



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

www.ci.mequon.wi.us

Inspection Department

ARCHITECTURAL BOARD
Monday, December 11, 2023
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

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

1) Call to Order, Roll Call

2) Approval of Meeting Minutes

Action requested: review and approve

a. Meeting Minutes from October 9, 2023

3) Architectural Board Applications

1. **Eduard Palchikov**

1730 W. Fiesta Lane

Subdivision: N/A

District 7 – 6:00 pm

Addition: Sunroom

Contractor: Owner

Architect: William Feldman Studio

2. **Scott & Megan Johnson**

2146 W. Columbia Drive

Subdivision: Columbia Reserve

District 7 – 6:10 pm

**Addition: Sunroom, Dining Room,
Garage & Porch**

Contractor: Balsitis Contracting

Architect: Michael Langer

3. **John & Patti Francis**

Lot #1 N. Torrey Drive

Subdivision: Torrey Drive Estates

District 7 – 6:20 pm

New Single-Family Residence

Contractor: Allan Builders

Architect: David Pluim

4. **Kenton & Jenny Harris**

Lot #6 N. Torrey Drive

Subdivision: Torrey Drive Estates

District 7 – 6:25 pm

New Single-Family Residence

Contractor: Victory Homes of WI

Architect: David Pluim

5. **Steve Rozansky & Debra Brenegan**

Lot #8 N. Torrey Drive

Subdivision: Torrey Drive Estates

District 7 – 6:30 pm

New Single-Family Residence

Contractor: Victory Homes of WI

Architect: David Pluim

6. **Fred & Trivena Sharp**

Lot #10 N. Torrey Drive

Subdivision: Torrey Drive Estates

District 7 – 6:35 pm

New Single-Family Residence

Contractor: Victory Homes of WI

Architect: David Pluim

4) Adjourn

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



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Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: December 11, 2023
SUBJECT: Meeting Minutes from October 9, 2023

Attachments:
10.9 (PDF)



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 Mequon, Wisconsin 53092
 Phone: (262) 236-2924
 Fax: (262) 242-9818

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, October 9, 2023
6:00 PM
Lower-Level Conference Room

Minutes

1. Call to Order, Roll Call:

Present: Chairman Scott Reed

Members at Large: Paul Apfelbach, John Mikkelson, Michael Wade,
 Tom Irvin, Anthony LaGalbo

Building Inspector: Greg Golden

2. Meeting Minutes

Minutes from the September 11, 2023, meeting were approved by District Representative Tom Irvin and seconded by Vice-Chairman Paul Apfelbach.

Minutes were approved unanimously.

Attachment: 10.9 (9011 : Meeting Minutes from October 9, 2023)

3. Application Submittals:

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 3 6:00 pm	Addition: Second Floor Bedroom	Sam Mugurdumov 10874 N. Tartan Court Subd: Highlander Estates	Cont: Angels Dream Renov. Arch: David Koz
Moved to Approve: <u>Irvin</u> Seconded by: <u>Reed</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plan approved as submitted.				
2)	Dist. 7 6:10 pm	New Single-Family Residence	Peter & Katie Graf Lot #7 Torrey Drive Subd: Torrey Drive Estates	Cont: Victory Homes of WI Arch: David Pluim
Moved to Approve: <u>Reed</u> Seconded by: <u>LaGalbo</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plan approved as submitted.				
3)	Dist. 8 6:15 pm	Addition: First Floor Suite and Remodel	Andy & Laurie Hobbs 416 E. Maple Lane Subd: Fairy Chasm	Cont: Bartelt, Inc. Arch: Bartelt, Inc.
Moved to Approve: <u>Irvin</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plan approved as submitted with the condition that all windows are consistent per guidelines; first floor windows required to have grids on top (6 over 1), second floor windows remain as is, with grids.				

Attachment: 10.9 (9011 : Meeting Minutes from October 9, 2023)

4)	Dist. 8 6:25 pm	Shed	Aderonke Oluwatosin 10729 N. San Marino Drive	Cont: Owner
			Subd: Fox Trace	Arch: Menards

Moved to Approve: Mikkelson
 Seconded by: Irvin
 Approved: Yes
 Vote: Approved-4, Nay-1 (Reed)

Conditions: Plan approved as submitted with the following conditions:

1. Increase roof pitch to 8'12.
2. Color and material to match house.
3. Add double-hung grided windows on Sidewall C and D.
4. Add shutters on windows to match house.
5. Add corner boards to all corners of the shed.

5)	Dist. 8 6:35 pm	Detached Garage	David Alvarado 1014 W. El Patio Lane	Cont: Owner
			Subd: Town & Country #1	Arch: Menards

Moved to Approve: Irvin
 Seconded by: Wade
 Approved: Yes
 Vote: Approved-4, Nay-1 (Reed)

Conditions: Plan approved as submitted with the condition that windows and shutters that match the house are added to Sidewall C and D.

4. **Action:**

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

A vote was taken; vote passed unanimously.

Meeting adjourned at 6:32 p.m.

Attachment: 10.9 (9011 : Meeting Minutes from October 9, 2023)



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Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: December 11, 2023
SUBJECT: Eduard Palchikov, Addition: Sunroom at 1730 W. Fiesta Lane

Attachments:

Statement of Intent (PDF)

Survey (PDF)

Plans, Site Plan and Pictures (PDF)

Statement of intent.

'We are extending an existing covered patio approximately eight feet to the north and enclosing it with an extended roof and three walls. The new roof area as well as the entire adjacent roof plane will have new low slope standing seam metal roof panels. The exterior wall cladding will match the existing color and material of the existing vinyl siding. The addition will also include sliding windows and a sliding patio door and will be used as a three-season space – no heating or air conditioning is included in the scope of work.'

Eduard Palchikov.

10.20.2023

Attachment: Statement of Intent (9010 : Eduard Palchikov)

Cornerstone Land Surveying, Inc.
Plat of Survey

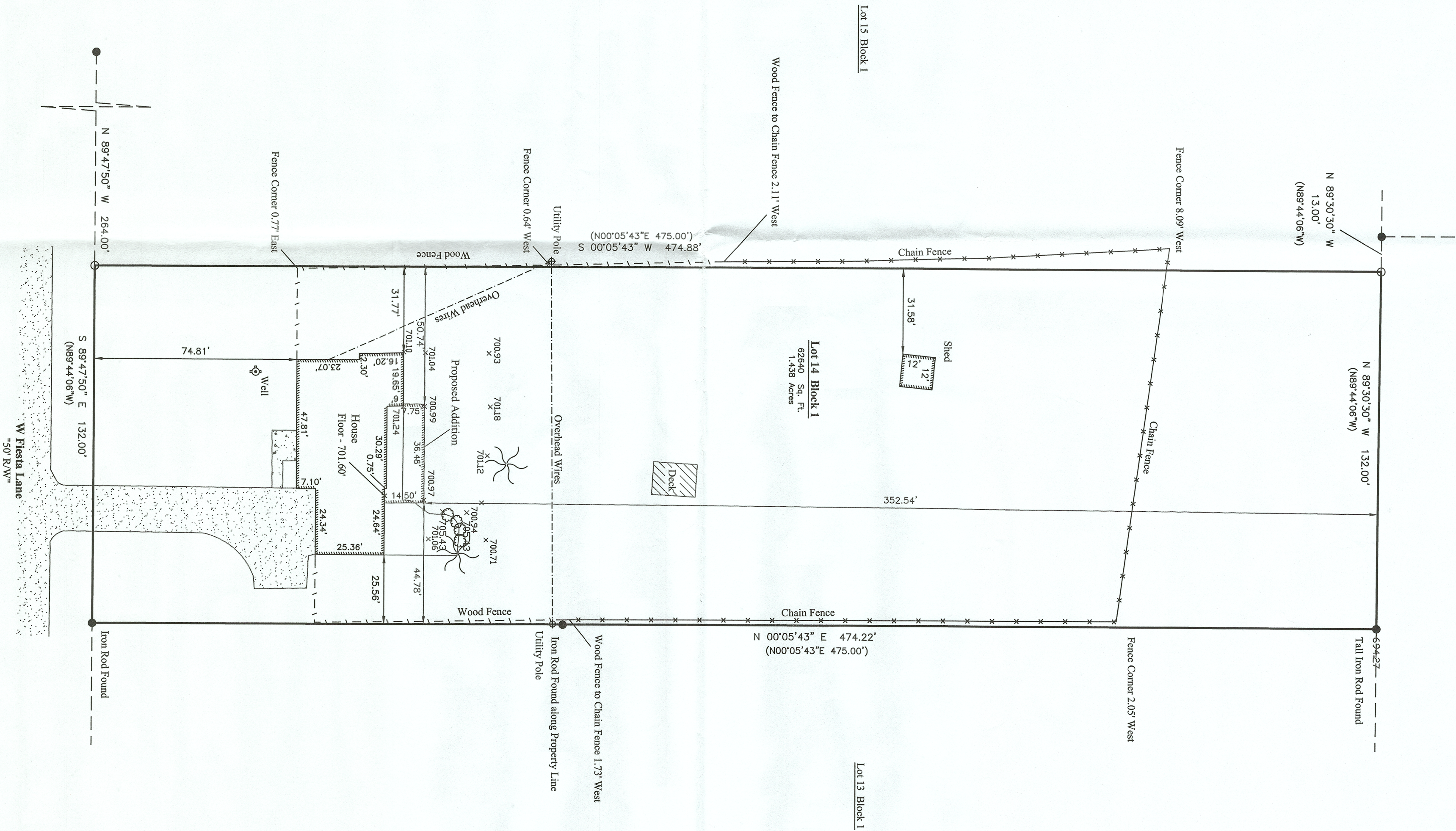
SURVEYOR
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rls2398@gmail.com
(262) 424-5630

Address:
1730 W Fiesta Lane
Mequon, WI 53092

Scale 1"=30'



- Legend:**
- Denotes Iron Pipe Found
 - Denotes Iron Rod Set



Description:
All of Lot 14 Block 1 Map of Assessor's Plat No. 2, being a Subdivision of the South 60 Acres of the North 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 9 North, Range 22 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, RICHARD L. SIMON, Surveyor, do hereby certify that the above described property according to official records and the above map is a true and correct copy of the original survey as made for the exclusive use of the persons owners of the property and also those who purchase, mortgage or otherwise acquire the title thereto, within one year from the date hereof.



Survey For: Eduard Patchkov
Dated this 5th day of October, 2023.

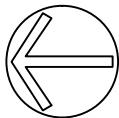
Plat of Survey

Address:

● Denotes Iron Pipe Foul
○ Denotes Iron Rod Set

Proposed Site Plan

North



All of Lot 14 Block 1 Map of Assessor's Plat No. 2, being a Subdivision of the South 60 Acres of the Range 22 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.

IS A TRUE
BIRTHDAY AND ALSO
CO.

Survey For: Eduard Palchikov
Dated this 5th day of October, 2017

Proposed Site Plan

Packet Pg. 11

1730 W. Fiesta Ln. Mequon, WI 53092

Attachment: Plans, Site Plan and Pictures (9010 : Eduard Palchikov)

ARCHITECT
7820 N. BOYD WAY

YFELDMAN56@GMAIL.COM

[illegible]

[illegible]

**WILLIAM FELDMAN, R.A.,
LEED AP BD+C
ARCHITECT**
7820 N. BOYD WAY
MILWAUKEE, WI 53217
414.881.1264
WFELDMAN56@GMAIL.COM

New Porch Addition for Eduard Palchikov

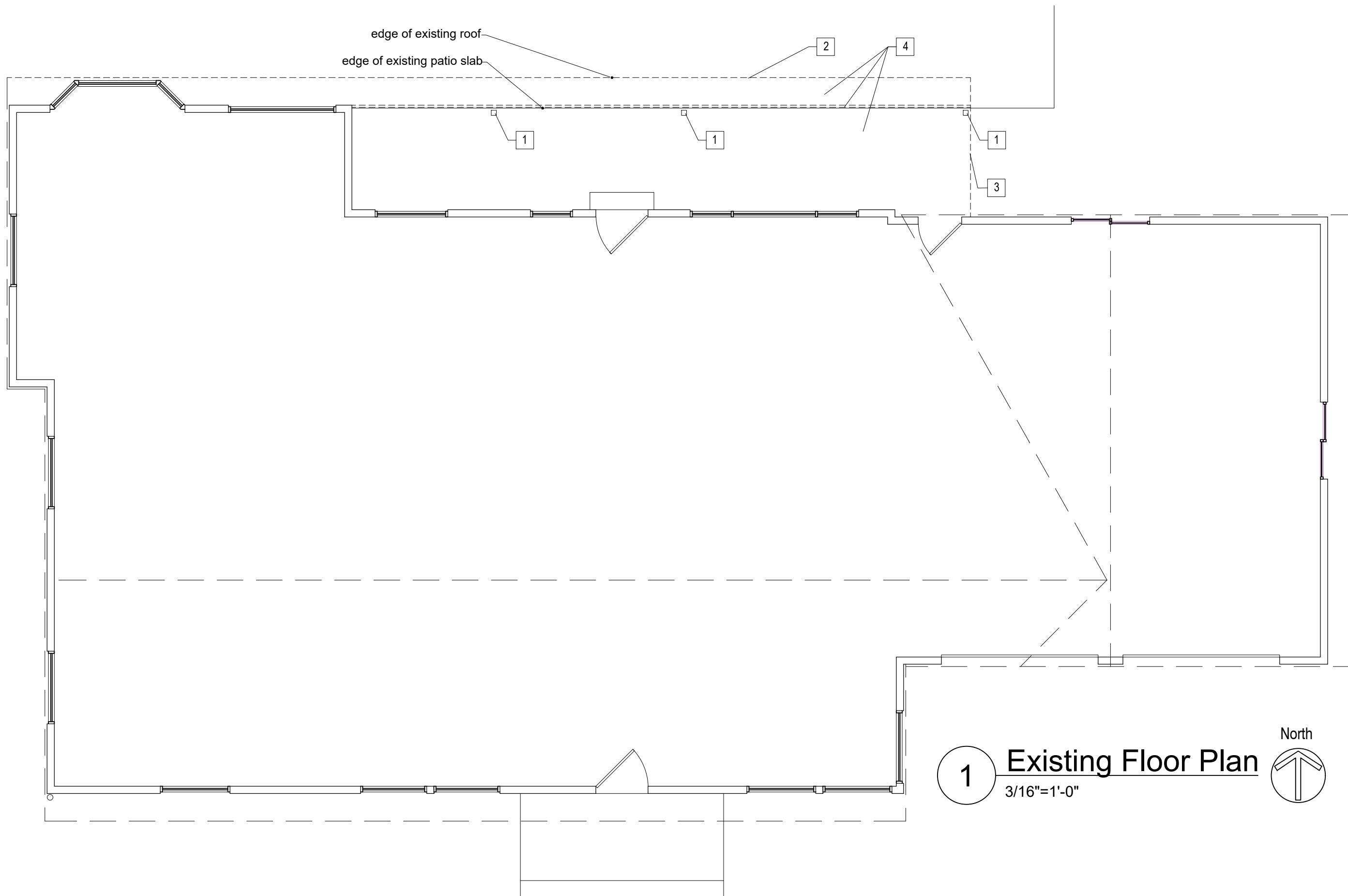
1730 W. Fiesta Ln. Mequon, WI 53092

Attachment: Plans, Site Plan and Pictures (9010 : Eduard Palchikov)

DRAWN BY: WF
CHECKED BY: WF
DATE: September 18
JOB NUMBER: 23020

As-built /
Demo Plan

D1 1
Packet Pg. 12




$$3/16" = 1'-0"$$
$$3/16" = 1'-0"$$

Attachment: Plans, Site Plan and Pictures (9010 : Eduard Palchikov)

Packet Pg. 13

[illegible]

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**New Porch Addition for
Eduard Palchikov**
1730 W. Fiesta Ln. Mequon, WI 53092

1730 W. Fiesta Ln. Mequon, WI 53092

Attachment: Plans, Site Plan and Pictures (9010 : Eduard Palchikov)

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CHECKED BY: WF
DATE: September 18
JOB NUMBER: 23020

As-built / Demo
Elevations

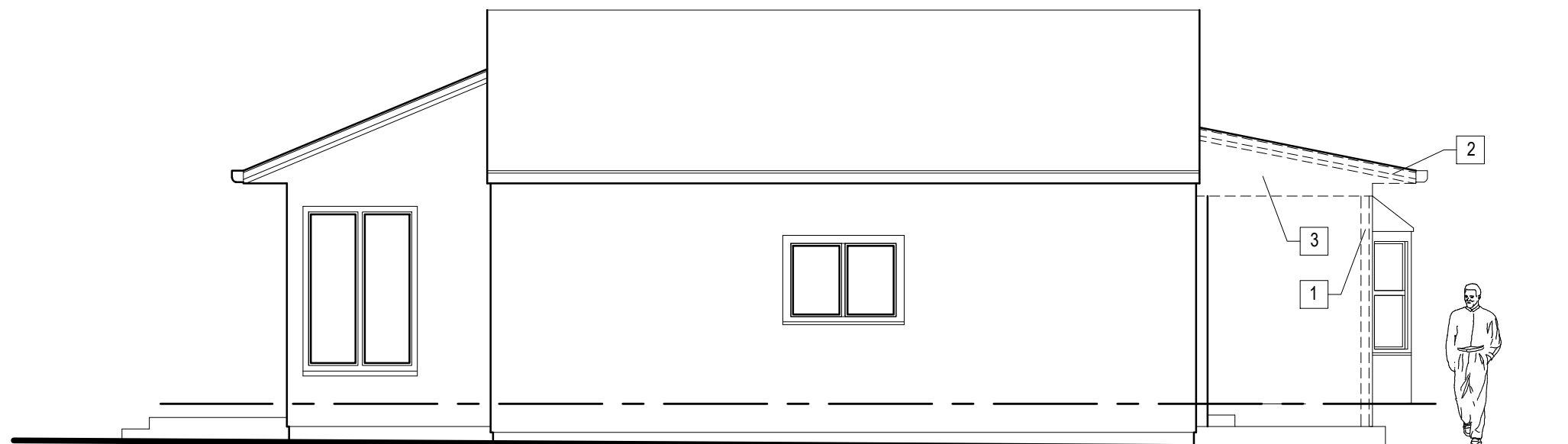
D2 1

Packet Pg. 14



1

Existing South Elevation

$$3/16" = 1'-0"$$


2

Existing East Elevation

$$3/16" = 1'-0"$$

[illegible]

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1730 W. Fiesta Ln. Mequon, WI 53092

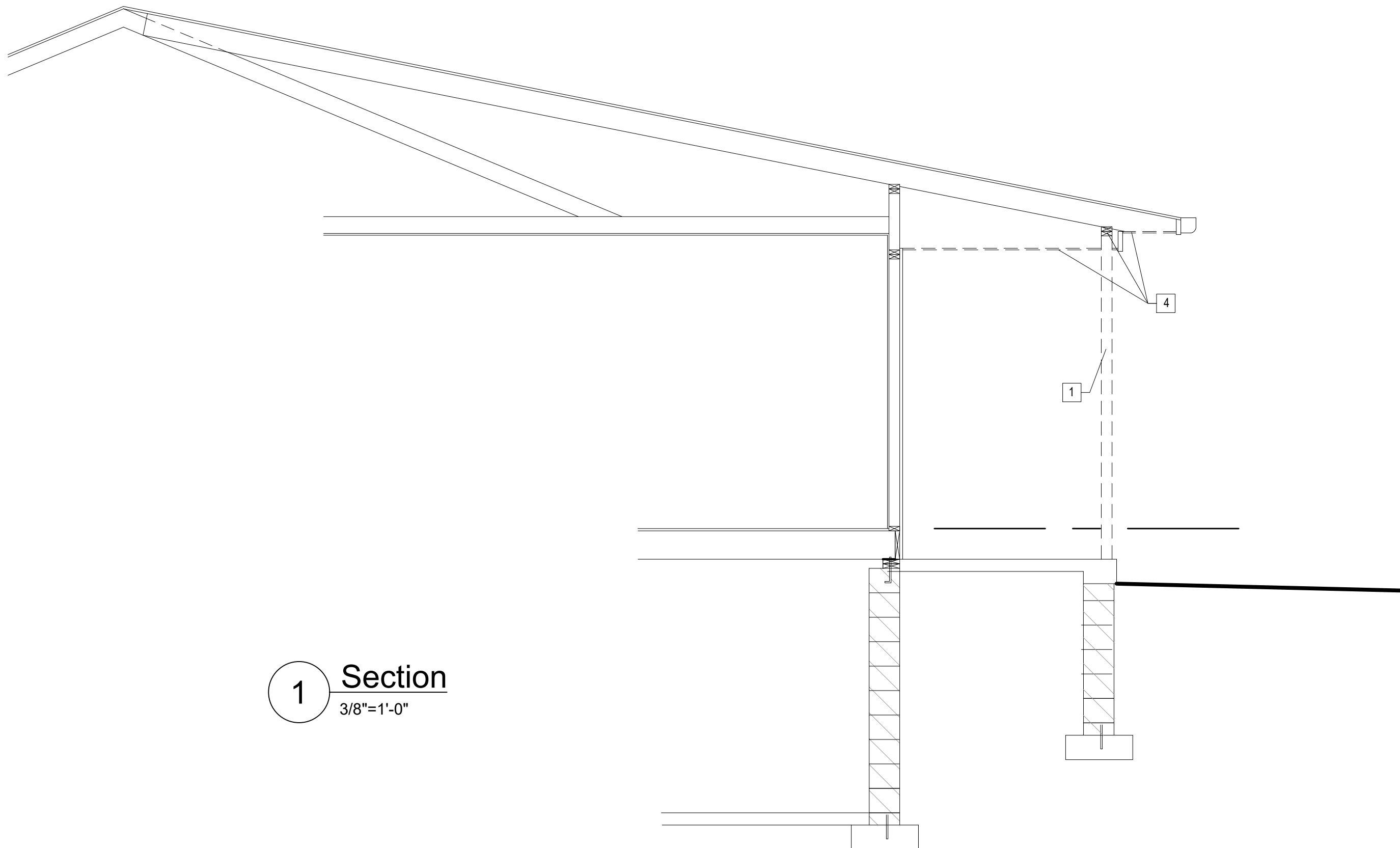
Attachment: Plans, Site Plan and Pictures (9010 : Eduard Palchikov)

DRAWN BY: WF
CHECKED BY: WF
DATE: September 18
JOB NUMBER: 23020

As-built Section

D3.0

Packet Pg. 15



1

Section

$$3/8" = 1'-0"$$

-	9-25-23	Review
-	10-20-23	Permit Set

[illegible]

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**New Porch Addition for
Eduard Palchikov**
1730 W. Fiesta Ln. Mequon, WI 53092

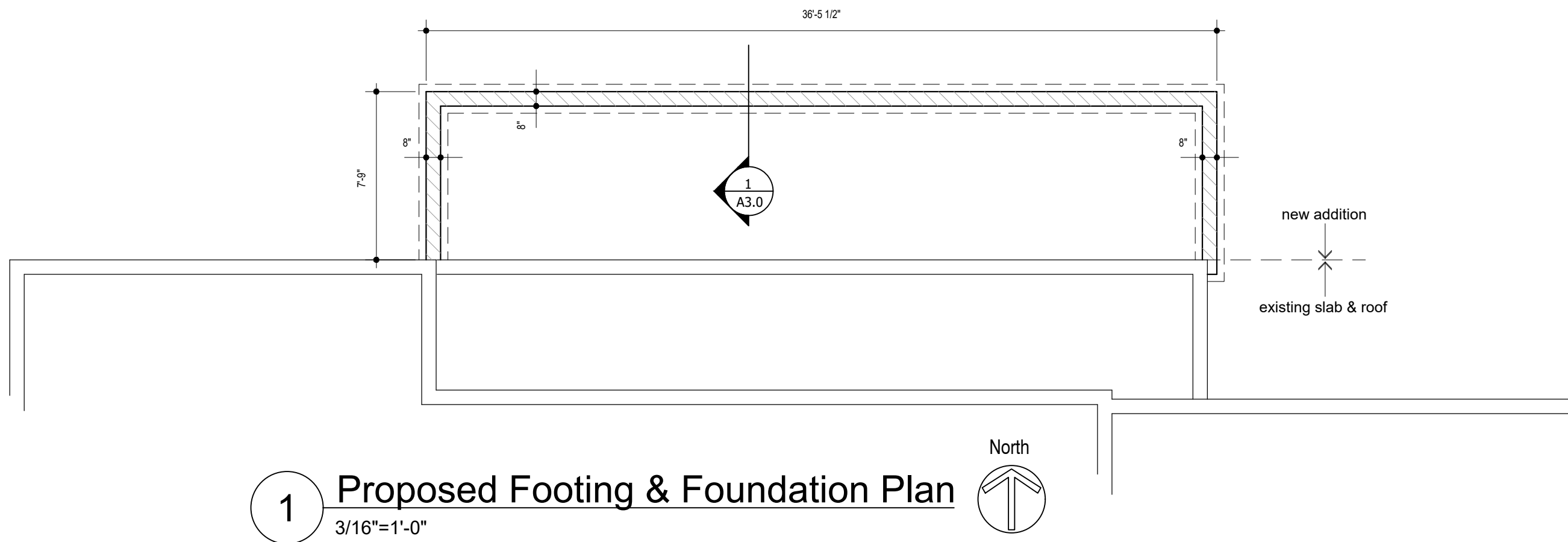
1730 W. Fiesta Ln. Mequon, WI 53092

Attachment: Plans, Site Plan and Pictures (9010 : Eduard Palchikov)

DRAWN BY: WF
CHECKED BY: WF
DATE: September 18
JOB NUMBER: 23020

Proposed Footing
& Foundation Plan

A10
Packet Pg. 16



-	9-19-23	1st review
-	10-20-23	Permit Set

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WFELDMAN56@GMAIL.COM

New Porch Addition for Eduard Palchikov

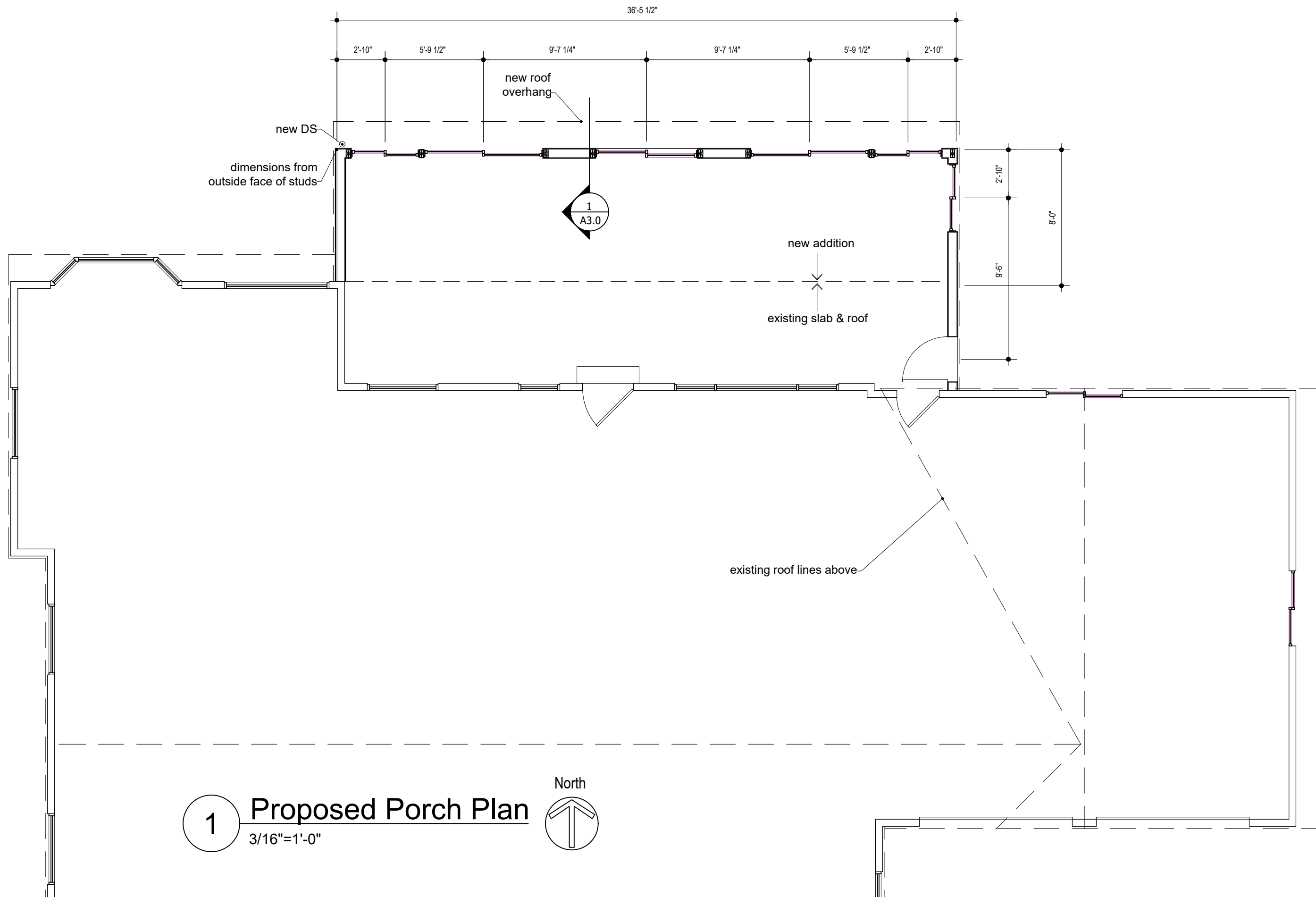
1730 W. Fiesta Ln. Mequon, WI 53092

Attachment: Plans, Site Plan and Pictures (9010 : Eduard Palchikov)

