



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

www.cityofmequonwi.gov

Inspections Division

**ARCHITECTURAL BOARD
Regular Meeting
Monday, February 9, 2026 - 6:00 PM
Christine Nuernberg Hall - Common Council Room**

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

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

All times listed are approximate, and it is strongly recommended that applicants arrive at 6:00 P.M. at the start of the meeting to ensure that you are available when your item is discussed.

Please enter via the East or West (Elevator) Entrance.

Agenda

- 1) Call to Order and Roll Call**
- 2) Approval of Meeting Minutes**
 - a) Approval of Meeting Minutes - January 12, 2026
- 3) Action Items**
 - a) **Mitchel & Lilas Cox**
New Single-Family Residence at 1545 W. Falcon Court
Subdivision: Highland Meadows
Contractor: Victory Homes of WI / Architect: David Pluim
District 5 - 6:00 pm
 - b) **Larry Stern**
First & Second Floor Addition at 2405 W. Bonniwell Road
Subdivision: N/A
Contractor: GM Building & Remodeling / Architect: GM Building & Remodeling
District 5 - 6:05 pm

- c) **Tim & Amy Damon**
Screen Porch Addition at 3030 W. Donges Bay Road
Subdivision: N/A
Contractor: Owner / Architect: Meg Baniukiewicz
District 7 - 6:10 pm
- d) **Rich & Michelle Lewis**
3-Season Sunroom Addition at 9706 N. Valley Hill Drive
Subdivision: Valley Hill Place
Contractor: Northgreen Builders / Architect: Hinoski LL
District 7 - 6:25 pm
- e) **Thomas & Caitlin Kolowith**
New Single-Family Residence at 14210 N. Pine Bluff
Subdivision: Hawks Bluff
Contractor: Victory Homes of WI / Architect: David Pluim
District 1 - 6:35 pm
- f) **Taylor Bode**
New Single-Family Residence at 12031 N. Ridge Road
Subdivision: N/A
Contractor: Owner / Architect: Owner
District 1 - 6:40 pm
- g) **Paul Kujawa & Carrie Schaal**
Second Floor Deck with Enclosed Screen Room Addition at 9773 N. Migratory Court
Subdivision: Swan Ridge Farms
Contractor: Siding Unlimited / Architect: Siding Unlimited
District 1 - 6:45 pm
- h) **Veridian Homes LLC**
New Single-Family Residence at 8296 W. Bluebird Court
Subdivision: The Enclave
Contractor: Veridian Homes LLC / Architect: Veridian Homes LLC
District 3 - 6:55 pm
- i) **Thomas & Kaitlyn Essmann**
Attached Garage & Living Space Addition at 11444 N. Buntrock Avenue
Subdivision: Thiensville Realty Co.
Contractor: C&C Contracting / Architect: Bill Hahn
District 3 - 7:00 pm

4) Adjourn

DATED: February 9, 2026

/s/ Scott Reed, Chair

Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting. Persons with disabilities requiring accommodation for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

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



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

www.cityofmequonwi.gov

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, January 12, 2026
6:00 PM
Christine Nuernberg Hall – Common Council Room

Minutes

1. Call to Order, Roll Call:

Present: Chairman Scott Reed

Members at Large: Paul Apfelbach, John Mikkelson, Michael Wade,
Tom Irvin, Curtis Helm,

Architectural Board Liaison: Greg Golden

2. Meeting Minutes

Minutes from December 8, 2025, meeting were approved by Vice-Chairman Paul Apfelbach and seconded by District Representative Tom Irvin.

Minutes passed unanimously.

3. Application Submittals:

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 3 6:00 pm	New Single-Family Residence	Veridian Homes LLC 8284 W. Bluebird Court Subd: The Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes LLC
Moved to Approve: <u>Mikkelson</u> Seconded by: <u>Irvin</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted with the condition that the grade on the rear elevation of the garage should be raised with a step in the corner.				
2)	Dist. 5 6:05 pm	New Single-Family Residence	Daniel & Veronika Keller 108 E. Mequon Road Subd: N/A	Contractor: Owner Architect: Ken Dahlin
Moved to Approve: <u>Irvin</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted.				
3)	Dist. 1 6:10 pm	New Single-Family Residence	Reza Namdar Ghanbari 12852 N. Granville Road Subd: N/A	Contractor: Integral Construction and Development Architect: Vision Architects LLC
Moved to Approve: <u>Irvin</u> Seconded by: <u>Mikkelson</u> Approved: <u>Yes (3-2)</u> Vote – Ayes: <u>Irvin, Mikkelson, Helm</u> Nays: <u>Wade, Apfelbach</u> Conditions: Plans approved as submitted with the condition that one transom-window should be added on the west wall (left side-1st floor) of the garage under the exterior stairway.				

4)	Dist. 1 6:15 pm	Two Outbuildings	Robert & Ashley Groth 11420 W. Freistadt Road Subd: N/A	Contractor: Walters Buildings Architect: Walters Buildings
Moved to Approve: <u>Apfelbach</u> Seconded by: <u>Irvin</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted.				
5)	Dist. 1 6:25 pm	Re-submittal: Outbuilding	Robert Spector 13068 N. Fox Hollow Road Subd: N/A	Contractor: John Sauermilch Jr. Architect: Stauss Architect LLC
Moved to Approve: <u>Reed</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Re-submitted plans approved.				

4. **Motion to Adjourn**

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

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



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Fax: 262/242-9655

www.cityofmequonwi.gov

Inspections

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 9, 2026
SUBJECT: Mitchel & Lilas Cox
New Single-Family Residence at 1545 W. Falcon Court
Subdivision: Highland Meadows
Contractor: Victory Homes of WI / Architect: David Pluim
District 5 - 6:00 pm

Attachments:
Statement of Intent, Survey, Plans

January 14, 2026

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 9 Highland Meadows, being a part of the southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$, of section 7, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

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

Lot 9, HIGHLAND MEADOWS, being a Redivision of Lot 2 of Certified Survey Map No. 4126, being Located in a Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.



1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments.
3. () Indicates recorded as bearings and dimensions.
4. 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.
5. Contractors must verify at least two benchmarks shown hereon.
6. Field work completed on 01-06-26.
7. Building Setbacks
Front = 30'
Side = 10'
Rear = 20'

Benchmark (BM) 1: Top of Iron Rod, Elev.=681.10
 Benchmark (BM) 2: Top of Iron Rod, Elev.=681.86'

Suggested Top of Wall: (Per MGP) 684.17'
Suggested Garage Floor: 683.83'
Suggested Final Yard Grade: 683.5'
Suggested Top of Footing: 675.17'
(Assuming 9' Poured Wall-check plans)
Sewer invert elevations to be verified by sewer contractor

Decidious Tree

- | | |
|--|-------------------------|
|  | Curb Inlet |
|  | Gas Valve |
|  | Sewer Lateral |
|  | Water Valve |
|  | 10' Offset |
|  | Proposed Well |
|  | Utility Pedestals |
|  | Sanitary Manhole |
|  | Storm Manhole |
|  | Catch Basin |
|  | Monument Found as Noted |
|  | 3/4\"X18\" Iron Rod Set |

× 733.57 Existing Spot Grade

735 Proposed Grade

735 Proposed Contour

735 ——— Existing Contour

Building Setback Line

Existing Storm Sewer
Proposed Sump Drain

- W ————— Proposed Water Line

SS ——— Proposed Sewer Line

— G ————— Proposed Gas Line

Proposed Electric Line

Proposed Silt Fence

OUTLOT 1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	47.91'	47.10'	N 69°29'19" E
C2	65.00'	54.03'	52.49'	N 75°00'08" E

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	47.91'	47.10'	N 69°29'19" E
C2	65.00'	54.03'	52.49'	N 75°00'08" E

PREPARED FOR:

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

COX RESIDENCE

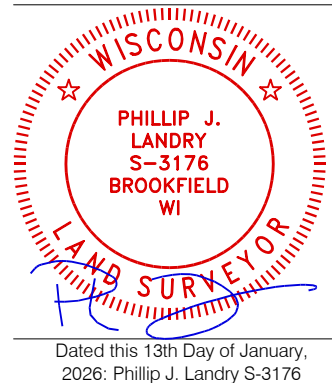
BEARINGS ARE REFERENCED TO
HIGHLAND MEADOWS,
WEST LINE, LOT 9,
BEARS N 05°50'46" E

Drawn By: TM/BD	Job# 25698
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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 herein 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.



ROOF TRUSS HELL HEIGHTS	
6 / 12 PITCH - 6' HELL - 12' OHG	
10 / 12 PITCH - 10' HELL - 12' OHG	
12 / 12 PITCH - 12' HELL - 12' OHG	
12 / 12 PITCH - 12' HELL - 12' OHG	
12 / 12 PITCH - 12' HELL - 12' OHG	
12 / 12 PITCH - 12' HELL - 12' OHG	
12 / 12 PITCH - 12' HELL - 12' OHG	
12 / 12 PITCH - 12' HELL - 12' OHG	
12 / 12 PITCH - 12' HELL - 12' OHG	
12 / 12 PITCH - 12' HELL - 12' OHG	

MASONRY REQUIREMENT	
800 SF. TOTAL - 170 SF. GROUNDWORK - 630 SF.	
800 SF. x 300 = 240,000	
CURRENT 240 SF. x 240 SF. (1/1/2025)	

- GREEN PLAN CHECK LIST
- ☐ AGG / Survey Approval
 - ☒ Plan / Exterior Selections Approval
 - ☐ Financing Approval

This plan is not for construction, if you do not have a green plan stamped then, 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 #1154

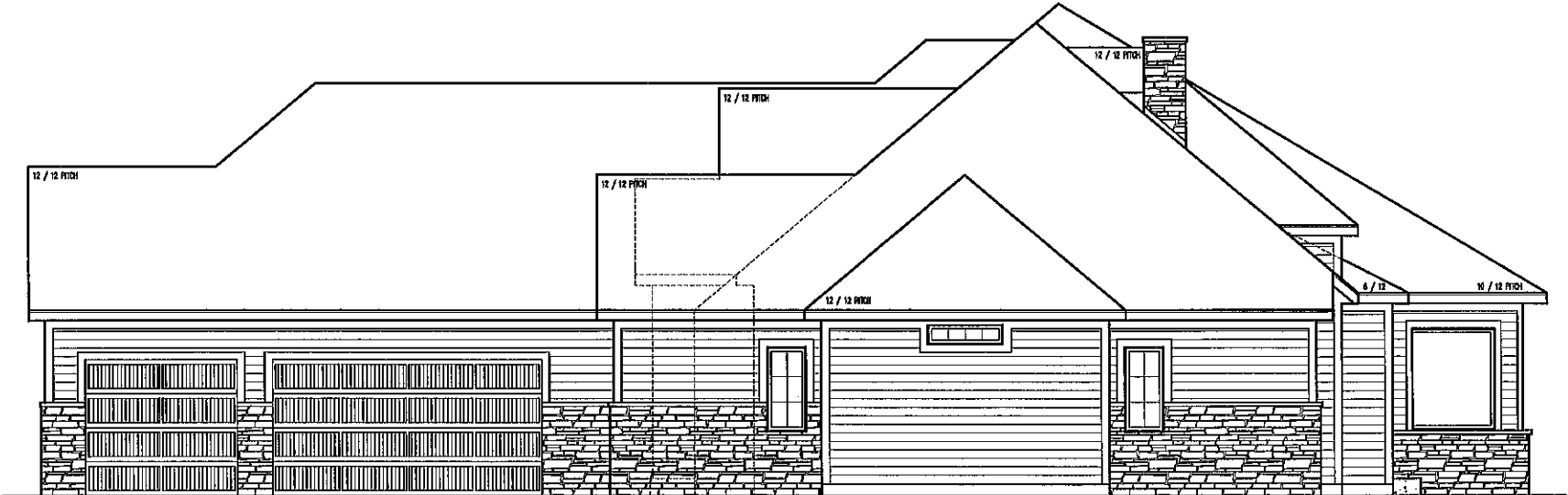
Wisconsin Focus on Energy Home

FINAL PLAN 01/07/2026

REVISION DATES, IF ANY
01/07/2026 JES SELECTIONS/STAKEOUT
01/16/2026 BA REDUCED FOOTPRINT



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



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

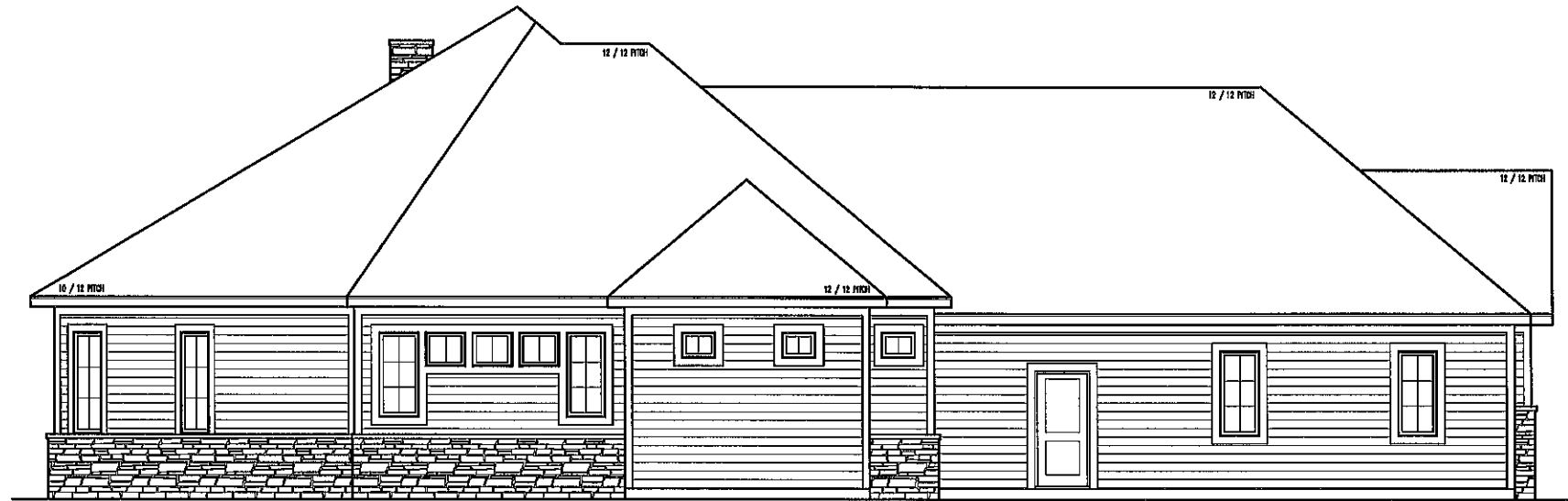
The Stephanie & Mitch Cox Residence
Lot #9, Highland Meadows

REVISIONS	
DATE	DESCRIPTION
10/21/25	4.121

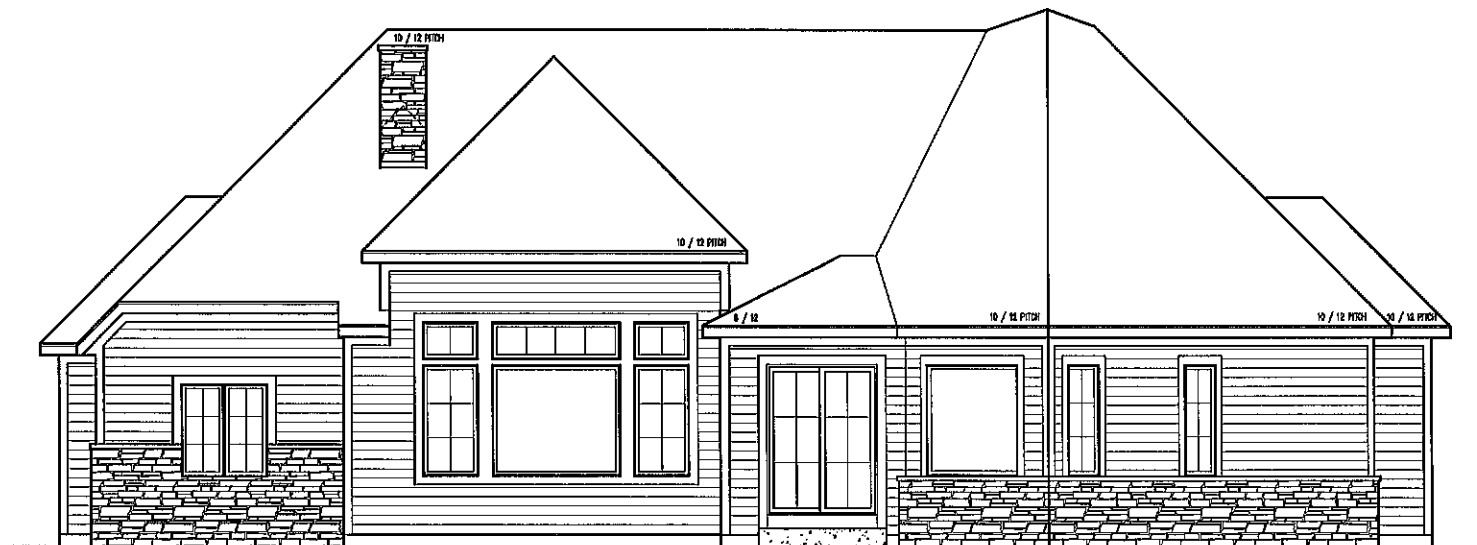
COX RESIDENCE	
DATE	DESCRIPTION
10/21/25	4.121
10/21/25	4.121
10/21/25	4.121
10/21/25	4.121
10/21/25	4.121
10/21/25	4.121
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10/21/25	4.121

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VICTORY HOMES OF WISCONSIN, INC.
"Building For The Way You Live"
1000 WISCONSIN AVENUE
MILWAUKEE, WISCONSIN 53219
TEL: (414) 360-7100 / FAX: (414) 360-7100



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



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

The Stephanie & Mitch Cox Residence
Lot #9, Highland Meadows

REVISIONS

DATE	BY	REVISION

DATE	BY	REVISION

DATE	BY	REVISION

DATE	BY	REVISION

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DATE	BY	REVISION

DATE	BY	REVISION

VICTORY HOMES OF WISCONSIN, INC.

Building For The Way You Live
2000 WISCONSIN AVENUE
GOSHEN, INDIANA 46530
TEL (219) 282-7100 / FAX (219) 282-7100



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Inspections

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 9, 2026
SUBJECT: Larry Stern
First & Second Floor Addition at 2405 W. Bonniwell Road
Subdivision: N/A
Contractor: GM Building & Remodeling / Architect: GM Building &
Remodeling
District 5 - 6:05 pm

Attachments:
Statement of Intent, Survey, Pictures, Plans

Architectural Board
City of Mequon
11333 N. Cedarburg Road
Mequon, WI 53092

Project: Stern Residence rear addition
2405 W. Bonniwell Rd,
Mequon, WI

Subject: Architectural Board letter of intent

Members of the Board,

It is the intent of the property owners Mr. & Mrs. Larry Stern, to request an approval and permit for the above referenced project. The project will include the removal of an existing 1-story deck enclosure located on the house rear southeast side, and replaced with a new 2-story addition. All addition exterior finishes and colors to match the existing house.

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

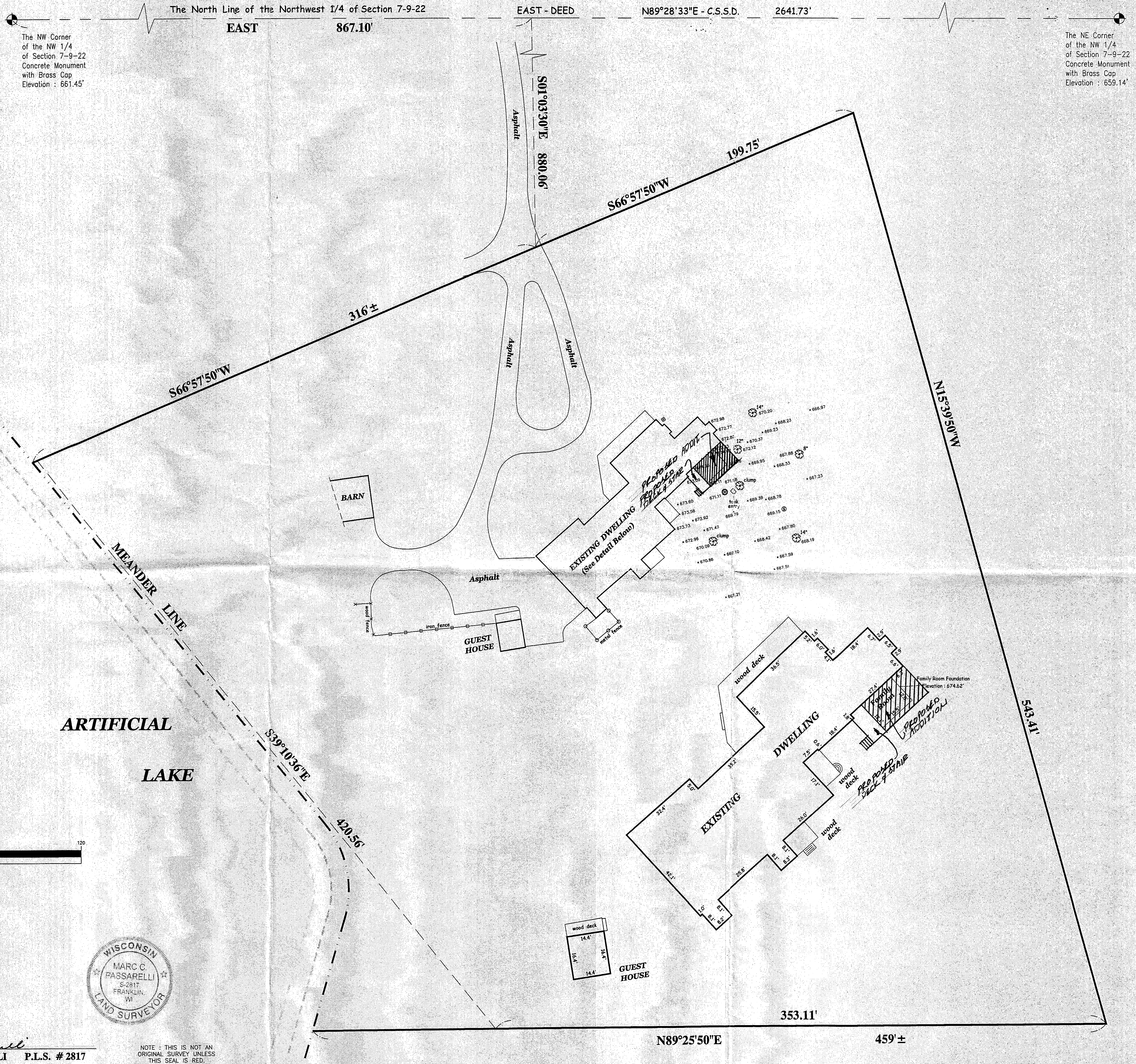
Sincerely


Larry Stern

PLAT OF SURVEY

A part of the Northwest 1/4 of Section 7, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at a point which point is 867.10 feet East of, and 880.06 feet South 1° 03' 30" West of the Northwest corner of said 1/4 Section; thence South 66° 57' 50" West on a line 316 feet, more or less to a point in the Easterly bank of an artificial lake; thence Southeasterly and Southerly along the Easterly bank of an artificial lake 391 feet, more or less to a point; thence North 89° 25' 50" East on a line 459 feet, more or less to a point; thence North 15° 39' 50" West on a line 543.41 feet to a point; thence South 66° 57' 50" West on a line 199.75 feet to the place of beginning, together with an easement for all purposes, with or without motor vehicles to pass and repass over and upon the existing road leading from the above-described property in a northeasterly direction to the town road, which is known as "Bonniwell Road".

Address: 2405 W. Bonniwell Road



REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	DATE
				DRAWN BY MCP	DATE 11/20/17
				APPROVED BY	DATE
				CADFILE XREF LMAN	

BOUNDARY SURVEY
RUVIN BROTHERS ARTISANS & TRADES INC.
2405 W. BONNIWELL ROAD
MEQUON, WI. 53092

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

"This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

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

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

SAI PROJECT NUMBER
35139

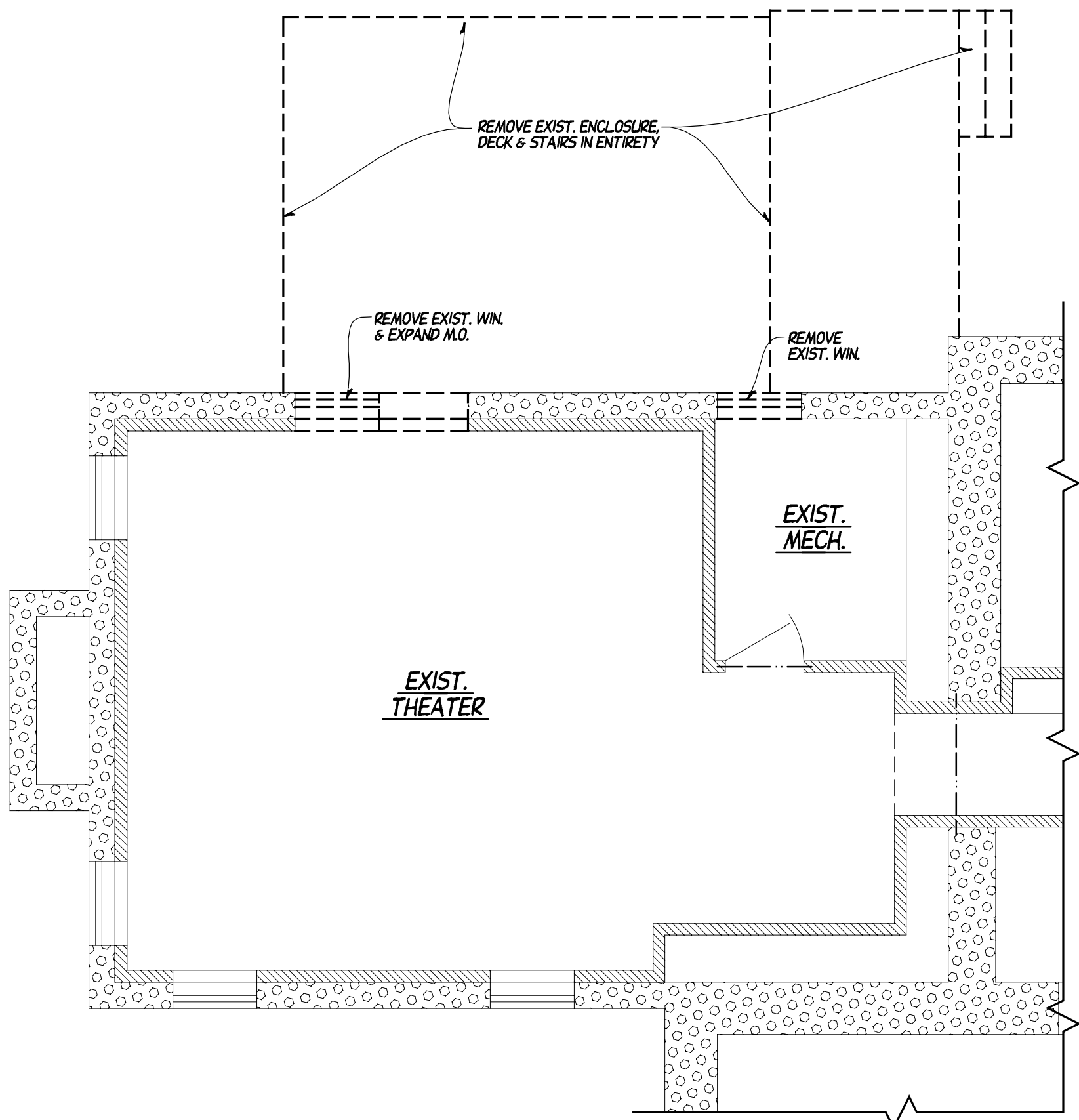
PROJECT SCALE
1" = 30'

SHEET NUMBER
1 of 1





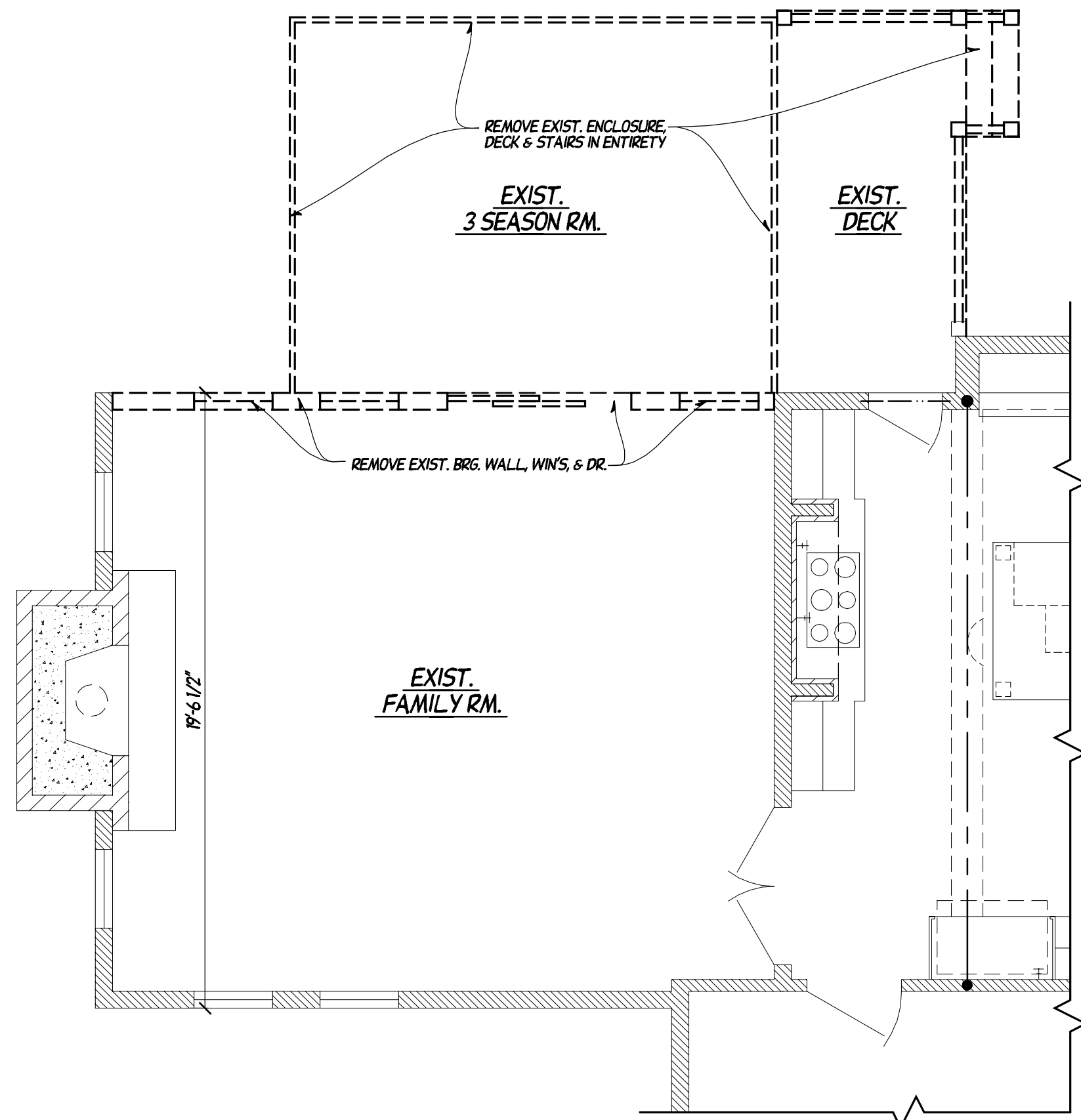




EXIST. / DEMO. FOUNDATION PLAN

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

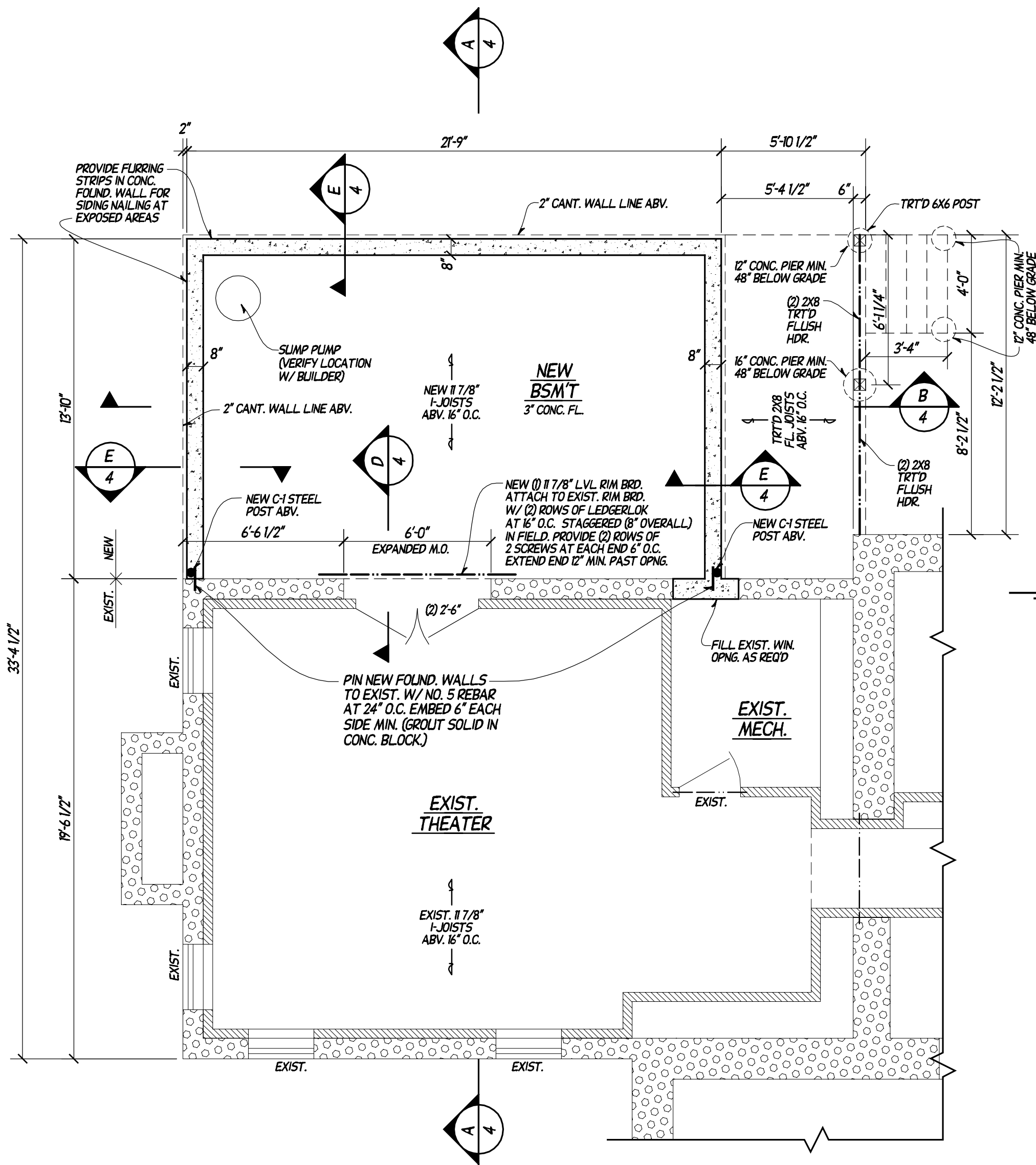
WALL HATCH LEGEND:
[] EXIST. WALLS TO BE REMOVED
[] EXIST. FOUND. WALLS TO REMAIN
[] EXIST. STUD WALLS TO REMAIN



EXIST. / DEMO. FIRST FLOOR PLAN

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

WALL HATCH LEGEND:
[] EXIST. WALLS TO BE REMOVED
[] EXIST. BRICK VENEER TO REMAIN
[] EXIST. STUD WALLS TO REMAIN

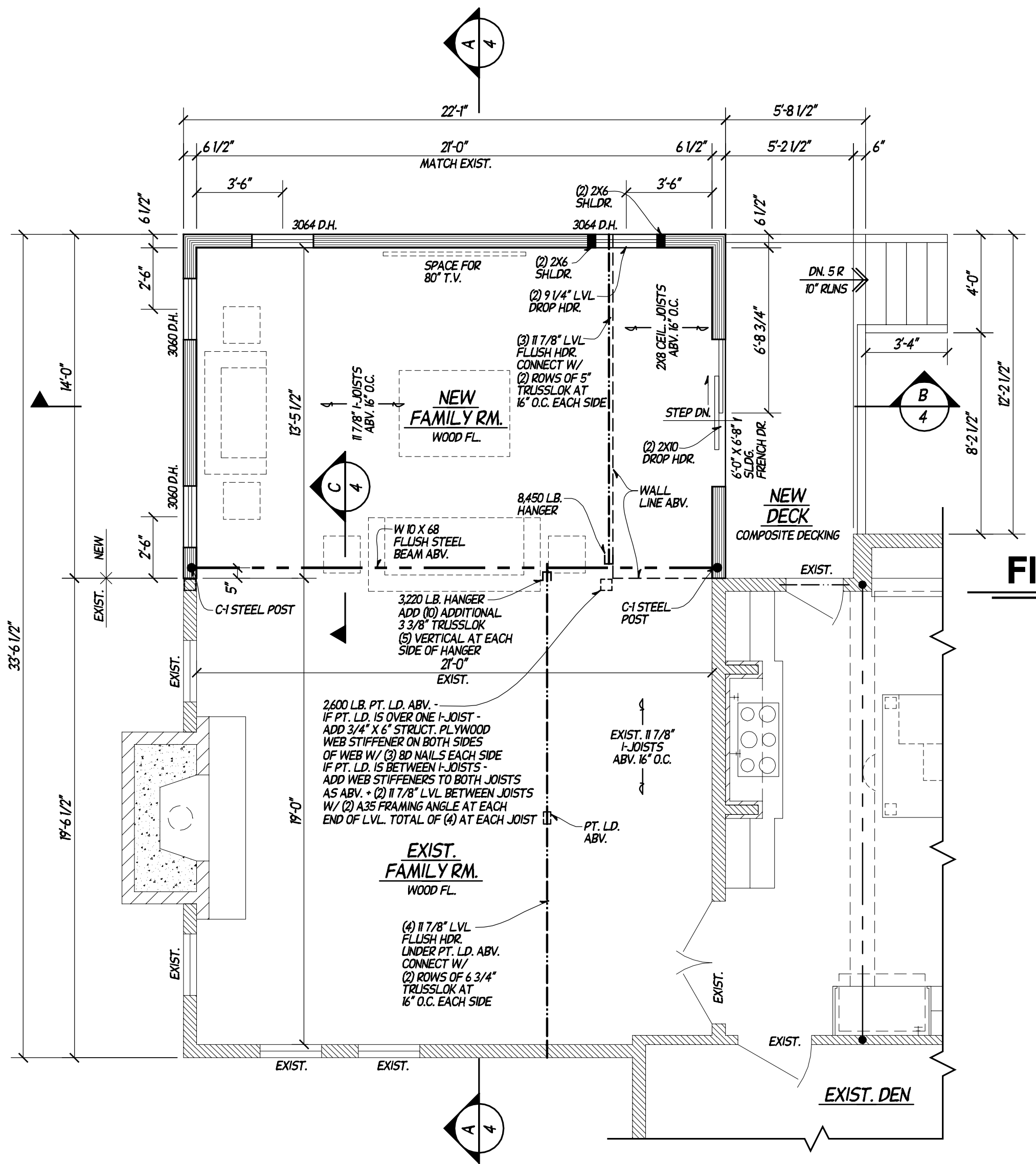


PROPOSED FOUNDATION PLAN

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

WALL HATCH LEGEND:
[] EXIST. FOUND. WALLS TO REMAIN
[] NEW FOUND. WALLS

- NOTES:**
- TOP OF NEW FOUND. TO MATCH EXIST.
 - 9'-0" POUR W/ STEEL REBAR.
 - ALL DIMENSIONS ARE +/-; FIELD VERIFY & ADJUST AS NEEDED.
 - MATCH EXIST. EXTERIOR HGTS. & TRIM DETAILS.
 - ALL INTERIOR DETAILS TO MATCH EXIST.
 - RELOCATE EXIST. UTILITY SERVICES AS REQ'D.
 - ALL NEW DOORS TO BE +/-6'-8" HGT. (MATCH EXIST.)



PROPOSED FIRST FLOOR PLAN

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

NEW ADDITION AREA: 309 SQ.FT.
NEW DECK: 93 SQ.FT.

WALL HATCH LEGEND:
[] EXIST. BRICK VENEER
[] EXIST. STUD WALLS TO REMAIN
[] NEW 2X STUD WALLS

- NOTES:**
- +/- 8'-6" FIRST FL. WALL HGT. MATCH EXIST.
 - ALL DIMENSIONS ARE +/-; FIELD VERIFY & ADJUST AS NEEDED.
 - ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
 - WIN. NOTES:
 - ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES) +/-7'-4" RD. WIN. HGT. (MATCH EXIST.)
 - ALL WIN. & DR. R.D. HGTS. ARE +/- (MATCH EXIST.)
 - MATCH EXIST. WIN. TYPE & HGT.
 - MATCH EXIST. EXTERIOR TRIM DETAILS.
 - ALL INTERIOR DETAILS TO MATCH EXIST.
 - ALL NEW DOORS TO BE +/-6'-8" HGT. (MATCH EXIST.)
 - RELOCATE EXIST. HVAC VENTS & REGISTERS AS REQ'D.
 - RELOCATE EXIST. ELECTRICAL AS REQ'D.

COLUMN LEGEND:
C-1 3 1/2" DIA. STD. STEEL PIPE COL. AT 912 #/FT. WALL +/- 20" W/ 5 1/2" X 8" X 5/8" BASE PLATE

THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTION IN WHOLE OR IN PART ARE INSTRUMENTS OF SERVICE FOR THE DEVELOPMENT PROJECTS INC. SHALL RETAIN ALL COPYRIGHT, PATENT, TRADE SECRET, AND OTHER RIGHTS IN THE DESIGN AND CONSTRUCTION OF THE PROJECT. NO PART OF THESE DOCUMENTS SHALL 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 THE WRITTEN PERMISSION OF THE ARCHITECT. ANY OTHER PROJECT OTHER THAN THAT SPECIFICALLY INDICATED HEREON IS PROHIBITED. THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY INDICATED HEREON. NO PART OF THESE DOCUMENTS SHALL 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 THE WRITTEN PERMISSION OF THE ARCHITECT. ANY OTHER PROJECT OTHER THAN THAT SPECIFICALLY INDICATED HEREON IS PROHIBITED.

BUILDER

OWNER & PROJECT LOCATION
MR. & MRS. LARRY & DAWN STERN
2405 W. BONNINWELL
MEQUON, WI 53097

COMPLETION DATE
FINAL 11/02/25 (A052)

REVISIONS

DESIGNED BY
B. TOM

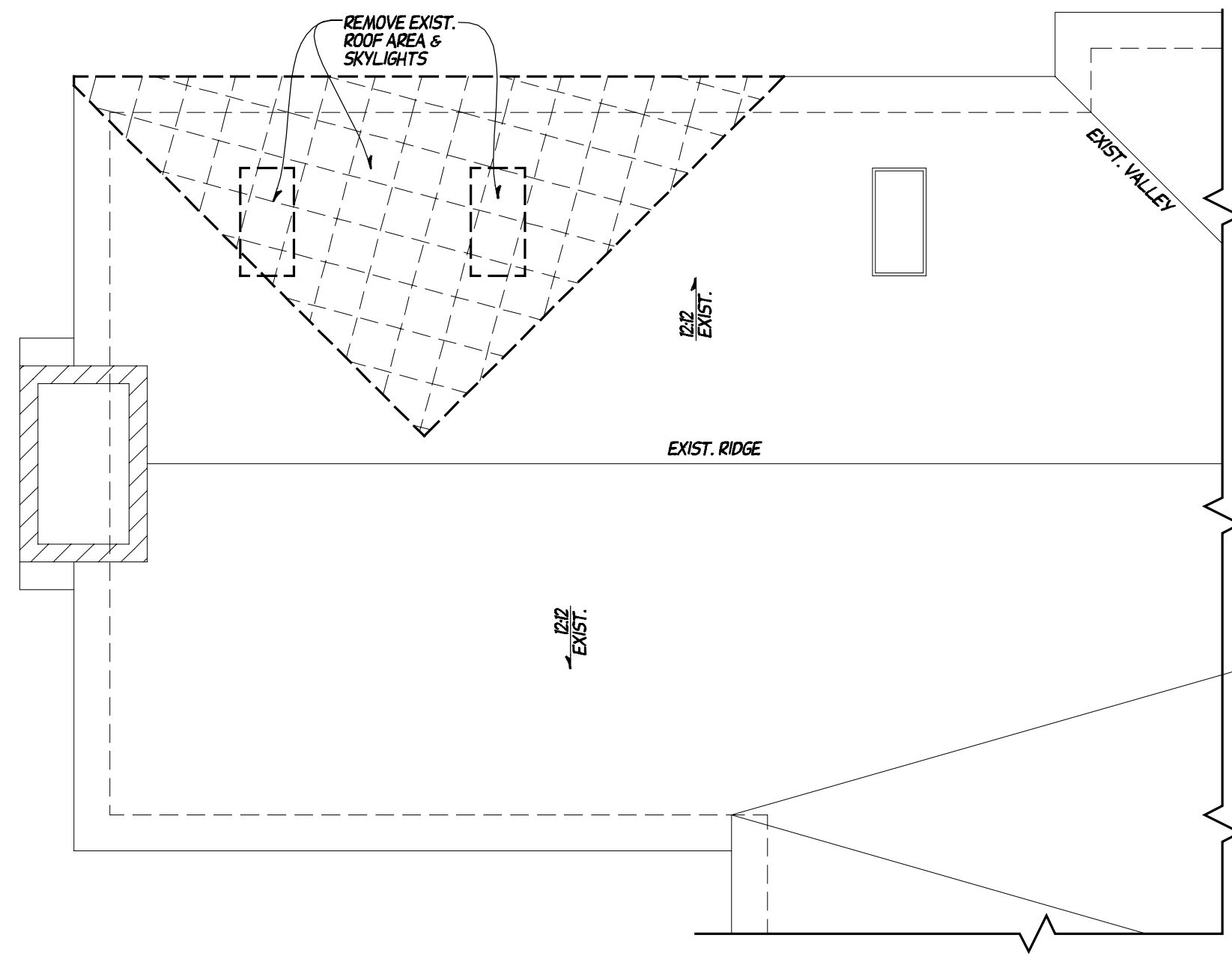
DRAWN BY
G.T.H.

CHECKED
B. TOM

A.D.S. ARCHITECTURAL DEVELOPMENT SERVICES, INC.
www.architecturaldevelopment.com
150 NORTH SUNNY SLOPE RD STE 260
BROOKFIELD, WI 53005
(262) 787-1701

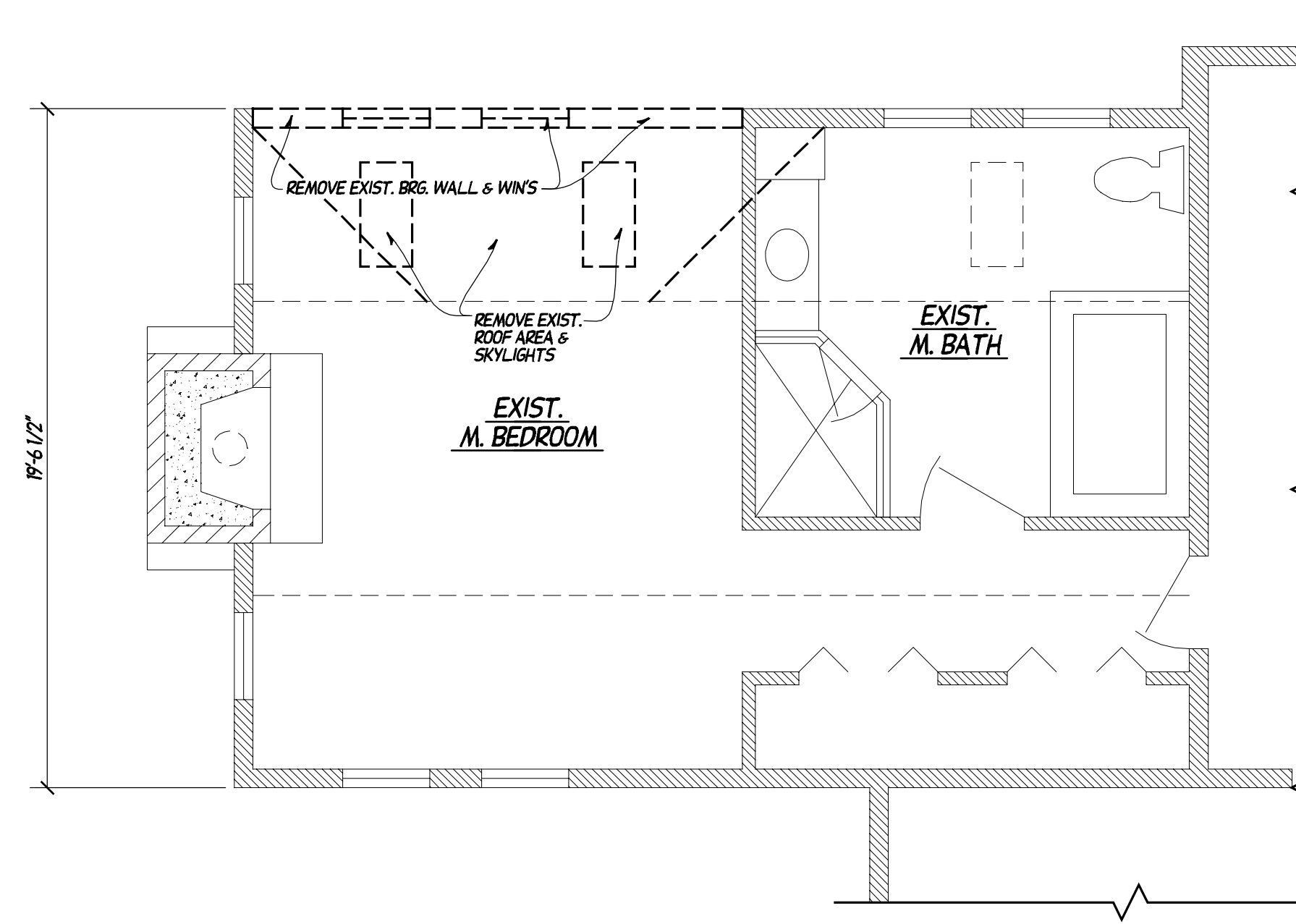
JOB NUMBER
182624-D

SHEET NO.
2 OF 5



EXIST. ROOF PLAN

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

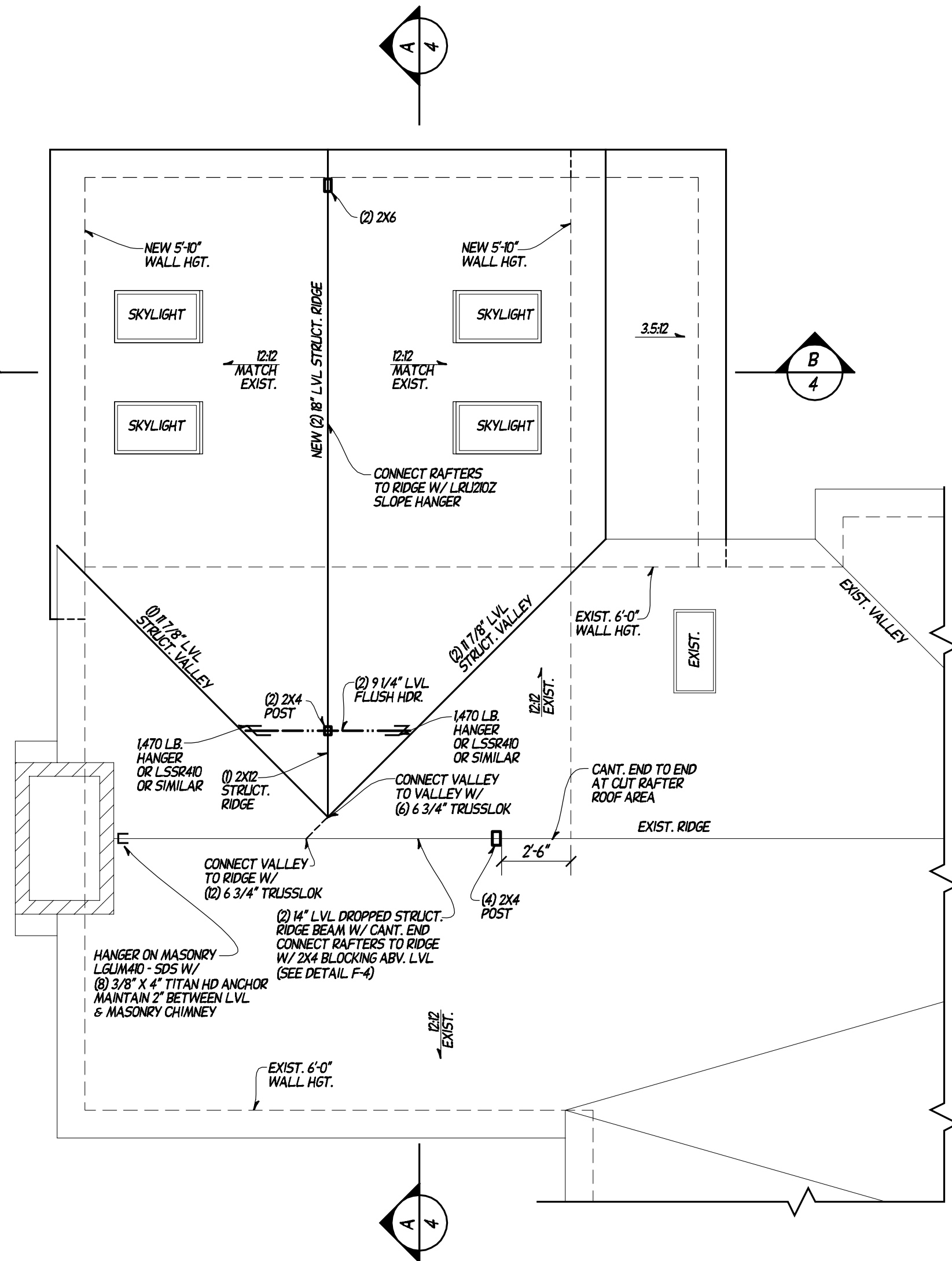


EXIST. / DEMO. SECOND FLOOR PLAN

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

WALL HATCH LEGEND:

- EXIST. WALLS TO BE REMOVED
- EXIST. BRICK VENEER TO REMAIN
- EXIST. STUD WALLS TO REMAIN

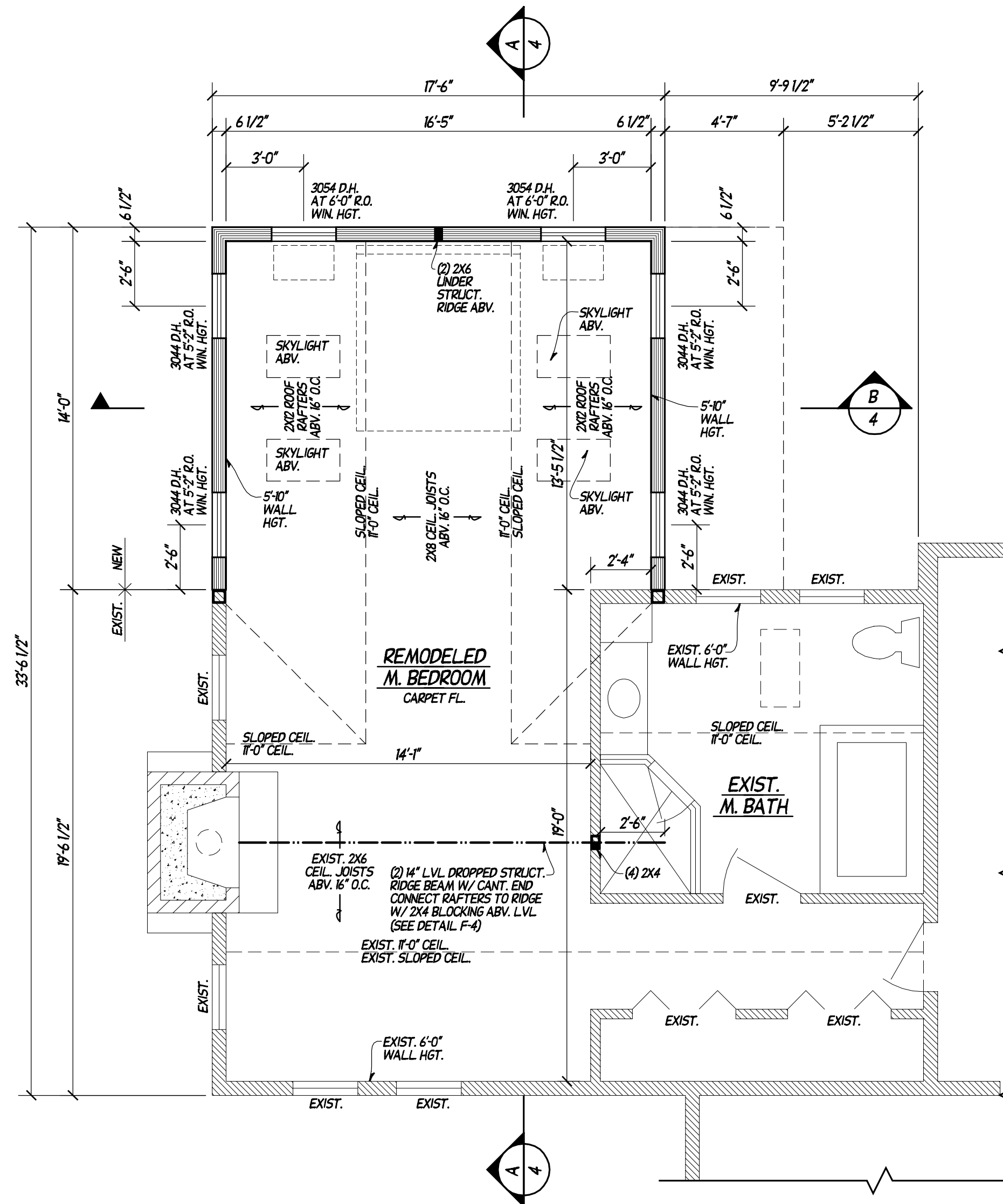


PROPOSED ROOF PLAN

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

NOTES:

- ±/- 8'-6" FIRST FL. WALL HGT. (MATCH EXIST.)
- ±/- 5'-10" SECOND FL. ROUGH FRAMING WALL HGT.
- SUPPORT BRACE ALL RAFTERS, RIDGES, HIPS VALLEYS TO LOAD BEARING WALLS & BEAMS BELOW AS POSSIBLE.
- - BRACING & BEARING POINTS
- 2 X 12 RAFTERS 16" O.C. EXCEPT WHERE NOTED.
- INSTALL RIDGE VENTS AS REQ'D.
- INSTALL ICE & WATER SHIELD MEMBRANE AT ALL VALLEYS & DROP EDGES.
- ALL SHINGLES TO BE DIMENSIONAL ASPHALT SHINGLES. (MATCH EXIST.)



PROPOSED SECOND FLOOR PLAN

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

NEW ADDITION AREA: 245 SQ.FT.

WALL HATCH LEGEND:

- EXIST. BRICK VENEER
- EXIST. STUD WALLS TO REMAIN
- NEW 2X STUD WALLS

NOTES:

- ±/- 5'-10" SECOND FL. ROUGH FRAMING WALL HGT.
- ALL DIMENSIONS ARE ±/-, FIELD VERIFY & ADJUST AS NEEDED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- WIN. NOTES:
 - ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), ±/- 5'-2" & ±/- 6'-0" R.O. WIN. HGT. (MATCH EXIST.)
 - ALL WIN. & DR. R.O. HGT'S ARE ±/- (MATCH EXIST.)
 - MATCH EXIST. WIN. TYPE & HGT.
- MATCH EXIST. EXTERIOR TRIM DETAILS.
- ALL INTERIOR DETAILS TO MATCH EXIST.
- RELOCATE EXIST. HVAC VENTS & REGISTERS AS REQ'D.
- RELOCATE EXIST. ELECTRICAL AS REQ'D.

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BUILDER

OWNER & PROJECT LOCATION
MR. & MRS. LARRY & DAWN STERN
2405 W. BONNIEWELL
MEQUON, WI 53077

COMPLETION DATE
FINAL: 1/12/25 (A052)

REVISIONS

DESIGNED BY
B. TOM

DRAWN BY
G.T.H.

CHECKED
B. TOM

ARCHITECTURAL
DEVELOPMENT
SERVICES
INC.

www.architecturaldevelopment.com

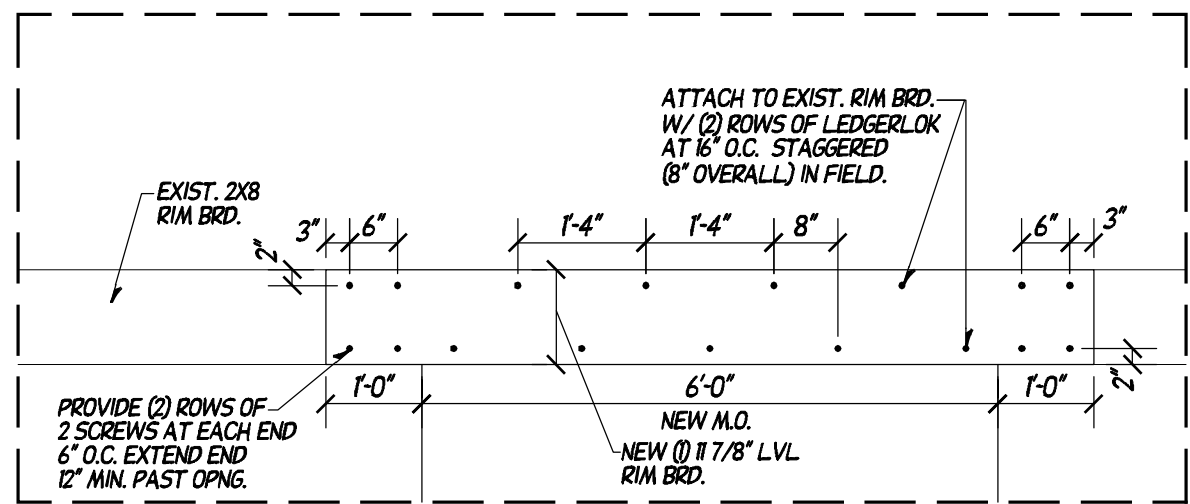
150 NORTH SUNNY SLOPE RD STE 260
BROOKFIELD, WI 53005

JOB NUMBER

182624-D

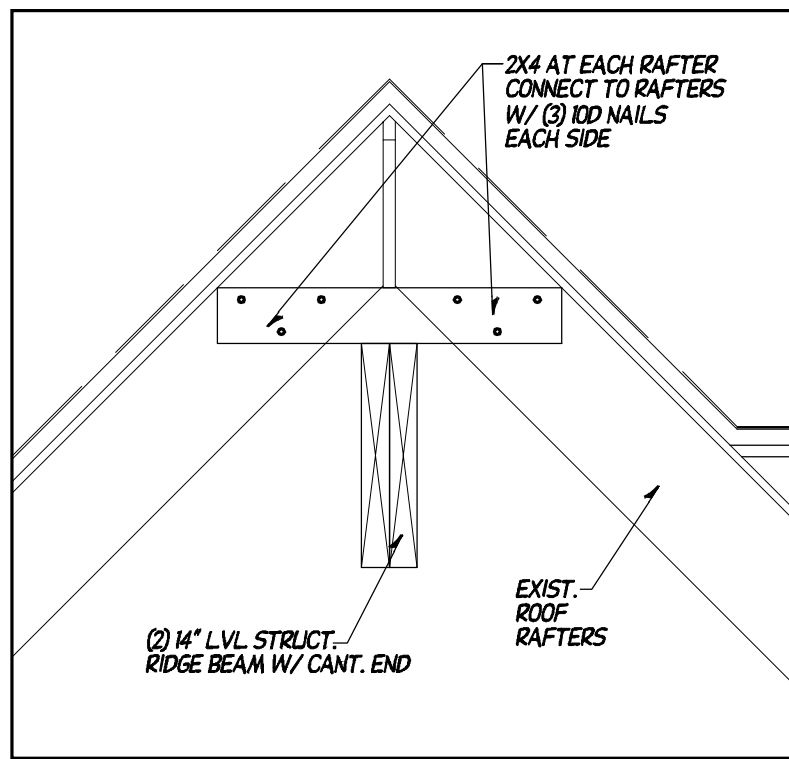
SHEET NO.

