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

www.cityofmequonwi.gov

Community Development Department
Inspections Division

ARCHITECTURAL BOARD
Regular Meeting
Monday, June 8, 2026 - 6:00 PM
Christine Nuernberg Hall

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 applicants arrive at 6:00 P.M. at the start of the meeting to ensure that you are available when your item is discussed.

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

Agenda

A) Call to Order and Roll Call

B) Approval of Meeting Minutes

1) Meeting Minutes — May 11, 2026

C) Action Items

1) **Veridian Homes LLC**
New Single-Family Residence at 8149 W. Bluebird Court
Subdivision: The Enclave
Contractor: Veridian Homes LLC / Architect: Veridian Homes LLC
District 3 - 6:00 pm

2) **William & Sharon Trost**
Detached Garage at 8306 W. Holly Road
Subdivision: Solar Heights
Contractor: Owner / Architect: Minser Design Group
District 3 - 6:05 pm

3) **Alan Neva**
Sunroom Addition at 6871 W. River Birch Drive
Subdivision: Pine Reserve Condominium
Contractor: Jude Tindall Construction / Architect: Jason Conn
District 3 - 6:15 pm

4) **Adam Moeser**
Sunroom Addition at 7880 W. Mourning Dove Lane
Subdivision: Enclave
Contractor: Kowalske Carpet Tile / Architect: Matt Kowalske
District 3 - 6:25 pm

5) **Austin & Katie Frey**
New Single-Family Residence at 9923 N. Cygnet Court
Subdivision: Swan Ridge Farms
Contractor: Espire Homes, Inc. / Architect: Espire Homes, Inc.
District 4 - 6:35 pm

6) **Gary & Amy Stein**
New Single-Family Residence at 10114 N. Sheridan Drive
Subdivision: Fairy Chasm
Contractor: Westridge Builders / Architect: Westridge Builders
District 8 - 6:40 pm

7) **John & Ann Trumble**
New Outbuilding at 12340 N. Granville Road
Subdivision: N/A
Contractor: Willard Geidel & Son / Architect: John Geidel
District 1–6:45 pm

8) **Adam & Melissa Koenings**
New Single-Family Residence at 9801 W. Hawthorne Road
Subdivision: N/A
Contractor: TBD / Architect: K Architectural Design
District 1 - 6:55 pm

9) **Christa Dedert**
New Single-Family Residence at 13752 N. Pine View Court
Subdivision: Riverland Estates
Contractor: Anderson Homes LLC / Architect: Anderson Homes LLC
District 1 - 7:00 pm

10) **Peter & Ariel Budnik**
New Single-Family Residence at 11731 W. Freistadt Road
Subdivision: N/A
Contractor: TBD / Architect: Peter Budnik
District 1 - 7:05 pm

D) Adjourn

DATED: 05/29/2026 /s/ Scott Reed, Chair

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

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

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

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 8, 2026**
SUBJECT: **Approval of May 11, 2026 Meeting Minutes**

Attachments:
Architectural Board Minutes for May 11, 2026 (1)

11333 N. Cedarburg Road
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Community Development Department
Inspections Division

ARCHITECTURAL BOARD
Regular Meeting
Monday, May 11, 2026 - 6:00 PM
Christine Nuernberg Hall

Minutes

A) Call to Order and Roll Call

The meeting was called to order by Chairman Scott Reed at 6:00 p.m.

Present:
Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Janet Ehn
[Absent: Architect John Mikkelson, Board Ann Scherzinger, Board Member Tom Irvin, Board Member Anothony LaGalbo, Board Member Curtis Helm]

B) Approval of Meeting Minutes

1) Meeting Minutes — April 13, 2026

MOTION:	Motion to approve April 13, 2026, Minutes
MOVER:	Vice-Chairman Paul Apfelbach
SECONDER:	Chairman Scott Reed
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Janet Ehn
NAYS:	None
RESULT:	Passed

C) Action Items

1) **Veridian Homes LLC**
New Single-Family Residence at 8273 W. Bluebird Court
Subdivision: The Enclave
Contractor: Veridian Homes LLC / Architect: Veridian Homes LLC
District 3 - 6:00 pm

MOTION:	To Approve
MOVER:	Vice-Chairman Paul Apfelbach
SECONDER:	Board Member Janet Ehn
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Janet Ehn
NAYS:	None
RESULT:	Passed

2) **Tim O'Brien Homes**
New Single-Family Residence at 9275 W. Huntington Drive
Subdivision: Swan Ridge Farms
Contractor: Tim O'Brien Homes / Architect: Tim O'Brien Homes
District 4 - 6:05 pm

MOTION:	To Approve
MOVER:	Chairman Scott Reed
SECONDER:	Board Member Michael Wade
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Janet Ehn
NAYS:	None
RESULT:	*Approved as submitted with the condition that a window should be added to the garage on the right elevation that matches the window to the right.

3) **Tim O'Brien Homes**
New Single-Family Residence at 9333 W. Cob Drive
Subdivision: Swan Ridge Farms
Contractor: Tim O'Brien Homes / Architect: Tim O'Brien Homes
District 4 - 6:10 pm

MOTION:	To Approve
MOVER:	Board Member Michael Wade
SECONDER:	Chairman Scott Reed
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Janet Ehn
NAYS:	None
RESULT:	Passed

4) **Garrett & Samantha Brown**
New Single-Family Residence at 10125 N. Tundra Court
Subdivision: Swan Ridge Farms
Contractor: Korndoerfer Homes LLC / Architect: SHP
District 4 - 6:15 pm

MOTION:	To Approve
MOVER:	Chairman Scott Reed
SECONDER:	Board Member Janet Ehn
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Janet Ehn
NAYS:	None
RESULT:	*Plans approved as submitted with the condition that two transom windows are added to each side of the fireplace on the left elevation.

5) **Dominik & Bryce Fleifel**
New Single-Family Residence at 10016 N. Cob Court
Subdivision: Swan Ridge Farms
Contractor: Kaerek Homes, Inc. / Architect: Kaerek Homes, Inc.
District 4 - 6:20 pm

MOTION:	To Approve
MOVER:	Board Member Janet Ehn
SECONDER:	Chairman Scott Reed
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Janet Ehn
NAYS:	None
RESULT:	*Plans approved as submitted with the condition that two upper windows are added to bedrooms two and three on the right elevation, which should match all other upper windows.

6) **Ann McDonald**
Four-Season Room Addition at 13826 N. Birchwood Lane
Subdivision: N/A
Contractor: Callen / Architect: ADS
District 5 - 6:25 pm

MOTION:	To Approve
MOVER:	Vice-Chairman Paul Apfelbach
SECONDER:	Chairman Scott Reed
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Janet Ehn
NAYS:	None
RESULT:	Passed

7) **Miller Marriott Construction Co., LLC**
New Single-Family Residence at 10510 N. Pine Tree Circle
Subdivision: Eschrich Park
Contractor: Miller Marriott Const. Co. / Architect: Miller Marriott Const. Co.
District 6 - 6:35 pm

MOTION:	To Approve
MOVER:	Chairman Scott Reed
SECONDER:	Vice-Chairman Paul Apfelbach
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Janet Ehn
NAYS:	None
RESULT:	*Plans approved as submitted with the condition that stone continues to wrap around the garage on the west and rear elevations.

8) **Ben & Jihee Marx**
Second Floor Addition at 1403 W. Bel Mar Drive
Subdivision: Magnolia Manor
Contactor: Hawthorne Workshop / Architect: Clay Minser
District 6 - 6:40 pm

MOTION:	To Approve
MOVER:	Board Member Janet Ehn
SECONDER:	Chairman Scott Reed
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Janet Ehn
NAYS:	None
RESULT:	*Plans approved as submitted with the following conditions: 1. Second floor window on the north (front) elevation should be moved to the left to be in alignment with the first-floor window. 2. Window to be added to the second floor north (front) elevation; centered between existing windows. 3. Window to be added to the second-floor east elevation. 4. Add shutters to all windows to match existing ones.

9) **Andy & Lisa O'Connell**
New Single-Family Residence at 9850 N. Range Line Road
Subdivision: N/A
Contractor: Arndorfer Custom Homes, Inc. / Architect: Hom Dezign
District 7 - 6:50 pm

MOTION:	To Approve
MOVER:	Chairman Scott Reed
SECONDER:	Board Member Janet Ehn
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Janet Ehn
NAYS:	None
RESULT:	Passed

D) Adjourn

MOTION:	To Adjourn
MOVER:	Chairman Scott Reed
SECONDER:	Board Member Michael Wade
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Janet Ehn
NAYS:	None
RESULT:	Approved

Meeting concluded at 6:35 p.m.

Respectfully submitted,
Karen Heil
Permit Coordinator

*For additional clarification, marked-up Architectural Board plans can be viewed in the Inspections Department during normal business hours; Monday through Friday, 8:00-4:30.

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

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 8, 2026**
SUBJECT: **New Single-Family Residence at 8149 W. Bluebird Court**

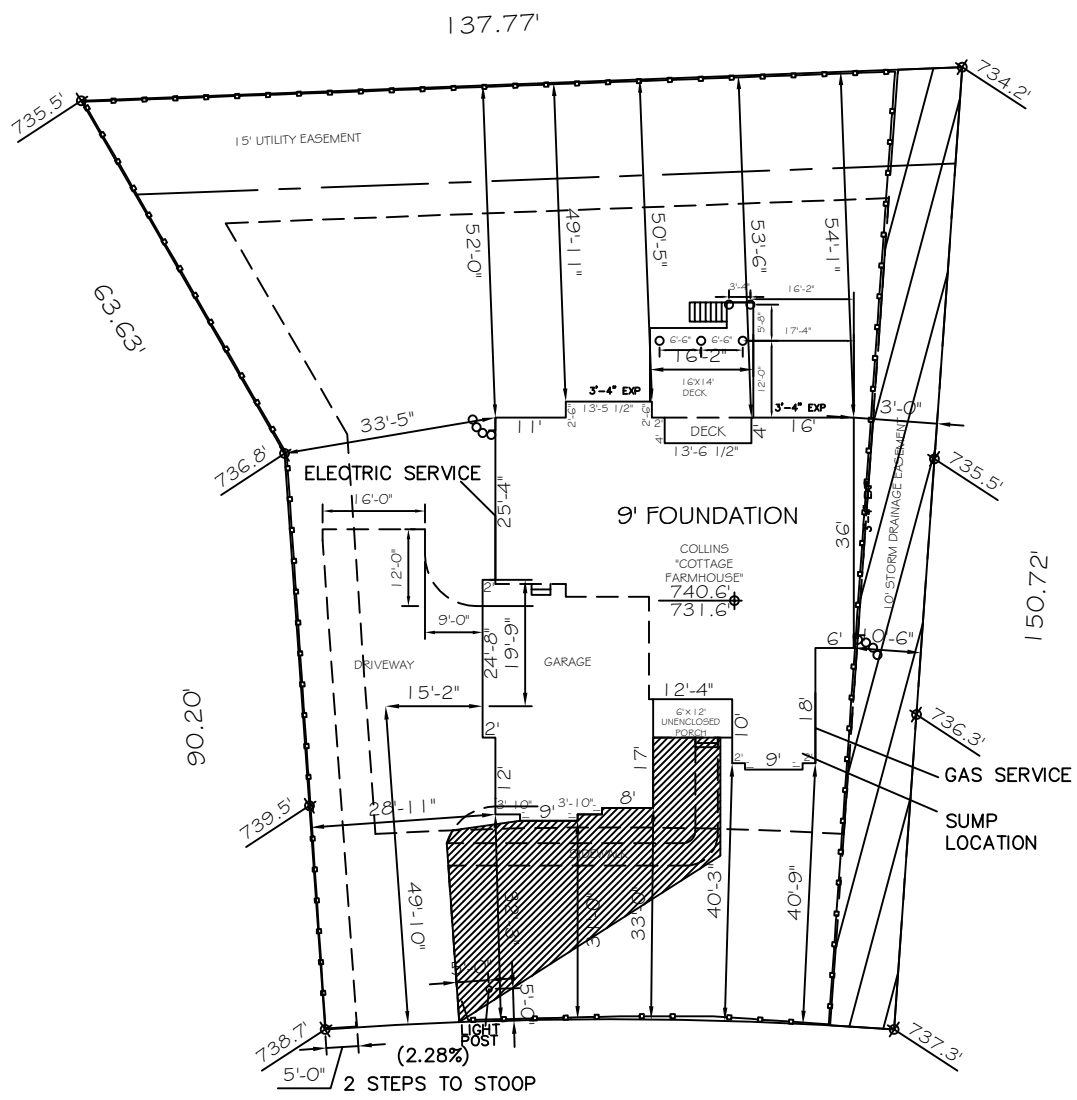
Attachments:
Site Plans, Plans

PHASE 8

LOT 112

15,427 S.F.

NO PORCH ENCROACHMENTS



BLUEBIRD COURT

GL
1' 0"
CUT

XXXX.X' =FINAL GRADE

(XXXX.X') =EXISTING GRADE

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=740.6
TOP OF FOOTING=731.6
GARAGE FLOOR ELEV.=740.1
DRIVEWAY SLOPE=2.28%
PARTIAL EXPOSURE=736.77
YARD GRADE=3.01%

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: 112
NEIGHBORHOOD: ENCLAVE MEQUON PRESERVE
MODEL: COLLINS COTTAGE FARMHOUSE SE
SITE AREA: 15,427 SQ. FT.
IMPERVIOUS AREA: 4,613 SQ. FT.
SCALE: 1"=30'-0"
DRAWN BY: DRK
DATE: 4/27/2026

CUSTOMER: BRIAN & MAGGIE SEWART
ADDRESS: 8149 W BLUEBIRD COURT
MEQUON, WI 53097

CUSTOMER APPROVAL:

VH APPROVAL:
SPF 5/14/2026

ZONED: -
MINIMUM SETBACKS
FRONT: 30'
REAR: 20'
SIDE: 10'
TOTAL SIDE: -
CORNER SIDE: -

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



3D - Cottage Farmhouse 3 Car Side Entry ARB

Custom Designed For: BRIAN & MAGGIE STEWART
Homesite / Neighborhood: L12 ENCLAVE MEQUON PRESERVE
Address: 8149 W. BLUEBIRD COURT
MEQUON, WI 53097
Customer Approval:

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

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: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: Date: 4/27/2026

Print Date:
5/14/2026
4:11:01 PM
Revisions:

Drawing No.:
ARBO

Do Not Scale

Note: All dimensions are stud to stud



3D - Cottage Farmhouse 3 Car Side Entry (Rear View) ARB

Custom Designed For: BRIAN & MAGGIE STEWART
Homesite / Neighborhood: L | 2 ENCLAVE MEQUON PRESERVE
Address: 8149 W. BLUEBIRD COURT
MEQUON, WI 53097
Customer Approval:

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6801 South Towne Drive
Madison, WI 53713
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Model: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: Date: 4/27/2026

Print Date: 5/14/2026 4:11:04 PM
Revisions:

Drawing No.: ARB1

Do Not Scale
Note: All dimensions are stud to stud

NOTE:
LAP SIDING TO BE 6" SMART LAP SIDING
BOARD AND BATTEN SIDING TO BE VERTICAL SMART SIDE
FRONT DOOR ,REAR DOORS, AND GARAGE DOOR TO HAVE 1X4 SMART TRIM
ALL WINDOWS ON ENTIRE HOUSE TO HAVE 1X4 SMART TRIM FRONT ELEVATION
BANDBOARD TO BE 5/4 X 8 SMART TRIM
FASCIA TO BE 1X8 SMART TRIM FACIA
ALL CORNERS TO BE 6" SMART TRIM
GABLE HORIZONTAL TRIM TO BE 1X6 SMART TRIM



Front Elevation - Cottage Farmhouse 3 Car Side Entry ARB

1/4" = 1'-0"

Custom Designed For: BRIAN & MAGGIE STEWART
Homesite / Neighborhood: L11 2 ENCLAVE MEQUON PRESERVE
Address: 8149 W. BLUEBIRD COURT
MEQUON, WI 53097
Customer Approval:

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6801 South Towne Drive
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Phone 608.226.3100
Fax 608.226.0600

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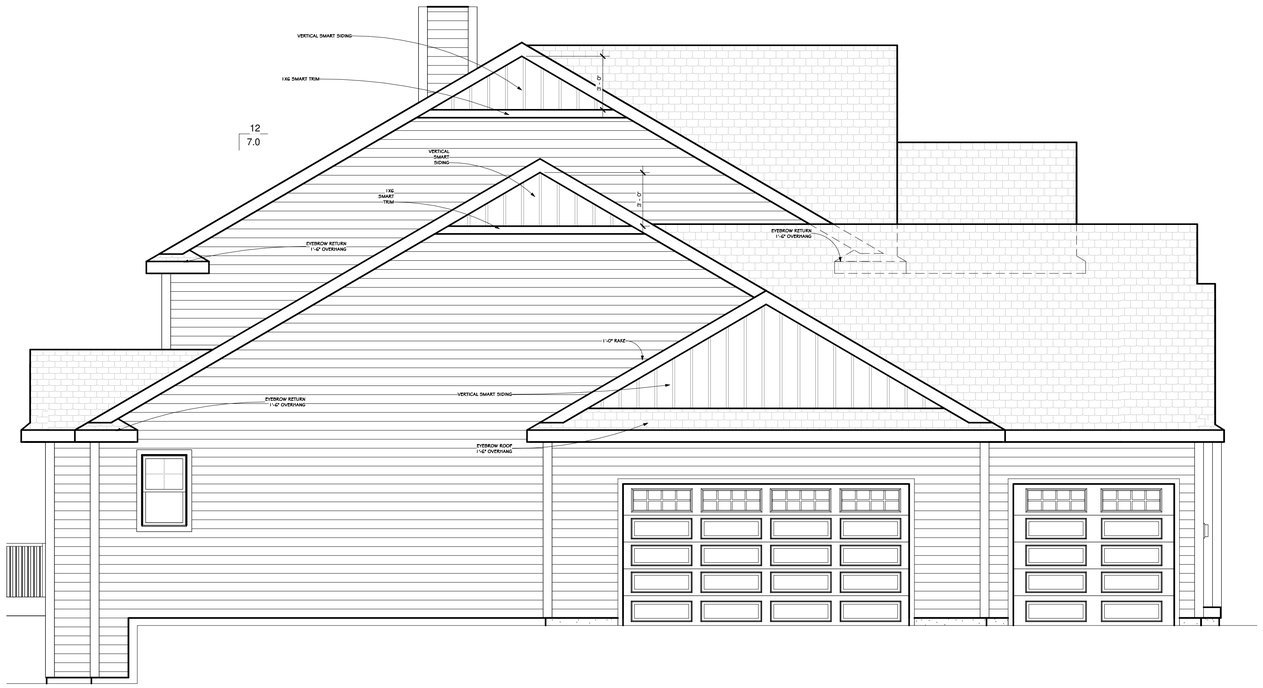
Do Not Scale

Note: All dimensions are stud to stud

Model: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: Date: 4/27/2026

Print Date: 5/14/2026 4:11:04 PM
Revisions:

Drawing No.: ARB2



Left Elevation - Cottage Farmhouse 3 Car Side Entry ARB

1/4" = 1'-0"

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

Custom Designed For: BRIAN & MAGGIE STEWART
Homesite / Neighborhood: L | 2 ENCLAVE MEQUON PRESERVE
Address: 8149 W. BLUEBIRD COURT
MEQUON, WI 53097
Customer Approval:

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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: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: Date: 4/27/2026

Print Date: 5/14/2026 4:11:05 PM
Revisions:

Drawing No.: ARB3

Do Not Scale

Note: All dimensions are stud to stud



Right Elevation - Cottage Farmhouse 3 Car Side Entry ARB

1/4" = 1'-0"

Custom Designed For: BRIAN & MAGGIE STEWART
Homesite / Neighborhood: L I 2 ENCLAVE MEQUON PRESERVE
Address: 8 1 49 W. BLUEBIRD COURT
MEQUON, WI 53097
Customer Approval:

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

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Model: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: Date: 4/27/2026

Print Date: 5/14/2026 4:11:06 PM
Revisions:

Drawing No.: ARB4

Do Not Scale

Note: All dimensions are stud to stud



Rear Elevation - Cottage Farmhouse 3 Car Side Entry ARB

1/4" = 1'-0"

Custom Designed For: BRIAN & MAGGIE STEWART
Homesite / Neighborhood: L12 ENCLAVE MEQUON PRESERVE

Address: 8149 W. BLUEBIRD COURT
MEQUON, WI 53097

Customer Approval:

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Madison, WI 53713
Phone 608.226.3100
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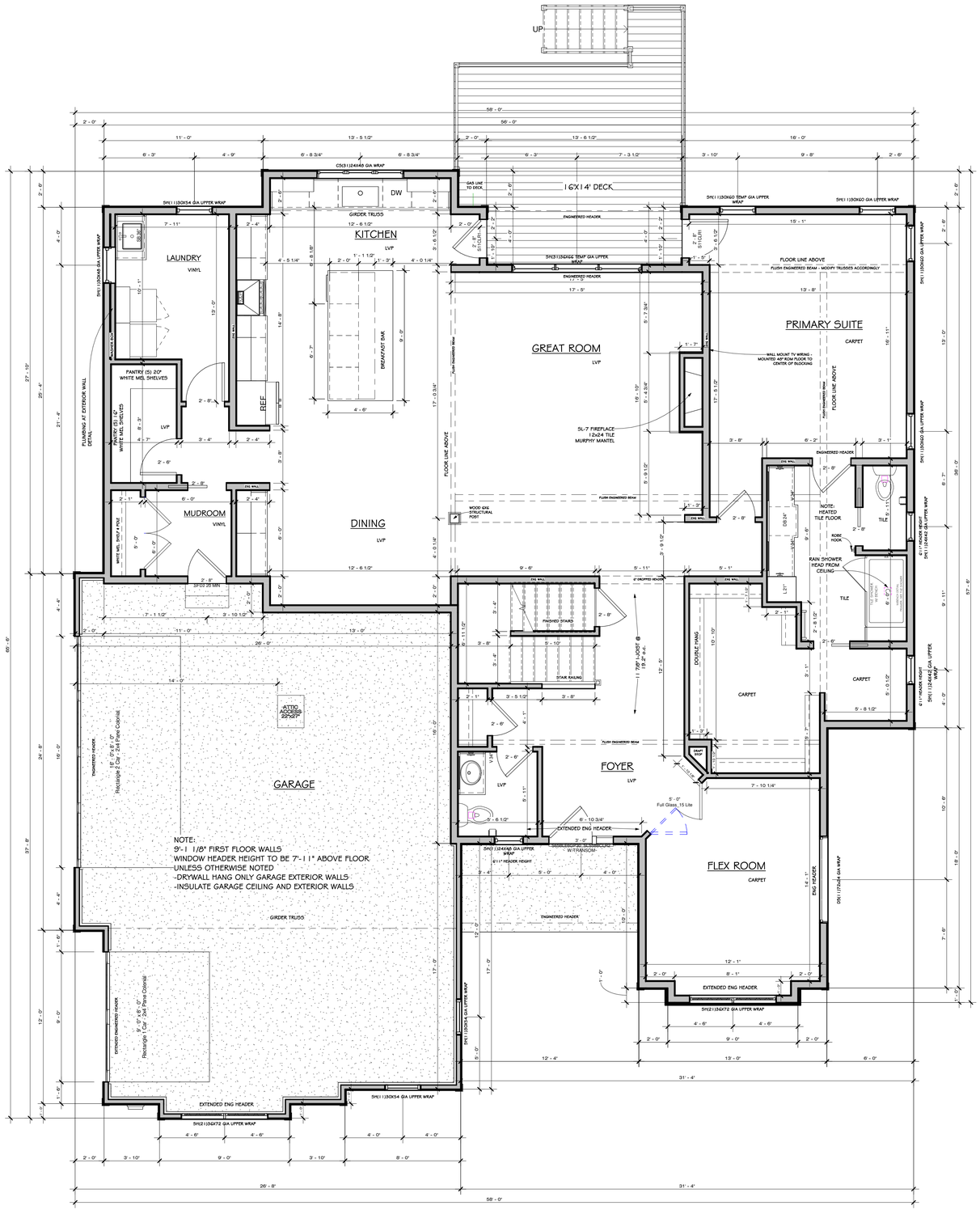
Model: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: Date: 4/27/2026

Do Not Scale

Note: All dimensions are stud to stud

Print Date:
5/14/2026
4:11:07 PM
Revisions:

Drawing No.:
ARB5



First Floor - Cottage Farmhouse 3 Car Side Entry ARB

1/4" = 1'-0"

Area Schedule (Cottage...	
Name	Area
Finished Lower Level	897 SF
First Floor	2128 SF
Second Floor	1188 SF
	4214 SF

Custom Designed For: BRIAN & MAGGIE STEWART
Homesite / Neighborhood: L 12 ENCLAVE MEDUON PRESERVE
Address: 8149 W. BLUEBIRD COURT
MEDUON, WI 53097
Customer Approval:

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

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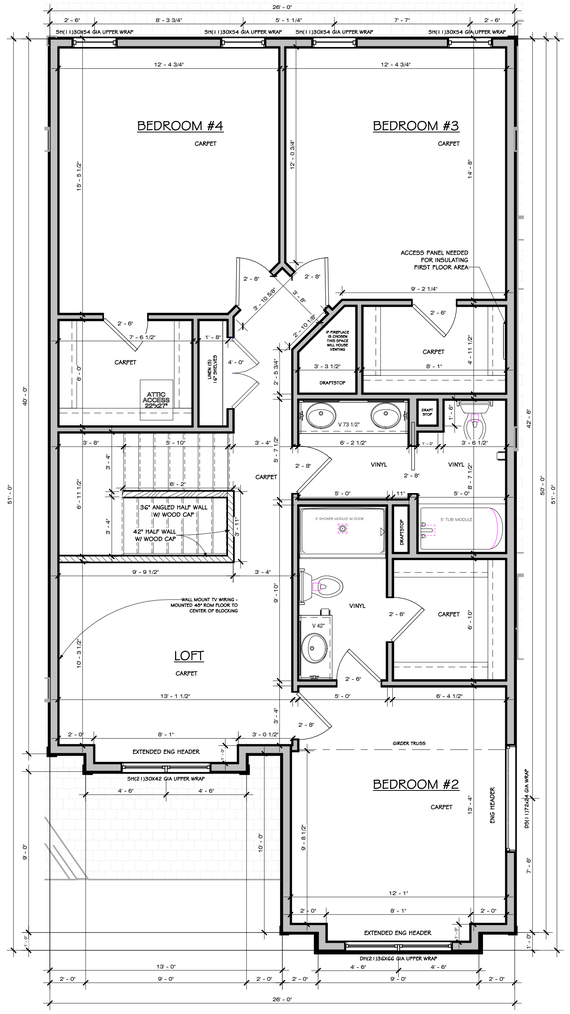
Model: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: Date: 4/27/2026

Print Date: 5/14/2026 4:11:05 PM
Revisions:

Drawing No.: ARB6

Do Not Scale

Note: All dimensions are stud to stud



Second Floor - Cottage Farmhouse 3 Car Side Entry ARB

1/4" = 1'-0"

Area Schedule (Cottage...	
Name	Area
Finished Lower Level	897 SF
First Floor	2128 SF
Second Floor	1188 SF
	4214 SF

Custom Designed For: BRIAN & MAGGIE STEWART
Homesite / Neighborhood: L | 2 ENCLAVE MEQUON PRESERVE
Address: 81 149 W. BLUEBIRD COURT
MEQUON, WI 53097
Customer Approval:

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VERIDIAN HOMES
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Madison, WI 53713
Phone 608.226.3100
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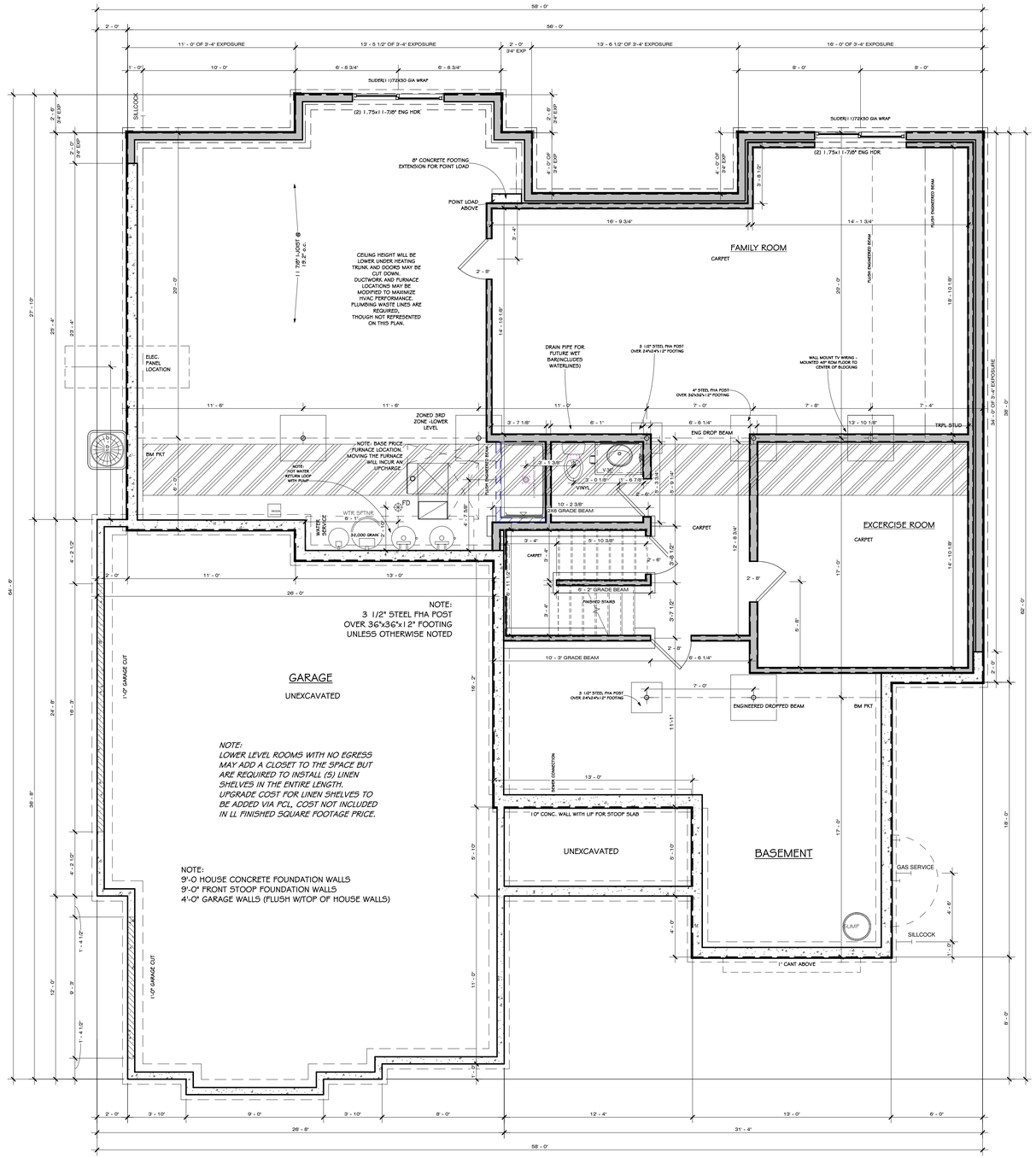
Model: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: Date: 4/27/2026

Print Date: 5/14/2026 4:11:06 PM
Revisions:

Do Not Scale

Note: All dimensions are stud to stud

Drawing No.: ARB7



Foundation Plan

1/4" = 1'-0"

Area Schedule (Cottage...	
Name	Area
Finished Lower Level	897 SF
First Floor	2128 SF
Second Floor	1188 SF
	4214 SF

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

Custom Designed For: BRIAN & MAGGIE STEWART
Homesite / Neighborhood: L | 2 ENCLAVE MEDUON PRESERVE
Address: 8149 W. BLUEBIRD COURT
MEDUON, WI 53097
Customer Approval:

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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: COLLINS
Elevation: ARB
Revised Base Plan:
Drawn By: Date: 4/27/2026

Print Date: 5/14/2026 4:11:09 PM
Revisions:

Drawing No.: ARB8

Do Not Scale

Note: All dimensions are stud to stud

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

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 8, 2026**
SUBJECT: **Detached Garage at 8306 W. Holly Road**

Attachments:
Statement of Intent, Pictures, Site Plans & Plans

TROST – TWO CAR GARAGE

We will construct a 529 sq. ft. two-stall detached garage at rear (north) face of house with details to match existing property. Garage will consist of traditional construction design and materials to blend with current architecture. Location of structure will be to the north of the existing residence with half of new construction obscured from street view by existing attached garage. The only departures from existing design are use of a 5:12 roof pitch (from 4:12) in order to meet design objectives and a set of upper operating clerestory windows for needed ventilation.

10333 N. Greenview Dr. Mequon, WI 53092 (T) 262.238.0100 ceminser@gmail.com

North Elevation



West Elevation



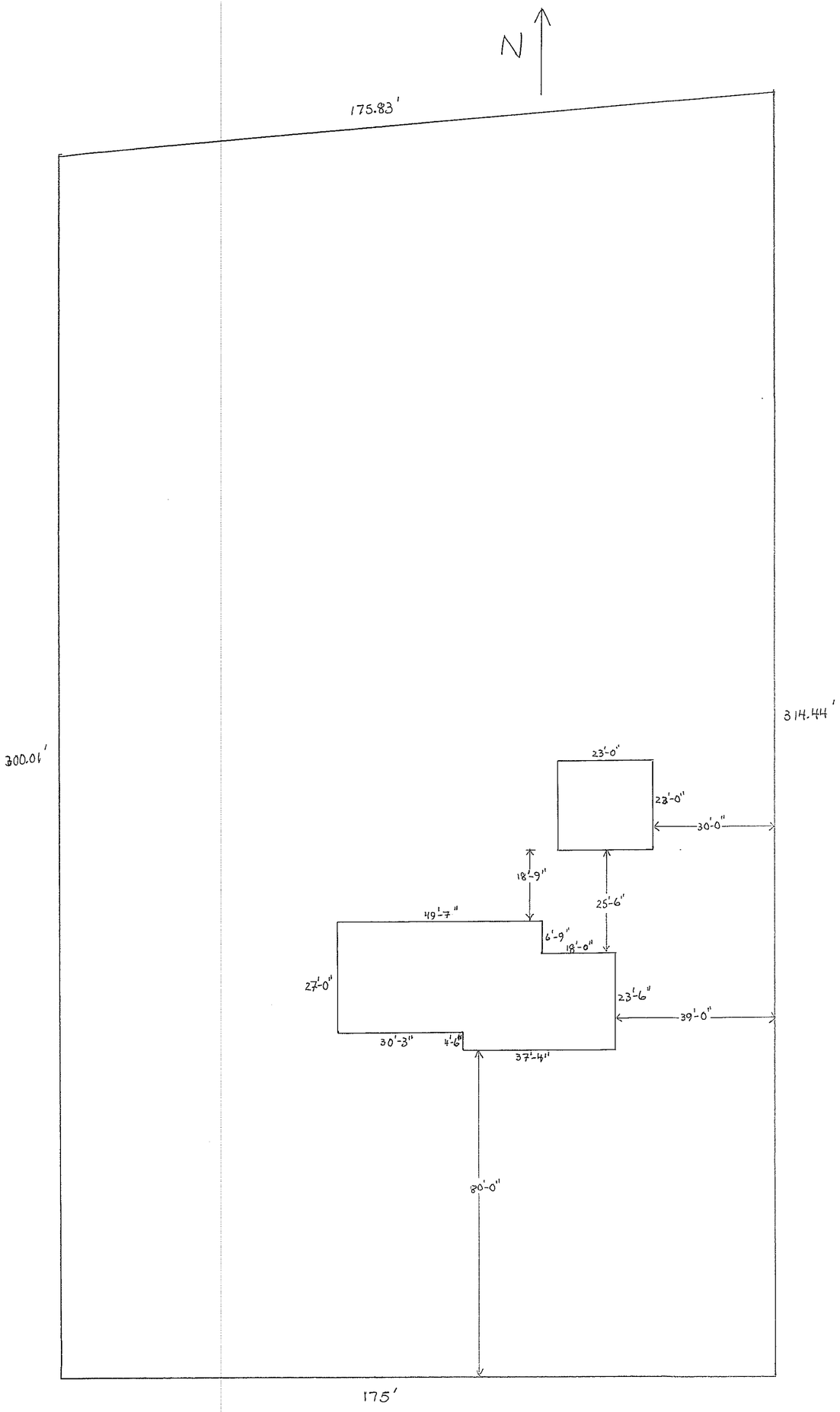


East Elevation



South Elevation





MINSER DESIGN GROUP LTD 262. 238. 0100	TROST RESIDENCE 8306 W. Holly Rd. Mequon WI 53097 Residential Addition
scale 1"=20'-0"	
Plat of Survey	
sheet # 1	
May 15, 2026	

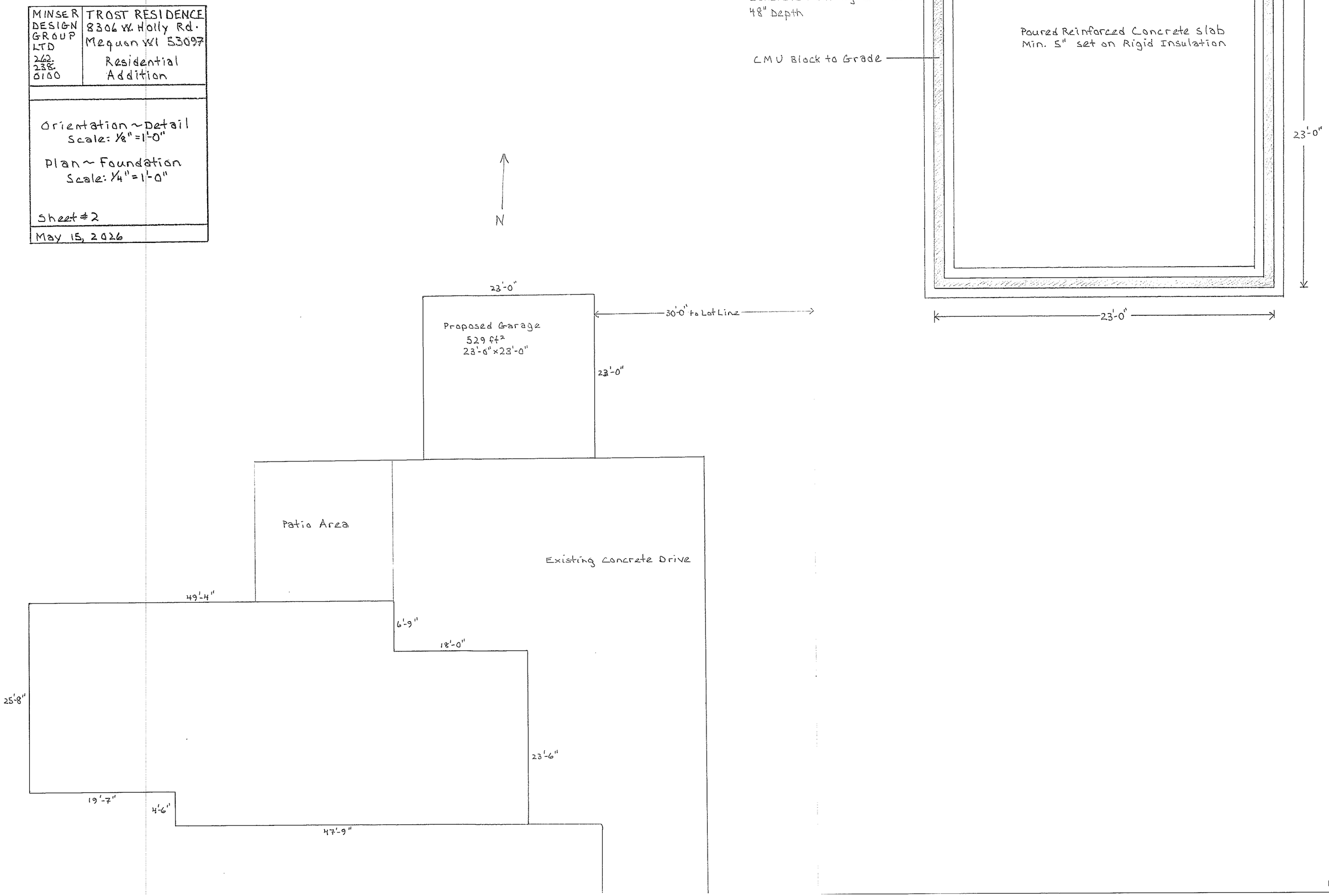
MINSER DESIGN GROUP LTD 262. 238. 0100	TROST RESIDENCE 8306 W. Holly Rd. Mequon WI 53097 Residential Addition

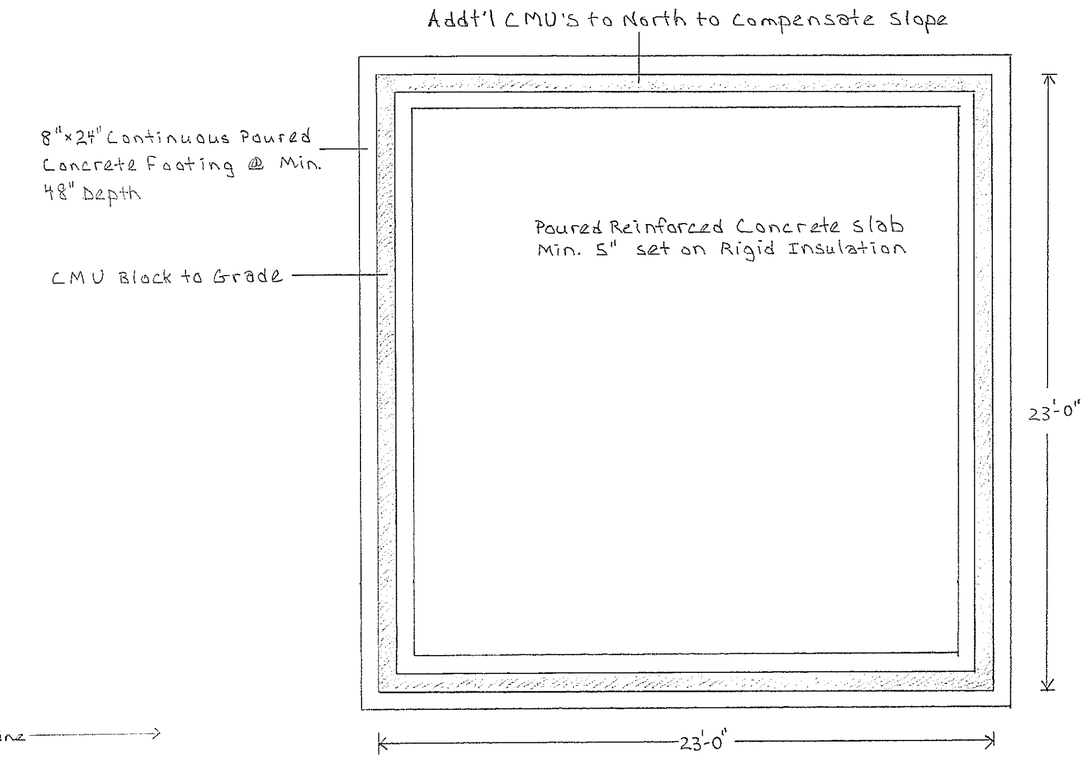
Orientation ~ Detail
Scale: 1/8" = 1'-0"

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

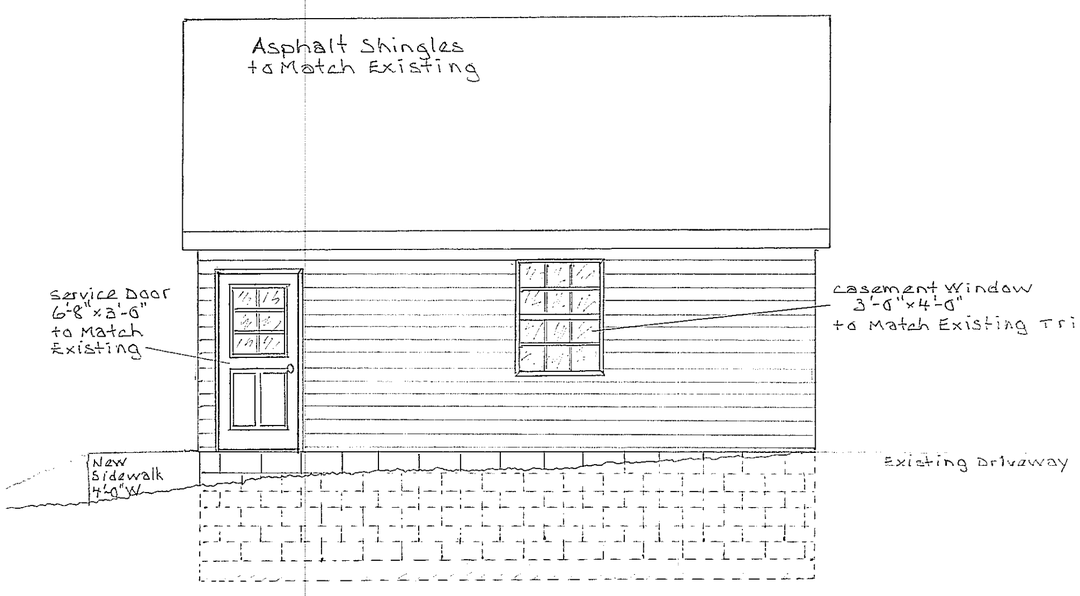
Sheet #2

May 15, 2026

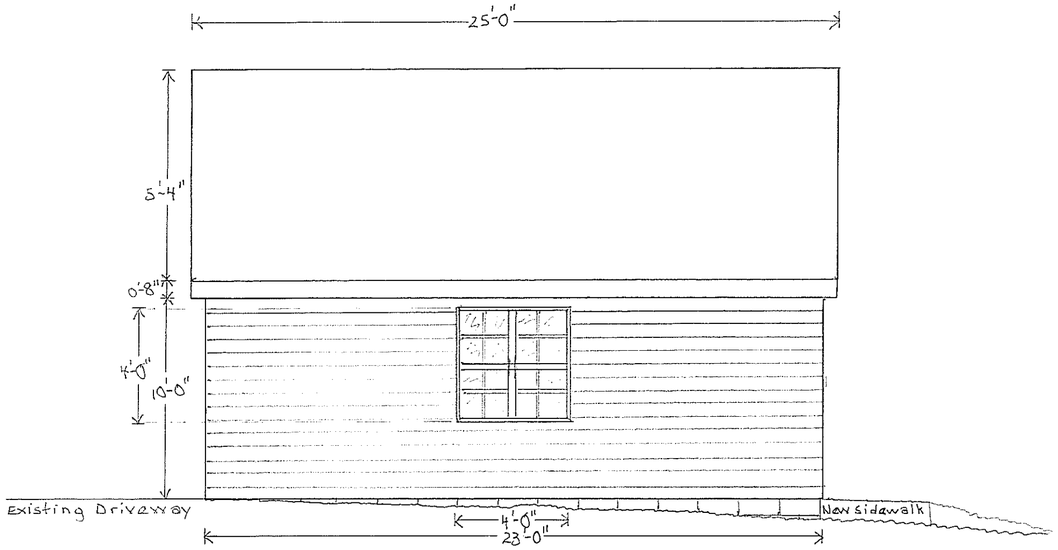




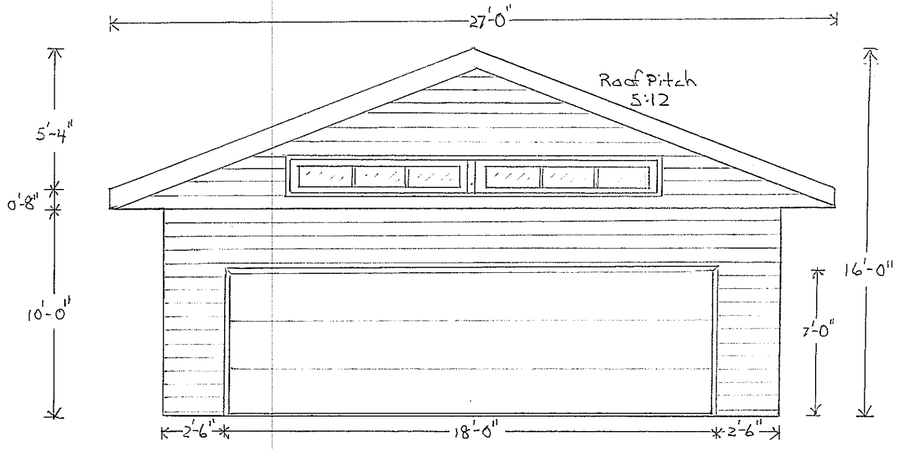
MINSER DESIGN GROUP LTD 262. 238. 0100	TROST RESIDENCE 8306 W. Holly Rd. Mequon WI 53097 Residential Addition
Elevations ~ All	
sheet #3	
May 15, 2026	



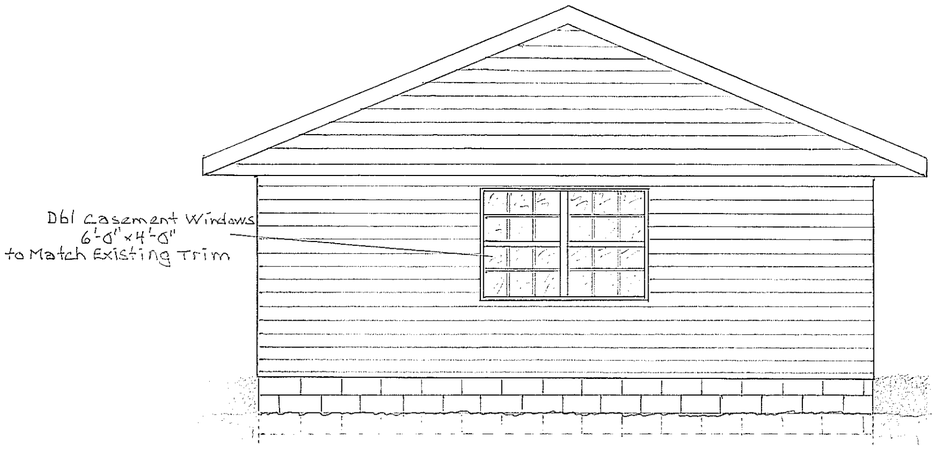
Proposed 2-Car Garage
West Elevation



Proposed 2-Car Garage
East Elevation



Proposed 2-Car Garage
South Elevation

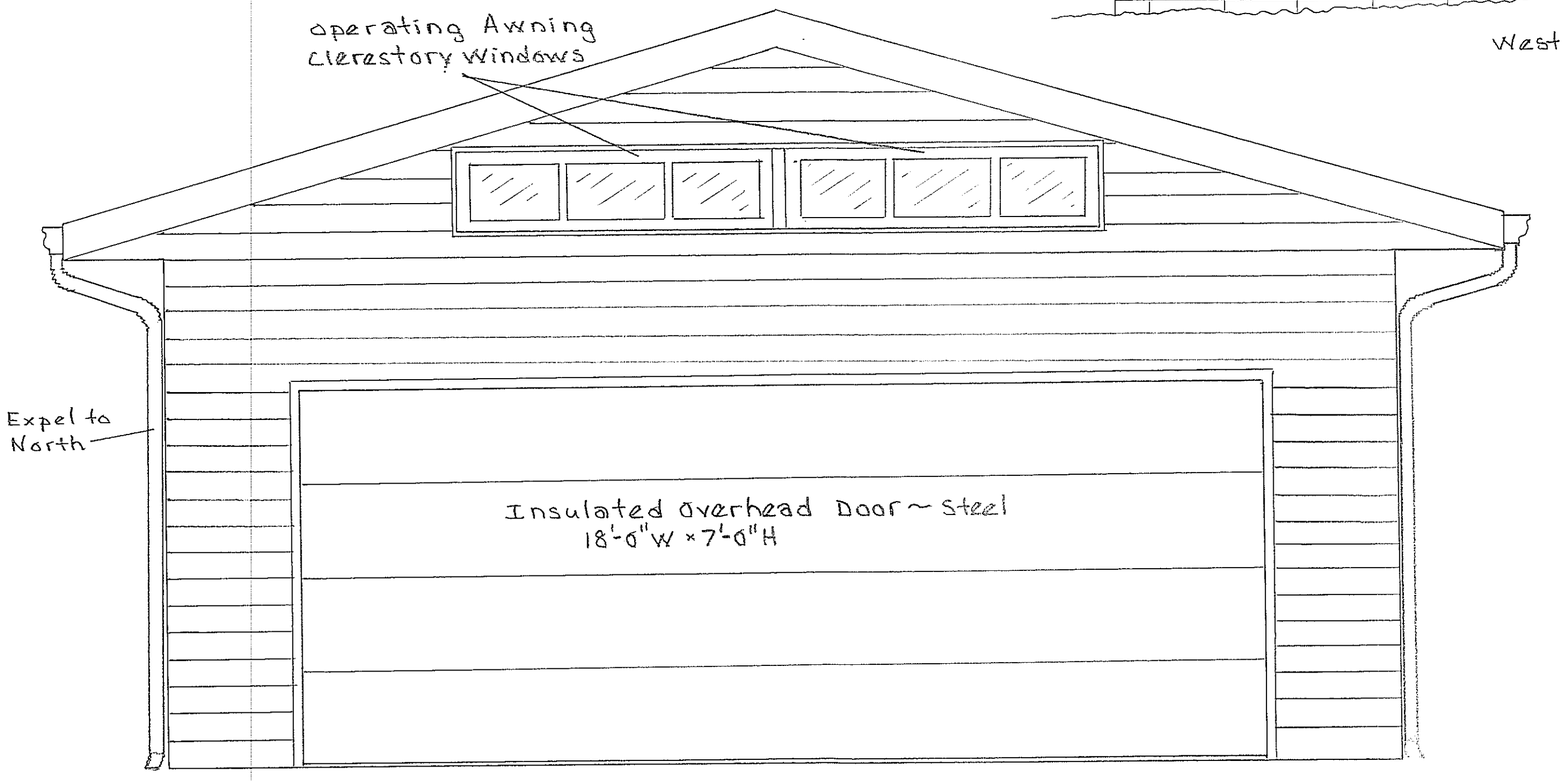


Proposed 2-Car Garage
North Elevation

MINSER DESIGN GROUP LTD 262-238-0100	TROST RESIDENCE 8306 W. Holly Rd. Mequon WI 53097 Residential Addition
Scale: 1/2" = 1'-0"	
Elevations ~ South West	
Sheet #4	
May 15, 2026	



West Elevation ~ Detail



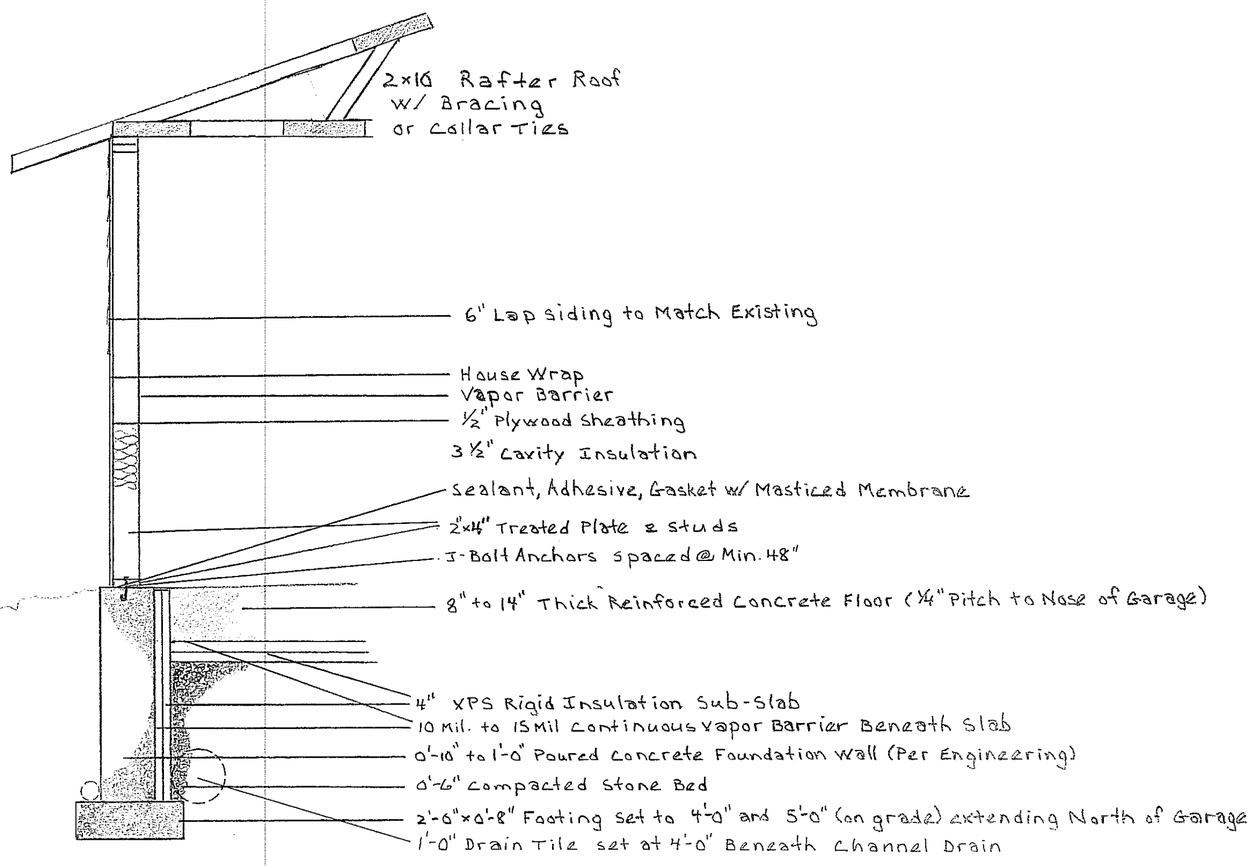
South Elevation ~ Detail

MINSER DESIGN GROUP LTD. Mequon WI 262-238-0100	TROST RESIDENCE 8306 W. Holly Rd. Mequon WI 53097 Residential Addition/Remodel Scale ½" = 1'-0" 1" = 25'-0"
5-15-26	Sheet #

Section

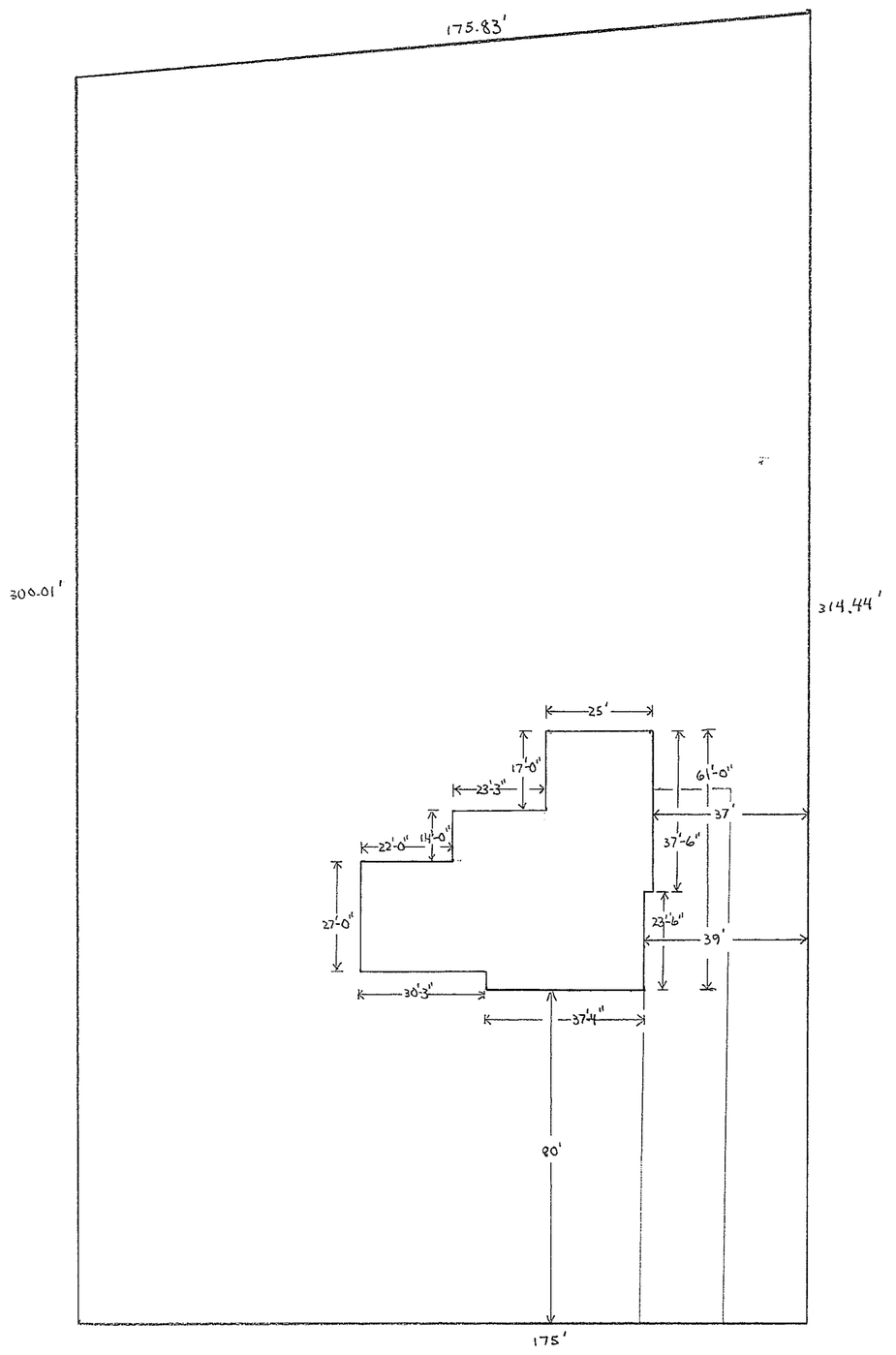
Plat of Survey ~ Proposed

Sheet #5



Section
Scale ½" = 1'-0"

Plat of Survey ~ Proposed



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

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 8, 2026**
SUBJECT: **Sunroom Addition at 6871 W. River Birch Drive**

Attachments:
Statement of Intent, Survey, Pictures, Renderings, Plans

Statement of Intent for Sunroom Addition

6871 W. River Birch Drive
Mequon, WI 53097

The proposed sunroom 14’5”x18’ sunroom addition and 18’5”x8’ deck off the back of the house located at 6871 W. River Birch Drive. The intent is to create an attractive sunroom in the backyard that can be used to enjoy the outdoors as well as protect from the elements. The home backs up to a beautiful wetlands in which the sunroom will provide scenic views all year.

Exhibit

Property Description: C.S.M. 4072

LOT ONE OF THE C.S.M. 4070 BEING PART OF "PINE RESERVE CONDOMINIUM", BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0' 30' 60'

PREPARED FOR:
Victory Companies
N56 W16688 Ridgewood Dr.
Menomonee Falls, WI 53051

NEVA RESIDENCE

BEARINGS ARE REFERENCED TO C.S.M. 4072, EAST LINE LOT 3, BEARS S 01°06'54" E

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. Contractors must verify at least 2 benchmarks shown hereon.
3. 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.
4. Field work completed on 08-14-20.
5. Building Setbacks
   Front = 30'
   Side = 20'
   Rear = 20'

Suggested Top of Wall: 704.35'
Suggested Garage Floor: 704.02'
Suggested Final Yard Grade: 703.7'/689.7'
Suggested Top of Footing: 695.35'
(Assuming 9' Poured Wall-check plans)

C1 Curve Data
RAD.= 270.00'
ARC = 184.32'
CHD. = 180.76'
BRG. = N 48°06'04" E

LEGEND

- UTILITY PEDESTALS
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- STORM POND EASEMENT
- PROPOSED SUMP DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED SILT FENCE
- PROPOSED CONTOUR
- PROPOSED GRADE
- EXISTING CONTOUR

- 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

Parcel Contains
29,976 S.F.
0.688 Acres

C3E GEOMATICS
18575 Brookfield Lake Drive • Unit 61
Brookfield, WI 53045 • (262) 312-1034
c3egeomatics.com

Job# 20284


6871
ADT













LIVINGSPACE SUNROOMS

PROJECT INFORMATION

CUSTOMER	NEVA
DEALER	SE WISCONSIN SUNROOMS
GLASS TYPE	LOW-E3
BUILDING COLOR	CREAM WHITE
ROOM STYLE	CATHEDRAL
ROOF SYSTEM	8" ECO-GREEN PANELS
RIDGE BEAM	(2) 1-1/2" x 11-1/4" LVL

DECK MATERIALS SUMMARIZATION

FLOOR SYSTEM	6" ECO-GREEN PANELS
FLOOR BEAMS	(2) 2x12 DROP BEAMS
COLUMNS	6x6
MINIMUM FOOTING SIZE	SEE SHEET-1

DESIGN CRITERIA

DEAD LOADS	
WEIGHT OF ROOF	8 PSF
WEIGHT OF WALLS	5 PSF
WEIGHT OF FLOOR	10 PSF
SNOW LOADS	
BASIC GROUND SNOW LOAD (Pg)	35 PSF
ROOF SNOW LOAD	30 PSF
SNOW EXPOSURE FACTOR	1.0
THERMAL FACTOR	1.2
SNOW LOAD IMPORTANCE FACTOR	1.0
LIVE LOADS	
ROOF	20 PSF
FLOOR	40 PSF
WIND LOADS	
BASIC WIND SPEED	105 MPH
GUST EFFECT FACTOR (G)	0.85
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE	C
SOILS AND FOUNDATIONS	
ALLOWABLE FOUNDATION PRESSURE	2000 PSF
FROST DEPTH	48"
CONCRETE	3000 PSI
DEFLECTION LIMITS	
ROOF MEMBERS	L/240
EXTERIOR WALLS	L/120

TABLE OF CONTENTS

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
CL	ENERGY CODE COMPLIANCE
1	PLAN VIEWS
2	ELEVATIONS
3	BUILDING SECTION & CONNECTION DETAILS
4	SECTIONS & DETAILS
5	SECTIONS & DETAILS
6	SECTIONS & DETAILS
7	PROFILE DETAILS
8.1	DECK CONNECTION DETAILS
8.2	DECK BEAM & LEDGER DATA
9	ROOF & BEAM DATA
10	CANTILEVERED DIAPHRAGMS

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job information:

NEVA RESIDENCE
6871 W RIVER BIRCH DRIVE
MEQUON, WI 53092

DATE : 5/5/26
REVISIONS
REV 1 : -
REV 2 : -
REV 3 : -
DRAWN : ECC
CHECKED : CM
LIVINGSPACE NO : 39618
SHEET TITLE :
COVER SHEET
SHEET
CS

Code Compliance Specification Sheet

This is a summary of the compliance and performance of the LivingSpace Sunroom system as evaluated against the building code requirements for a sunroom addition **In accordance with the WISCONSIN ADMINISTRATIVE CODE - SPS 322 ENERGY CONSERVATION**

CHAPTER SPS 322 - ENERGY CONSERVATION

Component	Thermally Isolated requirement	Non-Thermally Isolated requirement	LivingSpace Performance
Window U Value	.50	.35 (1-2)	.26
Window SHGC	N/A	N/A N/A	.21
Roof R Value	24	49 (1-2)	24 - 6" EG^ 34 - 8" EG^ 43 - 10" EG^ 52 - 12" EG^
Wall R Value	13	20 OR 13+5* (1) 21 (2)**	26 - 6" EG^ 16 - 4" EG^ 26 - 6" EG^
Floor R Value	N/A	30 (1)*** 38 (2)***	26 - 6" EG ^ 34 - 8" EG ^ 43 - 10" EG ^ 52 - 12" EG ^
Roof Glazing U Value	.75	.60 (1-2)	.30 Celsius .25 Celsius Plus .28 Polycarbonate

*13+5y means R-13 cavity insulation plus R-5 insulated sheathing. if structural sheathing covers 25% or less of the exterior, insulating sheathing is not required where structural sheathing is used. if structural sheathing covers more than 25% of the exterior, structural sheathing shall be covered with insulated sheathing of at least R-2.

** R-20 and R-21 may be compressed into a 2x6 cavity.

*** Or insulation sufficient to fill the framing cavity with a minimum of R-19.

SUNROOM: Means a one-story structure attached to a dwelling with a glazing area in excess of 40% of the gross area of the structure's exterior walls and roof and with any screened areas capable of being covered or replaced with glazing during the heating season.

AAMA/NPEA/NSA 2100-19 Specifications for sunrooms.
All LivingSpace sunroom systems meet or exceed 2100-19 4.1.4 Category IV (thermally isolated) or 4.1.5 Category V (non-thermally isolated) performance specifications.

The LivingSpace Sunroom wall system is a fenestration product and is excluded from the wall insulation requirement. the sunroom wall system exceeds the requirements for fenestration u-factor and solar heat gain coefficient.

SPS 322.35 Thermally isolated sunrooms

(1) The minimum opaque ceiling insulation R-value shall be R-24. The minimum opaque wall R-value shall be R-13.
(2) The maximum fenestration U-factor shall be 0.50 and the maximum skylight U-factor shall be 0.75.
(3) New walls, windows and doors separating a sunroom from conditioned space shall meet the building thermal envelope requirements.
(4) The temperature in the conditioned space shall be controlled as a separate zone or shall use separate heating equipment.
(5) Glazing in a thermally-isolated sunroom is not considered to be in the dwelling thermal envelope.