DRAWN BY: WF
CHECKED BY: WF
DATE: September 18
JOB NUMBER: 23020

Proposed Floor Plan

A1 1
Packet Pg. 17





Proposed
Exterior Elevatio

[illegible]

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**New Porch Addition for
Eduard Palchikov**
1730 W. Fiesta Ln. Mequon, WI 53092

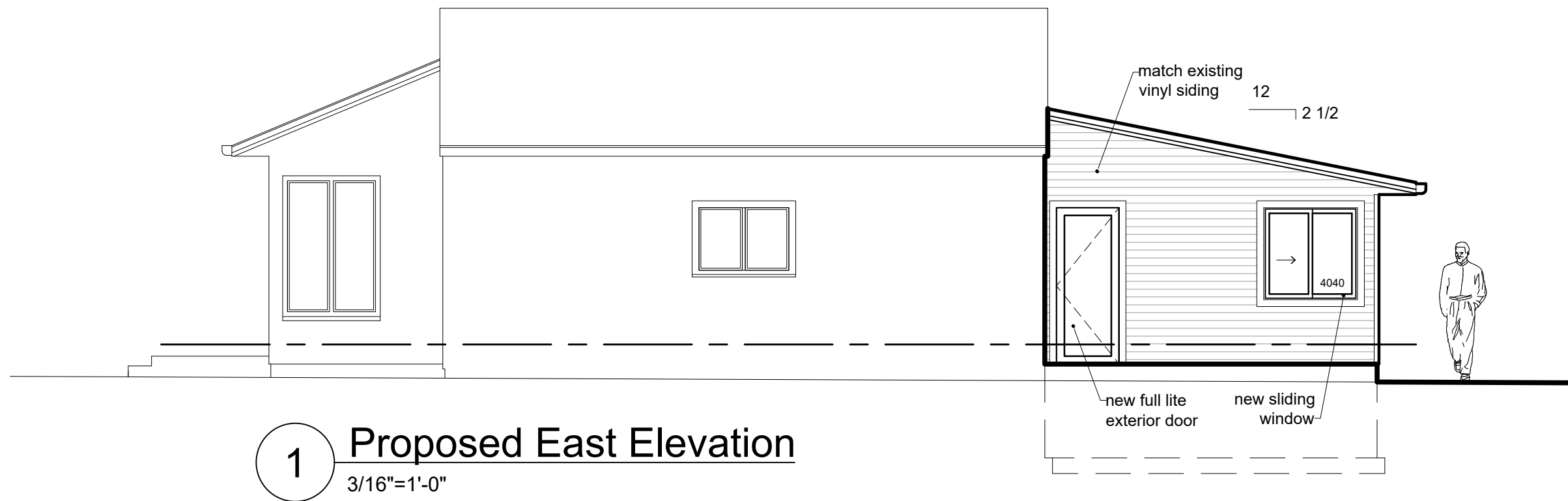
1730 W. Fiesta Ln. Mequon, WI 53092

Attachment: Plans, Site Plan and Pictures (9010 : Eduard Palchikov)

DRAWN BY: WF
CHECKED BY: WF
DATE: September 18
JOB NUMBER: 23020

Proposed
Exterior Elevatio

A2 1
Packet Pg. 19



1 Proposed East Elevation
3/16"=1'-0"



Looking North



Looking East



Looking South



Looking West

Mark

Date

-

9-25-23

Review

-

10-20-23

Permit Set

3.1.c

WILLIAM FELDMAN, R.A.,
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New Porch Addition for
Eduard Palchikov

1730 W. Fiesta Ln. Mequon, WI 53092

Attachment: Plans, Site Plan and Pictures (9010 : Eduard Palchikov)

DRAWN BY: WF

CHECKED BY: WF

DATE: September 18

JOB NUMBER: 23020

Photos

A4.0

Packet Pg. 21

WILLIAM FELDMAN, R.A.;
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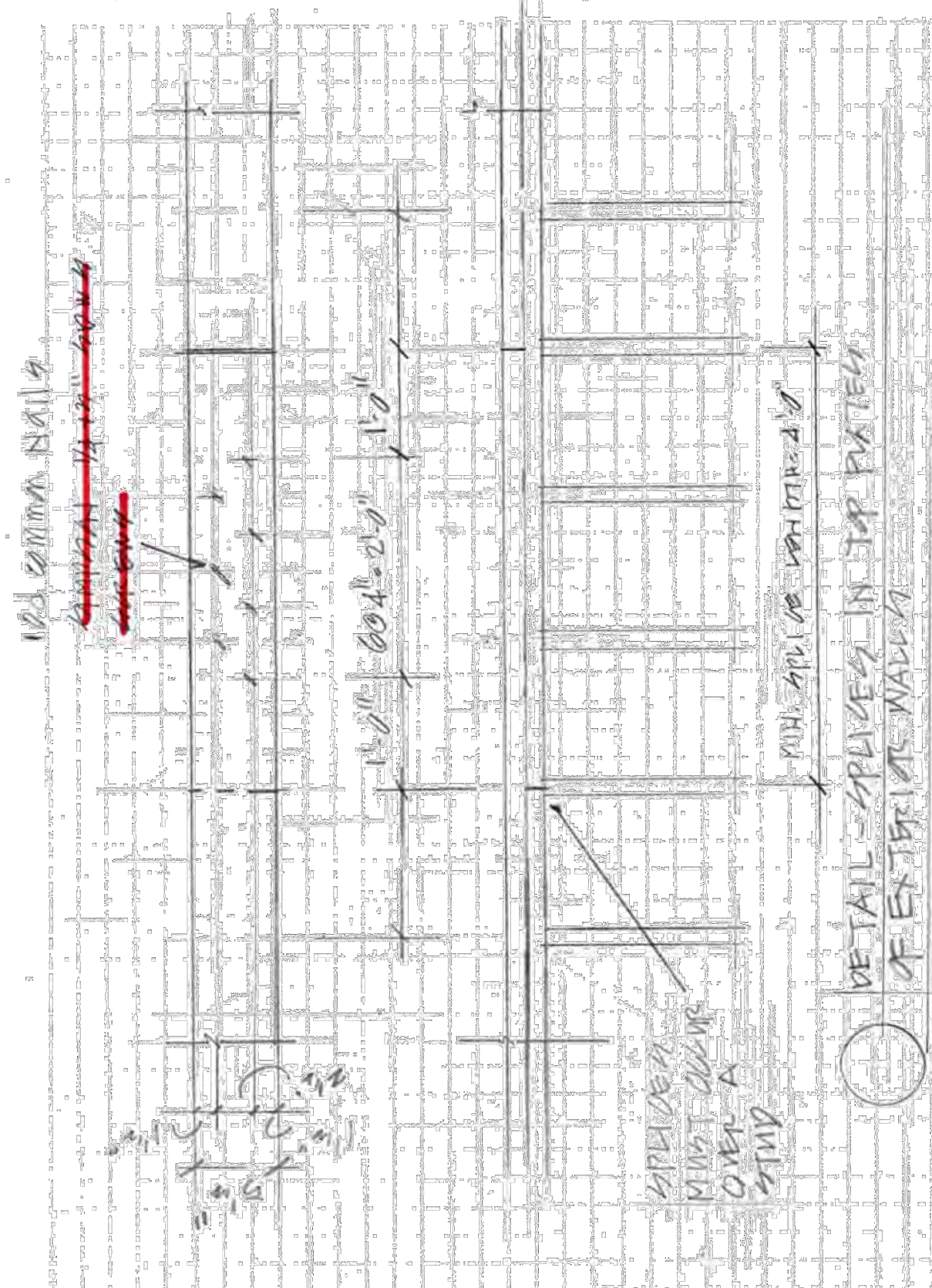
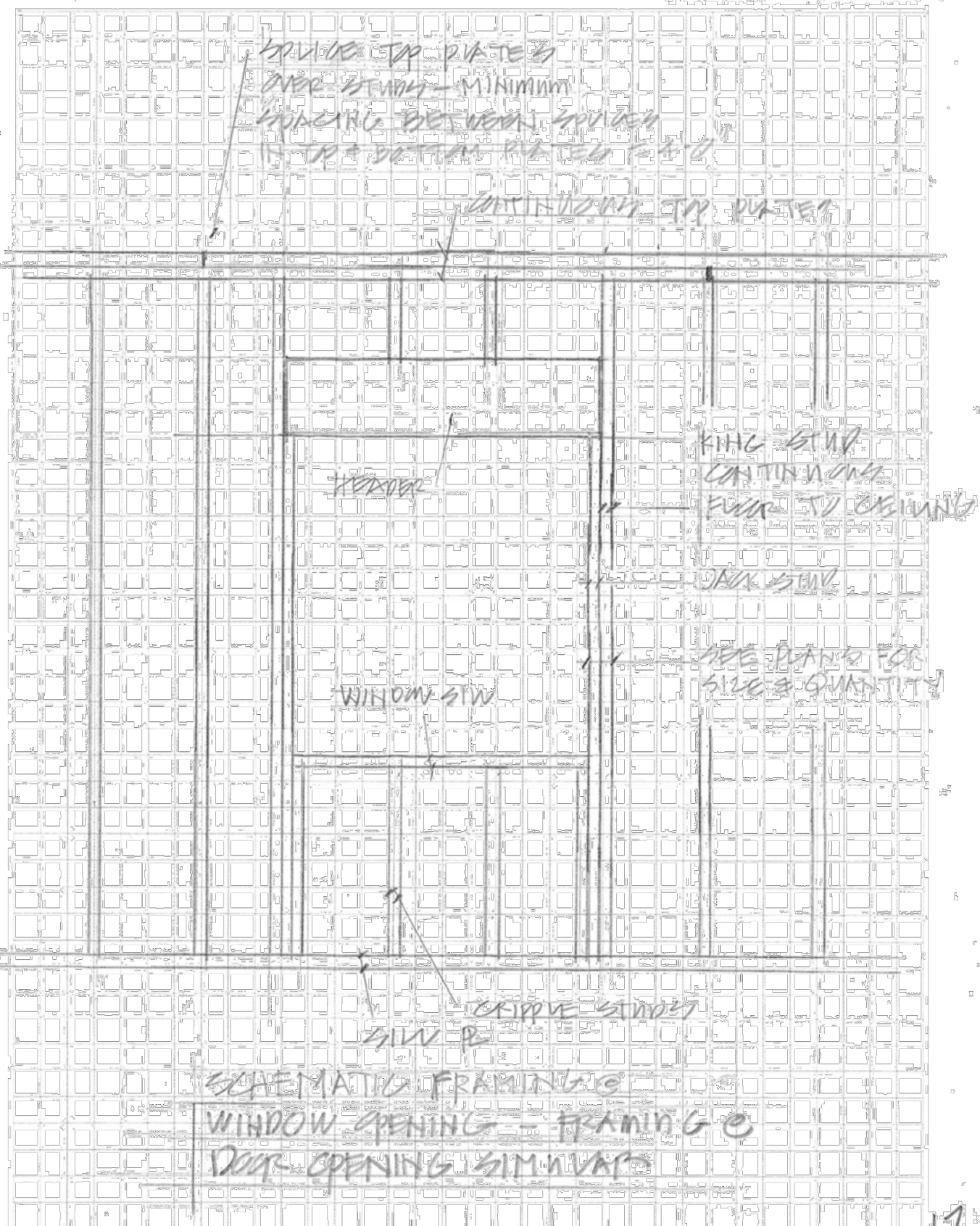
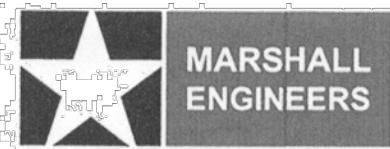
Attachment: Plans, Site Plan and Pictures

Structural Lintel
Column Plan



**New Porch Addition for
Eduard Palchikov**
1730 W. Fiesta Ln. Mequon, WI 53092

Structural Details



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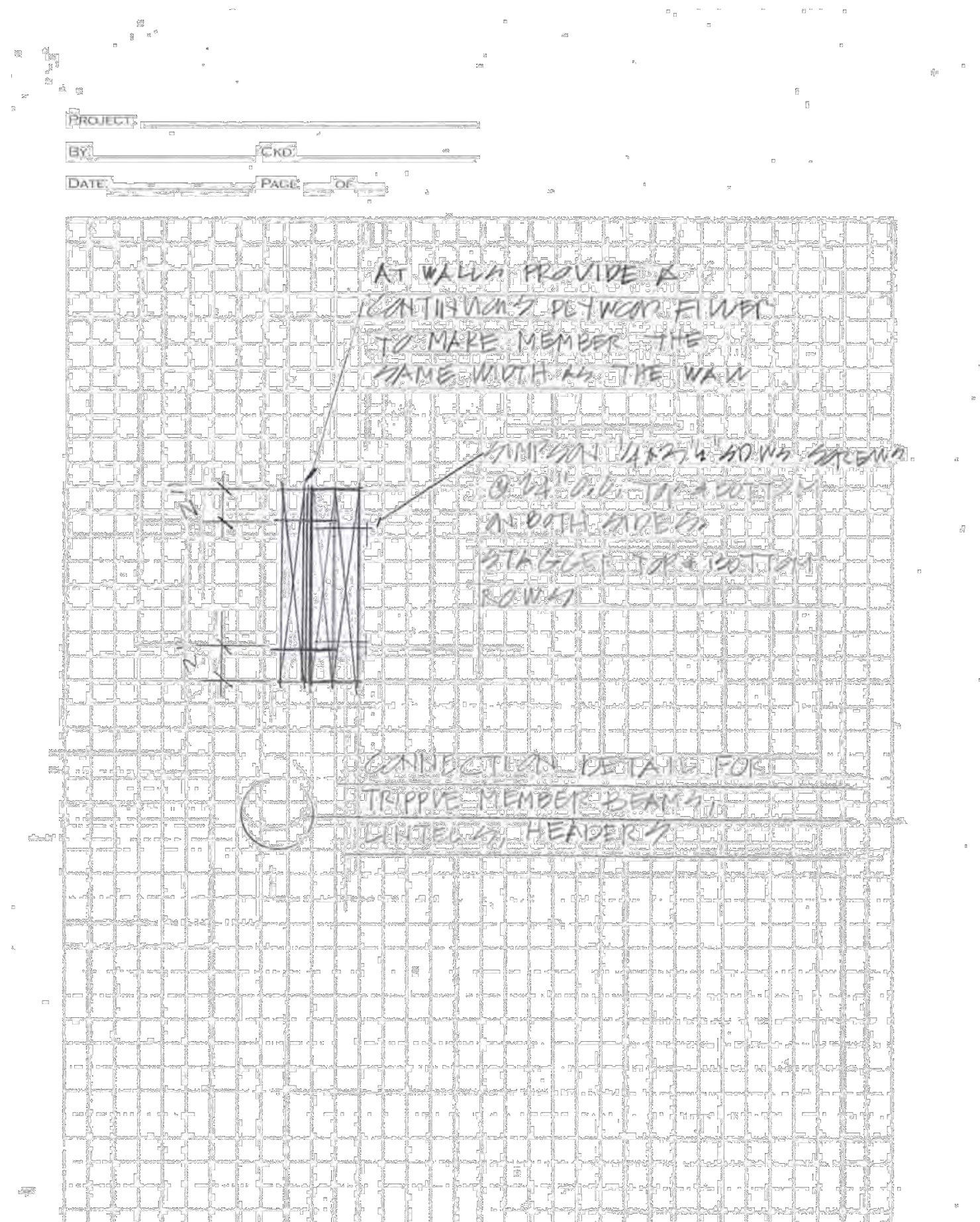
**New Porch Addition for
Eduard Palchikov**
1730 W. Fiesta Ln. Mequon, WI 53092

1730 W. Fiesta Ln. Mequon, WI 53092

Attachment: Plans, Site Plan and Pictures (9010 : Eduard Palchikov)

DRAWN BY: WF
CHECKED BY: WF
DATE: September 18
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Structural Details





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Mequon, WI 53092-1930
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www.ci.mequon.wi.us

Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: December 11, 2023
**SUBJECT: Scott & Megan Johnson, Addition: Sunroom, Dining Room, Garage and
Porch at 2146 W. Columbia Drive**

Attachments:

Statement of Intent (PDF)

Pictures (PDF)

Plans and Site Plan (PDF)



2146 W. Columbia Drive – City of Mequon, WI – Statement of Intent

Date: October 20, 2023

Project Code & Name: JMS2 – Mequon Renovation

Wade Weissmann Architecture, on behalf of the clients, proposes an addition and renovation project at 2146 W. Columbia Drive. Included in this work is a proposed 1018 square foot single story Sunroom and Dining Room addition with a Golf Room in its basement, a 250 square foot attached garage expansion, and a 97 square foot Porch addition. A portion of the proposed Sunroom addition will be built at the location of the existing Dinette Bay, Patio, and Deck, which will be demolished for this project. The lot is generously sized, and the project is well within lot coverage limits. The north side of the lot contains a portion of C-2 conservation zone with a 50'-0" wetland setback. The project's civil engineer is working with the City Engineering Division to allow for a reduction of the wetland setback to 30'-0" using filter strips. This reduction would fit all proposed work within setbacks. The colonial architectural style of the addition will complement and help elevate the architecture of the existing structure in a cohesive manner. All proposed brick and cedar shake roof materials will be selected to match existing to blend seamlessly with existing. The window sash colors, casings, trim, and stone will also be selected to match existing material colors. The entablatures, columns, Chippendale railings will be painted to complement the windows, casings, and trim.

Attachment: Statement of Intent (9012 : Scott & Megan Johnson)



2146 W. Columbia Drive – City of Mequon, WI – Photos for Architectural Review Board
South Elevation (Front)



CENTRAL ADMINISTRATION AND CREATIVE STUDIO
8655 N. Deerwood Dr., Suite One North | Milwaukee, WI 53209
www.wwa-design.com | 414-351-1200 | info@wwa-design.com

Attachment: Pictures (9012 : Scott & Megan Johnson)



2146 W. Columbia Drive – City of Mequon, WI – Photos for Architectural Review Board
East Elevation





2146 W. Columbia Drive – City of Mequon, WI – Photos for Architectural Review Board
North Elevation





2146 W. Columbia Drive – City of Mequon, WI – Photos for Architectural Review Board
West Elevation



ARCHITECTURAL REVIEW BOARD SET

for the

MEQUON RENOVATION

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



JMS2

MEQUON RENOVATION
2146 W Columbia Dr., Mequon, WI 53092

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
ARCHITECTURAL REVIEW SET
2023.10.20

COVER

G0.00

PROJECT DATA

OWNER INFORMATION

OWNER:

Scott and Megan Johnson
c/o Wade Weissmann Architecture Inc.
8655 N. Deerwood Drive
Brown Deer, WI 53209

PROJECT CONTACTS

ARCHITECT:

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

Tele: 414.351.1200
Fax: 414.352.8385

Contact: Michael Langer
email: mlanger@wwa-design.com

GEN. CONTRACTOR:

Balsitis Contracting, Inc.
901 Maxwell St. Suite 1
Lake Geneva, WI 53147

Tele: 262.203.3952

Contact: Joey Balsitis
email: joey@balsitiscontracting.com

SURVEYOR:

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

Tele: 262.241.9400
Fax: 262.241.5337

Contact: Jim Schneider
email: jschneider@northshoreengineering.net

CIVIL ENGINEER:

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

Tele: 262.241.9400
Fax: 262.241.5337

Contact: James Beaver
email: jbeaver@northshoreengineering.net

STRUCTURAL ENGINEER:

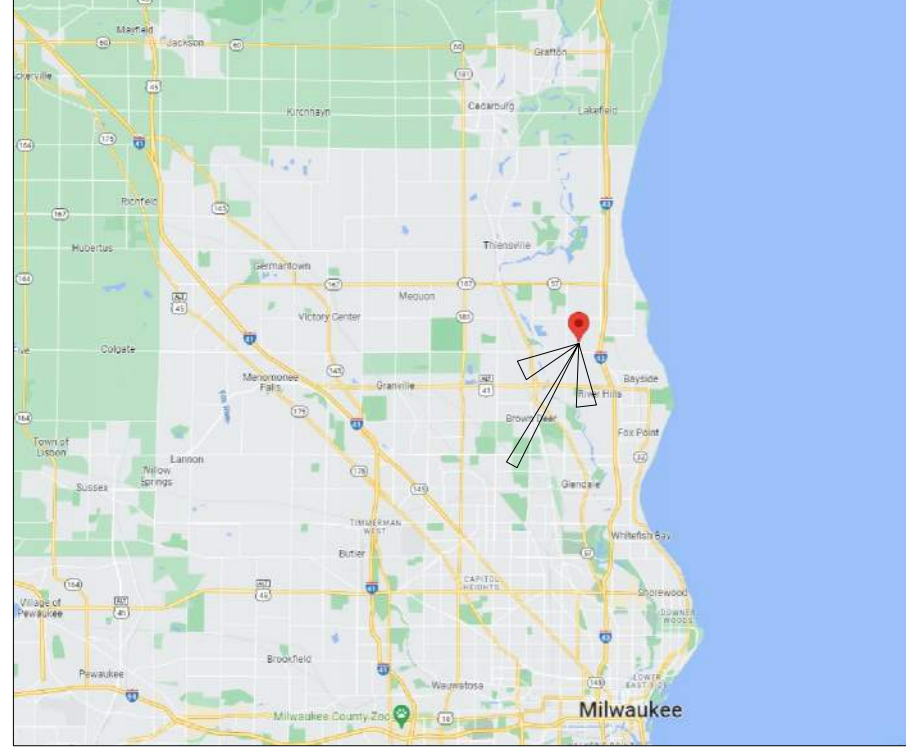
Spire Engineering
305 N. Plankinton Ave. Suite 101
Milwaukee, WI 53203

Tele: 414.278.9200 ext. 112

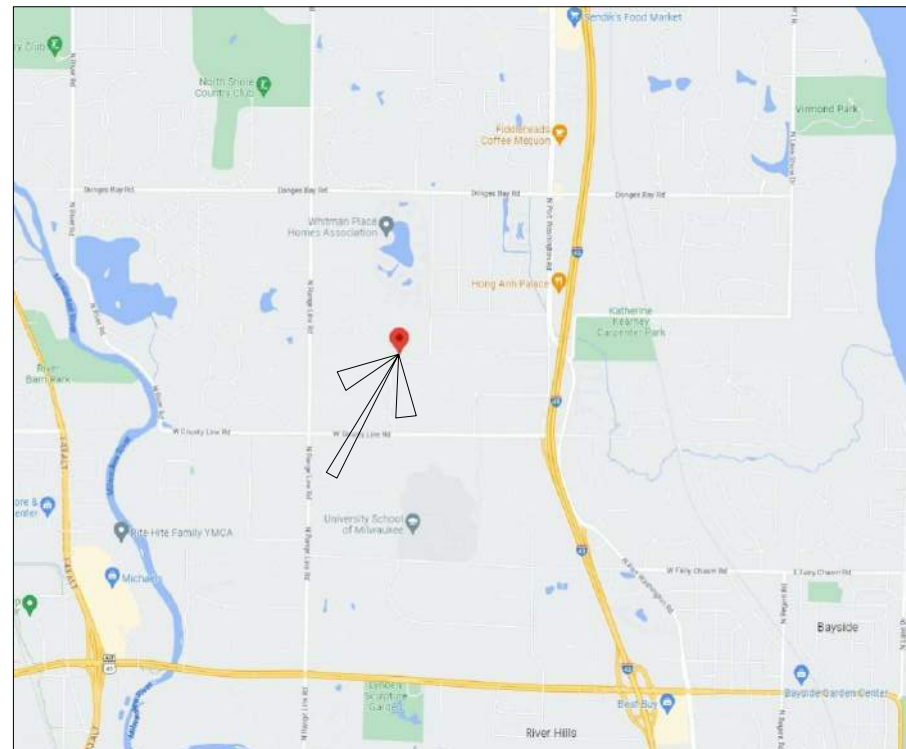
Contact: Brian Genduso
email: bjg@spireengineer.com

SITE LOCATION MAPS

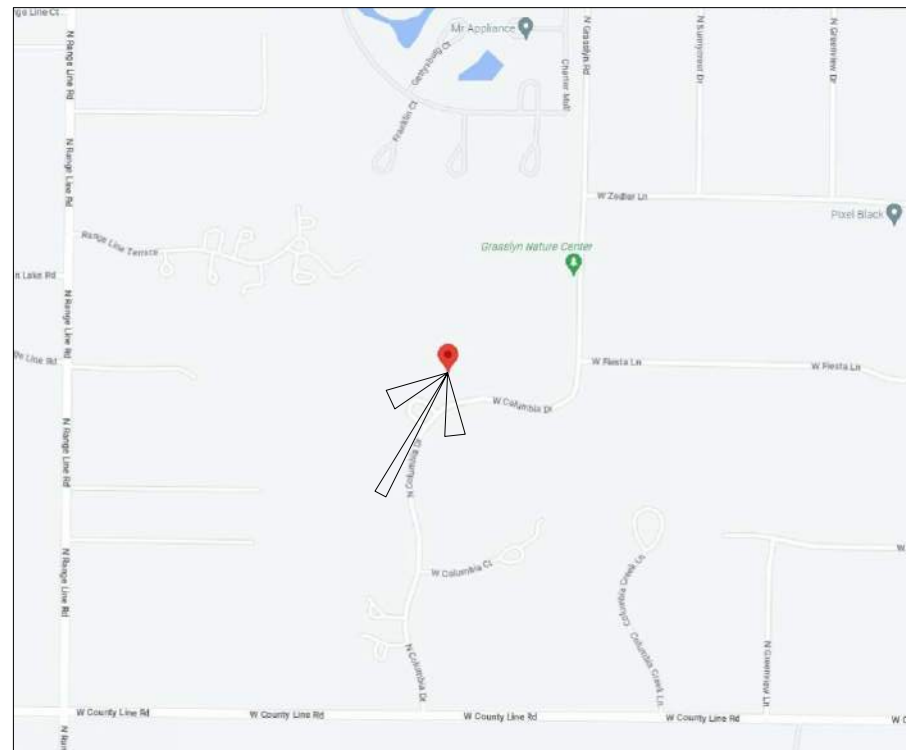
REGION LOCATION MAP



CITY LOCATION MAP



STREET LOCATION MAP



ABBREVIATIONS LIST

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

INDEX OF DRAWINGS / DOCUMENTS

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G0.00	COVER
G1.00	PROJECT DATA

ARCHITECTURAL

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C1.00	ARCHITECTURAL SITE PLAN
D1.00	LOWER LEVEL DEMO PLAN
D1.01	MAIN LEVEL DEMO PLAN
D1.02	UPPER LEVEL DEMO PLAN
D2.00	DEMO EXTERIOR ELEVATIONS
D2.01	DEMO EXTERIOR ELEVATIONS

A0.00	FOUNDATION PLAN
A1.00	LOWER LEVEL FLOOR PLAN
A1.01	MAIN LEVEL FRAMING PLAN
A1.02	UPPER LEVEL FRAMING PLAN
A1.03	ROOF PLAN

A2.00	EXTERIOR ELEVATIONS
A2.01	EXTERIOR ELEVATIONS

A3.00	BUILDING SECTIONS
A3.01	BUILDING SECTIONS

ARCHITECTURAL SYMBOLS

KITCHEN 101 WWW X 11H	ROOM TAG	ELEVATION 100-10 100-10	ELEVATION DATUM SYMBOL
XXX / X	DOOR TAG	CB	CB REVISION TAG & CLOUD
X	WINDOW TAG		
X X X	SECTION TAG		
X X X	EXTERIOR ELEVATION TAG		
X X X	INTERIOR ELEVATION TAG		
X/12 X/12	ROOF PITCH TAGS		

WALL LEGEND

	BRICK
	FIREBRICK
	STONE
	CMU
	CONCRETE
	EXISTING
	DEMO
	NEW PARTITION

GENERAL NOTES

- CONSTRUCTION IS TO BE IN COMPLIANCE W/ ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE PERFORMANCE OF THIS CONTRACT.
- ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE, OR CONSTRUCTION ISSUES ARISING DUE TO GENERAL CONTRACTORS/ OWNERS FAILURE TO DISTRIBUTE ALL DOCUMENTS TO EACH SUBCONTRACTOR OR MATERIAL SUPPLIER. SUBCONTRACTORS & MATERIAL SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCUMENTS BEFORE BIDDING, FABRICATING, OR INSTALLING WORK.
- GENERAL CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING, OR INSTALLING WORK.
- ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- MECH., ELEC., PLUMB & FIRE PROTECTION ARE TO BE DESIGNED IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE MEP/FD DESIGN BUILD CONTRACTOR. THE ARCHITECT ASSUMES NO LIABILITY.
- ALL MECH., ELEC., PLUMB & FIRE PROTECTION SYSTEMS/ EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE/ OPERATION UPON OCCUPANCY.
- THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.
- ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM PREMISES DAILY.
- DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.
- REMOVE AND LEGALLY DISPOSE OF ANY HAZARDOUS MATERIALS THAT MAY BE PART OF THE CONSTRUCTION PROJECT AREA.
- SEE ARCHITECTURAL SPECIFICATIONS FOR COMPLETE PROJECT REQUIREMENTS.
- ALL ORIGINAL CONTRACT DOCUMENTS AND COPIES THEREOF ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT EXPRESSLY RESERVES HIS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS WITH REGARD TO THESE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS AND THE DESIGNS THEREIN ARE PROVIDED FOR THE CONSTRUCTION OF THIS PROJECT, AND SHALL NOT BE REPRODUCED, MODIFIED, OR RECREATED FOR ANY OTHER PURPOSE OR PROJECT.
- THE LARGEST-SCALED DETAIL SHALL SUPERSEDE SMALLER-SCALED DRAWINGS. DETAILS SHALL NOT BE SURMISED FROM THE ARCHITECTURAL FLOOR PLANS OR ARCHITECTURAL ELEVATIONS. IF A CONDITION IS NOT SPECIFICALLY DETAILED, ASSUME THAT THE LEVEL OF DETAIL AND QUALITY WILL BE CONSISTENT WITH WHAT IS SHOWN FOR SIMILAR CONDITIONS.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SCALE THE DRAWINGS. THE CONTRACTOR SHALL PERFORM ALL LAYOUTS USING THE SPECIFIED CALCULATED DIMENSIONS. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. DIMENSIONS ARE TYPICALLY TO FACE OF MASONRY FOUNDATION, FACE OF EXTERIOR SHEATHING, FACE OF INTERIOR STUD, OR CENTERLINE.