3 OF 5



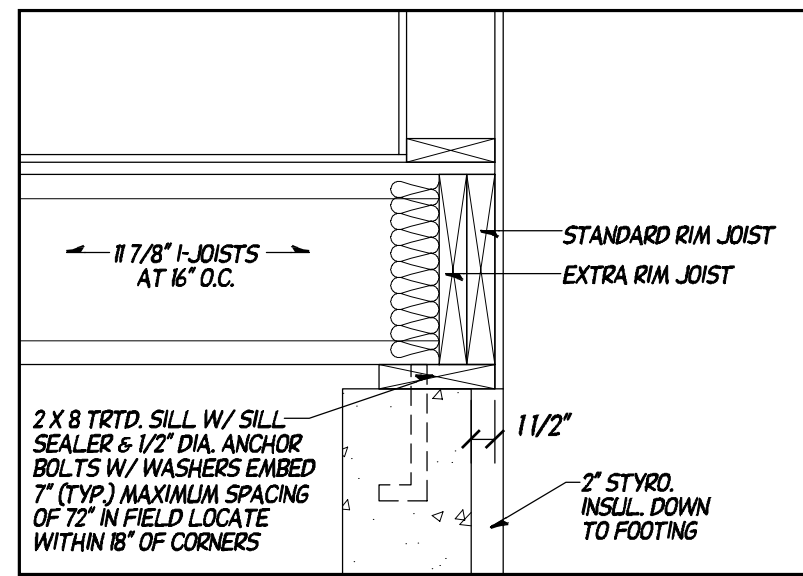
RIM BRD. BOLT DETAIL

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



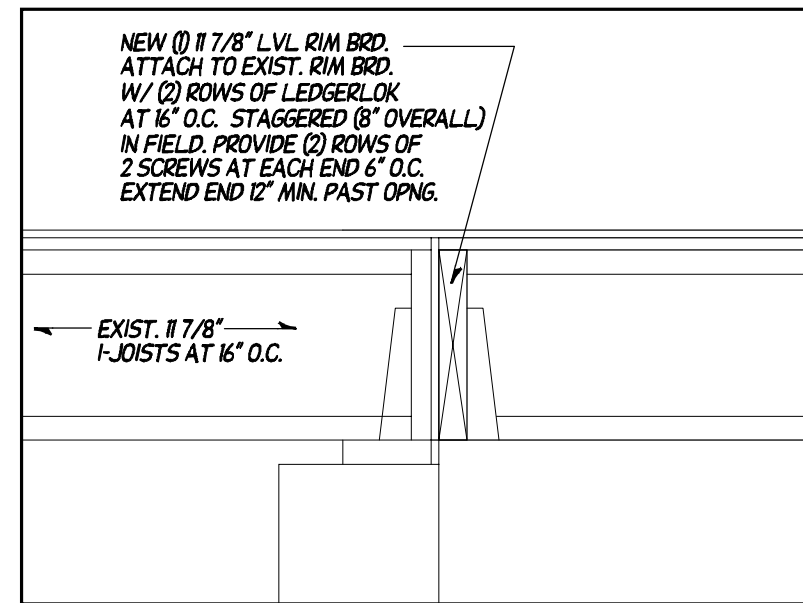
DETAIL F

SCALE: 1"=1'-0"



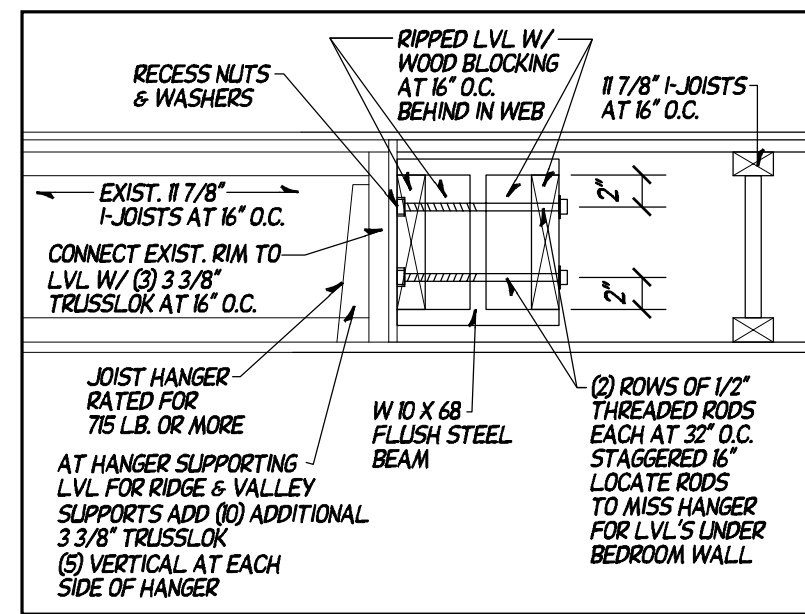
DETAIL E

SCALE: 1"=1'-0"



DETAIL D

SCALE: 1"=1'-0"

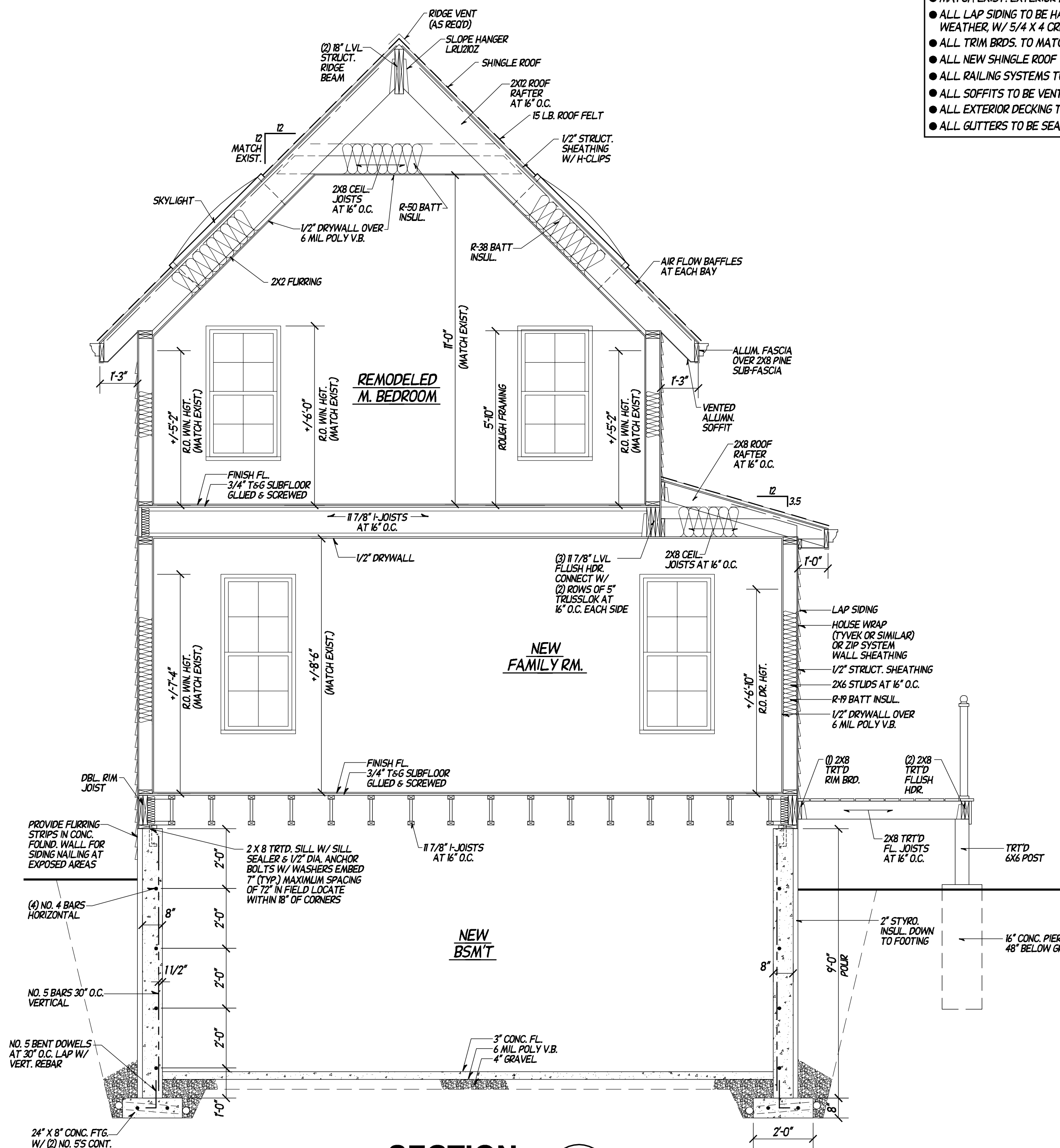


DETAIL C

SCALE: 1"=1'-0"

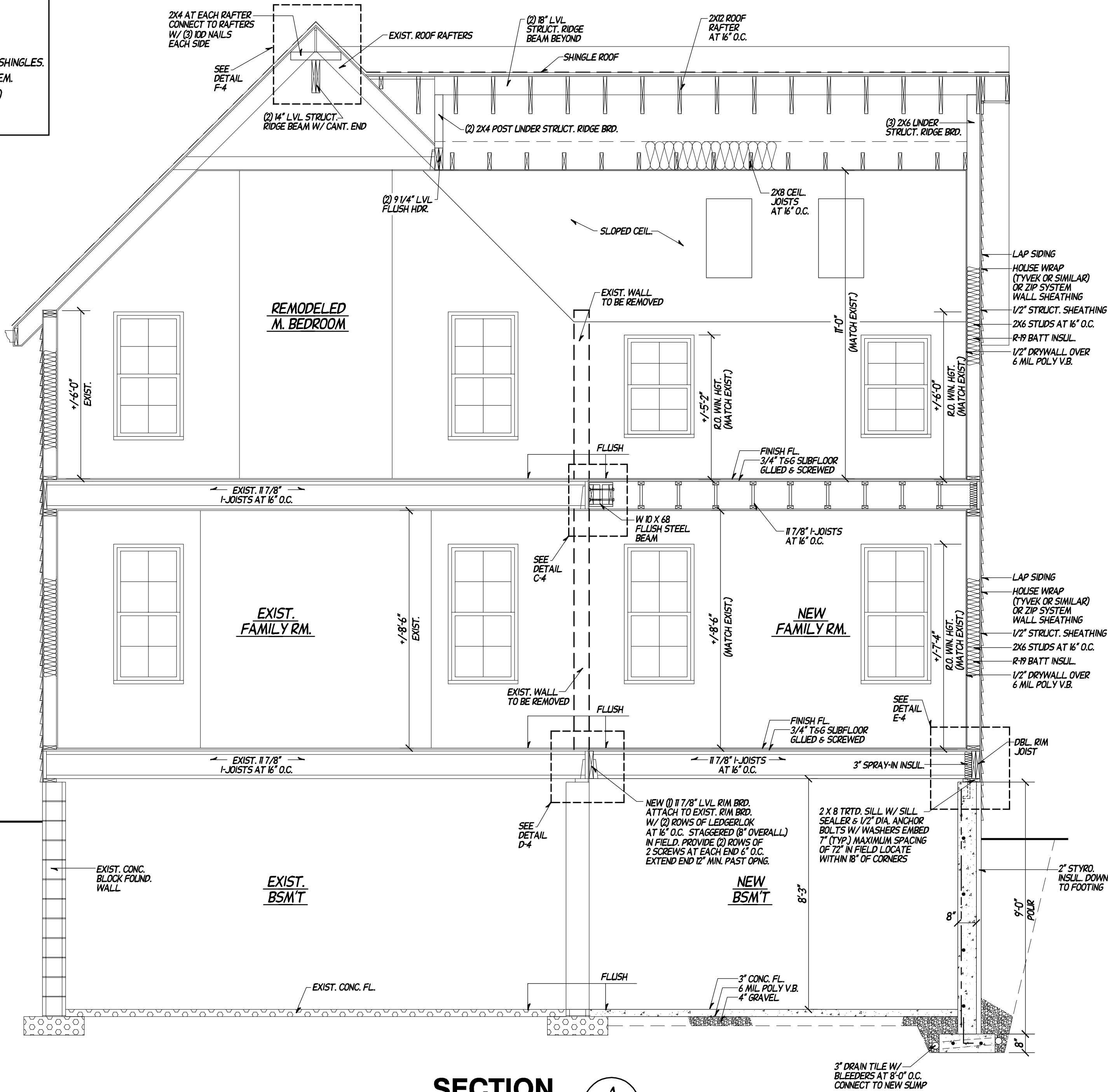
EXTERIOR MATERIAL NOTES:

- MATCH EXIST. EXTERIOR HGTS. & TRIM DETAILS.
- ALL LAP SIDING TO BE HARDY 5" TO WEATHER W/ 5/16 X 4 CORR. BRDS. (MATCH EXIST.)
- ALL TRIM BRDS. TO MATCH EXIST.
- ALL NEW SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL RAILING SYSTEMS TO BE COMPOSITE RAILING SYSTEM.
- ALL SOFFITS TO BE VENTED ALUMINUM. (MATCH EXIST.)
- ALL EXTERIOR DECKING TO BE COMPOSITE.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.



SECTION B

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



SECTION A

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

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BUILDER

OWNER & PROJECT LOCATION
MR. & MRS. LARRY & DAWN STERN
2405 W. BONNIEWELL
MEQUON, WI 53077

DESIGNED BY
B. TOM

COMPLETION DATE
FINAL 1/12/25 (A052)

REVISIONS

DRAWN BY
G.T.H.

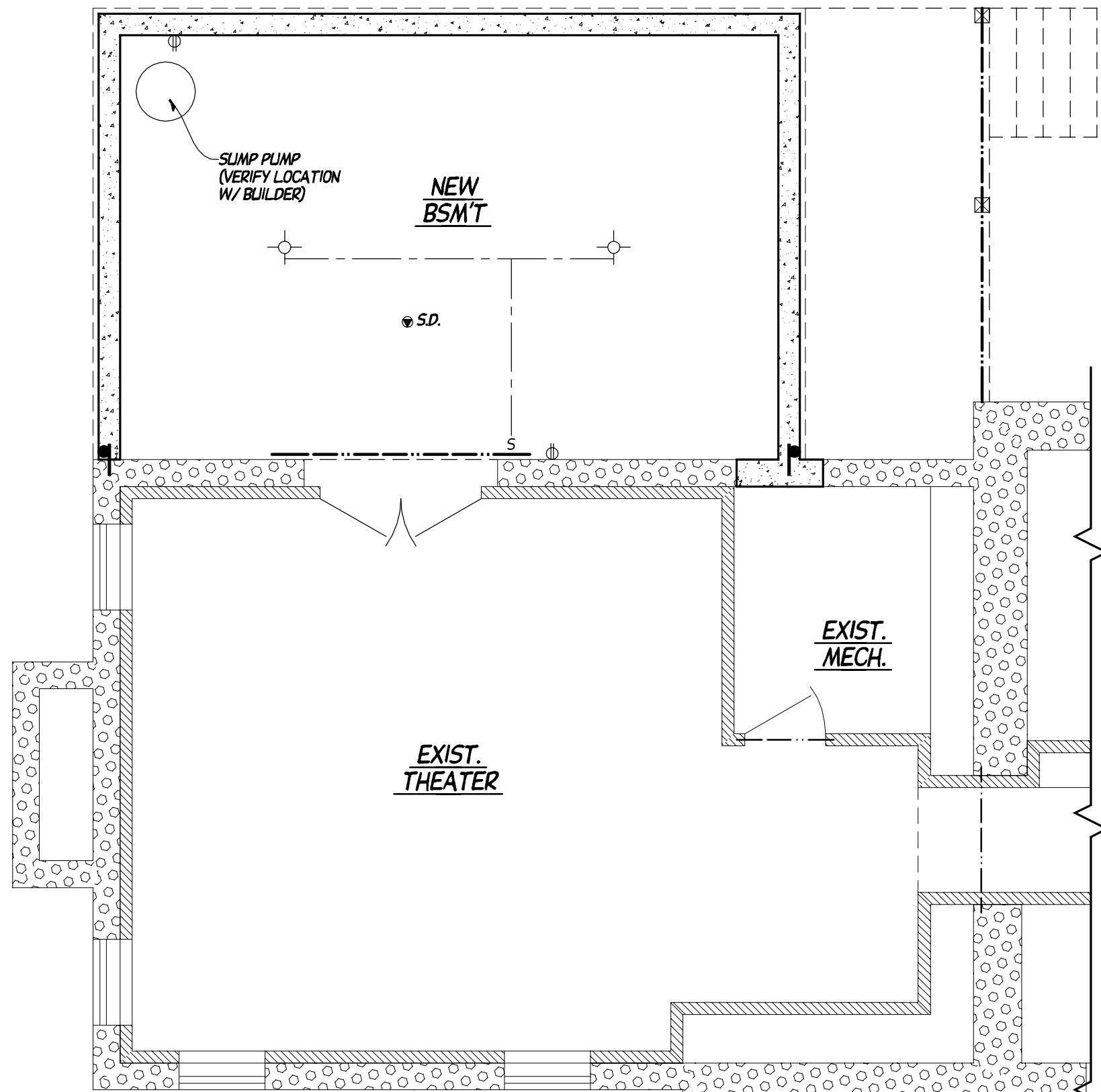
CHECKED
B. TOM

A.D.S. ARCHITECTURAL DEVELOPMENT SERVICES, INC.
www.architecturaldevelopment.com

JOB NUMBER
182624-D

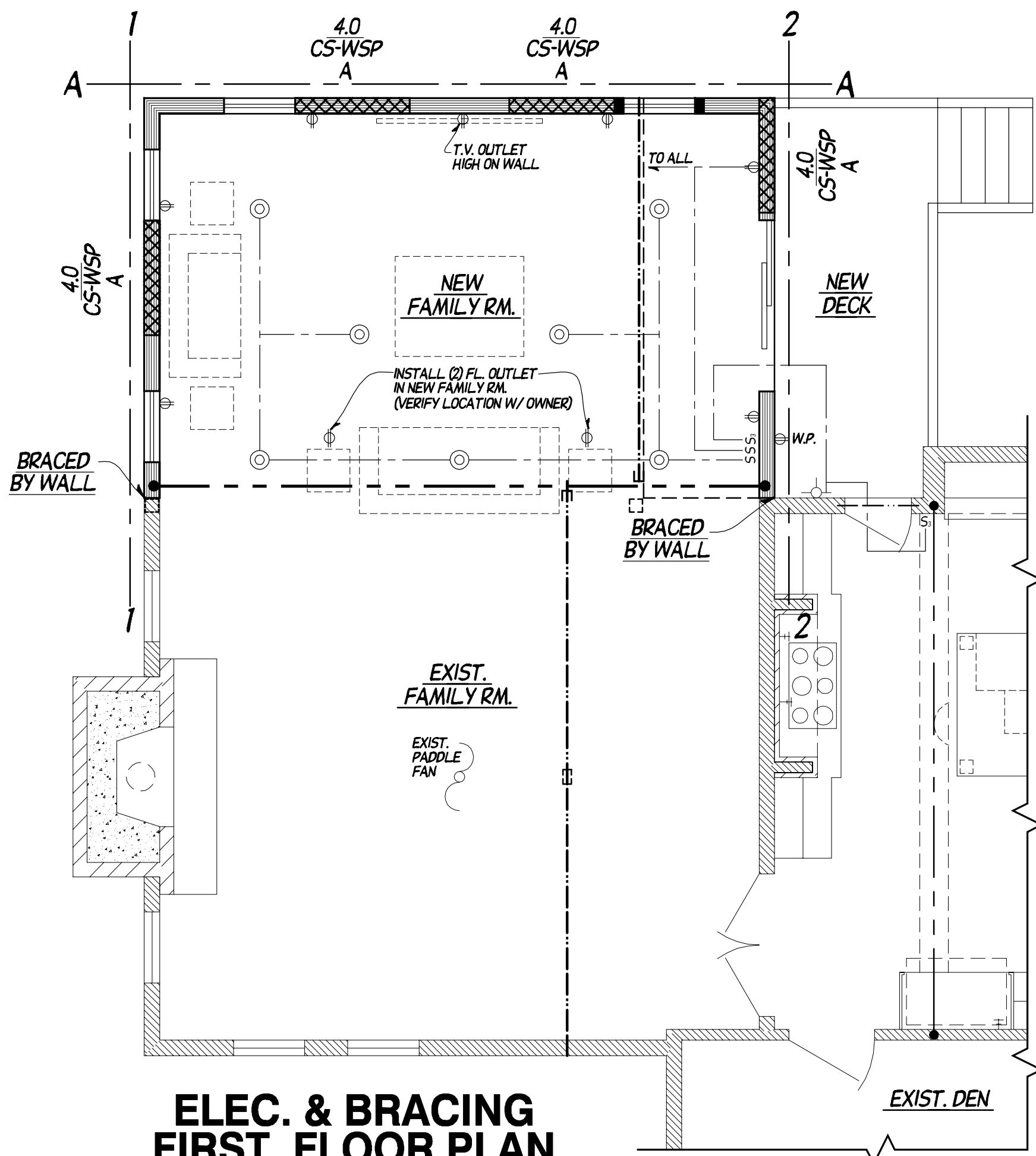
SHEET NO.
4 OF 5

150 NORTH SUNNY SLOPE RD STE 260
BROOKFIELD, WI 53005
(262) 787-1701



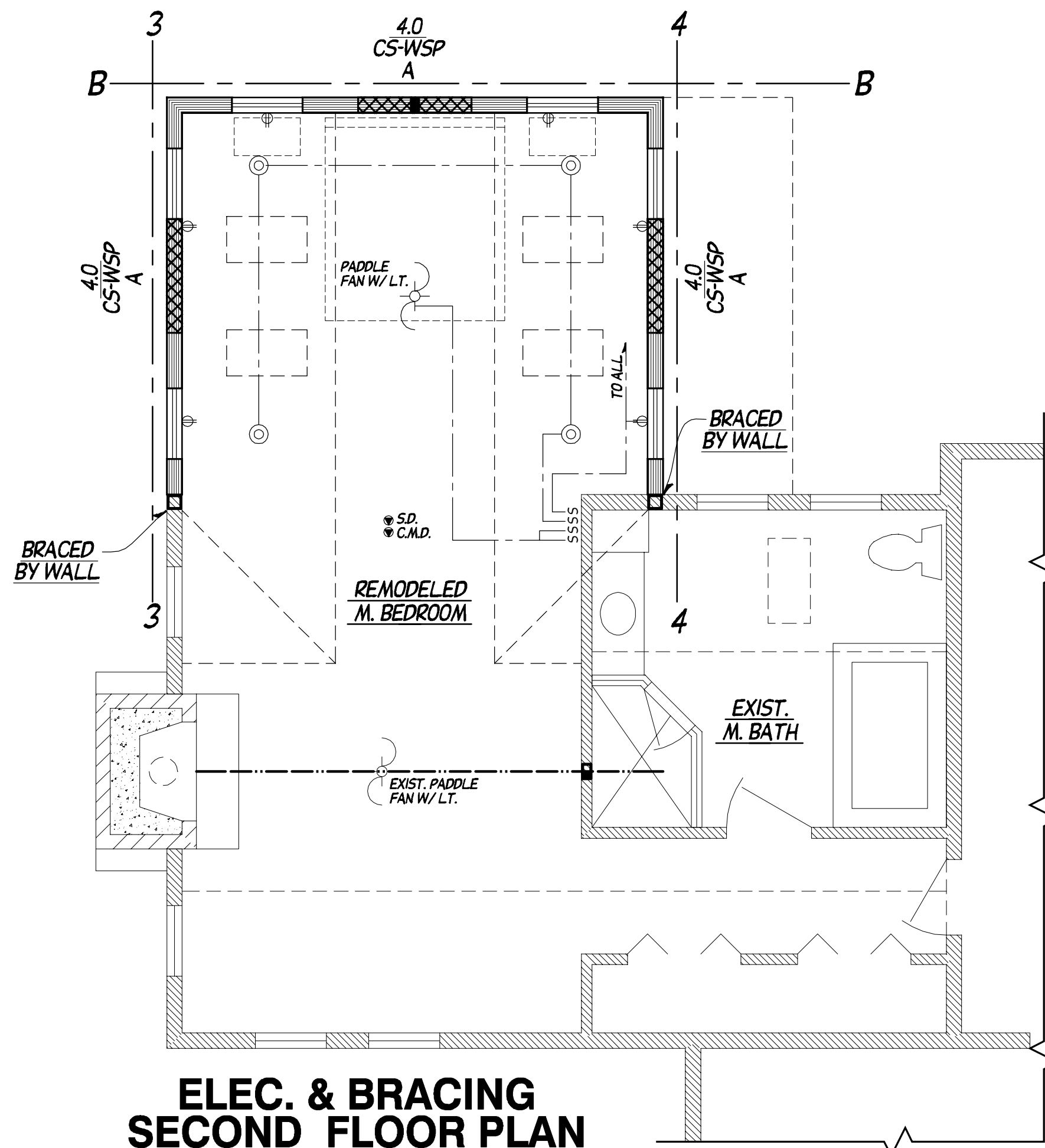
ELECTRIC
FOUNDATION PLAN

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



ELEC. & BRACING
FIRST FLOOR PLAN

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



ELEC. & BRACING
SECOND FLOOR PLAN

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

S	STANDARD SWITCH		PADDLE FAN W/ LIGHT
S ₃	3-WAY SWITCH		RECESSED CAN LIGHT
⊕	STANDARD OUTLET		
⊕ W.P.	WEATHER PROTECTED OUTLET		
⊕ S.D.	SMOKE DETECTOR	TO OUTLETS	TO ALL OUTLETS IN ROOM TOP OUTLET SWITCHED ONLY
⊕ C.M.D.	CARBON MONOXIDE DETECTOR		
⊕	WALL MOUNTED LIGHT FIXTURE		

ELECTRICAL DISCLAIMER:

ELECTRICAL PLAN IS FOR PRELIMINARY DESIGN PURPOSES ONLY.
ELECTRICAL CONTRACTOR IS TO REVIEW & MAKE MODIFICATIONS
AS REQUIRED FOR ELECTRICAL CODE COMPLIANCE.

ALL ELECTRICAL TO BE VERIFIED IN FIELD
WITH OWNERS PRIOR TO INSTALLATION

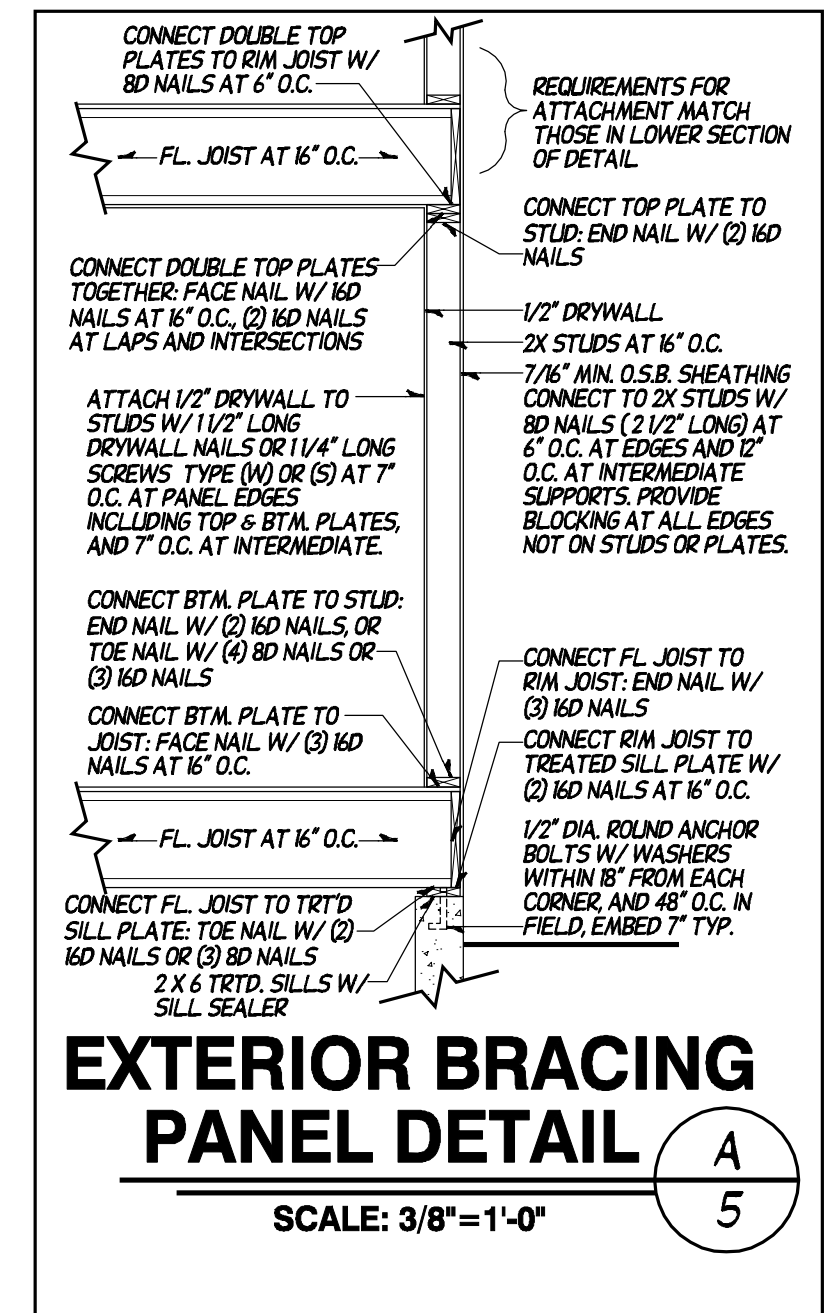
NOTE: ALL WALL BRACING REQUIREMENTS
DERIVED FROM WISCONSIN
SPS 321.25 (8) OR ENGINEERED

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 WISCONSIN SPS 321.25 (8)
OR ENGINEERED

WALL BRACING LEGEND:

---	DESIGNATED WALL BRACING LINE
XXXXXX	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 321.25-G & 321.25-H) EACH PANEL END MUST BE ON A FULL HGT. STUD, LENGTHEN PANEL AS REQ'D.	
SHEATHING METHOD = METHOD USED TO DETERMINE REQ'D PANEL AMOUNTS, LOCATIONS & LENGTHS: (PER TABLE 321.25-G) WSP = WOOD STRUCTURAL PANEL CS-WSP = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	
PANEL DETAIL = REFERS TO CONSTRUCTION DETAIL FOR INDICATED STRUCTURAL WALL PANEL: A = SEE DETAIL A-5	



EXTERIOR BRACING
PANEL DETAIL A-5

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

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HEREIN SHALL BE CONSIDERED A VIOLATION OF THE
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BUILDER

OWNER & PROJECT LOCATION
MR. & MRS. LARRY & DAWN STERN
2405 W. BONNINWELL
MEQUON, WI 53077

COMPLETION DATE
FINAL: 11/2/25 (A052)
REVISIONS

DESIGNED BY
B. TOM
DRAWN BY
G.T.H.
CHECKED
B. TOM

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www.architecturaldevelopmentalservices.com
150 NORTH SUNNY SLOPE RD STE 260
BROOKFIELD, WI 53005
(262) 787-1701

JOB NUMBER
182624-D
SHEET NO.
5 OF 5

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



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

www.cityofmequonwi.gov

Inspections

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 9, 2026
SUBJECT: Tim & Amy Damon
Screen Porch Addition at 3030 W. Donges Bay Road
Subdivision: N/A
Contractor: Owner / Architect: Meg Baniukiewicz
District 7 - 6:10 pm

Attachments:
Statement of Intent, Survey, Pictures, Plans



January 5, 2026

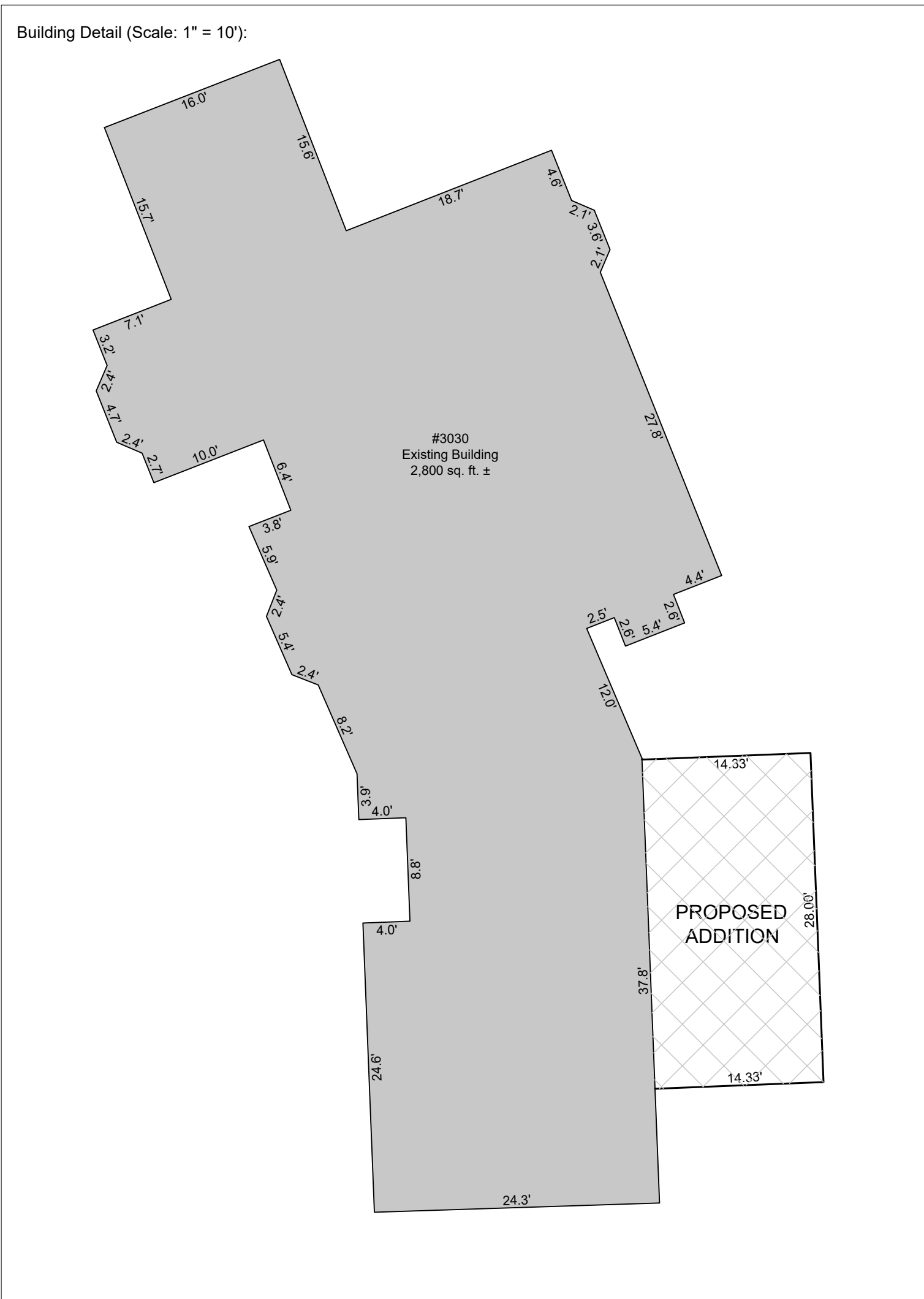
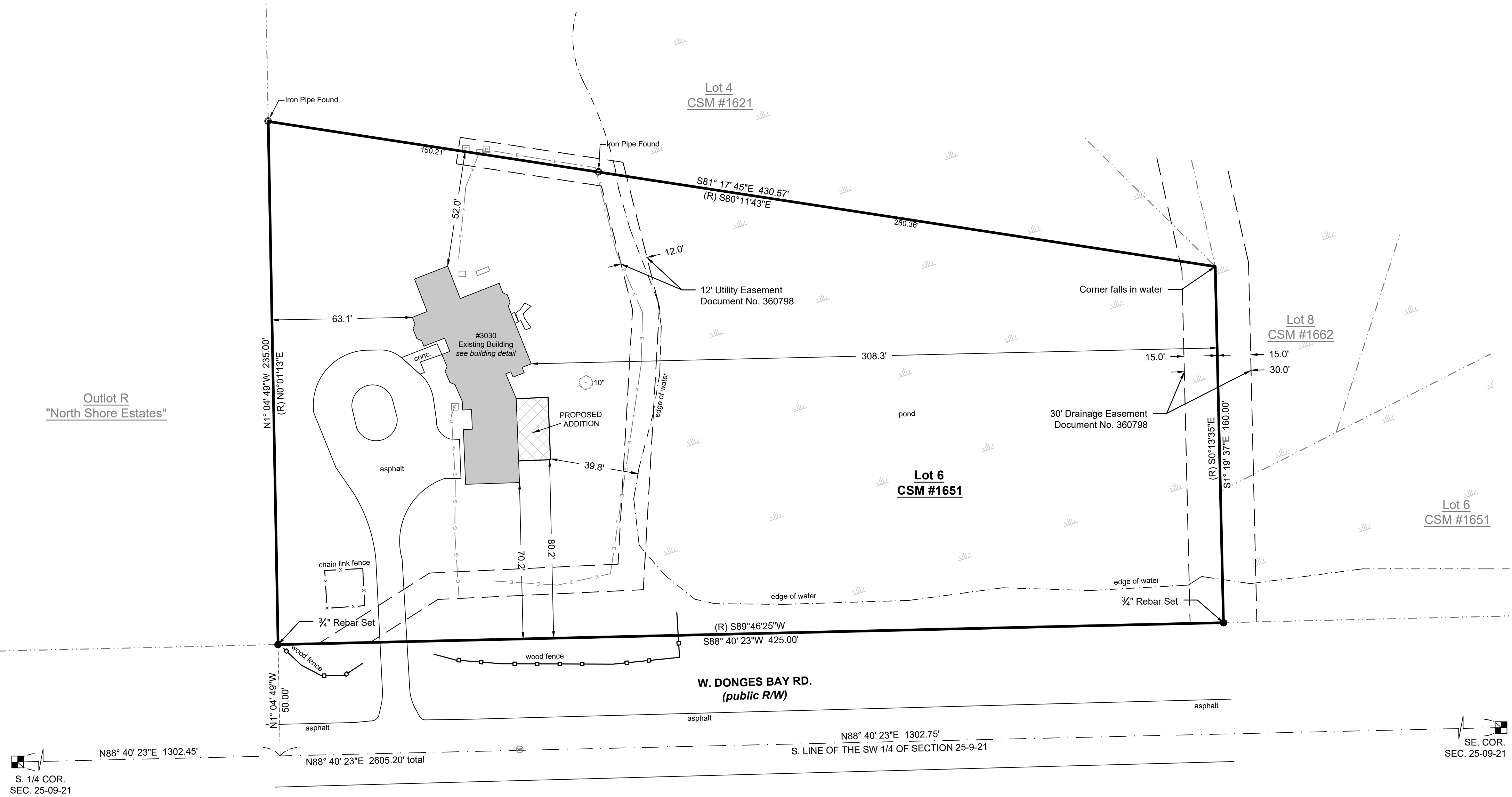
Amy and Tim Damon
3030 W Donges Bay Rd
Mequon, WI 53092

Statement of Intent

This project includes adding a one-story Screen Porch at the east side of the existing home and garage. The screen porch will be accessible from the Kitchen and existing Deck.

LEGAL DESCRIPTION:
Lot 5 of Certified Survey Map No. 1651, being a part of the Southeast 1/4 of Section 25,
Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, State of Wisconsin.
Parcel consists of 83,856 square feet or 1.92507 acres of land, more or less.
Tax Parcel Number: 140251600900
Prepared for:
Tim and Amy Damon
3030 W. Donges Bay Road
Mequon, WI

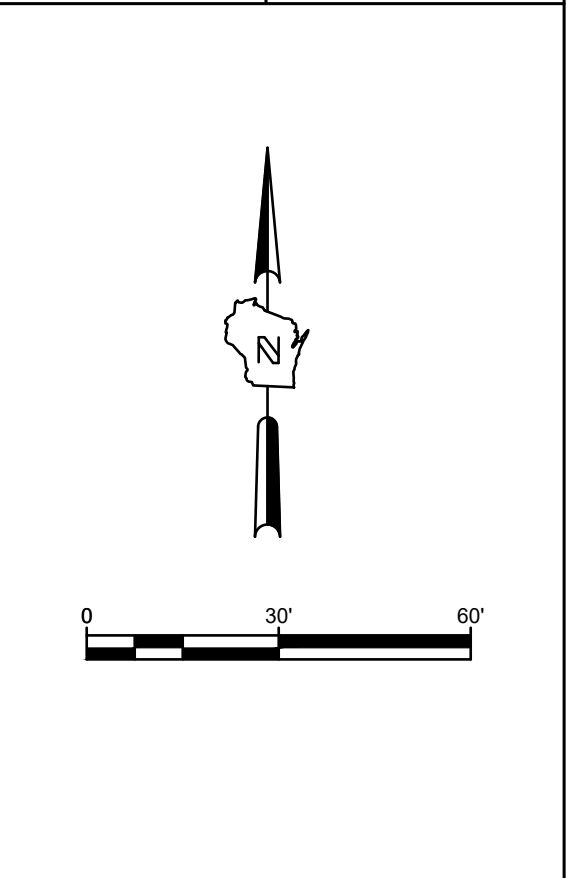
- GENERAL NOTES:
- The underground utility information shown on this drawing is based on field locations and/or records furnished by municipalities and utility companies, the location and accuracy of which cannot be guaranteed. There may be additional underground utility installations within the project area that are not shown.
 - Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD 1983 (2011).



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

3030 W. DONGES BAY RD.
MEQUON, WISCONSIN

PLAT OF SURVEY



I, Kevin A. Slotke, Professional Land Surveyor, certify that I have surveyed the above described property, to the best of my knowledge and ability, and that the map shown hereon is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures thereon, boundary fences, apparent easements, roadways and encroachments, if any.

KEVIN A. SLOTKE
2-2506
MILWAUKEE, WI
Professional Land Surveyor

Date: 10/09/2025

1. Show Proposed Addition 12/08/2025 - JGS	
NO. REVISION	DATE BY
DRAWN BY:	NGC
DATE:	10/09/2025
PROJECT NO:	24487
CHECKED BY:	JGS
SHEET NO.:	

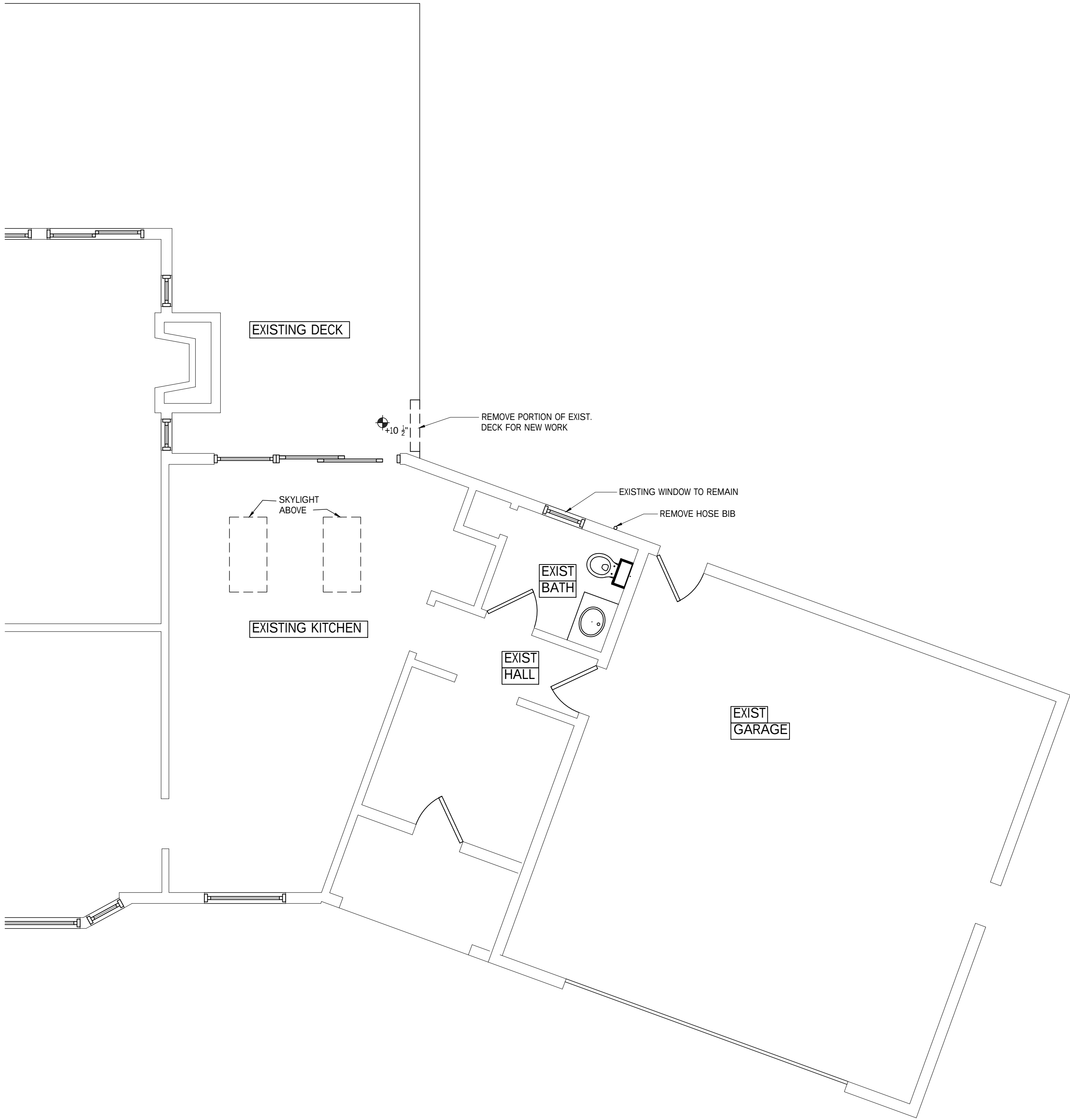
1 OF 1



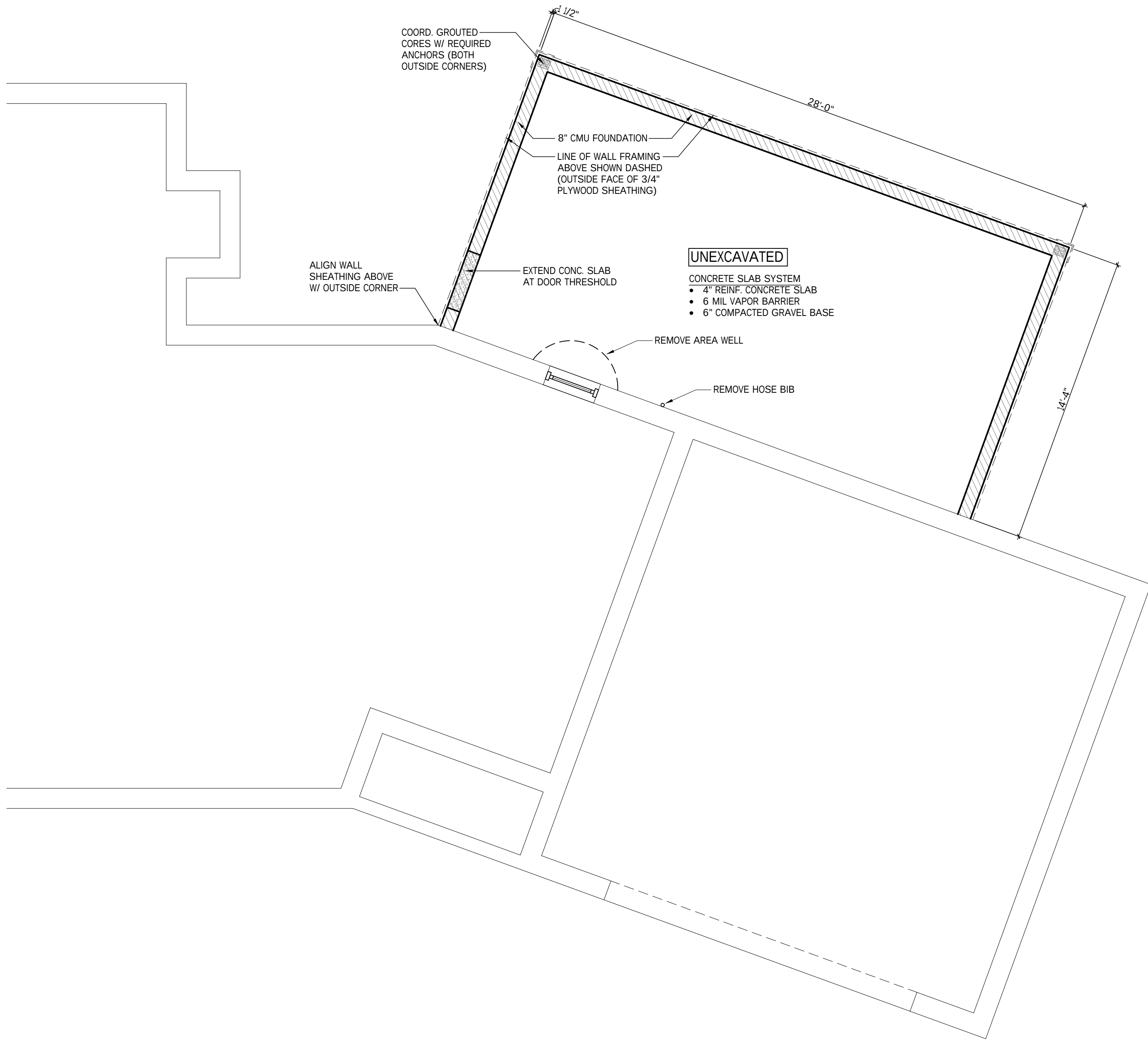








13 First Floor Demo Plan
Scale: 1/4" = 1'-0"



15 Foundation Plan
Scale: 1/4" = 1'-0"

© Meg Baniukiewicz, AIA
HB Designs LLC 2025

DATE:

DECEMBER 4, 2025

PROJECT:

DAMON RESIDENCE

3030 W DONDOS BAY RD
MERUON, WI 53072

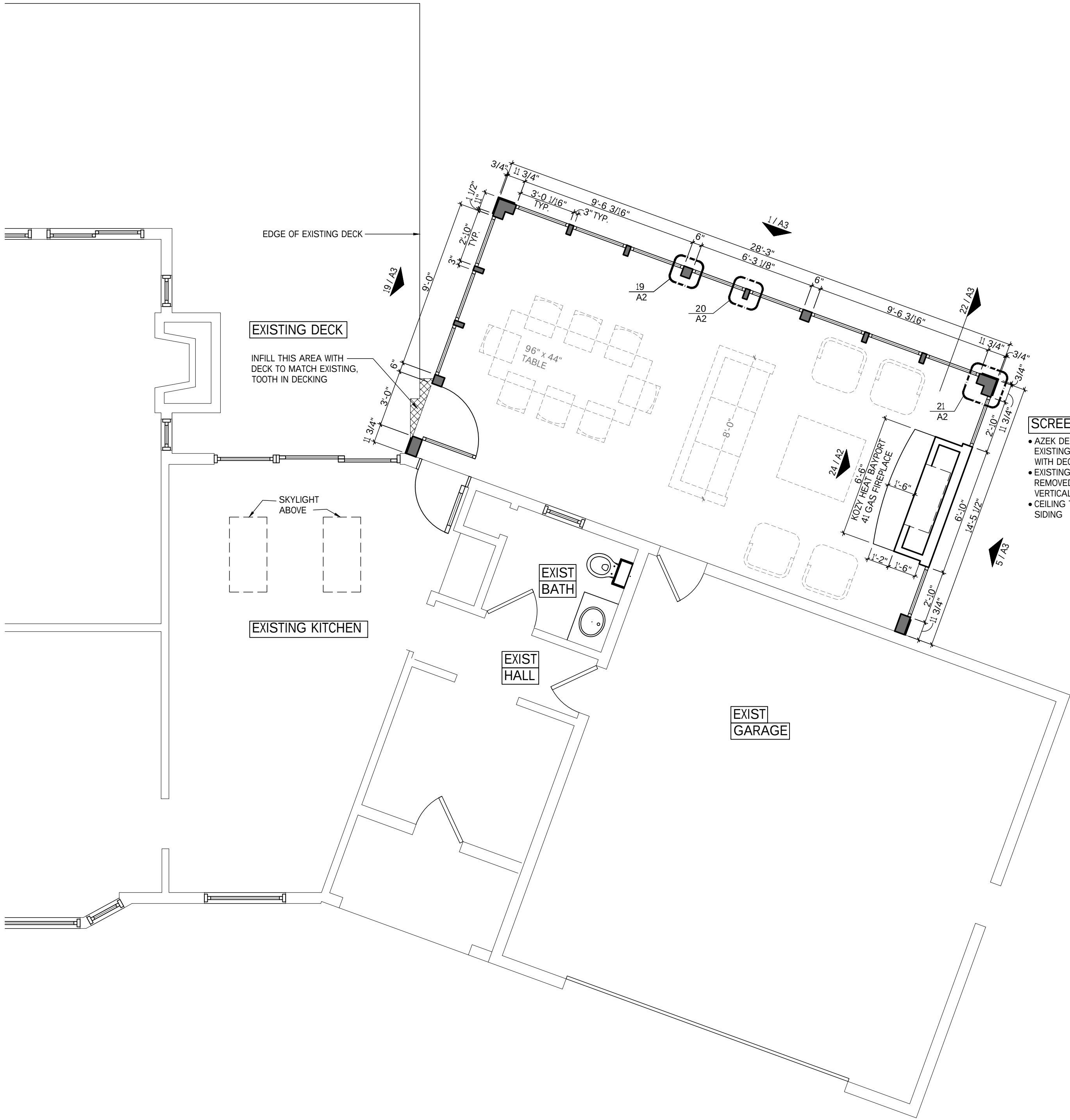
SHEET TITLE:

DEMOLITION & FOUNDATION
FLOOR PLANS

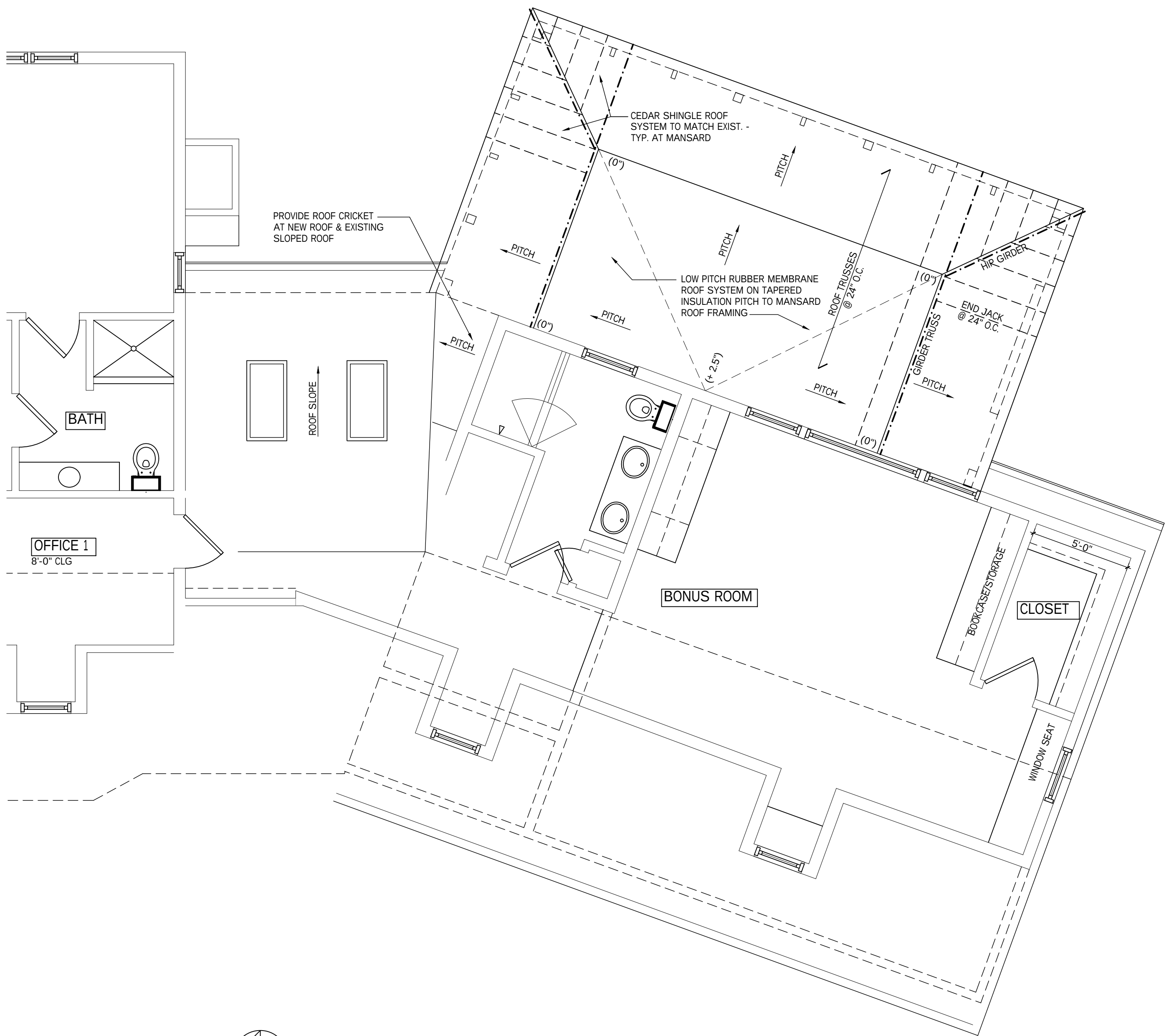
HB DESIGNS, LLC
5410 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217

SHEET NO:

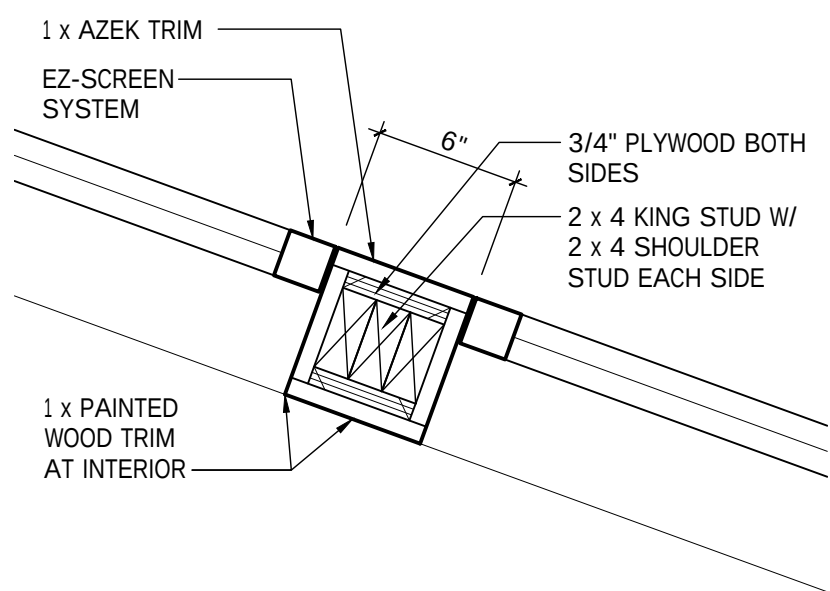
A1



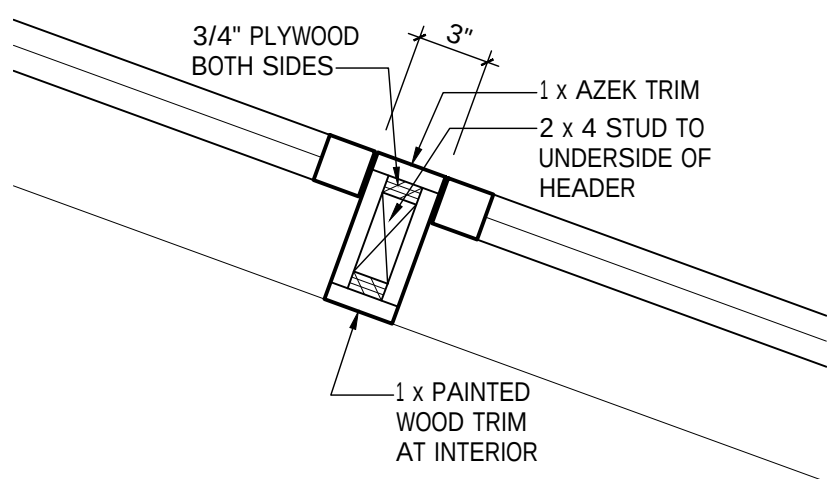
13 First Floor Plan
Scale: 1/4" = 1'-0"



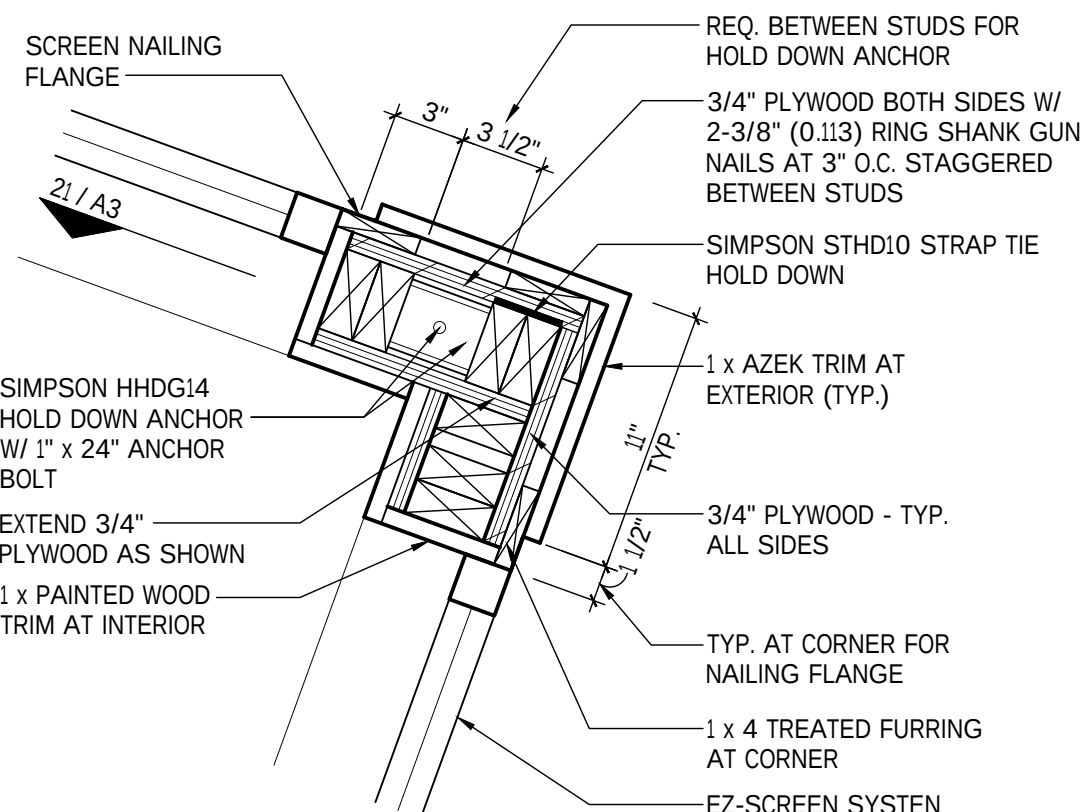
15 Roof Framing Plan / Diagram
Scale: 1/4" = 1'-0"



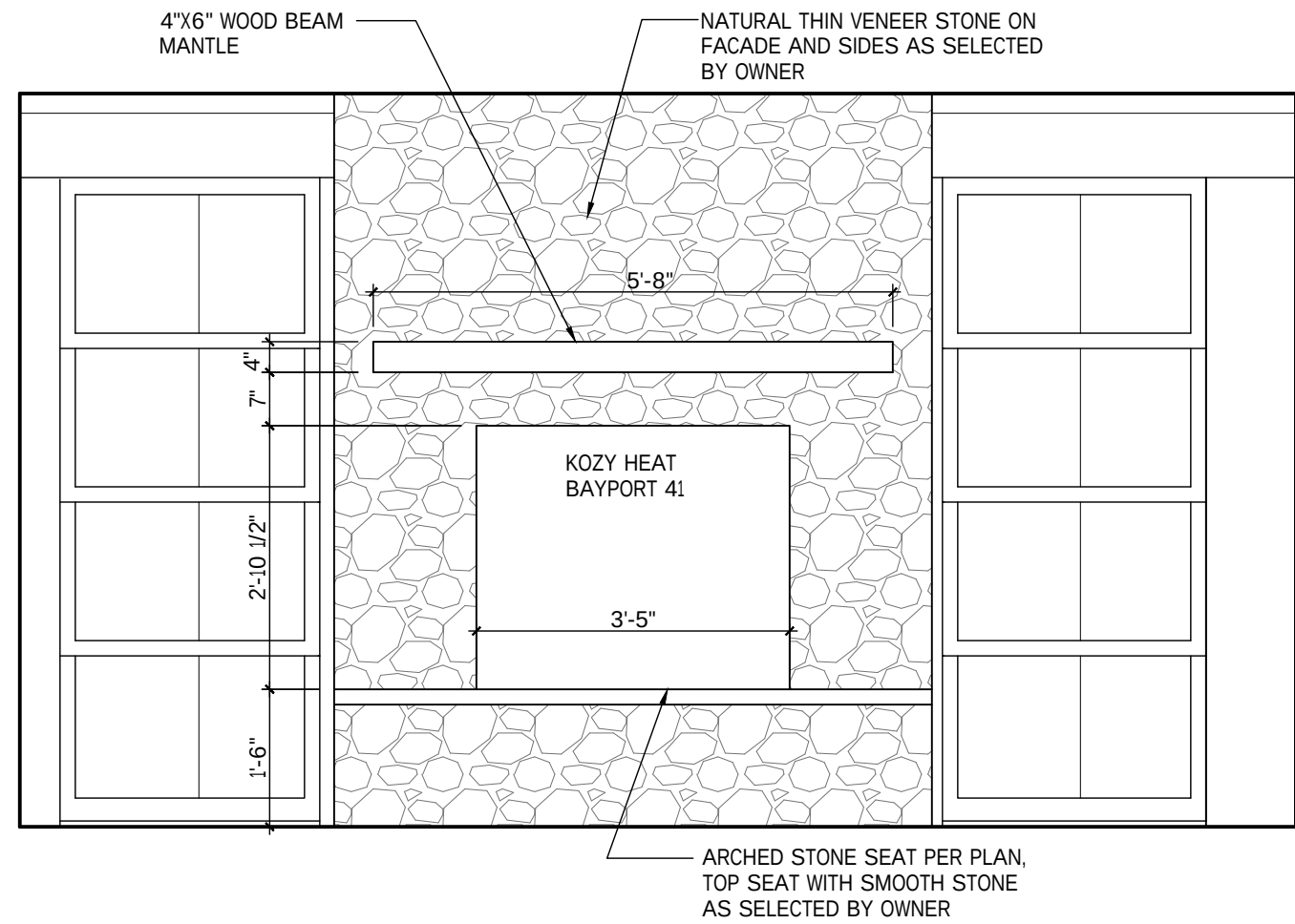
19 Plan Detail
Scale: 1-1/2" = 1'-0"



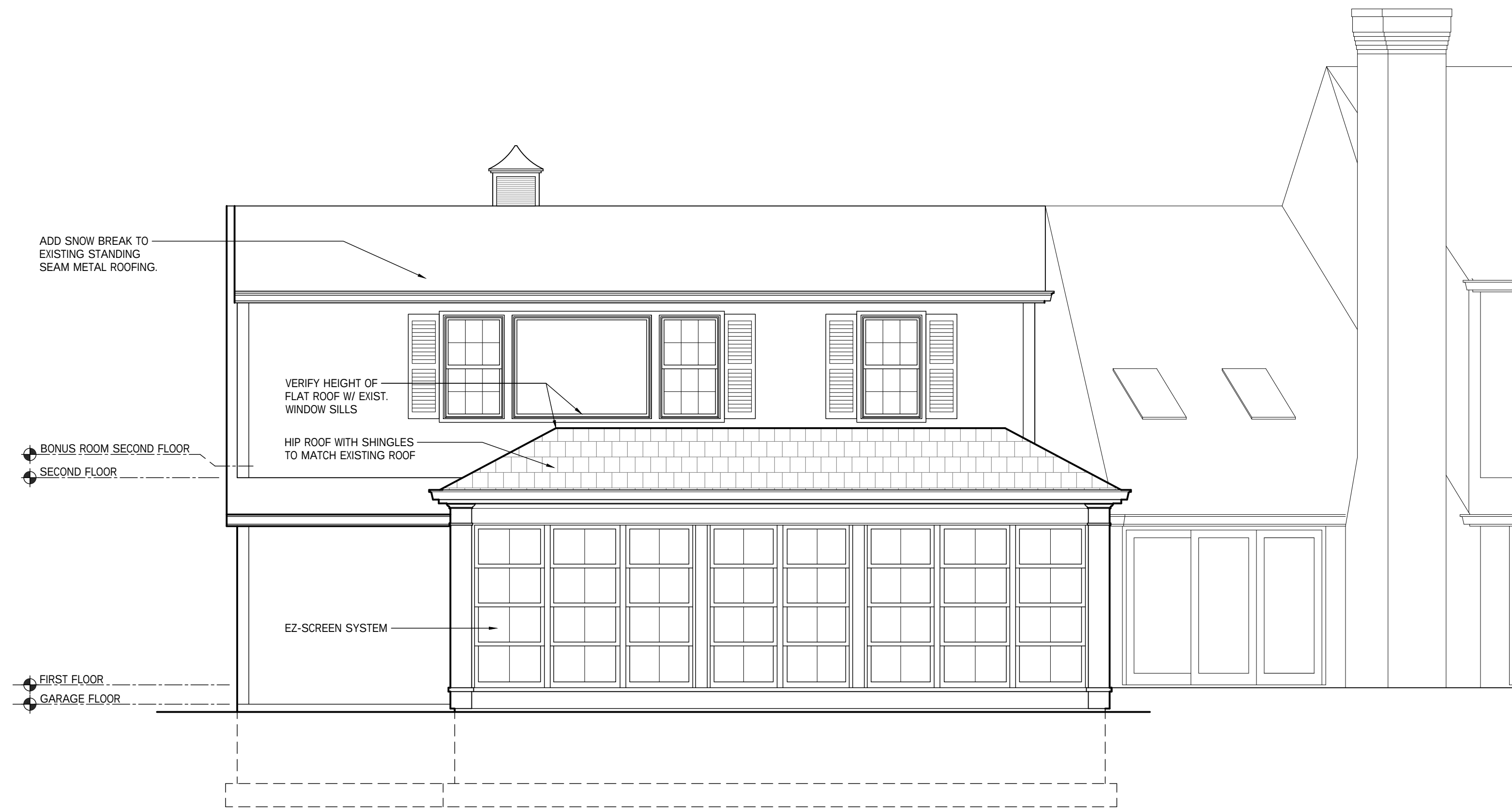
20 Plan Detail
Scale: 1-1/2" = 1'-0"