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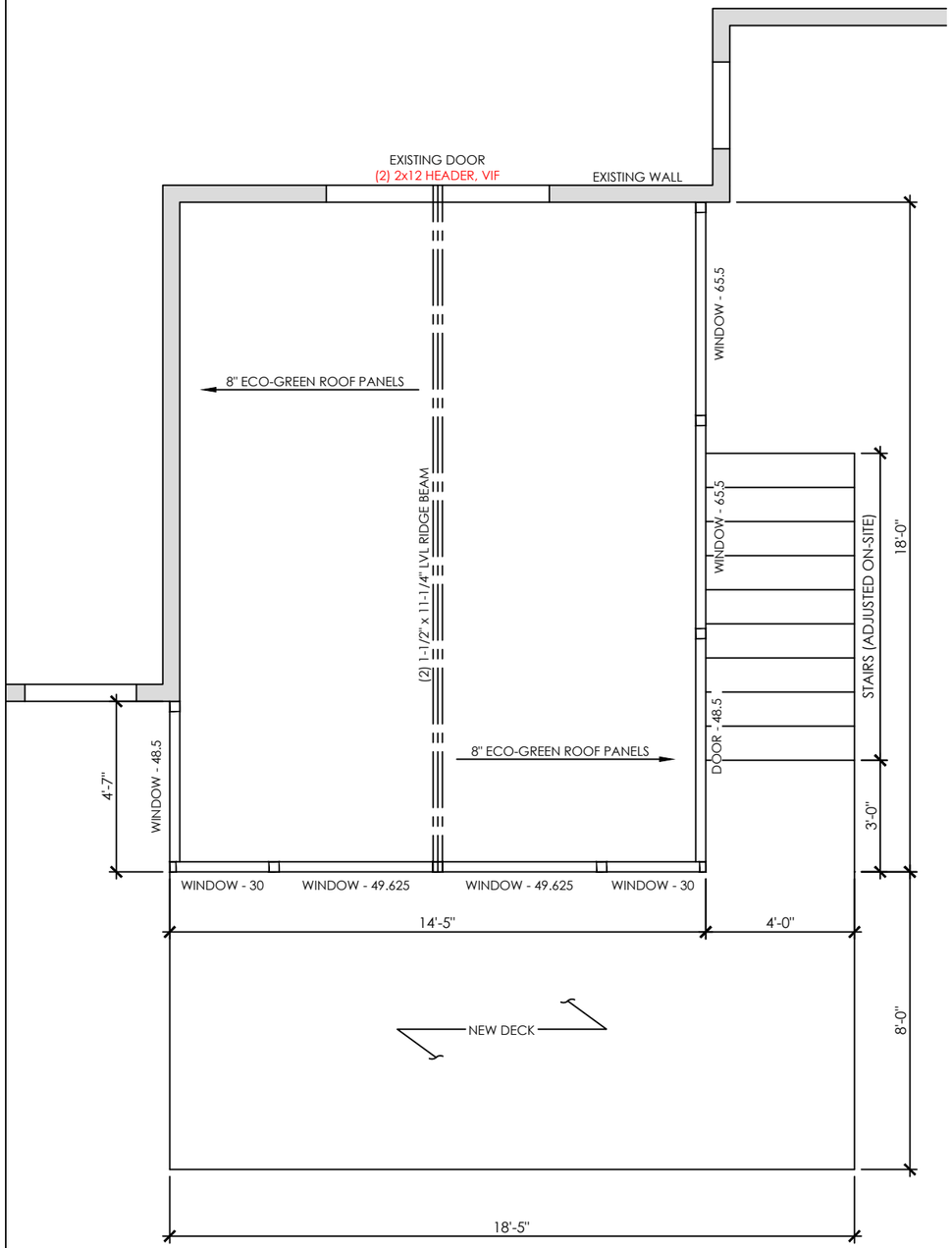
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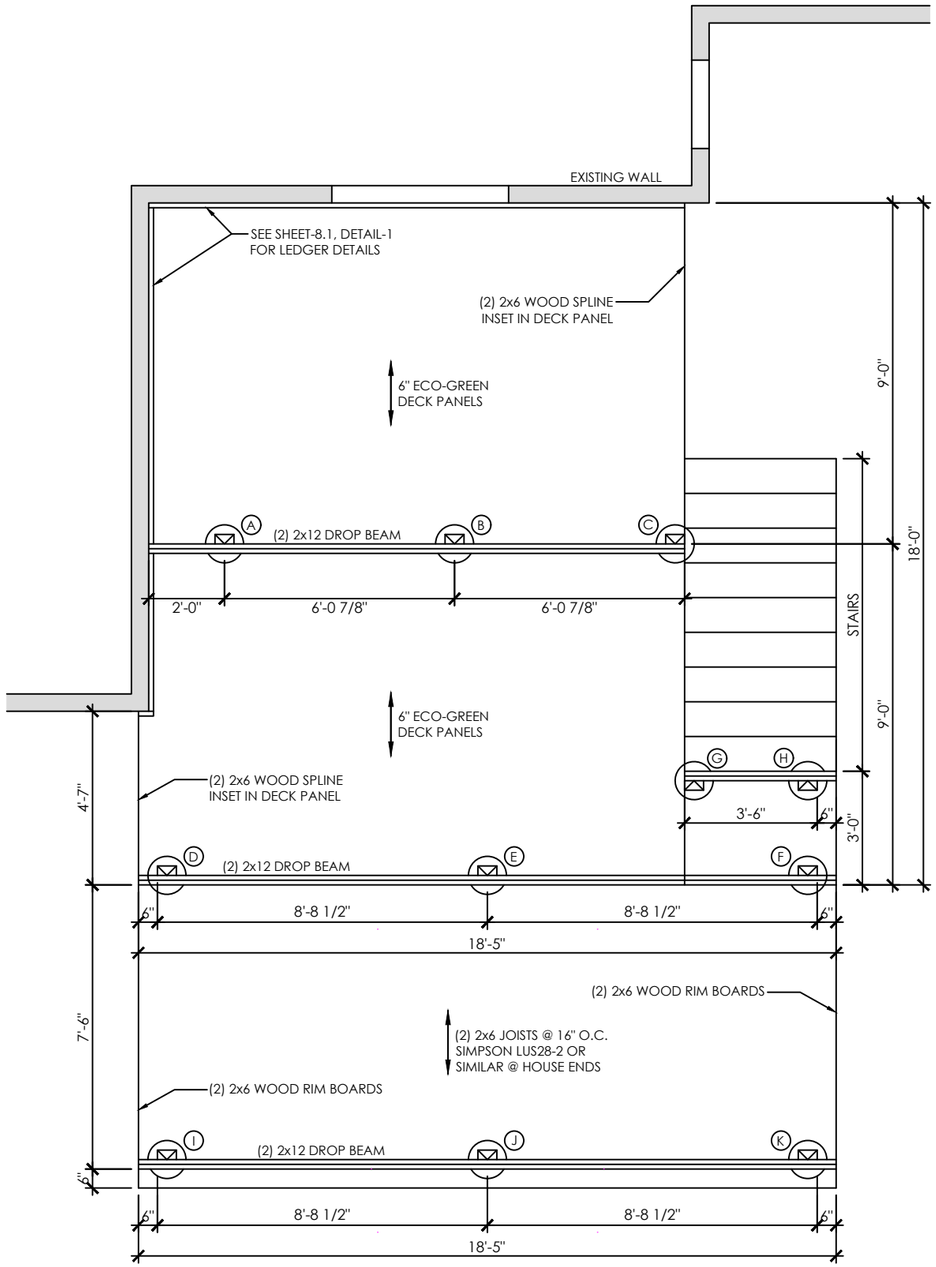
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REV 2 : -
REV 3 : -
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CHECKED : CM
LIVINGSPACE NO : 39618
SHEET TITLE : ENERGY CODE COMPLIANCE
SHEET
CL



1 PLAN LAYOUT

1/4" = 1'-0"



2 FOUNDATION LAYOUT

1/4" = 1'-0"

PILE LOAD LAYOUT	
A	?? KIPS DESIGN
B	?? KIPS DESIGN
C	?? KIPS DESIGN
D	?? KIPS DESIGN
E	?? KIPS DESIGN
F	?? KIPS DESIGN
G	?? KIPS DESIGN
H	?? KIPS DESIGN
I	?? KIPS DESIGN
J	?? KIPS DESIGN
K	?? KIPS DESIGN

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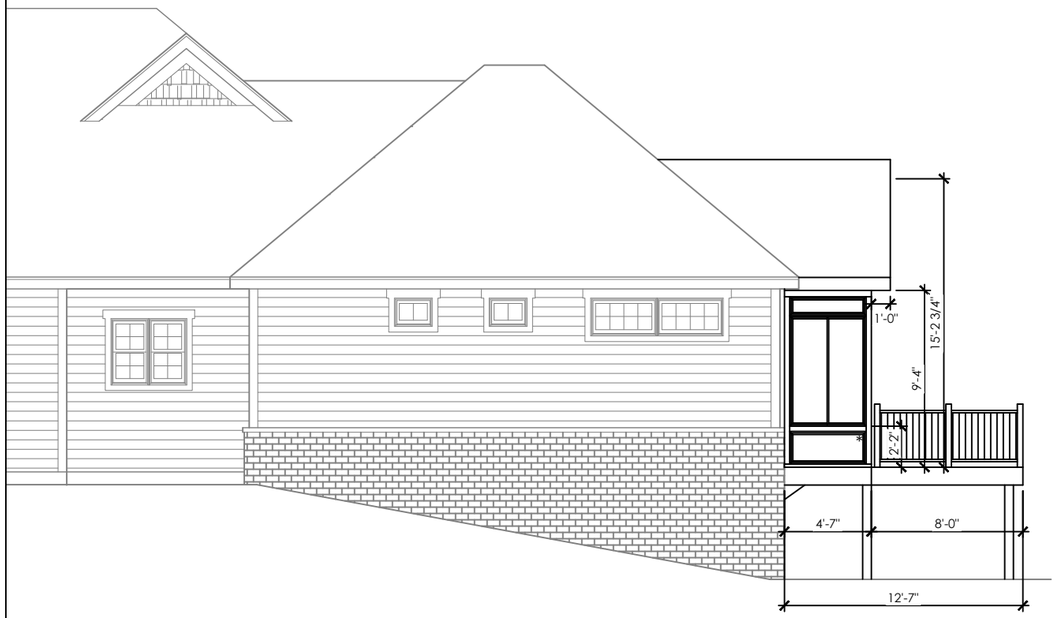
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SHEET TITLE :	PLAN VIEWS
SHEET	1



2 RIGHT SIDE ELEVATION

1/8" = 1'-0"



3 LEFT SIDE ELEVATION

1/8" = 1'-0"



1 REAR ELEVATION

1/8" = 1'-0"

* = TEMPERED SAFETY GLASS PER IRC SECTION R308.4

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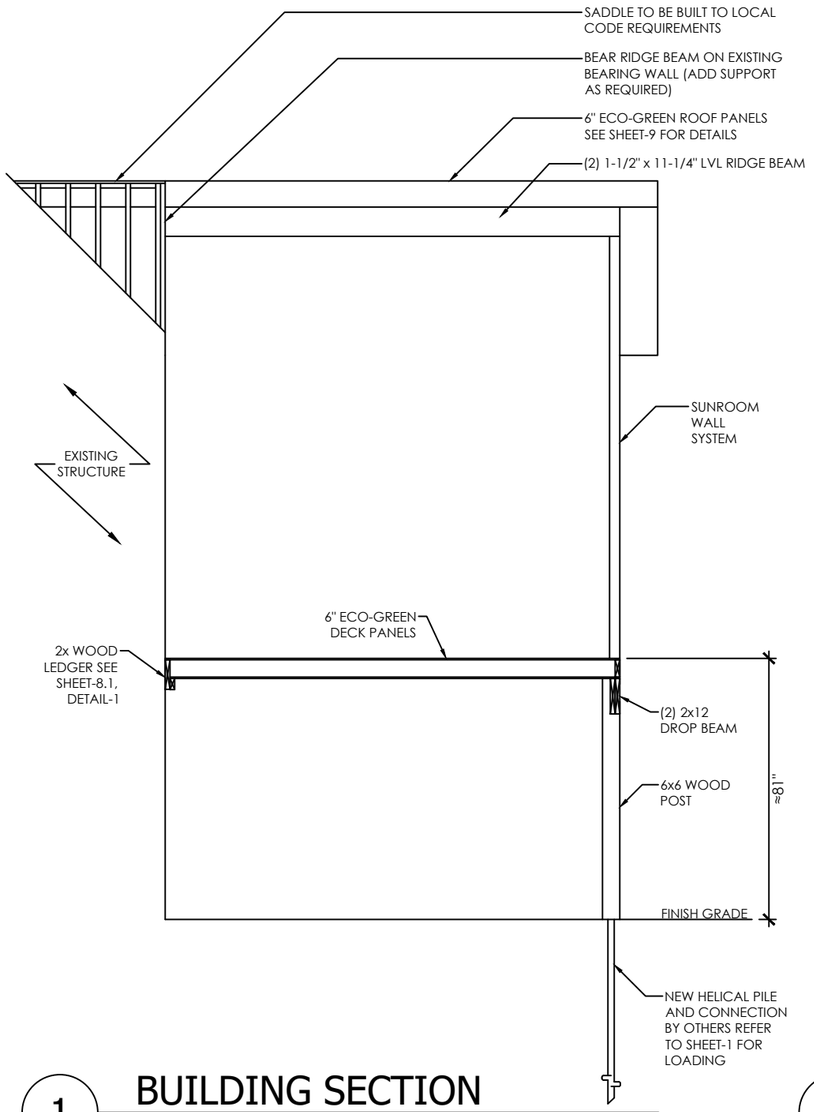
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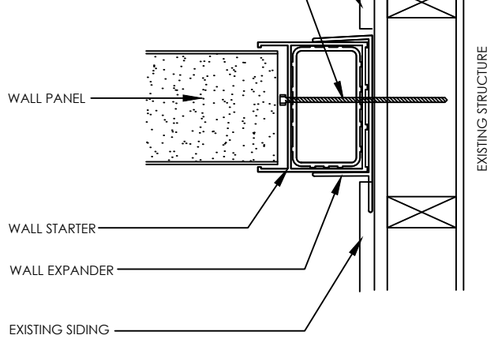
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SHEET TITLE :	ELEVATIONS
SHEET	2



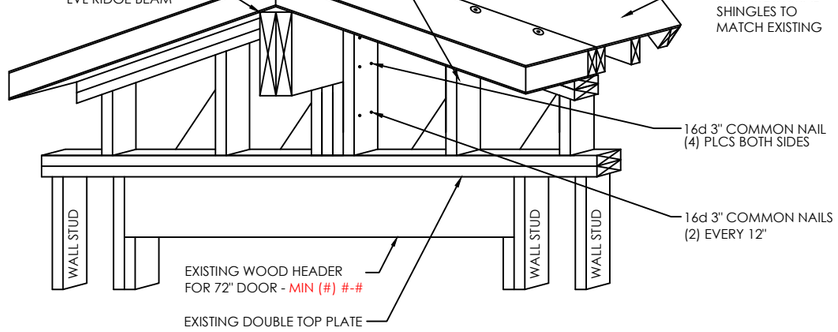
1 BUILDING SECTION

NONE



2 WALL ATTACHMENT DETAIL

NONE



3 RIDGE SUPPORT DETAIL

NONE

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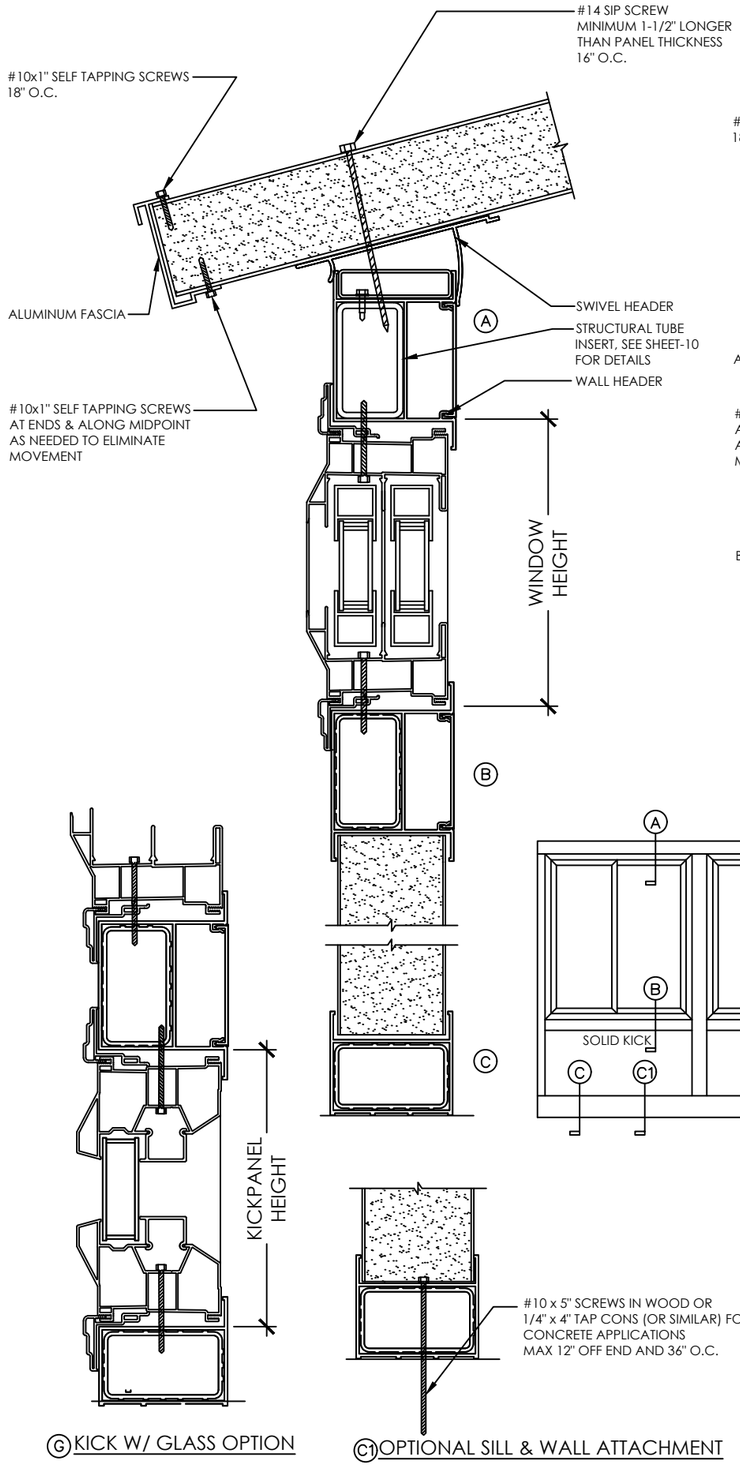
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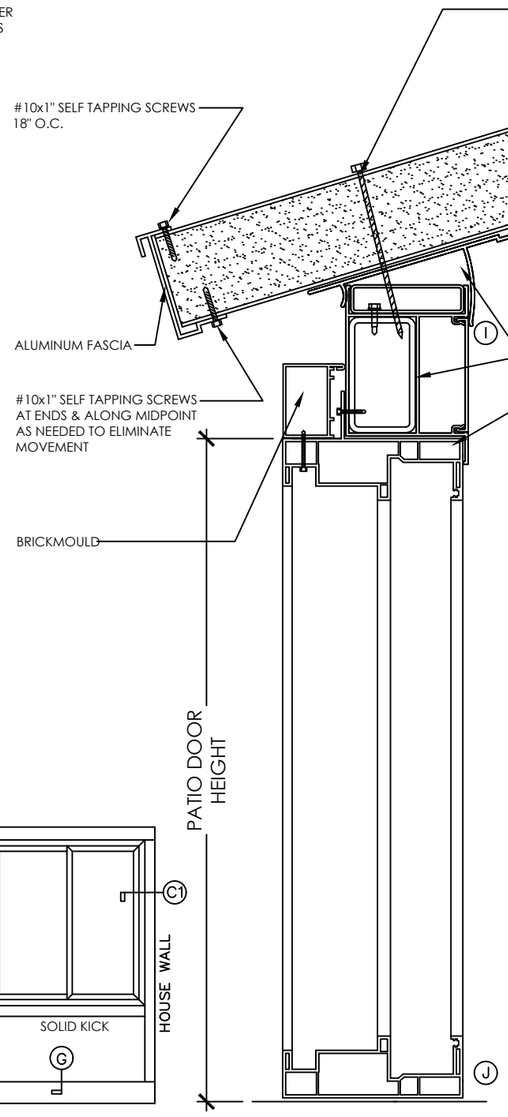
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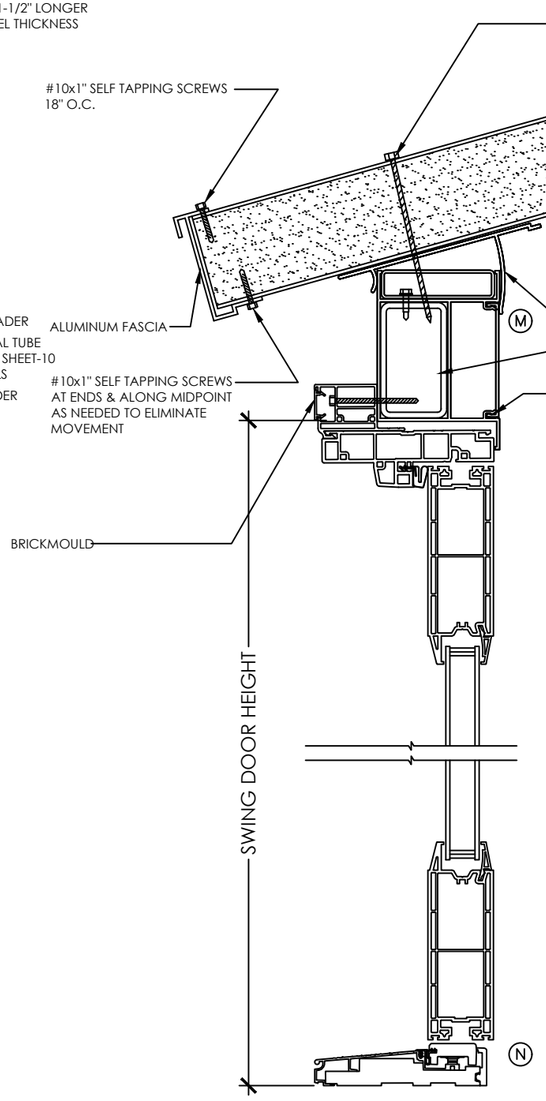
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SHEET TITLE : BUILDING SECTION & CONNECTION DETAILS
SHEET 3

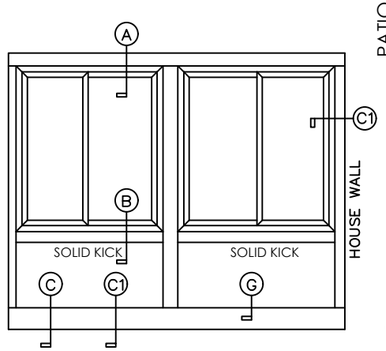


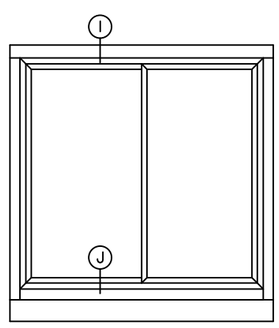


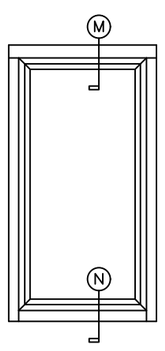


Ⓖ KICK W/ GLASS OPTION

Ⓒ1 OPTIONAL SILL & WALL ATTACHMENT







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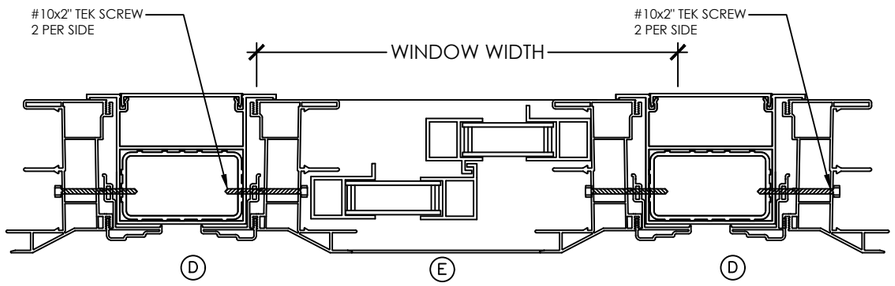
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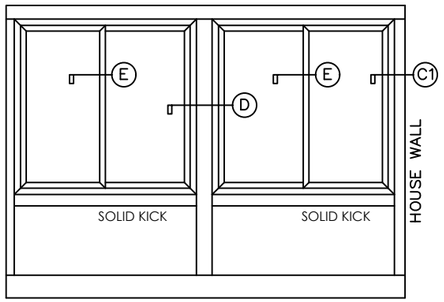
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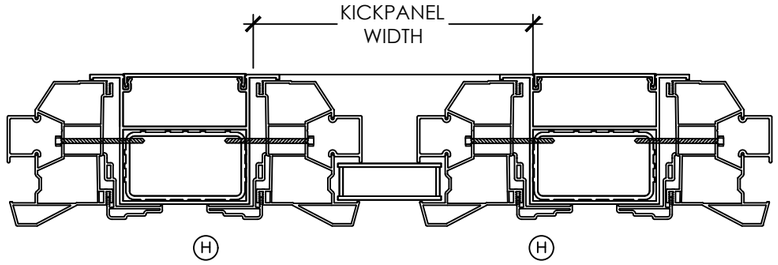
NEVA RESIDENCE
6871 W RIVER BIRCH DRIVE
MEQUON, WI 53092

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SHEET TITLE :	SECTIONS & DETAILS
SHEET	4

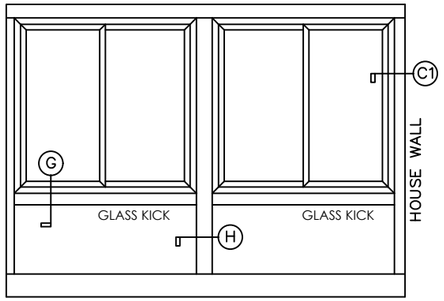


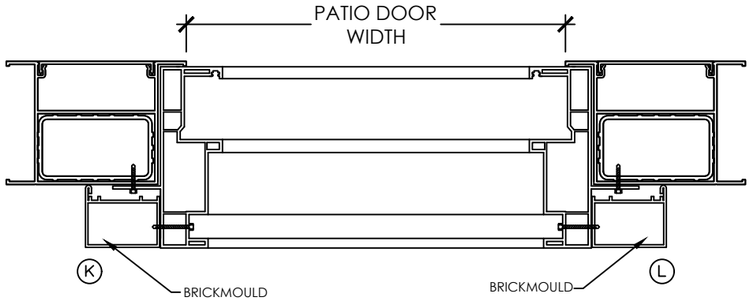
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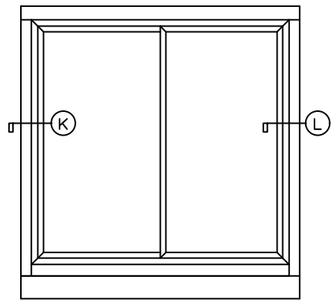


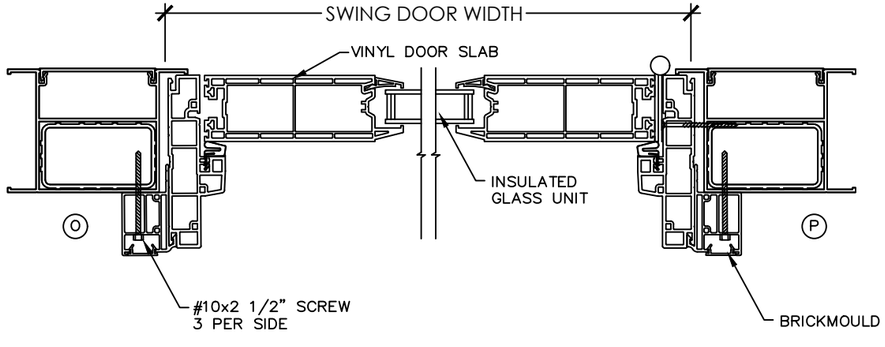
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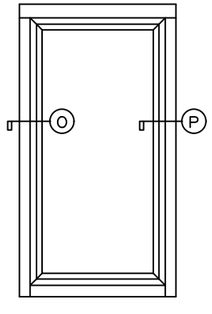


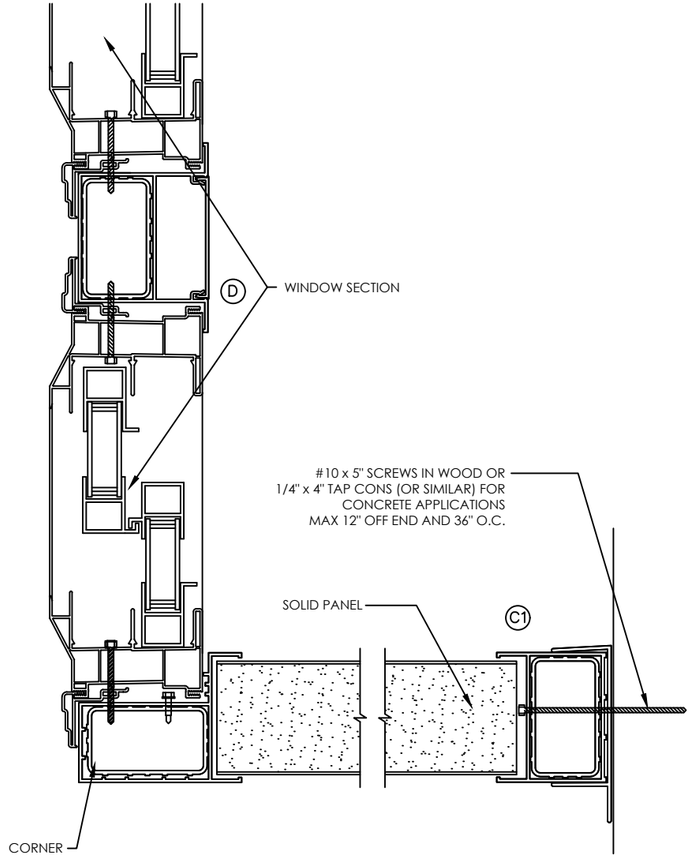
PATIO DOOR HORIZONTAL VIEW





SWING DOOR HORIZONTAL DETAIL





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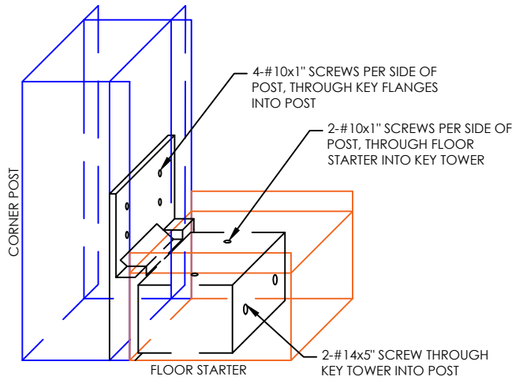
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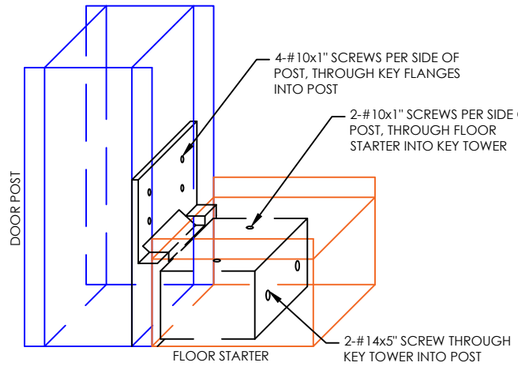
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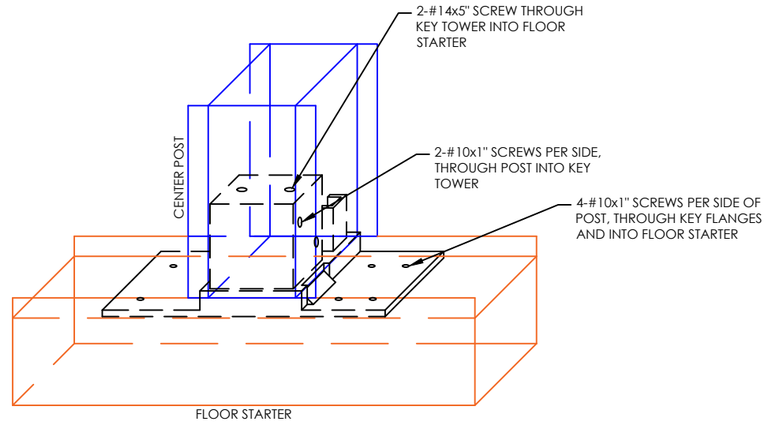
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SHEET TITLE :	SECTIONS & DETAILS
SHEET	5



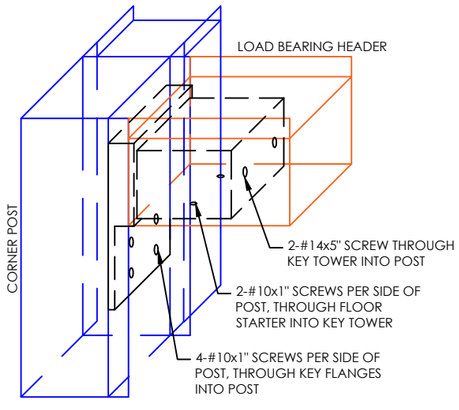
CORNER POST TO FLOOR CONNECTION



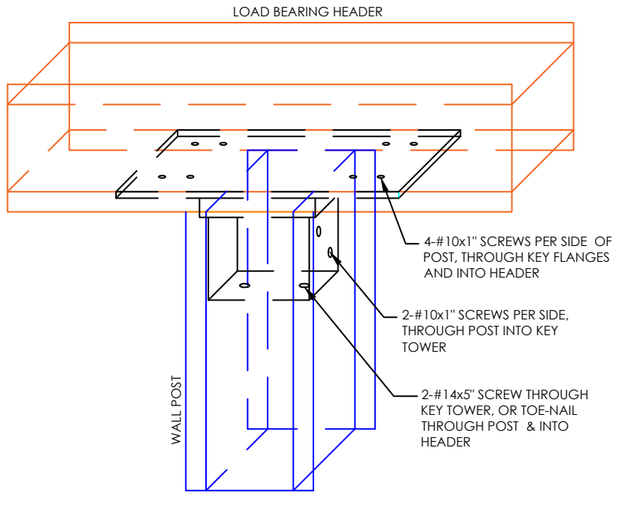
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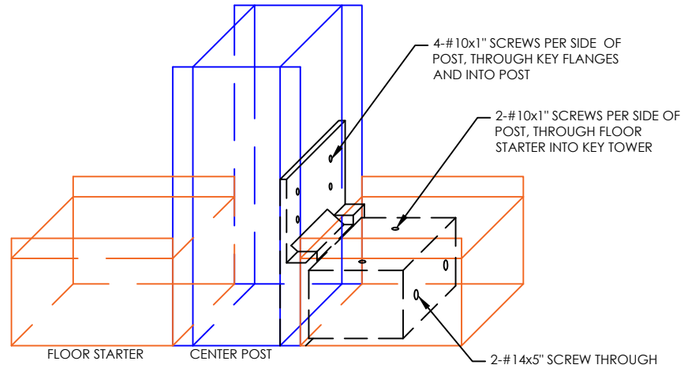
CENTER POST TO FLOOR CONNECTION



CORNER & HEADER CONNECTION



CENTER POST & HEADER CONNECTION



RIDGE TO POST TO FLOOR CONNECTION

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SEE SHEET-7 FOR SUNROOM PROFILE DETAILS

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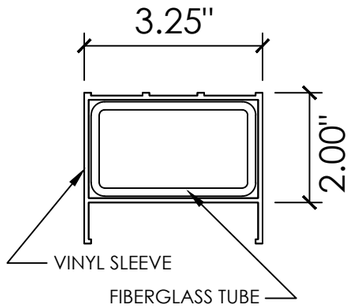
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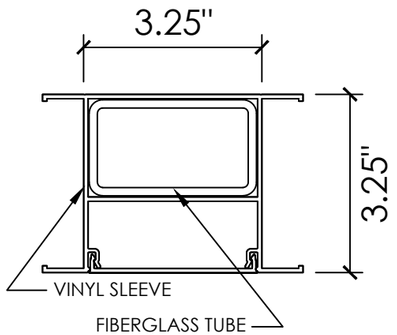
NEVA RESIDENCE
6871 W RIVER BIRCH DRIVE
MEQUON, WI 53092

DATE :	5/5/26
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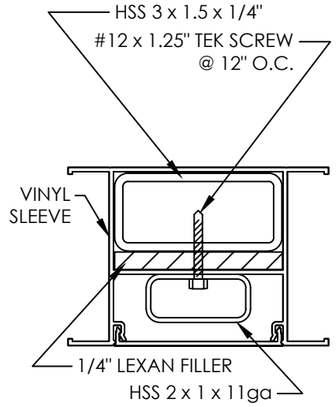
LIVINGSPACE SUNROOMS WALL SYSTEM LINEAL DETAIL



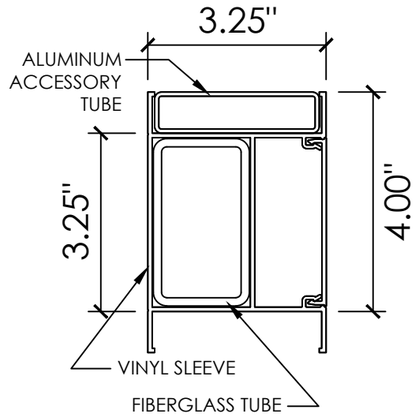
FLOOR STARTER
WALL STARTER



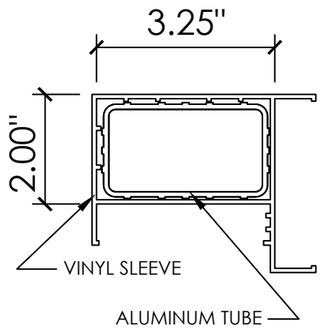
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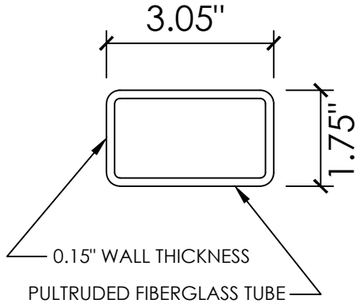
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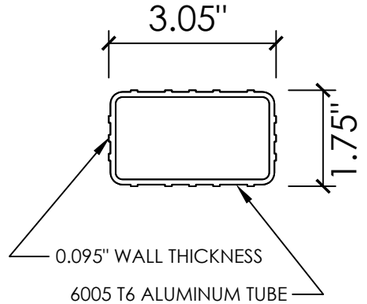
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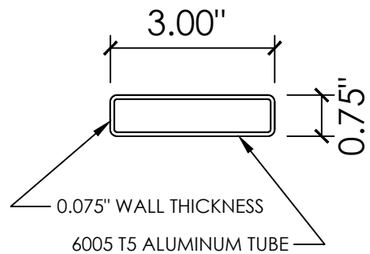
CORNER POST



FIBERGLASS TUBE



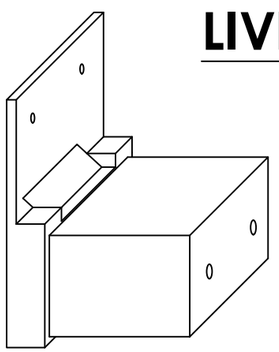
ALUMINUM TUBE



ALUMINUM ACCESSORY TUBE

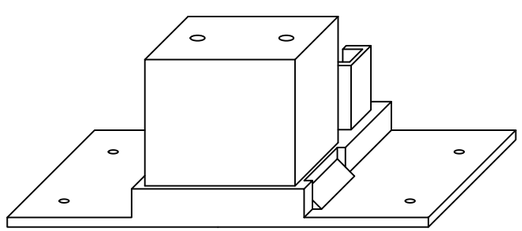
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LIVINGSPACE SUNROOMS WALL SYSTEM HARDWARE



END KEY

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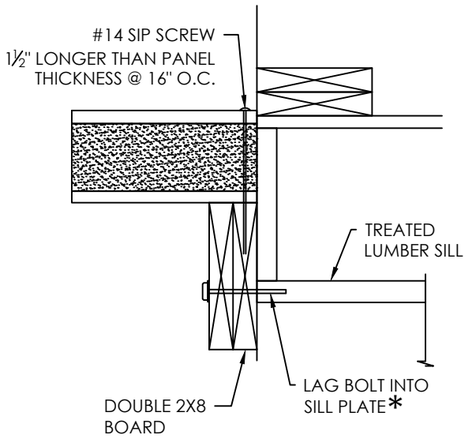
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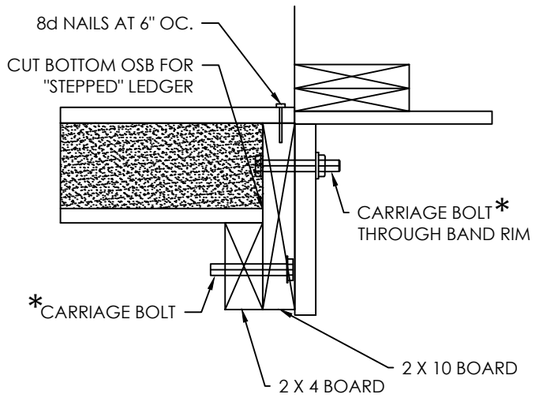
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MEQUON, WI 53092

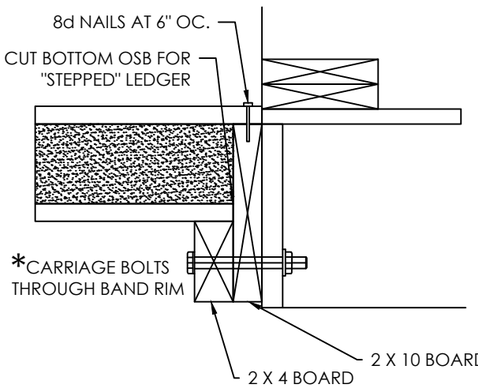
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SHEET
7



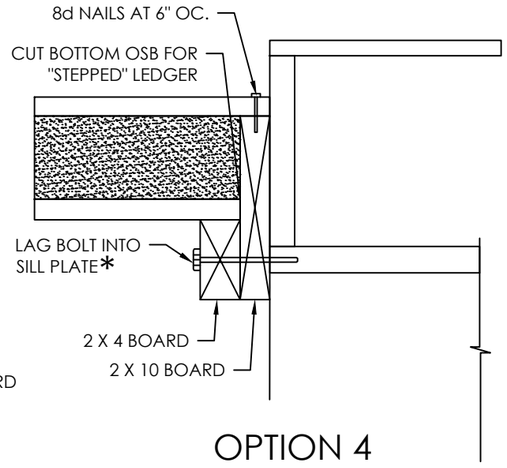
OPTION 1



OPTION 2



OPTION 3



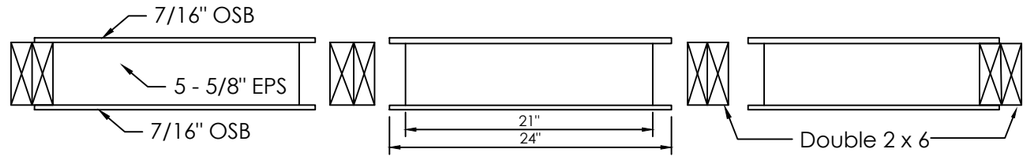
OPTION 4

*FASTENER SPACING 16" O.C.

1 LEDGER BOARD ATTACHMENT DETAILS

NONE

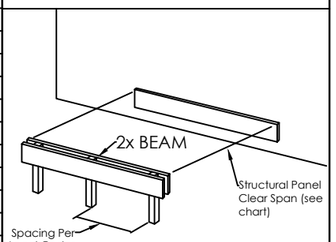
ECO-GREEN DECK



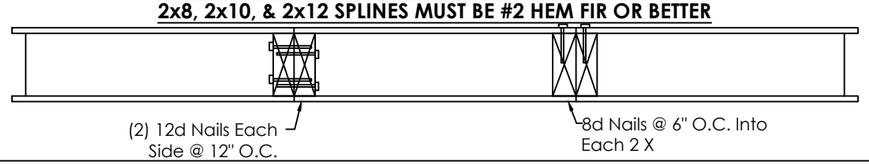
STANDARD 2 X 6 DECKING SHOWN. 2 X 8, 2 X 10, AND 2 X 12 THICKNESSES ARE ALSO AVAILABLE AS NEEDED FOR STRUCTURAL / INSULATION PERFORMANCE REQUIREMENTS

Panel Spans		2x6 Joists	2x8 Joists	2x10 Joists	2x12 Joists
Deflection Multiplier		L/360	L/360	L/360	L/360
Transverse Load Ratings (PSF)	8'-0"	139	150+	150+	150+
	9'-0"	124	150+	150+	150+
	10'-0"	103	147	150+	150+
	11'-0"	86	125	150+	150+
	12'-0"	72	105	150+	150+
	13'-0"	61	89	130	150+
	14'-0"	53	77	112	150+
	15'-0"	46	67	97	133
	16'-0"	N/A	59	86	117
	17'-0"	N/A	52	76	103
	18'-0"	N/A	47	68	92

PANEL CLEAR SPAN (FROM LEDGER BOARD TO SUPPORT BEAM



2x6 SPLINES MUST BE #2 SPRUCE/PINE/FIR OR BETTER
2x8, 2x10, & 2x12 SPLINES MUST BE #2 HEM FIR OR BETTER



2 DECK TO FOUNDATION ATTACHMENT DETAIL

NONE

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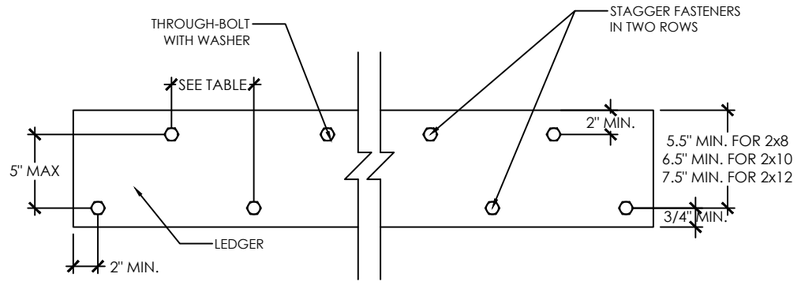
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REV 2 : -
REV 3 : -
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CHECKED : CM
LIVINGSPACE NO : 39618
SHEET TITLE : DECK CONNECTION DETAILS
SHEET 8.1

PER WISCONSIN ADMINISTRATIVE CODE - TABLE 3B

MAXIMUM BEAM SPAN LENGTH - 40 PSF LIVE LOAD, 10 PSF DEAD LOAD								
BEAM SPECIES	BEAM SIZE	EFFECTIVE DECK JOIST SPAN LENGTH (feet)						
		6	8	10	12	14	16	18
		MAXIMUM DECK BEAM SPAN LENGTH (feet-inches)						
SOUTHERN PINE	2 - 2 x 6	6'-11"	5'-11"	5'-4"	4'-10"	4'-6"	4'-3"	4'-0"
	2 - 2 x 8	8'-9"	7'-7"	6'-9"	6'-2"	5'-9"	5'-4"	5'-0"
	2 - 2 x 10	10'-4"	9'-0"	8'-0"	7'-4"	6'-9"	6'-4"	6'-0"
	2 - 2 x 12	12'-2"	10'-7"	9'-5"	8'-7"	8'-0"	7'-6"	7'-0"
	3 - 2 x 6	8'-2"	7'-5"	6'-8"	6'-1"	5'-8"	5'-3"	5'-0"
	3 - 2 x 8	10'-10"	9'-6"	8'-6"	7'-9"	7'-2"	6'-8"	6'-4"
	3 - 2 x 10	13'-0"	11'-2"	10'-0"	9'-2"	8'-6"	7'-11"	7'-6"
	3 - 2 x 12	15'-3"	13'-3"	11'-10"	10'-9"	10'-0"	9'-4"	8'-10"

1 DECK BEAM TABLE

NONE



Connection	On-Center Spacing of Fasteners						
Max. Joists Span	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"
½" dia. bolt	24"	18"	14"	12"	10"	9"	8"

2 LEDGER REQUIREMENTS

NONE

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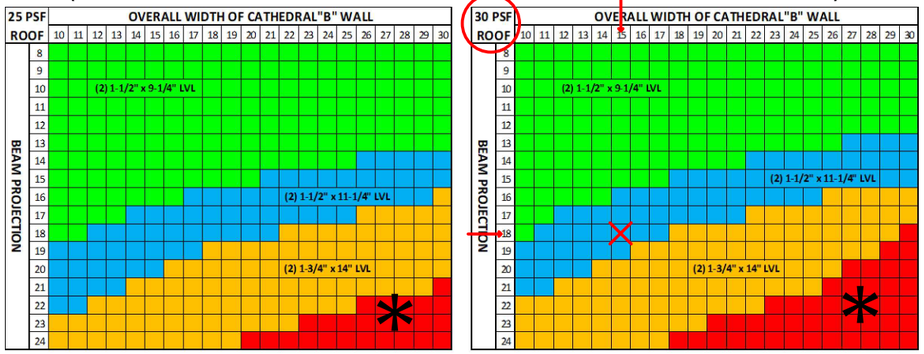
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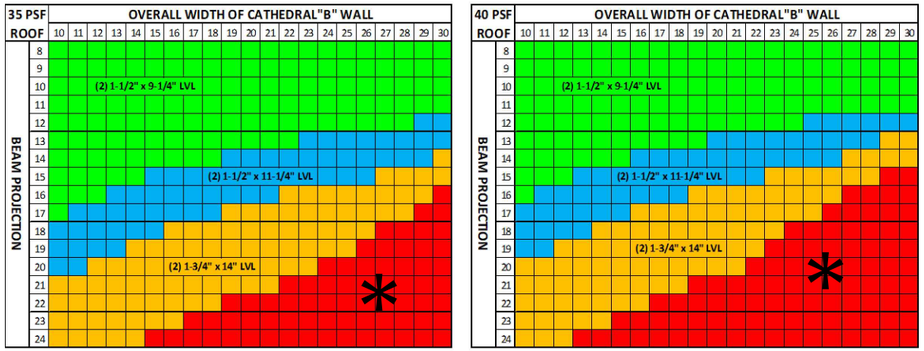
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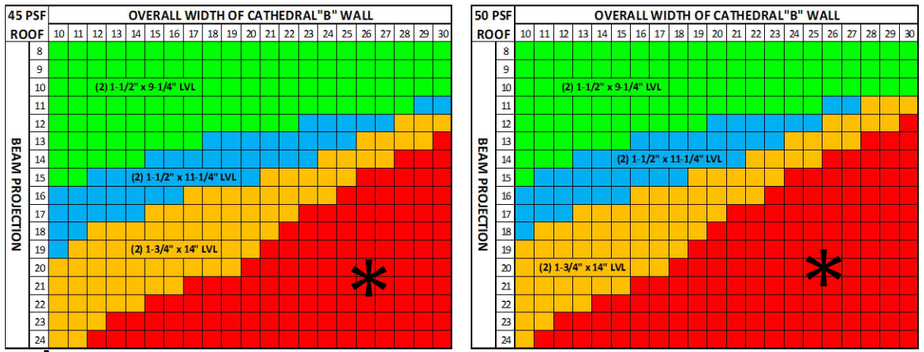
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REVISIONS
REV 1 : -
REV 2 : -
REV 3 : -
DRAWN : ECC
CHECKED : CM
LIVINGSPACE NO : 39618
SHEET TITLE : DECK BEAM & LEDGER DATA
SHEET 8.2

RIDGE BEAM SPAN TABLES

(BASED ON ROOF SNOW LOAD AND 8PSF ROOF DEAD LOAD)







*** = EXCEEDS MAXIMUM STRUCTURAL LIMITS FOR SINGLE BEAM CONSTRUCTION**

Beam Specs:

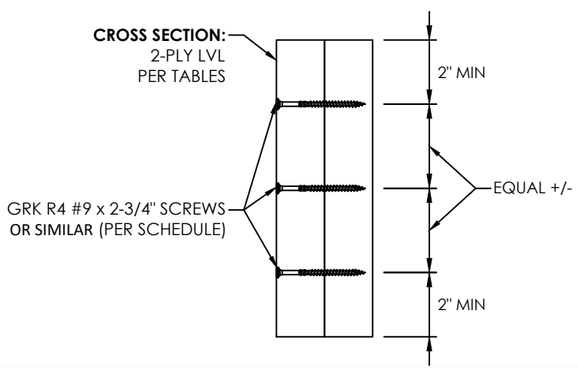
10" Beam = (2) 1-1/2" x 9-1/4" 2.0E DF LVL
12" Beam = (2) 1-3/4" x 11-1/4" 2.0E DF LVL
14" Beam = (2) 1-3/4" x 14" 2.0E DF LVL
Refer to ESR-1210 for additional details.

Fastening Schedule for 2 Ply LVL Ridge Beams:

For 10" & 12" beams, fasten plies together with 3 rows of GRK R4 #9 x 2-3/4" screws (or similar) @ 12" O.C.

For 14" beams, fasten plies together with 4 rows of GRK R4 #9 x 2-3/4" screws (or similar) @ 12" O.C.

Screws must be a minimum of 3" off end and 3" O.C.

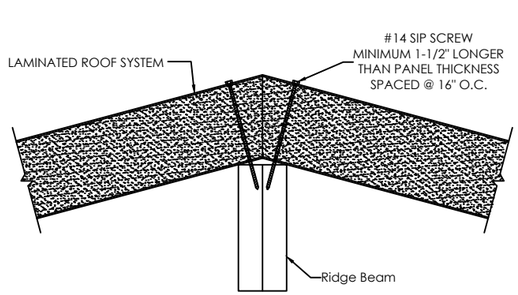


ECO-GREEN ROOF PANEL SPAN CHARTS

UNIFORM TRANSVERSE LOADS (ROUNDED TO NEAREST WHOLE NUMBER)

PANEL LENGTH (ft)	6 Inch Thick SIP			8-1/4 Inch Thick SIP			10-1/4 Inch Thick SIP			12-1/4 Inch Thick SIP		
	Deflection Limit			*Deflection Limit*			*Deflection Limit*			*Deflection Limit*		
	L/180	*L/240*	*L/360*	*L/180*	*L/240*	*L/360*	*L/180*	*L/240*	*L/360*	*L/180*	*L/240*	*L/360*
8	*68*	*68*	53	*75*	*75*	73	*79*	*79*	*79*	*83*	*83*	*83*
9	*60*	*60*	43	*67*	*67*	*60*	*71*	*71*	*71*	*74*	*74*	*74*
10	*54*	52	35	*60*	*60*	50	*63*	*63*	*63*	*67*	*67*	*67*
11	*46*	43	29	*55*	*55*	42	*58*	*58*	*58*	*61*	*61*	*61*
12	*39*	36	24	*50*	50	36	*53*	*53*	51	*56*	*56*	*56*
13	N/A	N/A	N/A	*44*	44	30	*49*	*49*	44	*51*	*51*	*51*
14	N/A	N/A	N/A	*38*	38	26	*43*	*43*	38	*48*	*48*	*48*
15	N/A	N/A	N/A	*33*	33	22	*37*	*37*	33	*43*	*43*	*43*
16	N/A	N/A	N/A	*29*	29	19	*33*	*33*	29	*37*	*37*	*37*
17	N/A	N/A	N/A	*26*	25	17	*29*	*29*	26	*33*	*33*	*33*
18	N/A	N/A	N/A	*23*	22	15	*26*	*26*	23	*30*	*30*	*30*

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 psf = 47.9 Pa.
1 The tabulated values are for panels with single span simply supported conditions with the panels supported each end on minimum 1 1/2-inch wide continuous supports in contact with the face of the panels, such as roof and floor panels.
2 Tabulated values are applicable to panels installed with either block or OSB surface splines installed at the longitudinal panel joints.
3 Tabulated values are applicable to panels installed with the strong axis of the OSB panel facers parallel to the panel span.
4 Values printed in italics are based on panel strength rather than stiffness.



ROOF PANEL TO RIDGE BEAM DETAIL

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commercial+industrial+institutional+residential structural engineering
107 n. bridge st.
linden, mi 48451
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job information:

NEVA RESIDENCE
6871 W RIVER BIRCH DRIVE
MEQUON, WI 53092

DATE :	5/5/26
REVISIONS	
REV 1 :	-
REV 2 :	-
REV 3 :	-
DRAWN :	ECC
CHECKED :	CM
LIVINGSPACE NO :	39618
SHEET TITLE :	ROOF & BEAM DATA
SHEET	9

ESL-1347, TABLE 2 - ALLOWABLE IN-PLANE SHEAR STRENGTH (POUNDS PER FOOT) FOR HORIZONTAL DIAPHRAGMS SUBJECTED TO WIND OR SEISMIC LOADING

MINIMUM NOMINAL SIP CORE THICKNESS (in.)	Minimum Connections			Shear Strength (plf)	Apparent Shear Stiffness G_a (kips/in.)
	Surface Spline[1] (Figure 1a)	Support Element (Figure 1b)	Boundary Spline[2] (Figure 1c)		
7-⅜"	0.131" x 2-½" nails 6" O.C.	10" length, 0.190" shank daimeter, 0.255" thread O.D., 2.750" thread length, 0.625" head diameter SIP screw, 6" O.C.	0.131" x 2-½" nails 6" O.C.	265	13
	0.131" x 2-½" nails 4" O.C.	10" length, 0.190" shank daimeter, 0.255" thread O.D., 2.750" thread length, 0.625" head diameter SIP screw, 4" O.C.	0.131" x 2-½" nails 4" O.C.	330	21
	0.131" x 2-½" nails 2" O.C. staggered ⅜" (Figure 1c)	10" length, 0.190" shank daimeter, 0.255" thread O.D., 2.750" thread length, 0.625" head diameter SIP screw, 3" O.C.	0.131" x 2-½" nails 2" O.C. staggered ⅜" (Figure 1c)	575	34

For **SI**: 1 inch = 25.4 mm; 1 foot = 304.8mm; 1 Kip = 453.6 kg; 1 plf = 14.6 kN/m; 1 psf = 47.9 Pa;
[1]Surface or block spline only at interior panel-to-panel joints. Specified fasteners are required on both sides of panel joint through the top surface only, as shown in Figure 1a.
[2]Boundary spline shall be solid sawn lumber 1-½" wide minimum and have a specific gravity of 0.42 or greater. Specified fasteners are required through both facings as shown in Figures 1b and 1c.

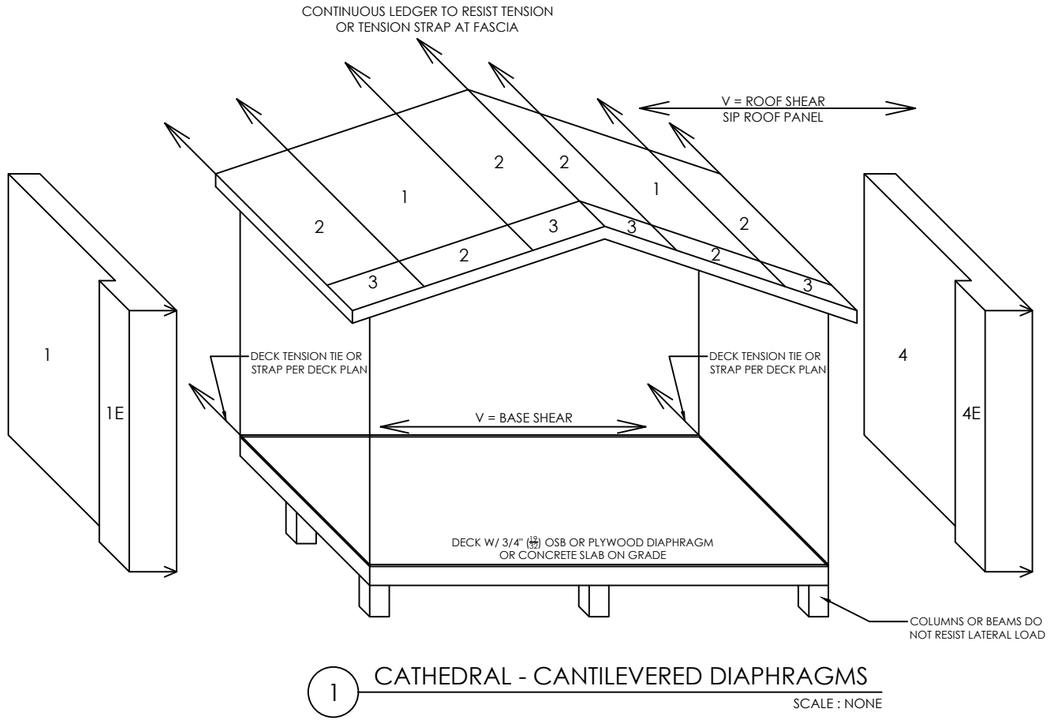
THE DEPTH OF THE EPS FOAM CORE DOES NOT AFFECT THE CAPACITY OF THE HORIZONTAL DIAPHRAGM. THE DIAPHRAGM SHEAR IS BASED ON THE CAPACITY OF THE OUTER LAYER OF OSB THAT IS CONSISTENT WITH ALL EPS FOAM CORE DEPTHS.

FLOOR DIAPHRAGM:

Table 4.2C Nominal Unit Shear Capacities for Wood-Frame Diaphragms

Unblocked Wood Structural Panel Diaphragms[1,2,3,4,5]

Sheathing Grade	Common Nail Size	Minimum Fastener Penetration in Framing (in.)	Minimum Nominal Panel Thickness (in.)	Minimum Nominal Width of Nailed Face at Supported Edges and Boundries (in.)	A SEISMIC: 6 in. Nail Spacing at diaphragm boundries and supported panel edges					B WIND: 6 in. Nail Spacing at diaphragm boundries and supported panel edges		
					Case 1			Case 2,3,4,5,6		Case 1	Case 2,3,4,5,6	
					V_s (plf)	G_a (kips/in.) OSB	G_a (kips/in.) PLY	V_s (plf)	G_a (kips/in.) OSB	G_a (kips/in.) PLY	V_w (plf)	V_w (plf)
Structural I	6d	1-1/4	5/16	2	330	9.0	7.0	250	6.0	4.5	460	350
				3	370	7.0	6.0	280	4.5	4.0	520	390
	8d	1-3/8	3/8	2	480	8.5	7.0	360	6.0	4.5	670	505
				3	530	7.5	6.0	400	5.0	4.0	740	560
	10d	1-1/2	15/32	2	570	14	10	430	9.5	7.0	800	600
				3	640	12	9.0	480	8.0	6.0	895	670
Sheathing and Single-Floor	6d	1-1/4	5/16	2	300	9.0	6.5	220	6.0	4.0	420	310
				3	340	7.0	5.5	250	5.0	3.5	475	350
			3/8	2	330	7.5	5.5	250	5.0	4.0	460	350
				3	370	6.0	4.5	280	4.0	3.0	520	390
	8d	1-3/8	3/8	2	430	9.0	6.5	320	6.0	4.5	600	450
				3	480	7.5	5.5	360	5.0	3.5	670	505
			7/16	2	460	8.5	6.0	340	5.5	4.0	645	475
				3	510	7.0	5.5	380	4.5	3.5	715	530
			15/32	2	480	7.5	5.5	360	5.0	4.0	670	505
				3	530	6.5	5.0	400	4.0	3.5	740	560
	10d	1-1/2	15/32	2	510	15	9.0	380	10	6.0	715	530
				3	580	12	8.0	430	8.0	5.5	810	600
			19/32	2	570	13	8.5	430	8.5	5.5	800	600
				3	640	10	7.5	480	7.0	5.0	895	670



1 CATHEDRAL - CANTILEVERED DIAPHRAGMS

SCALE : NONE

THE MAIN WIND FORCE RESISTING SYSTEM OF THE SUNROOM IS COMPROSED OF A CANTILEVERED ROOF DIAPHRAGM AND FLOOR DIAPHRAGM. THESE ELEMENTS HAVE BEEN DESIGNED TO TRANSFER LOAD INTO THE MAIN WIND FORCE RESISTING SYSTEM OF THE EXISTING HOUSE. THE EXISTING SHEAR WALLS OF THE HOME ARE TO CONSIST OF 15/32" OSB STRUCTURAL SHEATHED WOOD WALLS. BASED ON OUR ANALYSIS, THE 15/32" OSB SHEAR WALLS ARE CAPABLE OF SUPPORTING THE APPLIED LOADS EXERTED BY THE NEW SUNROOM ADDITION.

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job information:

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MEQUON, WI 53092

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CHECKED : CM
LIVINGSPACE NO : 39618
SHEET TITLE :
CANTILEVERED DIAPHRAMS
SHEET
10

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

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 8, 2026**
SUBJECT: **Sunroom Addition at 7880 W. Mourning Dove Lane**

Attachments:
Statement of Intent, Survey, Pictures, Plans

MOESER SUNROOM ADDITION

Kowalske Kitchen & Bath has worked with Adam and Erin Moeser to design a sunroom addition to the rear of the existing residence, extending from the current dining area and requiring removal of the existing rear deck. The new sunroom will include windows to match the existing home, a vaulted ceiling, and a vaulted feature window on the rear elevation. Existing patio doors will be reinstalled within the addition to provide access to a new patio area to be completed by the homeowner's landscape contractor. A new egress door will also be installed at the location of the existing basement egress window, along with exterior stairs to the backyard and a wood planter box serving as a protective railing element. The landscape contractor will complete all retaining wall, staircase, firepit, outdoor kitchen, and patio work, while Kowalske Kitchen & Bath will provide the utility hookups associated with the outdoor kitchen scope.

Plat of Survey

Property Description: Document No. 1150809

LOT 5, IN THE ENCLAVE AT MEQUON PRESERVE, BEING LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 3178, LOT 2 OF CERTIFIED SURVEY MAP NO. 2523, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, ALL BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, IN TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

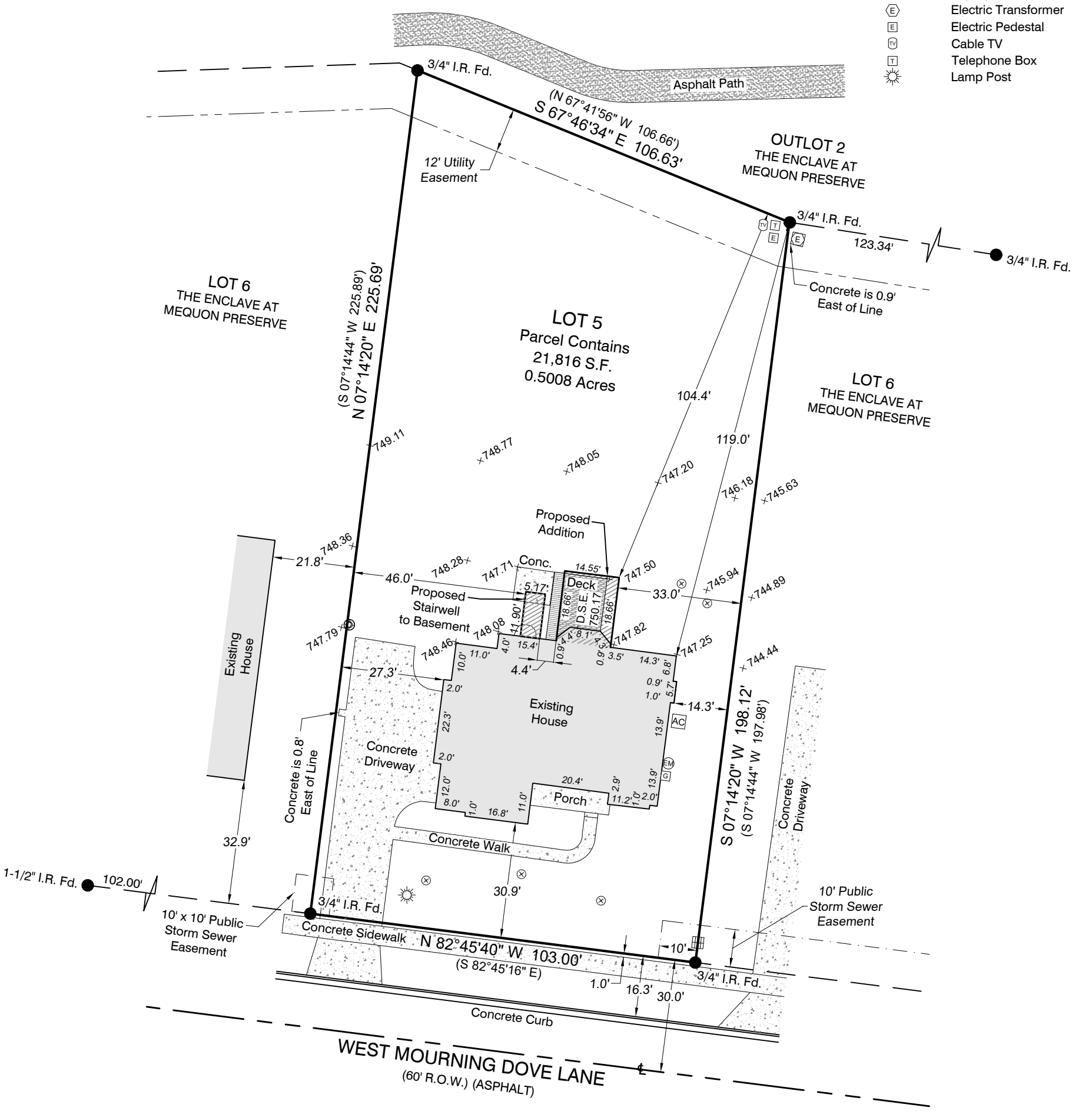
NOTES:

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
3. ( ) Indicates recorded as bearings and dimensions.
4. Field work completed on 05-07-26.

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

LEGEND

- Iron Rod Found as Noted
- 3/4"X18" Iron Rod Set
- Electric Meter
- Gas Meter
- Air Conditioner
- Area Drain
- Roof Drain
- Pop Up Drain
- Electric Transformer
- Electric Pedestal
- Cable TV
- Telephone Box
- Lamp Post



N

Graphic Scale 1" = 30'

0' 30' 60'

REVISIONS

PREPARED FOR:
Kowalske Kitchen and Batch
600 Milwaukee Street
Delafield, Wisconsin 53018
JOB SITE AND OWNER:
Adam and Erin Moeser
7880 West Mourning Dove Lane
Mequon, Wisconsin 53097

BEARINGS ARE REFERENCED TO
WI STATE PLANE COORD. SYS.
SOUTH ZONE NAD 83 (2011)
NORTH LINE OF WEST MOURNING DOVE LANE
IN THE ENCLAVE AT MEQUEON PRESERVE
BEARS N 82°46'17" W (S 82°45'16" E)

Drawn By: JC | Job# 26185

Sheet 01 of 01

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.

