



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 13, 2021
6:00 PM
City Hall – Lower Conference Room**

Agenda

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

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

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

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

1) Call to Order, Roll Call

2) Approval of Meeting Minutes

Action requested: review and approve

a. Meeting Minutes from November 8, 2021

3) Architectural Board Applications

1. Main & Asma Masri
12900 N. Highgate Court
Subdivision: Highgate
District 1 – 6:00 pm

New Single-Family Residence

Contractor: Kings Way Homes, LLC
Architect: Kings Way Homes, LLC

2. Jeff & Sue Knudsen
12246 N. Farmdale Road
Subdivision: N/A
District 3 – 6:05 pm

New Single Family-Residence

Contractor: Owner
Architect: UBuildIt

3. Veridian Homes LLC
7851 W. Preserve Parkway
Subdivision: The Enclave
District 4 – 6:10 pm

New Single-Family Residence

Contractor: Veridian Homes, LLC
Architect: Veridian Homes, LLC

4. Veridian Homes LLC
10525 N. Coneflower Drive
Subdivision: The Enclave
District 4 – 6:15 pm

New Single-Family Residence

Contractor: Veridian Homes, LLC
Architect: Veridian Homes, LLC

5. Scott & Andrea Nelson
8640 W. Highlander Drive
Subdivision: Highlander Estates
District 4 – 6:20 pm

New Single-Family Residence

Contractor: Victory Homes of WI
Architect: David Pluim

6. Charlie Streich
12535 N. Lake Shore Drive
Subdivision: N/A
District 5 – 6:25 pm

New Single-Family Residence

Contractor: Mikkelson Builders
Architect: John Mikkelson

7. Patrick & Barbara Peterka
3900 W. Scenic Avenue
Subdivision: Scenic Heights
District 6 – 6:30 pm

New Single-Family Residence

Contractor: Allan Builders
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.



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 13, 2021
SUBJECT: November 8, 2021 Meeting Minutes

Attachments:
11.8 (PDF)

**ARCHITECTURAL BOARD MINUTES****Monday, November 8, 2021****6:00 PM****Lower-Level Conference Room****Minutes****1. Call to Order, Roll Call****Present:** Chairman Scott Reed**Members at Large:** Paul Apfelbach, Jo Steinberg, Andrew Kerr**Aldermanic District Members:** Tom Irvin, Jason Dozark, Janet Ehn, Bruce Stern, Jim Youngquist**Building Inspector:** Mike Hadley**2. Meeting Minutes**

Minutes from the October 11, 2021, meeting were approved by Vice-Chairman Paul Apfelbach and seconded by District Three Representative, Tom Irvin. Minutes were approved unanimously.

3. Application Submittals:

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 7 6:00 pm	Addition: Covered Porch	Tom & Tracy Christenson 3407 W. Burgundy Court Subd: Lac Du Cours	Cont: DE Contracting Subd: New Horizon

Moved to Approve: ApfelbachSeconded by: DozarkApproved: YesVote: Unanimously

Conditions: Plans approved as submitted.

Attachment: 11.8 (6900 : November 8, 2021 Meeting Minutes)

2)	Dist. 1 6:10 pm	New Single-Family Residence	David & Cynthia Stott 11133 W. Pioneer Road	Cont: Alesci Homes, Inc.
			Subd: Pioneer Trace	Arch: Alesci Homes, Inc.

Moved to Approve: Stern
 Seconded by: Youngquist
 Approved: Yes
 Vote: 8-1 (No-Apfelbach)

Conditions: Plans approved as submitted with the condition that the stone on left elevation should extend and die on inside corner.

3)	Dist. 2 6:15 pm	New Single-Family Residence	Arsen Mugurdumov 3230 W. Grace Avenue	Cont: Angel's Dream Renov.
			Subd: N/A	Arch: David Koscielniak

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

Conditions: Plans approved as submitted with the following conditions:

1. Remove beltline on all elevations.
2. Keep stone focal point on front (South Elevation).
3. Add window on garage (West Elevation).
4. To help break-up the windowless exterior wall of master bedroom, the Board suggested windows or faux windows but approval is also contingent on the owner building a future outdoor kitchen area with cabinets to help break-up the exterior wall.

4)	Dist. 3 6:20 pm	New Single-Family Side x Side Condominium	David Hoff Development 6141 / 6153 W. Woods Lane	Cont: Northtrack Construction
			Subd: Woods at Highland Park	Arch: Architectural Develop.

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

Conditions: Plans approved as submitted.

Attachment: 11.8 (6900 : November 8, 2021 Meeting Minutes)

5)	Dist. 6 6:25 pm	Re-Submittal: Garage Addition	Juan Benjamin & Dana Orozco 11006 N. River Road Subd: N/A	Cont: JBOS Remodeling Arch: Tim Elnwalter
Moved to Approve: <u>Reed</u> Seconded by: <u>Irvin</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted with the condition that a standard size window should be added to West Elevation to match larger windows on North Elevation.				

4. Action:

District Three Representative, Tom Irvin made a motion to adjourn the meeting.
District Six Representative, Janet Ehn seconded the motion.
A vote was taken; vote passed unanimously.

Meeting adjourned at 7:45 p.m.



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 13, 2021
SUBJECT: Main & Asma Masri - New Single-Family Residence at 12900 N. Highgate Court

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

Statement of Intent and Description of Proposed Project

Homeowner: Main and Asma Masri

Builder: Kings Way Homes, LLC

The Homeowner has contracted with the Builder to construct a new single-family two-story dwelling with attached garage on Lot 9 in the Highgate subdivision; this is a five-acre lot.

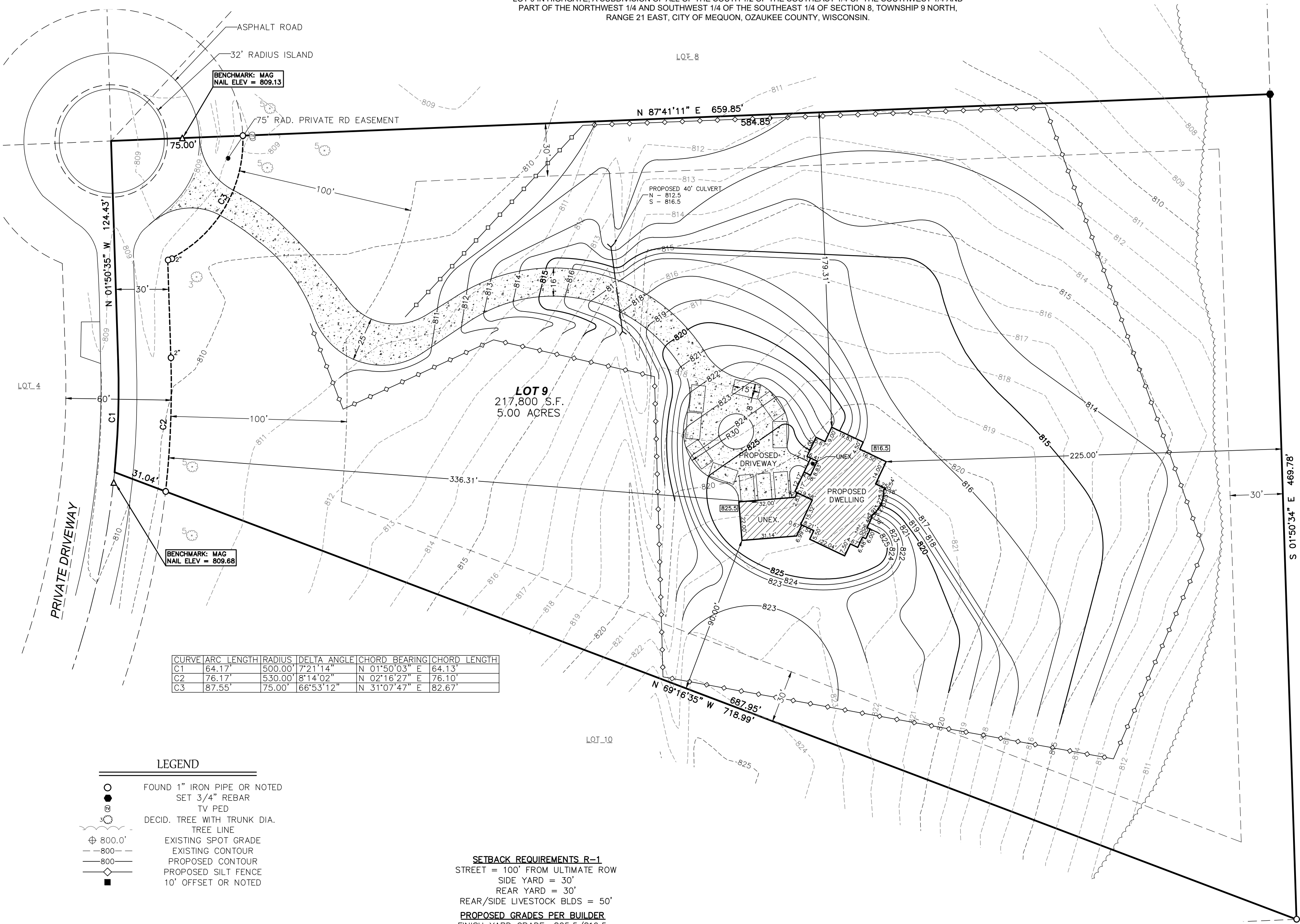
The living areas of the proposed dwelling include 2,372 SF on the first floor, 910 SF on the second floor and 1,196 SF of finished living area in the lower level (basement). The front porch is 38 SF, the garage is 817 SF, and 1,023 SF of unfinished space in the basement.

We anticipate construction to begin shortly after issuance of the building permit. We estimate construction will be completed within 260 working days after commencement of construction.

Dated this 19th day of December, 2021.

PLAT OF SURVEY

LOT 9 IN HIGHGATE, A SUBDIVISION OF ALL OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



LEGEND

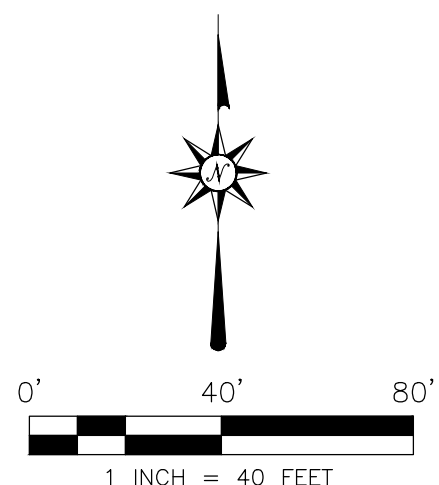
- FOUND 1" IRON PIPE OR NOTED SET 3/4" REBAR
- TV PED
- DECID. TREE WITH TRUNK DIA. TREE LINE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SILT FENCE
- 10' OFFSET OR NOTED

- NOTES:**
- BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 9, RECORDED AS BEARING N87°41'11"E, AS SHOWN ON HIGHGATE SUBDIVISION PLAT.
 - VERTICAL DATUM IS NGVD 29 REFERENCED TO THE SOUTH 1/4 CORNER OF SECTION 8-9-21, ELEV = 812.65.
 - A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
 - THE EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
 - PROPOSED ELEVATIONS AS SHOWN ON THIS DRAWING IS A SUGGESTED GRADE AND SHOULD BE VERIFIED BY THE OWNER AND/OR THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR.
 - EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE BUILDER AND/OR BUILDING INSPECTOR BASED ON SITE CONDITIONS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS 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.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771



LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV.	REV.	REV.	REV.
12900 N. HIGHGATE CT. MEQUON, WI 53097			
LOCATION		CHECKED BY	MTO
CLIENT	KINGS WAY HOMES	DRAWN BY	JIL
PROJECT	MASRI		
LAYOUT	PLAT OF SURVEY		
DRAWING	19029_SURVEYKW.DWG		
DATE	11/12/2021		
JOB NO.	19029		
SHEET	1 OF 1		

Attachment: Survey (6901 : Main & Asma Masri)

CUSTOMER INFORMATION

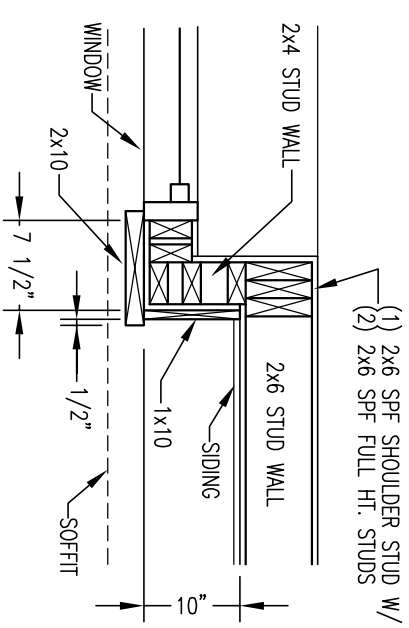
Customer Name: MAIN & ASMA MASRI
Job Number: MAS5677

JOB SITE INFORMATION

Lot Number: 9
Subdivision: HIGHGATE
Municipality: CITY OF MEQUON
County: OSHAKEE

CUSTOMER SIGNATURE & DATE

CONSTRUCTION SUPERINTENDENT & DATE

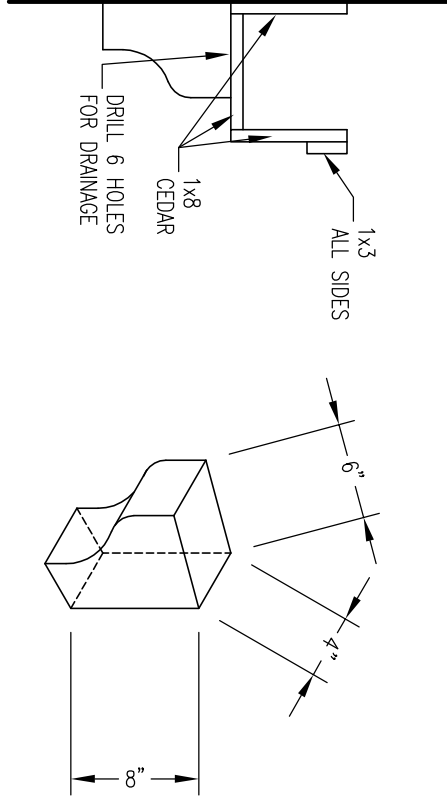


BOX WINDOW DTL.

SCALE: 3/4"=1'-0"

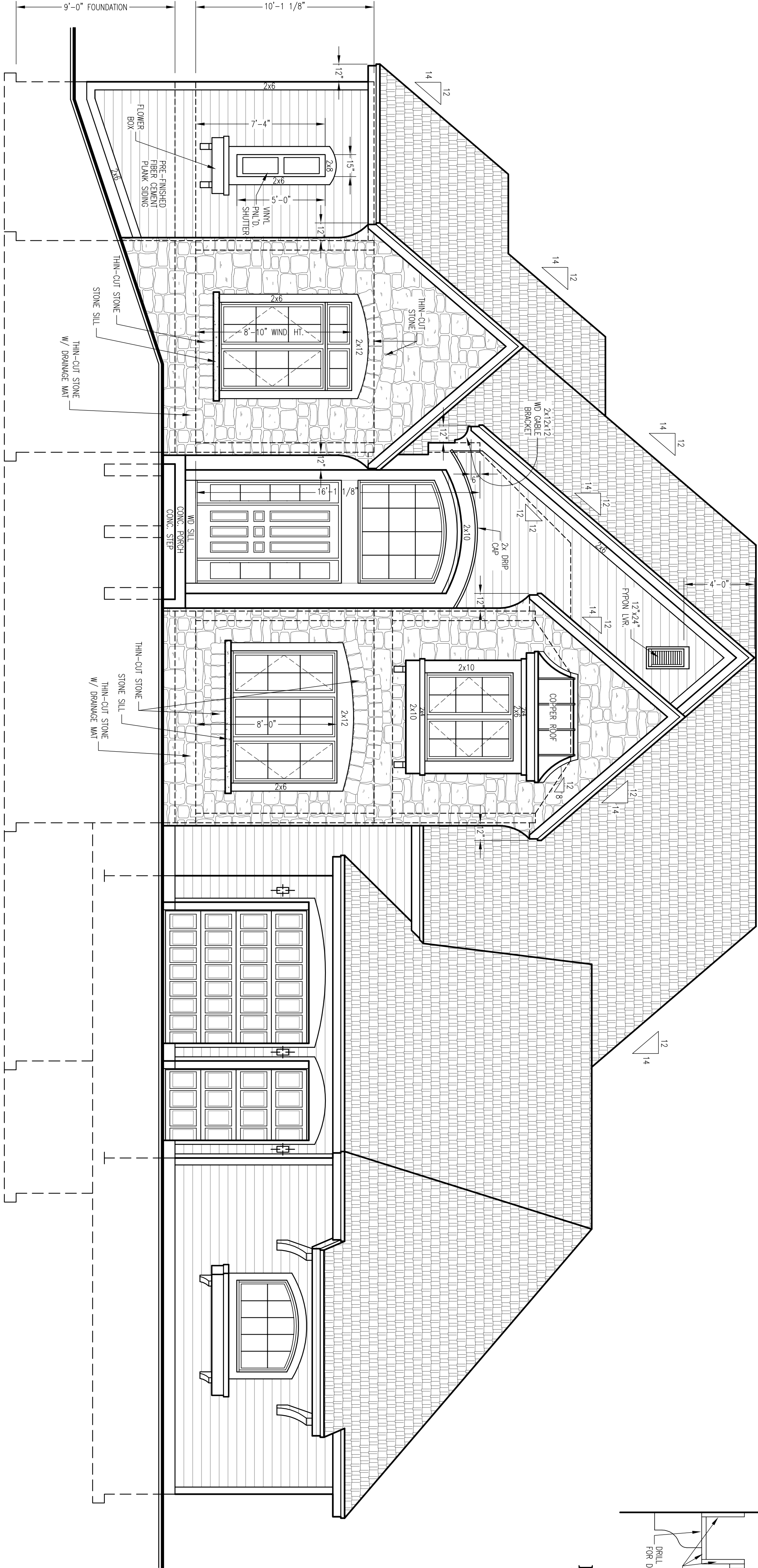
SHEET INDEX

1. FRONT ELEVATION
2. FIRST FLOOR PLAN
3. SECOND FLOOR PLAN
4. BASEMENT PLAN
5. FINISHED LOWER LEVEL PLAN
6. SIDE ELEVATIONS
7. REAR ELEVATION & GARAGE TRUE VIEW ELEVATIONS
8. SECTION & DETAILS
9. FIRST FLOOR ELECTRICAL PLAN
10. SHEAR WALL BRACING PLAN



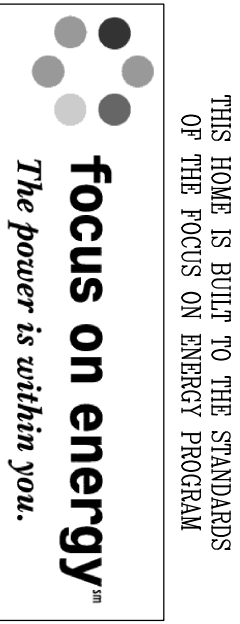
FLOWER BOX

SCALE: 1"=1'-0"



FRONT ELEVATION

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



THIS HOME IS BUILT TO THE STANDARDS
OF THE FOCUS ON ENERGY PROGRAM

DWELLING SQUARE FOOTAGES

LIVING AREAS	2372 S.F.
FIRST FLOOR LIVING AREA	910 S.F.
SECOND FLOOR LIVING AREA	1186 S.F.
FINISHED LOWER LEVEL LIVING AREA	4478 S.F.
TOTAL LIVING AREA	
NON-LIVING AREAS	38 S.F.
SCREENED PORCHES	817 S.F.
GARAGE AREA	1023 S.F.
UNFINISHED BASEMENT AREA	

PURCHASE ORDER
Required

KINGS WAY HOMES, L.L.C. 700 PILGRIM PARKWAY SUITE 100 ELM GROVE, WI. Phone (262) 797-3636		MODEL WYNDALE II
RESIDENCE FOR: MAIN & ASMA MASRI		DATE REVISED 08/09/21 08/19/21 11/18/21
SHEET NO. # 1		

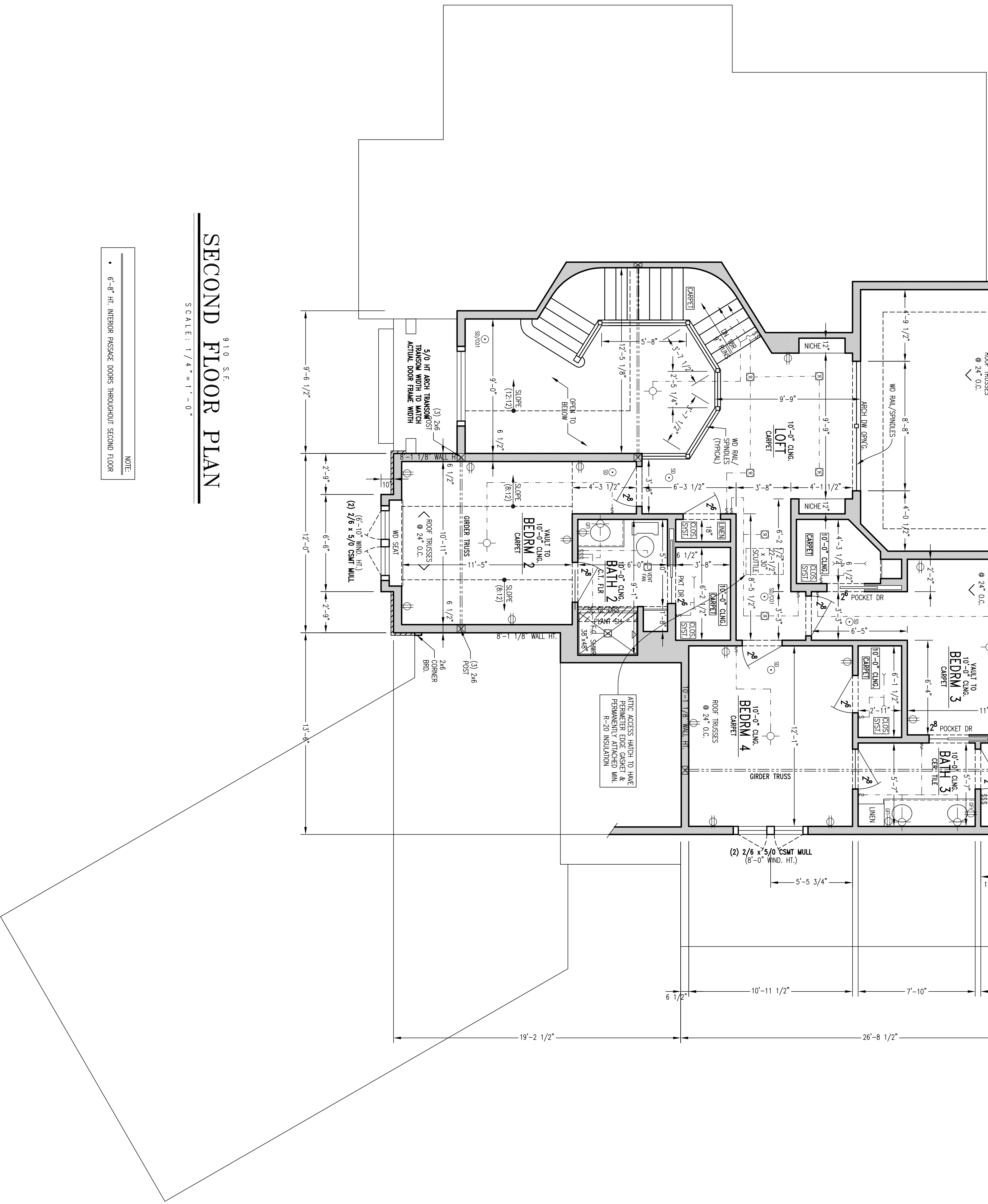


SCALE: 1/4"=1'-0"

NOTE:

- 8'-0" HT. INTERIOR AND EXTERIOR DOORS @ FIRST FLOOR UNLESS NOTED OTHERWISE ON PLAN

NOTE: ALL DOOR AND WINDOW HEADERS ARE TO BE (2) 2X10 S.P.F. NO. 1-2 OR BETTER UNLESS NOTED OTHERWISE ON PLANS.
ALL DOOR AND WINDOW JAMBS ARE TO BE (1) 2x6 S.P.F. SHOULDER STUD W/ (2) 2x6 S.P.F. FULL HT. STUDS
SOLID BLOCKING UNDER ALL POSTS
I.N.O.:
2-6 GARAGE EXTERIOR WALL FRAMING @ 24" O.C.
2-4 HOUSE EXTERIOR WALL FRAMING @ 16" O.C.
2-6 HOUSE EXTERIOR WALL FRAMING @ 24" O.C.

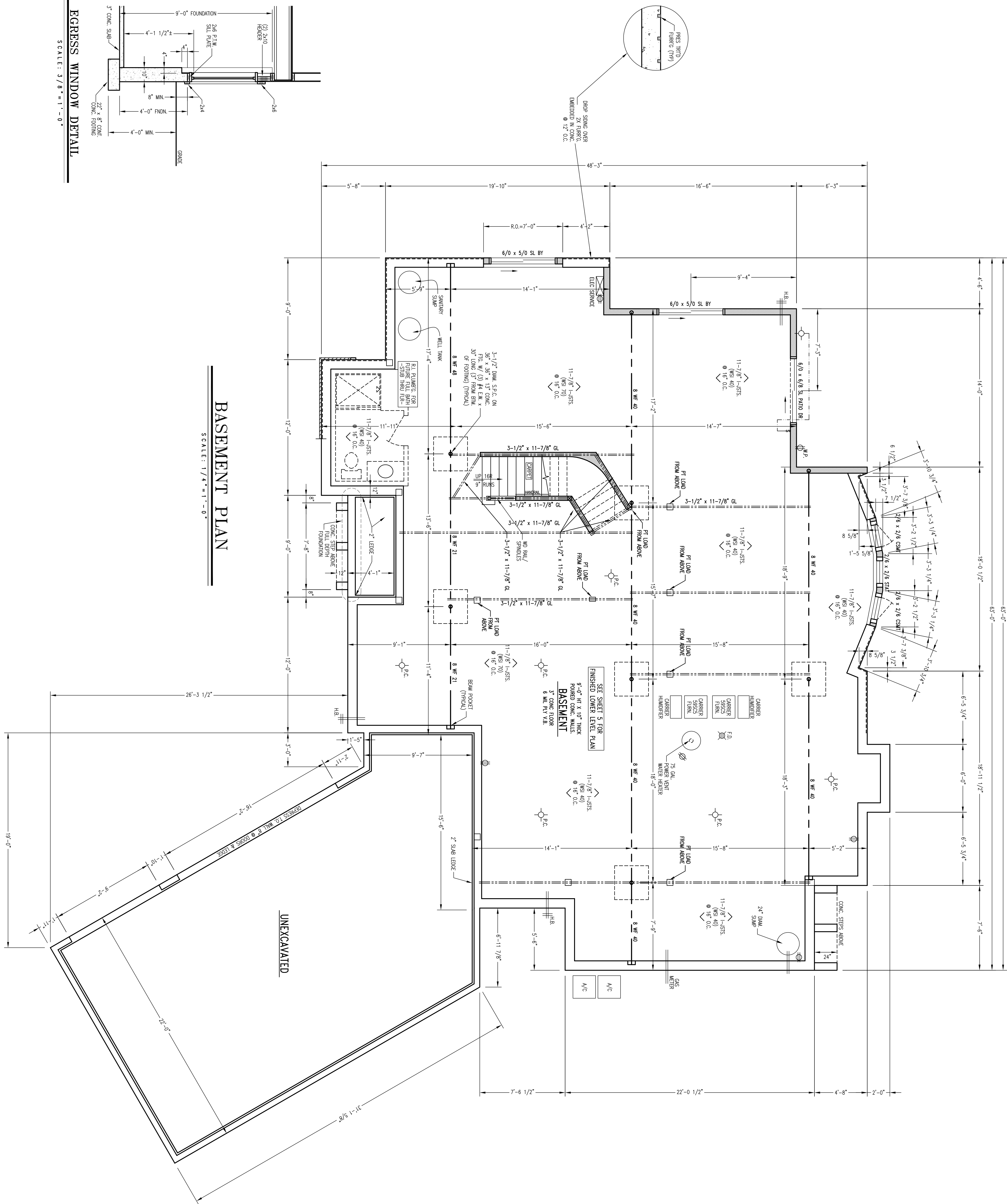


SECOND FLOOR PLAN

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

NOTE:

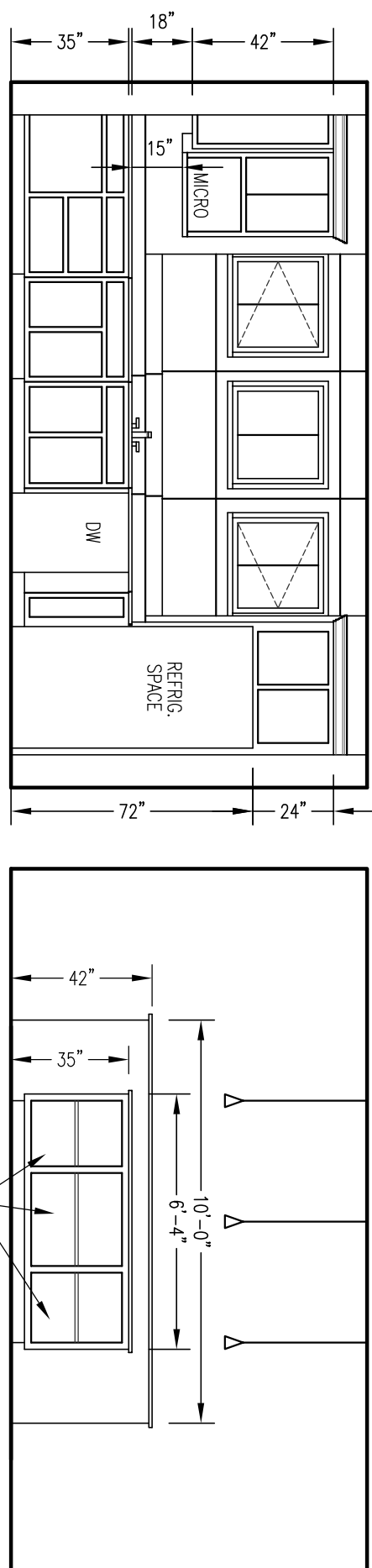
- 6'-8" HT. INTERIOR PASSAGE DOORS THROUGHOUT SECOND FLOOR



BASEMENT PLAN

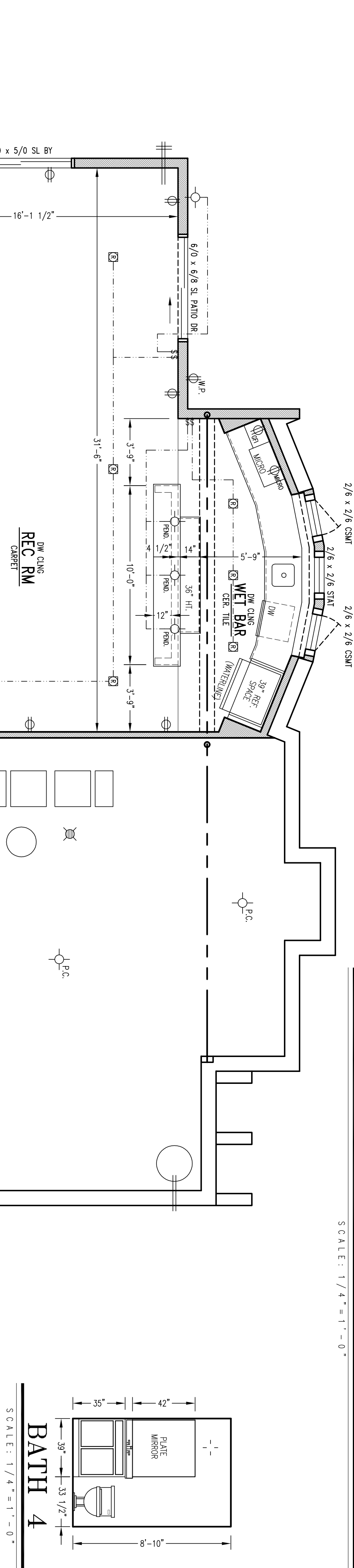
EGRESS WINDOW DETAIL

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



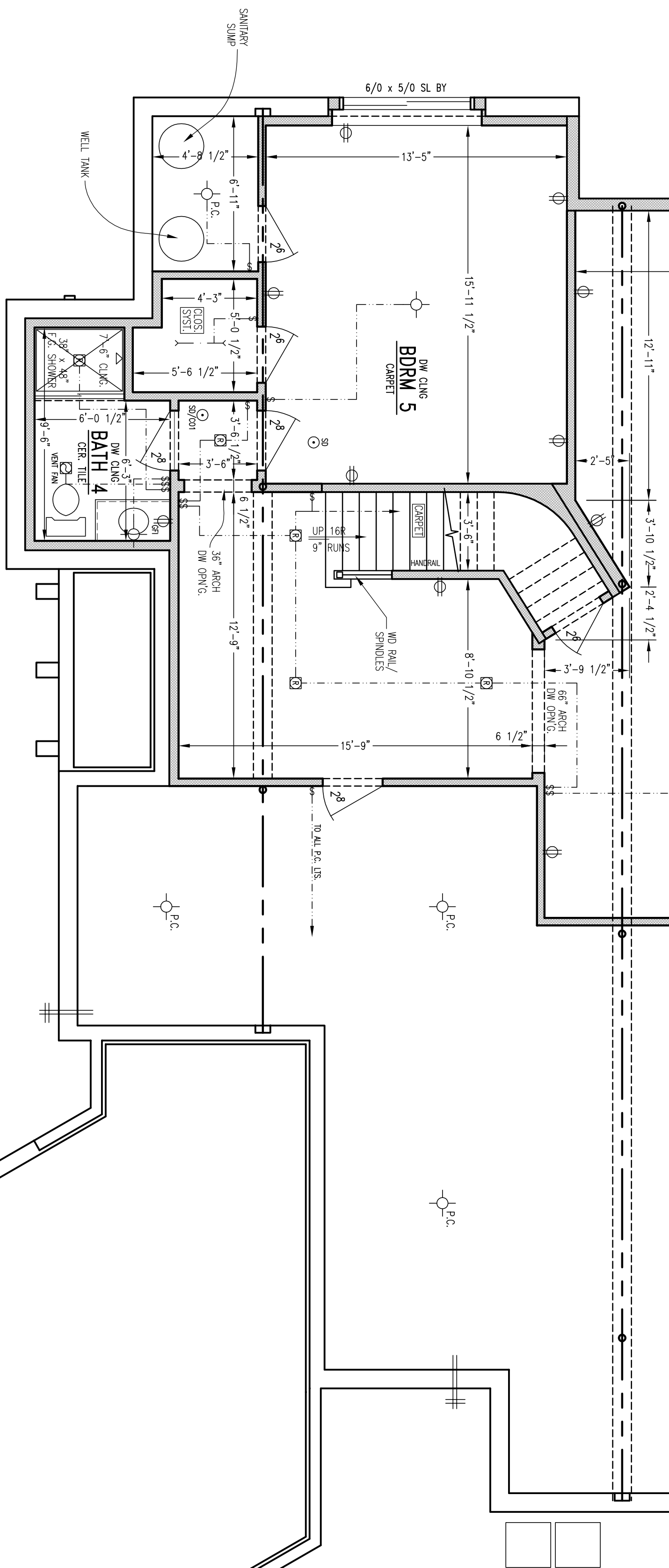
WET BAR

SCALE: 1/4" = 1' - 0



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

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



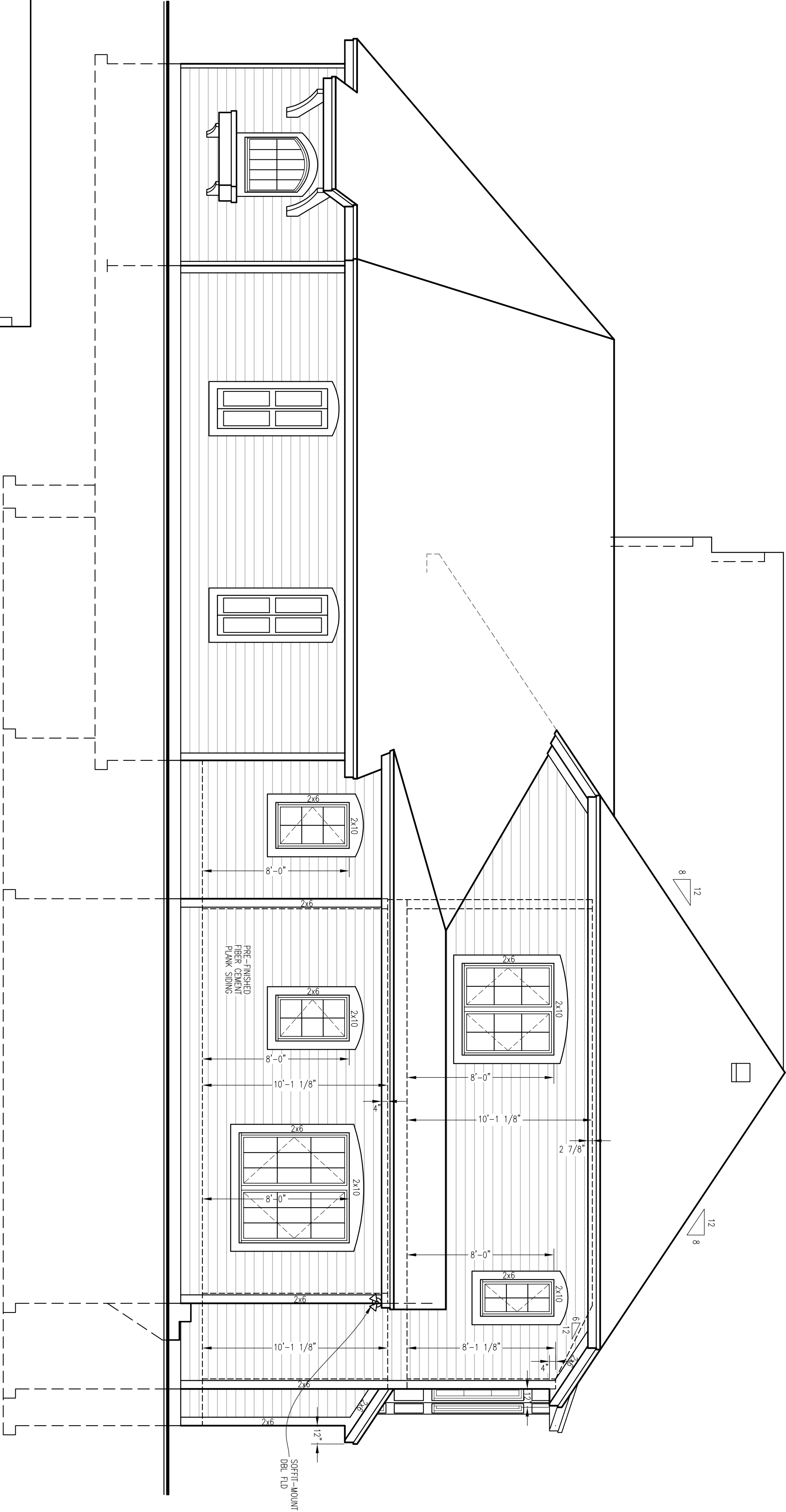
NOTE:

- (3) ADDITIONAL LOCATIONS DUAL CAT5/RG6 SINGLE PLATE JACKS

FINISHED LOWER LEVEL PLAN

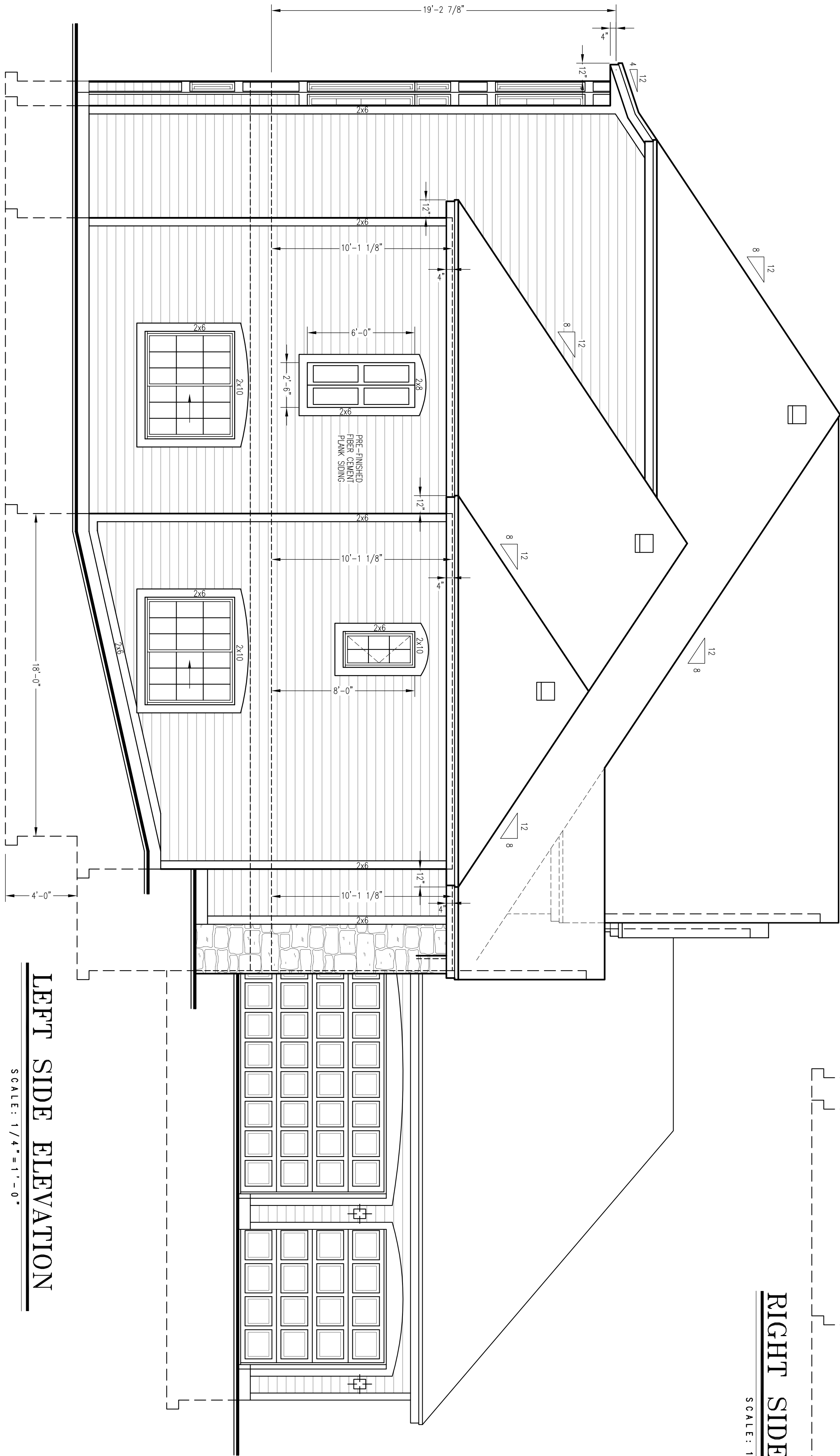
1196 S. F

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



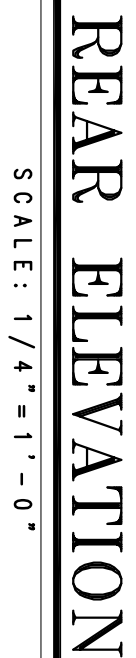
RIGHT SIDE ELEVATION

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

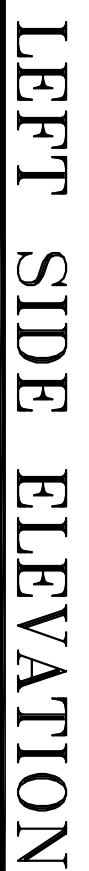


LEFT SIDE ELEVATION

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



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



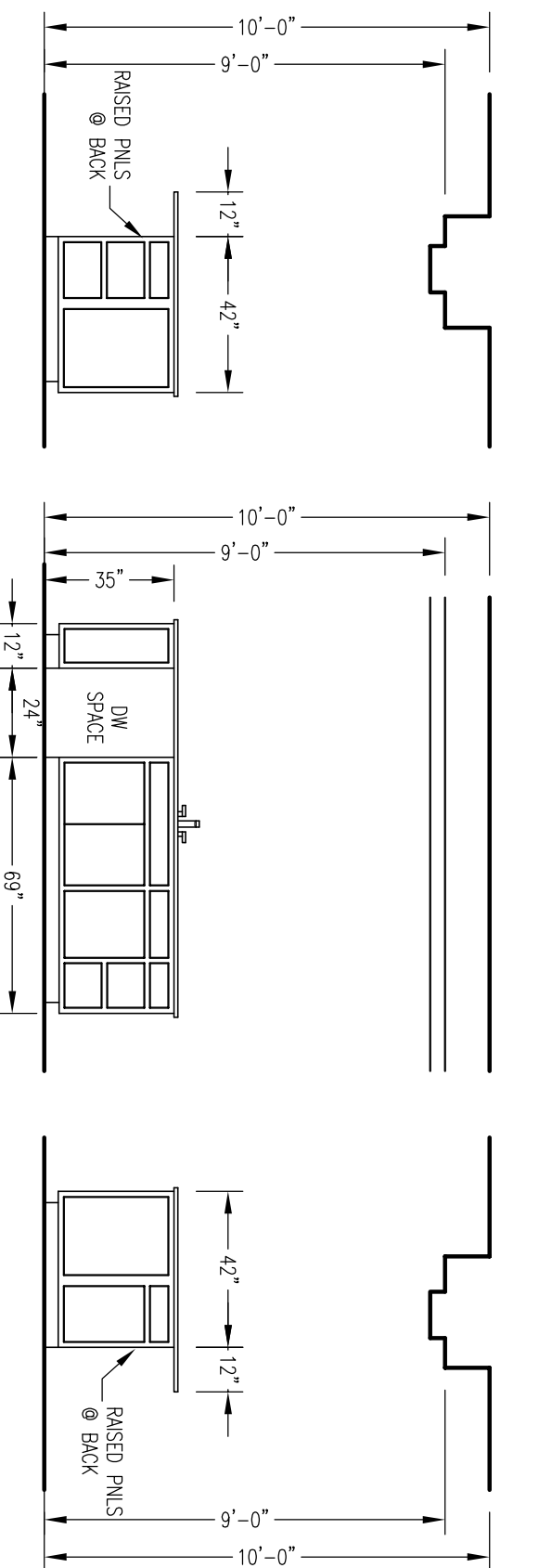
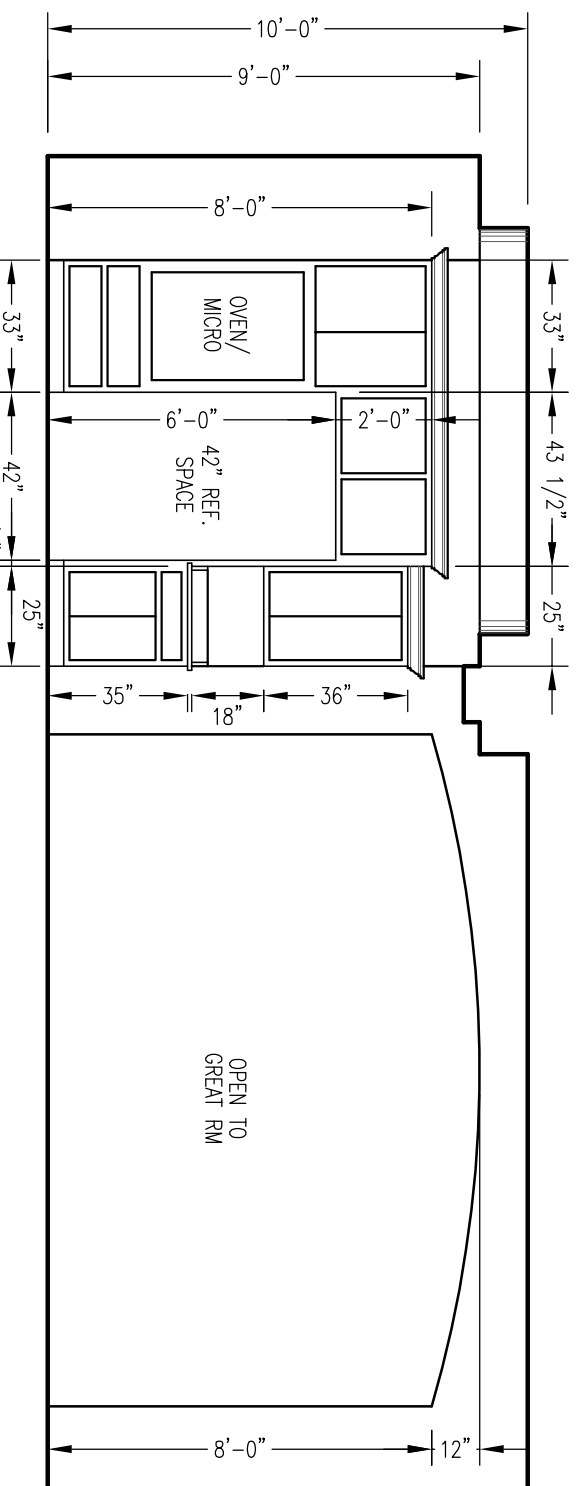
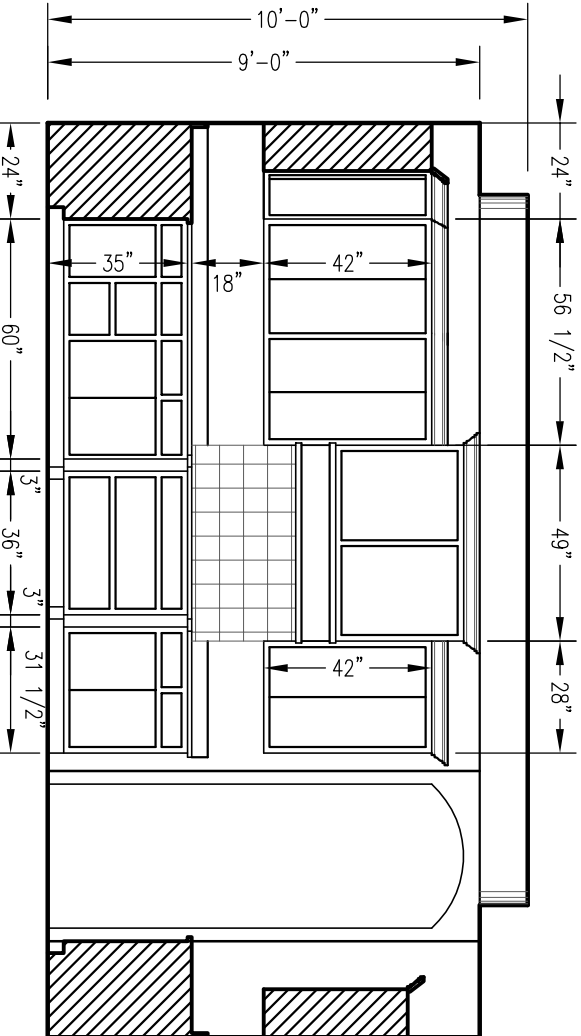
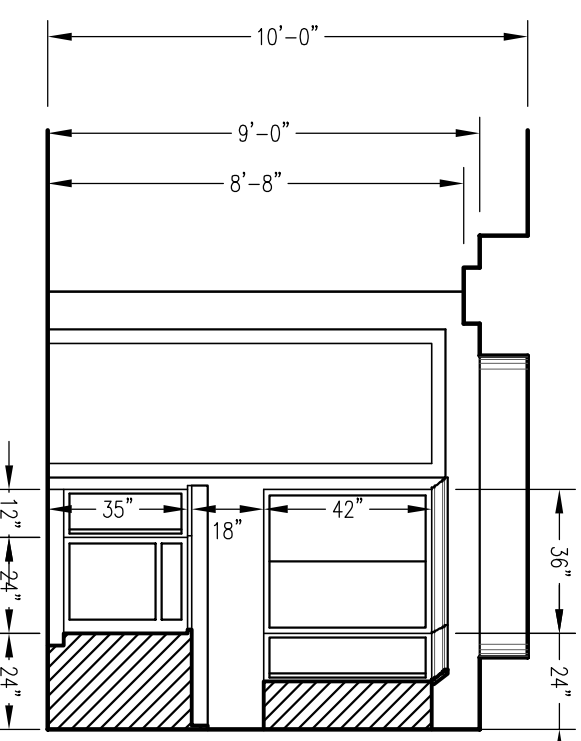
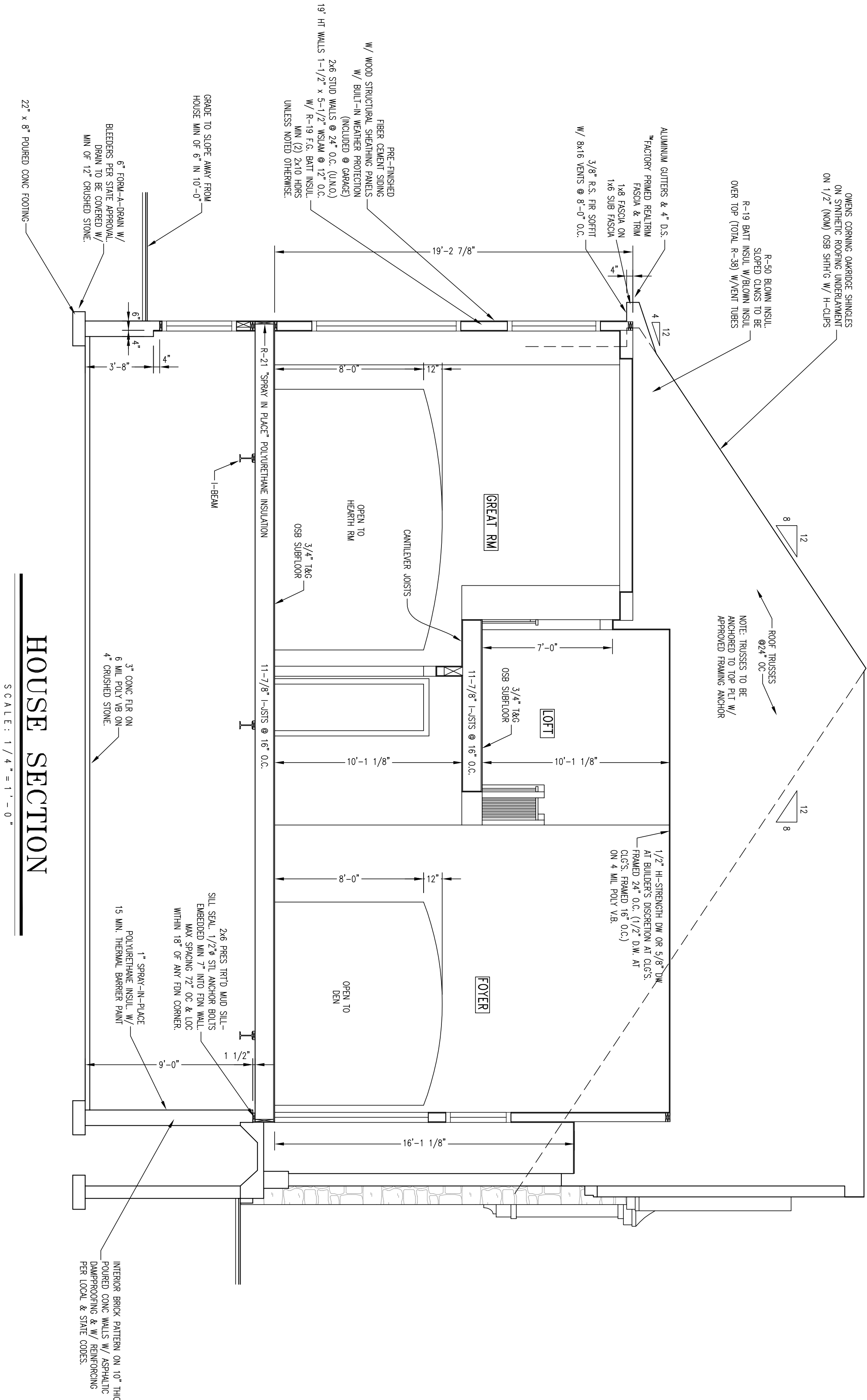
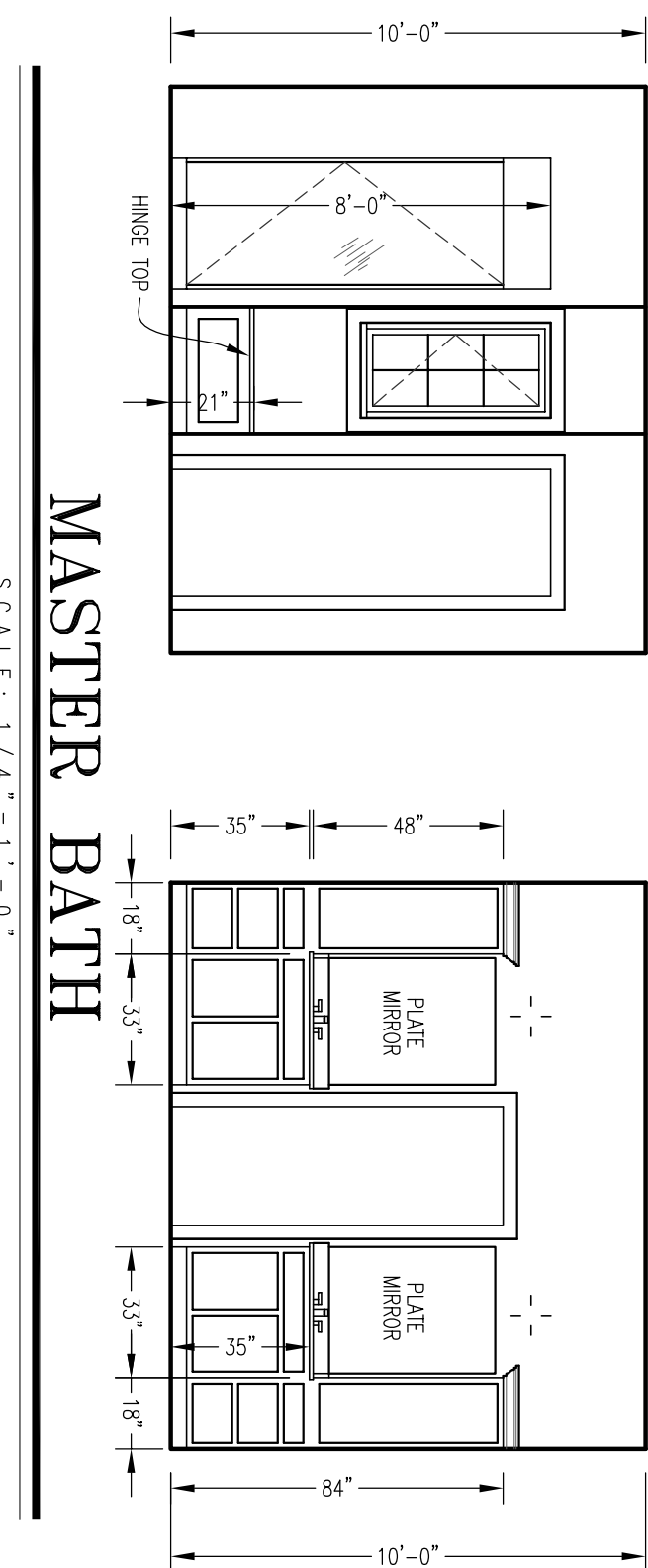
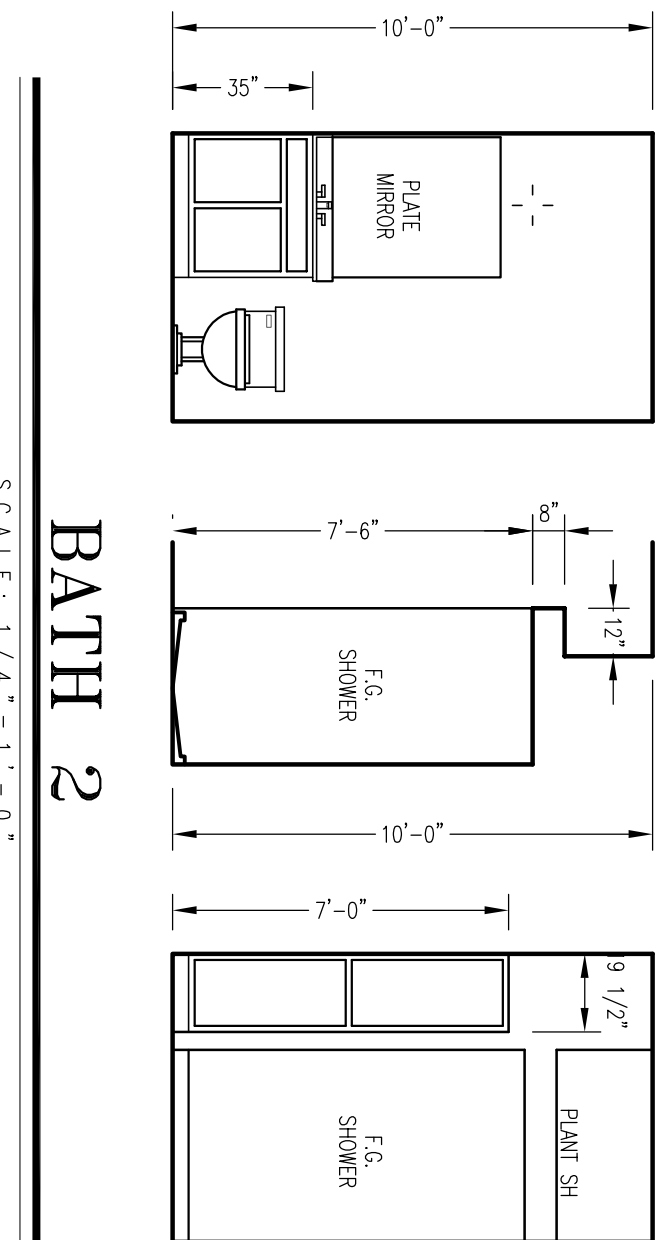
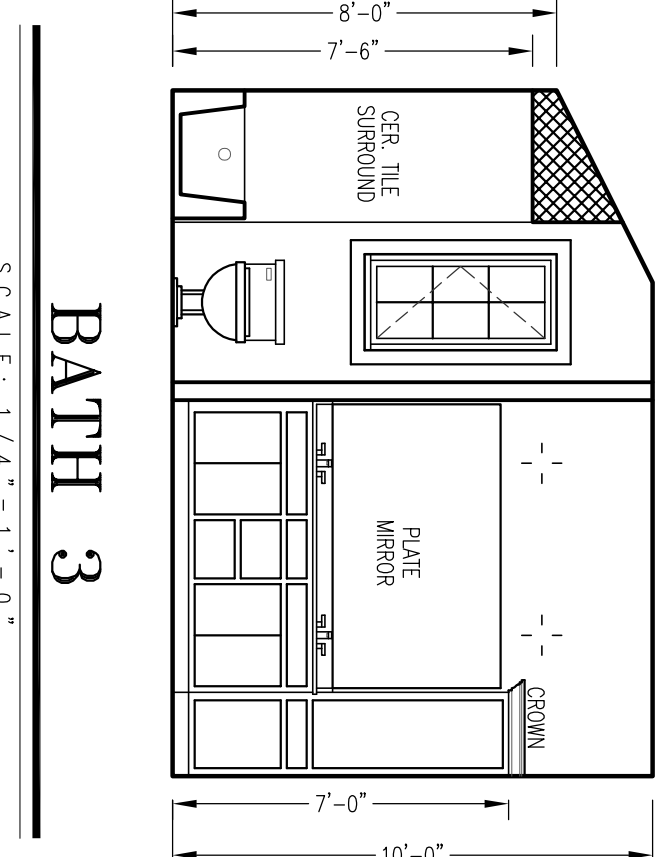
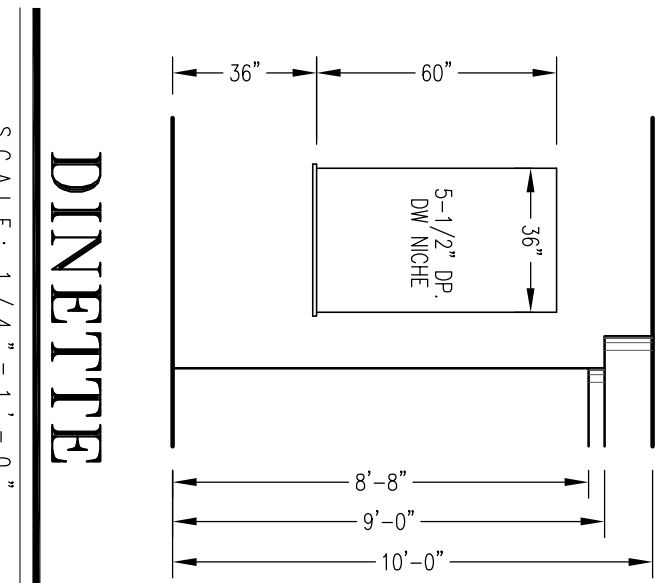
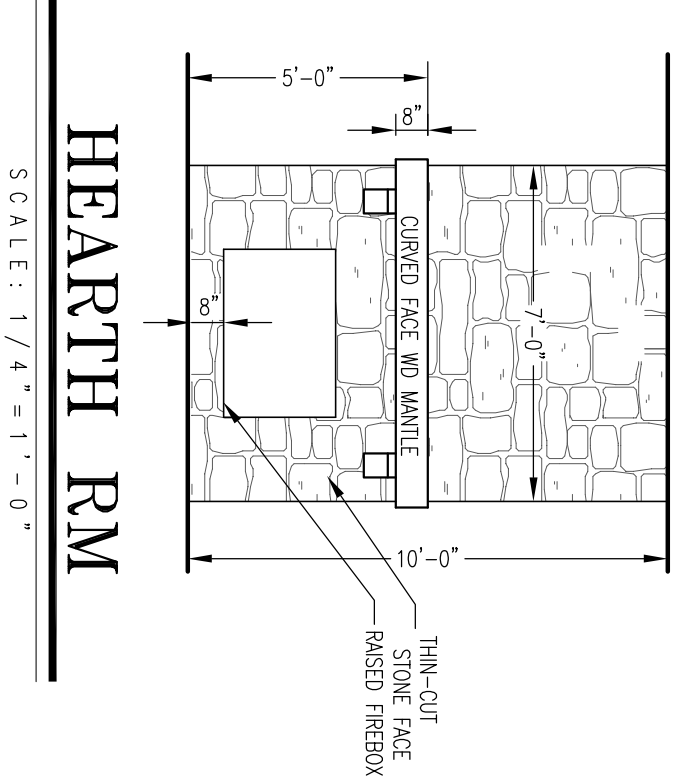
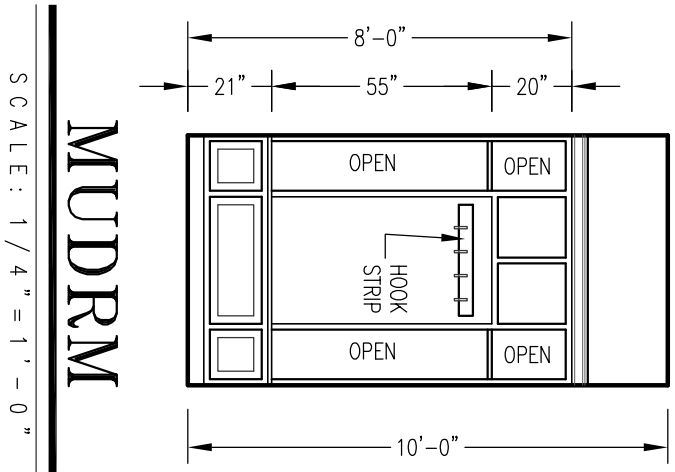
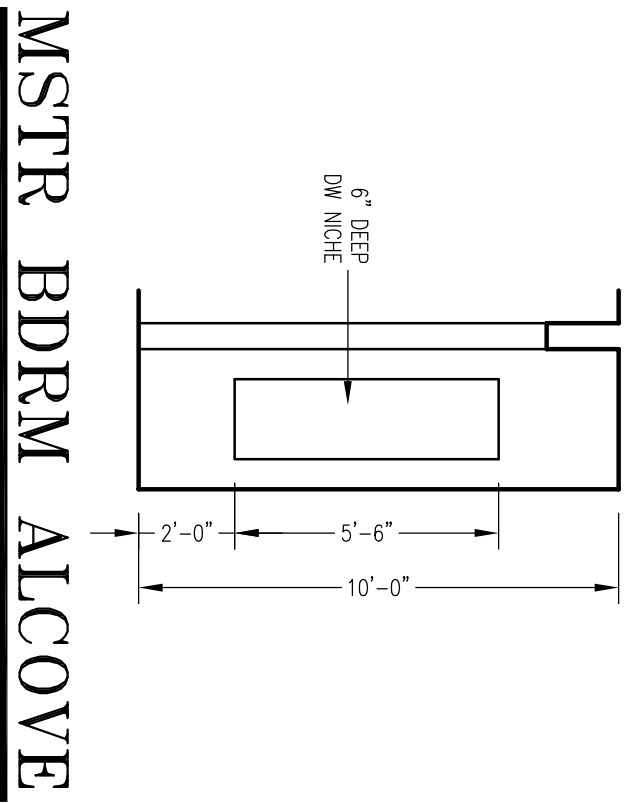
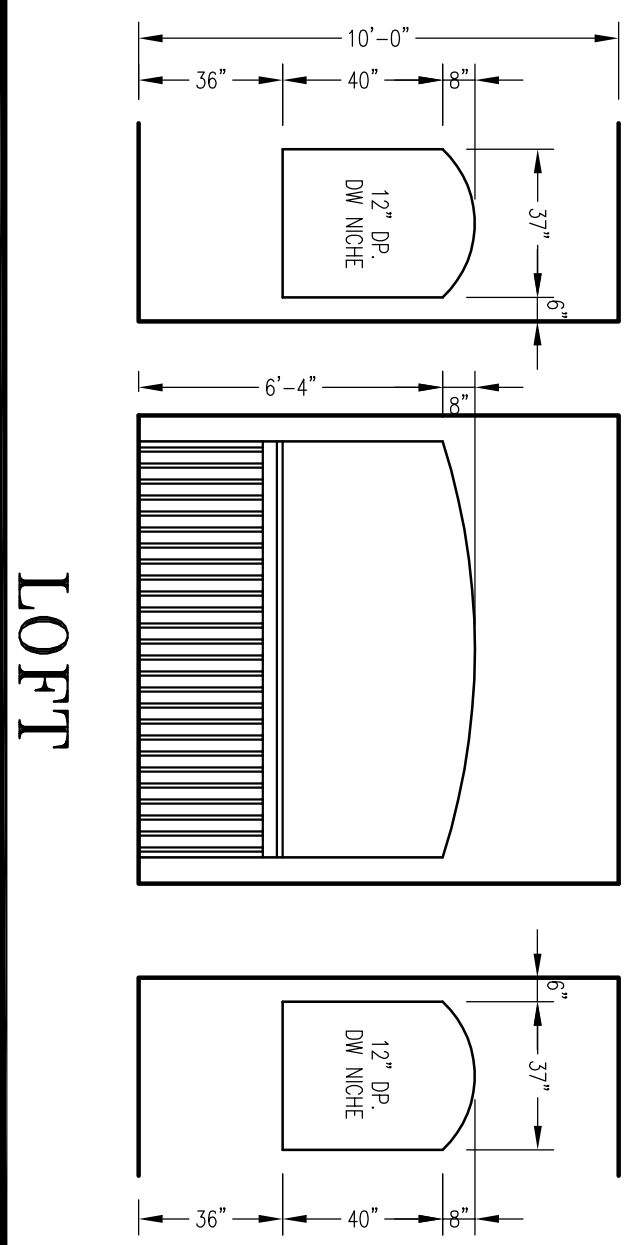
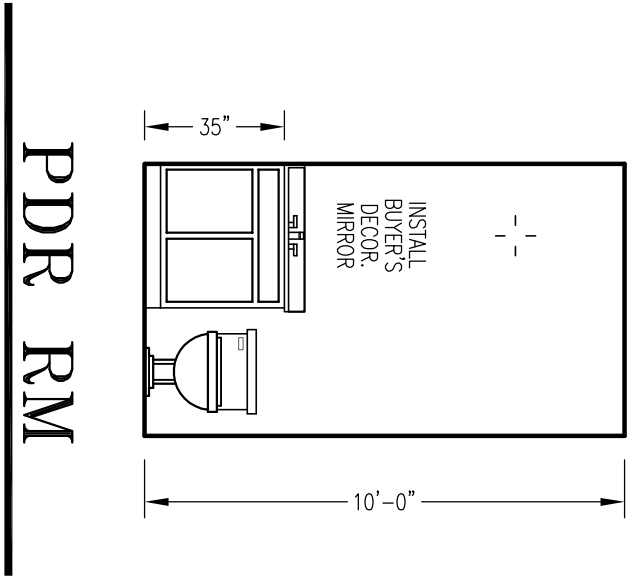
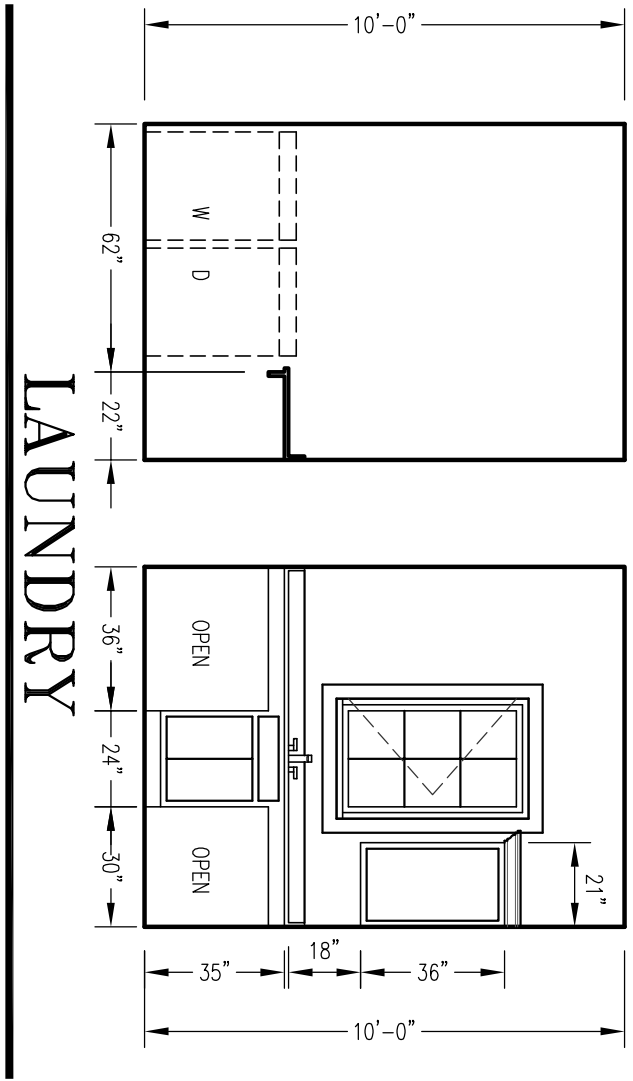
SCALE: 1/4" = 1' - 0"

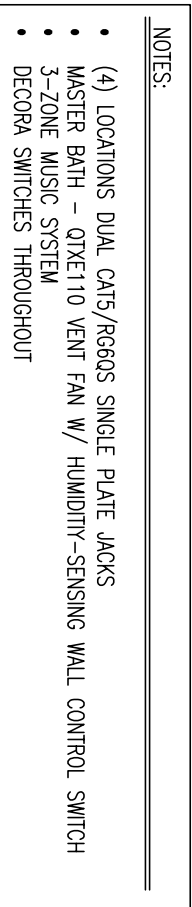


SCALE: 1/4"=1'-0"



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





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



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

www.ci.mequon.wi.us

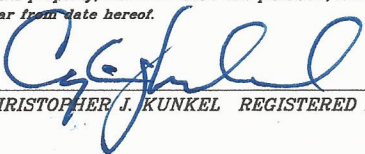
Office of Architectural Board

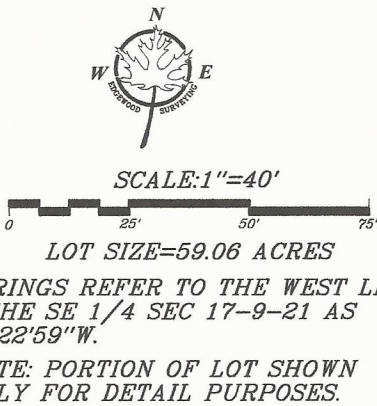
TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: December 13, 2021
SUBJECT: Jeff & Sue Knudsen - New Single Family-Residence at 12246 N. Farmdale Road

Attachments:
Survey (PDF)
Plans (PDF)

PREPARED FOR: *UBUILDIT/KNUDSEN*
LOCATION: *12246 N. FARMDALE ROAD, CITY OF MEQUON*
LEGAL DESCRIPTION: *53-1/3 ACRES OFF OF AND FROM THE NORTH SIDE OR END OF THE SE 1/4 OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 21 EAST, EXCEPTING THEREFROM A STRIP OF LAND ALONG THE NORTH SIDE OF SAID DESCRIBED PIECE OF LAND, BEING ONE ROD WIDE, HERETOFORE, SOLD AS A PRIVATE ROAD. AND, ALSO, THE WEST 5 ACRES OF THE NORTH 15 ACRES OF THE NE 1/4 OF THE SW 1/4, AND ALSO THE NORTH 15 ACRES OF THE NW 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUCKEE COUNTY, WISCONSIN.*
NOVEMBER 2, 2021 *OZK-1119*

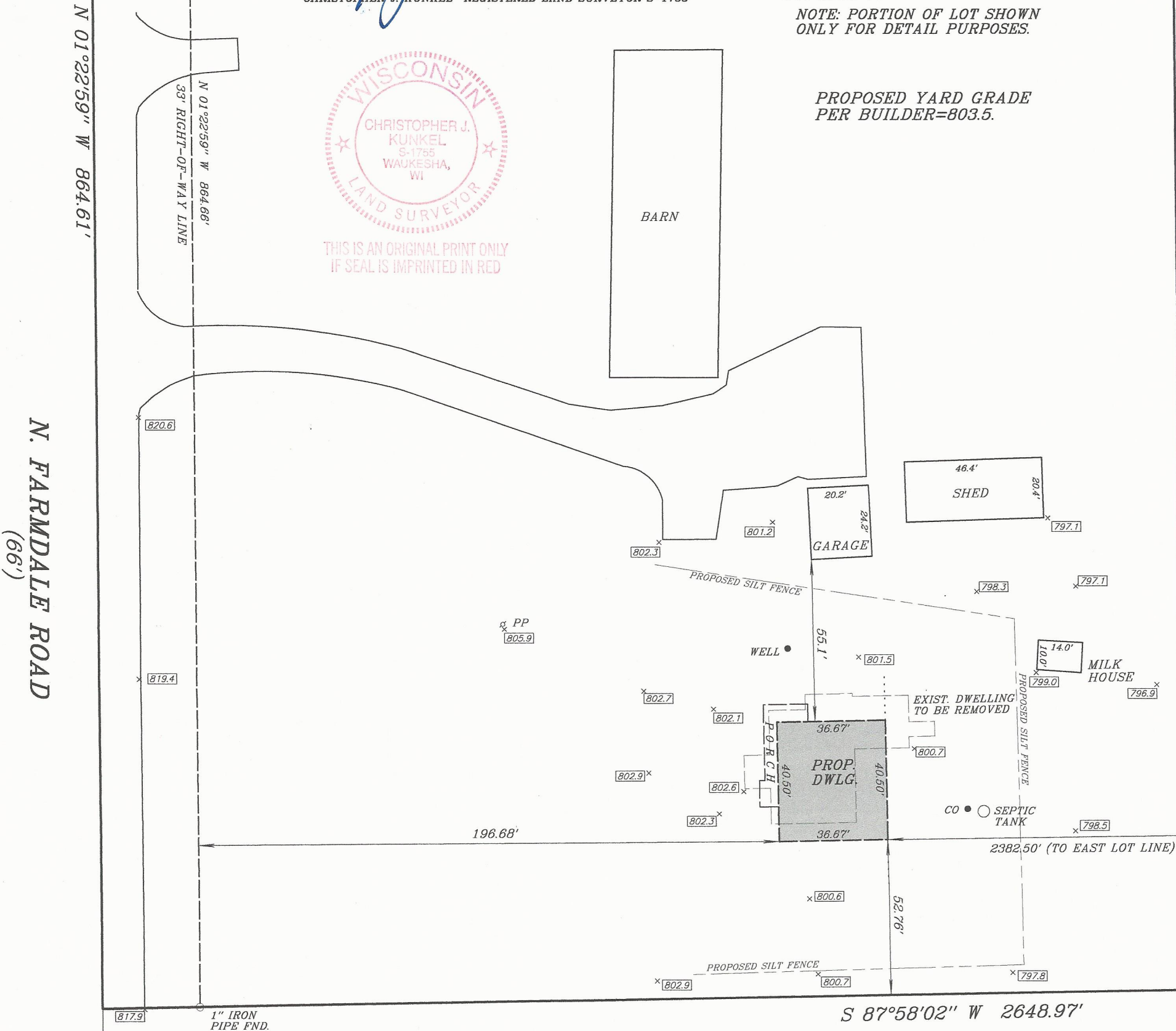
I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed 
CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755



THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED

PROPOSED YARD GRADE
PER BUILDER=803.5.



PROJECT NO. 733-001-001 SHEET NO. 01	PLAT OF SURVEY 12246 N. FARMDALE ROAD CITY OF MEQUON		 6871 S. LOVERS LANE FRANKLIN, WI 53132 PHONE: (414) 427-1200	REV.	DATE:		
				6	11/16/21	STAKED	
				5			
				4			
				3			
				2			
				1			
			0				

GENERAL NOTES

A. ALL WORK SHALL BE PERFORMED WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION

B. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER

C. EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC, FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND U BUILD IT-WAUKESHA.

D. MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF U BUILD IT-WAUKESHA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING IN CONJUNCTION WITH (AND ALL OTHER TRADES AFFECTED) SAID SUBSTITUTIONS.

E. SOMERSET HOME PLANNING LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.

F. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS REQUIRED FOR THEIR INSTALLATION LAYOUT.

G. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND/OR SHARING TO INSURE STRUCTURAL STABILITY OF BUILDING DURING CONSTRUCTION

H. EACH CONTRACTOR SHALL AMEND AND MAKE GOOD AT HIS OWN COST, ANY DEFECTS OR OTHER FAULTS IN HIS/HER WORKMANSHIP AND/OR MATERIAL

J. ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING, ROOFING, WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY U BUILD IT-WAUKESHA.

K. DO NOT SCALE THE DRAWINGS, WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

L. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES IN PLAN AND REPORT ERROR(S) TO SOMERSET HOME PLANNING LLC PRIOR TO COMMENCEMENT OF THE WORK, OR TO BE RESPONSIBLE FOR SAME.

M. THESE PLANS, DETAILS, AND SPECIFICATIONS REMAIN THE PROPERTY OF SOMERSET HOME PLANNING LLC AND MAY NOT BE ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF SOMERSET HOME PLANNING LLC.