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
ARCHITECT REVIEW SET
2023.10.20

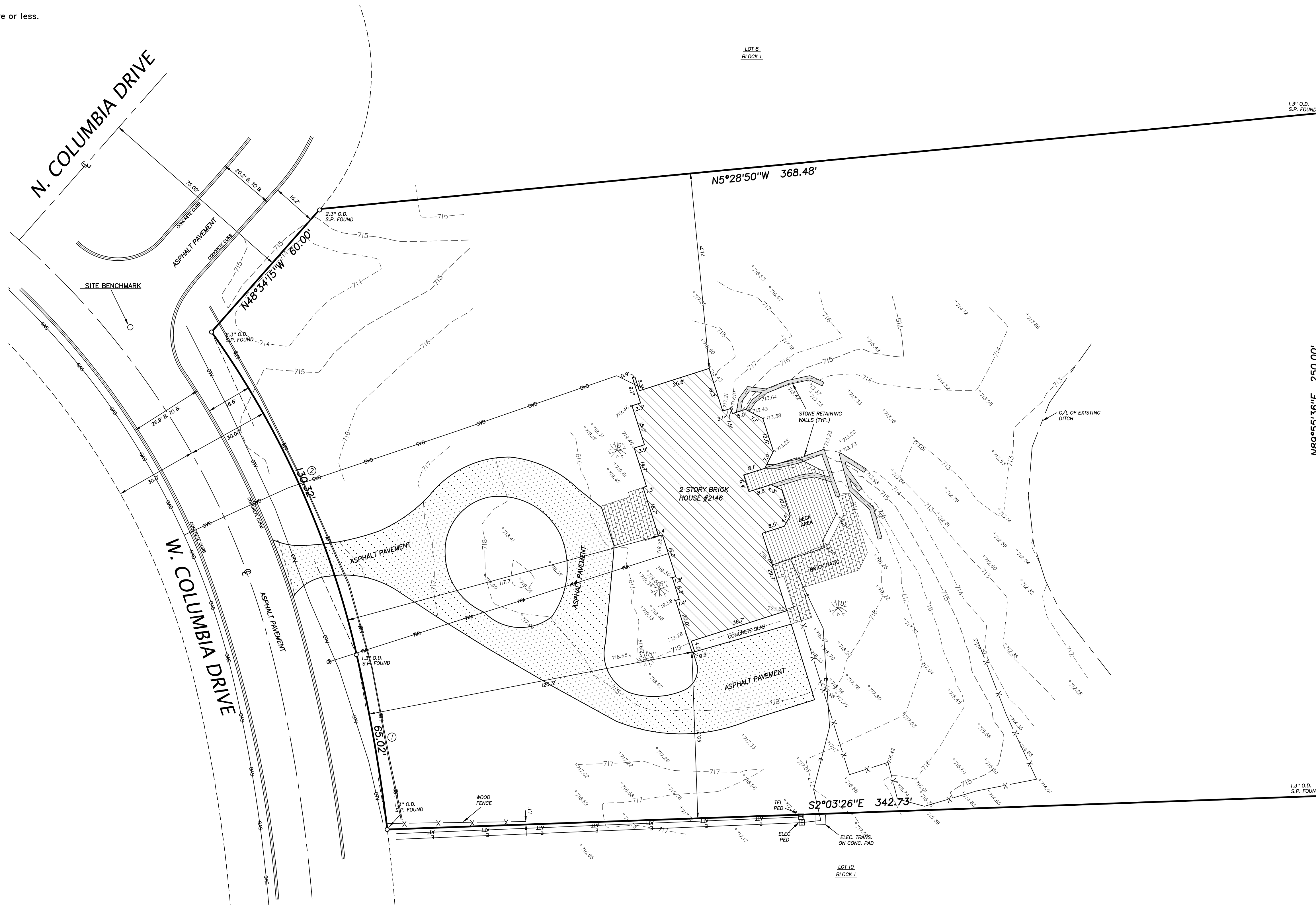
PROJECT DATA

G1.00

LEGAL DESCRIPTION:

Lot 9, Block 1, in "COLUMBIA RESERVE", being a subdivision of part of the Southeast 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 31, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 88,336 sq. ft./2.03 acres of land, more or less.



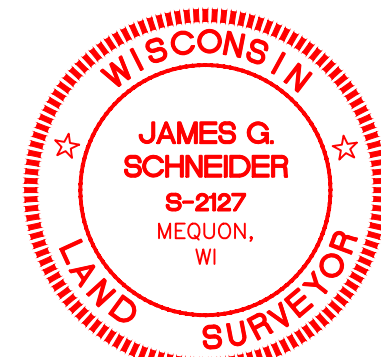
SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 7th day of March, 2022.

James G. Schneider
James G. Schneider
Surveyor - S-2127



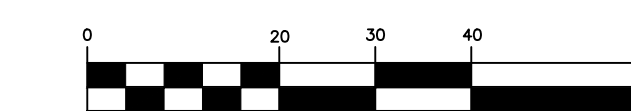
THIS IS AN ORIGINAL PRINT
ONLY IF STAMPED IN RED

NOTE:

1. ALL BEARINGS REFERENCED TO THE NORTH LINE OF LOT 9, BLOCK 1, WHICH BEARS N89°55'36"E PER "COLUMBIA RESERVE" SUBDIVISION.
2. SITE BENCHMARK ON SANITARY MANHOLE IN INTERSECTION AS SHOWN ON SURVEY. MANHOLE RIM ELEVATION = 713.97.

CURVE DATA

- | ① | ② |
|-------------------|-------------------|
| RAD. = 630.00' | RAD. = 331.00' |
| DELTA = 7°54'47" | DELTA = 22°13'08" |
| LC = 64.88' | LC = 129.48' |
| LCB = 380°223.5"W | LCB = 350°46'16"W |

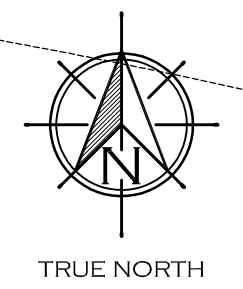


SCALE 1" = 20'

NSE

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

L.	3-30-23	UPDATE SURVEY WITH ADDITIONAL TOPG.	A.R.H.	J.G.S.
MARK	DATE	REVISION	BY	APVD
"PROPERTY SURVEY"				
for Scott and Megan Johnson				
2146 N. Columbia Drive Mequon, WI				
FIELD CREW:	E.A.J. & S.F.Z.	APPROVED:		
DWN. BY:	A.R.H.	DATE:	March 7, 2022	
CHKD. BY:	J.G.S.	Plan No.	LS-5199-22	



SITE PLAN KEY

- EXISTING STRUCTURE TO REMAIN
- NEW STRUCTURE
- EXISTING STRUCTURE TO BE REMOVED

LOT COVERAGE CALCULATIONS:
R-3/C-4 ZONING DISTRICT

EXISTING LOT AREA: 88336 S.F.
ALLOWABLE COVERAGE: 15%

EXISTING RESIDENCE (INCLUDING GARAGE): 3711.45 S.F.
EXISTING RESIDENCE PERCENTAGE: 4.20%

PROPOSED GFLA ADDITION (INCLUDING GARAGE): 1288 S.F.
PROPOSED ADDITION PERCENTAGE: 1.44%

PROPOSED PORCH: 97 S.F.
PROPOSED PORCH PERCENTAGE: 0.11%

PROPOSED GRILL GAZEBO: 87 S.F.
PROPOSED GRILL GAZEBO PERCENTAGE: 0.10%

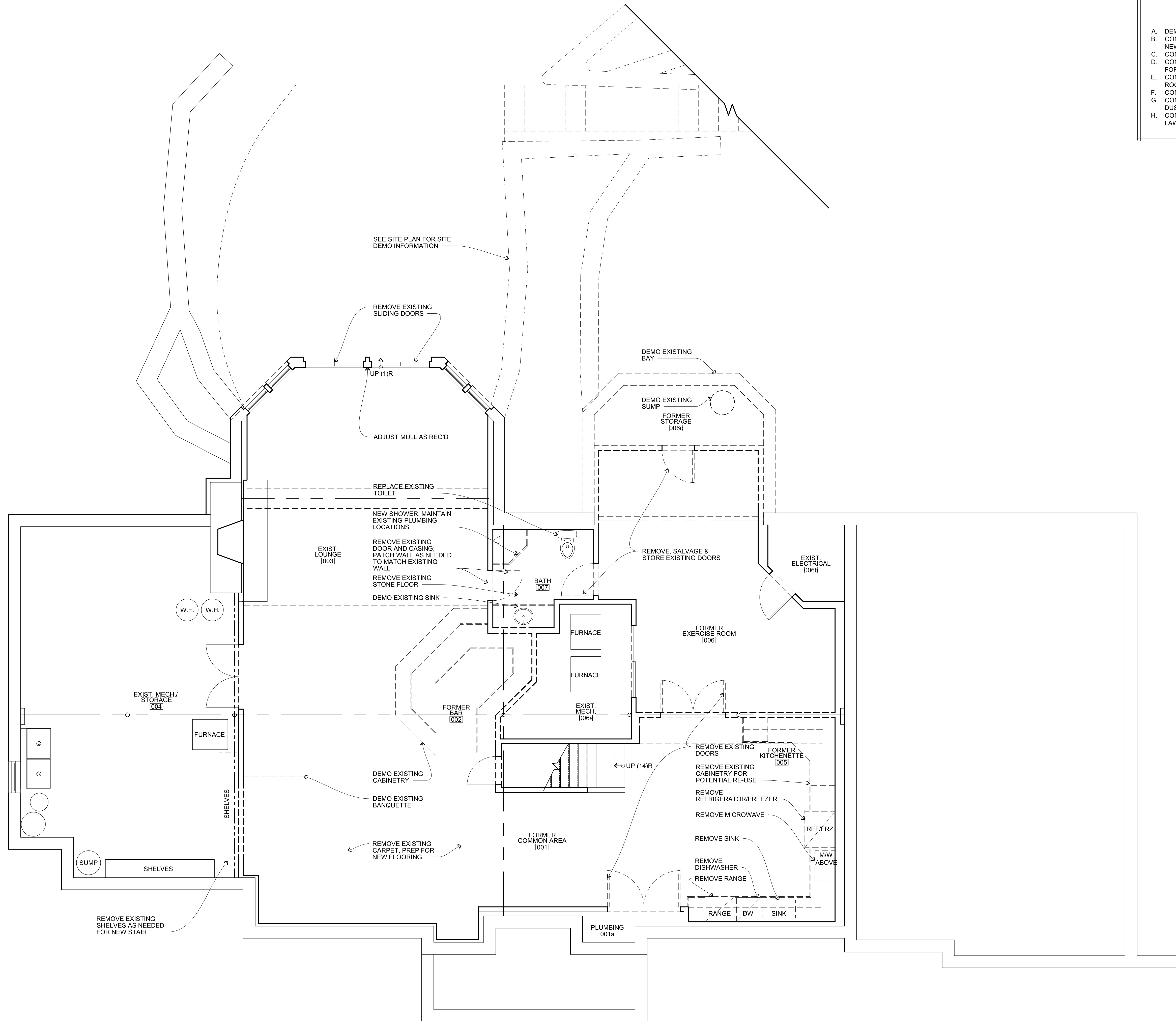
PROPOSED GFLA LOT COVERAGE: 4974
PROPOSED GFLA LOT COVERAGE PERCENTAGE: 5.63%

1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

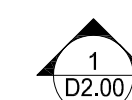
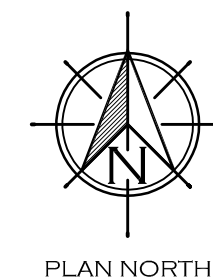
DEMOLITION PLAN GENERAL NOTES

- REMOVE EXISTING MILLWORK
- REMOVE EXISTING WALL
(REFER TO ARCHITECTURAL DWGS.
FOR LOCATIONS OF NEW OPENINGS.)
- REMOVE EXISTING DOOR

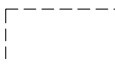
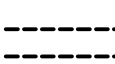
- A. DEMO INDICATED EXISTING CONSTRUCTION TO EXTENT AS NOTED
- B. CONTRACTOR TO VERIFY ALL EXISTING MECHANICAL & PLUMBING CHASES - COORDINATE REMOVAL, RELOCATION, AND NEW DUCTS, CHASES, GRILLES, ETC AS NECESSARY W/ GENERAL CONTRACTOR & ARCHITECT
- C. CONTRACTOR TO CAREFULLY REMOVE DOORS & HARDWARE AT AREAS OF DEMOLITION FOR POSSIBLE REUSE
- D. CONTRACTOR TO VERIFY ENTIRE DEMO PLAN W/ OWNER BEFORE PROCEEDING WITH REMOVAL INCL. ITEMS TO BE SAVED FOR REUSE
- E. CONTRACTOR IS RESPONSIBLE FOR PROPER SHORING AND SUPPORT WHEN REMOVING BEARING WALLS, BRACING AND ROOF FRAMING MATERIALS
- F. CONTRACTOR TO SALVAGE AND REUSE MASONRY AND PAVING MATERIALS (BRICK AND TILE) WHEN POSSIBLE
- G. CONTRACTOR TO ENSURE UNAFFECTED EXISTING SPACES ARE NOT DAMAGED AND REMAIN CLEAN OF CONSTRUCTION DUST AND DEBRIS
- H. CONTRACTOR TO VERIFY EXISTENCE OF HAZARDOUS MATERIALS AND TO EMPLOY SAFE PRACTICES AS REQUIRED BY LAW IN THE REMOVAL OF THOSE MATERIALS.



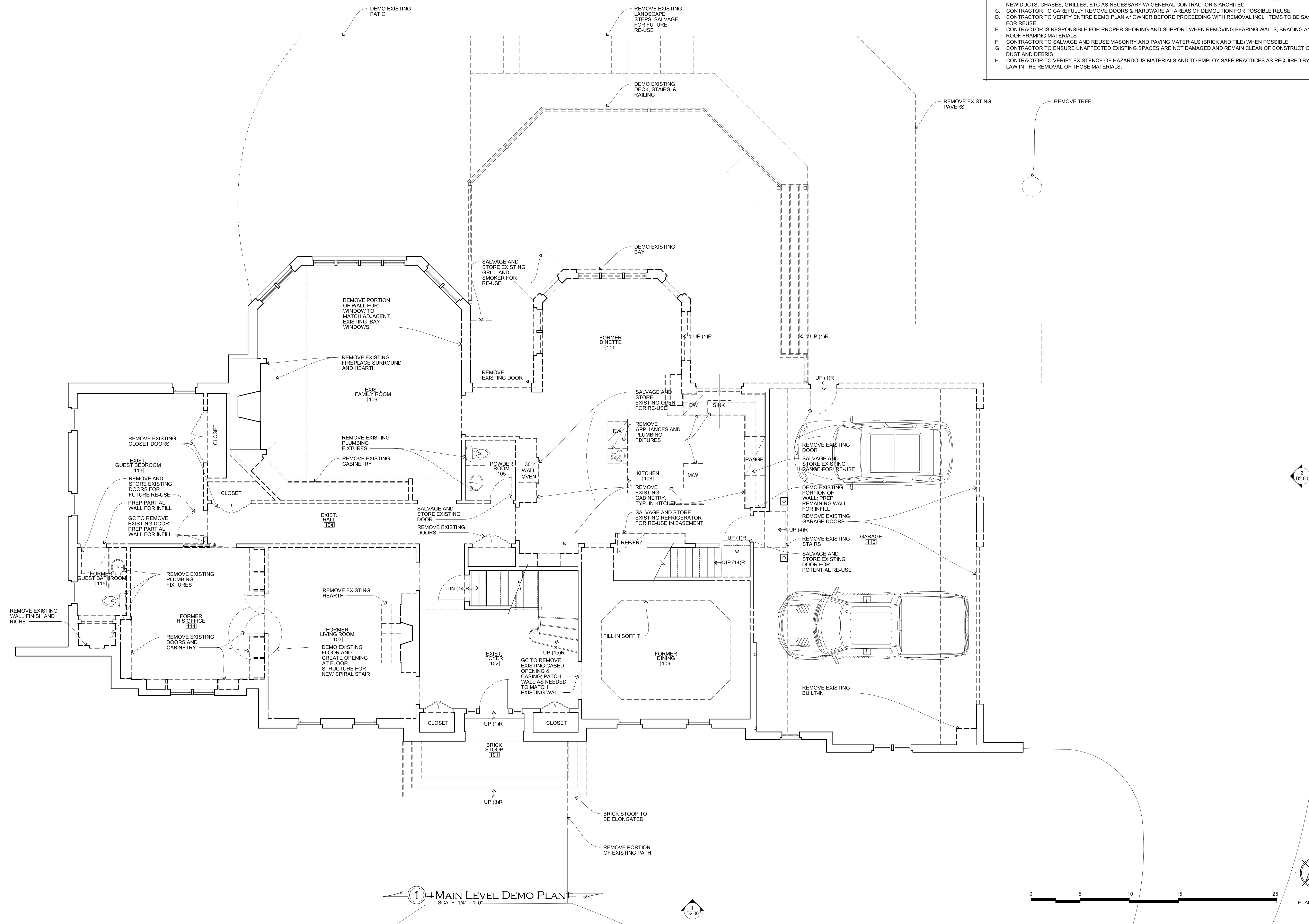
1 LOWER LEVEL DEMO PLAN
SCALE: 1/4" = 1'-0"



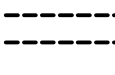
DEMOLITION PLAN GENERAL NOTES

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 REMOVE EXISTING WALL (REFER TO ARCHITECTURAL DWGS. FOR LOCATIONS OF NEW OPENINGS.)
 REMOVE EXISTING DOOR

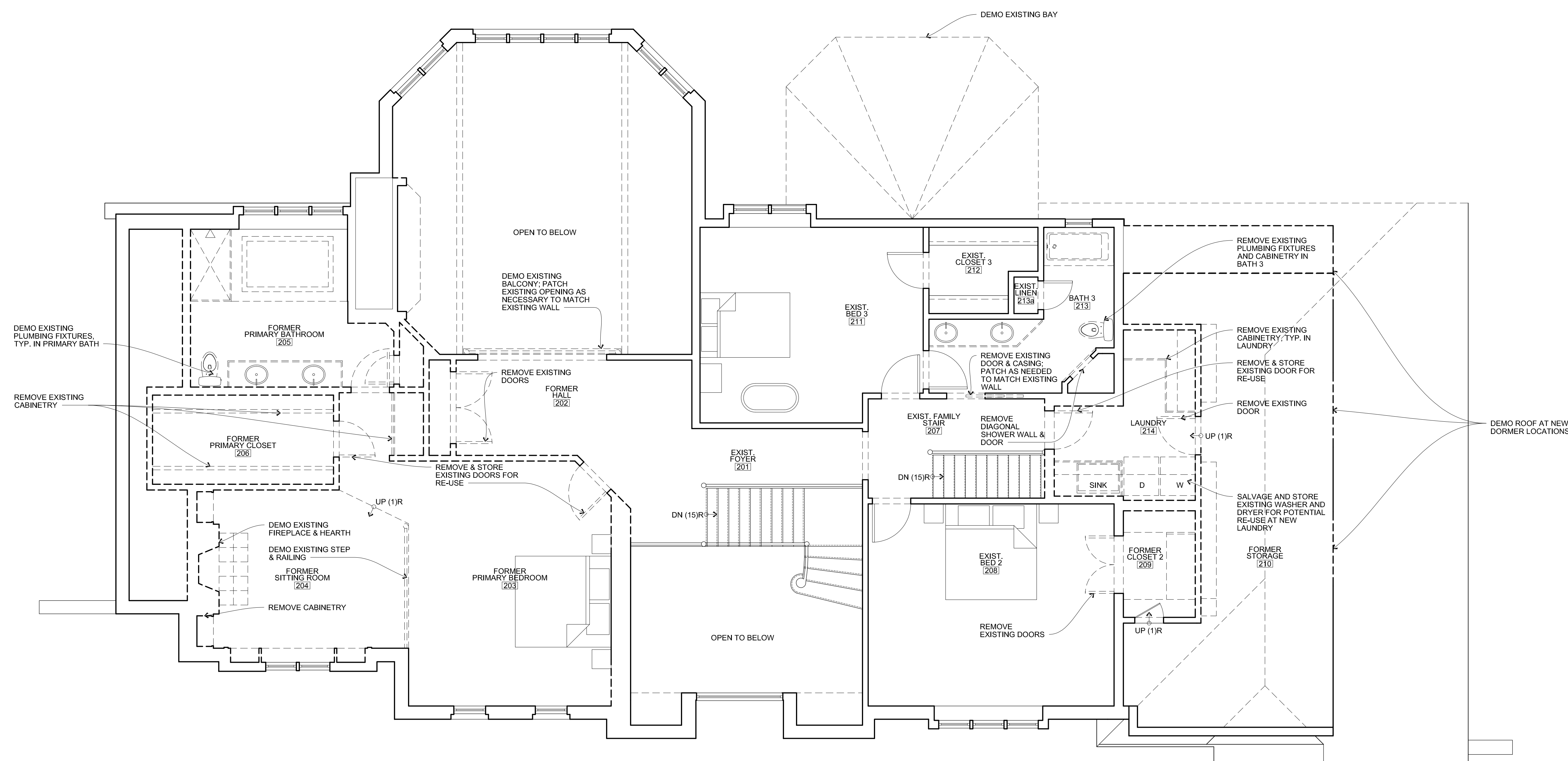
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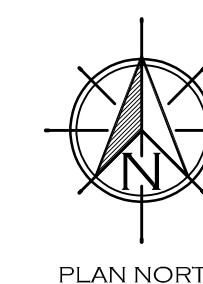
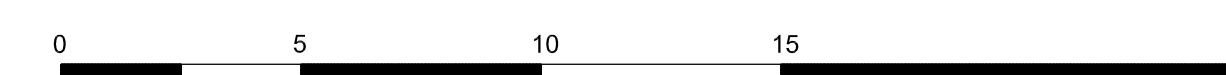
DEMOLITION PLAN GENERAL NOTES

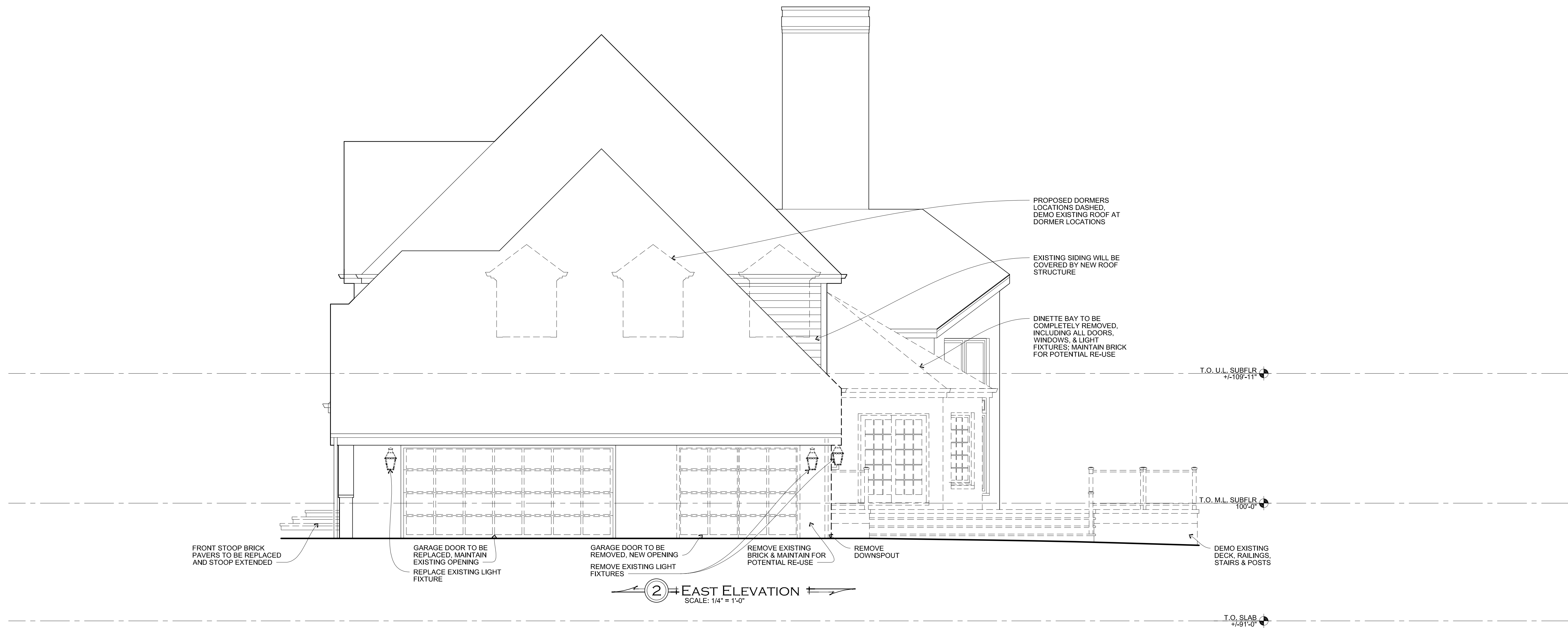
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 REMOVE EXISTING WALL (REFER TO ARCHITECTURAL DWGS. FOR LOCATIONS OF NEW OPENINGS.)
 REMOVE EXISTING DOOR