WISCONSIN
AARON T. FRIESS
S-3260
MT. PLEASANT, WI
LAND SURVEYOR

Dated this 12th Day of May, 2026:
Aaron T. Friess S-3260









MOESER SUNROOM ADDITION





INDEX	
SHEET	CONTENT
A-1	OVERVIEW
A-2	EXISTING PLANS
A-3	PROPOSED PLAN
A-4	PROPOSED & ROOF PLAN
A-5	PROPOSED PLAN
A-6	PROPOSED PLAN
A-7	EXTERIOR ELEVATIONS
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A-9	PROPOSED ELECTRICAL PLAN
A-10	BUILDING SECTIONS
A-11	BASEMENT ELEVATION
A-12	1ST FLOOR ELEVATIONS
A-13	1ST FLOOR ELEVATIONS
A-14	1ST FLOOR ELEVATIONS
A-15	1ST FLOOR ELEVATIONS

CONTACTS

CLIENT:
ADAM & ERIN MOESER
414-234-1724

PROJECT MANAGER:
TBD

DESIGNER:
CHRISTINA KOLB
815-483-7078

PROJECT COORDINATOR:
RACHEL ZILLMER
262-303-4819

PROPERTY INFO

ADDRESS:
7880 W MOURNING DOVE LN
MEQUON, WI 53097

MUNICIPALITY:
CITY OF MEQUON

INSPECTOR:
TBD

INSPECTOR PHONE:
TBD

INSPECTOR EMAIL:
TBD

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© KOWALSKE KITCHEN & BATH Thursday, May 14, 2026

CLIENT'S APPROVAL:_____ DATE:_____

KOWALSKE KITCHEN & BATH
080100076-DC | DCQ-010800183
600 MILWAUKEE ST
DELAFIELD, WI 53018
262-303-4819

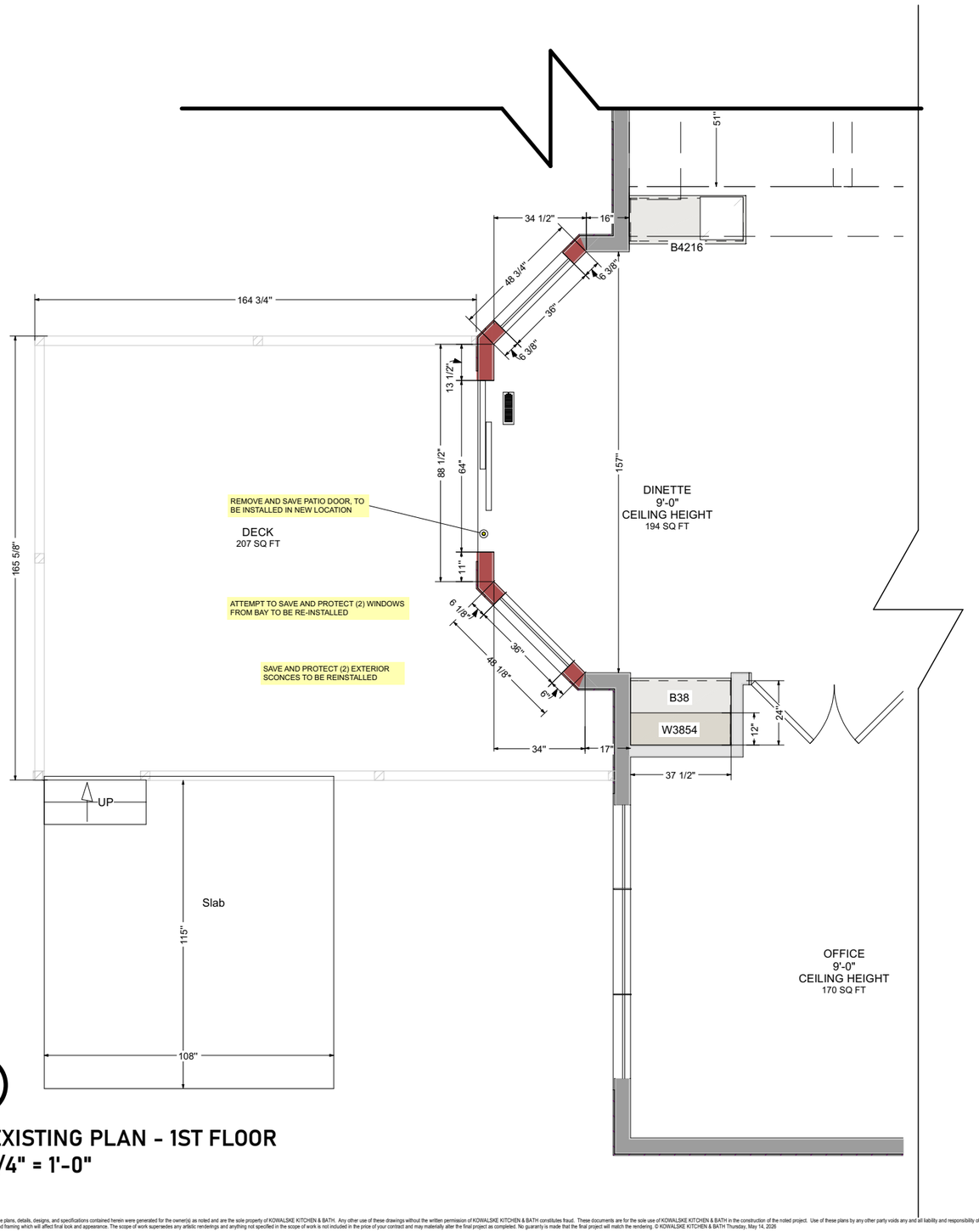
ADAM & ERIN MOESER
MOESER RESIDENCE
7880 W MOURNING DOVE LN
MEQUON, WI 53097

OVERVIEW

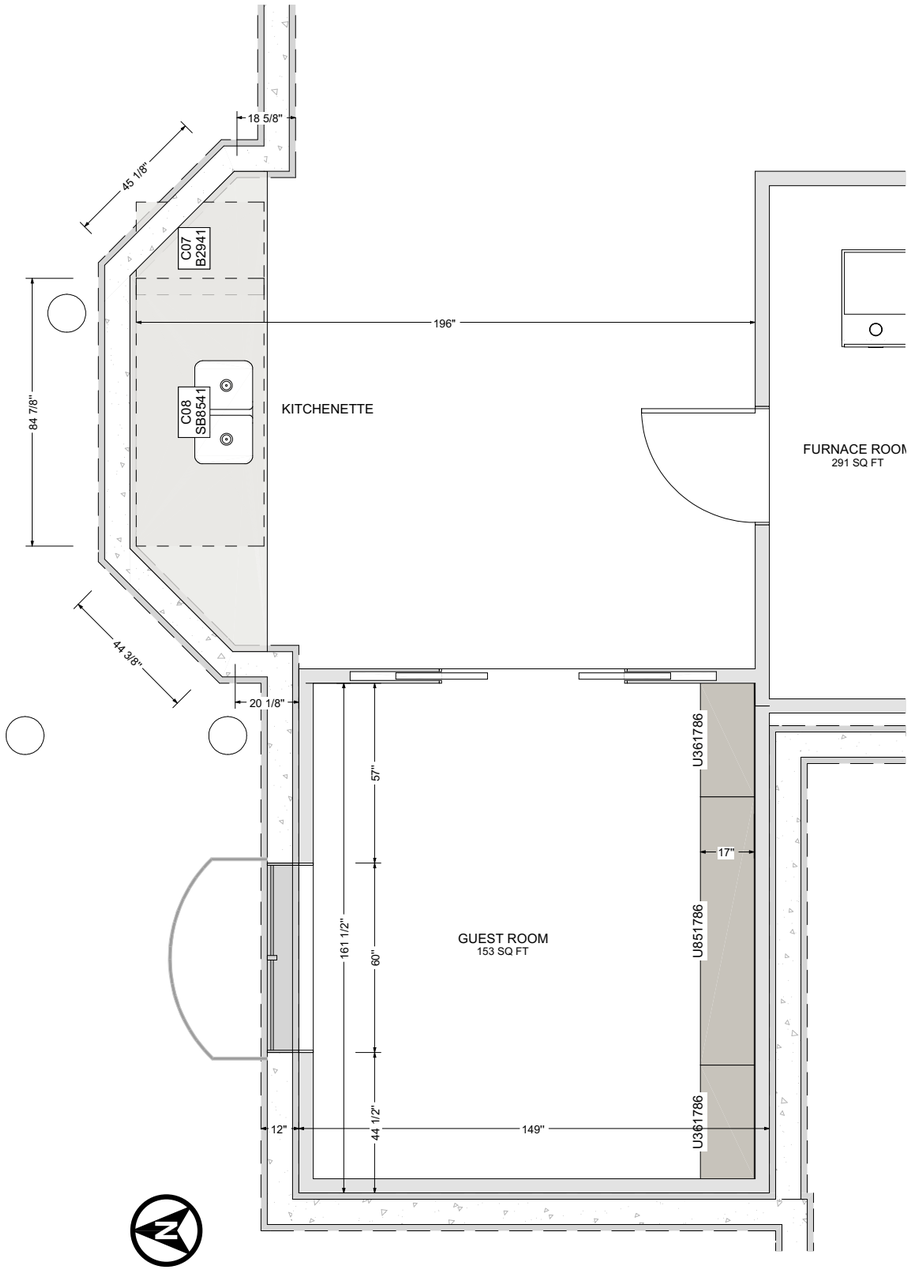
SCALE
AS NOTED

A-1
5/14/2026

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2 EXISTING PLAN - 1ST FLOOR
1/4" = 1'-0"



1 EXISTING PLAN - BASEMENT
1/4" = 1'-0"

DEMO AND FRAMING KEY

- DEMO EXISTING
- FRAME NEW
- REFRAME

KOWALSKE KITCHEN & BATH
080100076-DC | DCQ-010800183
600 MILWAUKEE ST
DELAFIELD, WI 53018
262-303-4819

ADAM & ERIN MOESER

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7880 W MOURNING DOVE LN
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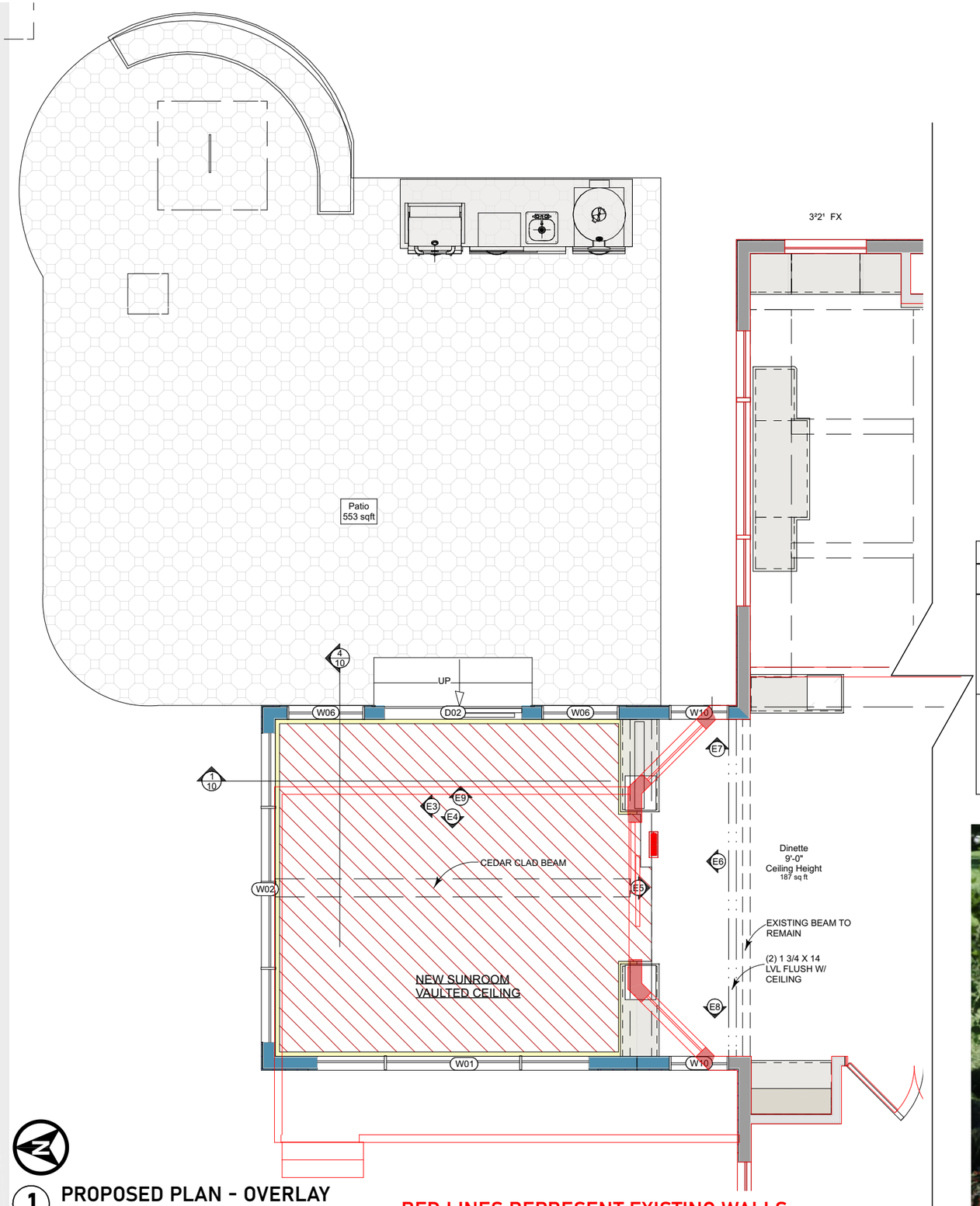
EXISTING PLANS

SCALE
AS NOTED

A-2

5/14/2026

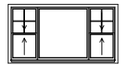
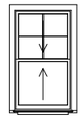
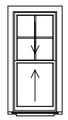
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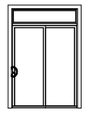
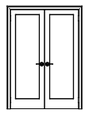
1 PROPOSED PLAN - OVERLAY
1/4" = 1'-0"

RED LINES REPRESENT EXISTING WALLS

WINDOW SCHEDULE

3D INTERIOR ELEVATION	NUMBER	ROOM NAME	SIZE	DESCRIPTION	DIMENSIONS	R/O
	W01	NEW SUNROOM	10754	MULLED UNIT	126 1/2"X64"	127 1/2"X65"
	W02	NEW SUNROOM	12088	MULLED UNIT	144"X104 3/16"	145"X105 3/16"
	W06	NEW SUNROOM	3054DH	DOUBLE HUNG	36"X64"DH	37"X66 3/8"
	W10	DINETTE	2454DH	DOUBLE HUNG	27 11/16"X64"DH	28 11/16"X66 3/8"

DOOR SCHEDULE

3D INTERIOR ELEVATION	NUMBER	ROOM NAME	SIZE	HINGE SIDE	DESCRIPTION	DIMENSIONS	R/O
	D02	NEW SUNROOM	5482		MULLED UNIT	64"X98"	65"X99"
	D04	STORAGE/ UNSPECIFIED	4768	L/R	DOUBLE HINGED-GLASS PANEL	(2) 27 1/2"X80"X1 3/8"	56 15/16"X82 1/2"



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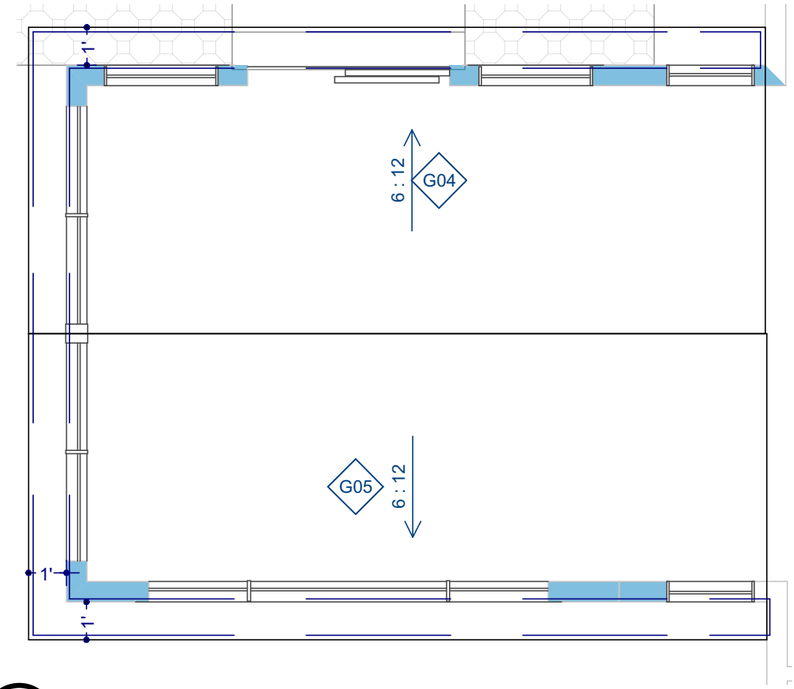
7880 W MOURNING DOVE LN
MEQUON, WI 53097

PROPOSED PLAN

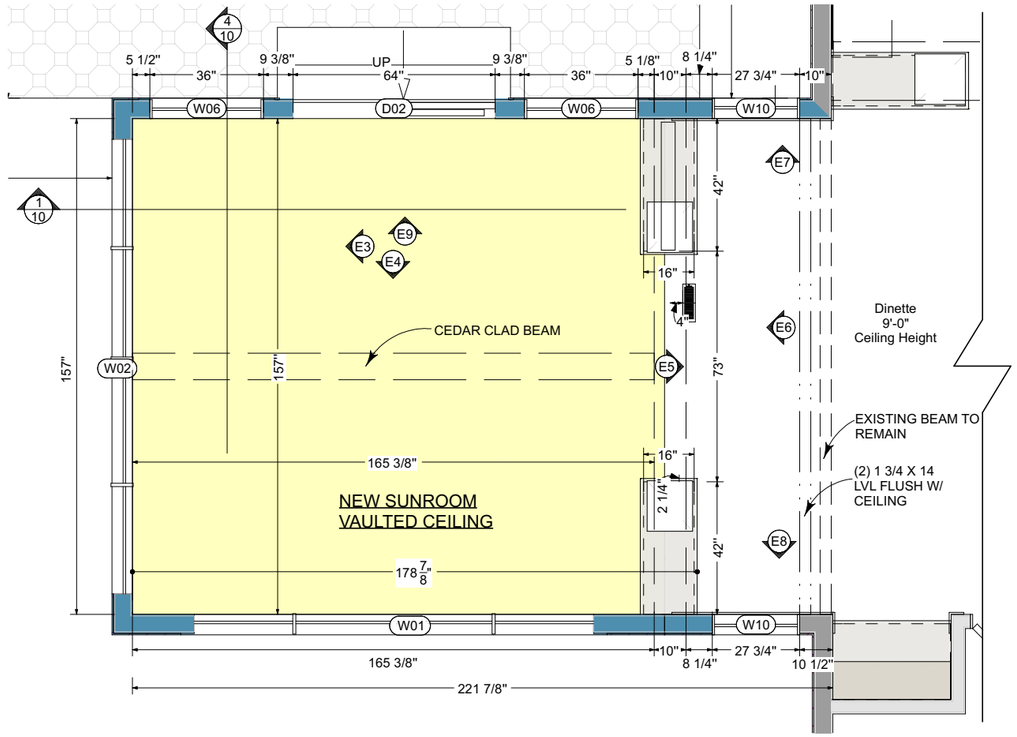
SCALE
AS NOTED

A-3

5/14/2026



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



1 PROPOSED PLAN - SUNROOM ADDITION
1/2" = 1'-0"

FLOORING KEY

NEW TILE FLOOR
OSTUNI AVORIO

DEMO AND FRAMING KEY

DEMO EXISTING

FRAME NEW

REFRAME

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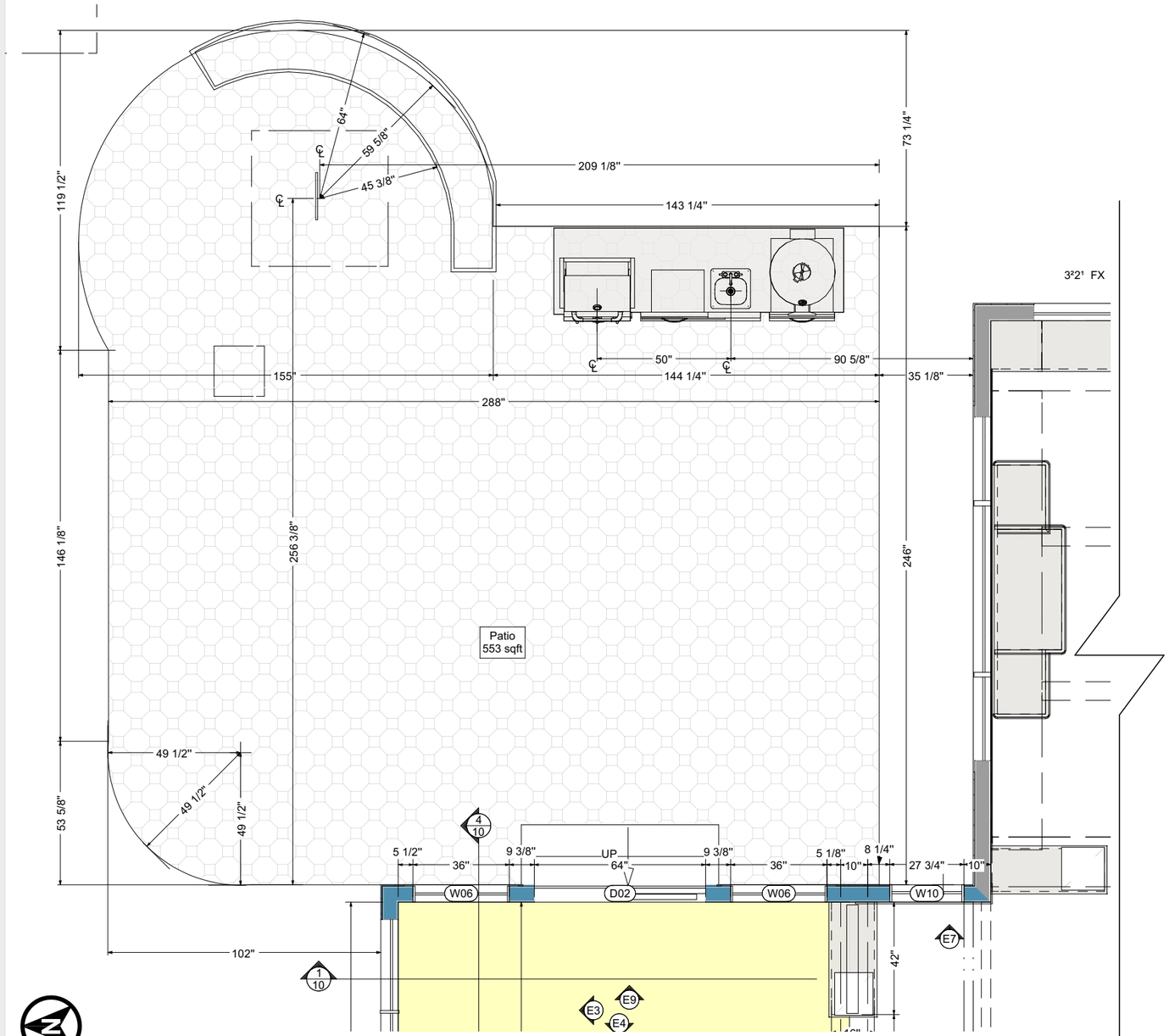
PROPOSED & ROOF PLAN

SCALE
AS NOTED

A-4

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

PATIO BY LANDSCAPER



FLOORING KEY

STAMPED CONCRETE

DEMO AND FRAMING KEY

DEMO EXISTING

FRAME NEW

REFRAME

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PROPOSED PLAN

SCALE
AS NOTED

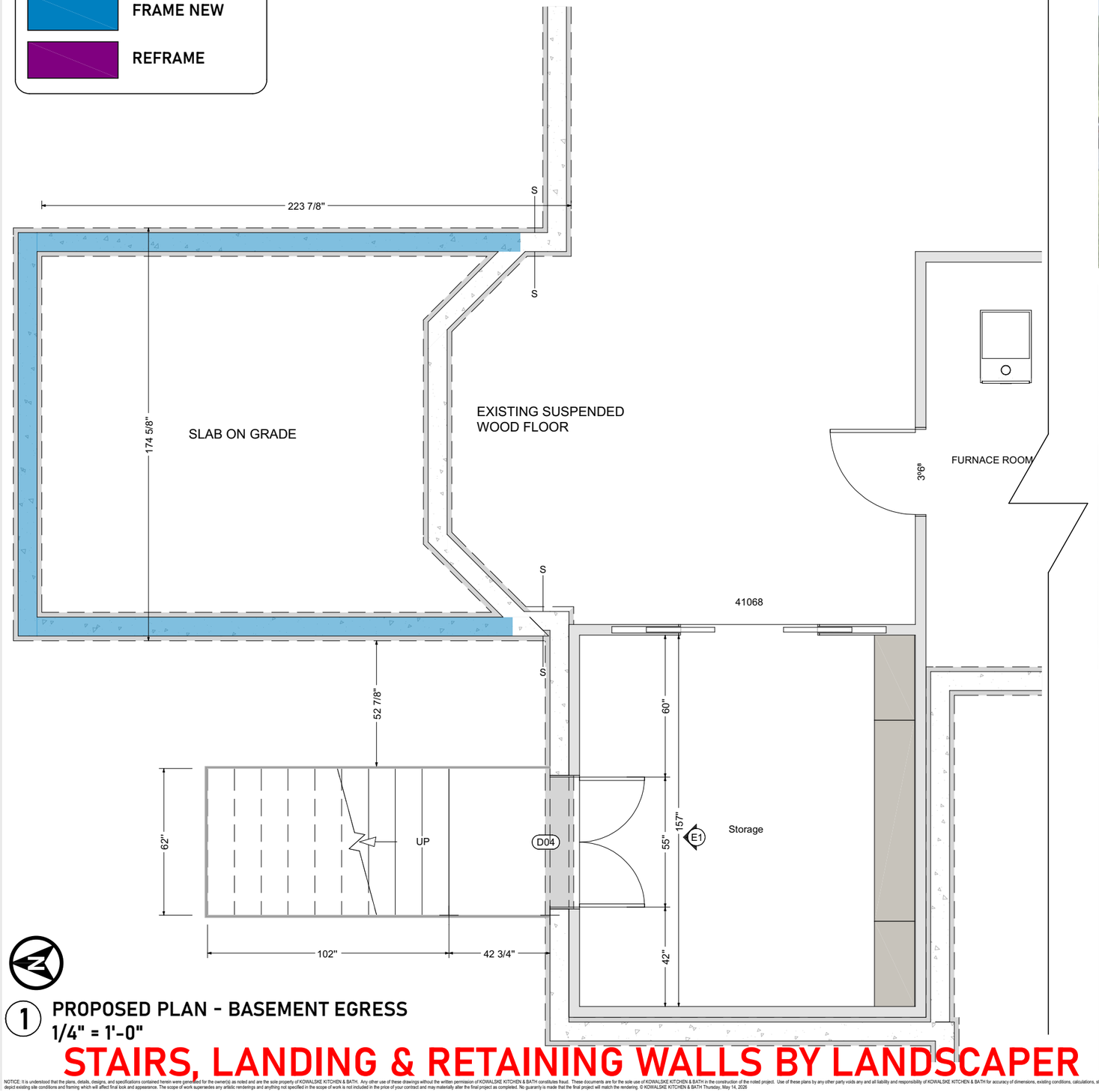
A-5

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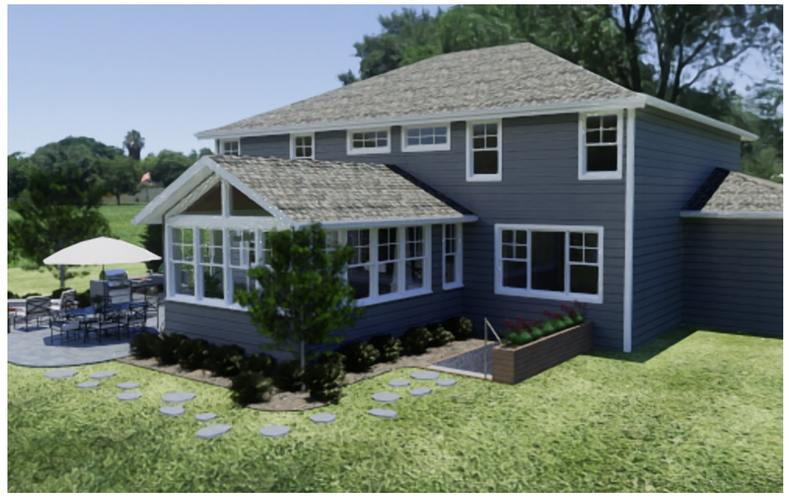
DEMO AND FRAMING KEY

- DEMO EXISTING
- FRAME NEW
- REFRAME



1 **PROPOSED PLAN - BASEMENT EGRESS**
1/4" = 1'-0"

STAIRS, LANDING & RETAINING WALLS BY LANDSCAPER







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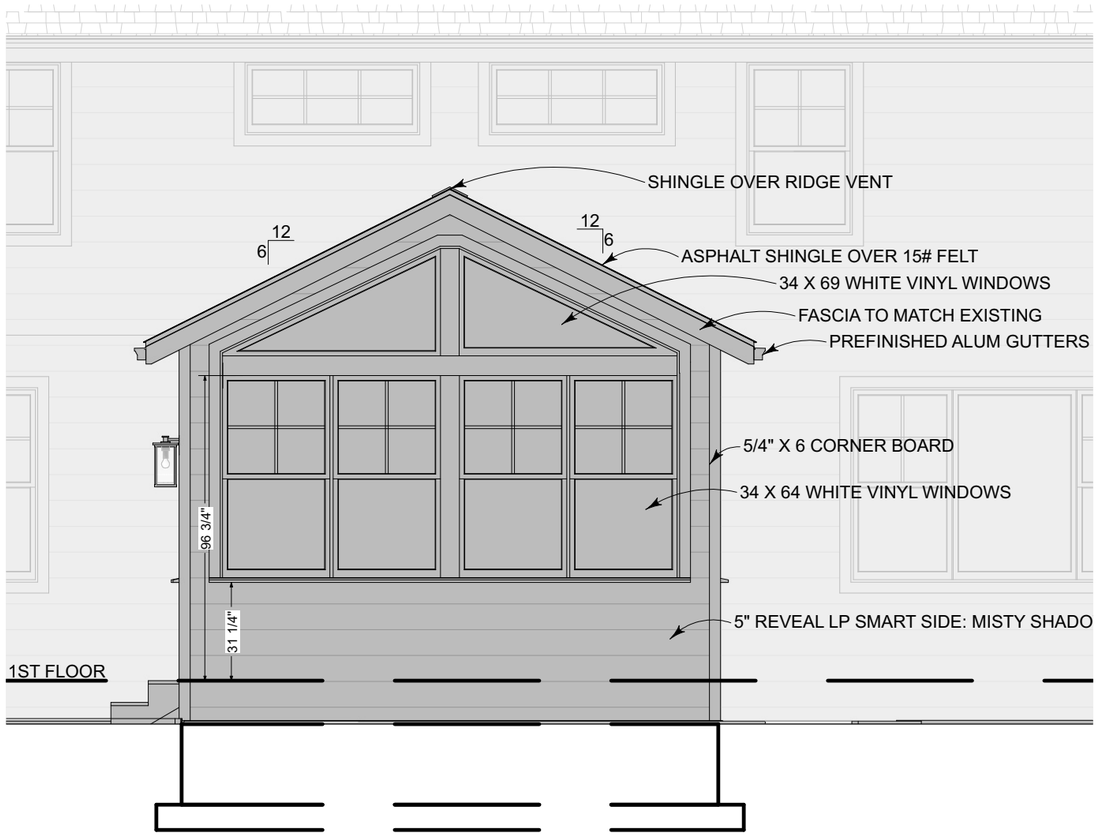
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PROPOSED PLAN

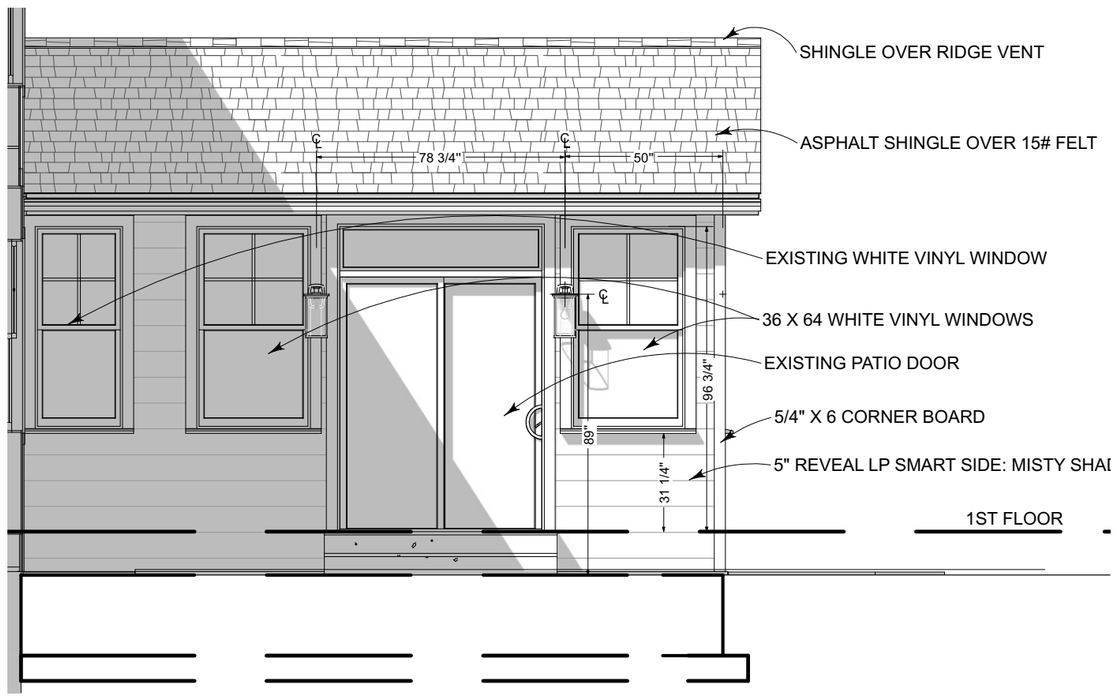
SCALE
AS NOTED

A-6

5/14/2026



E12 ELEVATION
1/4" = 1'-0"



E11 ELEVATION
1/4" = 1'-0"

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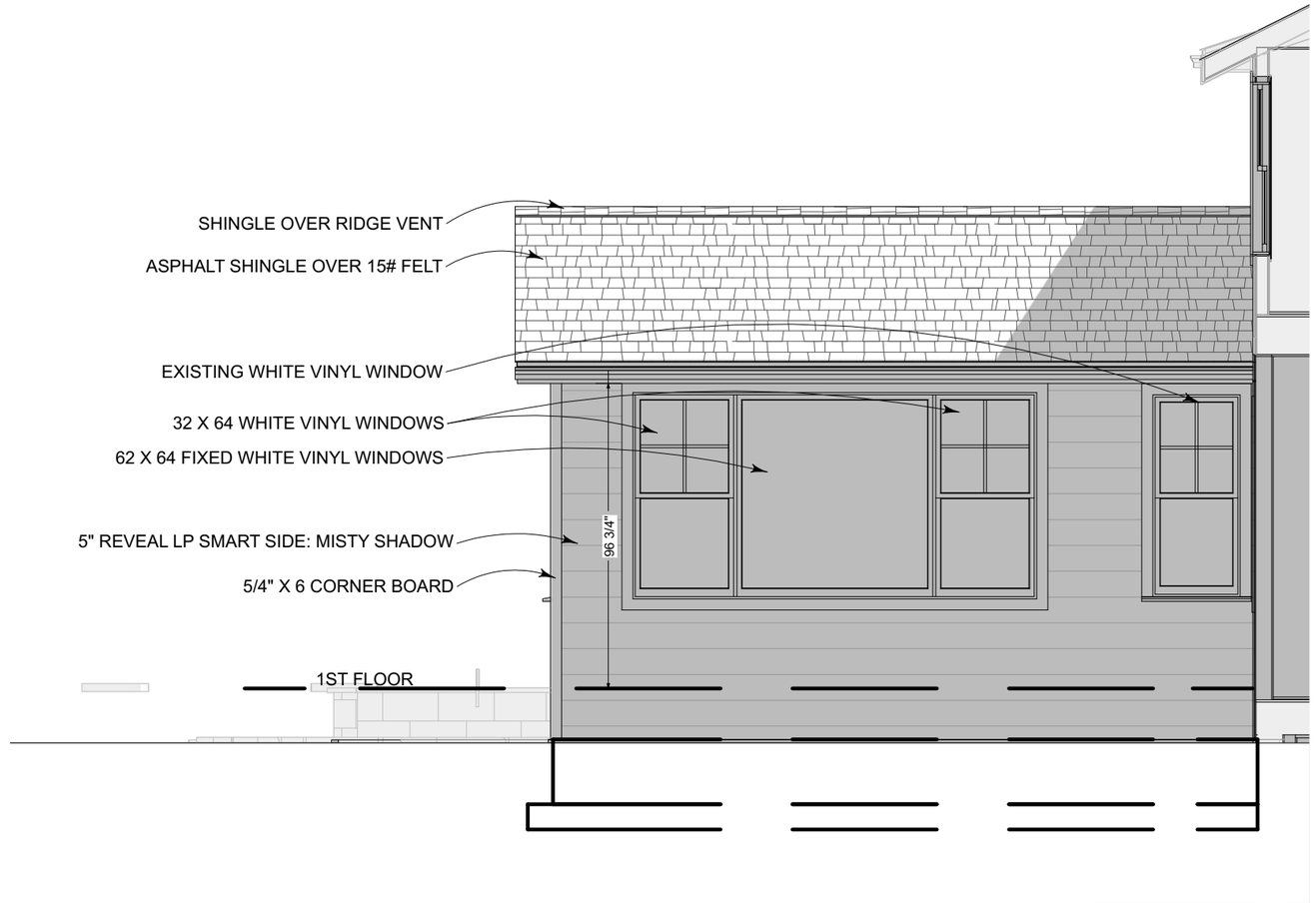
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EXTERIOR ELEVATIONS

SCALE
AS NOTED

A-7

5/14/2026



E13 **ELEVATION**
1/4" = 1'-0"

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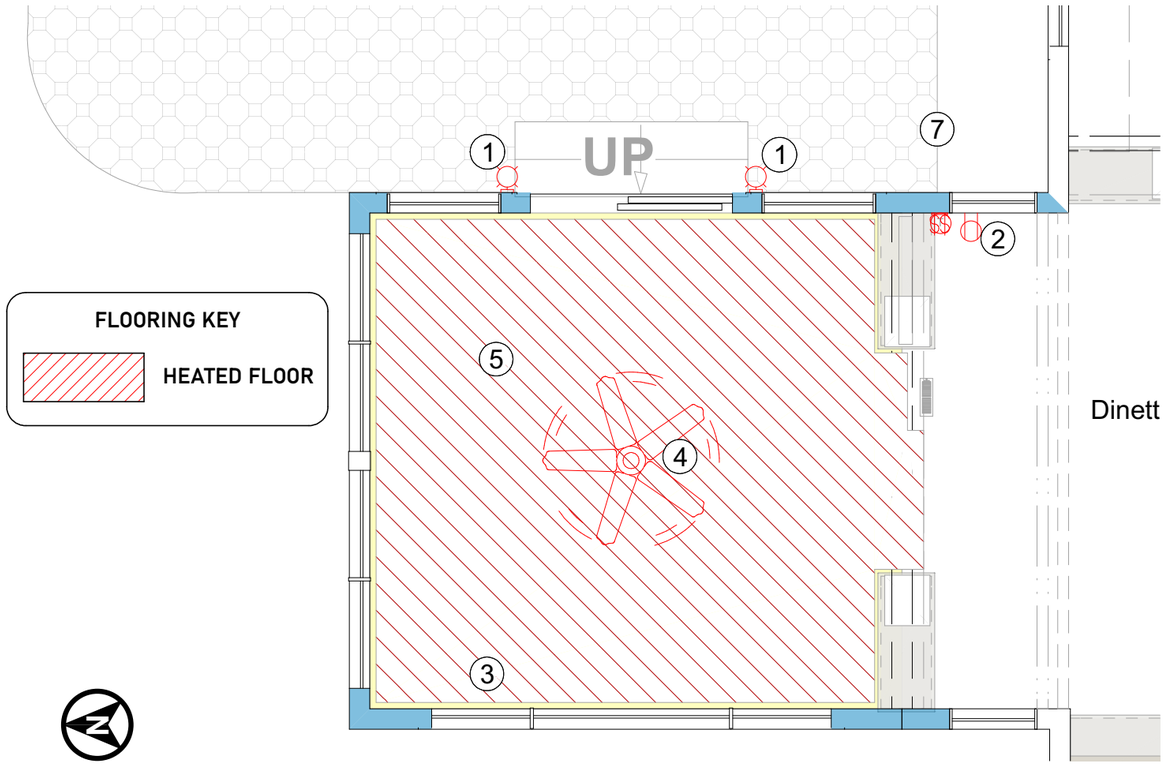
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EXTERIOR ELEVATIONS

SCALE
AS NOTED

A-8

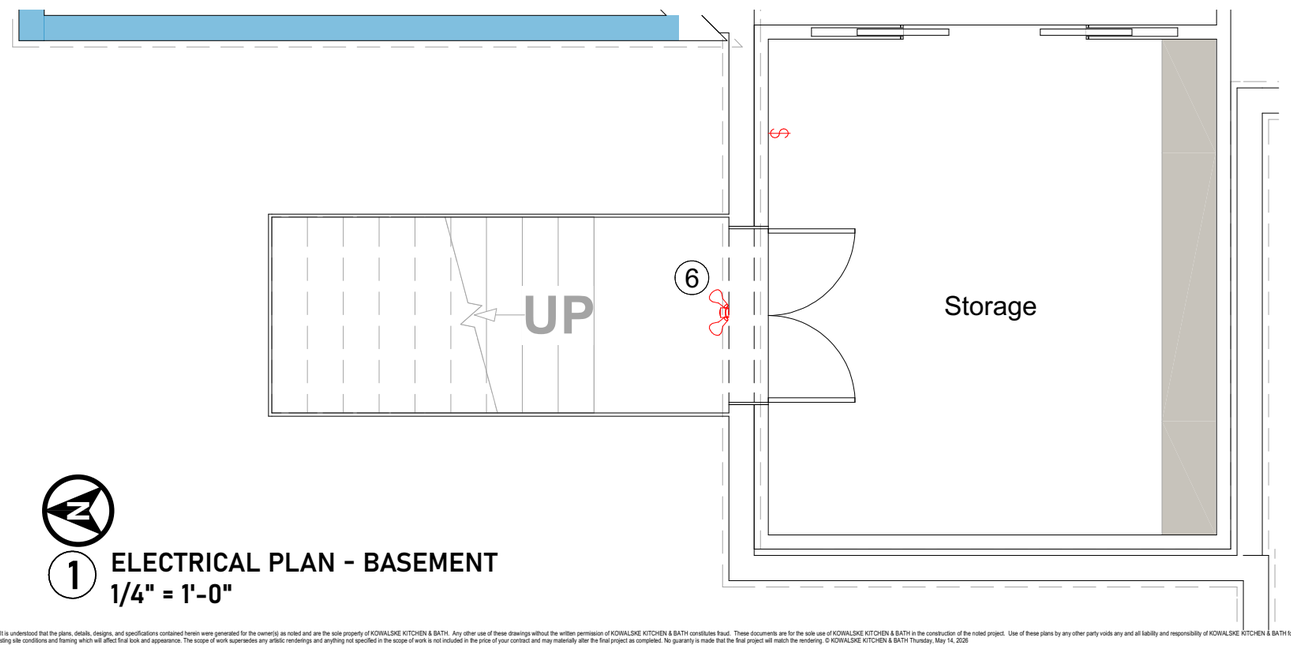
5/14/2026



1 ELECTRICAL PLAN - 1ST FLOOR
1/4" = 1'-0"

ELECTRICAL SCHEDULE	
1	INSTALL (CLIENT SUPPLIED) EXTERIOR SCONCES (2) ON EITHER SIDE OF PATIO DOOR PER PLAN
2	SUPPLY AND INSTALL NEW EXTERIOR OUTLET ON ADDITION
3	SUPPLY AND INSTALL NEW OUTLETS PER CODE ON INTERIOR OF ADDITION
4	INSTALL NEW (CLIENT SUPPLIED) CEILING FAN WITH LIGHT ON FAN SPEED SWITCH
5	SUPPLY AND INSTALL NEW IN FLOOR HEAT IN ADDITIONS TILE FLOOR
6	SUPPLY AND INSTALL NEW MOTION SENSING EXTERIOR LIGHT FOR NEW EGRESS DOOR FROM BASEMENT
7	RUN ELECTRICAL OUTLET TO OUTDOOR KITCHEN WITH PLUG FOR REFRIGERATOR AND ANOTHER OUTLET FOR KITCHEN USE.

ELECTRICAL KEY	
	DUPLEX
	SWITCH (DECORATOR)
	ART LIGHT
	CLIENT SUPPLIED FAN
T	THERMOSTAT
	SWITCH
	MAX WALL SCONCE
	SPOTLIGHT 2 MOTION SENSOR



1 ELECTRICAL PLAN - BASEMENT
1/4" = 1'-0"

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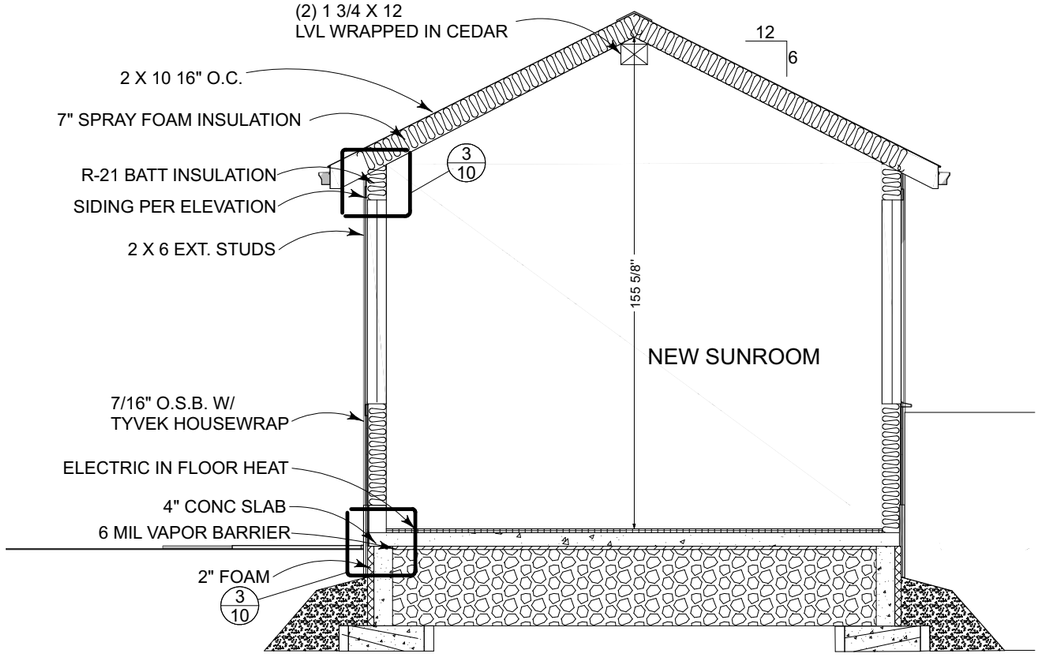
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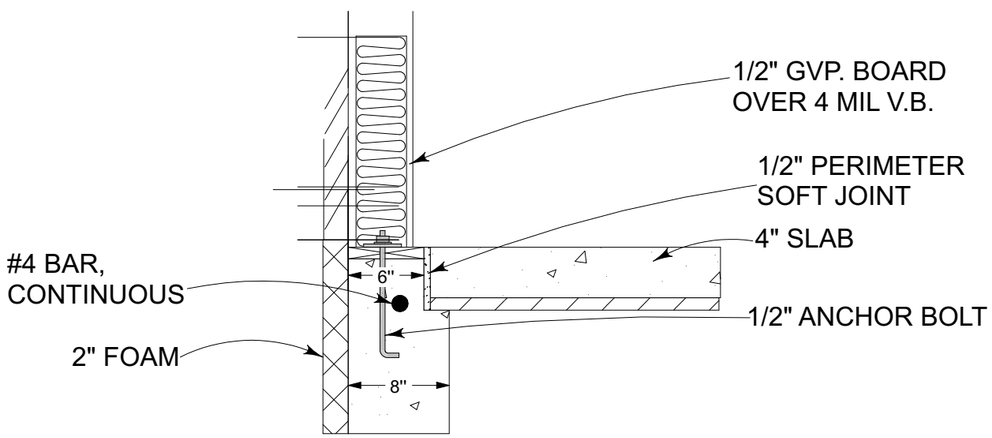
PROPOSED ELECTRICAL PLAN

SCALE
AS NOTED

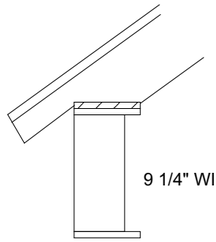
A-9
5/14/2026



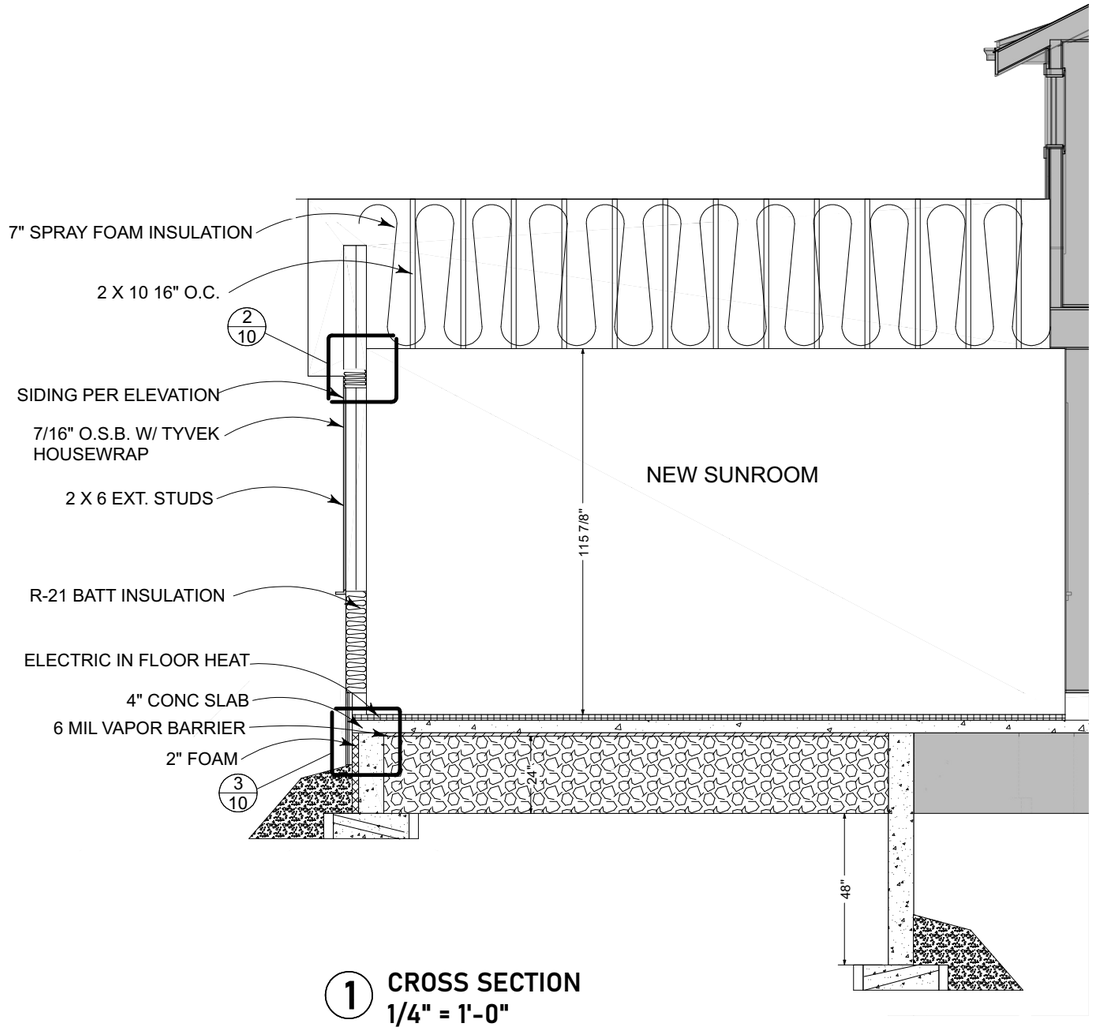
4 CROSS SECTION
1/4" = 1'-0"



3 FOOTING DETAIL
1" = 1'-0"



2 WINDOW @ ROOF DETAIL
1" = 1'-0"



1 CROSS SECTION
1/4" = 1'-0"

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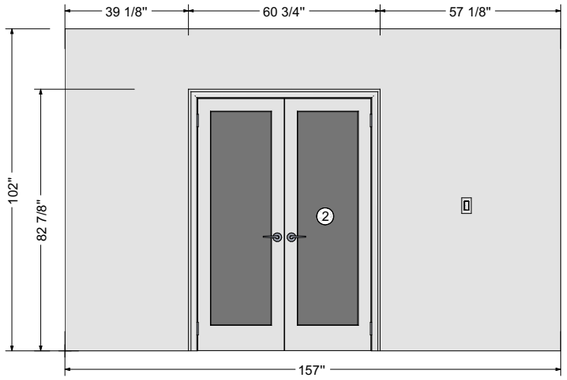
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BUILDING SECTIONS

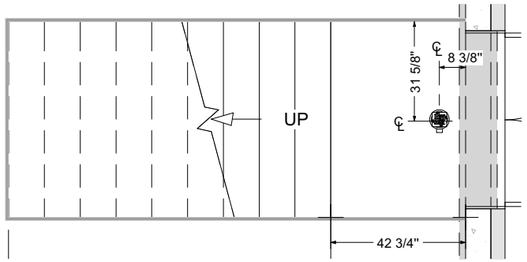
SCALE
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A-10
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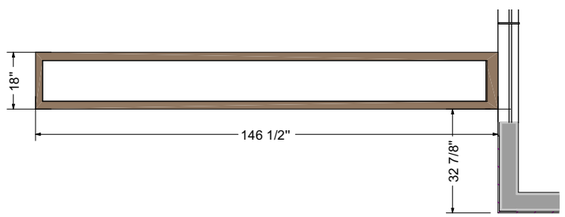
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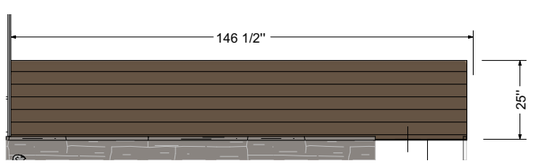
E1 ELEVATION
1/4" = 1'-0"



1 PROPOSED PLAN - BOTTOM STAIR LANDING
1/4" = 1'-0"



1 PROPOSED PLAN - WOODEN PLANTER BOX
1/4" = 1'-0"



E2 ELEVATION
1/4" = 1'-0"





STAIRS, LANDING & RETAINING WALLS BY LANDSCAPER

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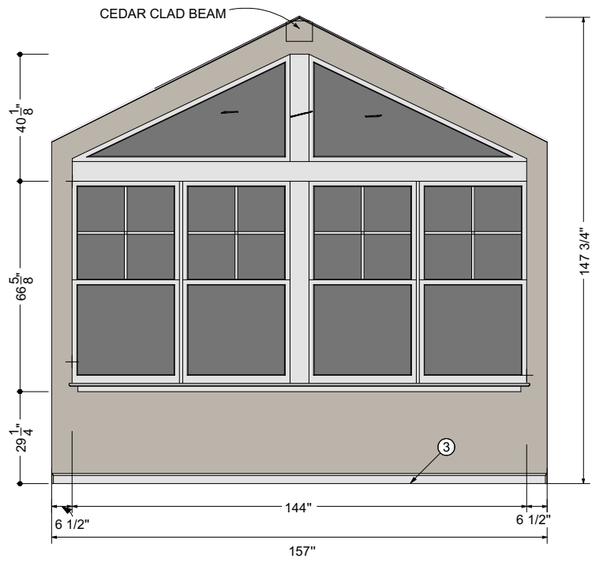
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BASEMENT ELEVATION

SCALE
AS NOTED

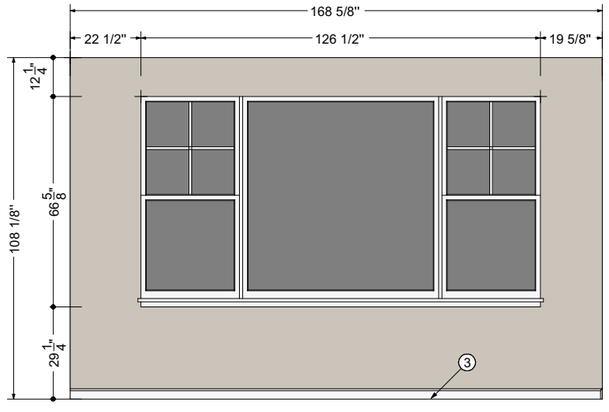
A-11
5/14/2026

FIXTURES AND FINISHES SCHEDULE	
①	COLUMNS: SUPPLY AND INSTALL NEW CRAFTSMAN STYLE COLUMNS (2) TO MATCH EXISTING MOLDING PROFILES
②	PATIO DOOR: SUPPLY AND INSTALL NEW WEATHERSHIELD ALUMINUM CLAD EXTERIOR DOUBLE DOOR. EXTERIOR COLOR: WHITE.
③	FLOOR TILE ALLOWANCE: SUPPLY AND INSTALL NEW TILE FLOOR IN SUNROOM. CURRENT ALLOWANCE FOR OSTUNI AVORIO TILE MATERIAL: TILE UNDERLAYMENT AND SETTING MATERIALS GROUT & SILICONE: COLOR: LIGHT PEWTER. HEATED FLOOR MATERIAL: MATERIALS FOR NEW HEATED FLOOR MATTS AND THERMOSTAT.
④	CABINETRY INSTALL: LABOR TO INSTALL NEW CABINETS PER PLAN
⑤	CABINETRY: CABINET DOOR STYLE: TRADITIONAL RAISED PANEL ECLIPSE EDGE CABINET COLOR: STANDARD WHITE SNOWBOUND



E3 ELEVATION
1/4" = 1'-0"





E4 ELEVATION
1/4" = 1'-0"



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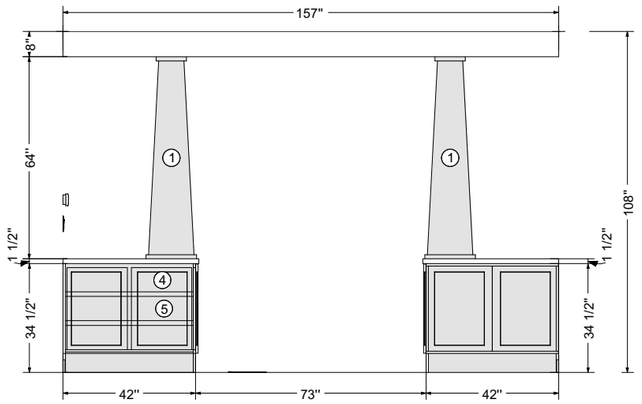
1ST FLOOR ELEVATIONS

SCALE
AS NOTED

A-12

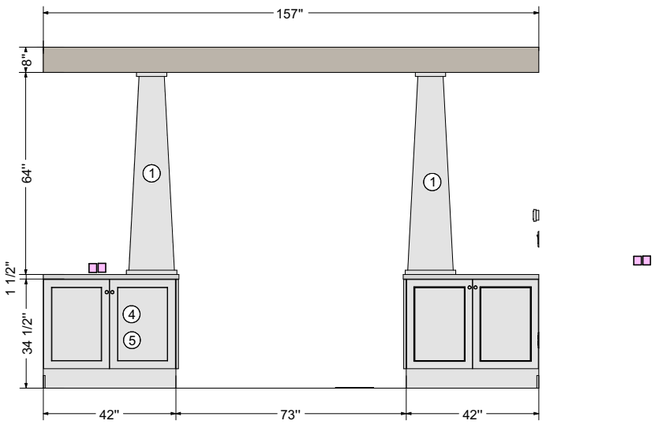
5/14/2026

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E5 ELEVATION
1/4" = 1'-0"





E6 ELEVATION
1/4" = 1'-0"

HARDWARE KEY

CABINET KNOBS



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DELAFIELD, WI 53018
262-303-4819

ADAM & ERIN MOESER

MOESER RESIDENCE

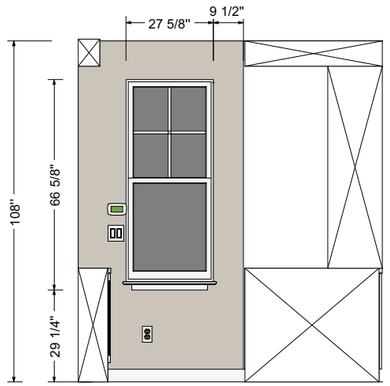
7880 W MOURNING DOVE LN
MEQUON, WI 53097

1ST FLOOR ELEVATIONS

SCALE
AS NOTED

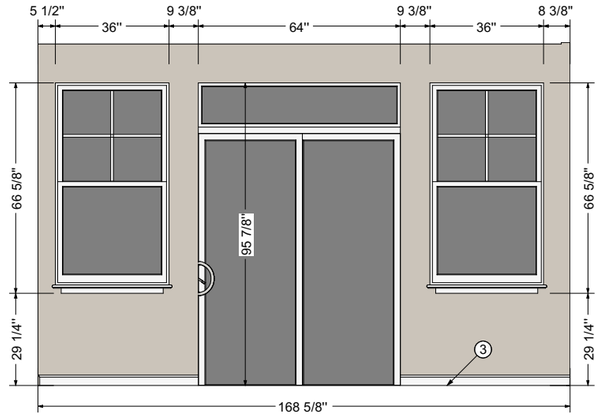
A-13

5/14/2026

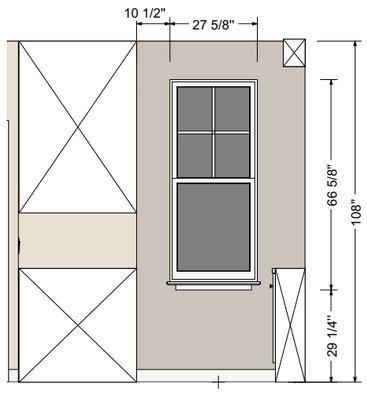


E7 ELEVATION
1/4" = 1'-0"





E9 ELEVATION
1/4" = 1'-0"



E8 ELEVATION
1/4" = 1'-0"





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MOESER RESIDENCE

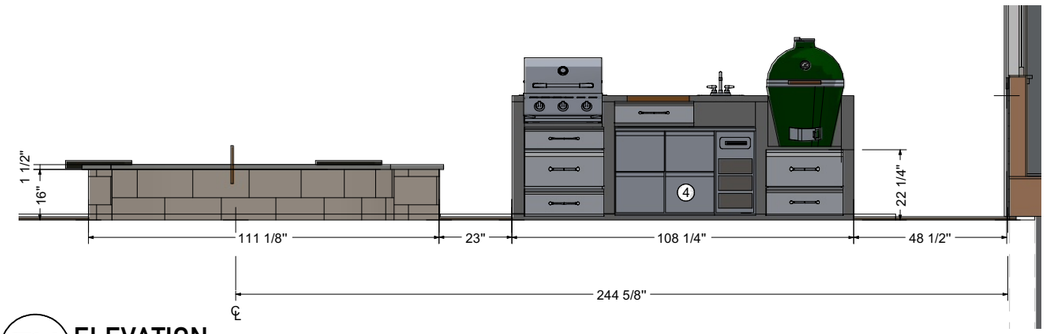
7880 W MOURNING DOVE LN
MEQUON, WI 53097

1ST FLOOR ELEVATIONS

SCALE
AS NOTED

A-14

5/14/2026



E14 ELEVATION
1/4" = 1'-0"



PATIO BY LANDSCAPER

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MOESER RESIDENCE
7880 W MOURNING DOVE LN
MEQUON, WI 53097

1ST FLOOR ELEVATIONS

SCALE
AS NOTED

A-15
5/14/2026

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

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 8, 2026**
SUBJECT: **New Single-Family Residence at 9923 N. Cygnet Court**

Attachments:
Statement of Intent, Survey, Plans

5/11/2026

Statement of intent

Lot 22 Swan Ridge Farms -Mendota

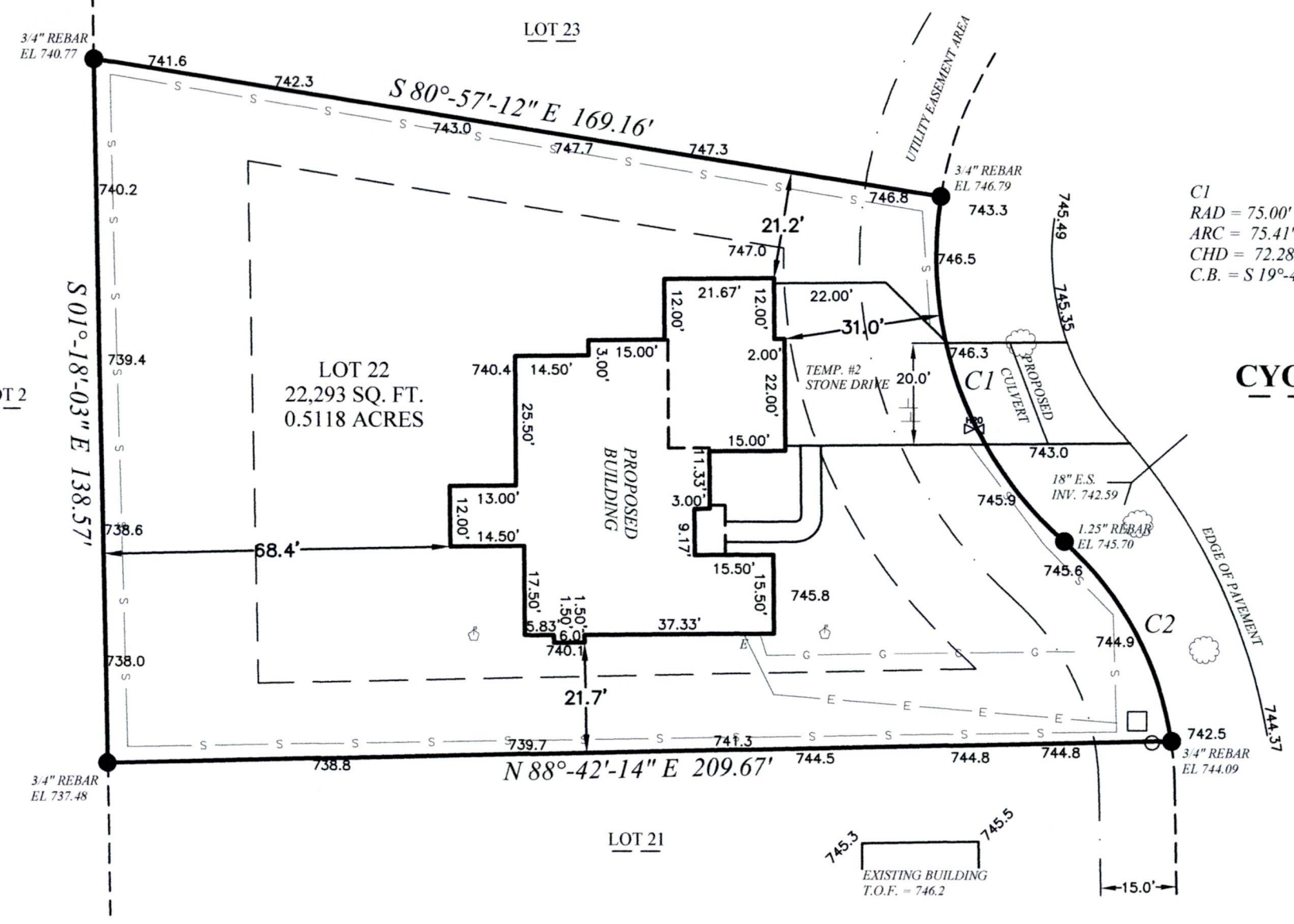
The proposed project is a new single-family home construction on a currently vacant residential lot. The site features partial exposure, which has been carefully considered in the design to minimize disruption to the natural landscape. The home has been thoughtfully sited to optimize views and sunlight exposure, while adhering to all applicable zoning, environmental, and setback requirements. The architectural design blends traditional and contemporary elements to complement the character of the surrounding neighborhood. No unique site limitations are anticipated beyond standard grading and utility coordination.

Espire Homes INC

262-746-2000

PLAT OF SURVEY

FOR LOT 22 OF SWAN RIDGE FARMS, AND BEING A PART OF THE NE 1/4 OF THE SOUTHEAST QUARTER OF SECTION 32, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



C1
RAD = 75.00'
ARC = 75.41'
CHD = 72.28'
C.B. = S 19°-45'-31" E

C2
RAD =65.00'
ARC = 45.50'
CHD = 44.58'
C.B. = N 28°-30'-34" W

ESTIMATED HARD SURFACE AREAS: 4,285.9 SQ. FT.
ESTIMATED % USE OF TOTAL LOT AREA: 19.23%
ESTIMATED % OF REMAINING OPEN SPACE: 80.77%
LOT AREA: 22,293 SQ. FT.
HOUSE AREA: 2,304.5 SQ. FT.
GARAGE AREA: 760.7 SQ. FT.
PORCH AREA: 57.0 SQ. FT.
DECK AREA: 0.0 SQ. FT.
WALK AREA: 130.5 SQ. FT.
DRIVE AREA TO R-O-W:1033.2 SQ. FT.

PROPOSED TOP OF FOUNDATION: 748.77
PROPOSED GARAGE FLOOR EL: 748.43
PROPOSED FINAL YARD GRADE: 748.10
PROPOSED EXPOSED YARD GRADE: 743.10
PROPOSED TOP OF FOOTING: 739.77
DRIVEWAY SLOPE: 5.3 % TO PAVEMENT
(ASSUMING 9' WALL - CHECK PLAN)

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32-09-21, WHICH IS ASSUMED TO BEAR S 01°-11'-40" E.

30' 0 30'

State of Wisconsin } SS.
County of Jefferson }

NOTE: EXCAVATOR AND MASON MUST VERIFY AT LEAST TWO BENCH MARKS SHOWN ABOVE.

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

HOLLAND & THOMAS, L.L.C.
LAND SURVEYORS
202 West Street Johnson Creek, WI 53038 (920) 699-3305

LEGEND: These standard symbols may be found in the drawing.

- Lot Corner (Found) w/desc.
- 18" X 3/4" Dia. Rebar (Set)
- Elec. Trans. Box
- Man Hole
- Utility Pedestal
- Fire Hydrant
- Water Valve
- Catch Basin
- Light Post
- Tree
- Lateral End
- Offset Stake
- Easement Boundary
- Setback Line
- S — Proposed Silt Fence
- E — Proposed Electric Line
- G — Proposed Gas Line

WISCONSIN SCOTT D. THOMAS S-2354 JOHNSON CREEK WISCONSIN LAND SURVEYOR 5/13/26

IF THE SURVEYOR'S SEAL IS NOT WET STAMPED IN RED AND SIGNED IN OPPOSABLE INK, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UN-AUTHORIZED ALT-ERATIONS. THE CERTIFICATION ON ON THIS DOCUMENT DOES NOT APPLY TO ANY COPIES NOR DIGITAL FORMATS UNLESS VERIFIED DIGITAL CERTIFICATE BY SAME EXISTS UN-ALTERED.

Digitally signed by Scott D. Thomas
Date: 2026.05.14 08:46:44 -05'00'

PROJECT: 457

BUILDER: Espire Homes, Inc.
530 Hartbrook Dr.
Hartland, WI 53029
Ph: (262) 746-2000

C:\Holland&Thomas\260527.dwg;Drawn By:NLH;Checked By:SDT;F.W.F:05-12-26;S:05-13-26.

