



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

www.ci.mequon.wi.us

Inspection Department

ARCHITECTURAL BOARD
Monday, January 8, 2024
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

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

1) Call to Order, Roll Call

2) Approval of Meeting Minutes

Action requested: review and approve

a. Meeting Minutes from December 11, 2023

3) Architectural Board Applications

1. **Patrick Hodgins**

11427 N. Meadowbrook Drive

Subdivision: Solar Heights

District 3 – 6:00 pm

Addition: 1st Floor Master Suite

Contractor: KL Construction

Architect: KL Construction

2. **Brandon & Erika Strand**

2111 W. Rael Drive

Subdivision: N/A

District 5 – 6:10 pm

Exterior Remodel

Contractor: Coach House Homes

Architect: Lady with a Toolbox

3. **Chad Hoke**

12066 N. Lake Shore Drive

Subdivision: N/A

District 5 – 6:20 pm

Addition: Breezeway

Contractor: Belair Carpentry

Architect: Bill Faldmen

4) Adjourn

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



11333 N. Cedarburg Road
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Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: January 8, 2024
SUBJECT: Meeting Minutes from December 11, 2023

Attachments:
12.11 (PDF)



11333 N. Cedarburg Road
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INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, December 11, 2023
6:00 PM
Lower-Level Conference Room

Minutes

1. Call to Order, Roll Call:

Present:	Chairman Scott Reed
<u>Members at Large:</u>	John Mikkelson, Michael Wade, Tom Irvin, Janet Ehn
<u>Building Inspector:</u>	Greg Golden

2. Meeting Minutes:

Minutes from the October 9, 2023, meeting were approved by Architect John Mikkelson and Seconded by District Representative Tom Irvin.

Minutes were approved unanimously.

Attachment: 12.11 (9049 : Meeting Minutes from December 11, 2023)

3. Application Submittals:

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 7 6:00 pm	Addition: Sunroom	Eduard Palchikov 1730 W. Fiesta Lane Subd: N/A	Contractor: Owner Architect: William Feldman Studio
Moved to Approve: <u>Ehn</u> Seconded by: <u>Irvin</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				
2)	Dist. 7 6:10 pm	Addition: Sunroom, Dining Room, Garage and Porch	Scott & Megan Johnson 2146 W. Columbia Drive Subd: Columbia Reserve	Contractor: Balsitis Contracting Arch: Michael Langer
Moved to Approve: <u>Irvin</u> Seconded by: <u>Reed</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				
3)	Dist. 7 6:20 pm	New Single-Family Residence	John & Patti Francis 10711 N. Torey Lane Subd: Torrey Drive Estates	Contractor: Allan Builders Architect: David Pluim
Moved to Approve: <u>Wade</u> Seconded by: <u>Ehn</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				

Attachment: 12.11 (9049 : Meeting Minutes from December 11, 2023)

4)	Dist. 7 6:25 pm	New Single-Family Residence	Kenton & Jenny Harris 3600 W. Torrey Drive Subd: Torrey Drive Estates	Contractor: Victory Homes of WI Architect: David Pluim
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Moved to Approve: Reed
 Seconded by: Irvin
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

5)	Dist. 7 6:30 pm	New Single-Family Residence	Steve Rozansky and Debra Brenegan 3591 W. Torrey Drive Subd: Torrey Drive Estates	Contractor: Victory Homes of WI Architect: David Pluim
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Moved to Approve: Irvin
 Seconded by: Wade
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

6)	Dist. 7 6:35 pm	New Single-Family Residence	Fred & Trivena Sharp 3611 W. Torrey Drive Subd: Torrey Drive Estates	Contractor: Victory Homes of WI Architect: David Pluim
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Moved to Approve: Wade
 Seconded by: Mikkelsen
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted with the following condition:

1. On the right elevation, the central upper-level hip gable should be changed to match the gable on the front elevation so that all elevation gables harmonize.

4. Action:

Chairman Scott Reed made a motion to adjourn the meeting.
 District Representative Tom Irvin seconded the motion.
 A vote was taken; vote passed unanimously.

Meeting adjourned at 6:20 p.m.