FABRICATION NOTES

TRUSS FABRICATION:

THE TRUSS MANUFACTURER IS RESPONSIBLE TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL BE NOT LIMITED TO, A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZE, SPACING, JOINTS, LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND, AND UPLIFT LOADS AS REQUIRED BY ALL ALL APPLICABLE MUNICIPAL CODES. TRUSS MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED SHOP DRAWINGS TO BUILDER AND SOMERSET HOME PLANNING, LLC FOR APPROVAL OF WALL PANELS PRIOR TO SUBMITTAL TO CITY. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, BUILDER AND SOMERSET HOME PLANNING LLC SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

WALL PANEL FABRICATION (OR LOOSE LUMBER SUPPLIER):

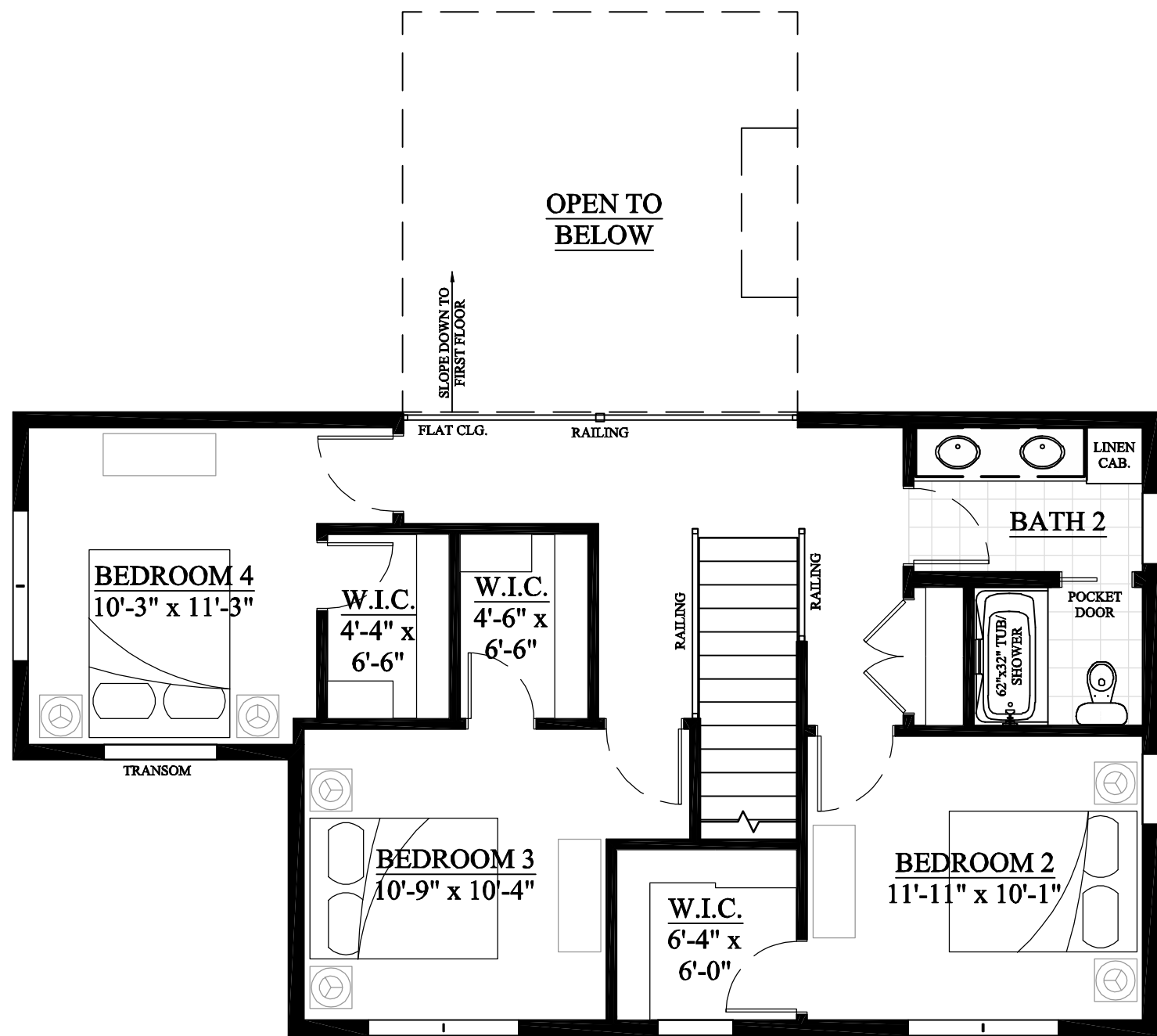
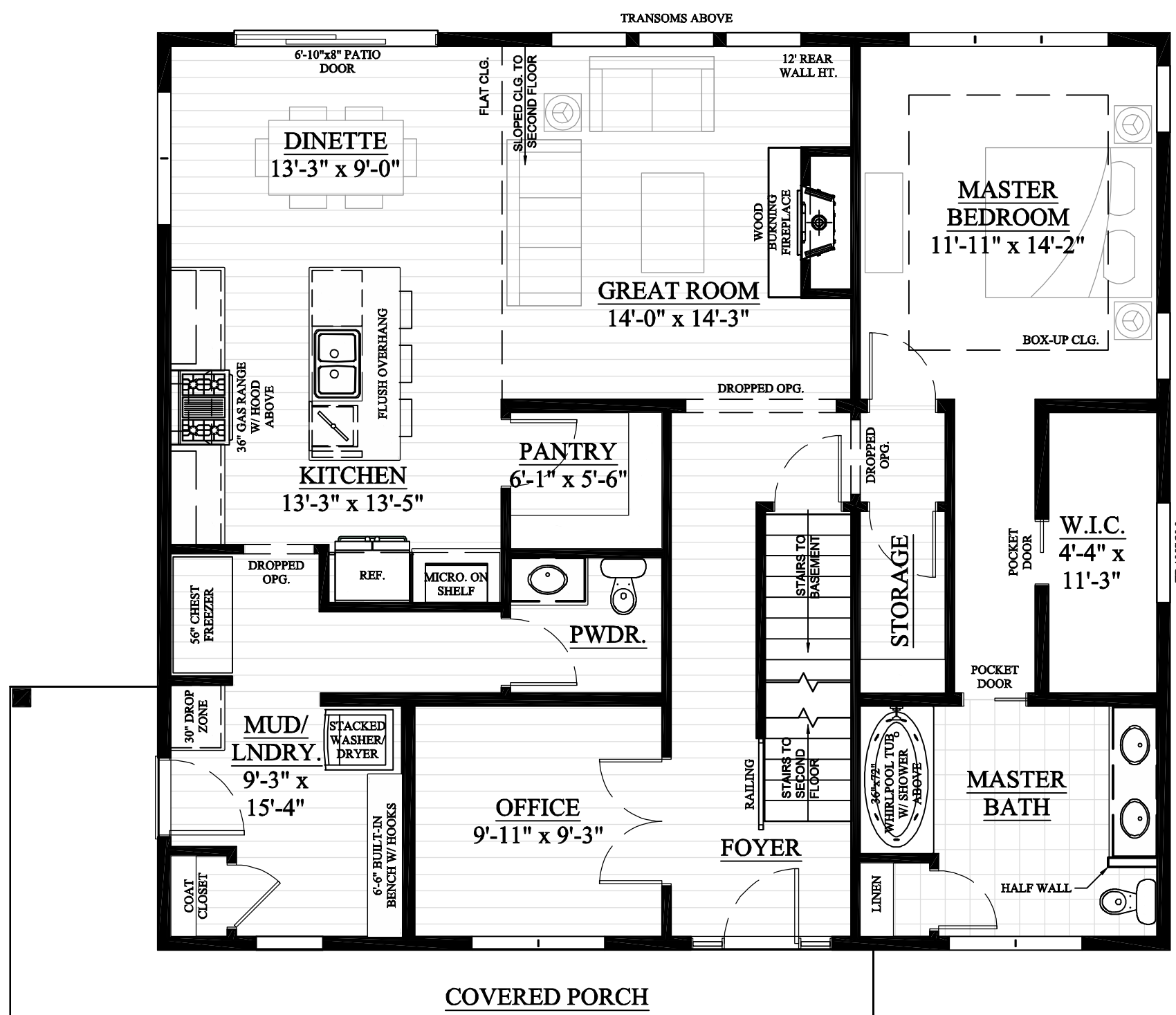
THE WALL PANEL MANUFACTURER OR LOOSE LUMBER SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES WALL PANELS. THE WALL PANEL SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A WALL PANEL PLAN INDICATING ALL STRUCTURAL HEADER AND BEAM SIZING, LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE WALL PANEL SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND, AND SEISMIC LOADS AS REQUIRED BY ALL ALL APPLICABLE MUNICIPAL CODES. WALL PANEL MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED BEAM AND HEADER CALCULATIONS WITH WALL PANEL SHOP DRAWINGS TO BUILDER AND SOMERSET HOME PLANNING, LLC FOR APPROVAL OF WALL PANELS PRIOR TO SUBMITTAL TO CITY. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, BUILDER AND SOMERSET HOME PLANNING LLC SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

FLOOR JOIST FABRICATION:

THE FLOOR JOIST MANUFACTURER/SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES FLOOR JOIST SYSTEM MANUFACTURING, INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE FLOOR JOIST PLAN INDICATING ALL STRUCTURAL BEAM SIZING, BLOCKING LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE FLOOR JOISTS SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE & DEAD LOADS AS REQUIRED BY ALL APPLICABLE MUNICIPAL CODES. IN ADDITION, FLOOR JOISTS MUST BE SIZED FOR A LIVE LOAD MINIMUM DEFLECTION OF 1/16" PER FOOT. THE FLOOR JOIST MANUFACTURER/SUPPLIER SHALL SUBMIT FLOOR JOIST MANUFACTURING PLANS WITH FLOOR JOIST PLAN DRAWINGS TO BUILDER AND SOMERSET HOME PLANNING LLC FOR APPROVAL OF FLOOR JOIST SYSTEM PRIOR TO SUBMITTAL TO CITY. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, BUILDER AND SOMERSET HOME PLANNING SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.



KNUDSEN RESIDENCE



CONSTRUCTION SET

APPLICABLE BUILDING CODES

THE FOLLOWING PLAN SET COMPLYS WITH THE FOLLOWING CODES AS APPLICABLE IN THE FOLLOWING STATES:

STATE OF WISCONSIN
UNIFORM DWELLING CODE SPS 320-325-SPS 320
SPS 321, CONSTRUCTION STANDARDS
SPS 322, ENERGY CONSERVATION
SPS 323, HEATING, VENTILATING & AIR CONDITIONING
SPS 324 - ELECTRICAL STANDARDS
SPS 325 - PLUMBING
APRIL 1ST, 2014 EMERGENCY CODE, SS #139-13

SEALS / ENDORSEMENTS

DWELLING SQUARE FOOTAGES

SQUARE FOOTAGES	
LIVING AREAS	
AREA	SQUARE FOOTAGE
FIRST FLOOR LIVING AREA	1491 SF
SECOND FLOOR LIVING AREA	761 SF
TOTAL LIVING AREA	2252 SF
NON-LIVING AREAS	
AREA	SQUARE FOOTAGE
EXTERIOR DECK AREA	231 SF
UNFINISHED BASEMENT AREA	1359 SF

PROJECT INFORMATION

CUSTOM
KNUDSEN RESIDENCE
PRIVATE LOT
12246 N FARMDALE RD
MEQUON, WI

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
CS	COVERSHEET
A1	EXTERIOR ELEVATIONS
A1.1	EXTERIOR ELEVATIONS & ROOF PLAN
A2	FOUNDATION PLAN
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	FOUNDATION ELECTRICAL PLAN
A6	FIRST AND SECOND FLOOR ELECTRICAL PLAN
A7	FIRST FLOOR WALL BRACING PLAN
A8	SECOND FLOOR WALL BRACING PLAN
D1	TYPICAL DETAILS
D2	TYPICAL DETAILS
D3	DECK DETAILS
D4	DECK DETAILS

</



FRONT ELEVATION

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



REAR ELEVATION

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

[CONSTRUCTION SET]

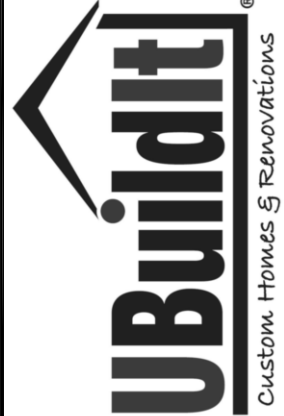
5	.....	.....	.....	.....	.....
4	05.17.21	CD SET 02	KEF	.....	.....
3	12.09.20	CD SET 01	KEF	.....	.....
2	10.22.20	PRELIMINARY SET 02	KEF	.....	.....
1	09.02.20	PRELIMINARY SET 01	KEF	.....	.....
NO.	DATE	DESCRIPTION OF REVISION	BY	.....	.....
DRAWN BY: KEF			PRINT DATE: 5/17/2021 8:53 AM		

JOB NUMBER
Knudsen

SHEET NUMBER

A1

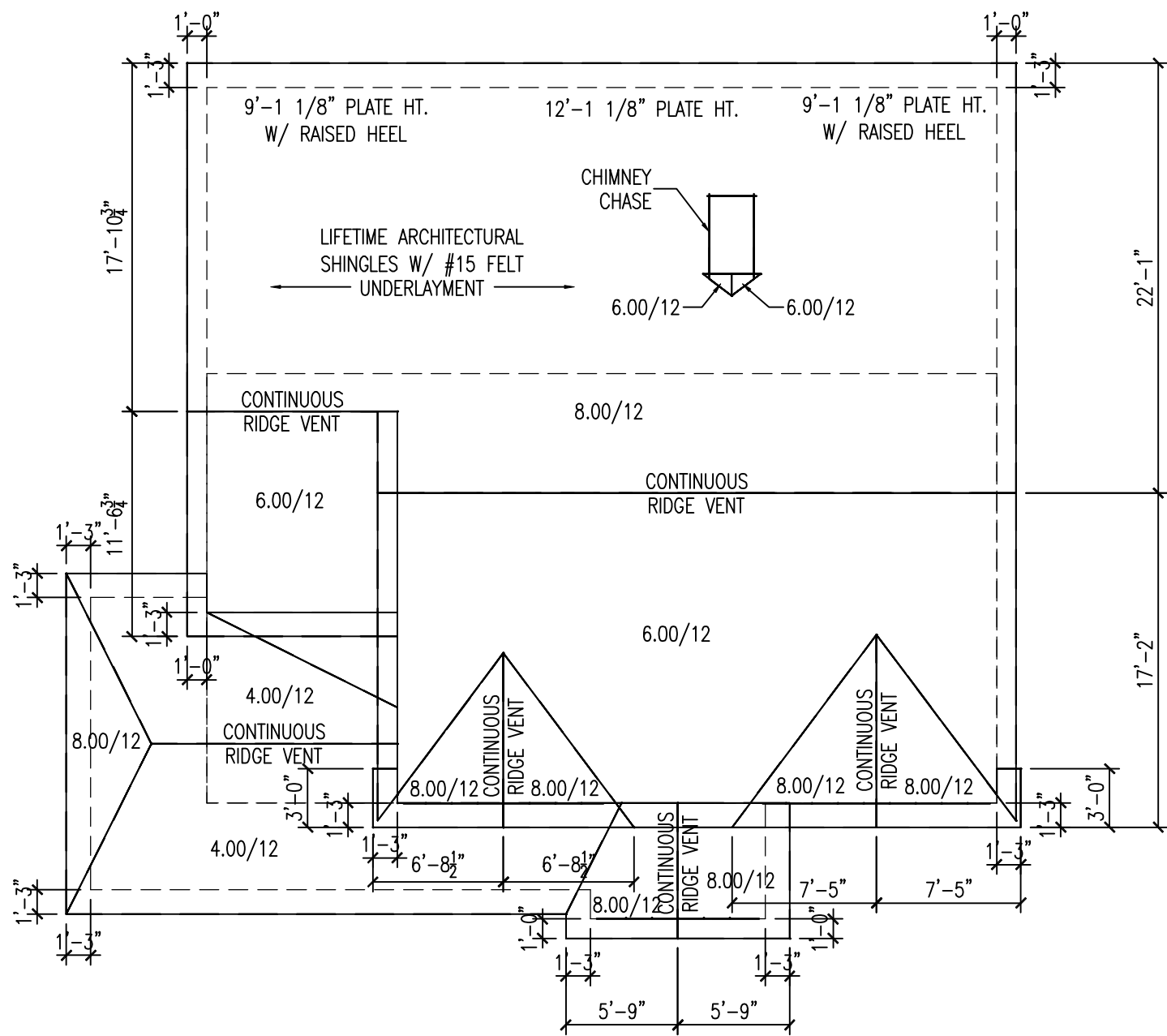
PROPOSED HOME FOR
KNUDSEN RESIDENCE
PRIVATE LOT
12246 N FARMDALE RD
MEQUON, WI



2325 Parklawn Drive
Suite Q
Waukegan, WI 53186
262.754.0400 Office
262.754.0405 Fax



1166 Qual Court
Suite 400
Pewaukee, WI 53072
262.754.0400 Office
262.757.0038 Fax

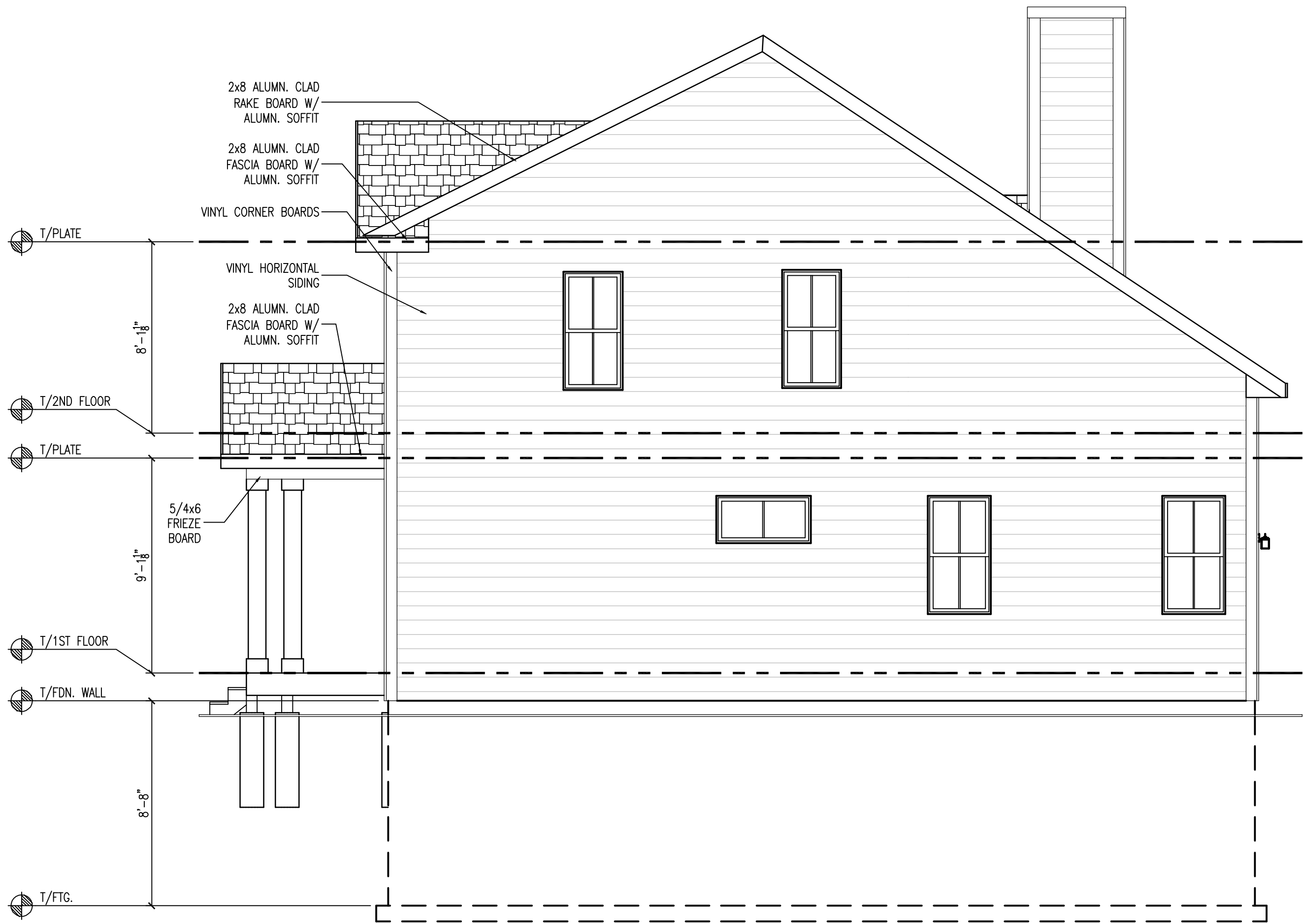


ROOF PLAN

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

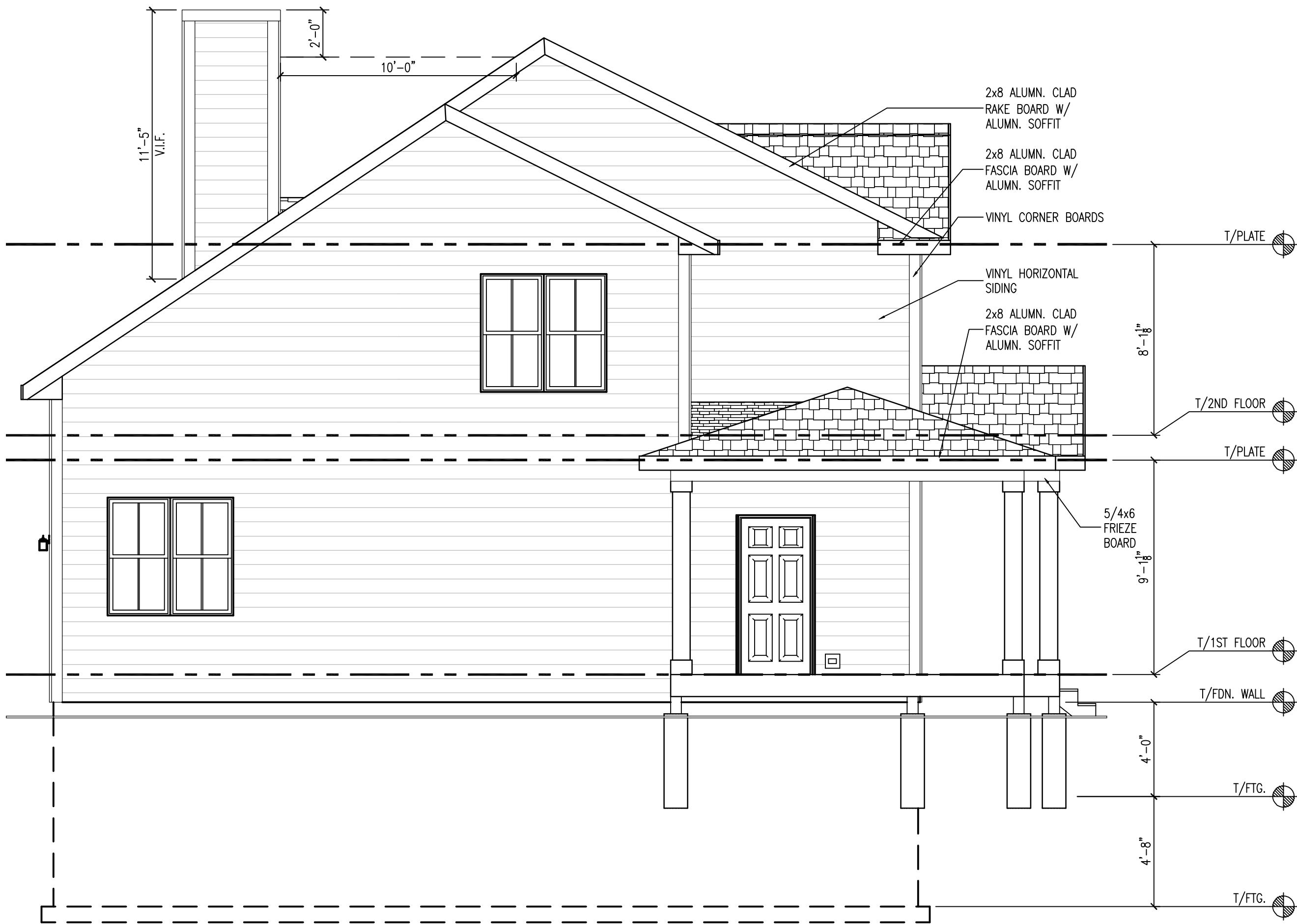
NOTES:

- VENT AS REQUIRED
- PROVIDE ICE & WATER SHIELD AT ALL VALLEYS AND ROOF EAVES
- 12" HEEL SHOWN UNLESS NOTED OTHERWISE
- ALL DIMENSIONS ARE TO ROUGH FRAMING
- 15" TRUSS TAILS & 12" RAKE (SEE DETAILS)



RIGHT ELEVATION

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



LEFT ELEVATION

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

CONSTRUCTION SET

NO.	DATE	DESCRIPTION OF REVISION	BY
5	05.17.21	CD SET 02	KEF
4	12.09.20	CD SET 01	KEF
3	10.22.20	PRELIMINARY SET 02	KEF
2	10.22.20	PRELIMINARY SET 01	KEF
1	09.02.20	PRELIMINARY SET 01	KEF
NO.	DATE	DESCRIPTION OF REVISION	BY
1	09.02.20	PRELIMINARY SET 01	KEF

JOB NUMBER
Knudsen

SHEET NUMBER

A1.1

PROPOSED HOME FOR
KNUDSEN RESIDENCE
PRIVATE LOT
12246 N FARMDALE RD
MEQUON, WI

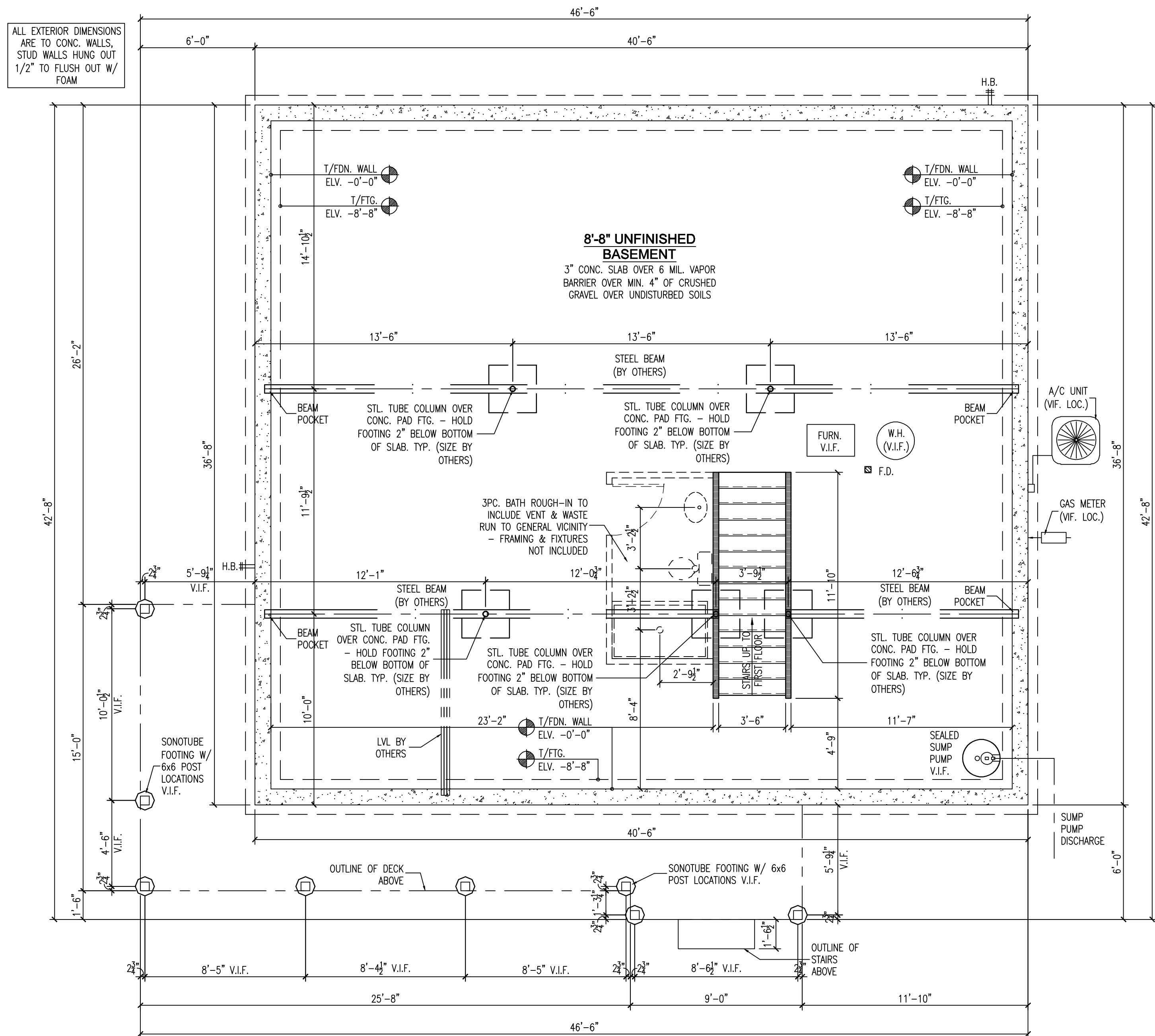
SHEET TITLE
EXTERIOR ELEVATIONS & ROOF PLAN

UBuildIt
Custom Homes & Renovations

2325 Parklawn Drive
Suite Q
Waukegan, WI 53186
262.754.0400 Office
262.754.0405 Fax

SHP
Somerset Home Planning

1166 Quail Court
Pewaukee, WI 53072
262.334.0000 Office
262.337.0008 Fax



FOUNDATION PLAN

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

NOTES:

WALL INFORMATION

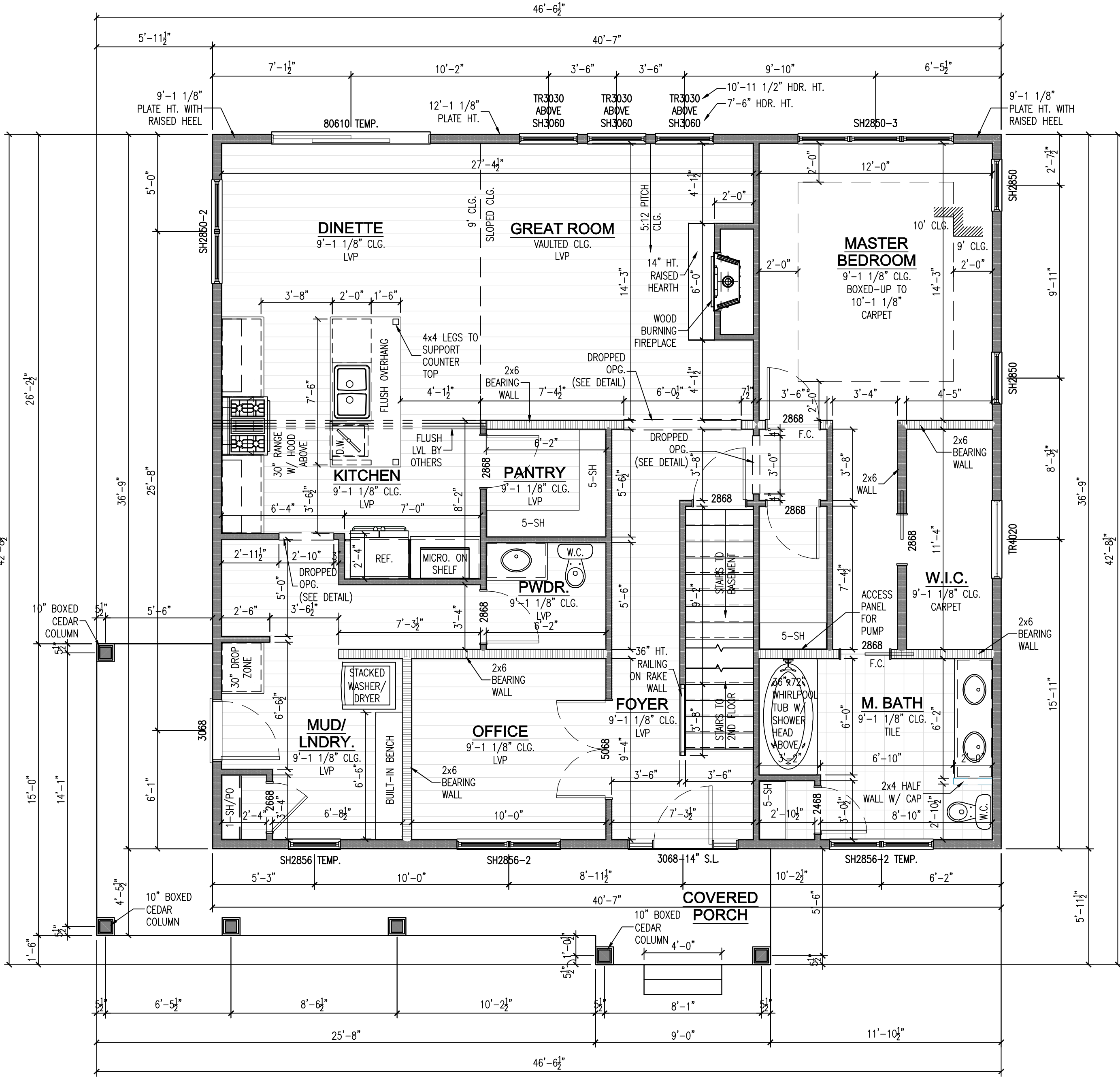
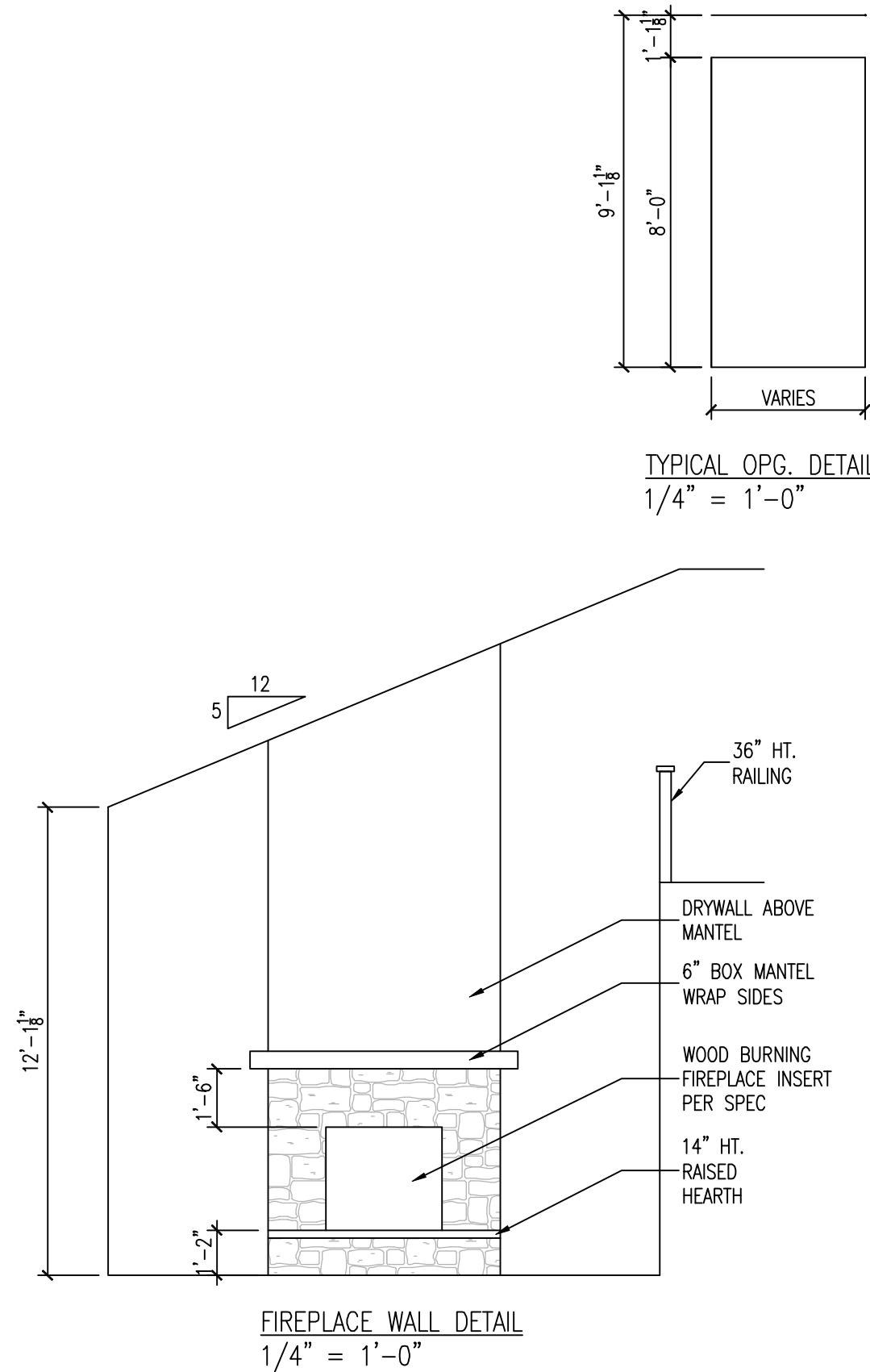
- MAIN HOUSE CONCRETE WALLS: 10" 4000psi POURED CONCRETE WALL @ 8'-8"
UNLESS NOTED OVER 22"x8" FOOTINGS UNLESS NOTED
- GARAGE/FROST CONCRETE WALLS: 6" 4000psi POURED CONCRETE WALL @ 4'-0"
UNLESS NOTED OVER 18"x8" FOOTINGS UNLESS NOTED

STAIR INFORMATION

- REFER TO FIRST FLOOR PLAN FOR STAIR INFORMATION

PLAN INFORMATION

- REFER TO TYPICAL WALL SECTIONS FOR ADDITIONAL FOUNDATION INFORMATION
- ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD OR FACE TO FACE OF CONCRETE
- THE CONDITIONS LISTED HERE ARE STANDARD FOR THIS PLAN ELEVATION(S). EXCEPTIONS ARE NOTED ON THE PLAN



FIRST FLOOR PLAN

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

NOTES:

FLOOR SYSTEM INFORMATION

- FIRST FLOOR: 11 1/8" ENGINEERED "I" JOIST 16" O.C. SPACING PER MANUFACTURER

ROOF INFORMATION

- REFER TO ROOF PLAN FOR ROOF INFORMATION

WALL INFORMATION

FIRST FLOOR EXTERIOR WALLS: 104 1/2" 2x6 STUD GRADE OR BETTER @ 16" O.C. (9'-1 1/2" FIRST FLOOR)

FIRST FLOOR BEARING INTERIOR WALLS: 104 1/2" 2x4 STUD GRADE OR BETTER @ 16" O.C. (9'-1 1/2" FIRST FLOOR)

FIRST FLOOR NON BEARING INTERIOR WALLS: 104 1/2" 2x4 STUD GRADE OR BETTER @ 16" O.C. (9'-1 1/2" FIRST FLOOR)

WINDOW INFORMATION

- ALL WINDOW TYPE AND SIZE SHOWN ARE TO BE DETERMINED - REFER TO CATALOG FOR DETAILS
- ALL WINDOW HEADER OPENINGS TO BE 7'-6" FROM T/FLOOR UNLESS NOTED

STAIR INFORMATION

BASEMENT TO FIRST FLOOR: 15 RISERS @ 8" MAX / 14 TREADS @ 10" WITH 1" NOSING

FIRST FLOOR TO SECOND FLOOR: 16 RISERS @ 8" MAX / 15 TREADS @ 10" WITH 1" NOSING

PLAN INFORMATION

- ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD
- THE CONDITIONS LISTED HERE ARE STANDARD FOR THIS PLAN ELEVATION(S). EXCEPTIONS ARE NOTED ON THE PLAN

Knudsen Residence Square Footages	
LIVING AREAS	SQUARE FOOTAGE
AREA	
FIRST FLOOR LIVING AREA	1491 SF
SECOND FLOOR LIVING AREA	761 SF
TOTAL LIVING AREA	2252 SF
NON-LIVING AREAS	SQUARE FOOTAGE
AREA	
EXTERIOR DECK AREA	231 SF
UNFINISHED BASEMENT AREA	1359 SF

[CONSTRUCTION SET]

1166 Qual Court
Pewaukee, WI 53072
262.737.0088 Fax
262.737.0088 Fax

SHP

Somerset Home Planning
www.shpdesign.com

2325 Parklawn Drive
Suite Q
Waukegan, WI 53186
262.737.0088 Office
262.737.0085 Fax

UBuildIt

Custom Homes & Renovations

PROPOSED HOME FOR
KNUDSEN RESIDENCE
PRIVATE LOT
12246 N FARMDALE RD
MEQUON, WI

SHEET TITLE
FIRST FLOOR PLAN

NO. 1
DATE 05/17/2021
DESCRIPTION OF REVISION
DRAWN BY: KEF

PRINT DATE: 5/17/2021 8:56 AM

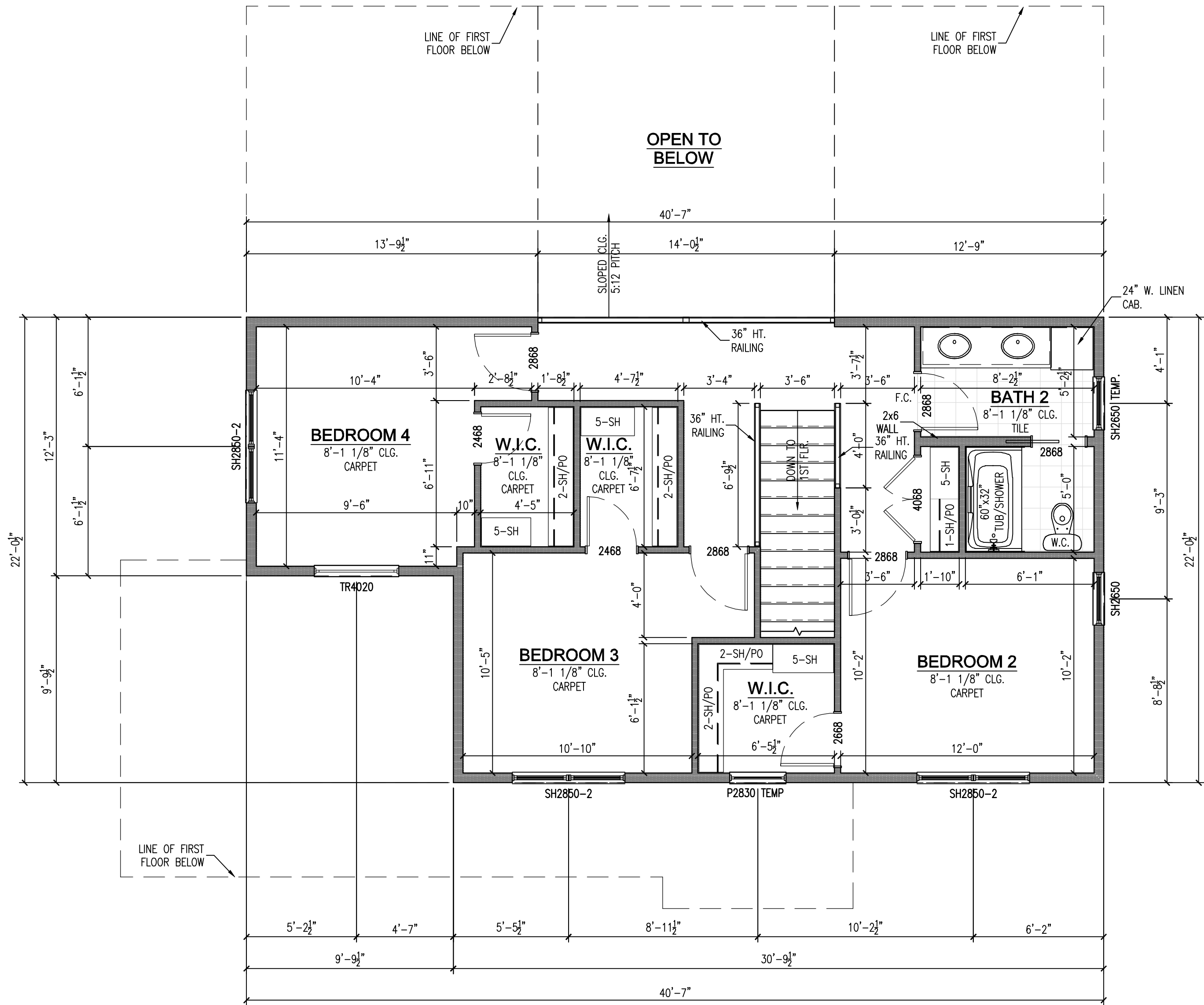
JOB NUMBER
Knudsen

SHEET NUMBER
A3

Attachment: Plans (6902 : Jeff & Sue Knudsen)