EXTERIOR MATERIALS:

•CONTINUOUS RIDGE VENT
•HIGH DEFINITION ASPHALT SHINGLES
•1x8 PREFINISHED HARDIE FASCIA BOARD
•PREFINISHED HARDIE SOFFIT WITH VENTS
•PREFINISHED JAMES HARDIE PLANK LAP SIDING
•PREFINISHED HARDIE PANEL SIDING OR VERTICAL SIDING PER PLAN IN GABLE FRONT ELEV. ONLY
•5/4x6 PREFINISHED HARDIE FRIEZE BOARDS AT GABLES (PER PLAN)
•5/4x8 PREFINISHED HARDIE HEAD TRIM W/ 1" OVERHANG (WINDOWS & EXTERIOR DOORS)
•5/4x6 PREFINISHED HARDIE TRIM AT SIDES OF WINDOWS & EXTERIOR DOORS
•5/4x6 PREFINISHED HARDIE SILL TRIM AT WINDOWS
•5/4x6 PREFINISHED HARDIE CORNER BOARDS @ OUTSIDE CORNERS
•5/4x12 PREFINISHED HARDIE TRIM BOARDS FOR POST WRAP W/ 5/4x8 BASE CAP &
•5/4x6 TOP CAP (FRONT PORCH)

PAGE 1: FRONT & REAR ELEVATIONS
PAGE 2: LEFT & RIGHT ELEVATIONS
PAGE 3: FOUNDATION PLAN
PAGE 4: FIRST FLOOR PLAN
PAGE 5: ROOF PLAN

THE DELAVAN MODEL

SQUARE FOOTAGE:

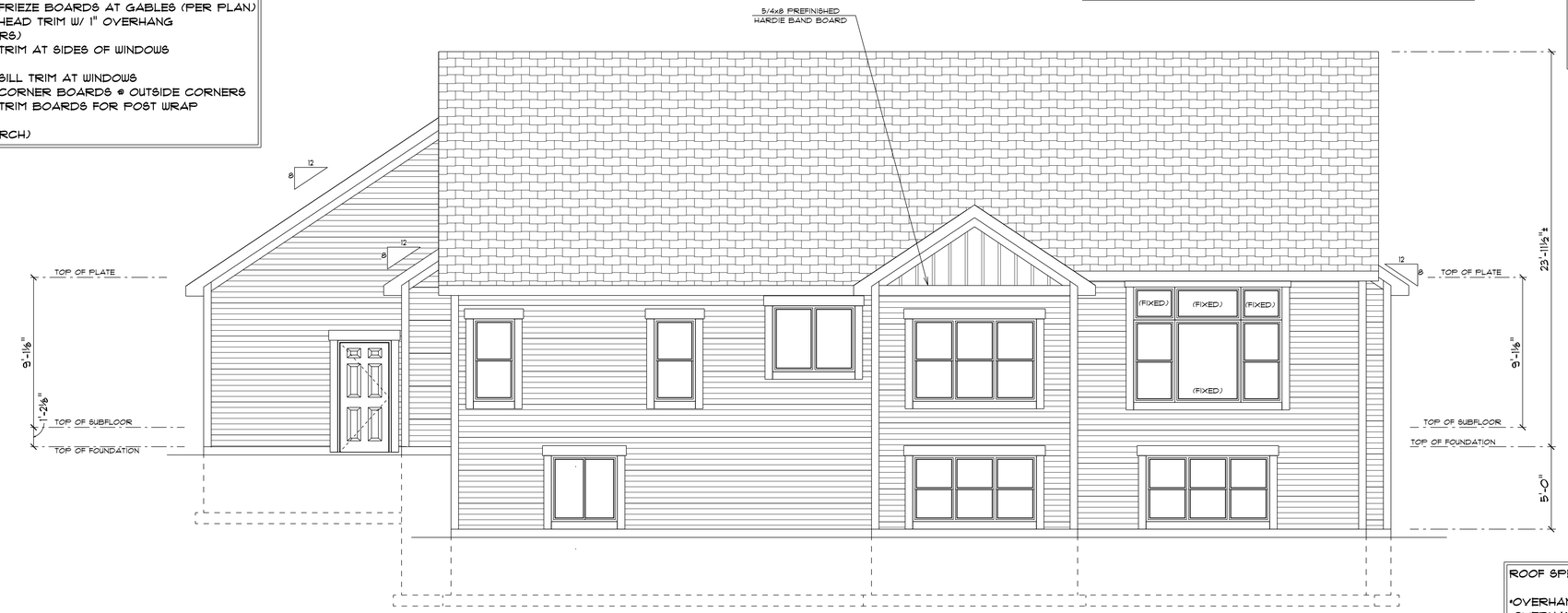
FIRST FLOOR: 2,305 SQ. FT.

GARAGE: 761 SQ. FT.

FRONT PORCH: 60 SQ. FT.

SUBDIVISION
LOT ---

SEE SELECTIONS SHEET
FOR WINDOW GRILL PACKAGE



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

ROOF SPECIFICATIONS:

•OVERHANG AT EAVES: 16" FROM SHEATHING
•OVERHANG AT RAKES: 12" FROM SHEATHING
•8:12 ROOF PITCH: 11 1/2" HEEL HGT.

NOTE:
SEE SELECTIONS SHEET FOR
WINDOW GRILLE PATTERN



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

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262-746-2000
530 HARTBROOK DRIVE, HARTLAND, WI 53029

REV/BED 05/15/26

PLAN START DATE 05/05/26
REV/BED 05-06-26
REV/BED 05/11/26
REV/BED 05/12/26

ELEVATIONS
SCALE 1/4" = 1'

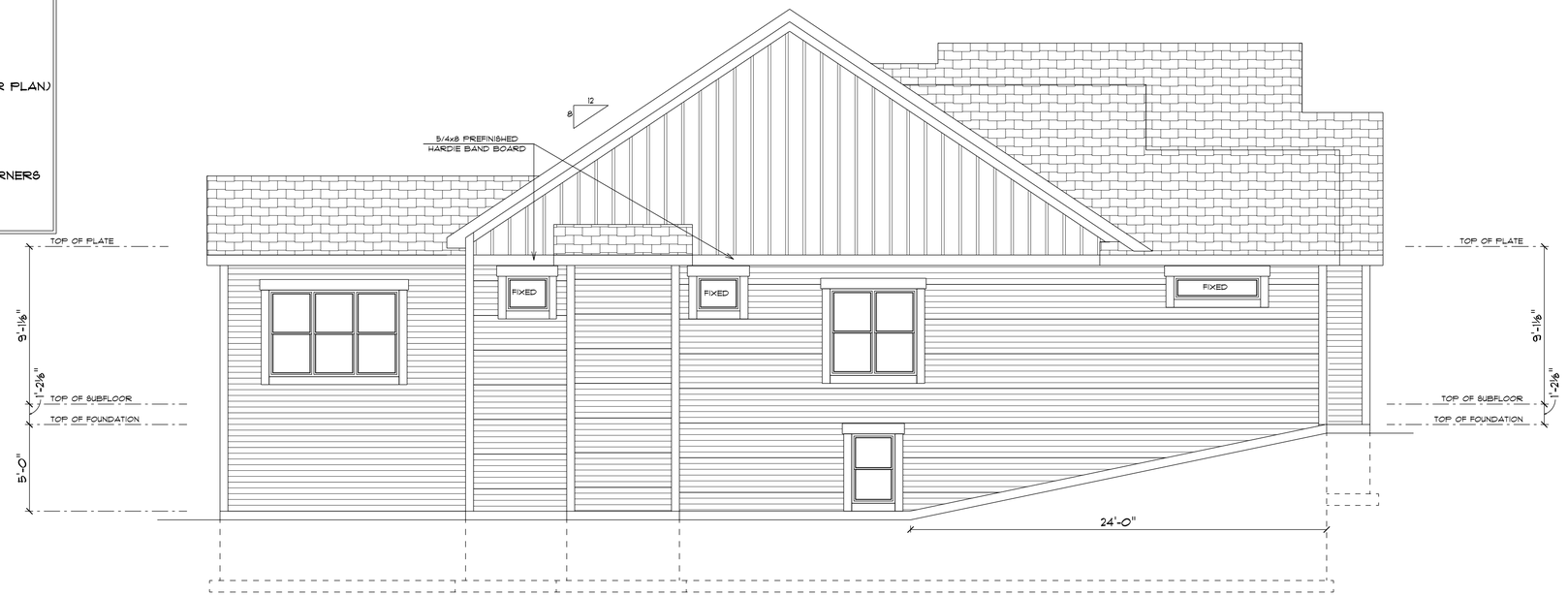
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1/5

EXTERIOR MATERIALS:

•CONTINUOUS RIDGE VENT
•HIGH DEFINITION ASPHALT SHINGLES
•1x8 PREFINISHED HARDIE FASCIA BOARD
W/ 1x2 PREFINISHED HARDIE SHADOW BOARD
•PREFINISHED HARDIE SOFFIT WITH VENTS
•PREFINISHED JAMES HARDIE PLANK LAP SIDING
•PREFINISHED HARDIE PANEL SIDING OR VERTICAL
SIDING PER PLAN IN GABLE FRONT ELEV. ONLY
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W/ 5/4x8 BASE CAP &
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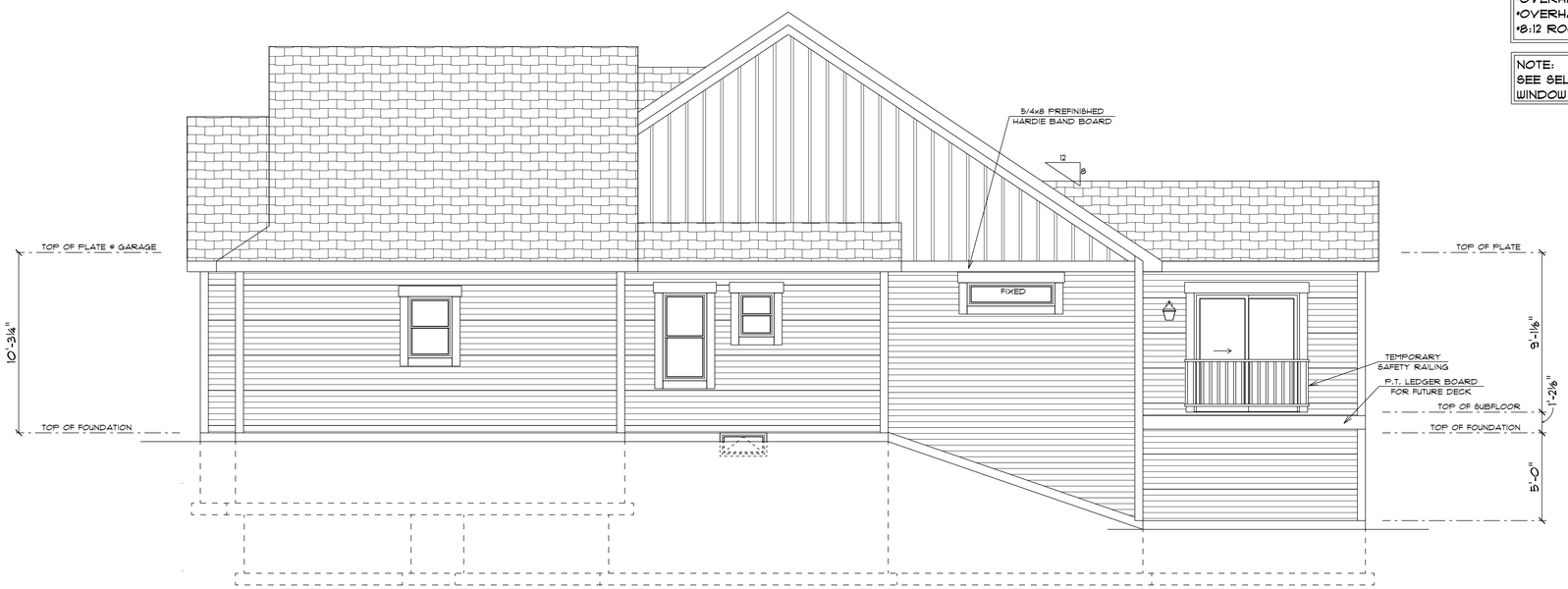


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

ROOF SPECIFICATIONS:

•OVERHANG AT EAVES: 16" FROM SHEATHING
•OVERHANG AT RAKES: 12" FROM SHEATHING
•8:12 ROOF PITCH: 11 1/2" HEEL HGT.

NOTE:
SEE SELECTIONS SHEET FOR
WINDOW GRILLE PATTERN



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

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SUBDIVISION
LOT ---

HARTBROOK HOMES
262-746-2000
530 HARTBROOK DRIVE, HARTLAND, WI 53029

REVISED: 05/19/26

PLAN START DATE 05/05/26
REVISED 05/08/26
REVISED 05/11/26
REVISED 05/12/26

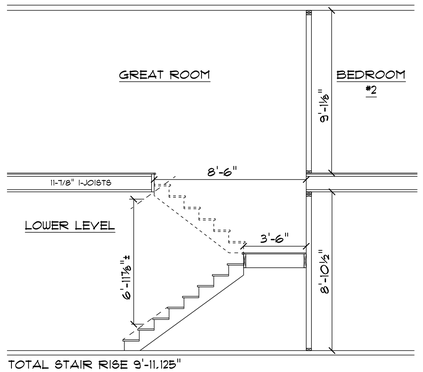
SIDE ELEVATIONS
SCALE 1/4" = 1'

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FINAL PLANS

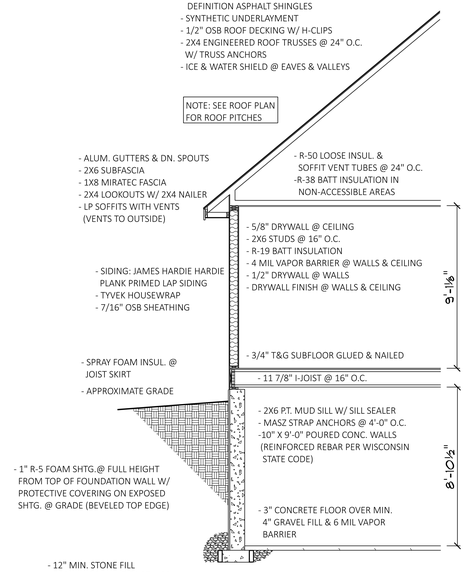
2
5



TOTAL STAIR RISE 9'-11.125"
(16) RISERS @ 7.4453" PER RISE
(15) TREADS @ 10" DEEP

STAIR DETAIL

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



TYPICAL WALL SECTION

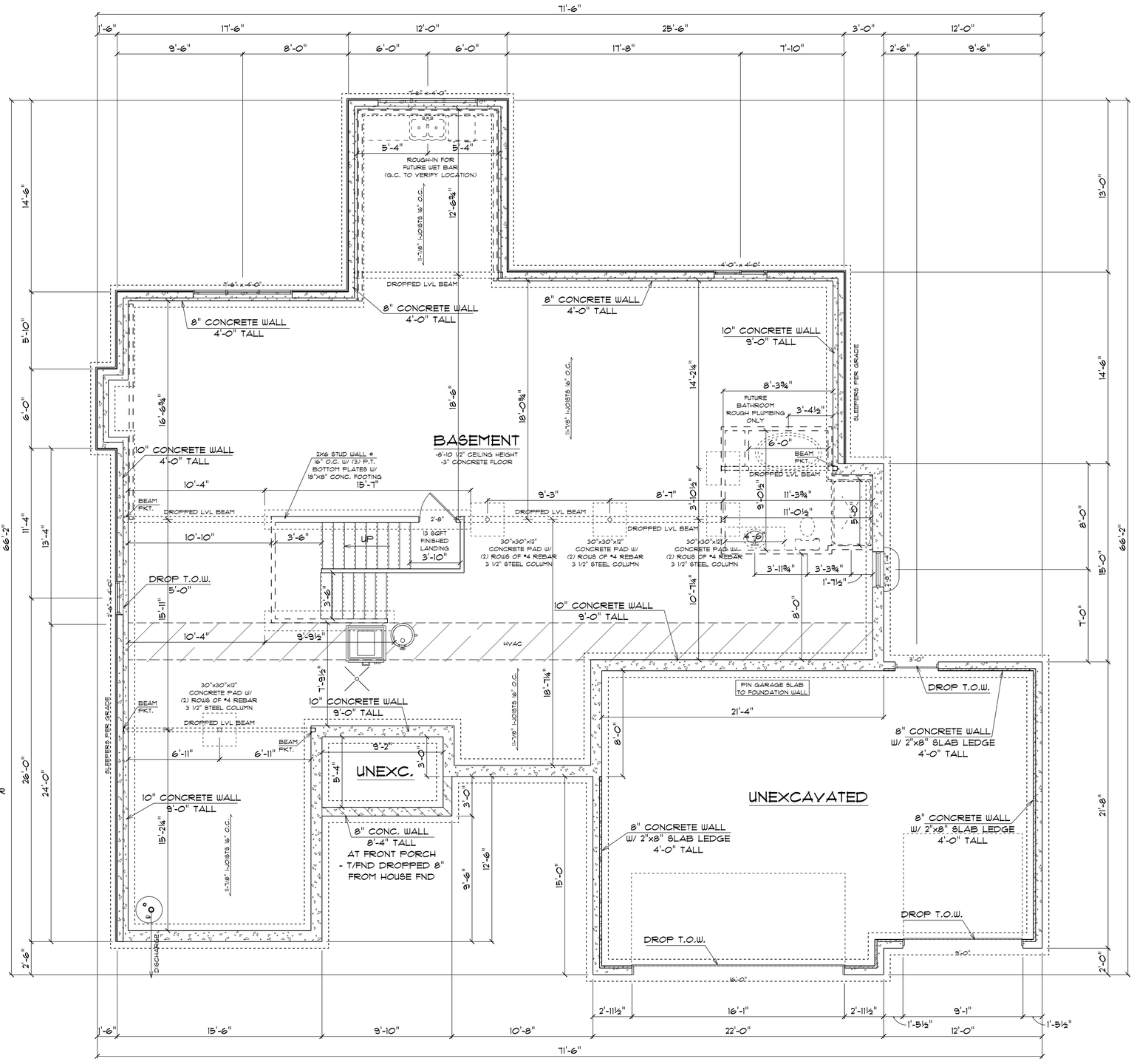
GENERAL HEADER NOTE (UNLESS OTHERWISE NOTED)
-ALL OPENINGS ≤ 5'-0" TO BE (2) 2x10 SPF
-ALL OPENINGS > 5'-0" TO 7'-0" TO BE (2) 11-7/8" LVL
- ALL OPENINGS > 7'-0" TO BE ENGINEERED PER SUPPLIER

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SIGNED:_____ DATED:_____

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SIGNED:_____ DATED:_____
SIGNED:_____ DATED:_____



FOUNDATION PLAN

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

NOTES:
- ADD ACTIVE RADON MITIGATION SYSTEM
- ADD HUMIDIFIER W/ WATER LINE AND OUTLET
- ADD GAS LINE FOR RANGE
- ADD WIRING FOR OWNER'S LAMP POST

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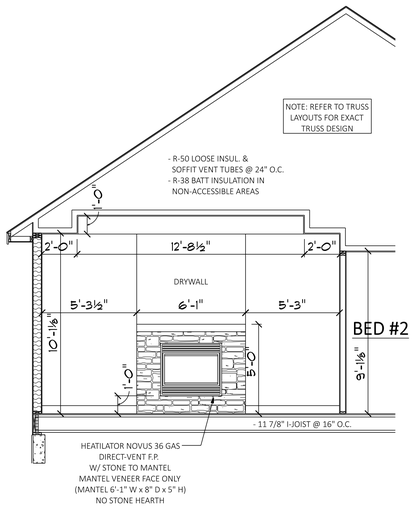
PLAN START DATE 05/05/26
REVISED 05/08/26
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REVISED 05/12/26

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FOUNDATION PLAN
SCALE 1/4" = 1'

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3/5



GREAT ROOM CROSS SECTION

SCALE: NOT TO SCALE

ROOF SPECIFICATIONS:

- OVERHANG AT EAVES: 16" FROM SHEATHING
- OVERHANG AT RAKES: 12" FROM SHEATHING
- 8:12 ROOF PITCH: 11 1/2" HEEL HGT.

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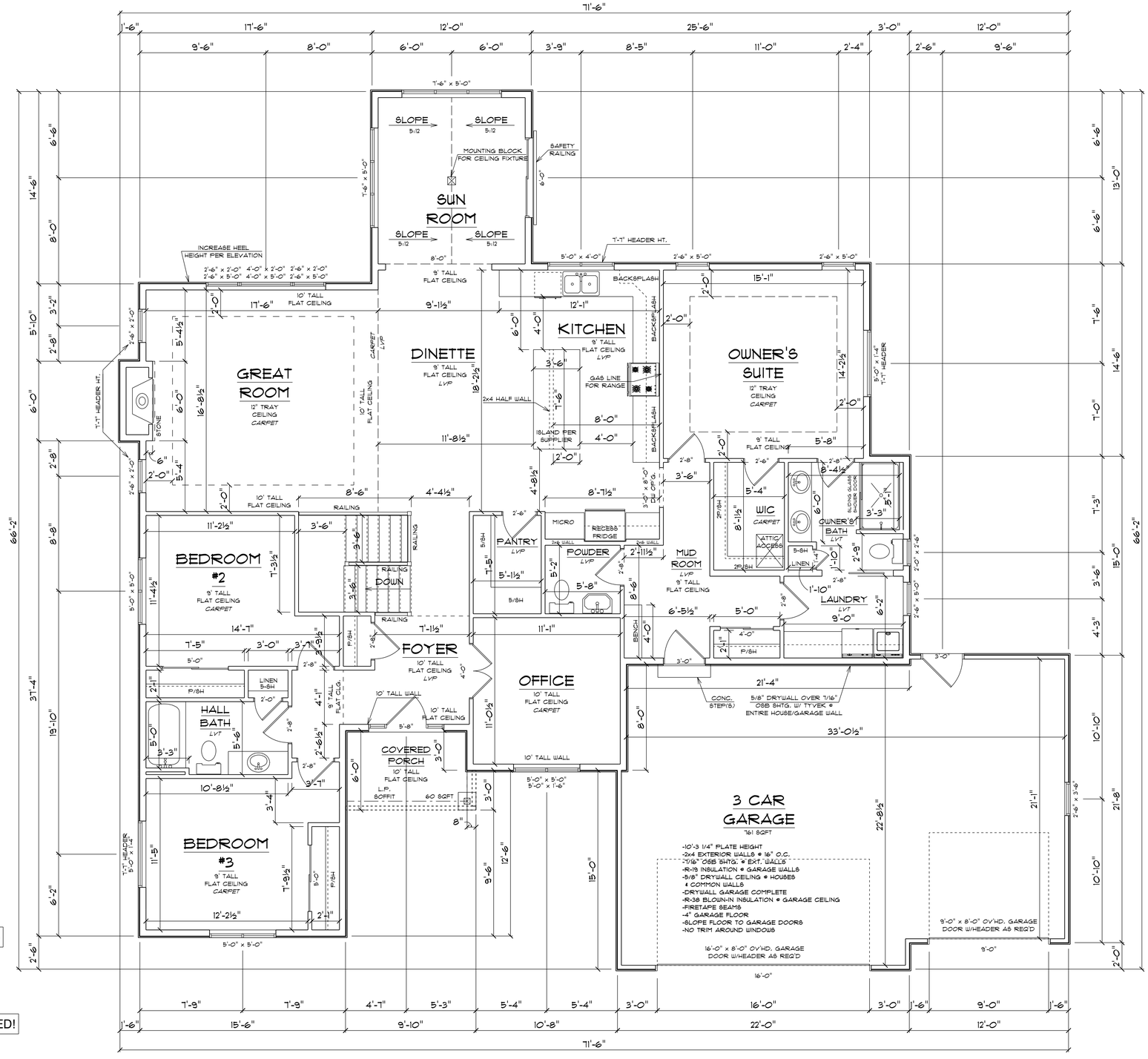
SIGNED:_____ DATED:_____
SIGNED:_____ DATED:_____

PRODUCTION PLANS — ONLY VALID IF SIGNED OR NOTED!

SIGNED:_____ DATED:_____
SIGNED:_____ DATED:_____

FINAL PLANS — ONLY FINAL IF SIGNED OR NOTED!

SIGNED:_____ DATED:_____
SIGNED:_____ DATED:_____

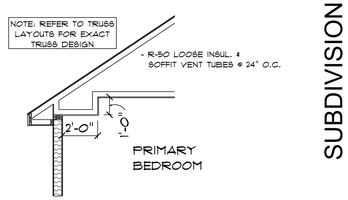


1ST FLOOR PLAN W/ VAULTED SUN ROOM

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

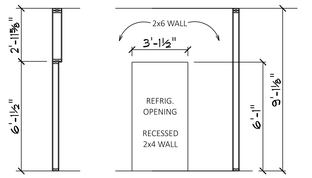
2305 SQFT FINISHED AREA

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OWNER'S SUITE STEPPED CEILING DETAIL

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



REFRIGERATOR NICHE DETAIL

SCALE: NOT TO SCALE

GENERAL NOTES:

-9'-1 1/8" MAIN FLOOR PLATE HEIGHT (UNLESS NOTED OTHERWISE)

-6'-9 1/2" WINDOW HEADER HGT. (UNLESS NOTED OTHERWISE)

-WINDOW CALL-OUTS ARE LABELED IN FEET (SEE WINDOW CUT SHEETS FOR UNIT SIZE & ROUGH OPENING.) EXAMPLE: 2650 (2'-6" X 5'-0")

SUBDIVISION
LOT ---

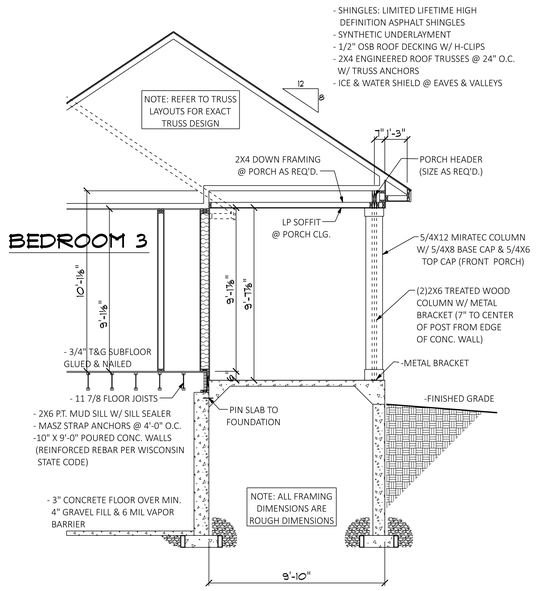
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262-746-2000
530 HARTBROOK DRIVE, HARTLAND, WI 53029

REV/BED 05/15/26
PLAN START DATE 05/09/26
REV/BED 05/08/26
REV/BED 05/11/26
REV/BED 05/12/26

FIRST FLOOR PLAN
SCALE 1/4" = 1'

FREY RESIDENCE
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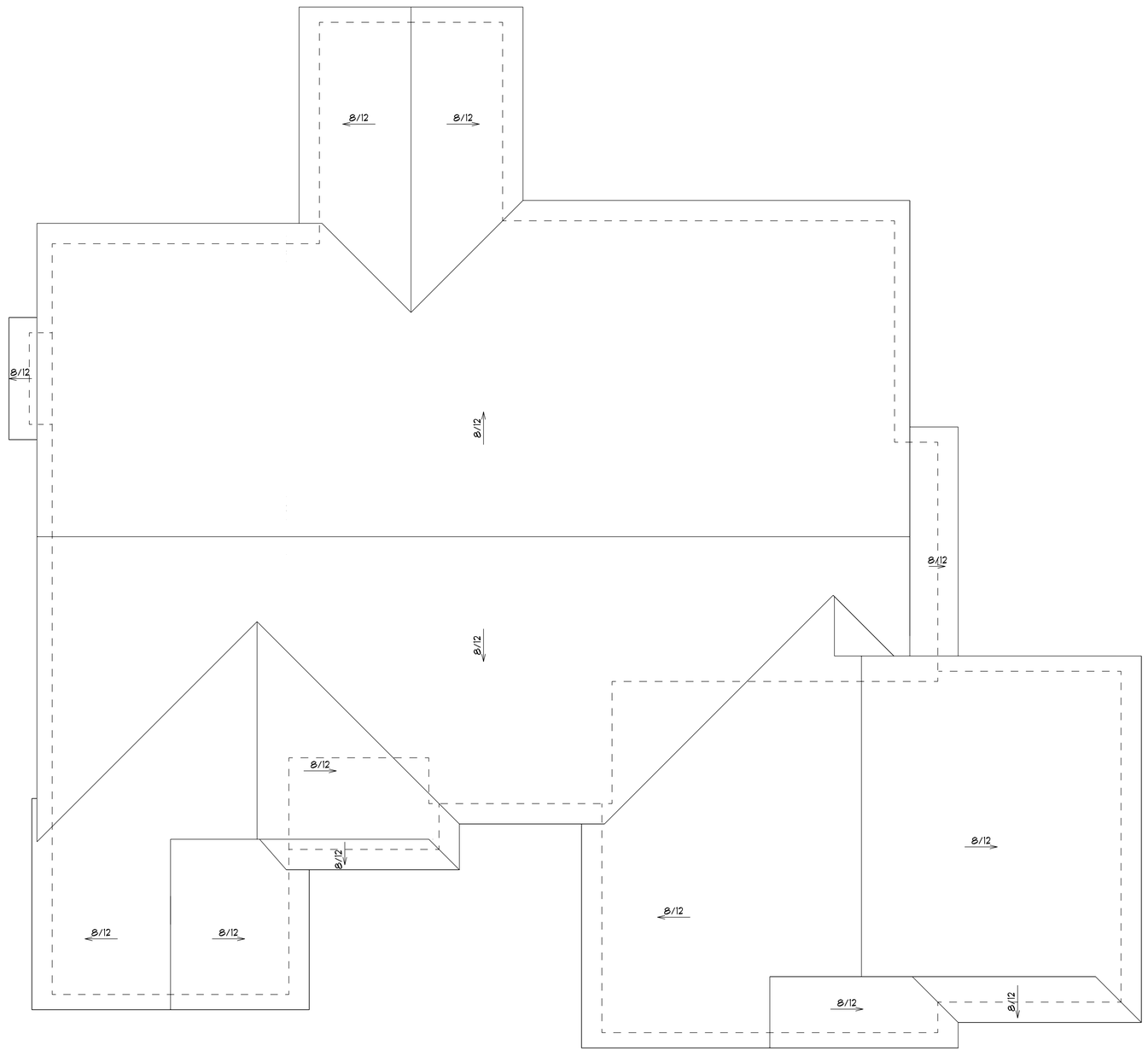
FRONT PORCH CROSS SECTION

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



SUN ROOM CROSS SECTION

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



ROOF PLAN

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

ROOF SPECIFICATIONS:

- OVERHANG AT EAVES: 16" FROM SHEATHING
- OVERHANG AT RAKES: 12" FROM SHEATHING
- 8:12 ROOF PITCH: 11 1/2" HEEL HGT.

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SUBDIVISION
LOT ---

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REVISED 05/15/26

PLAN START DATE 05/05/26
REVISED 05/08/26
REVISED 05/11/26
REVISED 05/12/26

ROOF PLAN
SCALE 1/4" = 1'

FREY RESIDENCE
WI

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5
5

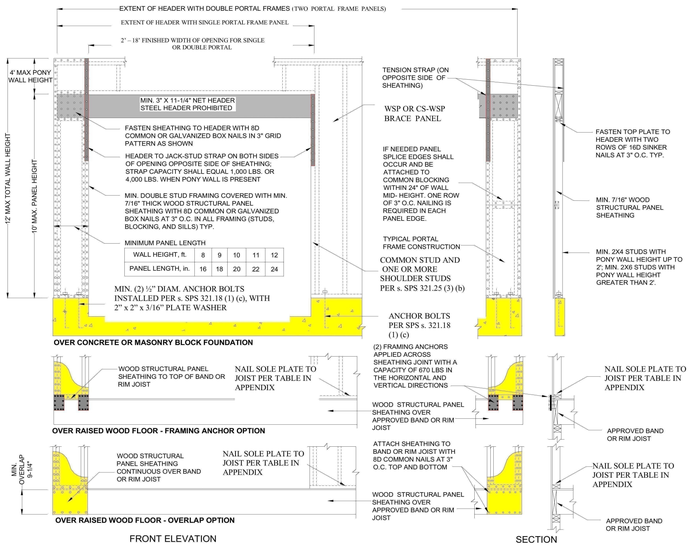
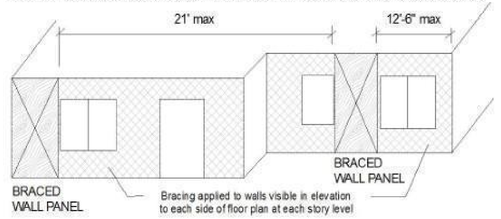


FIGURE 321.25–C
LOCATION OF BRACED WALL PANELS ALONG A BUILDING SIDE[a]



[a]Continuous sheathing shall be applied to all surfaces of the wall, including areas between brace panels and above and below wall openings.

Table 321.25–H
MINIMUM WIDTHS OF METHOD CS-WSP AND CS-SFB BRACED WALL PANELS

Maximum Opening Height Adjacent to Braced Wall Panel	Minimum Length of Braced Wall Panel (inches)			
	8' Tall Wall	9' Tall Wall	10' Tall Wall	12' Tall Wall
Up to 5'– 4"	24	27	30	36
Up to 6'– 8"	32	30	30	36
Up to 8'	48	41	38	36
Up to 9'	-	54	46	41
Up to 10'	-	-	60	48
Up to 12'	-	-	-	72

Table 321.25–J
REQUIRED LENGTH OF CONTINUOUS BRACING ON EXTERIOR WALLS PARALLEL TO EACH RECTANGLE SIDE AT EACH FLOOR LEVEL[a,b,c,d,e]

Eave-to-Ridge Height (feet)	Wall Supporting:[f]	Required Length (feet) of Bracing on Any Side of Rectangle — Length of perpendicular side (feet)[g]							
		10	20	30	40	50	60	70	80
10	Roof and ceiling only	2.0	3.5	5.0	6.0	7.5	9.0	10.5	12.0
	One floor, roof and ceiling	3.5	6.5	9.0	12.0	14.5	17.0	19.8	22.6
	Two floors, roof and ceiling	5.0	9.5	13.5	17.5	21.5	25.5	29.2	33.4
15	Roof and ceiling only	2.6	4.6	6.5	7.8	9.8	11.7	13.7	15.7
	One floor, roof and ceiling	4.0	7.5	10.4	13.8	16.7	19.6	22.9	26.2
	Two floors, roof and ceiling	5.5	10.5	14.9	19.3	23.7	27.5	32.1	36.7
20	Roof and ceiling only	2.9	5.2	7.3	8.8	11.1	13.2	15.4	17.6
	One floor, roof and ceiling	4.5	8.5	11.8	15.6	18.9	22.1	25.8	29.5
	Two floors, roof and ceiling	6.2	11.9	16.8	21.8	27.3	31.1	36.3	41.5

Wall Bracing Compliance Worksheet

Complete this worksheet or provide equivalent information on the plans submitted with the permit application.

Sketch and dimension the building plan and the wall bracing rectangle(s) per 321.25(8)(c) 1. and Figure 321.25-B. Provide and label additional sketches if the building plan/rectangles change at different floor levels

Rectangle

Indicate applicable Wall Bracing Method for each level (see Table 321.25-G), each labeled rectangle if more than one (see 321.25(8)(c)2. and amount of bracing (# of braced panels or length of braced wall required) per the respective table (provide additional worksheets for additional rectangles as needed).

Rectangle: A Wall Ht = 9' Eave to Ridge Ht = 14'-2" Max Opening Ht = 6'-8" Wind Exp = B

Rectangle:	Intermittent method (LIB, DWB, WSP, SFB, GB, PCP) and # of panels per Table 321.25-I Min. panel width (Table 321.25-G) =		Continuous method (CS-WSP, CS-SFB) and total length required per Table 321.25-J 15.1' / 13.1' Min. panel width (Table 321.25-H) = 30"		FF Method (see Figure 321.25-A). Indicate number of FF panels 16-24" wide provided. Min. FF width (Fig. 321.25-A) =	
	Long side	Short Side	Long side	Short Side	Long side	Short Side
Roof and ceiling only			71'-6"	66'-2"		
One floor, roof and ceiling						
Two floors, roof and ceiling						

FF Method: For intermittent bracing, per Table 321.25-I footnote 'h', each FF panel (16-24" Wide per Figure 321.25-A) counts as 'I' of a braced wall panel when determining compliance with Table 321.25-I. For Continuously Sheathed bracing, the actual length of each FF panel (16-24"wide per Figure 321.25-A) in feet counts toward the required total length of bracing required. For intermittent or when evaluating panel spacing per Fig. 321.25-C.

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SIGNED:_____ DATED:_____

CS-WSP
CONTINUOUS SHEATHED WPS

4'-0" STRUCTURAL SHEATHING

Minimum 7/16" wood structural panel sheathing with 6d common nail or 8d box nail (2-1/2" long x .113 diameter or 7/16" crown 16 gauge staples 1-1/4" long

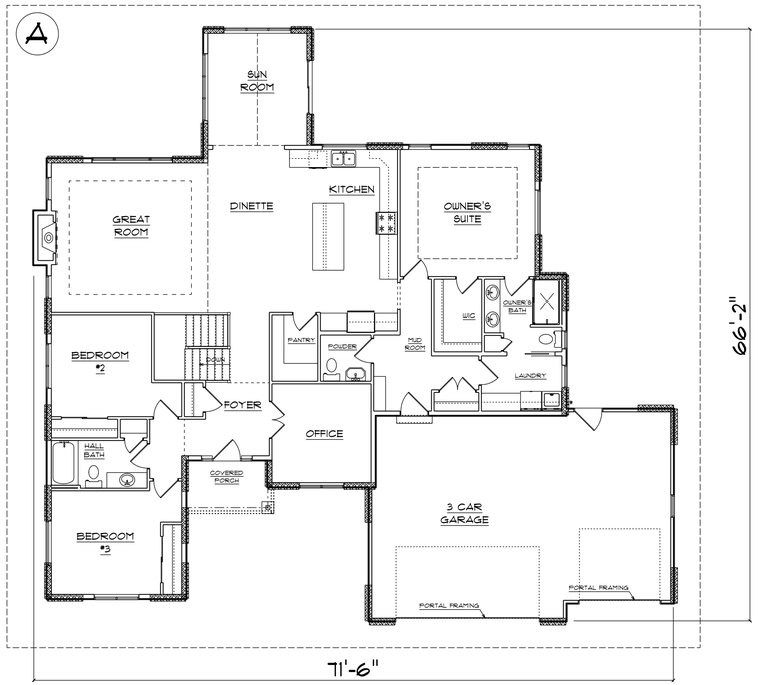
GENERAL STRUCTURAL NOTES

Double top plates are required over all studs and headers. The end joint offset between the two top plates shall be at least 2 stud spaces. Joints in the top plates shall be installed only over studs. The two top plates shall be nailed together with a minimum of (3) 12d x 3" nails or (2) 16d x 3-1/4" nails.

Bottom wall plates shall be fastened to the floor system with a minimum of (2) 12d x 3" nails through the bottom plate into the floor joist below.

G.C. TO VERIFY AND APPROVE SHEATHING SCHEDULE PRIOR TO CONSTRUCTION

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1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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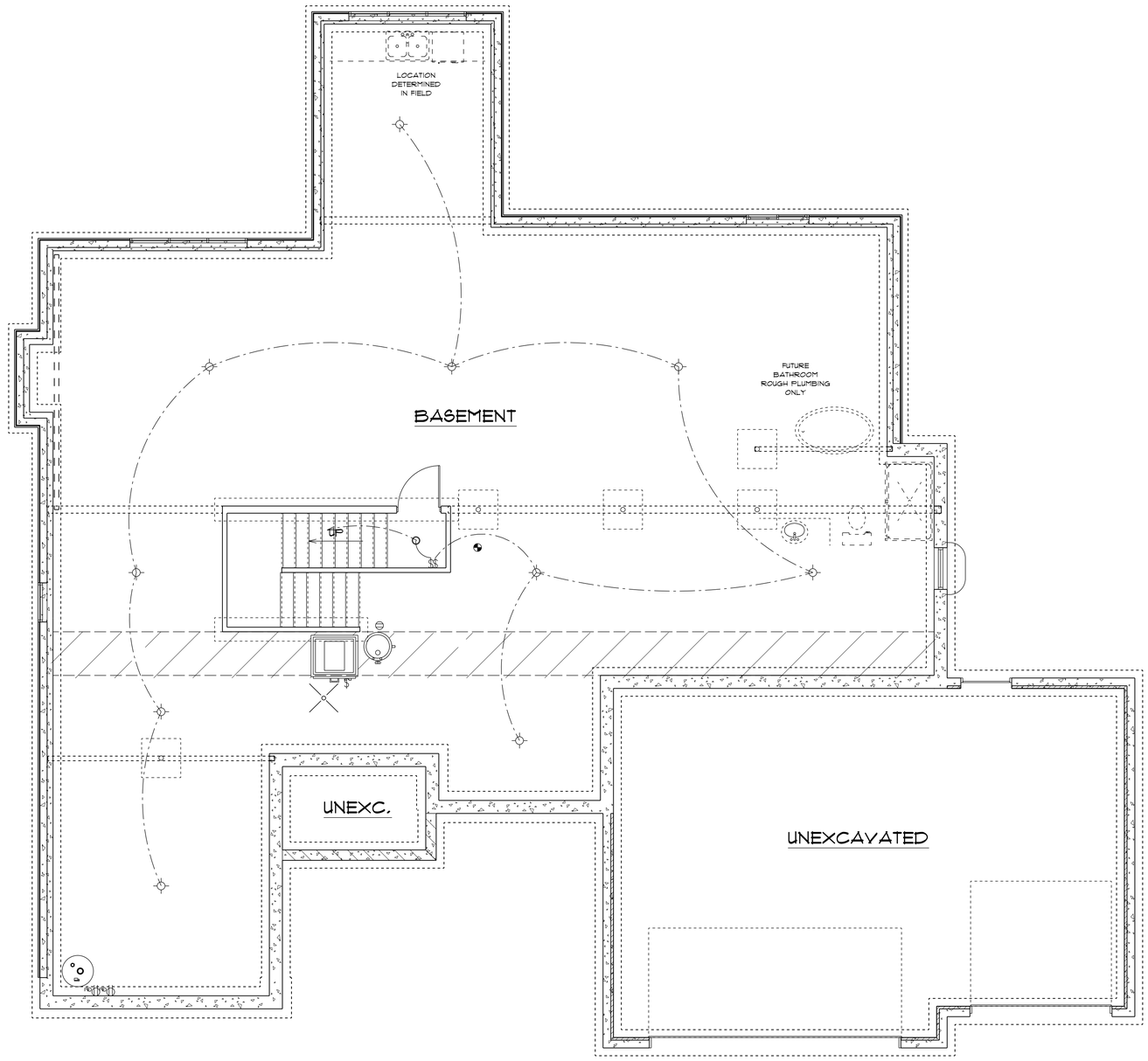
PLAN START DATE 05/05/26	REVISED 05/05/26
REVISED 05/08/26	
REVISED 05/11/26	
REVISED 05/12/26	

BRACED WALL
SCALE 1/8" = 1'

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BW



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

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
can light 6inch	o
ceiling receptacle duplex	⊖
light	⊹
outlet gfi	⊖GFI
smoke detector	S
switch double	$$
switch	$

ELECTRICAL PLANS ARE PROVIDED FOR GENERAL LAYOUT AND ESTIMATING PURPOSES ONLY. ALL ELECTRICAL WORK MUST BE REVIEWED, VERIFIED, AND APPROVED BY THE LICENSED MASTER ELECTRICIAN RESPONSIBLE FOR THE PROJECT PRIOR TO INSTALLATION. AMERICAN DESIGN CONCEPTS ASSUMES NO RESPONSIBILITY FOR FINAL CODE COMPLIANCE, SYSTEM DESIGN, OR FIELD CONDITIONS. THE ELECTRICIAN OF RECORD IS SOLELY RESPONSIBLE FOR ALL ELECTRICAL WORK AND COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

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SUBDIVISION
LOT ---

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530 HARTBROOK DRIVE, HARTLAND, WI 53029

REVISED 05/15/26

PLAN START DATE 05/05/26
REVISED 05/08/26
REVISED 05/11/26
REVISED 05/12/26

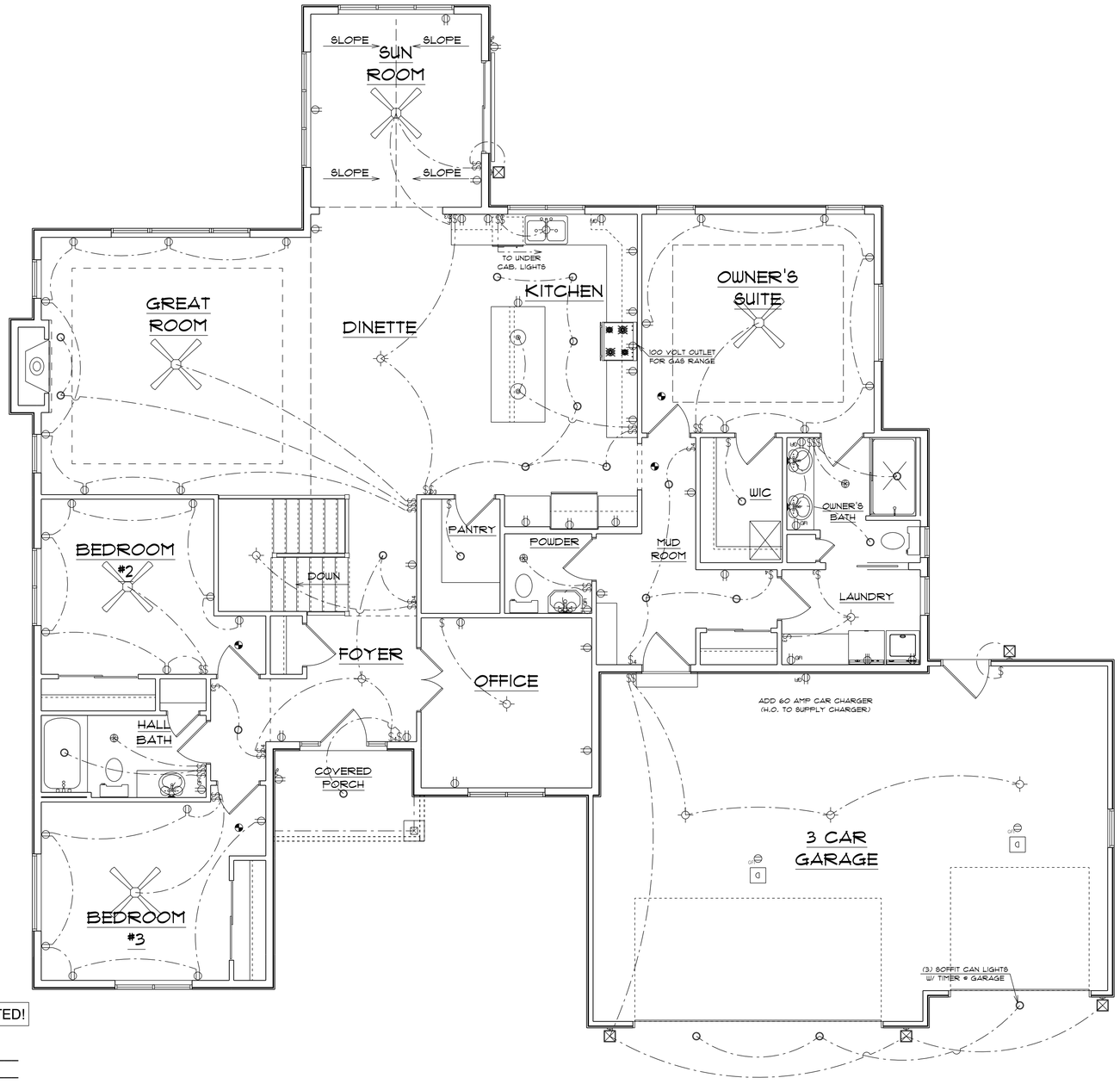
FOUNDATION
ELECTRICAL PLAN
SCALE 1/4" = 1'

FREY RESIDENCE
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E1
2

SUBDIVISION
LOT ---



1ST FLOOR ELECTRICAL PLAN

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

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
can light 6inch	
ceiling drop	
ceiling fan	
ceiling receptacle GFI duplex	
exterior light 03	
fan	
garage door opener	D
light	
outlet	
outlet 220v	
outlet gfi	
outlet wp	
smoke detector	
switch	$
switch 3 way	$3
switch 4 way	$4
switch double	$$
switch triple	$$$
wall mounted 01 2 lights	

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REVISED 05/11/26
REVISED 05/12/26
REVISED 05/19/26

FIRST FLOOR
ELECTRICAL PLAN
SCALE 1/4" = 1'

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LOT ____ WI

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E2
2

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

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 8, 2026**
SUBJECT: **New Single-Family Residence at 10114 N. Sheridan Drive**

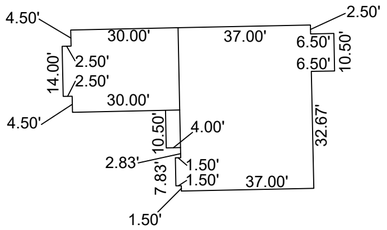
Attachments:
Statement of Intent, Site Plan, Plans

05/15/26

Statement of Intent

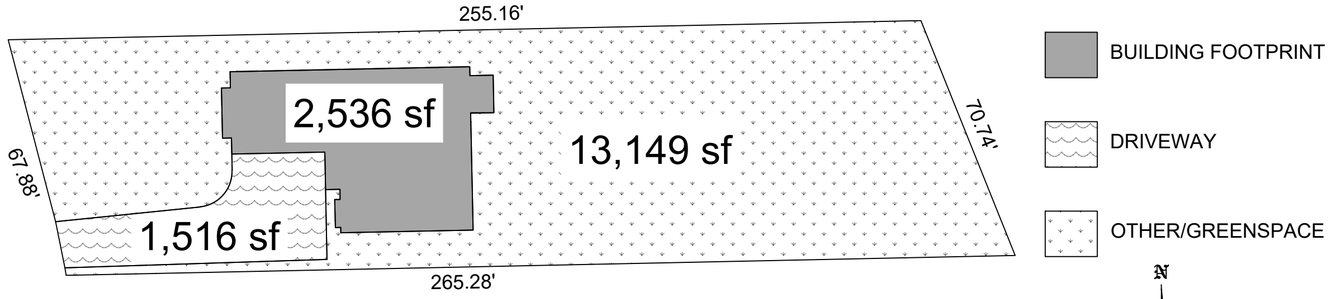
10114 N Sheridan Dr. Mequon 53092

The proposed project consists of new single family residential construction within an established residential neighborhood in Mequon. The current property has an existing home to be torn down for a new construction build. The design is modern contemporary with accents of masonry veneer and low-pitched metal roofs. The structure's total height is 29' 1.5" and the focus is on maximizing views of the property and Lake Michigan. Property has been granted a variance for 10' side yard setbacks. In addition to that it will be set back ≈50' from the road and ≈138' from the top of bluff.



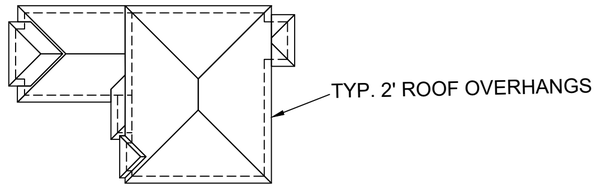
BUILDING FOOTPRINT

1"=30'



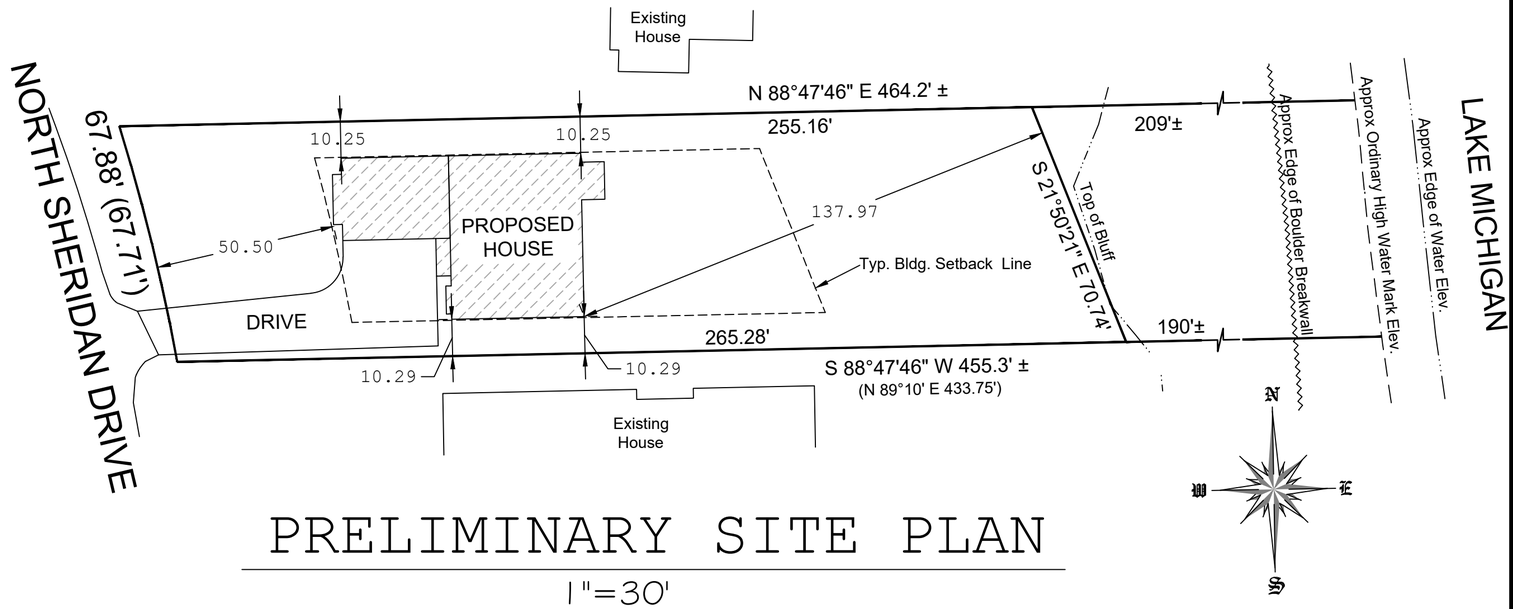
SURFACE AREAS

1"=30'



BUILDING ROOF PLAN

1"=30'

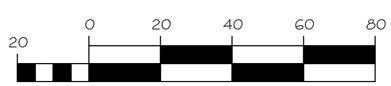


PRELIMINARY SITE PLAN

1"=30'

Property Description:

LOT 13 IN BLOCK 8 OF FAIRY CHASM IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE TOWN OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



- STEIN RESIDENCE -

(CEP-3) 04-22-26

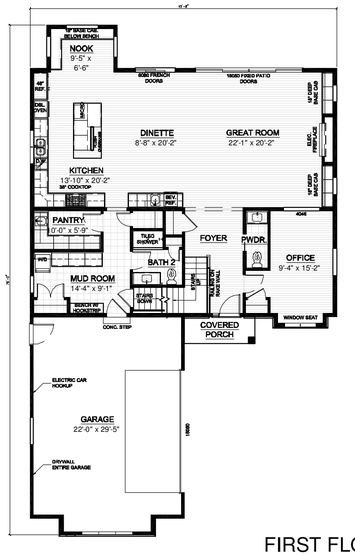
CUSTOM

GARY & AMY STEIN RESIDENCE

ILLUSTRATIONS



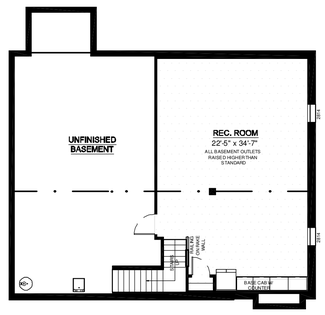
EXTERIOR ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN



FINISHED BASEMENT

APPLICABLE BUILDING CODES

THE FOLLOWING MASTER 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

DWELLING SQUARE FOOTAGES

Farmington II Square Footages

LIVING AREA		NON-LIVING AREAS	
AREA	SQUARE FOOTAGE	AREA	SQUARE FOOTAGE
FINISHED BASEMENT AREA	848 SF	COVERED PORCH AREA	42 SF
FIRST FLOOR LIVING AREA	1770 SF	GARAGE AREA	725 SF
SECOND FLOOR LIVING AREA	1701 SF	UNFINISHED BASEMENT AREA	773 SF
TOTAL LIVING AREA	4319 SF		

PROJECT INFORMATION

GARY & AMY STEIN RESIDENCE
10114 N. SHERIDAN DR.
MEQUON, WI 53092

ALLOWANCES

The below allowances have been added by our customer and needs to be optioned out. Check BuilderTrend and/or change orders for any modification to these allowances or any other added or subtracted allowances.

No.	Allowance
1.	

No.	Inclusions
1.	

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
CS	COVERSHEET
A1	FRONT ELEVATION
A2	REAR ELEVATION
A3	RIGHT ELEVATION
A4	LEFT ELEVATION
A5	ROOF PLAN
A6	FOUNDATION PLAN
A6-1	BASEMENT PLAN
A7	FIRST FLOOR PLAN
A8	SECOND FLOOR PLAN
A9	FOUNDATION ELECTRICAL PLAN
A10	FIRST FLOOR ELECTRICAL PLAN
A11	SECOND FLOOR ELECTRICAL PLAN
A13	FIRST FLOOR STRUCTURAL PLAN
A14	SECOND FLOOR STRUCTURAL PLAN
A15	INTERIOR ELEVATIONS
D1	TYPICAL WALL SECTIONS
D2	BUILDING DETAILS

PROPOSED HOME FOR
GARY & AMY STEIN RESIDENCE
10114 N. SHERIDAN DR.
MEQUON, WI 53092

CUSTOMER DOCUMENT APPROVAL

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8	05.13.26	CD SET 03	TMW
7	05.05.26	CD SET 2-3 - UPDATED KITCHEN	TMW
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SHEET TITLE
COVERSHEET

Westridge BUILDERS
N8 W22520-L Johnson Dr
Waukesha, WI 53186
262.547.0326 Office
www.westridgebuilders.com

SHEET NUMBER
CS



CUSTOM

FRONT ELEVATION

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

PROPOSED HOME FOR

GARY & AMY STEIN RESIDENCE
10114 N. SHERIDAN DR.
MEQUON, WI 53092

CUSTOMER DOCUMENT APPROVAL

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SHEET TITLE

FRONT ELEVATION

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SHEET NUMBER

A1



CUSTOM

REAR ELEVATION

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

PROPOSED HOME FOR

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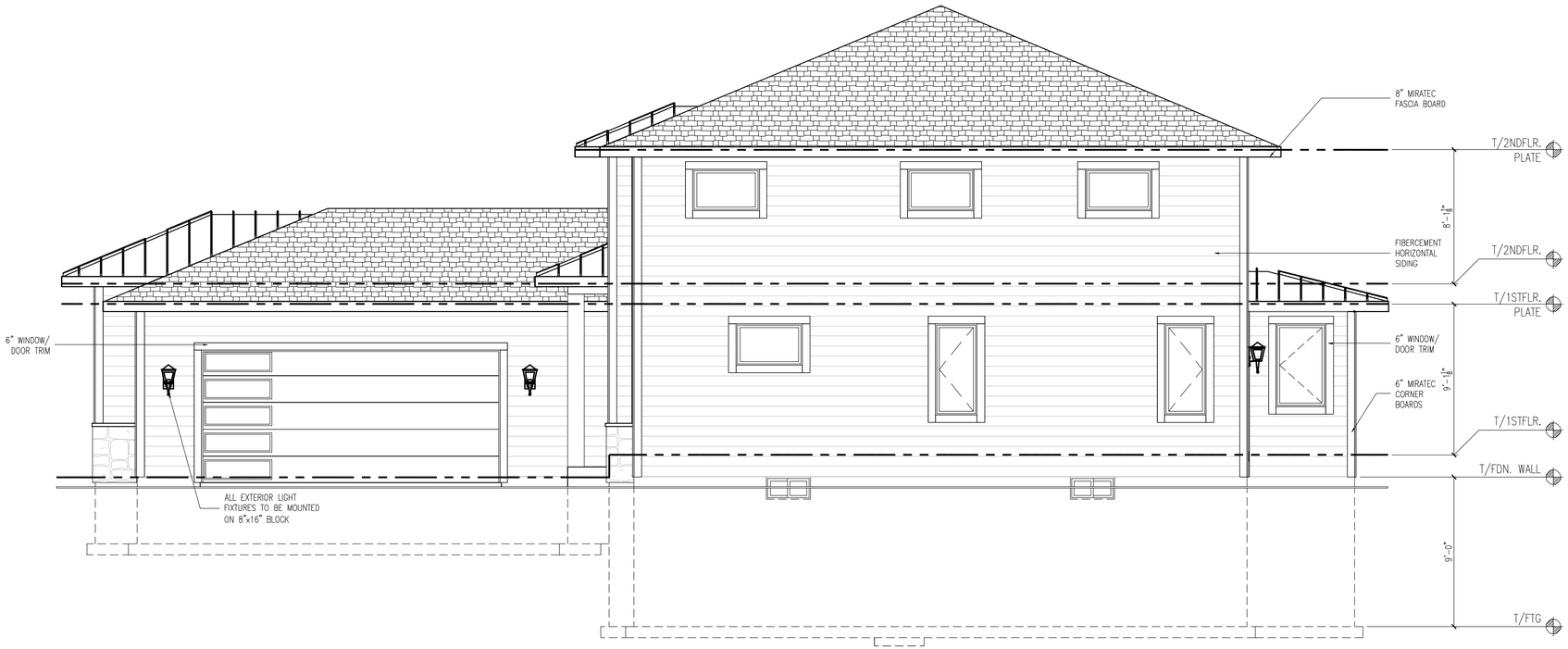
SHEET TITLE

REAR ELEVATION

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SHEET NUMBER

A2



CUSTOM

RIGHT ELEVATION

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

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SHEET TITLE

RIGHT ELEVATION

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SHEET NUMBER

A3



CUSTOM

LEFT ELEVATION

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

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10114 N. SHERIDAN DR.
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8	05.13.26	CD SET 03	TMW
7	05.05.26	CD SET 2-3 - UPDATED KITCHEN	TMW
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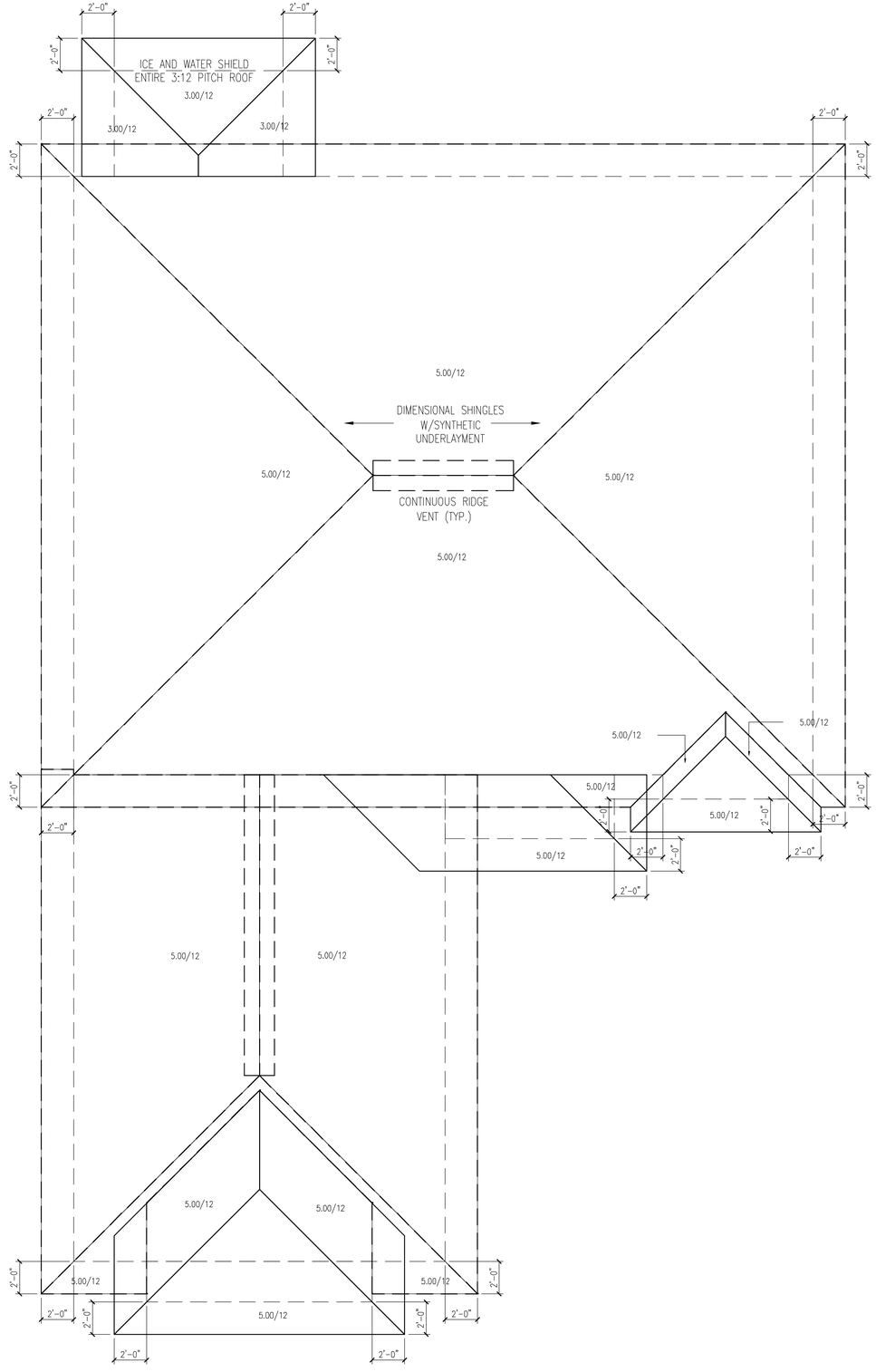
SHEET TITLE

LEFT ELEVATION

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SHEET NUMBER

A4



CUSTOM

ROOF PLAN

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

NOTES:

ROOF INFORMATION

- ROOF TO BE COMPOSED OF PRE-ENGINEERED TRUSSES @ 24" O.C.
- OVERHANG DIMENSIONS FROM FACE OF STUD TO TRUSS TAIL END
- CARPENTER TO PROVIDE 1 1/4" GAP AT ROOF RIDGE LINE FOR INSTALLATION OF CONTINUOUS RIDGE VENT
- PROVIDE MINIMUM 7" TRUSS HEEL AT HEATED AREAS
- FOR OPTIONAL FIREPLACES: ADJUST TRUSS SPACING TO ACCOMMODATE VENTING FIREPLACE THROUGH ROOF SO NO ELBOW IS REQUIRED. CENTER OF 12"x12" VENT CLEAR OPENING IS 11 5/8" BACK FROM FRONT OF FIREPLACE.

PROPOSED HOME FOR

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SHEET TITLE

ROOF PLAN

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SHEET NUMBER

A5

CUSTOM

FOUNDATION PLAN

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

NOTES:

WALL INFORMATION

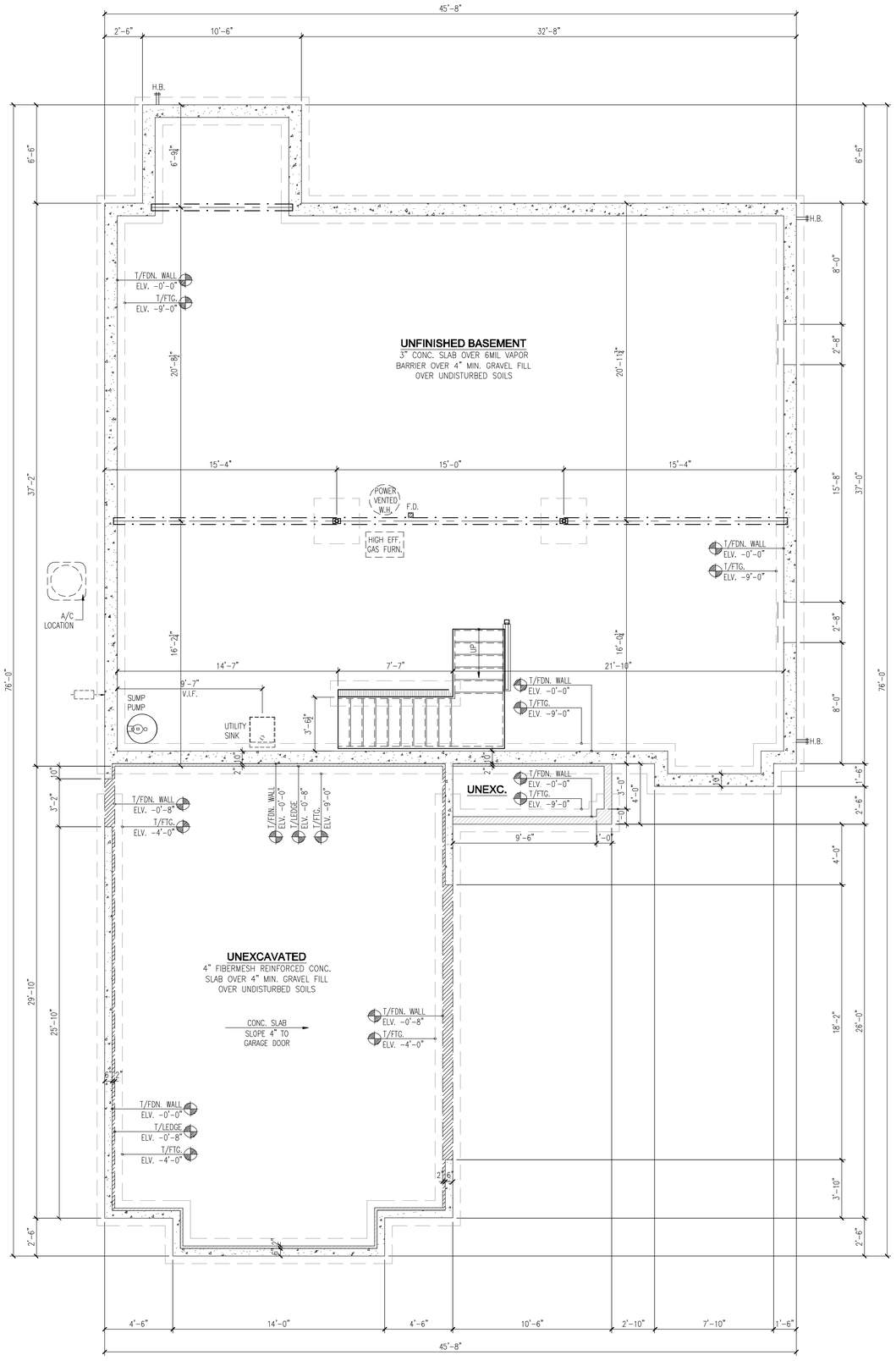
- MAIN HOUSE CONCRETE WALLS: 10" 4000psi POURED CONCRETE WALL @ 9'-0" UNLESS NOTED
- GARAGE CONCRETE WALLS: 6" 4000psi POURED CONCRETE WALL @ 4'-0" UNLESS NOTED
- REFER TO STRUCTURAL SCHEDULES FOR ALL COLUMNS, FOOTINGS, AND STEEL BEAM SIZES

STAIR INFORMATION

- REFER TO FIRST FLOOR PLAN FOR STAIR INFORMATION

PLAN INFORMATION

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



PROPOSED HOME FOR

GARY & AMY STEIN RESIDENCE
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MEQUON, WI 53092

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8	05.13.26	CD SET 03	TMW
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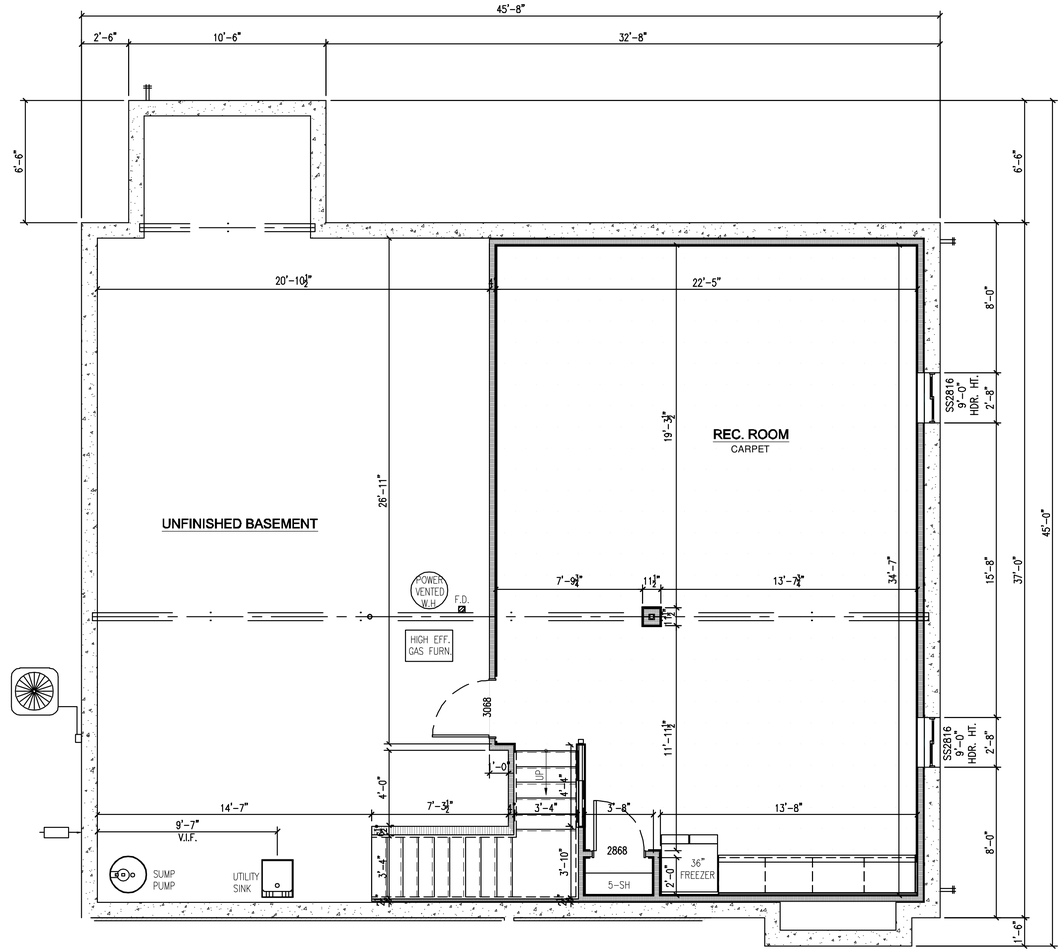
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FOUNDATION PLAN

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SHEET NUMBER

A6



CUSTOM

BASEMENT PLAN

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

NOTES:

STAIR INFORMATION

- REFER TO FIRST FLOOR PLAN FOR STAIR INFORMATION

PLAN INFORMATION

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

PROPOSED HOME FOR

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BASEMENT PLAN

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SHEET NUMBER

A6-1

CUSTOM

FIRST FLOOR PLAN

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

NOTES:

FLOOR SYSTEM INFORMATION

- FIRST FLOOR: 14" ENGINEERED "I" JOIST – SPACING PER MANUFACTURER
- ANY PARALLEL JOIST TO RIM BOARD MUST BE SET A MINIMUM 14" OFF OF RIM BOARD

ROOF INFORMATION

- REFER TO ROOF PLAN FOR ROOF INFORMATION

WALL INFORMATION

- FIRST FLOOR EXTERIOR WALLS: 104 5/8" 2x6 #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.
- FIRST FLOOR INTERIOR WALLS (NON BEARING): 104 5/8" 2x4 #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.
- FIRST FLOOR INTERIOR WALLS (BEARING): 104 5/8" 2x6 #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.