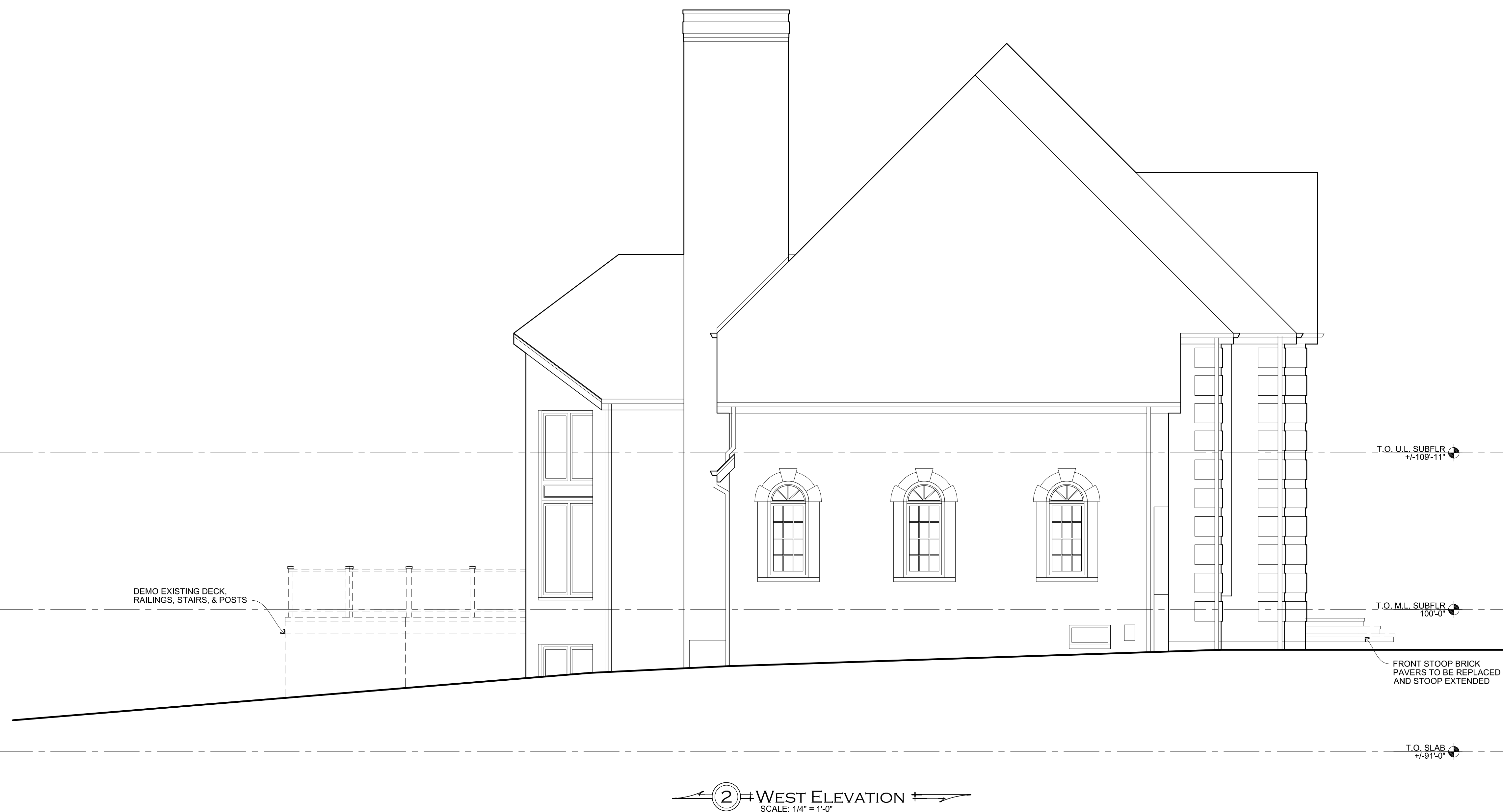
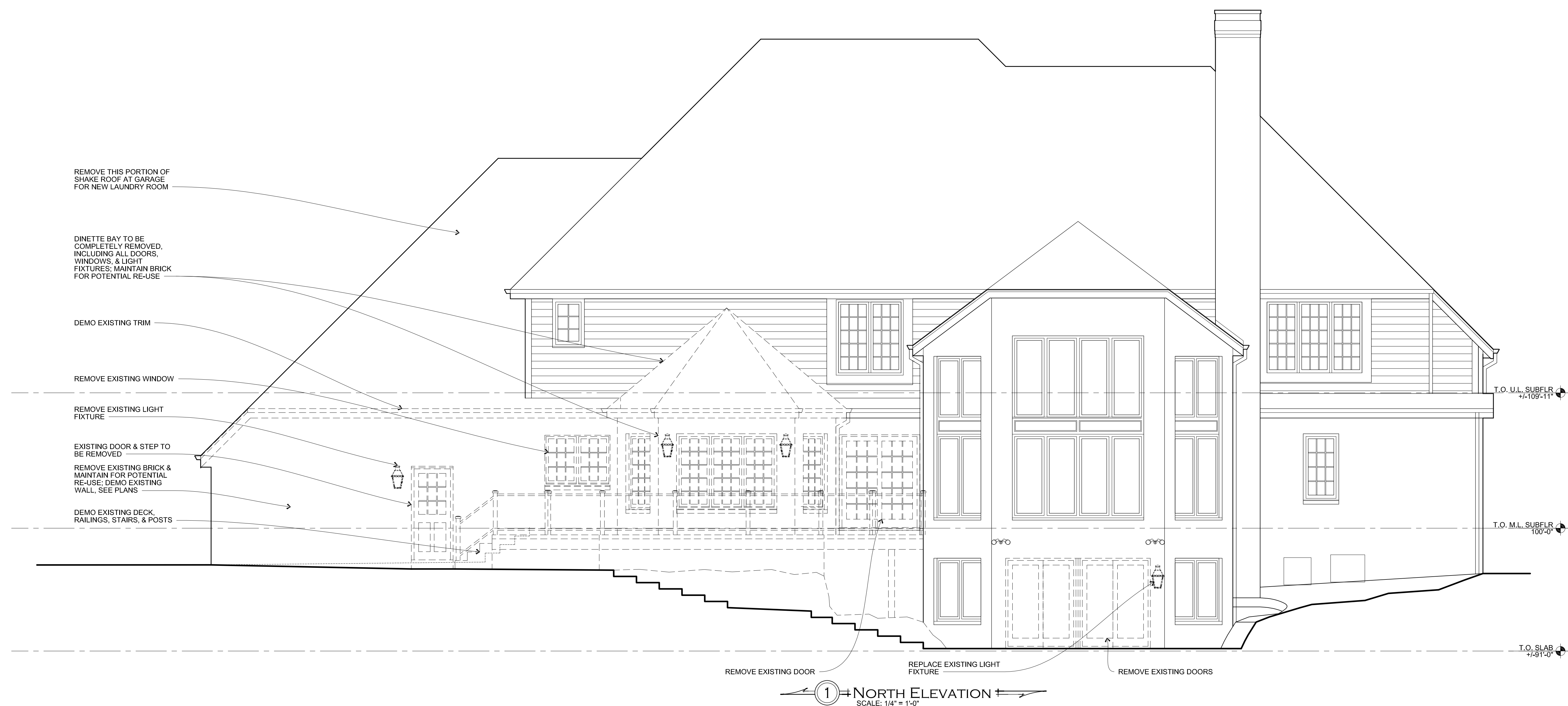
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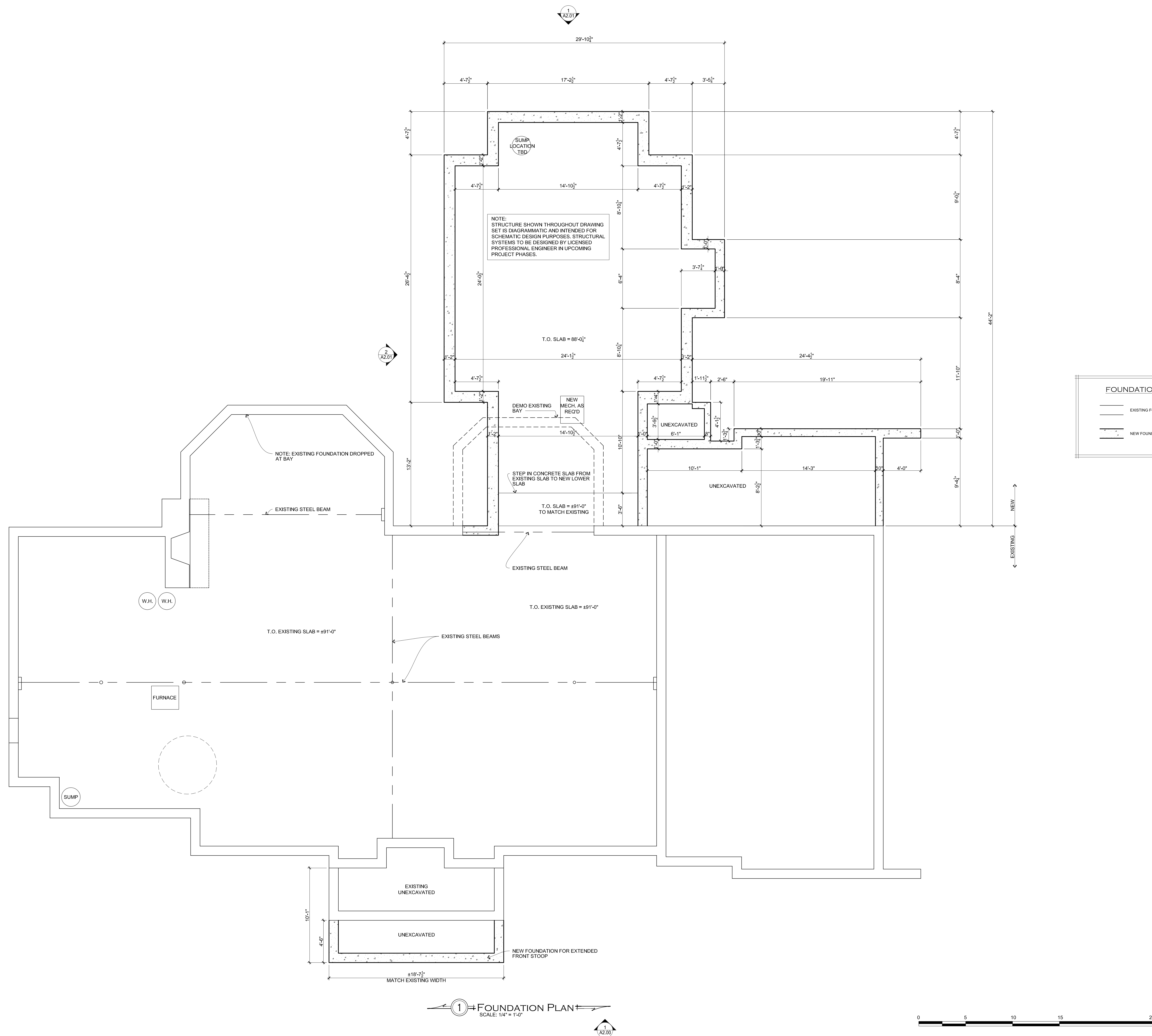


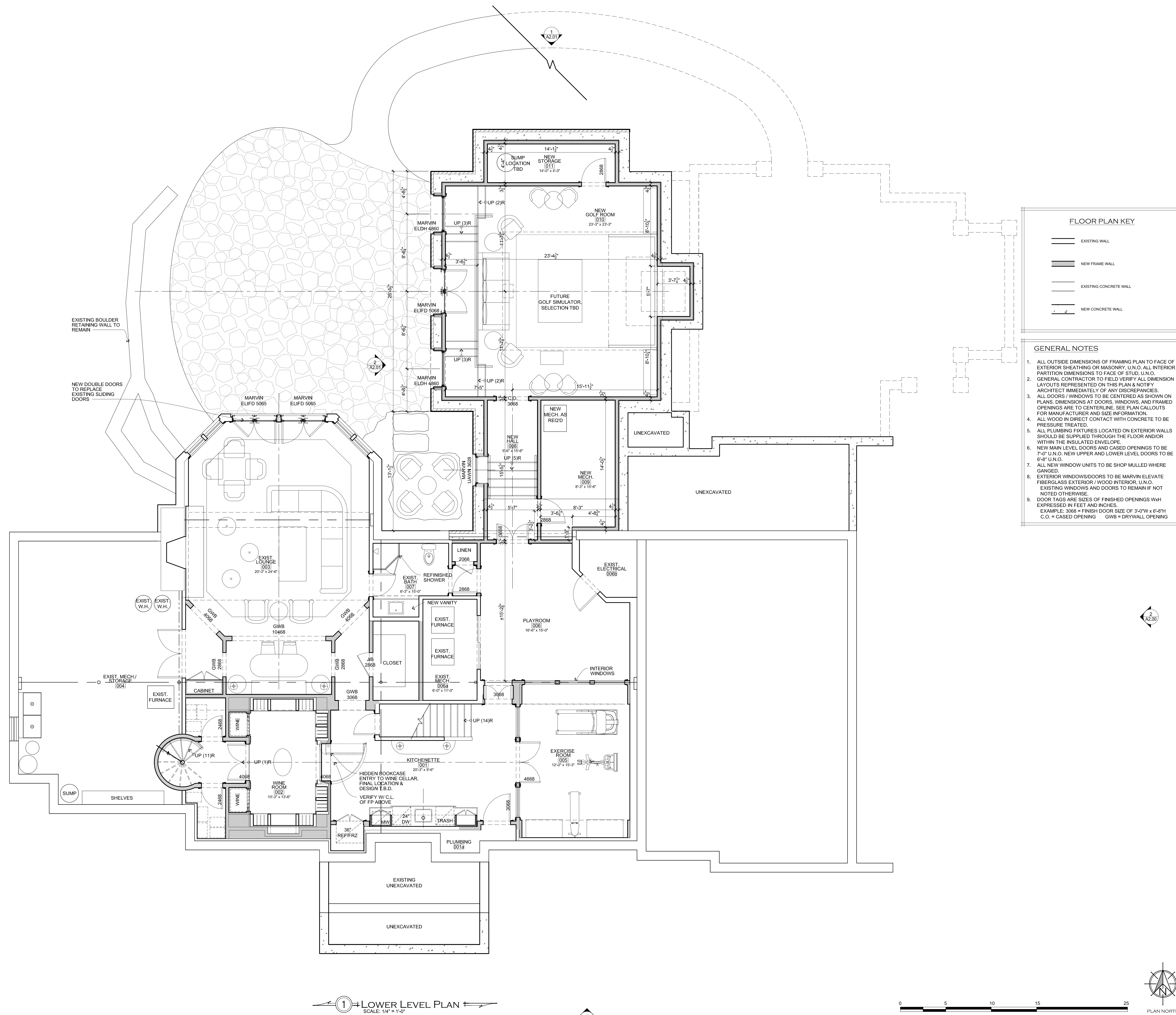
1 UPPER LEVEL DEMO PLAN
SCALE: 1/4" = 1'-0"

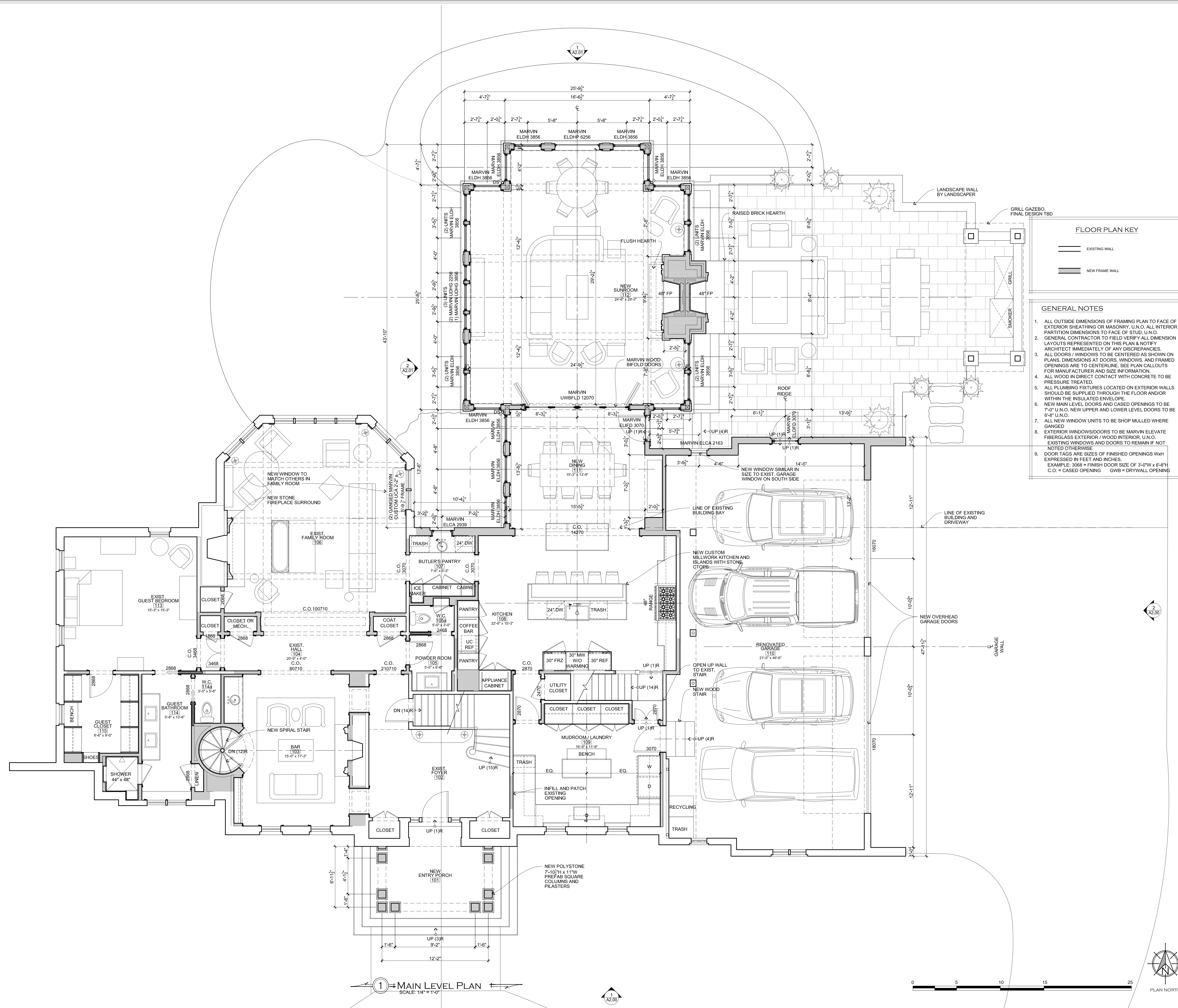


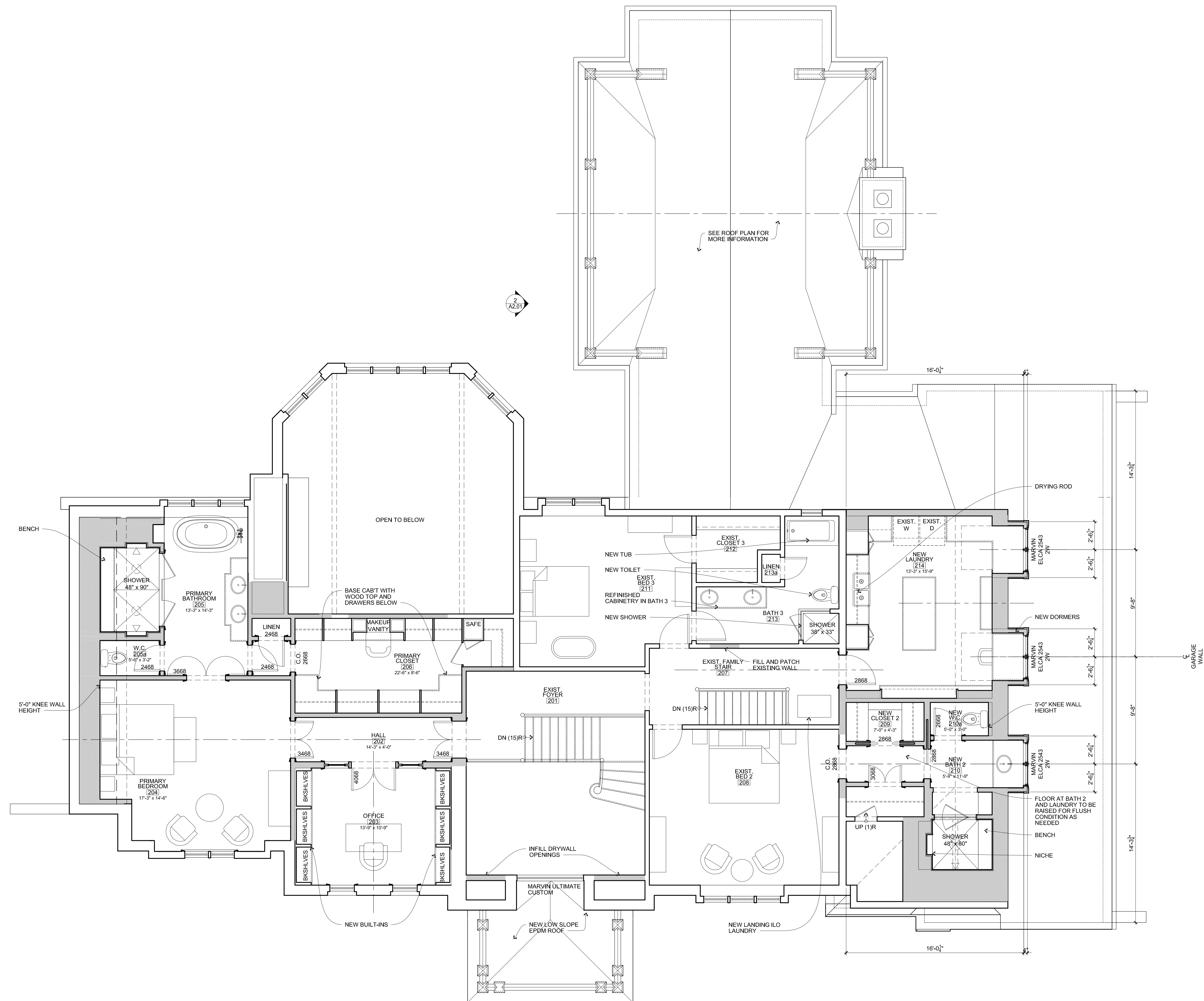












FLOOR PLAN KEY

EXISTING WALL

NEW FRAME WALL

GENERAL NOTES

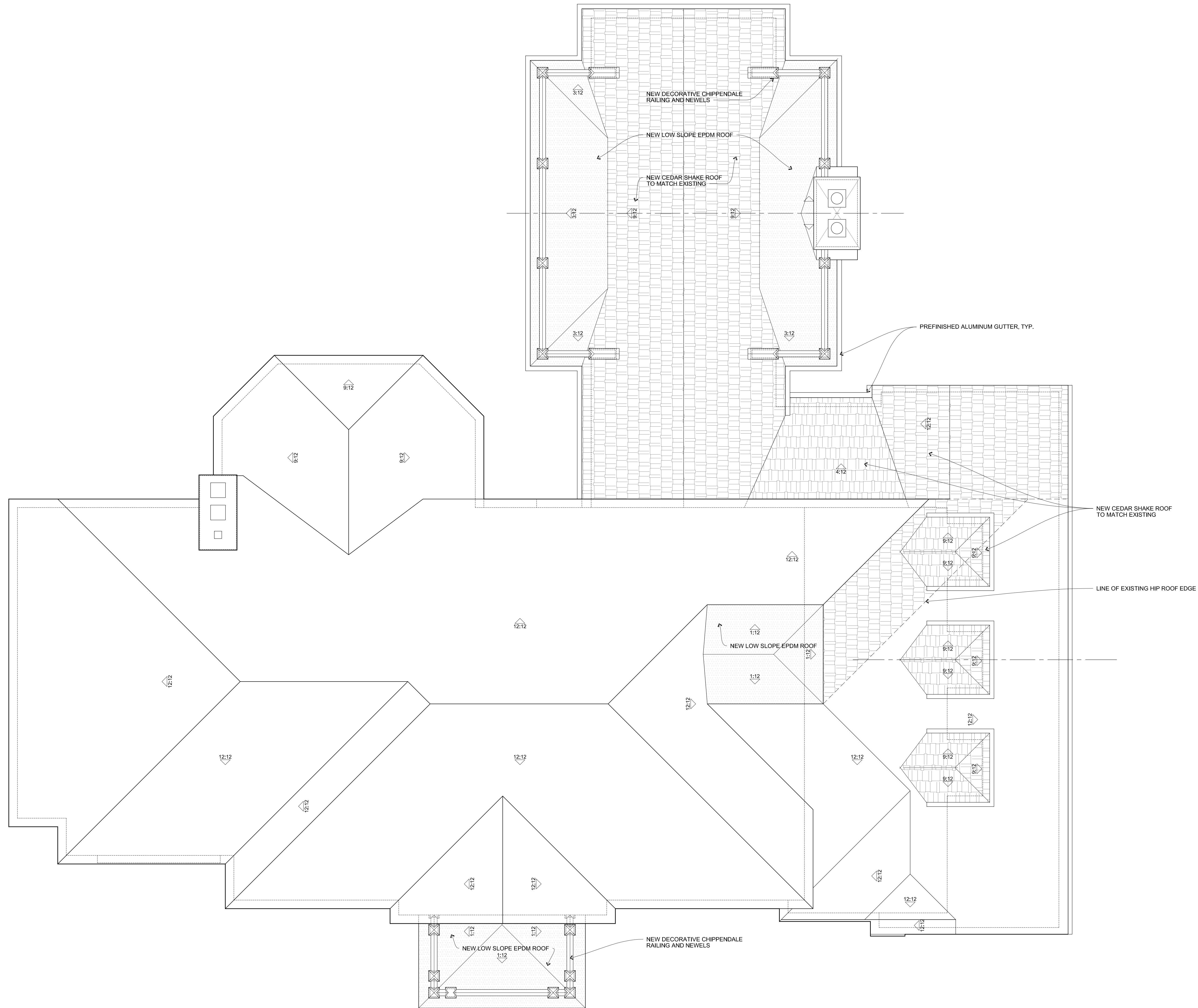
1. ALL OUTSIDE DIMENSIONS OF FRAMING PLAN TO FACE OF EXTERIOR SHEATHING OR MASONRY, U.N.O. ALL INTERIOR PARTITION DIMENSIONS TO FACE OF STUD, U.N.O.
2. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSION PLANS TO REPRESENT ALL DIMENSIONS TO FACE OF ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
3. DOOR / WINDOWS TO BE CENTERED AS SHOWN ON PLANS. DIMENSIONS OF ALL UNFINISHED DOORS AND CASED OPENINGS ARE TO CENTERLINE. SEE PLAN CALLOUTS FOR MANUFACTURER AND SIZE INFORMATION.
4. ALL DOORS TO BE IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
5. ALL PLUMBING FIXTURES LOCATED ON EXTERIOR WALLS SHALL BE SUPPLIED BY THE OWNER. FLOOR AND PARTITION WITH THE INSULATED ENVELOPE.
6. NEW MAIN LEVEL DOORS AND CASED OPENINGS TO BE 7'-0" U.N.O. NEW UPPER AND LOWER LEVEL DOORS TO BE 7'-0" U.N.O.
7. ALL NEW WINDOW UNITS TO BE SHOP MULLED WHERE GANGED.
8. EXTERIOR WINDOWS/DOORS TO BE MARVIN ULNATE FIBERGLASS WINDOW / WOOD INTERIOR, U.N.O. EXISTING WINDOWS AND DOORS TO REMAIN IF NOT NOT TO OTHERWISE.
9. DOOR TAGS ARE SIZES OF FINISHED OPENINGS WxH EXPRESSED IN FEET AND INCHES.
10. 3058 = FIBERGLASS DOOR 3'-0"X7'-0", 6'-0"X6'-0" C = CASED OPENING DWB = DRYWALL OPENING

GENERAL NOTES

1. ENTIRE NEW ROOF TO RECEIVE ICE AND WATER SHIELD.
2. ALL ROOF PENETRATIONS TO MATCH ROOFING AND TO BE APPROVED BY ARCHITECT
3. ALL DORMERS TO BE CENTERED AS SHOWN ON PLANS.

