.

M

WEST FIESTA LANE
025' W. 420' (96' LANE) x 202'
MAY 2014, 11/15/2012
2024-2024

MAYER RESIDE BCE

HOUSE ON LOT

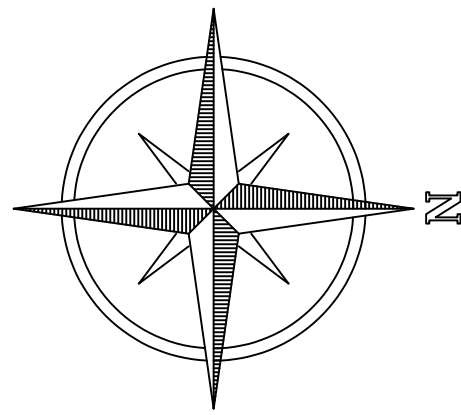
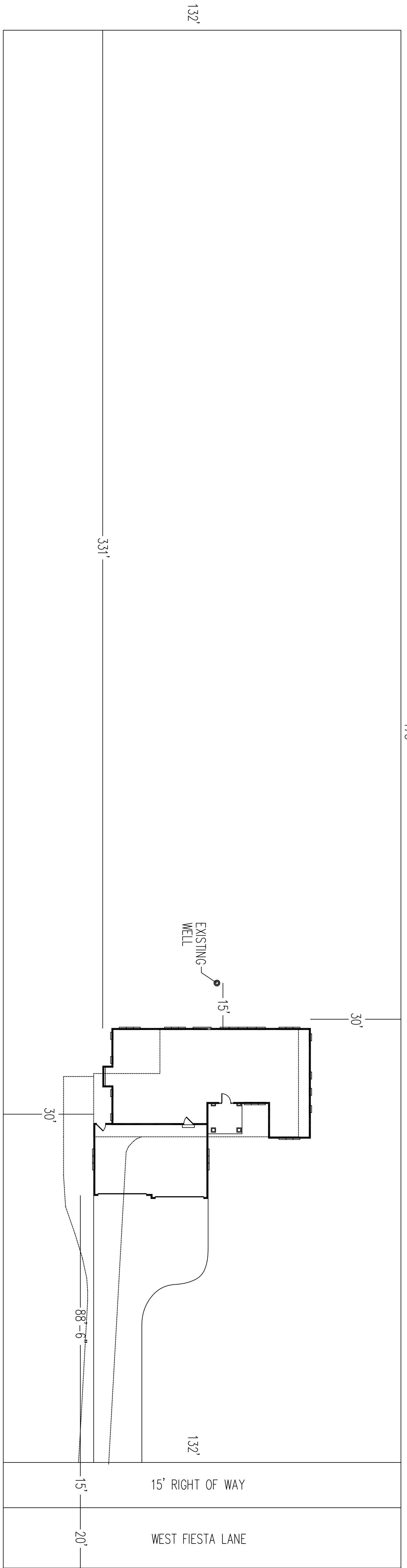
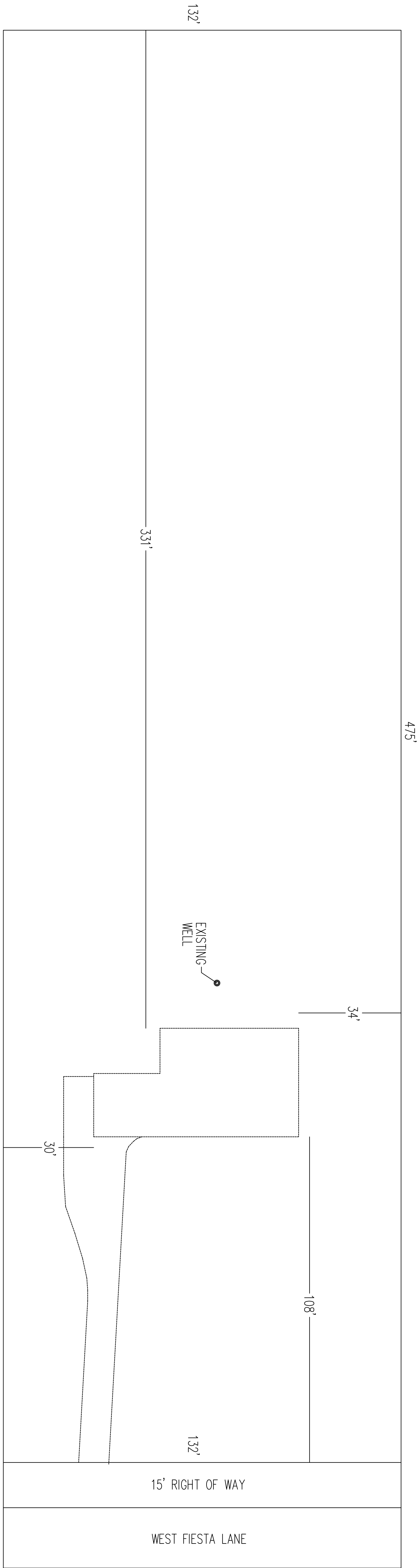
1" = 20'-0"