CEILING INFORMATION

ALL FIRST FLOOR CEILINGS ARE 9'-1 1/8" UNLESS NOTED ON PLANS

WINDOW INFORMATION

- ALL WINDOW TYPE AND SIZED SHOWN ARE FOR GENERIC WINDOWS – FEET/INCHES x FEET/INCHES
- ALL WINDOW HEADER OPENINGS TO BE 7'-10 7/8" FROM T/FLOOR UNLESS NOTED

DOOR INFORMATION.

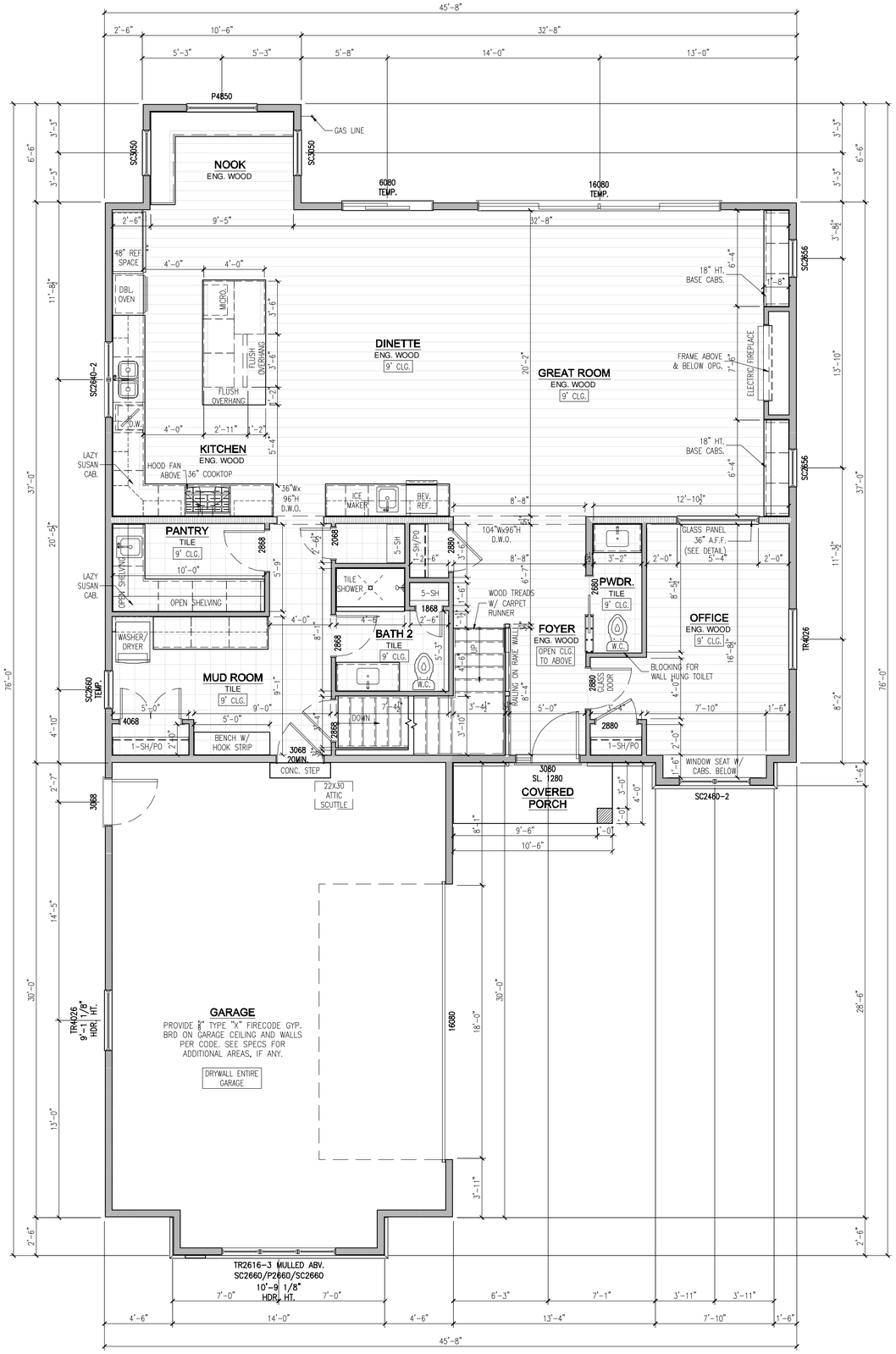
- ALL SINGLE POCKET DOOR (24"–36") ROUGH OPENINGS TO BE 2x THE DOOR WIDTH PLUS 1" & OPENING SET AT 85" FROM T/FLR.
- ALL DOUBLE POCKET DOOR (48"–72") ROUGH OPENINGS TO BE 2x THE DOOR WIDTH PLUS ½" & OPENING SET AT 85" FROM T/FLR.

STAIR INFORMATION

- BASEMENT TO FIRST FLOOR: 16 RISERS @ 7 3/4" MAX / 15 TREADS @ 10" WITH 1" NOSING
- FIRST FLOOR TO SECOND FLOOR:16 RISERS @ 7 3/4" MAX / 15 TREADS @ 10" WITH 1" NOSING

PLAN INFORMATION

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



PROPOSED HOME FOR

GARY & AMY STEIN RESIDENCE
10114 N. SHERIDAN DR.
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FIRST FLOOR PLAN

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262.547.0326 Office
www.westridgebuilders.com

SHEET NUMBER

A7

CUSTOM

SECOND FLOOR PLAN

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

NOTES:

FLOOR SYSTEM INFORMATION

- SECOND FLOOR: 14" ENGINEERED "I" JOIST – SPACING PER MANUFACTURER
- ANY PARALLEL JOIST TO RIM BOARD MUST BE SET A MINIMUM 14" OFF OF RIM BOARD

ROOF INFORMATION

- REFER TO ROOF PLAN FOR ROOF INFORMATION

WALL INFORMATION

- SECOND FLOOR EXTERIOR WALLS: 92 5/8" 2x6 #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.
- SECOND FLOOR INTERIOR WALLS (NON BEARING): 92 5/8" 2x4 #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.
- SECOND FLOOR INTERIOR WALLS (BEARING): 92 5/8" 2x6 #2SPF STUD GRADE OR BETTER STUDS @ 16" O.C.

CEILING INFORMATION

- ALL SECOND FLOOR CEILINGS ARE 8'-1 1/8" UNLESS NOTED OTHERWISE

WINDOW INFORMATION

- ALL WINDOW TYPE AND SIZED SHOWN ARE FOR GENERIC WINDOWS – FEET/INCHES x FEET/INCHES
- ALL WINDOW HEADER OPENINGS TO BE 6'-10 7/8" FROM T/FLOOR UNLESS NOTED

DOOR INFORMATION

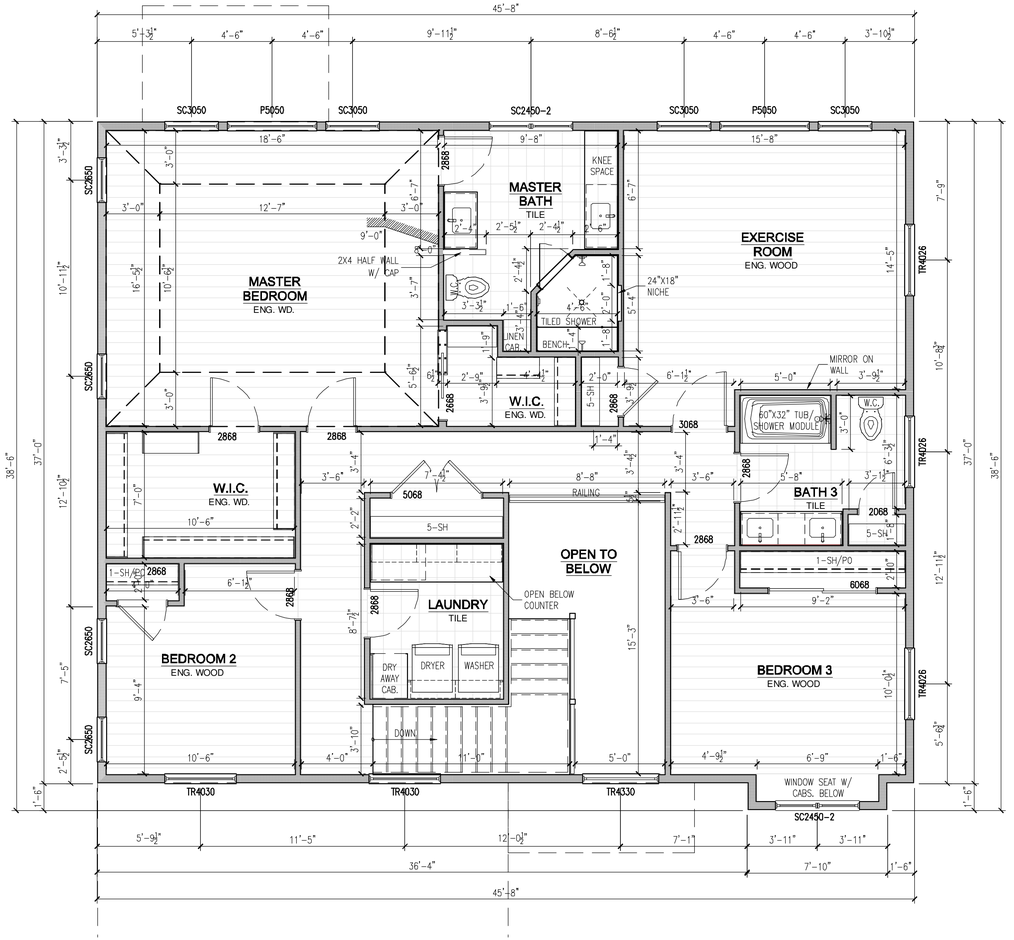
- ALL SINGLE POCKET DOOR (24"-36") ROUGH OPENINGS TO BE 2x THE DOOR WIDTH PLUS 1" & OPENING SET AT 85" FROM T/FLR.
- ALL DOUBLE POCKET DOOR (48"-72") ROUGH OPENINGS TO BE 2x THE DOOR WIDTH PLUS 1/2" & OPENING SET AT 85" FROM T/FLR.

STAIR INFORMATION

- REFER TO FIRST FLOOR PLAN FOR STAIR INFORMATION

PLAN INFORMATION

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



CUSTOM

SECOND FLOOR PLAN

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

PROPOSED HOME FOR

GARY & AMY STEIN RESIDENCE
10114 N. SHERIDAN DR.
MEQUON, WI 53092

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SHEET TITLE

SECOND FLOOR PLAN

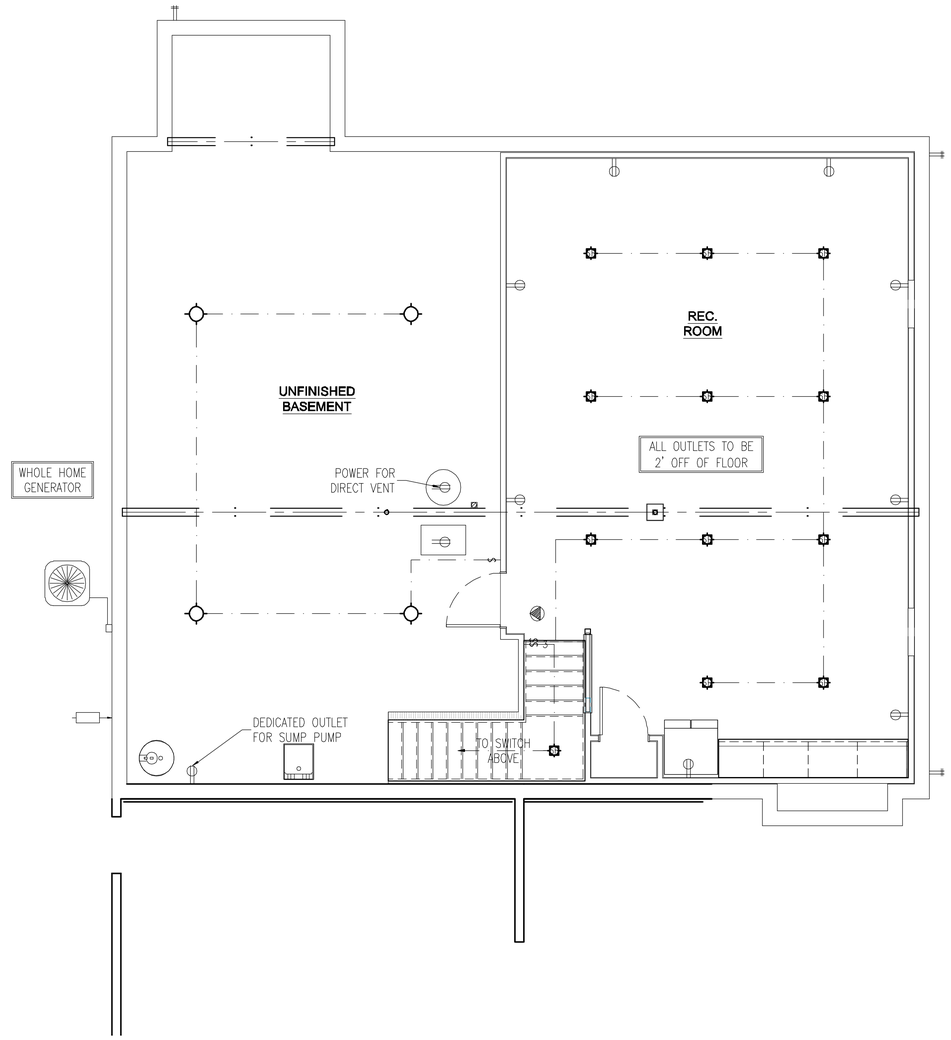
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SHEET NUMBER

A8

ELECTRICAL SYMBOLS

	SINGLE POLE SWITCH		DECORATIVE CEILING FIXTURE
3	THREE WAY SWITCH		KEYLESS FIXTURE
4	FOUR WAY SWITCH	CLG. FAN	CEILING FAN KIT
D	DIMMER SWITCH		
H	HUMIDITY SENSOR SWITCH		
	SINGLE OUTLET (15-20 AMP)	FAN W/ LIGHT	CEILING FAN WITH LIGHT KIT
	DUPLEX OUTLET (15-20 AMP)		
	DUPLEX OUTLET (15-20 AMP) HALF SWITCHED		
	DUPLEX OUTLET (15-20 AMP) FULL SWITCHED		5.5"x24" LED PACKAGE
20AMP/ 110V	CENTRAL VAC, GAS COOK TOP, WASHER, MICROWAVE (20AMP/110V) DEDICATED		5.5"x48" LED PACKAGE
		D	LED LIGHT MOUNTED ABOVE DOOR
30AMP/ 220V	ELECTRIC COOK TOP, ELECTRIC DRYER (30AMP/220V) DEDICATED	C	LED LIGHT MOUNTED UNDER CABINET
			DECORATIVE WALL FIXTURE
40AMP/ 220V	ELECTRIC RANGE (40AMP/220V) DEDICATED		FLOOD LIGHT
			DISPOSAL
GFI	INDICATES GROUND FAULT INTERRUPT		CEILING MOUNTED SMOKE DETECTOR
WP	INDICATES WATERPROOF		CARBON MONOXIDE DETECTOR
	TELEVISION OUTLET (RG-6)		SMOKE DETECTOR / CARBON MONOXIDE SENSOR
	CAT5E W/ CAT3 PHONE JACK PLATE		EXHAUST FAN
5	CAT5E W/ CAT 5E DATA JACK PLATE		EXHAUST FAN / LIGHT
6	CAT6 WITH DATA JACK PLATE		EXHAUST FAN / RECESSED CAN FIXTURE
	CAT5E/RG6 COMBO IN ONE PLATE		PHOTOCELL
6	CAT6/RG6 COMBO IN ONE PLATE		SPEAKER
EB	EYEBALL RECESSED CAN FIXTURE		ELECTRICAL METER
4R, 6R	RECESSED CAN FIXTURE (4" OR 6")		ELECTRICAL PANEL (40C/32-8) 200 AMP SERVICE
5, 7, 9	LED DOWNLIGHT (5", 7", 9")	C	DOOR CHIME



CUSTOM

BASEMENT ELECTRICAL PLAN

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

PROPOSED HOME FOR

GARY & AMY STEIN RESIDENCE
10114 N. SHERIDAN DR.
MEQUON, WI 53092

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SHEET TITLE

FOUNDATION ELECTRICAL PLAN

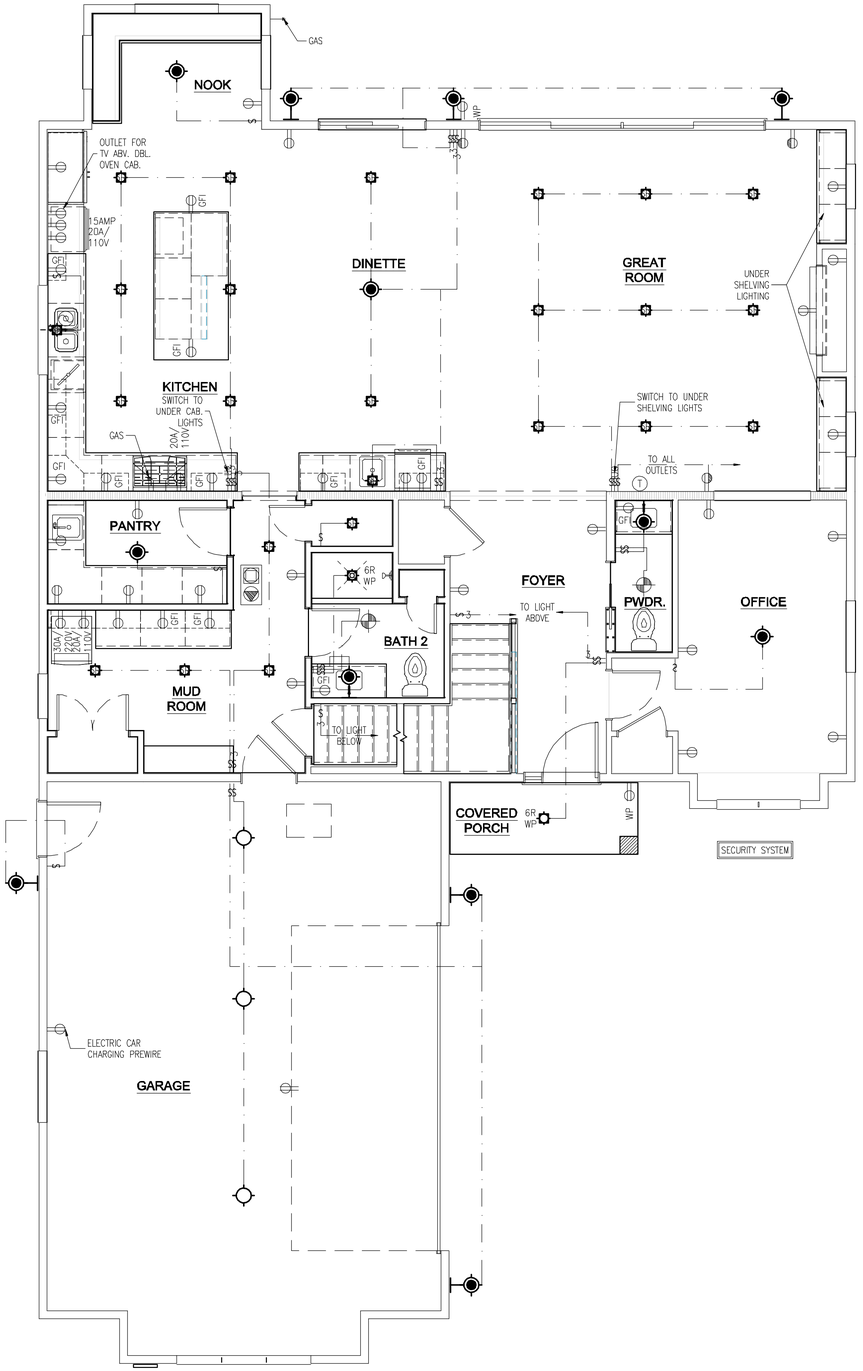
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SHEET NUMBER

A9

ELECTRICAL SYMBOLS

	SINGLE POLE SWITCH		DECORATIVE CEILING FIXTURE
3	THREE WAY SWITCH		KEYLESS FIXTURE
4	FOUR WAY SWITCH	CLG. FAN	CEILING FAN KIT
D	DIMMER SWITCH		
H	HUMIDITY SENSOR SWITCH		
	SINGLE OUTLET (15-20 AMP)	FAN W/ LIGHT	CEILING FAN WITH LIGHT KIT
	DUPLEX OUTLET (15-20 AMP)		
	DUPLEX OUTLET (15-20 AMP) HALF SWITCHED		
	DUPLEX OUTLET (15-20 AMP) FULL SWITCHED		5.5"x24" LED PACKAGE
20AMP/ 110V	CENTRAL VAC, GAS COOK TOP, WASHER, MICROWAVE (20AMP/110V) DEDICATED		5.5"x48" LED PACKAGE
		D	LED LIGHT MOUNTED ABOVE DOOR
30AMP/ 220V	ELECTRIC COOK TOP, ELECTRIC DRYER (30AMP/220V) DEDICATED	C	LED LIGHT MOUNTED UNDER CABINET
			DECORATIVE WALL FIXTURE
40AMP/ 220V	ELECTRIC RANGE (40AMP/220V) DEDICATED		FLOOD LIGHT
			DISPOSAL
GFI	INDICATES GROUND FAULT INTERRUPT		CEILING MOUNTED SMOKE DETECTOR
WP	INDICATES WATERPROOF		CARBON MONOXIDE DETECTOR
	TELEVISION OUTLET (RG-6)		SMOKE DETECTOR / CARBON MONOXIDE SENSOR
	CAT5E W/ CAT3 PHONE JACK PLATE		EXHAUST FAN
5	CAT5E W/ CAT 5E DATA JACK PLATE		EXHAUST FAN / LIGHT
6	CAT6 WITH DATA JACK PLATE		EXHAUST FAN / RECESSED CAN FIXTURE
	CAT5E/RG6 COMBO IN ONE PLATE		PHOTOCELL
6	CAT6/RG6 COMBO IN ONE PLATE		SPEAKER
EB	EYEBALL RECESSED CAN FIXTURE		ELECTRICAL METER
4R, 6R	RECESSED CAN FIXTURE (4" OR 6")		ELECTRICAL PANEL (40C/32-8) 200 AMP SERVICE
5, 7, 9	LED DOWNLIGHT (5", 7", 9")	C	DOOR CHIME



CUSTOM

FIRST FLOOR ELECTRICAL PLAN

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

NOTES:

ELECTRICAL INFORMATION

- CENTER OF BATH LIGHT TO BE 87" ABOVE TOP OF SUBFLOOR FOR 9'-1 ⅛" PLATE HEIGHT (81" ABOVE FOR 8'-1 ⅛" PLATE HEIGHT)
- BOTTOM OF LIGHTS ABOVE DINING OR NOOK TABLE TO BE 62" ABOVE FLOOR
- BOTTOM OF LIGHTS ABOVE KITCHEN SNACK BAR TO BE 30" ABOVE COUNTERTOP
- LOCATION OF ELECTRICAL ITEMS MAY VARY FROM PLAN. BUILDER RESERVES THE RIGHT TO REVISE LOCATION AS BUILDER DEEMS NECESSARY AND IN COMPLIANCE WITH APPLICABLE BUILDING AND ELECTRICAL CODES WITHOUT FURTHER NOTICE TO OWNER
- WIRING FOR AND INSTALLATION OF CEILING FANS OR CEILING FAN/ LIGHTS IS NOT INCLUDED UNLESS NOTED ON ELECTRICAL PLANS

PROPOSED HOME FOR

GARY & AMY STEIN RESIDENCE
10114 N. SHERIDAN DR.
MEQUON, WI 53092

CUSTOMER DOCUMENT APPROVAL

Signature Date

Signature Date

NO.	DATE	DESCRIPTION OF REVISION	BY
10	05.15.26	CD SET 3-2	TMW
9	05.14.26	CD SET 3-1	TMW
8	05.13.26	CD SET 03	TMW
7	05.05.26	CD SET 2-3 - UPDATED KITCHEN	TMW
6	05.01.26	CD SET 2-2	TMW

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SHEET TITLE

FIRST FLOOR ELECTRICAL PLAN

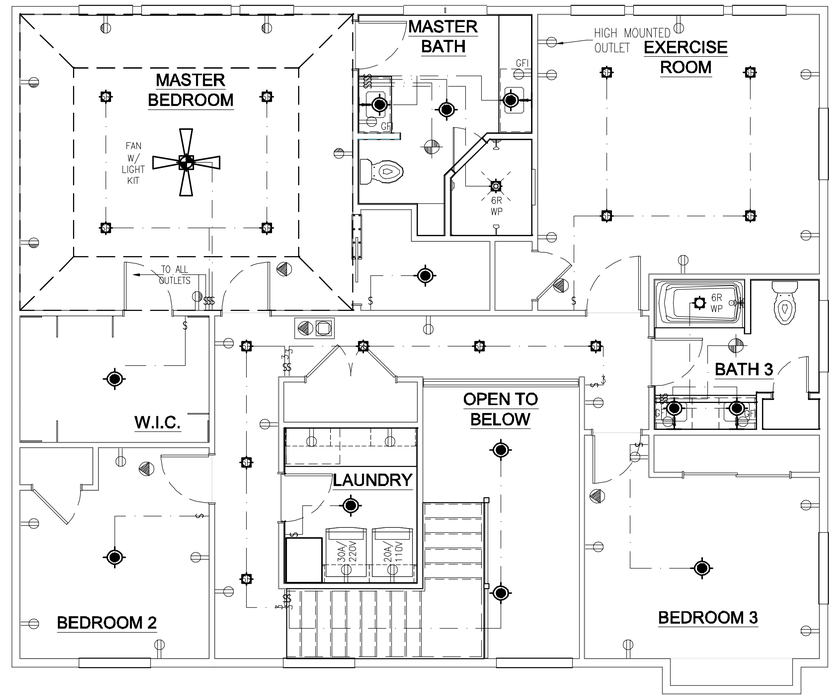
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www.westridgebuilders.com

SHEET NUMBER

A10

ELECTRICAL SYMBOLS

	SINGLE POLE SWITCH		DECORATIVE CEILING FIXTURE
3	THREE WAY SWITCH		KEYLESS FIXTURE
4	FOUR WAY SWITCH	CLG. FAN	CEILING FAN KIT
D	DIMMER SWITCH		
H	HUMIDITY SENSOR SWITCH		
	SINGLE OUTLET (15-20 AMP)	FAN W/ LIGHT	CEILING FAN WITH LIGHT KIT
	DUPLEX OUTLET (15-20 AMP)		
	DUPLEX OUTLET (15-20 AMP) HALF SWITCHED		
	DUPLEX OUTLET (15-20 AMP) FULL SWITCHED		5.5"x24" LED PACKAGE
20AMP/ 110V	CENTRAL VAC, GAS COOK TOP, WASHER, MICROWAVE (20AMP/110V) DEDICATED		5.5"x48" LED PACKAGE
		D	LED LIGHT MOUNTED ABOVE DOOR
30AMP/ 220V	ELECTRIC COOK TOP, ELECTRIC DRYER (30AMP/220V) DEDICATED	C	LED LIGHT MOUNTED UNDER CABINET
			DECORATIVE WALL FIXTURE
40AMP/ 220V	ELECTRIC RANGE (40AMP/220V) DEDICATED		FLOOD LIGHT
			DISPOSAL
GFI	INDICATES GROUND FAULT INTERRUPT		CEILING MOUNTED SMOKE DETECTOR
WP	INDICATES WATERPROOF		CARBON MONOXIDE DETECTOR
	TELEVISION OUTLET (RG-6)		SMOKE DETECTOR / CARBON MONOXIDE SENSOR
	CAT5E W/ CAT3 PHONE JACK PLATE		EXHAUST FAN
5	CAT5E W/ CAT 5E DATA JACK PLATE		EXHAUST FAN / LIGHT
6	CAT6 WITH DATA JACK PLATE		EXHAUST FAN / RECESSED CAN FIXTURE
	CAT5E/RG6 COMBO IN ONE PLATE		PHOTOCELL
6	CAT6/RG6 COMBO IN ONE PLATE		SPEAKER
EB	EYEBALL RECESSED CAN FIXTURE		ELECTRICAL METER
4R, 6R	RECESSED CAN FIXTURE (4" OR 6")		ELECTRICAL PANEL (40C/32-8) 200 AMP SERVICE
5, 7, 9	LED DOWNLIGHT (5", 7", 9")	C	DOOR CHIME



CUSTOM

SECOND FLOOR ELECTRICAL PLAN

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

PROPOSED HOME FOR

GARY & AMY STEIN RESIDENCE
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MEQUON, WI 53092

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SHEET TITLE

SECOND FLOOR ELECTRICAL PLAN

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SHEET NUMBER

A11

FIRST FLOOR WALL BRACING SCHEDULE - RECTANGLE "A"

PROJECT WIND EXPOSURE CATEGORY: D

WALL BRACE LINE	BRACE MATERIAL	BRACING METHOD	BRACE LINE SPACING	BASIC BRACING LENGTH (CONTINUOUS METHOD ONLY)	WIND EXPOSURE FACTOR	WALL HEIGHT FACTOR	WALL PLATE TO RIDGE HT.	DRYWALL OMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACING LENGTH REQUIRED (CONTINUOUS METHOD ONLY)	TOTAL BRACING LENGTH PROVIDED (CONTINUOUS METHOD ONLY)	DETAIL (SHEET D1)
A	7/16" OSB SHEATHING	CONTINUOUS	44.92'	13.23'	1.60	0.95	0.93	1.00	1.42	18.79'	18.92'	
B	7/16" OSB SHEATHING	CONTINUOUS	44.92'	13.23'	1.60	0.95	0.93	1.00	1.42	18.79'	20.50'	
1	7/16" OSB SHEATHING	CONTINUOUS	45.58'	13.40'	1.60	0.95	0.93	1.00	1.42	19.03'	29.38'	
2	7/16" OSB SHEATHING	CONTINUOUS	45.58'	13.40'	1.60	0.95	0.93	1.00	1.42	19.03'	31.42	

FIRST FLOOR WALL BRACING SCHEDULE - RECTANGLE "B"

PROJECT WIND EXPOSURE CATEGORY: D

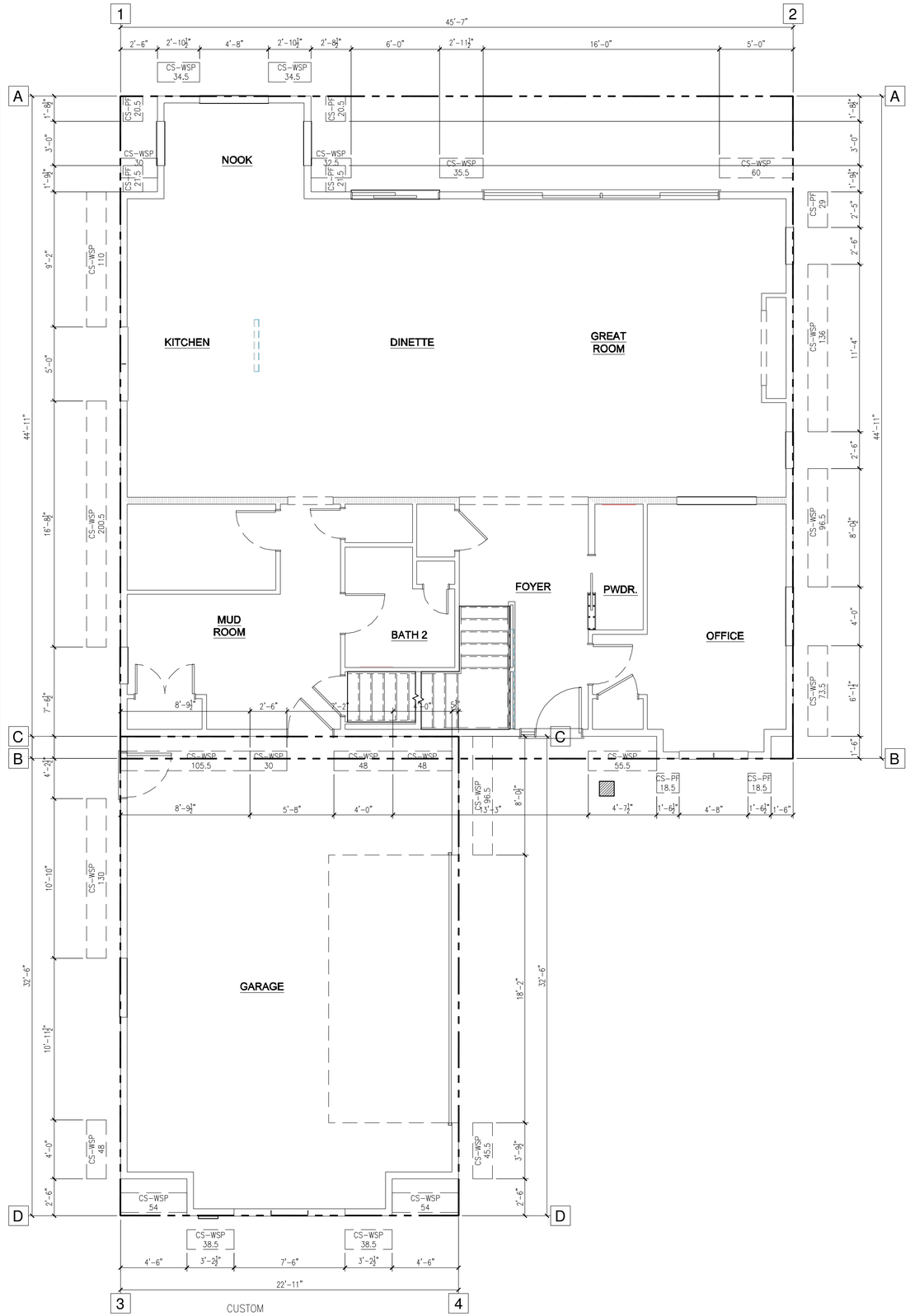
WALL BRACE LINE	BRACE MATERIAL	BRACING METHOD	BRACE LINE SPACING	BASIC BRACING LENGTH (CONTINUOUS METHOD ONLY)	WIND EXPOSURE FACTOR	WALL HEIGHT FACTOR	WALL PLATE TO RIDGE HT.	DRYWALL OMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACING LENGTH REQUIRED (CONTINUOUS METHOD ONLY)	TOTAL BRACING LENGTH PROVIDED (CONTINUOUS METHOD ONLY)	DETAIL (SHEET D1)
C	7/16" OSB SHEATHING	CONTINUOUS	32.50'	5.25'	1.60	0.95	0.76	1.00	1.16	6.09'	6.50'	
D	7/16" OSB SHEATHING	CONTINUOUS	32.50'	5.25'	1.60	1.10	0.96	1.00	1.68	9.24'	15.42'	
3	7/16" OSB SHEATHING	CONTINUOUS	23.00'	3.95'	1.60	1.05	0.96	1.00	1.61	6.64'	14.83'	
4	7/16" OSB SHEATHING	CONTINUOUS	23.00'	3.95'	1.60	1.05	0.96	1.00	1.61	6.64'	11.83'	

- 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 TOP OF WALL TO RIDGE FACTOR.
- TOP OF WALL TO RIDGE FACTOR FOR CONTINUOUS METHODS ACCOUNTED FOR IN TABLE 321.25-J
- INTERPOLATION USED IN BRACING CALCULATIONS.

PANEL CONNECTIONS

DESIGNATION	MATERIAL	MINIMUM THICKNESS/SIZE	MINIMUM THICKNESS/SIZE	MINIMUM THICKNESS/SIZE
CS-WSP XX.XX	CONTINUOUS WOOD SHEATHED PANEL	3/8" @ MAX. 16" O.C. 7/16" @ MAX. 24" O.C. (O.C. - STUD SPACING)	6d BOX NAILS OR 8d BOX (2 3/8" LONG x 0.113"ø 7/16" OR 1/2" CROWN, 16GA STAPLES 1 1/4" LONG	6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)
CS-PF XX.XX	CONTINUOUS PORTAL FRAME	7/16"	REFER TO DETAIL 4 ON SHEET D2	REFER TO DETAIL 4 ON SHEET D2

- PANEL DESIGNATIONS ARE IN INCHES. REFER TO LAYOUT FOR REQUIRED PANEL LENGTH AND LOCATION.
- ALL EDGES OF CS-WSP WALL BRACING SHALL BE ATTACHED TO FRAMING OR BLOCKING. WHERE ½" DRYWALL CANNOT BE INSTALLED ON INTERIOR SIDE OF EXTERIOR WALL, REFER TO ABOVE BRACING ANALYSIS FOR ADDITIONAL BRACING PERCENTAGES ADDED TO WBL.
- CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW AND BETWEEN WALL OPENINGS
- CS-WSP SHALL BE ATTACHED TO TOP AND BOTTOM PLATES AND INTERMEDIATE STUDS, IN ONE CONTINUOUS LENGTH
- EACH BRACE 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



CUSTOM

FIRST FLOOR STRUCTURAL PLAN

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

PROPOSED HOME FOR

GARY & AMY STEIN RESIDENCE
10114 N. SHERIDAN DR.
MEQUON, WI 53092

CUSTOMER DOCUMENT APPROVAL

Signature Date

Signature Date

NO.	DATE	DESCRIPTION OF REVISION	BY
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SHEET TITLE

FIRST FLOOR STRUCTURAL PLAN

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SHEET NUMBER

A13

SECOND FLOOR WALL BRACING SCHEDULE - RECTANGLE "A"

PROJECT WIND EXPOSURE CATEGORY: B

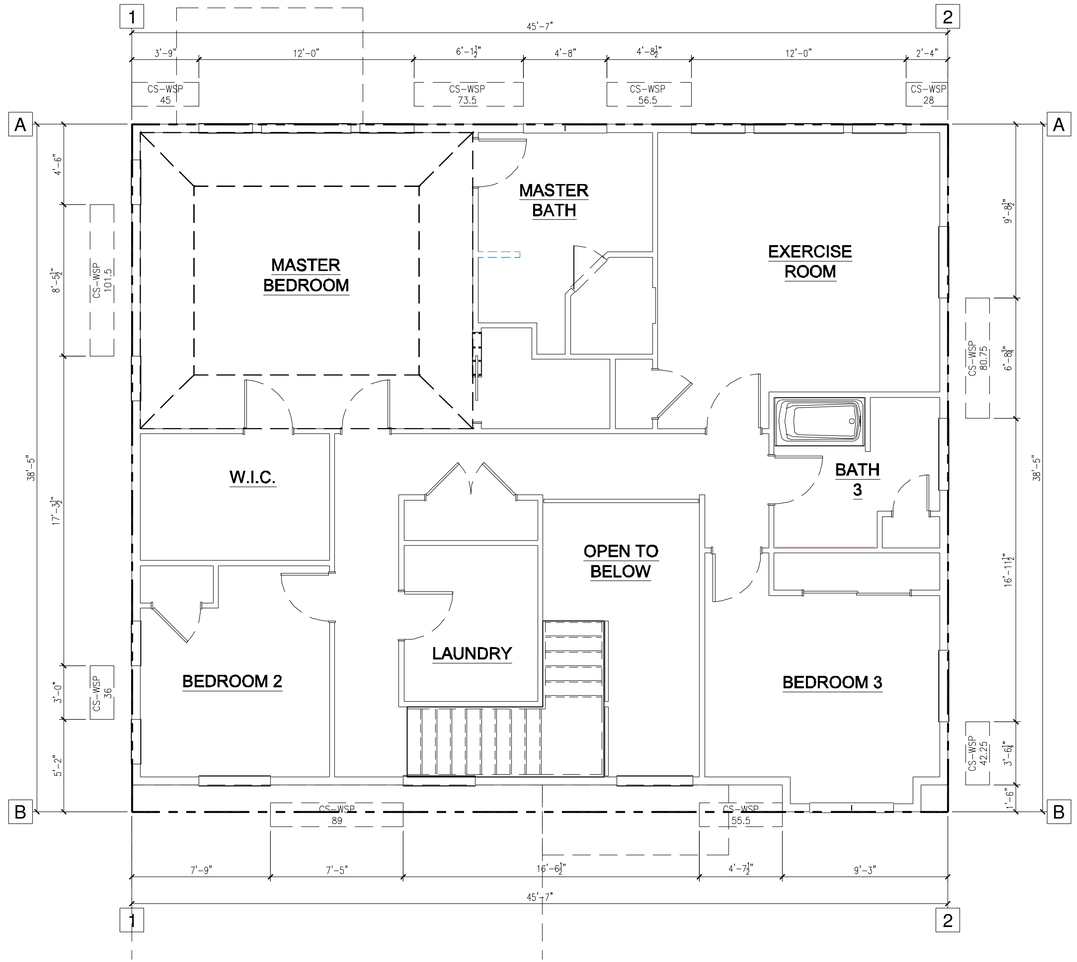
WALL BRACE LINE	BRACE MATERIAL	BRACING METHOD	BRACE LINE SPACING	BASIC BRACING LENGTH (CONTINUOUS METHOD ONLY)	WIND EXPOSURE FACTOR	WALL HEIGHT FACTOR	WALL PLATE TO RIDGE HT.	DRYWALL OMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACING LENGTH REQUIRED (CONTINUOUS METHOD ONLY)	TOTAL BRACING LENGTH PROVIDED (CONTINUOUS METHOD ONLY)	DETAIL (SHEET D1)
A	7/16" OSB SHEATHING	CONTINUOUS	38.50'	5.85'	1.60	0.90	1.00	1.00	1.44	8.42'	16.92'	
B	7/16" OSB SHEATHING	CONTINUOUS	38.50'	5.85'	1.60	0.90	1.00	1.00	1.44	8.42'	12.04'	
1	7/16" OSB SHEATHING	CONTINUOUS	45.75'	6.86'	1.60	0.90	1.00	1.00	1.44	9.88'	11.46'	
2	7/16" OSB SHEATHING	CONTINUOUS	45.75'	6.86'	1.60	0.90	1.00	1.00	1.44	9.88'	10.25'	

- 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 TOP OF WALL TO RIDGE FACTOR.
- TOP OF WALL TO RIDGE FACTOR FOR CONTINUOUS METHODS ACCOUNTED FOR IN TABLE 321.25-J
- INTERPOLATION USED IN BRACING CALCULATIONS.

PANEL CONNECTIONS

DESIGNATION	MATERIAL	MINIMUM THICKNESS/SIZE	MINIMUM THICKNESS/SIZE	MINIMUM THICKNESS/SIZE
CS-WSP XX.XX	CONTINUOUS WOOD SHEATHED PANEL	3/8" @ MAX. 16" O.C. 7/16" @ MAX. 24" O.C. (O.C. - STUD SPACING)	6d BOX NAILS OR 8d BOX (2 3/8" LONG x 0.113"ø 7/16" OR 1/2" CROWN, 16GA STAPLES 1 1/4" LONG	6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)
CS-PF XX.XX	CONTINUOUS PORTAL FRAME	7/16"	REFER TO DETAIL 4 ON SHEET D2	REFER TO DETAIL 4 ON SHEET D2

- PANEL DESIGNATIONS ARE IN INCHES. REFER TO LAYOUT FOR REQUIRED PANEL LENGTH AND LOCATION.
- ALL EDGES OF CS-WSP WALL BRACING SHALL BE ATTACHED TO FRAMING OR BLOCKING. WHERE ½" DRYWALL CANNOT BE INSTALLED ON INTERIOR SIDE OF EXTERIOR WALL, REFER TO ABOVE BRACING ANALYSIS FOR ADDITIONAL BRACING PERCENTAGES ADDED TO WBL.
- CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW AND BETWEEN WALL OPENINGS
- CS-WSP SHALL BE ATTACHED TO TOP AND BOTTOM PLATES AND INTERMEDIATE STUDS, IN ONE CONTINUOUS LENGTH
- EACH BRACE 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



CUSTOM

SECOND FLOOR STRUCTURAL PLAN

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

NO.	DATE	DESCRIPTION OF REVISION	BY
10	05.15.26	CD SET 3-2	TMW
9	05.14.26	CD SET 3-1	TMW
8	05.13.26	CD SET 03	TMW
7	05.05.26	CD SET 2-3 - UPDATED KITCHEN	TMW
6	05.01.26	CD SET 2-2	TMW

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PROPOSED HOME FOR

GARY & AMY STEIN RESIDENCE
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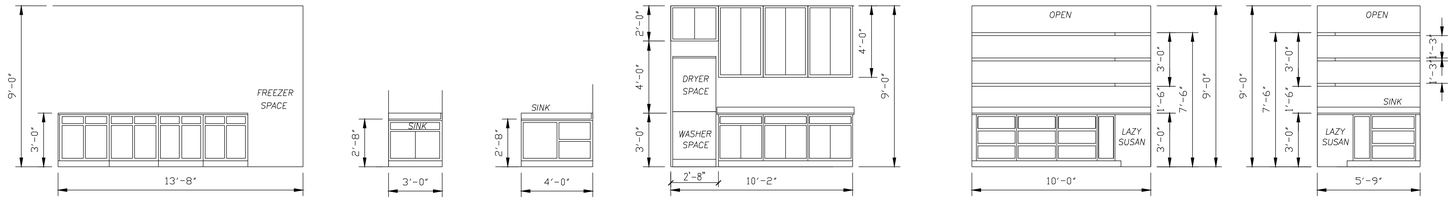
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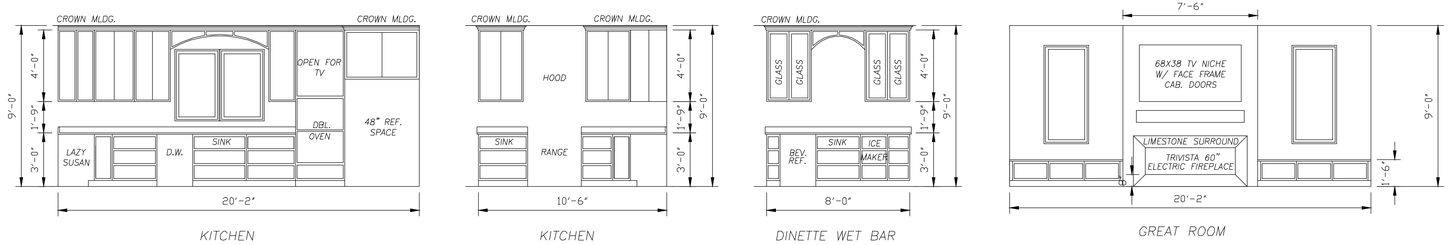
SECOND FLOOR STRUCTURAL PLAN

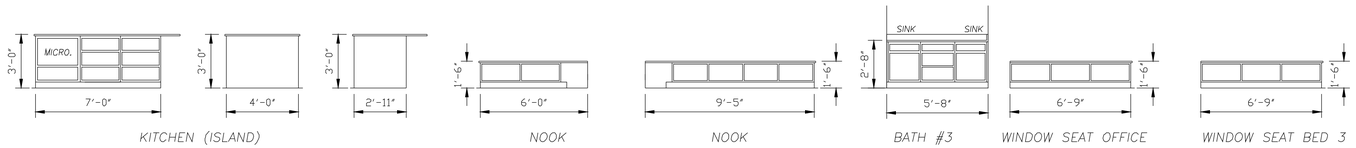
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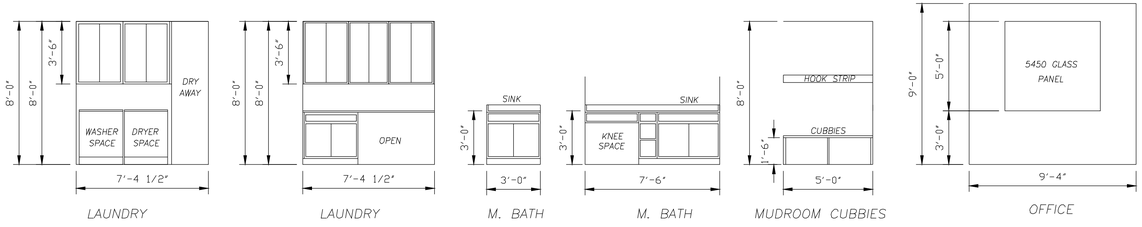
SHEET NUMBER

A14









CUSTOM

INTERIOR ELEVATIONS

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

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MEQUON, WI 53092

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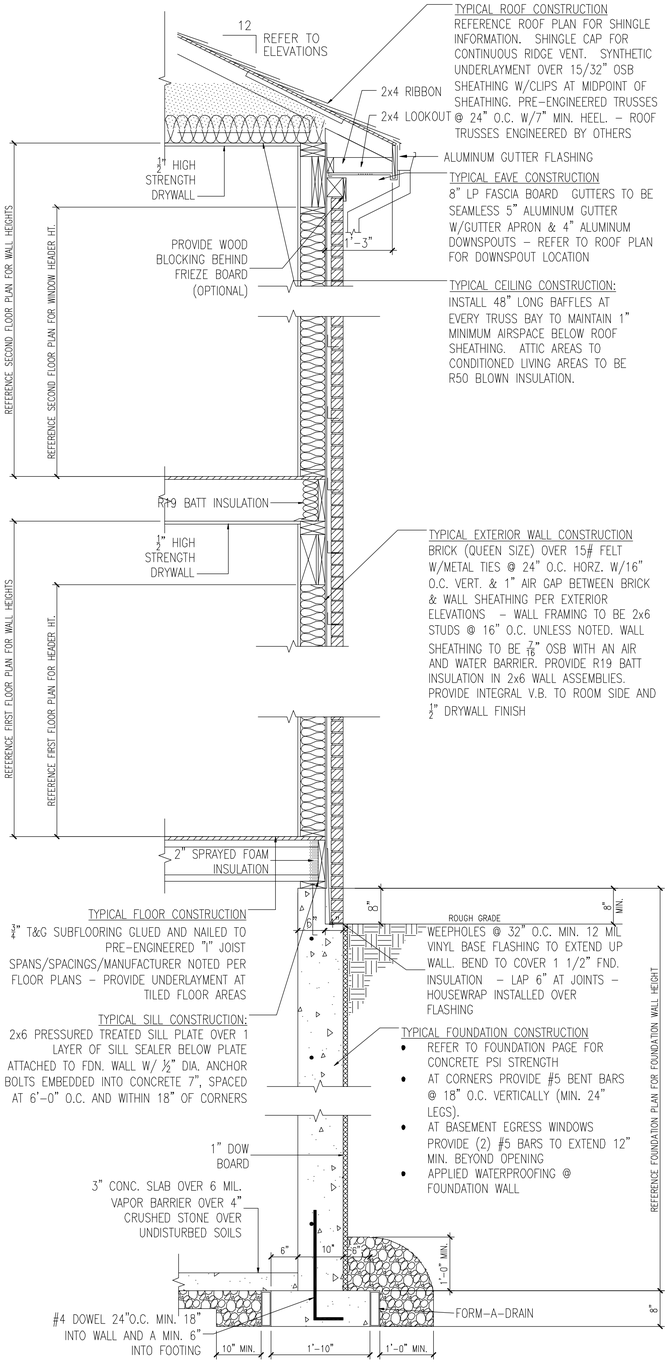
SHEET TITLE

INTERIOR ELEVATIONS

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SHEET NUMBER

A15



TYPICAL ROOF CONSTRUCTION
REFERENCE ROOF PLAN FOR SHINGLE INFORMATION. SHINGLE CAP FOR CONTINUOUS RIDGE VENT. SYNTHETIC UNDERLAYMENT OVER 15/32" OSB SHEATHING W/CLIPS AT MIDPOINT OF SHEATHING. PRE–ENGINEERED TRUSSES

TYPICAL EAVE CONSTRUCTION
8" LP FASCIA BOARD GUTTERS TO BE SEAMLESS 5" ALUMINUM GUTTER W/GUTTER APRON & 4" ALUMINUM DOWNSPOUTS – REFER TO ROOF PLAN FOR DOWNSPOUT LOCATION

TYPICAL CEILING CONSTRUCTION:
INSTALL 48" LONG BAFFLES AT EVERY TRUSS BAY TO MAINTAIN 1" MINIMUM AIRSPACE BELOW ROOF SHEATHING. ATTIC AREAS TO CONDITIONED LIVING AREAS TO BE R50 BLOWN INSULATION.

TYPICAL EXTERIOR WALL CONSTRUCTION
BRICK (QUEEN SIZE) OVER 15# FELT W/METAL TIES @ 24" O.C. HORZ. W/16" O.C. VERT. & 1" AIR GAP BETWEEN BRICK & WALL SHEATHING PER EXTERIOR ELEVATIONS – WALL FRAMING TO BE 2x6 STUDS @ 16" O.C. UNLESS NOTED. WALL SHEATHING TO BE 7/16" OSB WITH AN AIR AND WATER BARRIER. PROVIDE R19 BATT INSULATION IN 2x6 WALL ASSEMBLIES. PROVIDE INTEGRAL V.B. TO ROOM SIDE AND ½" DRYWALL FINISH

TYPICAL FLOOR CONSTRUCTION
¾" T&G SUBFLOORING GLUED AND NAILED TO PRE–ENGINEERED "I" JOIST SPANS/SPACINGS/MANUFACTURER NOTED PER FLOOR PLANS – PROVIDE UNDERLAYMENT AT TILED FLOOR AREAS

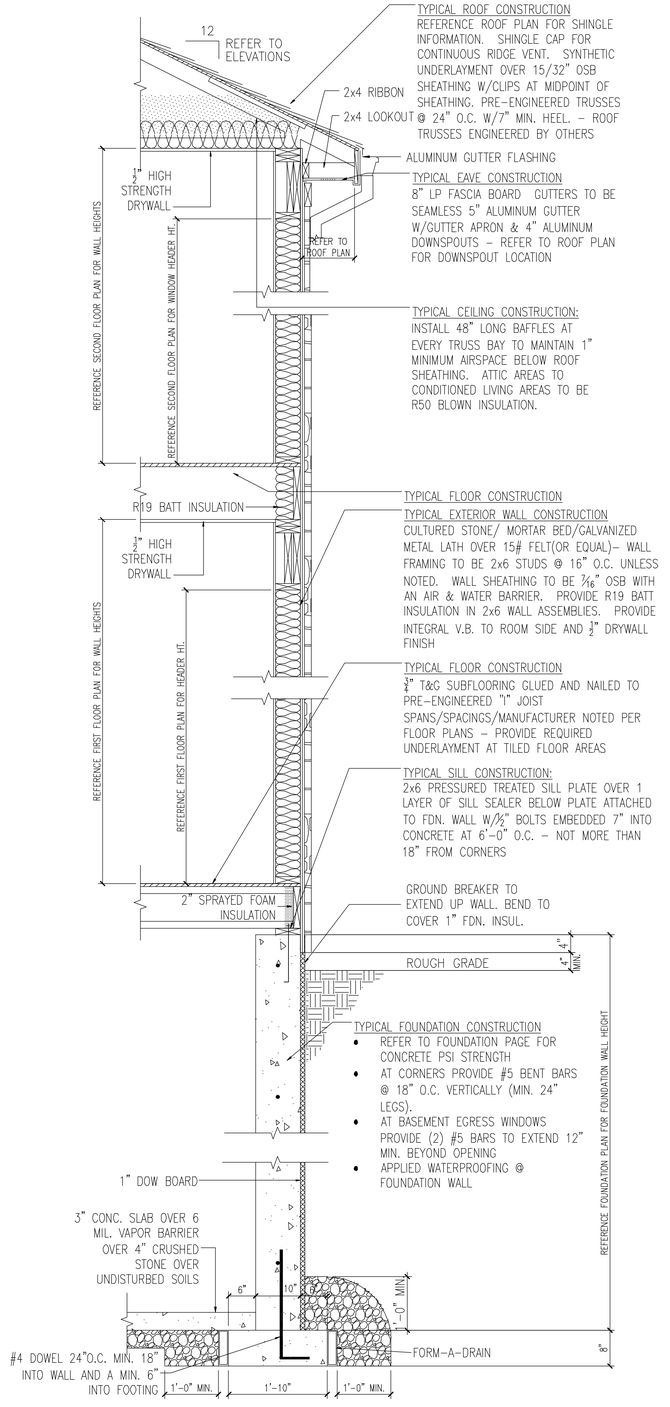
TYPICAL SILL CONSTRUCTION:
2x6 PRESSURED TREATED SILL PLATE OVER 1 LAYER OF SILL SEALER BELOW PLATE ATTACHED TO FDN. WALL W/ ½" DIA. ANCHOR BOLTS EMBEDDED INTO CONCRETE 7", SPACED AT 6'–0" O.C. AND WITHIN 18" OF CORNERS

TYPICAL FOUNDATION CONSTRUCTION
- REFER TO FOUNDATION PAGE FOR CONCRETE PSI STRENGTH
- AT CORNERS PROVIDE #5 BENT BARS @ 18" O.C. VERTICALLY (MIN. 24" LEGS).
- AT BASEMENT EGRESS WINDOWS PROVIDE (2) #5 BARS TO EXTEND 12" MIN. BEYOND OPENING
- APPLIED WATERPROOFING @ FOUNDATION WALL

TWO STORY WOOD FRAME WALL - BRICK (QUEEN)

TYPICAL WALL SECTION

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



TYPICAL ROOF CONSTRUCTION
REFERENCE ROOF PLAN FOR SHINGLE INFORMATION. SHINGLE CAP FOR CONTINUOUS RIDGE VENT. SYNTHETIC UNDERLAYMENT OVER 15/32" OSB SHEATHING W/CLIPS AT MIDPOINT OF SHEATHING. PRE–ENGINEERED TRUSSES

TYPICAL EAVE CONSTRUCTION
8" LP FASCIA BOARD GUTTERS TO BE SEAMLESS 5" ALUMINUM GUTTER W/GUTTER APRON & 4" ALUMINUM DOWNSPOUTS – REFER TO ROOF PLAN FOR DOWNSPOUT LOCATION

TYPICAL CEILING CONSTRUCTION:
INSTALL 48" LONG BAFFLES AT EVERY TRUSS BAY TO MAINTAIN 1" MINIMUM AIRSPACE BELOW ROOF SHEATHING. ATTIC AREAS TO CONDITIONED LIVING AREAS TO BE R50 BLOWN INSULATION.

TYPICAL FLOOR CONSTRUCTION

TYPICAL EXTERIOR WALL CONSTRUCTION
CULTURED STONE/ MORTAR BED/GALVANIZED METAL LATH OVER 15# FELT(OR EQUAL)– WALL FRAMING TO BE 2x6 STUDS @ 16" O.C. UNLESS NOTED. WALL SHEATHING TO BE 7/16" OSB WITH AN AIR & WATER BARRIER. PROVIDE R19 BATT INSULATION IN 2x6 WALL ASSEMBLIES. PROVIDE INTEGRAL V.B. TO ROOM SIDE AND ½" DRYWALL FINISH

TYPICAL FLOOR CONSTRUCTION
¾" T&G SUBFLOORING GLUED AND NAILED TO PRE–ENGINEERED "I" JOIST SPANS/SPACINGS/MANUFACTURER NOTED PER FLOOR PLANS – PROVIDE REQUIRED UNDERLAYMENT AT TILED FLOOR AREAS

TYPICAL SILL CONSTRUCTION:
2x6 PRESSURED TREATED SILL PLATE OVER 1 LAYER OF SILL SEALER BELOW PLATE ATTACHED TO FDN. WALL W/ ½" DIA. ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE AT 6'–0" O.C. – NOT MORE THAN 18" FROM CORNERS

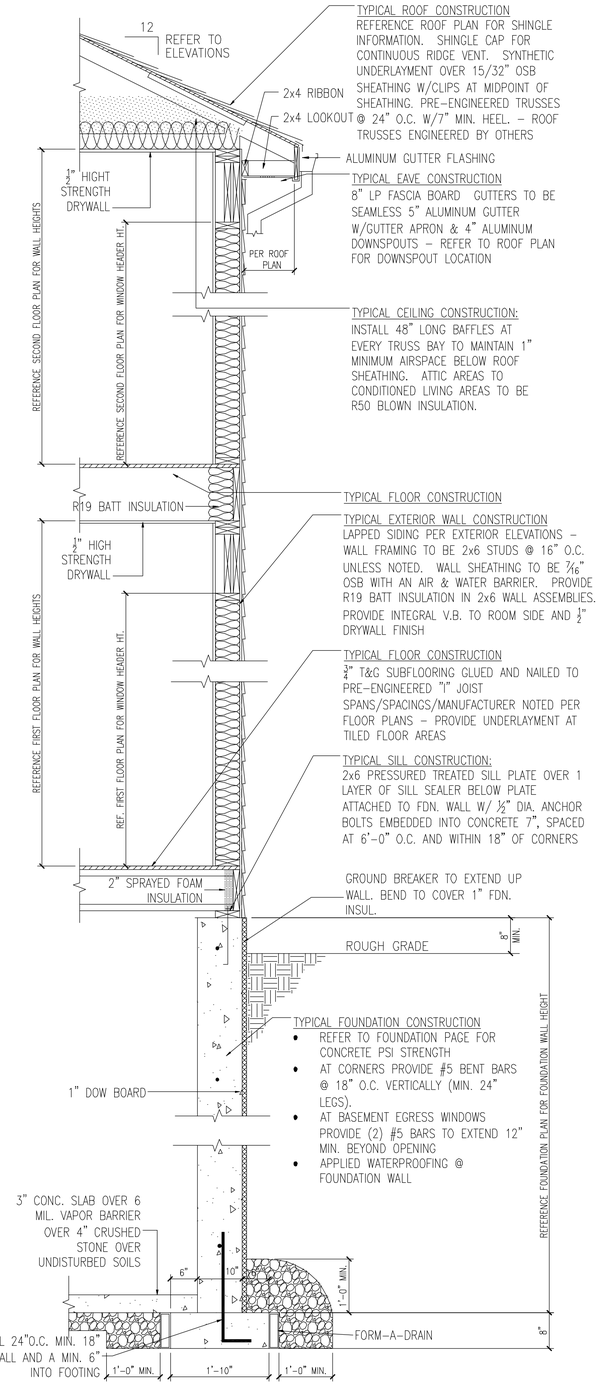
GROUND BREAKER TO EXTEND UP WALL. BEND TO COVER 1" FDN. INSUL.

TYPICAL FOUNDATION CONSTRUCTION
- REFER TO FOUNDATION PAGE FOR CONCRETE PSI STRENGTH
- AT CORNERS PROVIDE #5 BENT BARS @ 18" O.C. VERTICALLY (MIN. 24" LEGS).
- AT BASEMENT EGRESS WINDOWS PROVIDE (2) #5 BARS TO EXTEND 12" MIN. BEYOND OPENING
- APPLIED WATERPROOFING @ FOUNDATION WALL

TWO STORY WOOD FRAME WALL - STONE VENEER

TYPICAL WALL SECTION

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



TYPICAL ROOF CONSTRUCTION
REFERENCE ROOF PLAN FOR SHINGLE INFORMATION. SHINGLE CAP FOR CONTINUOUS RIDGE VENT. SYNTHETIC UNDERLAYMENT OVER 15/32" OSB SHEATHING W/CLIPS AT MIDPOINT OF SHEATHING. PRE–ENGINEERED TRUSSES

TYPICAL EAVE CONSTRUCTION
8" LP FASCIA BOARD GUTTERS TO BE SEAMLESS 5" ALUMINUM GUTTER W/GUTTER APRON & 4" ALUMINUM DOWNSPOUTS – REFER TO ROOF PLAN FOR DOWNSPOUT LOCATION

TYPICAL CEILING CONSTRUCTION:
INSTALL 48" LONG BAFFLES AT EVERY TRUSS BAY TO MAINTAIN 1" MINIMUM AIRSPACE BELOW ROOF SHEATHING. ATTIC AREAS TO CONDITIONED LIVING AREAS TO BE R50 BLOWN INSULATION.

TYPICAL FLOOR CONSTRUCTION

TYPICAL EXTERIOR WALL CONSTRUCTION
LAPPED SIDING PER EXTERIOR ELEVATIONS – WALL FRAMING TO BE 2x6 STUDS @ 16" O.C. UNLESS NOTED. WALL SHEATHING TO BE 7/16" OSB WITH AN AIR & WATER BARRIER. PROVIDE R19 BATT INSULATION IN 2x6 WALL ASSEMBLIES. PROVIDE INTEGRAL V.B. TO ROOM SIDE AND ½" DRYWALL FINISH

TYPICAL FLOOR CONSTRUCTION
¾" T&G SUBFLOORING GLUED AND NAILED TO PRE–ENGINEERED "I" JOIST SPANS/SPACINGS/MANUFACTURER NOTED PER FLOOR PLANS – PROVIDE UNDERLAYMENT AT TILED FLOOR AREAS

TYPICAL SILL CONSTRUCTION:
2x6 PRESSURED TREATED SILL PLATE OVER 1 LAYER OF SILL SEALER BELOW PLATE ATTACHED TO FDN. WALL W/ ½" DIA. ANCHOR BOLTS EMBEDDED INTO CONCRETE 7", SPACED AT 6'–0" O.C. AND WITHIN 18" OF CORNERS

GROUND BREAKER TO EXTEND UP WALL. BEND TO COVER 1" FDN. INSUL.