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Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: January 8, 2024
SUBJECT: Patrick Hodgins - Addition: 1st Floor Master Suite at 11427 N. Meadowbrook Drive

Attachments:

Statement of Intent (PDF)

Survey1 (PDF)

Pictures (PDF)

Plans (PDF)

STATEMENT OF INTENT
11427 N MEADOWBROOK DRIVE

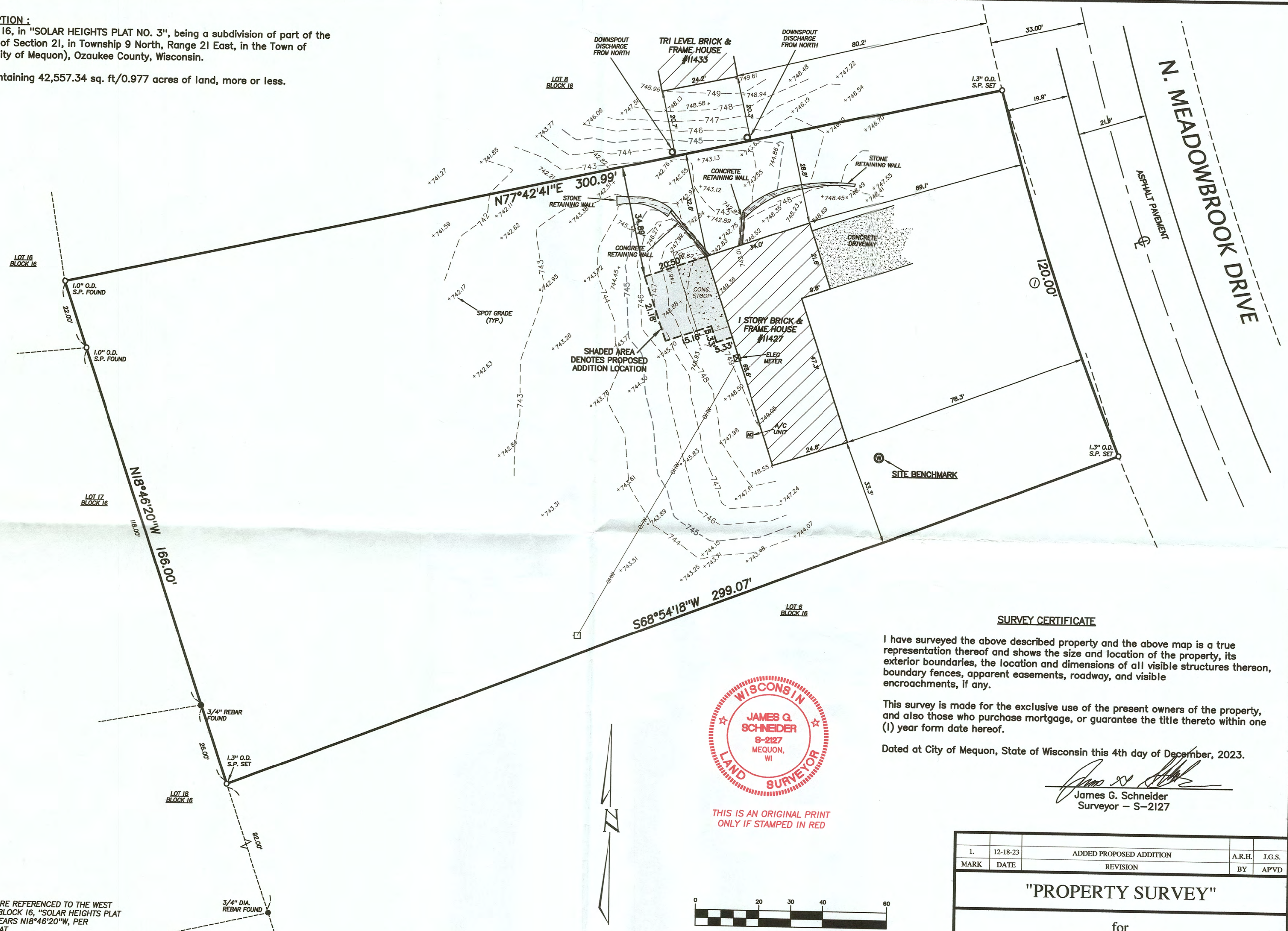
December 18, 2023

The intent of the proposed project is to update and expand an existing house with interior and exterior alterations and a single-story addition that includes a new Owners' Suite and partially-exposed basement to be finished at a later date. Exterior finishes and details on the addition will match the existing house's mid-20th Century ranch house aesthetic.