10-21-2024

2024-12

OWNER:	FMD
DATE:	10/21/2024
BY:	10/21/2024
NO:	10/21/2024
DATE:	10/21/2024
NO:	10/21/2024
DATE:	10/21/2024
NO:	10/21/2024
DATE:	10/21/2024
NO:	10/21/2024

A6



HOUSE ON LOT 1

1" = 20'-0"

M

INTERIOR PLANS
1025 W. GARDEN LANE #102
MESA, AZ 85202
482-241-6140

MAYER RESIDENCE

HOUSE ON LOT

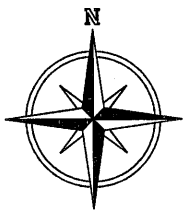
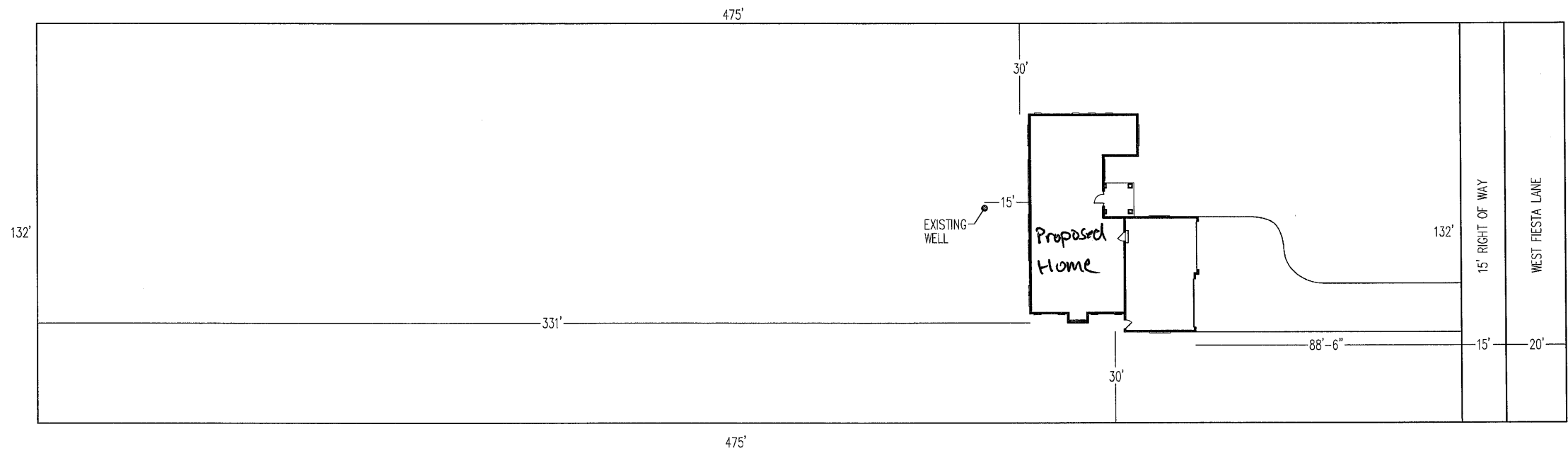
1" = 20'-0"

10-21-2024

2024-12

PROVISED F.M.D.
F.M.D. 10/21/2024
SCALE 1/8" = 1'-0"

A6



HOUSE ON LOT 1
1" = 20'-0"









Attachment: Renderings (9842 : Charles Mayer)



Attachment: Renderings (9842 : Charles Mayer)





7M

MIRALSON BUILDERS
1025 W. ALLEN OVERLINE #1002
MESA, AZ 85204
602-241-2140

MAYER RESIDENCE

ELEVATIONS

1"=4'-0"