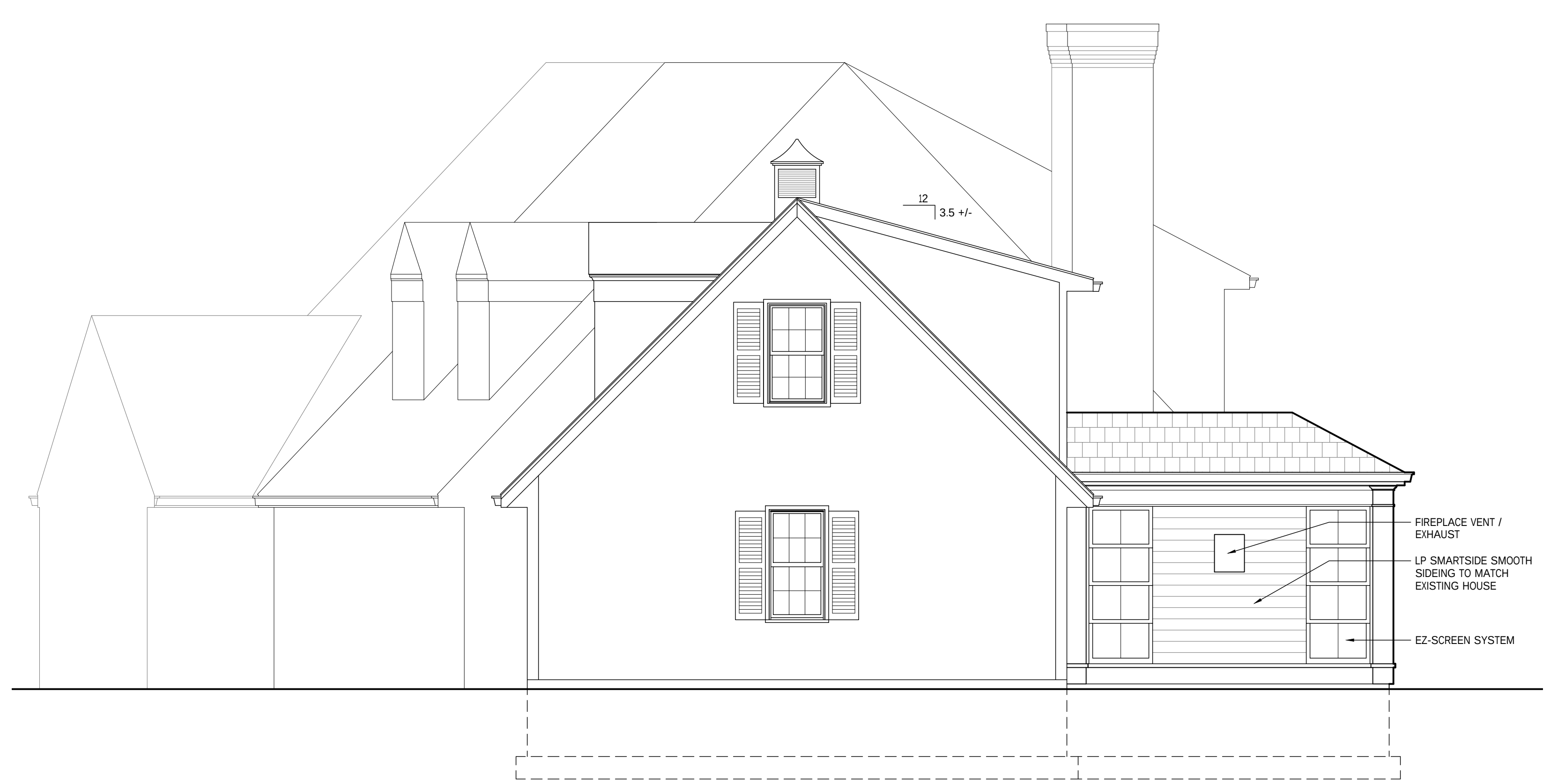
21 Plan Detail
Scale: 1-1/2" = 1'-0"



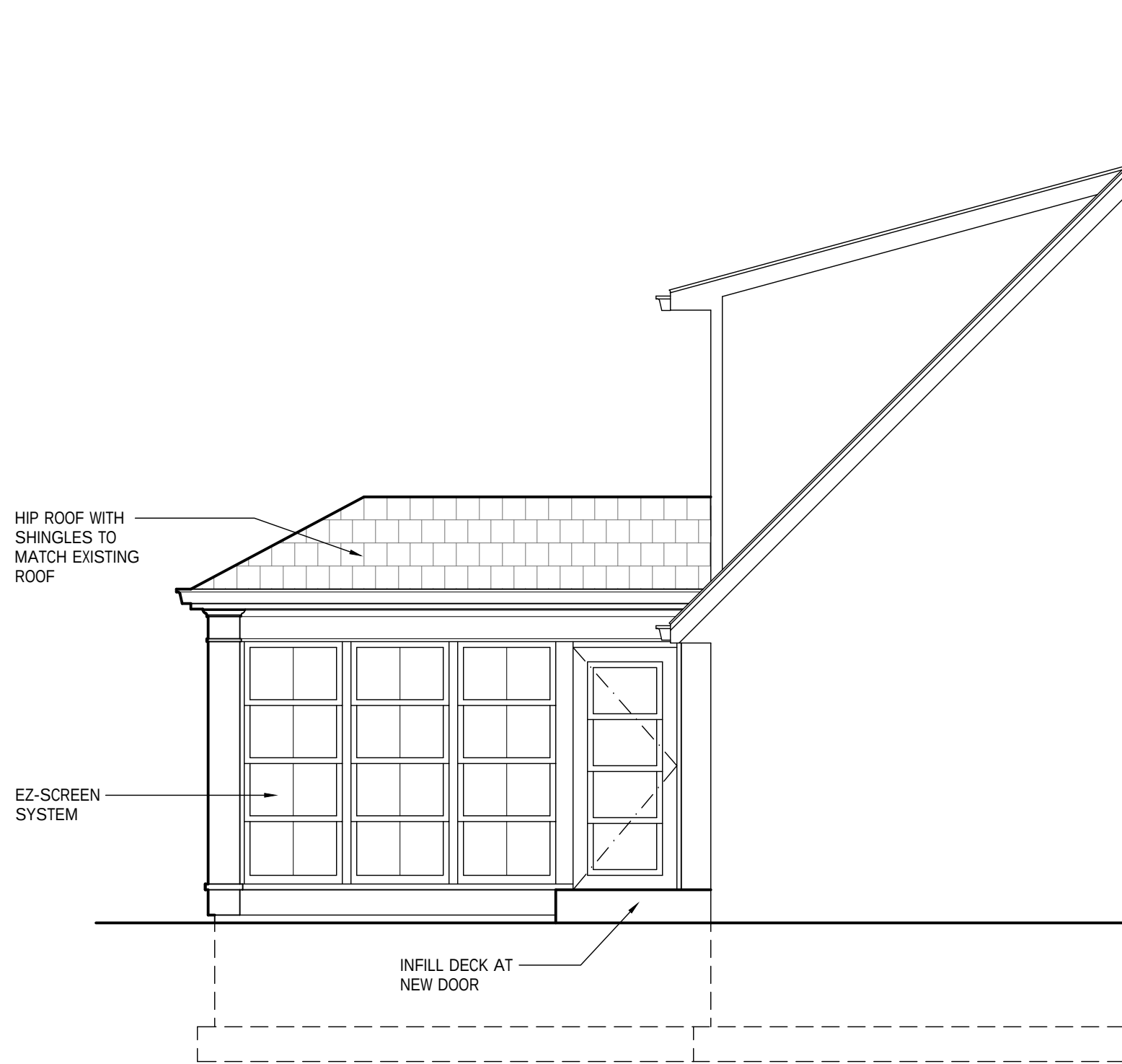
24 Fireplace Elevation
Scale: 1/2" = 1'-0"



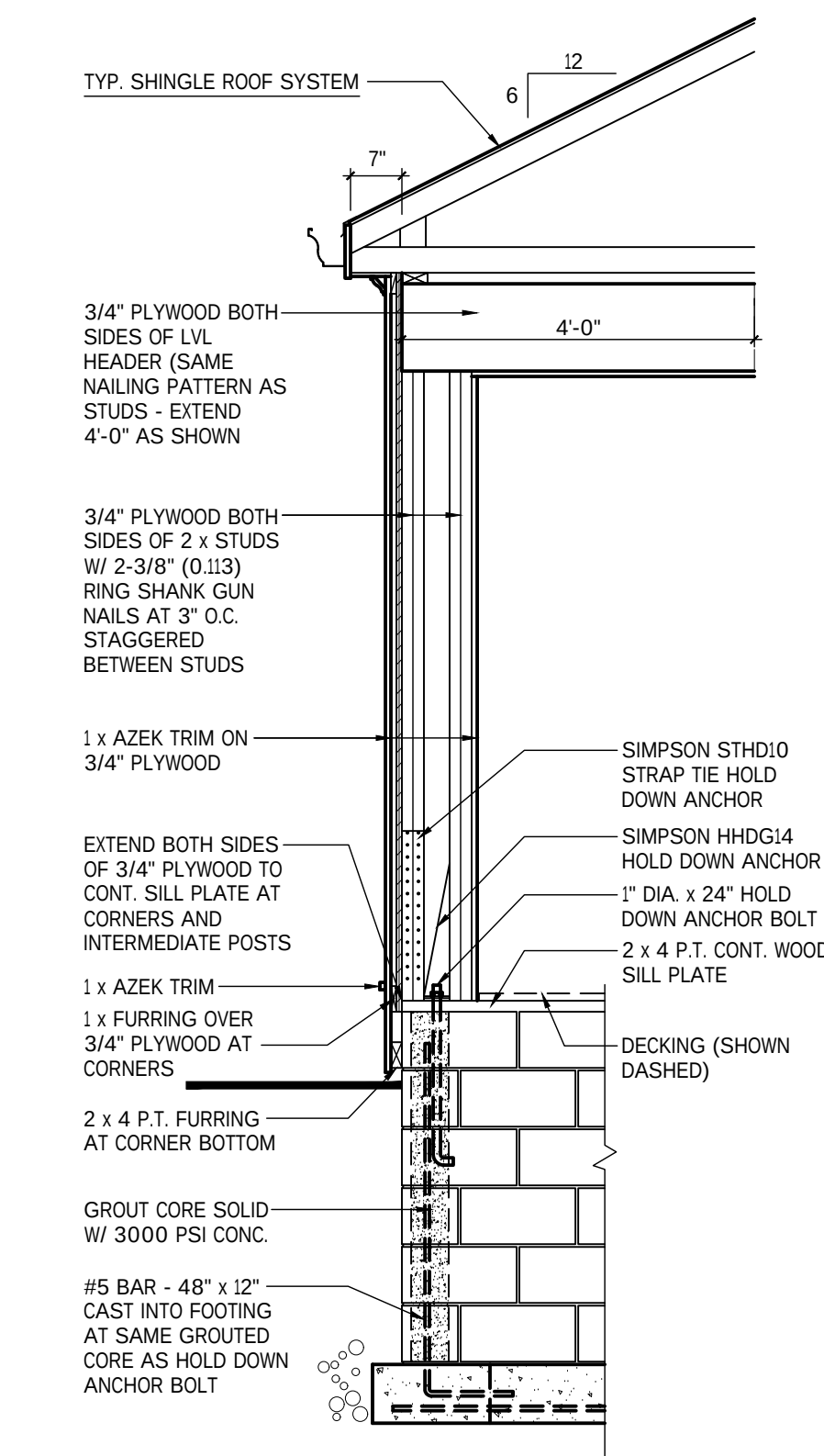
1 East Elevation
Scale: 1/4" = 1'-0"



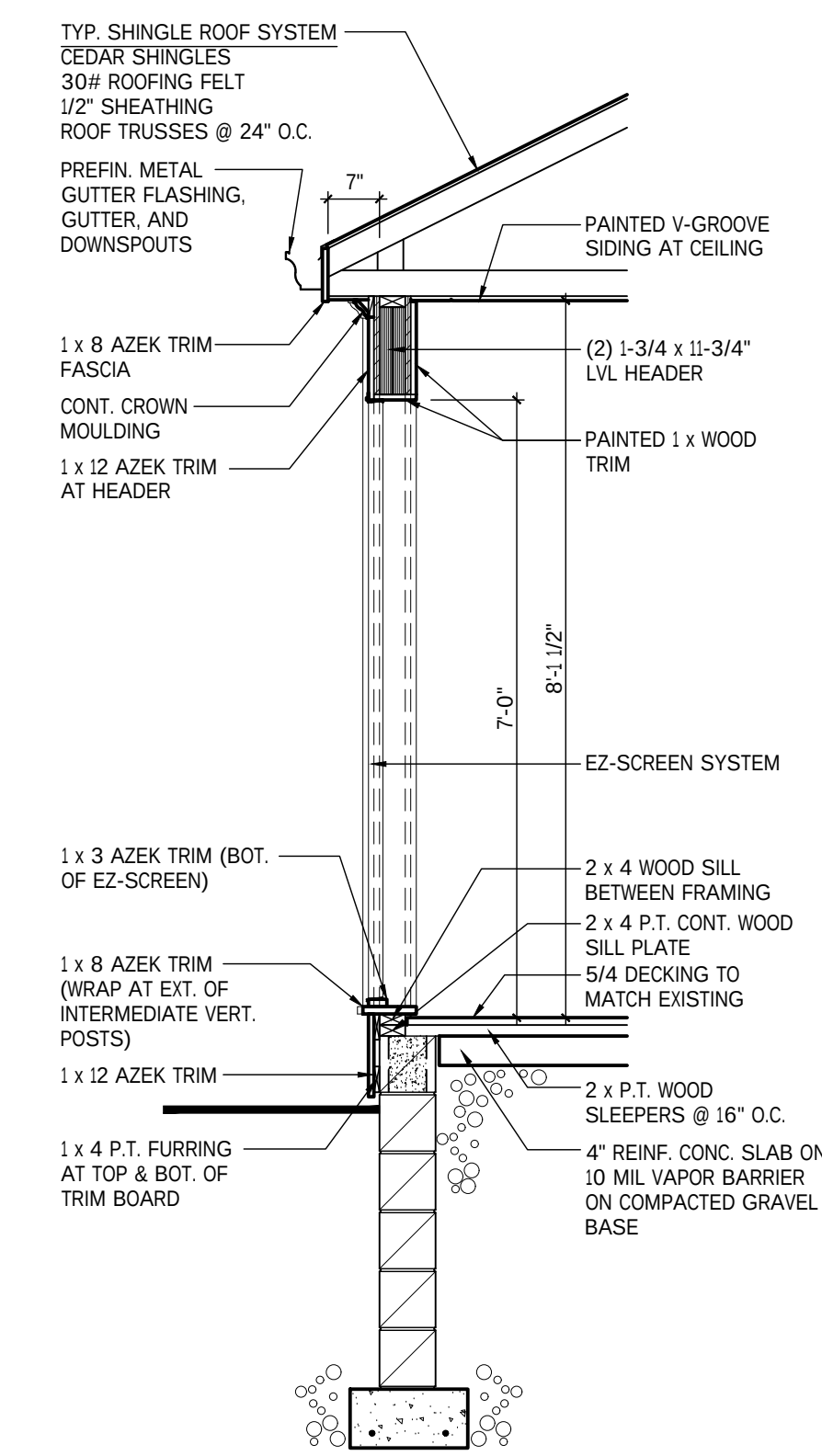
5 South Elevation
Scale: 1/4" = 1'-0"



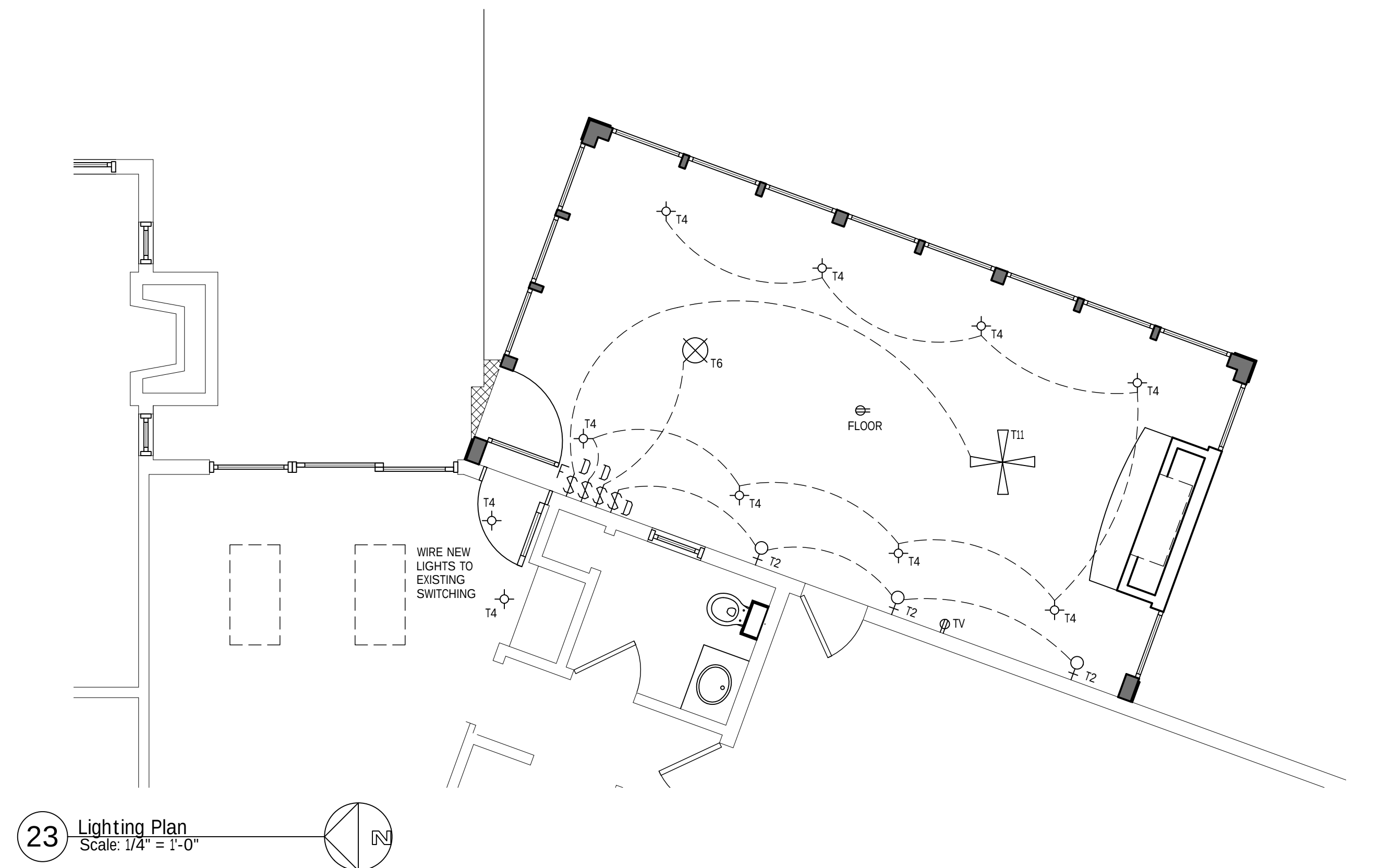
19 North Elevation
Scale: 1/4" = 1'-0"



21 Wall Section
Scale: 1/2" = 1'-0"



22 Wall Section
Scale: 1/2" = 1'-0"



23 Lighting Plan
Scale: 1/4" = 1'-0"

ELECTRICAL GENERAL NOTES:

- THIS SHEET IS FOR FIXTURE TYPE & LOCATION ONLY. ELECTRICAL SYSTEM IS DESIGN BUILD BY CONTRACTOR
- ELECTRICAL CONTRACTOR TO COMPLY WITH ALL STATE & LOCAL CODES, INCLUDING RECEPTACLES REQ'D BY CODE
- ELECTRICAL CONTRACTOR TO NOTIFY OWNER OF ANY DISCREPENCIES OR CHANGES PRIOR TO INSTALLATION.

FIXTURE LIST

- | | |
|-------|--|
| ♀ T2 | OPTIONAL WALL SCONCES |
| ⚡ T4 | 4" RECESSED LED CAN LIGHT BY ELEC CONTRACTOR |
| ⊗ T6 | DECORATIVE SURFACE MOUNTED FIXTURE BY OWNER (INSTALLED BY ELECTRICAL CONTRACTOR) |
| ⊕ T11 | CEILING FAN |

DEVICE LIST

- | | |
|--------|---|
| \$ | ONE WAY SWITCH |
| \$ 3 | THREE WAY SWITCH |
| \$ D | ONE WAY SWITCH W/DIMMER |
| \$ F | FAN SWITCH |
| ⊕ GFCI | DUPLEX RECEPTACLE |
| ⊕ WPI | DUPLEX GFCI RECEPTACLE |
| | DUPLEX GFCI RECEPTACLE WITH WEATHERPROOF IN-USE COVER |

DATE:
DECEMBER 3, 2025

PROJECT:
DAMON RESIDENCE
3030 W DONGES BAY RD
MERUON, WI 53092

SHEET TITLE:
**EXTERIOR ELEVATIONS, WALL
SECTIONS & LIGHTING PLAN**

HD DESIGNS, LLC
3410 N. BERKELEY BLVD
WHITEFISH BAY, WI 53207
PH:414.761.6748
SHEET N°:



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

www.cityofmequonwi.gov

Inspections

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 9, 2026
SUBJECT: Rich & Michelle Lewis
3-Season Sunroom Addition at 9706 N. Valley Hill Drive
Subdivision: Valley Hill Place
Contractor: Northgreen Builders / Architect: Hinoski LL
District 7 - 6:25 pm

Attachments:

Statement of Intent, Revised Site Plan, Pictures, Revised Plans



NORTHGREEN BUILDERS LLC.

2044 Wildwood Drive

Cedarburg, WI 53012

01.16.2026

Reference: Statement of Intent – Architectural Review for 9706 N. Sun Valley Hill Drive Mequon, WI 53092

To Whom It May Concern,

Northgreen Builders intent for submission in front of the Mequon Architectural Review Board is to propose an addition at the above listed address for Mr. & Mrs. Lewis. They would like to convert their existing back deck area into a 3-season room onto their home using the same footprint that is there. They would like to add some cabinetry in their kitchen / breakfast nook area and replace existing windows on the home.

Sincerely,

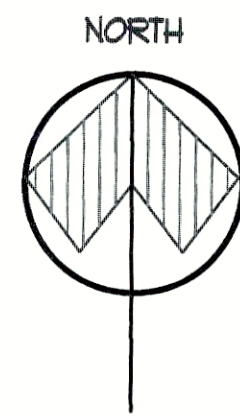
Bruce Nordgren

Kelly Nordgren

Northgreen Builders LLC.

262-377-2260

VALLEY HILL DRIVE



NOTE: GENERAL CONTRACTOR TO VERIFY
WIDTH AND DEPTH OF ADDITION DOES NOT
IMPEDE INTO SETBACK

SITE PLAN

SCALE 1/16" = 1'-0"













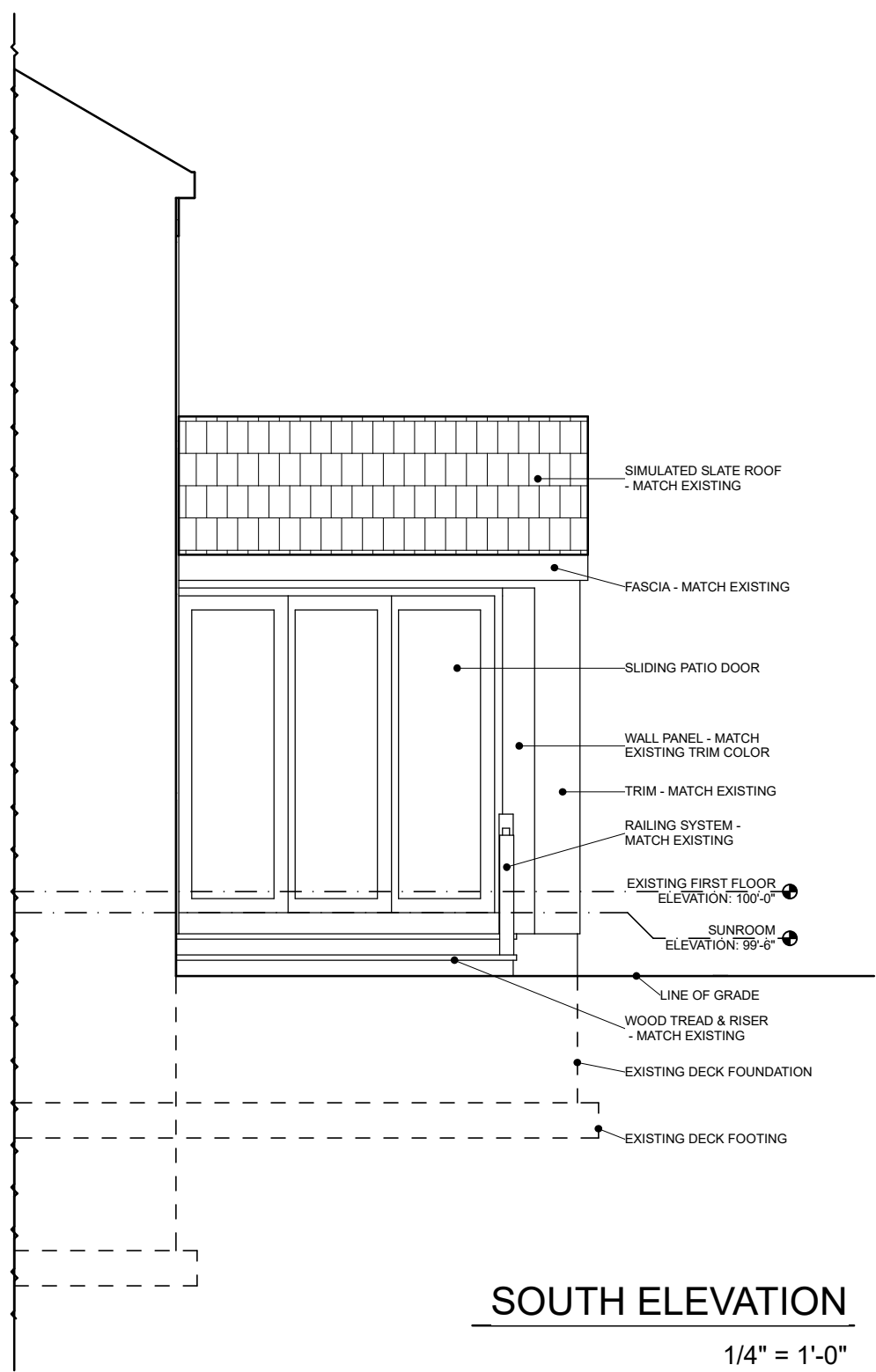






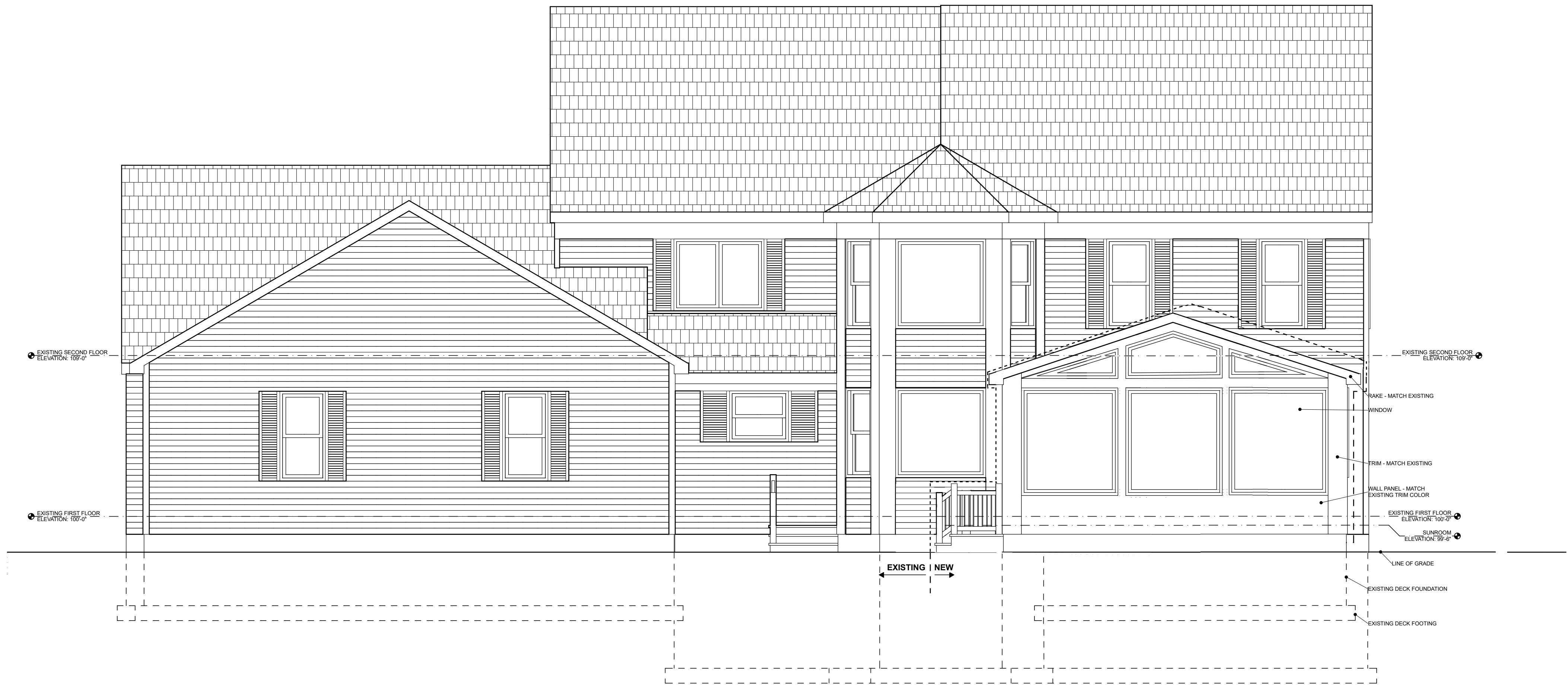
NORTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

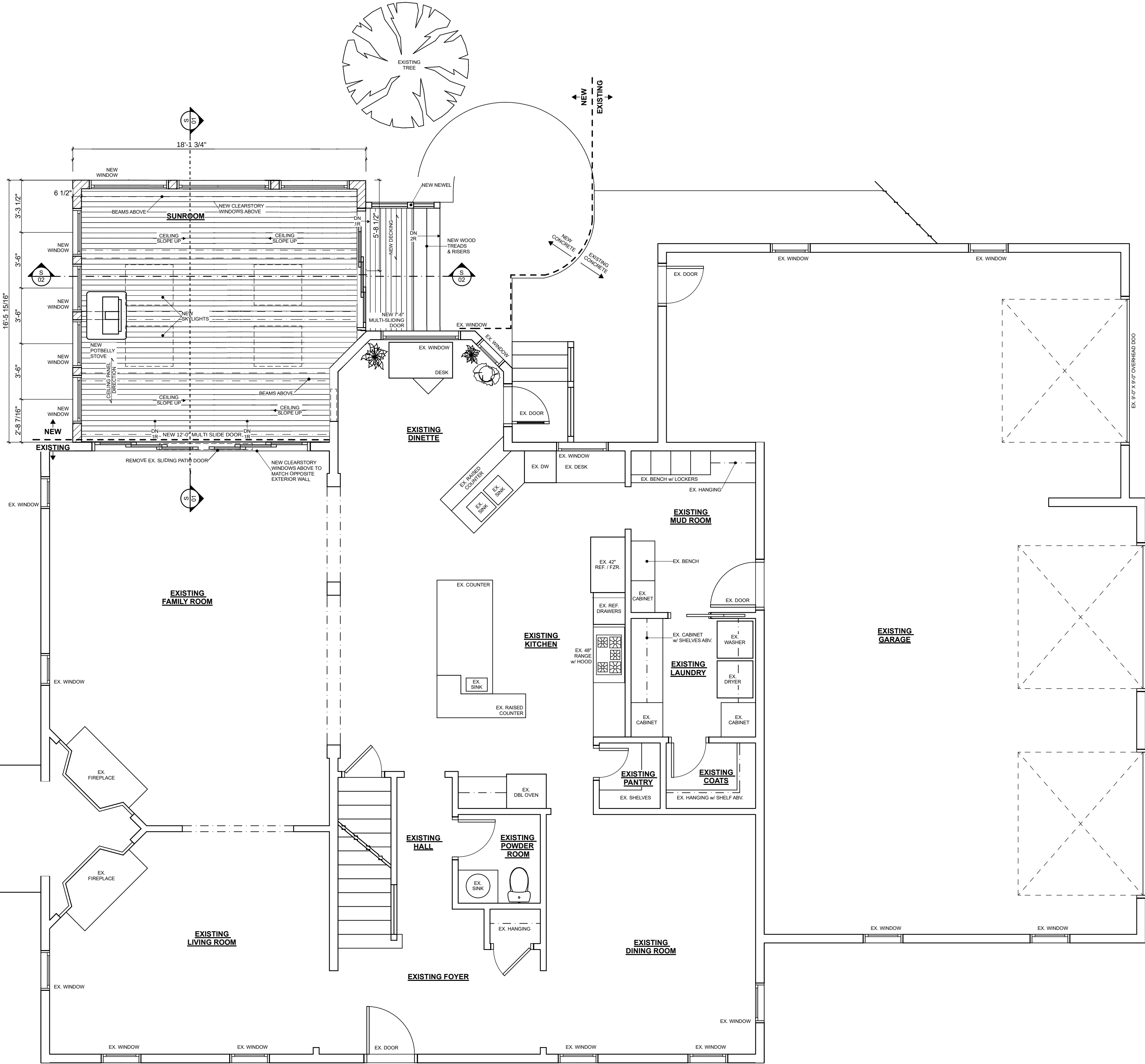
1/4" = 1'-0"



EAST ELEVATION

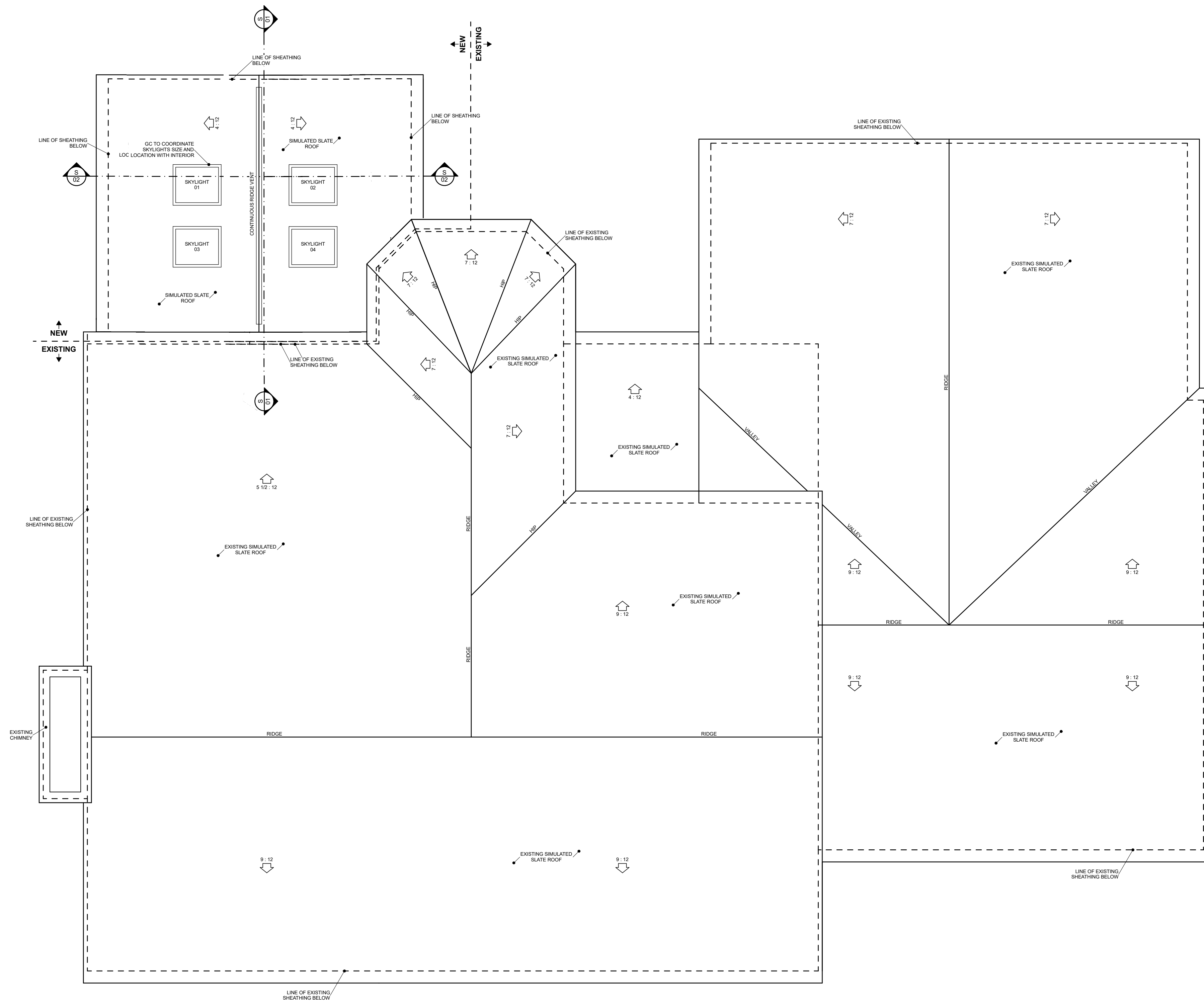
1/4" = 1'-0"

NOTE: CONTRACTOR TO VERIFY
DEPTH AND WIDTH DOES NOT
IMPEDE ON BUILDING SETBACK

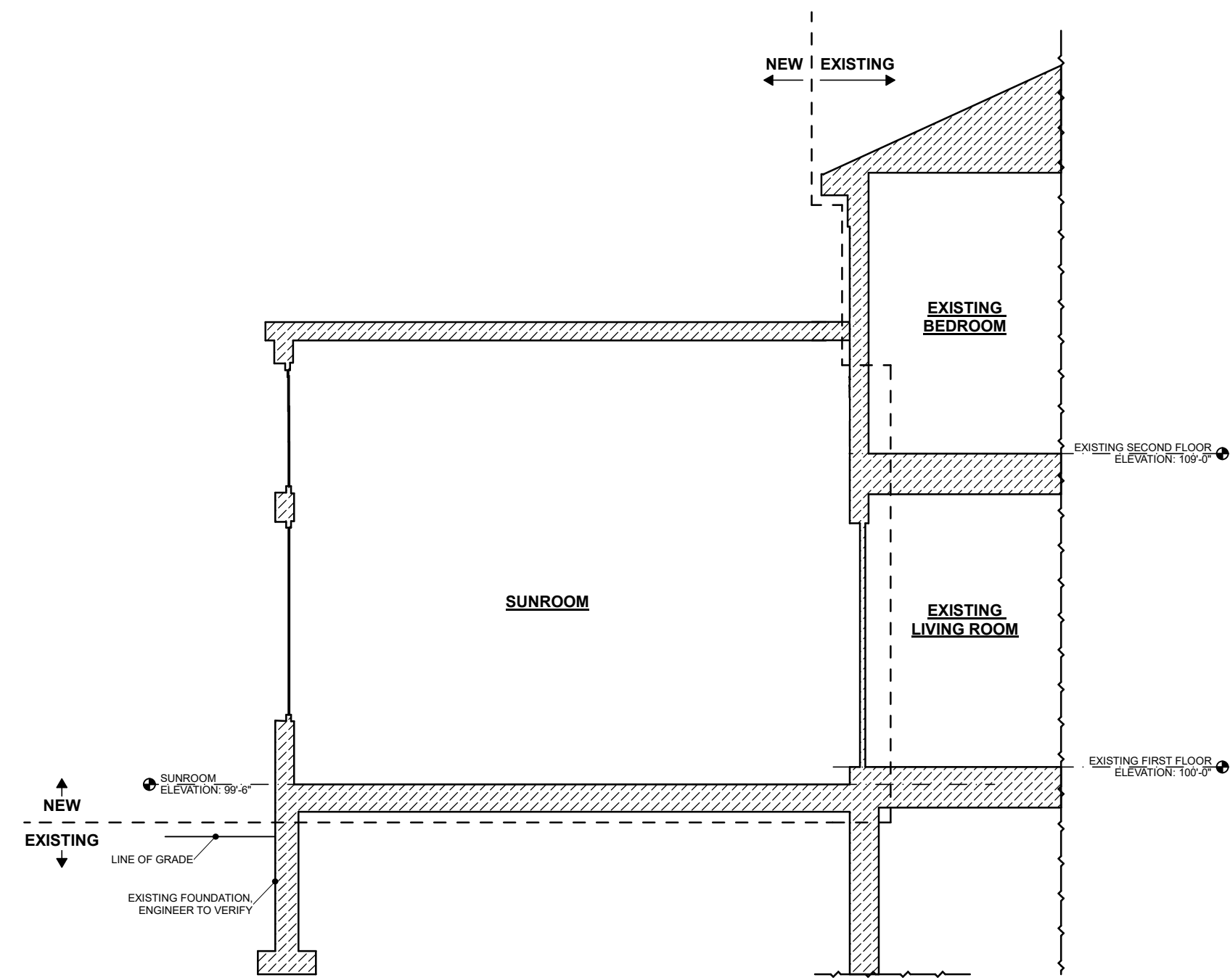


FIRST FLOOR PLAN

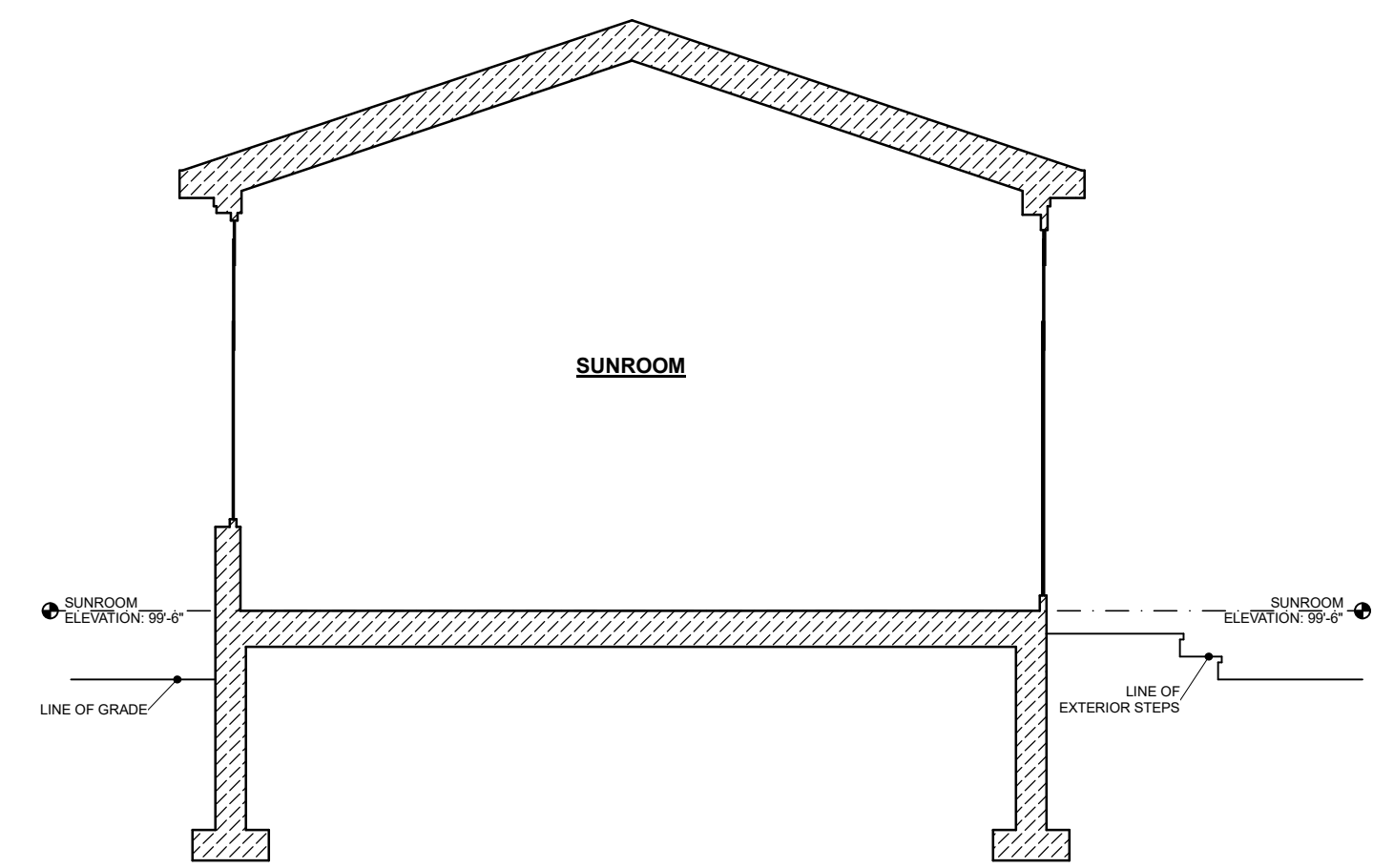
$$1/4" = 1'-0"$$

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



BUILDING SECTION 01
1/4" = 1'-0"



BUILDING SECTION 02
1/4" = 1'-0"



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

www.cityofmequonwi.gov

Inspections

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 9, 2026
SUBJECT: Thomas & Caitlin Kolowith
New Single-Family Residence at 14210 N. Pine Bluff
Subdivison: Hawks Bluff
Contractor: Victory Homes of WI / Architect: David Pluim
District 1 - 6:35 pm

Attachments:
Statement of Intent, Site Plan, Plans

January 14, 2026

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 2 Hawks Bluff, being a part of the southwest ¼ of the southeast ¼, northwest ¼, northeast ¼, of section 3, 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

Exhibit

Property Description:
Lot 2, of Hawks Bluff, All of the Southwest 1/4 and part of the Southeast 1/4, Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 3, Town 9 North, Range 21 East, In the City of Mequon, Ozaukee County, Wisconsin.

Notes:

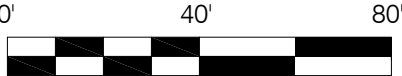
- 1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
- 2. Outside diameter measured on all monuments.
- 3. () Indicates recorded as bearings and dimensions.
- 4. Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
- 5. Contractors must verify at least two benchmarks shown hereon.
- 6. Field work completed on xx-xx-xx.
- 7. Building Setbacks
Front = 40'
Side = 25'
Rear = 25'

LEGEND

- 10' Offset
- Proposed Well
- Utility Pedestals
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- Monument Found as Noted
- 3/4"x18" Iron Rod Set
- Existing Spot Grade
- Proposed Grade
- Proposed Contour
- Existing Contour
- Building Setback Line
- Existing Storm Sewer
- Proposed Sump Drain
- Proposed Water Line
- Proposed Sewer Line
- Proposed Gas Line
- Proposed Electric Line
- Proposed Silt Fence

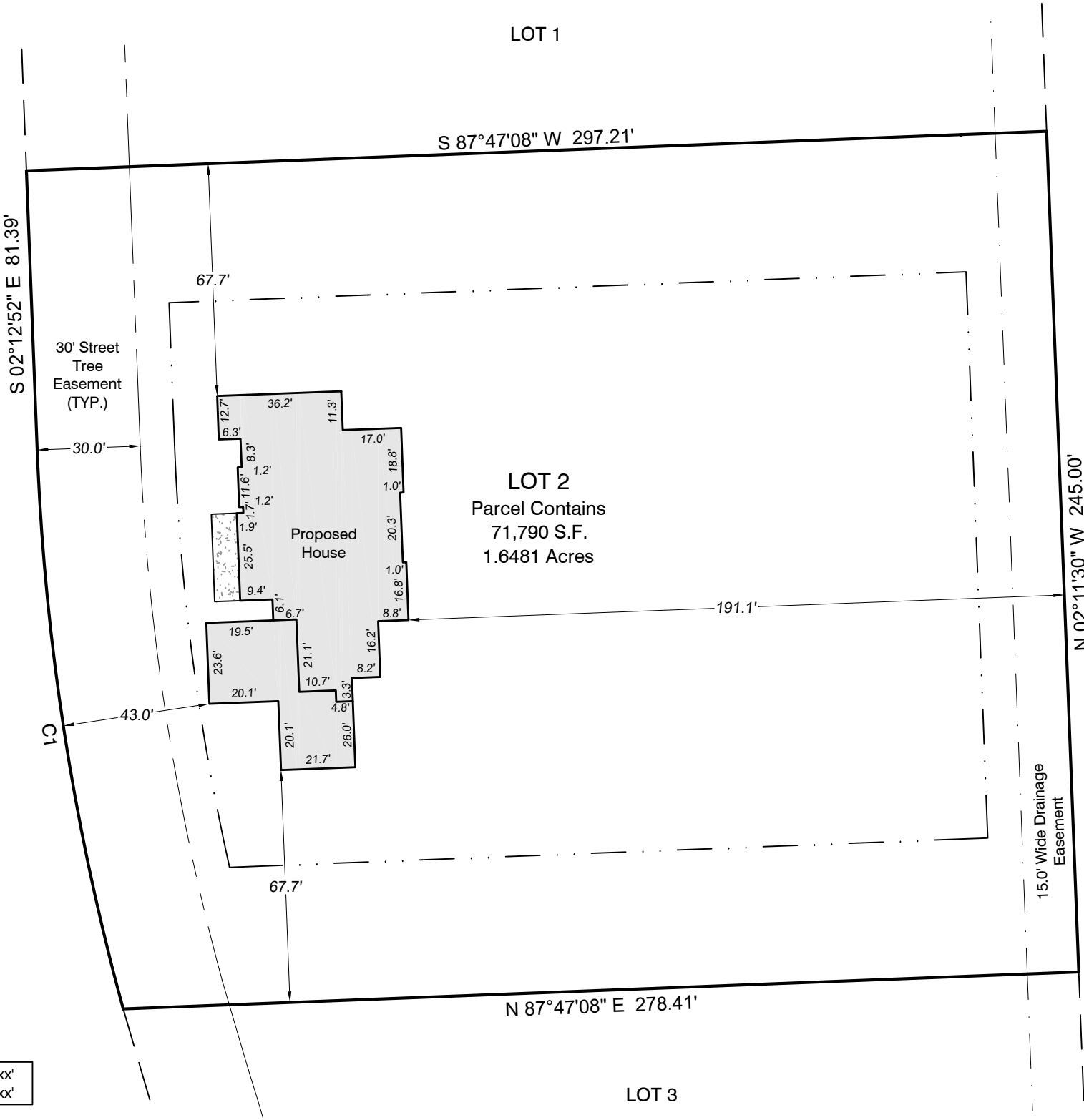


Graphic Scale 1" = 40'



Benchmark (BM) 1: Elev.=xxx.xx'
Benchmark (BM) 2: Elev.=xxx.xx'

Suggested Top of Wall: xxx.xx'
Suggested Garage Floor: xxx.xx'
Suggested Final Yard Grade: xxx.x'
Suggested Top of Footing: xxx.xx'
(Assuming X' Poured Wall-check plans)
Sewer invert elevations to be verified by sewer contractor



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	725.00'	165.03'	164.67'	S 08°44'07" E



21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

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 XXth Day of XXXXX, 2026:
Phillip J. Landry S-3176

REVISIONS

PREPARED FOR:

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

KOLOWITH RESIDENCE

BEARINGS ARE REFERENCED TO
HAWKS BLUFF,
EAST LINE, LOT 2,
BEARS N 02°11'30" W

Drawn By: MS/BD Job# 26010

Sheet 1 of 1

ROOF TRUSS HEEL HEIGHTS		
4 / 12 PITCH	- 4" HEEL	- 12" ONHG
5 / 12 PITCH	- 5" HEEL	- 12" ONHG
6 / 12 PITCH	- 6" HEEL	- 12" ONHG
10 / 12 PITCH	- 10" HEEL	- 12" ONHG
14 / 12 PITCH	- 14" HEEL	- 12" ONHG
14 / 12 PITCH	- 11 3/4" HEEL (SEE DETAIL)	- 12" ONHG
(GARAGE W/ ROOM AHEAD ONLY)		

- 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 that, please contact our office for the latest revisions data to commence with construction using this plan. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LATEST REVISION DATE.

JOB # 1157

Wisconsin Focus on Energy Home
SISTER BAY
BASE PLAN

FINAL PLAN 1/2/07

REVISION DATES, IF ANY
1/8/28 MK SELECTIONS REVISIONS



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



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

Tommy & Caitlin Kolowith
Lot #2, Hawks Bluff

DATE	DESCRIPTION
1/2/07	FINAL PLAN
1/8/28	REVISIONS

DATE	DESCRIPTION	BY	CHK
1/2/07	FINAL PLAN	1/2/07	1/2/07
1/8/28	REVISIONS	1/8/28	1/8/28

DATE	DESCRIPTION	BY	CHK
1/2/07	FINAL PLAN	1/2/07	1/2/07
1/8/28	REVISIONS	1/8/28	1/8/28

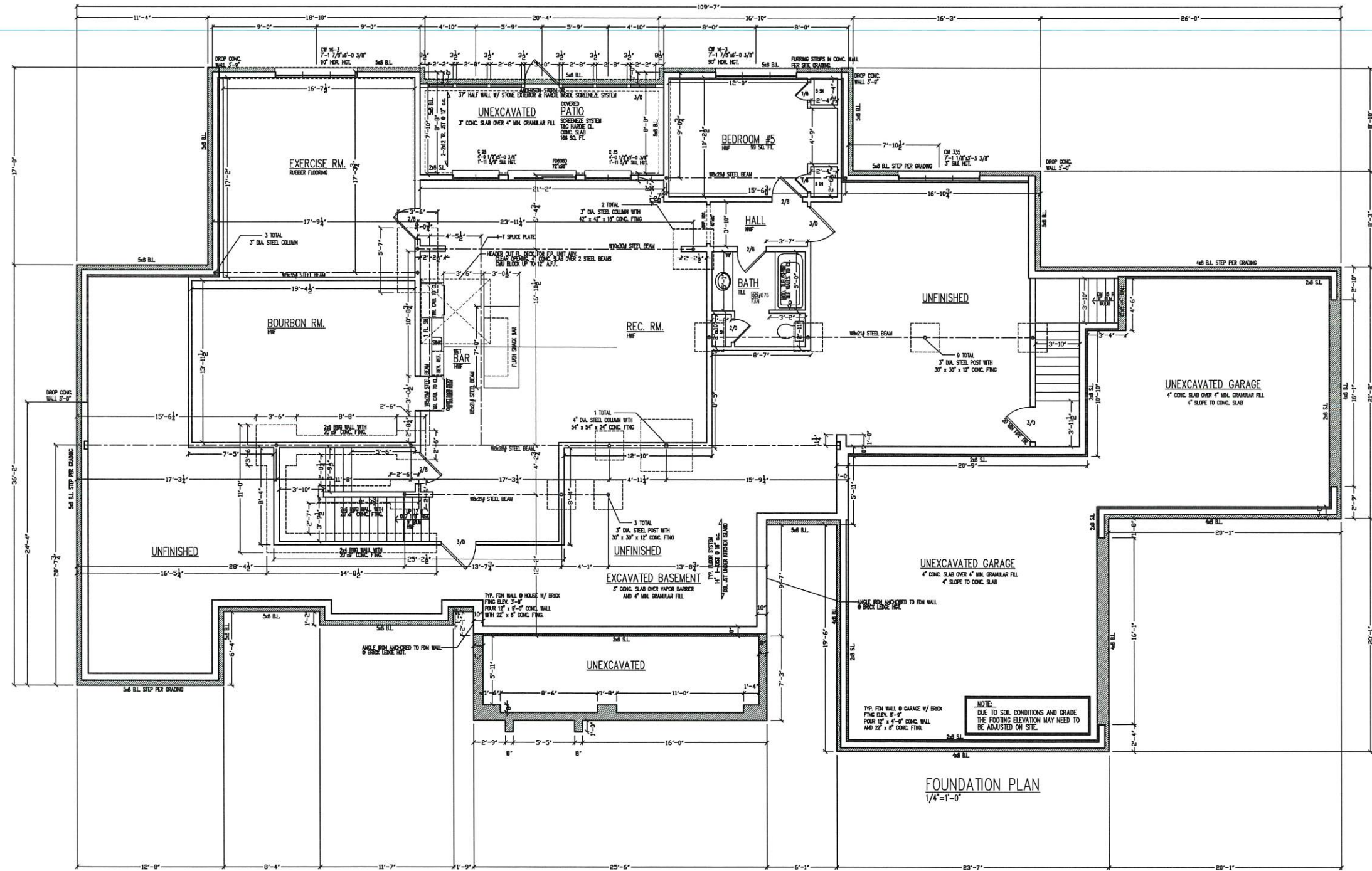
VICTORY HOMES OF WISCONSIN, INC.
Building For The Way You Live
GREENBAY, WISCONSIN 54303
TEL (800) 888-7100 / FAX (800) 888-7100



Tommy & Caitlin Kolowith
Lot #2, Hawks Bluff

[illegible]

"Building For The Way You Live"
 1015 WABASH BOWEN DRIVE
 GERMANTOWN, WISCONSIN 53022
 PFE (262) 250-7100 / FAX (262) 250-7100



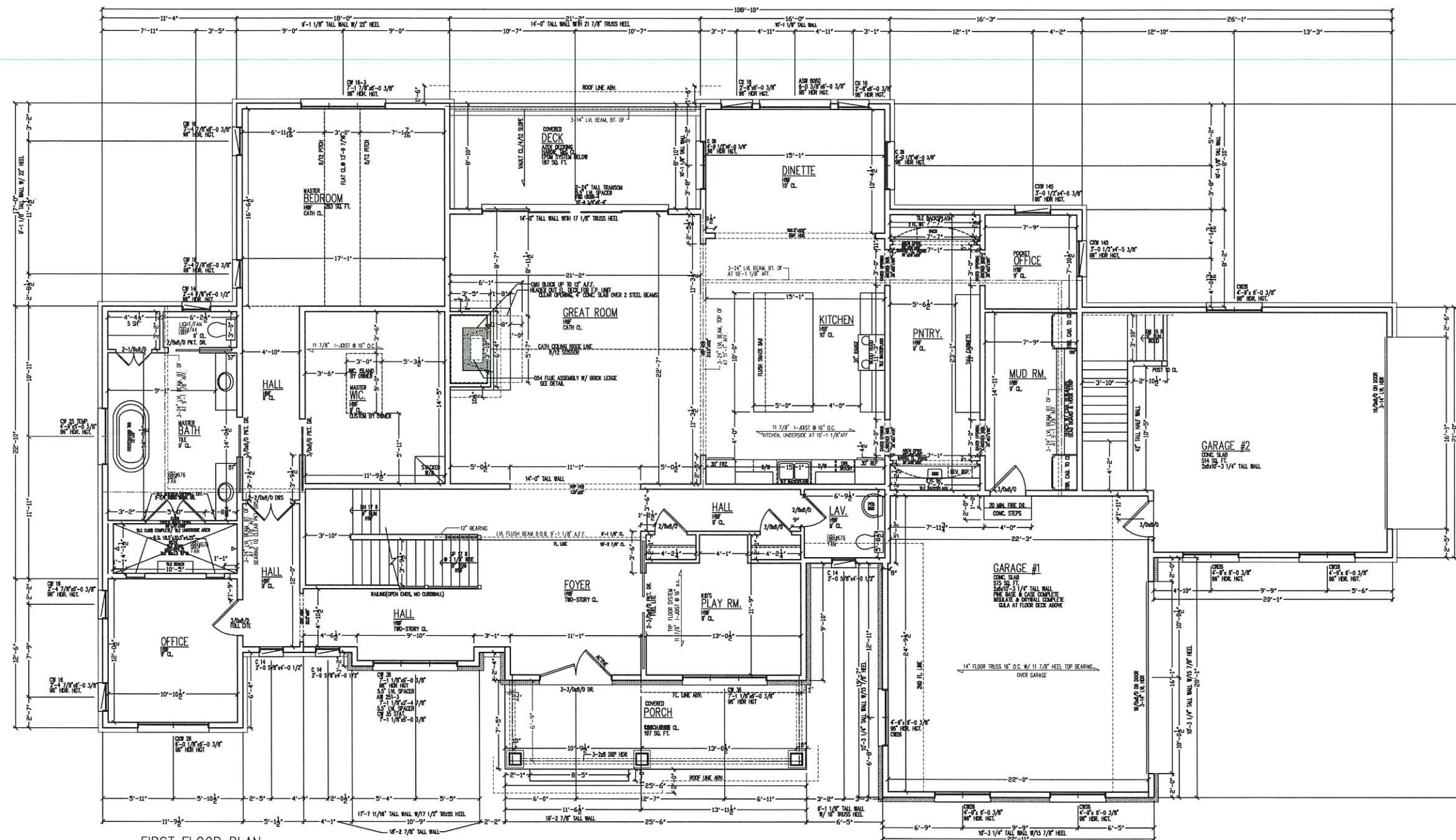
Tommy & Caitlin Kolowith
Lot #2, Hawks Bluff

REVISIONS			CLIENT: KOLOWITH RES. SISTER BAY		
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
8/25/2018	ME	UNEXCAVATED INTERIORS	8/25/2018	ME	UNEXCAVATED INTERIORS
9/17/2018	ME	UNEXCAVATED INTERIORS	9/17/2018	ME	UNEXCAVATED INTERIORS
1/2/2019	ME	COMPLIANCE PLANS	1/2/2019	ME	COMPLIANCE PLANS

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VICTORY HOMES OF WISCONSIN, INC.
Building For The Way You Live
P.O. Box 1000 / P.O. Box 1000 / P.O. Box 1000
P.O. Box 1000 / P.O. Box 1000 / P.O. Box 1000

Tommy & Caitlin Kolowith
Lot #2, Hawks Bluff



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

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 @ 8'-0"
FIRST FLOOR WALL ARE 9'-1 1/8"/10'-1 1/8" TALL.
SECOND FLOOR WALL ARE 8'-1 1/8"/9'-1 1/8" TALL.

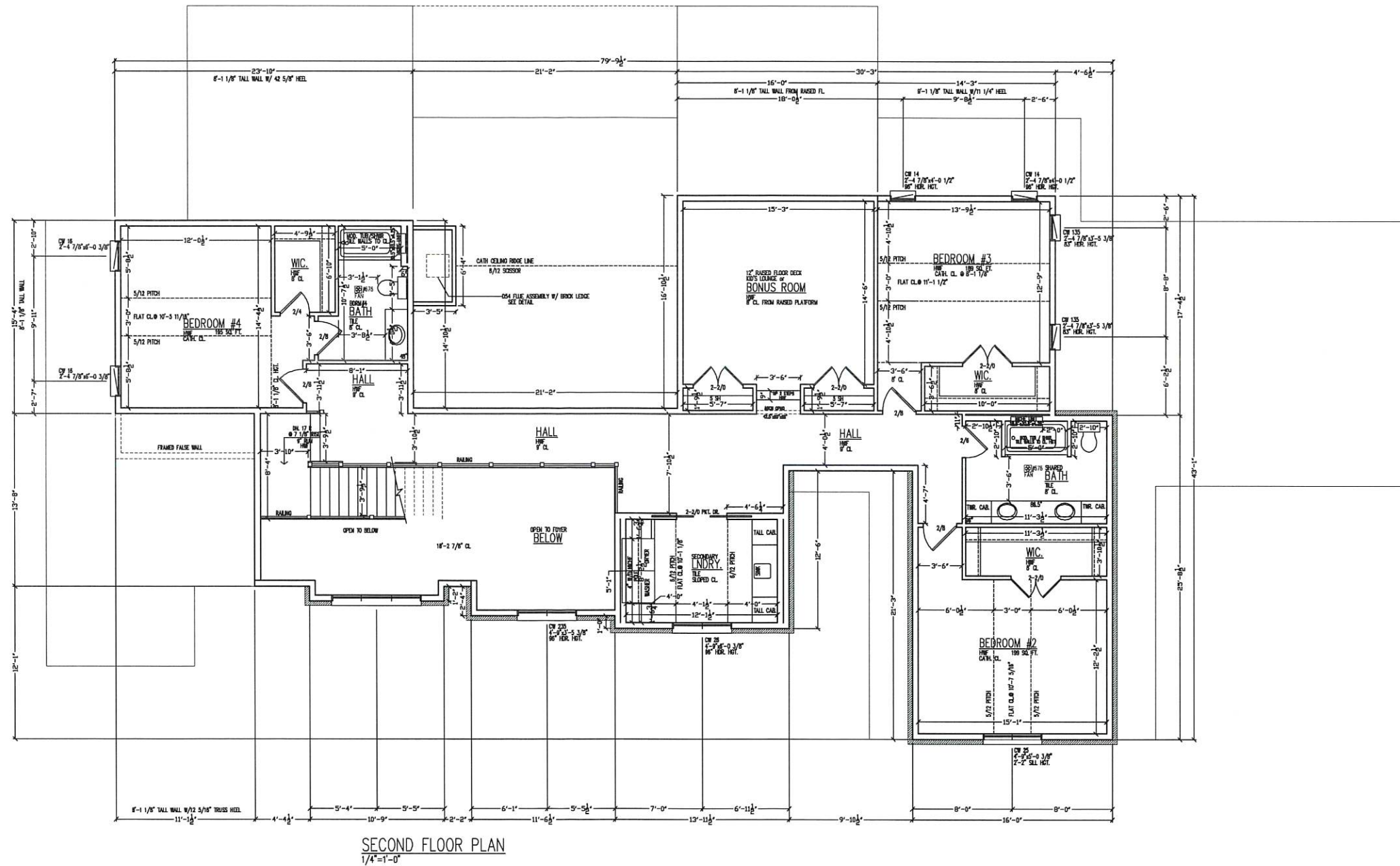
FRAMING ROUGH OPENINGS: INTERIOR DOORS
 HINGED DOORS—2" over the door x 6"-11"
 DOUBLE DOORS—2 1/2" over the door x 6"-11"
 SLIDING DOORS—1" over the door x 6"-11"
 POCKET DOOR—2x door + 1" x 7'-0" 1/2"
FRAMING ROUGH OPENINGS: WINDOWS
 DOUBLE SILL PLATES UNDER WINDOWS
 THAT ARE WIDER THAN 48"

NOTE: EXHAUST FAN KEY
#744- CAN LIGHT/FAN...70CFM...4" DIA
#671- BATHROOM FAN...70CFM...5" DIA
#676- BATHROOM FAN...110CFM...4" DIA

[illegible]

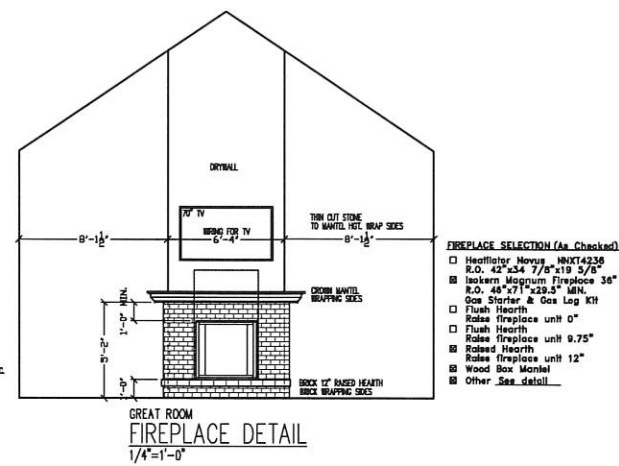
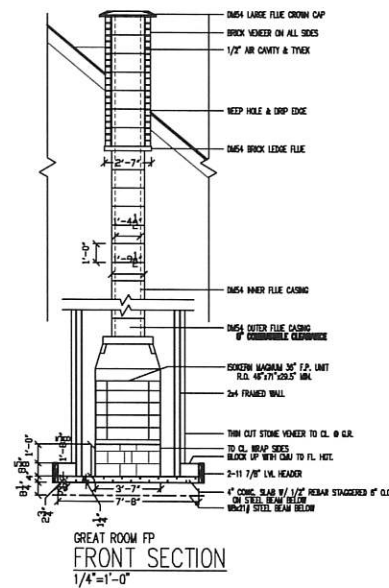
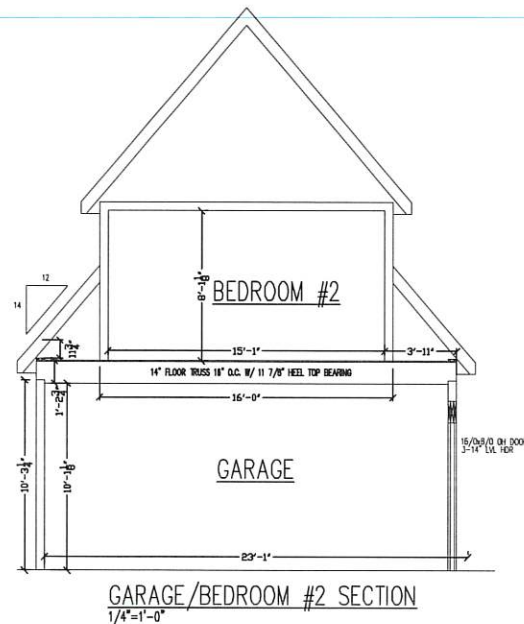
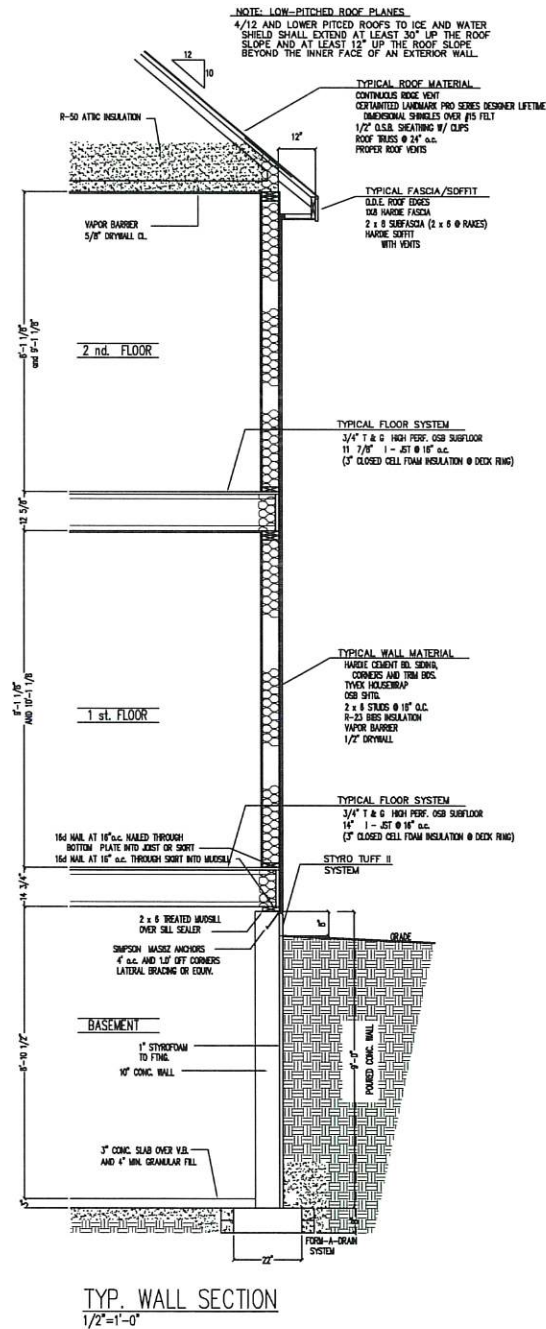
"Building For The Way You Live"
 MILLS WAGGEL HOMES DRIVE
 CHERMANOTON, WISCONSIN 53002
 PTEL (608) 250-7100 / FAX (608) 250-7109

Tommy & Caitlin Kolowith
Lot #2, Hawks Bluff



VICTORY HOMES OF WISCONSIN, INC.		CLIENT: KOLOWITH, RES. SISTER BAY		REVISONS	
* Building For The Way You Live * 235 RUSCH HUNTERS PARK GREENBAY, WISCONSIN 54303 FPE (484) 258-7100 / FAX (484) 258-7109		HOME DRAWINGS ARE THE PROPERTY OF VICTORY HOMES AND SHALL NOT BE REPRODUCED, COPIED, LOANED, REPRODUCED, OR USED IN ANY MANNER WITHOUT WRITTEN PERMISSION FROM VICTORY HOMES. ANY VIOLATION OF THIS POLICY WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. THESE DRAWINGS ARE PREPARED BY VICTORY HOMES FOR THE CLIENT'S USE ONLY. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE. ANY REUSE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF VICTORY HOMES IS STRICTLY PROHIBITED. ANY VIOLATION OF THIS POLICY WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. THESE DRAWINGS ARE PREPARED BY VICTORY HOMES FOR THE CLIENT'S USE ONLY. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE. ANY REUSE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF VICTORY HOMES IS STRICTLY PROHIBITED. ANY VIOLATION OF THIS POLICY WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.		DATE	NO. REVISION
		TITLE SECOND FLOOR		DATE 6/3/25	NO. REVISION 1,692
		PRINT: 3		DATE 9/19/25	NO. REVISION 5/8
		SCALE: 1/8"=1'-0"		DATE 9/19/25	NO. REVISION 5/8
		NOTED: 22500-3 (KREUSER)		DATE 9/19/25	NO. REVISION 5/8

Tommy & Catlin Kolowith
Lot #2, Hawks Bluff



REVISIONS	
DATE	DESCRIPTION
8/14/20	MC
8/14/20	MC
8/14/20	MC
8/14/20	MC
8/14/20	MC
8/14/20	MC

KOLOWITH RES.	
DATE	DESCRIPTION
6/23/20	MC
6/23/20	MC
6/23/20	MC
6/23/20	MC
6/23/20	MC
6/23/20	MC

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VICTORY HOMES OF WISCONSIN, INC.
Building For The Way You Live
GERARDTOWN, WISCONSIN 53029
P/E (MS) 888-7100 / FAX (MS) 888-7100



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

www.cityofmequonwi.gov

Inspections

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 9, 2026
SUBJECT: Taylor Bode
New Single-Family Residence at 12031 N. Ridge Road
Subdivision: N/A
Contractor: Owner / Architect: Owner
District 1 - 6:40 pm

Attachments:
Statement of Intent, Plans, Survey, Pictures

January 9, 2026

City of Mequon Architectural Board Building Permit Application**Statement of Intent – Ridge Road House**

Property address:
12031 N. Ridge Rd.
Mequon, WI 53092

I'm pleased to present this proposal for 'Ridge Road House,' a new single-family home in Mequon. The existing parcel (# 14-015-12-012.00) is vacant, with the only remnants of a previous residence being an abandoned well (to be removed), a small section of asphalt driveway (to be removed), and a small slab from an ancillary shed of some kind (to remain).