LEGAL DESCRIPTION:

Lot 7, in Block 16, in "SOLAR HEIGHTS PLAT NO. 3", being a subdivision of part of the Southwest 1/4 of Section 21, in Township 9 North, Range 21 East, in the Town of Mequon (now City of Mequon), Ozaukee County, Wisconsin.

Said Parcel containing 42,557.34 sq. ft./0.977 acres of land, more or less.

**NOTES:**

1. ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF LOT 7, BLOCK 16, "SOLAR HEIGHTS PLAT NO. 3" WHICH BEARS N18°46'20"W, PER SUBDIVISION PLAT.

2. SITE BENCHMARK ON TOP OF WELL PIPE LOCATED NEAR SE. CORNER OF HOUSE. MARKED CROSS ON TOP OF WELL ELEVATION= 750.19.

3. MAIN BENCHMARK IS SECTION CORNER MONUMENT IN THE INTERSECTION OF W. MEQUON ROAD (S.T.H. 167) AND N. SWAN ROAD. TOP OF MONUMENT ELEVATION = 743.66.

CURVE DATA

①
RAD. = 814.00'
DELTA = 8°26'48"
L.C. = 119.89'
L.C.B. = S18°39'38"E



THIS IS AN ORIGINAL PRINT
ONLY IF STAMPED IN RED

SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 4th day of December, 2023.

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

1.	12-18-23	ADDED PROPOSED ADDITION	A.R.H.	J.G.S.
MARK	DATE	REVISION	BY	APVD
"PROPERTY SURVEY"				
for Patrick Hodgins				
11427 N. Meadowbrook Drive Mequon, WI				
DATE:	DECEMBER 4, 2023	DRAWN BY:	A.R.H.	
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5660-23	

11427 N Meadowbrook Drive Existing Exterior Photos

FRONT/EAST ELEVATION, OVERALL FROM NORTHEAST



11427 N Meadowbrook Drive Existing Exterior Photos

FRONT/EAST ELEVATION, GARAGE FROM NORTHEAST



11427 N Meadowbrook Drive Existing Exterior Photos

FRONT/EAST ELEVATION, FRONT ENTRY FROM SOUTHEAST



11427 N Meadowbrook Drive Existing Exterior Photos

FRONT/EAST ELEVATION, PARTIAL FROM SOUTHEAST



Attachment: Pictures (9050 : Patrick Hodgins)

11427 N Meadowbrook Drive Existing Exterior Photos

SIDE/SOUTH ELEVATION, OVERALL



11427 N Meadowbrook Drive Existing Exterior Photos

REAR/WEST ELEVATION, PARTIAL, SOUTH END



Attachment: Pictures (9050 : Patrick Hodgins)

11427 N Meadowbrook Drive Existing Exterior Photos

REAR/WEST ELEVATION, PARTIAL, NORTH END



Attachment: Pictures (9050 : Patrick Hodgins)

11427 N Meadowbrook Drive Existing Exterior Photos

SIDE/NORTH ELEVATION, FULL FROM NORTHWEST



Attachment: Pictures (9050 : Patrick Hodgins)

11427 N Meadowbrook Drive Existing Exterior Photos

SIDE/NORTH ELEVATION, FULL FROM NORTH



DESIGN REVIEW/PERMIT DOCUMENTS for an
ADDITION and INTERIOR ALTERATIONS at
11427 NORTH MEADOWBROOK DRIVE in
MEQUON, WISCONSIN