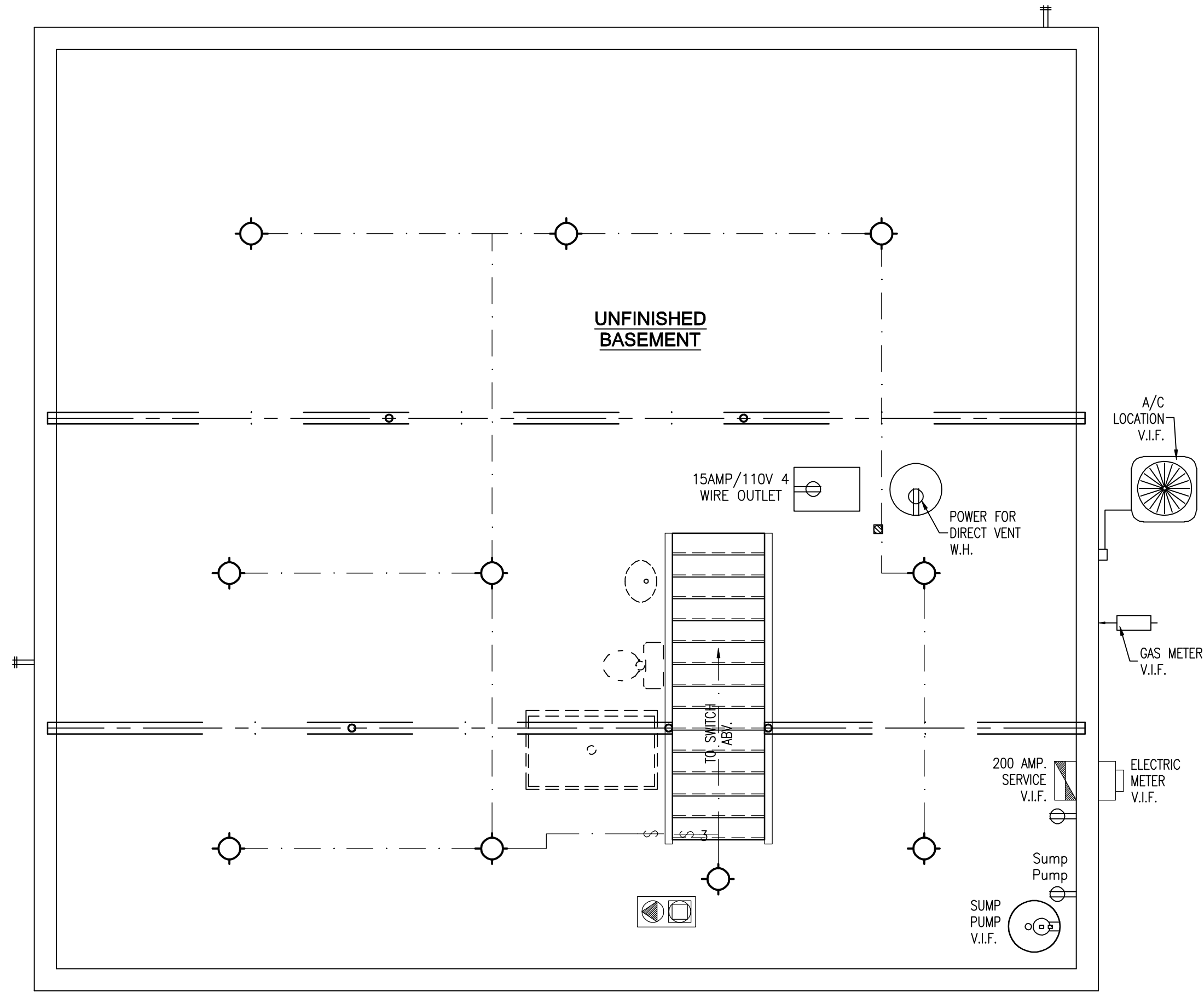
3.2.b

Packet Pg. 26

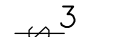
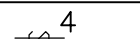
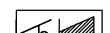
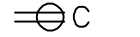
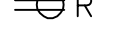
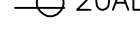
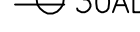
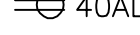


2020 Copyright, Somerset Home Planning, All Rights Reserved.

[CONSTRUCTION SET]



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

ELECTRICAL SYMBOLS							
	SINGLE POLE SWITCH	GFI	INDICATES GROUND FAULT INTERRUPT		CEILING FAN ONE SWITCH		DECORATIVE WALL FIXTURE
	THREE WAY SWITCH	WP	INDICATES WATERPROOF				CEILING FAN W/LIGHT TWO SWITCHES		CEILING MOUNTED SMOKE DETECTOR
	FOUR WAY SWITCH		TELEVISION OUTLET (RG-6)		CEILING FAN W/LIGHT TWO SWITCHES				CARBON MONOXIDE DETECTOR
	DIMMER SWITCH ROTARY		CAT5E WITH CAT3 PLATE				CEILING FAN W/LIGHT TWO SWITCHES		SMOKE DETECTOR / CARBON MONOXIDE SENSOR
	DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR		CAT5E		CEILING FAN W/LIGHT TWO SWITCHES				HEAT LAMP/TIMER PACKAGE
	SINGLE OUTLET (15-20 AMP)		CAT6				1 x 2 FLUORESCENT PACKAGE		FAN / HEAT LAMP / LIGHT PACKAGE
	DUPLEX OUTLET (15-20 AMP)		STRUCTURAL WIRING SINGLE Cat5E/RG6 COMBO		1 x 4 FLUORESCENT PACKAGE				FAN / LIGHT
	DUPLEX OUTLET (15-20 AMP) FULL SWITCHED		STRUCTURAL WIRING DUAL Cat5E/RG6 COMBO				2 x 4 FLUORESCENT PACKAGE		PHOTOCELL
	COMBINATION USB/RECEPTACLE				FLUOURESCENT LIGHT MOUNTED ABOVE DOOR				SPEAKER
	REINFORCED CEILING OUTLET (15-20 AMP) FLOOR MOUNTED		EYEBALL RECESS CAN FIXTURE				FLUOURESCENT LIGHT MOUNTED UNDER CABINET		THERMOSTAT
	DUPLEX OUTLET (15-20 AMP) FLOOR MOUNTED		SIMULATED CAN SURFACE MOUNT FIXTURE		FLUOURESCENT LIGHT MOUNTED UNDER CABINET				ELECTRICAL METER
	CENTRAL VAC, GAS COOK TOP, WASHER MICROWAVE (110V-20 AMP) DEDICATED		RECESSED CAN LIGHT FIXTURE				FLOOD LIGHT
	ELECTRIC COOK TOP, ELECTRIC DRYER (220V-30 AMP) DEDICATED		DECORATIVE CEILING FIXTURE		DISPOSAL		
	ELECTRIC RANGE (220V-40 AMP) DEDICATED		KEYLESS FIXTURE				

.....	KEF	.....	CD SET 02	NO. 1	DATE	DESCRIPTION OF REVISION	BY
4	KEF	12.09.20	CD SET 01	2	10.22.20	PRELIMINARY SET 02	KEF
3	KEF	12.09.20	CD SET 01	1	09.02.20	PRELIMINARY SET 01	KEF
5	KEF	05.17.21	CD SET 02	1	05.17.21	CD SET 02	KEF
				JOB NUMBER			
				Knudsen			
				SHEET NUMBER			
				A5			
				Packet Pg. 28			

PROPOSED HOME FOR
KNUDSEN RESIDENCE
PRIVATE LOT
12246 N FARMDALE RD
MEQUON, WI

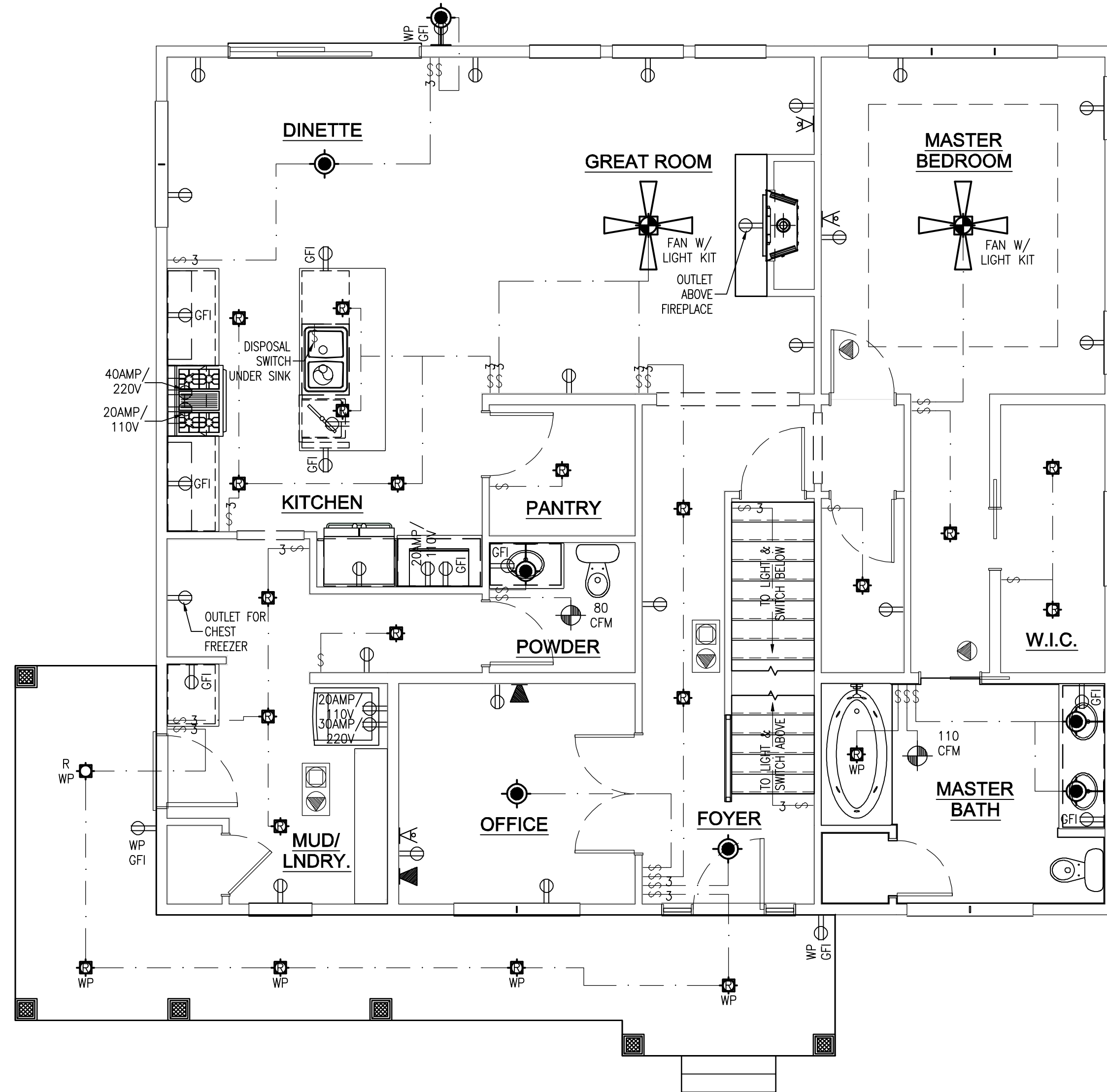
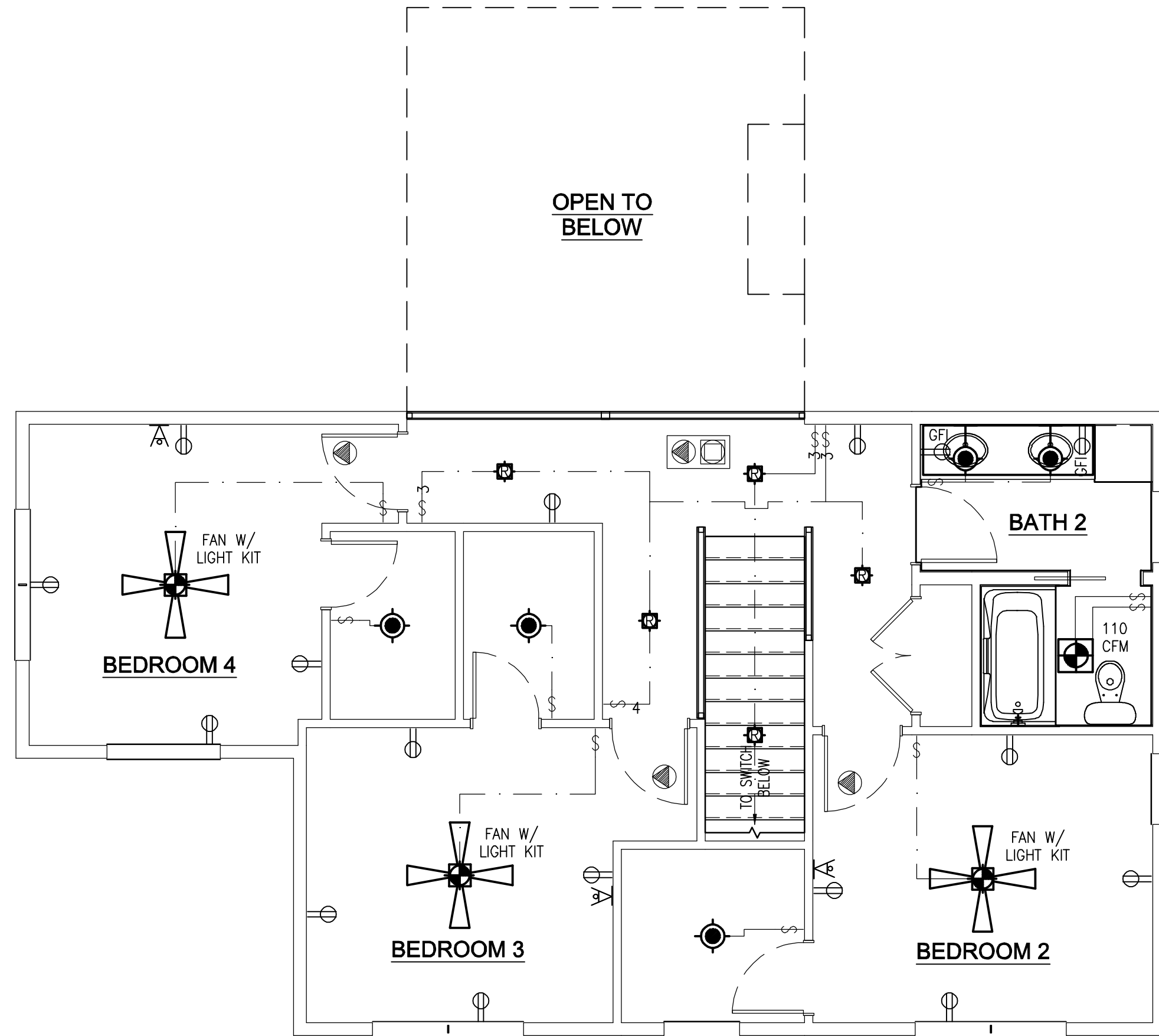
SHEET TITLE
FOUNDATION ELECTRICAL PLAN

UBuildIt
Custom Homes & Renovations

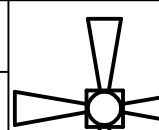
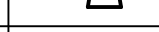
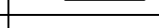
2325 Parklawn Drive
Suite Q
Waukegan, WI 53186
262.754.0000 Office
262.754.0055 Fax

SHP
Somerset Home Planning

1166 Qual Court
Pewaukee, WI 53072
262.754.0000 Office
262.757.0038 Fax

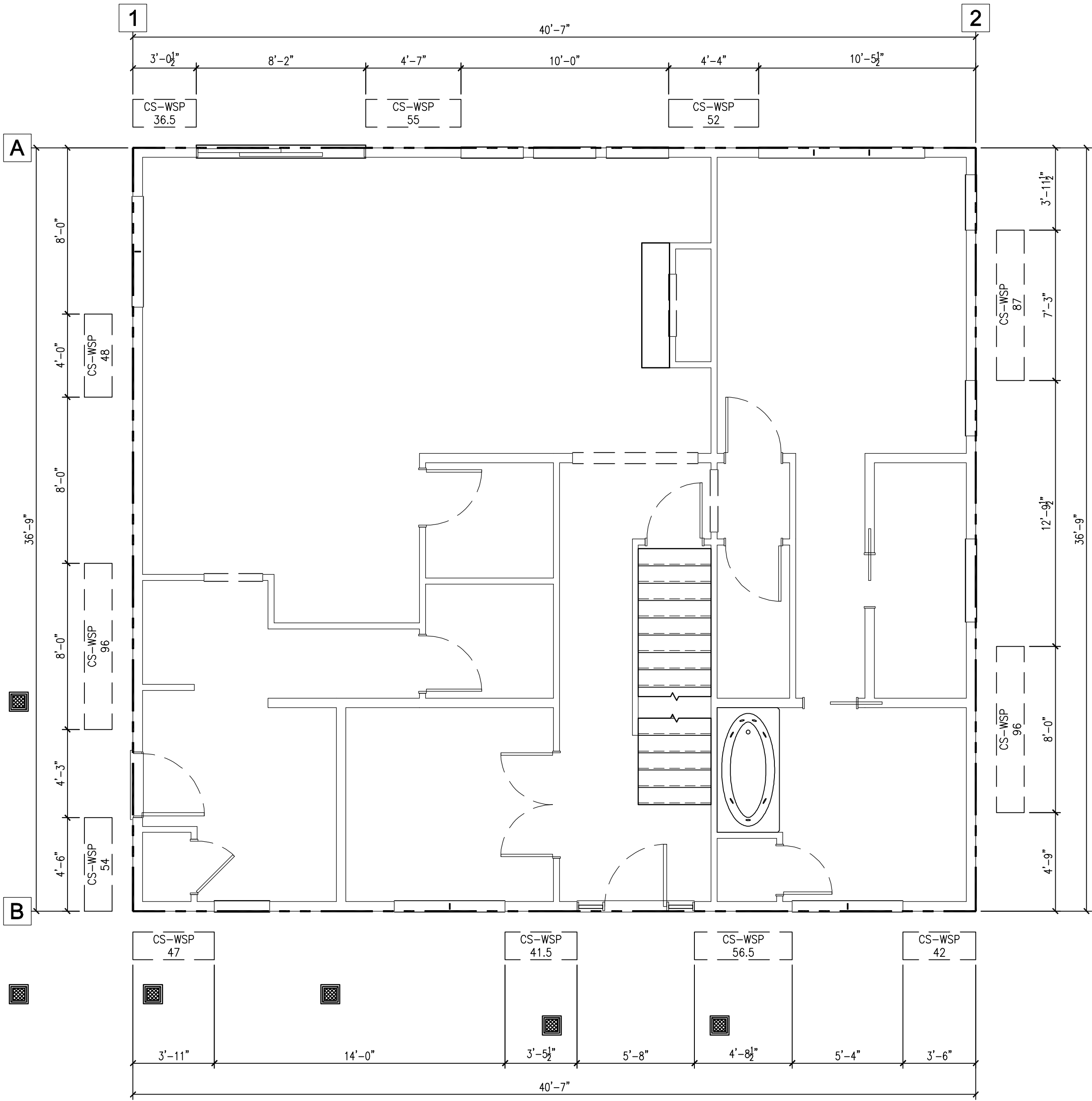


ELECTRICAL SYMBOLS

	SINGLE POLE SWITCH	GFI	INDICATES GROUND FAULT INTERRUPT	 CFP	CEILING FAN ONE SWITCH		DECORATIVE WALL FIXTURE
	THREE WAY SWITCH	WP	INDICATES WATERPROOF				CEILING MOUNTED SMOKE DETECTOR
	FOUR WAY SWITCH		TELEVISION OUTLET (RG-6)				CARBON MONOXIDE DETECTOR
	DIMMER SWITCH ROTARY	 3	CATSE WITH CAT3 PLATE	 LCFP	CEILING FAN W/LIGHT TWO SWITCHES		SMOKE DETECTOR / CARBON MONOXIDE SENSOR
 42"	DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR	 5	CATSE				HEAT LAMP/TIMER PACKAGE
	SINGLE OUTLET (15-20 AMP)	 6	CAT6				FAN / HEAT LAMP / LIGHT PACKAGE
	DUPLEX OUTLET (15-20 AMP)		STRUCTURAL WIRING SINGLE Cat5E/RG6 COMBO		1 x 2 FLUORESCENT PACKAGE		FAN
	DUPLEX OUTLET (15-20 AMP) FULL SWITCHED		STRUCTURAL WIRING DUAL Cat5E/RG6 COMBO		1 x 4 FLUORESCENT PACKAGE		FAN / LIGHT
	COMBINATION USB/RECEPTACLE				2 x 4 FLUORESCENT PACKAGE		PHOTOCELL
	REINFORCED CEILING OUTLET (15-20 AMP)	 EB	EYEBALL RECESS CAN FIXTURE	 D	FLUORESCENT LIGHT MOUNTED ABOVE DOOR	 VC	SPEAKER
	DUPLEX OUTLET (15-20 AMP) FLOOR MOUNTED	 LED	SIMULATED CAN SURFACE MOUNT FIXTURE			 C	FLUORESCENT LIGHT MOUNTED UNDER CABINET	T	THERMOSTAT
	CENTRAL VAC, GAS COOK TOP, WASHER MICROWAVE (110V-20 AMP) DEDICATED	 R	RECESSED CAN LIGHT FIXTURE		FLOOD LIGHT		ELECTRICAL METER
	ELECTRIC COOK TOP, ELECTRIC DRYER (220V-30 AMP) DEDICATED		DECORATIVE CEILING FIXTURE		DISPOSAL		ELECTRICAL PANEL(40C/32-8) 200 AMP SERVICE
	ELECTRIC RANGE (220V-40 AMP) DEDICATED		KEYLESS FIXTURE		DISPOSAL		

BRACE PANEL DESIGNATION INFORMATION						
PANEL DESIGNATION	BRACING METHOD	MATERIAL	MAXIMUM NOMINAL WALL HEIGHT	MINIMUM BRACED WALL PANEL WIDTH OR BRACE ANGLE	CONNECTION CRITERIA	
					MINIMUM FASTENERS	MAXIMUM SPACING
CS-WSP	CONTINUOUS	WOOD STRUCTURAL PANEL 7/16" OSB SHEATHING	12'	PER TABLE SPS 321.25-H OF THE WISCONSIN ADMINISTRATIVE CODE	6d COMMON NAILS OR 8d BOX NAIL (28" LONG x 0.113"Ø); OR 7/16"-OR 1/2"-CROWN 16-GAGE STAPLES, 1 1/4" LONG	6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)
CS-PF (PORTAL FRAME)	CONTINUOUS (NARROW PANEL BRACING)	7/16" OSB SHEATHING	12'	SEE PORTAL FRAME DETAIL 4 SHT. D1	SEE PORTAL FRAME DETAIL 4 SHT. D1	SEE PORTAL FRAME DETAIL 4 SHT. D1
WSP	INTERMITTENT	WOOD STRUCTURAL PANEL 7/16" OSB SHEATHING	10'	48" (36" PANEL COUNTS AS 1/2 PANEL)	6d COMMON NAILS OR 8d BOX NAIL (28" LONG x 0.113"Ø); OR 7/16"-OR 1/2"-CROWN 16-GAGE STAPLES, 1 1/4" LONG	6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)
LIB	INTERMITTENT	LET-IN BRACING (METAL BRACE INSTALLED PER MANUFACTURER INSTRUCTIONS)	10'	45° ANGLE MAX. 16" O.C. STUD SPACING (60° ANGLE COUNTS AS 1/2 PANEL)	2-8d COMMON NAILS OR 3-8d BOX NAILS (28" LONG x 0.113"Ø)	PER STUD AND TOP AND BOTTOM PLATES
GB	INTERMITTENT	GYPSON BOARD 1/2" FOR MAX. 24" O.C. STUD SPACING (INSTALLED BOTH SIDES OF WALL)	10'	96" (48" COUNTS AS 1/2 PANEL)	5d COOLER NAILS, OR #6 SCREWS	7" EDGES, 7" FIELD (INCLUDING TOP AND BOTTOM PLATES)
PF (PORTAL FRAME)	INTERMITTENT (NARROW PANEL BRACING)	7/16" OSB SHEATHING	12'	SEE PORTAL FRAME DETAIL 4 SHT. D1 (ALL LENGTHS COUNTS AS 1/2 PANEL)	SEE PORTAL FRAME DETAIL 4 SHT. D1	SEE PORTAL FRAME DETAIL 4 SHT. D1
NOTES: - EACH WOOD STRUCTURAL PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FOURTHS OF THE PANEL. - BLOCKING TO BE PROVIDED AT ALL SPLICE JOINTS ON CS-WSP PANELS.						

FIRST FLOOR WALL BRACING SCHEDULE - RECTANGLE "A"															
PROJECT WIND EXPOSURE CATEGORY: B															
WALL BRACE LINE	BRACE MATERIAL	BRACING METHOD	BRACE LINE SPACING	REQUIRED BRACE UNITS (INTERMITTENT METHOD ONLY)	REQUIRED BRACE UNIT LENGTH (CONTINUOUS METHOD ONLY)	WIND EXPOSURE FACTOR	WALL HEIGHT FACTOR	EAVE TO RIDGE FACTOR (INTERMITTENT METHOD ONLY)	DRYWALL OMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACE UNIT LENGTH REQUIRED -FEET- (CONTINUOUS METHOD ONLY)	TOTAL BRACE UNIT LENGTH PROVIDED -FEET- (CONTINUOUS METHOD ONLY)	TOTAL BRACE UNITS REQUIRED -NO. PANELS- (INTERMITTENT METHOD ONLY)	TOTAL BRACE UNITS PROVIDED -NO. PANELS- (INTERMITTENT METHOD ONLY)	MAX. OPENING HT. (ADJACENT TO PANEL - CONTINUOUS METHODS ONLY)
A	7/16" OSB SHEATHING	CONTINUOUS	40.00'	NA	7.80'	1.00	1.10	NA	1.10	1.10	8.58'	11.96'	NA	NA	6'-10"
B	7/16" OSB SHEATHING	CONTINUOUS	40.00'	NA	12.00'	1.00	.95	NA	1.00	.95	11.40'	15.58'	NA	NA	6'-8"
1	7/16" OSB SHEATHING	CONTINUOUS	50.00'	NA	14.50'	1.00	.95	NA	1.00	.95	13.78'	16.50'	NA	NA	6'-8"
2	7/16" OSB SHEATHING	CONTINUOUS	50.00'	NA	14.50'	1.00	.95	NA	1.00	.95	13.78'	15.25'	NA	NA	5'-0"
WALL BRACING SCHEDULE NOTES:															
- REQUIRED BRACE UNIT LENGTH INCORPORATES WHETHER WALL SUPPORTS ROOF & CEILING ONLY; ONE FLOOR, ROOF & CEILING OR TWO FLOORS, ROOF & CEILING PER TABLES SPS 321.25-I (INTERMITTENT METHOD) & SPS 321.25-J (CONTINUOUS METHOD) OF THE WISCONSIN ADMINISTRATIVE CODE. - WIND FACTOR TOTAL INCLUDES WIND EXPOSURE FACTOR, WALL HEIGHT FACTOR AND EAVE TO RIDGE FACTOR. - EAVE TO RIDGE FACTOR FOR CONTINUOUS METHODS ACCOUNTED FOR IN TABLE 321.25-J - INTERPOLATION USED IN BRACING CALCULATIONS.															



FIRST FLOOR BRACING PLAN

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

1166 Qual Court
Pewaukee, WI 53072
262.737.0088 Fax
262.737.0088 Fax

SHP

Somerset Home Planning
www.shpdesign.com

2325 Parklawn Drive
Suite Q
Waukegan, WI 53186
262.737.0088 Office
262.737.0085 Fax

UBuildIt

Custom Homes & Renovations

PROPOSED HOME FOR

KNUDSEN RESIDENCE

PRIVATE LOT
12246 N FARMDALE RD
MEQUON, WI

SHEET TITLE

FIRST FLOOR WALL BRACING PLAN

5	----	----	----
4	05.17.21	CD SET 02	KEF
3	12.09.20	CD SET 01	KEF
2	10.22.20	PRELIMINARY SET 02	KEF
1	09.02.20	PRELIMINARY SET 01	KEF
NO.	DATE	DESCRIPTION OF REVISION	BY
DRAWN BY: KEF			

JOB NUMBER
Knudsen

SHEET NUMBER
A7

PRINT DATE: 5/17/2021 9:00 AM

Attachment: Plans (6902 : Jeff & Sue Knudsen)

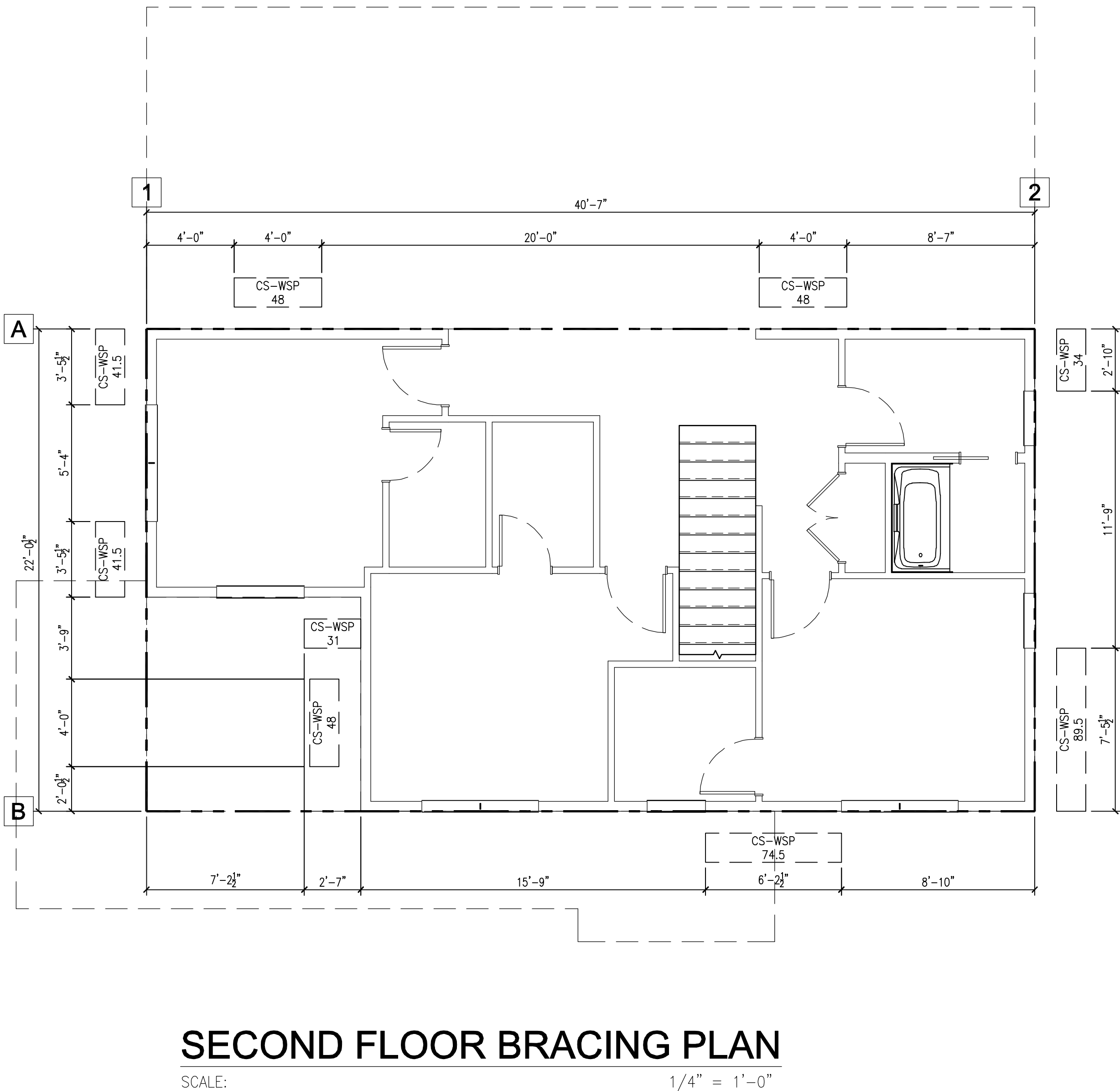
3.2.b

BRACE PANEL DESIGNATION INFORMATION						
PANEL DESIGNATION	BRACING METHOD	MATERIAL	MAXIMUM NOMINAL WALL HEIGHT	MINIMUM BRACED WALL PANEL WIDTH OR BRACE ANGLE	CONNECTION CRITERIA	
					MINIMUM FASTENERS	MINIMUM SPACING
CS=WSP	CONTINUOUS	WOOD STRUCTURAL PANEL 7/16" OSB SHEATHING	12'	PER TABLE SP 321.25-H OF THE WISCONSIN ADMINISTRATIVE CODE	6d COMMON NAILS OR 8d BOX NAIL (28" LONG x 0.113") OR 7/8"-OR 3"-CROWN 16-GAGE STAPLES, 12" LONG	6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)
CS-PF (PORTAL FRAME)	CONTINUOUS (NARROW PANEL BRACING)	7/16" OSB SHEATHING	12'	SEE PORTAL FRAME DETAIL 4 SHT. D1	SEE PORTAL FRAME DETAIL 4 SHT. D1	SEE PORTAL FRAME DETAIL 4 SHT. D1
WSP	INTERMITTENT	WOOD STRUCTURAL PANEL 7/16" OSB SHEATHING	10'	48" (36" PANEL COUNTS AS 1/2 PANEL)	6d COMMON NAILS OR 8d BOX NAIL (28" LONG x 0.113") OR 7/8"-OR 3"-CROWN 16-GAGE STAPLES, 12" LONG	6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)
LIB	INTERMITTENT	LET-IN BRACING (METAL BRACE INSTALLED PER MANUFACTURER INSTRUCTIONS)	10'	45° ANGLE MAX. 16" O.C. STUD SPACING (60° ANGLE COUNTS AS 1/2 PANEL)	2-8d COMMON NAILS OR 3-8d BOX NAILS (28" LONG x 0.113")	PER STUD AND TOP AND BOTTOM PLATES
GB	INTERMITTENT	GYPSUM BOARD 3" FOR MAX. 24" O.C. STUD SPACING (INSTALLED BOTH SIDES OF WALL)	10'	96" (48" COUNTS AS 1/2 PANEL)	5d COOLER NAILS, OR #6 SCREWS	7" EDGES, 7" FIELD (INCLUDING TOP AND BOTTOM PLATES)
PF (PORTAL FRAME)	INTERMITTENT (NARROW PANEL BRACING)	7/16" OSB SHEATHING	12'	SEE PORTAL FRAME DETAIL 4 SHT. D1 (ALL LENGTHS COUNTS AS 1/2 PANEL)	SEE PORTAL FRAME DETAIL 4 SHT. D1	SEE PORTAL FRAME DETAIL 4 SHT. D1

NOTES:

- EACH WOOD STRUCTURAL PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FOURTHS OF THE PANEL.
- BLOCKING TO BE PROVIDED AT ALL SPLICE JOINTS ON CS=WSP PANELS.

SECOND FLOOR WALL BRACING SCHEDULE - RECTANGLE "A"															
PROJECT WIND EXPOSURE CATEGORY: B															
WALL BRACE LINE	BRACE MATERIAL	BRACING METHOD	BRACE LINE SPACING	REQUIRED BRACE UNITS (INTERMITTENT METHOD ONLY)	REQUIRED BRACE UNIT LENGTH (CONTINUOUS METHOD ONLY)	WIND EXPOSURE FACTOR	WALL HEIGHT FACTOR	EAVE TO RIDGE FACTOR (INTERMITTENT METHOD ONLY)	DRYWALL OMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACE UNIT LENGTH REQUIRED -FEET- (CONTINUOUS METHOD ONLY)	TOTAL BRACE UNIT LENGTH PROVIDED -FEET- (CONTINUOUS METHOD ONLY)	TOTAL BRACE UNITS REQUIRED -NO. PANELS- (INTERMITTENT METHOD ONLY)	TOTAL BRACE UNITS PROVIDED -NO. PANELS- (INTERMITTENT METHOD ONLY)	MAX. OPENING HT. (ADJACENT TO PANEL - CONTINUOUS METHODS ONLY)
A	3/16" OSB SHEATHING	CONTINUOUS	30.00'	NA	6.50'	1.00	.90	NA	1.00	.90	5.85'	8.00'	NA	NA	—
B	3/16" OSB SHEATHING	CONTINUOUS	30.00'	NA	6.50'	1.00	.90	NA	1.00	.90	5.85'	8.09'	NA	NA	5'-0"
1	3/16" OSB SHEATHING	CONTINUOUS	50.00'	NA	9.80'	1.00	.90	NA	1.00	.90	8.82'	10.72'	NA	NA	5'-0"
2	3/16" OSB SHEATHING	CONTINUOUS	50.00'	NA	9.80'	1.00	.90	NA	1.00	.90	8.82'	10.29'	NA	NA	5'-0"
WALL BRACING SCHEDULE NOTES:															
- REQUIRED BRACE UNIT LENGTH INCORPORATES WHETHER WALL SUPPORTS ROOF & CEILING ONLY; ONE FLOOR, ROOF & CEILING OR TWO FLOORS, ROOF & CEILING PER TABLES SPS 321.25-I (INTERMITTENT METHOD) & SPS 321.25-J (CONTINUOUS METHOD) OF THE WISCONSIN ADMINISTRATIVE CODE. - WIND FACTOR TOTAL INCLUDES WIND EXPOSURE FACTOR, WALL HEIGHT FACTOR AND EAVE TO RIDGE FACTOR. - EAVE TO RIDGE FACTOR FOR CONTINUOUS METHODS ACCOUNTED FOR IN TABLE 321.25-J - INTERPOLATION USED IN BRACING CALCULATIONS.															

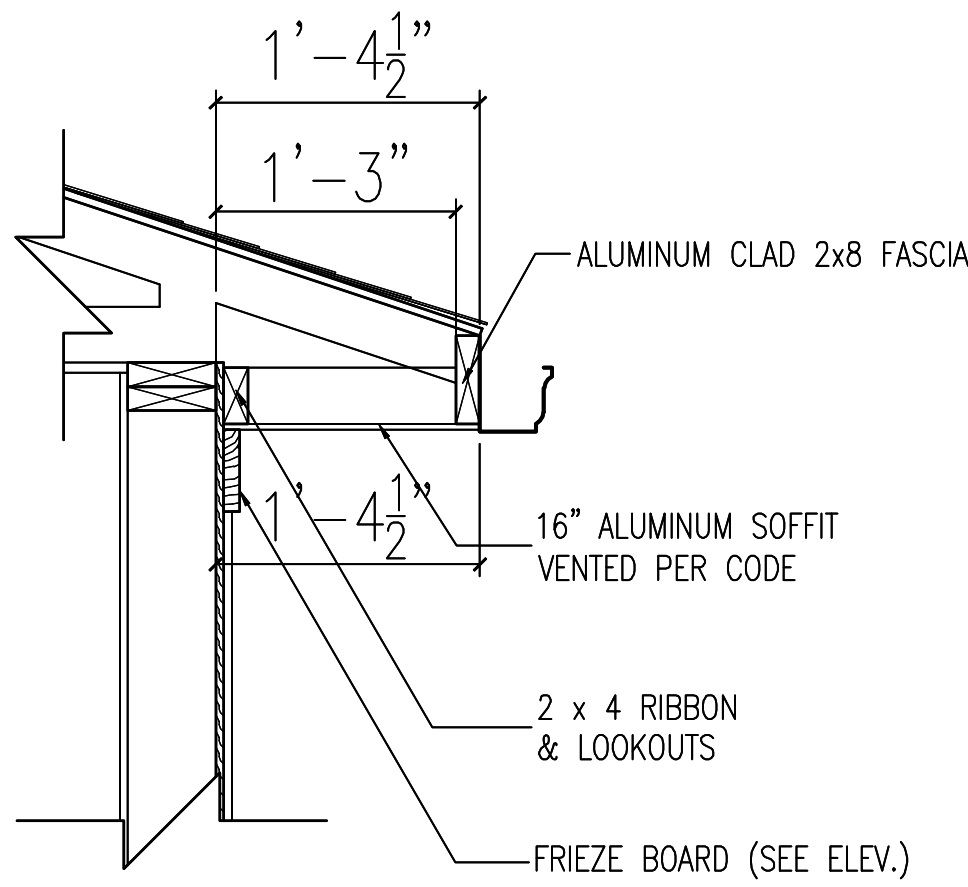


NO.	DATE	DESCRIPTION OF REVISION	BY
1	08.02.20	PRELIMINARY SET 01	KEF
2	10.22.20	PRELIMINARY SET 02	KEF
3	12.09.20	CD SET 01	KEF
4	05.17.21	CD SET 02	KEF
5	...	...	...