ROOF PLAN KEY

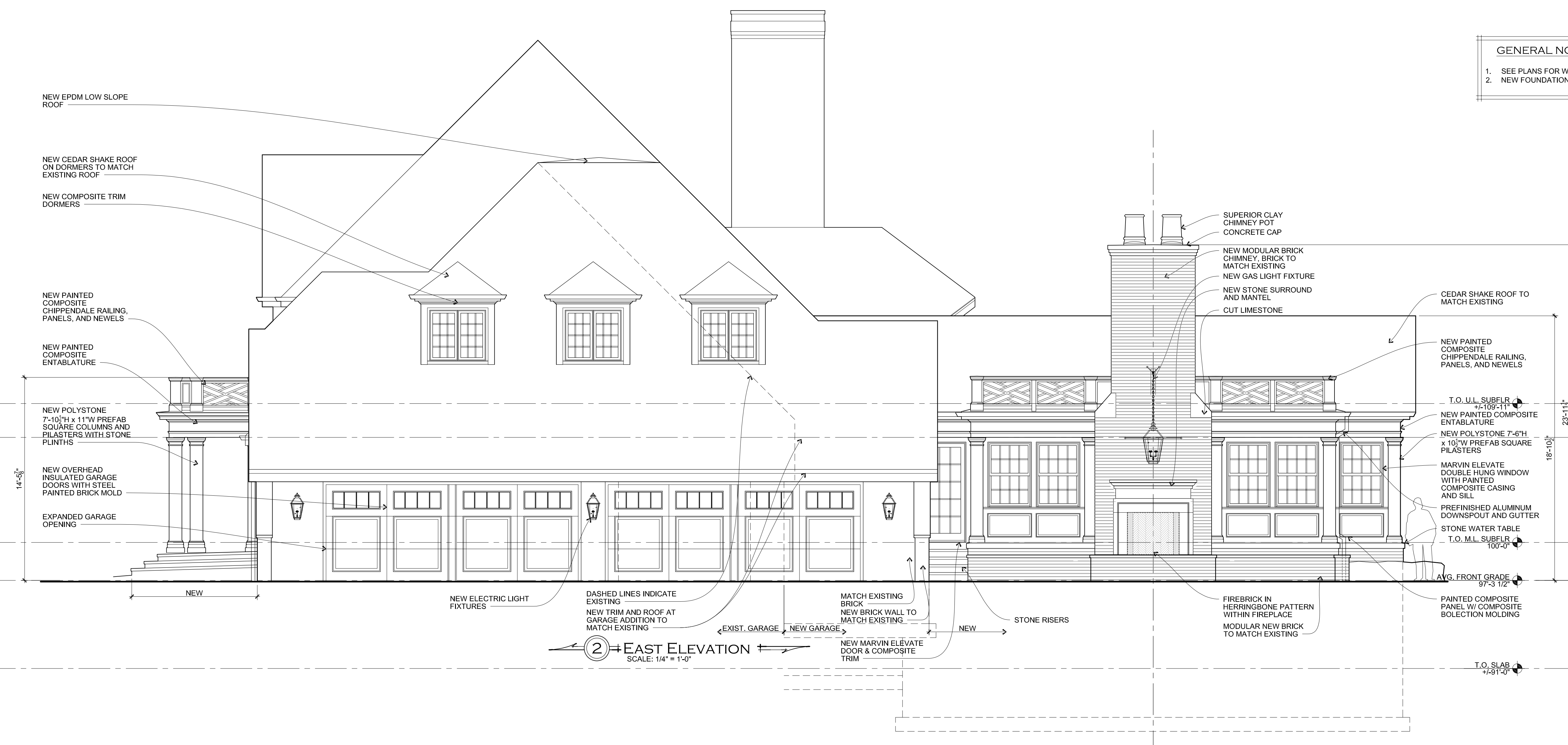
- EXISTING CEDAR SHAKE ROOF
- NEW CEDAR SHAKE ROOF
- NEW LOW SLOPE EPDM ROOF



MAX. BUILDING HT.
139'-3 1/2"

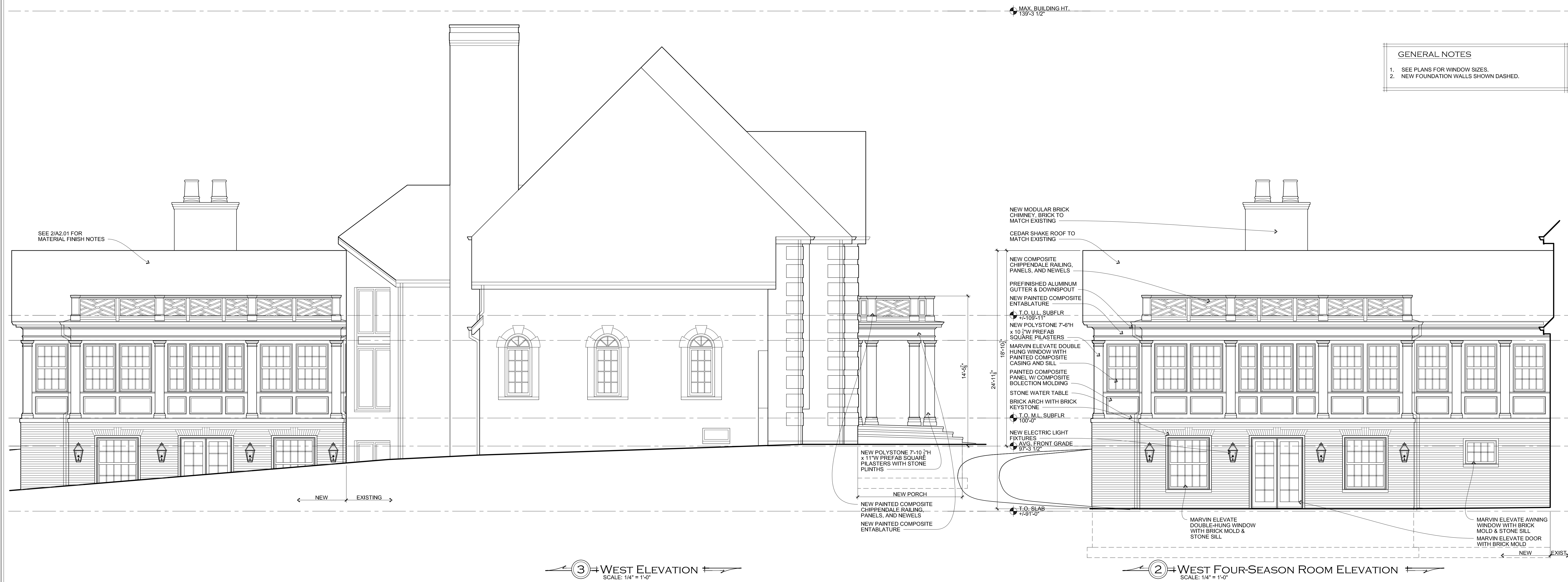
GENERAL NOTES

1. SEE PLANS FOR WINDOW SIZES.
2. NEW FOUNDATION WALLS SHOWN DASHED.

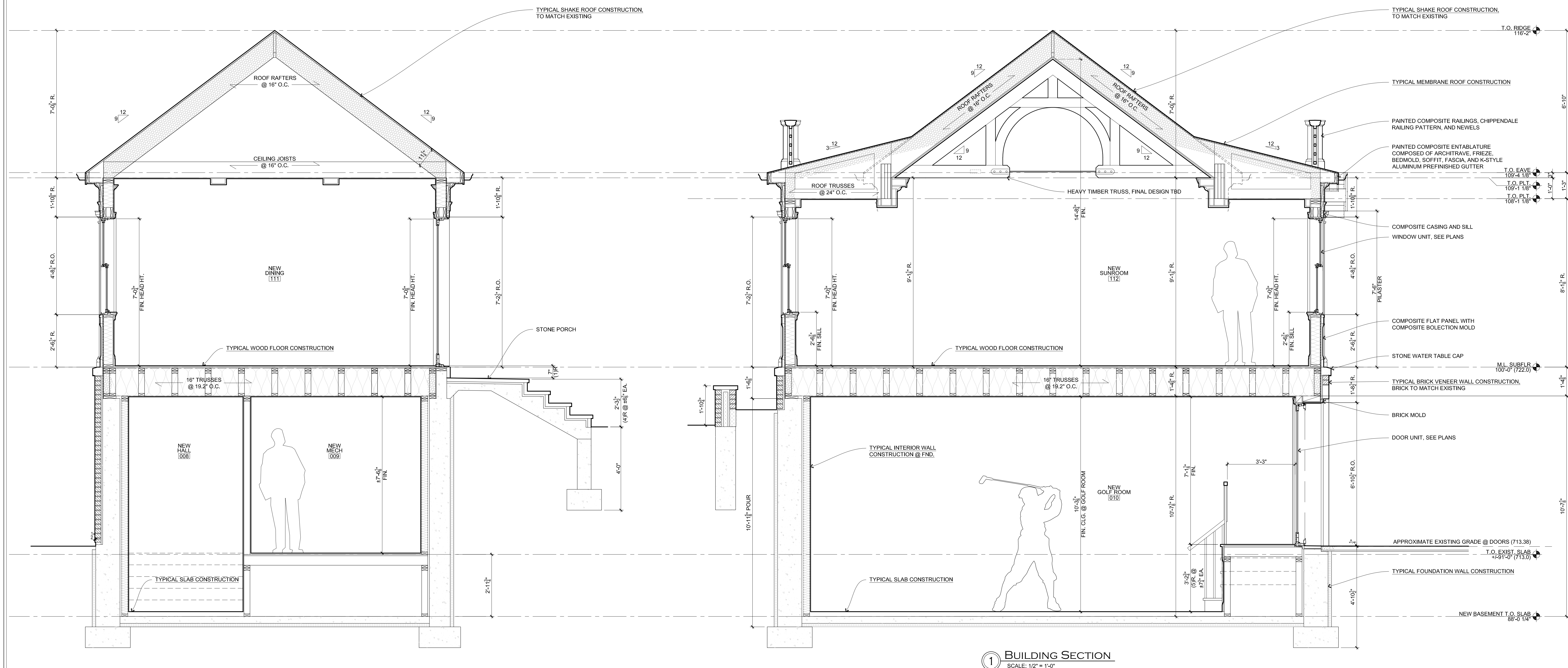


GENERAL NOTES

1. SEE PLANS FOR WINDOW SIZES.
2. NEW FOUNDATION WALLS SHOWN DASHED.



NOTE:
STRUCTURE SHOWN THROUGHOUT DRAWING
SET IS DIAGRAMMATIC AND INTENDED FOR
SCHEMATIC DESIGN PURPOSES. STRUCTURAL
SYSTEMS TO BE DESIGNED BY LICENSED
PROFESSIONAL ENGINEER IN UPCOMING
PROJECT PHASES.



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

TYPICAL SHAKE ROOF CONSTRUCTION
- CEDAR SHAKE, SIZE AND COLOR TO MATCH EXISTING
- ROOFING FELT PER MANF
- ICE & WATER SHIELD, EXTEND UP ROOF TO A POINT
24" MIN (HORIZ.) INSIDE EXT. WALL AND @ ALL
VALLEYS
- 3/4" EXTERIOR GRADE PLYWOOD SHEATHING PER
STRUCTURAL
- ROOF FRAMING, SEE PLAN / SECTION
- R-49 MIN. INSULATION PER CODE

TYPICAL MEMBRANE ROOF CONSTRUCTION
- EPDM ROOFING MEMBRANE, CARLISLE OR EQ.
- EPDM ROOFING ADHESIVE PER MANF
- 3/4" EXTERIOR GRADE PLYWOOD SHEATHING
PER STRUCTURAL
- ROOF FRAMING, SEE PLAN / SECTION
- R-49 MIN. INSULATION PER CODE

TYPICAL HORIZONTAL SIDING WALL CONSTRUCTION
- 1x6 BEVEL LAP SIDING TO MATCH EXISTING
- BUILDING PAPER / AIR INFILTRATION BARRIER (AIB)
- 3/4" EXTERIOR GRADE PLYWOOD SHEATHING
- WALL FRAMING, SEE PLAN/SECTION
- R-20 MIN. BATT INSULATION

TYPICAL BRICK VENEER WALL CONSTRUCTION
- 4" NOM. BRICK VENEER TO MATCH EXISTING, WITH
CORROSION RESISTANT MASONRY WALL TIES, SPACED PER
CODE
- 2" NOM. AIR SPACE WITH FULL HEIGHT MASONRY MAT
- SELF-ADHERING EPDM MASONRY FLASHING OVER CONCRETE

TYPICAL THIN BRICK WALL CONSTRUCTION
- ADHERED THIN BRICK INSTALLED PER MFR INSTRUCTIONS
- BOND COAT AND SCRATCH COAT, INSTALLED PER ADHERED
THIN BRICK MFR INSTRUCTIONS
- LATH/NET DRAINAGE PLANE AND METAL LATH SYSTEM
- APPLIED ON CONCRETE OR SHEATHING, DEPENDENT ON
LOCATION

TYPICAL FOUNDATION WALL CONSTRUCTION
- 2" DRAINAGE & INSULATION BOARD (R-10 MIN.)
- CONTINUOUS WATERPROOFING MEMBRANE
- CONCRETE WALL

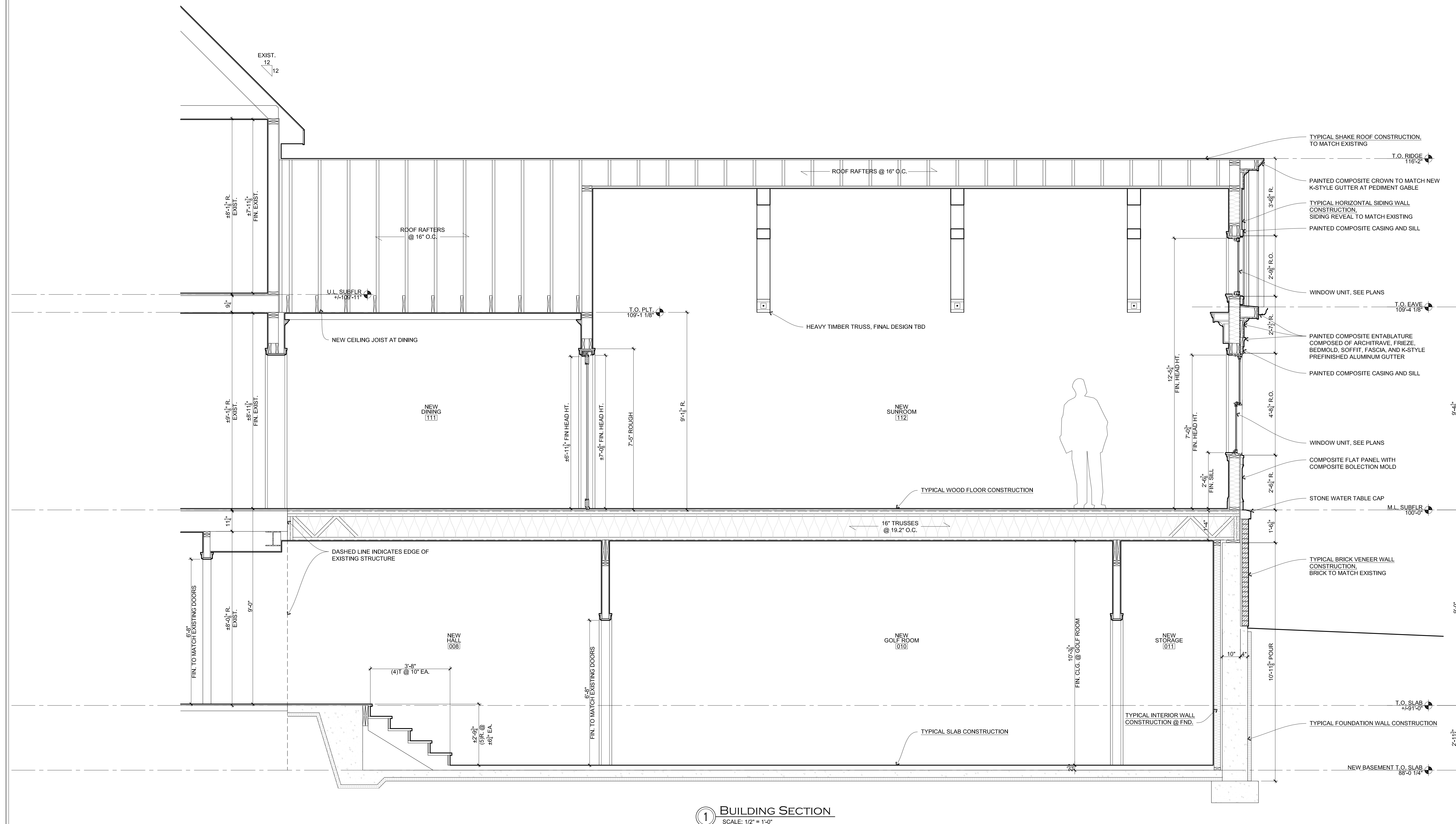
TYPICAL INTERIOR WALL CONSTRUCTION @ FND.
- CONCRETE WALL
- 1" AIR GAP
- 2x4 WALL FRAMING
- R-20 MIN. BATT INSULATION

TYPICAL SLAB CONSTRUCTION
- NEW GOLF ROOM FIN. FLOOR
- ASSUMED 2" BUILD-UP
- 4" CONCRETE SLAB TYP.
- REBAR REINFORCEMENT
- VAPOR BARRIER
- 2" RIGID INSULATION (R-10 MIN.)
- 6" MIN. CLEAN GRAVEL FILL
- COMPACTED SOIL

TYPICAL WOOD FLOOR CONSTRUCTION
- 2" ENGINEERED WOOD FLOOR
- 5/8" APA RATED SUBFLOOR (GLUED &
SCREWED TO FLOOR STRUCTURE)
- FLOOR JOISTS, SEE PLAN/SECTION
- R-30 MIN. BATT INSULATION OR SIM.

TYPICAL TILE FLOOR CONSTRUCTION
- TILE BY ID.
- SETTING BED PER MANF
- CRACK ISOLATION MEMBRANE
- 5/8" APA RATED SUBFLOOR (GLUED &
SCREWED TO FLOOR STRUCTURE)
- FLOOR JOISTS, SEE PLAN/SECTION
- R-30 MIN. BATT INSULATION OR SIM.

NOTE:
STRUCTURE SHOWN THROUGHOUT DRAWING
SET IS DIAGRAMMATIC AND INTENDED FOR
SCHEMATIC DESIGN PURPOSES. STRUCTURAL
SYSTEMS TO BE DESIGNED BY LICENSED
PROFESSIONAL ENGINEER IN UPCOMING
PROJECT PHASES.



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

TYPICAL CONSTRUCTION

TYPICAL SHAKE ROOF CONSTRUCTION

- CEDAR SHAKE, SIZE AND COLOR TO MATCH EXISTING
- ROOFING FELT PER MANF
- ICE & WATER SHIELD, EXTEND UP ROOF TO A POINT 24" MIN (HORIZ.) INSIDE EXT. WALL AND @ ALL VALLEYS
- 3/4" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL
- ROOF FRAMING, SEE PLAN / SECTION
- R-49 MIN. INSULATION PER CODE

TYPICAL MEMBRANE ROOF CONSTRUCTION

- EPDM ROOFING MEMBRANE, CARLISLE OR EQ.
- EPDM ROOFING ADHESIVE PER MANF
- 3/4" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL
- ROOF FRAMING, SEE PLAN / SECTION
- R-49 MIN. INSULATION PER CODE

TYPICAL HORIZONTAL SIDING WALL CONSTRUCTION

- 1x6 BEVEL LAP SIDING TO MATCH EXISTING
- BUILDING PAPER / AIR INFILTRATION BARRIER (AIB)
- 3/4" EXTERIOR GRADE PLYWOOD SHEATHING
- WALL FRAMING, SEE PLAN/SECTION
- R-20 MIN. BATT INSULATION

TYPICAL BRICK VENEER WALL CONSTRUCTION

- 4" NOM. BRICK VENEER TO MATCH EXISTING, WITH CORROSION RESISTANT MASONRY WALL TIES, SPACED PER CODE
- 2" NOM. AIR SPACE WITH FULL HEIGHT MASONRY MAT
- SELF-ADHERING EPDM MASONRY FLASHING OVER CONCRETE

TYPICAL THIN BRICK WALL CONSTRUCTION

- ADHERED THIN BRICK INSTALLED PER MFR INSTRUCTIONS
- BOND COAT AND SCRATCH COAT, INSTALLED PER ADHERED THIN BRICK MFR INSTRUCTIONS
- LATH/NET DRAINAGE PLANE AND METAL LATH SYSTEM
- APPLIED ON CONCRETE OR SHEATHING, DEPENDENT ON LOCATION

TYPICAL FOUNDATION WALL CONSTRUCTION

- 2" DRAINAGE & INSULATION BOARD (R-10 MIN.)
- CONTINUOUS WATERPROOFING MEMBRANE
- CONCRETE WALL

TYPICAL INTERIOR WALL CONSTRUCTION @ FND.

- CONCRETE WALL
- 1" AIR GAP
- 2x4 WALL FRAMING
- R-20 MIN. BATT INSULATION

TYPICAL SLAB CONSTRUCTION

- NEW GOLF ROOM FIN. FLOOR
- ASSUMED 2" BUILD-UP
- 4" CONCRETE SLAB TYP.
- REBAR REINFORCEMENT
- VAPOR BARRIER
- 2" RIGID INSULATION (R-10 MIN.)
- 6" MIN. CLEAN GRAVEL FILL
- COMPACTED SOIL

TYPICAL WOOD FLOOR CONSTRUCTION

- 3/4" ENGINEERED WOOD FLOOR
- TILE BY I.D.
- SETTING BED PER MANF
- CRACK ISOLATION MEMBRANE
- 5/8" APA RATED SUBFLOOR (GLUED & SCREWED TO FLOOR STRUCTURE)
- FLOOR JOISTS, SEE PLAN/SECTION
- R-30 MIN. BATT INSULATION OR SIM.

TYPICAL TILE FLOOR CONSTRUCTION

- TILE BY I.D.
- SETTING BED PER MANF
- CRACK ISOLATION MEMBRANE
- 5/8" APA RATED SUBFLOOR (GLUED & SCREWED TO FLOOR STRUCTURE)
- FLOOR JOISTS, SEE PLAN/SECTIONS
- R-30 MIN. BATT INSULATION OR SIM.



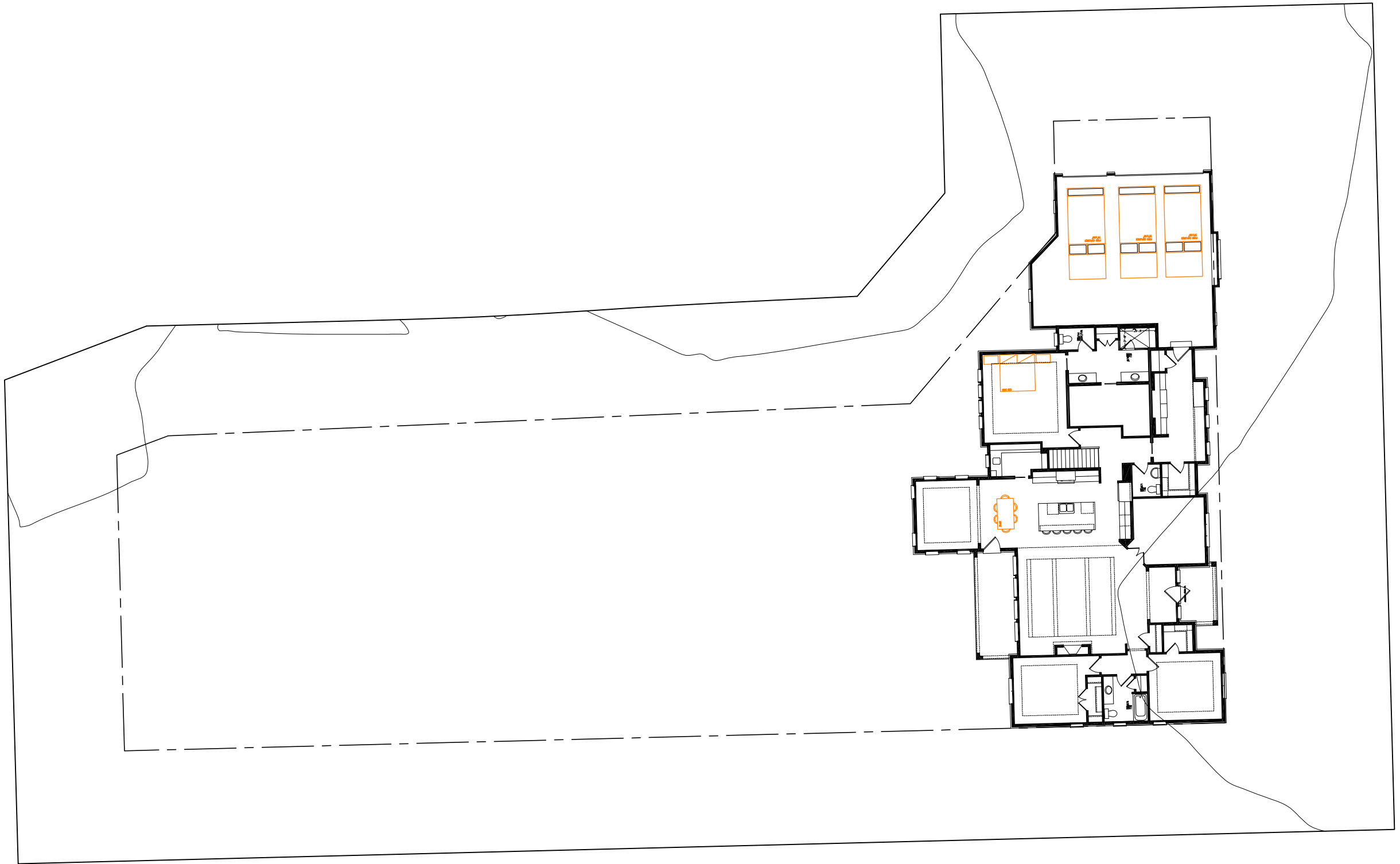
11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: December 11, 2023
SUBJECT: John & Patti Francis, New Single-Family Residence on Lot #1 N. Torrey Drive

Attachments:
Site Plan (PDF)
Plans (PDF)



ROOF TRUSS HEEL HEIGHTS		
6.5 / 12 PITCH	-	5.5" HEEL - 12" OWHG
8 / 12 PITCH	-	7" HEEL - 12" OWHG
10 / 12 PITCH	-	9" HEEL - 12" OWHG
12 / 12 PITCH	-	11" HEEL - 12" OWHG
14 / 12 PITCH	-	13" HEEL - 12" OWHG
14 / 12 PITCH	-	25" HEEL - 12" OWHG
(OFFICE GABLE ONLY)		

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

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JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS



REVISONS		CLIENT: FRANCIA RES. BRIGHTWATER MODEL	
DATE	BY:	TITLE	DATE
9/25/23	DP	ELEVATIONS	8/16/23
9/27/23	DP	PRINT #:	22308-3
10/23/23	DP	SCALE:	3 PLUM
10/26/23	DP	NOTED	NOTED
		PAGE #:	1/4