01. Existing site condition

The proposed 1,718 sf residence with attached 512 sf garage seeks to complement the existing neighborhood context and landscape with clean, horizontal lines and natural wood siding. The home's primary living space is oriented south to maximize solar gain for improved building performance. As a single-story structure over basement, the project is modest in scale and thoughtfully sited near mature pines, ensuring privacy for the subject parcel and neighboring parcels alike. The home design shields the garage door from public view, while the covered entry seeks to positively engage with the street, both aesthetically and functionally. We seek to impose lightly on the land and intend to keep all existing trees.



02. Ridge Road House rendering

Legal description per Document No. 1175543:

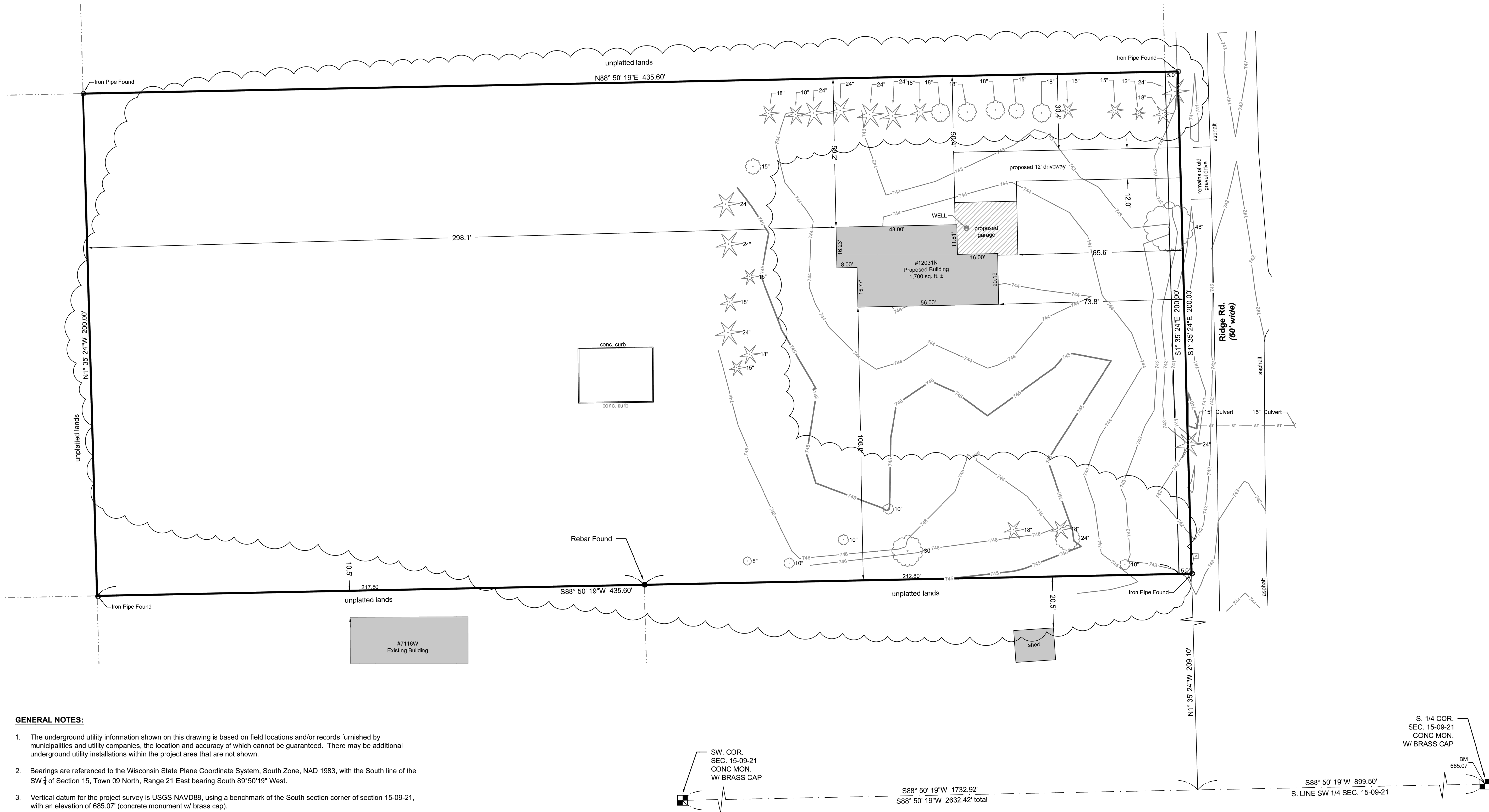
A piece or parcel of land situated in the Southwest 1/4 of Section 15, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, State of Wisconsin, and more particularly described as follows, to-wit: Commencing at a point which point is 899.5 feet West and 209.10 feet North of the Southeast corner of the Southwest 1/4 Section 15, Township 9 North, Range 21 East; and running from there, 435.6 feet West to a point; thence North, 200 feet to a point; thence East, 435.6 feet to a point; and thence South 200 feet to the place of beginning. Reserving the East 5 feet for road purposes.

Parcel Address: 12031 N. Ridge Rd, Mequon, WI 53092

Tax ID No. 14-015-12-012.00

Gross square footage of the parcel consists of 87,118 square feet or 1.99995 acres of land, more or less.

Net square footage of the parcel consists of 86,118 square feet or 1.97699 acres of land, more or less (excludes the easterly 5 feet that was dedicated for road purposes).



GENERAL NOTES:

- The underground utility information shown on this drawing is based on field locations and/or records furnished by municipalities and utility companies, the location and accuracy of which cannot be guaranteed. There may be additional underground utility installations within the project area that are not shown.
- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD 1983, with the South line of the SW 1/4 of Section 15, Town 09 North, Range 21 East bearing South 89°50'19" West.
- Vertical datum for the project survey is USGS NAVD88, using a benchmark of the South section corner of section 15-09-21, with an elevation of 685.07' (concrete monument w/ brass cap).

I, Kevin A. Slotke, Professional Land Surveyor, certify that I have surveyed the above described property, to the best of my knowledge and ability, and that the map shown hereon is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures thereon, boundary fences, apparent easements, roadways and encroachments, if any.



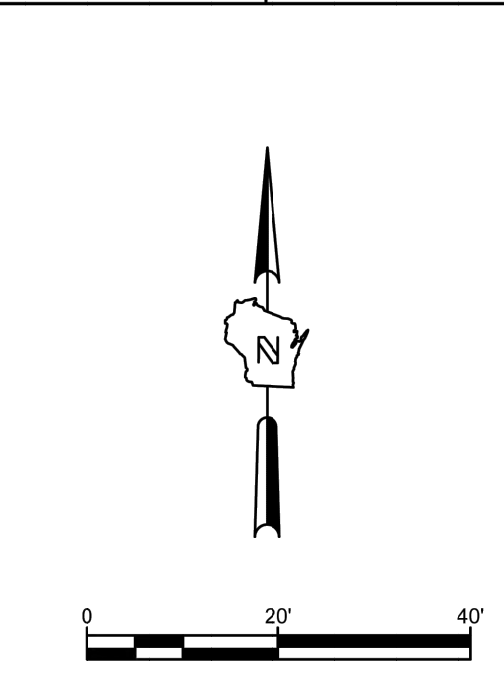
Date: 12/16/2025

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

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

12031 N. RIDGE RD.
MEQUON, WISCONSIN

TOPOGRAPHIC SURVEY



NO. REVISION	DATE BY
DRAWN BY:	NGC
DATE:	12/16/2025
PROJECT NO:	24704
CHECKED BY:	KAS
SHEET NO.:	

R-001
1 OF 1



SOUTH PERSPECTIVE



NORTH PERSPECTIVE



EAST PERSPECTIVE



WEST PERSPECTIVE

REVISIONS:		
NO.	DESCRIPTION	DATE

RIDGE ROAD HOUSE
12031 N. RIDGE RD.
MEQUON, WI 53092

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TAYLOR BODE ARCHITECT, INC.
TAYLOR BODE ARCHITECT, INC.
TAYLOR BODE ARCHITECT, INC.



RENDERINGS FOR
REFERENCE

PROJECT	RIDGE ROAD HOUSE
DATE	01/08/26
DRAWN BY:	TAYLOR BODE

R-002



FASCIA: GALVALUME METAL FASCIA & WATERPROOFING (MATCH WINDOWS)
SOFFIT: WOOD (CEDAR OR SIMILAR) @ UNDERSIDE OF EAVE
LIGHTING: RECESSED CAN LIGHTS @ EAVE, TO MATCH FASCIA METAL
BASEMENT: EXPOSED CAST-IN-PLACE CONCRETE (STEM WALL @ GARAGE)



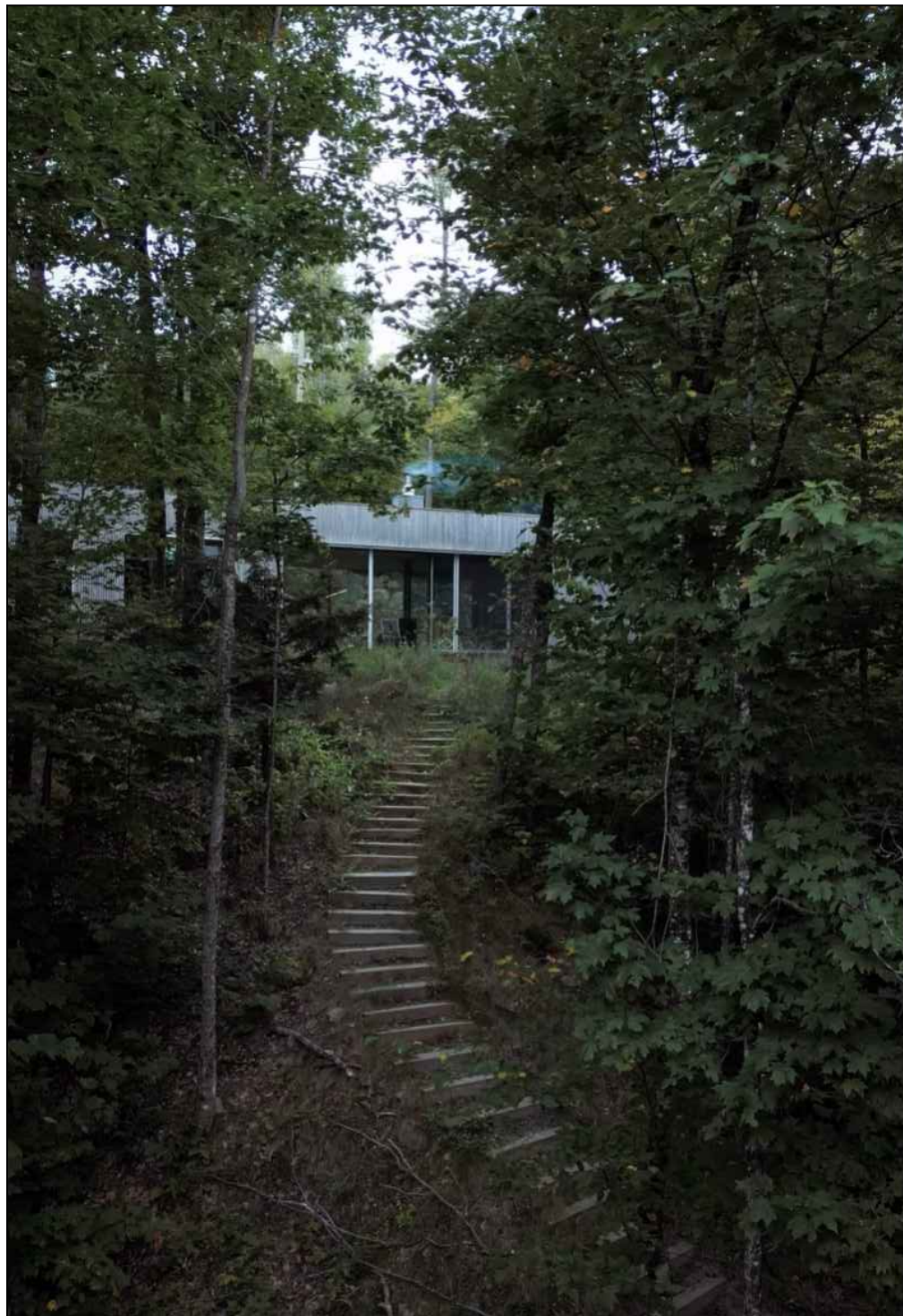
SIDING: STAINED WESTERN RED CEDAR OR THERMALLY MODIFIED WOOD



WINDOWS/DOORS: DARK METAL FRAMES (NO TRIM)



SCREENS: SQUARE-GRID WOOD SCREENS @ ENTRY SIDE LIGHTS & PORCH



HARDSCAPE & LANDSCAPE: NATURAL AND NATIVE
YARD: PROPOSED LAWN AREA SOUTH OF HOME, NATIVES ELSEWHERE
TREES: ALL EXISTING TREES TO REMAIN

REVISIONS:		
NO.	DESCRIPTION	DATE
-	-	-

RIDGE ROAD HOUSE
12031 N. RIDGE RD.
MEQUON, WI 53092

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TAYLOR BODE ARCHITECT, INC.
TAYLOR BODE ARCHITECT.COM | 815.818.7861
TAYLOR.BODE@TAYLORBODEARCHITECT.COM



MATERIAL BOARD

PROJECT	RIDGE ROAD HOUSE
DATE	01/08/26
DRAWN BY:	TAYLOR BODE

R-003



VIEW FROM RIDGE RD. FROM THE SOUTHEAST



PROPOSED BUILD SITE FROM THE NORTHWEST



PROPOSED BUILD SITE FROM THE SOUTHWEST



PROPOSED BUILD SITE FROM THE EAST

REVISIONS:		
NO.	DESCRIPTION	DATE
-	-	-

RIDGE ROAD HOUSE

12031 N. RIDGE RD.
MEQUON, WI 53092

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TAYLOR BODE ARCHITECT, INC.
TAYLOR BODE ARCHITECT, INC.
TAYLOR BODE ARCHITECT, INC.



PHOTOGRAPHIC SURVEY
(EXISTING CONDITION)

PROJECT	RIDGE ROAD HOUSE
DATE	01/08/26
DRAWN BY:	TAYLOR BODE

R-004



- NOTES:
1. TOPOGRAPHY NOTED IS EXISTING CONDITION.
 2. PROPOSED DRAINAGE AND GRADING NOTED ON PLAN.
 3. LOT COVERAGE PROPOSED = 4.885 SF (5.67%) [BUILDING FOOTPRINT/DECKS: 2863 SF + (N) DRIVEWAY: 1364 SF + (E) SLAB TO REMAIN: 658 SF]

[illegible]

RIDGE ROAD HOUSE
12031 N. RIDGE RD.
MEQUON, WI 53092

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TAYLOR BODE ARCHITECT, INC.
TAYLOR@TAYLORBODEARCHITECT.COM | 831.818.7881

ARCHITECTURAL SITE
PLAN

PROJECT	RIDGE ROAD HOUSE
DATE	01/08/26
DRAWN BY:	TAYLOR BODE

AS-100

REVISIONS:		
NO.	DESCRIPTION	DATE
-	-	-

RIDGE ROAD HOUSE

12031 N. RIDGE RD.
MEQUON, WI 53092

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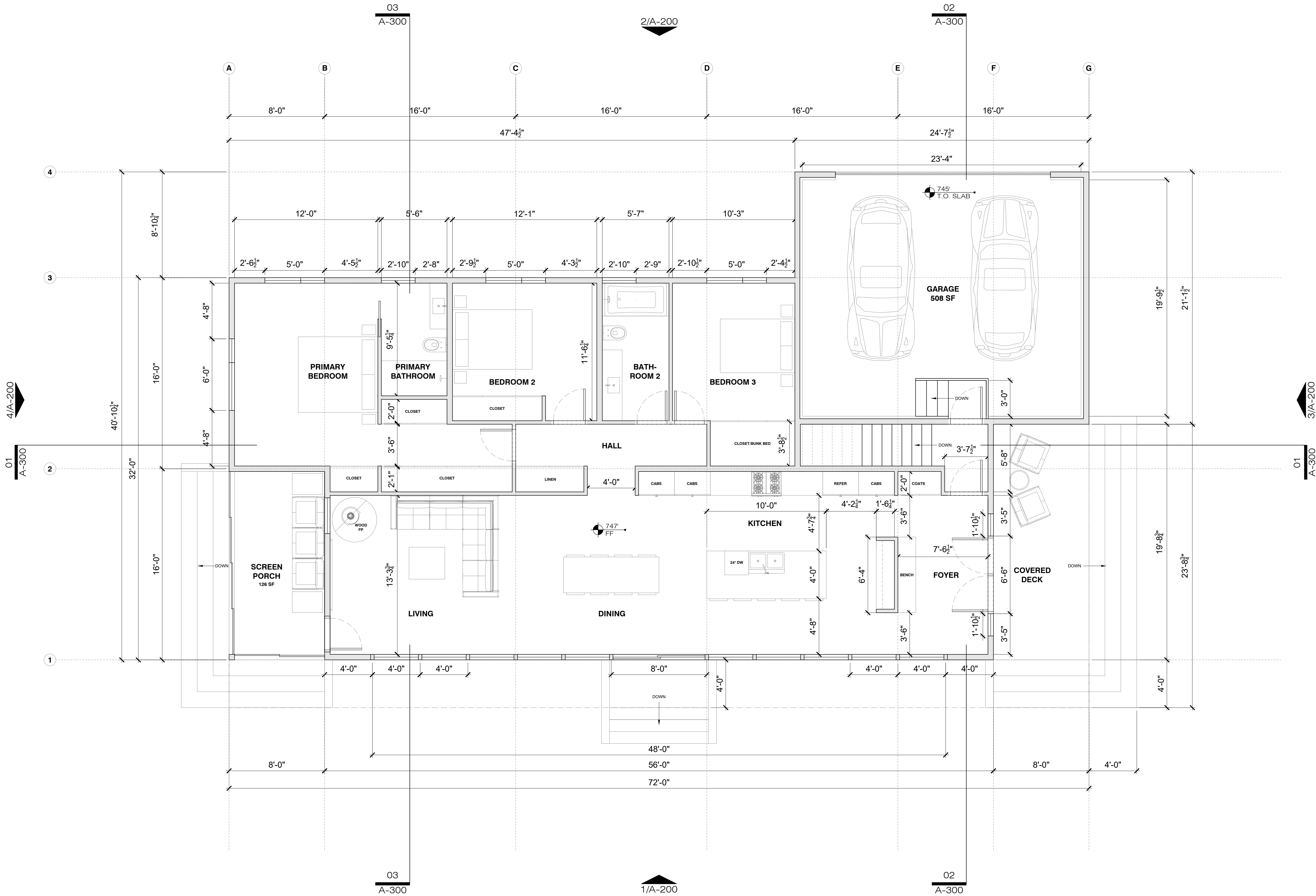
TAYLOR BODE ARCHITECT, INC.
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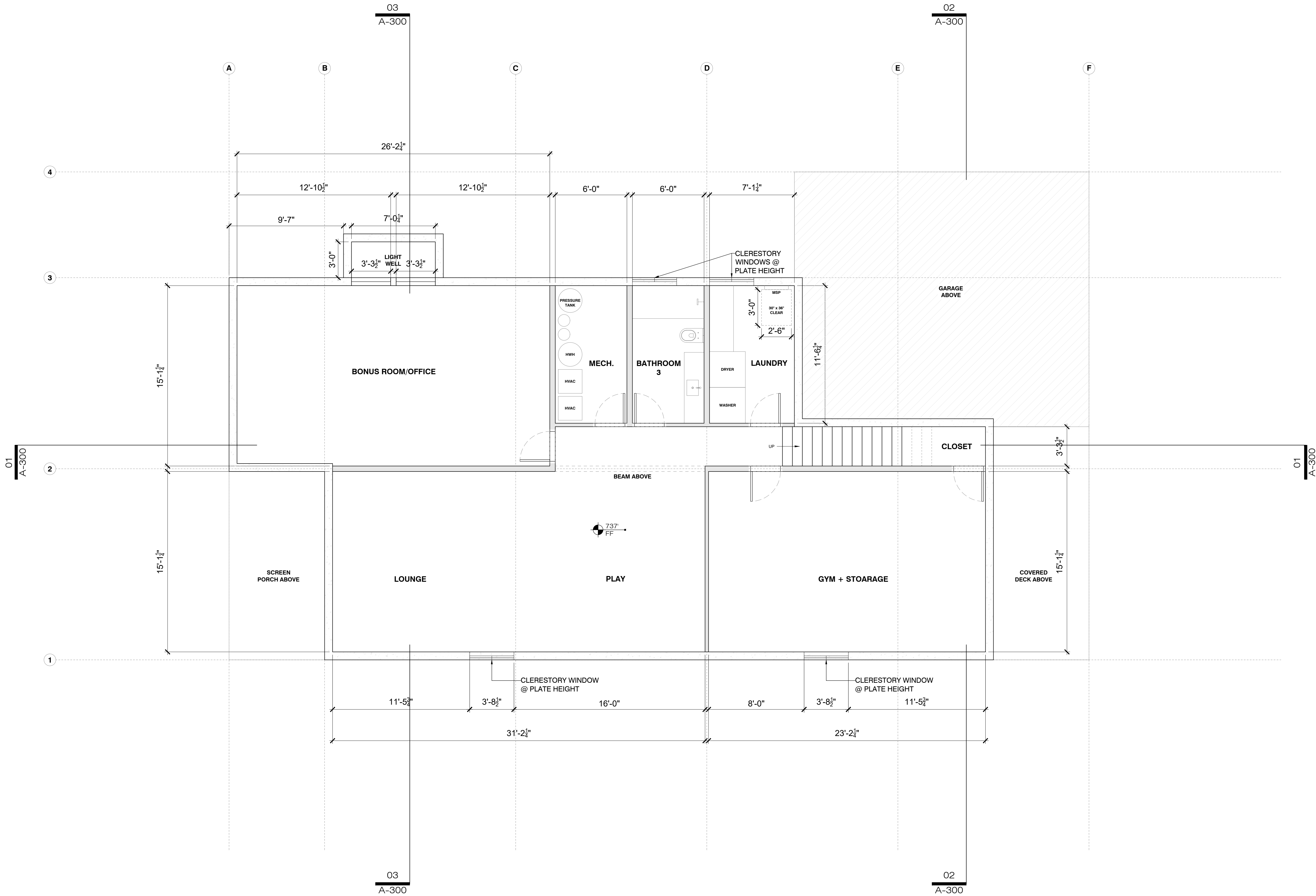
FLOOR PLAN

PROJECT	RIDGE ROAD HOUSE
DATE	01/08/26
DRAWN BY:	TAYLOR BODE

A-100



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



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

REVISIONS:		
NO.	DESCRIPTION	DATE
-	-	-

RIDGE ROAD HOUSE
12031 N. RIDGE RD.
MEQUON, WI 53092

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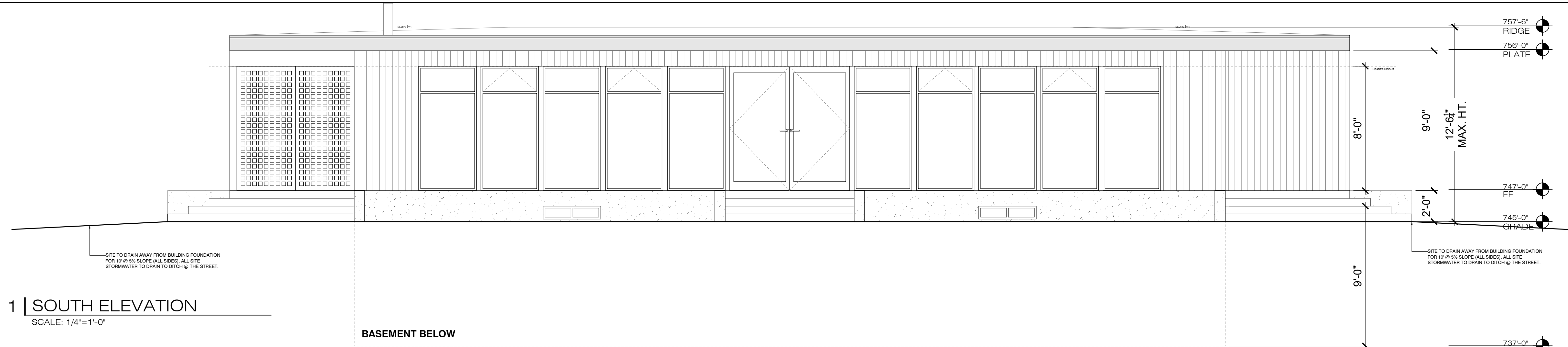
TAYLOR BODE ARCHITECT, INC.
TAYLOR BODE ARCHITECT, INC.
TAYLOR BODE ARCHITECT, INC.



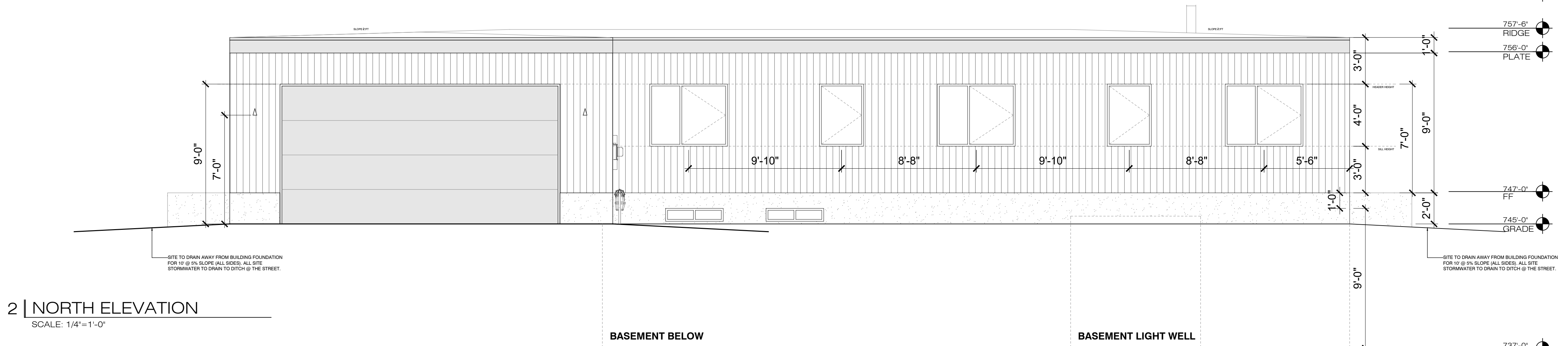
BASEMENT PLAN

PROJECT: RIDGE ROAD HOUSE
DATE: 01/08/26
DRAWN BY: TAYLOR BODE

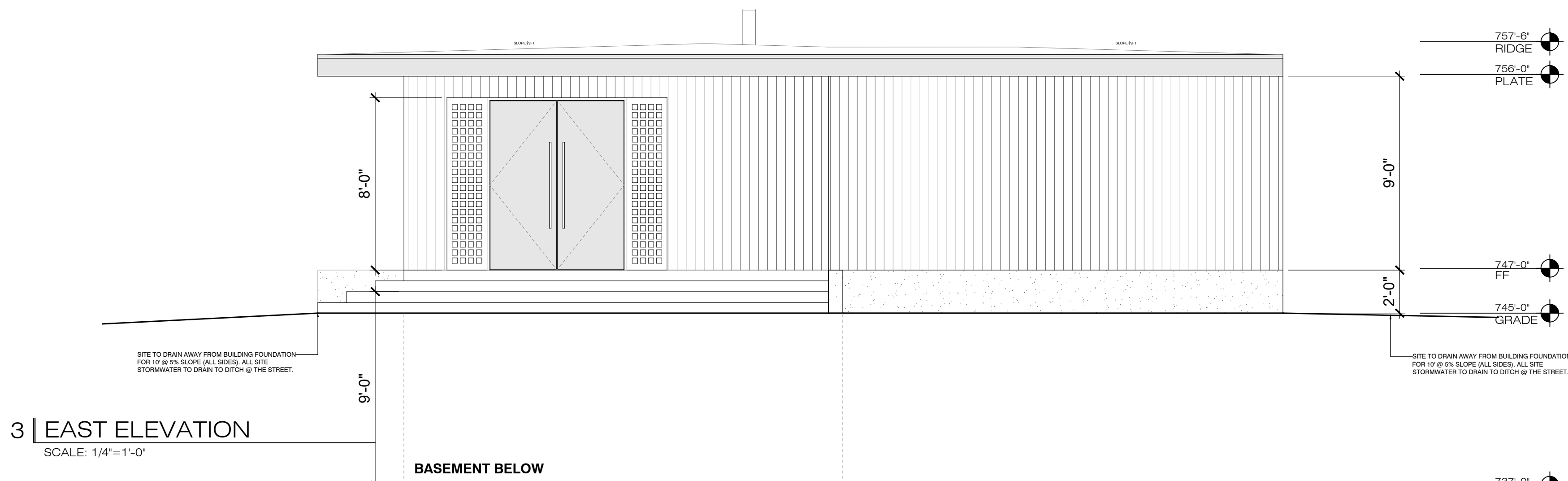
A-101



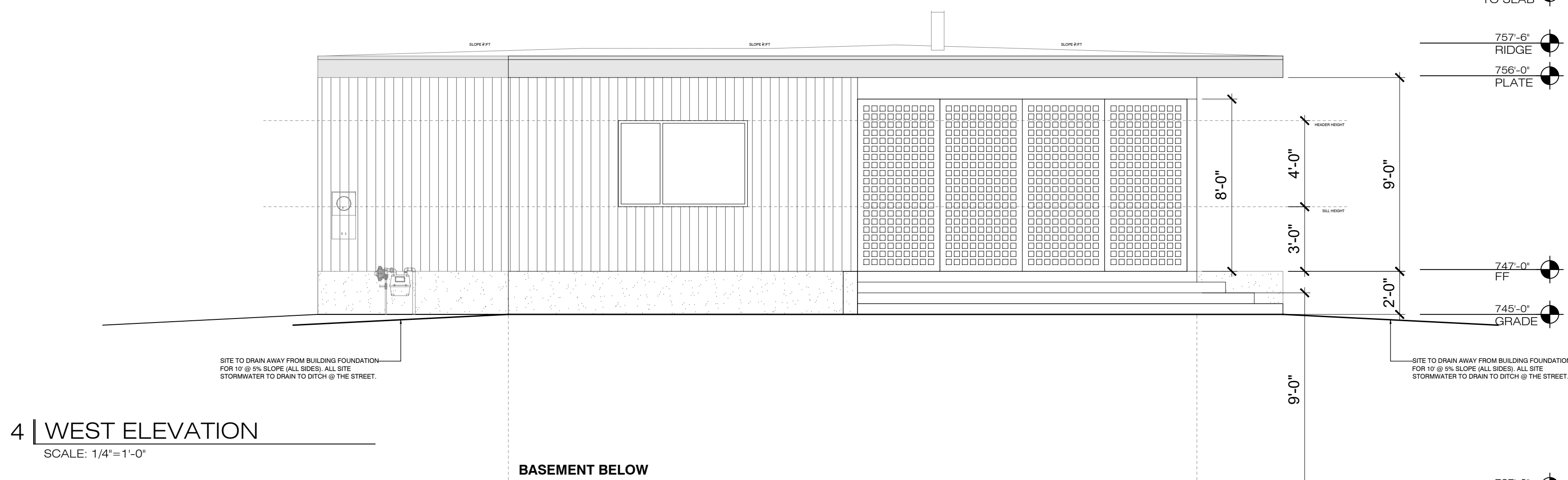
1 | SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

- VERTICAL T&G WOOD SIDING (CEDAR OR THERMALLY MODIFIED)
- CAST-IN-PLACE CONCRETE
- GALVALUME METAL, COLOR TO MATCH WINDOW FRAMES
- SQUARE GRID SCREEN DETAIL (CEDAR OR MARINE GRADE PLY)

REVISIONS:		
NO.	DESCRIPTION	DATE

RIDGE ROAD HOUSE
12031 N. RIDGE RD.
MEQUON, WI 53092

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TAYLOR BODE ARCHITECT, INC.
TAYLOR BODE ARCHITECT, INC.
TAYLOR BODE ARCHITECT, INC.



EXTERIOR ELEVATIONS

PROJECT	RIDGE ROAD HOUSE
DATE	01/08/26
DRAWN BY:	TAYLOR BODE

A-200



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

www.cityofmequonwi.gov

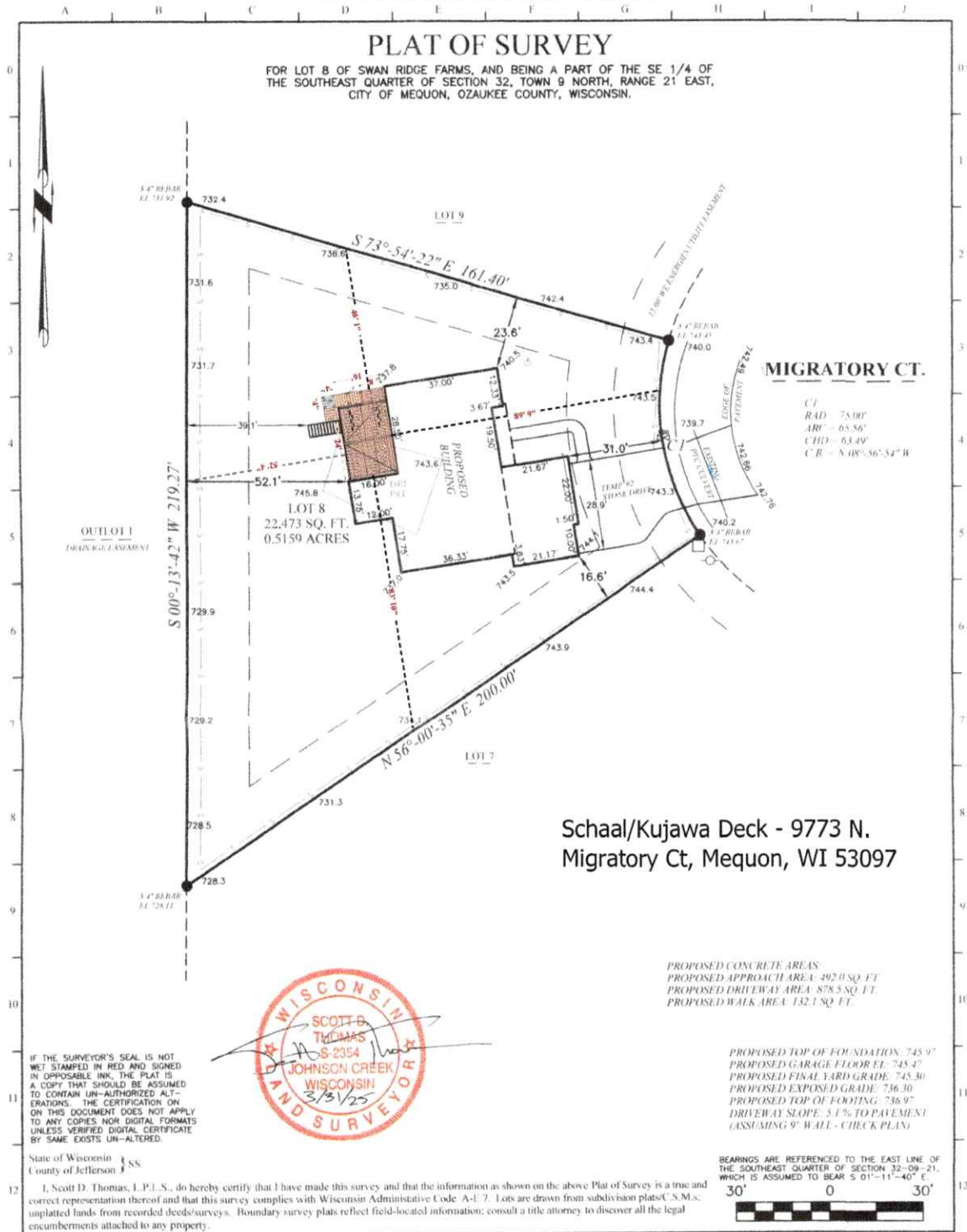
Inspections

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 9, 2026
SUBJECT: Paul Kujawa & Carrie Schaal
Second Floor Deck with Enclosed Screen Room Addition at 9773 N.
Migratory Court
Subdivision: Swan Ridge Farms
Contractor: Siding Unlimited / Architect: Siding Unlimited
District 1 - 6:45 pm

Attachments:
Survey, Pictures, Plans

HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS

202 West Street Johnson Creek, WI 53038 (920) 699-3305



I, Scott D. Thomas, L.P.L.S., do hereby certify that I have made this survey and that the information as shown on the above Plat of Survey is a true and correct representation thereof and that this survey complies with Wisconsin Administrative Code A-E 7. Lots are drawn from subdivision plats/C.S.M.s; unplatted lands from recorded deeds/surveys. Boundary survey plats reflect field-located information; consult a title attorney to discover all the legal encumbrances attached to any property.

State of Wisconsin } ss.
County of Jefferson }

SCOTT D. THOMAS
S-2354
JOHNSON CREEK
WISCONSIN
3/3/25

Digitally signed by Scott D. Thomas
Date: 2025.03.31 17:20:00 -0500

C:\Holland&Thomas\250273.dwg; Drawn By: NLH; Checked By: SDT; FWF-03-25-25; S-03-31-25

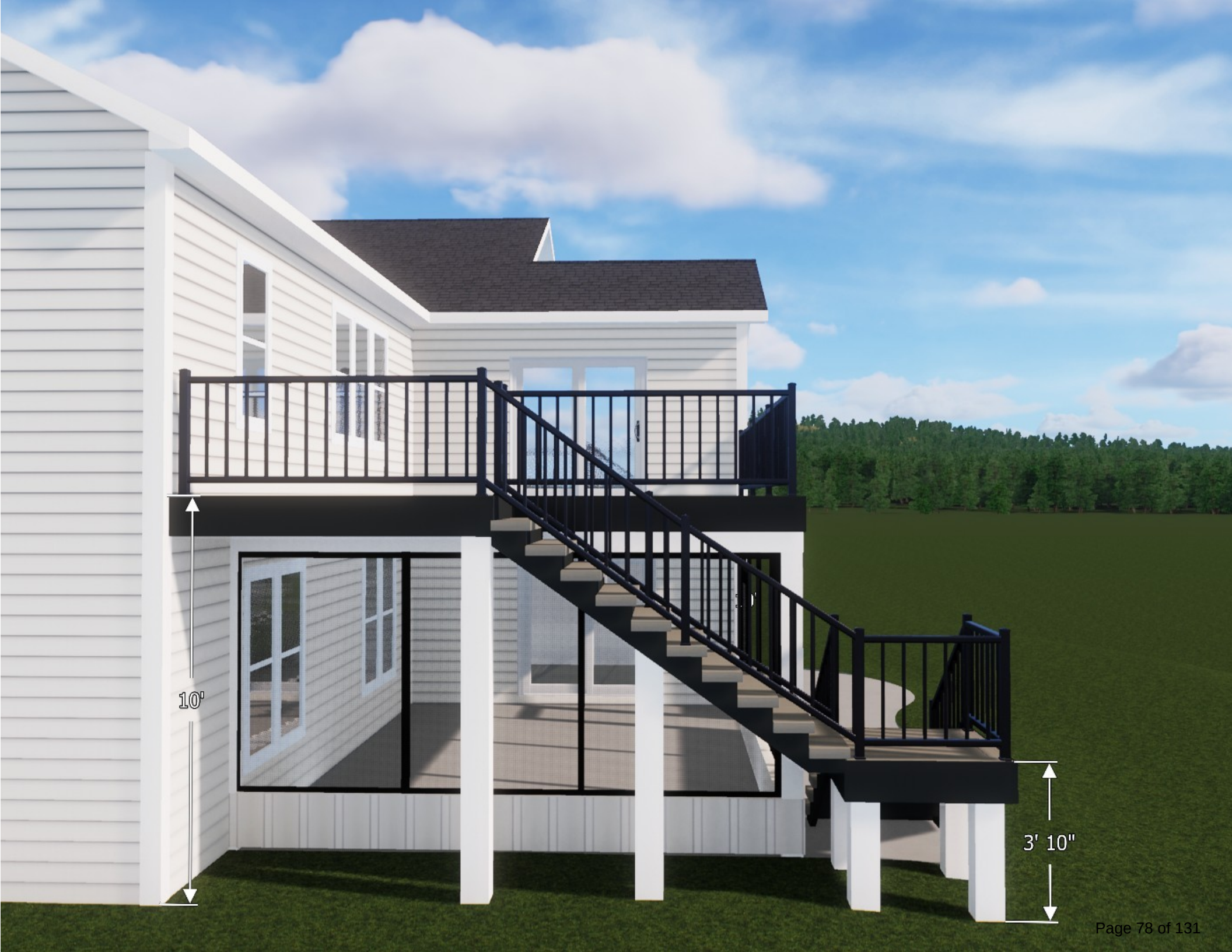
PROJECT: SR008
BUILDER: Tim O'Brien Homes
N27 W24075 Paul Ct.
Suite 100
Pewaukee, WI 53072
Ph: (262) 542-5750
Fax: (262) 542-9780











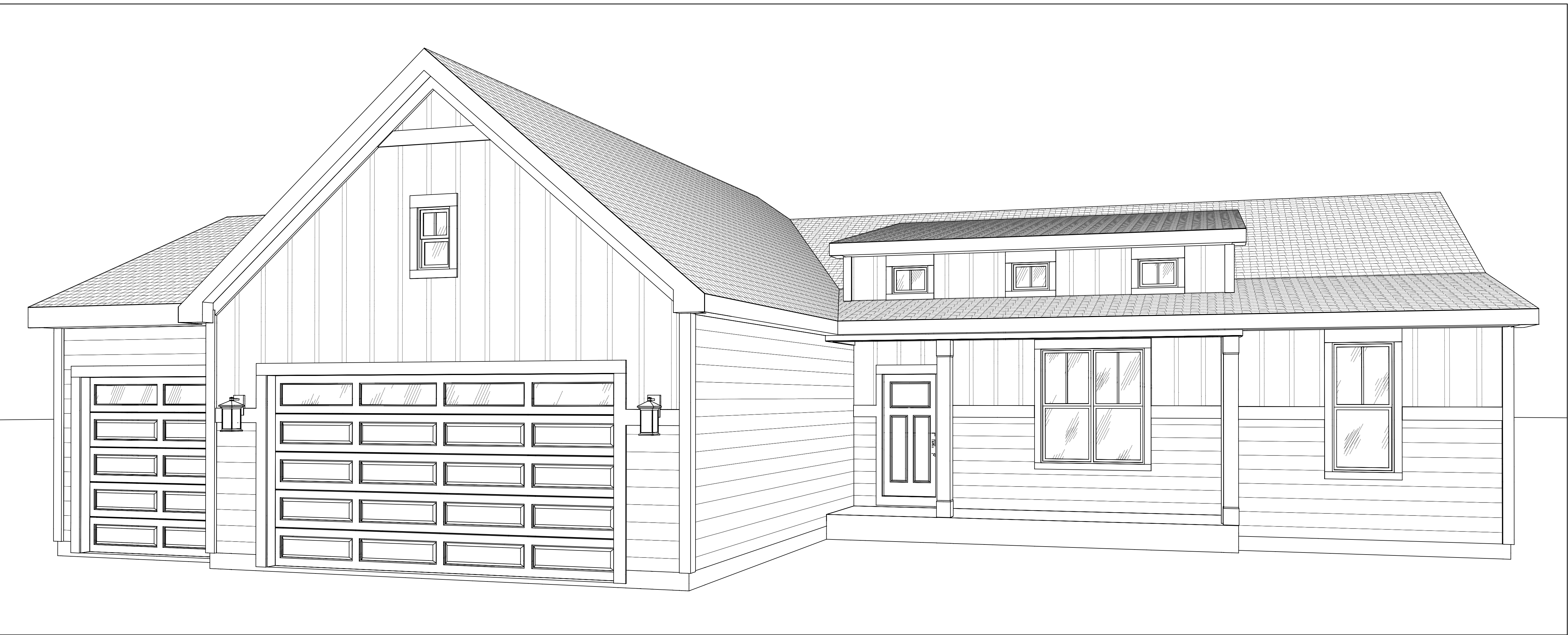
10'

3' 10"



3' 10"

10'



SR008 KUJAWA SCHAAL

MASTER PLAN: Kendall at (MKE) Swan Ridge Farms | ELEVATION: Farmhouse Elevation 3 | COMMUNITY: SR (96) - Swan Ridge Farms (MKE) | LOT NUMBER: 8 | CUSTOMER: Paul Kujawa & Carrie Schaal

PLANS POWERED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
LIVABLE	
BASEMENT SF	0 SF
FIRST FLOOR SF	2322 SF
SECOND FLOOR SF	235 SF
TOTAL LIVABLE :	2557 SF
NON-LIVABLE	
BASEMENT SF	2284 SF
FIRST FLOOR SF	690 SF
SECOND FLOOR SF	0 SF
TOTAL GARAGE AREA :	692 SF
FRONT PORCH AND PORTICO AREA :	91 SF
REAR PORCH AREA :	0 SF
PATIO AREA :	0 SF

GENERAL NOTES
ONLY LOCATION SPECIFIC OPTIONS ARE SHOWN ON THESE DRAWINGS. PLEASE REFER TO OPTION SUMMARY AND/OR PURCHASE ORDERS FOR A COMPLETE LISTING OF OPTIONS.
DESIGN CRITERIA:
NUMBER OF STORIES: 3
BUILDING WIDTH: 63'-10"
BUILDING DEPTH: 71'-0"
BUILDING HEIGHT: 19'-2 1/4"
GOVERNMENTAL CODES AND STANDARDS
HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS.
BUILDING CODE ANALYSIS / DESIGN CRITERIA
HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA.

GRAPHIC SYMBOLS & LEGEND	
	ELEVATION MARKER
	ROOF SLOPE
	SD
	SD / CO

SHEET INDEX	
COVER	A-000
SCHEDULES	A-010
FOUNDATION PLAN	A-050
FINISHED BASEMENT PLAN	A-100
FIRST FLOOR PLAN	A-101
SECOND FLOOR PLAN	A-102
ROOF PLAN	A-120
FRONT / BACK ELEVATION	A-200
LEFT / RIGHT ELEVATION	A-201
FOUNDATION DETAILS	D-110
FOUNDATION WALL TYPES	D-120
FRAMING DETAILS	D-130
FRAMING DETAILS CONT.	D-140
FINISH DETAILS	D-150
FINISHED BASEMENT ELECTRICAL PLAN	E-100
FIRST FLOOR ELECTRICAL PLAN	E-101
SECOND FLOOR ELECTRICAL PLAN	E-102

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/2/2025

PROJECT
PLAN: Kendall
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

DRAWING TITLE
COVER

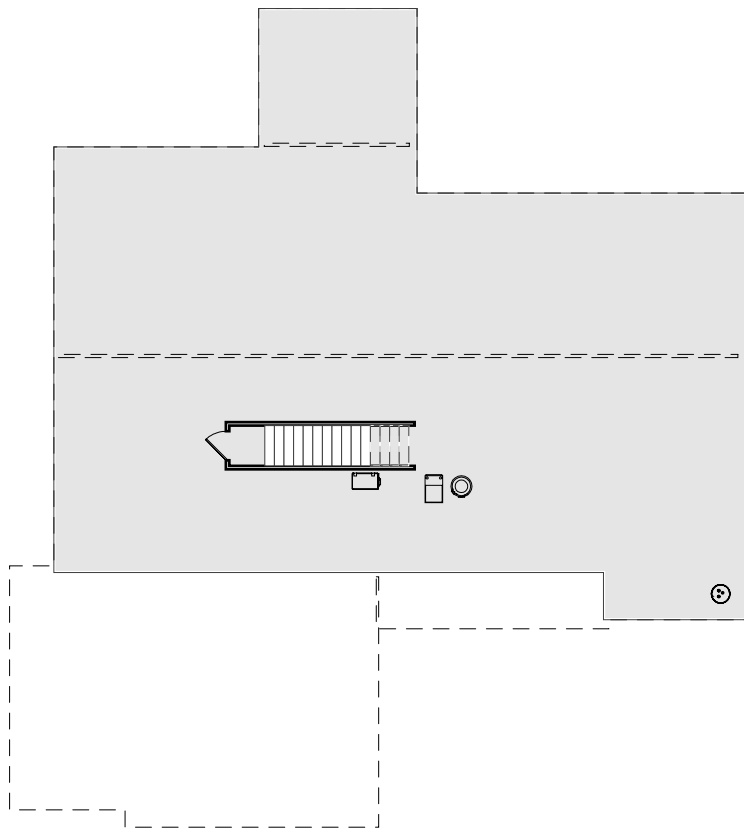
SHEET NUMBER
A-000
NOT FOR CONSTRUCTION
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DOORS				
LABEL	COUNT	WIDTH	HEIGHT	HANDING
50/68	1	5'-0"	6'-8"	DH
BYP 60/68	1	6'-0"	6'-8"	LEFT
BYP 60/68	1	6'-0"	6'-8"	RIGHT
16/68	1	1'-6"	6'-8"	LEFT
16/68	1	1'-6"	6'-8"	RIGHT
24/68	2	2'-4"	6'-8"	LEFT
24/68	1	2'-4"	6'-8"	RIGHT
26/68	3	2'-6"	6'-8"	RIGHT
26/68	4	2'-6"	6'-8"	LEFT
28/68	3	2'-8"	6'-8"	RIGHT
28/68	2	2'-8"	6'-8"	LEFT
20 MIN 30/68	1	3'-0"	6'-8"	LEFT
60/68 SLIDING GLASS DR.	1	6'-0"	6'-8"	LEFT
28/68	1	2'-8"	4'-11 7/8"	LEFT
30/68	1	3'-0"	6'-8"	LEFT
FIRST FLOOR TOTAL COUNT: 23				
BASEMENT TOTAL COUNT: 1				

WINDOWS			
LABEL	COUNT	WIDTH	HEIGHT
16/26	1	1'-6"	2'-6"
20/16	3	2'-0"	1'-6"
28/50	5	2'-8"	5'-0"
28/60	1	2'-8"	6'-0"
40/20	2	4'-0"	2'-0"
TR 28/50	2	8'-0"	5'-0"
TW 28/50	2	5'-4"	5'-0"
TW 28/60	1	5'-4"	6'-0"
ROOF HOSTED TOTAL COUNT: 1			
SECOND FLOOR TOTAL COUNT: 3			
FIRST FLOOR TOTAL COUNT: 13			

ROOMS NET AREA			
NAME	AREA	FLOOR MATERIAL	LEVEL
B.O. STAIR LANDING	18.1 SF	CARPET	BASEMENT
BASEMENT	204 SF	CONCRETE	BASEMENT
STAIRS LL	40.9 SF	CARPET	BASEMENT
UNFINISHED BASEMENT	443.7 SF	CONCRETE	BASEMENT
WORKSHOP	1572.1 SF	CONCRETE	BASEMENT
BED HALL	34.3 SF	CARPET	FIRST FLOOR
BEDROOM 2	137 SF	CARPET	FIRST FLOOR
BEDROOM 3	133.9 SF	CARPET	FIRST FLOOR
CHASE	3 SF	LVT	FIRST FLOOR
CLOSET	8.5 SF	LVT	FIRST FLOOR
CLOSET AT BED 2	17.1 SF	CARPET	FIRST FLOOR
CLOSET AT BED 3	16.8 SF	CARPET	FIRST FLOOR

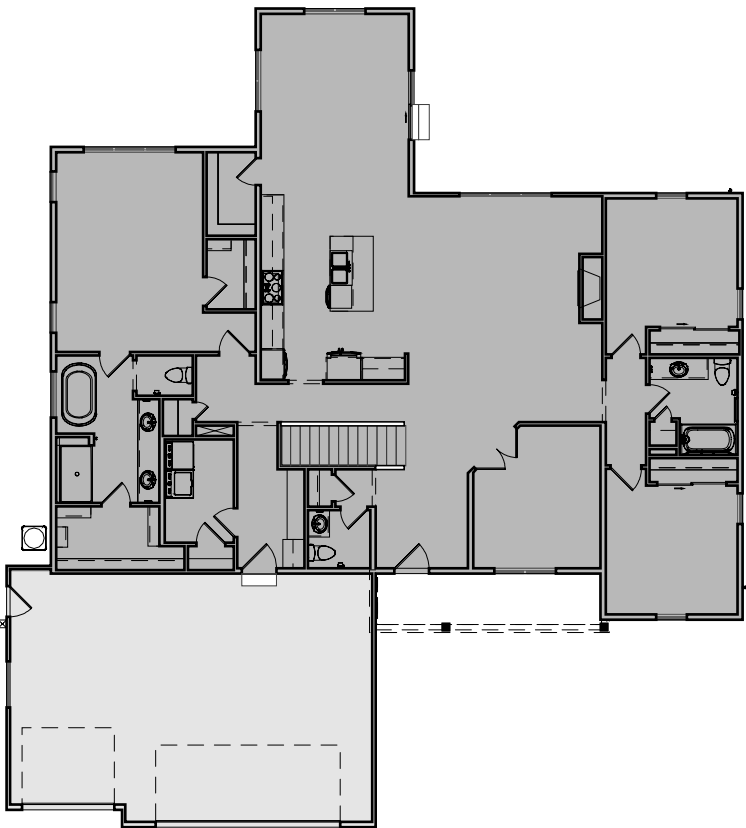
BASEMENT



LIVABLE = 0 SF

NON-LIVABLE = 2284 SF

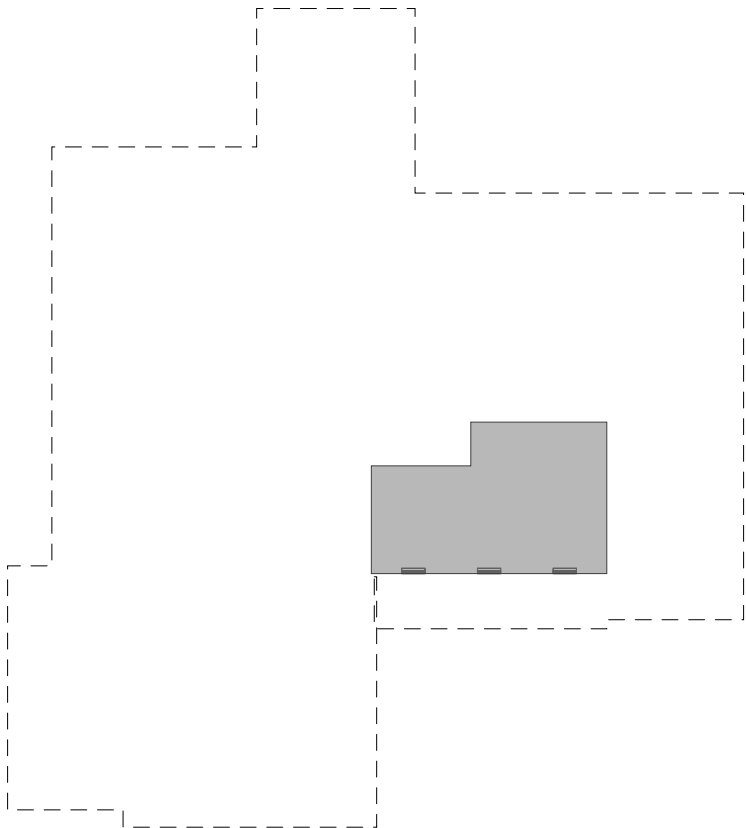
FIRST FLOOR



LIVABLE = 2322 SF

NON-LIVABLE = 690 SF

SECOND FLOOR



LIVABLE = 235 SF

NON-LIVABLE = 0 SF

ROOMS NET AREA CONTINUED

CLOSET AT LAUNDRY	8.7 SF	LVT	FIRST FLOOR
CLOSET BY PWDR.	7.1 SF	3/8" LAMINATE	FIRST FLOOR
DINETTE	204.8 SF	3/8" LAMINATE	FIRST FLOOR
FIREPLACE	9.2 SF	UNFINISHED	FIRST FLOOR
FLEX	129 SF	CARPET	FIRST FLOOR
FOYER	92 SF	3/8" LAMINATE	FIRST FLOOR
GARAGE	674.1 SF	CONCRETE	FIRST FLOOR
GENERAL	9 SF	LVT	FIRST FLOOR
GREAT ROOM	256.5 SF	CARPET	FIRST FLOOR
HALL BATH	35.3 SF	LVT	FIRST FLOOR
KITCHEN	182 SF	3/8" LAMINATE	FIRST FLOOR
LAUNDRY	54.5 SF	LVT	FIRST FLOOR
LINEN AT HALL BATH	5.1 SF	LVT	FIRST FLOOR
LIVING HALL	73.4 SF	3/8" LAMINATE	FIRST FLOOR
PANTRY	31.2 SF	3/8" LAMINATE	FIRST FLOOR
PORCH	91.1 SF	Floor_Concrete.Default	FIRST FLOOR
POWDER	24.1 SF	LVT	FIRST FLOOR
PRIMARY BATH	78.9 SF	LVT	FIRST FLOOR
PRIMARY BEDROOM	237.7 SF	CARPET	FIRST FLOOR
PRIMARY HALL	70.1 SF	3/8" LAMINATE	FIRST FLOOR
PWDR. HALL	11.6 SF	3/8" LAMINATE	FIRST FLOOR
REAR FOYER	61.7 SF	LVT	FIRST FLOOR
W.I.C	26.2 SF	CARPET	FIRST FLOOR
W.I.C.	54.5 SF	CARPET	FIRST FLOOR
WC	17.5 SF	LVT	FIRST FLOOR

WALL TAKEOFF

TYPE	LENGTH	BASE CONSTRAINT
EXTERIOR	276'-6"	FIRST FLOOR
INTERIOR	348'-6"	FIRST FLOOR
EXTERIOR	65'-11"	SECOND FLOOR
INTERIOR	9'-0"	SECOND FLOOR
INTERIOR	33'-6"	BASEMENT

OPTIONS SELECTED

OPTION	OPTION ID
4' Dinette Bump	20310
Cathedral or Vaulted Ceiling at Primary Bedroom	Z20024003
Cathedral or Vaulted Ceiling at Great Room - Layout 1	Z20024003
9' Basement	Z20024016
Gas Fireplace centered	Z20035001
Drop Zone	Z20051023
French Doors at Flex Room	Z20059029
Open Rail	ZZZ257210
Mirror home	
3 Car Garage	
With Window	
Gourmet Kitchen	
Optional Transom Window(s) at Garage	

OPTIONS SELECTED CONTINUED

Garage Service Door	
8' Garage Door 2 & 3 Car	
Lockers	
Freestanding Tub at Primary Bath	
Optional Single Hung Window(s) at Primary Bedroom	
Vanity ILO Pedestal at Powder 1	
Cathedral Ceiling	
Angled Flex Room Entry	
TimOBrien Mad_04	

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/2/2025

PROJECT

PLAN: Kendall

ELEV: Farmhouse Elevation 3

LOT: 8

LOT ADDRESS:

DRAWING TITLE

SCHEDULES

SHEET NUMBER

A-010

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/2/2025

PROJECT
PLAN: Kendall
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

DRAWING TITLE
FOUNDATION PLAN

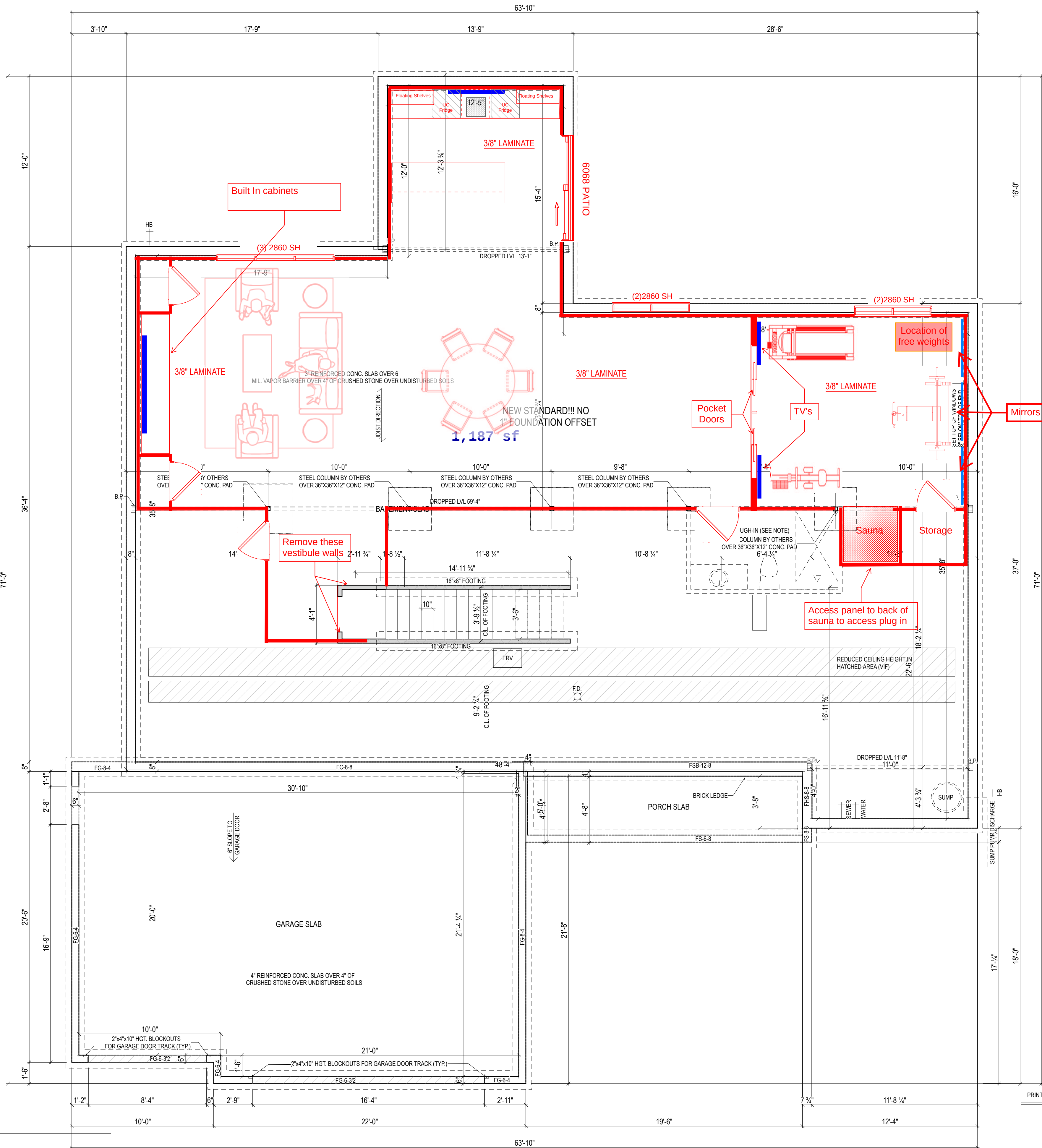
SHEET NUMBER

A-050

NOT FOR CONSTRUCTION

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PLAN NOTES - FOUNDATION
MAIN HOUSE CONCRETE WALLS: FH-8-8 UNLESS OTHERWISE NOTED
FURNACE TO BE MINIMUM 95% EFFICIENT
WATER HEATER IS POWER VENTED PER SPECIFICATION
POURED CONCRETE IS TO BE 3000 PSI
ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD OR FACE OF CONCRETE
3PC BATH ROUGH-IN TO INCLUDE WASTE & VENT
TO RUN TO GENERAL VICINITY - FRAMING & FIXTURES NOT INCLUDED
1.5" RIGID INSULATION ON INSIDE OF FOUNDATION WALLS
SEE DETAIL PAGES FOR FOUNDATION DETAILS
B.P. - SIZE 4"x8"x12.75"