9-21-2024

2024-12

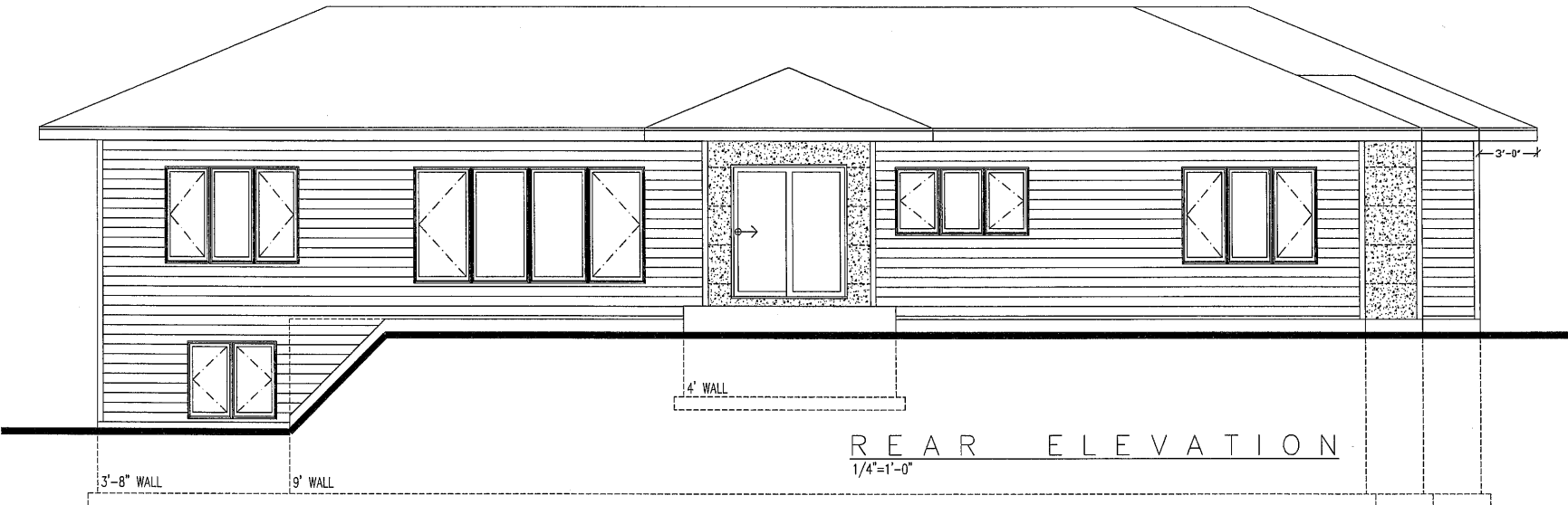
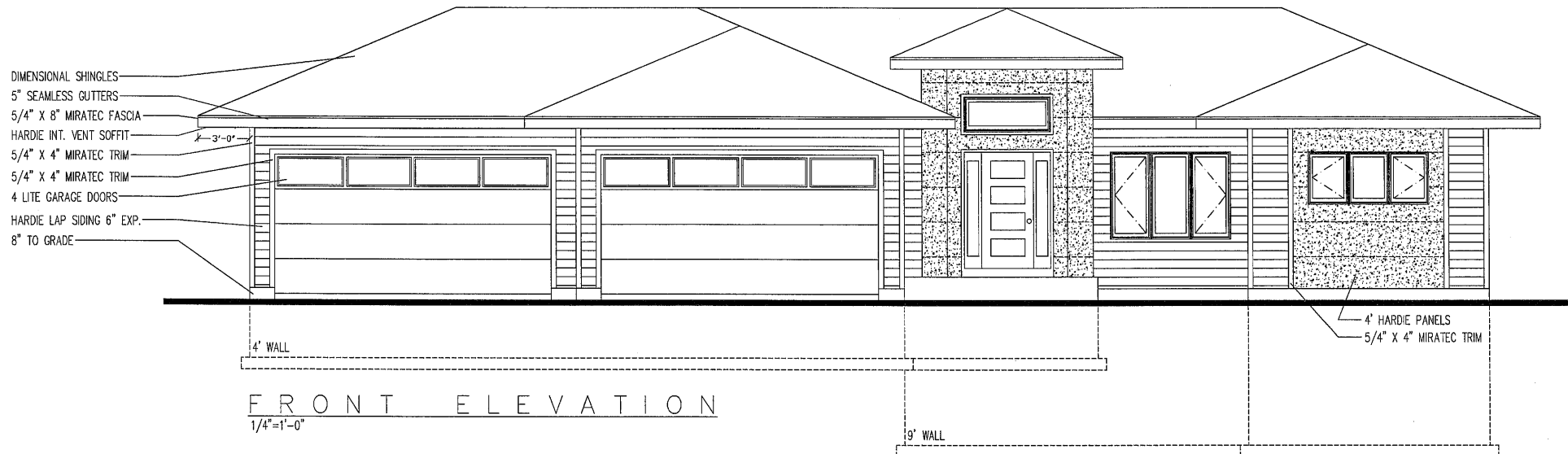
DESIGNED BY: FMD
DRAWN BY: FMD
CHECKED BY: FMD
DATE: 04-26-2024
NOTES:
1. THESE PLANS ARE THE PROPERTY OF FMD. A MIRROR IMAGE MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT PERMISSION FROM FMD.
2. FMD IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

AI

UPDATES
7/3/24 PRELIMINARY ELEVATIONS
7-8-24 EXPOSURE WINDOWS, LOWER LEVEL
7-11-24 ELECTRICAL, ELEVATIONS, WINDOWS
7-11-24 EXPOSURE, LL BATH
7-14-24 BID SET
8-20-24 DOG WASH
9-20-24 SECTION UPDATE - FRONT COLUMNS
9-27-24 (4) WINDOWS IN GREAT ROOM ILO (5)
9-27-24 CONTRACT PLANS
10-17-24 CONTRACT PLANS