General Contractor

Allan Builders, LLC

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Francis Residence

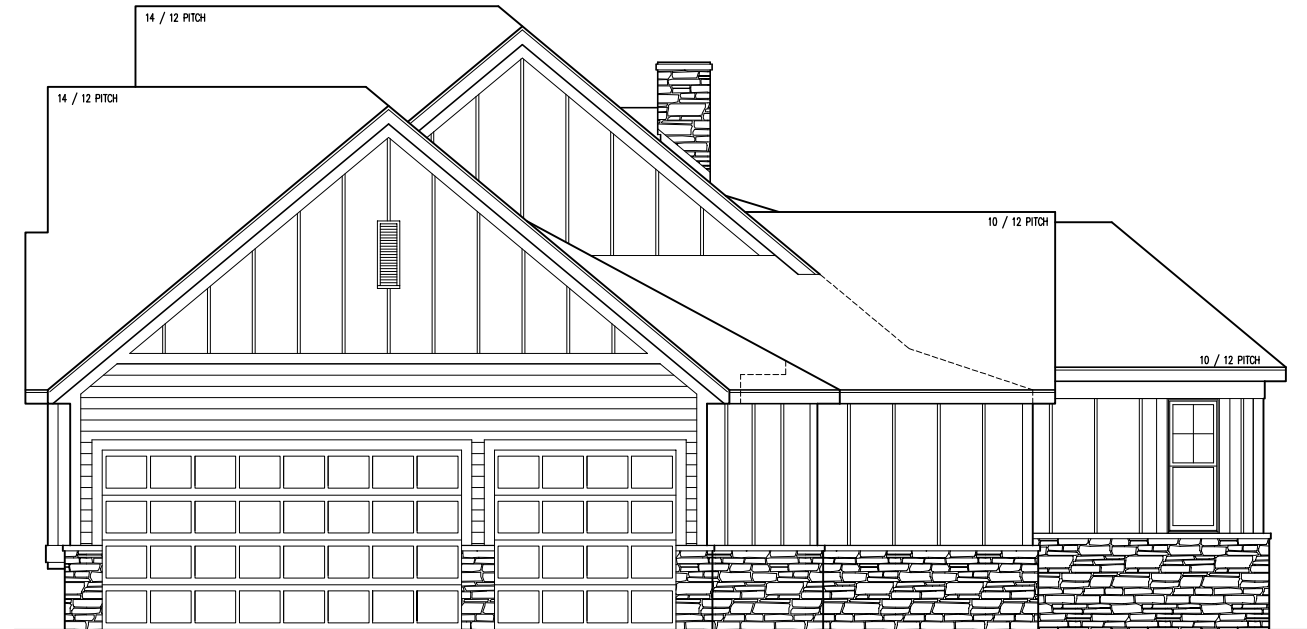
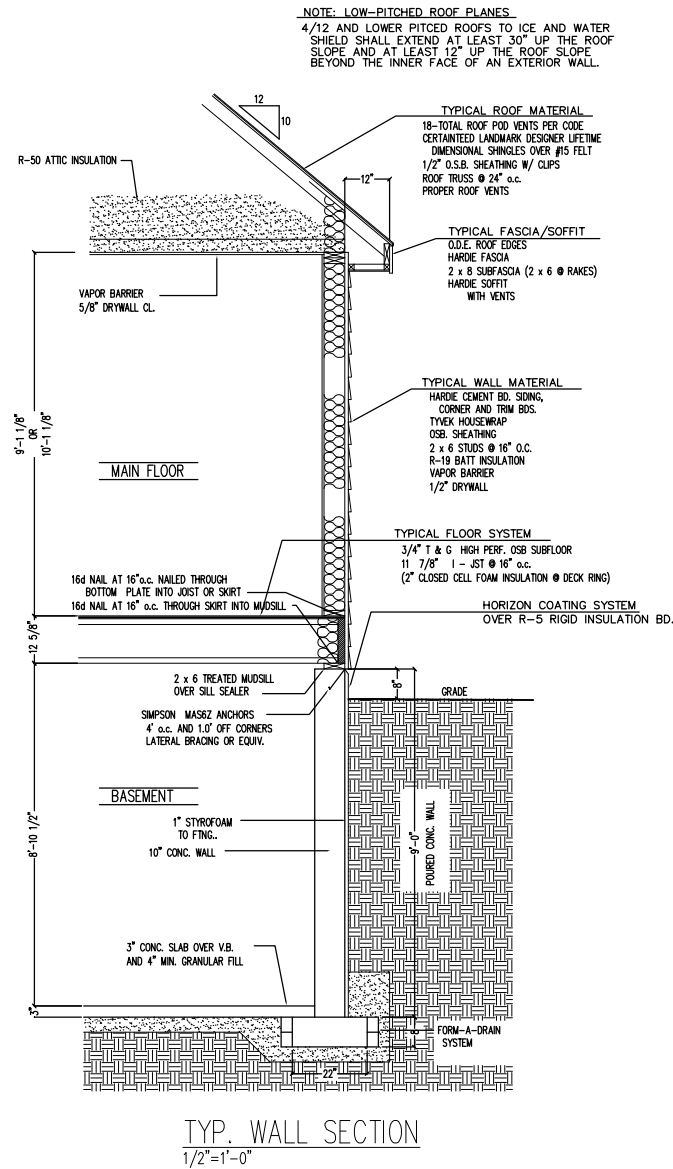
Lot 1, Torrey Drive Subdivision

REVISIONS

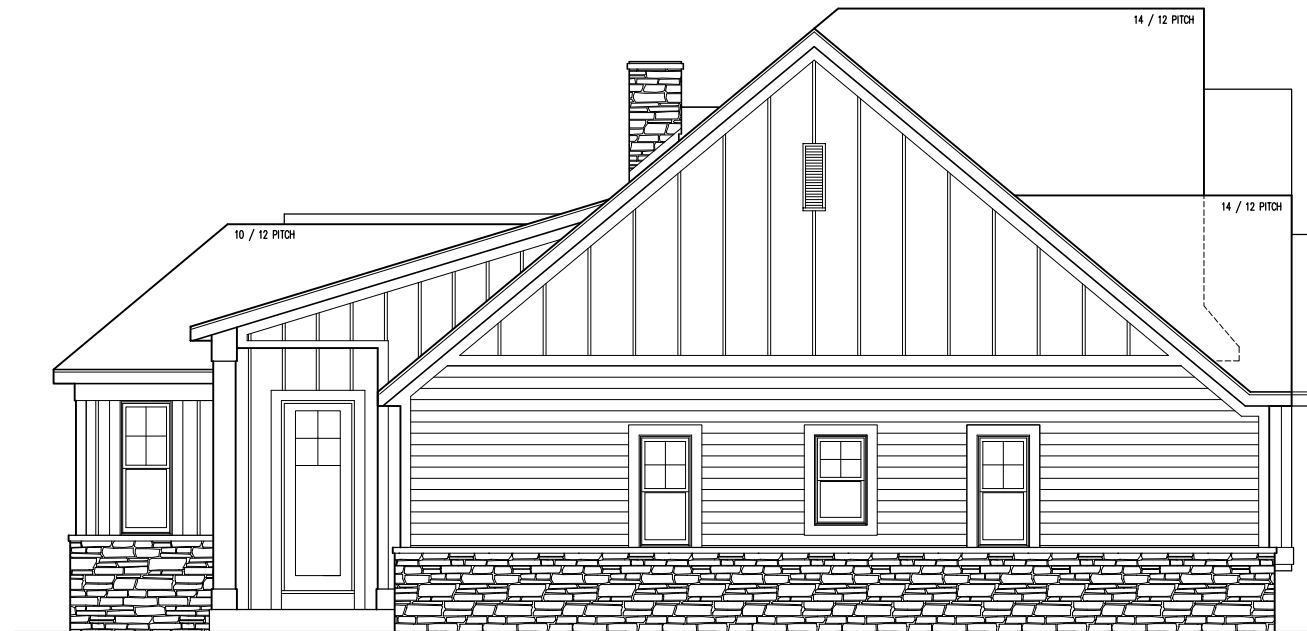
CLIENT: FRANCIA RES.
BRIGHTWATER MODEL

General Contractor
Allan Builders, LLC

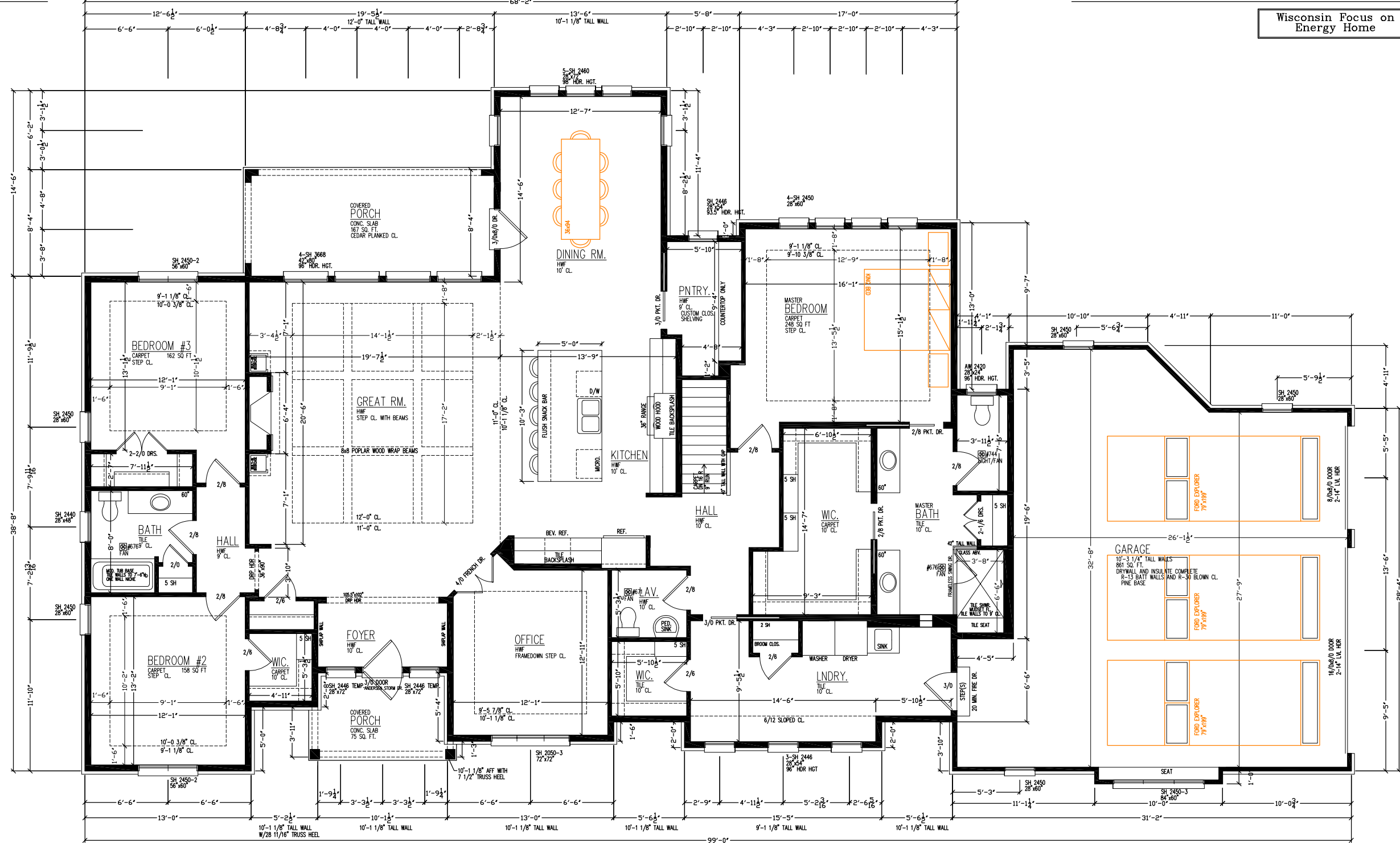
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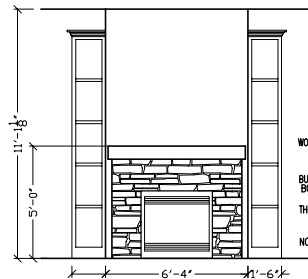
RIGHT SIDE ELEVATION
1/4"=1'-0"



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



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



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

- FIREPLACE SELECTION (As Checked)**
- ☒ Heatilator Novus MDV 4236 (standard)
R.O. 42" x 34 7/8" x 19 5/8"
 - ☒ No Hearth
 - ☐ Raise fireplace unit 0"
 - ☐ Flush Hearth (standard)
 - ☐ Raise fireplace unit 9.75"
 - ☐ Raised Hearth
 - ☐ Raise fireplace unit 9.75"
 - ☐ Crown Mantel (standard)
 - ☐ Other See detail

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

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

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

REVISIONS

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BRIGHTWATER MODEL

TITLE: FLOOR PLAN

DATE: 8/16/23

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

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allan
General Contractor

Packet Pg. 55



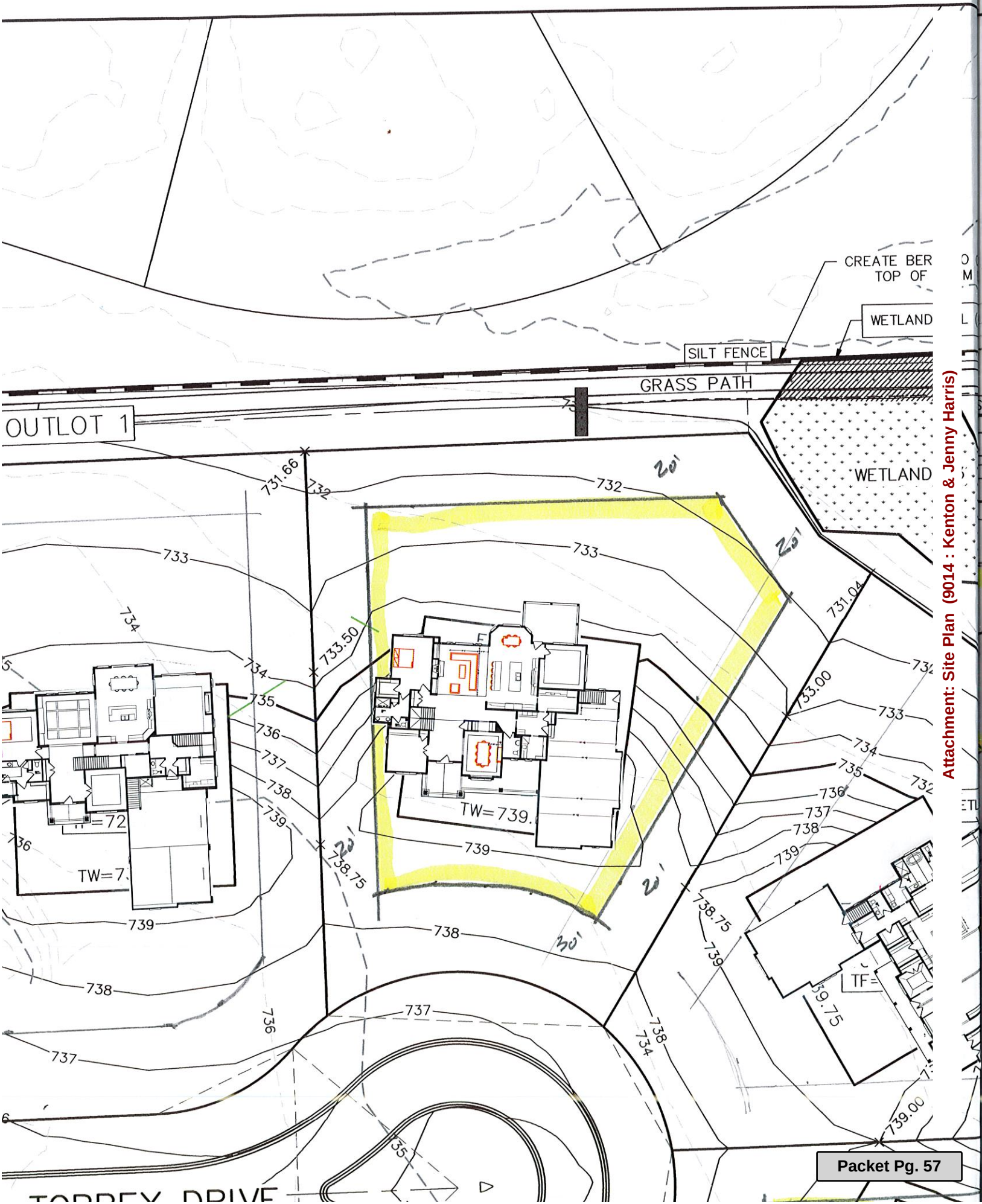
11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: December 11, 2023
SUBJECT: Kenton & Jenny Harris, New Single-Family Residence on Lot #6 N. Torrey Drive

Attachments:
Site Plan (PDF)
Plans (PDF)



ROOF TRUSS HEEL HEIGHTS		
4 / 12 PITCH	- 4" HEEL	- 12" OHG
6 / 12 PITCH	- 6" HEEL	- 12" OHG
8 / 12 PITCH	- 8" HEEL	- 12" OHG
10 / 12 PITCH	- 10" HEEL	- 12" OHG
12 / 12 PITCH	- 12" HEEL	- 12" OHG
(OFFICE ONLY)		
12 / 12 PITCH	- 12" HEEL	- 12" OHG
12 / 12 PITCH	- 23" HEEL	- 12" OHG
(OFFICE ONLY)		

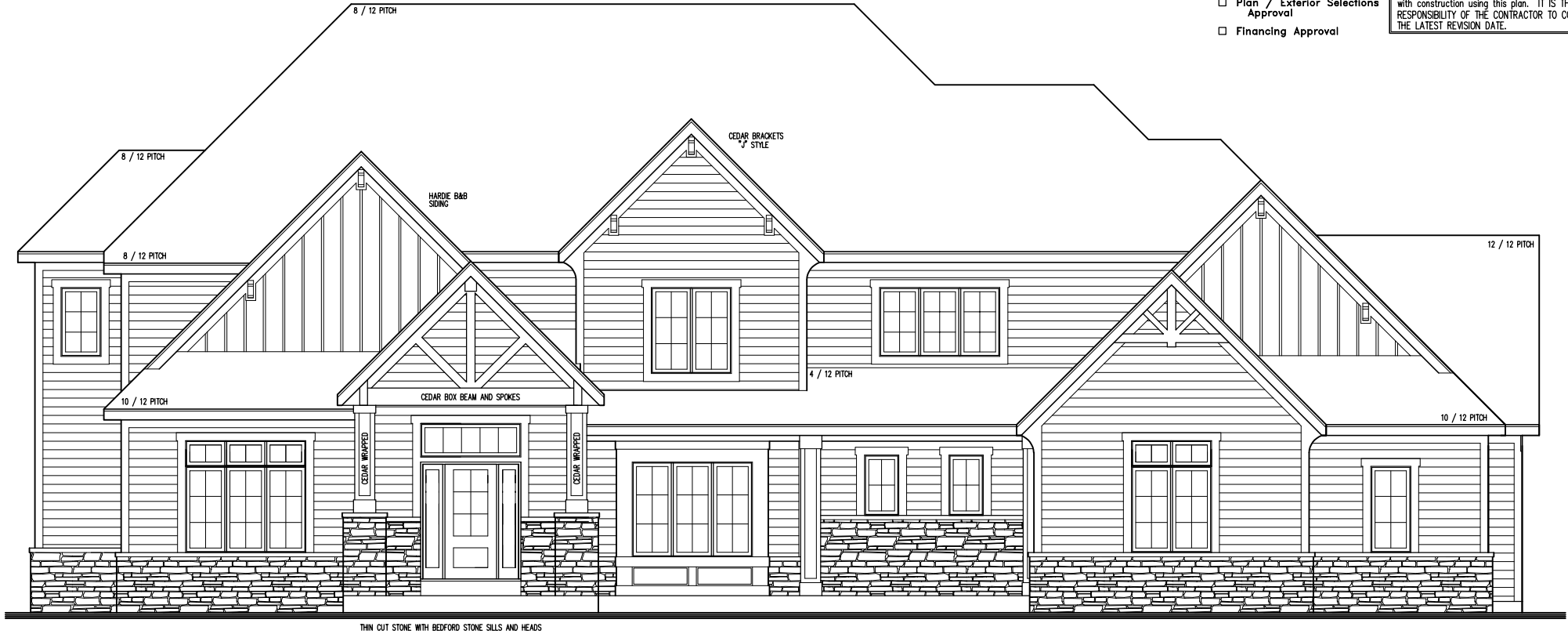
- GREEN PLAN CHECK LIST
- ☐ ACC / Survey Approval
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JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS



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



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

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TORY HOMES OF WISCONSIN, INC.
"Building For The Way You Live"
1818 WISCONSIN DRIVE
GERMANTOWN, WISCONSIN 53022
PH (262) 262-7100 / FAX (262) 262-7108

CLIENT:		HARRIS RES.		REVISIONS	
HAWTHORNE		MODE		DESCRIPTION	
TITLE		ELEVATIONS		BY	
DATE		SQ. FEET		DATE	
7/26/23		6,665		8/27/23	
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22307-4		NOTED		10/6/23	
PLUM		PAGE #		10/9/23	
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REQUESTED REVISIONS		REVISIONS	
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DATE		DESCRIPTION	
11/13/23		BY	
11/13/23		DATE	
11/13/23		11/13/23	

REQUESTED REVISIONS		REVISIONS	
DATE		DESCRIPTION	
11/13/23		BY	
11/13/23		DATE	
11/13/23		11/13/23	

REQUESTED REVISIONS		REVISIONS	
DATE		DESCRIPTION	
11/13/23		BY	
11/13/23		DATE	
11/13/23		11/13/23	

REQUESTED REVISIONS		REVISIONS	
DATE		DESCRIPTION	
11/13/23		BY	
11/13/23		DATE	
11/13/23		11/13/23	

REQUESTED REVISIONS		REVISIONS	
DATE		DESCRIPTION	
11/13/23		BY	
11/13/23		DATE	
11/13/23		11/13/23	

REQUESTED REVISIONS		REVISIONS	
DATE		DESCRIPTION	



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



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

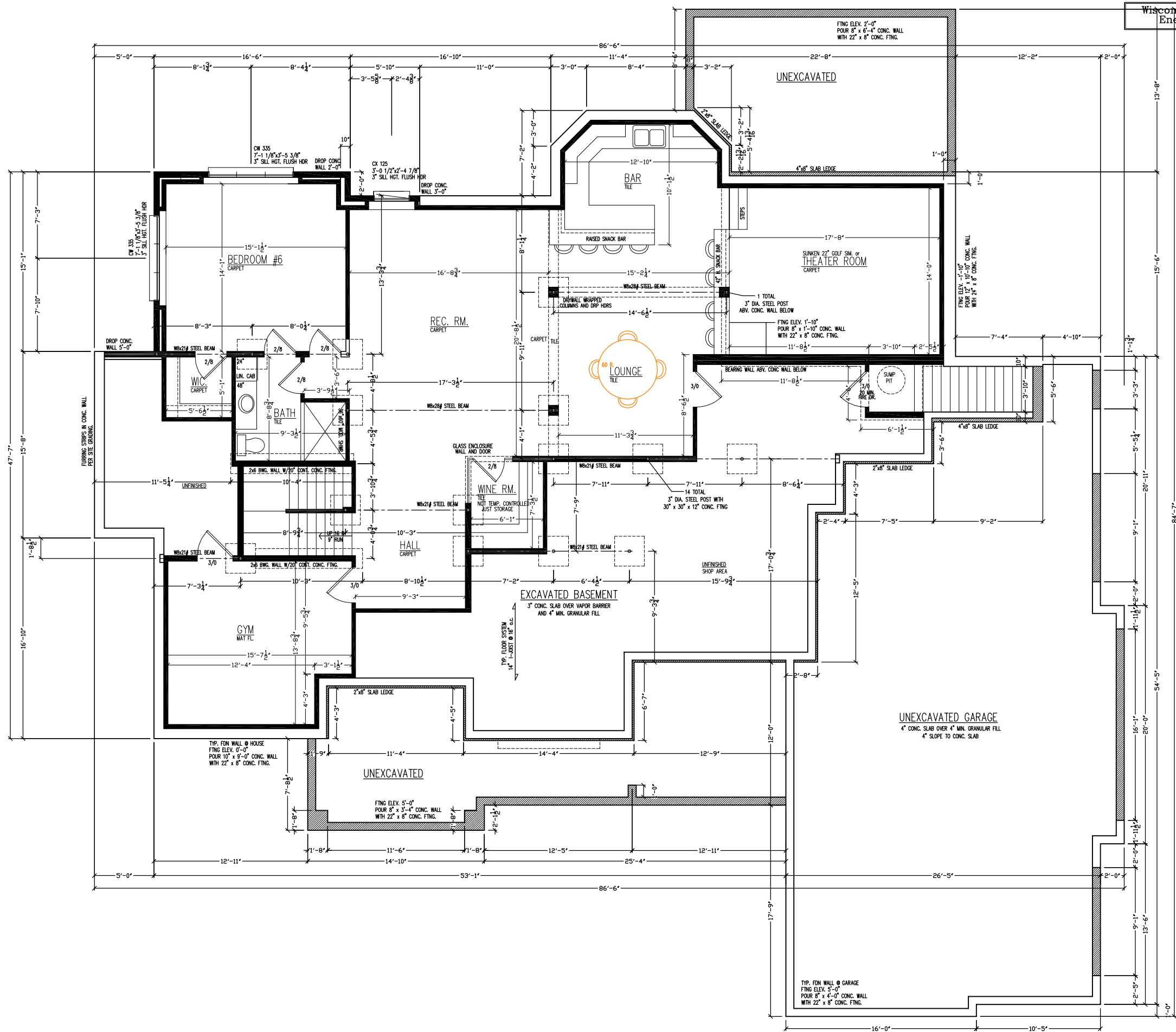
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"Building For The Way You Live"
1818 WISCONSIN DRIVE
GERMANTOWN, WISCONSIN 53022
PH (262) 262-7100 / FAX (262) 262-7108

REVISIONS		DATE		BY	
	DESCRIPTION				

CLIENT:	HARRIS RES.		MODLE
	HAWTHORNE		
TITLE	ELEVATIONS		SQ. FEET:
	DATE		7/26/23
PRINT #:	DRAWN BY:	SCALE:	PAGE #:
22307-4	PLUM	NOTED	2/5

Jenny and Kenton Harris Residence
Lot 6, Torry Drive Subdivision
Mequon WI.



Wisconsin Focus on Energy Home

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CLIENT:	HARRIS RES.
DATE:	7/26/23
TITLE:	FDN/BSMT
SCALE:	1/8" = 1'-0"
NOTED:	3/5

REVISIONS	DATE	BY	DESCRIPTION

Jenny and Kenton Harris Residence
Lot 6, Torry Drive Subdivision
Mequon WI.

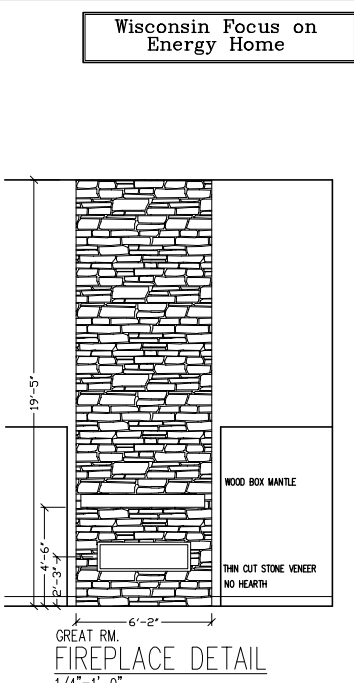
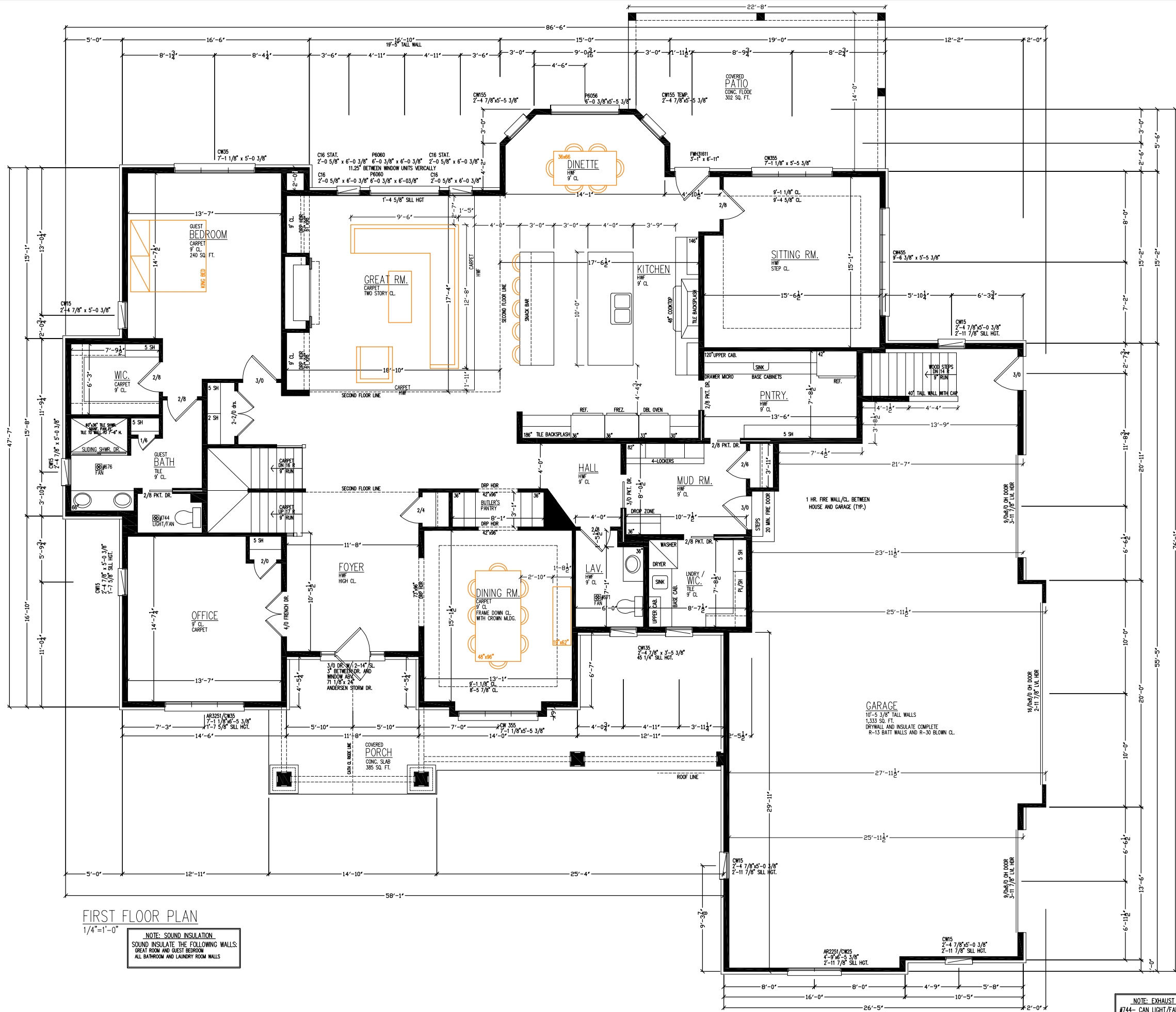
Jenny and Kenton Harris Residence
Lot 6, Torry Drive Subdivision
Nequon WI.