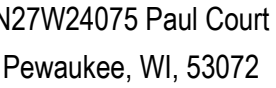
PRINT ON 11X17 FOR 1/8\" = 1'-0\" SCALE

1

FOUNDATION PLAN

A-050

1/4\" = 1'-0\" @ 22\" x 34\"



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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/2/2025

PROJECT

PLAN: Kendall

ELEV: Farmhouse Elevation 3

LOT: 8

LOT ADDRESS:

DRAWING TITLE

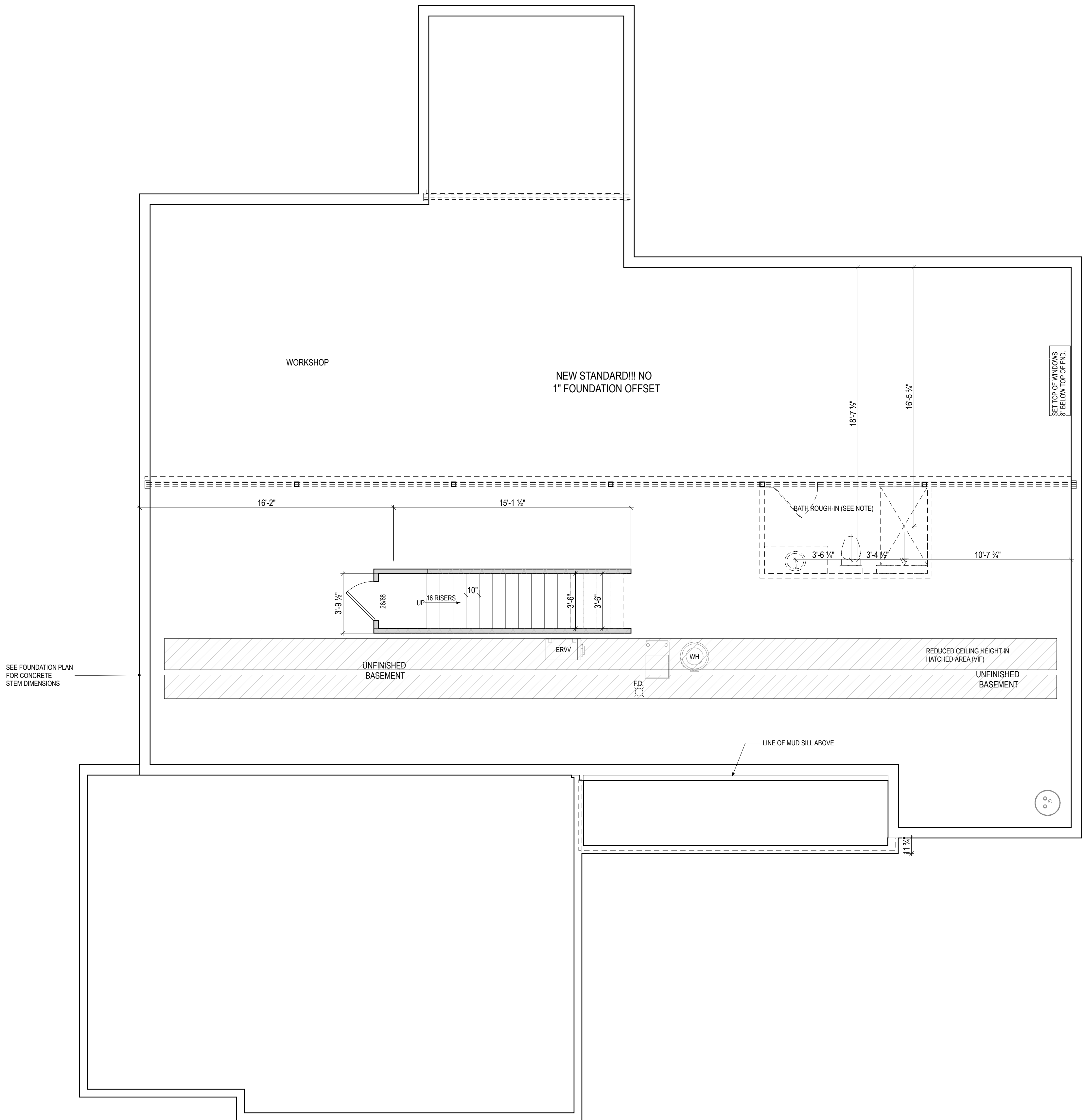
FINISHED BASEMENT PLAN

SHEET NUMBER

A-100

NOT FOR CONSTRUCTION

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PRINT ON 11X17 FOR 1/8" = 1'-0" SCALE

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PLAN NOTES - FIRST FLOOR	
ALL DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF C	UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2X6 STUD GRADE OR BETTER, UNLESS OTHERWISE NOTED	
INTERIOR HOUSE WALLS ARE 2X4 STUD GRADE OR BETTER, UNLESS OTHERWISE NOTED	
GARAGE WALLS ARE 2X4 STUD GRADE OR BETTER	
CEILING HEIGHT AT FIRST FLOOR IS 9'-0" UNLESS OTHERWISE NOTED	
WINDOW HEADER HEIGHT AT FIRST FLOOR IS 1'-0" FROM TOP OF FLOOR UNLESS OTHERWISE NOTED	
CABINET BLOCKING PER CABINET LAYOUT AS NOTED	
DRYWALL CORNERS TO BE SQUARE UNLESS OTHERWISE NOTED	
WINDOW WRAPS TO BE DRYWALL W/ WOOD WRAPPED ISLAND	
ROUGH DOOR OPENINGS WILL HAVE A MIN. OF 4" IN UNLESS OTHERWISE NOTED	
DEDICATED RETURNS IN PR	

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/2/2025

PROJECT
PLAN: Kendall
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

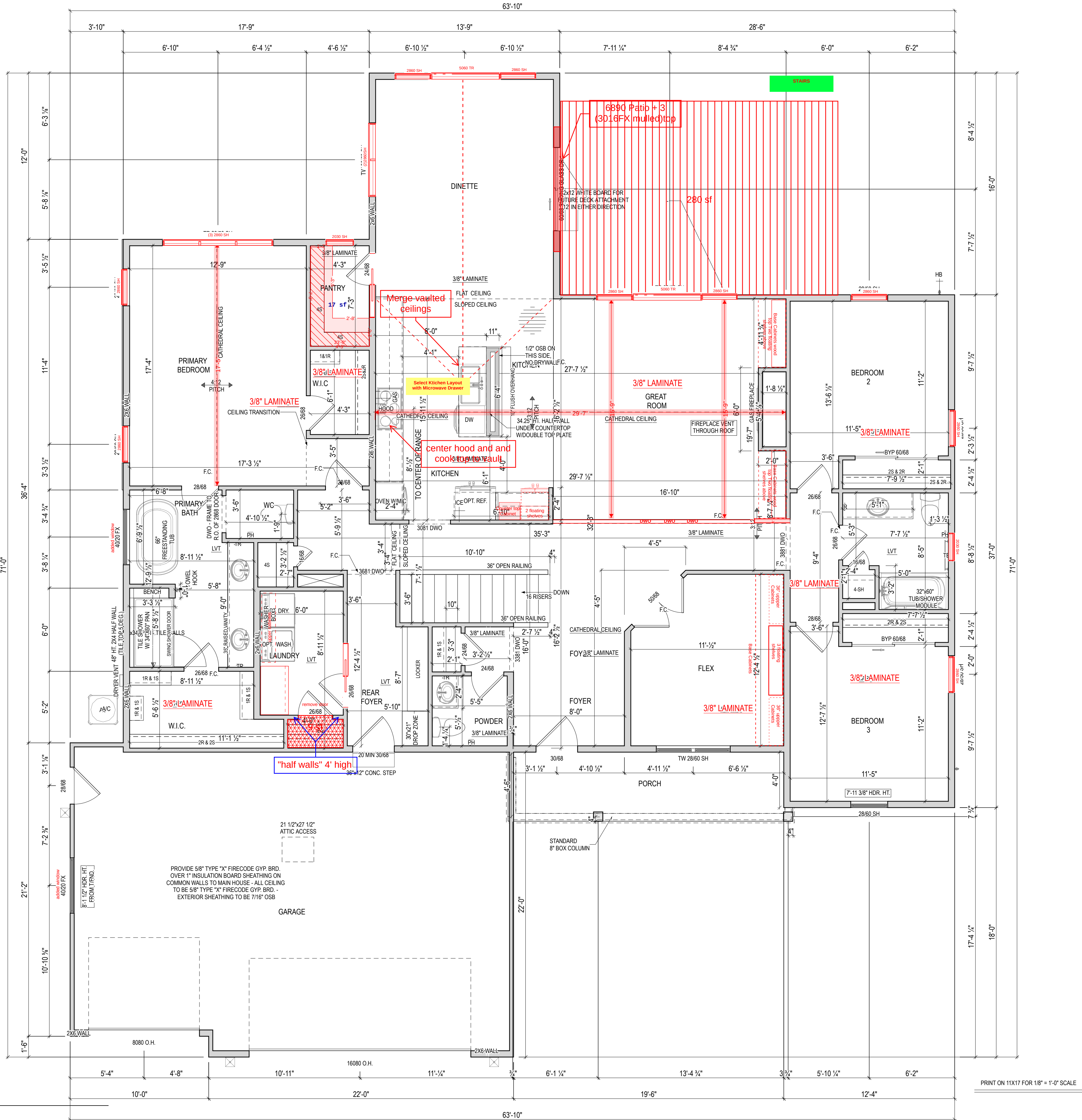
DRAWING TITLE
FIRST FLOOR
PLAN

SHEET NUMBER

A-101

NOT FOR CONSTRUCTION

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EXTERIOR & FIREDOOR R.O.			
TYPE	TAG ON PLAN	R.O. WIDTH	R.O. HEIGHT
Door, Exterior Single Swing 2868	2868	2'-10 3/8"	6'-11"
Door, Exterior Single Swing 3068	3068	3'-2 3/8"	6'-11"
Door, Assembly 3068 Single Swing & 12in Sidelight	3068 SL10	4'-3 7/8"	6'-11"
Door, Assembly 3068 Single Swing & 2 12in Sidelights	3068 2SL10	5'-5 3/8"	6'-11"
Door, Assembly 3068 Single Swing w/12in Transom	3068 T10	3'-2 3/8"	8'-0 1/2"
Door, Assembly 3068 Single Swing w/12in Transom & 12in Sidelight	3068 T10 SL10	4'-3 7/8"	8'-0 1/2"
Door, Assembly 3068 Single Swing w/12in Transom & 2 12in Sidelights	3068 T10 2SL10	5'-5 3/8"	8'-0 1/2"
Door, Exterior Single Swing Fire Rated 2868	2868 20M	2'-10 3/8"	6'-11"
Door, Exterior Single Swing Fire Rated 3068	3068 20M	3'-2 3/8"	6'-11"
Door, Exterior Sliding Glass 6068	6068	6'-0"	6'-7 1/2"
Door, Exterior Sliding Glass 6068	6068	6'-0"	7'-11 1/2"
Door, Exterior Sliding Glass 6068	6068	6'-0"	6'-7 1/2"

INTERIOR DOOR R.O.			
TYPE	TAG ON PLAN	R.O. WIDTH	R.O. HEIGHT
Door, Interior Single Swing 1668	1668	1'-8"	6'-11"
Door, Interior Single Swing 1668	1668	1'-10"	6'-11"
Door, Interior Single Swing 2068	2068	2'-2"	6'-11"
Door, Interior Single Swing 2468	2468	2'-6"	6'-11"
Door, Interior Single Swing 2668	2668	2'-8"	6'-11"
Door, Interior Single Swing 2668	2668	2'-10"	6'-11"
Door, Interior Single Swing 3068	3068	3'-2"	6'-11"
Door, Interior Double Swing 2068	4068	4'-2 1/2"	6'-11"
Door, Interior Double Swing 2468	4868	4'-10 1/2"	6'-11"
Door, Interior Double Swing 2668	5068	5'-2 1/2"	6'-11"
Door, Interior Double Swing 3068	6038	6'-2 1/2"	6'-11"
Door, Interior Sliding 2 Panel 5068	5068	5'-1"	6'-11 1/2"
Door, Interior Sliding 2 Panel 6068	6068	6'-1"	6'-11 1/2"
Door, Interior Single Pocket 2668	2668	5'-1"	6'-11"
Door, Interior Single Pocket 2668	2668	5'-5"	6'-11"
Door, Interior Single Pocket 3068	3068	6'-1"	6'-11"

1 FLOOR PLAN
A-101
1/4" = 1'-0" @ 22" x 34"

PRINT ON 11X17 FOR 1/8" = 1'-0" SCALE



Tim O'Brien Homes

N27W24075 Paul Court
Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/2/2025

PROJECT
PLAN: Kendall
ELEV: Farmhouse Elevation 3
LOT: 8

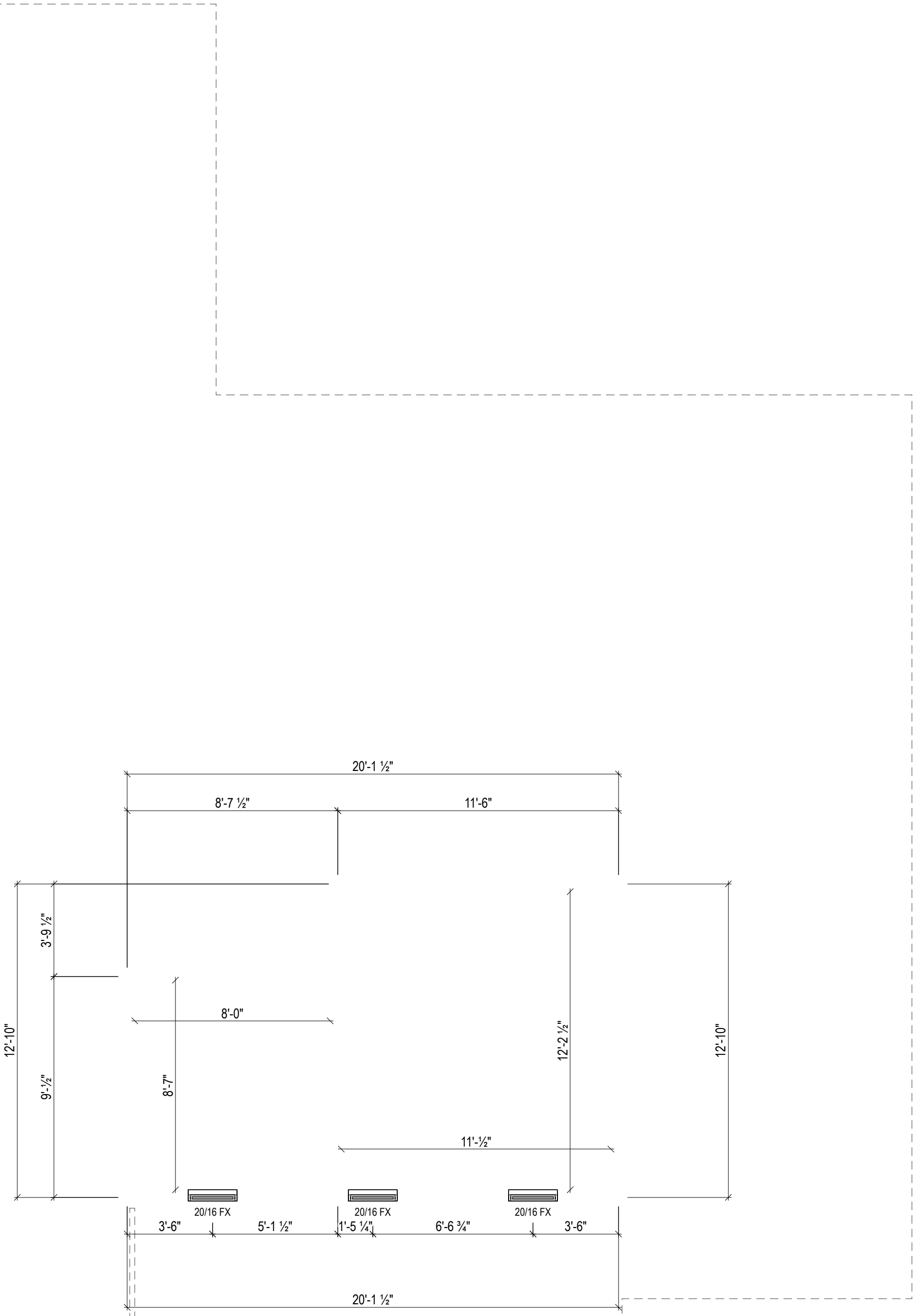
LOT ADDRESS:

DRAWING TITLE
**SECOND FLOOR
PLAN**

SHEET NUMBER
A-102

NOT FOR CONSTRUCTION

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/2/2025

PROJECT
PLAN: Kendall
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

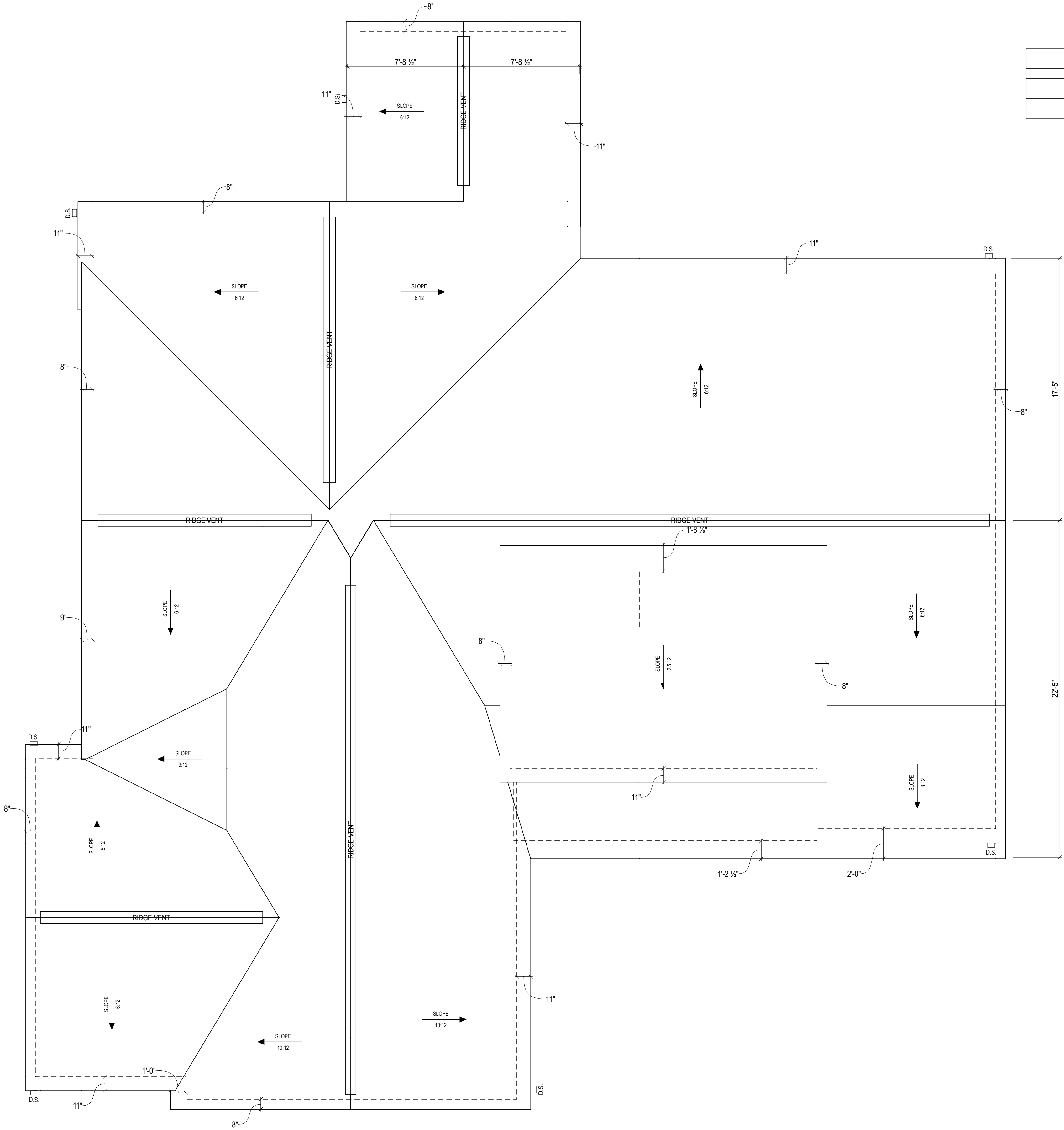
DRAWING TITLE
ROOF PLAN

SHEET NUMBER
A-120

NOT FOR CONSTRUCTION

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ROOF PLAN NOTES
ROOF TO BE COMPOSED OF PRE-ENGINEERED TRUSSES @ 24" O.C.
RAKE AND EAVE DIMENSIONS ARE FROM THE EXTERIOR EDGES OF HOUSE SHEATHING TO THE EXTERIOR EDGE OF APPLIED FASCIA
ICE & WATER SHEILD TO BE INSTALLED ALONG GUTTER LINE AND IN VALLEYS - WHOLE HOUSE



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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/2/2025

PROJECT

PLAN: Kendall

ELEV: Farmhouse Elevation 3

LOT: 8

LOT ADDRESS:

DRAWING TITLE

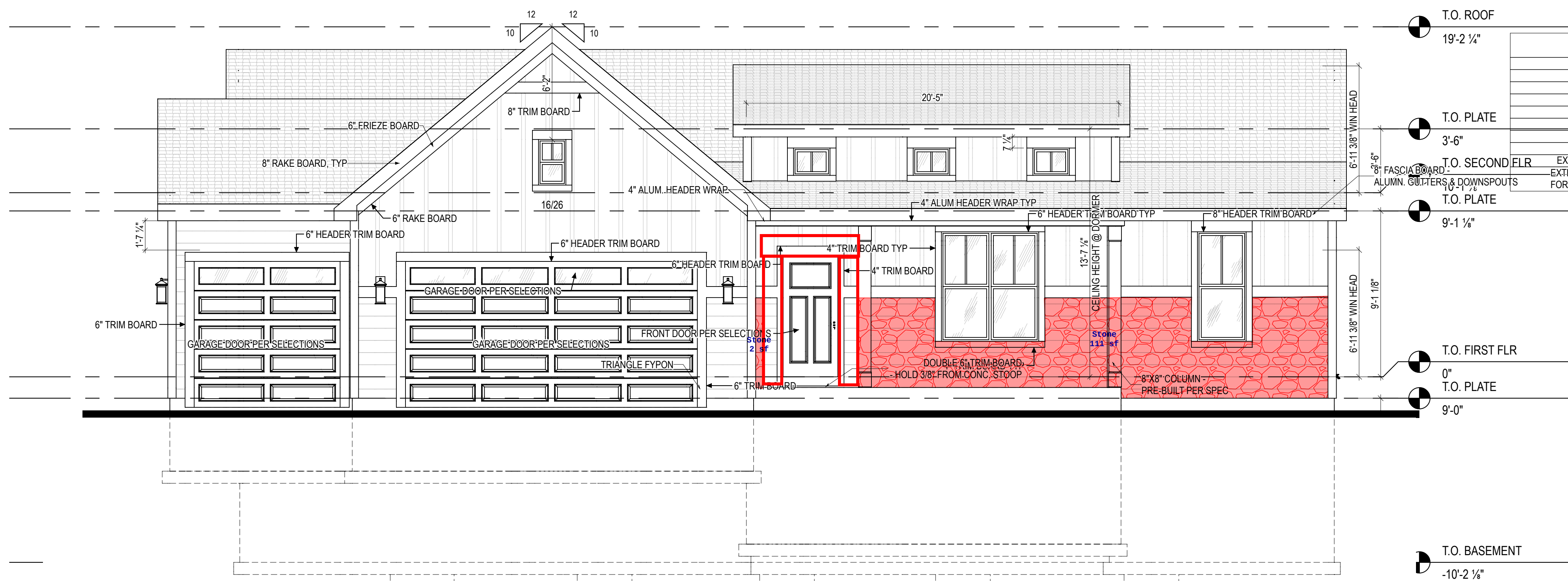
**FRONT / BACK
ELEVATION**

SHEET NUMBER

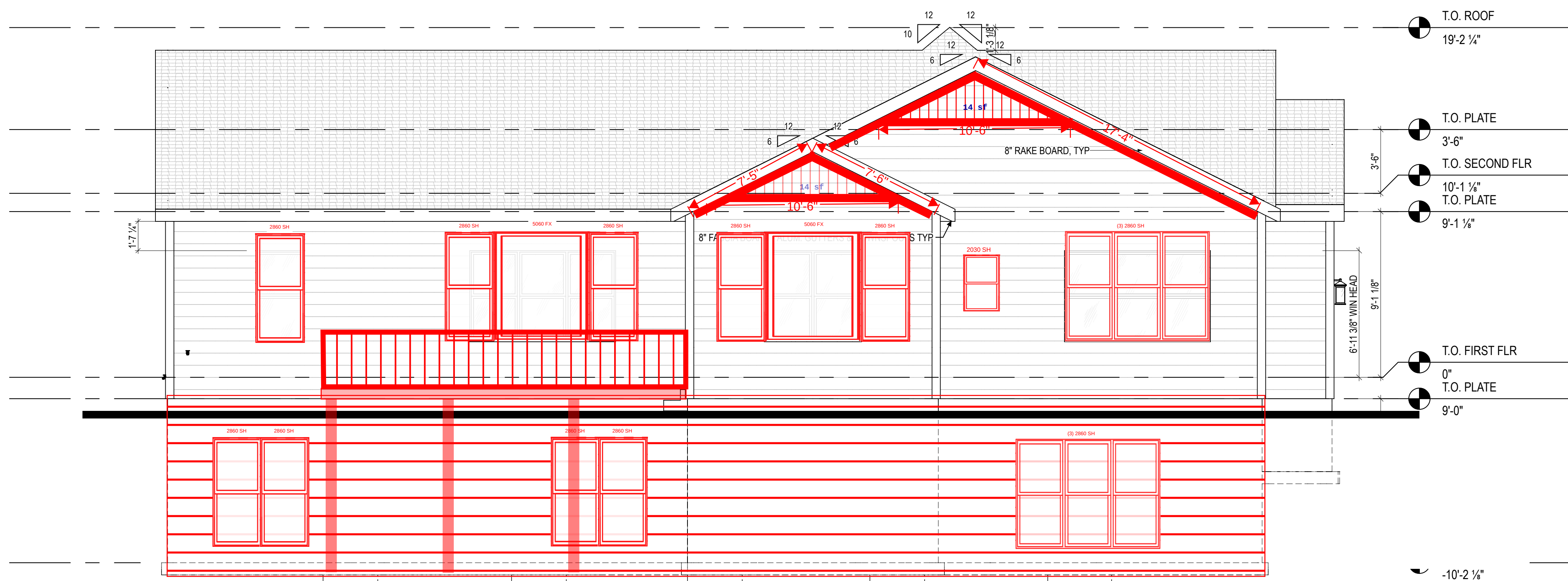
A-200

NOT FOR CONSTRUCTION

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1 FRONT ELEV
A-200
1/4" = 1'-0" @ 22" x 34"



2 BACK ELEV

A-200

1/4" = 1'-0" @ 22" x 34"

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/2/2025

PROJECT
PLAN: Kendall
ELEV: Farmhouse Elevation 3
LOT: 8

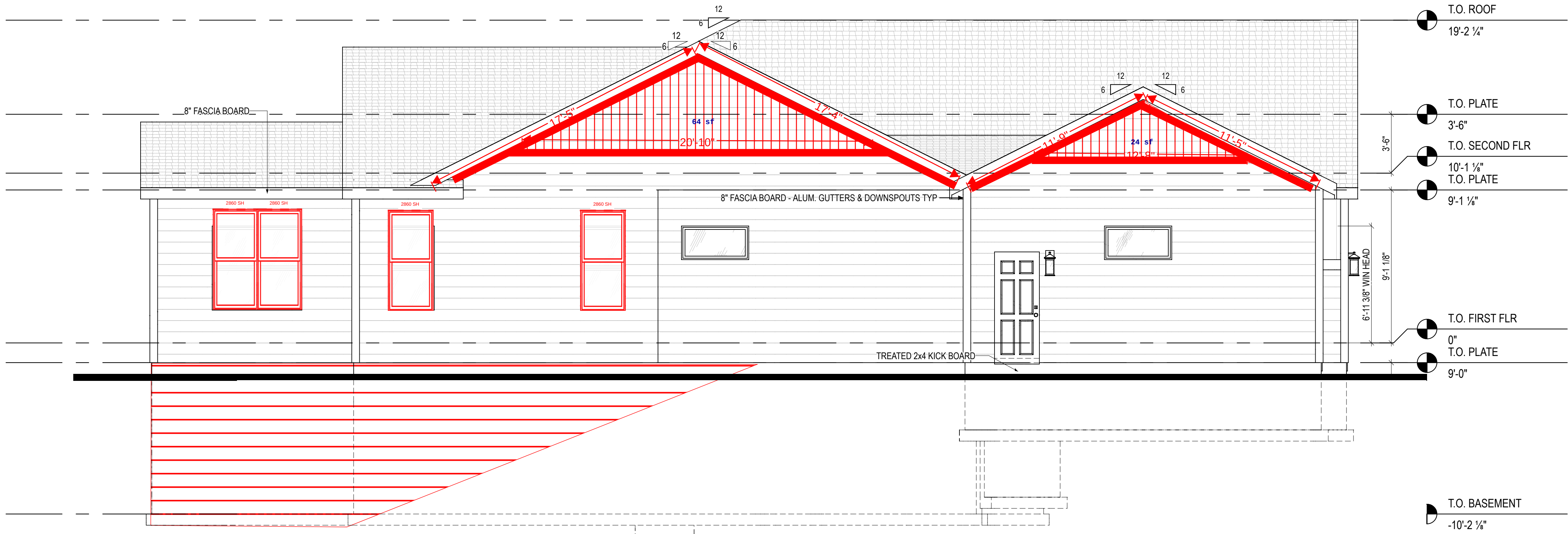
LOT ADDRESS:

DRAWING TITLE
**LEFT / RIGHT
ELEVATION**

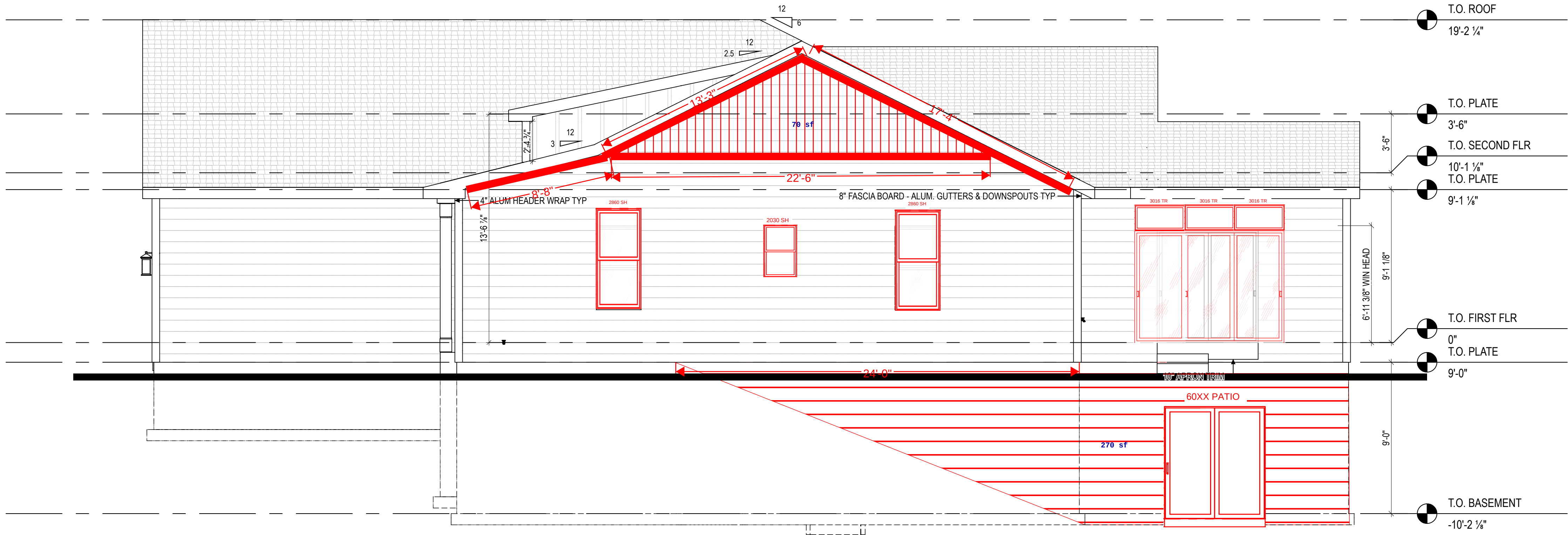
SHEET NUMBER
A-201

NOT FOR CONSTRUCTION

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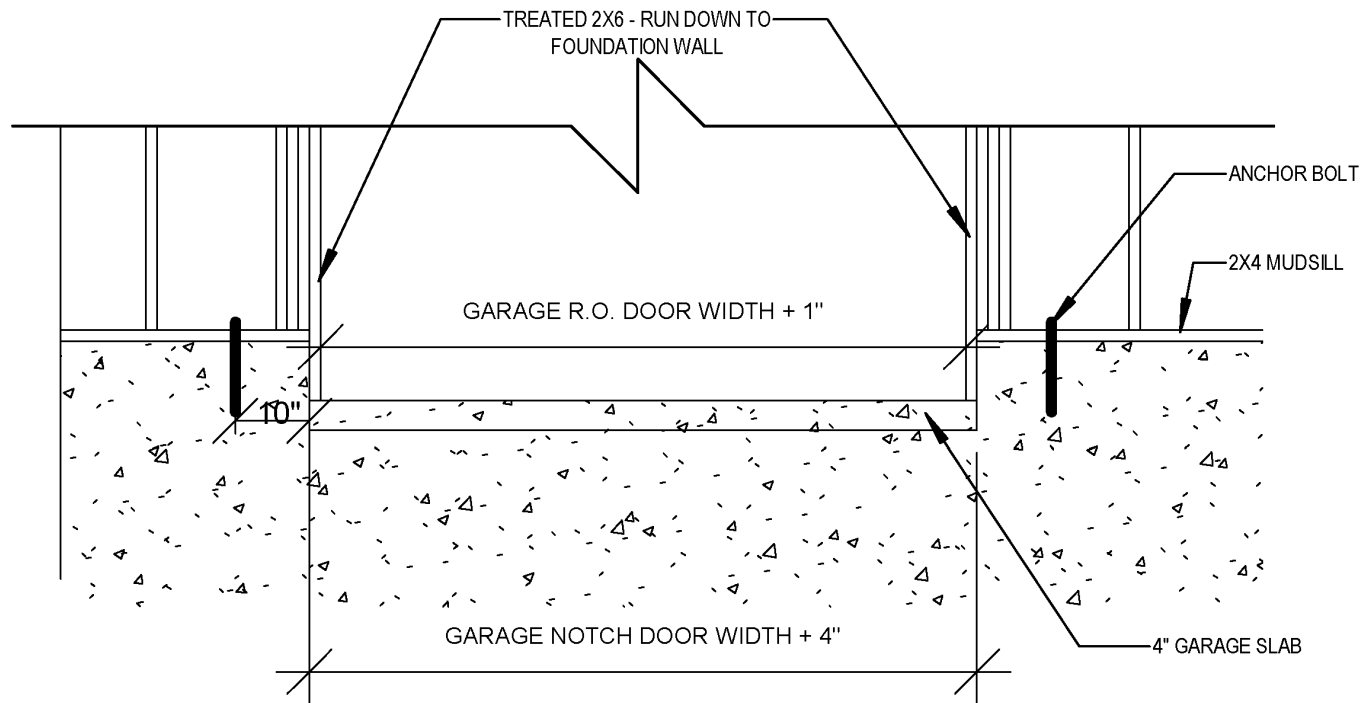


1
A-201
LEFT ELEV
1/4" = 1'-0" @ 22" x 34"

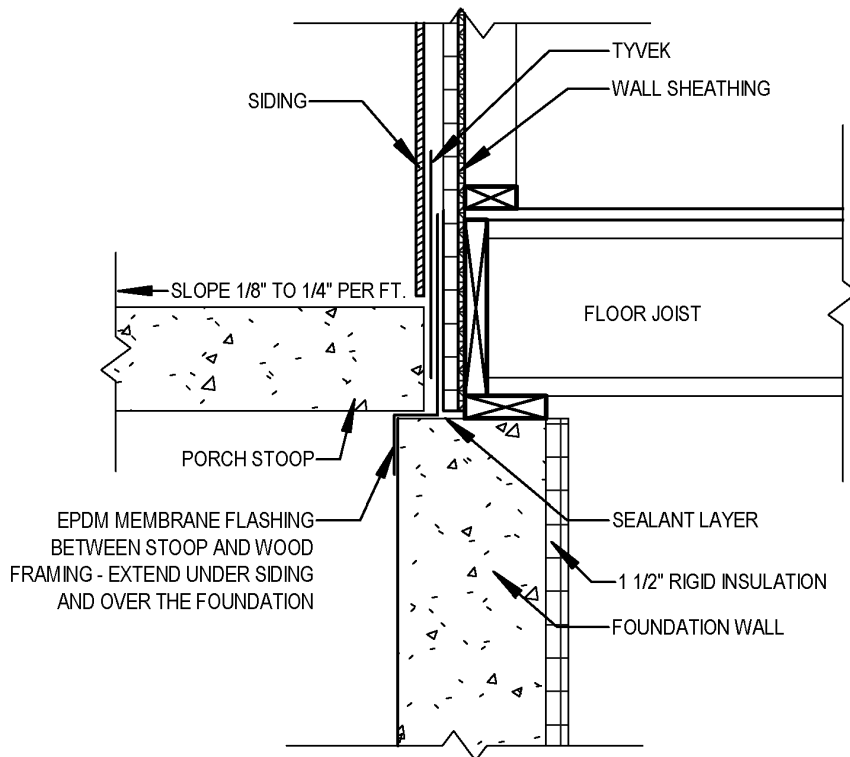


2
A-201
RIGHT ELEV
1/4" = 1'-0" @ 22" x 34"

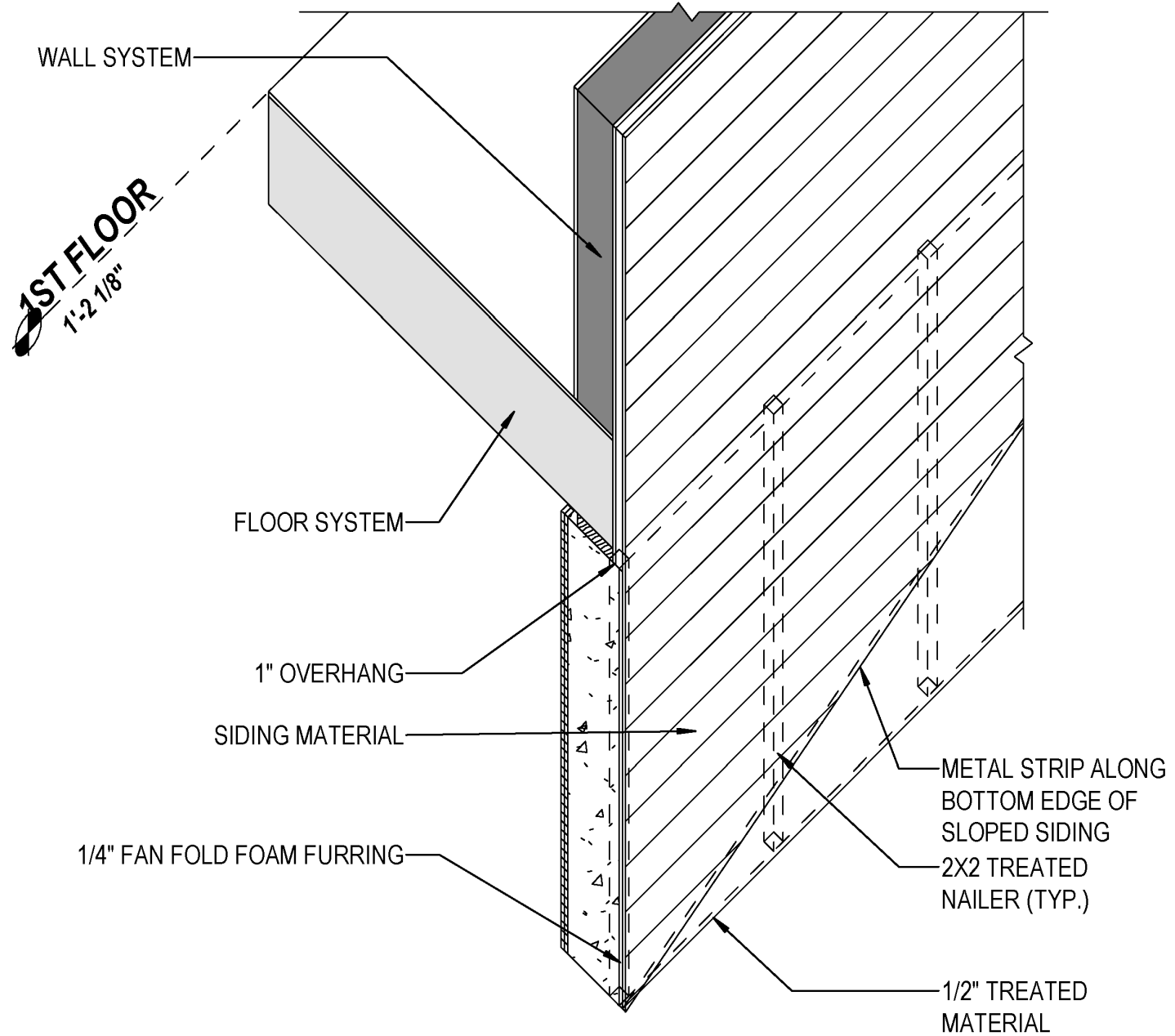
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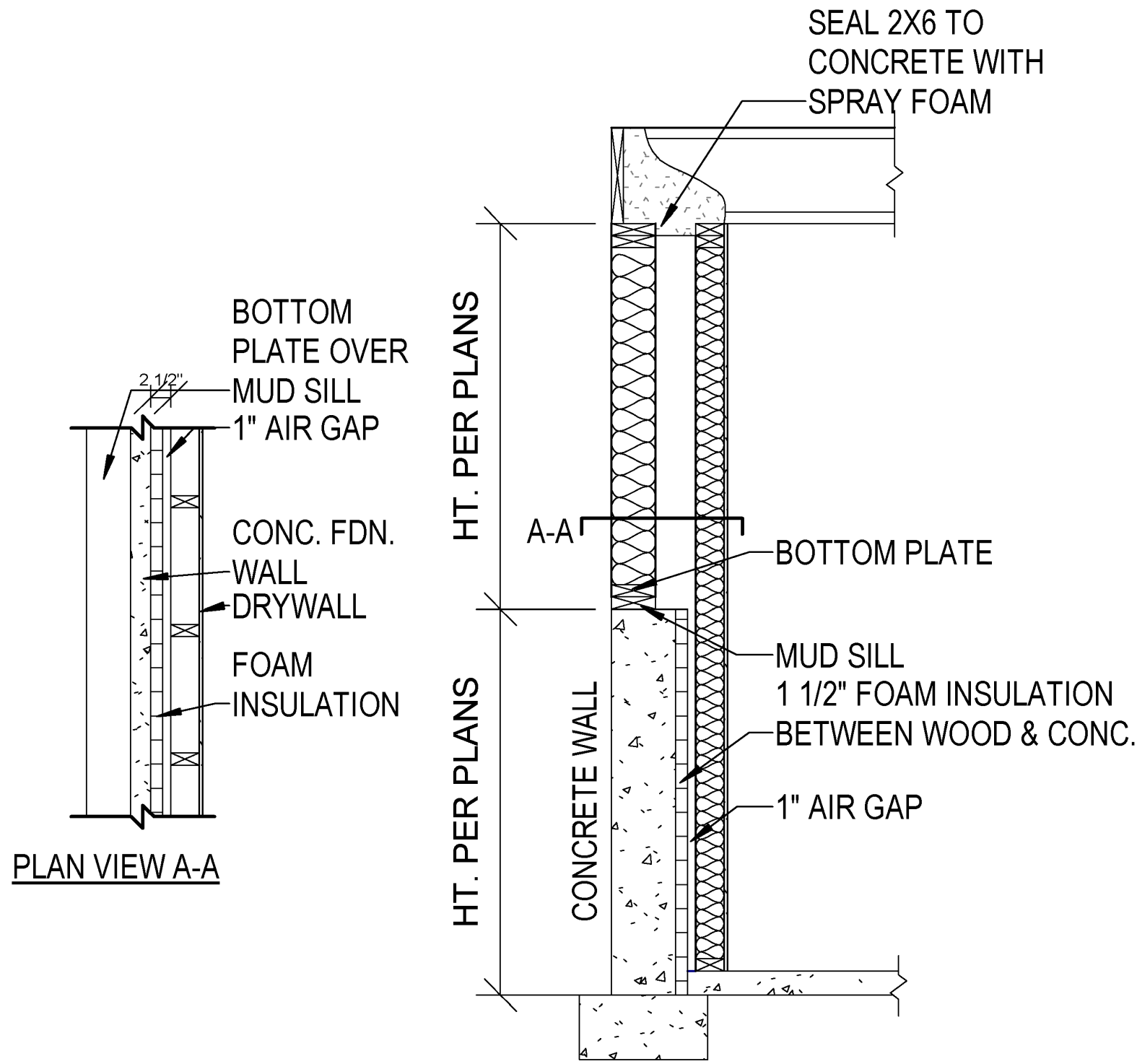
1 GARAGE CUTOUT
 1/4" = 1'-0"



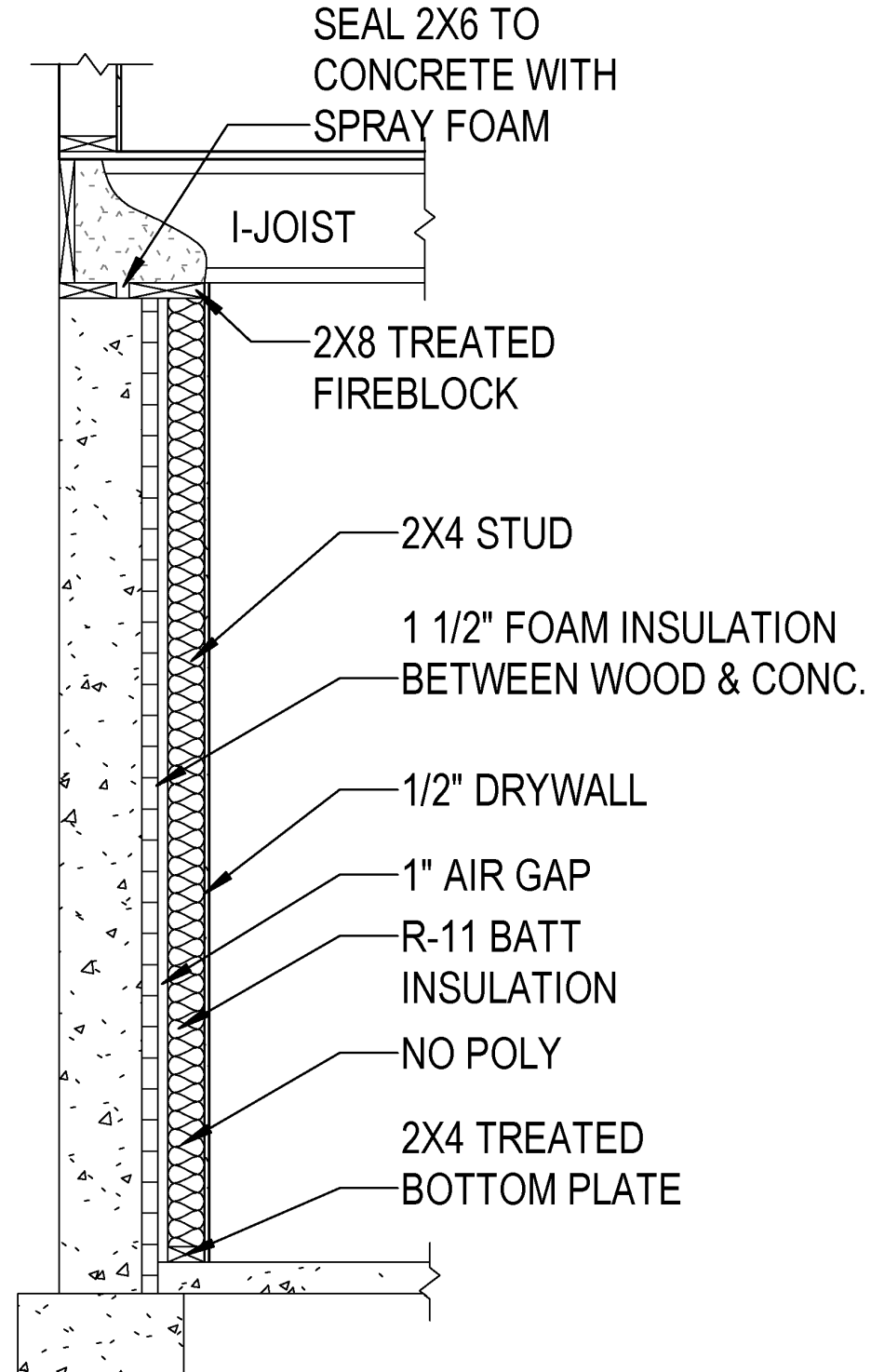
2 CONCRETE STOOP FLASHING SECTION
 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



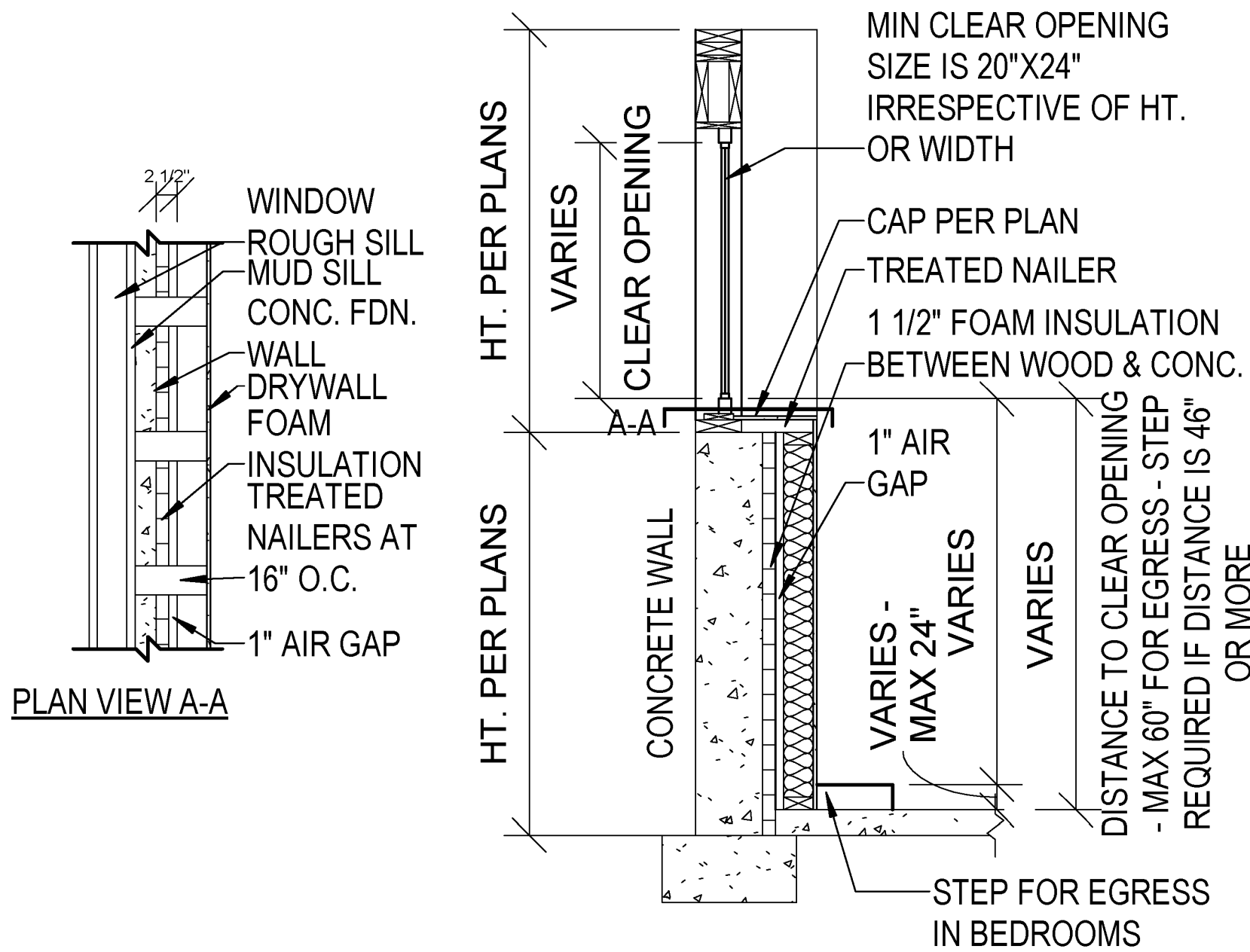
3 EXPOSURE SIDING TRANSITION
 3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



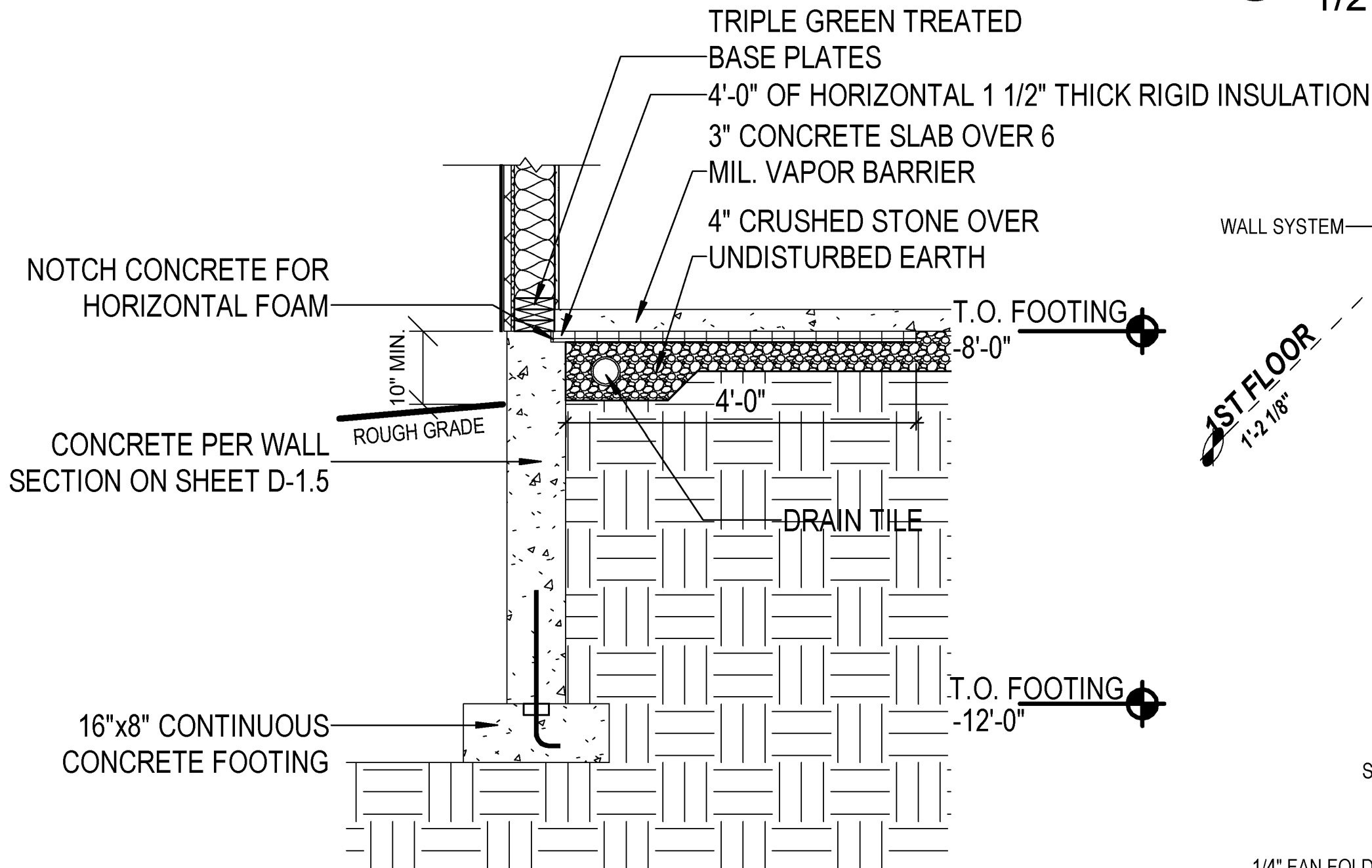
10 FULL HT. FINISHED BASEMENT WALL WITH LOOKOUT EXPOSURE
 3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



11 FINISHED BASEMENT WALL SECTION
 3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



9 FINISHED BASEMENT WALL WITH EGRESS WINDOW PER CODE - SECTION
 3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER



4 WALL SECTION - WALKOUT EXPOSURE
 3/8" = 1'-0" WHEN PRINTED ON 11X17 PAPER

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WALL TYPE WIDTH (") HEIGHT (")

FH - 8 - 12

WALL TYPES

FH = HOUSE

FHS = COMMON (HOUSE/STOOP)

FHSO = COMMON W/ OFFSET (HOUSE/STOOP)

FS = STOOP

FSB = STOOP W/ BRICKLEDGE

FSBO = STOOP W/ BRICKLEDGE & OFFSET

FSBG = COMMON W/ BRICKLEDGE (STOOP/GARAGE)

FSG = COMMON (STOOP/GARGE)

FG = GARAGE

FGO = GARAGE W/ OFFSET

FC = COMMON (HOUSE/GARAGE)

FCO = COMMON W/ OFFSET

FE = FULL EXPOSURE

FHZ = HOUSE ZERO BARRIER

FHSZ = COMMON (PORCH/HOUSE) ZERO BARRIER

FHSZO = COMMON (PORCH/HOUSE) ZERO BARRIER W/ OFFSET

FSBZ = STOOP W/ BRICKLEDGE & ZERO BARRIER

FSBZO = STOOP W/ BRICKLEDGE, ZERO BARRIER, & OFFSET

FGZ = GARAGE ZERO BARRIER

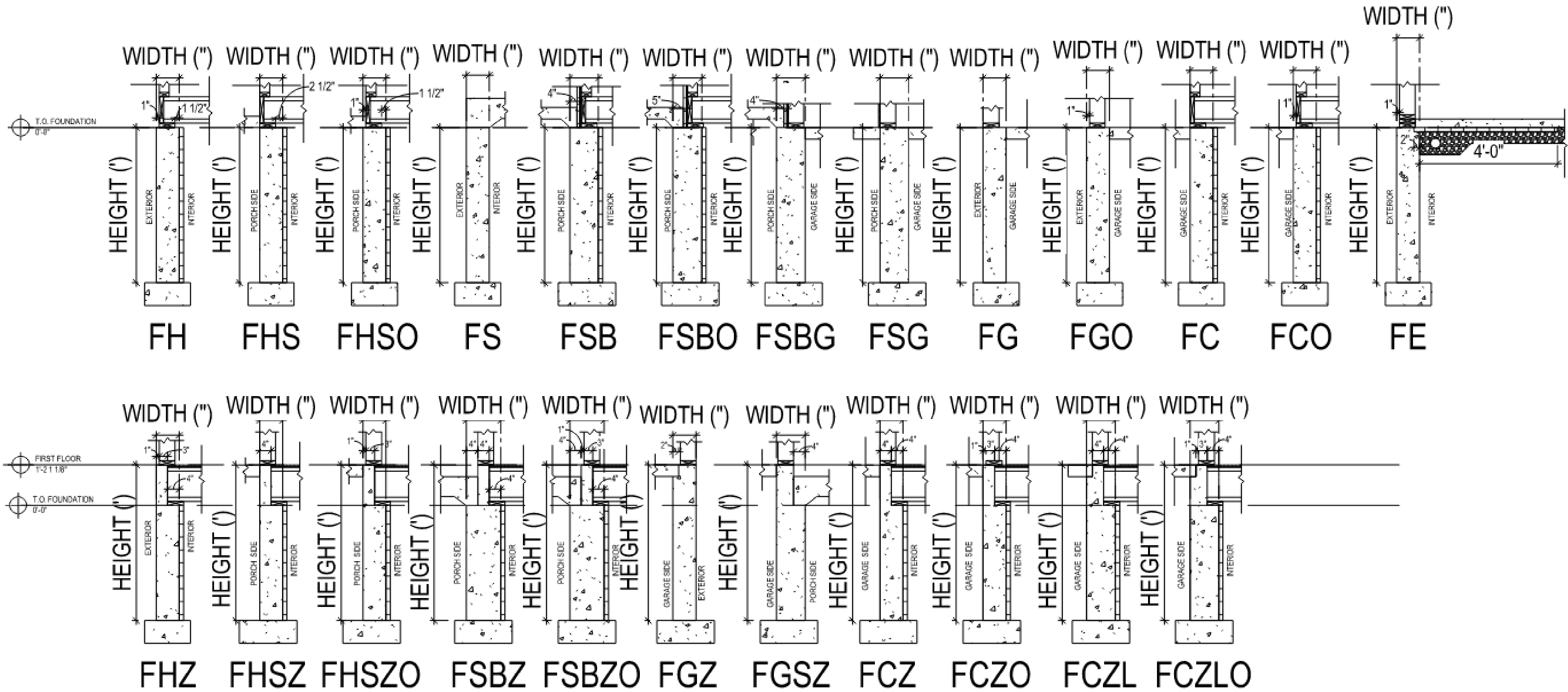
FGSZ = COMMON (GARAGE/STOOP) ZERO BARRIER

FCZ = COMMON (GARRAGE/HOUSE) ZERO BARRIER

FCZO = COMMON (GARAGE/HOUSE) ZERO BARRIER W/ OFFSET

FCZL = COMMON W/ LEDGE (GARAGE/HOUSE) ZERO BARRIER

FCZLO = COMMON W/ LEDGE (GARAGE/HOUSE) ZERO BARRIER W/ OFFSET



ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/2/2025

PROJECT
PLAN: Kendall
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

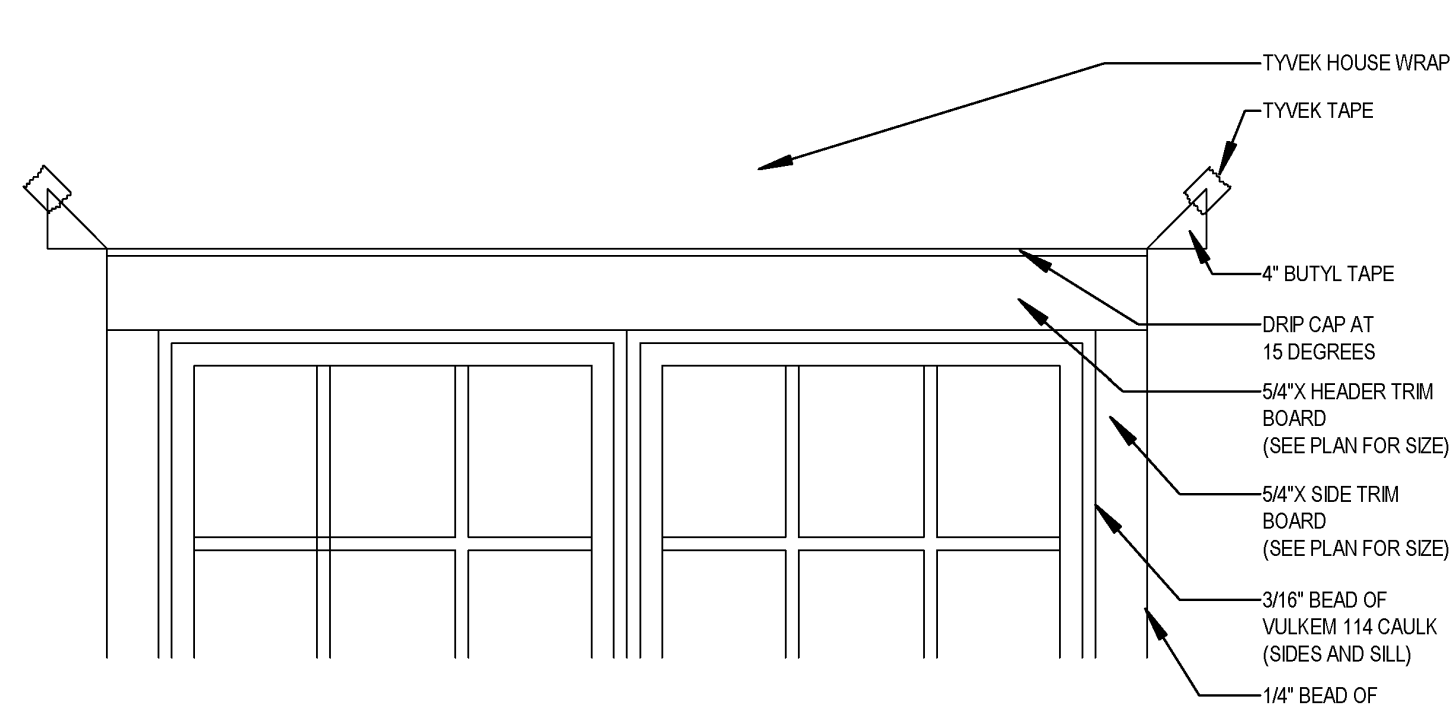
DRAWING TITLE
FOUNDATION WALL TYPES

SHEET NUMBER

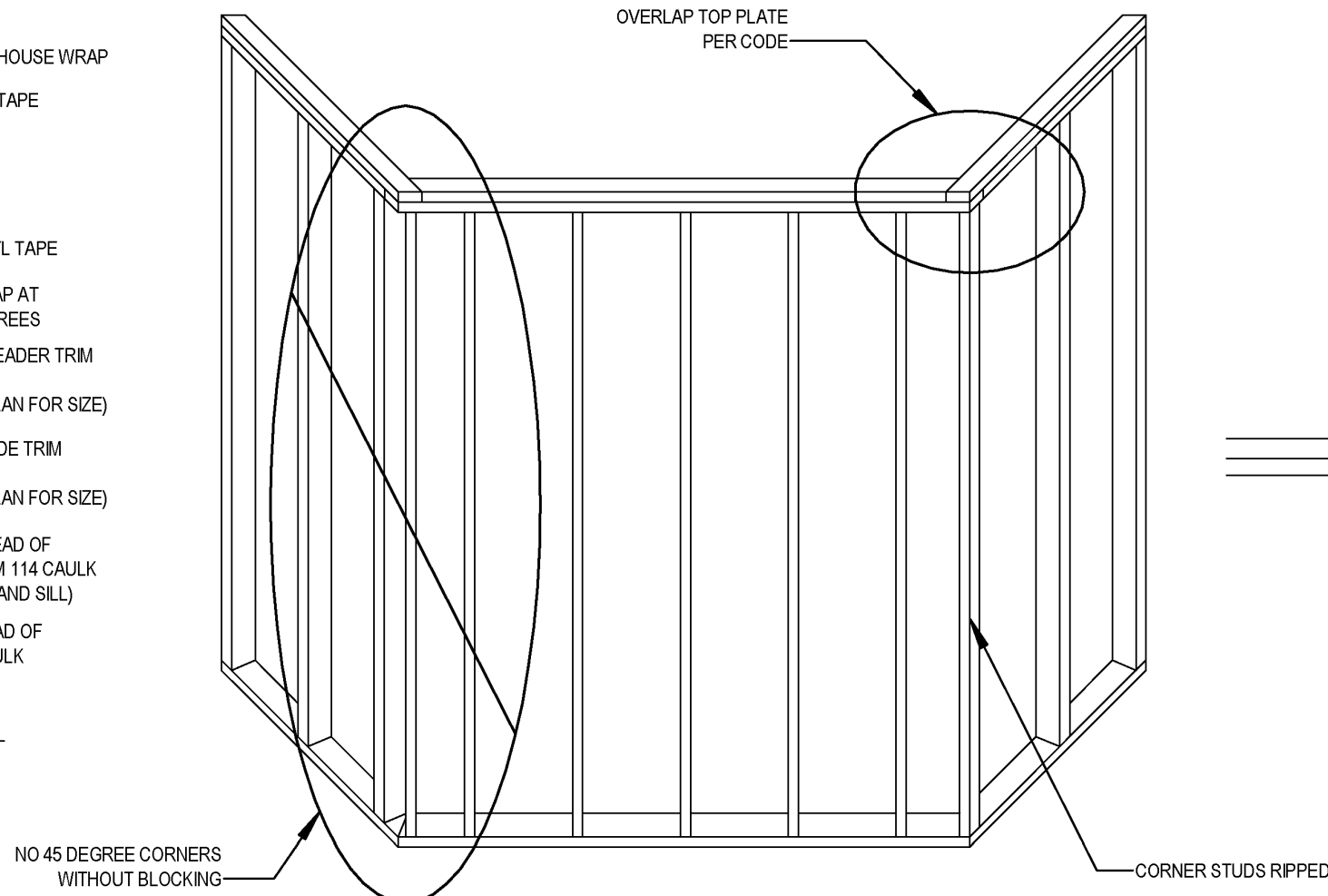
D-120

NOT FOR CONSTRUCTION

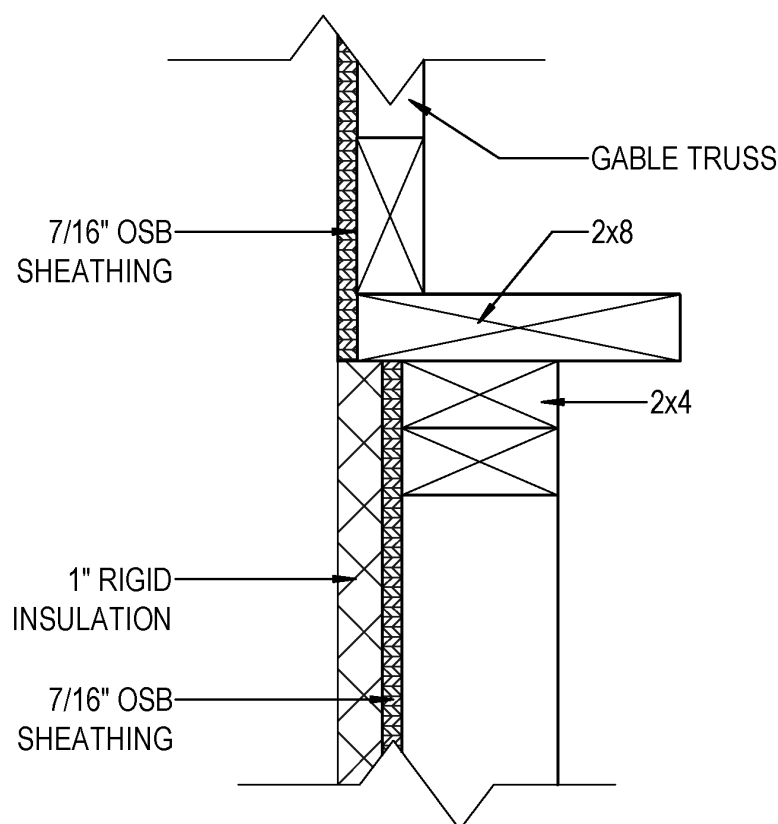
© 2025 HIGHARC, INC.