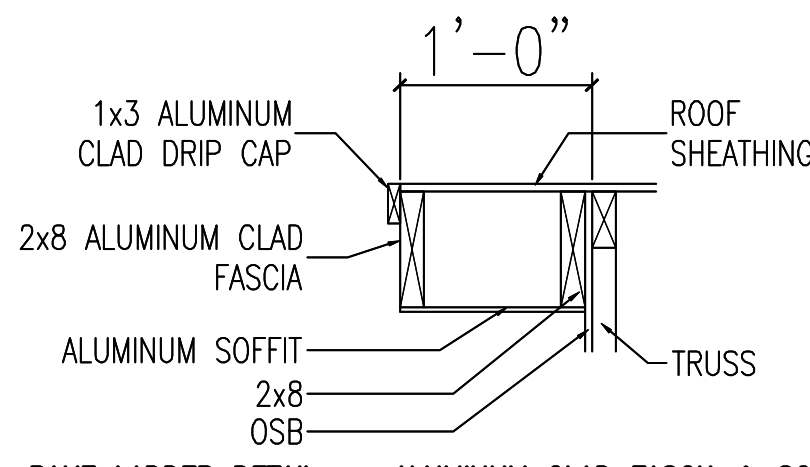
JOB NUMBER
Knudsen

SHEET NUMBER

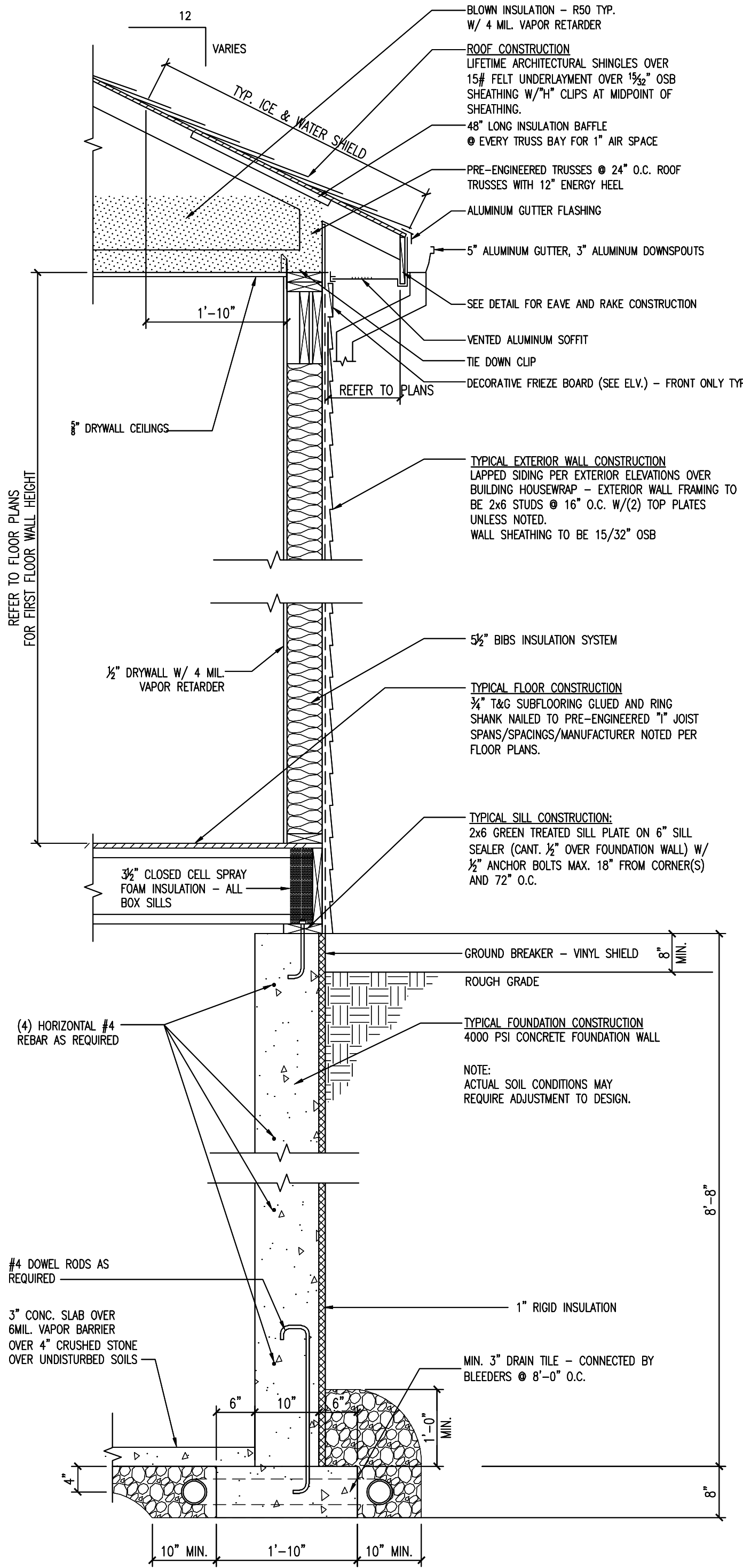
D1



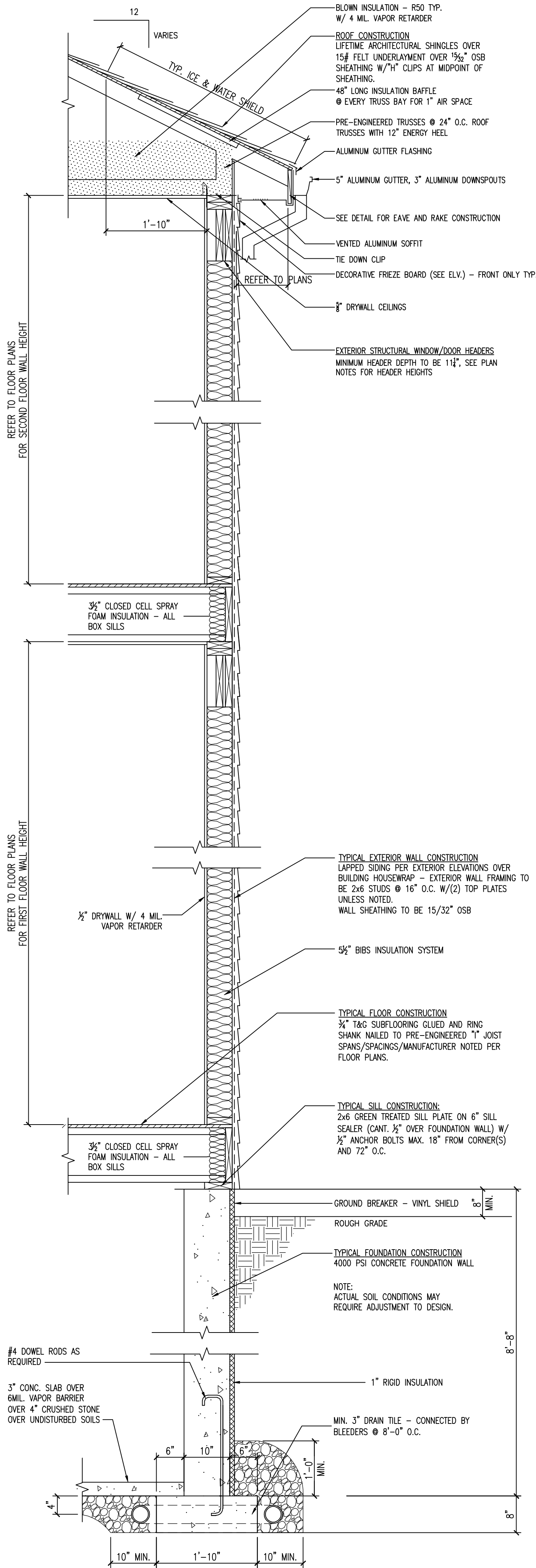
HORIZONTAL SOFFIT DETAIL - ALUMINUM CLAD FASCIA & SOFFIT
BUILDING DETAIL
SCALE: 1" = 1'-0"



RAKE LADDER DETAIL - ALUMINUM CLAD FASCIA & SOFFIT
BUILDING DETAIL
SCALE: 1" = 1'-0"



SINGLE STORY WOOD FRAME WALL - 8'-8" FOUNDATION WALLS
TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



TWO STORY WOOD FRAME WALL - 8'-8" FOUNDATION WALLS
TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

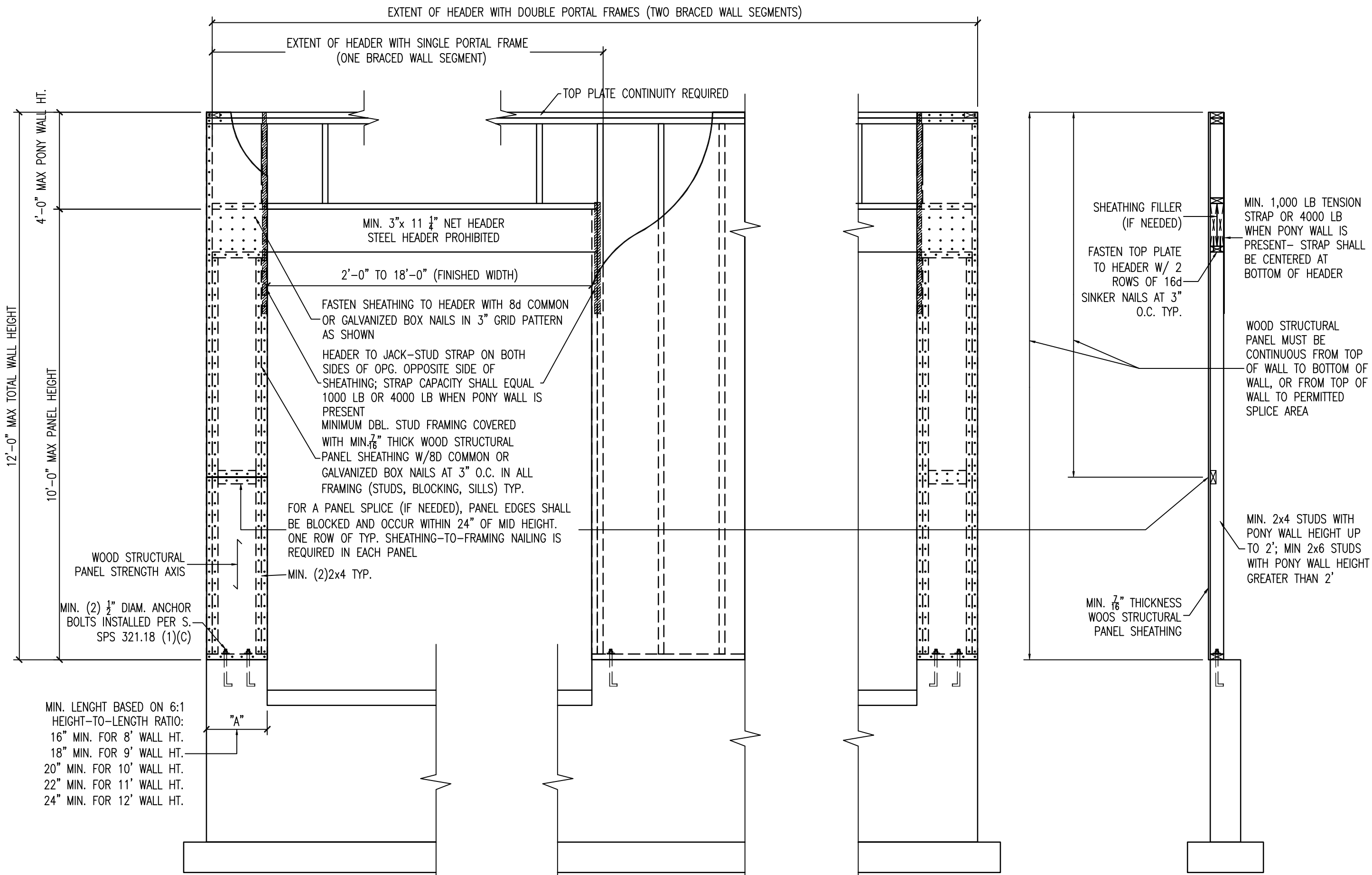
NO.	DATE	DESCRIPTION OF REVISION	BY
1	09.02.20	PRELIMINARY SET 01	KEF
2	10.22.20	PRELIMINARY SET 02	KEF
3	12.09.20	CD SET 01	KEF
4	05.17.21	CD SET 02	KEF
5	05.17.21	CD SET 02	KEF

PRINT DATE: 5/17/2021 9:01 AM
DRAWN BY: KEF

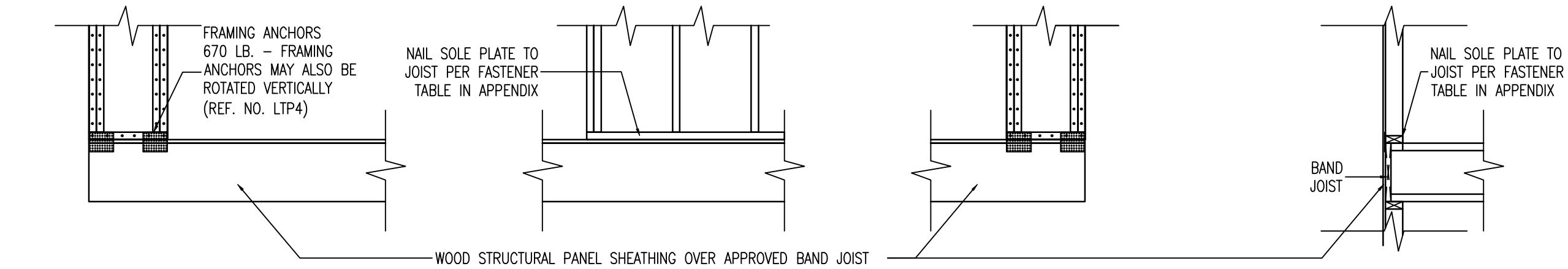
JOB NUMBER
Knudsen

SHEET NUMBER

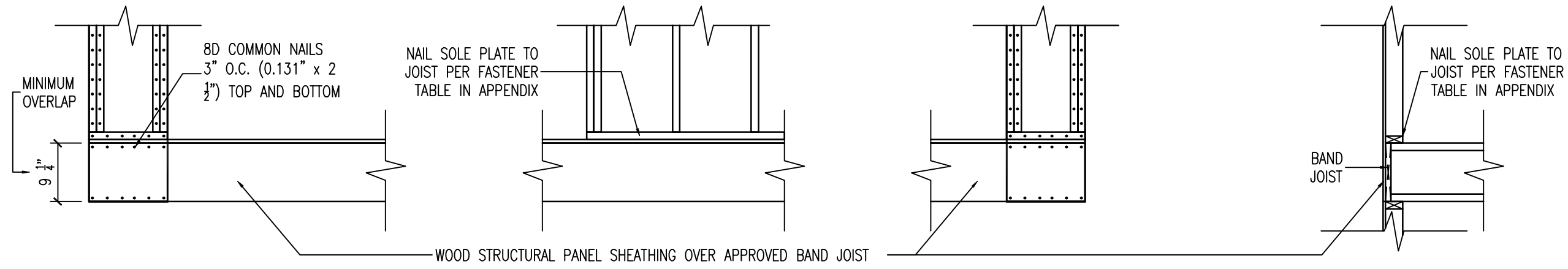
D2



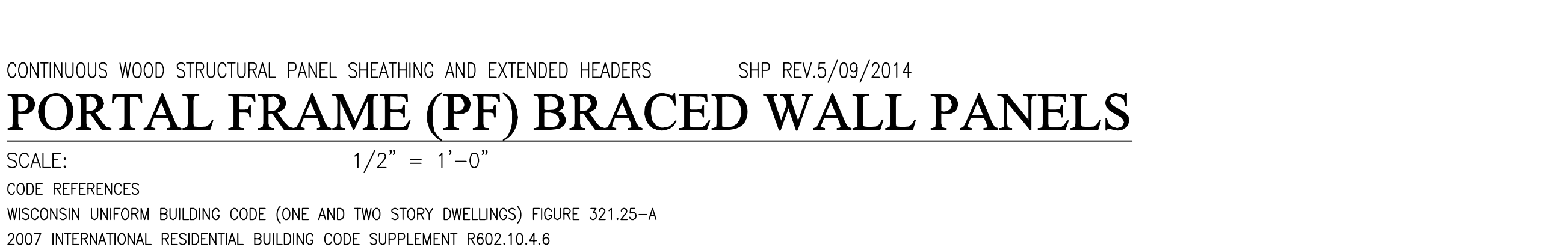
OVER CONCRETE WALL



OVER RAISED WOOD FLOOR OR SECOND FLOOR - FRAMING ANCHOR OPTION



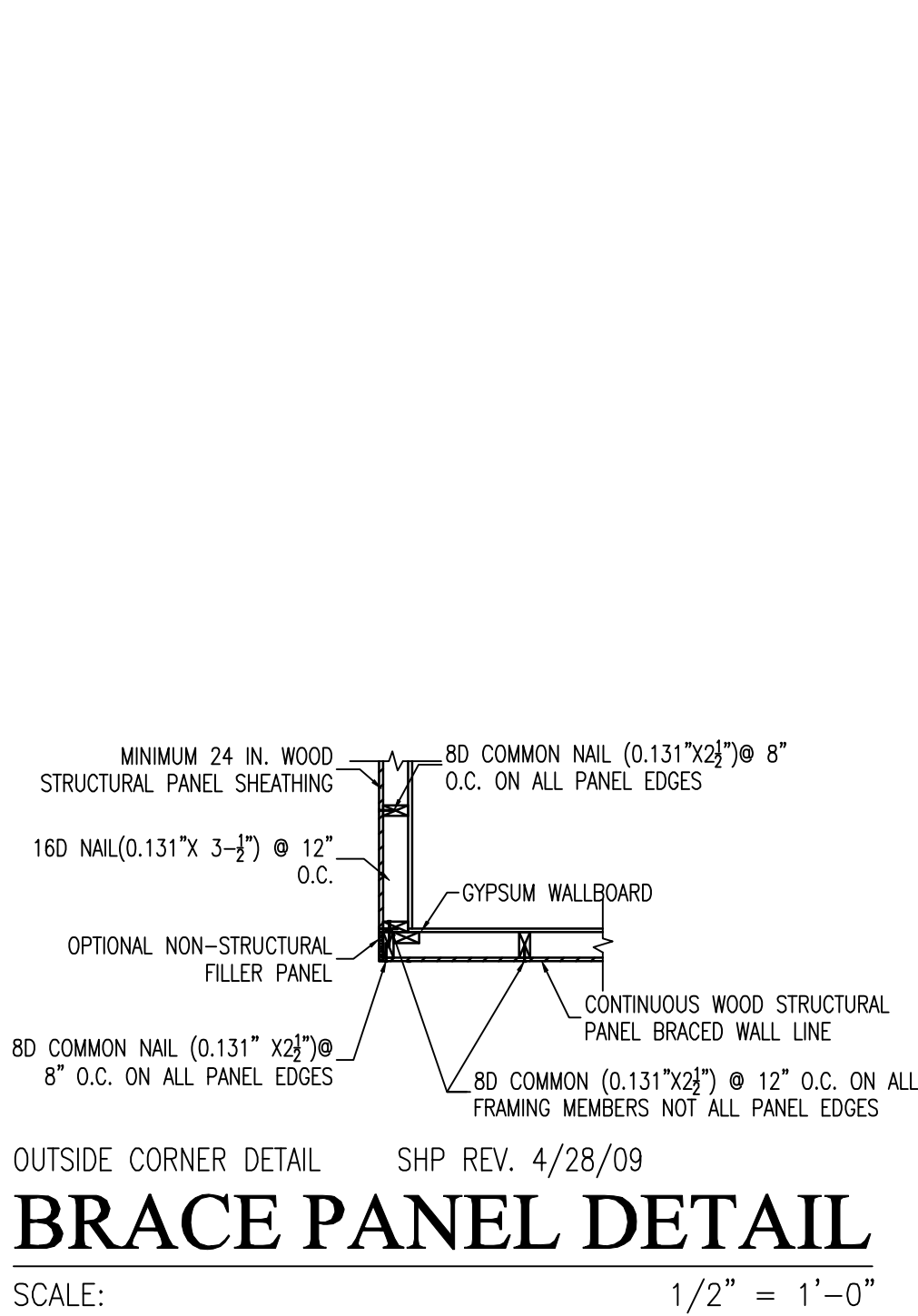
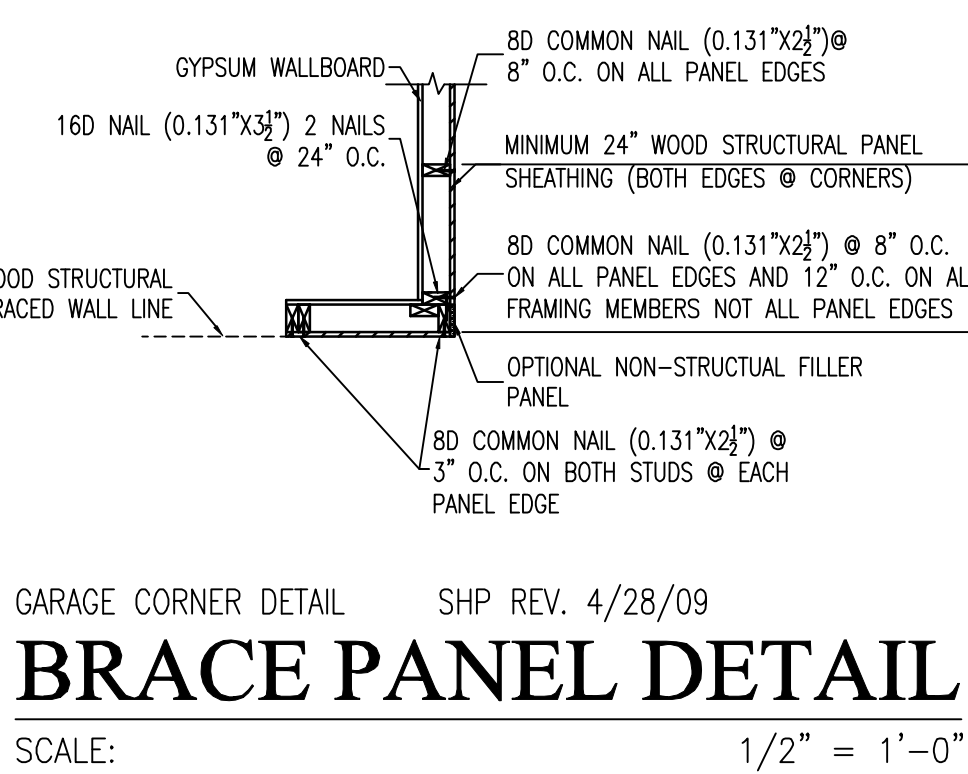
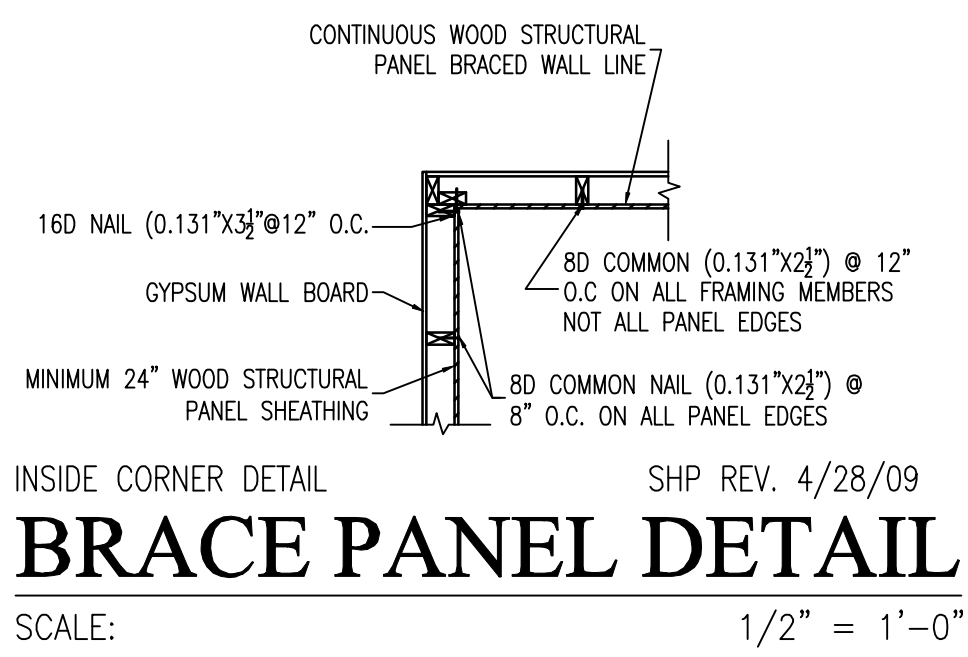
OVER RAISED WOOD FLOOR OR SECOND FLOOR - WOOD STRUCTURAL PANEL OVERLAP OPTION

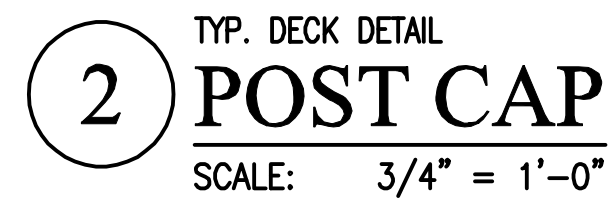


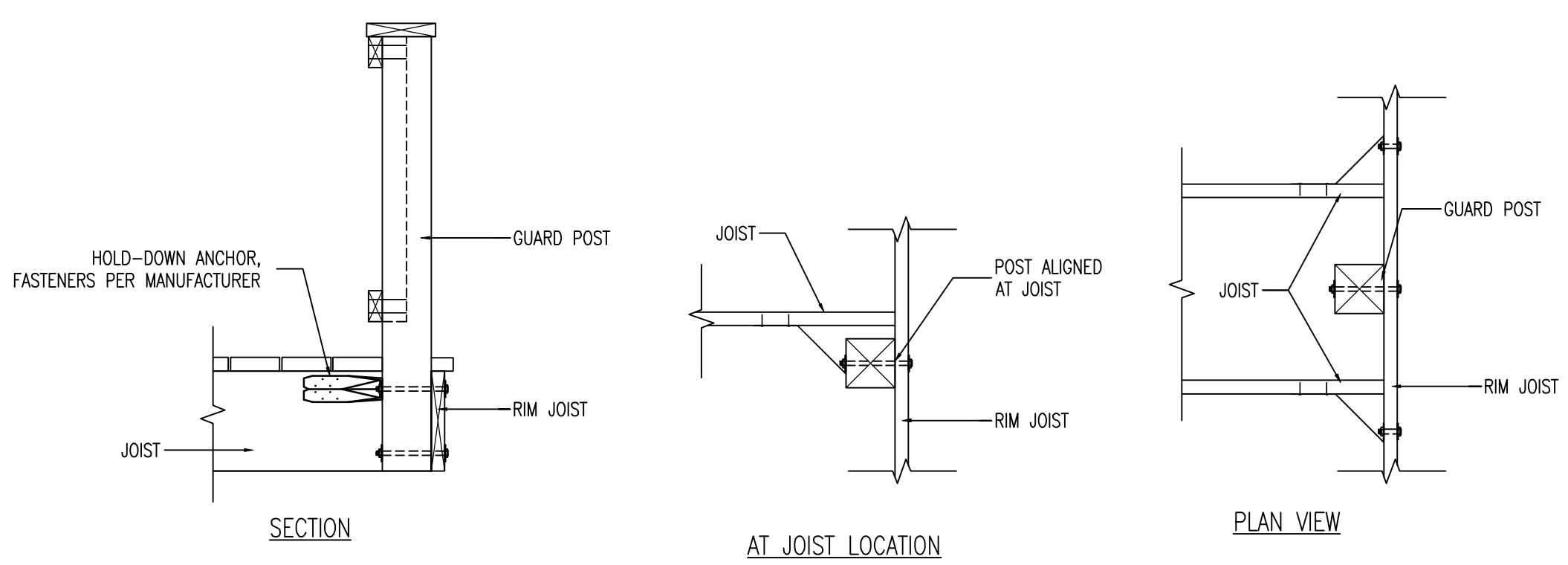
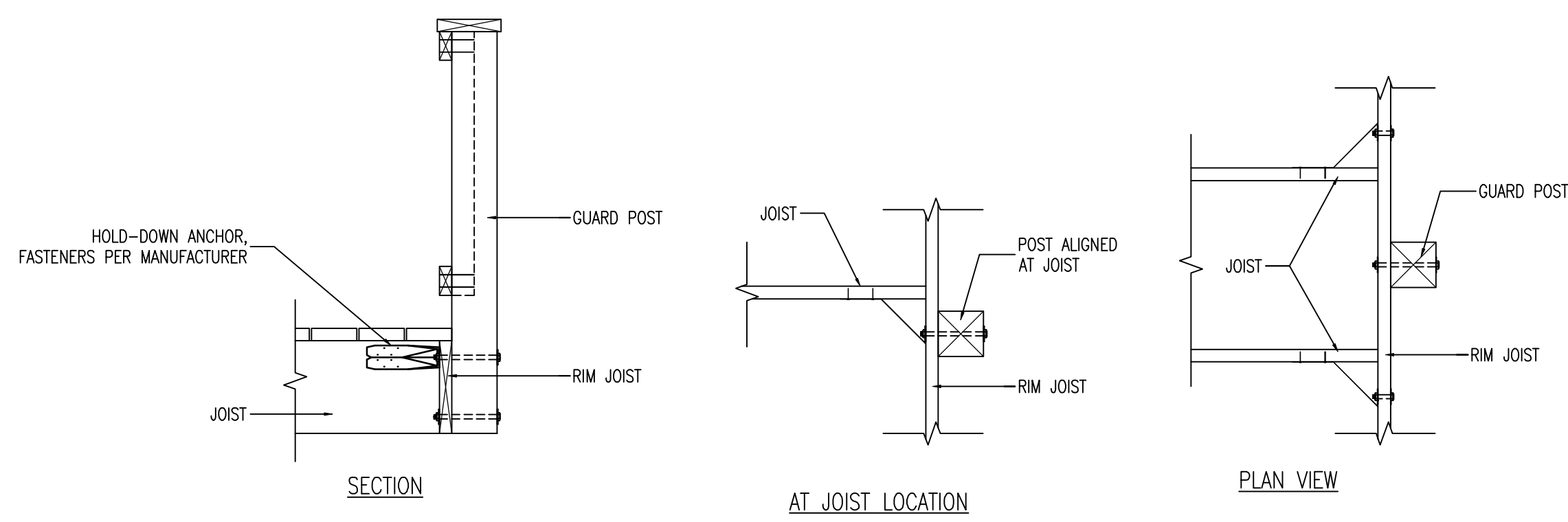
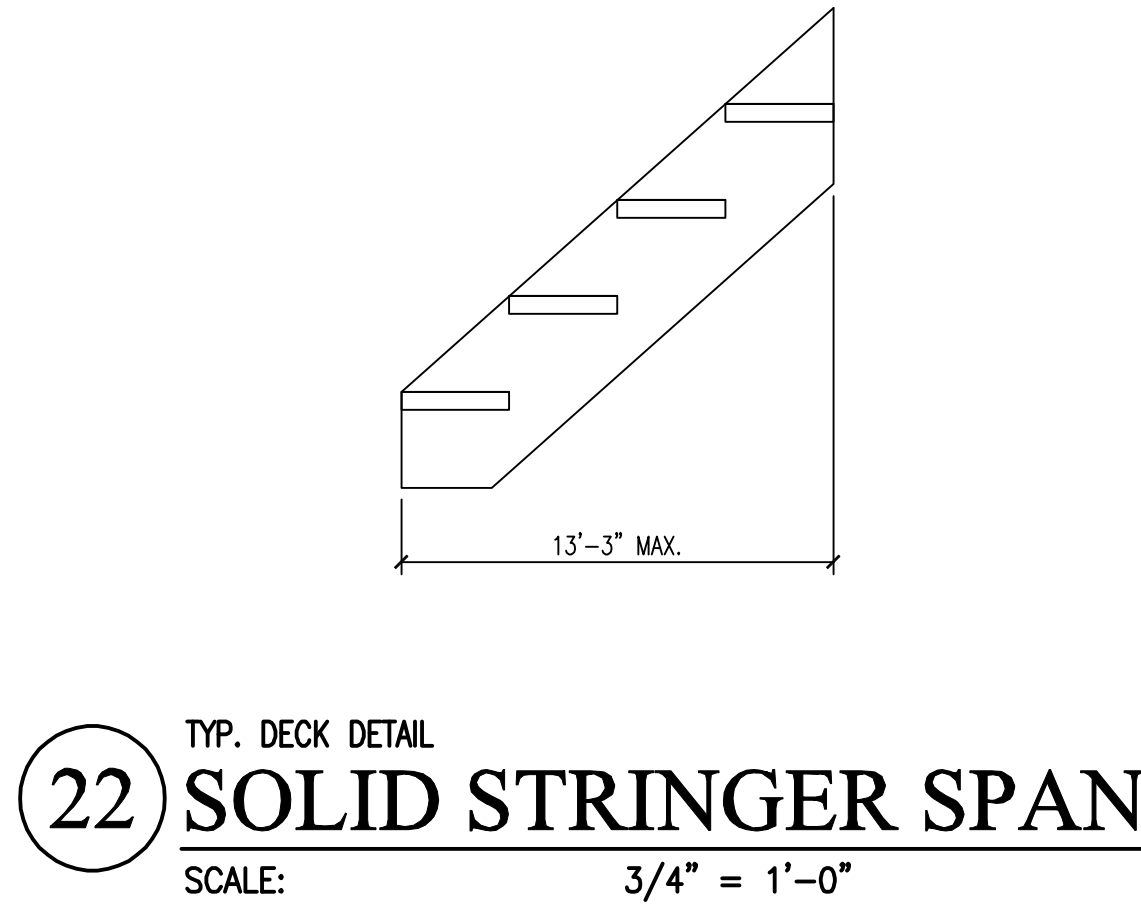
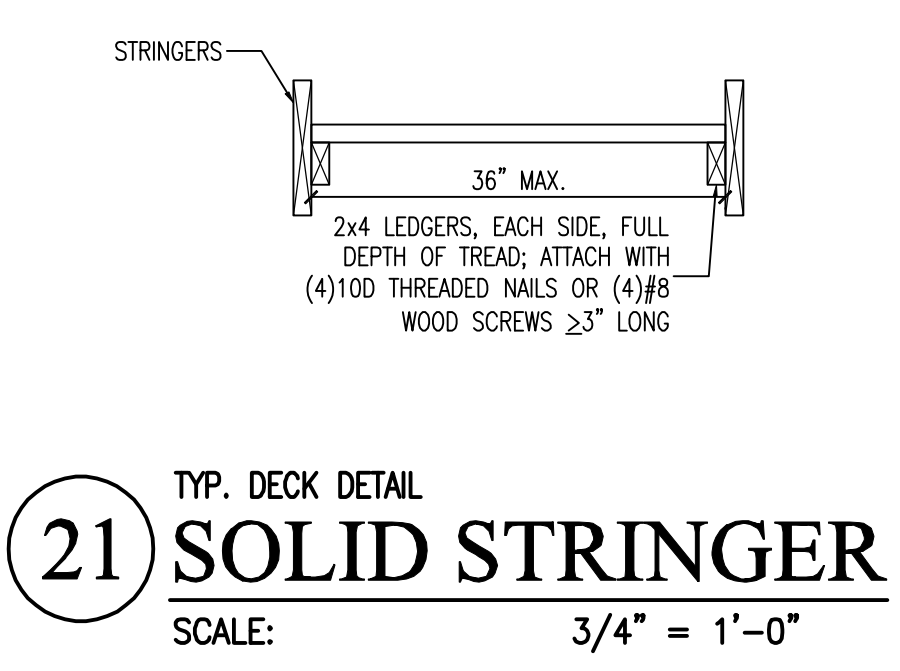
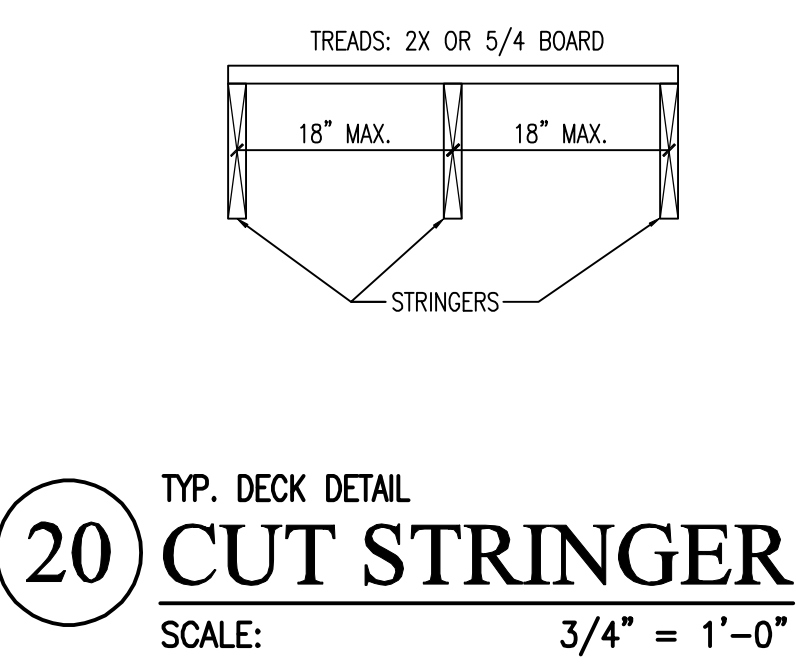
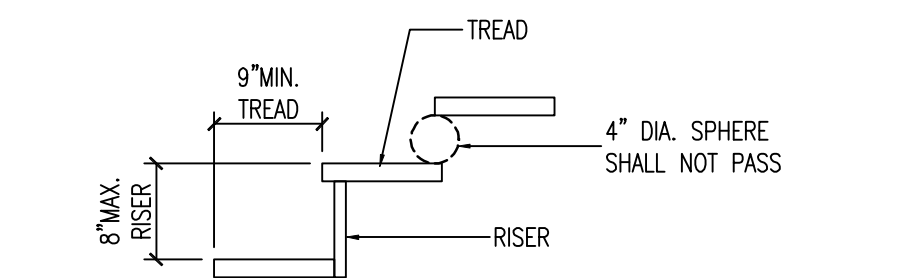
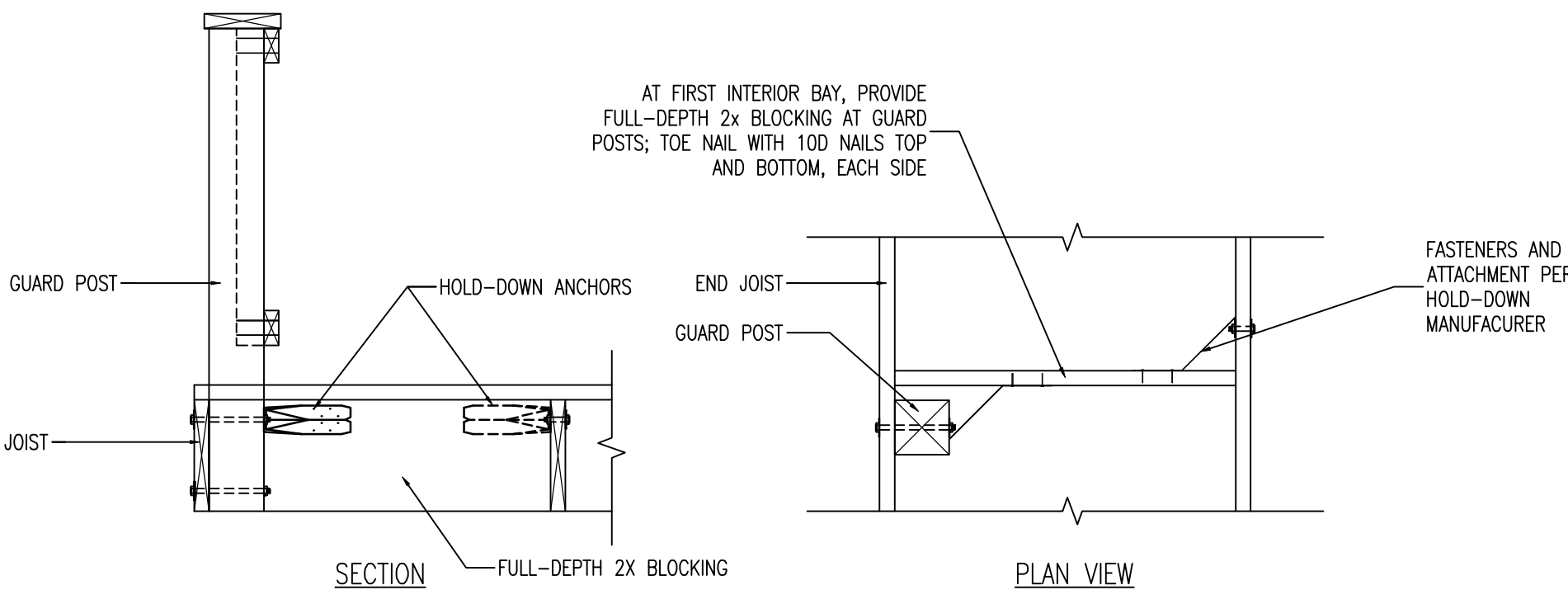
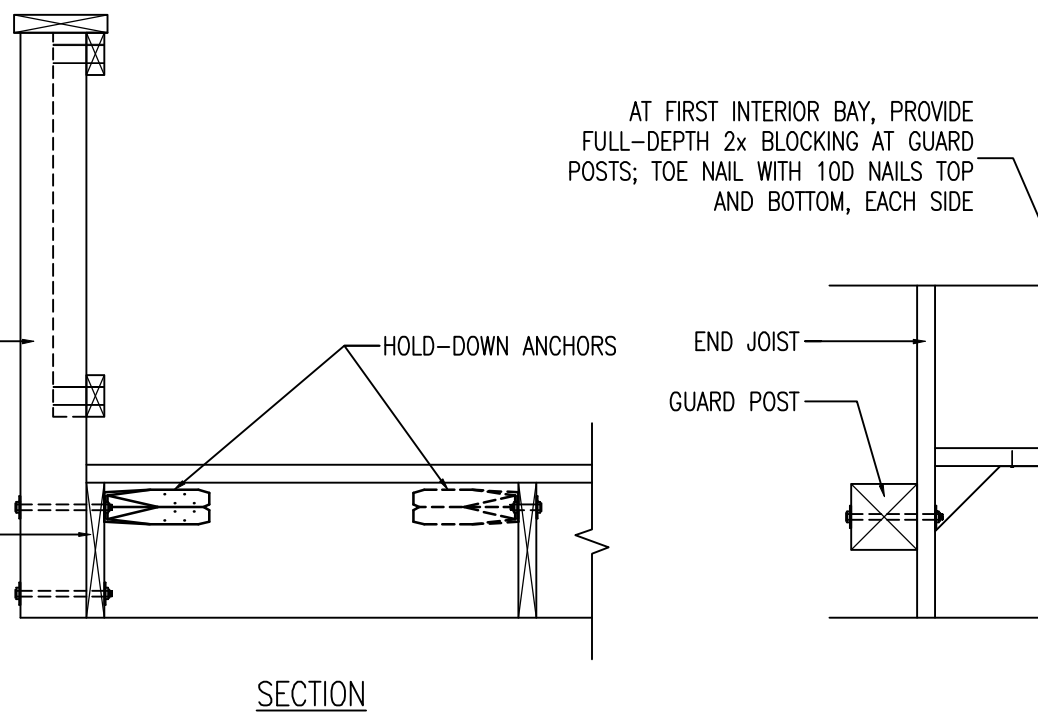
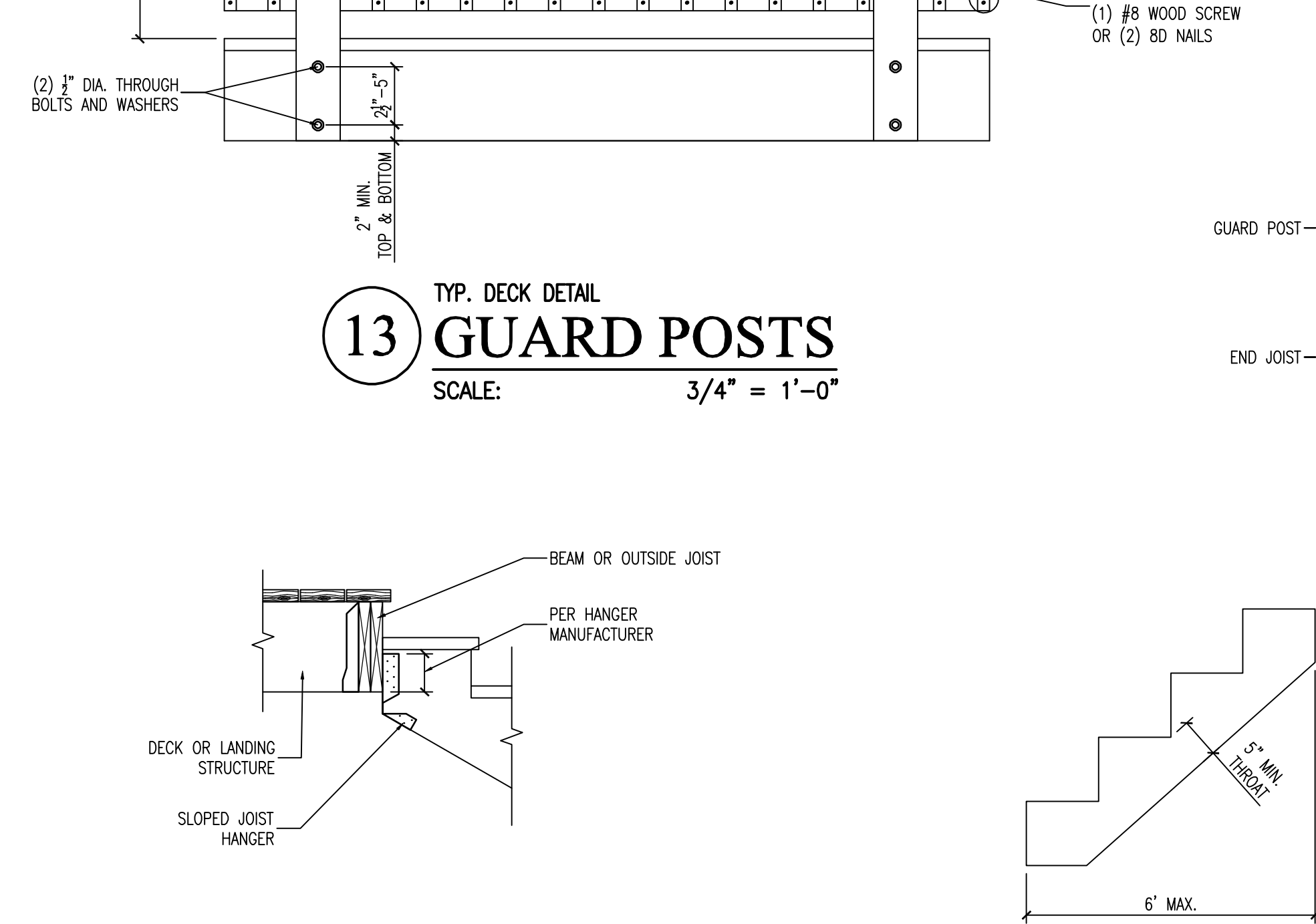
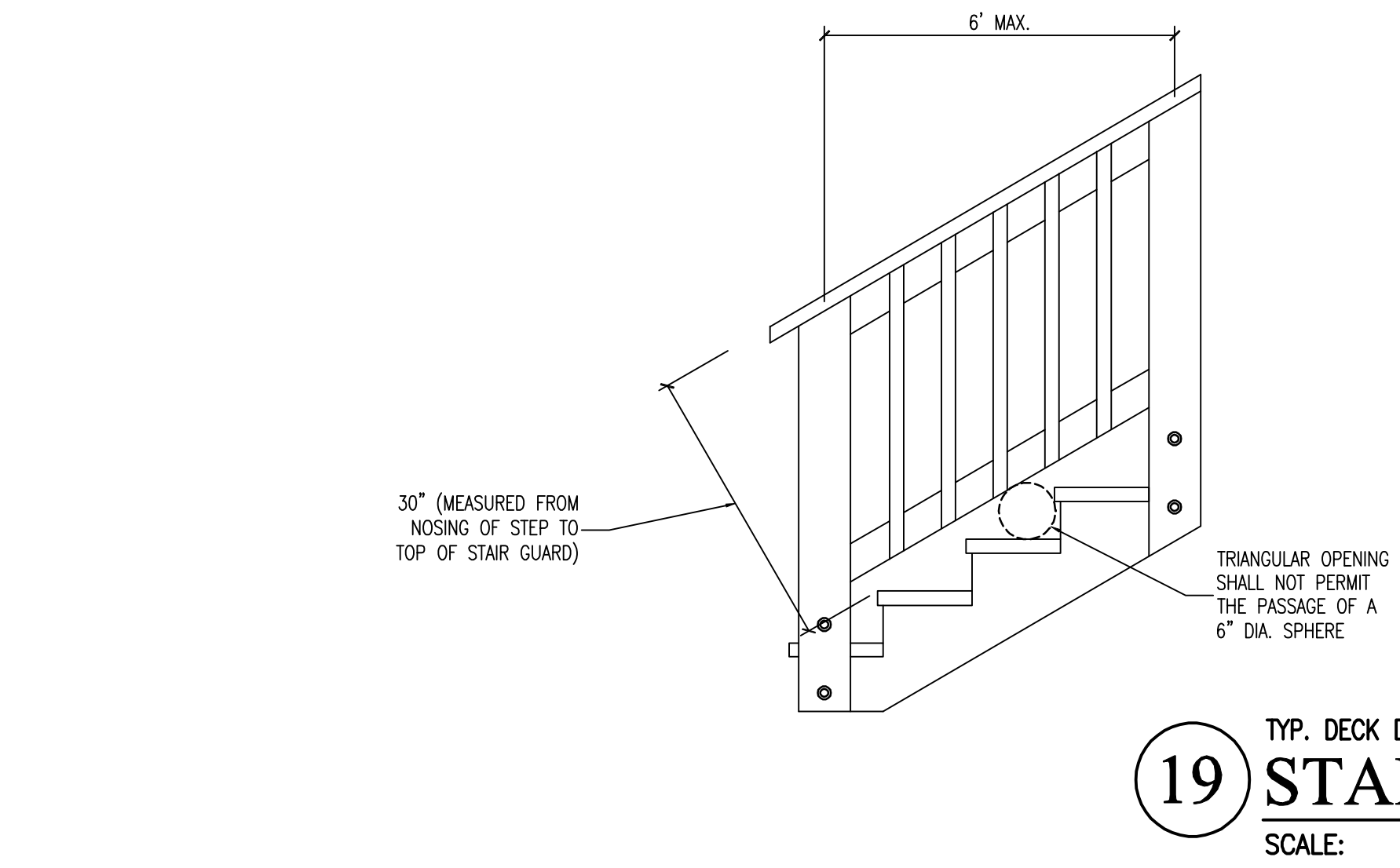
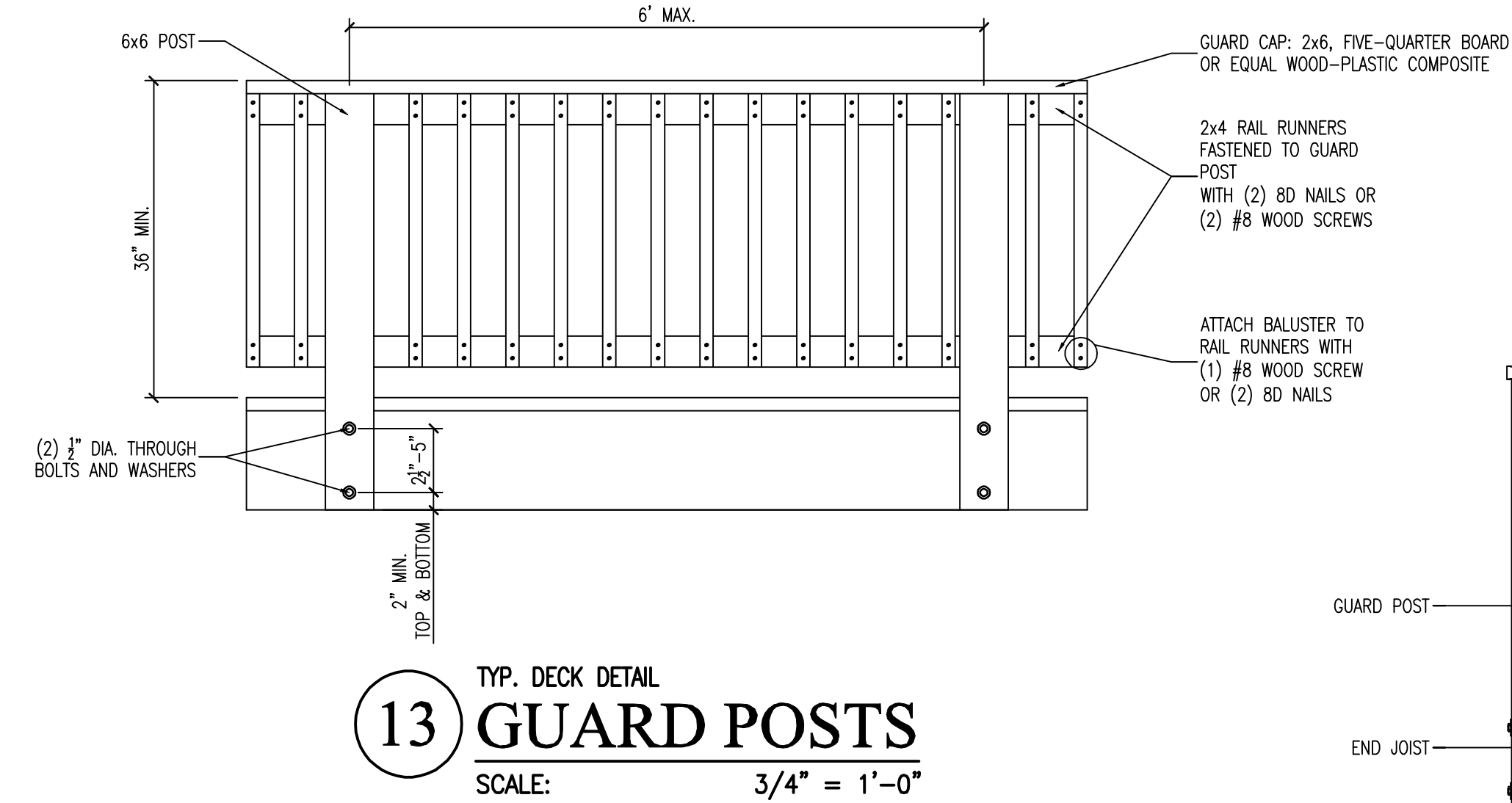
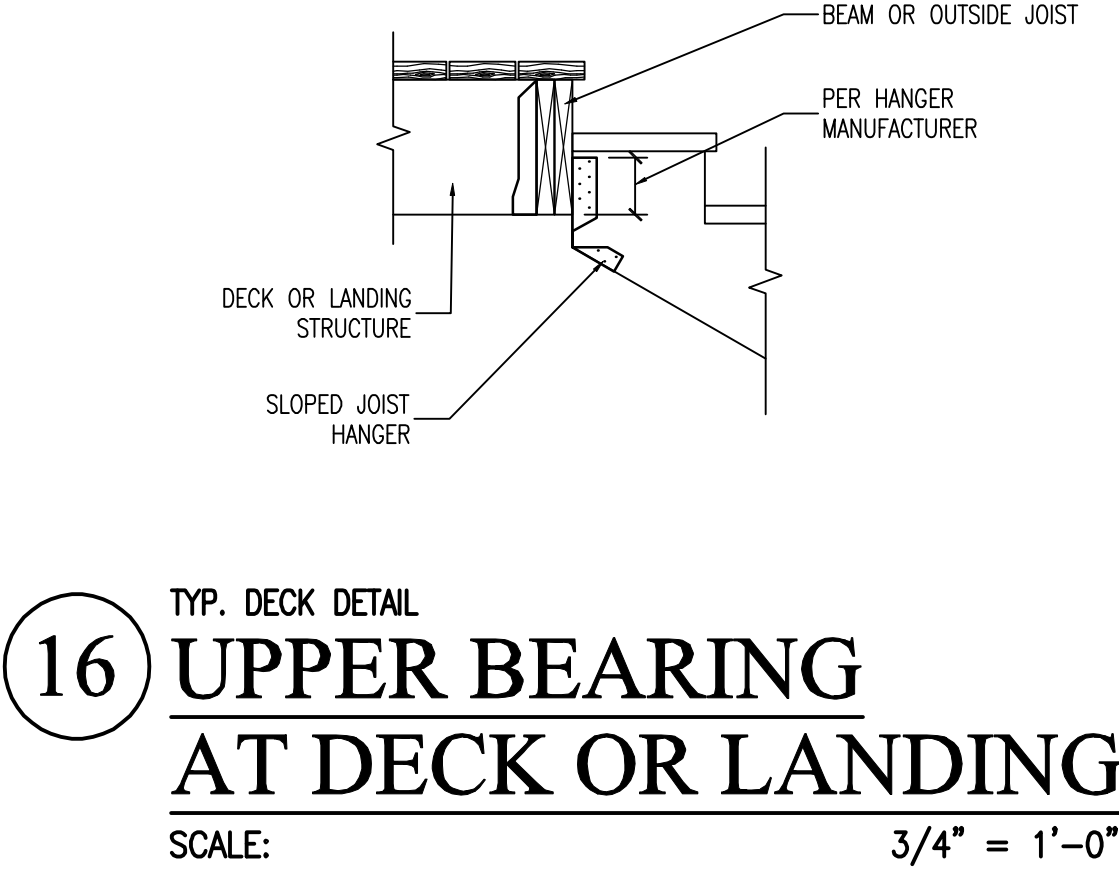
CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING AND EXTENDED HEADERS SHP REV.5/09/2014