ROOF TRUSS HEEL HEIGHTS
5 / 12 PITCH - 10" HEEL - 36" ONWG

EXTERIOR SIDING NOTES:
ALL EXTERIOR CORNER BBS. TO BE MITERED
ALL INSIDE CORNER BBS. TO BE 1 1/2"
REMOVE ALL BRICK MOLD OFF EXTERIOR DOORS
AND REPLACE WITH 1 1/2" TRIM BD. EXCEPT
FRONT DOOR.
4" MIRATEC TRIM CORNERS ONLY



M

WILSON/BL/205
1029 W. 43RD AVE. #202
MILWAUKEE, WI 53224
262-241-8710

MAYER RESIDENCE

ELEVATIONS

1"=4'-0"

9-20-2024

2024-12

DESIGNED BY F.M.D.
P. 10/16/24
NOTES:
1. THESE PLANS ARE THE PROPERTY OF
FRED A. WILSON ARCHITECT, INC. AND ARE NOT
TO BE REPRODUCED OR USED IN ANY MANNER
WITHOUT THE WRITTEN PERMISSION OF
FRED A. WILSON ARCHITECT, INC.

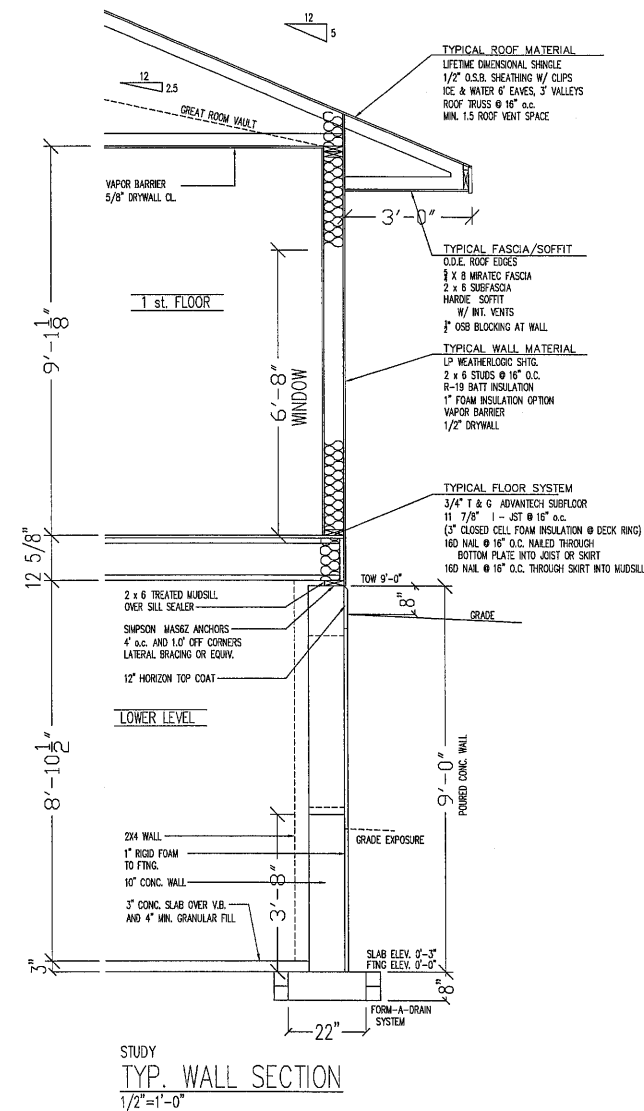
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ROOF TRUSS HEEL HEIGHTS