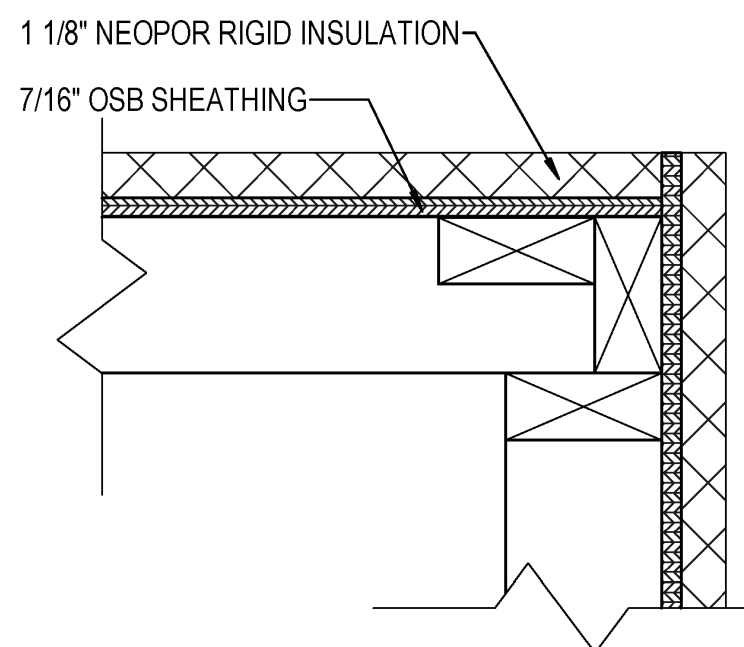
9 WINDOW FLASHING DETAIL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



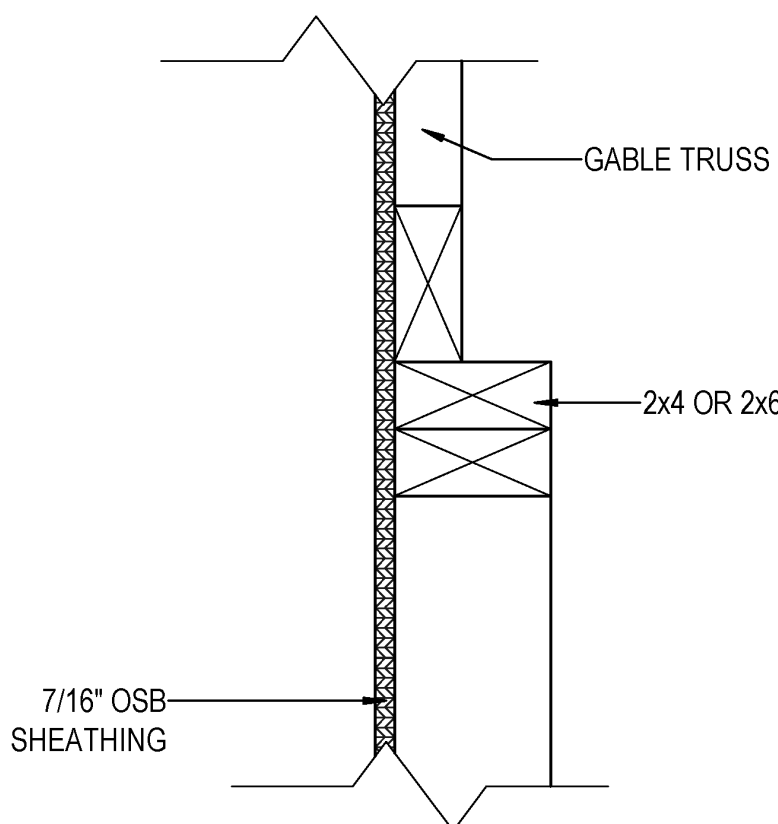
6 45 DEGREE ANGLE - CORNER FRAMING DETAIL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



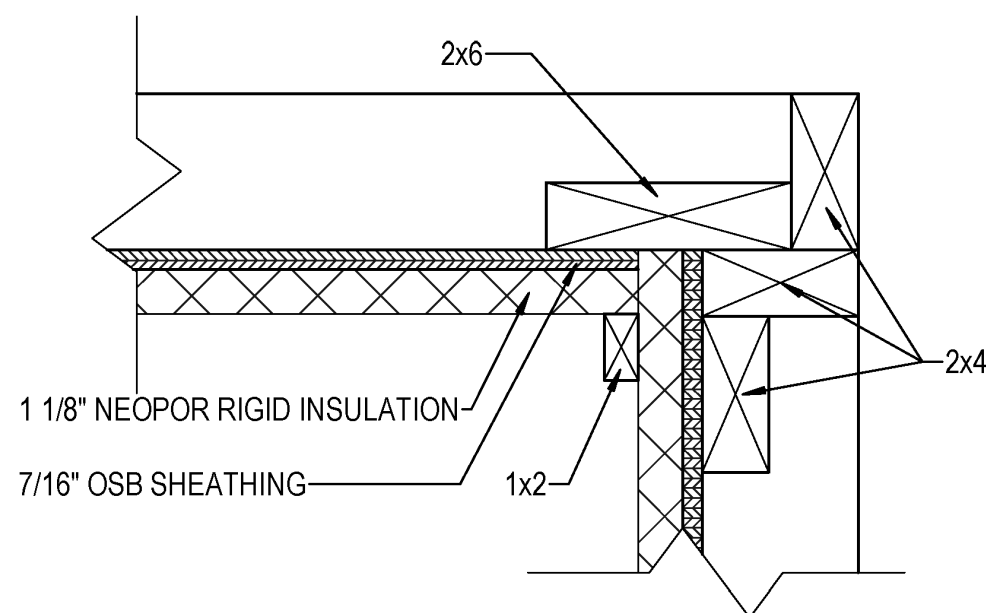
10 GABLE TRANSITION AT HOUSE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



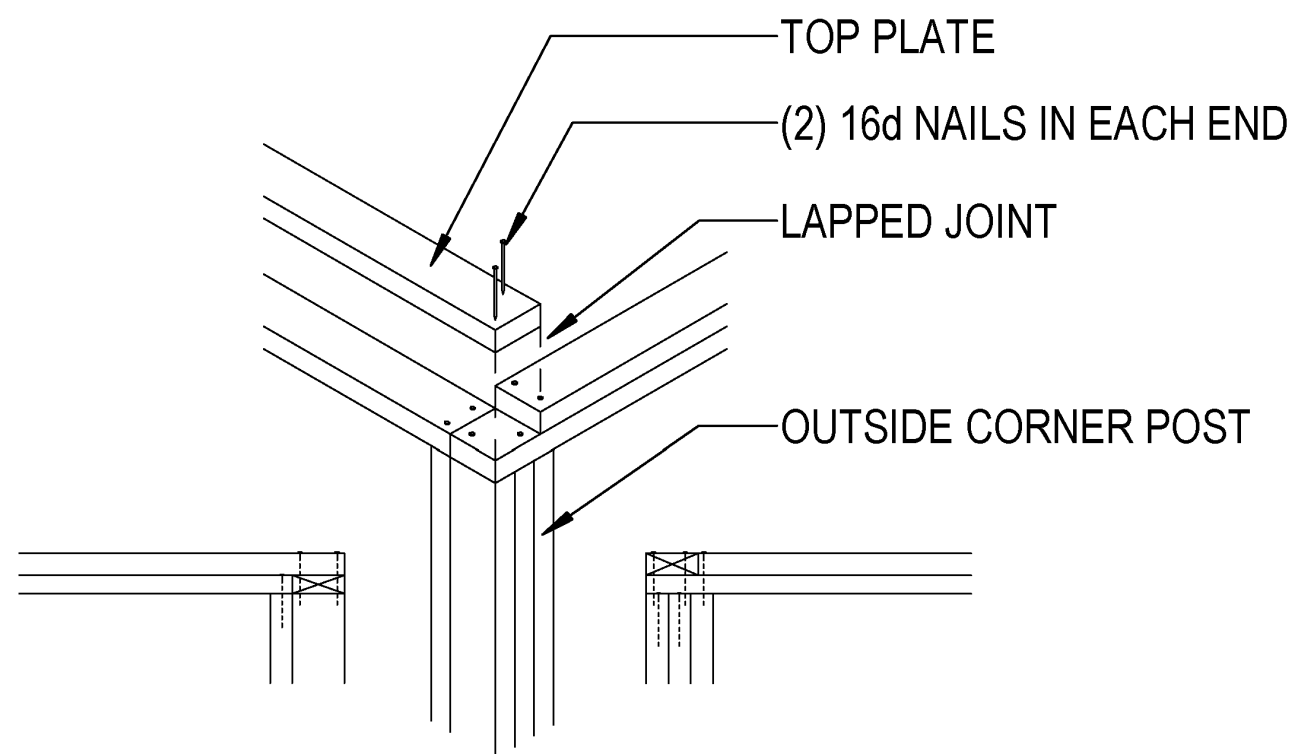
7 OUTSIDE CORNER DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



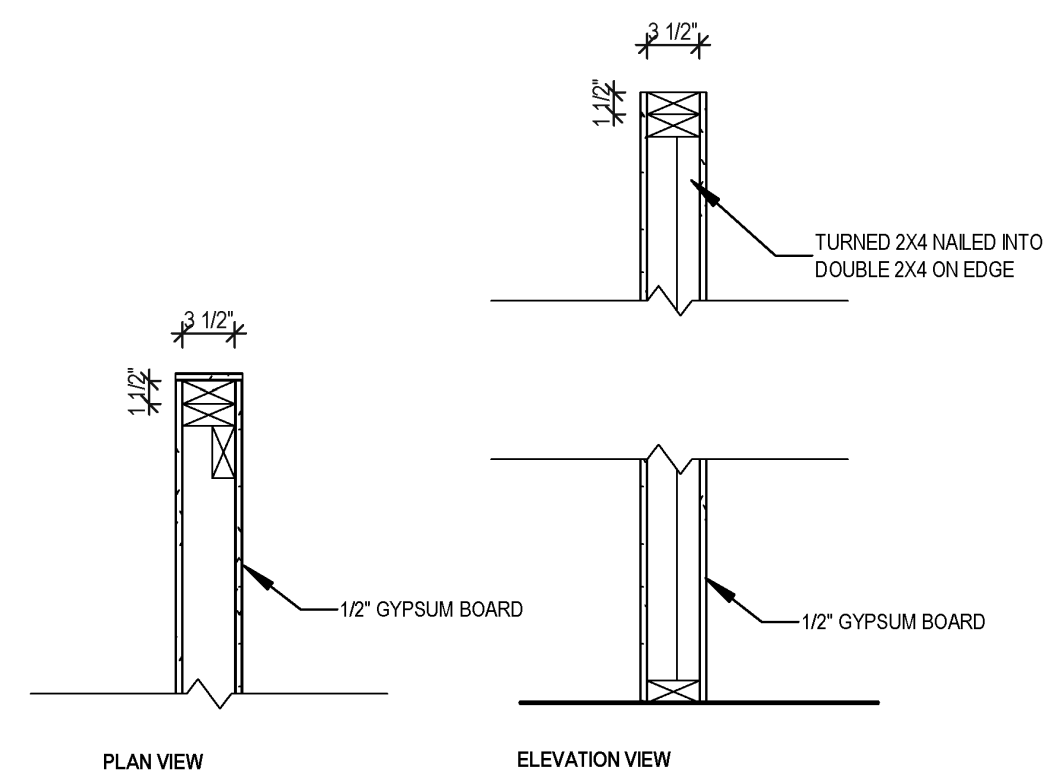
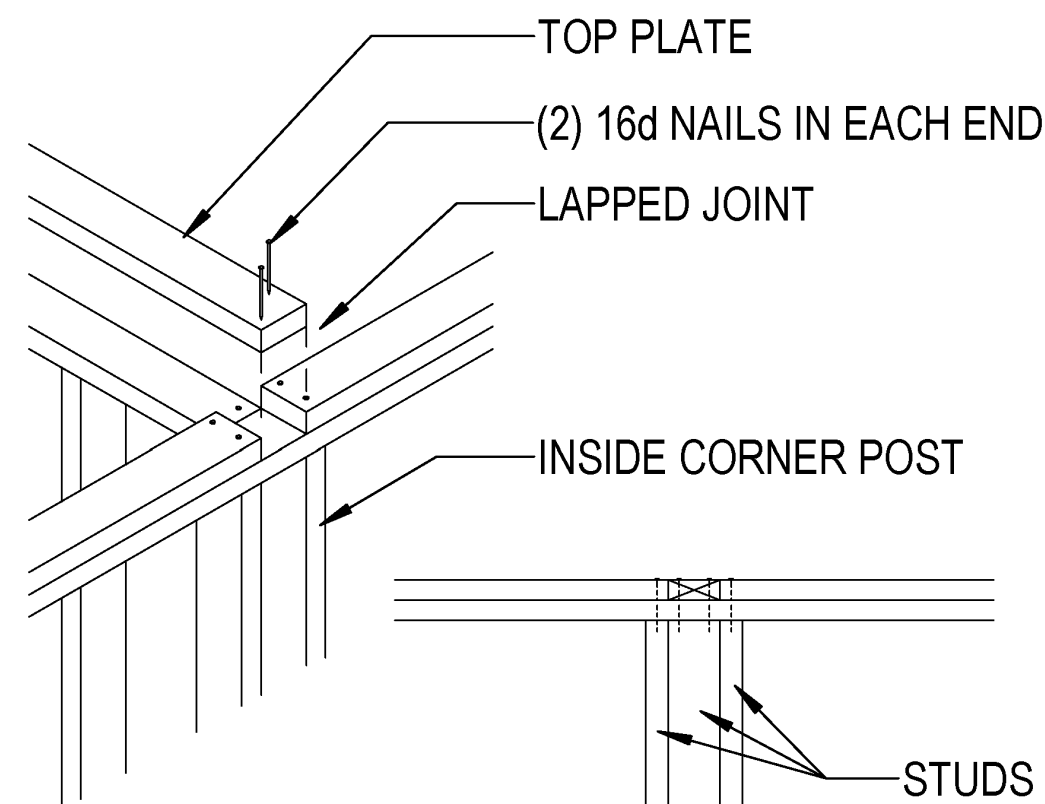
11 GABLE TRANSITION AT GARAGE DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



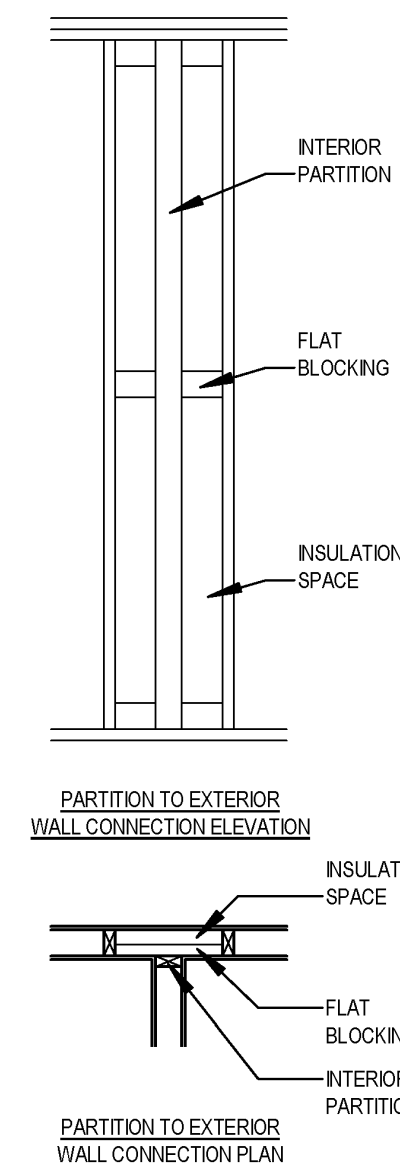
8 INSIDE CORNER DETAIL
1 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



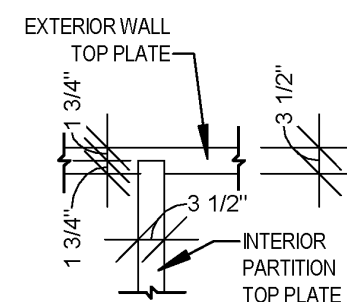
1 TOP PLATE CORNER CONNECTIONS
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



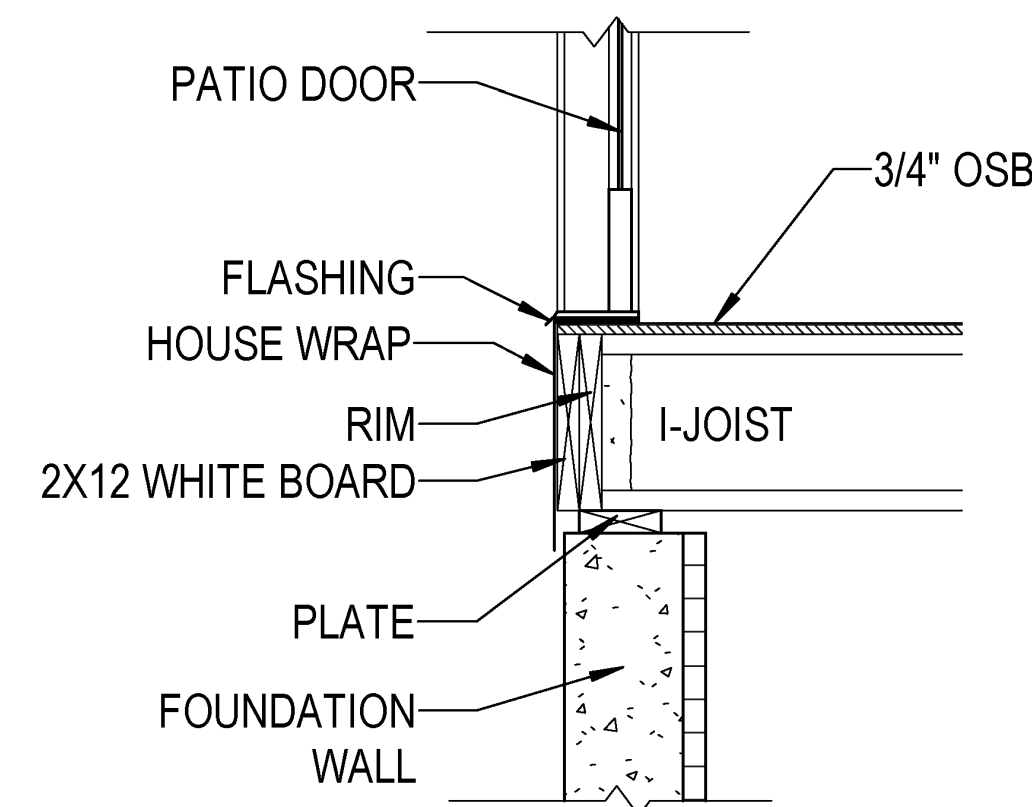
4 REINFORCED FRAMING DETAIL FOR SQUARE AND PLUMB END WALL
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



2 PARTITION TO EXTERIOR WALL CONNECTION
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



5 TOP WALL PLATE DETAIL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



3 SUBFLOOR AT EXTERIOR DOOR
1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/2/2025

PROJECT
PLAN: Kendall
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

DRAWING TITLE
FRAMING DETAILS

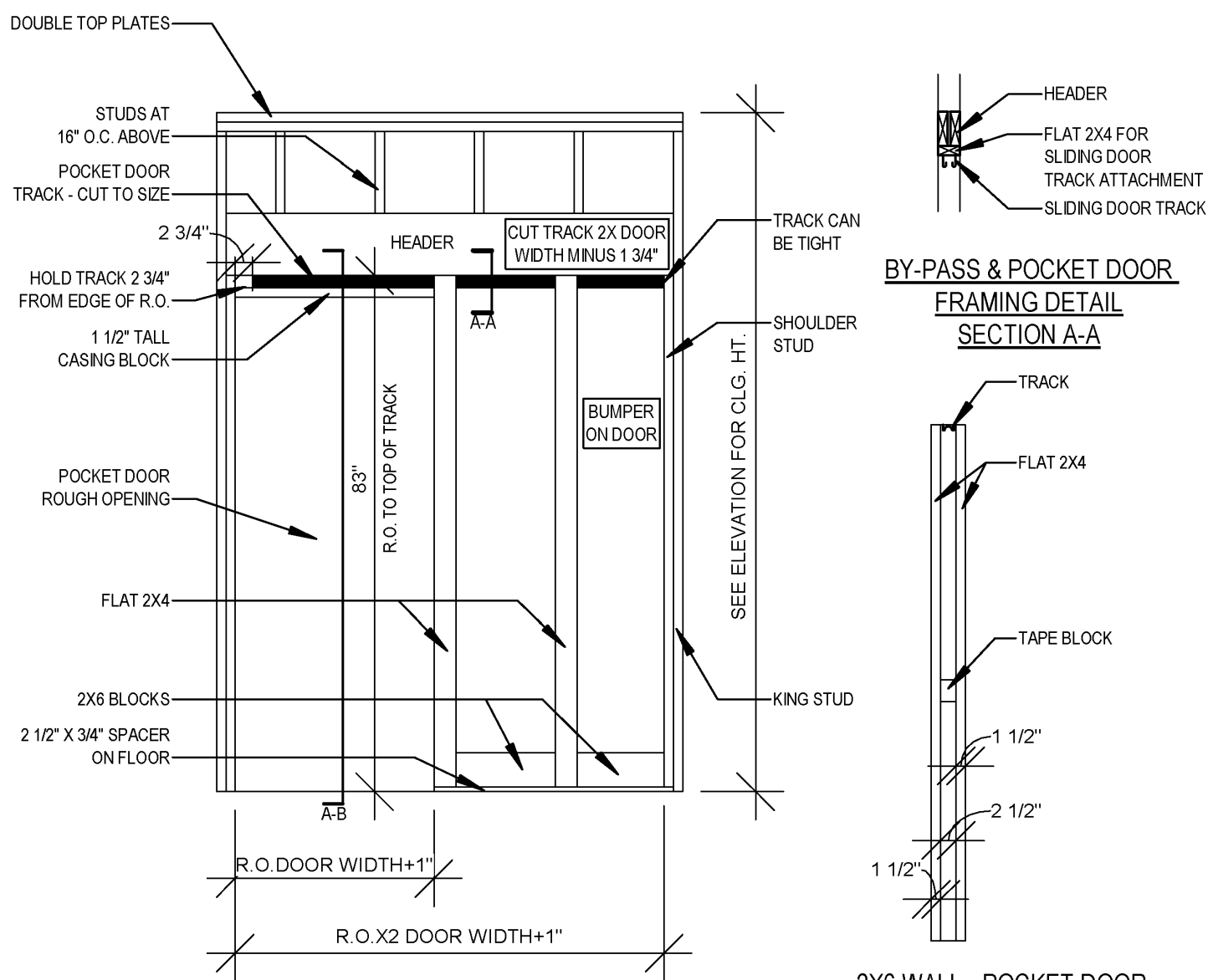
SHEET NUMBER

D-130

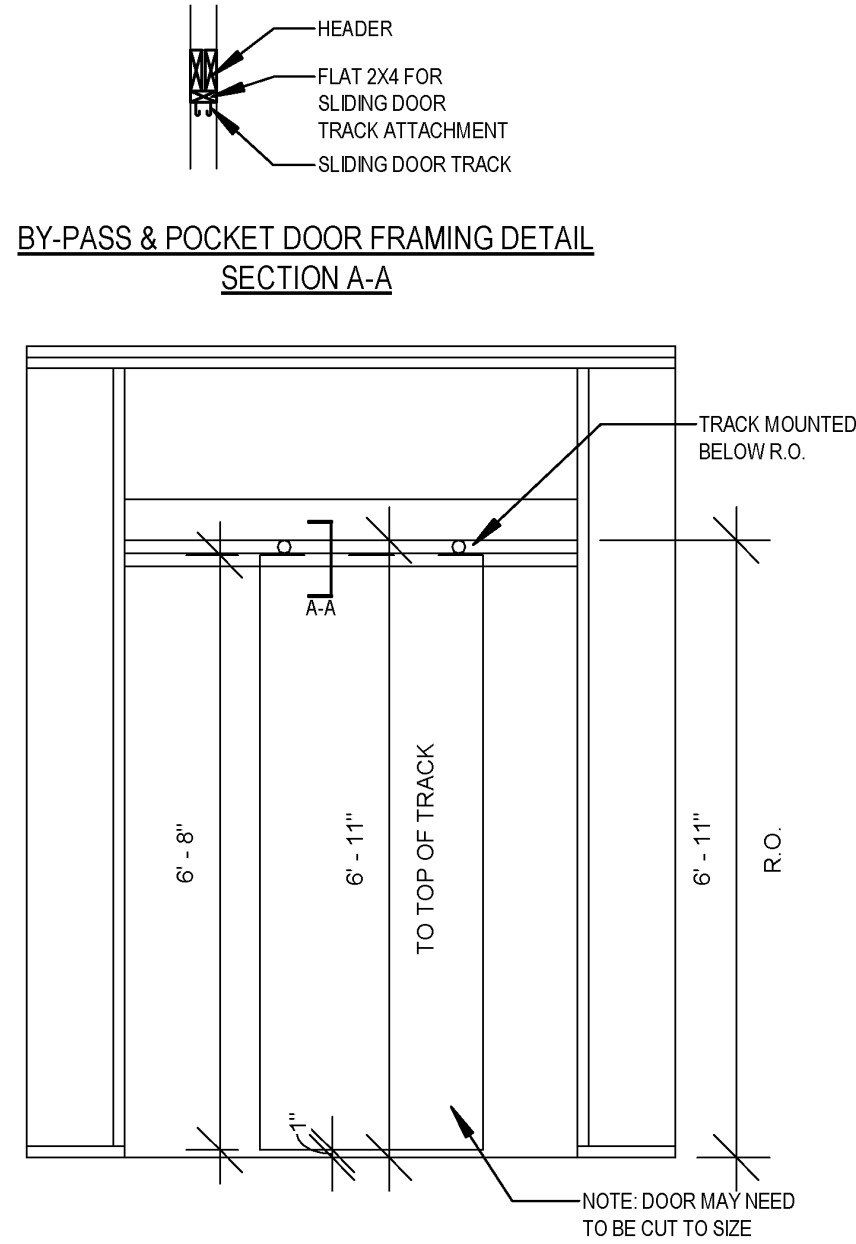
NOT FOR CONSTRUCTION

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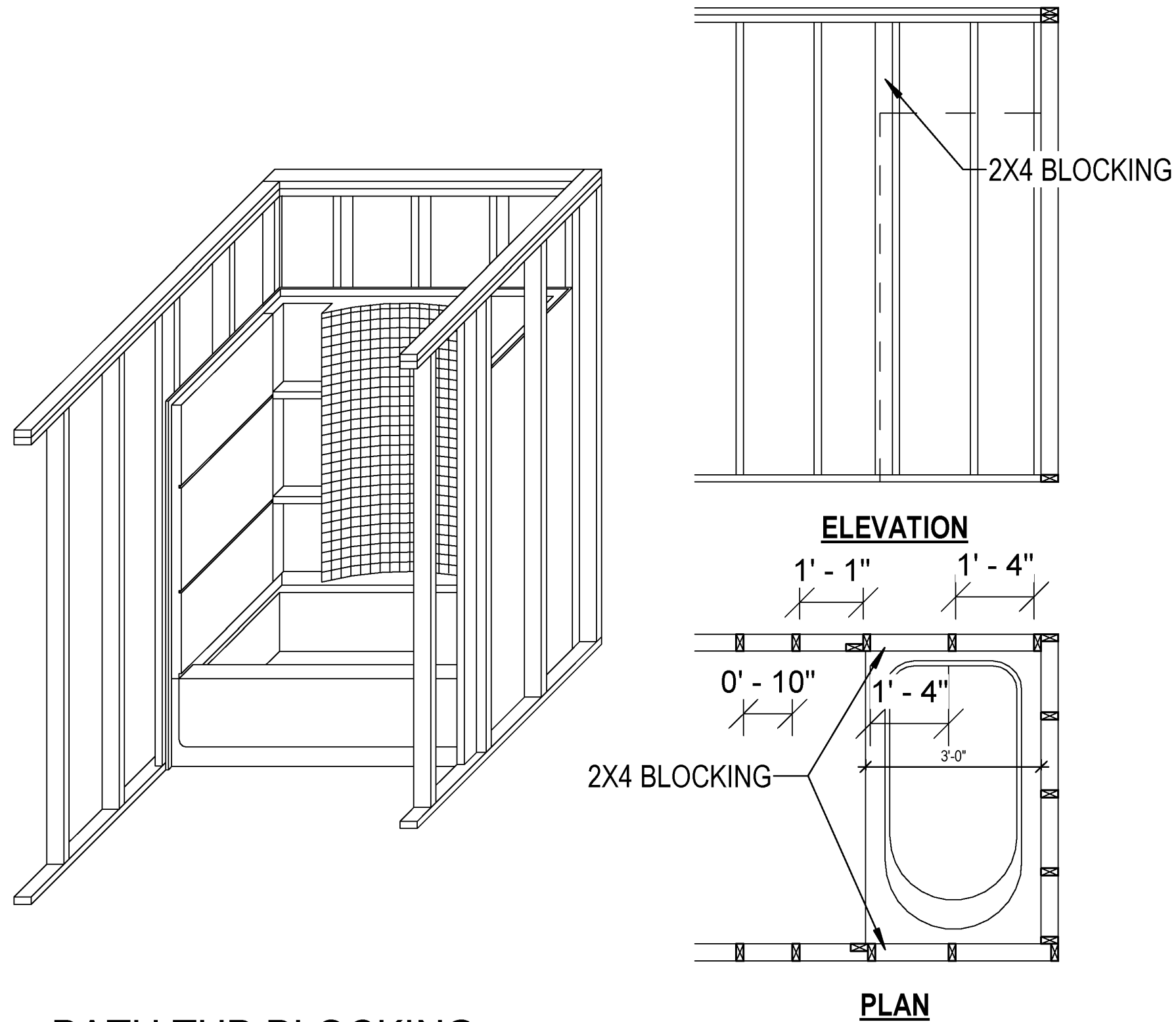
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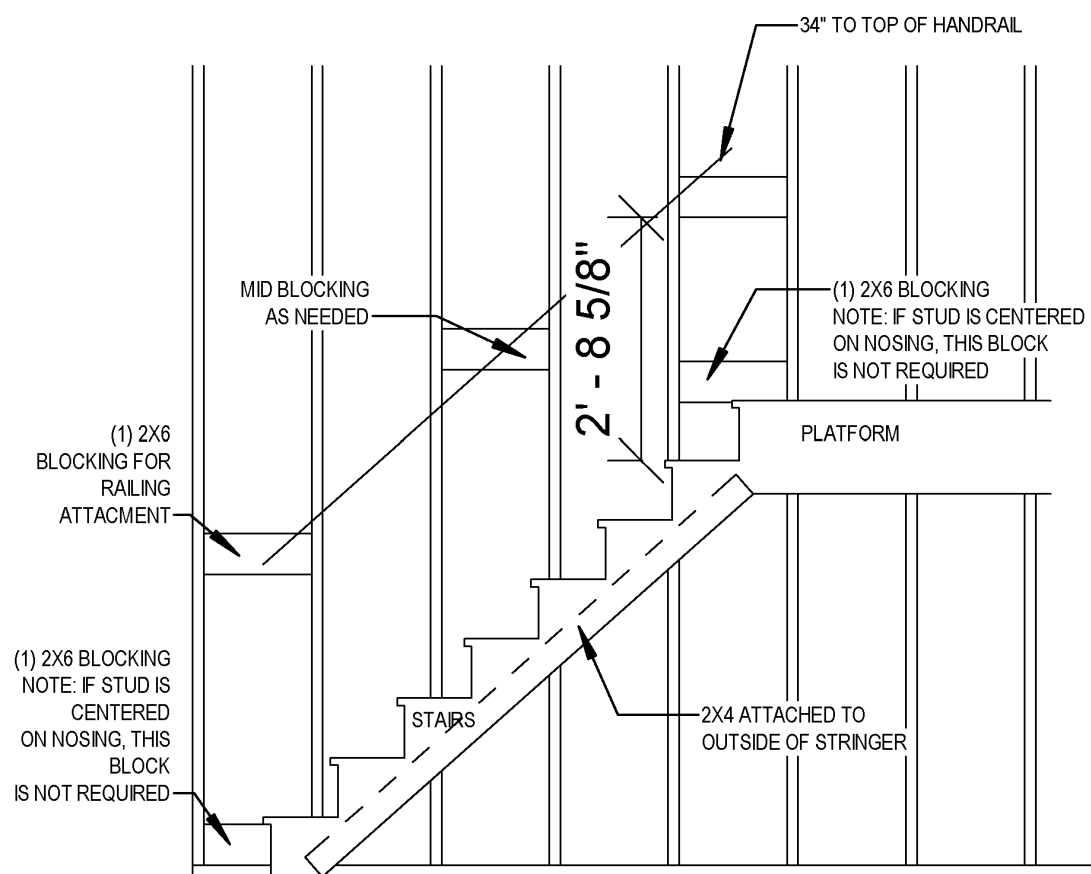
5 POCKET DOOR FRAMING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



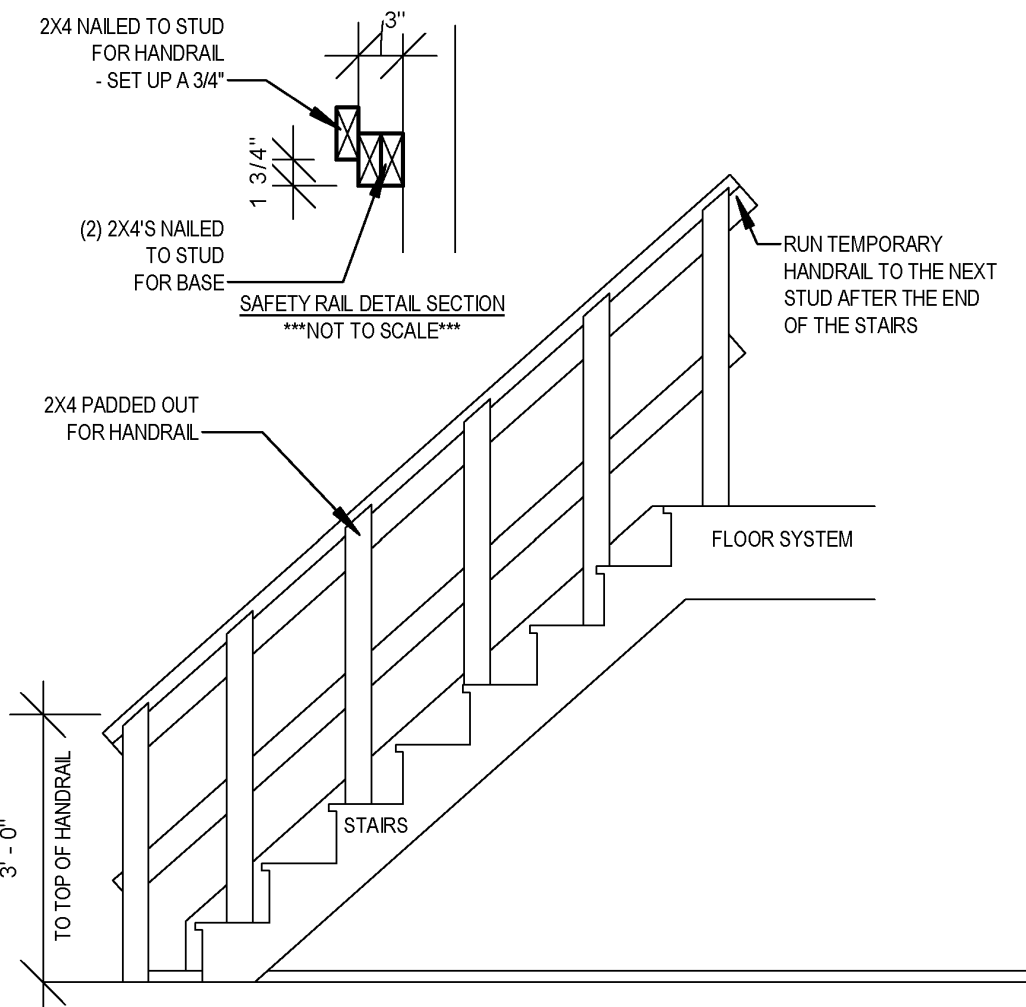
3 BY-PASS DOOR FRAMING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



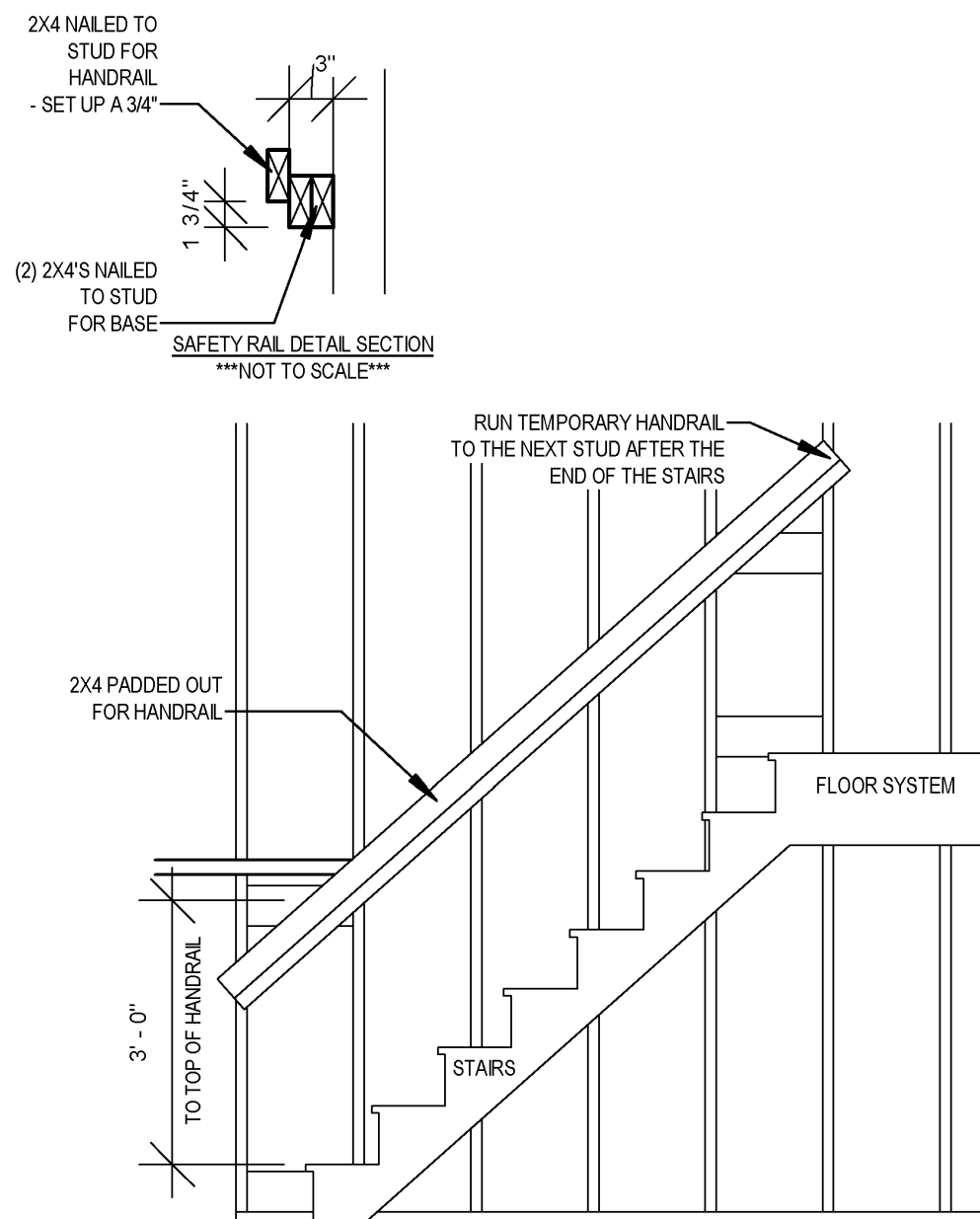
1 BATH TUB BLOCKING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



6 STAIRWAY BLOCKING
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



4 TEMPORARY SAFETY RAILING WITHOUT WALL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



2 TEMPORARY SAFETY RAILING WITH WALL
1/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/2/2025

PROJECT
PLAN: Kendall
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

DRAWING TITLE
FRAMING DETAILS CONT.

SHEET NUMBER

D-140

NOT FOR CONSTRUCTION

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/2/2025

PROJECT
 PLAN: Kendall
 ELEV: Farmhouse Elevation 3
 LOT: 8

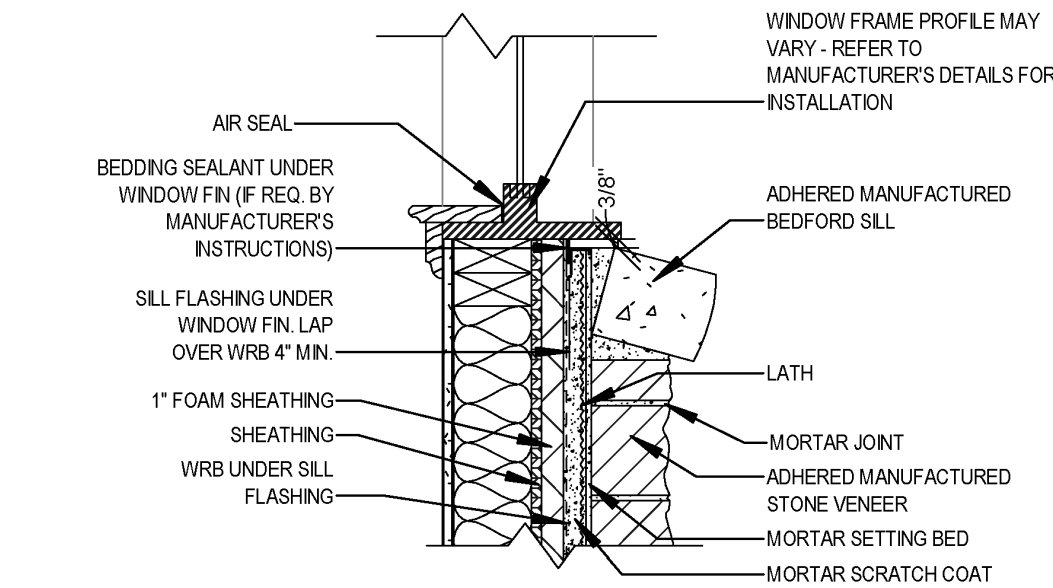
LOT ADDRESS:

DRAWING TITLE
FINISH DETAILS

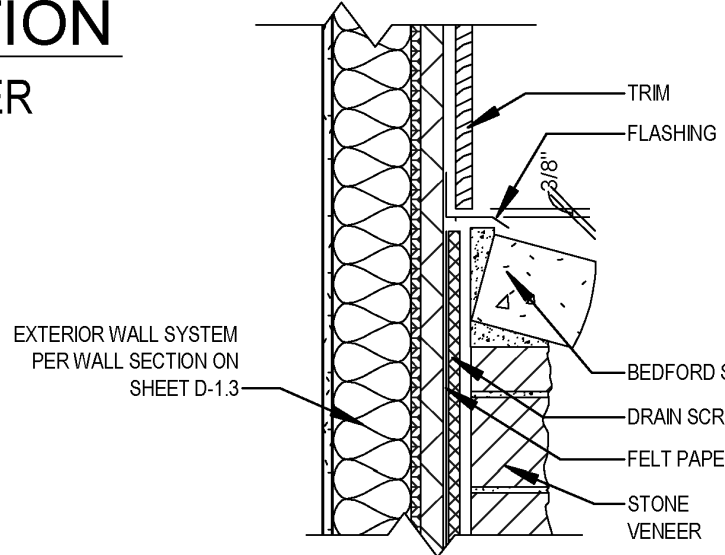
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NOT FOR CONSTRUCTION

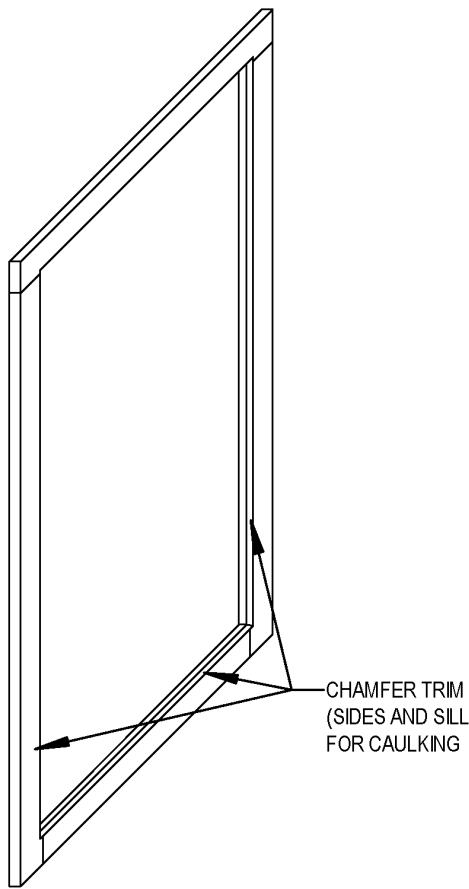
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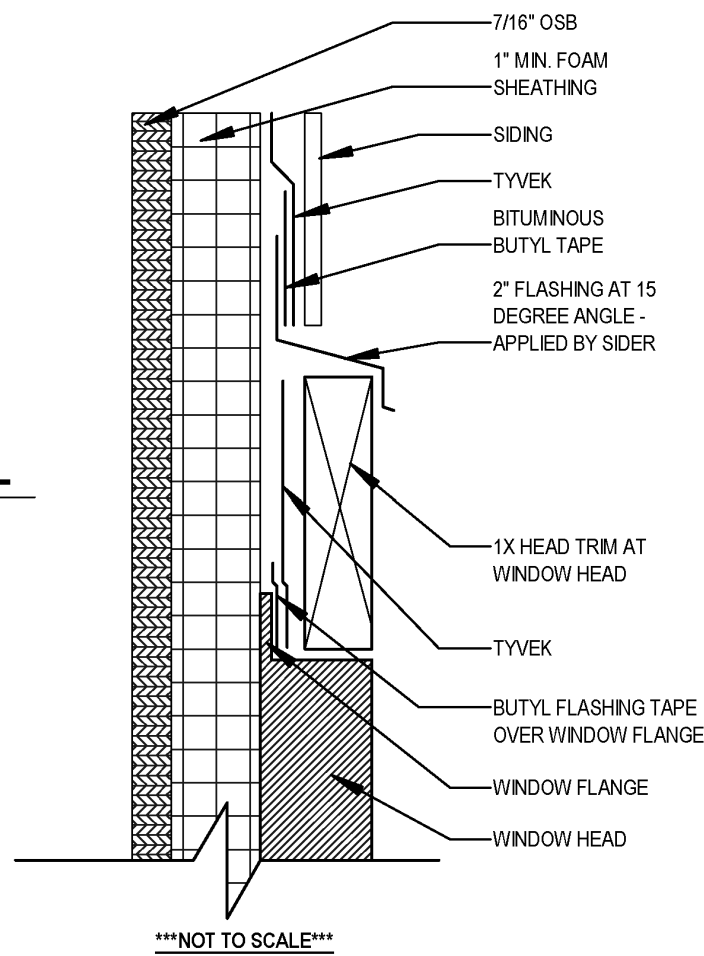
7 **STONE SILL AT WINDOW SECTION**
 3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



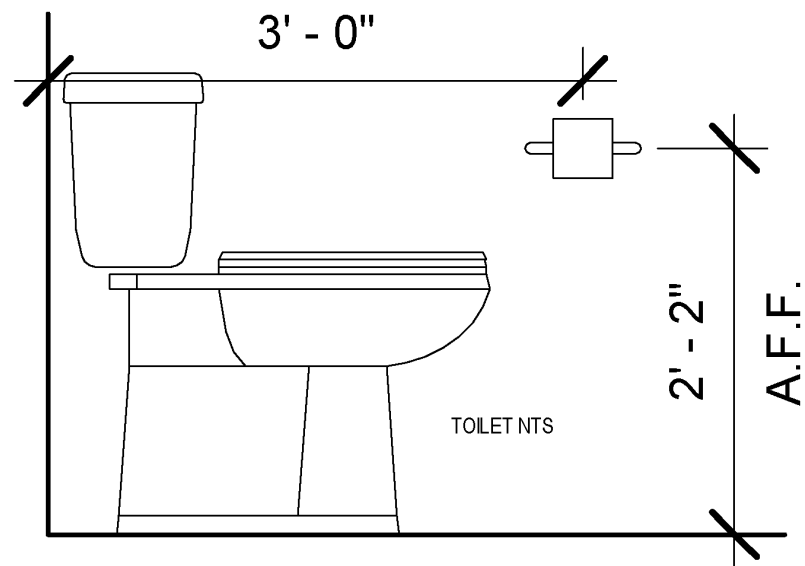
5 **STONE SILL AT TRIM SECTION**
 3/4" = 1'-0" WHEN PRINTED ON 11X17 PAPER



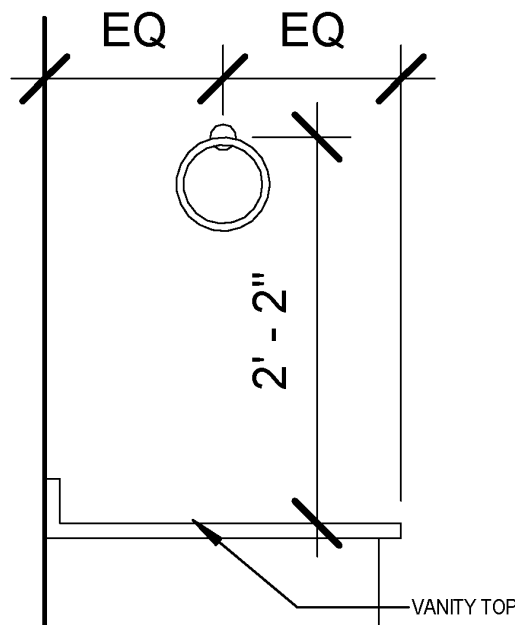
8 **INTERIOR WINDOW CHAMFER DETAIL**
 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



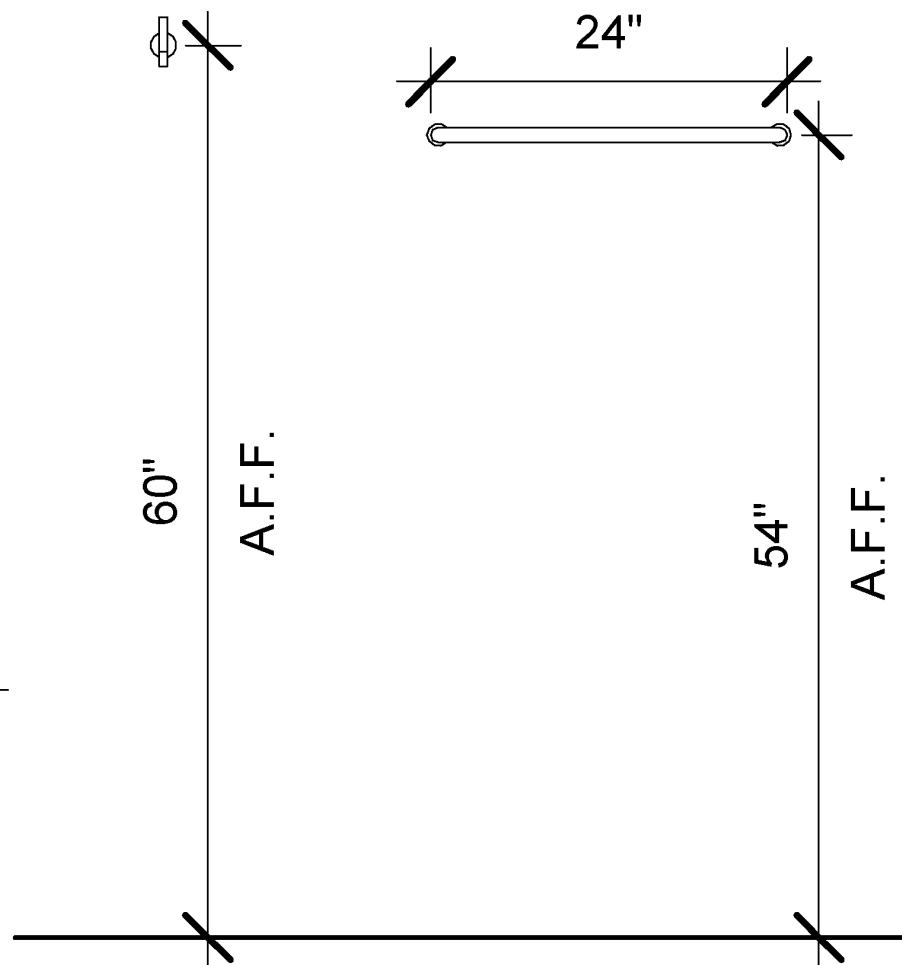
6 **TYPICAL WINDOW TRIM INSTALLATION**
 3" = 1'-0" WHEN PRINTED ON 11X17 PAPER



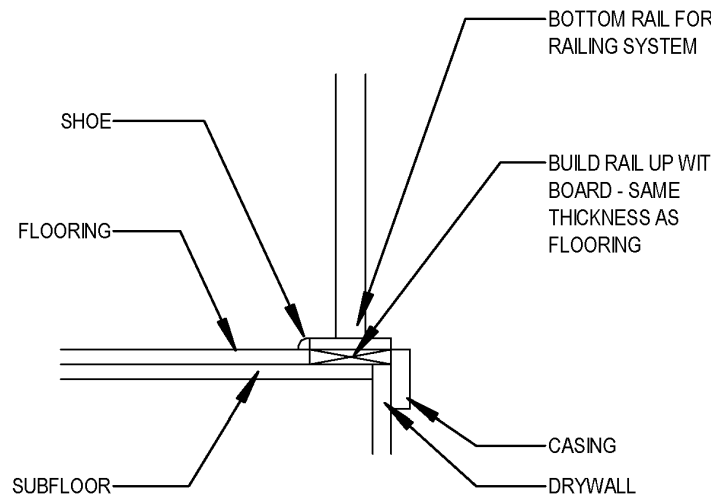
2 **TOILET PAPER DISPENSER LOCATION**
 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



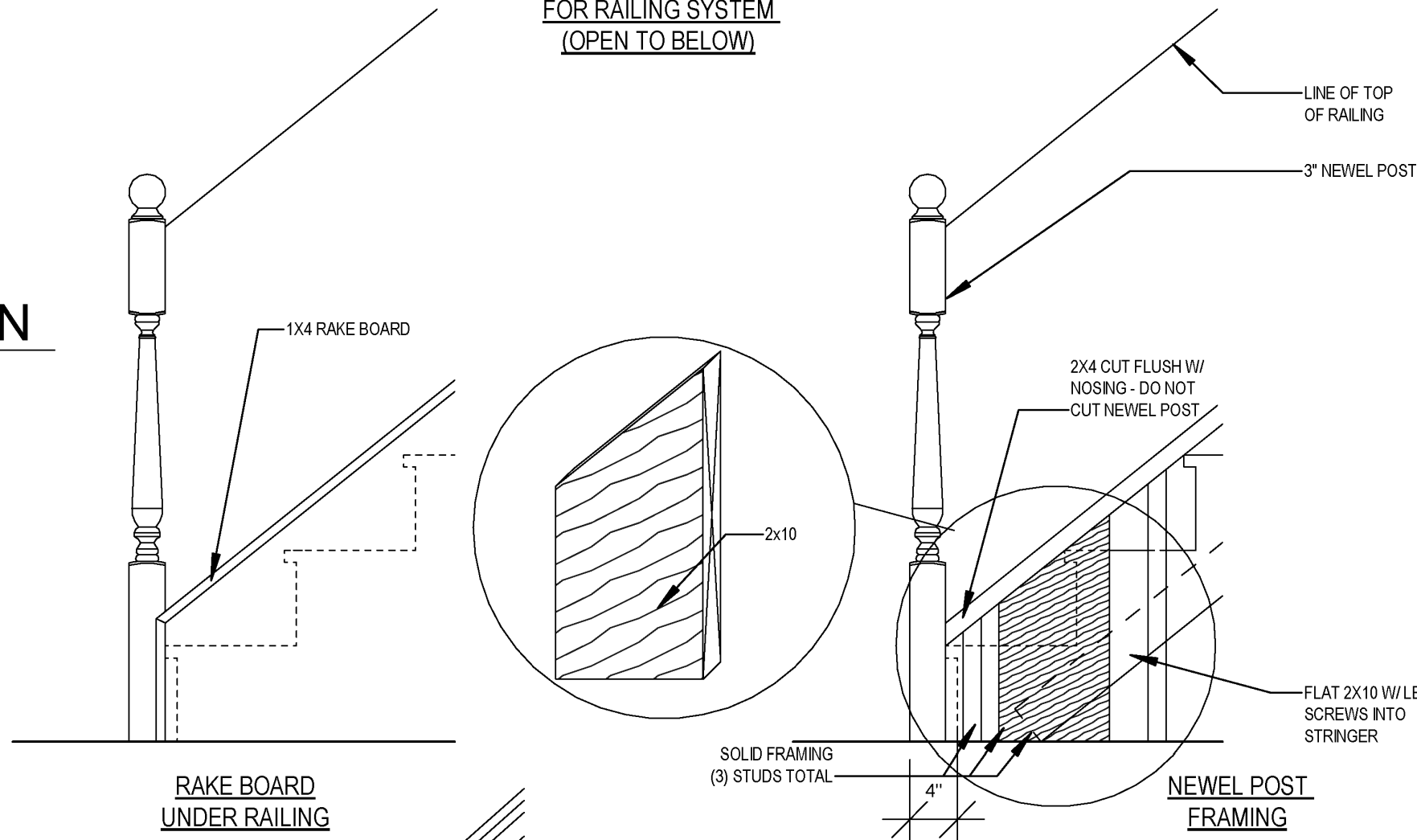
3 **HAND TOWEL RING LOCATION**
 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER



4 **ROBE HOOK & TOWEL BAR LOCATION**
 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

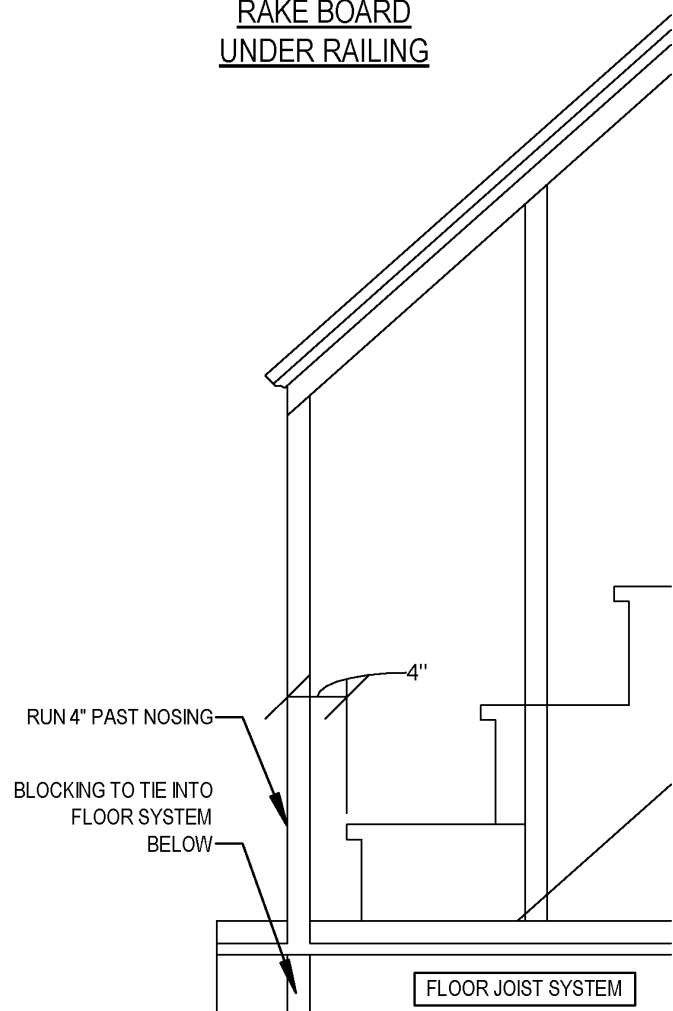


BOTTOM RAIL DETAIL FOR RAILING SYSTEM (OPEN TO BELOW)

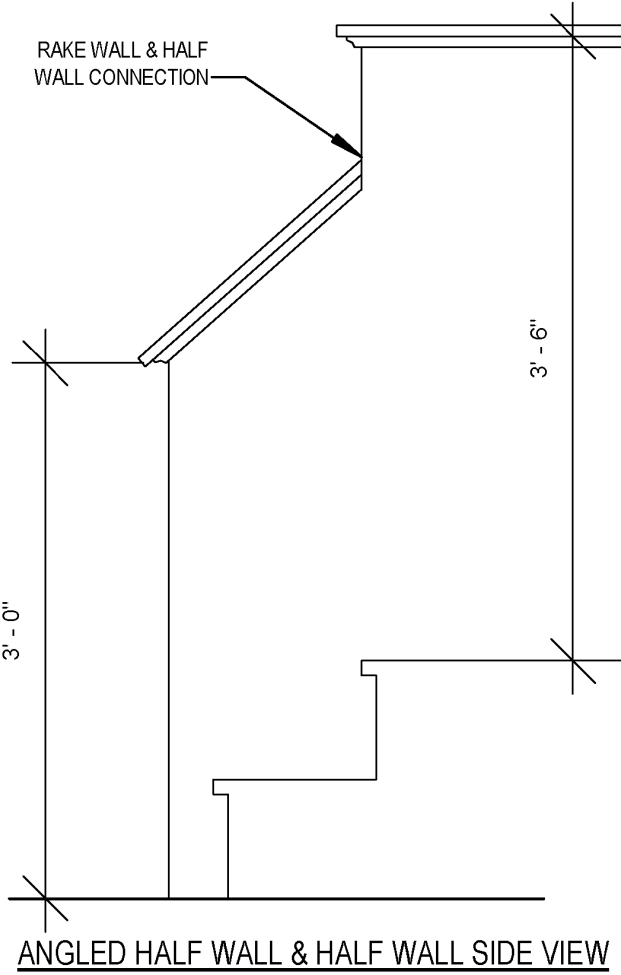


RAKE BOARD UNDER RAILING

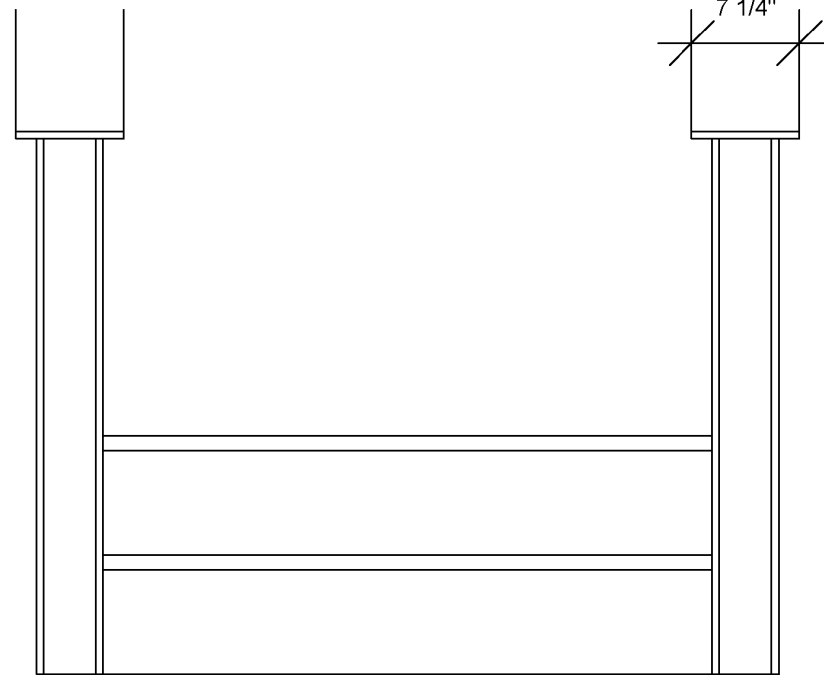
NEWEL POST FRAMING



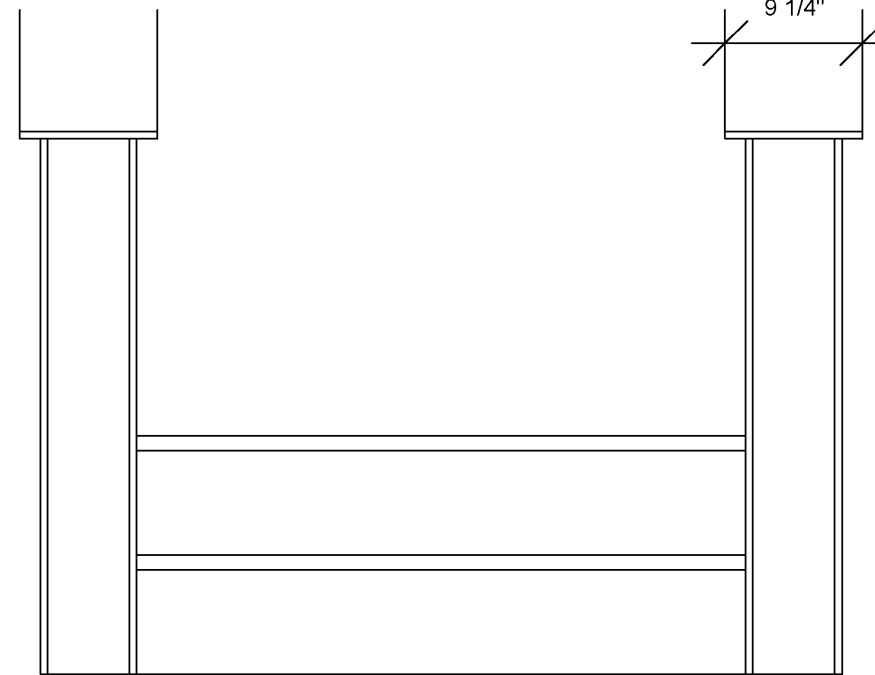
HALF WALL END DETAIL (ANGLED HALF WALL AT STAIRS OR FLAT HALF WALL)



ANGLED HALF WALL & HALF WALL SIDE VIEW



2X4 ANGLED HALF WALL & HALF WALL FRONT VIEW



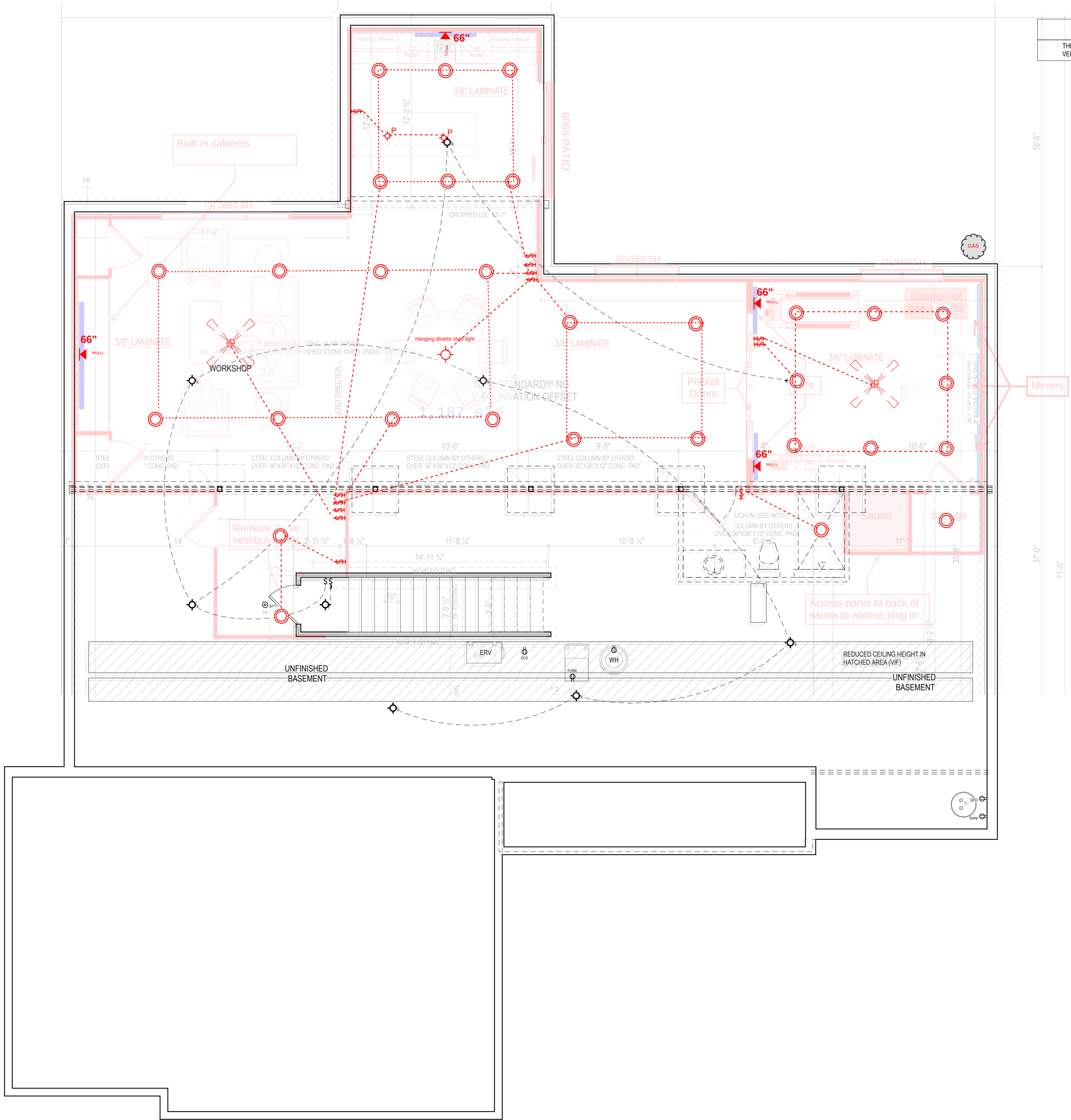
2X6 ANGLED HALF WALL & HALF WALL FRONT VIEW

NEWEL POST/ANGLED HALF WALL DETAILS

1 **NEWEL POST/ANGLED HALF WALL DETAILS**
 1/2" = 1'-0" WHEN PRINTED ON 11X17 PAPER

SYMBOLS

⌚	Switch
⌚	Three Way Switch
⌚	Carbon Monoxide/Smoke Detector
⌚	Ceiling Mounted Light
⌚	Furnace Outlet
⌚	GFCI Outlet
⌚	Keyless Ceiling Light
⌚	Outlet
⌚	Outlet - Ceiling
⌚	Sump Outlet



ELECTRICAL PLAN NOTES

THE LOCATION OF THE OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO COMPLY WITH THE ELECTRICAL CODE.