SHEET INDEX

G101	PROJECT TITLE AND SHEET INDEX
C101	EXISTING/DEMOLITION SITE PLAN, PROPOSED SITE PLAN, AND LOT COVERAGE DATA
D101	EXISTING/DEMOLITION FLOOR PLANS, DEMOLITION WALL FILL KEY, AND EXISTING/DEMOLITION EXTERIOR ELEVATIONS
A101	PROPOSED FIRST FLOOR PLAN, WALL FILL KEY, DOOR SYMBOL KEY, AND MISCELLANEOUS NOTES
A201	PROPOSED EXTERIOR ELEVATIONS, WINDOW AND EXTERIOR DOOR SCHEDULE, DIVISION 8 WINDOW AND EXTERIOR DOOR NOTES, AND ABBREVIATIONS LIST
A202	PROPOSED EXTERIOR ELEVATIONS AND BUILDING SECTION AT PROPOSED ADDITION
S101	PROPOSED FOOTING/FOUNDATION PLAN, WALL FILL KEY, AND DOOR SYMBOL KEY

DESIGN REVIEW DOCUMENT
ISSUE DATE: 10/23/2023

KL CONSTRUCTION

1010 West Armour Avenue
Milwaukee, Wisconsin 53221
p.(414) 841-3211

document type:
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document released for design review and permitting

FIELD VERIFY DIMENSIONS
AND CONDITIONS

DRAWN BY:

REVISIONS

#	DATE	DESCRIPTION
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sheet contents:
PROJECT TITLE
SHEET INDEX

SHEET G101

drawings are not to scale
if line does not measure
10'-0" in 1/4" scale

3.1.d

Attachment: Plans (9050 : Patrick Hodgins)

Packet Pg. 19

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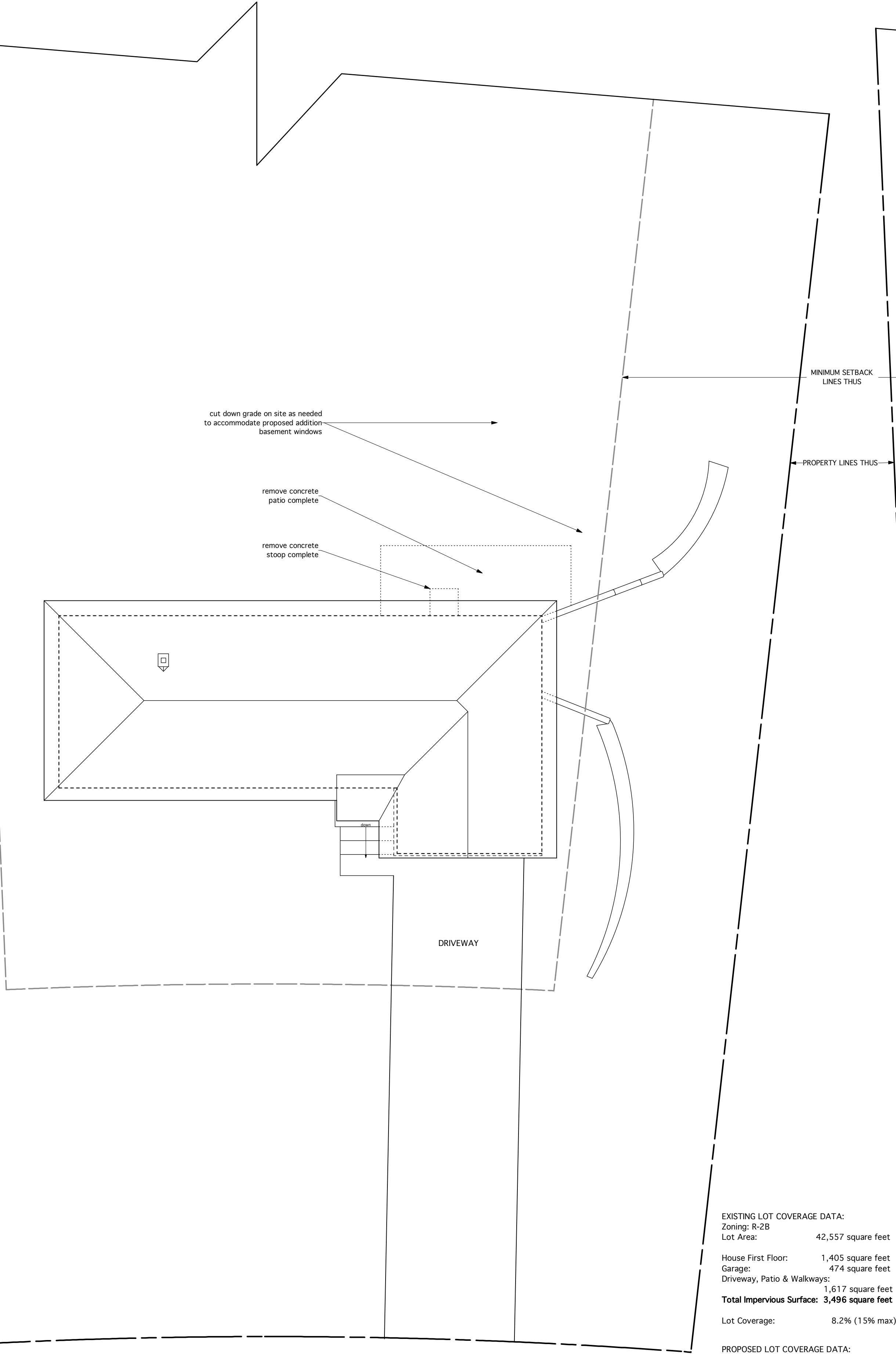
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EXISTING/DEMOLITION SITE PLAN