PORTAL FRAME (PF) BRACED WALL PANELS

SCALE: 1/2" = 1'-0"
CODE REFERENCES
WISCONSIN UNIFORM BUILDING CODE (ONE AND TWO STORY DWELLINGS) FIGURE 321.25-A
2007 INTERNATIONAL RESIDENTIAL BUILDING CODE SUPPLEMENT R602.10.4.6







NO.	DATE	DESCRIPTION OF REVISION	BY
5	05.17.21	CD SET 02	KEF
4	12.09.20	CD SET 01	KEF
3	10.22.20	PRELIMINARY SET 02	KEF
2	10.22.20	PRELIMINARY SET 01	KEF
1	09.02.20	PRELIMINARY SET 01	KEF
NO.	DATE	DESCRIPTION OF REVISION	BY
1	09.02.20	PRELIMINARY SET 01	KEF
2	10.22.20	PRELIMINARY SET 01	KEF
3	10.22.20	PRELIMINARY SET 02	KEF
4	12.09.20	CD SET 01	KEF
5	05.17.21	CD SET 02	KEF

JOB NUMBER
Knudsen

SHEET NUMBER
D4

PROPOSED HOME FOR
KNUDSEN RESIDENCE
PRIVATE LOT
12246 N FARMDALE RD
MEQUON, WI

SHEET TITLE
DECK DETAILS

Attachment: Plans (6902 : Jeff & Sue Knudsen)

UBuildIt
Custom Homes & Renovations

2325 Parklawn Drive
Suite Q
Waukegan, WI 53186
262.754.0400 Office
262.754.0405 Fax

SHP
Somerset Home Planning

1166 Qual Court
Suite 400
Pewaukee, WI 53072
262.737.0088 Office
262.737.0088 Fax

3.2.b



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 13, 2021
SUBJECT: Veridian Homes LLC - New Single-Family Residence at 7851 W. Preserve Parkway

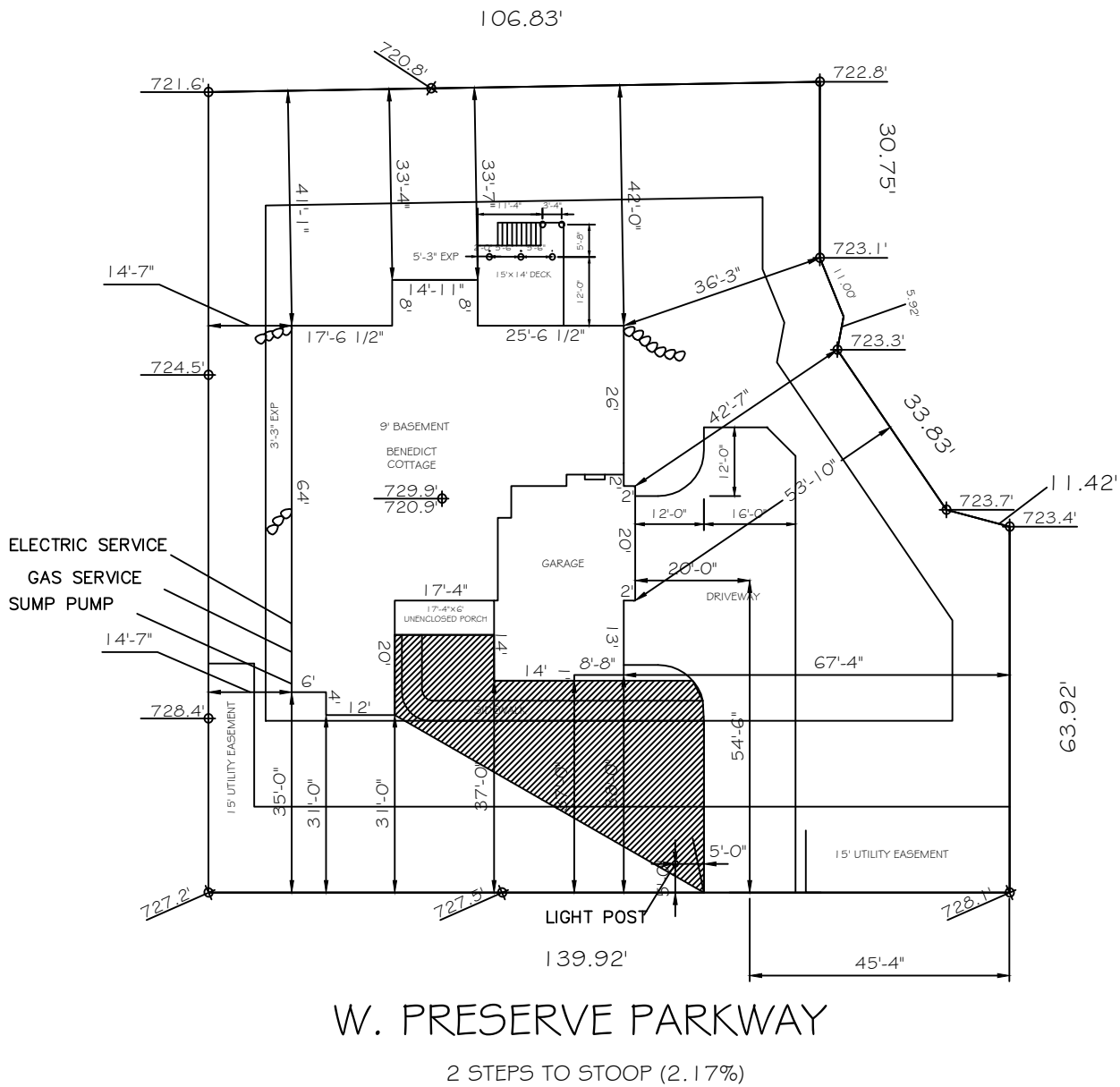
Attachments:

Site Plan (PDF)

Plans (PDF)

PHASE 2
LOT 73
17,817 S.F.

NO PORCH ENCROACHMENTS



N
↓
GR
1'-0"
CUT

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

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=729.90'
TOP OF FOOTING=721.90'
GARAGE FLOOR ELEV.=729.40
DRIVEWAY SLOPE=2.17%
YARD GRADE=5.58%

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.

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

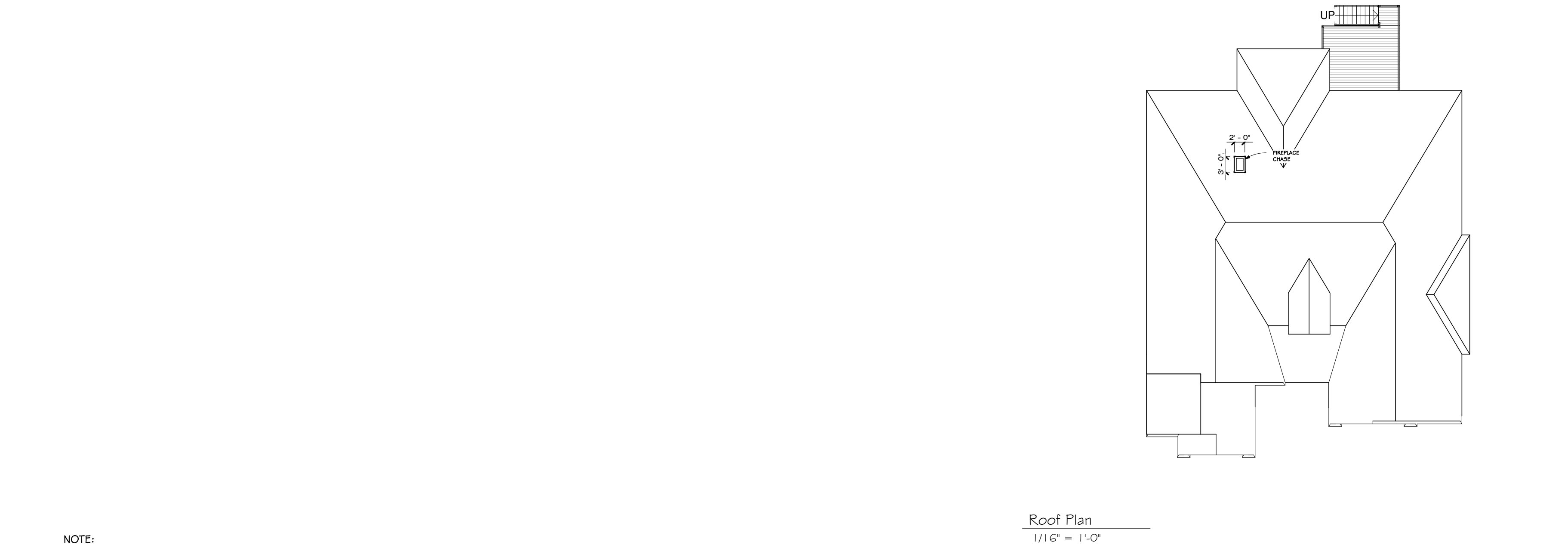
RETAINING WALL ARROW

EROSION CONTROL

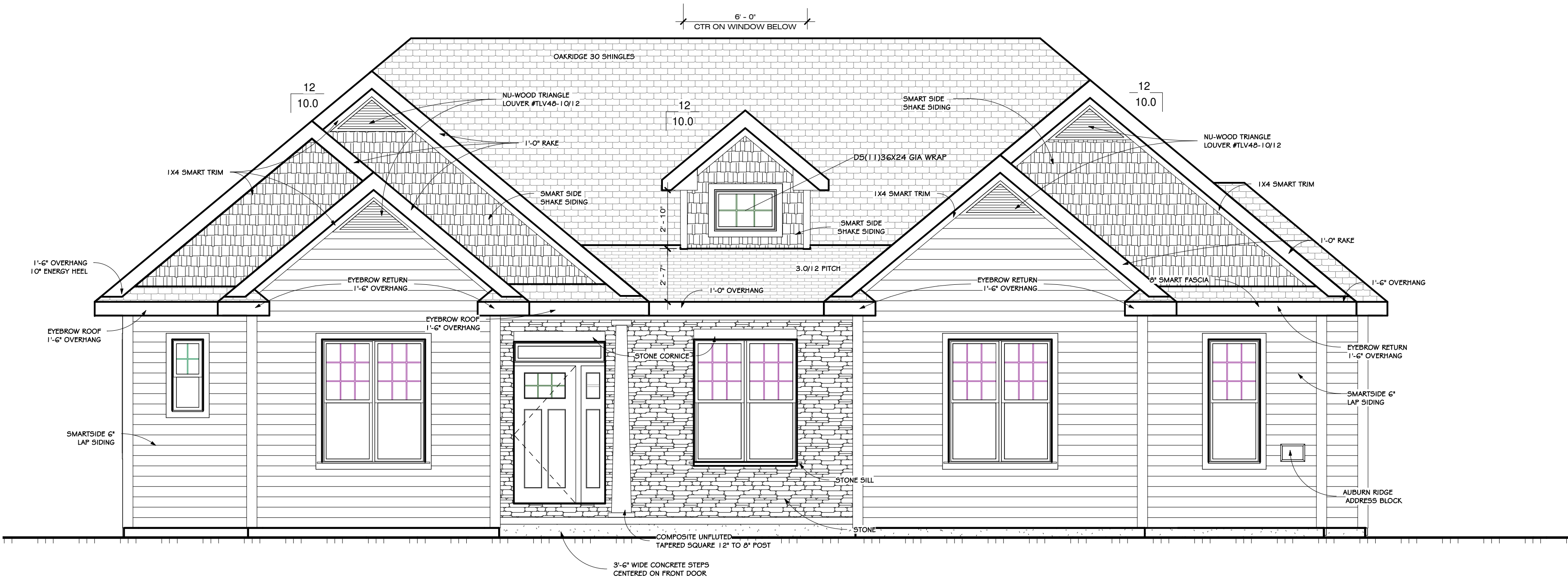
MAIN TRANSFORMER

SM. TRANSFORMER

HOMESITE: 73	CUSTOMER: DANIEL & LINDA KAMINSKI	ZONED: - MINIMUM SETBACKS	VERIDIAN HOMES 6801 South Towne Drive Madison, WI 53711 (608)226-3100 Fax: (608)226-0000	
NEIGHBORHOOD:EMPS	ADDRESS: 7851 W. PRESERVE PARKWAY			FRONT: 30'
MODEL: BENEDICT COTTAGE 3 CAR SE	MEQUON, WI 53097			REAR: 20'
SITE AREA: 17,817 SQ. FT.	CUSTOMER APPROVAL: DATE: / /21 DATE: / /21	SIDE: 10'	Packet Pg. 37	
IMPERVIOUS AREA: 5,398 SQ. FT.		VH APPROVAL: DATE: / /21		TOTAL SIDE: -
SCALE: 1"=30'-0"		CORNER SIDE: -		
DRAWN BY: DRK				
DATE: 11/1/2021				



NOTE:
ALL WINDOWS NOT IN MASONRY 1X4 SMART TRIM
ALL CORNERS 6\" SMART TRIM ALL ELEVATIONS
ICE DAM MEMBRANE ADDED TO ROOF



Front Elevation - 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: BENEDICT - 3 Car Side Entry	Print Date:
Elevation: ARB	11/18/2021
Revised Base Plan:	11:15:07 AM
Drawn By: DRK	Revisions:
Date: 10/29/2021	
Drawing No.: ARB1	



VERIDIAN
HOMES

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

Custom Designed For: DANIEL & LINDA KAMINSKI
Homestead / Neighborhood: 73 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 7851 W. PRESERVE PARKWAY
MEQUON, WI 53097

Customer:
Approval: **SPF Nov 18 2021**
©Copyright 2008 Veridian Management Solutions LLC. Protected Under
Architectural Works Copyright Protection Act of 1990.



Left Elevation - ARB
1/4" = 1'-0"

Do Not Scale

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

Print Date:

11/18/2021 11:15:07 AM

Revisions:

Drawing No.:

ARB2

Model: BENEDICT - 3 Car Side Entry

Elevation: ARB

Revised Base Plan:

Drawn By: DRK Date: 10/29/2021



VERIDIAN
HOMES

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

Custom Designed For: DANIEL & LINDA KAMINSKI

Homestead / Neighborhood: 73 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: 7851 W. PRESERVE PARKWAY
MEQUON, WI 53097

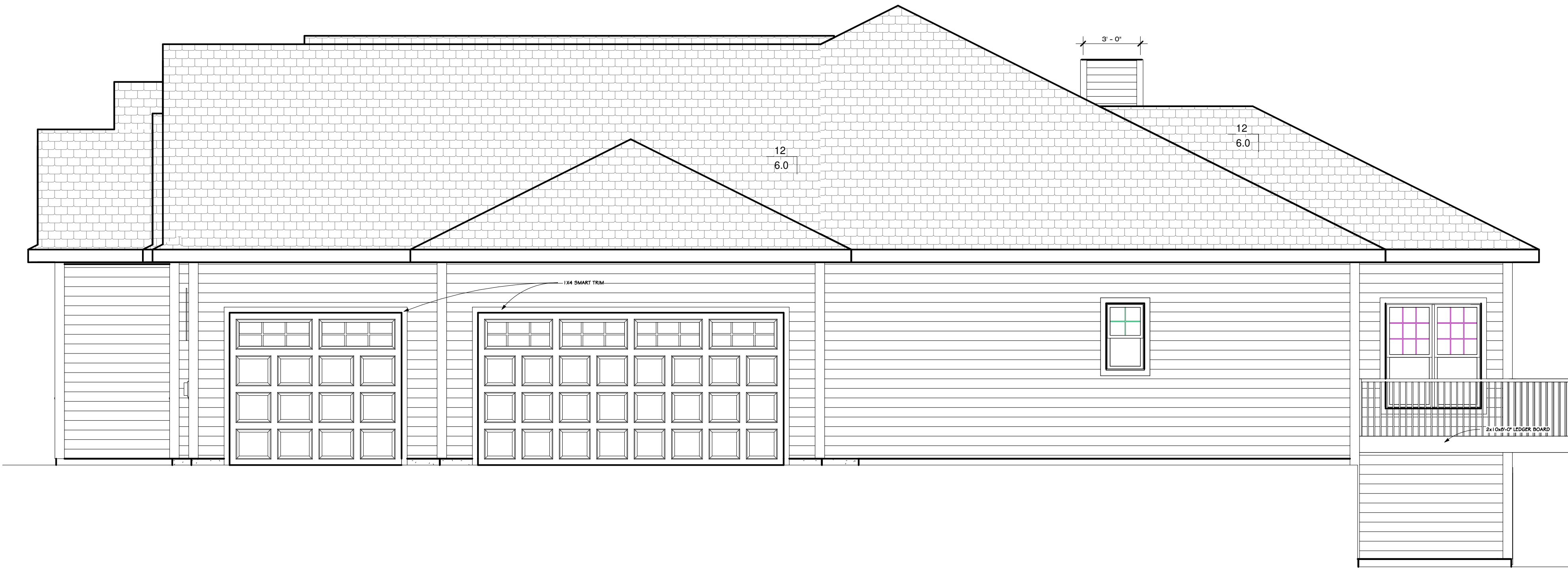
Customer

Approval: **SPF Nov 18 2021**

©Copyright 2008 Veridian Management Solutions LLC. Protected Under Architectural Works Copyright Protection Act of 1990.

Attachment: Plans (6903 : Veridian Homes LLC)

Packet Pg. 39



Right Elevation - ARB

1/4" = 1'-0"

Do Not Scale

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

Model:	BENEDICT - 3 Car Side Entry
Elevation:	ARB
Revised Base Plan:	
Drawn By:	DRK
Date:	10/29/2021
Print Date:	11/18/2021
Revisions:	11:15:08 AM

Drawing No.:
ARB3



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

Custom Designed For: DANIEL & LINDA KAMINSKI
Homestead / Neighborhood: 73 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 7851 W. PRESERVE PARKWAY
MEQUON, WI 53097
Customer: **SPF Nov 18 2021**
Approval: ©Copyright 2008 Veridian Management Solutions LLC. Protected Under Architectural Works Copyright Protection Act of 1990.



Rear Elevation - ARB
1/4" = 1'-0"

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

Model:	BENEDICT - 3 Car Side Entry
Elevation:	ARB
Revised Base Plan:	
Drawn By:	DRK
Date:	10/29/2021

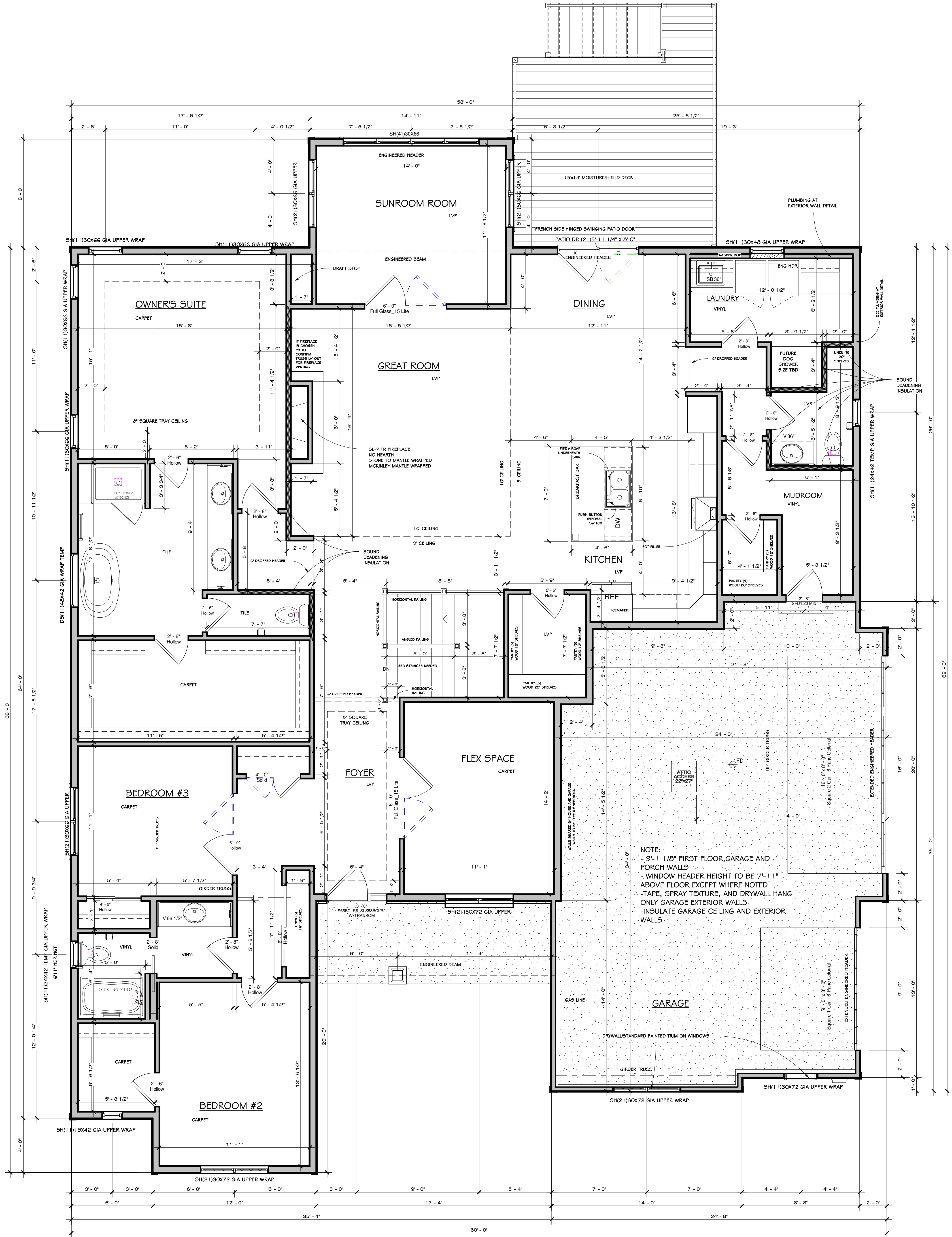
Print Date:
11/18/2021
11:15:08 AM
Revisions:

Drawing No.:
ARB4



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

Custom Designed For: DANIEL & LINDA KAMINSKI
Homestead / Neighborhood: 73 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 7851 W. PRESERVE PARKWAY
MEQUON, WI 53097
Customer: **SPF Nov 18 2021**
Approval: ©Copyright 2008 Veridian Management Solutions LLC. Protected Under Architectural Works Copyright Protection Act of 1990.



First Floor - ARB
1/4" = 1'-0"

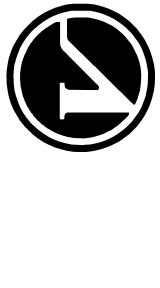
Area Schedule (Cottage)	
Name	Area
First Floor	2792 SF
Finished Lower Level	1280 SF
	4072 SF

Do Not Scale

Actual floor plans & exterior styles may differ from those shown based on field conditions, options, and improvements. All dimensions are shown to the center of the wall unless otherwise noted. All dimensions are shown to the center of the wall unless otherwise noted. All dimensions are shown to the center of the wall unless otherwise noted.

Model:	BENEDICT - 3 Car Side Entry	Print Date:	11/16/2021
Elevation:	ARB		11:15:34 AM
Revised Base Plan:		Revisions:	
Drawn By:	Date:	10/28/2021	

Drawing No.: ARB5



**VERIDIAN
HOMES**

6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0800

Custom Designed For: DANIEL & LINDA KAMINSKI
Homestead / Neighborhood: 73 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 7351 W. PRESERVE PARKWAY
MEQUON, WI 53097
Customer: **SPF Nov 18 2021**
Approval: **SPF Nov 18 2021**
©Copyright 2008 Veridian Management Solutions LLC Protected Under
Architectural Works Copyright Protection Act of 1990.



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

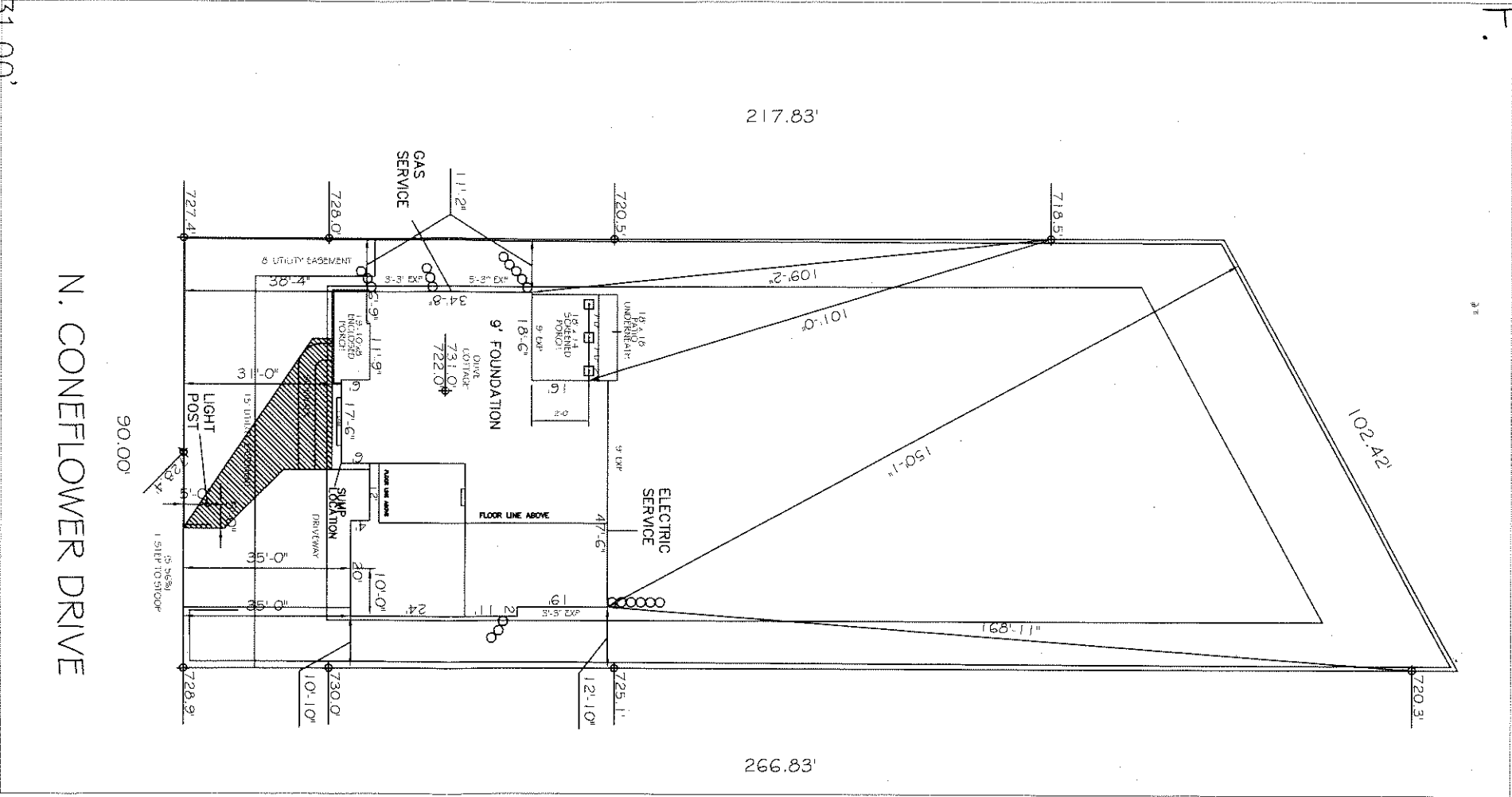
TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: December 13, 2021
SUBJECT: Veridian Homes LLC - New Single-Family Residence at 10525 N. Coneflower Drive

Attachments:
Survey (PDF)
Plans (PDF)

PHASE 2
LOT 69

21,810 S.F.

NO PORCH ENCROACHMENTS



(FOR 9' FOUNDATION)
TOP OF FOUNDATION=731.00'
TOP OF FOOTING=722.00'
GARAGE FLOOR ELEV.=730.50'
DRIVEWAY SLOPE=(5.56%)
HALF EXPOSURE=(3'-3" EXP: 727.25'), (5'-3" EXP: 725.25')
FULL EXPOSURE=(9'-0" EXP: 721.83')
YARD GRADE=(6.56%)

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.

HOMESITE:	69	CUSTOMER:	KELLY & RUSTIN WEST
NEIGHBORHOOD:	ENCLAVE AT MEADOW PRESERVE SANDDRESS:	10525 NORTH CONFLOWER DRIVE	
MODEL:	OLIVE COTTAGE	MEADOW, WI 53097	
SITE AREA:	21,810 SQ. FT.		
IMPERVIOUS AREA:	4,596 SQ. FT.		
SCALE:	1"=30'-0"		
DRAWN BY:	DRK	VH APPROVAL:	
DATE:	11/15/2021	DATE:	1/21

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

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

GR
1'-0"
CUT

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

[illegible]
$$1/4'' = 1'-0''$$

modifications, options & improvements to the plans by the contractor.