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/2/2025

PROJECT

PLAN: Kendall
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

DRAWING TITLE

**FINISHED BASEMENT
ELECTRICAL PLAN**

SHEET NUMBER

E-100

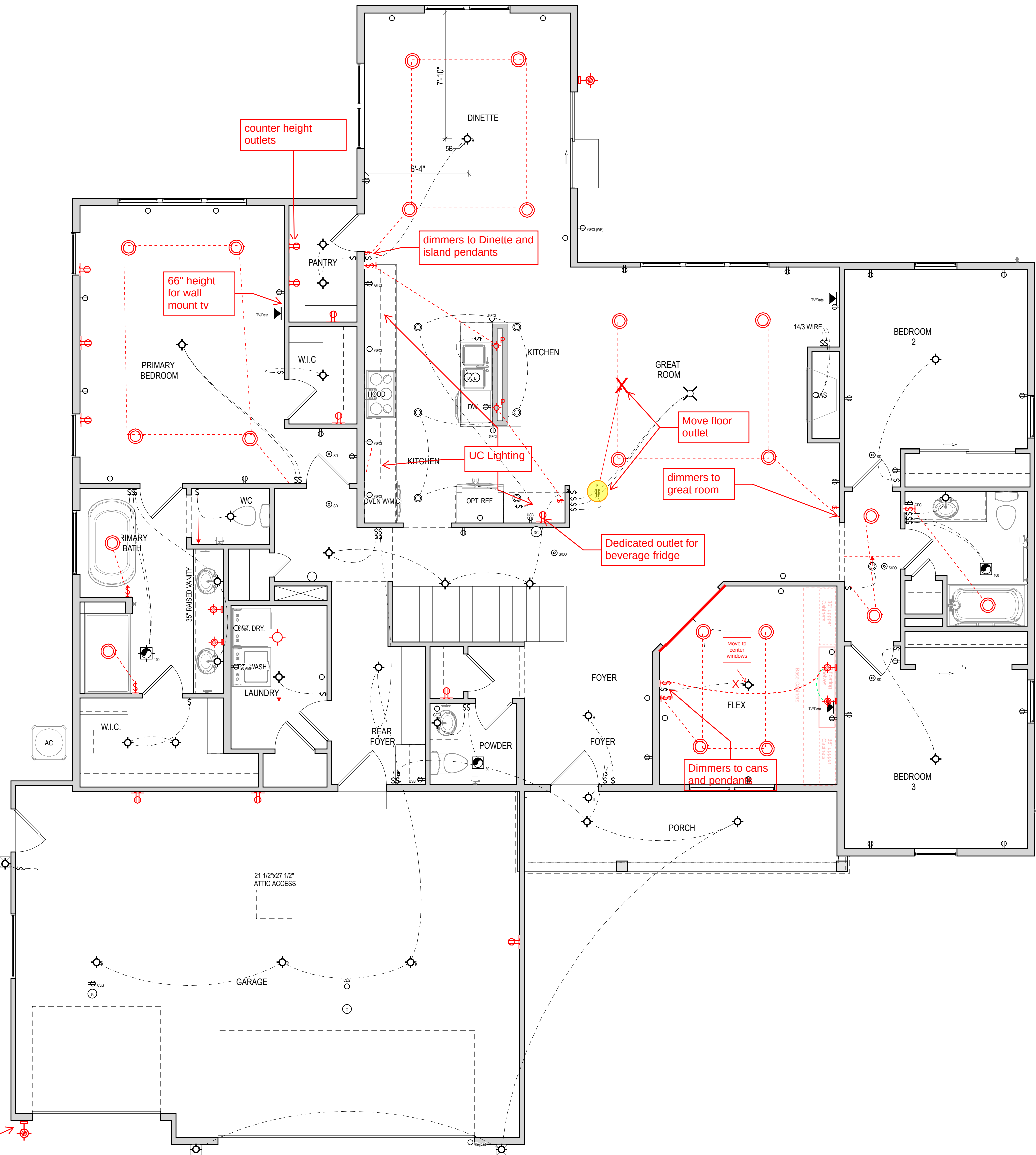
NOT FOR CONSTRUCTION

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SYMBOLS

	Switch
	Three Way Switch
	80 CFM Fan
	Bath Fan/Light
	Carbon Monoxide/Smoke Detector
	Ceiling Mounted Light
	Disposal
	Doorbell Chime
	Fan Prewire
	Garage Door Opener
	GFCI Outlet
	GFCI Outlet Waterproof
	Hanging Light
	Keyless Ceiling Light
	Keypad
	Outlet
	Outlet - Ceiling
	Outlet - USB
	Outlet 220V
	Outlet in Floor
	Outlet: 20 AMP
	Recessed Ceiling Light
	Smoke Detector
	Thermostat
	TV/Data Combo
	Wall Mounted Light

Coach Light



ELECTRICAL PLAN NOTES

THE LOCATION OF THE OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO CORPLY WITH THE ELECTRICAL

Higharc, Inc. is not an architectural firm nor are the artistic representations contained herein intended to be construed as ready-to-use architectural plans, construction documents, drawings, renderings, or any other similar or related documents. All drawings are artist's representations only and solely intended to reflect design intent derived exclusively from the home building plans and associated information, data, and specifications provided by Tim O'Brien Homes. Higharc, Inc. is not responsible, nor may it be held liable for any errors or omissions contained herein or resulting from its usage. Any usage of the representations should be reviewed by local professionals to ensure conformance with local and state codes and be field verified prior to the start of any construction.

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/2/2025

PROJECT
PLAN: Kendall
ELEV: Farmhouse Elevation 3
LOT: 8

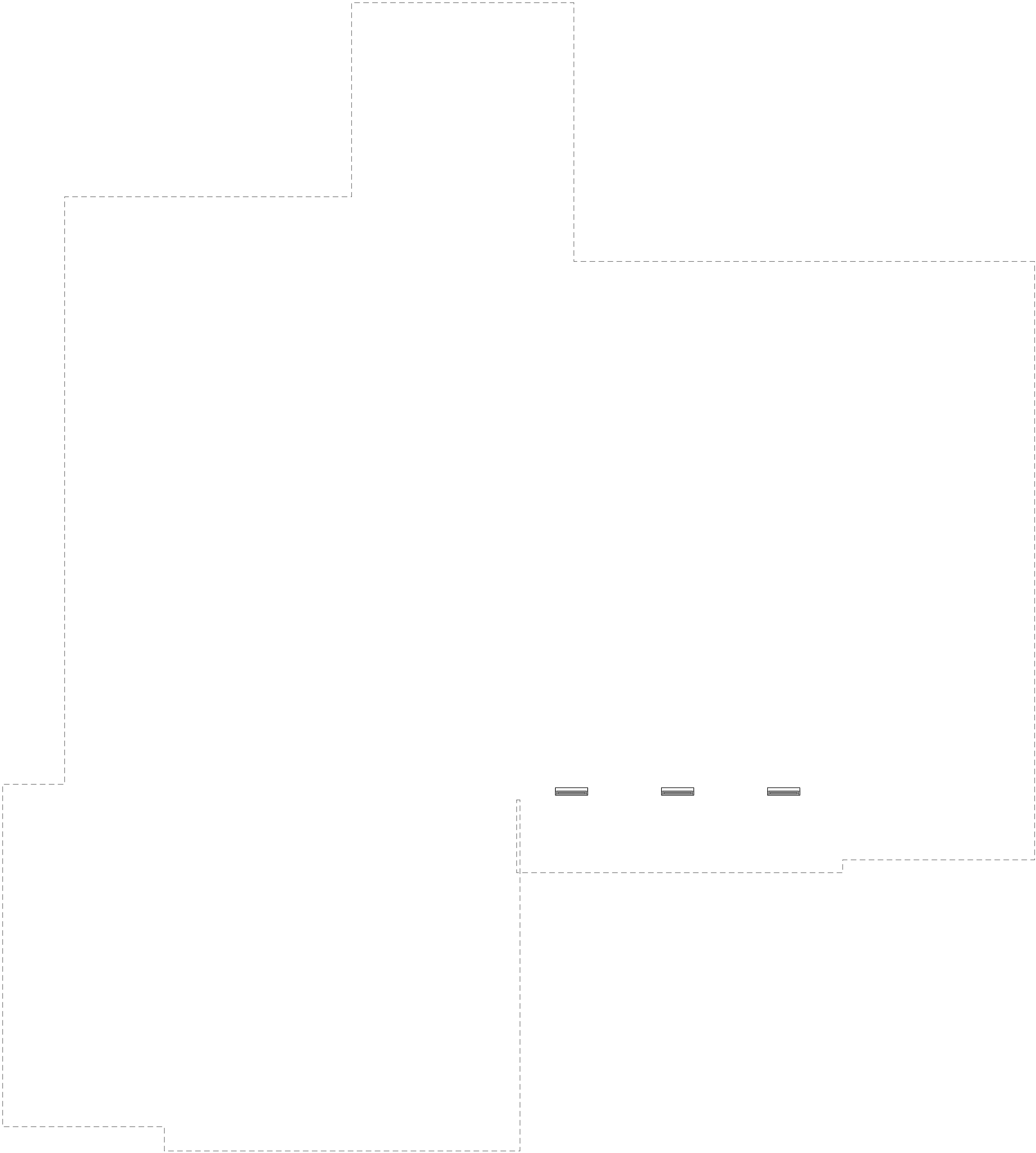
LOT ADDRESS:

DRAWING TITLE
FIRST FLOOR
ELECTRICAL PLAN

SHEET NUMBER
E-101

NOT FOR CONSTRUCTION

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Tim O'Brien Homes
N27W24075 Paul Court
Pewaukee, WI, 53072

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/2/2025

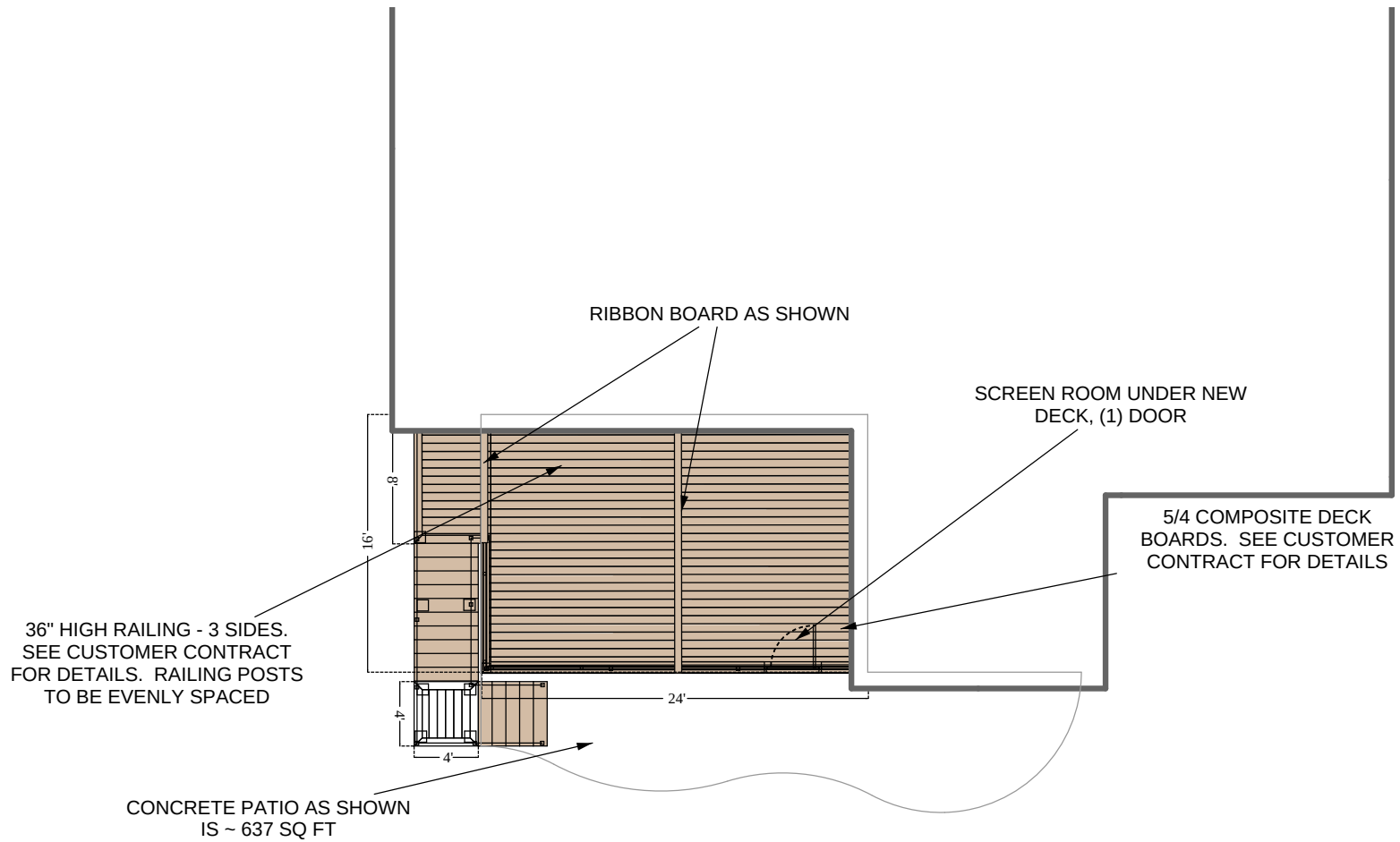
PROJECT
PLAN: Kendall
ELEV: Farmhouse Elevation 3
LOT: 8

LOT ADDRESS:

DRAWING TITLE
**SECOND FLOOR
ELECTRICAL PLAN**

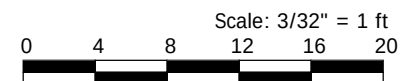
SHEET NUMBER
E-102

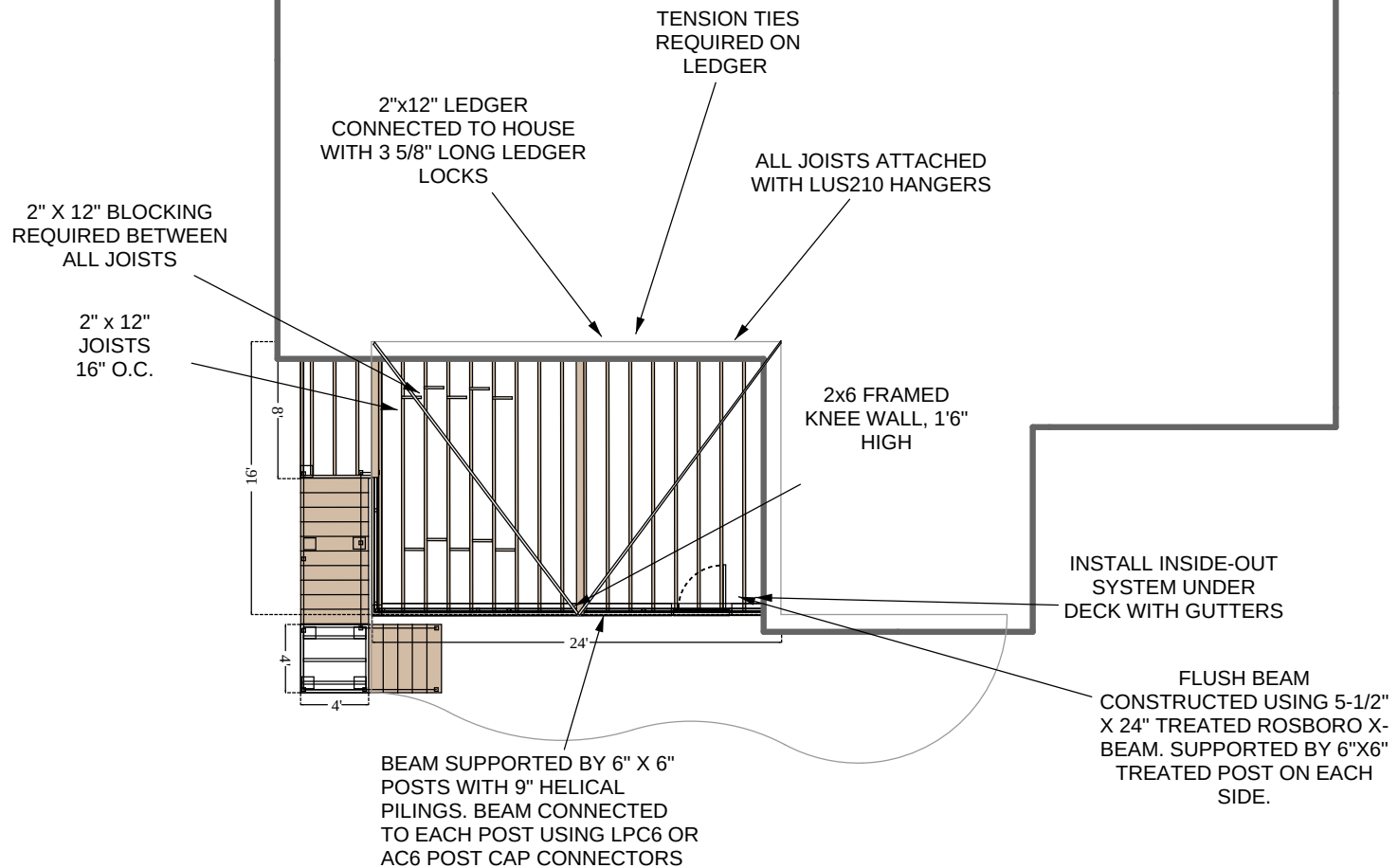
NOT FOR CONSTRUCTION
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Kujawa/Schaal Deck - 9773 N Migratory Ct, Mequon, WI 53097

- 1) Structure conforms to UDC SPS 320-325 Appendix B
- 2) All perimeter dimensioning is to outside of deck including overhang
- 3) All framing material to be pressure/preservative treated southern pine





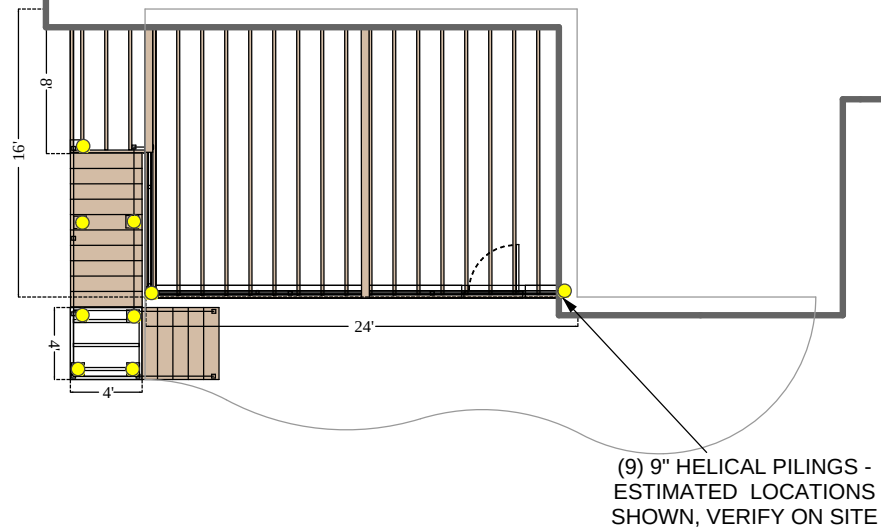
LATERAL BRACING
BUILT INTO DECK
STRUCTURE

Kujawa/Schaal Deck - 9773 N Migratory Ct, Mequon, WI 53097

- 1) Structure conforms to UDC SPS 320-325 Appendix B
- 2) All perimeter dimensioning is to outside of deck including overhang
- 3) All framing material to be pressure/preservative treated southern pine

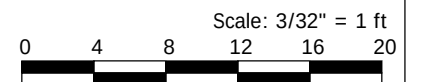
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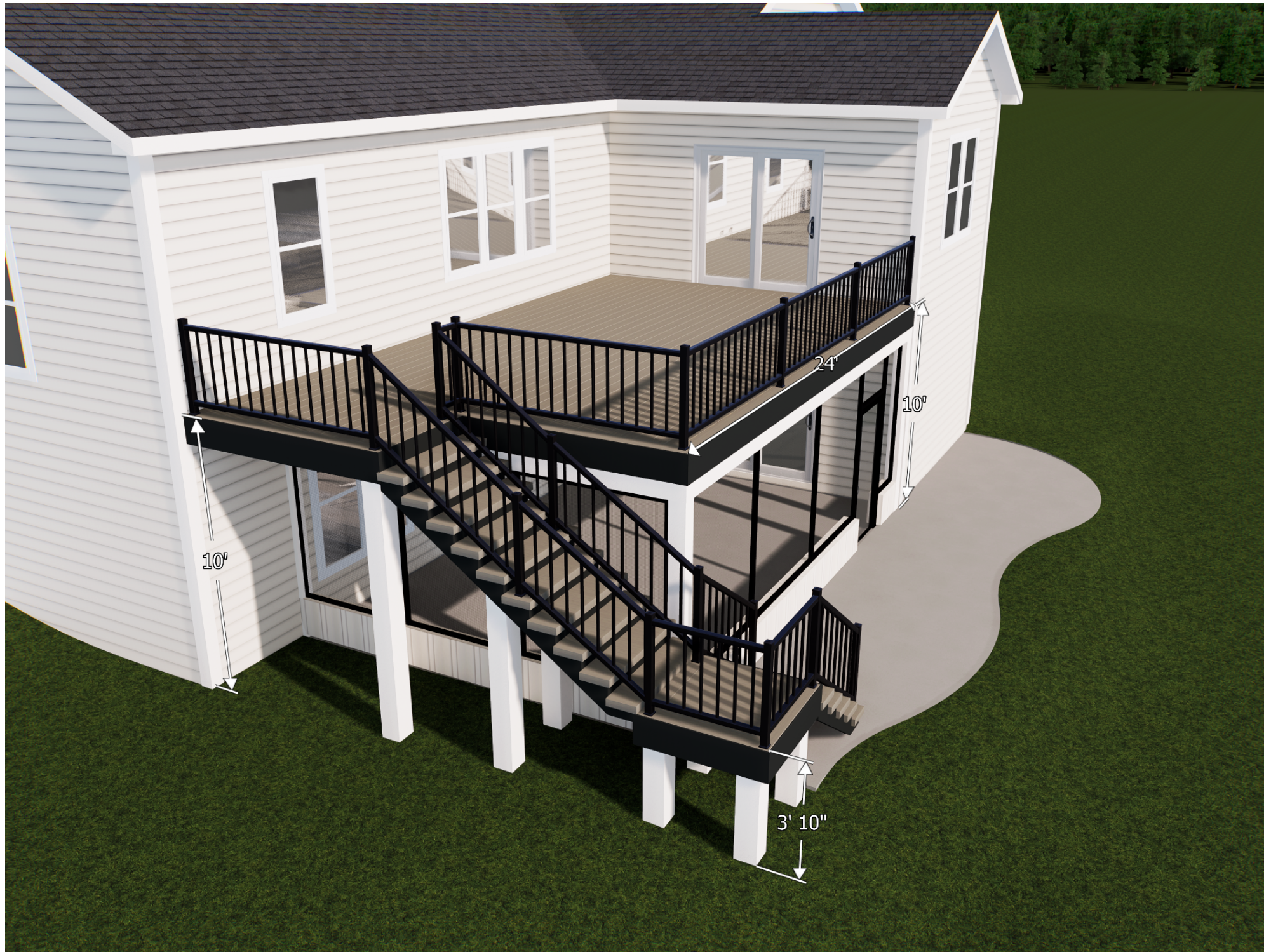


Kujawa/Schaal Deck - 9773 N Migratory Ct, Mequon, WI 53097

- 1) Structure conforms to UDC SPS 320-325 Appendix B
- 2) All perimeter dimensioning is to outside of deck including overhang
- 3) All framing material to be pressure/preservative treated southern pine









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

www.cityofmequonwi.gov

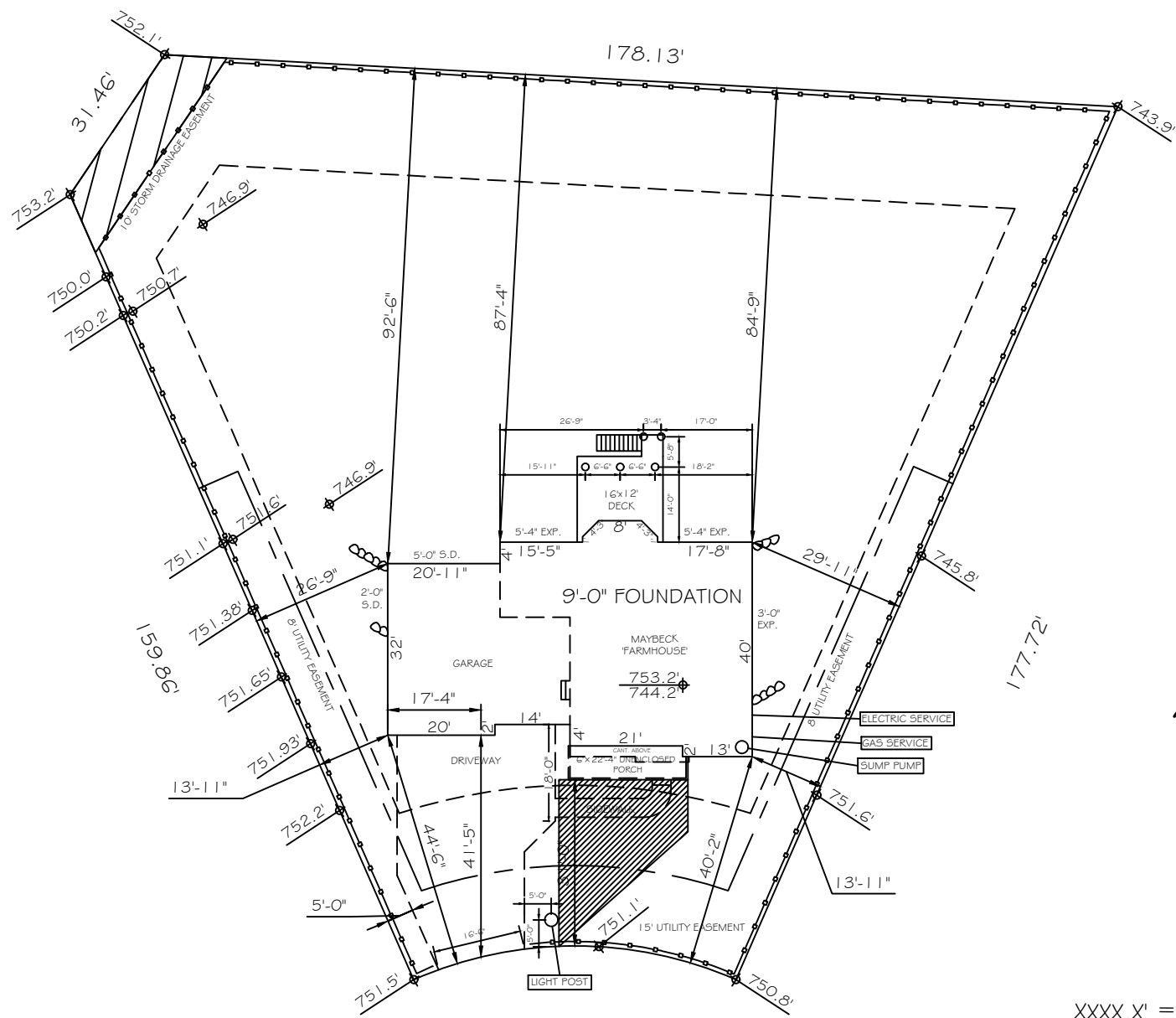
Inspections

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 9, 2026
SUBJECT: Veridian Homes LLC
New Single-Family Residence at 8296 W. Bluebird Court
Subdivision: The Enclave
Contractor: Veridian Homes LLC / Architect: Veridian Homes LLC
District 3 - 6:55 pm

Attachments:
Site Plan, Plans

PHASE 8
LOT 104
21,883 S.F.

NO PORCH ENCROACHMENTS



3.26% DRIVEWAY SLOPE - 1 STEP TO STOOP
61.88'

BLUEBIRD COURT

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=753.2'
TOP OF FOOTING=744.2'
GARAGE FLOOR ELEV.=752.7'
DRIVEWAY SLOPE=3.26%
PARTIAL EXPOSURE=747.37'
YARD GRADE=2.4%

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.

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

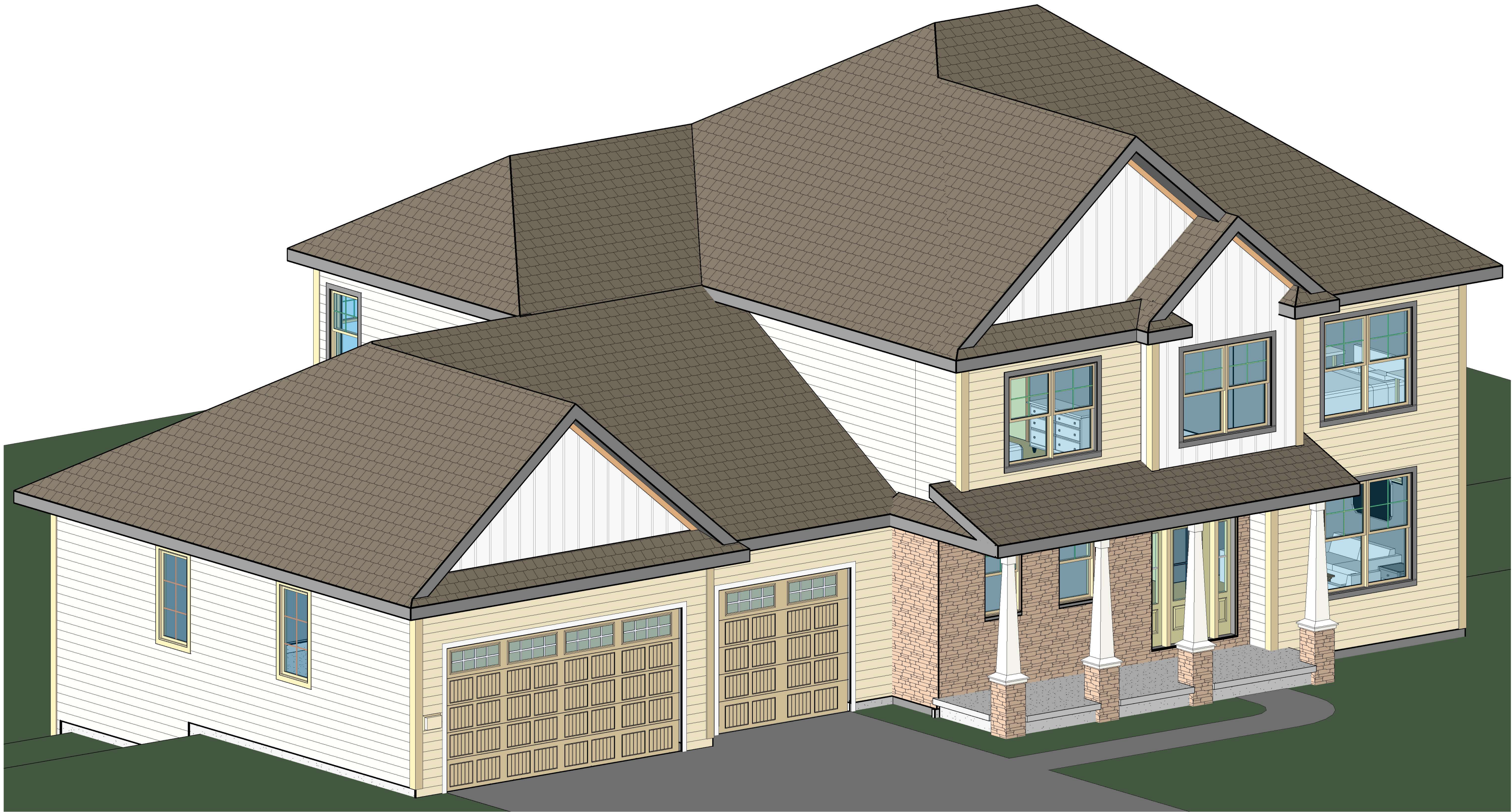
LANDSCAPE KEY	
REFER TO SUBDIVISION ADDENDUM	
	SHADE TREE
	ORNAMENTAL TREE
	CONIFER
	ROCK RETAINING WALL
	STRAW EROSION MATT.
KEY	
	STD. SETBACK LINE
	VARIANCE SETBACK
	EASEMENT SETBACK
	DRAINAGE ARROW
	RETAINING WALL ARROW
	EROSION CONTROL
	MAIN TRANSFORMER
	SM. TRANSFORMER

HOMESITE: 104	CUSTOMER: MOVE-IN READY
NEIGHBORHOOD: ENCLAVE MEQUON PRESERVE	ADDRESS: 8296 W. BLUEBIRD COURT
MODEL: MAYBECK FARMHOUSE	MEQUON, WI 53097
SITE AREA: 21,883 SQ. FT.	CUSTOMER APPROVAL: SPF Jan 15 2026 DATE: / /
IMPERVIOUS AREA: 3,894 SQ. FT.	DATE: / /
SCALE: 1"=30'-0"	VH APPROVAL: DATE: / /
DRAWN BY: JLP	
DATE: 01/05/2026	

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 - Farmhouse 3 Car Front Load ARB

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.

Print Date:

1/15/2026 9:38:44 AM

Revisions:

Drawing No.:

ARBO

Model: Maybeck

Elevation:

Revised Base Plan:

Drawn By: JJP

Date: 01/05/2026



VERIDIAN

HOMES

6801 South Towne Drive

Madison, WI 53713

Phone 608.228.3100

Fax 608.228.0600

Custom Designed For: MOVE-IN READY

Homestead / Neighborhood: 104 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: 8296 W. BLUEBIRD COURT

MEQUON, WI 53097

Customer

Approval:

SPF Jan 15 2026

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Page 104 of 131



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

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: Maybeck

Elevation:

Revised Base Plan:

Drawn By: JJP

Date: 01/05/2026

Print Date:

1/15/2026 9:38:46 AM

Revisions:

Drawing No.:

ARB I

VERIDIAN HOMES

6801 South Towne Drive
Madison, WI 53713
Phone 608.228.3100
Fax 608.228.0600

Custom Designed For: MOVE-IN READY

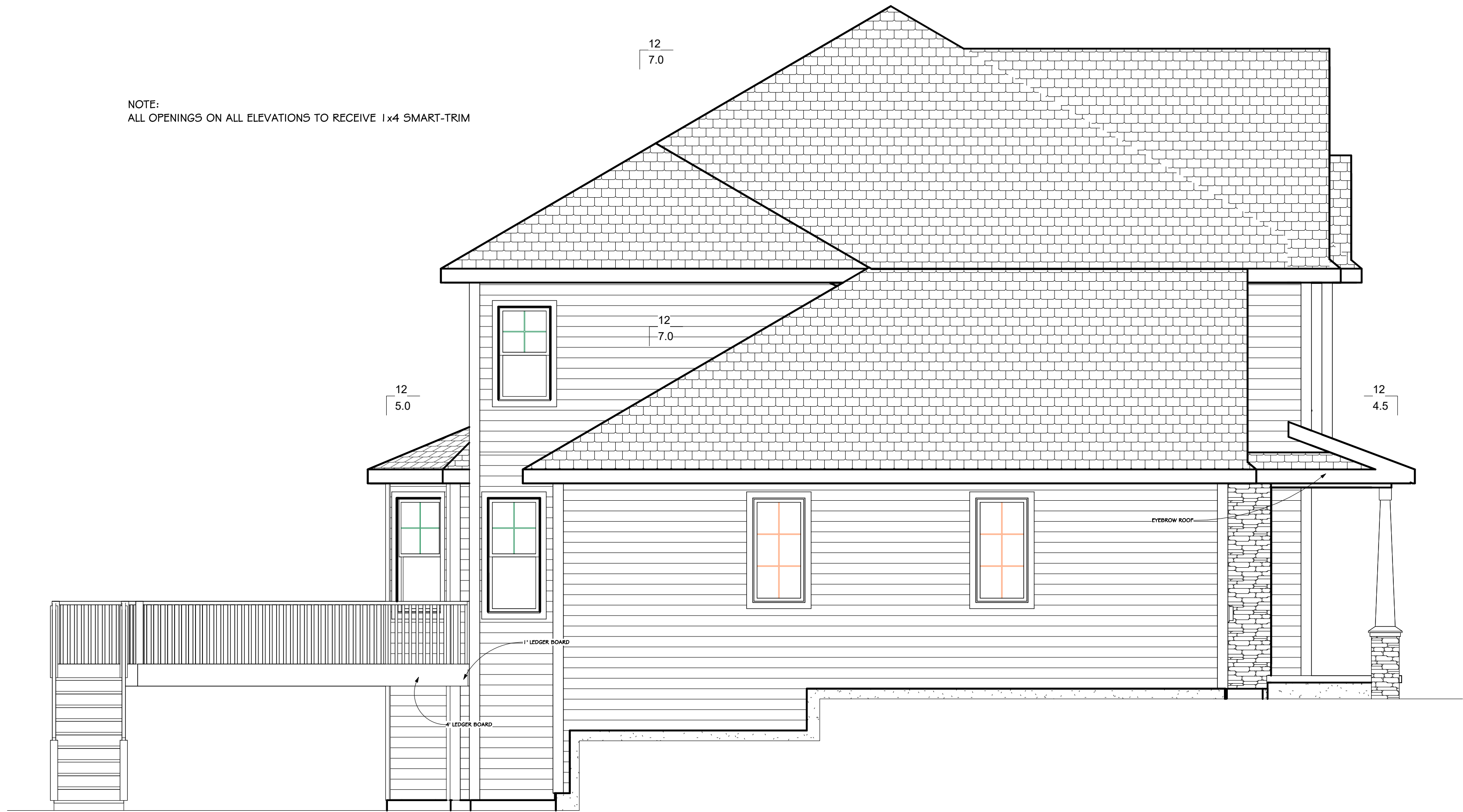
Homestead / Neighborhood: 104 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: 8296 W. BLUEBIRD COURT
MEQUON, WI 53097

Customer: **SPF Jan 15 2026**

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Page 105 of 131



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

NOTE:
ALL OPENINGS ON ALL ELEVATIONS TO RECEIVE 1x4 SMART-TRIM

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:	Maybeck
Elevation:	
Revised Base Plan:	
Drawn By:	JUP
Date:	01/05/2026

Print Date:
1/15/2026
9:38:49 AM
Revisions:

Drawing No.:
ARB3

Custom Designed For: MOVE-IN READY Homestead / Neighborhood: 104 ENCLAVE AT MEQUON PRESERVE SOUTH Address: 8296 W. BLUEBIRD COURT MEQUON, WI 53097	Customer: Approval:
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 VERIDIAN HOMES 6801 South Towne Drive Madison, WI 53713 Phone 608.228.3100 Fax 608.228.0600	



Right Elevation - Farmhouse 3 Car Front Load ARB
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 footages vary by exterior style and options.

Model:	Maybeck
Elevation:	
Revised Base Plan:	
Drawn By:	JUP
Date:	01/05/2026

Print Date:
1/11/5/2026
9:38:50 AM
Revisions:

Drawing No.:
ARB4

Custom Designed For: MOVE-IN READY	 VERIDIAN HOMES 6801 South Towne Drive Madison, WI 53713 Phone 608.228.3100 Fax 608.228.0600	Homestead / Neighborhood: 104 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 8296 W. BLUEBIRD COURT		MEQUON, WI 53097
Customer:	SPF Jan 15 2026	Approval:
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NOTE:
ALL OPENINGS ON ALL ELEVATIONS TO RECEIVE 1x4 SMART-TRIM



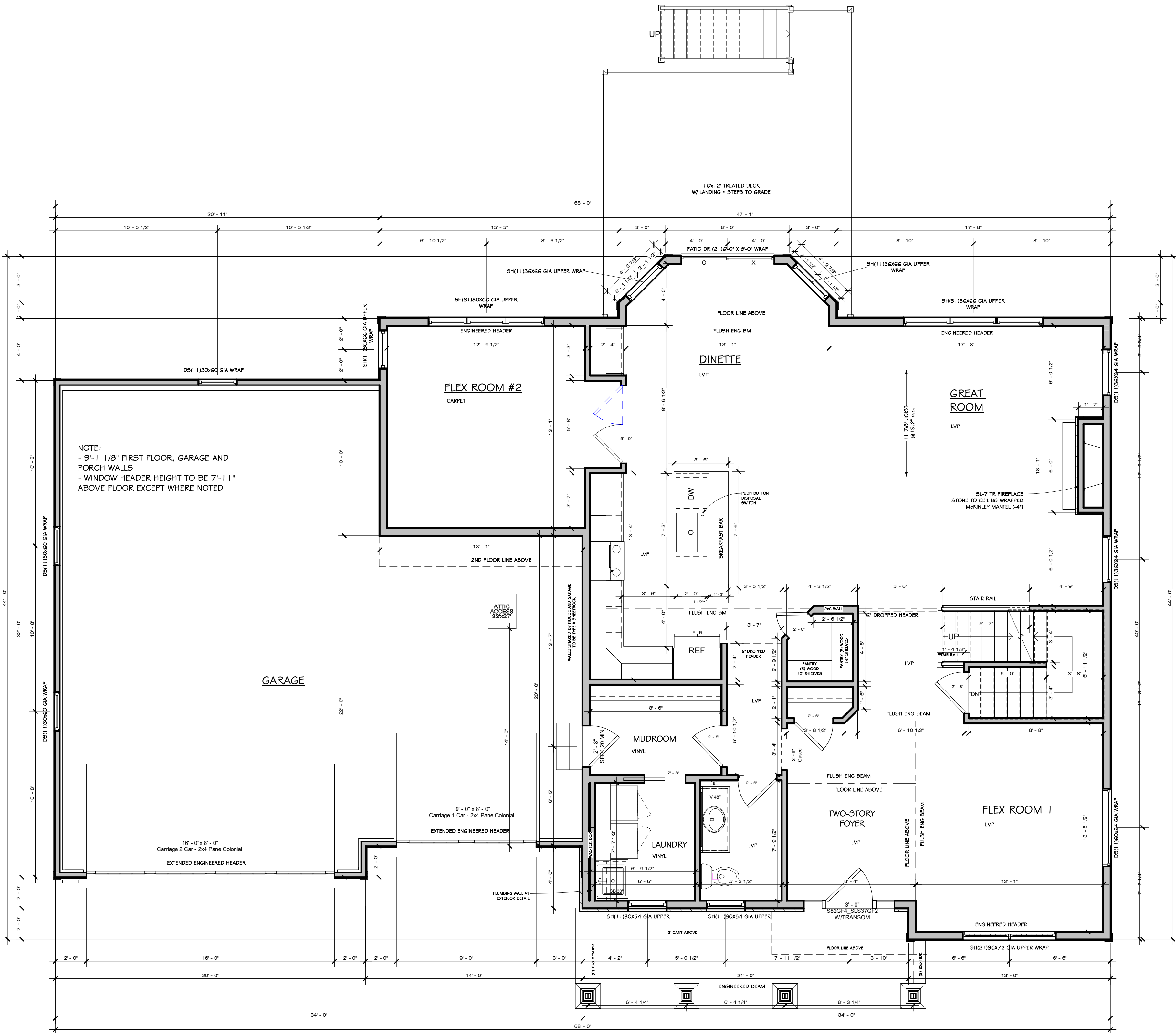
Rear Elevation - Farmhouse 3 Car Front Load ARB
1/4" = 1'-0"

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:	Maybeck
Elevation:	
Revised Base Plan:	
Drawn By:	JUP
Date:	01/05/2026
Print Date:	1/15/2026 9:38:51 AM
Revisions:	
Drawing No.:	ARB5

Custom Designed For:	MOVE-IN READY
Homestead / Neighborhood:	104 ENCLAVE AT MEQUON PRESERVE SOUTH
Address:	8296 W. BLUEBIRD COURT MEQUON, WI 53097
Customer:	SPF Jan 15 2026
Approval:	©Copyright 2008 Veridian Management Solutions LLC. Protected Under Architectural Works Copyright Protection Act of 1990.
VERIDIAN HOMES	6801 South Towne Drive Madison, WI 53713 Phone 608.228.3100 Fax 608.228.0600



Area Schedule (Farmhouse 3 Car Front Load)	
Name	Area
First Floor	1548 SF
Second Floor	1491 SF
3039 SF	

Custom Designed For: MOVE-IN READY
Homestead / Neighborhood: 104 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 8296 W. BLUEBIRD COURT
MEQUON, WI 53097

Customer: **SPF Jan 15 2026**
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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.228.3100
Fax 608.228.0600

Model: Maybeck
Elevation:
Revised Base Plan:
Drawn By: JUP
Date: 01/05/2026

Print Date:
1/11/5/2026
9:38:52 AM
Revisions:

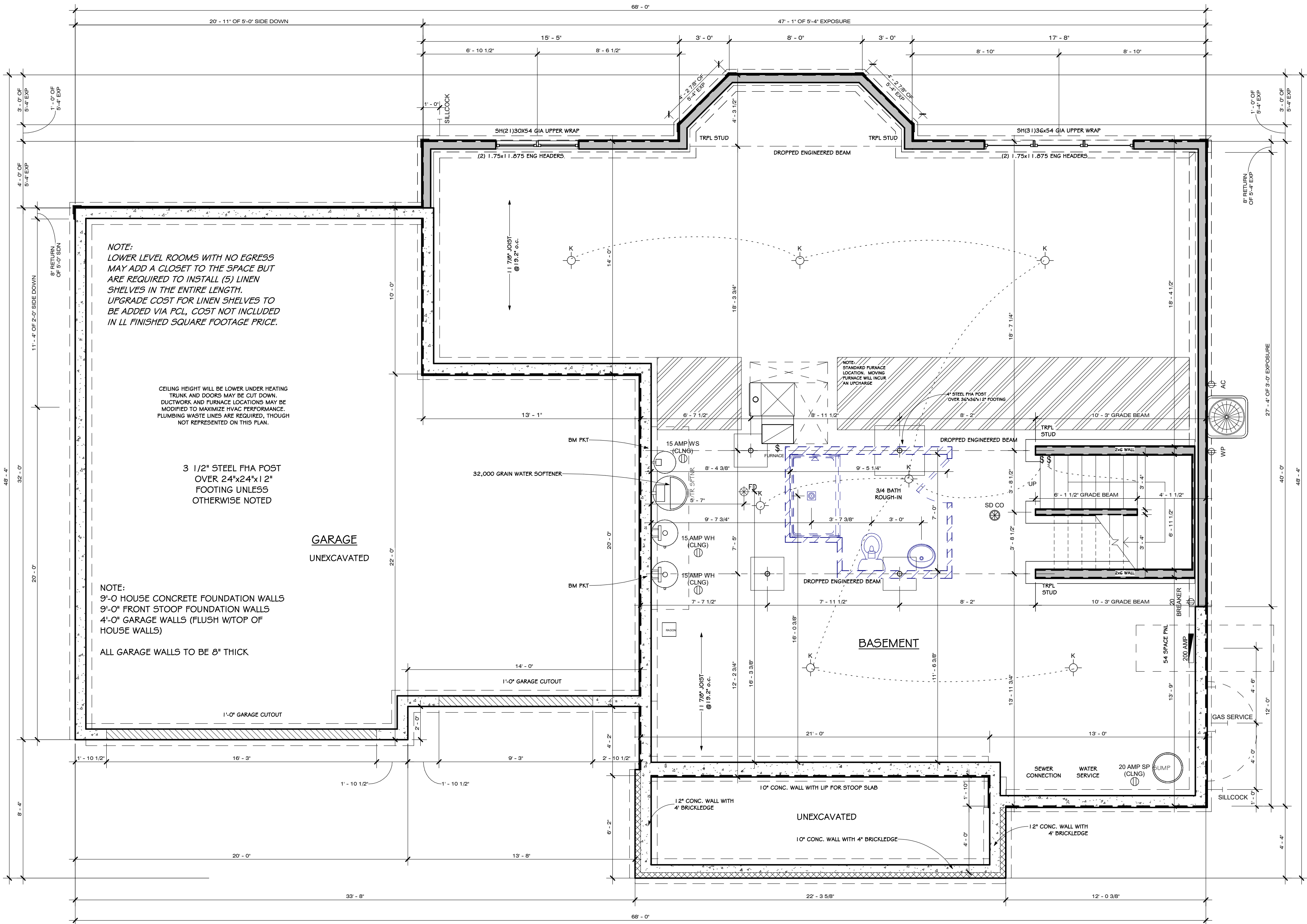
Drawing No.:
ARB6

First Floor - Farmhouse 3 Car Front Load ARB
1/4" = 1'-0"

First Floor	1 548 SF
Second Floor	1 491 SF
	3 039 SF



Do Not Scale:



Foundation Plan - Farmhouse 3 Car Front Load
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.

Print Date: 1/11/2026 9:38:55 AM

Revisions:

Drawing No.: ARB8

Model: Maybeck

Elevation:

Revised Base Plan:

Drawn By: JUP

Date: 01/05/2026



VERIDIAN HOMES

6801 South Towne Drive
Madison, WI 53713
Phone 608.228.3100
Fax 608.228.0600

Custom Designed For: MOVE-IN READY
HomeSite / Neighborhood: 104 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 8296 W. BLUEBIRD COURT
MEQUON, WI 53097

Customer: **SPF Jan 15 2026**
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11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov

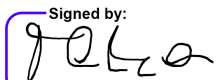
Inspections

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 9, 2026
SUBJECT: Thomas & Kaitlyn Essmann
Attached Garage & Living Space Addition at 11444 N. Buntrock Avenue
Subdivision: Thiensville Realty Co.
Contractor: C&C Contracting / Architect: Bill Hahn
District 3 - 7:00 pm

Attachments:
Statement of Intent, Survey, Pictures, Plans



The proposed project at **11444 N. Buntrock Ave, Mequon, WI** is to remove the existing garage and build a new attached garage with living space above. The property currently has a single-family home with the garage set apart, and this project will bring everything together for better use of the space. Because the new addition will connect to the house, we will also complete a light remodel of the current kitchen where the wall will open into the new area. The overall goal is to create more functional space for the home while working within the existing layout of the property.

Signed by:

6260C2A7F637422...

1/14/2026

DocuSigned by:

E06D92DC2FB047F...

1/14/2026

Plat of Survey

Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rls2698@gmail.com
(262) 424-5630

11444 North Buntrock Avenue
Mequon, WI 53092

● Denotes Iron Pipe Found



8975 Sq. Ft.
0.206 Acres

Wood Fence found 0.13' South

Wood Fence 0.20' West of Property Line

South $\frac{1}{2}$ of Lot 9, Lot 10, and the North $\frac{1}{2}$ of Lot 11 Block 27

All of Lot 23 and the South $\frac{1}{2}$ of Lot 24, all in Block 7, of the Addition to and Alteration of Subdivision Blocks 4 and 7 of the Thiensville Realty Company Plat to the Village of Thiensville and Town of Mequon (now City of Mequon), in the Southeast $\frac{1}{4}$ of Section 22, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

- 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.

COUNTY OF WASHINGTON)

"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF. 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.

Survey For: Thomas and Kaitlyn Essman
Dated this 30th day of October, 2025.











PROPOSED NEW ADDITION
FOR
THOMAS & KAITLYN ESSMAM
11444 BUNTROCK
MEQUON, WI

CONTENTS

SHEET - 1 - COVER PAGE

SHEET - 2 - EXISTING FLOORPLAN

SHEET - 3 - FOUNDATION PLAN

SHEET - 4 - 1ST FLOOR PLAN

SHEET - 5 - 2ND FLOOR PLAN

SHEET - 6 - ELEVATIONS

SHEET - 7 - SECTION

SHEET - 8 - SECTION

SHEET - 9 - SCHEDULES, LEGENDS

SHEET - 10 - FRAMING PLAN

SHEET - 11 - WALL ELEVATIONS

SHEET - 12 - SITE PLAN

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Wm. Hahn is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

SCOPE

DEMO EXISTING DETACHED
2-1/2 CAR GARAGE
BUILD ADDITION OF 806 S.F.
TO EXISTING HOME 1004 S.F.
TOTAL FOOTPRINT OF PROPOSED:
1810 S.F.