TYPICAL FOUNDATION CONSTRUCTION
- REFER TO FOUNDATION PAGE FOR CONCRETE PSI STRENGTH
- AT CORNERS PROVIDE #5 BENT BARS @ 18" O.C. VERTICALLY (MIN. 24" LEGS).
- AT BASEMENT EGRESS WINDOWS PROVIDE (2) #5 BARS TO EXTEND 12" MIN. BEYOND OPENING
- APPLIED WATERPROOFING @ FOUNDATION WALL

TWO STORY WOOD FRAME WALL - SIDING

TYPICAL WALL SECTION

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

PROPOSED HOME FOR

GARY & AMY STEIN RESIDENCE
10114 N. SHERIDAN DR.
MEQUON, WI 53092

CUSTOMER DOCUMENT APPROVAL

Signature Date

Signature Date

NO.	DATE:	DESCRIPTION OF REVISION	BY
10	05.15.26	CD SET 3-2	TMW
9	05.14.26	CD SET 3-1	TMW
8	05.13.26	CD SET 03	TMW
7	05.05.26	CD SET 2-3 - UPDATED KITCHEN	TMW
6	05.01.26	CD SET 2-2	TMW

DRAWN BY: KEF

PRINT DATE: 5/15/2026 9:50 AM

CUSTOM

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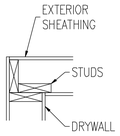
SHEET TITLE

TYPICAL WALL SECTIONS

Westridge BUILDERS
N8 W22500-L Johnson Dr
Waukesha, WI 53186
262-547-0326 Office
www.westridgebuilders.com

SHEET NUMBER

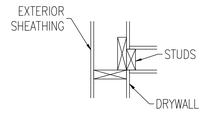
D1



CORNER STUD DETAIL

BUILDING DETAIL

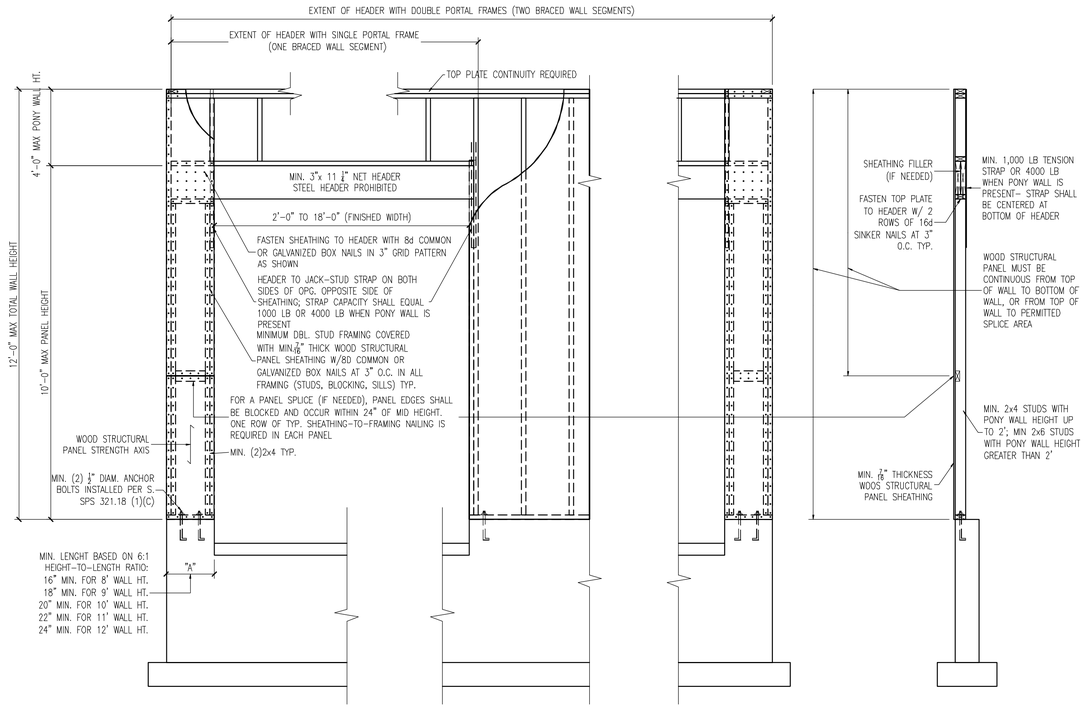
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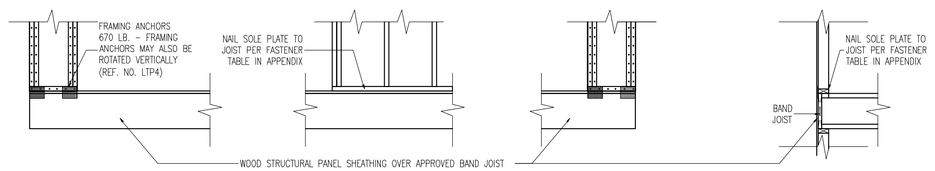
"T" INTERSECTION STUD DETAIL

BUILDING DETAIL

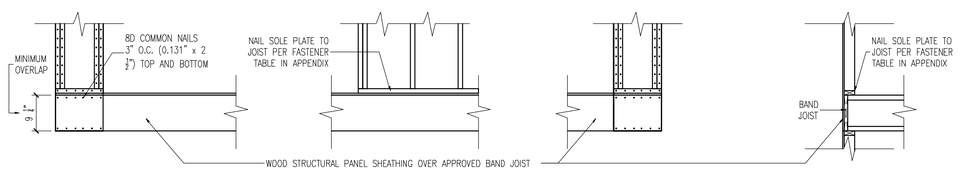
SCALE: 1" = 1'-0"



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. 1/9/2023

4 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

2012 INTERNATIONAL RESIDENTIAL BUILDING CODE SUPPLEMENT R602.10.4.6

PROPOSED HOME FOR

GARY & AMY STEIN RESIDENCE
10114 N. SHERIDAN DR.
MEQUON, WI 53092

CUSTOMER DOCUMENT APPROVAL

Signature Date

Signature Date

NO.	DATE	DESCRIPTION OF REVISION	BY
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DRAWN BY: KEF

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CUSTOM

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SHEET TITLE

BUILDING DETAILS

Westridge BUILDERS
N8 W22520 L Johnson Dr
Waukesha, WI 53186
262.547.0326 Office
www.westridgebuilders.com

SHEET NUMBER

D2

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

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 8, 2026**
SUBJECT: **New Outbuilding at 12340 N. Granville Road**

Attachments:
Statement of Intent, Pictures, Plans

12340 N Granville Rd
Mequon, WI 53097

May 4, 2026

To whom it may concern:

This letter describes our intentions for the proposed outbuilding project on our property at 12340 N Granville Rd. The first story of this building will eventually function as an exercise room and the second story will house a home office space.

The current outbuilding was likely constructed in the 1920s or 30s as a summer kitchen and is in a state of unrecoverable decay. Much of the building lacks a foundation and is sitting directly on the ground. The wooden flooring is rapidly disintegrating with the incursion of mice and chipmunks and the walls are infested with carpenter ants.

Because the building in its present state cannot be saved, our intention is to demolish and rebuild it resembling as closely as possible the original appearance. The goal is to bring the structure up to modern standards while maintaining an agricultural character in keeping with the 1879 primary residence and barn as well as the historic Freistadt area.

Sincerely,
Ann & John Trumble (homeowners)
jtrumble@wi.rr.com
262-227-9678
262-226-1385







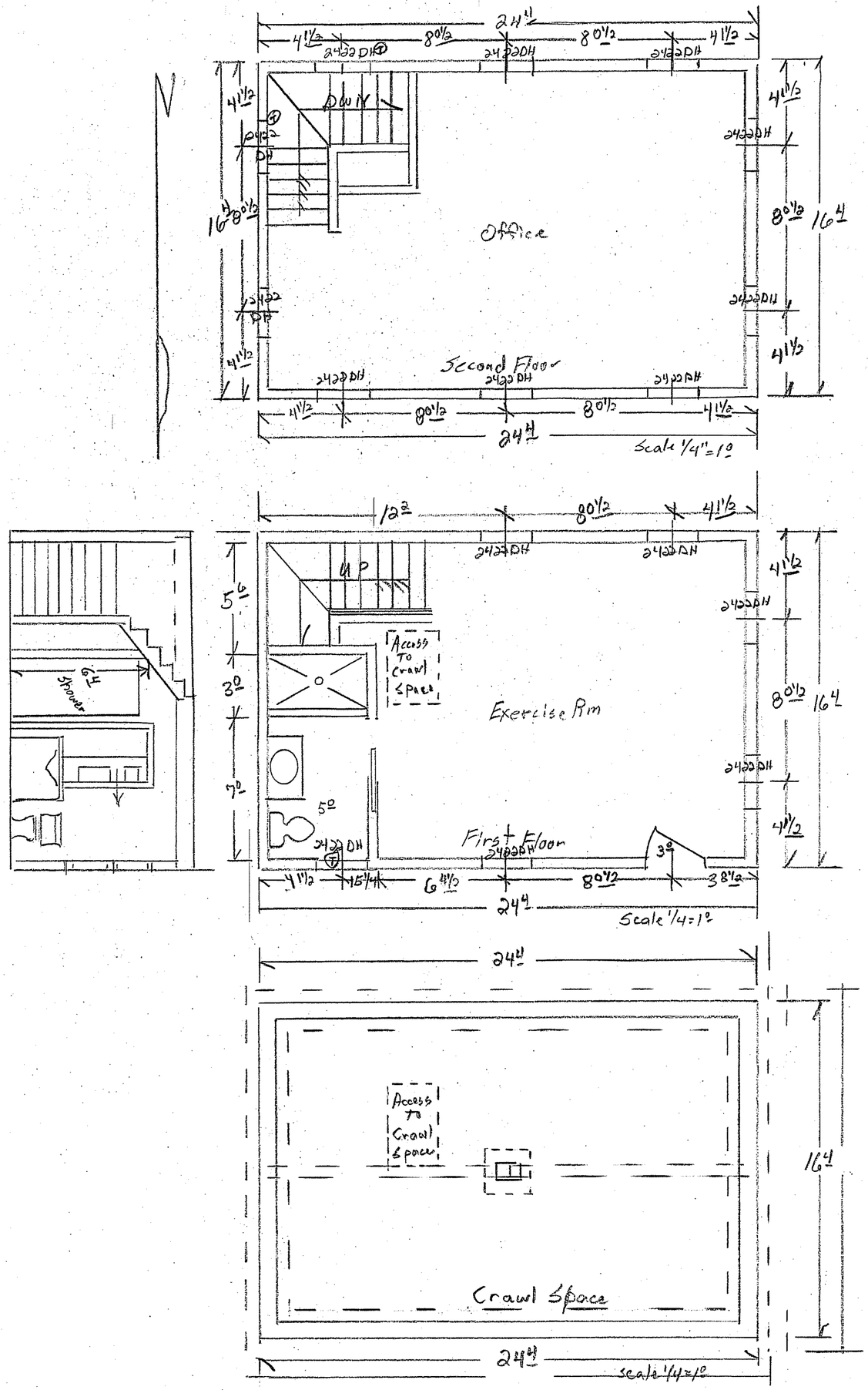


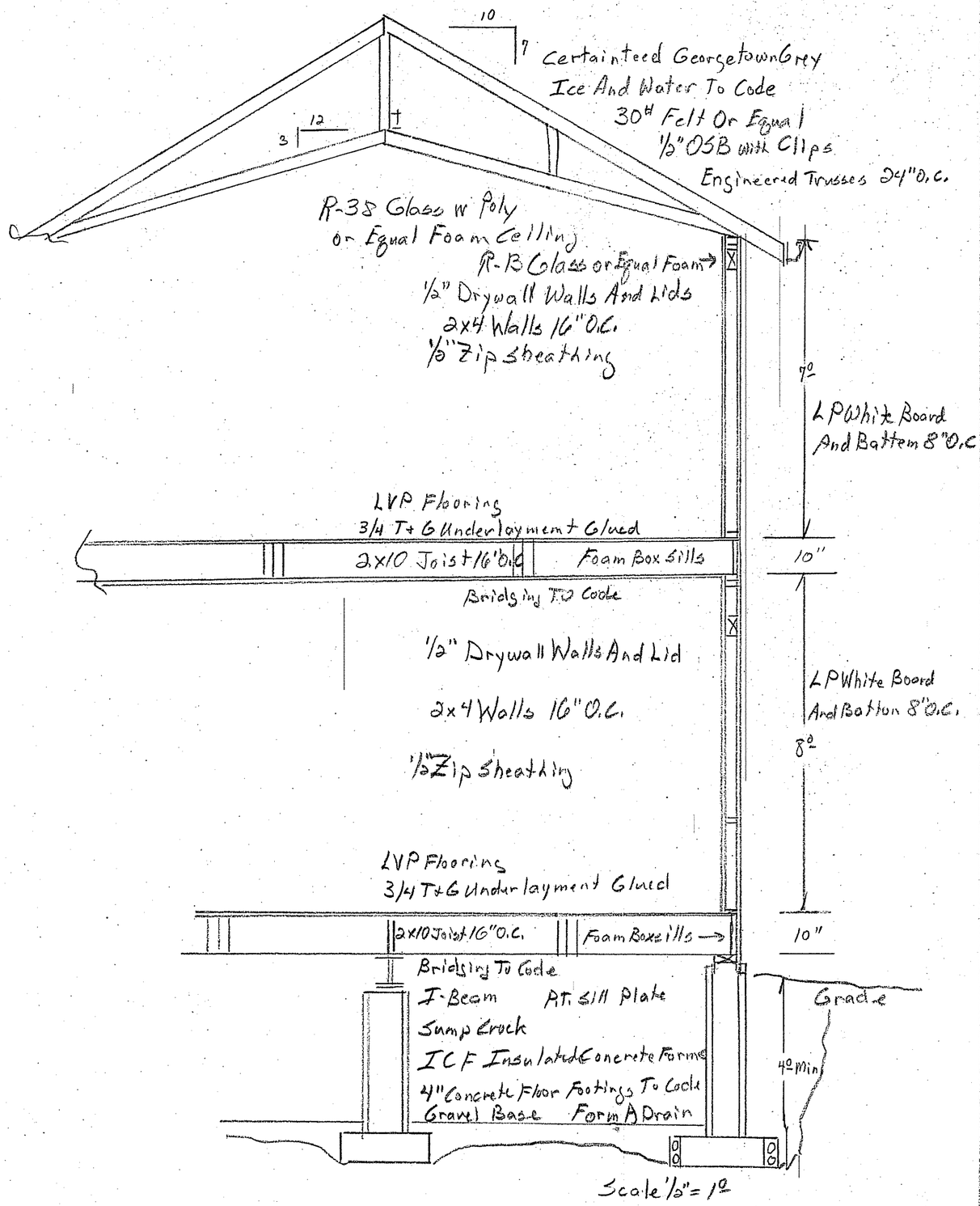









24"
4 1/2"
8 0 1/2"
4 1/2"
24"
DOWN
UP
Office
Second Floor
16' 4"
8 0 1/2"
16' 4"
4 1/2"
8 0 1/2"
4 1/2"
24"
Scale 1/4"=1'
12"
8 0 1/2"
4 1/2"
5' 6"
3'
7'
5'
Access To Crawl Space
Exercise Rm
First Floor
3'
4 1/2"
8 0 1/2"
16' 4"
4 1/2"
1 1/2"
15 1/4"
6 4 1/2"
8 0 1/2"
3 8 1/2"
24"
Scale 1/4"=1'
24"
Access To Crawl Space
Crawl Space
16' 4"
24"
Scale 1/4"=1'


10
7
12
3
Certainteed Georgetown Grey
Ice And Water To Code
30# Felt Or Equal
1/2" OSB with Clips
Engineered Trusses 24" O.C.
R-38 Glass w Poly
Or Equal Foam Ceiling
R-13 Glass or Equal Foam
1/2" Drywall Walls And Lids
2x4 Walls 16" O.C.
1/2" Zip Sheathing
7'
LP White Board
And Batten 8" O.C.
LVP Flooring
3/4 T+G Underlayment Glued
2x10 Joist 16" O.C.
Foam Box Sills
Bridging To Code
10"
1/2" Drywall Walls And Lid
2x4 Walls 16" O.C.
1/2" Zip Sheathing
LP White Board
And Batten 8" O.C.
8'
LVP Flooring
3/4 T+G Underlayment Glued
2x10 Joist 16" O.C.
Foam Box sills
10"
Bridging To Code
I-Beam
PT. Sill Plate
Grade
Sump Crock
ICF Insulated Concrete Forms
4" Concrete Floor Footings To Code
Gravel Base
Form A Drain
4' Min
Scale 1/2"=1'

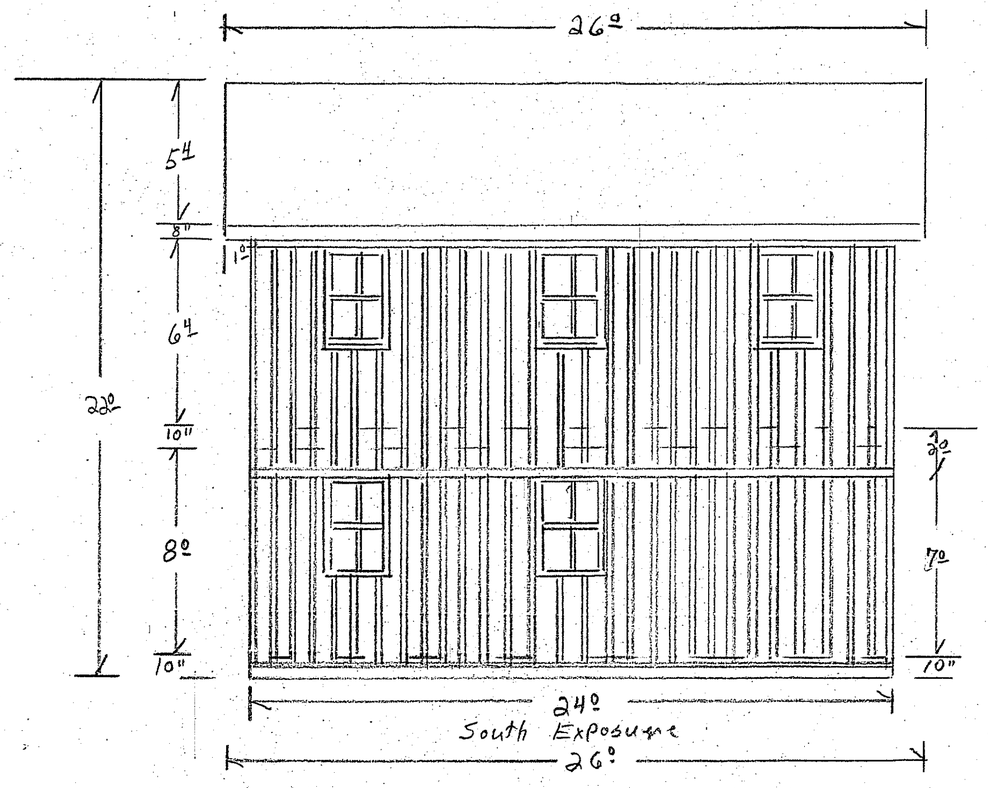
Proposed Exercise Room And Office For

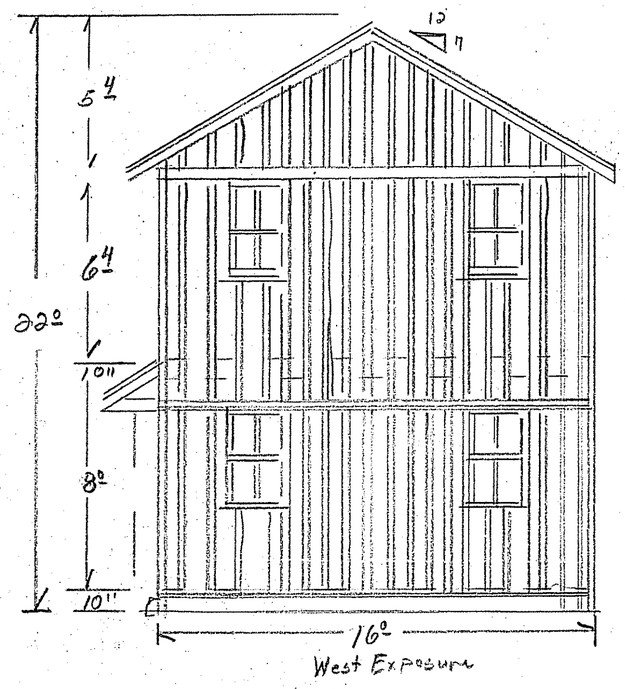
John + Ann Trumble

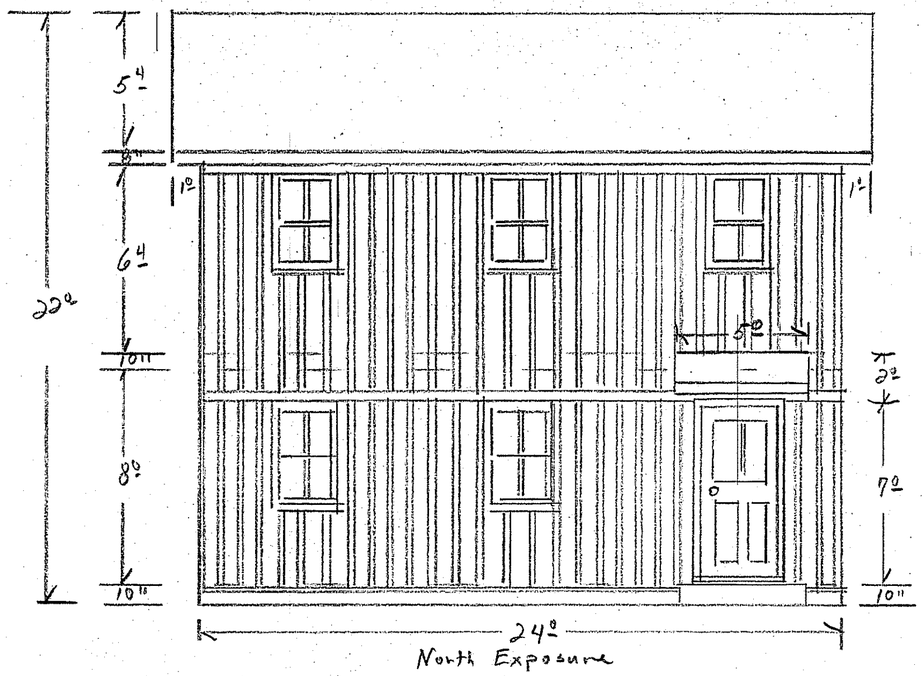
12340 N. Granville Rd.

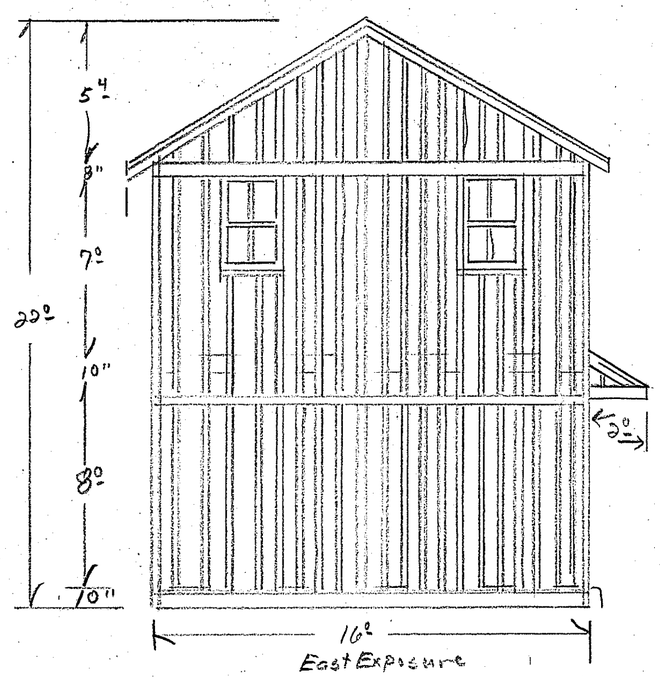
Meguon WI 53097

scale 1/4" = 1' Drawn By Geidel & Sin JWG









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

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 8, 2026**
SUBJECT: **New Single-Family Residence at 9801 W. Hawthorne Road**

Attachments:
Statement of Intent, Site Plan, Plans

KOENINGS FAMILY

N68W14878 PRUDENCE DRIVE
MENOMONEE FALLS, WI 53051

April 14, 2026

City of Mequon
Community Development
11333 N. Cedarburg Road

Mequon, WI 53092

VIA HAND DELIVERY and EMAIL

Re: Statement of Intent for Single Family Home at 9801 W. Hawthorne Road

To Whom it May Concern,

We are applying to construct a single-family home on a wooded 5-acre lot (the "Property") in the City's R1 residential zoning district, which provides for residential development in rural areas that are not served by public water or sewage facilities. This letter is our Statement of Intent.

The enclosed architectural plans and site plan were carefully designed to take maximum advantage of the physical attributes of the Property. We've carefully removed invasive species and restored an existing wetland while preserving as much native vegetation as possible to ensure that the entire home and garage will be screened from the street upon completion. The home itself was designed to be compatible with the existing homes on Hawthorne Road while also being sufficiently unique. Many exterior features of the home were designed with the environmental conditions of the Property in mind (solar orientation, prevailing winds, precipitation, etc). In regards to aesthetics, the design is consistent throughout and the massing of the home is architecturally balanced.

We've put significant thought into the design of our future home and look forward to providing additional details, if necessary, during the approval process.

Thank you,

Adam and Mellisa Koenings



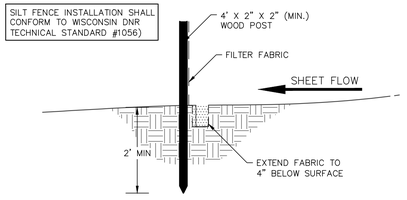
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N

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- EX 934.23 – EXISTING SPOT ELEVATION.
- FFE 934.23 – PROPOSED BUILDING FIRST FLOOR ELEVATION.
- GFE 934.23 – PROPOSED GARAGE FLOOR ELEVATION.
- BFE 934.23 – PROPOSED BASEMENT FLOOR ELEVATION.
- YG 934.23 – PROPOSED BUILDING YARD GRADE ELEVATION.
- TW 934.23 – PROPOSED TOP OF RETAINING WALL ELEVATION.
- BW 934.23 – PROPOSED BOTTOM OF RETAINING WALL ELEVATION.
- – PROPOSED STORM SEWER.
- – EXISTING STORM SEWER.
- – INSTALL SILT FENCE.
- – DRAINAGE ARROW.

SILT FENCE INSTALLATION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1056)



SILT FENCE CONSTRUCTION (SHEET FLOW)

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
KOENINGS RESIDENCE
9801 WEST HAWTHORNE ROAD
MEQUON, WI 53092

PLAN TITLE:
GRADING & EROSION CONTROL PLAN

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **4/20/2026**

PROJECT NO: **\AK-03-24**

SUBMITTAL

SHEET NO:
C1.01

The Koenings Residence



General Notes

Do not scale drawings. Consult the designer with any questions. Field verify all dimensions and conditions prior to fabrication or installation of any part or components.

Although every effort has been made in preparing these plans and checking them for accuracy, the contractors must review all details of their trades and be responsible for the same.

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SQUARE FOOTAGE

First Floor	2600 Sq.Ft.
Lower Level	1193 Sq.Ft.
Total Area	3793 Sq.Ft.
Unfinished Basement	1233 Sq.Ft.
Front Porch	126 Sq.Ft.
Garage	1178 Sq.Ft.
Covered Deck	215 Sq.Ft.

Sheet List Table

Sheet Number	Sheet Title	Sheet Number	Sheet Title
CS	COVERSHEET		
Architectural Set		Electrical Set	
A1	EXT. ELEVATIONS	E1	LOWER LEVEL ELECTRICAL
A1.1	EXT. ELEVATIONS	E2	FIRST FLOOR ELECTRICAL
A1.2	ROOF PLAN & DETAILS	Detail Set	
A2	FOUNDATION PLAN	D1	INTERIOR DETAILS
A2.1	LOWER LEVEL PLAN	D2	INTERIOR DETAILS
A3	FIRST FLOOR PLAN	D3	INTERIOR DETAILS
A4	GARAGE PLANS	Structural Set	
A4.1	GARAGE ELEVATIONS	S1	TYPICAL WALL SECTIONS & DETAILS
A5	PORCH & DECK PLANS	S2	WIND BRACING DIAGRAMS

ARCHITECTURAL DESIGN

262.365.7292 ph
akryll@karchitecturaldesign.com
W177 N9856 Rivercrest Drive Suite #223
Germantown, WI 53022

HOMEOWNER'S INFO

Adam & Melissa Koenings
262.442.4310
adam.koenings@gmail.com
508.308.3900
mellisa.koenings@gmail.com

The Koenings Residence

9801 West Hawthorne Rd
Mequon, WI

REVISIONS

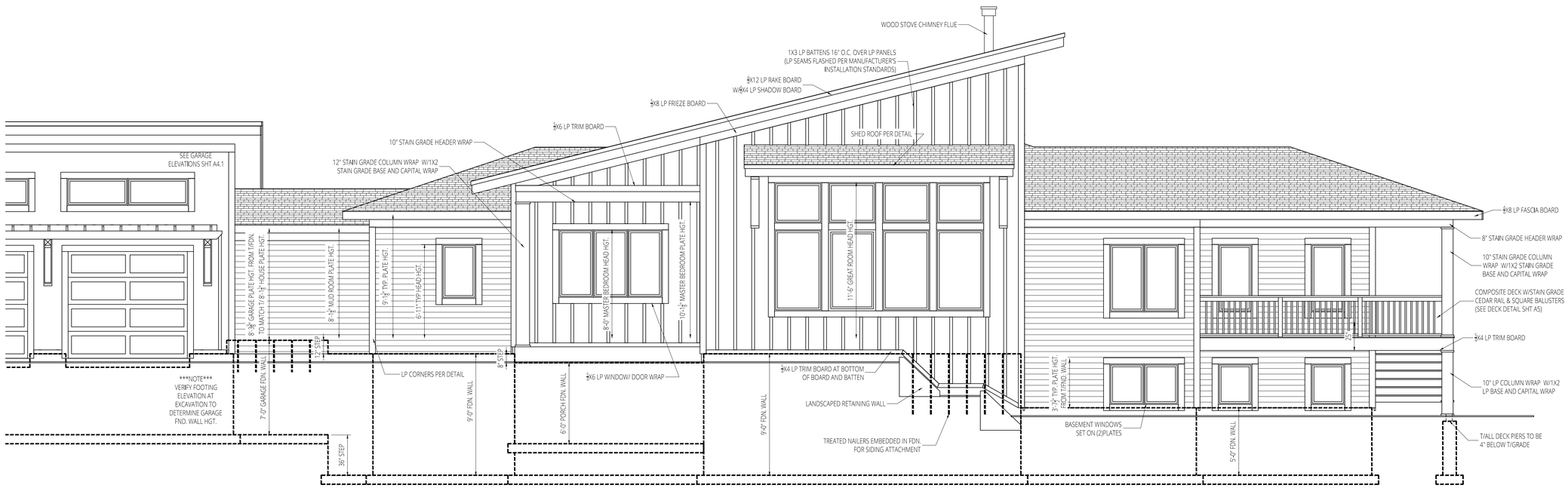
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02	2.3.26	Design Set Review	AJG
03	2.20.26	Design Set Updates	ALK
04	2.27.26	Bid Set Review	AJG
05	3.6.26	Bid Set	AJG
06	3.18.26	Bid Set	AJG
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09	----	----	----
10	----	----	----

COVERSHEET

CS

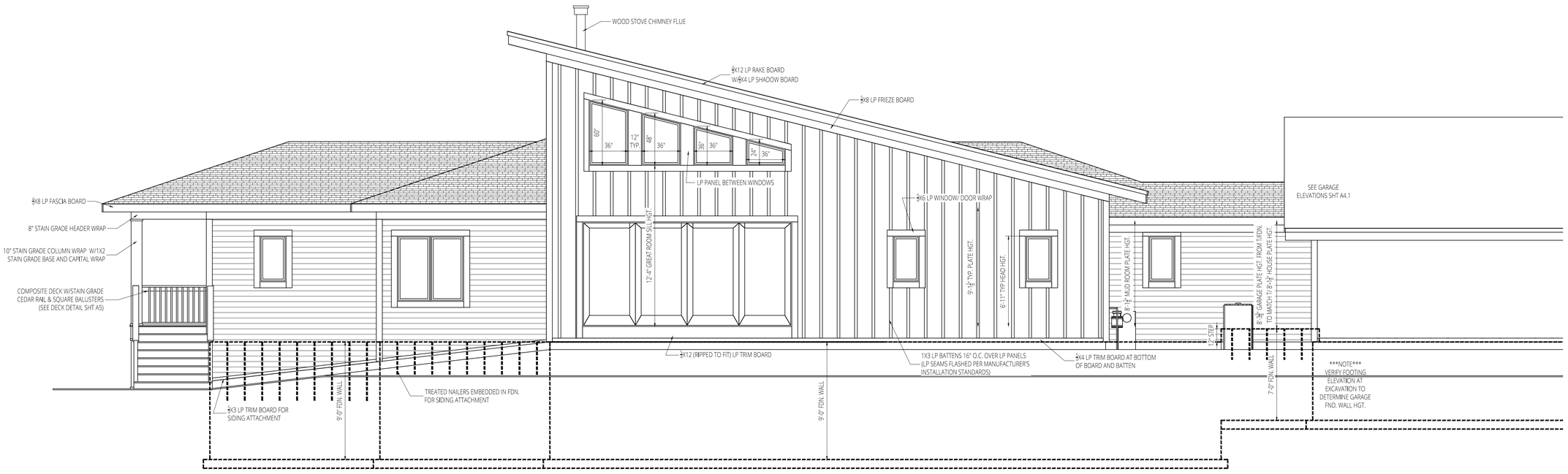
Sheet No.

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South Elevation

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



North Elevation

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

ARCHITECTURAL DESIGN

262.365.7292 ph
akryll@karchitecturaldesign.com
W177 N9856 Rivercrest Drive Suite #223
Germantown, WI 53022

HOMEOWNER'S INFO

Adam & Melissa Koenings
262.442.4310
adam.koenings@gmail.com
508.308.3900
mellisa.koenings@gmail.com

The Koenings Residence

9801 West Hawthorne Rd
Mequon, WI

REVISIONS

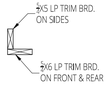
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10	----	----	----

EXT. ELEVATIONS

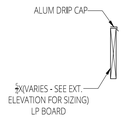
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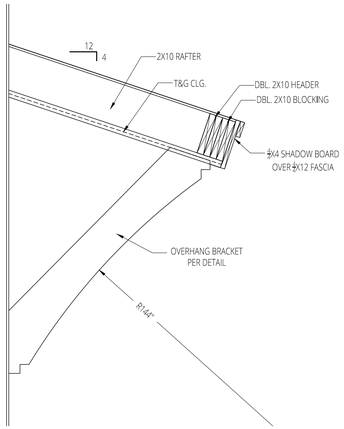
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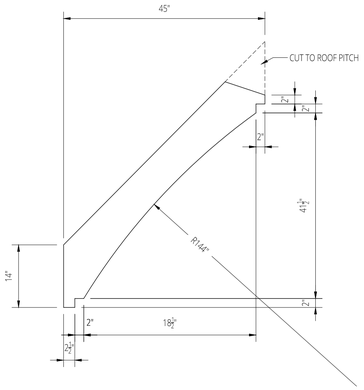
TYPICAL CORNER DETAIL



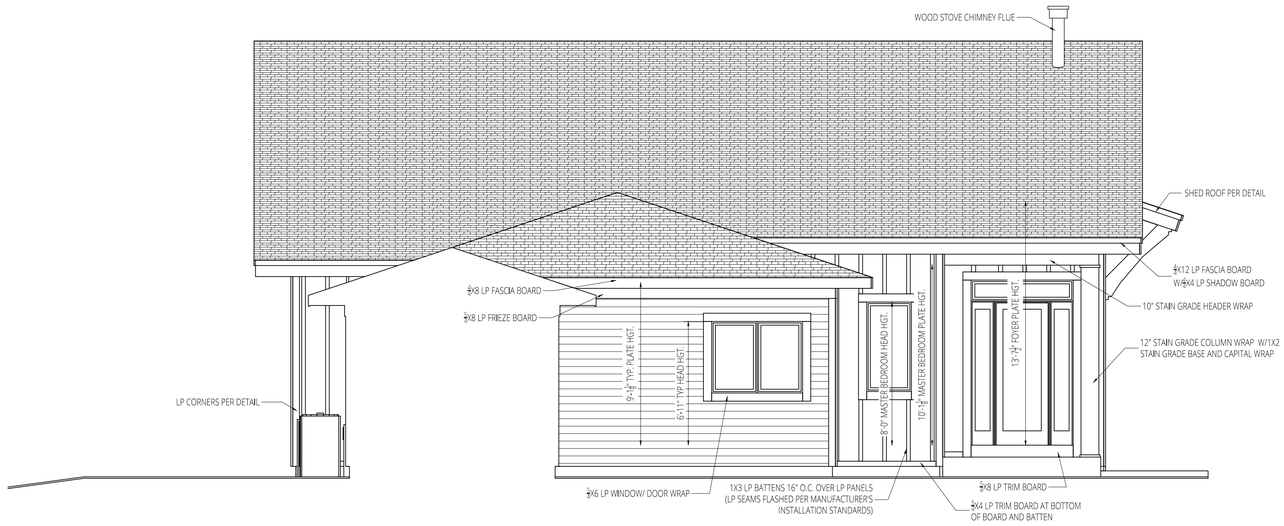
HORIZ. TRIM DETAIL



SHED ROOF DETAIL

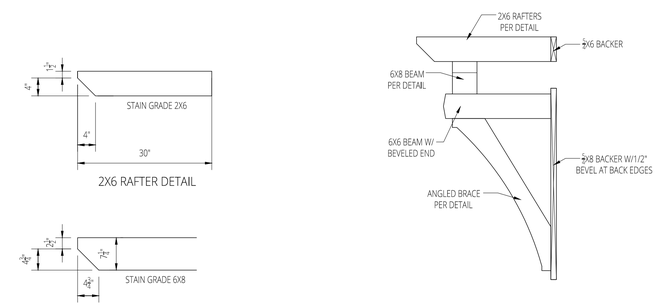


OVERHANG BRACKET DETAIL



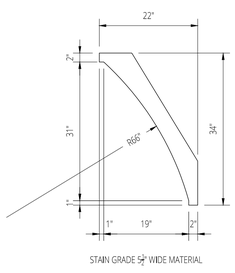
West Elevation

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



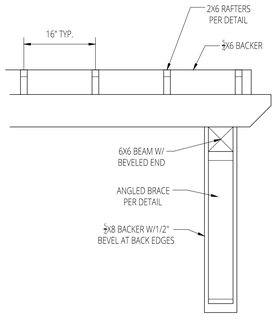
2X6 RAFTER DETAIL

6X8 BEAM DETAIL



ANGLED BRACE DETAIL

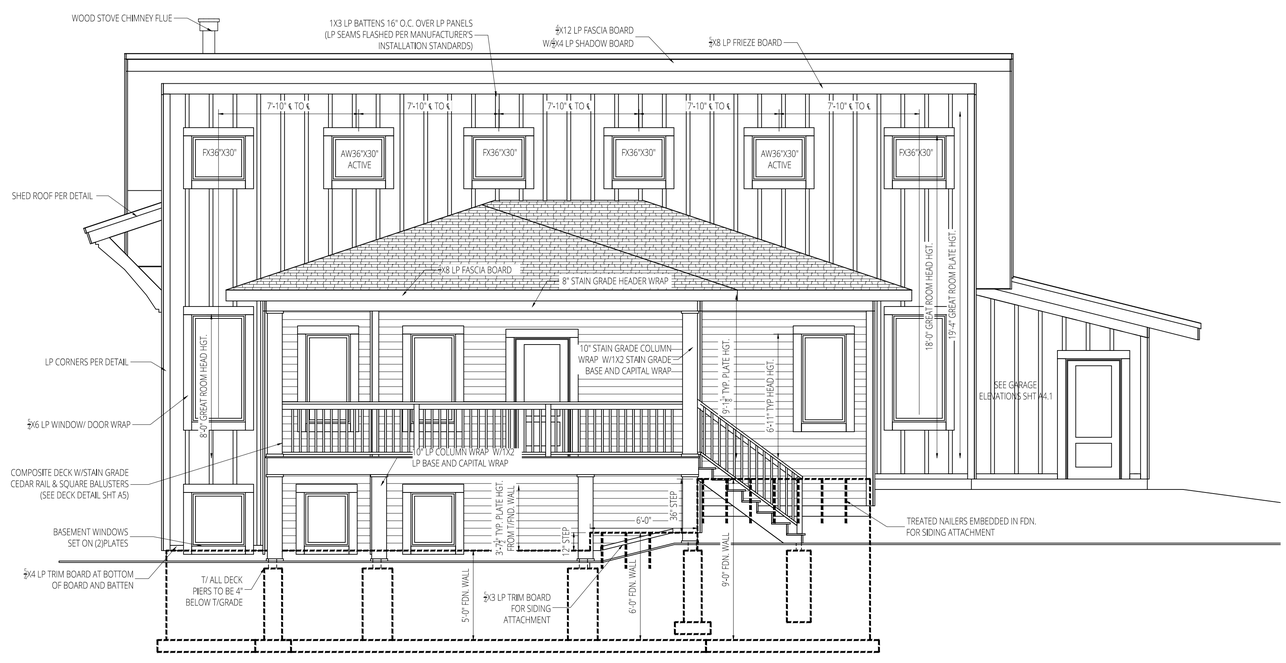
TRELLIS SIDE VIEW



TRELLIS FRONT VIEW

Exterior Details

NTS



East Elevation

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

K ARCHITECTURAL DESIGN

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The Koenings Residence

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REVISIONS

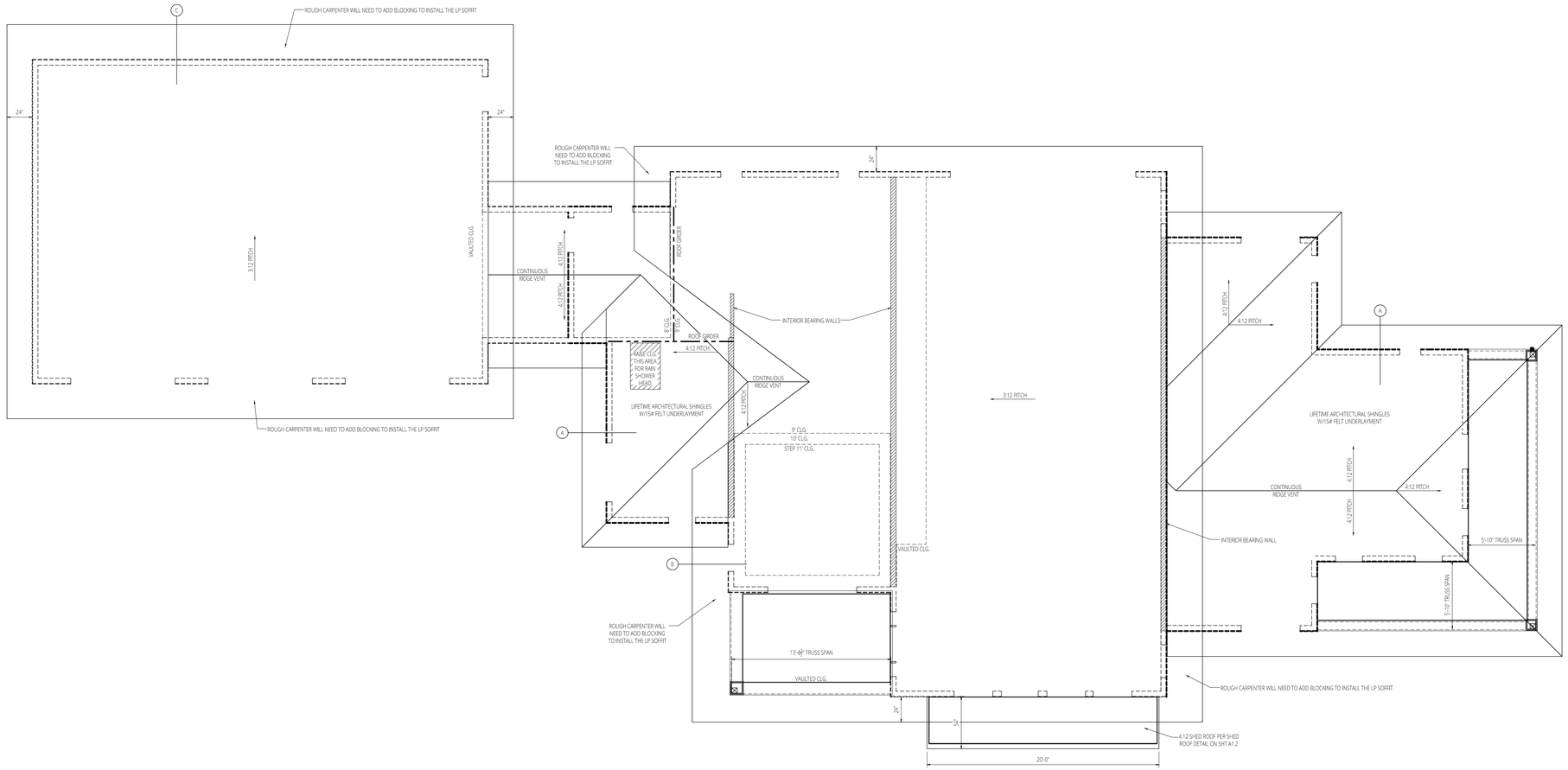
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03	2.20.26	Design Set Updates	ALK
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05	3.6.26	Bid Set	AJG
06	3.18.26	Bid Set	AJG
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EXT. ELEVATIONS

A1.1

Sheet No.

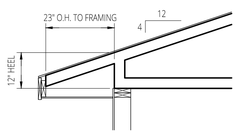
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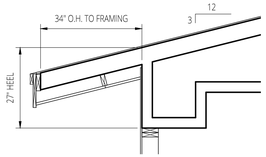
Roof Plan

SCALE: $\frac{3}{16}$" = 1'-0"

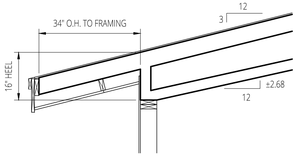
Notes:
2X4 ENGINEERED ROOF TRUSSES @ 24" O.C. PER ROOF TRUSS LAYOUT
ALL HANGERS & TIE DOWNS TO BE SIZED AND SUPPLIED BY TRUSS MANUFACTURER
ALL DIMENSIONS ON ROOF PLAN ARE SHOWN AS FINISH SOFFIT DIMENSIONS
REFER TO HEEL DETAILS FOR TRUSS TAIL DIMENSIONS & FASCIA DETAIL
ALL STRUCTURAL HEADERS AND GIRDERS ARE SHOWN FOR PRELIMINARY USE ONLY
FINAL STRUCTURAL LOCATIONS TO BE DETERMINED BY SUPPLIER



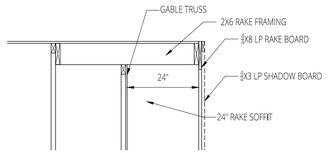
DETAIL 'A'



DETAIL 'B'



DETAIL 'C'



TYP. RAKE DETAIL

Roof Heel Details

SCALE: $\frac{1}{2}$" = 1'-0"

(ADJUST HEELS AS REQ. TO MATCH EXTERIOR ELEVATIONS)

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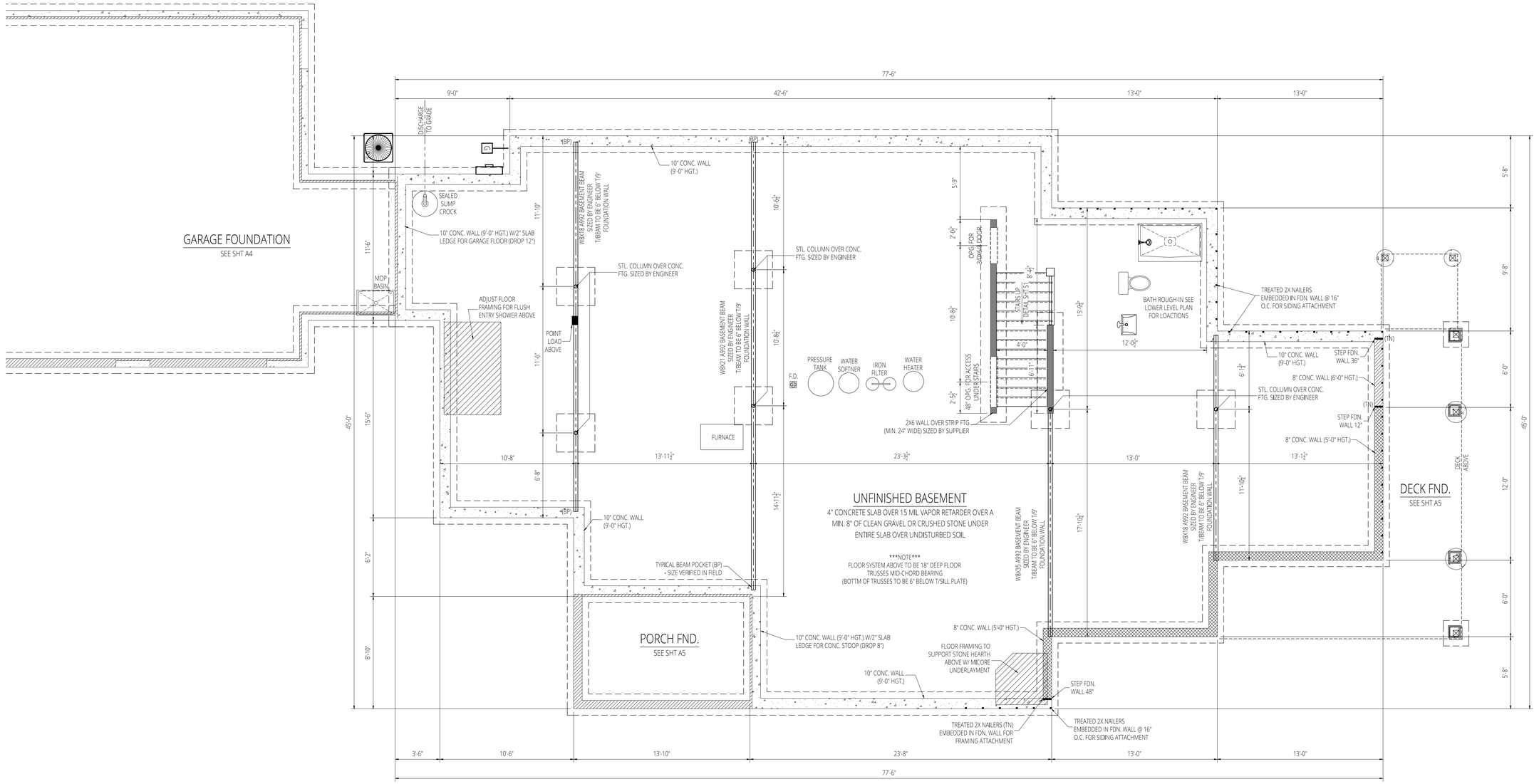
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ROOF PLAN & DETAILS

A1.2

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Foundation Plan

SCALE: $\frac{1}{4}$" = 1'-0"

ALL DIMENSIONS ARE FACE TO FACE OF STUD/CONCRETE
STUDS TO BE HELD OFF CONC. 1" MIN
WALLS TO HAVE TREATED PLATES IF PLACED ON CONCRETE FLOOR
ALL CEILING HEIGHT DESIGNATIONS ON THE PLAN ARE ROUGH FRAMED CEILING HEIGHTS AND MAY CHANGE SLIGHTLY DEPENDING ON FINISH MATERIALS FOR FLOORING AND CEILING
ALL CEILING HEIGHTS WILL BE VERIFIED ON SITE AFTER MEP ROUGH-IN AND MAY CHANGE DUE TO MEP DESIGN/INSTALLATION
ALL MECHANICALS ARE TO BE VERIFIED ON SITE W/OWNER BASED ON MEP DESIGN/REQUIREMENTS AND INSTALLATION
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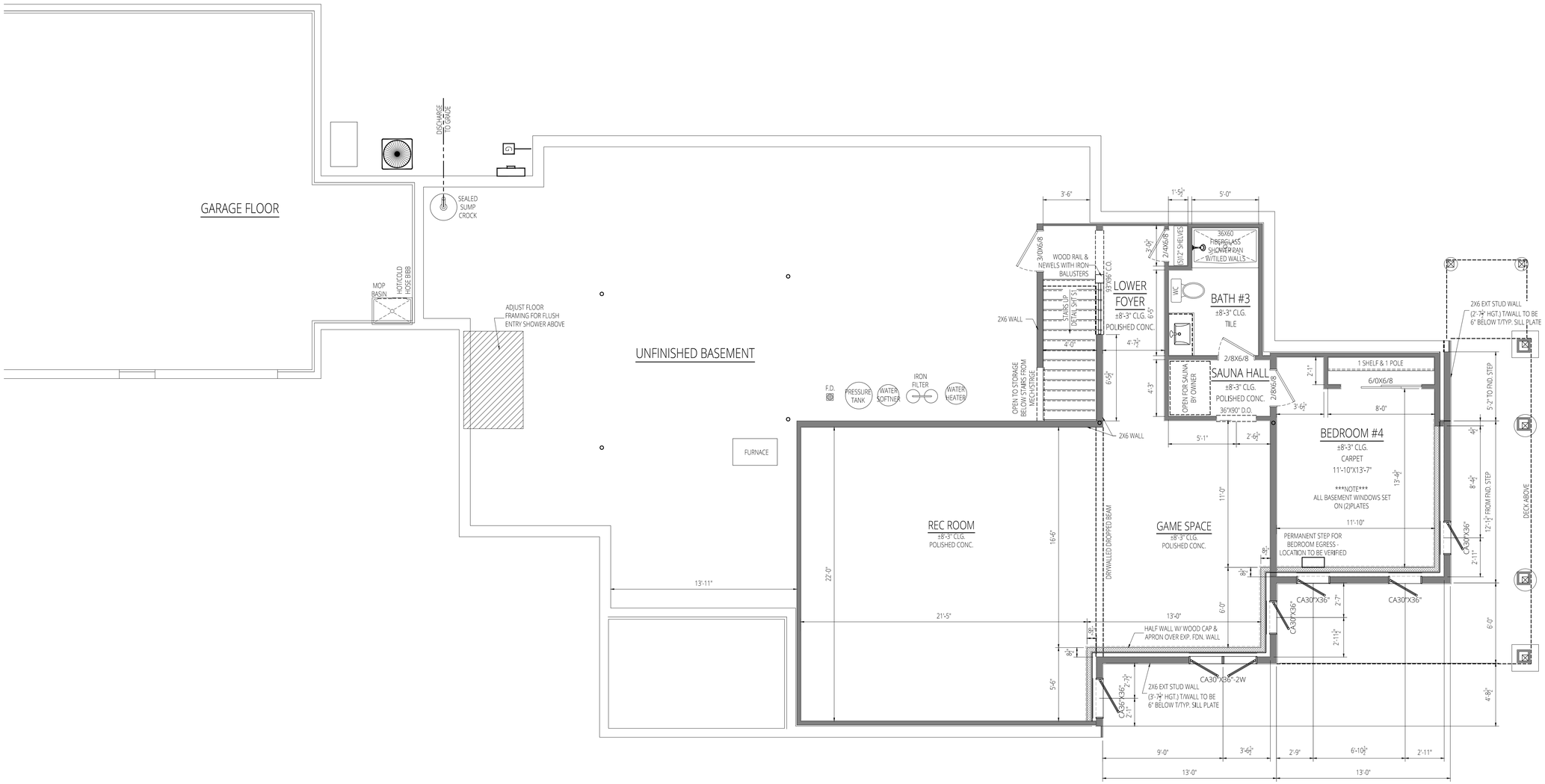
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FOUNDATION PLAN

A2

Sheet No.

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Lower Level Plan

SCALE: $\frac{1}{4}$" = 1'-0"

ALL DIMENSIONS ARE FACE TO FACE OF STUD/CONCRETE
STUDS TO BE HELD OFF CONC. 1" MIN
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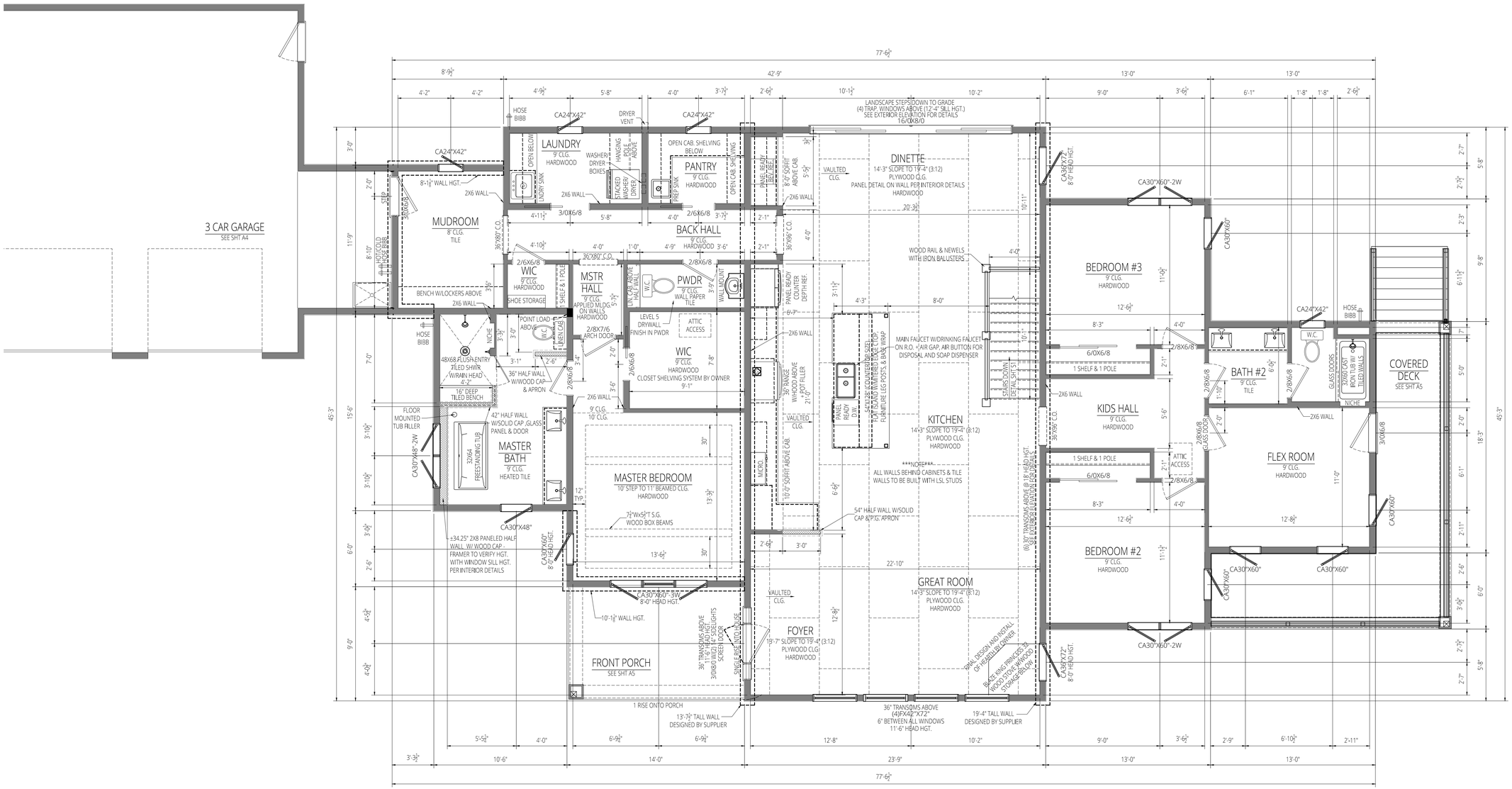
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LOWER LEVEL PLAN

A2.1

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SOUND INSULATION

INSULATE ALL BEDROOMS, BATH ROOMS, AND LAUNDRY INTERIOR WALLS
W/ FIBERGLASS BATTS AND OPTION FOR ROCKWOOL

First Floor Plan

SCALE: ¼" = 1'-0"

ALL DIMENSIONS ARE FACE TO FACE OF STUD/CONCRETE
HOUSE WALLS TO BE 2X6 (9'-1 1/8") U.N.O.
GARAGE WALLS TO BE 2X6 (8'-1 1/8" FROM T/FDN.) U.N.O.

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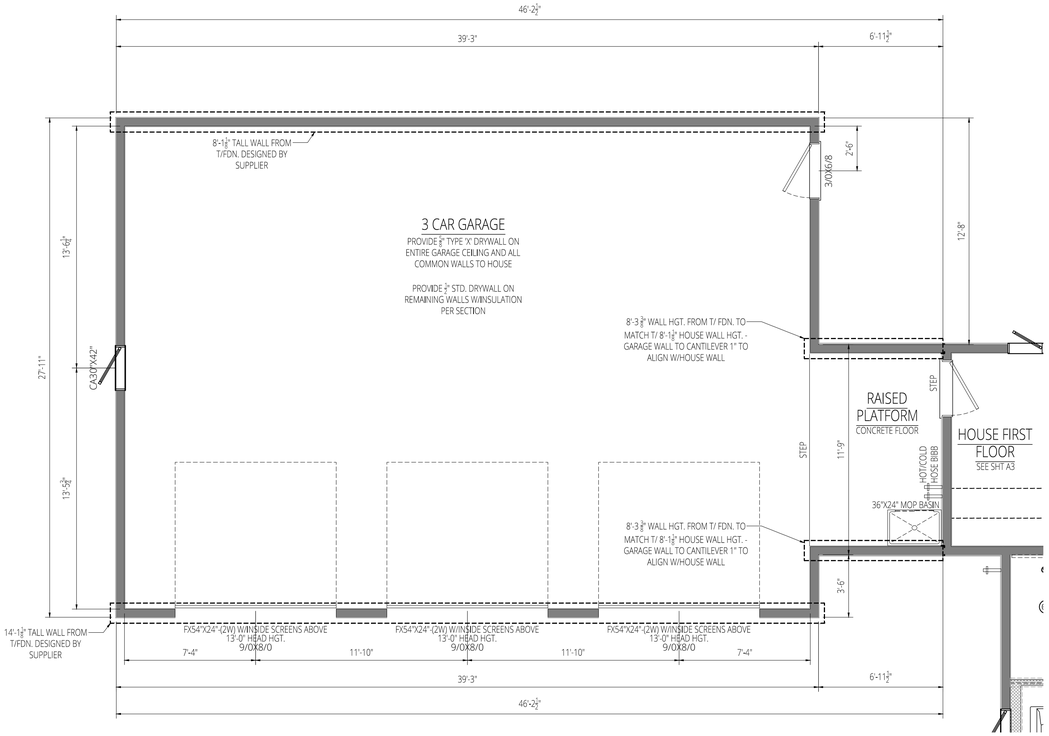
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FIRST FLOOR PLAN

A3

Sheet No.

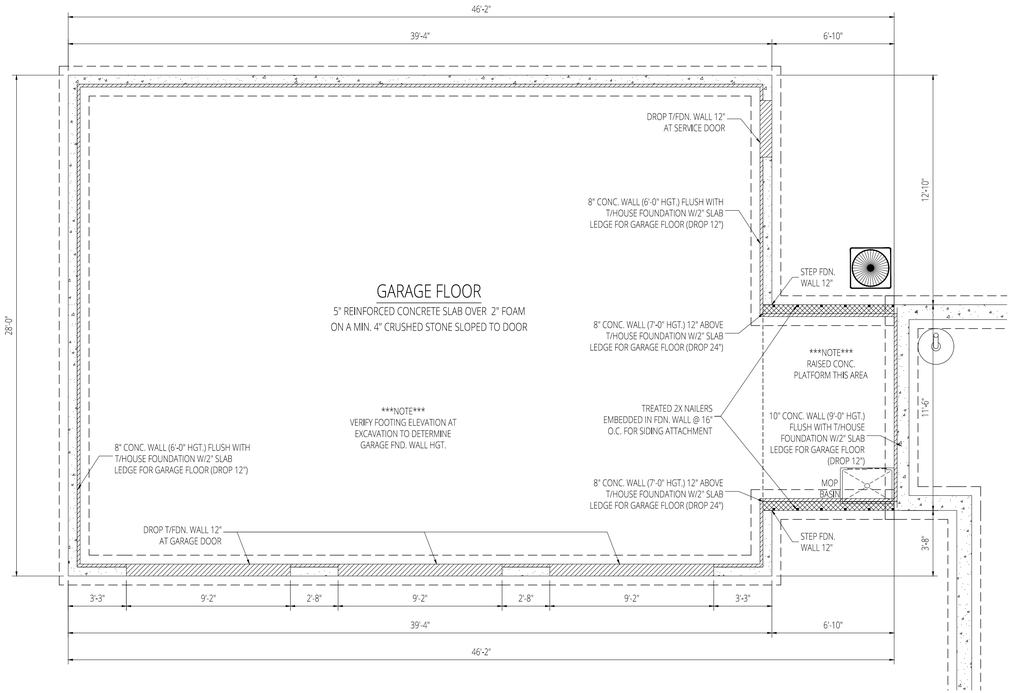
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Garage Floor Plan

SCALE: ¼" = 1'-0"

ALL DIMENSIONS ARE FACE TO FACE OF STUD/CONCRETE
HOUSE WALLS TO BE 2X6 (9'-1 1/8") U.N.O.
GARAGE WALLS TO BE 2X6 (8'-1 1/8"" FROM T/FDN.) U.N.O.



Garage Foundation Plan

SCALE: ¼" = 1'-0"

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STUDS TO BE HELD OFF CONC. 1" MIN
WALLS TO HAVE TREATED PLATES IF PLACED ON CONCRETE FLOOR
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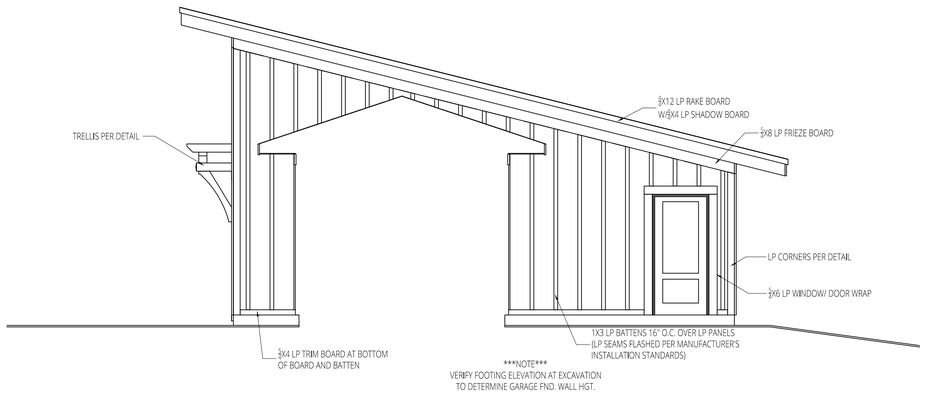
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GARAGE PLANS

A4

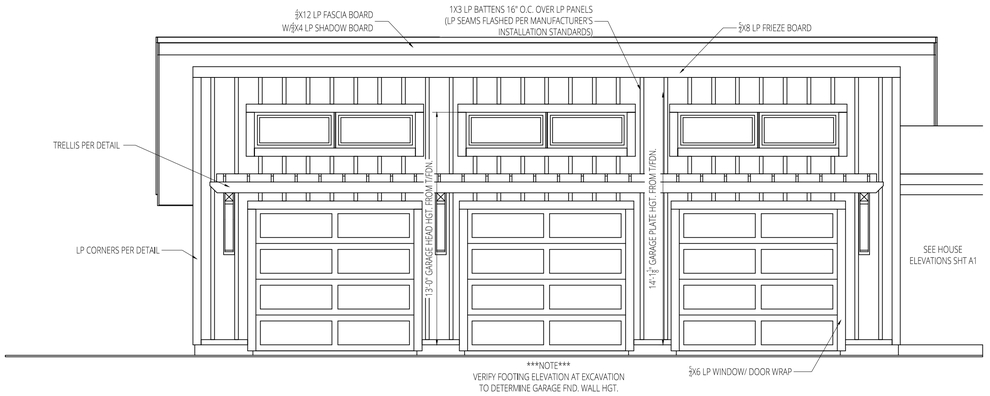
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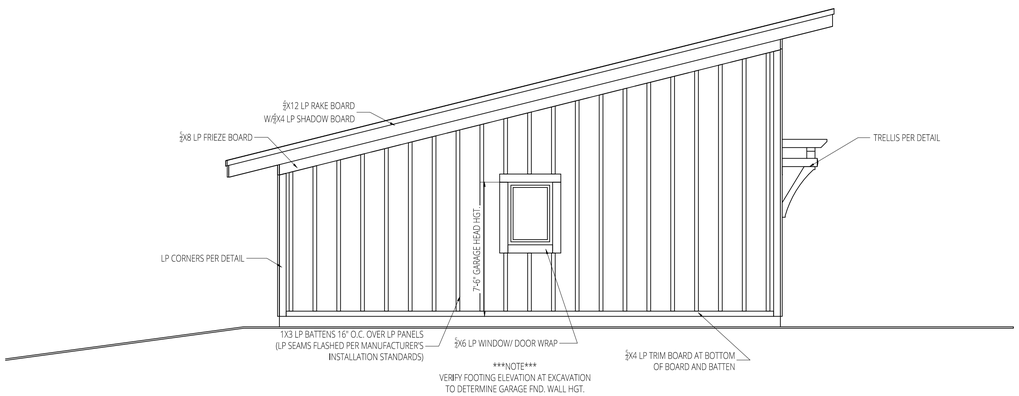
East Elevation

SCALE: $\frac{3}{16}$" = 1'-0"



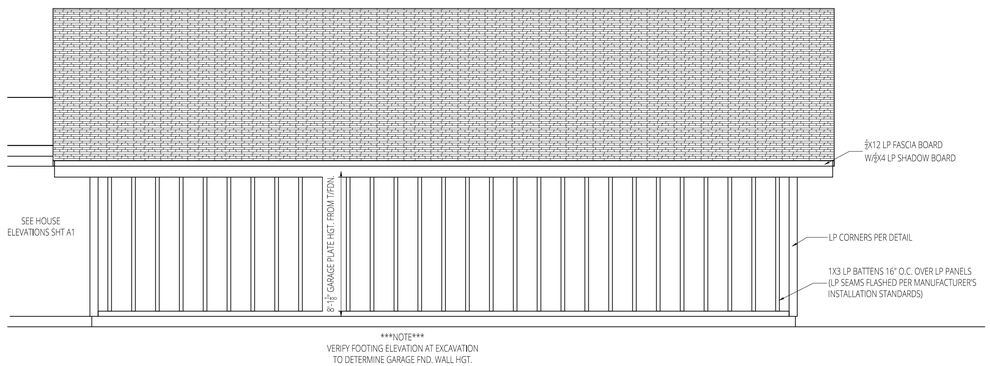
South Elevation

SCALE: $\frac{3}{16}$" = 1'-0"



West Elevation

SCALE: $\frac{3}{16}$" = 1'-0"



North Elevation

SCALE: $\frac{3}{16}$" = 1'-0"

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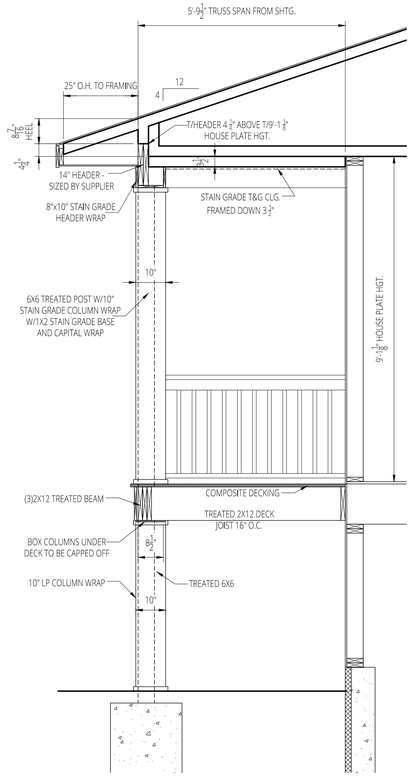
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GARAGE ELEVATIONS

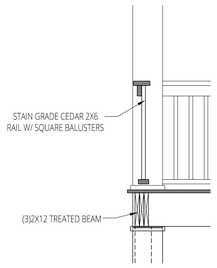
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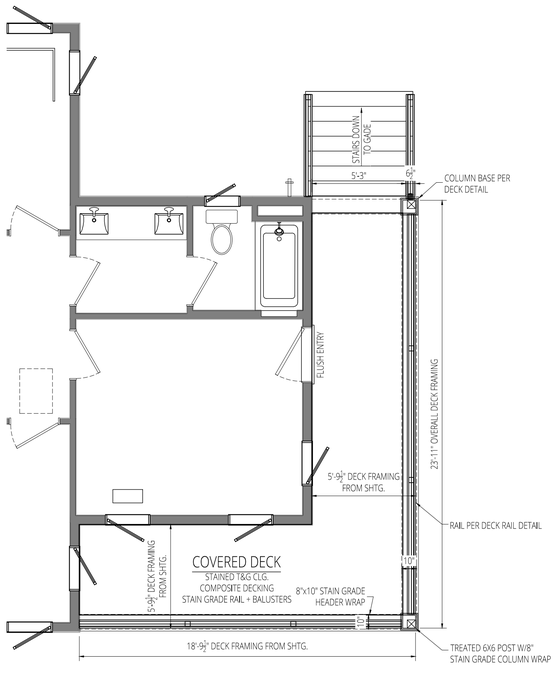
DECK DETAIL



DECK RAIL DETAIL

Covered Deck Details

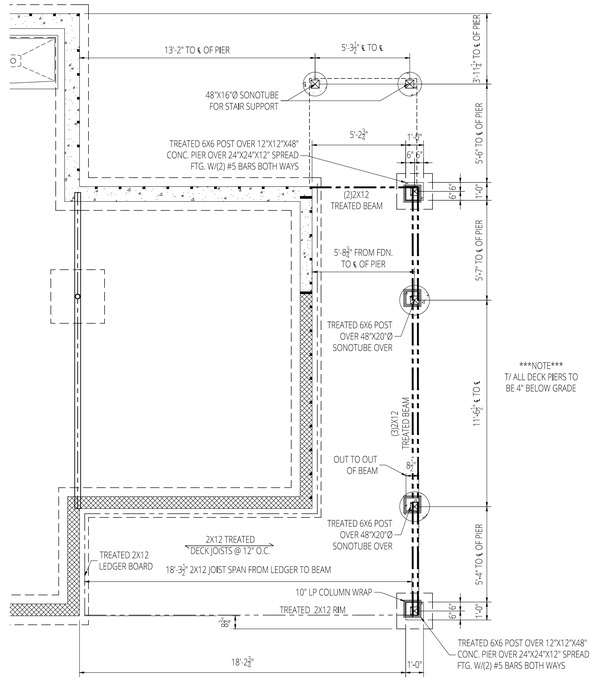
SCALE: 1/2" = 1'-0"



Deck Plan

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

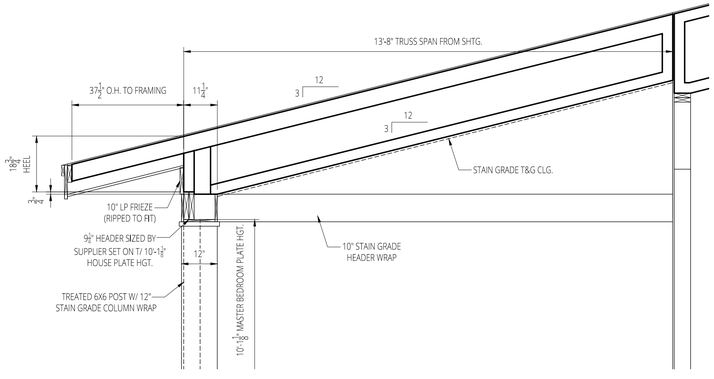
ALL DIMENSIONS ARE FACE TO FACE OF STUD/CONCRETE



Deck Foundation Plan

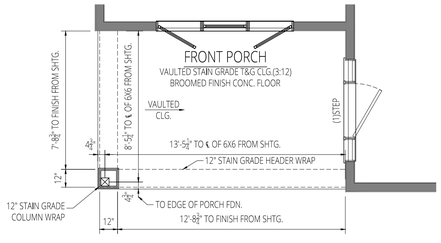
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ALL DIMENSIONS ARE FACE TO FACE OF STUD/CONCRETE



Front Porch Detail

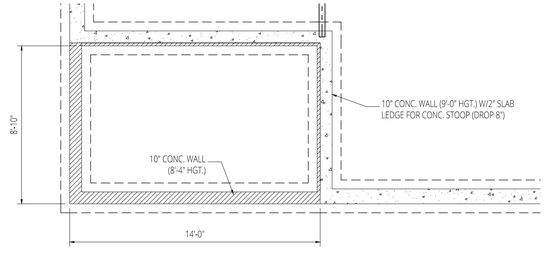
SCALE: 1/2" = 1'-0"



Front Porch Plan

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

ALL DIMENSIONS ARE FACE TO FACE OF STUD/CONCRETE



Front Porch Foundation Plan

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

ALL DIMENSIONS ARE FACE TO FACE OF STUD/CONCRETE

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PORCH & DECK PLANS

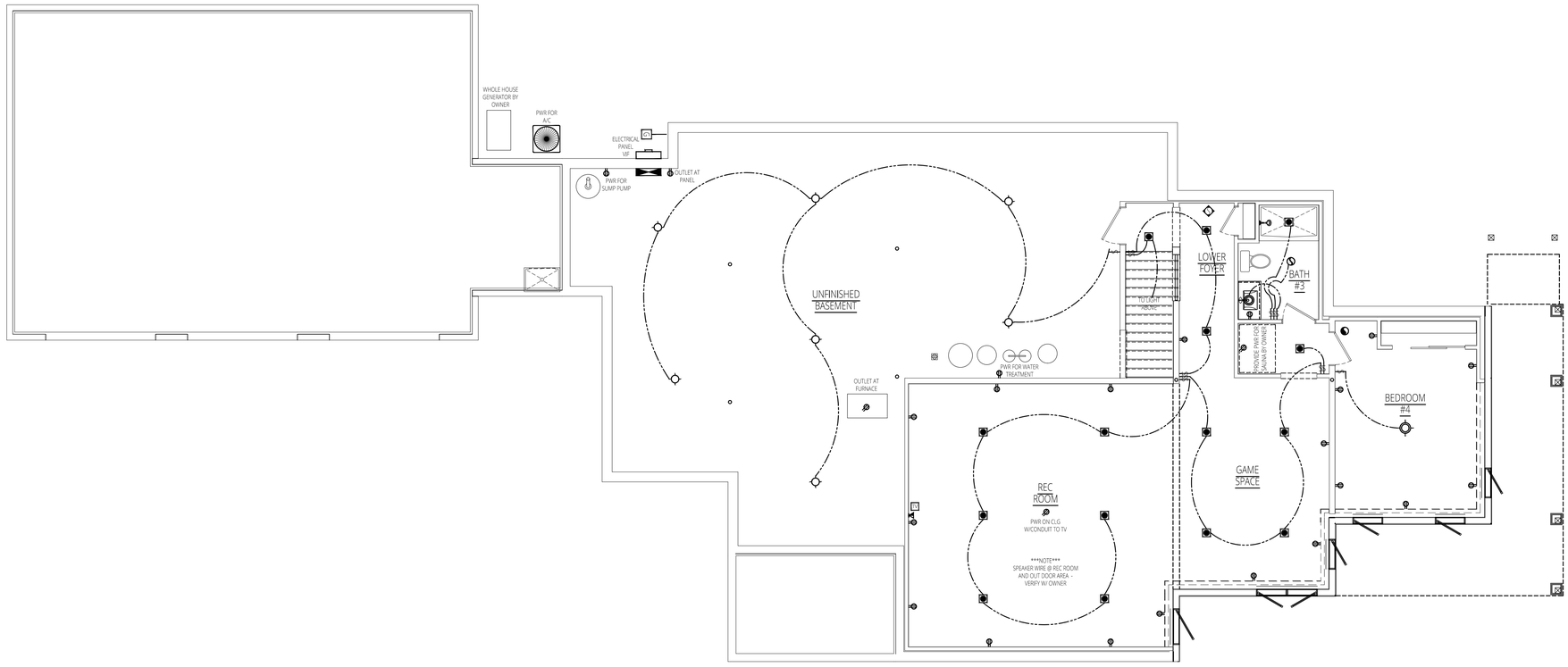
A5

Sheet No.