PROPOSED SITE PLAN

LOT COVERAGE DATA

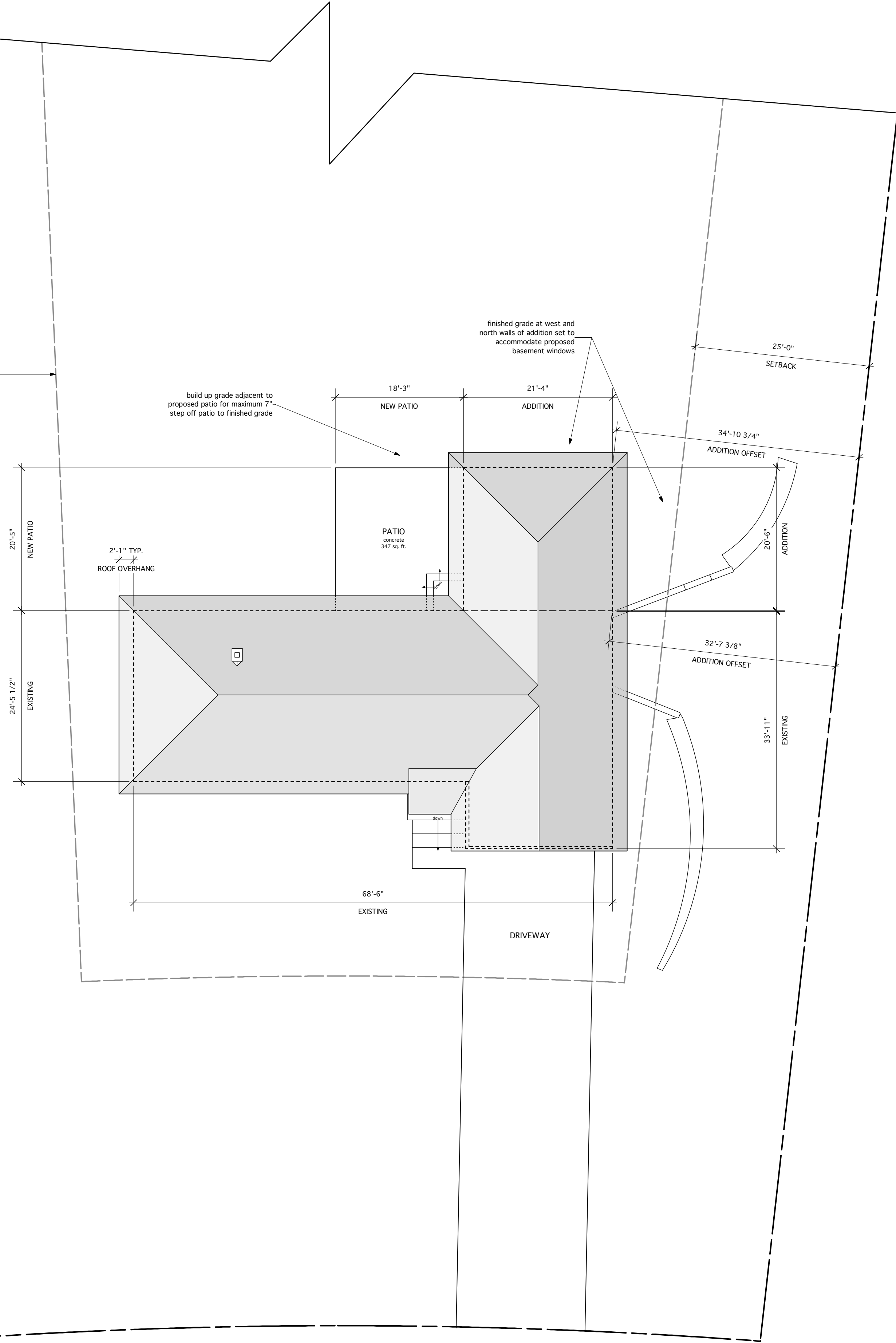
SHEET C101