Print Date: 11/19/2021 12:26:52 PM <u>Revisions:</u> Drawing No.: ARB I	<u>Model:</u> OLIVE
	<u>Elevation:</u> ARB
	<u>Revised Base Plant:</u>
	<u>Drawn By:</u> DRK
	<u>Date:</u> 11/15/2021

	
VERIDIAN HOMES	
6801 South Towne Drive Madison, WI 53713 Phone 608.226.3100 Fax 608.226.0600	
Custom Designed For: KELLY & RUSTIN WEST HomeSite / Neighborhood: 69 ENCLAVE AT MEQUON PRESERVE SOUTH	
Address: 10525 NORTH CONIFLOWER DRIVE MEQUON, WI 53097	
Customer Approval:	SFF Nov 19 2021
©Copyright 2008 Veridian Management Solutions LLC Protected Under Architectural Works Copyright Protection Act of 1990.	



Left Elevation - 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:	OLIVE
Elevation:	ARB
Revised Base Plan:	
Drawn By:	DKS
Date:	11/15/2021

Print Date:
11/19/2021
12:26:53 PM
Revisions:

Drawing No.:
ARB2

**VERIDIAN
HOMES**

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

Custom Designed For: **KELLY & RUSTIN WEST**
Homestead / Neighborhood: 69 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10525 NORTH CONEFLOWER DRIVE
MEQUON, WI 53097

Customer: **SPF Nov 19 2021**
Approval: ©Copyright 2008 Veridian Management Solutions LLC. Protected Under
Architectural Works Copyright Protection Act of 1990.



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:	OLIVE
Elevation:	ARB
Revised Base Plan:	
Drawn By:	DKS
Date:	11/15/2021

Print Date:
11/19/2021
12:26:53 PM
Revisions:

Drawing No.:
ARB3

**VERIDIAN**
HOMES

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

Custom Designed For: **KELLY & RUSTIN WEST**
Homestead / Neighborhood: 69 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10525 NORTH CONEFLOWER DRIVE
MEQUON, WI 53097
Customer: **SPF Nov 19 2021**
Approval:
©Copyright 2008 Veridian Management Solutions LLC. Protected Under
Architectural Works Copyright Protection Act of 1990.



Rear Elevation - 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:	OLIVE
Elevation:	ARB
Revised Base Plan:	
Drawn By:	PKS
Date:	11/15/2021

Print Date: 11/19/2021 12:26:54 PM
Revisions:

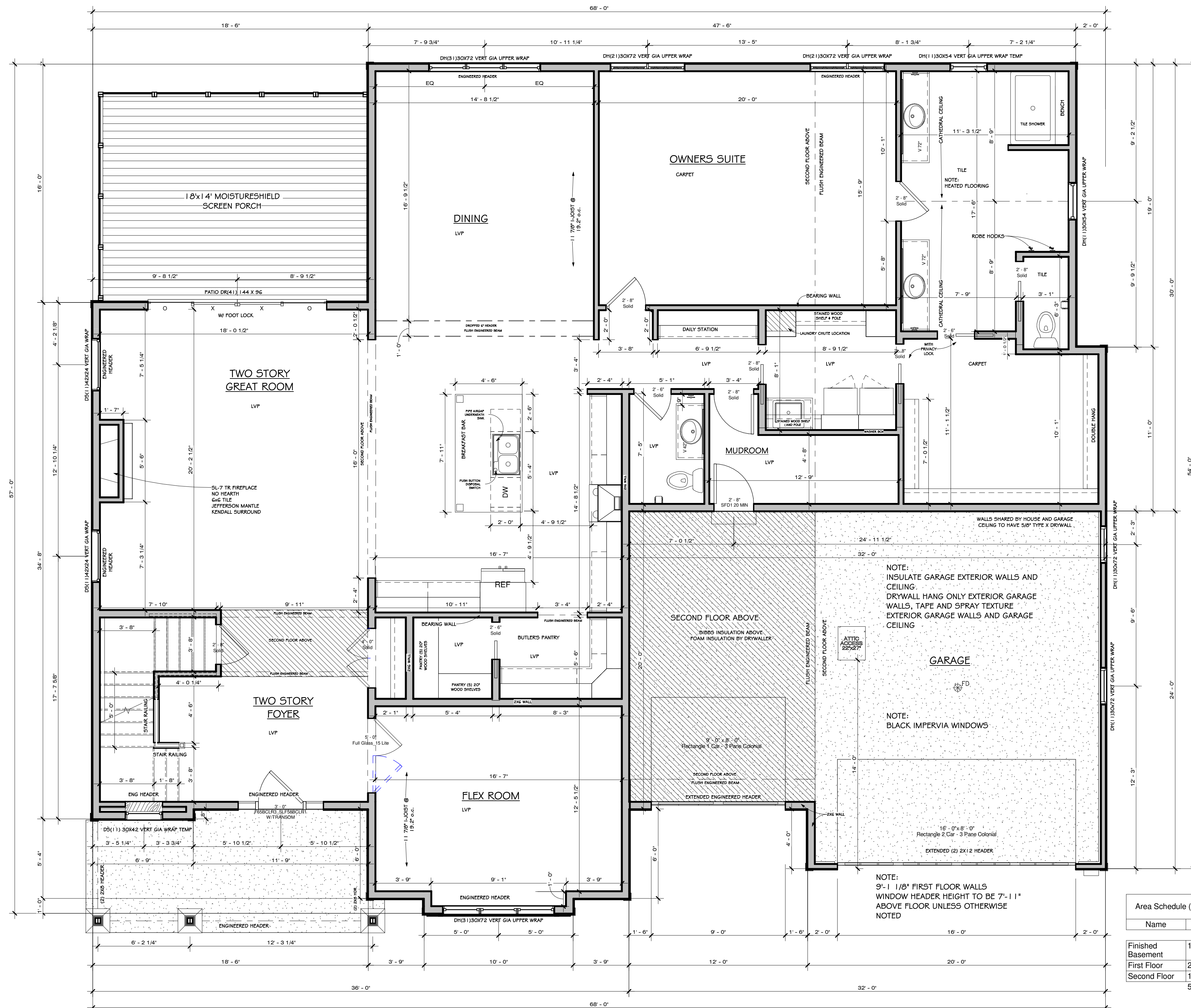
Drawing No.:
ARB4

**VERIDIAN**
HOMES

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

Custom Designed For: KELLY & JUSTIN WEST
Homestead / Neighborhood: 69 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10525 NORTH CONEFLOWER DRIVE
MEQUON, WI 53097

Customer: **SPF Nov 19 2021**
Approval: ©Copyright 2008 Veridian Management Solutions LLC. Protected Under
Architectural Works Copyright Protection Act of 1990.



First Floor - 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: OLIVE
Elevation: ARB
Revised Base Plan:
Drawn By: PRK Date: 11/15/2021

Print Date:
11/19/2021
12:26:55 PM
Revisions:

Drawing No.:
ARB5

Custom Designed For: KELLY & RUSTIN WEST
Homestead / Neighborhood: 69 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10525 NORTH CONEFLOWER DRIVE
MEQUON, WI 53097
Customer: **SPF NOV 19 2021**
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 608.226.3100
Fax 608.226.0600

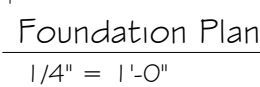


Area Schedule (Cottage)	
Name	Area
Finished Basement	1669 SF
First Floor	2548 SF
Second Floor	1633 SF
	5850 SF

Do Not Scale

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

Room dimensions, features & actual square footage vary by exterior style and options. DO NOT SCALE (Note: All dimensions are subject to study) Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder.	 VERIDIAN HOMES 8801 South Towne Drive Madison, WI 53713 Phone 608.226.3100 Fax 608.226.0500	Custom Designed For: KELLY & RUSTIN WEST Homestead / Neighborhood: 69 ENCLAVE AT MEQUON PRESERVE SOUTH Address: 10525 NORTH COUNTRYFLOWER DRIVE MEQUON, WI 53097	
		Customer:	SPF Nov 19 2021
		Appraisal:	©Copyright 2008 Veridian Management Solutions LLC Protected Under Architectural Works Copyright Protection Act of 1990.
Model: OLIVE Elevation: ARB Revised Base Plan: Drawn By: DRK Date: 11/15/2021	Print Date: 11/19/2021 12:26:56 PM Revisions:		
Drawing No.: ARB6			



Drawing No.: ARB7	Print Date: 11/19/2021 12:26:57 PM <u>Revisions:</u>	Model: OLIVE Elevation: ARB Revised Base Plan: Drawn By: npx Date: 11/15/2021

Packet Pg. 52



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 13, 2021
SUBJECT: Scott & Andrea Nelson - New Single-Family Residence at 8640 W. Highlander Drive

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

November 19, 2021

To whom it may concern:

It is Victory Homes of Wisconsin's intent to build a new single-family home for Scott and Andrea Nelson at property description being: lot 94 Highlander Estates, being a subdivision of part of the Southwest $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of section 28, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,



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

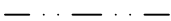
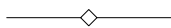
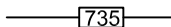
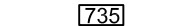
Attachment: Statement of Intent (6905 : Scott & Andrea Nelson)

Plat of Survey

Property Description:
Lot 94, Highlander Estates, being a Subdivision
of part of the SW 1/4 and SE 1/4 of the NE 1/4
of Section 28, Town 9 North, Range 21 East, in
the City of Mequon, Ozaukee County, Wisconsin.

Notes:

- 1. 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.
- 2. 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.
- 3. Field work completed on 11-18-21.
- 4. Building Setbacks
Front = 30'
Side = 15'
Rear = 20'
- 5. BM-1 10'O/S, Elev.=181.71'
- 6. BM-2 10'O/S, Elev.=181.91'

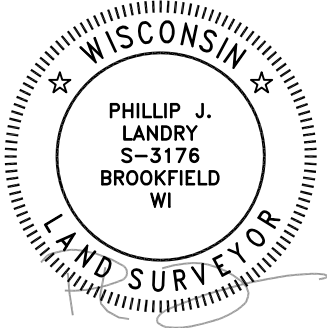
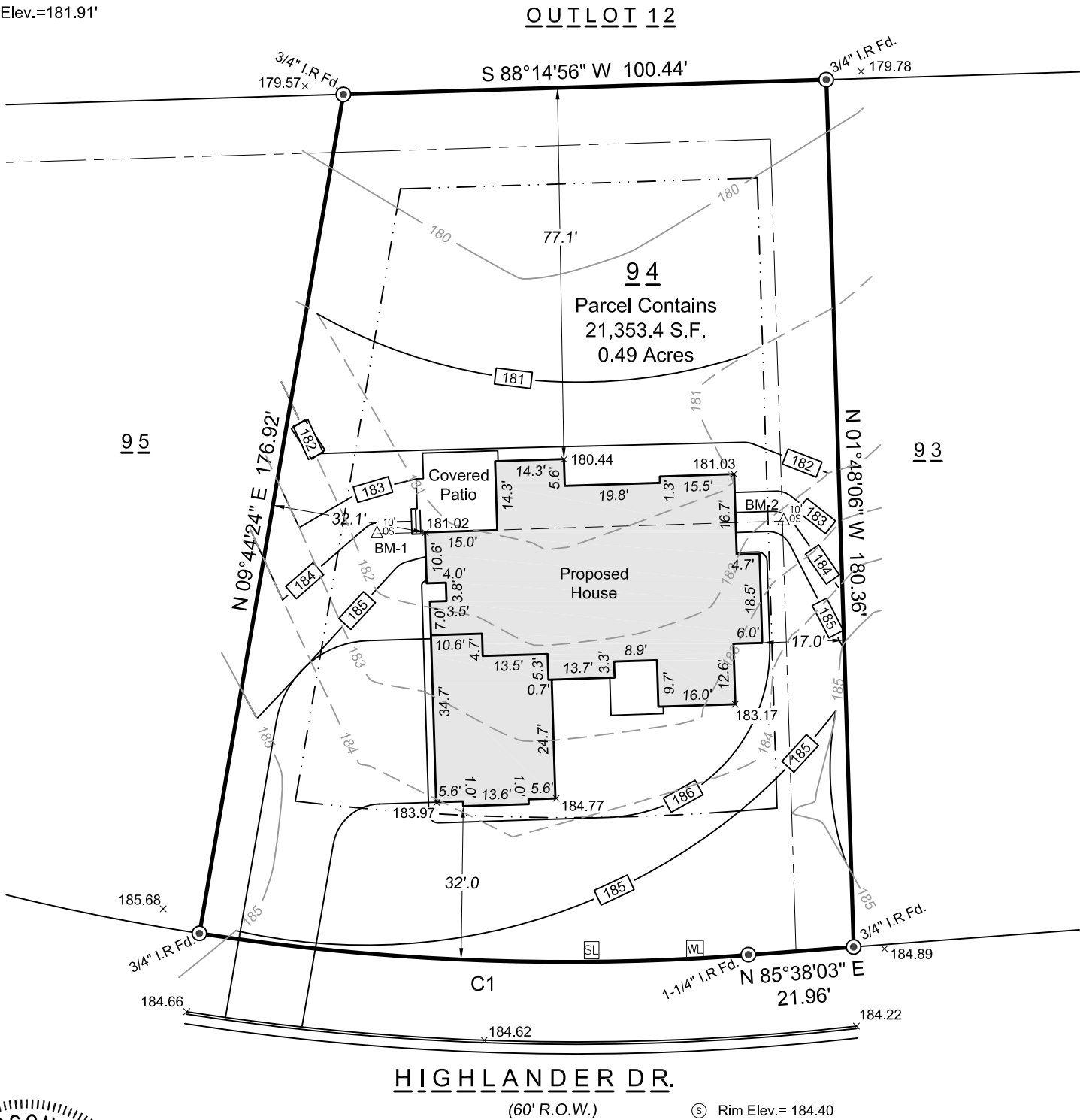
LEGEND	
	WATER LATERAL
	SEWER LATERAL
	UTILITY PEDESTALS
	SANITARY MANHOLE
	BUILDING SETBACK LINE
	PROPOSED GAS LINE
	PROPOSED ELECTRIC LINE
	PROPOSED SILT FENCE
	PROPOSED CONTOUR
	PROPOSED GRADE
	EXISTING SPOT GRADE
	EXISTING CONTOUR
	MONUMENT FOUND AS NOTED (Measured Outside Diam.)

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

NELSON RESIDENCE

NELSON RESIDENCE

BEARINGS ARE REFERENCED TO
HIGHLANDER ESTATES, NORTH LINE
LOT94, BEARS N 88°14'56" E



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 22nd Day of November, 2021: Phillip J. Landry S-3176

Suggested Top of Wall: 186.80'
Suggested Garage Floor: 186.47'
Suggested Final Yard Grade: 186.1'/182.1'
Suggested Top of Footing: 177.80'
(Assuming 9' Poured Wall-check plans)



260 Regency Court • Lower Level
Brookfield, WI 53045 • (262) 312-1034
c3egeomatics.com

Job# 21556

ROOF TRUSS HEEL HEIGHTS	
4.75 / 12 PITCH	- 4.75" HEEL - 12" OWHG
8.5 / 12 PITCH	- 8.5" HEEL - 12" OWHG
9 / 12 PITCH	- 9" HEEL - 12" OWHG
10 / 12 PITCH	- 10" HEEL - 12" OWHG
12 / 12 PITCH	- 12" HEEL - 12" OWHG
12 / 12 PITCH	- 27.75" HEEL - 12" OWHG (FRONT PORCH ONLY)

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.

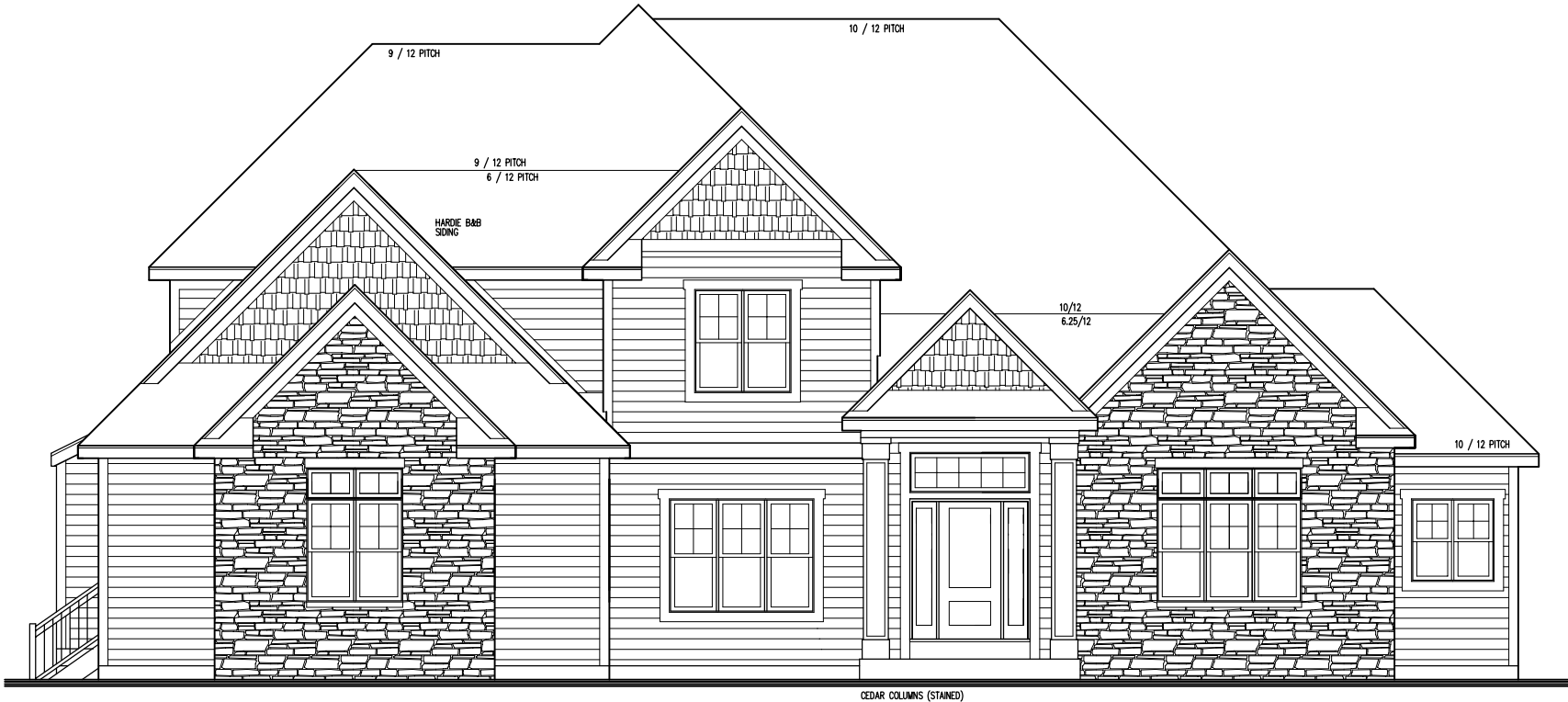
JOB #

Wisconsin Focus on Energy Home

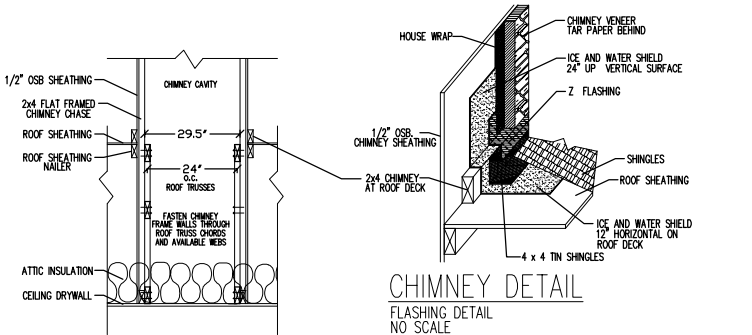
PRELIMINARY PLANS

3.5.c

Andrea and Scott Nelson Residence
 Lot 94, Highlander Estates Subdivision

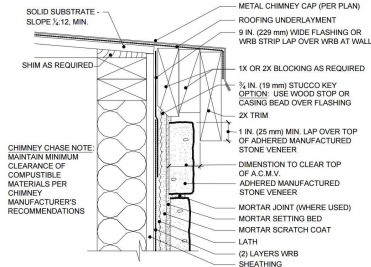


FRONT ELEVATION
1/4"=1'-0"

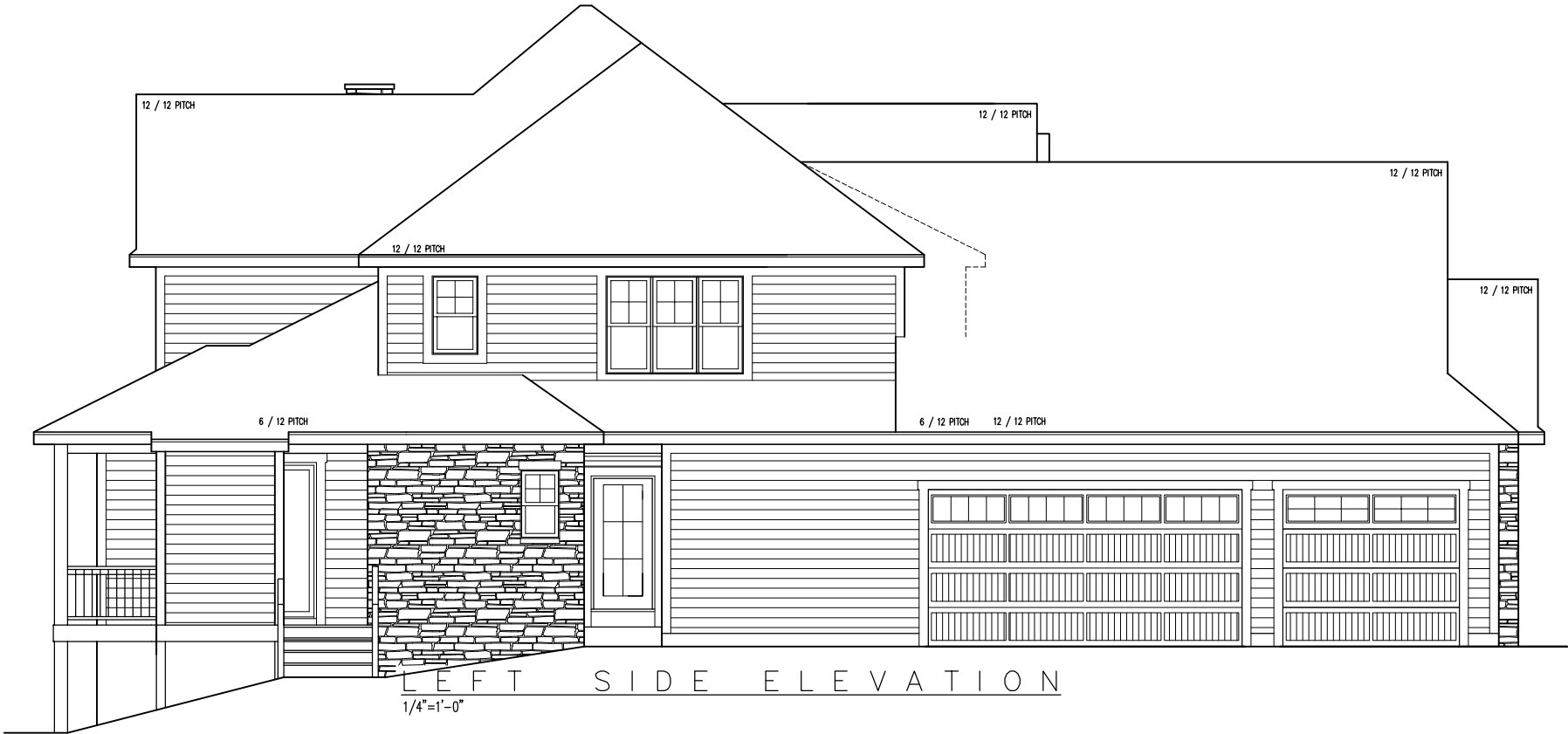


CHIMNEY DETAIL
FRAMING DETAIL AT ROOF TRUSSES
NO SCALE

CHIMNEY DETAIL
FLASHING DETAIL
NO SCALE



CHIMNEY DETAIL
FLASHING DETAIL AT CAP
NO SCALE



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

REVISIONS		DATE		BY		DESCRIPTION	
		9/28/21	DP			REQUESTED REVISIONS	
		10/29/21	DP			REQUESTED REVISIONS	
		11/9/21	BA			REQUESTED REVISIONS	

CLIENT: NELSON RES.		CAMBRIDGE II MODEL		SQ. FEET		PAGE #	
		DATE	9/15/21		4,896		1/5
		ELEVATIONS					
		SCALE	1/8" = 1'-0"				
		PLUM					

THESE DRAWINGS ARE THE PROPERTY OF VICTORY HOMES AND SHALL NOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF VICTORY HOMES. VICTORY HOMES IS NOT RESPONSIBLE FOR ANY CHANGES TO THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. VICTORY HOMES DISCLAIMS ALL LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THESE DRAWINGS. NO CONTROL OR RESPONSIBILITY FOR THE QUALITY OF MATERIALS AND WORKMANSHIP IS ASSUMED.

DRY HOMES OF WISCONSIN, INC.
 "Building For The Way You Live"
 1118 W853 BUNSEN DRIVE
 GERMAN TOWN, WISCONSIN 53022
 PH. (262) 252-7100 / FAX (262) 252-7108



R I G H T S I D E E L E V A T I O N
1/4"=1'-0"



R E A R E L E V A T I O N
1/4"=1'-0"

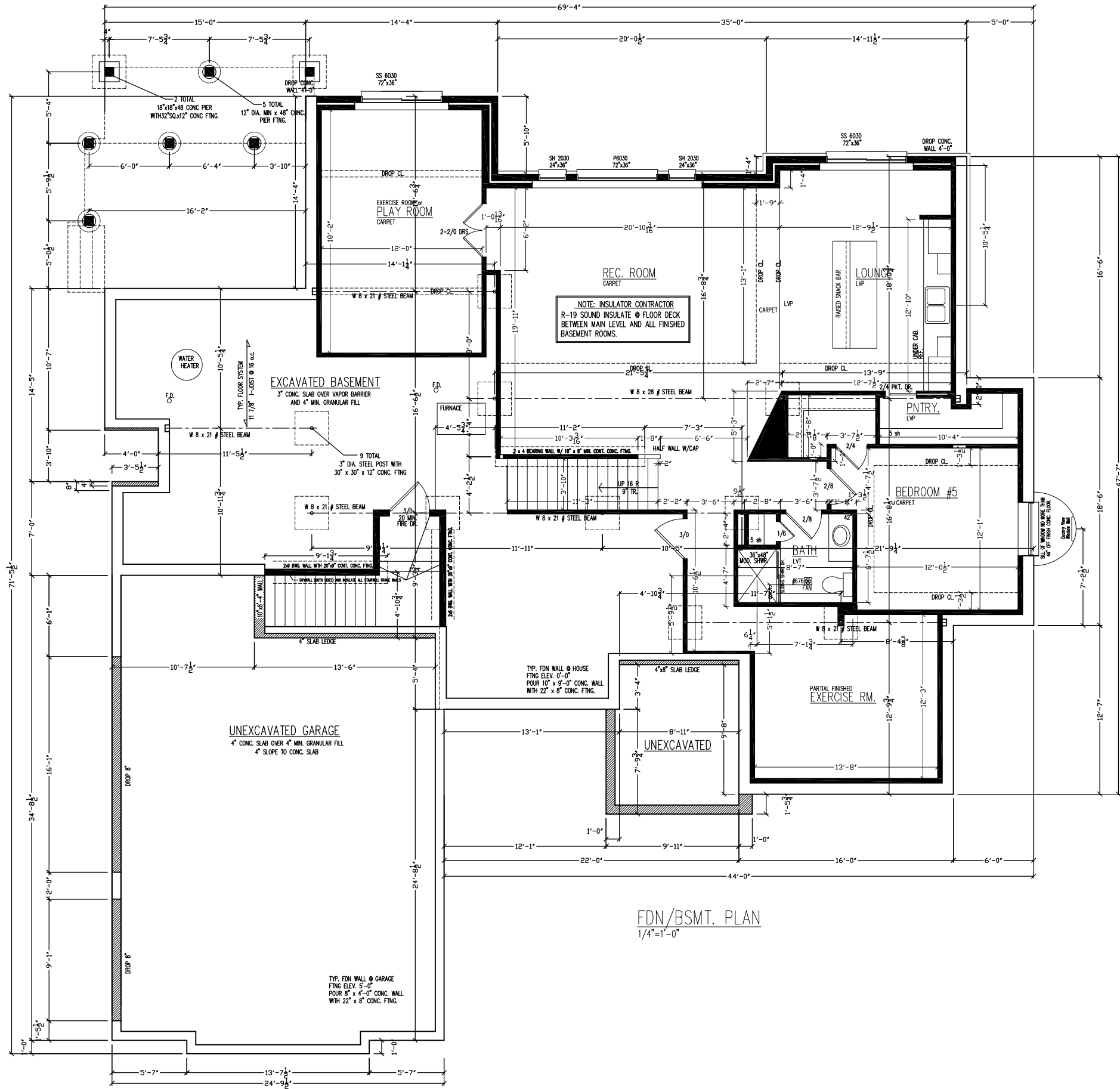
Andrea and Scott Nelson Residence
Lot 94, Highlander Estates Subdivision

CLIENT: NELSON RES. CAMBRIDGE II		MODEL		REVISONS	
TITLE:	ELEVATIONS	DATE:	9/15/21	DATE:	BY:
PRINT #:	DRAWN BY:	SCALE:	PAGE #:		
22109-3	PLUMB	NOTED	1/4		

THESE DRAWINGS ARE THE PROPERTY OF VICTORY HOMES AND SHALL NOT BE REPRODUCED, USED OR RELIED UPON IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF VICTORY HOMES. ANY REVISIONS TO THESE DRAWINGS ARE THE PROPERTY OF VICTORY HOMES. VICTORY HOMES IS NOT RESPONSIBLE FOR ANY CHANGES, MODIFICATIONS, OR ADDITIONS MADE TO THESE DRAWINGS. ANYONE USING THESE DRAWINGS IS DELETED TO CONTACT VICTORY HOMES IN ANY MANNER FOR ANY REVISIONS, MODIFICATIONS, OR ADDITIONS. NO ADDITIONS HAVE BEEN MADE TO THESE DRAWINGS. VICTORY HOMES EXPRESSLY DISCLAIMS ALL RESPONSIBILITY AND LIABILITY WHERE THESE DRAWINGS ARE USED IN A PROJECT WHERE VICTORY HOMES HAS NO CONTROL OR INFLUENCE. VICTORY HOMES ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR THE QUALITY OF MATERIALS AND WORKMANSHIP USED.

"Building For The Way You Live"
N18 W16531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

Andrea and Scott Nelson Residence
Lot 94, Highlander Estates Subdivision



REVISIONS

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

DATE	DATE	DATE	DATE
9/15/21	9/15/21	9/15/21	9/15/21

TITLE	DATE	DATE	DATE
FDN/BSMT.	9/15/21	9/15/21	9/15/21

DATE	DATE	DATE	DATE
22109-3	22109-3	22109-3	22109-3

Packet Pg. 58

REVISIONS

THIS DRAWING AND THE PROPERTY OF VICTORY HOMES AND SHALL NOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF VICTORY HOMES. VICTORY HOMES IS NOT RESPONSIBLE FOR ANY CHANGES TO THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE USER TO DETERMINE WHETHER CHANGES, MODIFICATIONS OR CORRECTIONS TO THESE DRAWINGS ARE NECESSARY TO CONFORM TO THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. VICTORY HOMES EXPRESSLY DISCLAIMS ALL LIABILITY FOR THE QUALITY OF MATERIALS AND WORKMANSHIP USED.

CLIENT: NELSON RES. CAMBRIDGE II MODEL

TITLE: 1 st. Fl. Plan
DATE: 9/15/21
SCALE: 1/8" = 1'-0"
DRAWN BY: PLUMB
NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5

DATE: 9/15/21

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

DRAWN BY: PLUMB

NOTED: 4/5



ORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "



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 13, 2021
SUBJECT: Charlie Streich - New Single-Family Residence at 12535 N. Lake Shore Drive

Attachments:

Statement of Intent (PDF)

Site Plan (PDF)

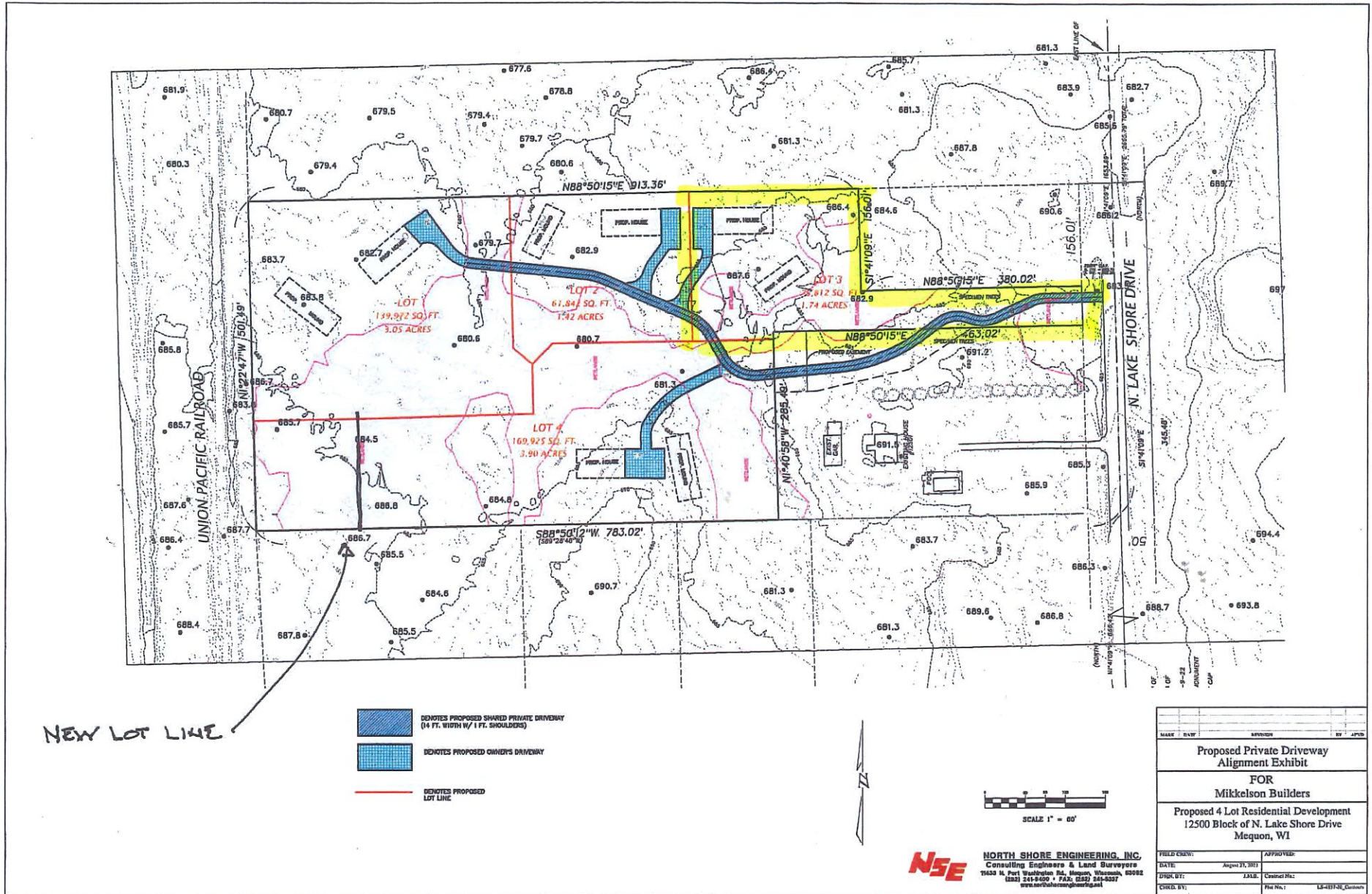
Plans (PDF)

Statement of intent

3.6.a

To build a single family home with a minimized low impact facade and a environmental landscape approach utilizing native plants

Attachment: Statement of Intent (6908 : Charlie Streich)



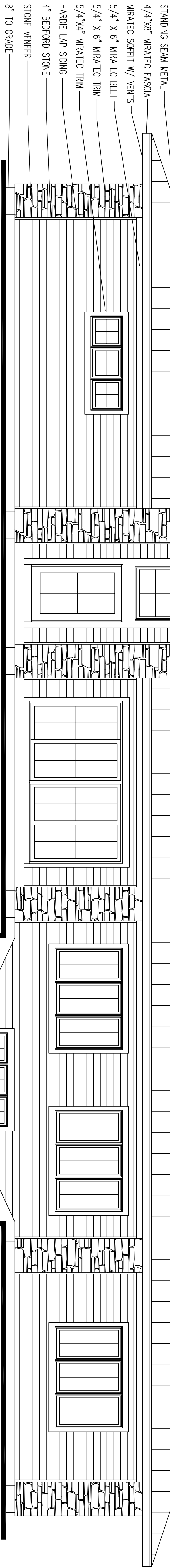
Attachment: Site Plan (6908 : Charlie Streich)

ROOF TRUSS HEEL HEIGHTS

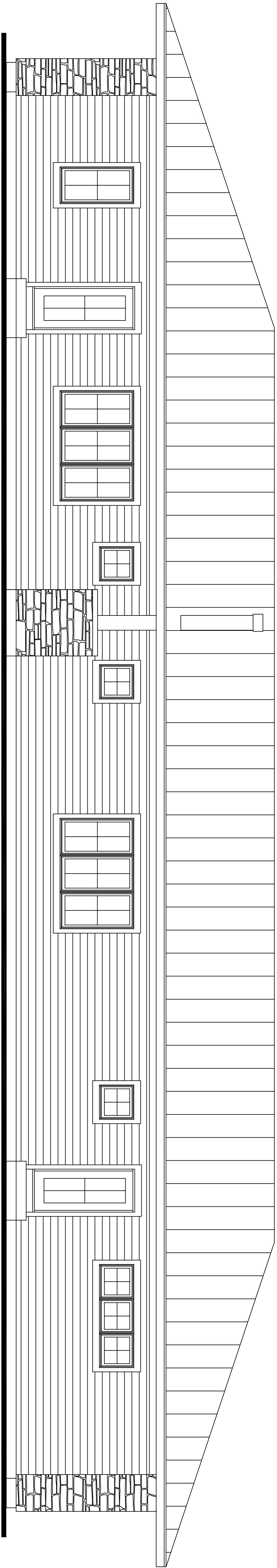
4' 1/2" Pitch - 15' HEEL - 48" ON/C

EXTERIOR SIDING NOTES:

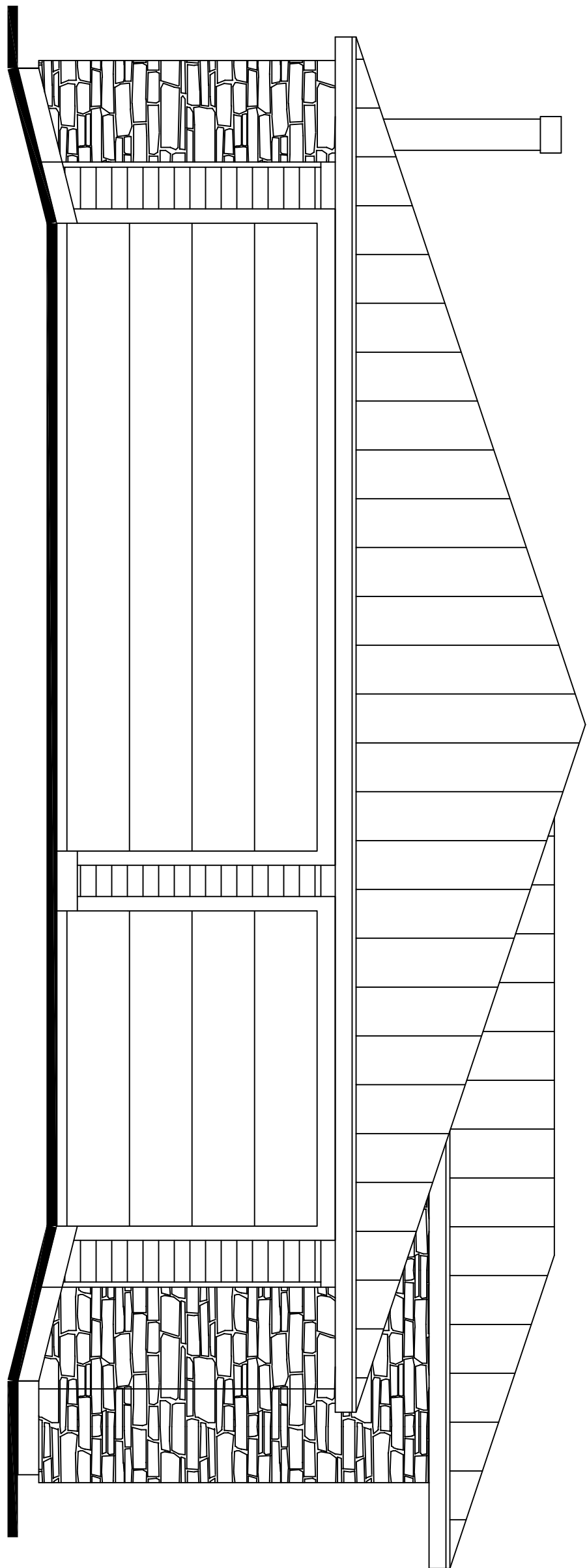
ALL EXTERIOR SIDING 80% TO BE 5 1/2" MIRATEC SOFTW/ VENTS TO BE 5 1/2" MIRATEC BELT
REMOVE ALL BRICK MOLD OFF EXTERIOR DOORS AND REPLACE WITH 5 1/2" TRIM BR. EXCEPT FRONT DOOR.