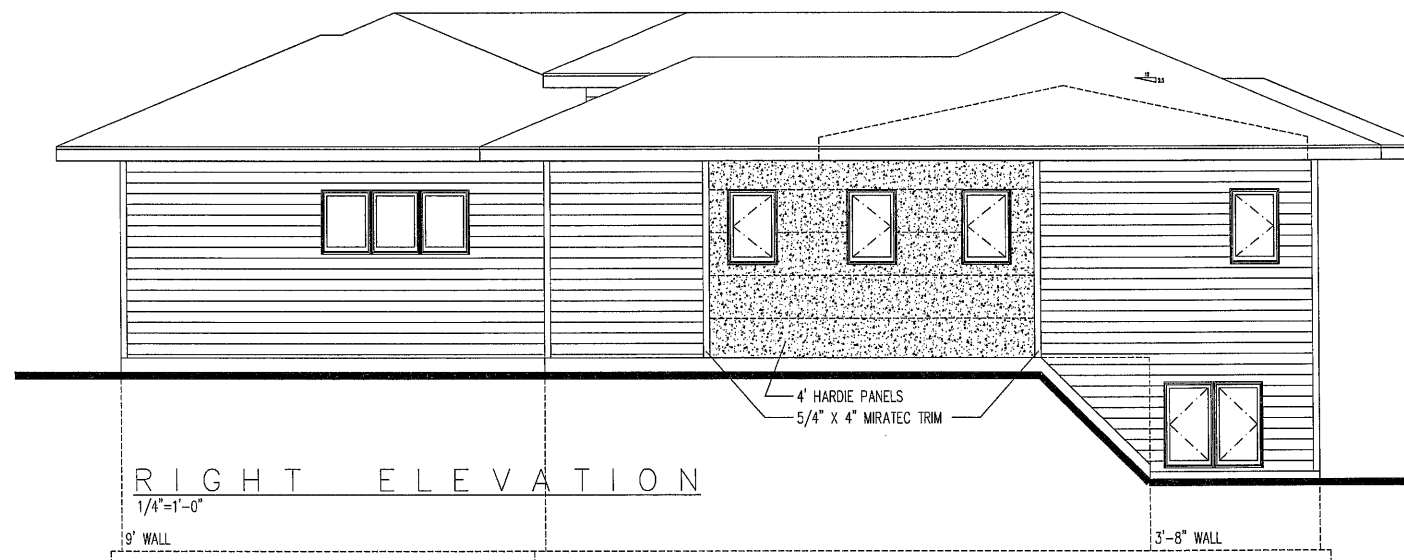
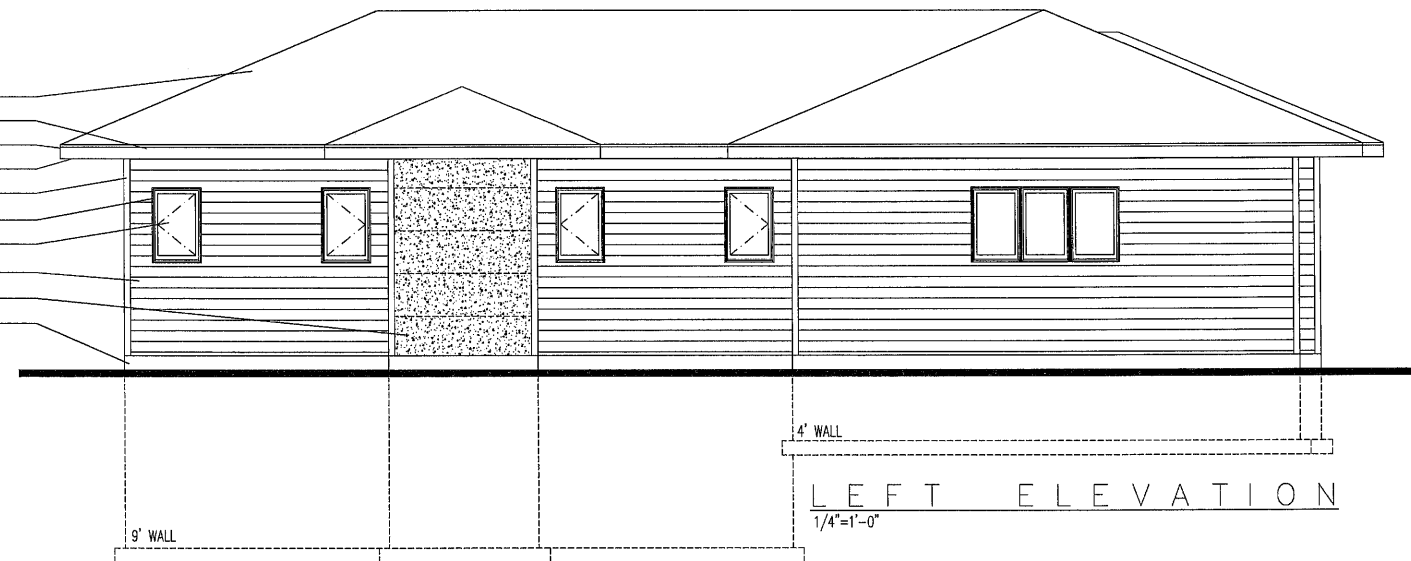
5 / 12 PITCH - 10" HEEL - 36" O'VING

EXTERIOR SIDING NOTES:

ALL EXTERIOR CORNER BOS. TO BE MITERED
ALL INSIDE CORNER BOS. TO BE 1 1/2"
REMOVE ALL BRICK MOLD OFF EXTERIOR DOORS
AND REPLACE WITH 1 1/2" TRIM BO. EXCEPT
FRONT DOOR.
4" MIRATEC TRIM CORNERS ONLY



- DIMENSIONAL SHINGLES
- 5" SEAMLESS GUTTERS
- 5/4" X 8" MIRATEC FASCIA
- HARDIE INT. VENT SOFFIT
- 5/4" X 4" MIRATEC TRIM
- NO TRIM ON WINDOWS
- CASEMENT WINDOWS
- HARDIE LAP SIDING 6" EXP.
- 4" HARDIE PANELS
- 8" TO GRADE