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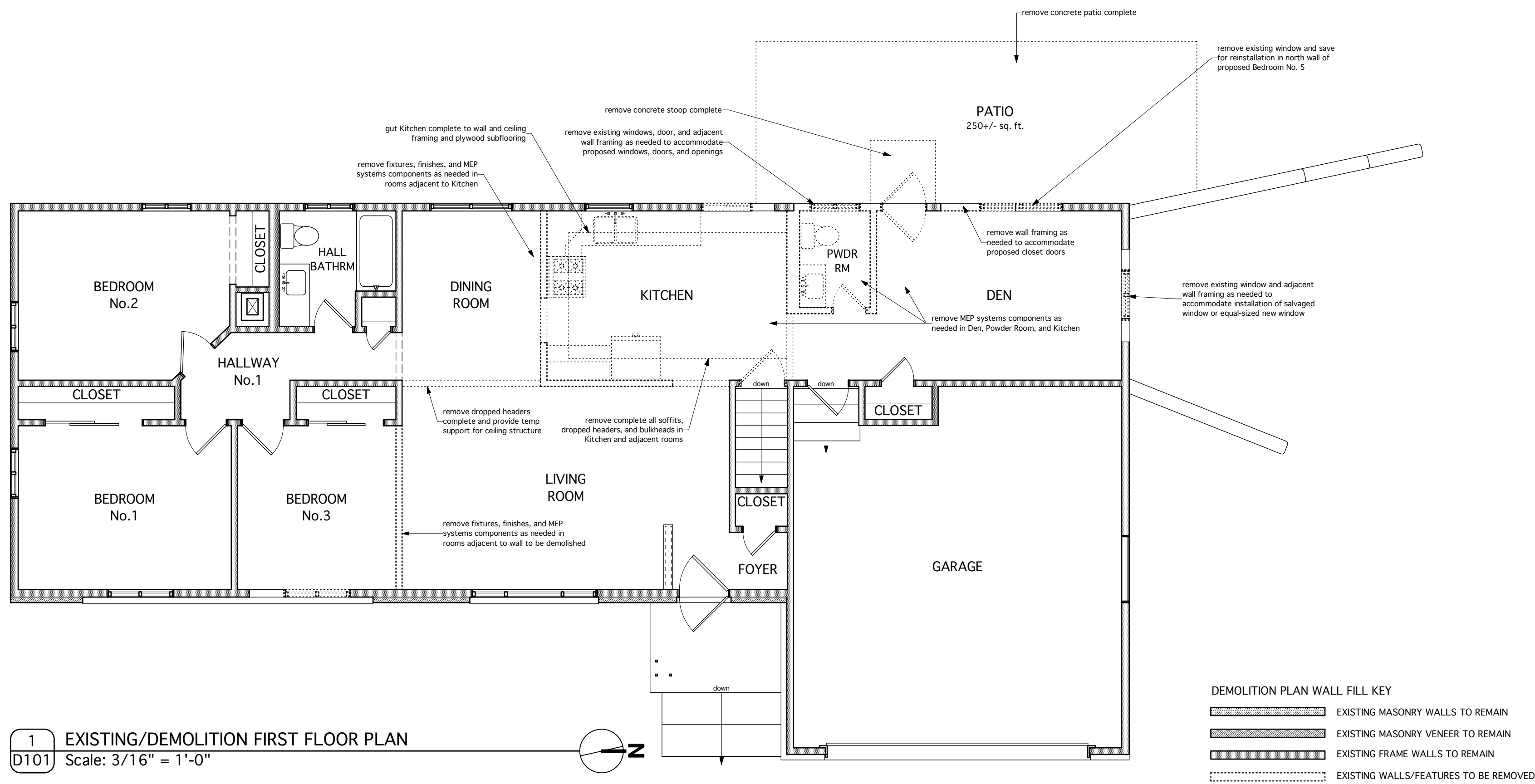