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Electrical Symbols

- WALL SWITCH
  'D' INDICATED DIMMER
- DUPLEX OUTLET
  'USB' INDICATES USB CHARGING
- SWITCHED OUTLET
- FLOOR OUTLET
- TV CONNECTION
  VERIFY CABLE REQ'S W/OWNER
- ETHERNET/PHONE JACK
  VERIFY CABLE REQ'S W/OWNER
- SMOKE DETECTOR
- CARBON MONOXIDE/
  SMOKE DETECTOR
- THERMOSTAT
- DOORBELL
- GARBAGE DISPOSAL
- KEYLESS LIGHT FIXTURE
- CAPPED CEILING BOX
  NO FIXTURE
- CEILING MOUNTED FIXTURE
- GAS LINE
- 6" CAN LIGHT U.N.O.
- 6" DIRECTIONAL CAN LIGHT
- PENDANT LIGHT
- UNDER CABINET LIGHT FIXTURE
- LED LIGHT PANEL FIXTURE
- WALL SCONCE
- EXHAUST FAN
- EXHAUST FAN W/LIGHT
- CEILING FAN
- CEILING FAN W/LIGHT
- GARAGE DOOR OPENER
- ELECTRICAL METER
- ELECTRICAL PANEL
- AIR CONDITIONER
- GAS METER



Foundation Electrical Plan

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

ALL MECHANICALS ARE TO BE VERIFIED ON SITE W/OWNER BASED ON MEP DESIGN/REQUIREMENTS AND INSTALLATION
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LOWER LEVEL ELECTRICAL

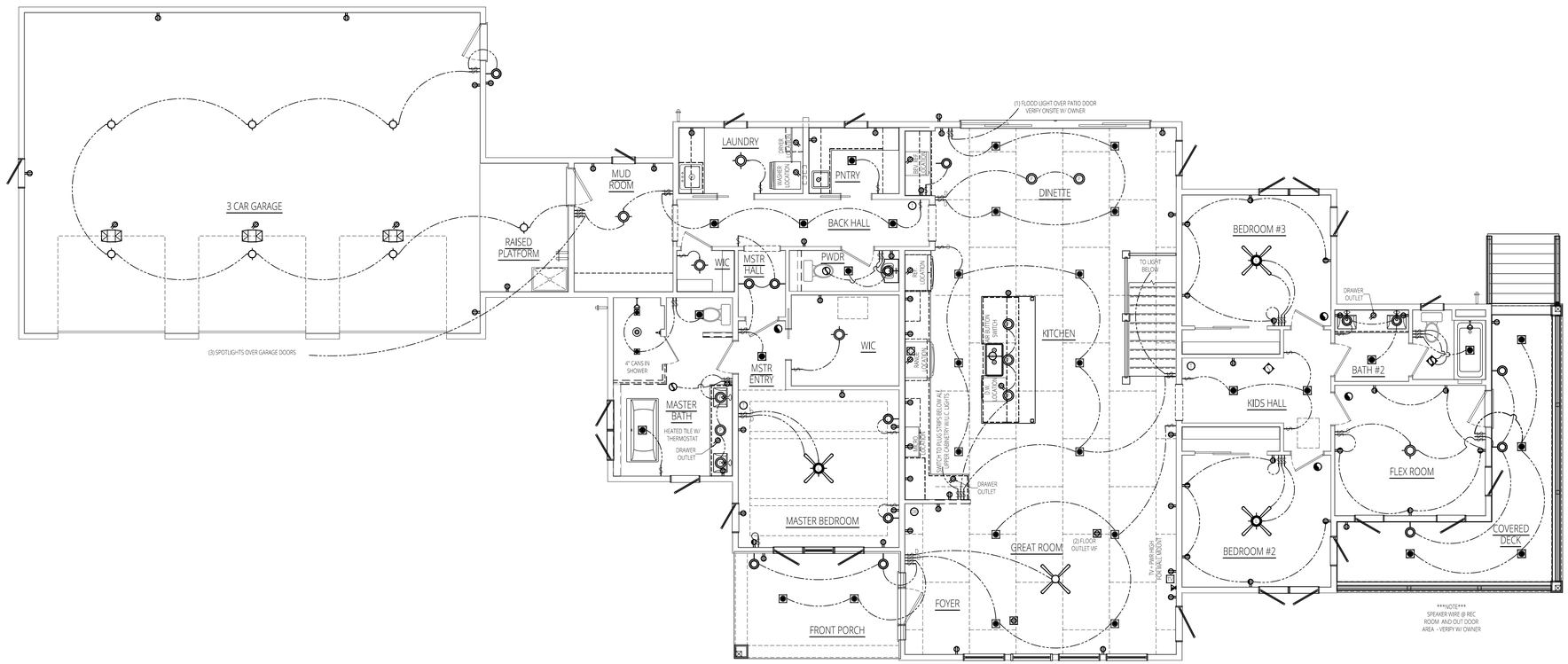
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Sheet No.

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Electrical Symbols

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- DUPLEX OUTLET
  'USB' INDICATES USB CHARGING
- SWITCHED OUTLET
- FLOOR OUTLET
- TV CONNECTION
  VERIFY CABLE REQ'S W/OWNER
- ETHERNET/PHONE JACK
  VERIFY CABLE REQ'S W/OWNER
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  NO FIXTURE
- CEILING MOUNTED FIXTURE
- GAS LINE
- 6" CAN LIGHT U.N.O.
- 6" DIRECTIONAL CAN LIGHT
- PENDANT LIGHT
- UNDER CABINET LIGHT FIXTURE
- LED LIGHT PANEL FIXTURE
- WALL SCONCE
- EXHAUST FAN
- EXHAUST FAN W/LIGHT
- CEILING FAN
- CEILING FAN W/LIGHT
- GARAGE DOOR OPENER
- ELECTRICAL METER
- ELECTRICAL PANEL
- AIR CONDITIONER
- GAS METER



First Floor Electrical Plan

SCALE: $\frac{1}{4}$" = 1'-0"

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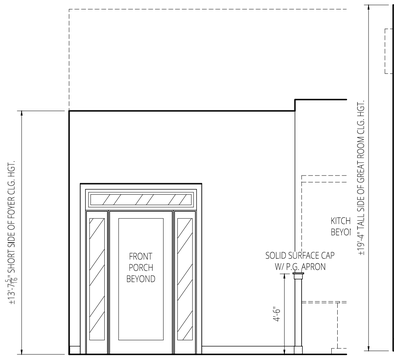
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03	2.20.26	Design Set Updates	ALK
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06	3.18.26	Bid Set	AJG
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FIRST FLOOR ELECTRICAL

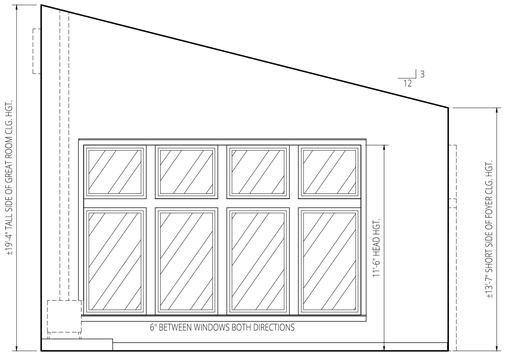
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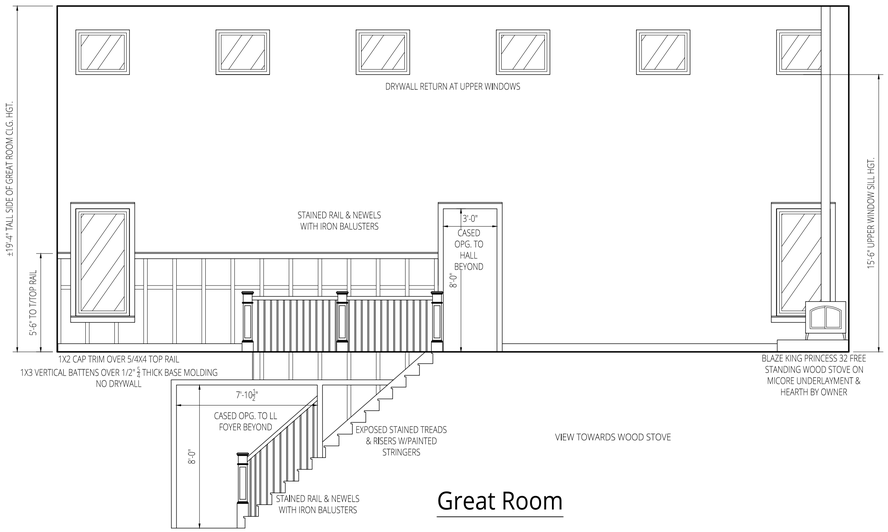
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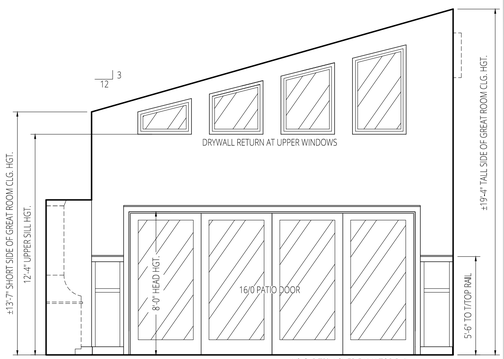
VIEW TOWARDS FRONT DOOR



WINDOW WALL



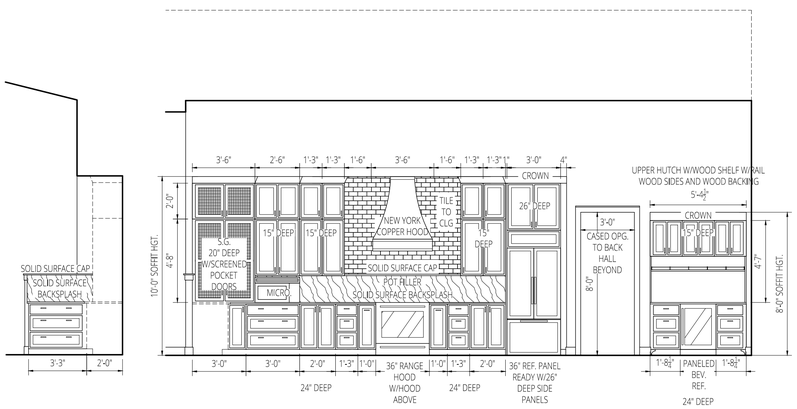
VIEW TOWARDS WOOD STOVE



PATIO DOOR WALL

FOYER

Great Room

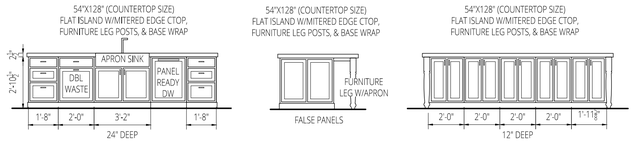


HALF WALL

RANGE WALL

S.G. - FULL OVERLAY - PANELED ENDS - SLAB DRAWER HEADERS

S.G. - FULL OVERLAY - SLAB DRAWER HEADERS - FURNITURE LEGS



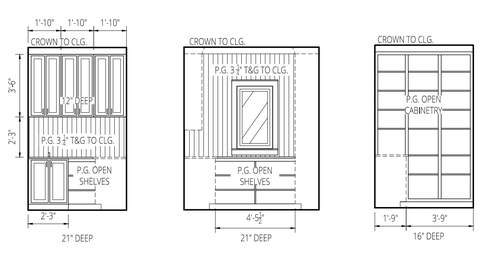
FRONT OF ISLAND

SIDE OF ISLAND

BACK OF ISLAND

S.G. - FULL OVERLAY - PANELED ENDS - SLAB DRAWER HEADERS - FURNITURE LEGS

KITCHEN



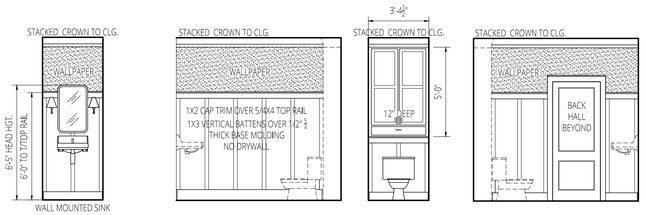
SIDE OF PANTRY

WINDOW WALL

SIDE OF PANTRY

P.G. - FULL OVERLAY - EXT. STILES AT WALLS

PANTRY



VANITY WALL

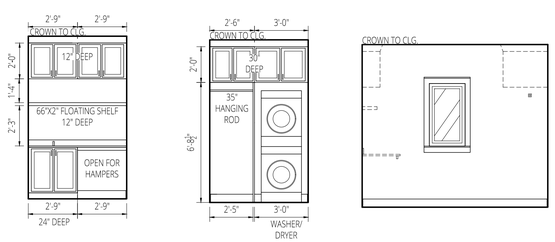
SIDE WALL

BUILT-IN WALL

VIEW TOWARDS BACK HALL

P.G. - FULL OVERLAY - EXT. STILES AT WALLS

POWDER ROOM



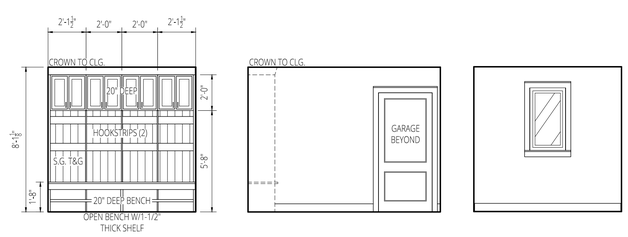
VIEW TOWARDS SINK

VIEW TOWARDS LAUNDRY MACHINES

WINDOW WALL

P.G. - FULL OVERLAY - EXT. STILES AT WALLS - SLAB DRAWER HEADERS

LAUNDRY



VIEW TOWARDS BENCH

VIEW TOWARDS GARAGE

WINDOW WALL

S.G. - FULL OVERLAY - EXT. STILES AT WALLS

MUDROOM

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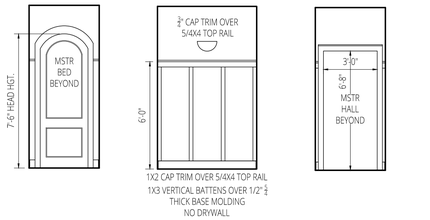
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INTERIOR DETAILS

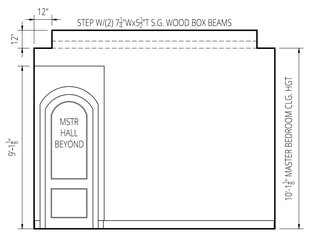
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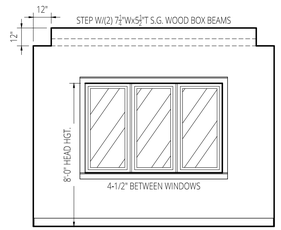
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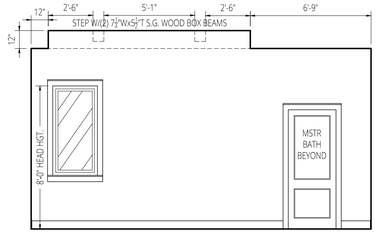
VIEW TOWARDS DOOR TO BEDROOM | VIEW OF SIDE WALL OF HALL BOTH SIDES SIMILAR | VIEW TOWARDS OPG. TO MASTER HALL



VIEW TOWARDS MASTER HALL



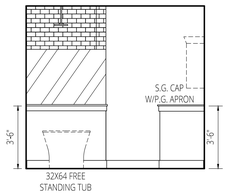
VIEW TOWARDS WINDOWS



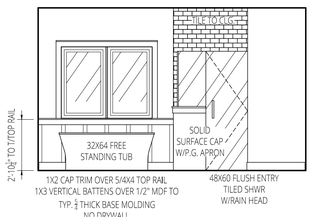
VIEW TOWARDS MASTER BATH

MASTER HALL

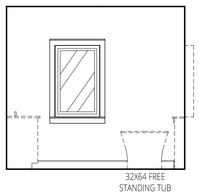
MASTER BEDROOM



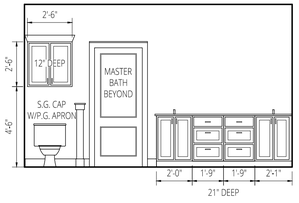
VIEW TOWARDS SIDE TUB WALL



VIEW TOWARDS TUB



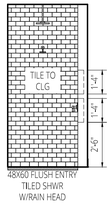
VIEW TOWARDS WINDOW



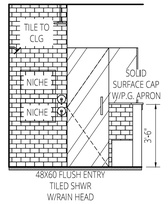
VIEW TOWARDS VANITY

S.G. - FULL OVERLAY - EXT. STILES AT WALLS - FLUSH END - SLAB DRAWER HEADERS

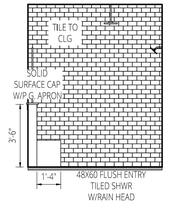
MASTER BATH



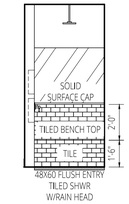
VIEW TOWARDS FRONT OF SHOWER ADJACENT TO MUDROOM



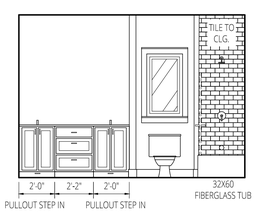
NICHE WALL



SIDE VIEW OF SHOWER ADJACENT TO EXTERIOR WALL

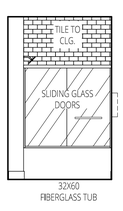


WALL VIEWED FROM EXTERIOR WALL OF SHOWER

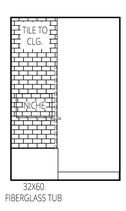


VANITY WALL

S.G. - FULL OVERLAY - EXT. STILES AT WALLS - SLAB DRAWER HEADERS - PULL OUT STEP TOE KICK

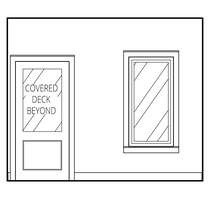


VIEW TOWARDS SHOWER

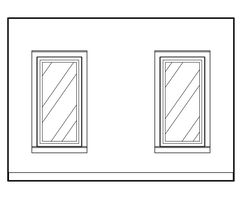


VIEW TOWARDS SIDE SHOWER WALL

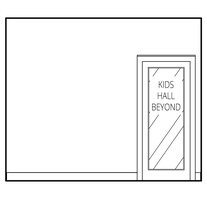
BATHROOM #2



VIEW TOWARDS DOOR TO DECK



VIEW TOWARDS WINDOW WALL



VIEW TOWARDS HALL

FLEX ROOM

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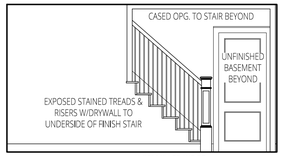
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INTERIOR DETAILS

D2

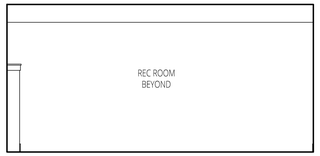
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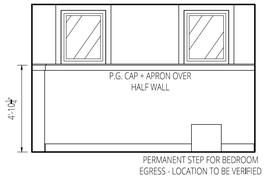
VIEW TOWARDS STAIRS TO FIRST FLOOR

LOWER FOYER



VIEW TOWARDS REC ROOM

GAME SPACE



VIEW TOWARDS STEP WALL

BEDROOM #4

VIEW TOWARDS DOOR TO SAUNA HALL

VIEW TOWARDS VANITY WALL

S.G. - FULL OVERLAY - EXT. STILES AT WALLS - FLUSH END

VIEW TOWARDS SHOWER DOORS

VIEW TOWARDS BACK SHOWER WALL

VIEW TOWARDS WALL OPPOSITE OF VANITY

BATHROOM #3

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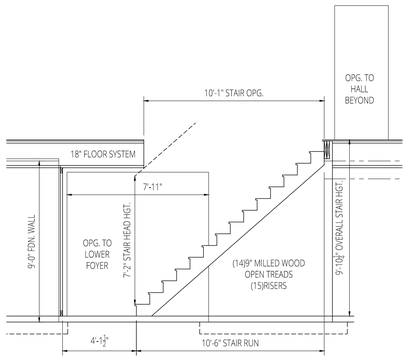
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INTERIOR DETAILS

D3

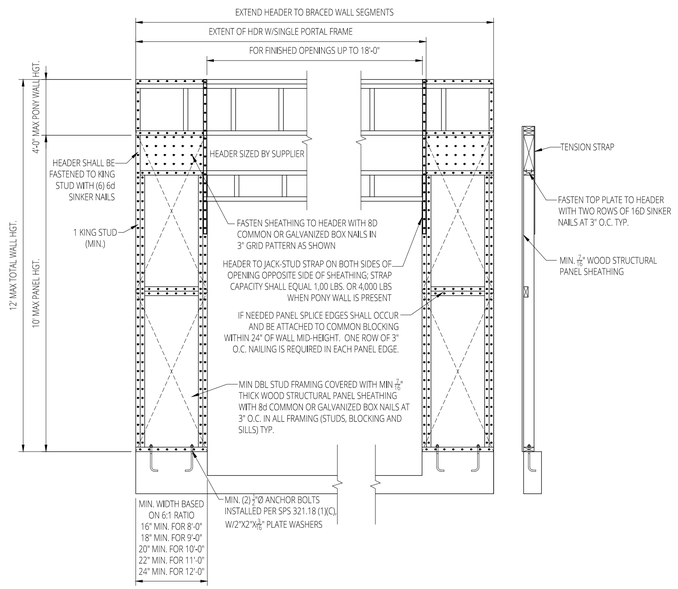
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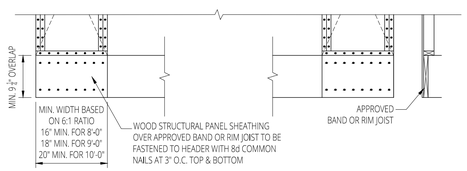
Stair Detail

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



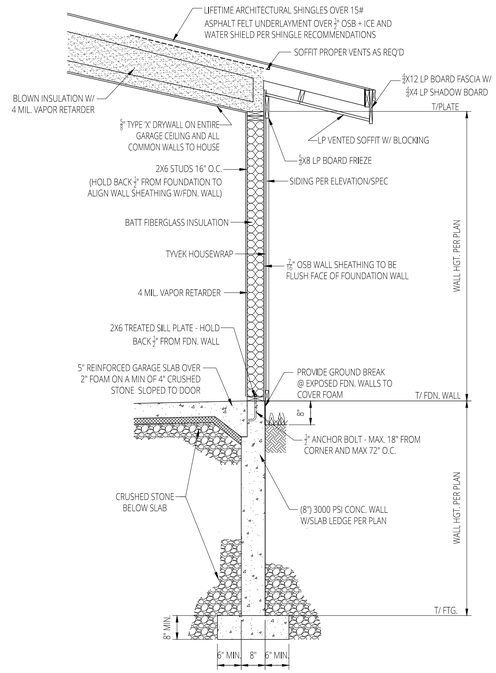
Narrow Wall Bracing Method (321.25 - A)

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



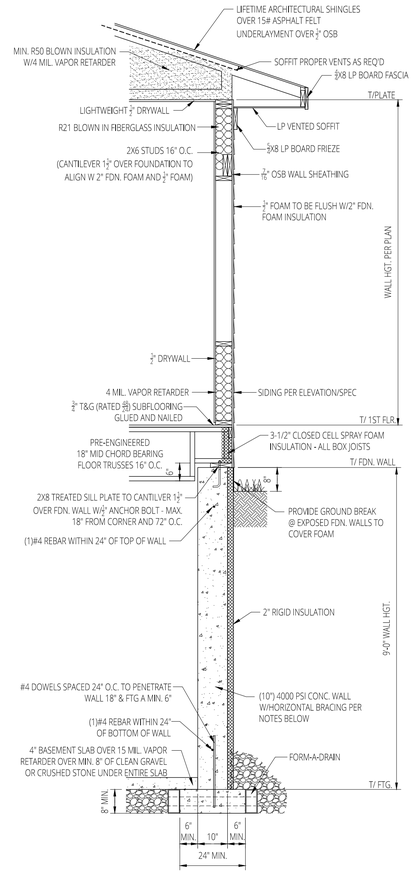
Narrow Wall Bracing Method (321.25 - A) Over Raised Wood Floor - Overlap Option

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



Typical Garage Detail

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



Typical House Wall Detail

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

FOUNDATION BRACING

HORIZONTAL BRACING REQUIRED IN WALLS:
FOR WALLS TALLER THAN 6',
(3) REINFORCEMENT BARS ARE REQUIRED HORIZONTALLY.
FOR WALLS TALLER THAN 8',
(4) BARS ARE REQUIRED HORIZONTALLY.
(1) WITHIN 24" OF THE TOP OF THE FOUNDATION WALL.
(1) WITHIN 24" OF THE BOTTOM OF THE FOUNDATION WALL. THE OTHERS EVENLY SPACED.
LAP LENGTH SHALL BE MIN 24". AT CORNERS, EXTEND BARS AROUND CORNER AND LAP A MIN DIMENSION OF 30 BAR DIAMETERS

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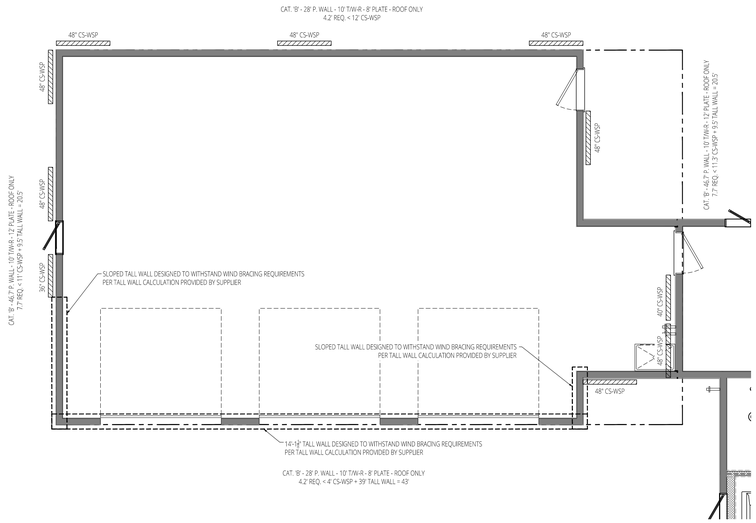
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TYPICAL WALL SECTIONS & DETAILS

S1

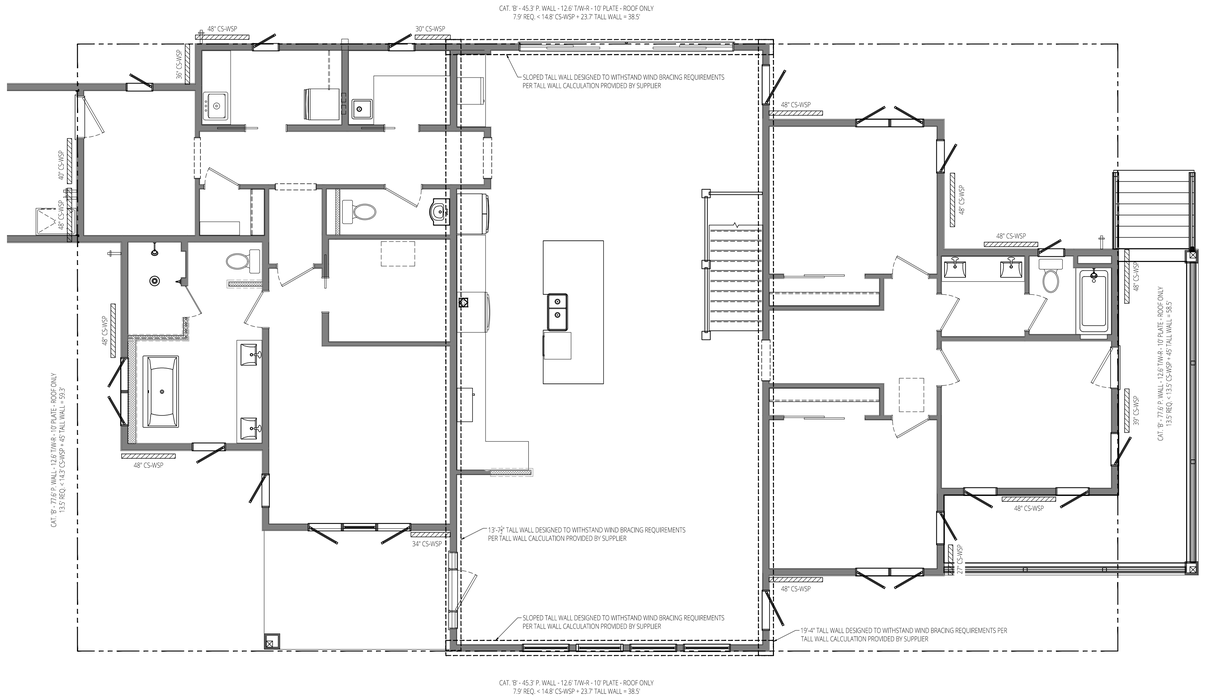
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Garage Bracing Plan

SCALE: $\frac{3}{16}$" = 1'-0"



First Floor Bracing Plan

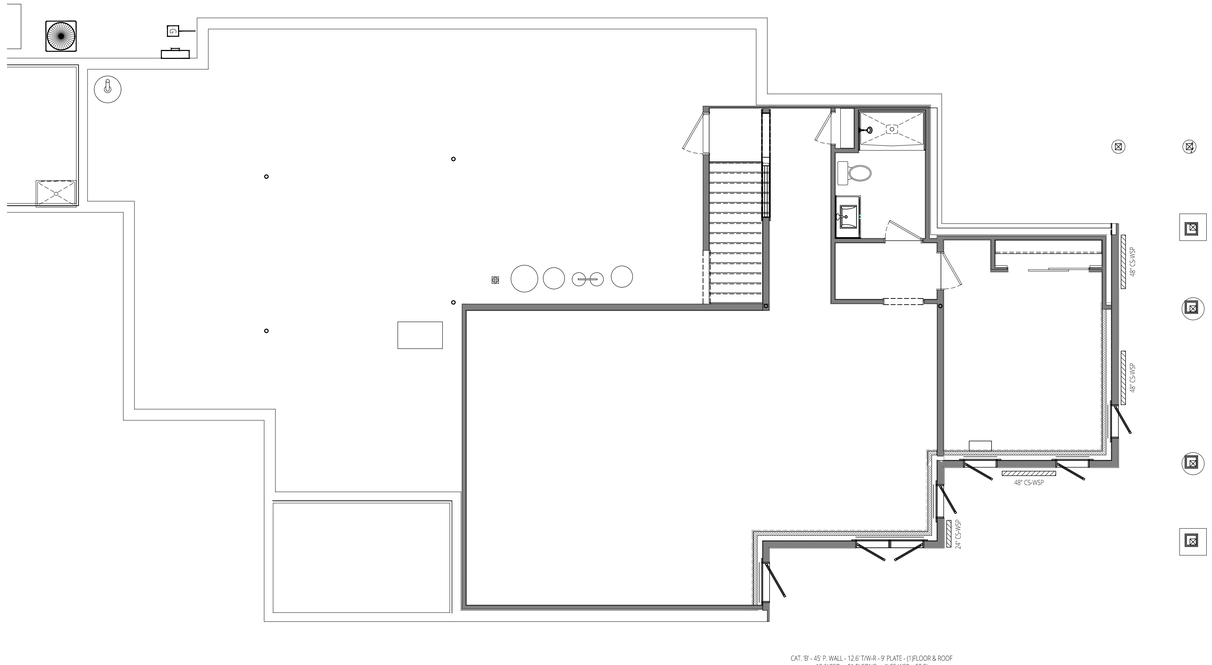
SCALE: $\frac{3}{16}$" = 1'-0"

Circumscribed Rectangle Bracing Requirements

WIND CATEGORY - LENGTH OF PERPENDICULAR WALL - TOP OF WALL TO RIDGE HEIGHT - PLATE HEIGHT - WALLS SUPPORTING CALCULATIONS FROM TABLE 321.25-J = BRACING LENGTH REQUIRED < AMOUNT OF BRACING ON WALLS

$\frac{7}{16}$" WOOD STRUCTURAL PANEL SHEATHING WITH ALL EDGES FASTENED TO FRAMING OR BLOCKING WITH 6d COMMON OR 8d BOX NAILS (2 $\frac{3}{8}$" LONG X 0.113"Ø) AT A MIN. SPACING OF 6" O.C. AT ALL EDGES AND 12" O.C.C AT AL LINTERMEDIATE SUPPORTS - OR $\frac{7}{16}$" OR $\frac{1}{2}$" CROWN 16-GAUGE STAPLES X 1 $\frac{1}{4}$" LONG AT A MIN. SPACING OF 3" O.C. AT ALL EDGES AND 6" O.C.C AT ALL INTERMEDIATE SUPPORTS

NARROW WALL BRACING METHOD (321.25-A) - SEE DETAIL FOR METHOD INFORMATION



Foundation Bracing Plan

SCALE: $\frac{3}{16}$" = 1'-0"

ARCHITECTURAL DESIGN
262.365.7292 ph
akryll@karchitecturaldesign.com
W177 N9856 Rivercrest Drive Suite #223
Germantown, WI 53022

HOMEOWNER'S INFO
Adam & Melissa Koenings
262.442.4310
adam.koenings@gmail.com
508.308.3900
mellisa.koenings@gmail.com

The Koenings Residence

9801 West Hawthorne Rd
Mequon, WI

REVISIONS

01	1.26.26	Design Set Review	AJG
02	2.3.26	Design Set Review	AJG
03	2.20.26	Design Set Updates	ALK
04	2.27.26	Bid Set Review	AJG
05	3.6.26	Bid Set	AJG
06	3.18.26	Bid Set	AJG
07	5.14.26	ARB Set	ALK
08	----	----	----
09	----	----	----
10	----	----	----

WIND BRACING DIAGRAMS

S2

Sheet No.

©2026 K Architectural Design

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

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 8, 2026**
SUBJECT: **New Single-Family Residence at 13752 N. Pine View Court**

Attachments:
Statement of Intent, Site Plan, Plans

585 Ryan St. Pewaukee, WI 53072 262.746.9999 www.AndersonHomesofWI.com

To whom it may concern,

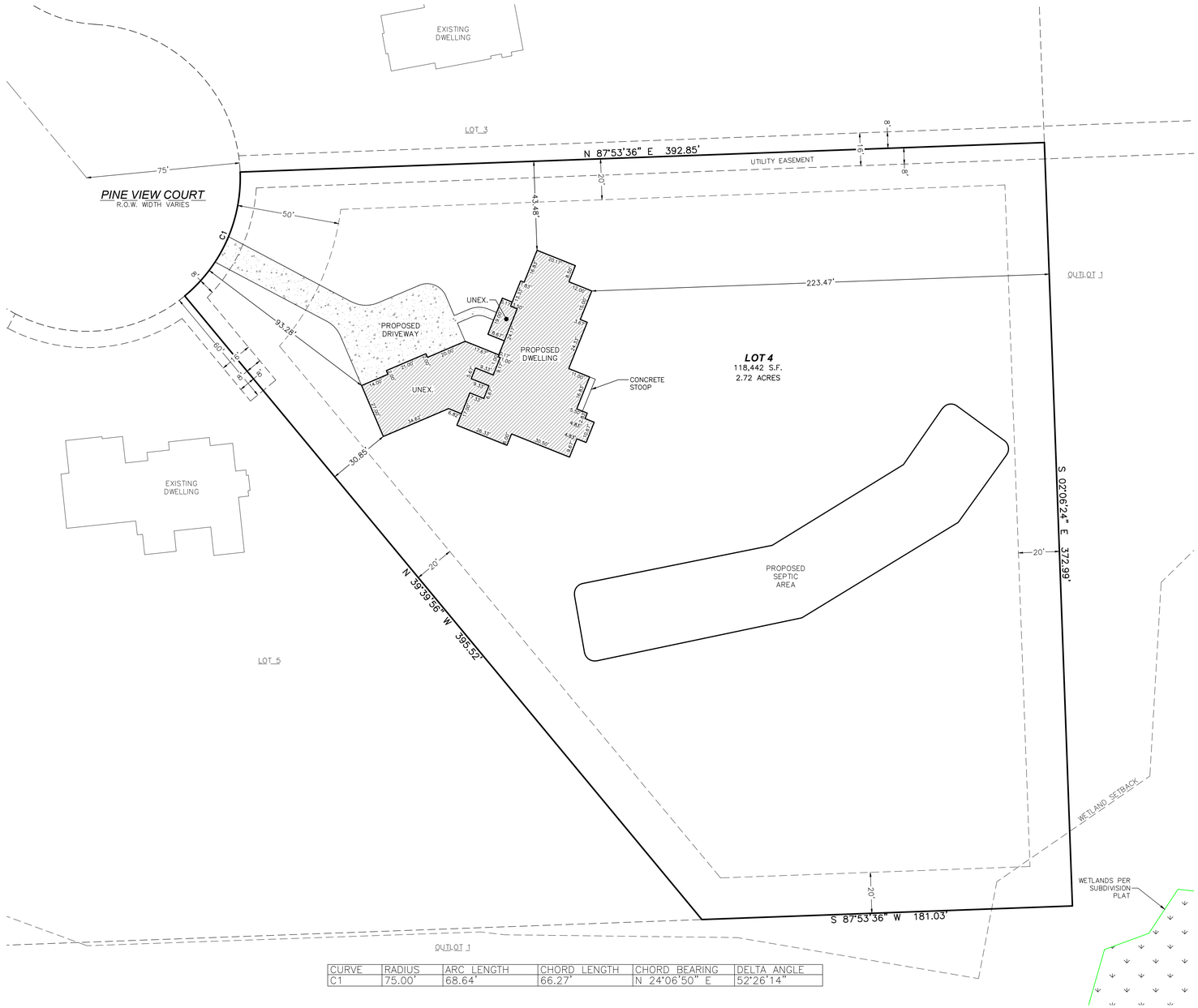
This Letter is to confirm our intent to construct a single-family residence on lot 4 of the Riverland Estates subdivision located within Mequon. The proposed home will be designed and built in compliance with all applicable subdivision requirements, deed restrictions, architectural guidelines, and municipal ordinances of the City of Mequon. It is our intention to develop a high-quality residence consistent with the character and standards of the surrounding community, with construction anticipated to commence upon completion of the required approvals, permitting, and closing processes.

Thanks,

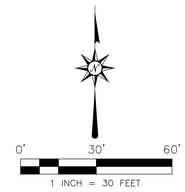
Kevin Emmer – General Manager

PRELIMINARY LAYOUT

LOT 4 OF RIVERLAND ESTATES SUBDIVISION BEING ALL OF PARCEL 1, CERTIFIED SURVEY MAP 3498 BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	68.64'	66.27'	N 24°06'50" E	52°26'14"



*** THIS MAP IS TO BE USED FOR PRELIMINARY ***
PLANNING PURPOSES ONLY

SETBACK REQUIREMENTS
FRONT YARD = 50'
SIDE YARD = 20'
REAR YARD =20'

BUILDING DIMENSIONS SHOWN PER FOUNDATION PLAN (OR PLANSET) DATED 02/13/2026

PROPOSED GRADES PER GRADING PLAN
FINISH YARD GRADE: 704.4
GARAGE FLOOR: 704.74
TOP OF WALL: 705.07
TOP OF FOOTING: 695.07 (10' WALL)

POST-PROJECT IMPERVIOUS AREA (SQ.FT.)
DWELLING = 5,587
STOOP = 50
DRIVEWAYS (INCL. PAVED, CONCRETE, GRAVEL AND COMPACTED AREAS) = 2,870

TOTAL IMPERVIOUS SURFACE AREA = 8,507 LOT SIZE = 118,442
TOTAL PERCENT IMPERVIOUS SURFACE = 7.2%

LandTech
SURVEYING
LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
DOONOMWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV. 05/12/2026 - ADD IMPERVIOUS AREA CLACULATIONS - JMS
REV.
REV.
REV.
REV.

LOCATION
LOT 4
13752N PINE VIEW COURT
MEQUON, OZAUKEE COUNTY, WISCONSIN

DRAWN BY ODB
CHECKED BY MTO

CLIENT ANDERSON HOMES
PROJECT DEDERT
LAYOUT PRELIMINARY LAYOUT
DRAWING 26121_PRELIM.DWG

SEAL

SCALE 1:30
DATE 05/01/2026
JOB NO. 26121
SHEET 1 OF 1

ANDERSON HOMES

DEDERT RESIDENCE

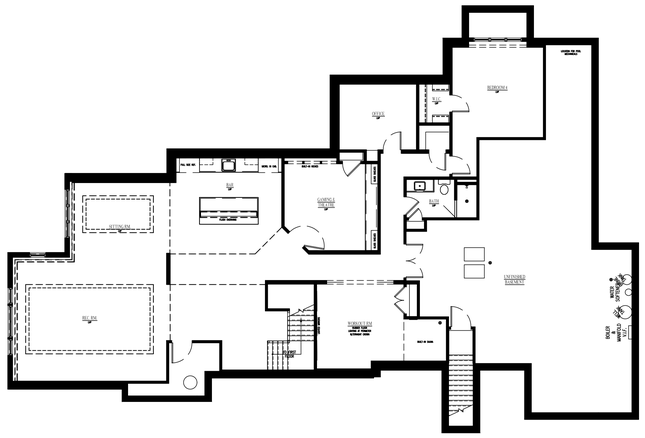
GENERAL NOTES

- ALL CONTRACTORS ARE RESPONSIBLE FOR CLEANING THEIR OWN DEBRIS TO THE DUMPSTER AND ARE TO BE BROOM CLEAN BUILDING UPON COMPLETION OF THEIR WORK EACH DAY
- ALL CONTRACTORS ARE COMPLETELY RESPONSIBLE FOR THE QUALITY & INTEGRITY OF ANY AND ALL MATERIALS, AND/OR LABOR THEY SUPPLY, AND ARE RESPONSIBLE FOR ALL FEDERAL, STATE, & LOCAL CODE COMPLIANCE OR FOLLOWING MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION AND ARE TO PROVIDE A ONE YEAR WARRANTY FROM THE DAY OF COMPLETION OR OCCUPANCY, WHICHEVER COMES FIRST
- ALL CONTRACTORS AND/OR SUPPLIERS ARE TO INCLUDE ANY AND ALL TAXES, DELIVERY, HANDLING CHARGES, AND OVERHEAD COSTS IN ANY PROPOSAL SUBMITTED TO THE BUILDER. A CERTIFICATE OF LIABILITY AND WORKMAN'S COMPENSATION COVERAGES ARE REQUIRED, ALONG WITH LIEN WAIVERS FOR ALL WORK PERFORMED AND/OR MATERIALS SUPPLIED, AT THE TIME OF INVOICING AND PAYMENT
- DOUBLE EVERY JOIST UNDER CERAMIC TILE AREAS WHEN NOT USING AN I-JOIST TYPE PRODUCT
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL ROUGH AND FINISH OPENINGS FOR WINDOWS, DOORS, FIREPLACE, STAIRS, AND STAIRWELL. MAKING SURE THEY MEET OR EXCEED CODE COMPLIANCE
- CARPENTER IS RESPONSIBLE FOR CRANE COSTS IF REQUIRED
- HVAC CONTRACTOR IS TO PROVIDE ALL HEAT CALCULATIONS
- DRYWALL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DRYWALL DEBRIS FROM SITE
- TRUSS SUPPLIER TO PROVIDE ALL DRAWINGS, LAYOUTS, AND STRUCTURAL SPECIFICATIONS FOR TRUSSES THEY SUPPLY AND ARE RESPONSIBLE FOR THE STRUCTURAL ACCURACY FOR THIS PLAN
- MASON CONTRACTOR IS RESPONSIBLE FOR ALL FOUNDATION INSPECTION CALLS, BRACING OF THE BASEMENT WALLS PRIOR TO BACKFILL, HAYING OF FOOTINGS FOR FROST PROTECTION AS REQUIRED
- 1" DOW POLYISOCYCYANURATE FOAM BOARD FOR "WIND WASH" PANEL ON ATTIC SIDE OF STUD WALLS FOR CEILING HEIGHT CHANGES
- OWNER & CONTRACTOR ARE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, & EXISTING DIMENSIONS FOR ACCURACY. CONTRACTOR IS REQ'D TO OBTAIN CLARIFICATION FROM THE OWNER BEFORE PROCEEDING WITH ANY WORK IN QUESTION. THESE PLANS WERE DESIGNED & DRAFTED TO MEET AVERAGE CONDITIONS & CODES. BECAUSE CODES & REQUIREMENTS CAN CHANGE & MAY VARY FROM JURISDICTION THERE IS NO GUARANTEE OF COMPLIANCE WITH ANY SPECIFIC CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING PROFESSIONAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR SPECIFIC SITE & APPLICATION
- IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER OF THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, & FEDERAL) & THE DESIGNER SHALL HAVE NO LIABILITY FOR FAILURE OF COMPLIANCE
- IF ANY UNFORESEEN AESTHETIC OR STRUCTURAL ISSUES ARISE FOR THE OWNER DURING THE CONSTRUCTION OF THE CUSTOM PLAN DESIGN DESCRIBED IN THIS CONTRACT WILL BE THE OWNER'S RESPONSIBILITY FOR ANY SUCH REMEDIES AS THEY SEE FIT

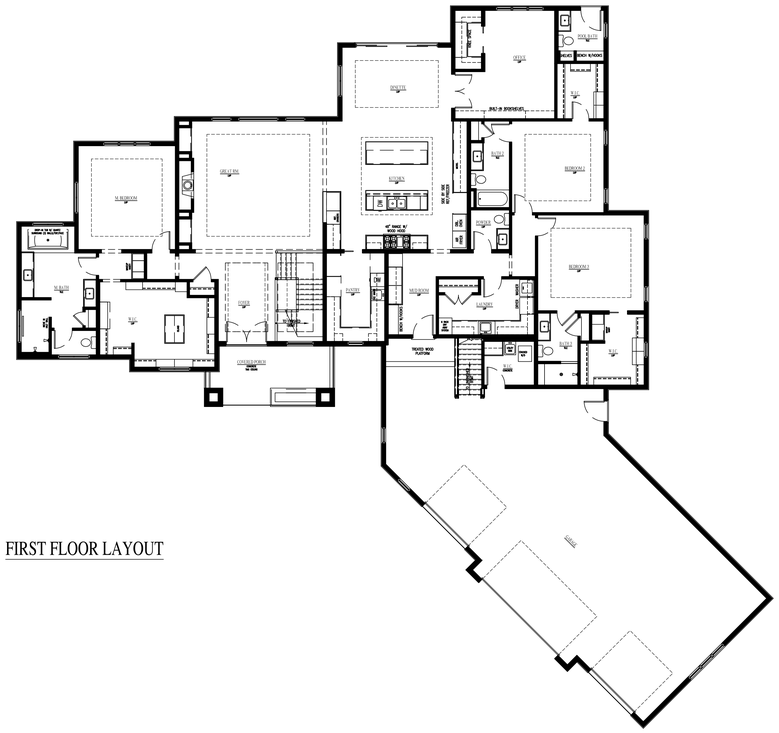
STANDARD NOTES:

- SMOKE DETECTORS TO BE WIRED INTO HOUSE CURRENT WITH BATTERY BACK-UP & INTERCONNECT SO IF ONE SOUNDS, THEY ALL SOUND. TYPICAL AT EVERY FLOOR AND EACH BEDROOM
- VENT ALL BATH EXHAUST FANS TO OUTSIDE, TYP.
- VENT ALL MICROWAVE OR STOVE HOODS TO OUTSIDE, TYP.
- ALL INTERIOR DIMENSIONS ARE MEASURED STUD TO STUD
- ALL EXTERIOR DIMENSIONS ARE FROM THE STUD FACE
- HEADERS OVER 6' LONG SHALL HAVE DOUBLE SHOULDER STUDS AT EACH END. UNDER 6' LONG SHALL HAVE SINGLE SHOULDER UNDER EACH END
- MULTIPLE PLY SAWN LUMBER HEADERS ARE TO BE NAILED TOGETHER WITH ROWS OF 10D COMMONS AT 16" C/C 4 PER ROW FOR 2"x10" MEMBERS AND LARGER
- HEADERS HAVE BEEN IDENTIFIED IN ALL BEARING WALLS. HEADERS IN NON-BEARING WALLS SHALL BE A MINIMUM OF (2) 2"x6" MEMBERS
- THE NUMBER OF SHOULDER STUDS SUPPORTING A GIRDER TRUSS SHALL MATCH THE NUMBER OF PLYS MAKING UP THE GIRDER TRUSS
- PROVIDE JOIST WEB STIFFENERS AND NAILING PER MANUFACTURER'S RECOMMENDATIONS AT INTERIOR BEARING POINTS

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FINISHED BASEMENT LAYOUT



FIRST FLOOR LAYOUT

BID SET ONLY
NOT FOR CONSTRUCTION

REVISION NOTES

PROJECT INFORMATION

DEDERT RESIDENCE

DON & CHRISTA DEDERT
LOT 4 PINE VIEW CT.
MEQUON, WI 53097

SQUARE FOOTAGES

AREA DEFINITION:

FIRST FLOOR AREA:	3641 SQUARE FEET
FINISHED BASEMENT AREA:	2223 SQUARE FEET
TOTAL LIVING AREA:	5864 SQUARE FEET
GARAGE AREA:	1728 SQUARE FEET
COVERED PORCH AREA:	164 SQUARE FEET
UNFINISHED BASEMENT AREA:	1178 SQUARE FEET

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
CS	COVERSHEET
A1	FRONT & REAR ELEVATIONS
A2	RIGHT & LEFT ELEVATIONS
A-3	FOUNDATION PLAN
A-4	FIRST FLOOR PLAN
A-5	FINISHED BASEMENT & ROOF PLAN

ANDERSON HOMES
ANDERSON HOMES
385 RYAN STREET
PEWAUKEE, WI 53072
262.754.9900
ANDERSONHOMESGROUP.COM

DEDERT RESIDENCE
LOT 4 PINE VIEW CT.
MEQUON, WI 53097

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PROJECT DATE:
4.17.25

REVISIONS:	BY:
10.14.25	KMB
10.30.25	KMB
12.23.25	KMB
1.5.26	KMB
BID SET 2.13.26	KMB
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SHEET NUMBER:
CS

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MCCUON, WI 53097

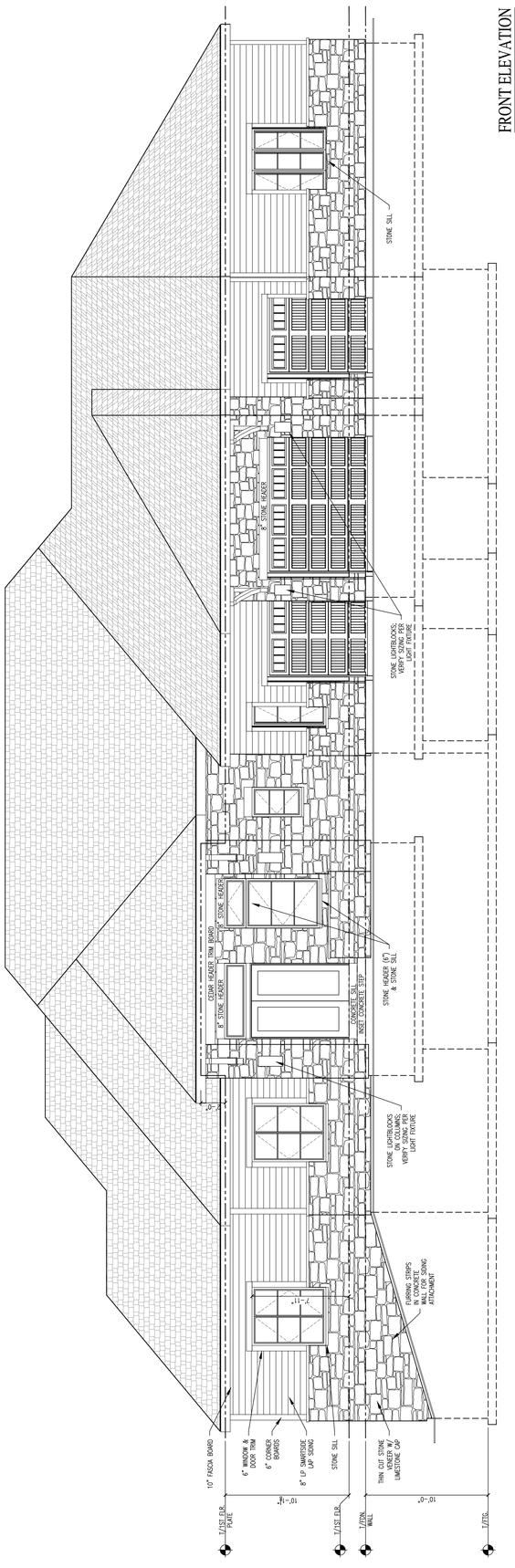
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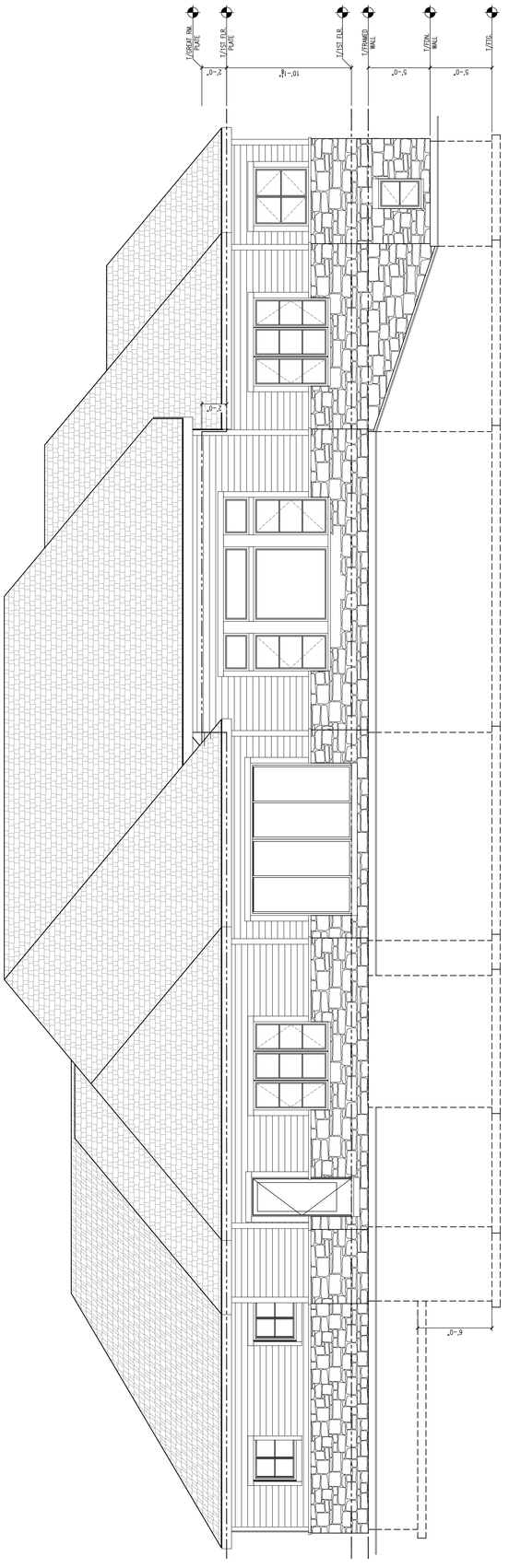
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12.23.25	KMB
1.5.26	KMB
BID SET 2.13.26	KMB
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SHEET NUMBER:
A1

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



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



DEDERT RESIDENCE

LOT 4 PINE VIEW CT.
MEQUON, WI 53097

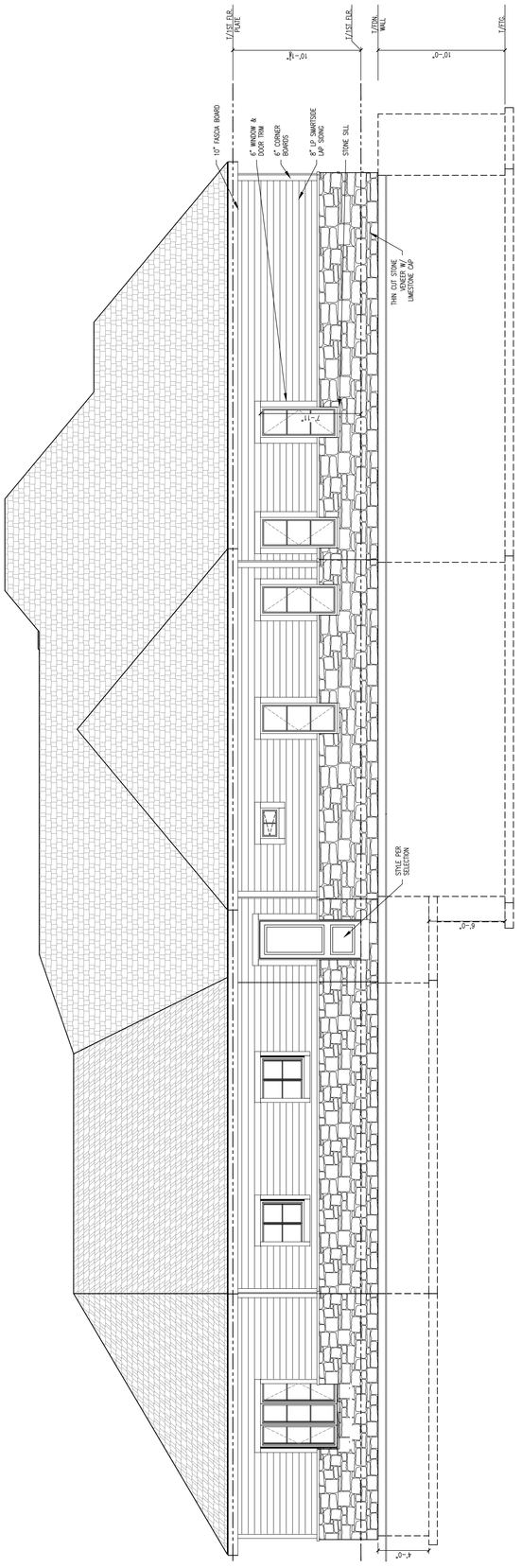
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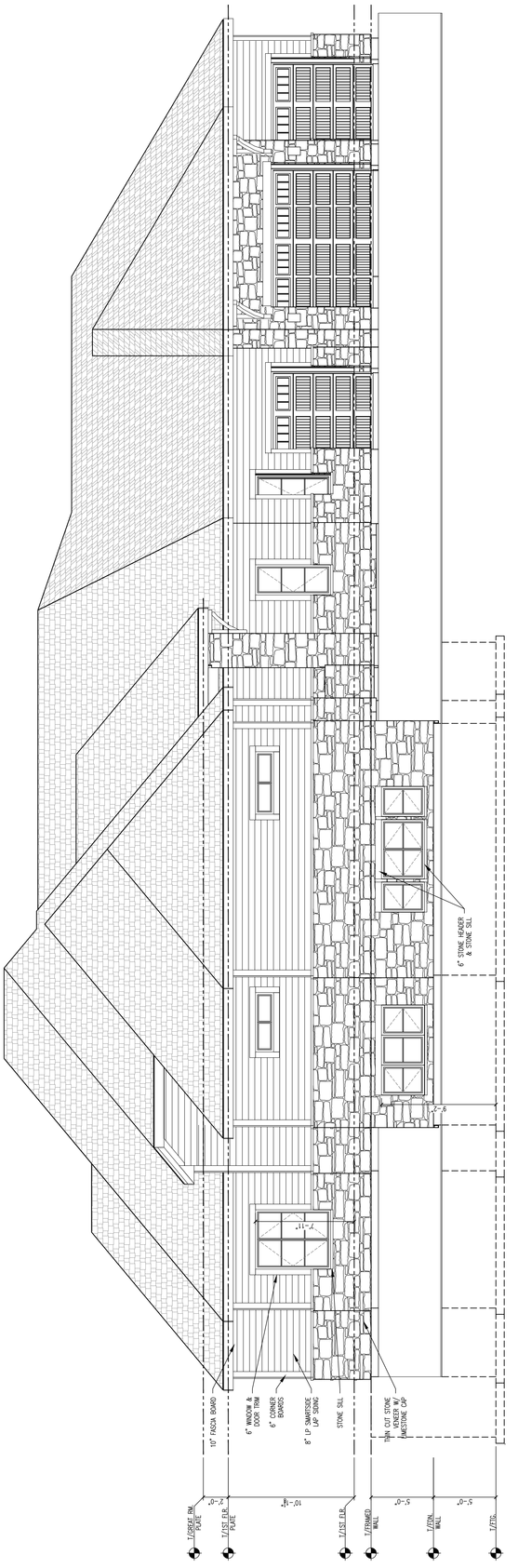
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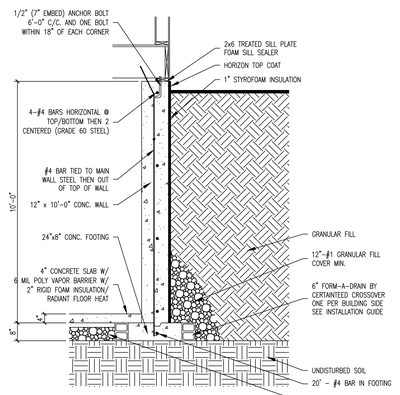
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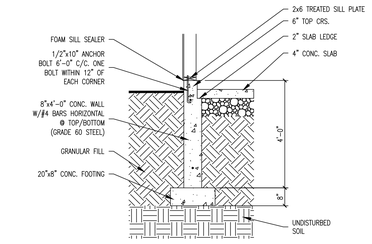
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



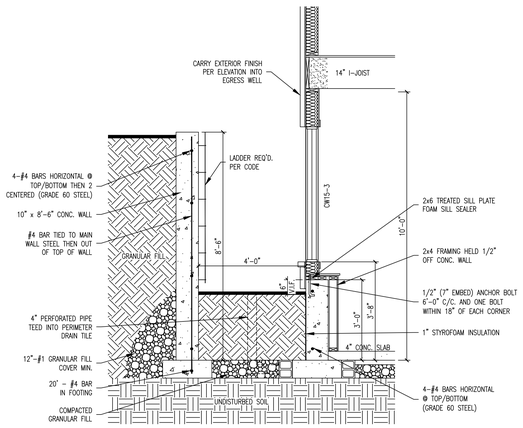
LEFT ELEVATION
SCALE: 1/4"=1'-0"