REVISIONS	
DATE	DESCRIPTION

HARRIS RES. HAWTHORNE MODEL	
DATE	DESCRIPTION
7/26/23	2,884

CLIENT: HARRIS RES. HAWTHORNE MODEL	
DATE	DESCRIPTION
7/26/23	2,884

TORY HOMES OF WISCONSIN, INC.	
DATE	DESCRIPTION
7/26/23	2,884



- FIREPLACE SELECTION (As Checked)**
- ☐ Heatilator Novus NNX4236 R.O. 42"x34" 7/8"x19 5/8"
 - ☒ Mezzo 48 Heatilator R.O. 60 1/4"x42"x18 1/4"
 - ☐ Flush Hearth
 - ☐ Raise fireplace unit 1.5"
 - ☐ Flush Hearth
 - ☐ Raise fireplace unit 9.75"
 - ☐ No Hearth
 - ☐ Raise fireplace unit 13"
 - ☐ Crown Mantle
 - ☒ Other See detail

NOTE:

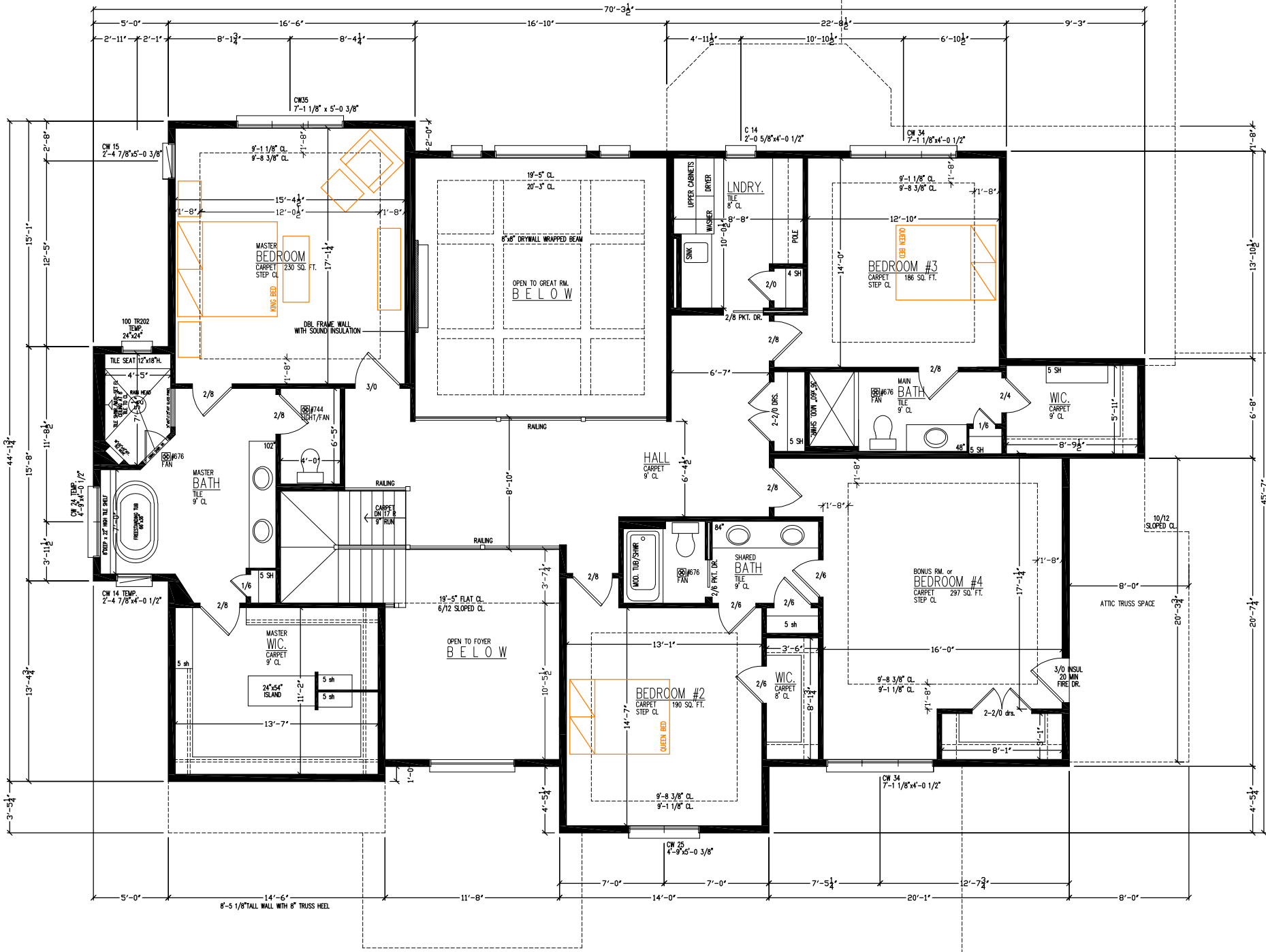
ALL DIMENSIONS ARE FROM STUD TO STUD UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL
SECOND FLOOR WALL ARE 8'-1 1/8" TALL

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"
POCKET DOOR--2" over the door x 6'-11"
POCKET DOOR--2" over the door x 6'-11"
POCKET DOOR--2" over the door x 6'-11"
POCKET DOOR--2" over the door x 6'-11"

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

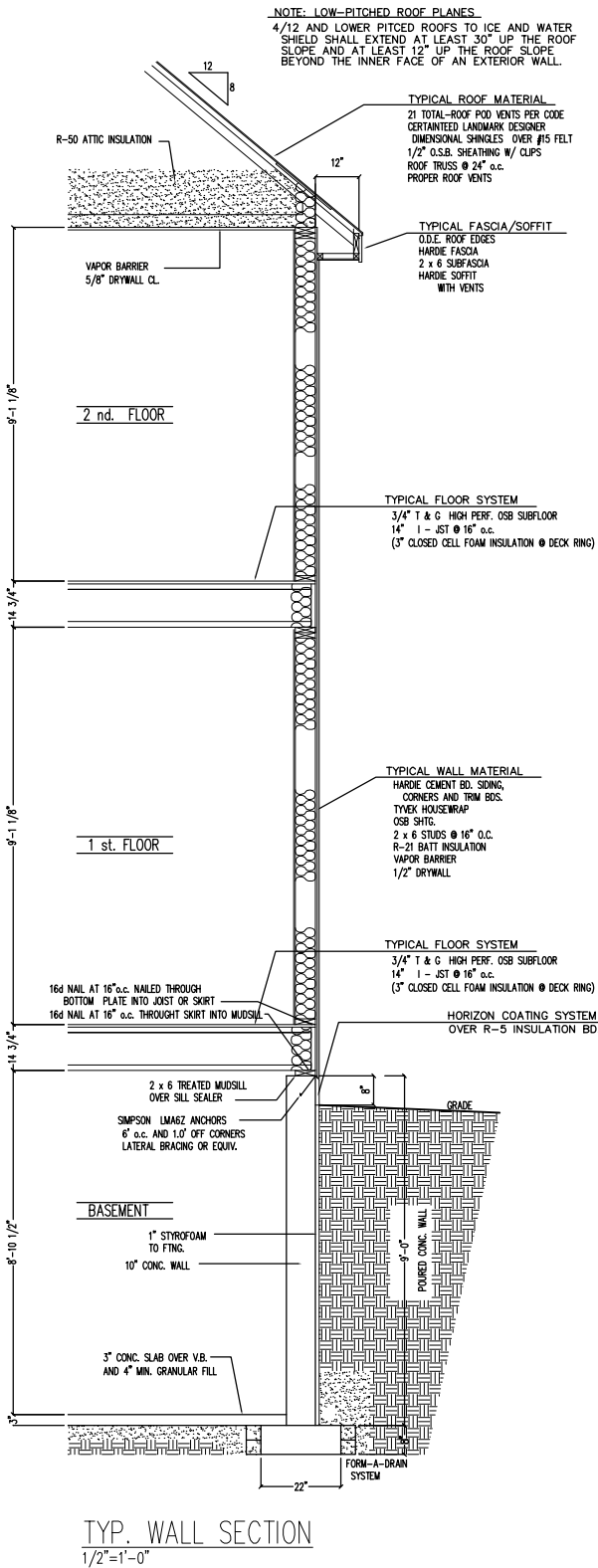
FIRST FLOOR PLAN
1/4"=1'-0"

NOTE: SOUND INSULATION.
SOUND INSULATE THE FOLLOWING WALLS:
GREAT ROOM AND GUEST BEDROOM
ALL BATHROOM AND LAUNDRY ROOM WALLS



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

NOTE: SOUND INSULATION
SOUND INSULATE THE FOLLOWING WALLS:
GREAT ROOM AND GUEST BEDROOM
ALL BATHROOM AND LAUNDRY ROOM WALLS



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

REVISIONS	
DATE	DESCRIPTION

HARRIS RES. HAWTHORNE MODEL	
DATE	DESCRIPTION
7/26/23	2.106

CLIENT: HARRIS RES. HAWTHORNE MODEL	
TITLE	DATE
2nd. Fl. Plan	7/26/23

TORY HOMES OF WISCONSIN, INC.	
DATE	DESCRIPTION
7/26/23	2.106



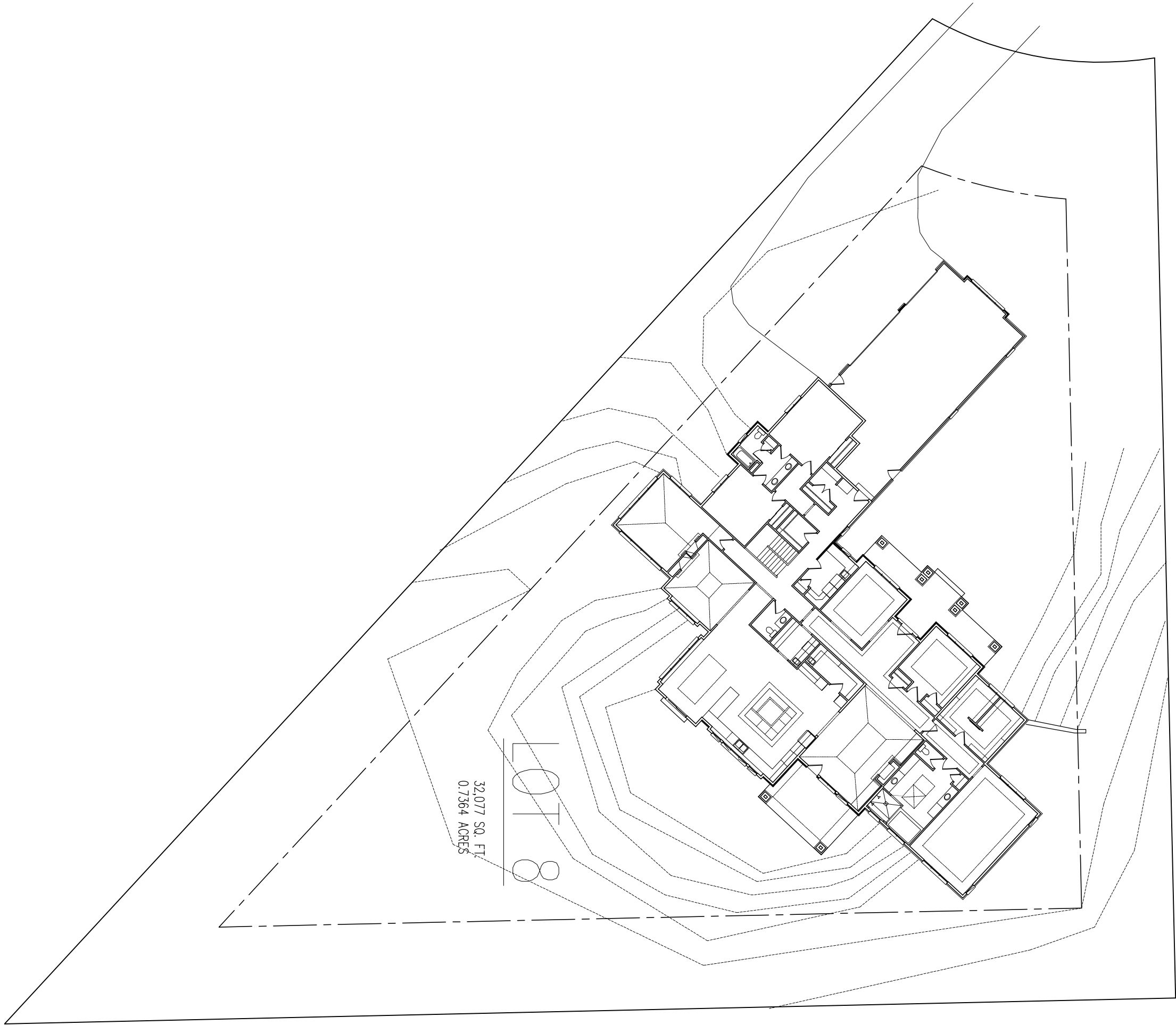
11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: December 11, 2023
**SUBJECT: Steve Rozansky & Debra Brenegan, New Single-Family Residence on Lot #8
N. Torrey Drive**

Attachments:
Site Plan (PDF)
Plans (PDF)



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

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

JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

3.5.b



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

TOTAL ELEVATION - 1479 SF.
siding - 383 SF. -28%
stone - 443 SF. -44%
windows/doors - 329 SF. -22%
misc. - 124 SF. -16%



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

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

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD
UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 10'-1 1/8" TALL
AND 10'-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 6'-11"
FRAMING ROUGH OPENINGS-WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS
THAT ARE WIDER THAN 48"

Steve Rozansky & Debra Brenegan Residence
Lot 8, Torrey Drive, Mequon

REVISIONS		CLIENT: CUSTOM RESIDENCE	
DATE	BY	DATE	BY
9/14/23	ES	DATE	ES
10/6/23	ES	ELEVATIONS	3/15/23
11/15/23	ES	PRINT #	7784
		SCALE	1/4"
		NOTED	22303-2 ES

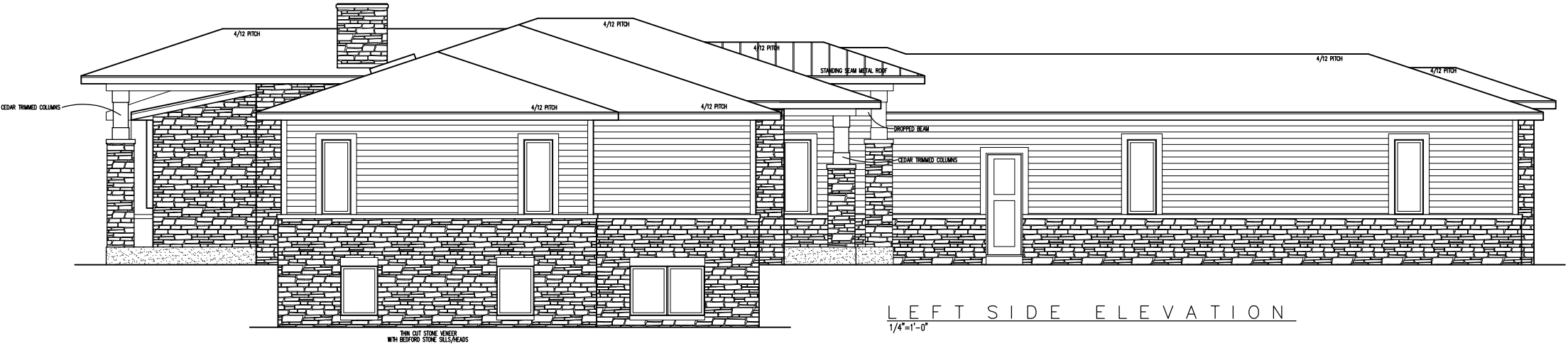
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Steve Rozansky & Debra Brenegan Residence
Lot 8, Torrey Drive, Mequon



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



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

NOTE: EXHAUST FAN KEY
#744- CAN LIGHT/FAN...70CFM...4" DIA.
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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 6'-11"
FRAMING ROUGH OPENINGS: WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS
THAT ARE WIDER THAN 48"

REVISIONS	
DATE	DESCRIPTION
9/14/23	ES REQUESTED UPDATES
10/9/23	ES REQUESTED CHANGES
11/15/23	ES REQUESTED CHANGES

CUSTOM RESIDENCE	
DATE	DESCRIPTION
3/15/23	ES NOTED

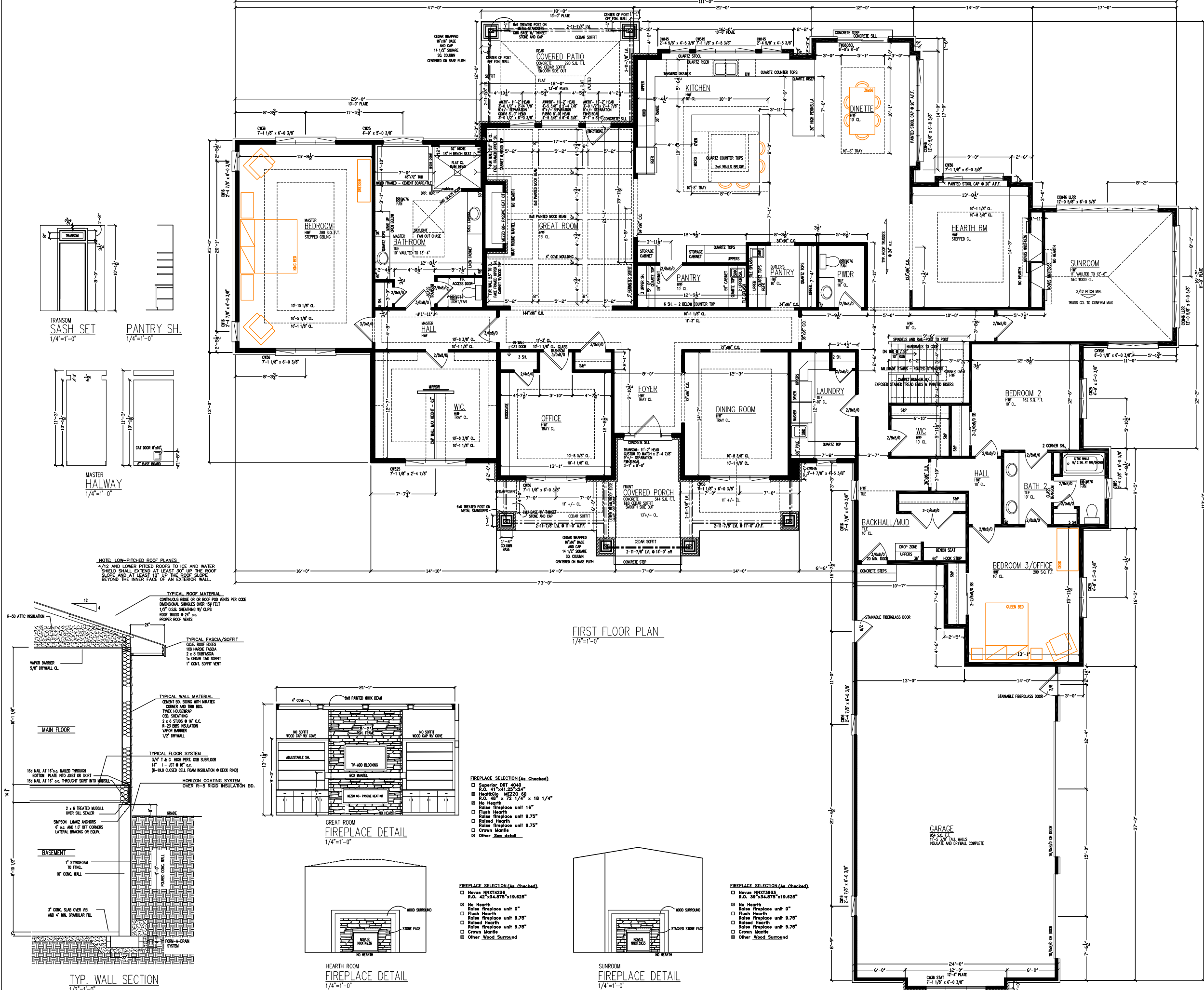
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GRANDVIEW, WISCONSIN 53022
PH (414) 288-7100 / FAX (414) 288-7100

REVISIONS		CUSTOM RESIDENCE		CLIENT	
DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION
5/20/23	REVISIONS	5/20/23	REVISIONS	5/20/23	REVISIONS
6/14/23	REVISIONS	6/14/23	REVISIONS	6/14/23	REVISIONS
6/14/23	REVISIONS	6/14/23	REVISIONS	6/14/23	REVISIONS
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6/14/23	REVISIONS	6/14/23	REVISIONS	6/14/23	REVISIONS
6/14/23	REVISIONS	6/14/23	REVISIONS	6/14/23	REVISIONS

CUSTOM RESIDENCE		CLIENT	
DATE	DESCRIPTION	DATE	DESCRIPTION
5/20/23	REVISIONS	5/20/23	REVISIONS
6/14/23	REVISIONS	6/14/23	REVISIONS
6/14/23	REVISIONS	6/14/23	REVISIONS
6/14/23	REVISIONS	6/14/23	REVISIONS
6/14/23	REVISIONS	6/14/23	REVISIONS
6/14/23	REVISIONS	6/14/23	REVISIONS
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6/14/23	REVISIONS	6/14/23	REVISIONS
6/14/23	REVISIONS	6/14/23	REVISIONS
6/14/23	REVISIONS	6/14/23	REVISIONS

CUSTOM RESIDENCE		CLIENT	
DATE	DESCRIPTION	DATE	DESCRIPTION
5/20/23	REVISIONS	5/20/23	REVISIONS
6/14/23	REVISIONS	6/14/23	REVISIONS
6/14/23	REVISIONS	6/14/23	REVISIONS
6/14/23	REVISIONS	6/14/23	REVISIONS
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6/14/23	REVISIONS	6/14/23	REVISIONS

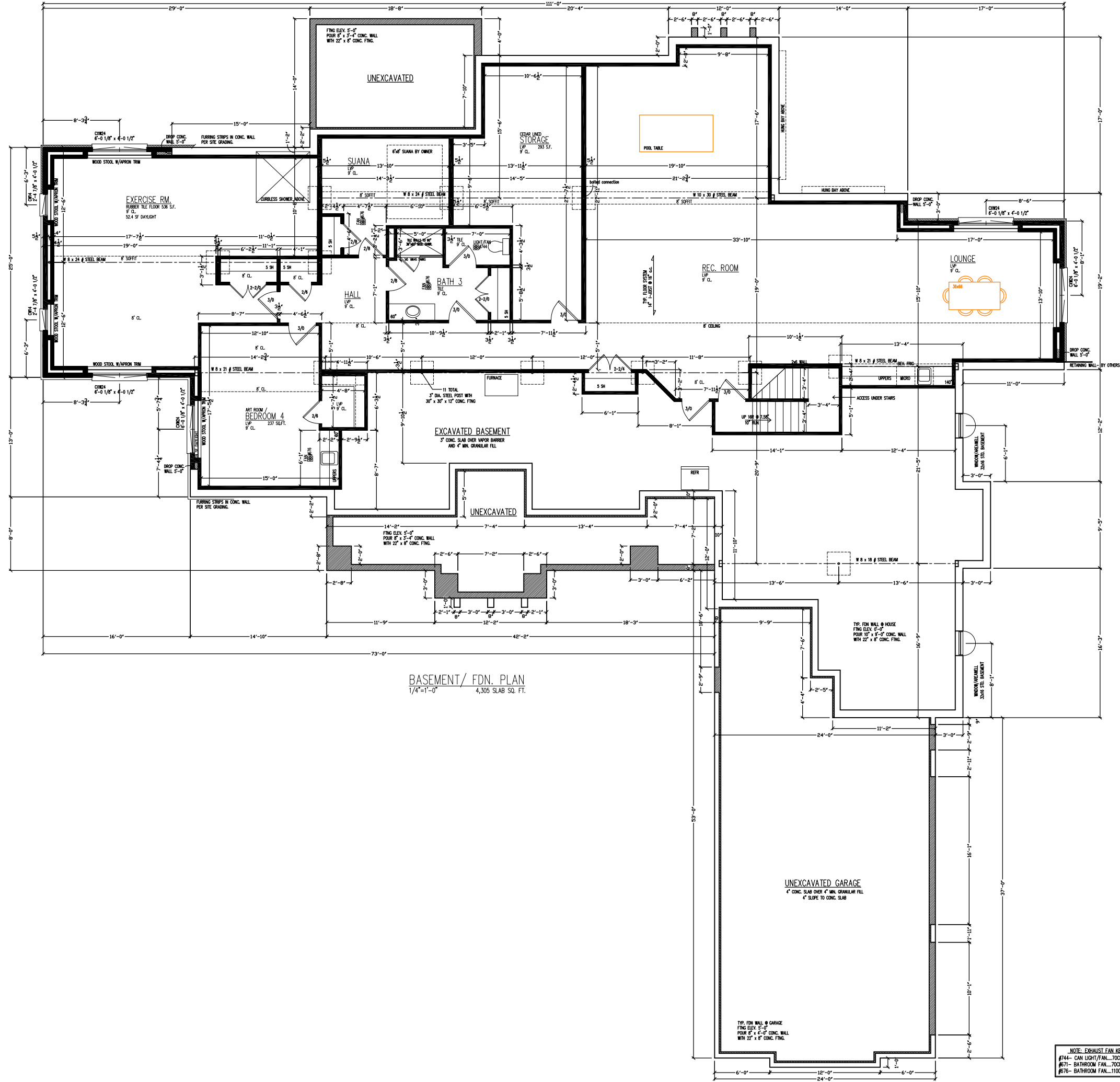


NOTE: EXHAUST FAN KEY
#744- CAN LIGHT/FAN...700FM...4" DIA.
#671- BATHROOM FAN...700FM...3" DIA.
#676- BATHROOM FAN...1100FM...4" DIA.

NOTE:
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ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 10'-1 1/8" TALL

FRAMING ROUGH OPENINGS: INTERIOR DOORS
DOUBLE DOORS--2" over the door x 8'-0"
SINGLE DOORS--2 1/2" over the door x 8'-0"
POCKET DOOR--2x door + 1" x 8'-0"
FRAMING ROUGH OPENINGS: WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS
THAT ARE WIDER THAN 48"

Steve Rozansky & Debra Brenegan Residence
Lot 8, Torrey Drive, Mequon



BASEMENT/ FDN. PLAN
1/4"=1'-0" 4,305 SLAB SQ. FT.

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"
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DOUBLE SILL PLATES UNDER WINDOWS
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#671- BATHROOM FAN...70CFM...3" DIA.
#676- BATHROOM FAN...110CFM...4" DIA.