M

WHEELS CONSULTING
1005 W. GLENDALE AVE. #202
MILWAUKEE, WI 53204
262-251-0140

MAYER RESIDENCE

FOUNDATION

1"=4'-0"

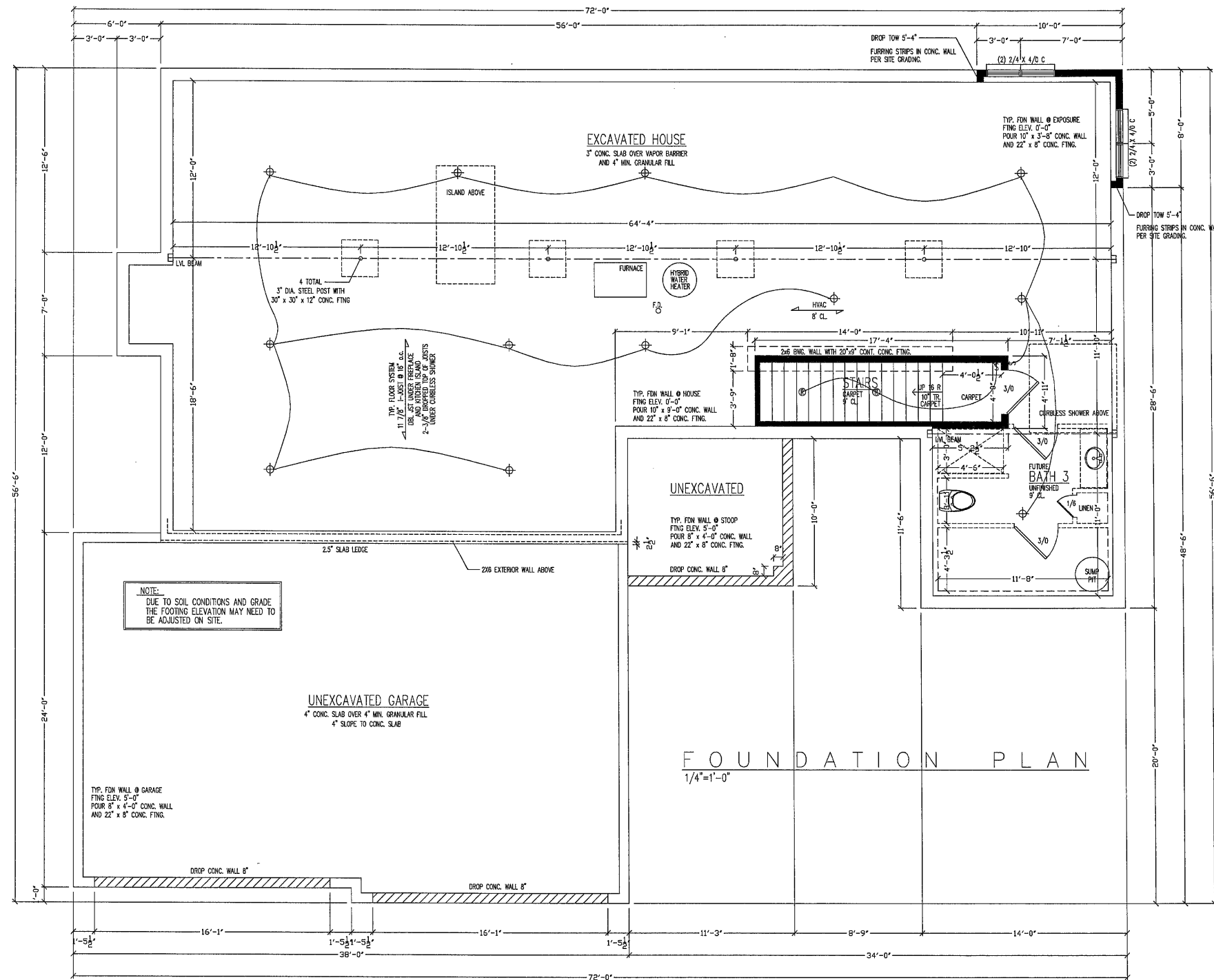
10-4-2024

2024-12

ORIGINAL: F.M.D.
P-WALL: 10/24/2024
WALLS: 10/24/2024
NOV: 10/24/2024
THIS PLAN IS THE PROPERTY OF
WHEELS CONSULTING AND SHALL NOT
BE REPRODUCED OR USED IN ANY FORM
WITHOUT PERMISSION FROM
WHEELS CONSULTING

A3

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 @ 7'-0"
FIRST FLOOR WALLS ARE 9'-1 1/8" TALL
FIRST FLOOR WINDOWS SET AT 6'-8"
FIRST FLOOR DOORS ARE 6'-8" TALL
LOWER LEVEL DOORS ARE 6'-8" TALL