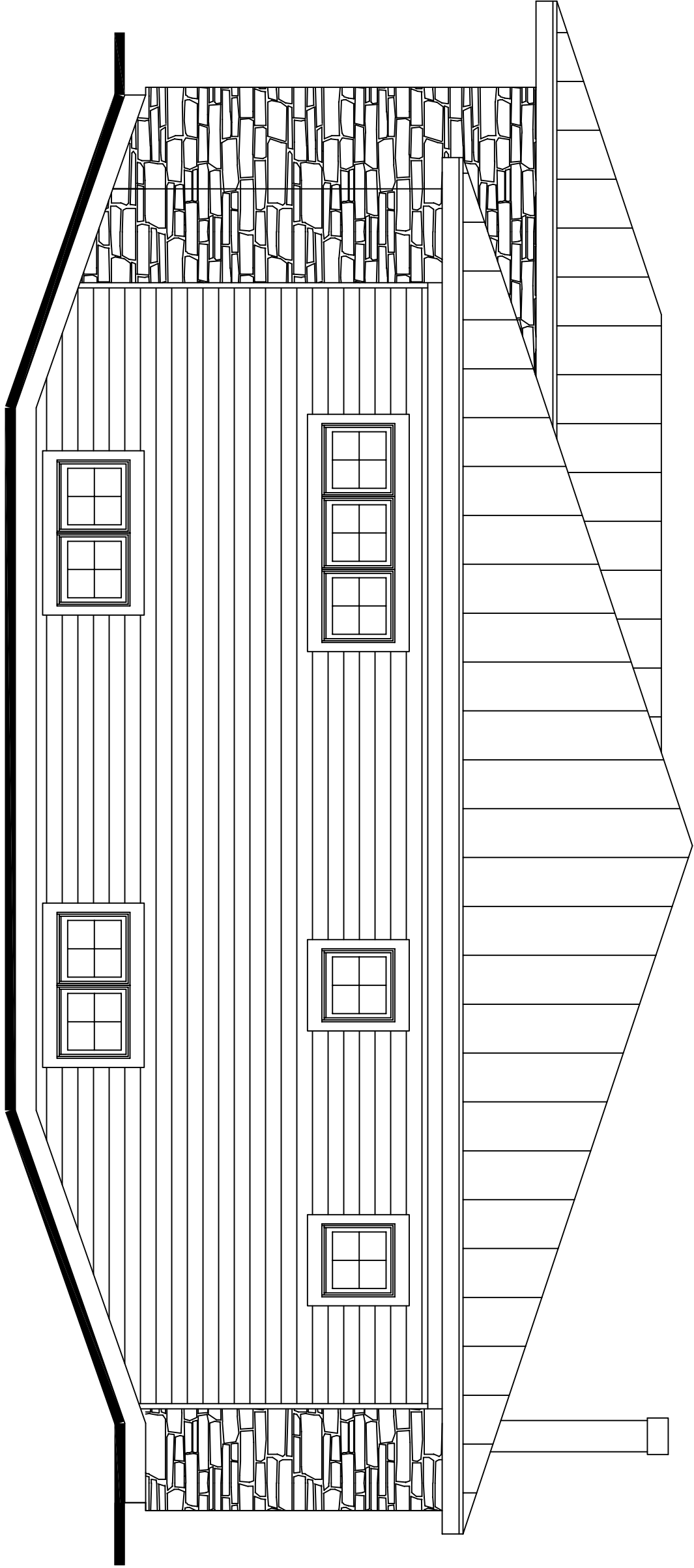
FRONT ELEVATION
1/4"=1'-0"



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



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



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

JOHN
F.
MICKELSON
ARCHITECT

1025 W. 42ND AVE. #202
MILWAUKEE, WI 53222
262.241.6940

STREICH RESIDENCE

ELEVATIONS

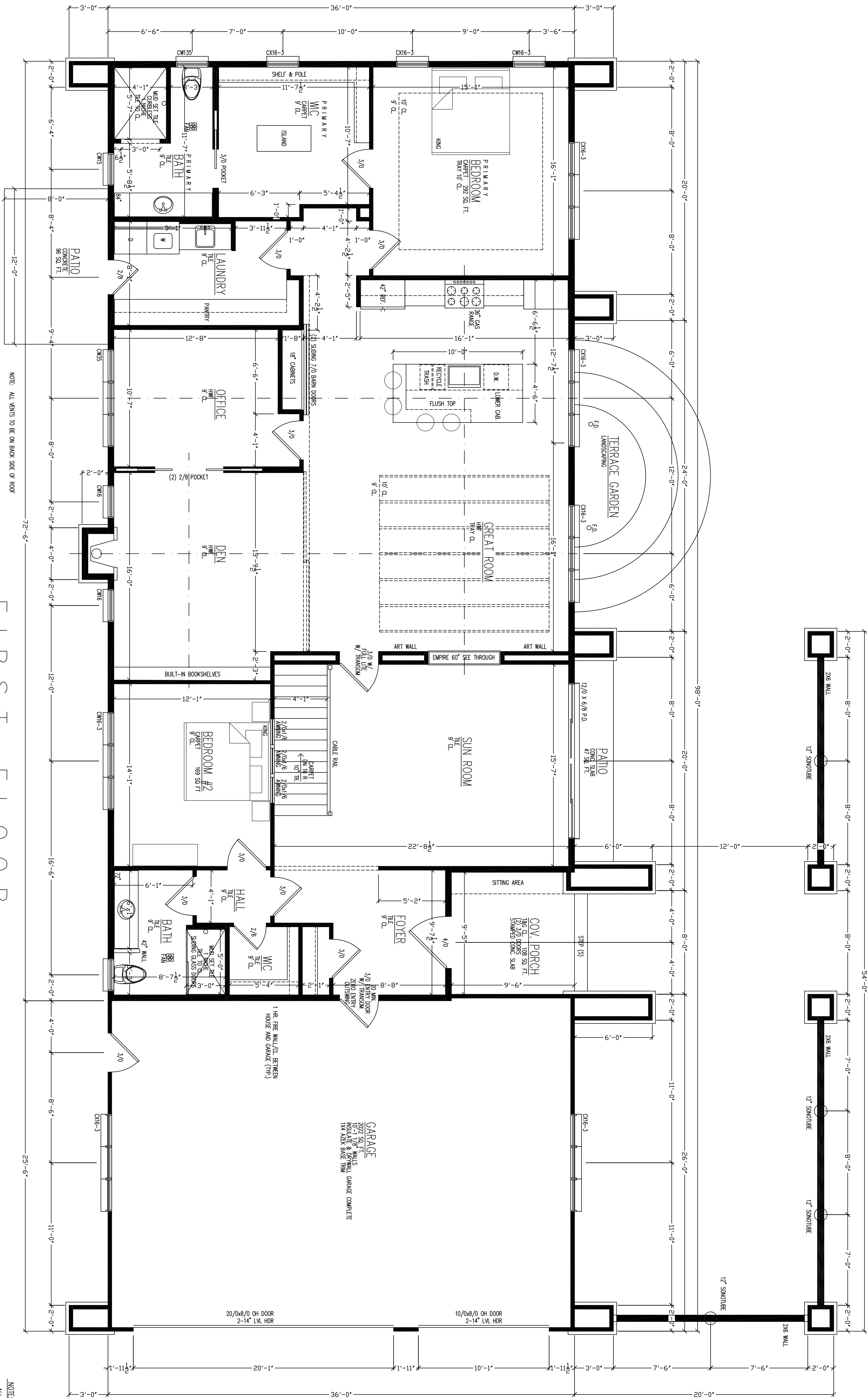
11"=4'-0"

7-28-21

2021-06

OWNER	F.M.D.
DESIGNER	JOHN F. MICKELSON
DATE	6-24-21
SCALE	1/4"=1'-0"
PROJECT	STREICH RESIDENCE
LOCATION	MILWAUKEE, WI

A1



FIRST FLOOR
2528 SQ. FT.
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 @ 6'-11"

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

JOHN
F.
MICKELSON
ARCHITECT

2025 W. 40th Ave., Suite 202
Weston, IL 60157
224.294.6900

STREICH RESIDENCE

FLOOR PLAN

1/4"=1'-0"

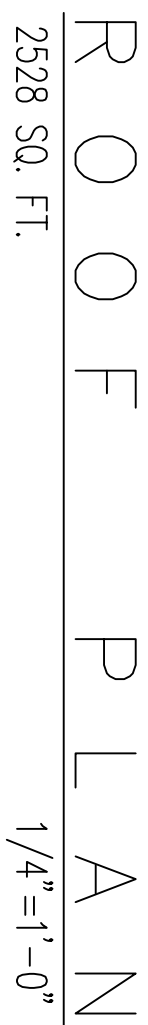
7-12-21

2021-06

F.M.D.

OWNER	JOHN & JANE STREICH
DESIGNER	JOHN F. MICKELSON ARCHITECT
DATE	7-12-21
PROJECT	STREICH RESIDENCE
SCALE	1/4"=1'-0"
BY	JFM
CHECKED BY	JFM
DATE	7-12-21

A2





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 13, 2021
SUBJECT: Patrick & Barbara Peterka - New Single-Family Residence at 3900 W. Scenic Avenue

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

November 18, 2021

To whom it may concern:

It is Allan Builders' intent to build a new single-family home for Patrick and Barbara Peterka at property description being: lot 2 of CSM 4133, all that parts of lot 6 and 7 and the West 46 feet of lot 8 in Scenic Heights Plat NO. 1, being part of the northwest ¼ of section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

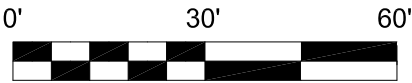


Rebecca Kirst
Permitting Coordinator
Victory Companies
N118W18531 Bunsen Drive
Germantown, WI 53022
262-252-7100

Attachment: Statement of Intent (6910 : Patrick & Barbara Peterka)

Plat of Survey

Property Description:
Lot 2 of CSM 4133, All that parts of Lots 6 and 7 and the West 46 feet of Lot 8 in Scenic Heights Plat NO. 1, being part of the Northwest 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin



PREPARED FOR:
Allan Builders, LLC
N118W18531 Bunsen Dr
Germantown, WI 53022

PETERKA RESIDENCE

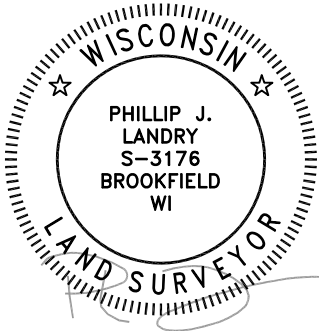
8
N 1/2

- EXISTING BOARD FENCE
- BUILDING SETBACK LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED SILT FENCE
- PROPOSED CONTOUR 735
- PROPOSED GRADE 735
- EXISTING SPOT GRADE x 733.57
- EXISTING CONTOUR 735
- CONCRETE/STONE MONUMENT
- 3/4"X18" IRON ROD SET 1.50Lbs./LINEAL FOOT
- MONUMENT FOUND AS NOTED (Measured Outside Diam.)
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

Notes:

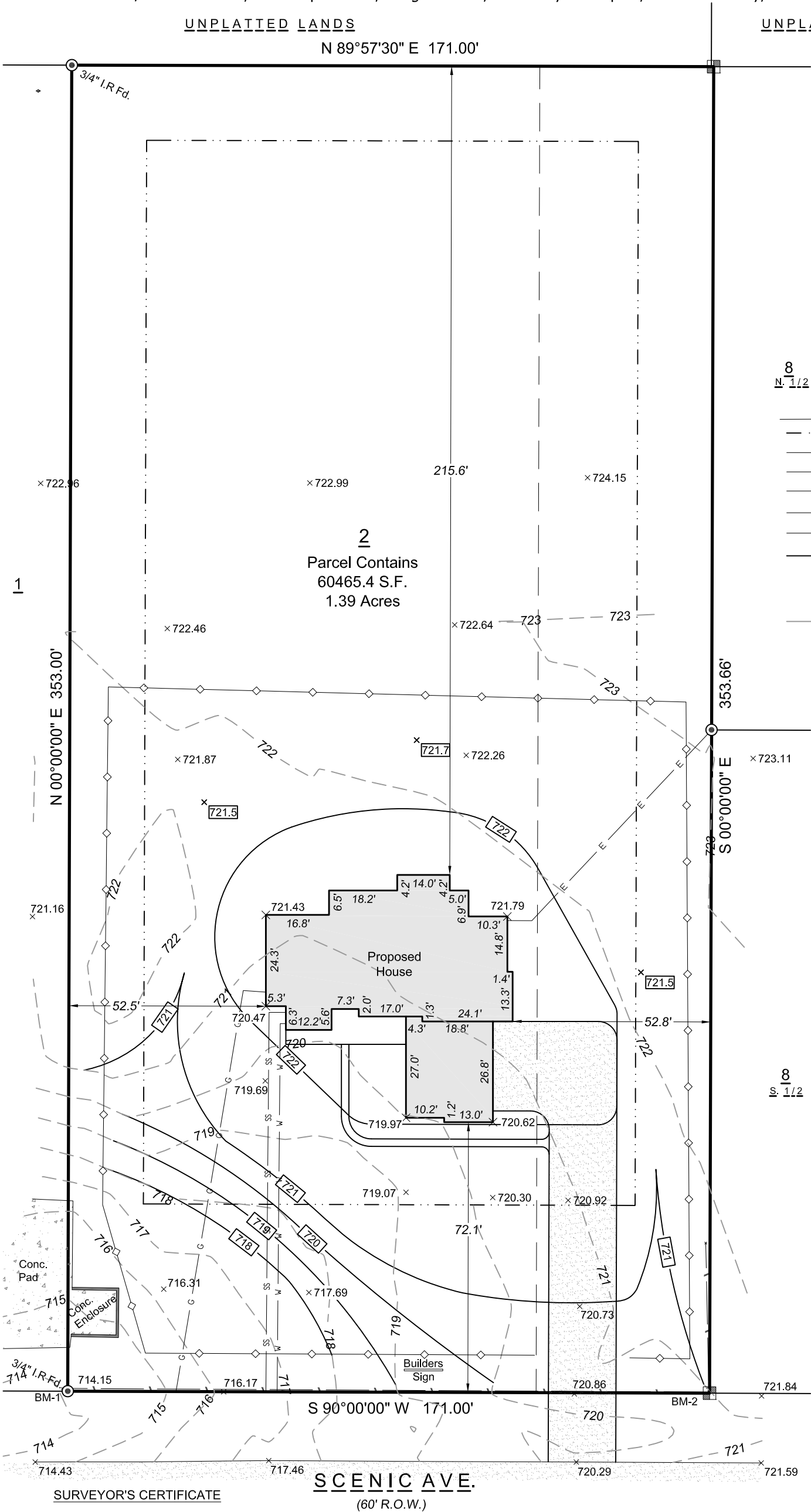
- Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
- A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
- Field work completed on 10-27-21.
- Building Setbacks
Front = 50'
Side = 20'
Rear = 20'
- BM-1 Top of Iron Rod Elev.=714.15'
- BM-2 Top of Conc. Monument Elev.=721.30'

Suggested Top of Wall:723.67'
Suggested Garage Floor: 723.33'
Suggested Final Yard Grade: 723.0'
Suggested Top of Footing: 715.67'
(Assuming 8' Poured Wall-check plans)



260 Regency Court • Lower Level
Brookfield, WI 53045 • (262) 312-1034
c3egeomatics.com

Job# 21523



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.

Revised 11-04-21 to move house

Dated this 29th Day of October, 2021: Phillip J. Landry S-3176

|| ROOF TRUSS HEEL HEIGHTS
6 / 12 PITCH - 5' HEEL - 12' ONHS
8 / 12 PITCH - 7' HEEL - 12' ONHS

Attachment: Plans (6910 : Patrick & Barbara Peterka)

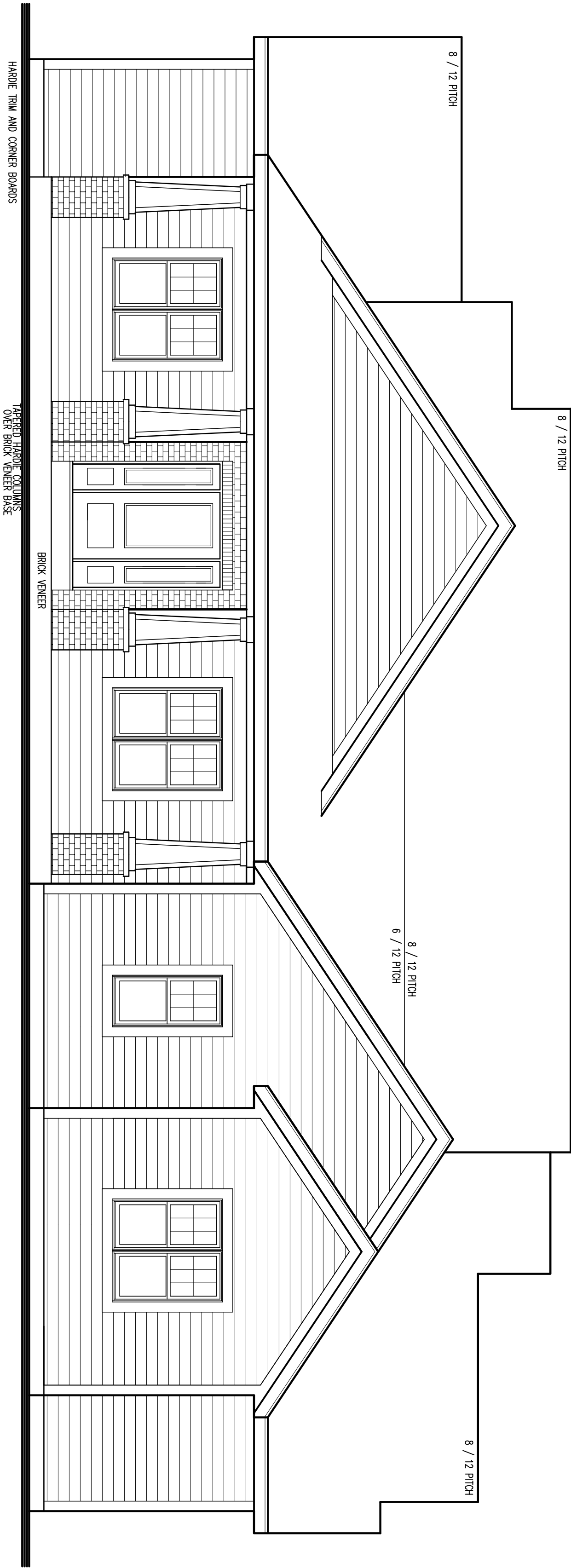
JOB # 877

Wisconsin Focus on
Energy Home

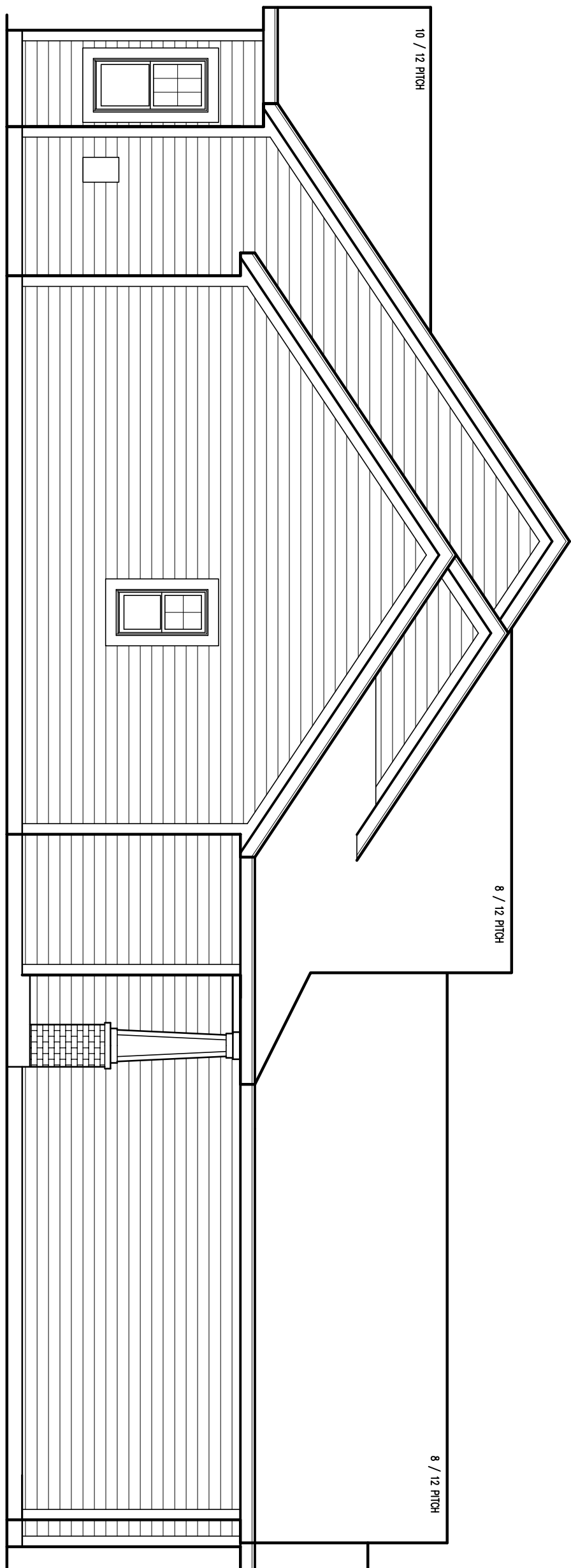
FINAL PLAN 10/21/21

REVISION DATES: 10/21/21
11/1/21 NO. SELECTIONS REVISIONS

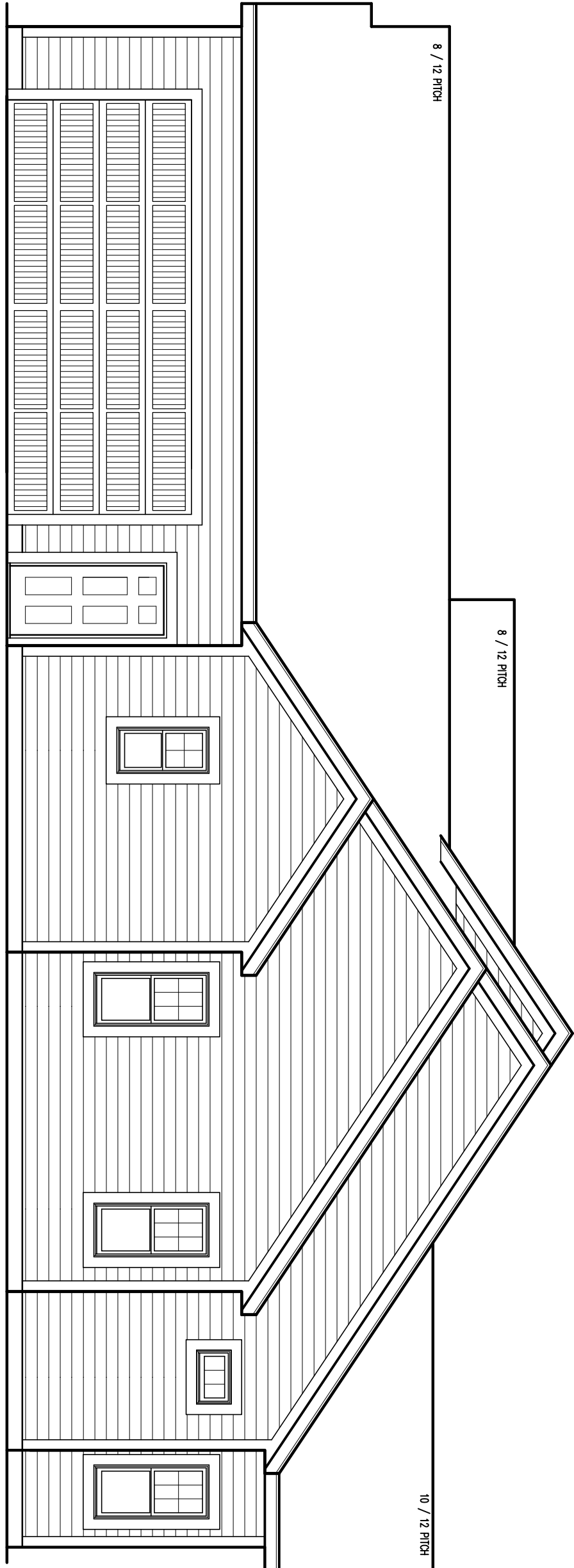
This plan is not for construction. If you do not have a green plan stamped final, please contact our office for the latest revisions date to commence with construction using this plan. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LATEST REVISION DATE.



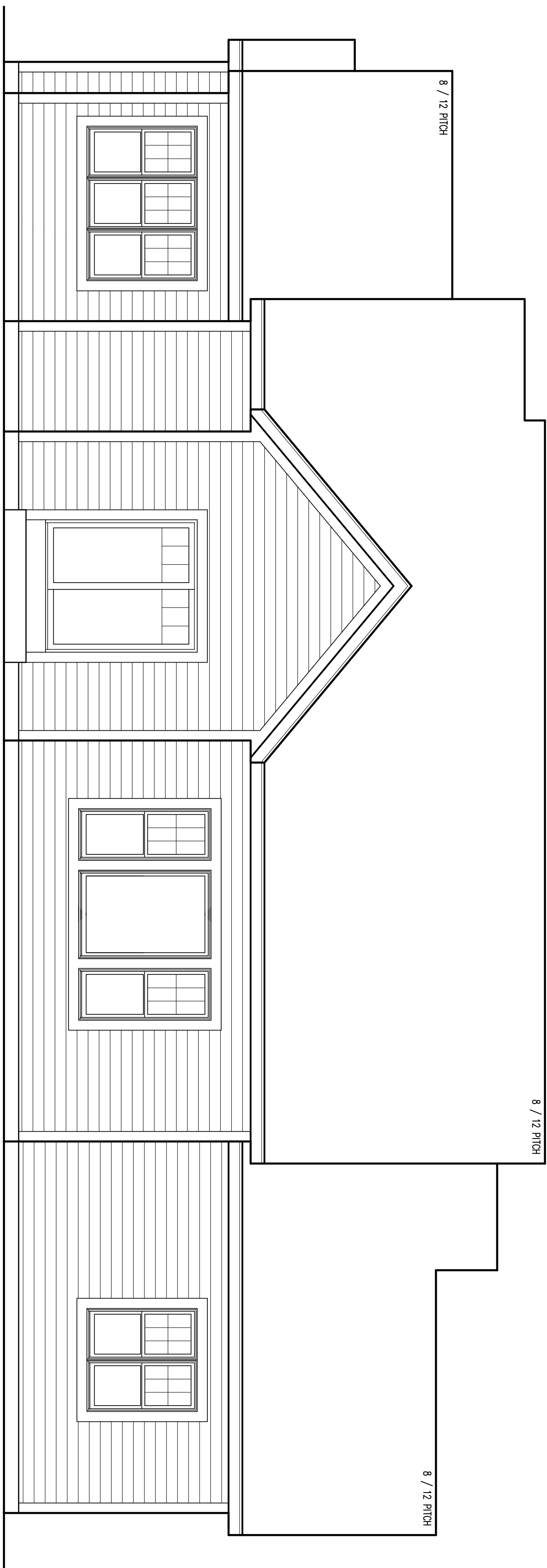
FRONT ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
3/16"=1'-0"



RIGHT SIDE ELEVATION
3/16"=1'-0"



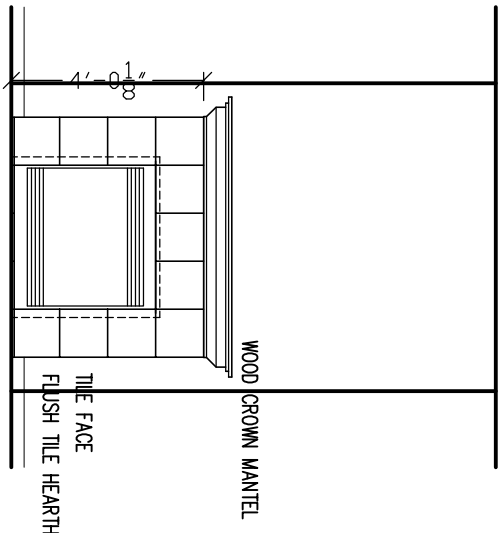
REAR ELEVATION
1/4"=1'-0"

CLIENT: PETERKA RES. SIENNA MODEL				REVISIONS			
TITLE:		DATE:	SQ. FEET:	DATE:	BY:	DESCRIPTION	
ELEVATIONS		8/24/21	2,091	9/3/21	DP	REQUESTED REVISIONS	
PRINT #:	DRAWN BY:	SCALE:	PAGE #:	9/28/21	DP	REQUESTED REVISIONS	
22108-4	PLUIM	NOTED	1/3				

Patrick and Barbara Peterka Residence
Lot 2, Scenic Avenue

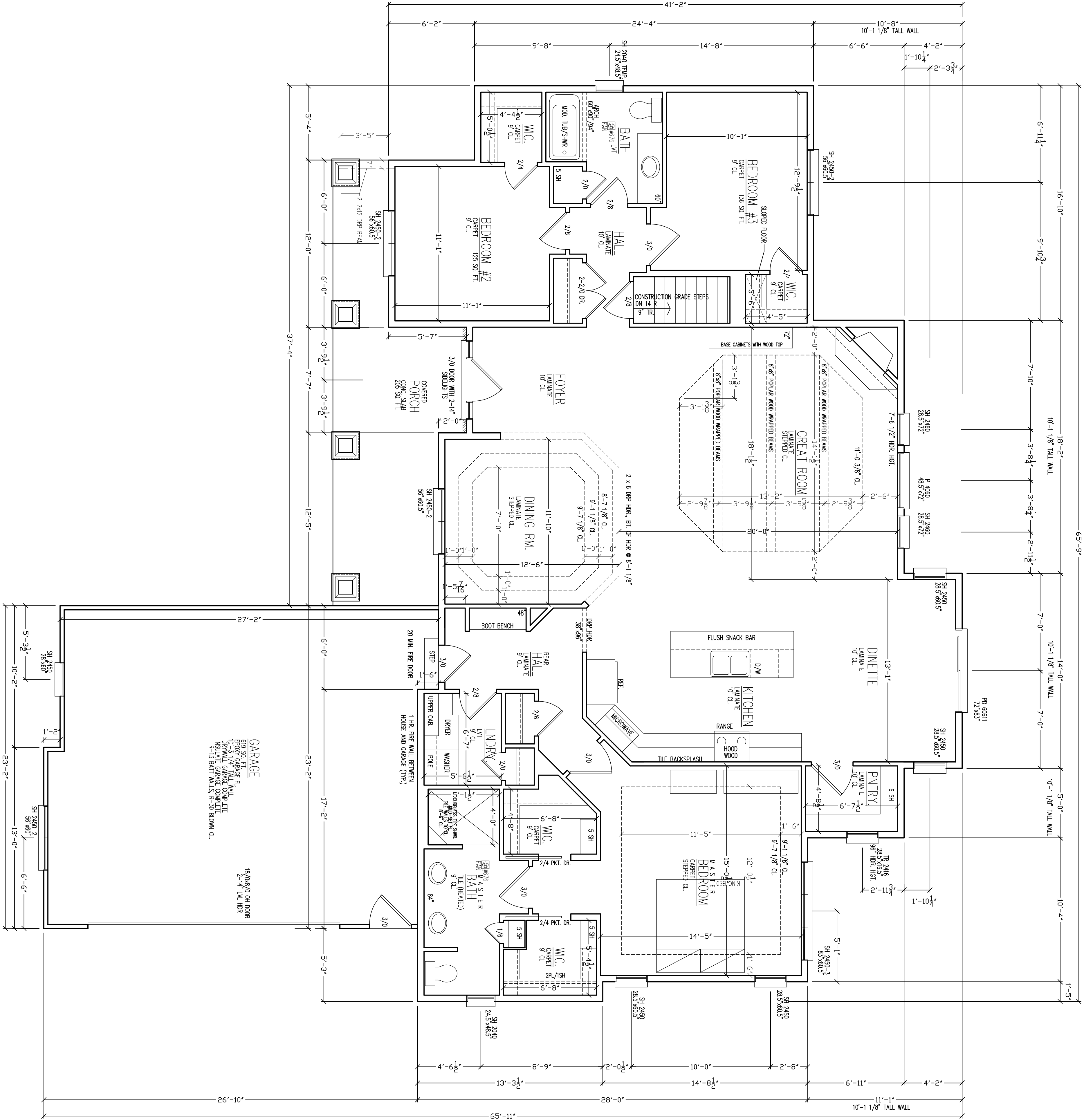
Allan General Contractor
builders, llc

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



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

- FIREPLACE SELECTION (As Checked)
- ☒ Heatilog® Nexus NOV 4236 (standard)
 - ☒ R.O. 42 3/4" x 17 1/8" x 19 5/8" (standard)
 - ☒ Flush fireplace unit 0"
 - ☒ Flush hearth (standard)
 - ☐ Flush fireplace unit 9 1/5"
 - ☐ Raised hearth
 - ☒ Raised fireplace unit 9 7/5"
 - ☒ Crown Mould (standard)
 - ☐ Other See S6001



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

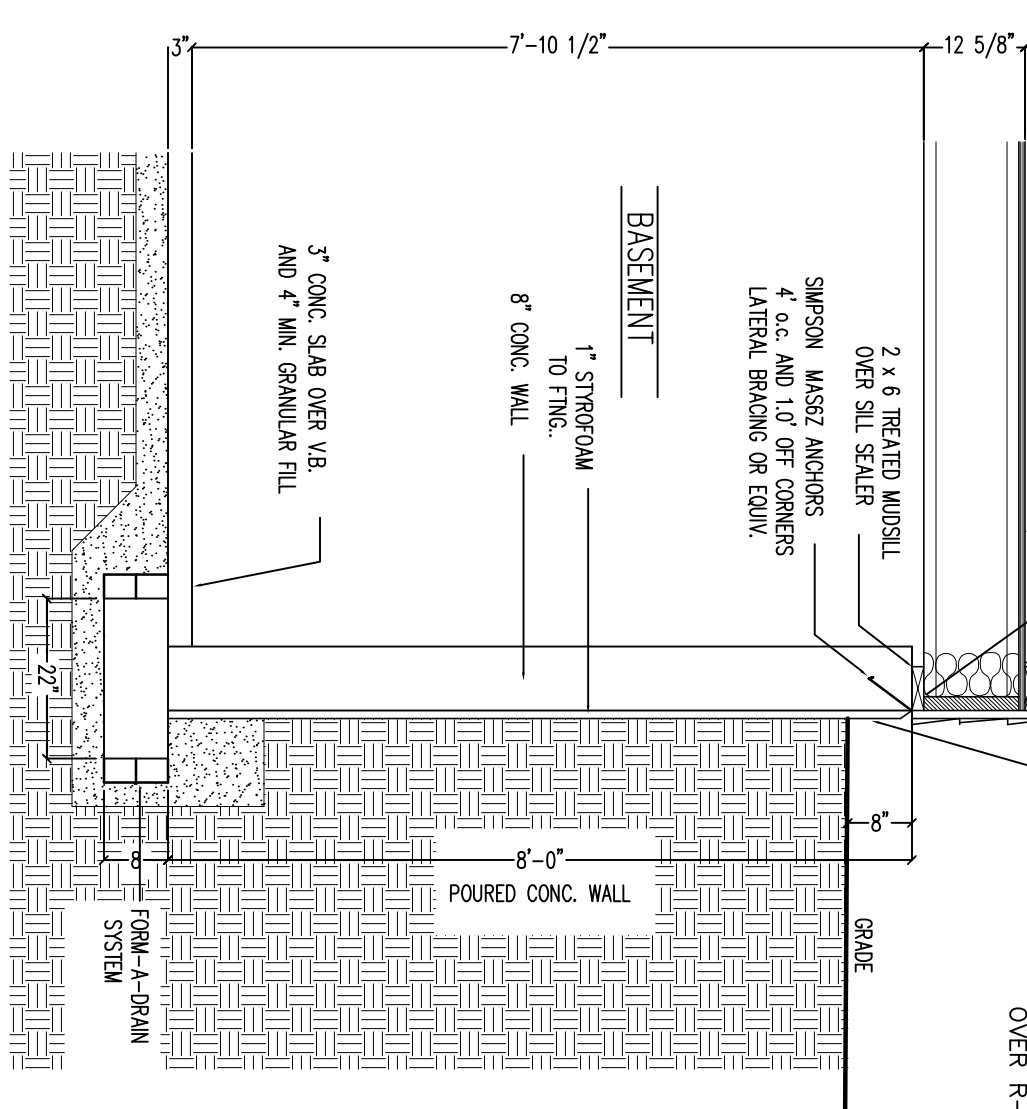
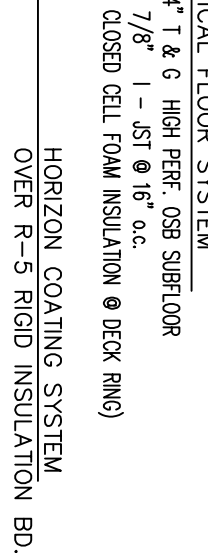
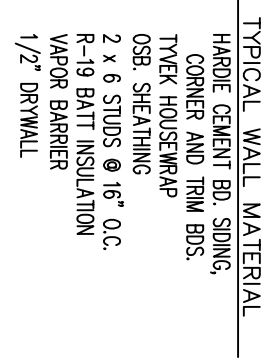
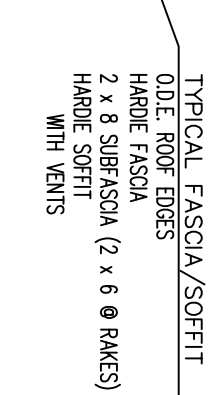
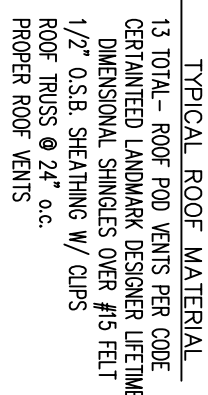
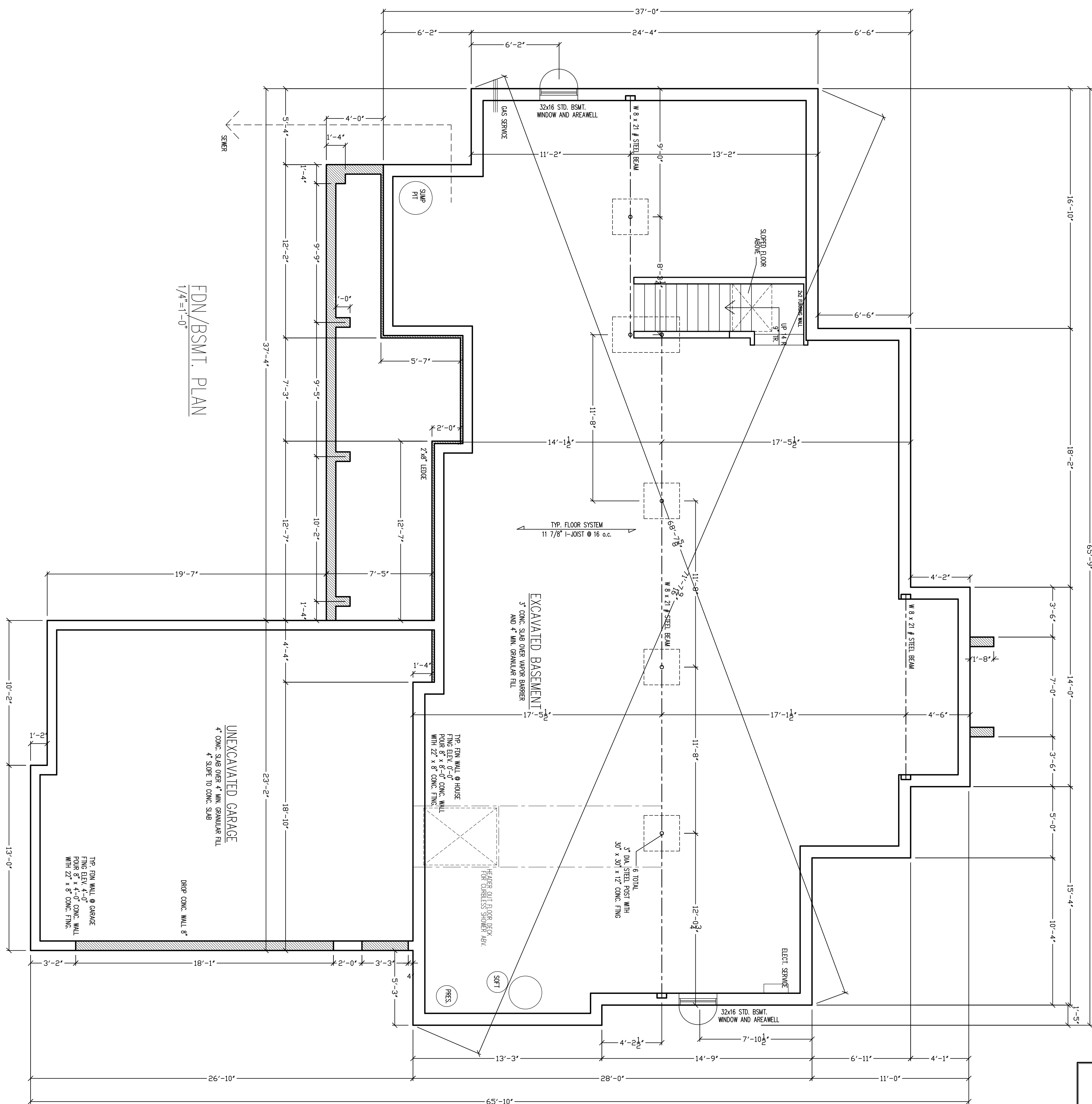
NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD
UNLESS OTHERWISE NOTED:
ALL INTERIOR FRAMED WALL DIM. 5 1/2"
ALL INTERIOR FRAMED WALL DIM. 3 1/2"
ALL HEADERS: (2) 2" x 12"
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 8'-1 1/8" TALL
SECOND FLOOR WALL ARE 8'-1 1/8" TALL
FRAMING ROUGH OPENINGS, INTERIOR DOORS
HINGED DOORS--2" over the door x 6'-11"
DOUBLE DOORS--2 1/2" over the door x 6'-11"
SLIDING DOORS--2" over the door x 6'-11"
FRAMING ROUGH OPENINGS WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS
THAT ARE WIDER THAN 48"

Allan General Contractor
builders, llc

CLIENT:		PETERKA RES. SIENNA MODEL	
TITLE:		DATE:	8/24/21
PRINT #:		SCALE:	NOTED
DRAWN BY:		PAGE #:	2/3
22108-4		PLUIM	

REVISIONS		
DATE:	BY:	DESCRIPTION
.	.	.
.	.	.
.	.	.

Patrick and Barbara Peterka Residence
Lot 2, Scenic Avenue

 $1/2'' = 1' - 0''$ 

Wisconsin Focus on Energy Home

CLIENT: PETERKA RES. SIENNA MODEL			
TITLE: FDN/BSMT.		DATE: 8/24/21	SQ. FEET:
PRINT #: 22108-4	DRAWN BY: PLUIM	SCALE: NOTED	PAGE #: 3/3

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

Patrick and Barbara Peterka Residence
 Lot 2, Scenic Avenue