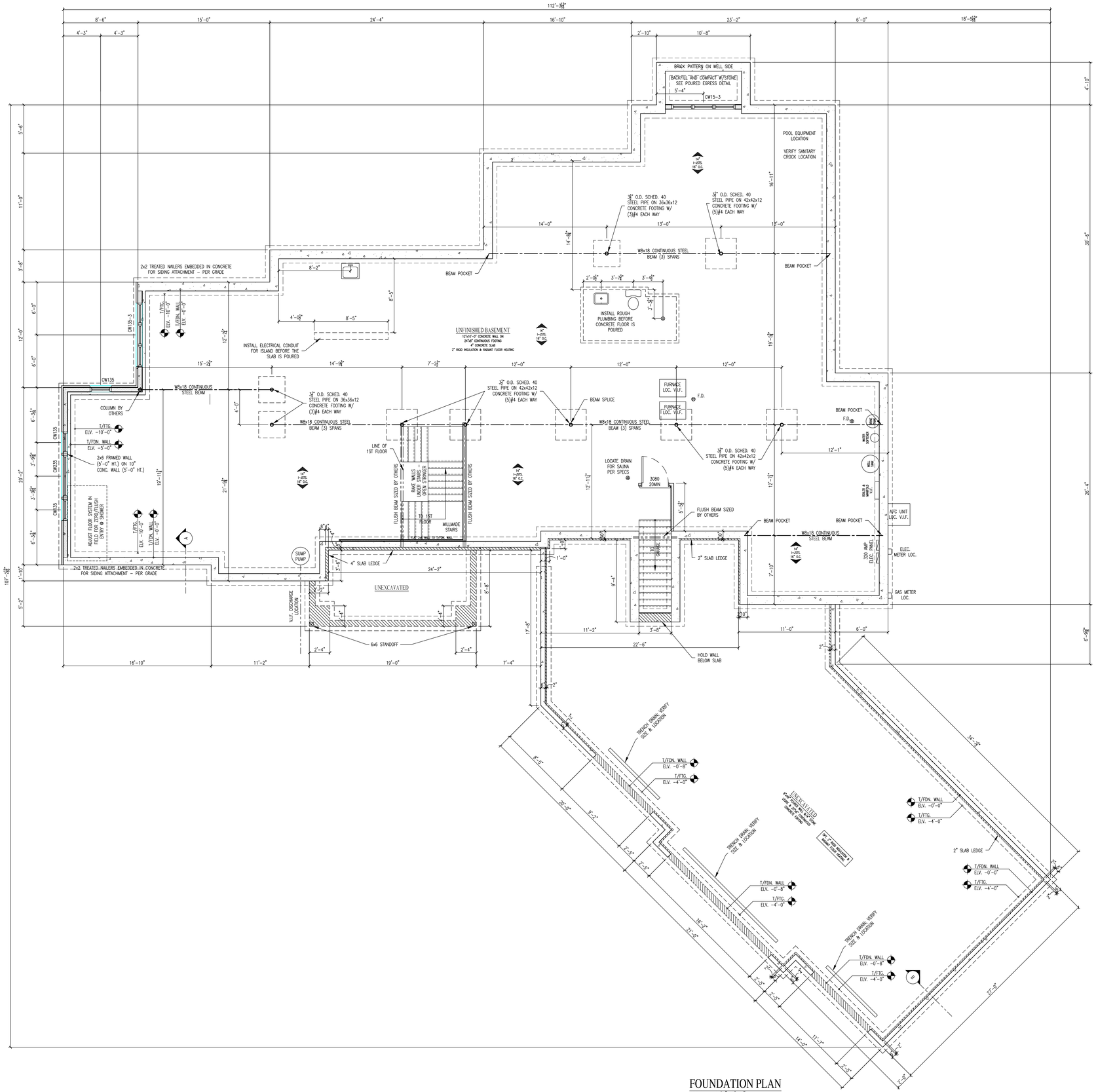
DETAIL SECTION "A"
SCALE: 1/2"=1'-0"

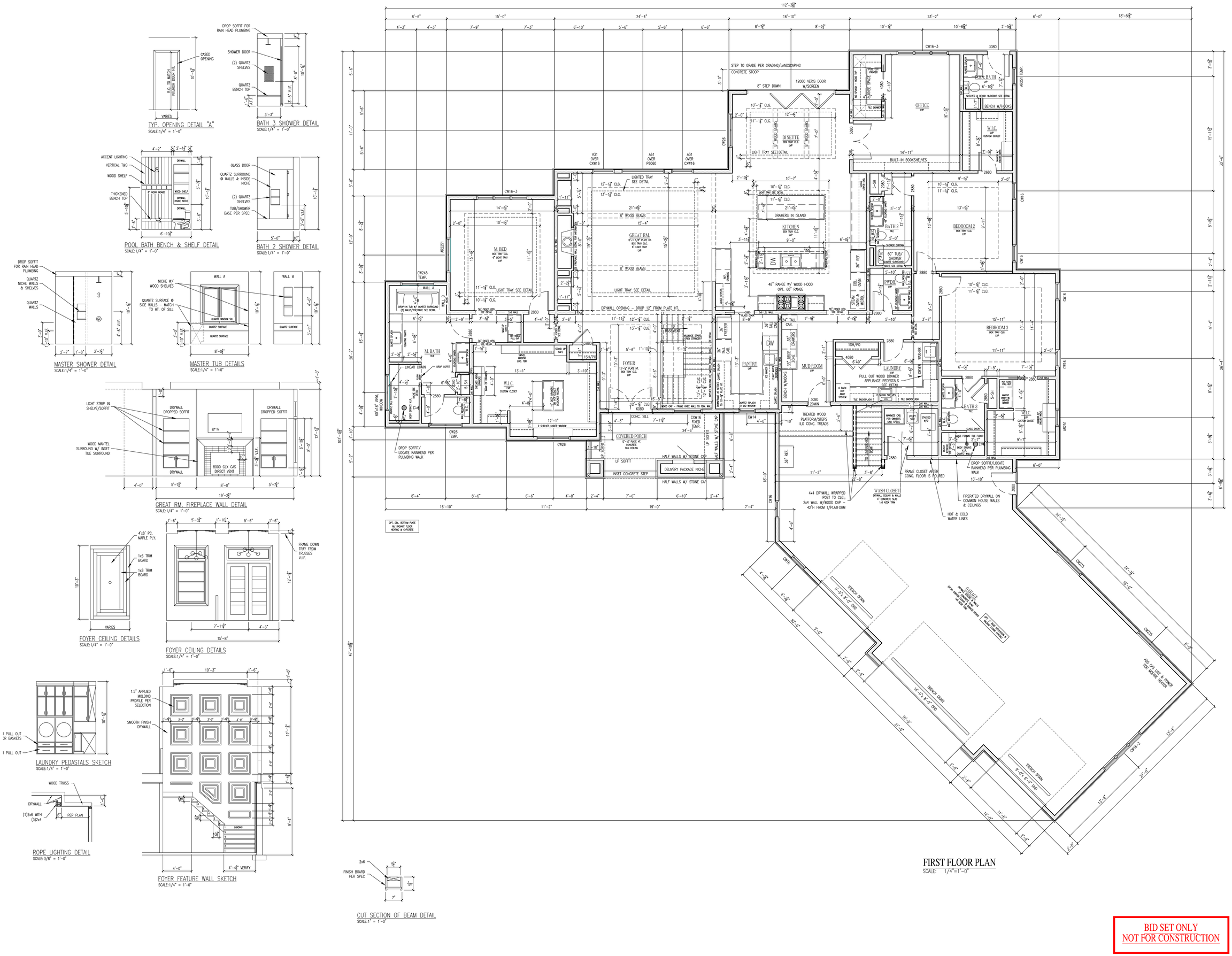


DETAIL SECTION "B"
SCALE: 1/2"=1'-0"



POURED EGRESS WELL DETAIL
SCALE: 1/2"=1'-0"


112'-3 1/2"
8'-6"
15'-0"
24'-4"
16'-10"
23'-2"
6'-0"
18'-5 1/2"
4'-3"
4'-3"
2'-10"
10'-8"
BRICK PATTERN ON WELL SIDE
(BACKFILL AND COMPACT W/STONE) SEE POURED EGRESS DETAIL
5'-4"
CW15-3
POOL EQUIPMENT LOCATION
VERIFY SANITARY CROCK LOCATION
16'-11"
4'-10"
35'-6"
3/4" O.D. SCHED. 40 STEEL PIPE ON 36x36x12 CONCRETE FOOTING W/ (5)#4 EACH WAY
3/4" O.D. SCHED. 40 STEEL PIPE ON 42x42x12 CONCRETE FOOTING W/ (5)#4 EACH WAY
14'-0"
13'-0"
13'-0"
14'-4"
W8x18 CONTINUOUS STEEL BEAM (3) SPANS
BEAM POCKET
BEAM POCKET
2'-0"
3'-7"
3'-4"
3'-5"
INSTALL ROUGH PLUMBING BEFORE CONCRETE FLOOR IS POURED
2x2 TREATED NAILERS EMBEDDED IN CONCRETE FOR SIDING ATTACHMENT - PER GRADE
8'-2"
4'-0"
8'-5"
6'-5"
INSTALL ELECTRICAL CONDUIT FOR ISLAND BEFORE THE SLAB IS POURED
UNFINISHED BASEMENT
12"x10" 4" CONCRETE WALL ON 24"x8" CONTINUOUS FOOTING
4" CONCRETE SLAB
2" RIGID INSULATION & RADIANT FLOOR HEATING
T/FTG. ELEV. -10'-0"
T/FDN. WALL ELEV. -0'-0"
CW135-3
CW135
CW125
CW135
6'-0"
12'-0"
6'-0"
3'-8"
6'-3"
20'-2"
3'-9"
6'-3"
10'-2"
1'-10"
5'-2"
15'-2"
14'-9"
7'-2"
12'-0"
12'-0"
12'-0"
12'-3"
4'-0"
15'-11"
21'-8"
W8x18 CONTINUOUS STEEL BEAM
COLUMN BY OTHERS
3/4" O.D. SCHED. 40 STEEL PIPE ON 36x36x12 CONCRETE FOOTING W/ (5)#4 EACH WAY
W8x18 CONTINUOUS STEEL BEAM (3) SPANS
3/4" O.D. SCHED. 40 STEEL PIPE ON 42x42x12 CONCRETE FOOTING W/ (5)#4 EACH WAY
BEAM SPLICE
W8x18 CONTINUOUS STEEL BEAM (3) SPANS
FURNACE LOC. V.I.F.
FURNACE LOC. V.I.F.
F.D.
BEAM POCKET
F.D.
3/4" O.D. SCHED. 40 STEEL PIPE ON 42x42x12 CONCRETE FOOTING W/ (5)#4 EACH WAY
12'-1"
T/FTG. ELEV. -10'-0"
T/FDN. WALL ELEV. -5'-0"
2x6 FRAMED WALL (5'-0" HT.) ON 10" CONC. WALL (5'-0" HT.)
LINE OF 1ST FLOOR
RAKE WALLS UNDER STAIRWELL
FLUSH BEAM SIZED BY OTHERS
FLUSH BEAM SIZED BY OTHERS
TO 1ST FLOOR
MILLMADE STAIRS
LOCATE DRAIN FOR SAUNA PER SPECS
3080 20MIN
12'-11"
12'-2"
5'-5"
FLUSH BEAM SIZED BY OTHERS
BEAM POCKET
BEAM POCKET
W8x18 CONTINUOUS STEEL BEAM
A/C UNIT LOC. V.I.F.
ELEC. METER LOC.
GAS METER LOC.
330 AMP ELEC. PANEL
BOILER & H.W.H.
WATER SOFTNER
ADJUST FLOOR SYSTEM IN DROPPED FLOOR AT ENTRY @ SHOWER
T/FTG. ELEV. -10'-0"
T/FDN. WALL ELEV. -0'-0"
SUMP PUMP
4" SLAB LEDGE
24'-2"
UNEXCAVATED
2x2 TREATED NAILERS EMBEDDED IN CONCRETE FOR SIDING ATTACHMENT - PER GRADE
V.I.F. DOWNSPOUT DRAINAGE
6x6 STANDOFF
2'-4"
2'-4"
16'-10"
11'-2"
19'-0"
7'-4"
8'-8"
9'-4"
10 RISERS
2" SLAB LEDGE
1'-0"
11'-2"
3'-8"
22'-6"
HOLD WALL BELOW SLAB
11'-0"
6'-0"
17'-8"
6'-3 1/2"
2'-1"
2'-1"
TRENCH DRAIN- VERIFY SIZE & LOCATION
T/FDN. WALL ELEV. -0'-8"
T/FTG. ELEV. -4'-0"
8'-5"
20'-0"
9'-2"
2'-5"
2'-5"
UNEXCAVATED
6" SLAB ON 6 MIL POLY VAPOR BARRIER W/ 2" RIGID INSULATION & RADIANT FLOOR HEATING
CW135-3
TRENCH DRAIN- VERIFY SIZE & LOCATION
T/FDN. WALL ELEV. -0'-8"
T/FTG. ELEV. -4'-0"
2" SLAB LEDGE
T/FDN. WALL ELEV. -0'-0"
T/FTG. ELEV. -4'-0"
14'-2"
2'-1"
2'-1"
2'-1



DEDERT RESIDENCE

LOT 4 PINE VIEW CT.
MEQUON, WI 53097

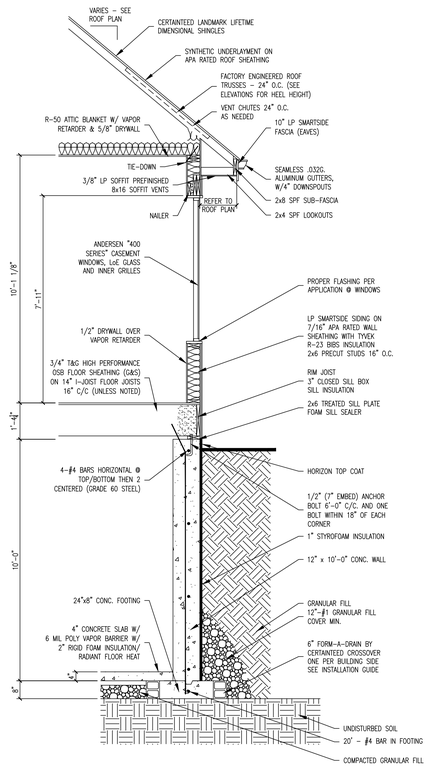
ANDERSON HOMES
555 RYAN STREET
PEWAUKEE, WI 53072
(262) 521-2554
ANDERSONHOMESOFWI.COM

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PROJECT DATE: 4.17.25	
REVISIONS:	BY:
10.14.25	KMB
10.30.25	KMB
12.23.25	KMB
1.5.26	KMB
BID SET 2.13.26	KMB
----	----

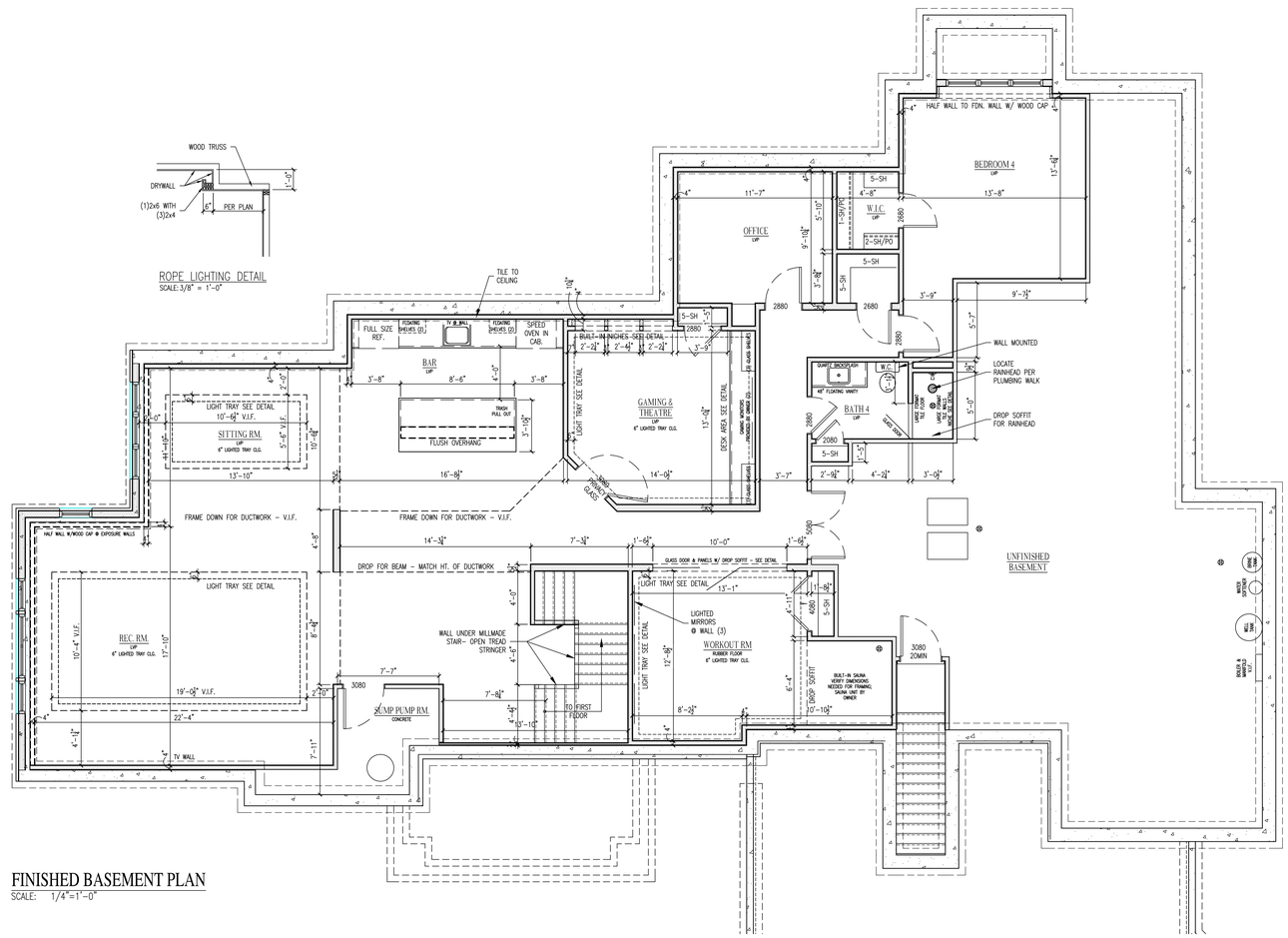
SHEET NUMBER:
A-4

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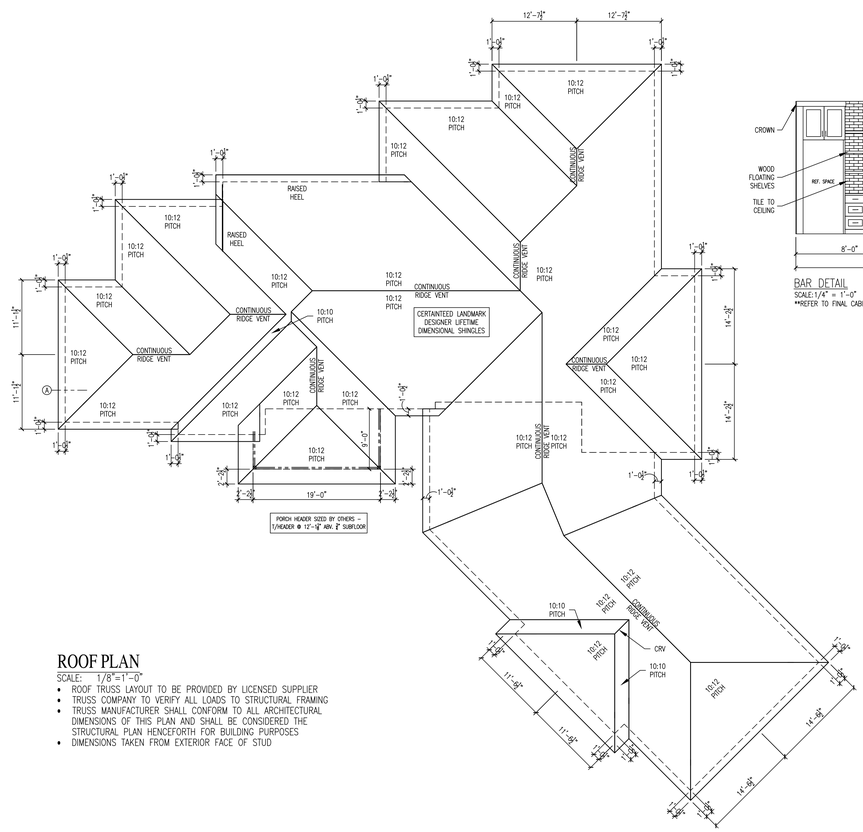


TYPICAL SECTION
SCALE: 1/2"=1'-0"

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

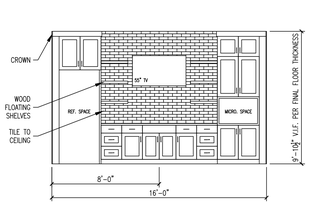


FINISHED BASEMENT PLAN
SCALE: 1/4"=1'-0"

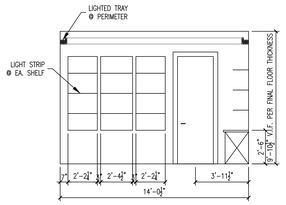


ROOF PLAN
SCALE: 1/8"=1'-0"

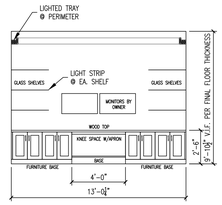
- ROOF TRUSS LAYOUT TO BE PROVIDED BY LICENSED SUPPLIER
- TRUSS COMPANY TO VERIFY ALL LOADS TO STRUCTURAL FRAMING
- TRUSS MANUFACTURER SHALL CONFORM TO ALL ARCHITECTURAL DIMENSIONS OF THIS PLAN AND SHALL BE CONSIDERED THE STRUCTURAL PLAN HENCEFORTH FOR BUILDING PURPOSES
- DIMENSIONS TAKEN FROM EXTERIOR FACE OF STUD



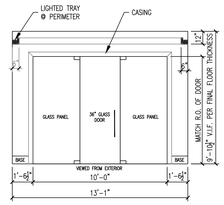
BAR DETAIL
SCALE: 1/4" = 1'-0"
REFER TO FINAL CABINET DRAWINGS FOR CONSTRUCTION



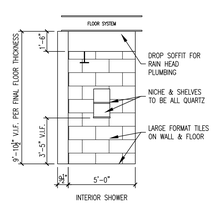
GAME RM. NICHE DETAIL
SCALE: 1/4" = 1'-0"



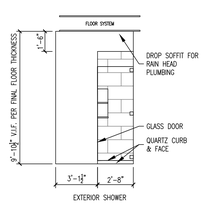
GAME RM. DESK DETAIL
SCALE: 1/4" = 1'-0"
REFER TO FINAL CABINET DRAWINGS FOR CONSTRUCTION



GLASS WALL DETAIL
SCALE: 1/4" = 1'-0"

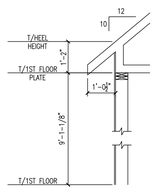


BATH 4 SHOWER DETAIL
SCALE: 1/4" = 1'-0"



BATH 4 SHOWER DETAIL
SCALE: 1/4" = 1'-0"

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



HEEL HT. A
SCALE: 1/2"=1'-0"

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555 RYAN STREET
PEWAUKEE, WI 53072
262.691.1000
ANDERSONHOMESOFWI.COM

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MEQUON, WI 53097

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PROJECT DATE: 4.17.25	
REVISIONS:	BY:
10.14.25	KMB
10.30.25	KMB
12.23.25	KMB
1.5.26	KMB
BID SET 2.13.26	KMB
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SHEET NUMBER:
A-5

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

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **June 8, 2026**
SUBJECT: **New Single-Family Residence at 11731 W. Freistadt Road**

Attachments:
Statement of Intent, Site Plan & Plans

D O M U S
ARCHITECTURE

May 8, 2026

Statement of Intent

The proposed project is to create a timber-framed home that looks like a historic barn with basement storage and first-floor living quarters. The exterior will receive locust wood T&G V-groove siding, locust wood trim, and standing seam metal roofing with wood barn and stable doors and clad double hung windows. The rear of the barn will present a walkout level with exposed concrete foundation walls.



1 LOCALIZED SITE PLAN
SCALE: 1/32" = 1'-0"

0 40 80 120 200

TRUE NORTH

TIMBER HOME

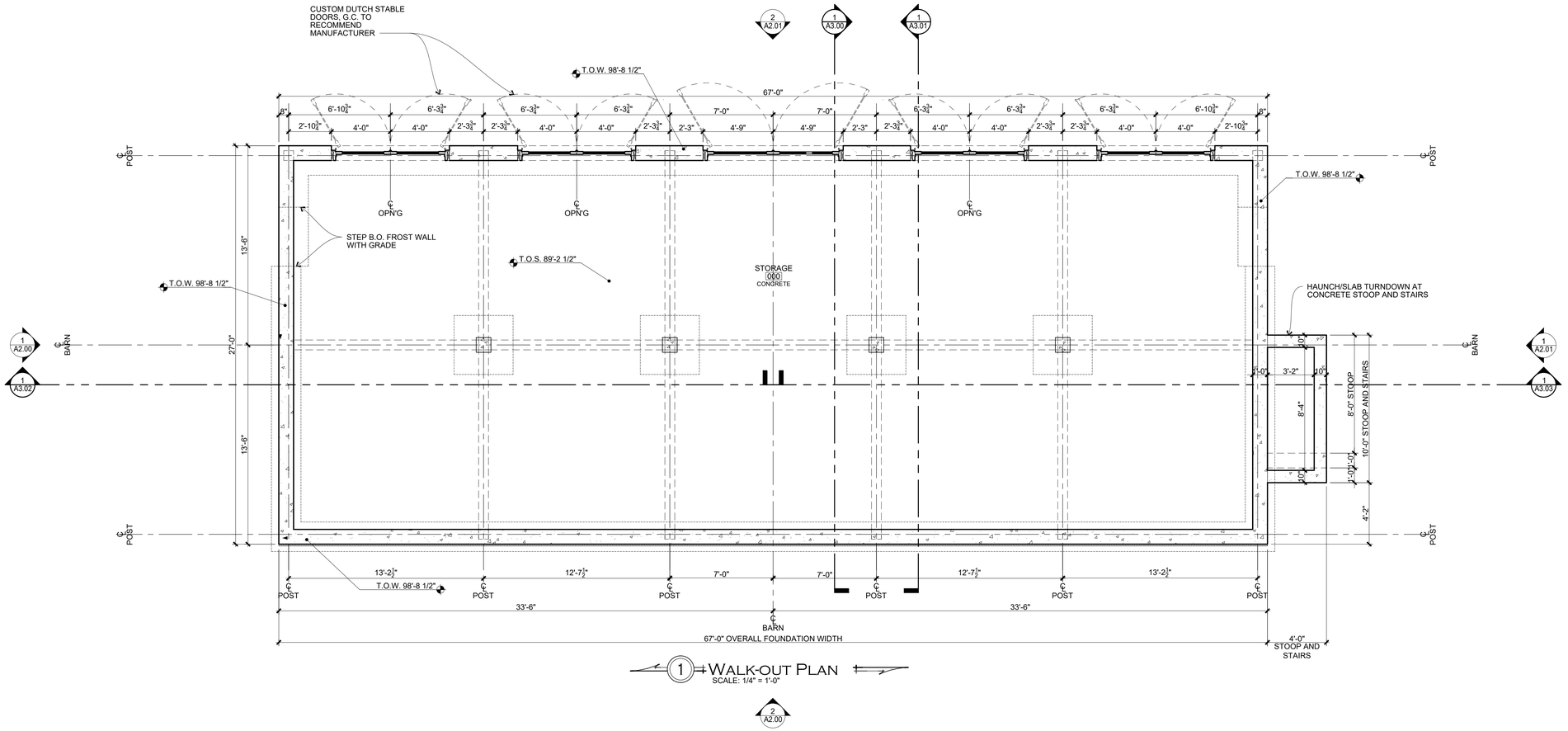
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Photo Set 2026.01.31
ARB Set 2026.05.08

SITE PLAN

C1.01



1 WALK-OUT PLAN
SCALE: 1/4" = 1'-0"

TRUE NORTH

TIMBER HOME

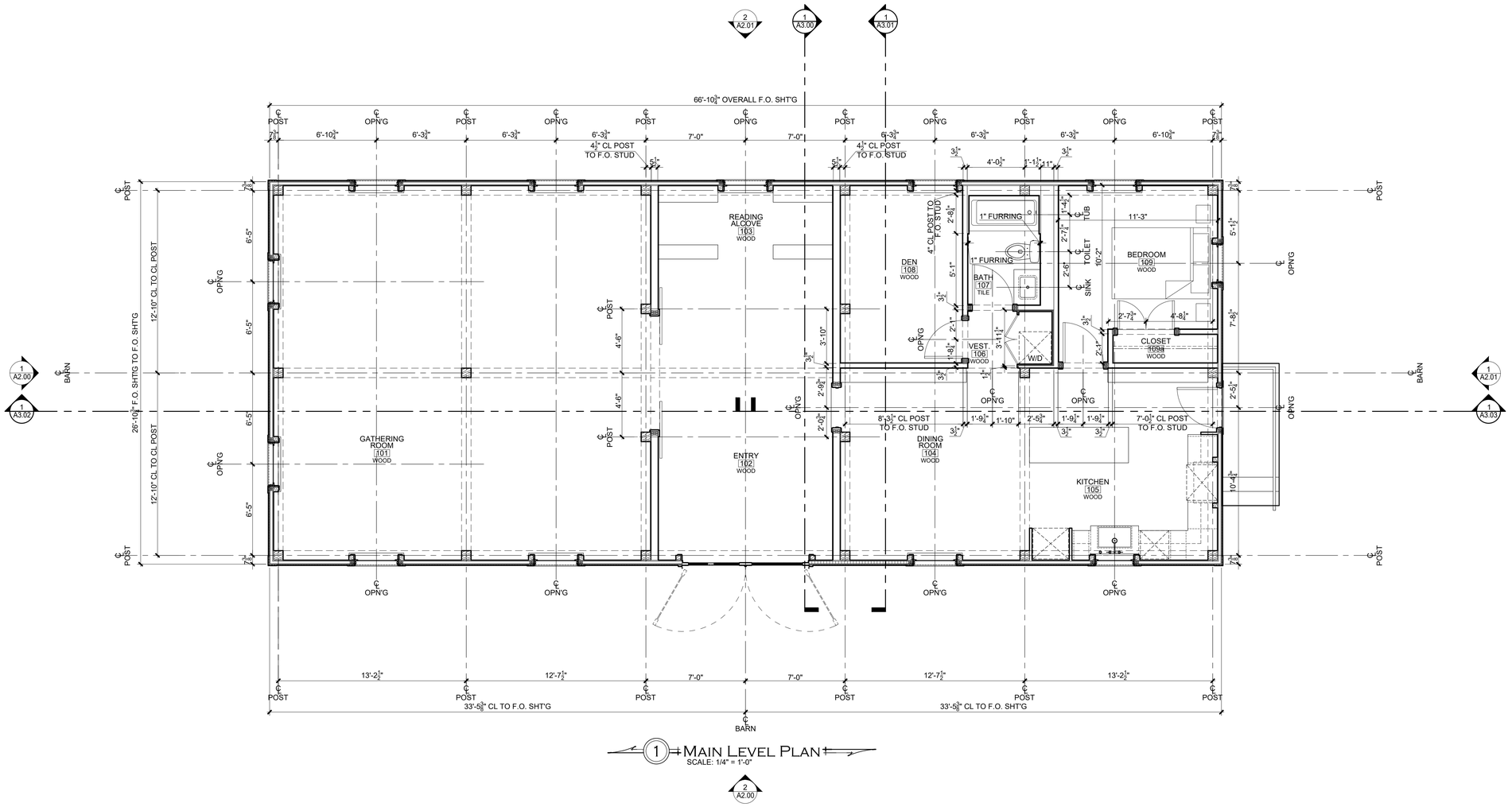
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WALK-OUT PLAN

A1.00



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

TRUE NORTH

TIMBER HOME

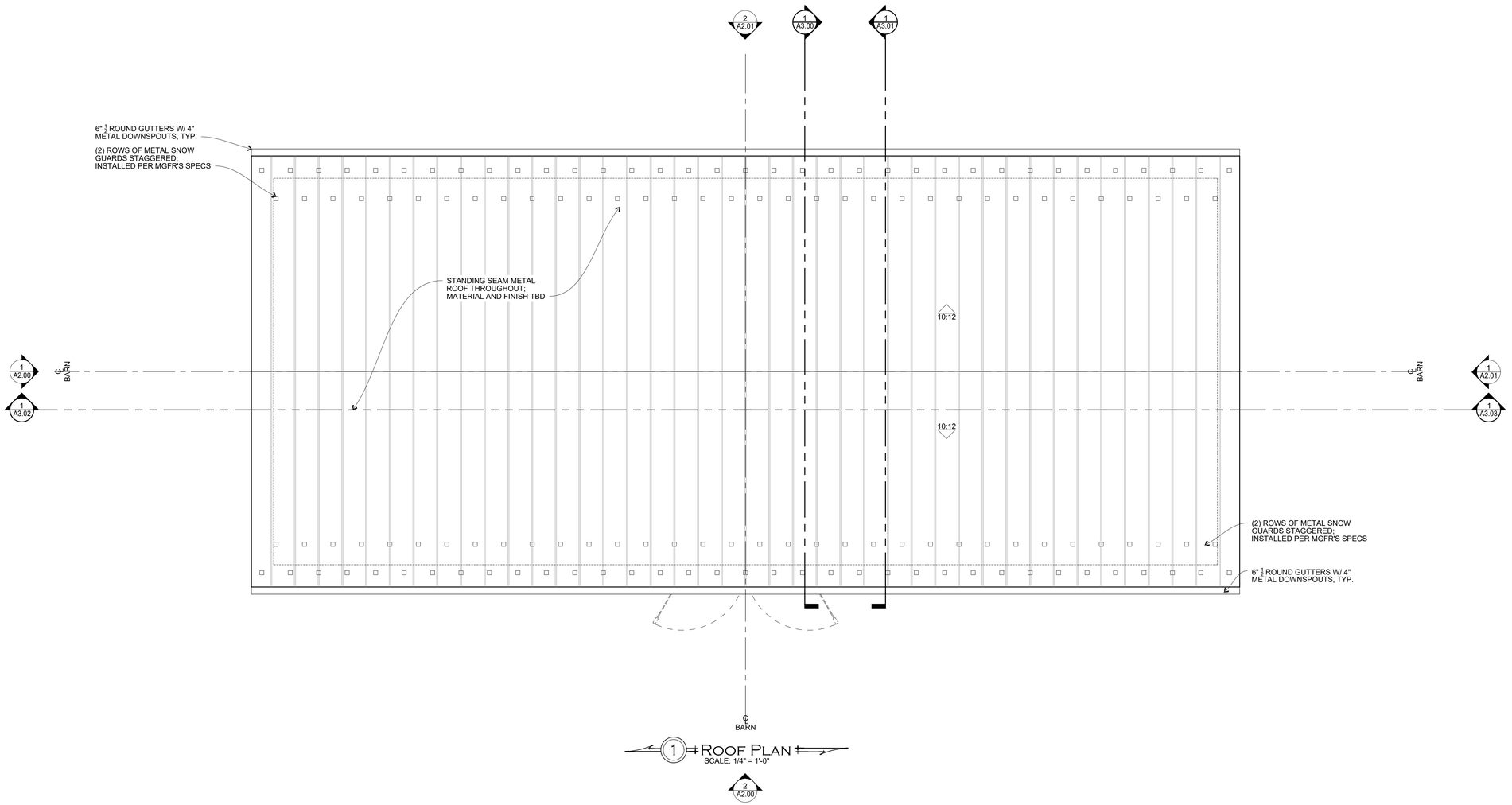
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MAIN LEVEL PLAN

A1.01



TIMBER HOME

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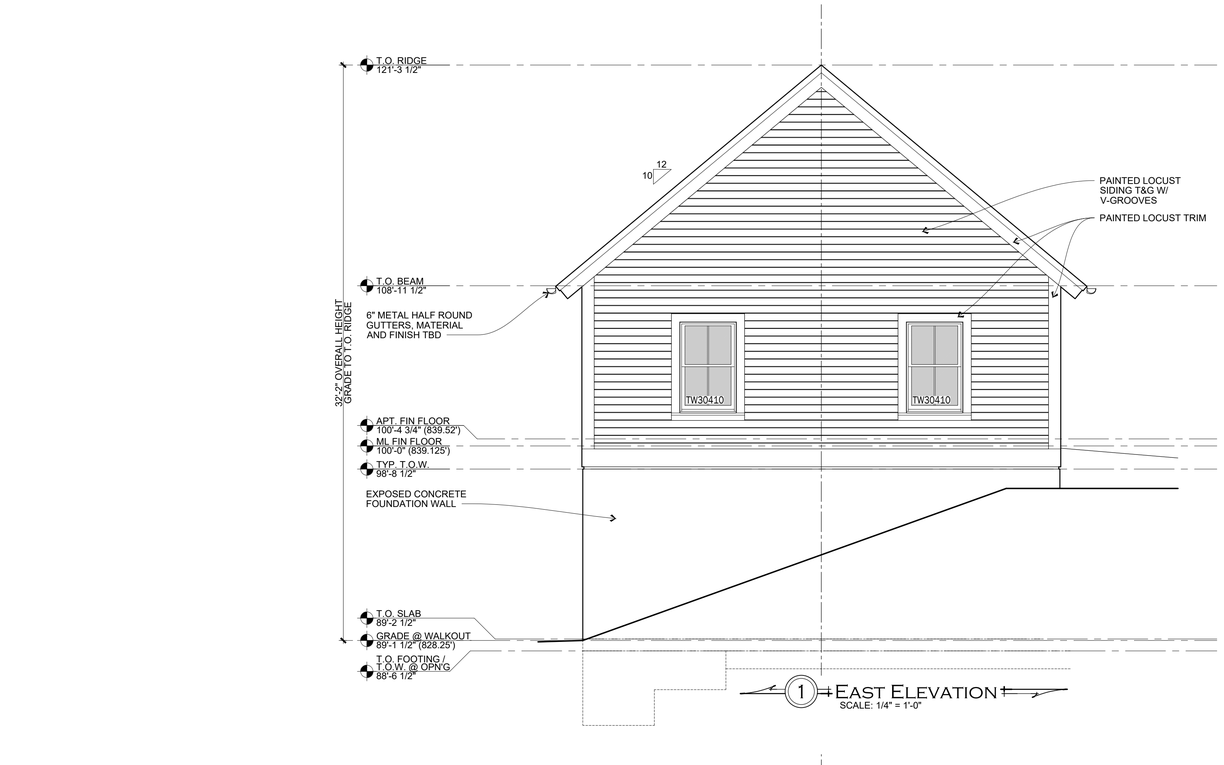
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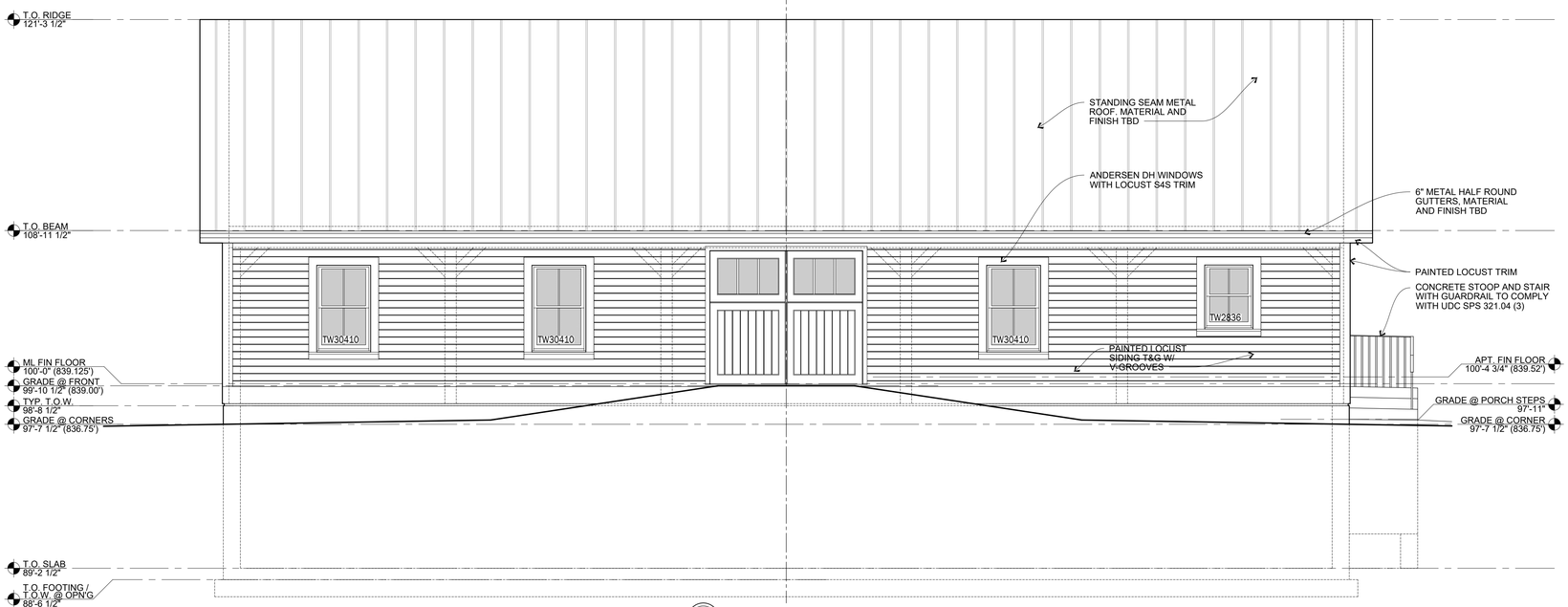
TRUE NORTH

ROOF PLAN

A1.02



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



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

TIMBER HOME

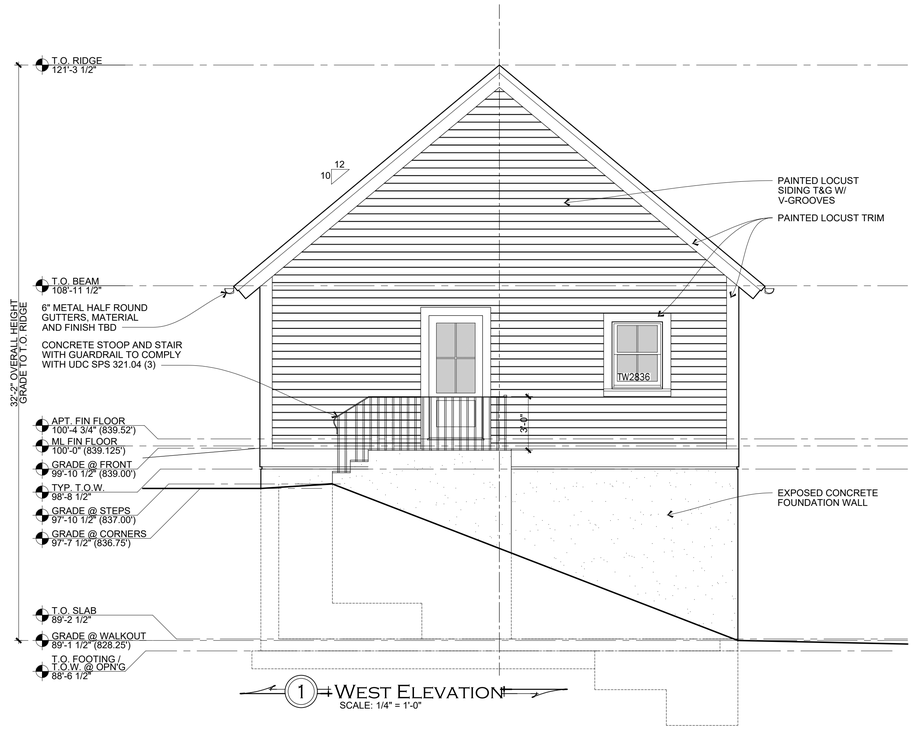
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ELEVATIONS

A2.00



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



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

TIMBER HOME

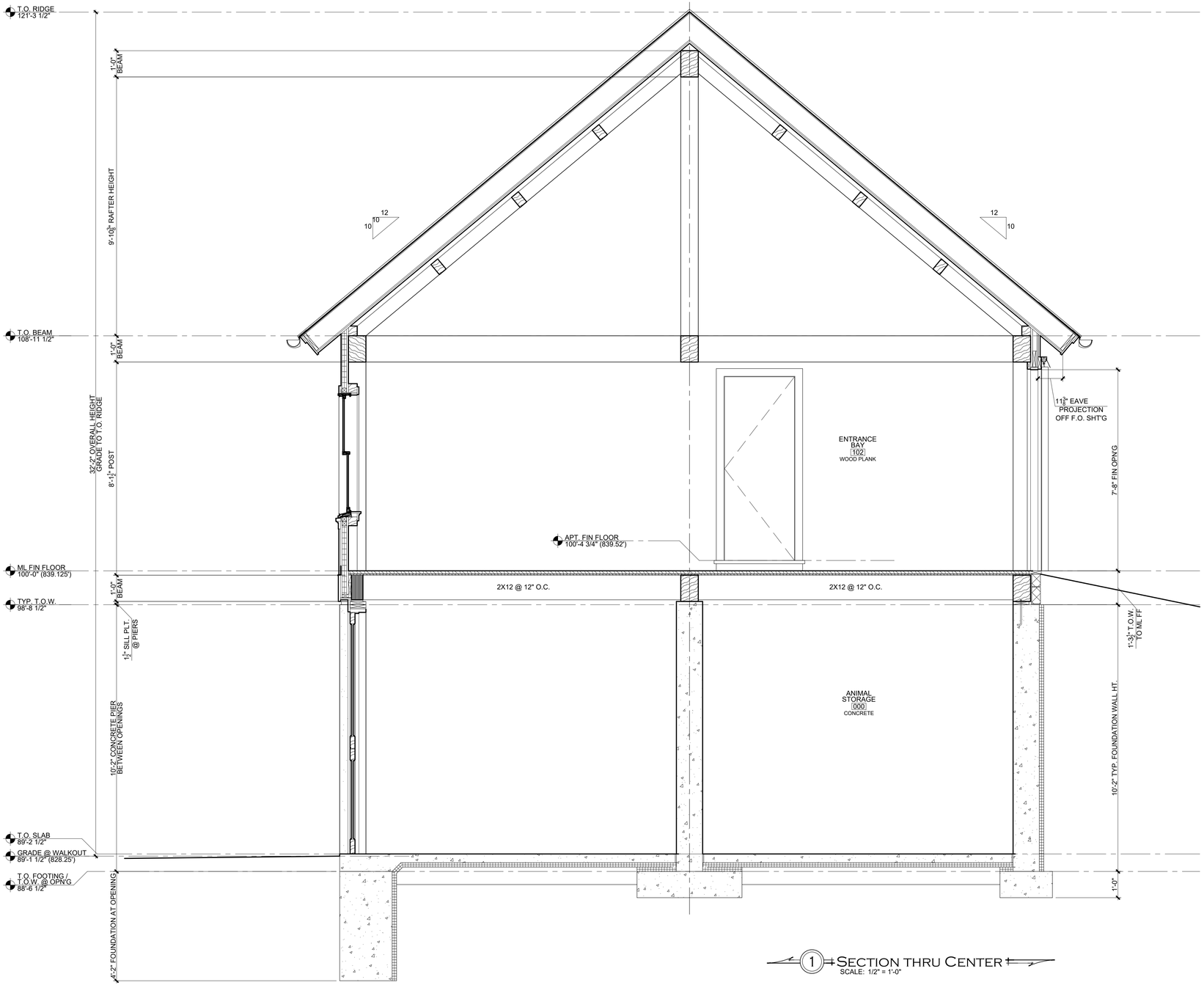
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ELEVATIONS

A2.01



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

TIMBER HOME

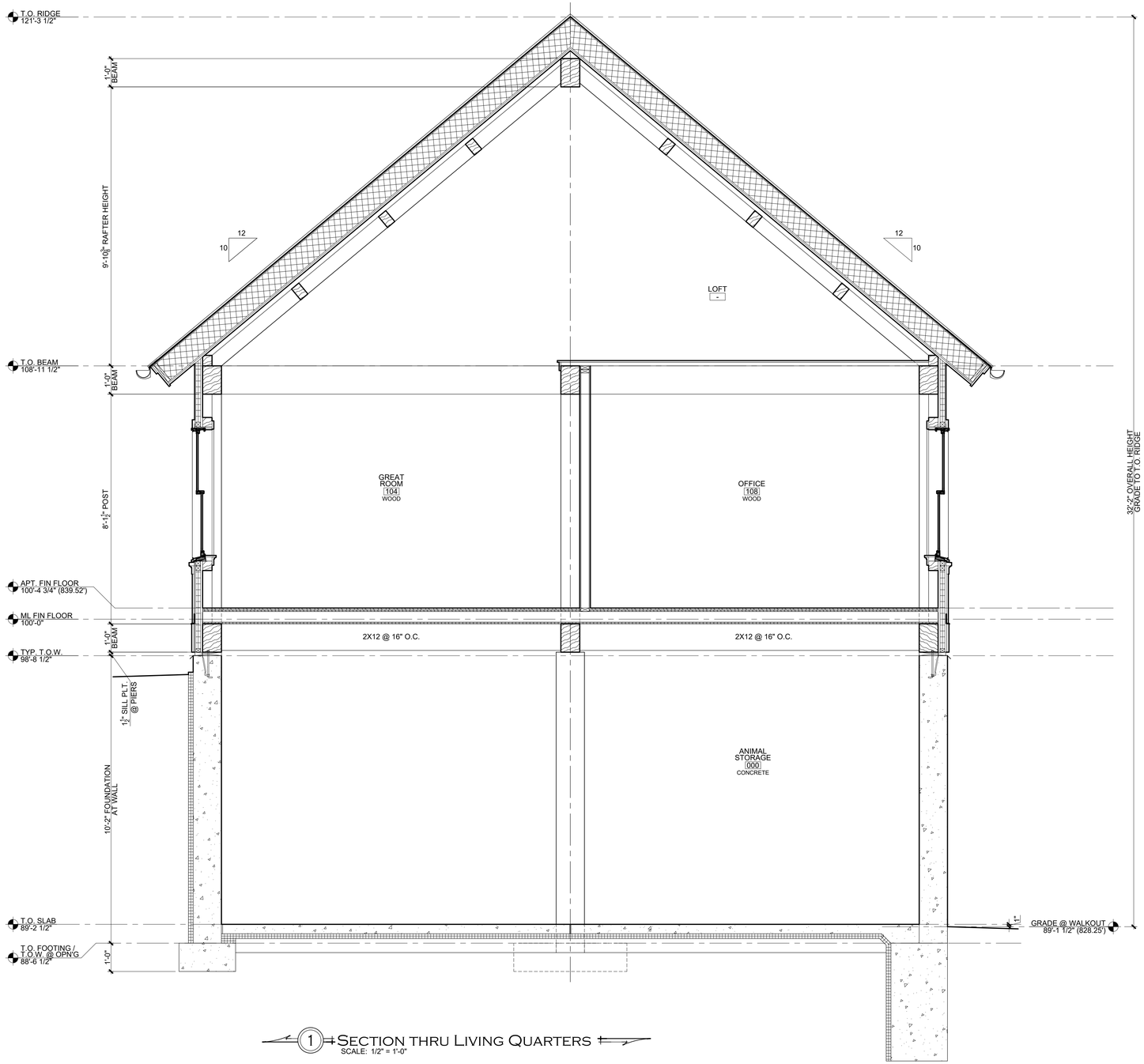
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SECTION THRU CENTER

A3.00



1 SECTION THRU LIVING QUARTERS
SCALE: 1/2" = 1'-0"

TIMBER HOME

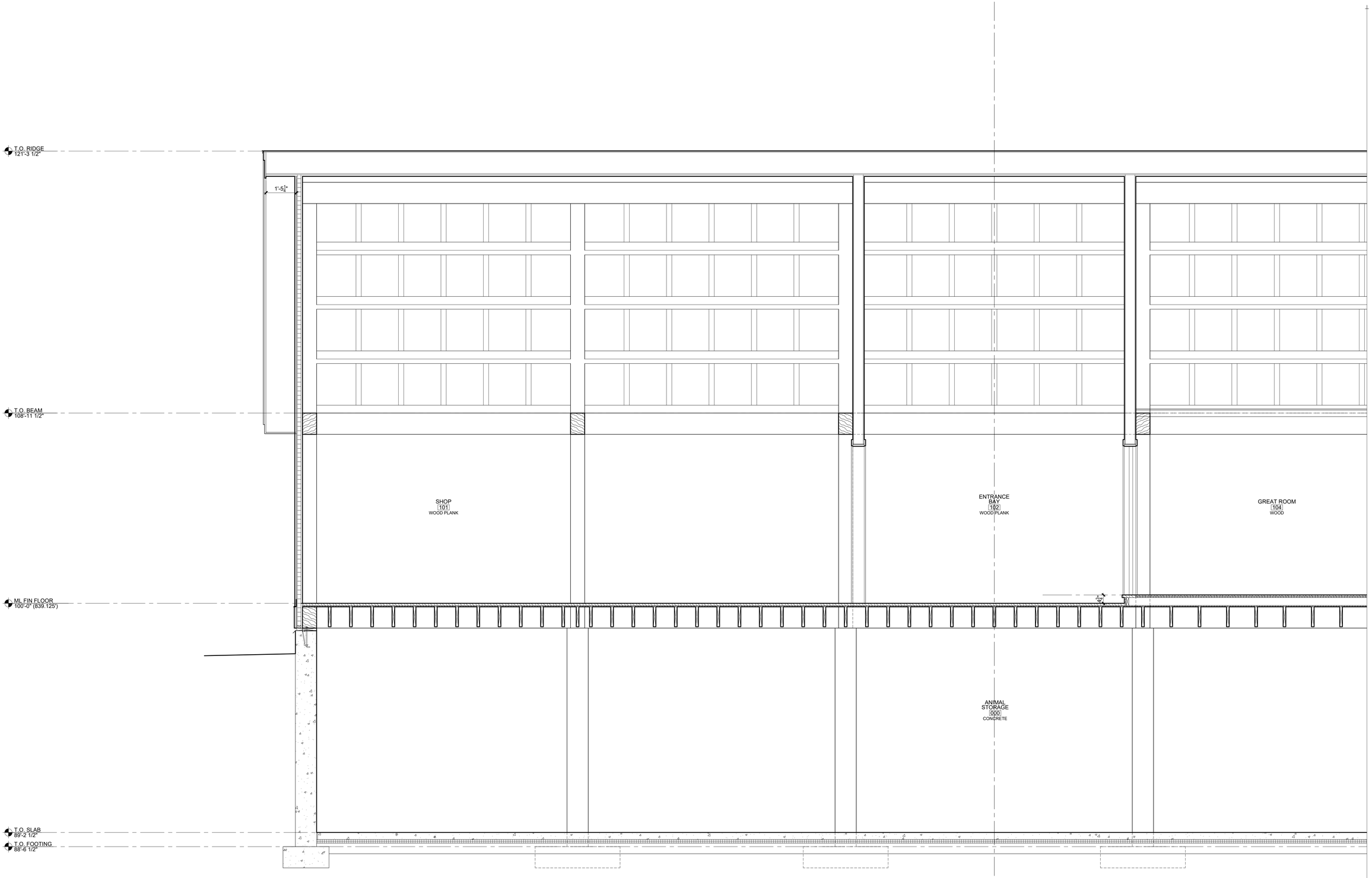
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SECTION THRU LIVING QUARTERS

A3.01



TIMBER HOME

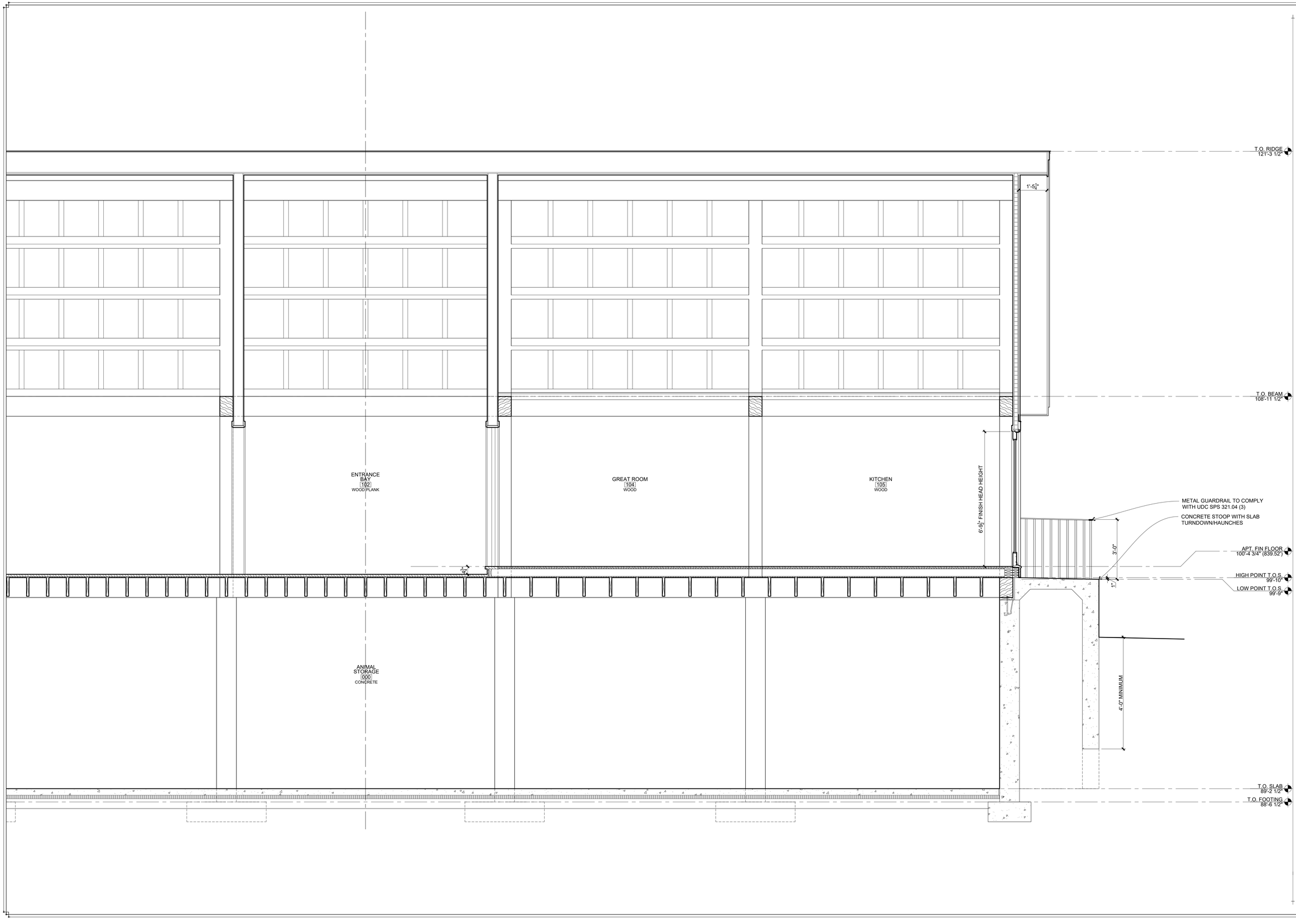
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LONGITUDINAL SECTION SOUTHEAST

A3.02



TIMBER HOME

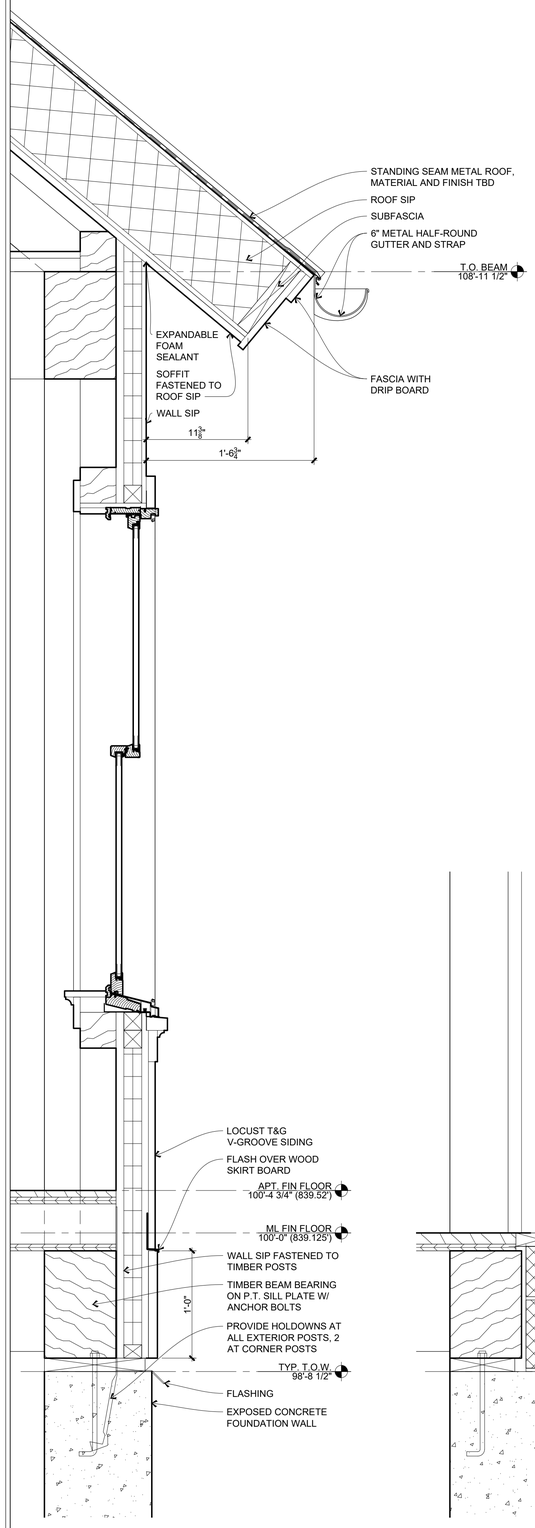
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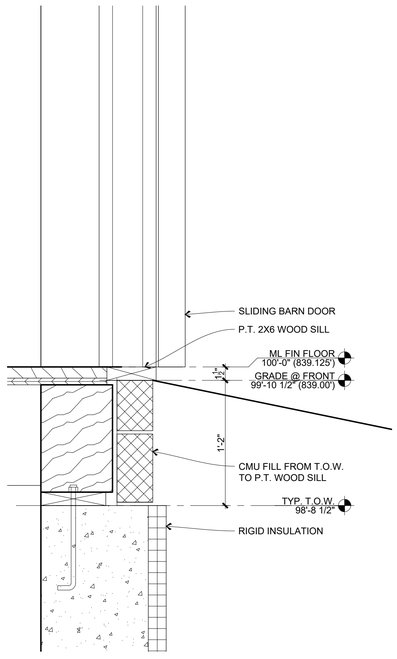
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LONGITUDINAL SECTION NORTHWEST

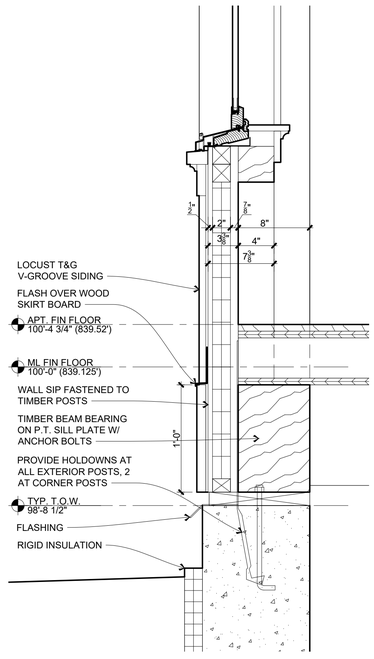
A3.03



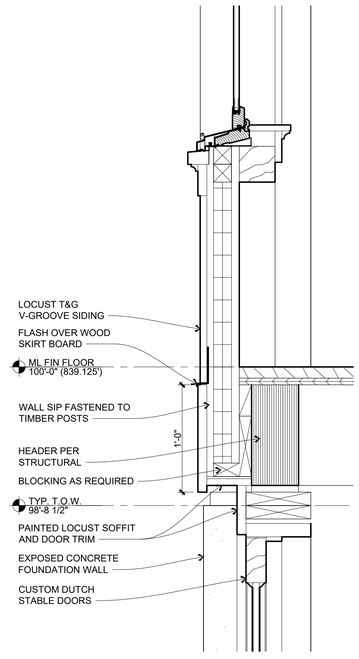
1 EAVE AND T.O.W. DETAIL @ WALKOUT
SCALE: 1 1/2" = 1'-0"



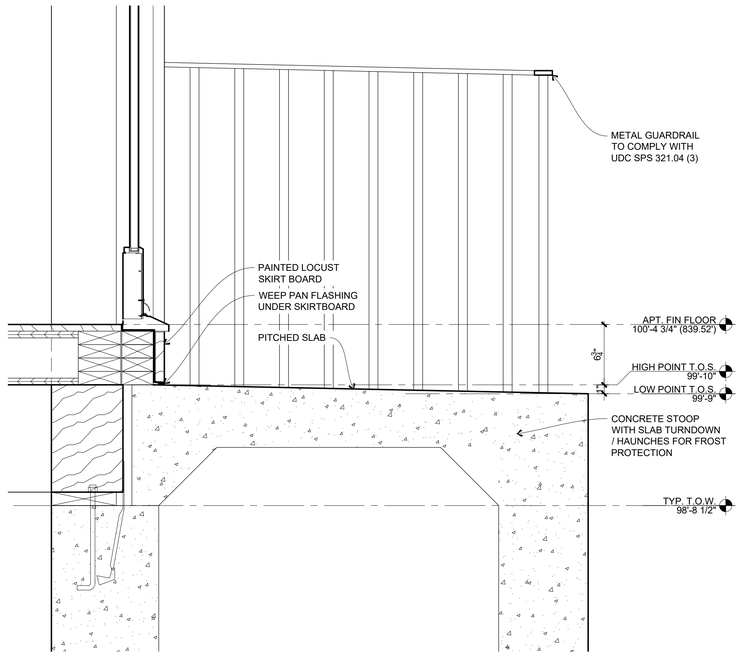
2 FRONT DOOR SILL DETAIL
SCALE: 1 1/2" = 1'-0"



3 TYPICAL T.O.W. DETAIL
SCALE: 1 1/2" = 1'-0"



4 STABLE DOOR HEAD JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



5 PORCH SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

TIMBER HOME

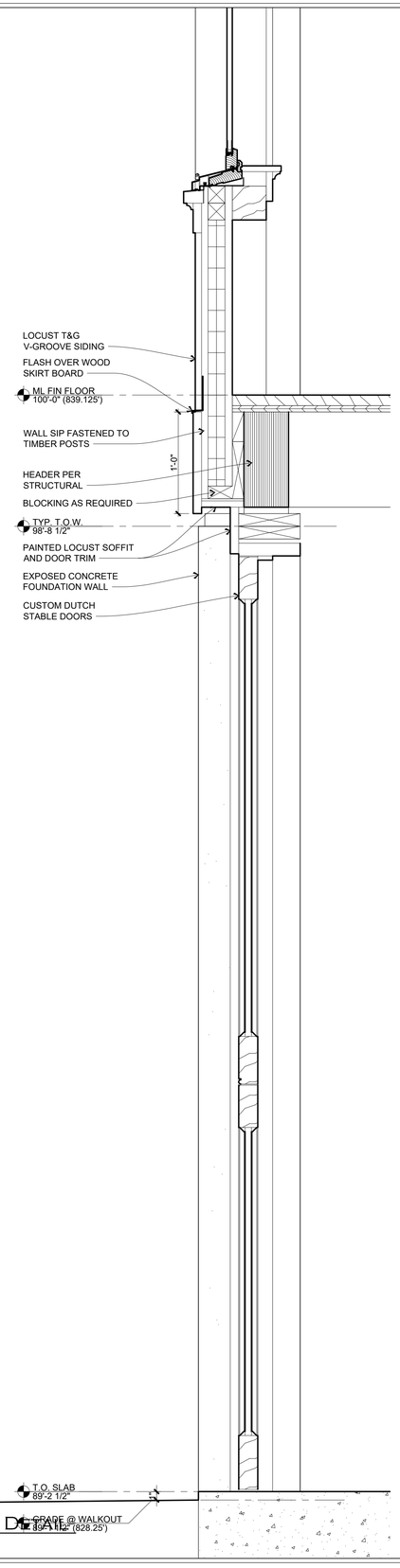
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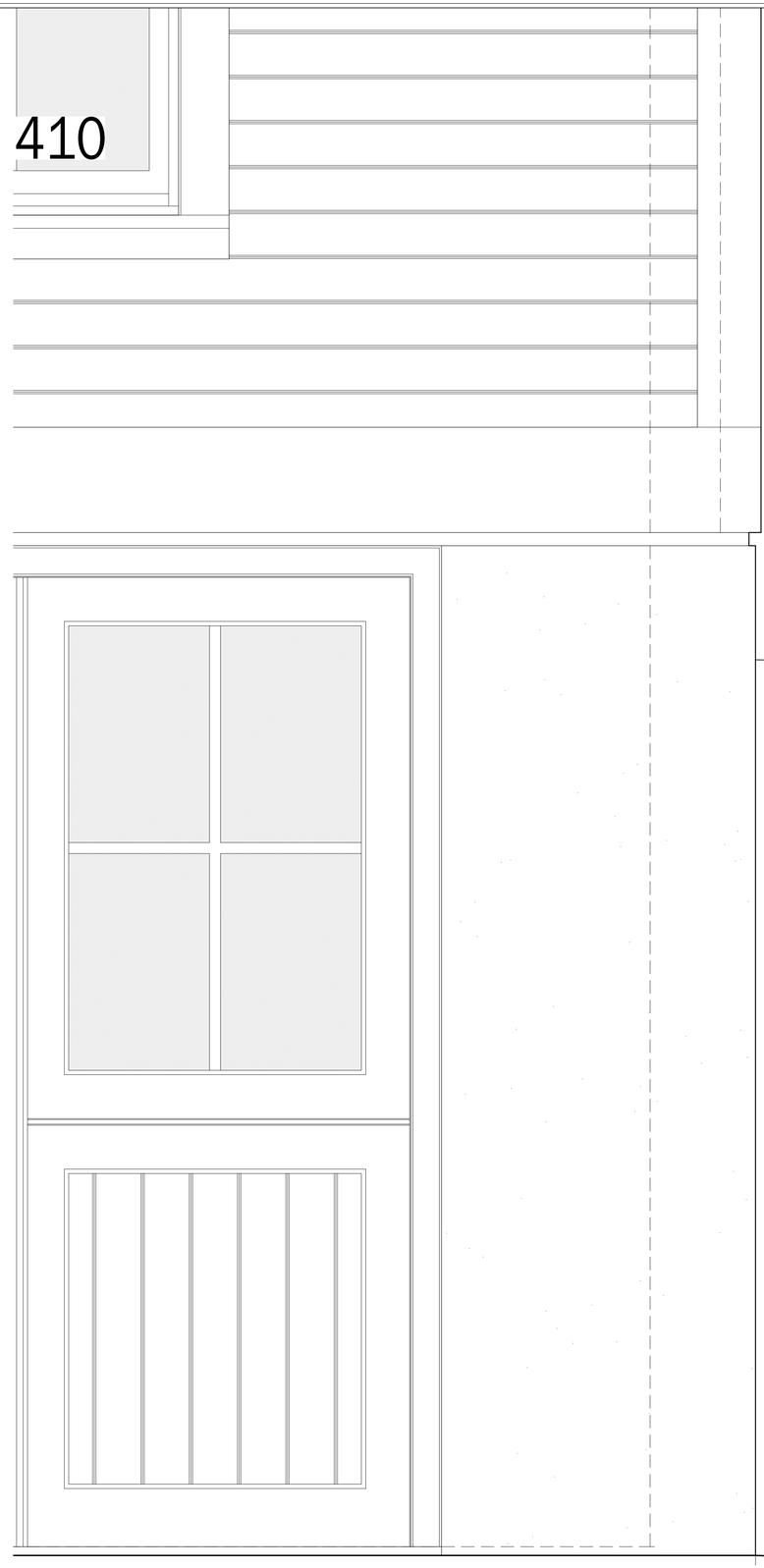
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DETAILS

A4.00



1 BALCONY AND STABLE DOOR SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



2 BALCONY AND STABLE DOOR ELEVATION DETAIL
SCALE: 1 1/2" = 1'-0"

TIMBER HOME

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BALCONY DETAILS

A4.01