M

WHEELSON PLAZERS
1029 W. 22ND AVE #202
MILWAUKEE, WI 53224
262-246-2140

MAYER RESIDENCE

FLOOR PLANS

1"=4'-0"

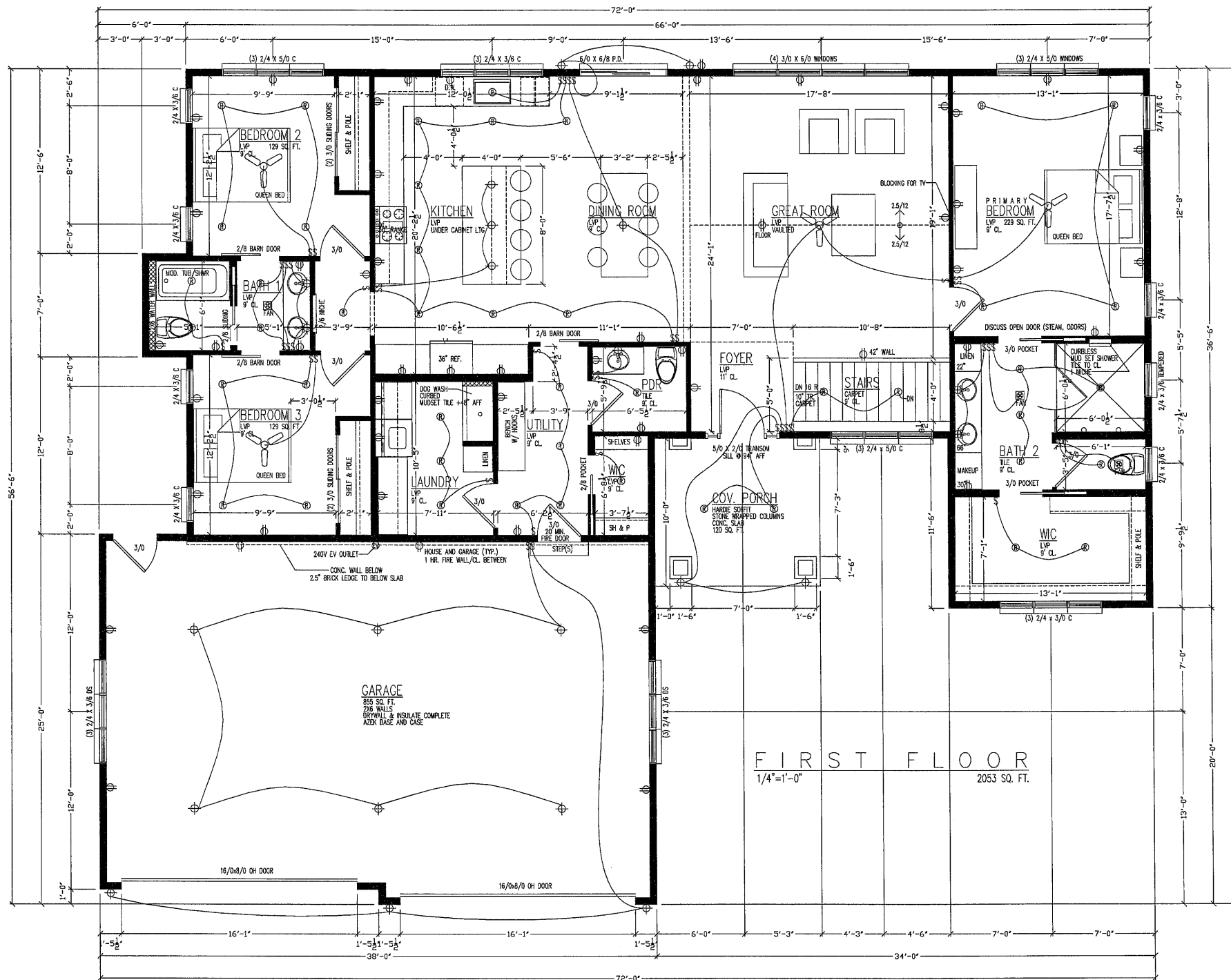
10-17-2024

2024-12

DESIGNED BY	F.M.D.
DATE	10/17/2024
BY	WHEELSON PLAZERS
SCALE	1/4"=1'-0"
NOTES	
1. THESE PLANS ARE THE PROPERTY OF WHEELSON PLAZERS, INC. AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT PERMISSION FROM WHEELSON PLAZERS, INC.	