CUSTOM RESIDENCE		REVISIONS	
DATE	DESCRIPTION	DATE	DESCRIPTION
9/7/23	BS	9/7/23	BS
9/14/23	BS	9/14/23	BS
10/6/23	BS	10/6/23	BS
11/16/23	BS	11/16/23	BS

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WISCONSIN, INC.

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1515 WISCONSIN DRIVE
GRANDVIEW, WISCONSIN 53022
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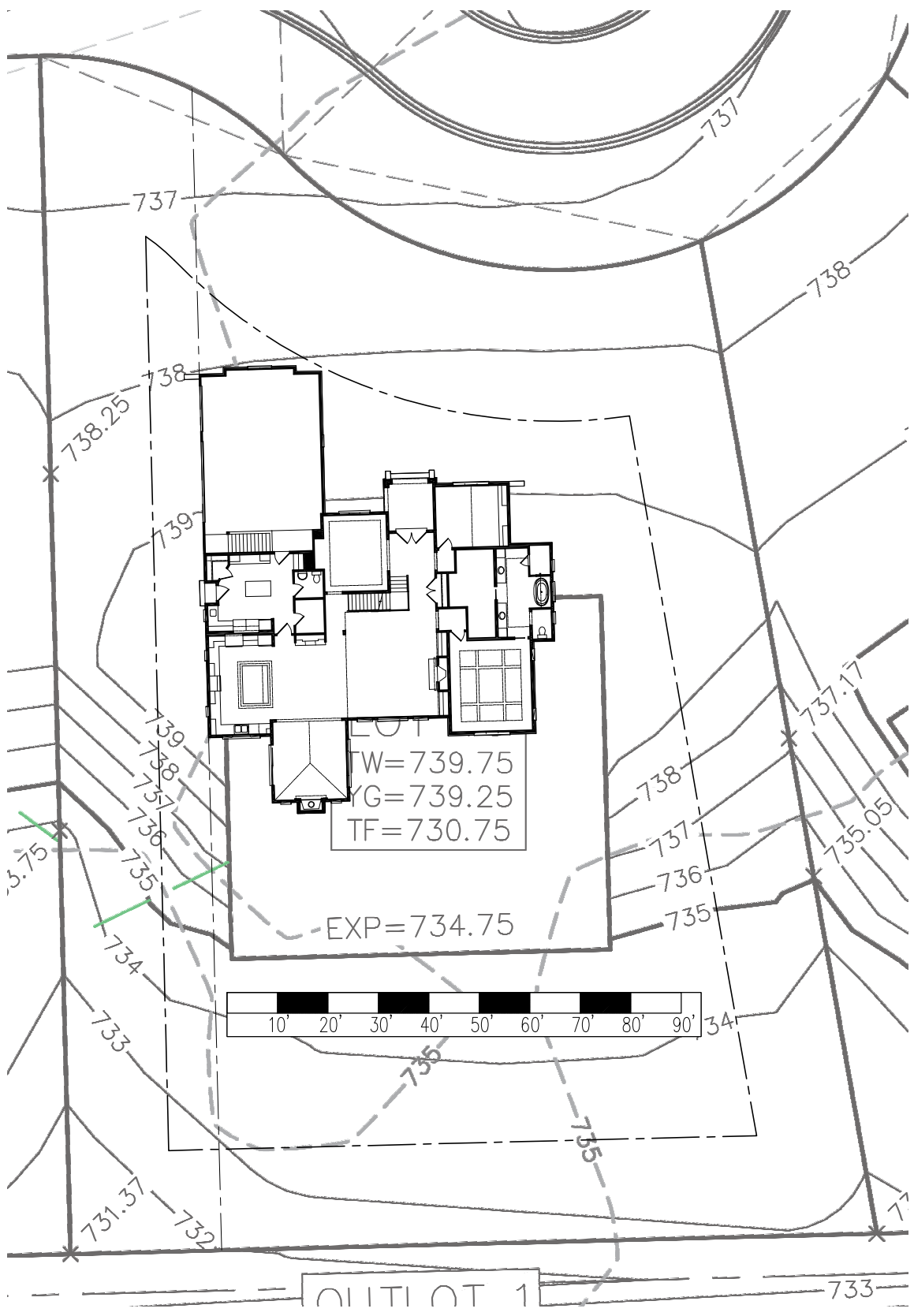
11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

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Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: December 11, 2023
SUBJECT: Fred & Trivena Sharp, New Single-Family Residence on Lot #10 N. Torrey Drive

Attachments:
Site Plan (PDF)
Plans (PDF)



Attachment: Site Plan (9016 : Fred & Trivena Sharp)

ROOF TRUSS HEEL HEIGHTS

4.75 / 12 PITCH - 4.75" HEEL - 12" OVHG
8 / 12 PITCH - 8" HEEL - 12" OVHG
10 / 12 PITCH - 10" HEEL - 12" OVHG
12 / 12 PITCH - 12" HEEL - 12" OVHG
14 / 12 PITCH - 14" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

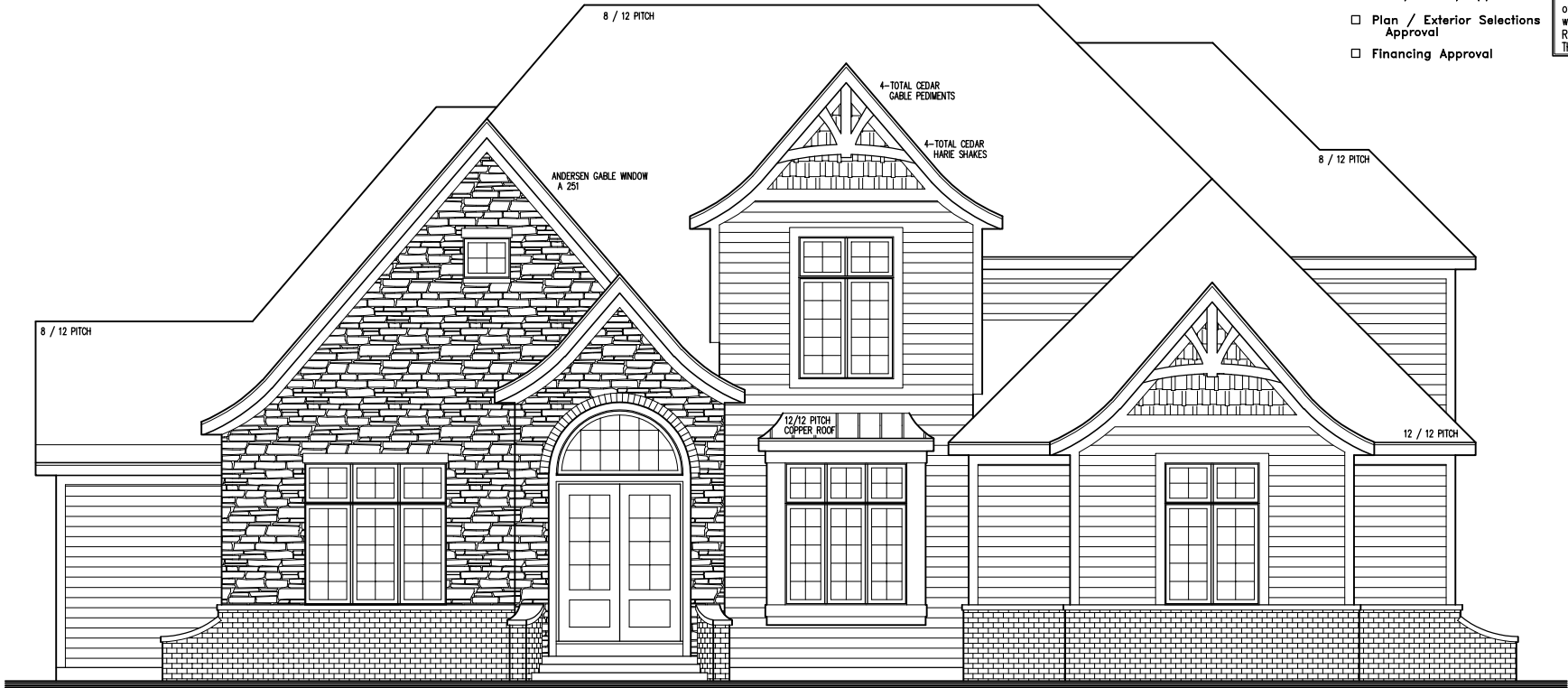
- ☐ ACC / Survey Approval
☐ Plan / Exterior Selections Approval
☐ Financing Approval

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

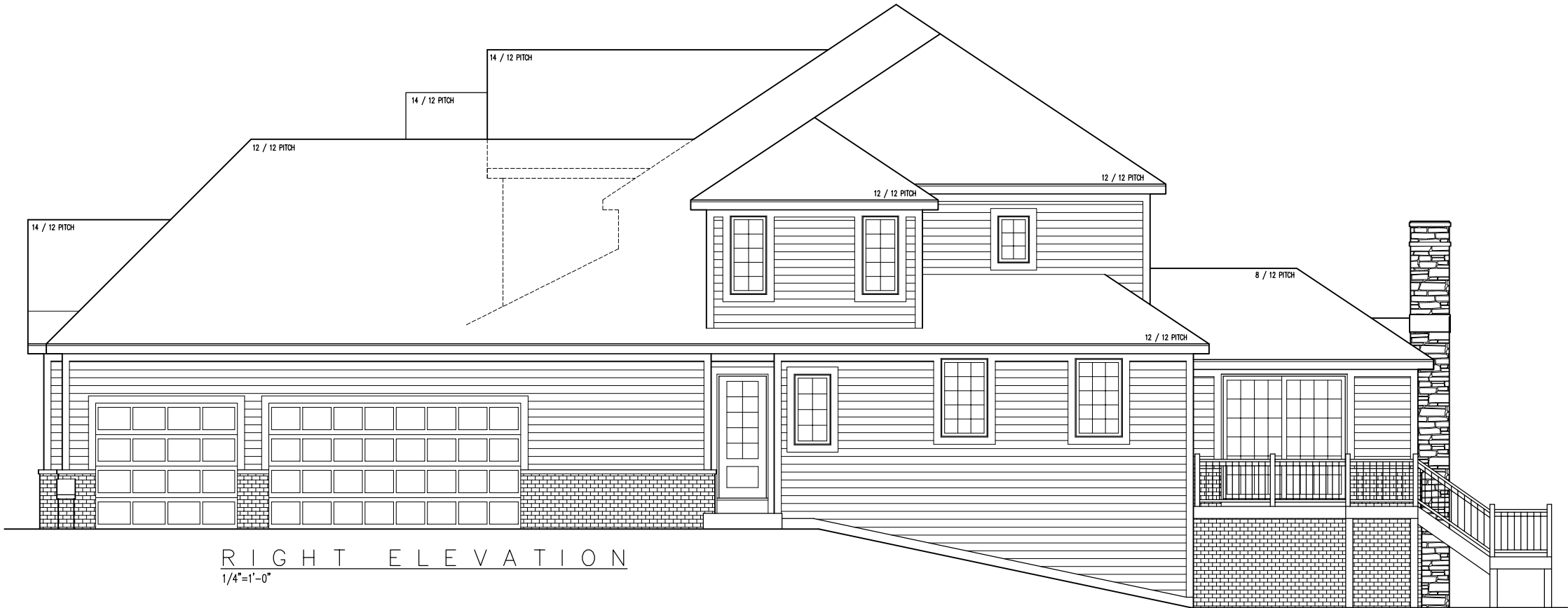
JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS



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



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

REVISIONS	
DATE	DESCRIPTION
9/16/23	REQUESTED REVISIONS
10/16/23	REQUESTED REVISIONS
10/26/23	REQUESTED REVISIONS
11/16/23	REQUESTED REVISIONS

CLIENT: SHARP RES. GENEVA MODEL	
TITLE	DATE
ELEVATIONS	9/13/23
PRINT #	SCALE
22309-2	ANDALORO
NOTED	1/5

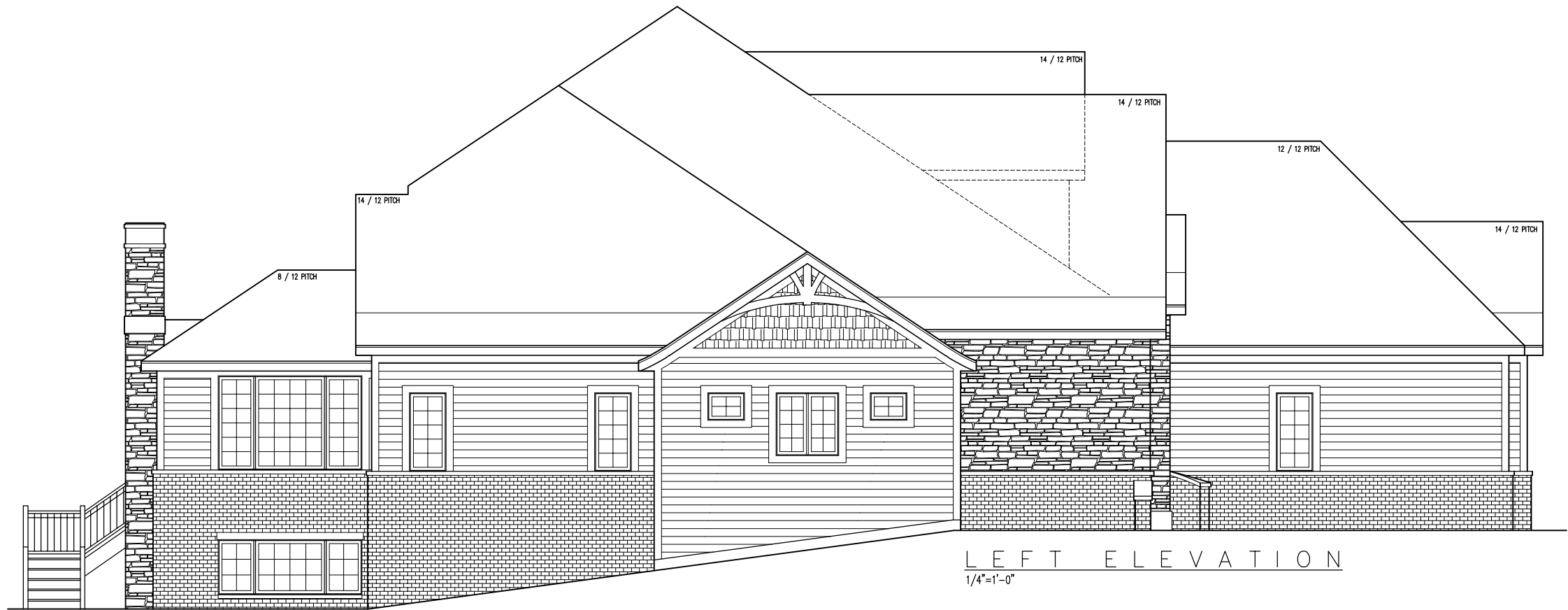
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GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7108

Fred and Trivenia Sharp Residence
Lot 10, Torrey Drive

3.6.b

Attachment: Plans (9016 : Fred & Trivenia Sharp)



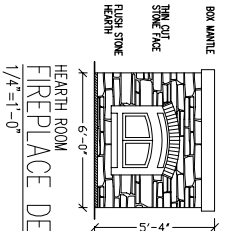
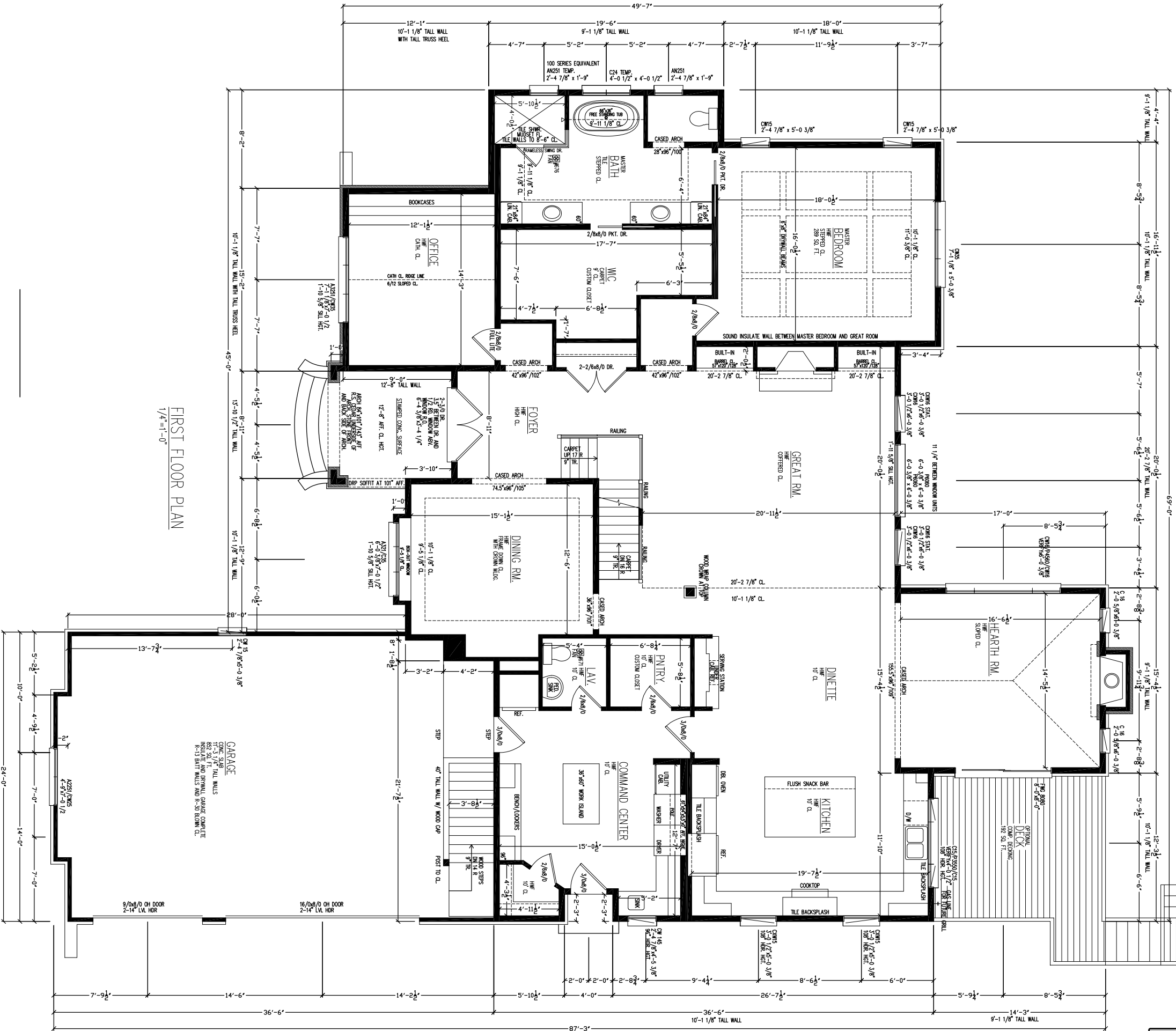
Fred and Trivena Sharp Residence
Lot 10, Torrey Drive

REVISIONS

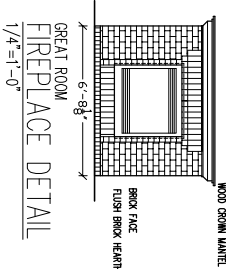
DATE	BY	DESCRIPTION

CLIENT: SHARP RES.
GENEVA MODEL
TITLE: ELEVATIONS
DATE: 9/13/23
SQ. FEET:
PRINT #: 22309-2
DRAWN BY: ANDALORO
SCALE: NOTED
PAGE #: 2/5

ORY HOMES OF WISCONSIN, INC.
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N18 W8531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7108



- FIREPLACE SELECTION (As Checked)**
- ☒ HearthCo Nova Northstar
 - ☒ R.O. 42 1/4 x 44 x 24"
 - ☐ Flush fireplace unit 1.5"
 - ☐ Flush hearth unit 9.75"
 - ☐ Rolled fireplace unit 9.75"
 - ☐ Crown Mantle
 - ☒ Other See detail



- FIREPLACE SELECTION (As Checked)**
- ☒ HearthCo Nova Northstar
 - ☒ R.O. 42 1/4 x 44 x 24"
 - ☐ Flush fireplace unit 1.5"
 - ☐ Flush hearth unit 9.75"
 - ☐ Rolled fireplace unit 9.75"
 - ☐ Crown Mantle
 - ☒ Other See detail

VICTORY HOMES OF WISCONSIN, INC.
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GERMANTOWN, WISCONSIN 53022
PH: (262) 252-7100 / FAX: (262) 252-7108

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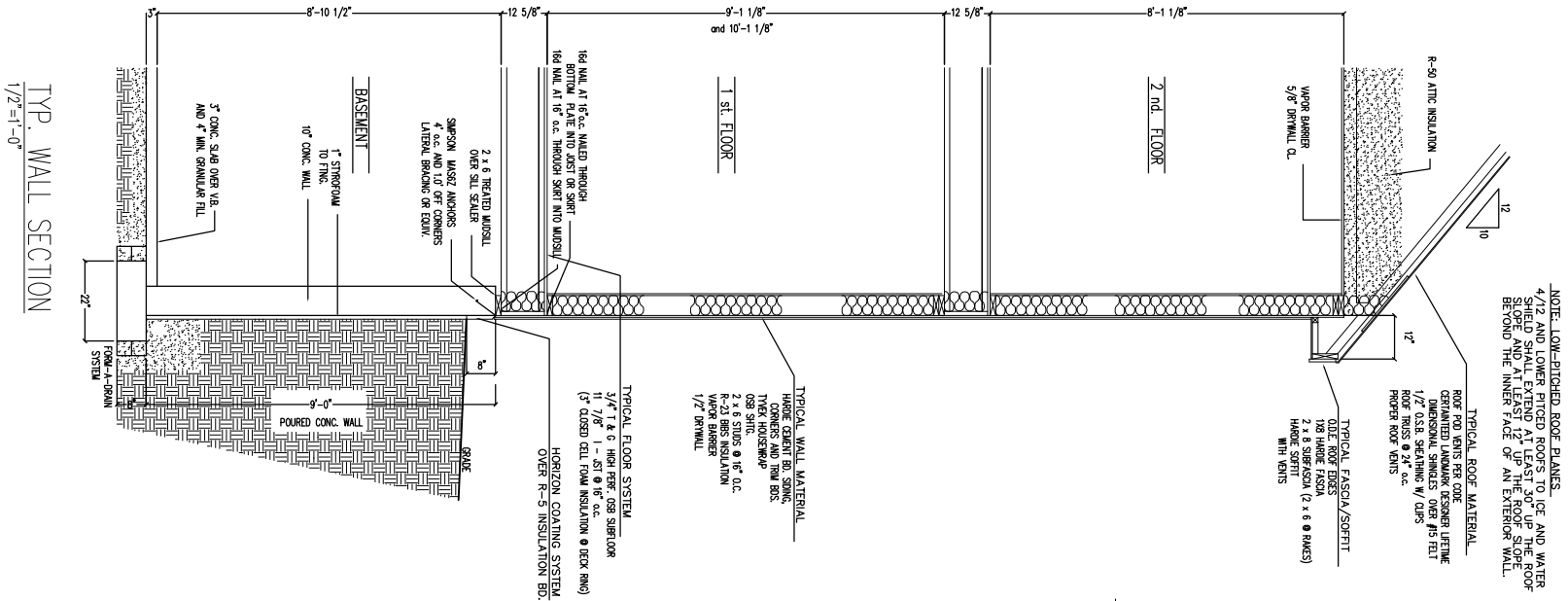
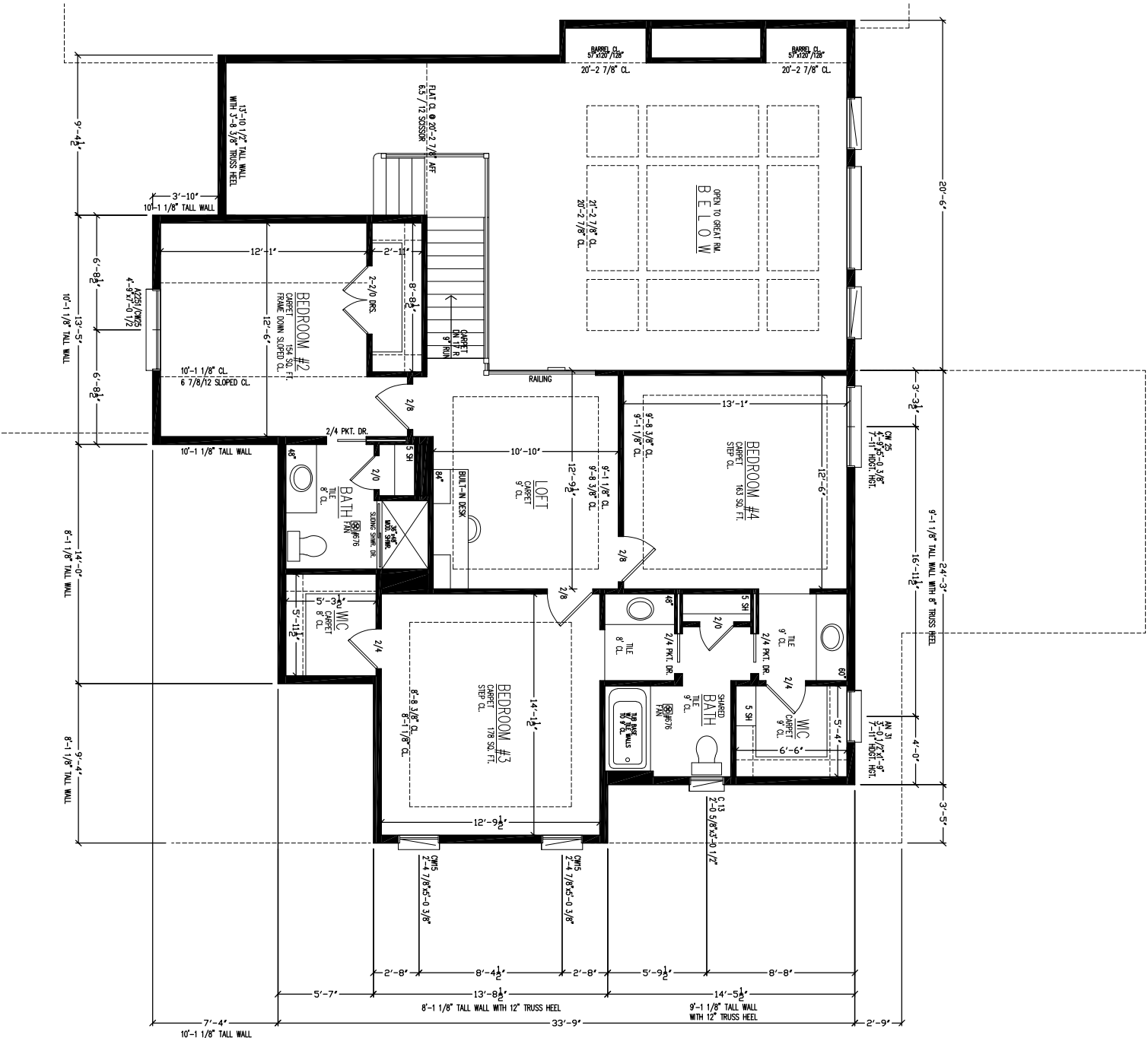
CLIENT:	SHARP RES.
TITLE:	GENEVA MODEL
DATE:	9/13/23
SO. REVISION:	2,944
PRINT #:	DRAWN BY:
22309-2	ANDALORO
NOTED:	4/5

REVISIONS	
DATE	DESCRIPTION

Fred and Trivena Sharp Residence
Lot 10, Torrey Drive

NOTE: EXHAUST FAN KEY
#74- CAN LIGHT/FAN...70CHL...3" DIA.
#67- BATHROOM FAN...110CHL...4" DIA.
#67- BATHROOM FAN...110CHL...4" DIA.

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

VICTORY HOMES OF WISCONSIN, INC.
"Building For The Way You Live"
NHS WIS631 BOUSSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH: (262) 252-7100 / FAX: (262) 252-7108

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CLIENT: SHARP RES.
GENEVA MODEL
TITLE: 2nd FL PLAN
DATE: 9/13/23
SQ FEET: 1,011
PRINT #: DRAWN BY: SCALE: PAGE #: 5/5
22309-2 ANDALORO NOTED

REVISIONS
DATE DESCRIPTION

Fred and Trivena Sharp Residence
Lot 10, Torrey Drive