DATE:
1/6/26

SHEET:
1

COVER PAGE

Liam Design

WILLIAM HAHN

262-893-9846

LIAMDESIGN01@GMAIL.COM

167 S. MAIN STREET

DOUSMAN, WI

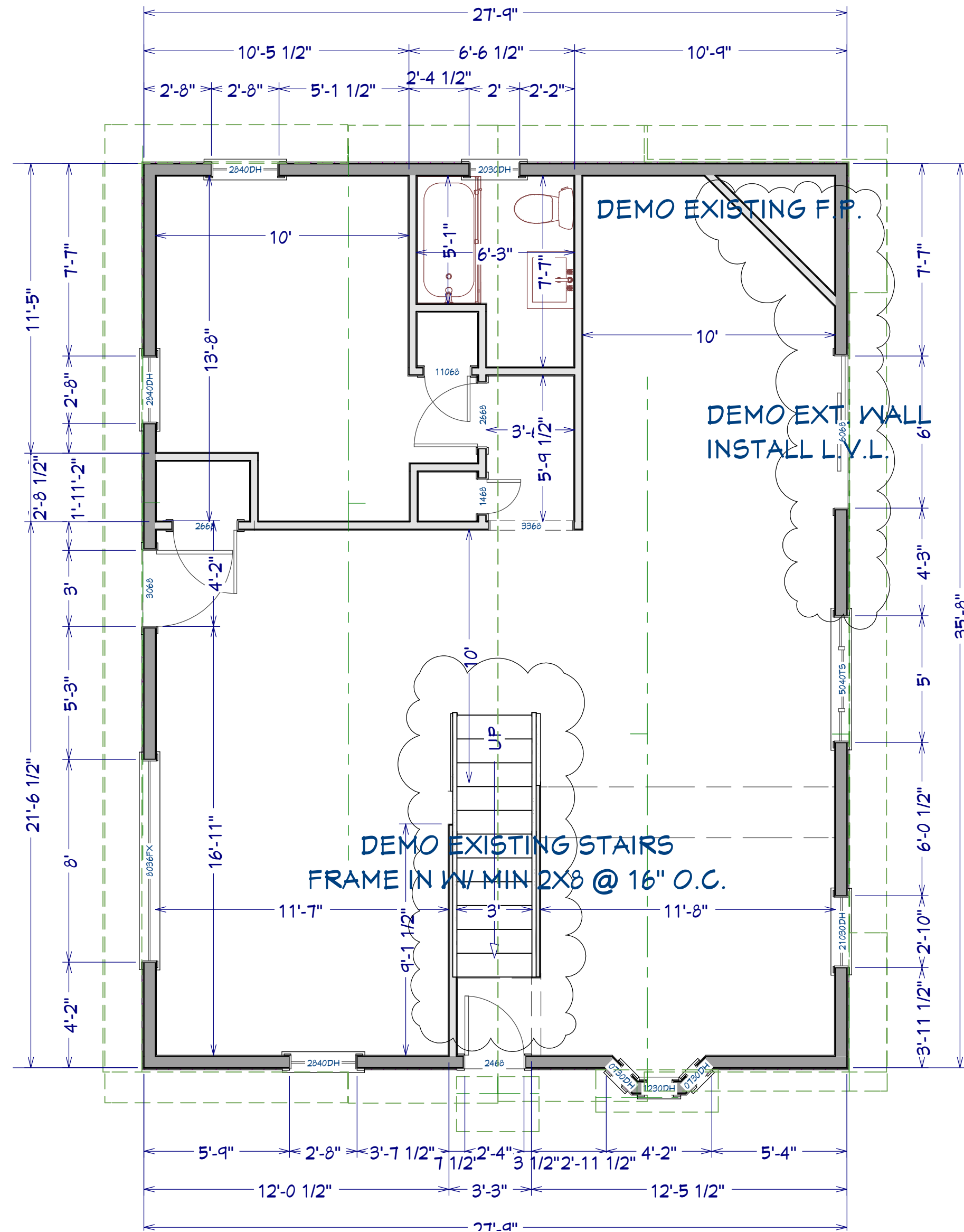
53118

THOMAS & KAITLYN ESSMAM

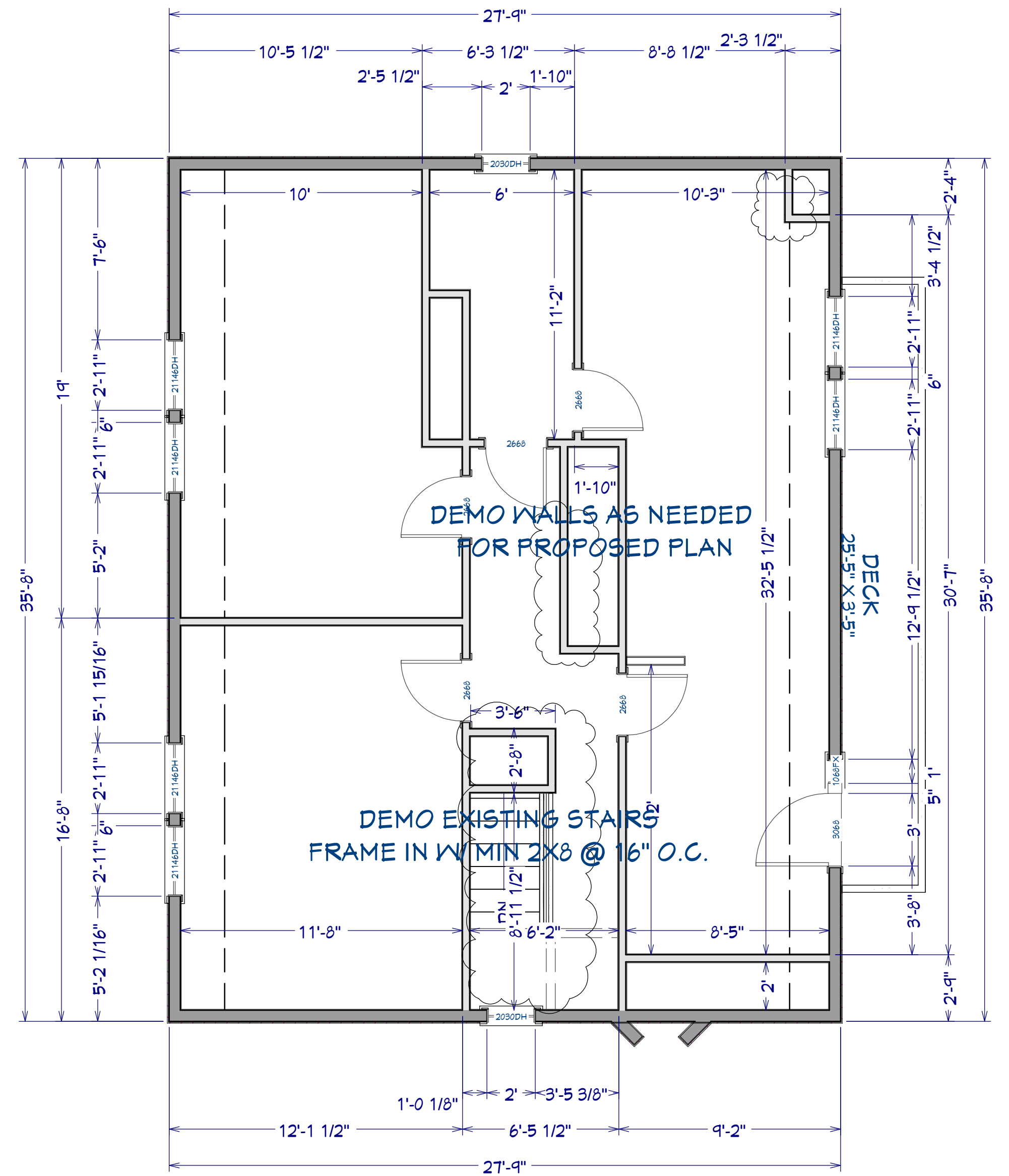
11444 N. BUNTROCK

MEQUON, WI

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
R1	9.16.25	SETBACK	ADJUSTMENTS



1ST FLOOR AS BUILT PLAN
1/4"=1'-0"



2ND FLOOR AS BUILT PLAN
1/4"=1'-0"

DATE:
1/6/26

SHEET:
2

AS BUILT PLAN
1/4"=1'-0"

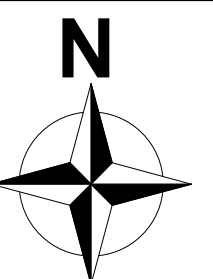
Liam Design

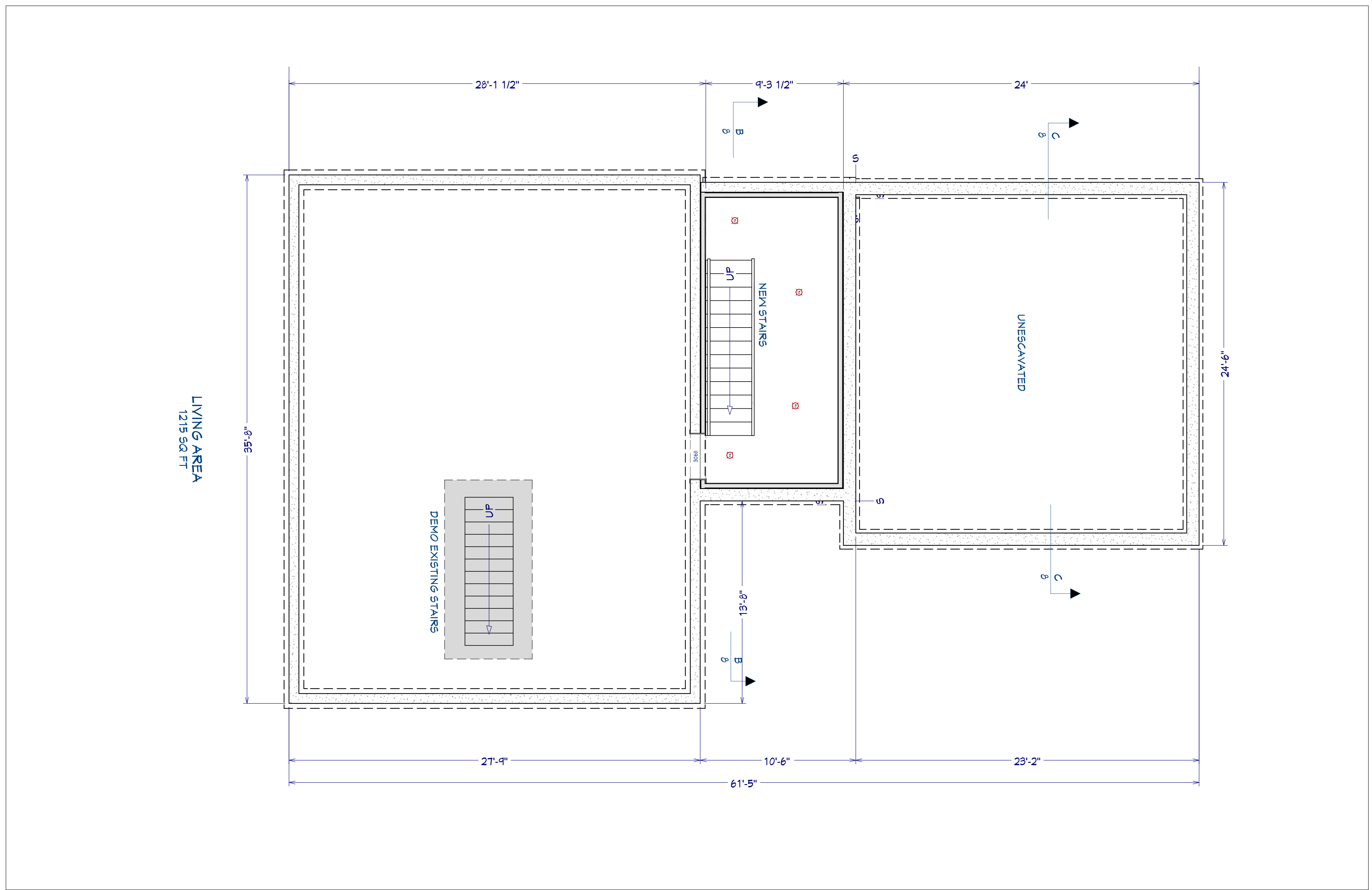
WILLIAM HAHN
262-893-9846
LIAMDESIGN01@GMAIL.COM

167 S. MAIN STREET
DOUSMAN, WI
53118

THOMAS & KAITLYN ESSMAM
11444 N. BUNTROCK
MEQUON, WI

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
R1	9.16.25	SETBACK	ADJUSTMENTS





DATE:	1/6/26
SHEET:	3

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

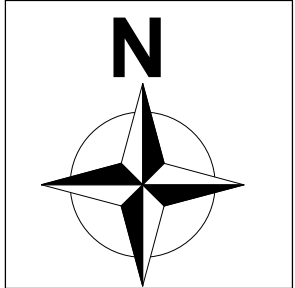
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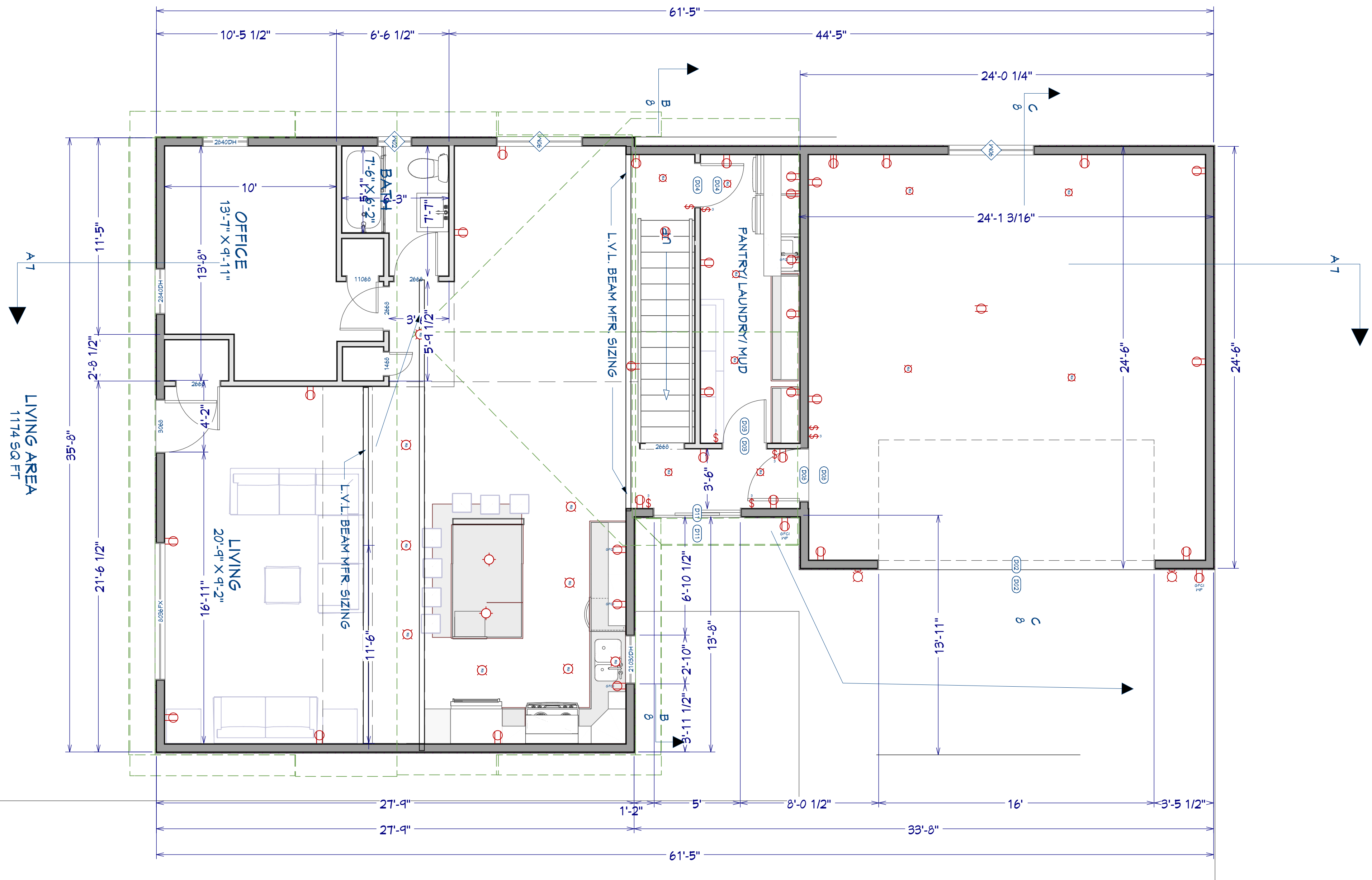
WILLIAM HAHN
262-893-9846
LIAMDESIGN01@GMAIL.COM

167 S. MAIN STREET
DOUSMAN, WI
53118

THOMAS & KAITLYN ESSMAM
11444 N. BUNTROCK
MEQUON, WI

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
R1	9.16.25	SETBACK	ADJUSTMENTS





DATE:
1/6/26

SHEET:
4

PROPOSED 1ST FLOOR PLAN

1/4"=1'-0"

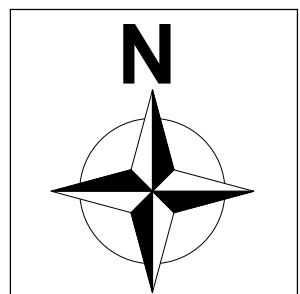
Liam Design

WILLIAM HAHN
262-893-9846
LIAMDESIGN01@GMAIL.COM

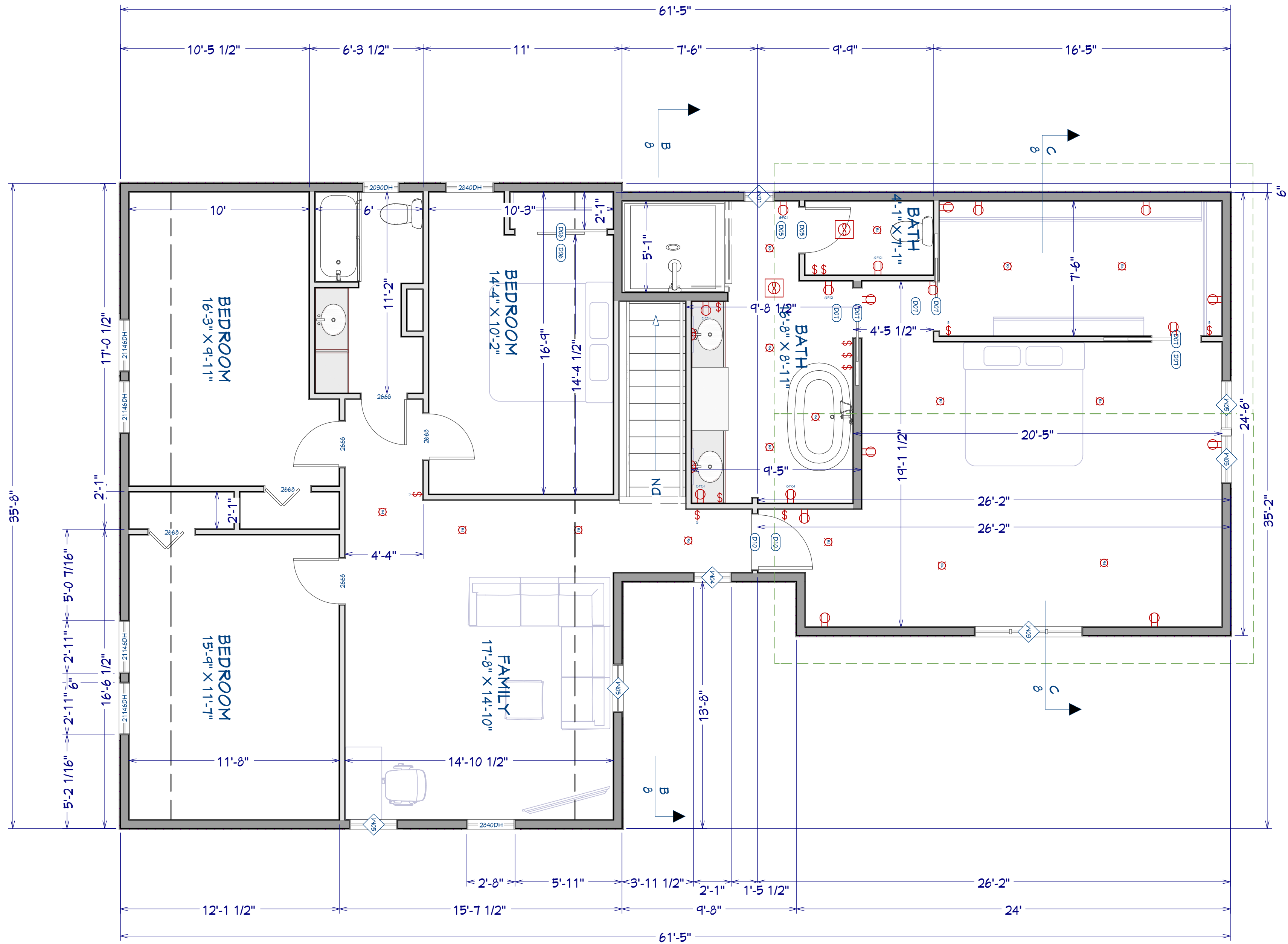
167 S. MAIN STREET
DOUSMAN, WI
53118

THOMAS & KAITLYN ESSMAM
11444 N. BUNTROCK
MEQUON, WI

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
R1	9.16.25	SETBACK	ADJUSTMENTS



LIVING AREA
1745 SQ. FT.



DATE:

1/6/26

SHEET:

4

PROPOSED 2ND FLOOR PLAN

1/4"=1'-0"

Liam Design

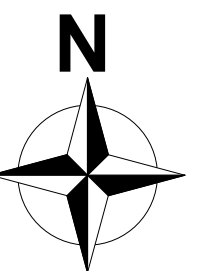
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LIAMDESIGN01@GMAIL.COM

167 S. MAIN STREET
DOUSMAN, WI
53118

THOMAS & KAITLYN ESSMAM
11444 N. BUNTROCK
MEQUON, WI

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
R1	9.16.25	SETBACK	ADJUSTMENTS

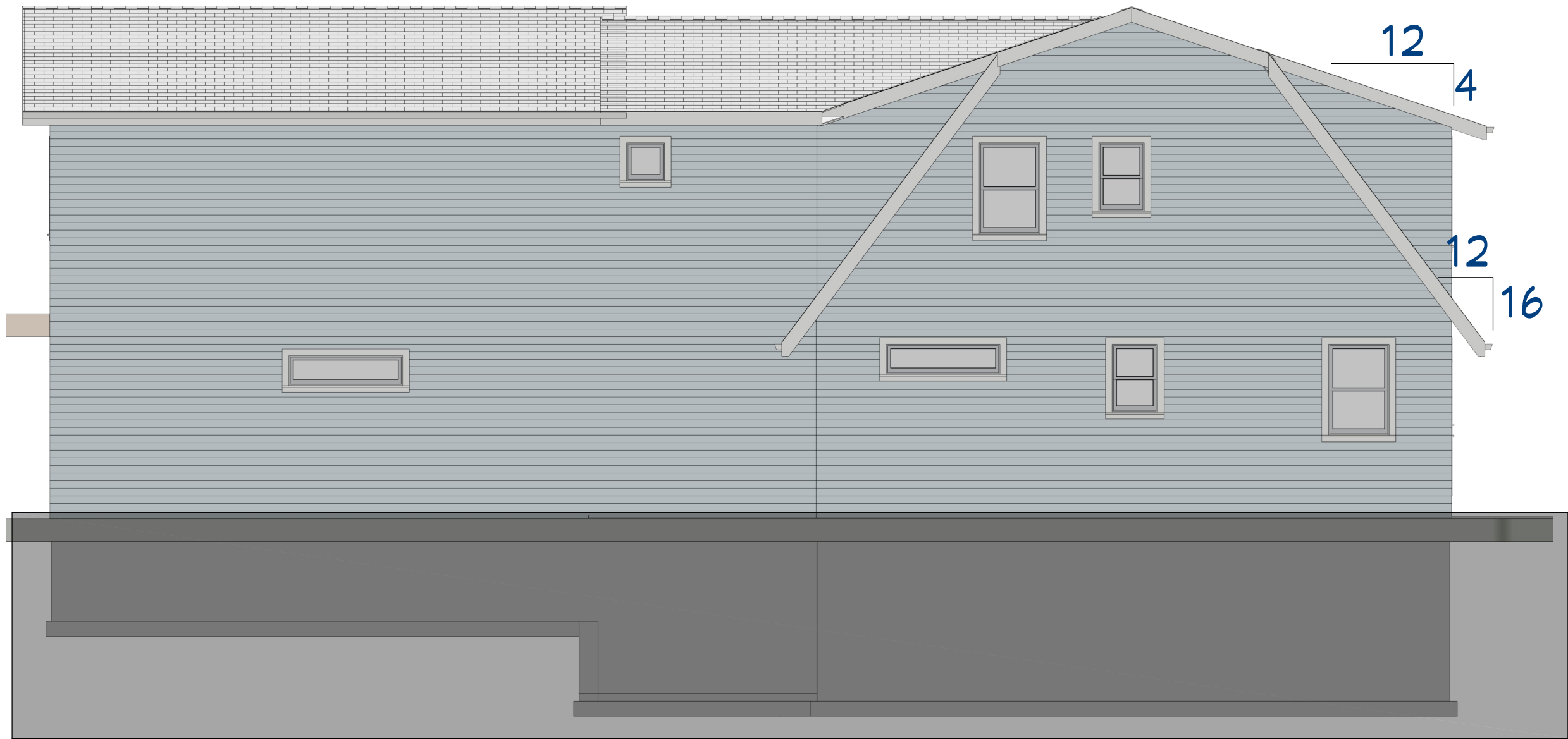




FRONT ELEVATION (WEST)



RIGHT SIDE ELEVATION (SOUTH)



LEFT SIDE ELEVATION (NORTH)



REAR ELEVATION (EAST)

DATE:	1/6/26
SHEET:	6

ELEVATIONS
3/16"=1'-0"

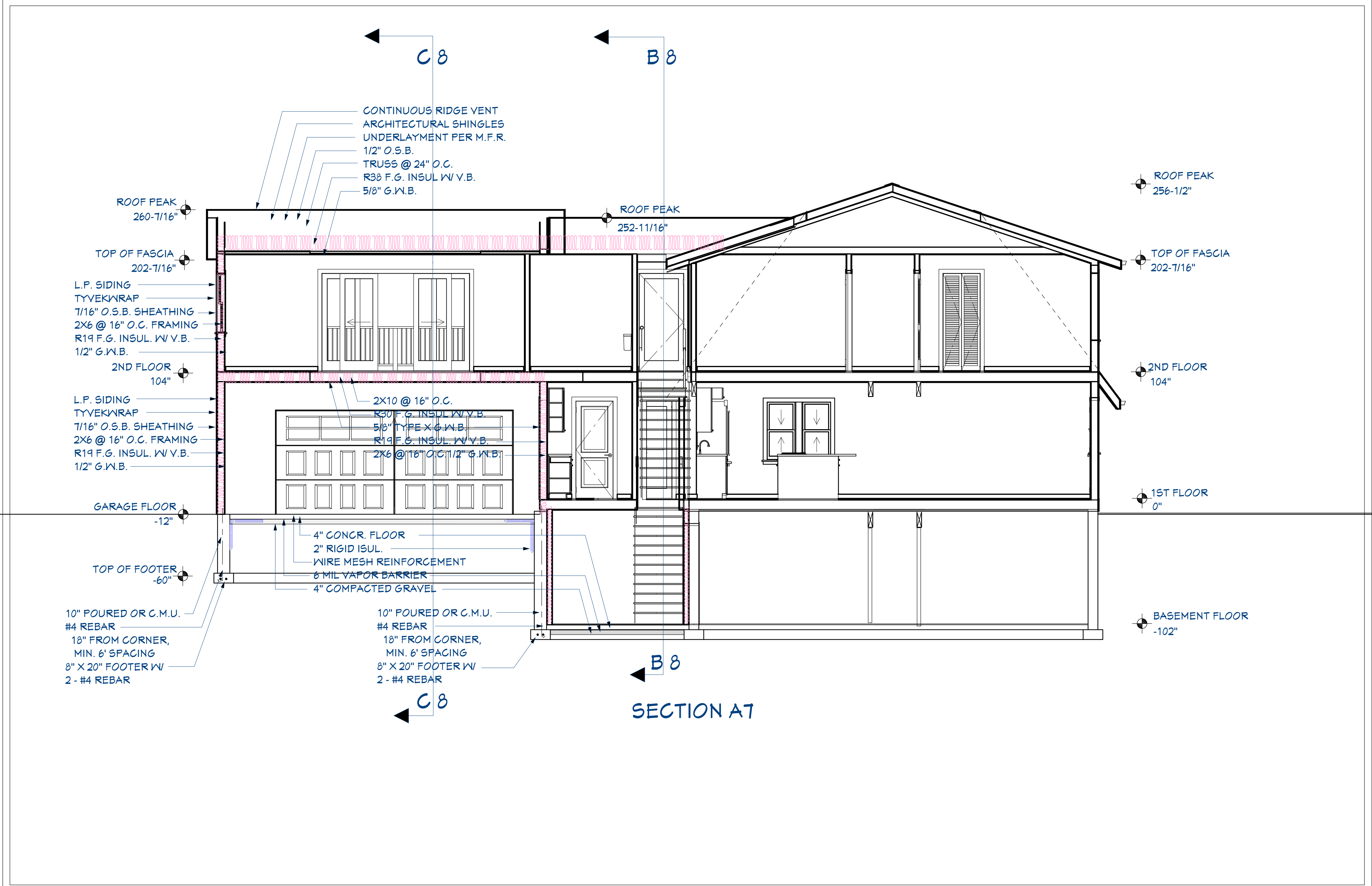
Liam Design

WILLIAM HAHN
262-893-9846
LIAMDESIGN01@GMAIL.COM

167 S. MAIN STREET
DOUSMAN, WI
53118

THOMAS & KAITLYN ESSMAM
11444 N. BUNTROCK
MEQUON, WI

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
R1	9.16.25	SETBACK	ADJUSTMENTS



DATE:
1/6/26

SHEET:
7

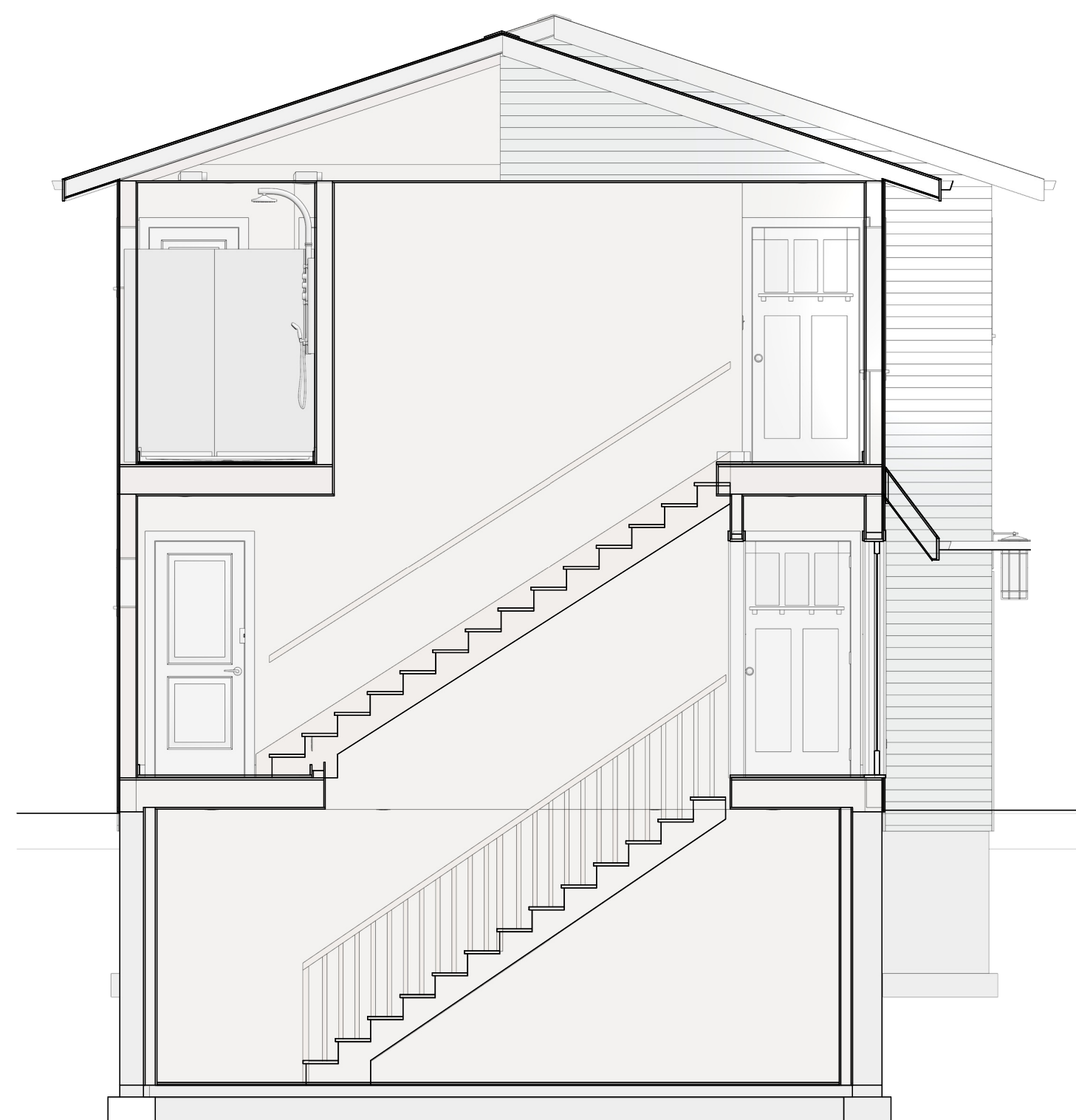
SECTIONS
1/4"=1'-0"

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WILLIAM HAHN
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LIAMDESIGN01@GMAIL.COM

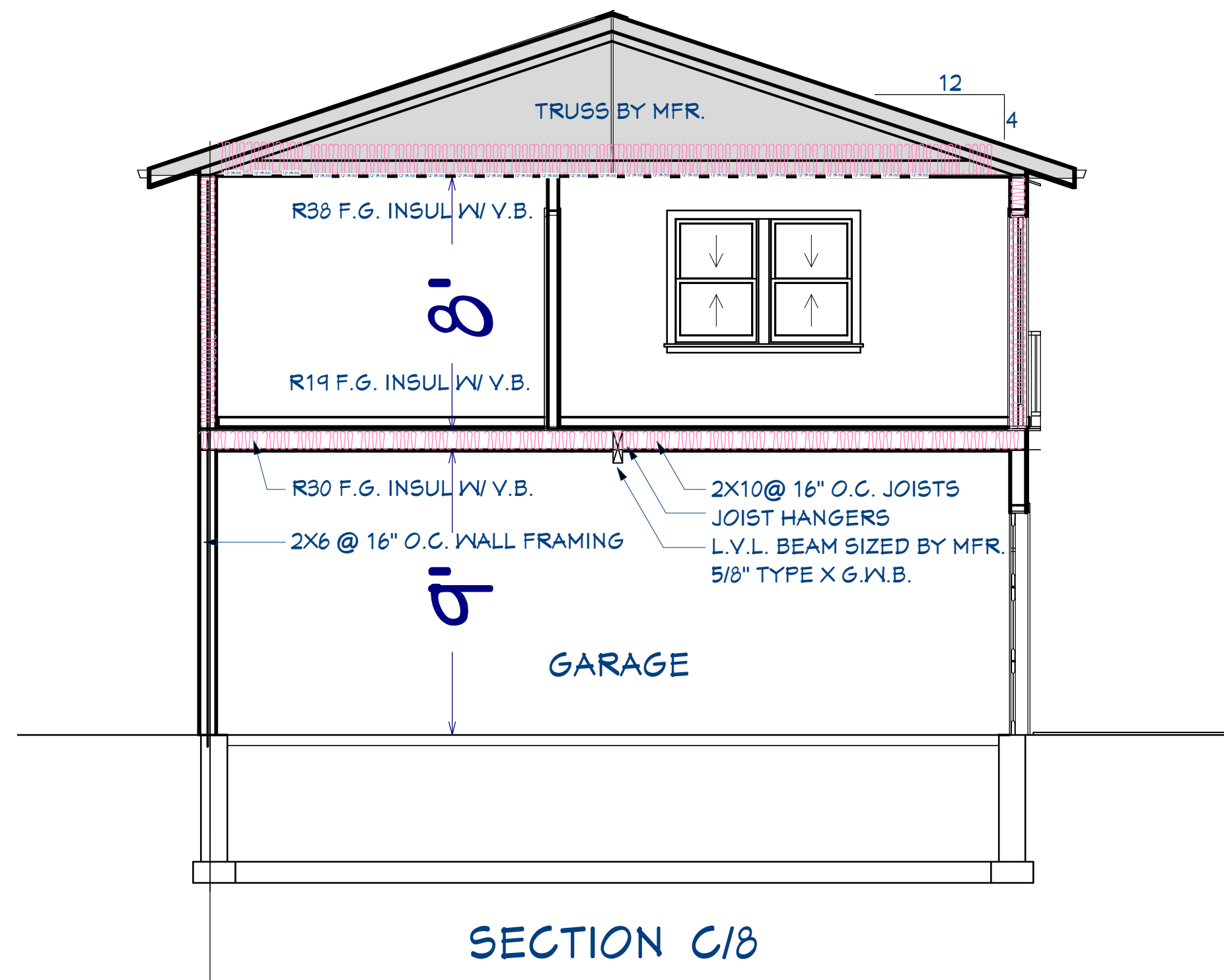
167 S. MAIN STREET
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REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
R1	9.16.25	SETBACK	ADJUSTMENTS



SECTION B/B



SECTION C/C

DATE:

1/6/26

SHEET:

8

CROSS SECTIONS _____ 1/4"=1'-0"

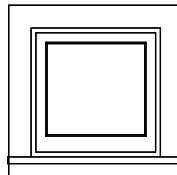
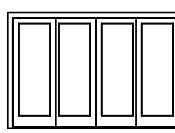
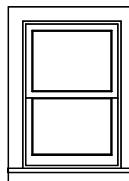
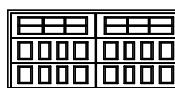
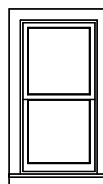
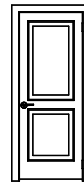
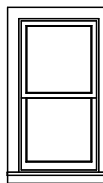
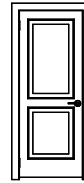
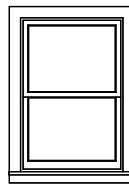
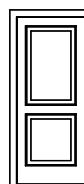
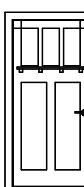
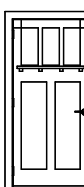
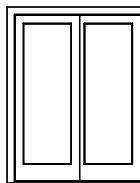
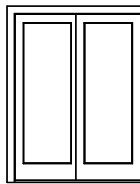
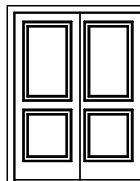
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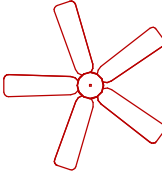
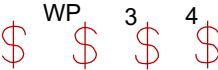
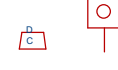
167 S. MAIN STREET
DOUSMAN, WI
53118

THOMAS & KAITLYN ESSMAM
11444 N. BUNTROCK
MEQUON, WI

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
R1	9.16.25	SETBACK	ADJUSTMENTS

WINDOW SCHEDULE													DOOR SCHEDULE												
SD EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS	SD EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS	
	W01	1818AW	1	2	1818AW	21"X21"		SINGLE AWNING	2"X6"X24" (2)					D01	10060	1	2	10060 L/R EX	122"X83"	EXT. QUAD SLIDER-GLASS PANEL	2"X12"X125" (2)				
	W02	2030DH	1	1	2030DH	25"X37"		DOUBLE HUNG	2"X6"X28" (2)					D02	16070	1	1	16070	194"X87"	GARAGE-GARAGE DOOR CHD05	2"X12"X200" (2)				
	W03	2040DH	2	1	2040DH	25"X49"		DOUBLE HUNG	2"X6"X28" (2)					D03	2660	1	1	2660 L IN	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)				
	W04	2140DH	1	2	2140DH	26"X49"		DOUBLE HUNG	2"X6"X29" (2)					D04	2660	1	1	2660 R IN	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)				
	W05	2840DH	2	2	2840DH	33"X49"		DOUBLE HUNG	2"X6"X36" (2)					D05	2660	1	2	2660 L IN	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)				
	W06	5014FX	2	1	5014FX	61"X11"		FIXED GLASS	2"X8"X64" (2)					D07	2860	3	2	2860 R EX	65 1/4"X82 1/2"	EXT. POCKET-DOOR P04	2"X6"X60 1/4" (2)				
														D08	3060	1	1	3060 L EX	38"X83"	EXT. HINGED-DOOR E21	2"X6"X41" (2)				
														D10	3060	1	2	3060 R EX	38"X83"	EXT. HINGED-DOOR E21	2"X6"X41" (2)				
														D11	5060	1	1	5060 R EX	62"X83"	EXT. SLIDER-GLASS PANEL	2"X8"X65" (2)				
														D12	5060	1	2	5060 L EX	62"X83"	EXT. SLIDER-GLASS PANEL	2"X8"X65" (2)				
														D13	5060	2	2	5060 R IN	62"X82 1/2"	SLIDER-DOOR P04	2"X8"X65" (2)				

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

DATE:
1/6/26

SHEET:
9

SCHEDULES
LEGENDS

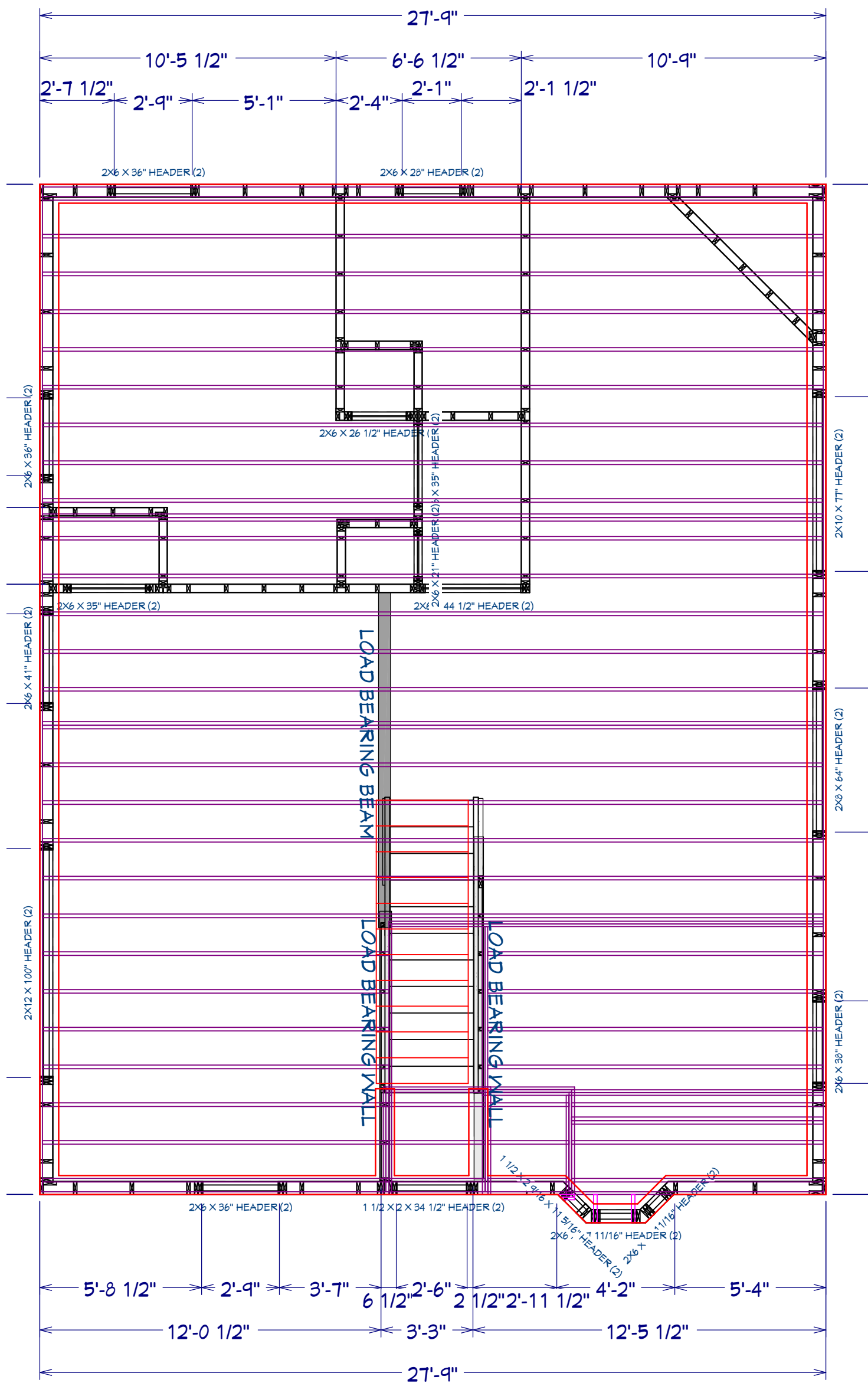
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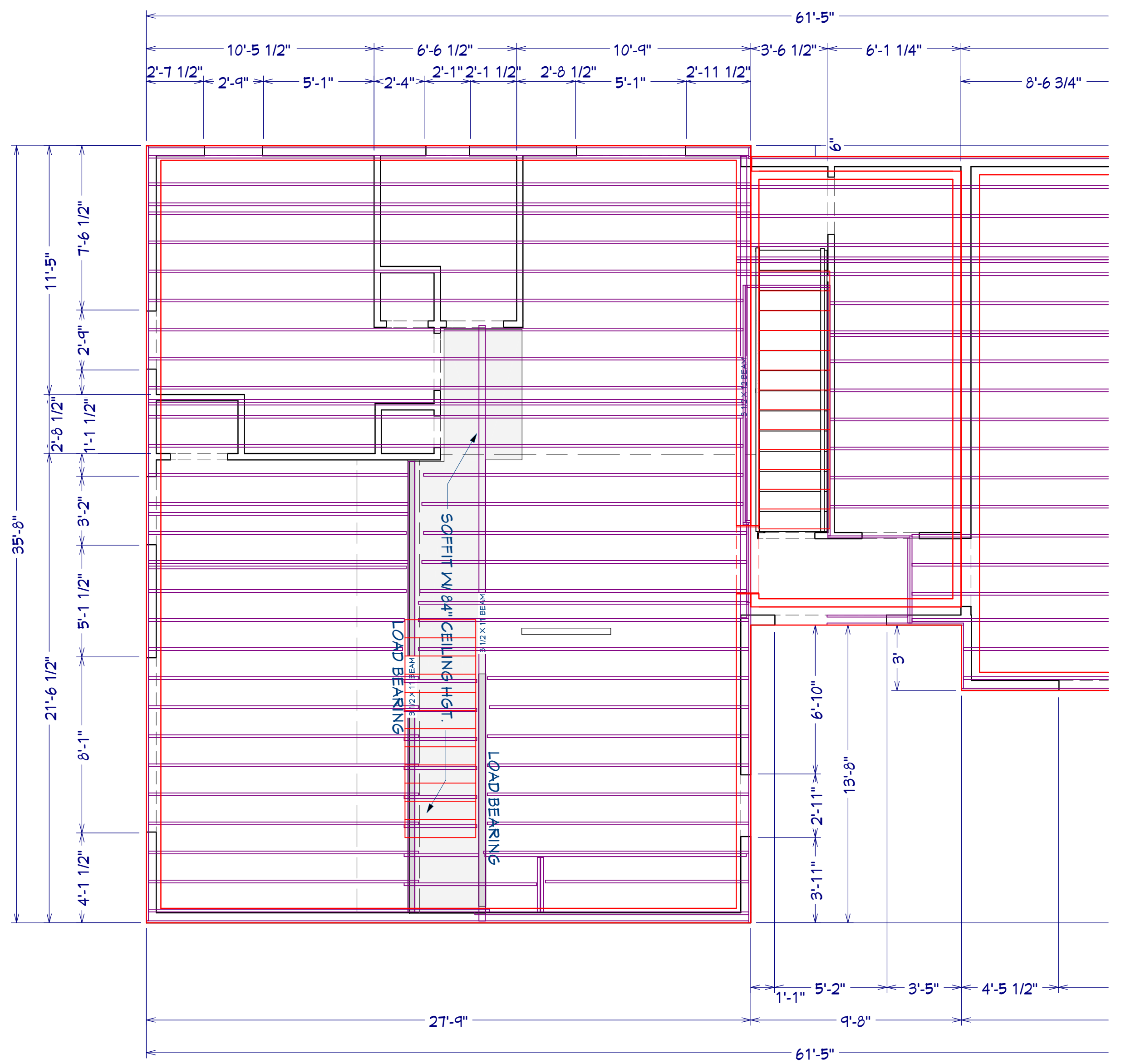
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MEQUON, WI

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
R1	9.16.25	SETBACK	ADJUSTMENTS



AS BUILT 2ND FLOOR FRAMING
1/4"=1'-0"



REMODELED 2ND FLOOR FRAMING
1/4"=1'-0"

DATE:

1/6/26

SHEET:

10

FRAMING PLANS

1/4"=1'-0"

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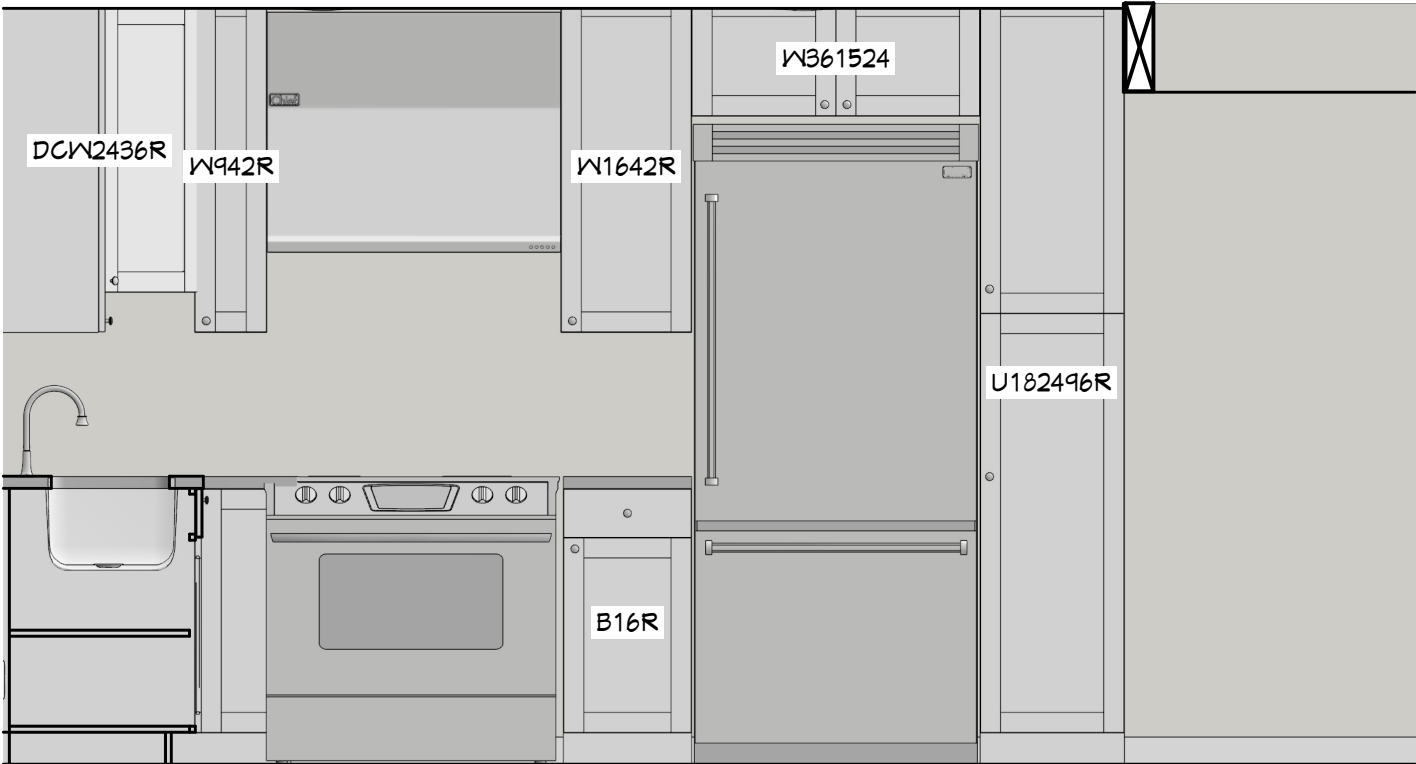
THOMAS & KAITLYN ESSMAM
11444 N. BUNTROCK
MEQUON, WI

REVISION TABLE

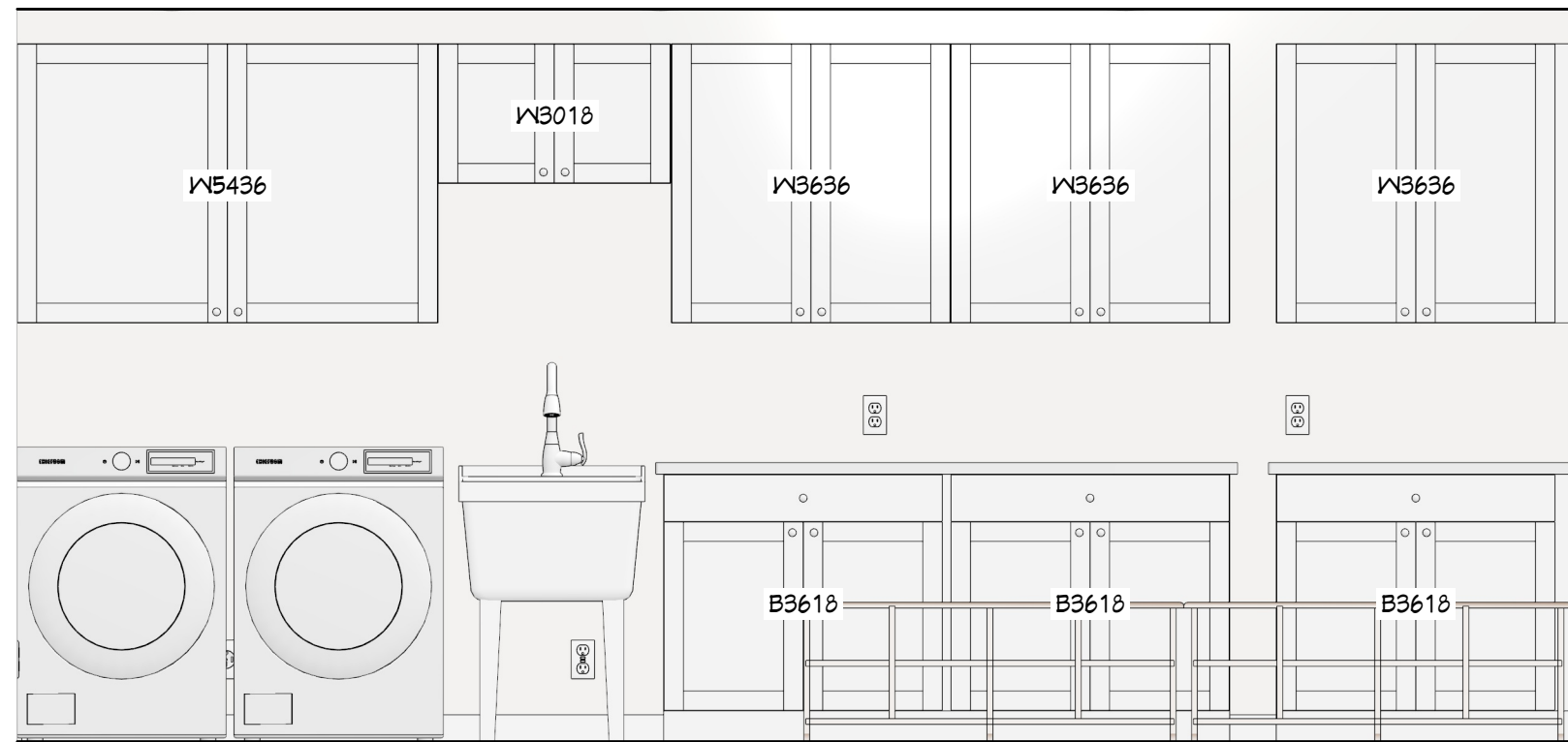
NUMBER	DATE	REVISED BY	DESCRIPTION
R1	9.16.25	SETBACK	ADJUSTMENTS



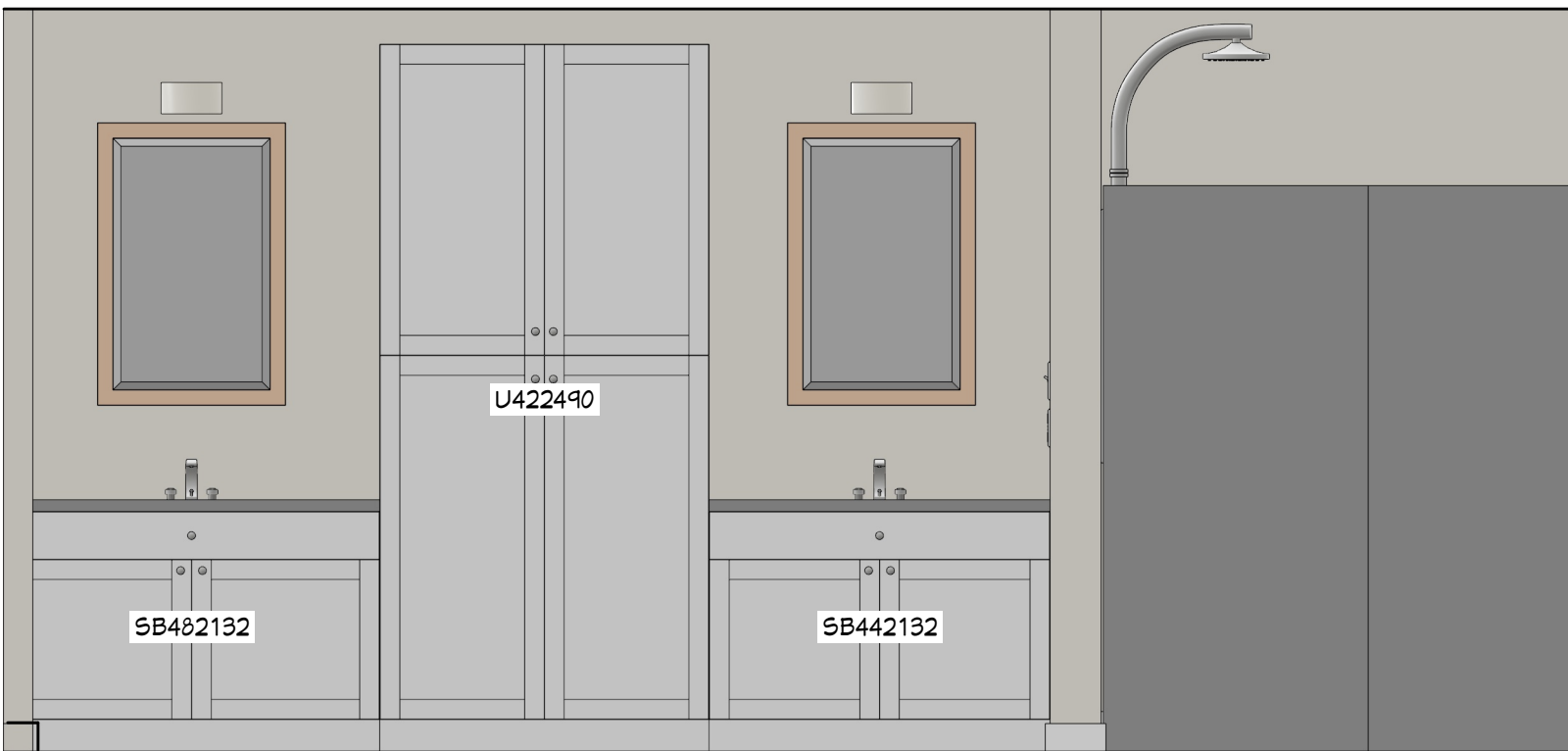
KITCHEN SINK WALL



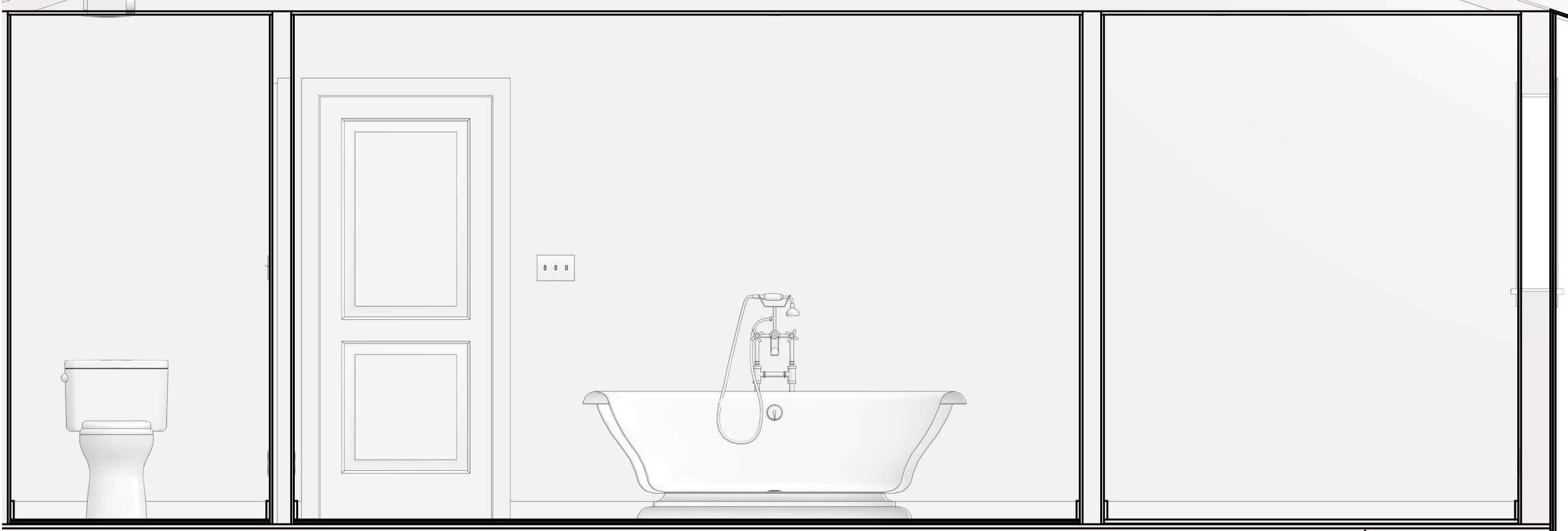
KITCHEN RANGE WALL



LAUNDRY / PANTRY



MASTER BATH



MASTER BATH

DATE:

1/6/26

SHEET:

11

WALL ELEVATIONS

1/2"=1'-0"

Liam Design

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167 S. MAIN STREET

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THOMAS & KAITLYN ESSMAM

11444 N. BUNTROCK

MEQUON, WI

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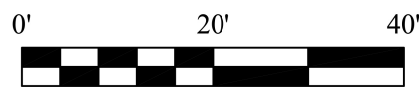
Cornerstone Land Surveying, Inc.
Plat of Survey



Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rls2698@gmail.com
(262) 424-5630

Address:
11444 North Buntrock Avenue
Mequon, WI 53092

Scale 1"= 20'



Legend:

● Denotes Iron Pipe Found

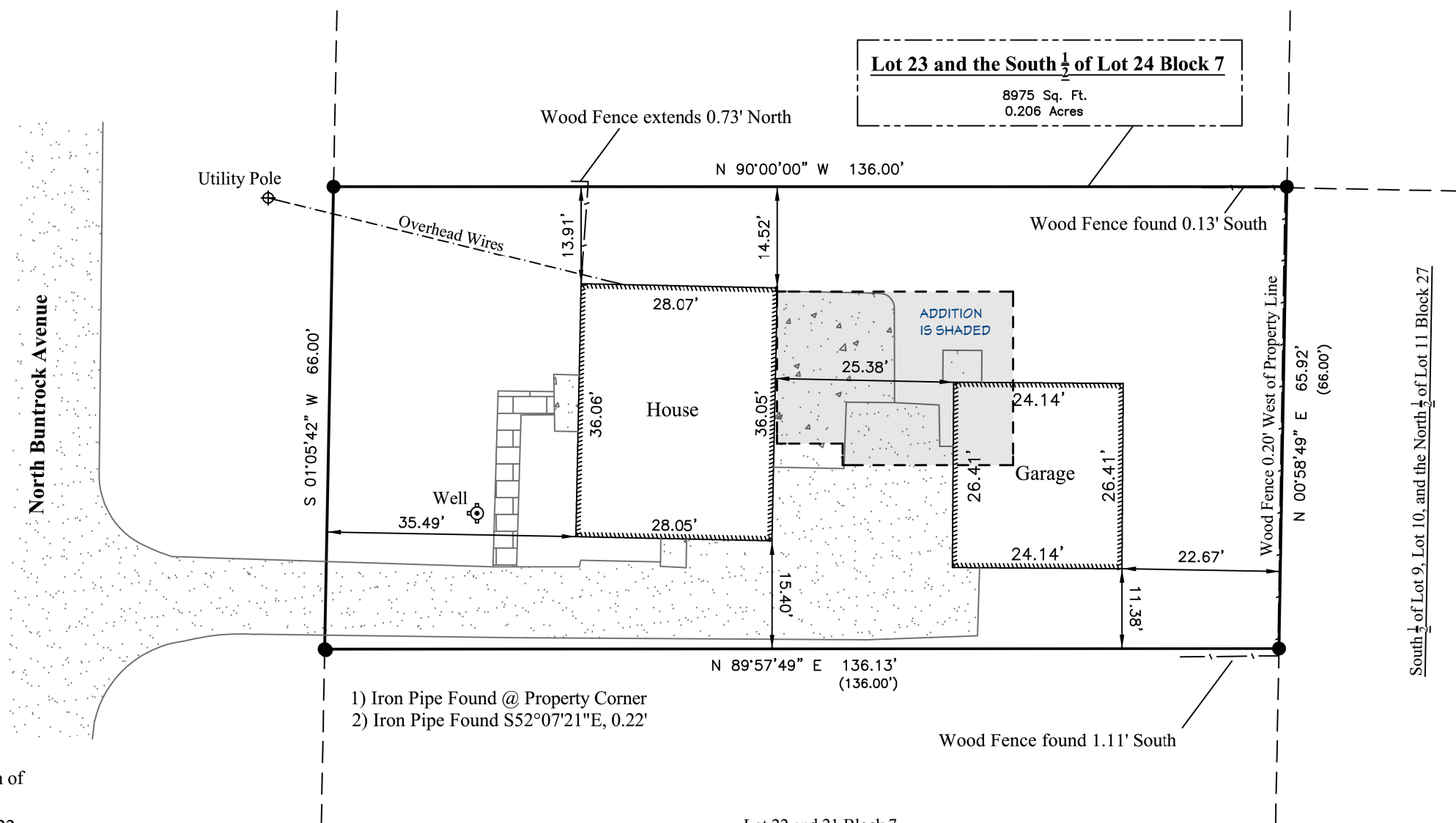
Description: As written on Document No. 1074180 Ozaukee County Registry All of Lot 23 and the South ½ of Lot 24, all in Block 7, of the Addition to and Alteration of Subdivision Blocks 4 and 7 of the Thiensville Realty Company Plat to the Village of Thiensville and Town of Mequon (now City of Mequon), in the Southeast ¼ of Section 22, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

Notes:

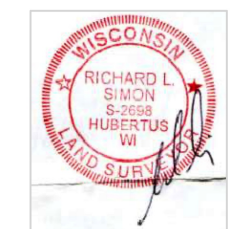
- 1) Bearings or Distances in () are Recorded Measurements
- 2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
- 3) No Title Policy furnished therefore completeness of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

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 THEREOF. 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.

North ½ of Lot 24, Lots 25, 26, and the South ½ of Lot 27 Block 27



- 1) Iron Pipe Found @ Property Corner
- 2) Iron Pipe Found S52°07'21"E, 0.22'



Survey For: Thomas and Kaitlyn Essmam
Dated this 30th day of October, 2025.

DATE:

1/6/26

SHEET:

12

SITE PLAN

1" = 20'

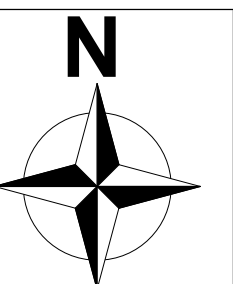
Liam Design

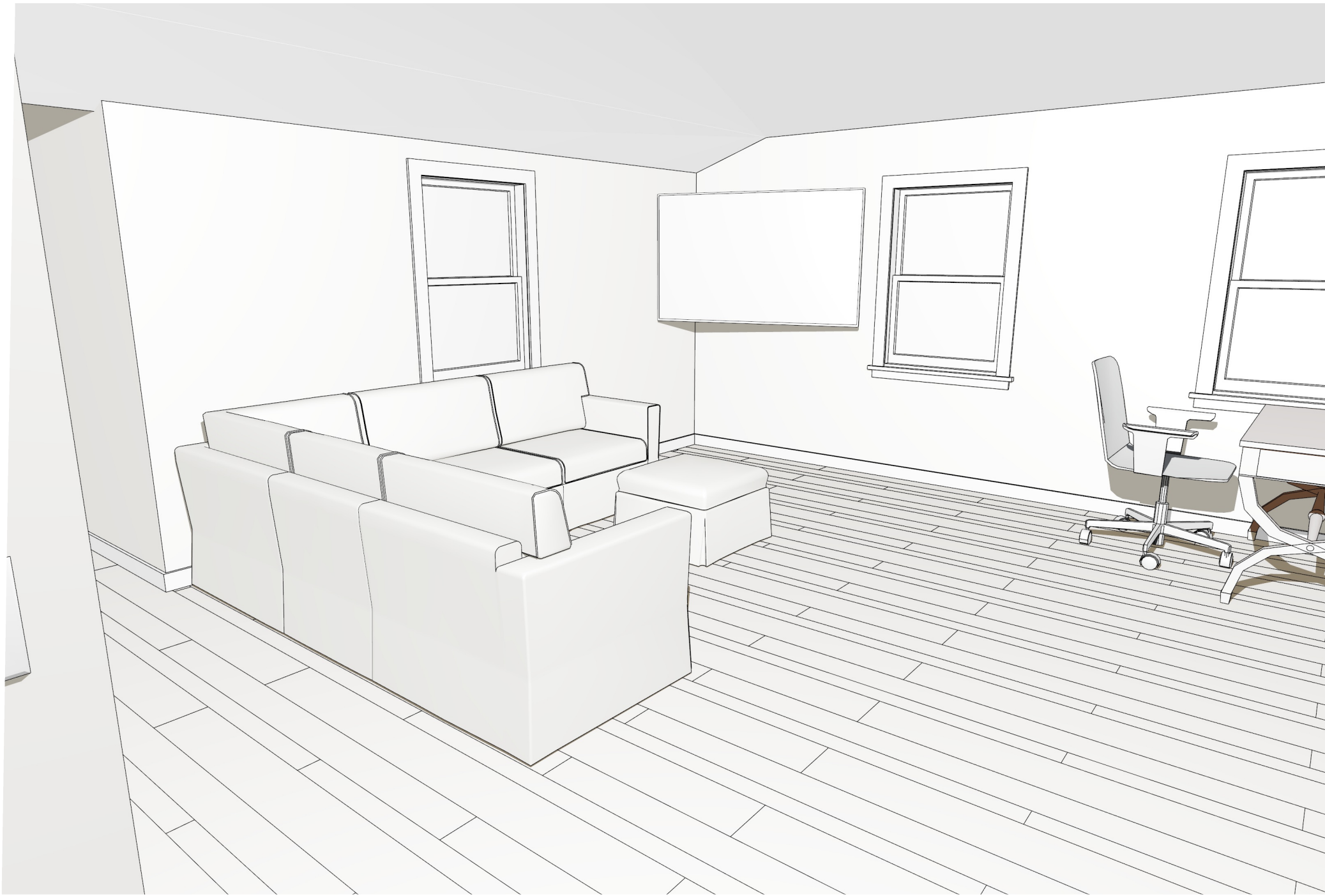
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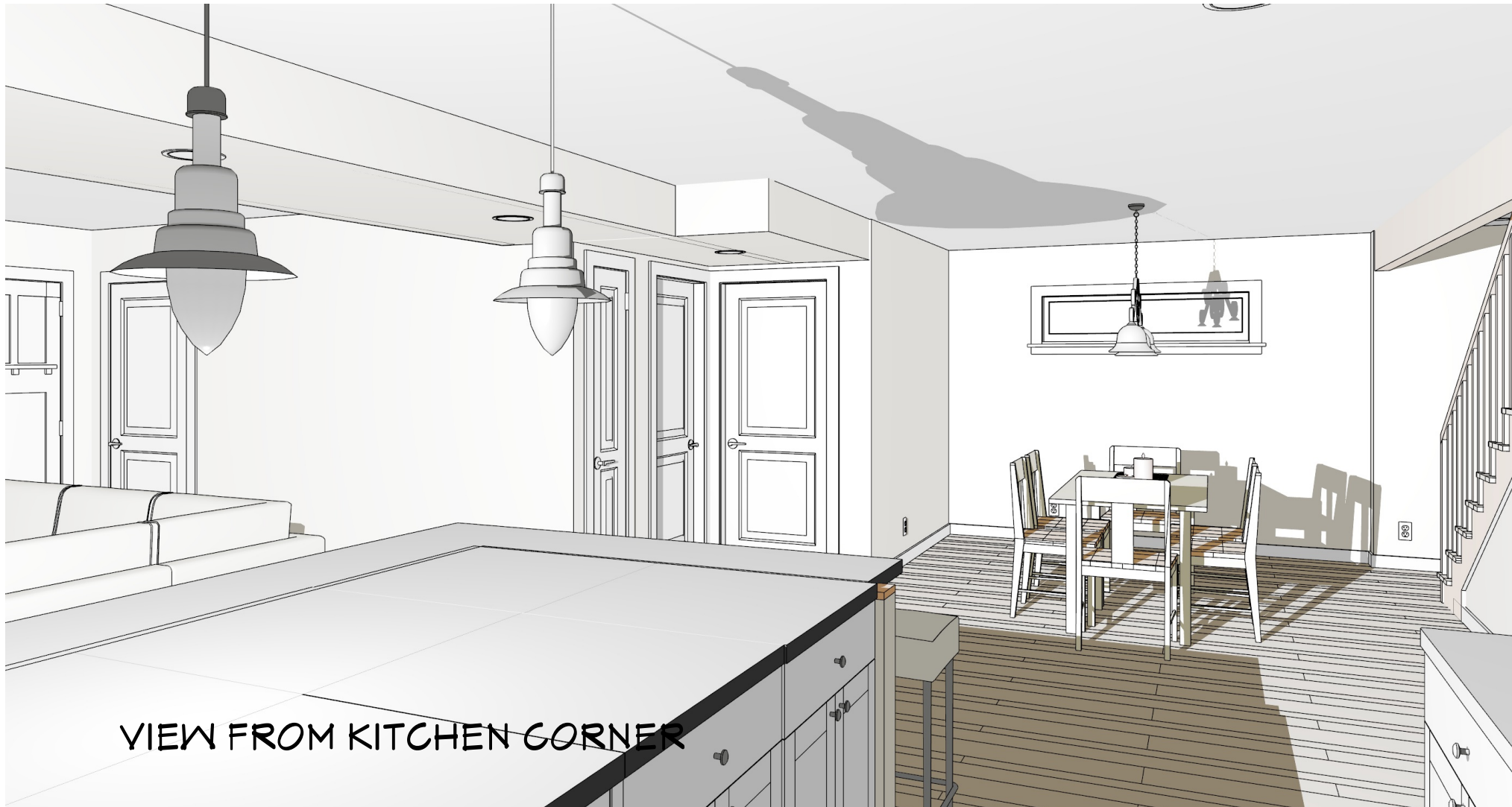
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MEQUON, WI

REVISION TABLE			
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2ND FLOOR FAMILY ROOM



DATE:	1/6/26
SHEET:	

INTERIOR PERSPECTIVES



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 LIAMDESIGN01@GMAIL.COM

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