A4

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 @ 7'-0"
FIRST FLOOR WALLS ARE 9'-1 1/8" TALL
FIRST FLOOR WINDOWS SET AT 6'-8"
FIRST FLOOR DOORS ARE 6'-8" TALL
LOWER LEVEL DOORS ARE 6'-8" TALL



M

WATSON BUILDERS
1025 W. GLENDALE AVE #202
MILWAUKEE, WI 53208
262.255.0140

MAYER RESIDENCE

ROOF PLAN

1"=4'-0"

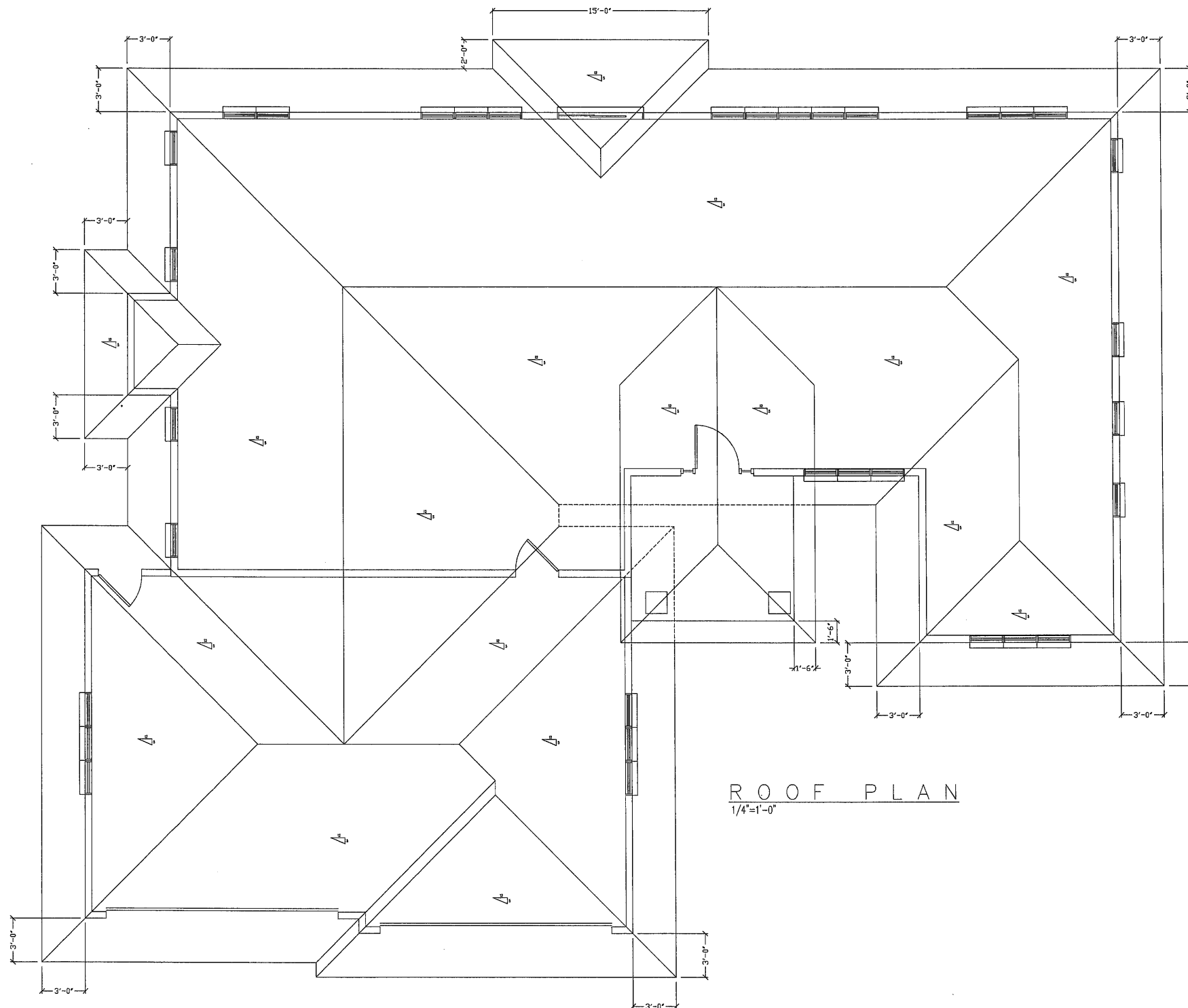
8-20-2024

2024-12

DESIGNED BY	FMD
DRAWN BY	WATSON BUILDERS
CHECKED BY	WATSON BUILDERS
DATE	8-20-2024
NOTE	
THIS PLAN IS THE PROPERTY OF	
WATSON BUILDERS. NO PART MAY BE	
REPRODUCED OR TRANSMITTED IN ANY FORM	
WITHOUT PERMISSION FROM	
WATSON BUILDERS.	

A5

ROOF TRUSS HEEL HEIGHTS
5 / 12 PITCH - 10" HEEL - 36" OWHG





11333 N. Cedarburg Road
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Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: November 11, 2024
SUBJECT: Administrative Approval for certain projects - Discussion of projects that have been approved at Staff Level