1 EXISTING/DEMOLITION SITE PLAN
Scale: 1" = 10'-0"

PROPOSED LOT COVERAGE DATA:
Zoning: R-2B
Lot Area: 42,557 square feet
House First Floor: 1,843 square feet
Garage: 474 square feet
Driveway, Patio & Walkways: 1,699 square feet
Total Impervious Surface: 4,016 square feet
Lot Coverage: 9.4% (15% max)

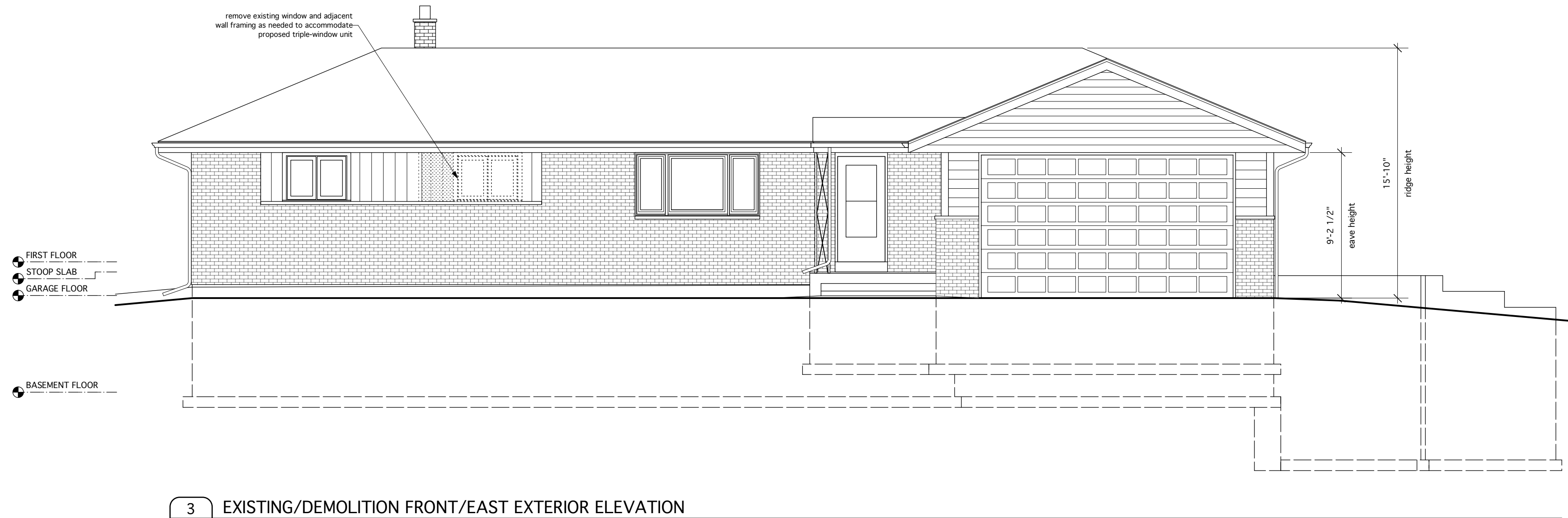
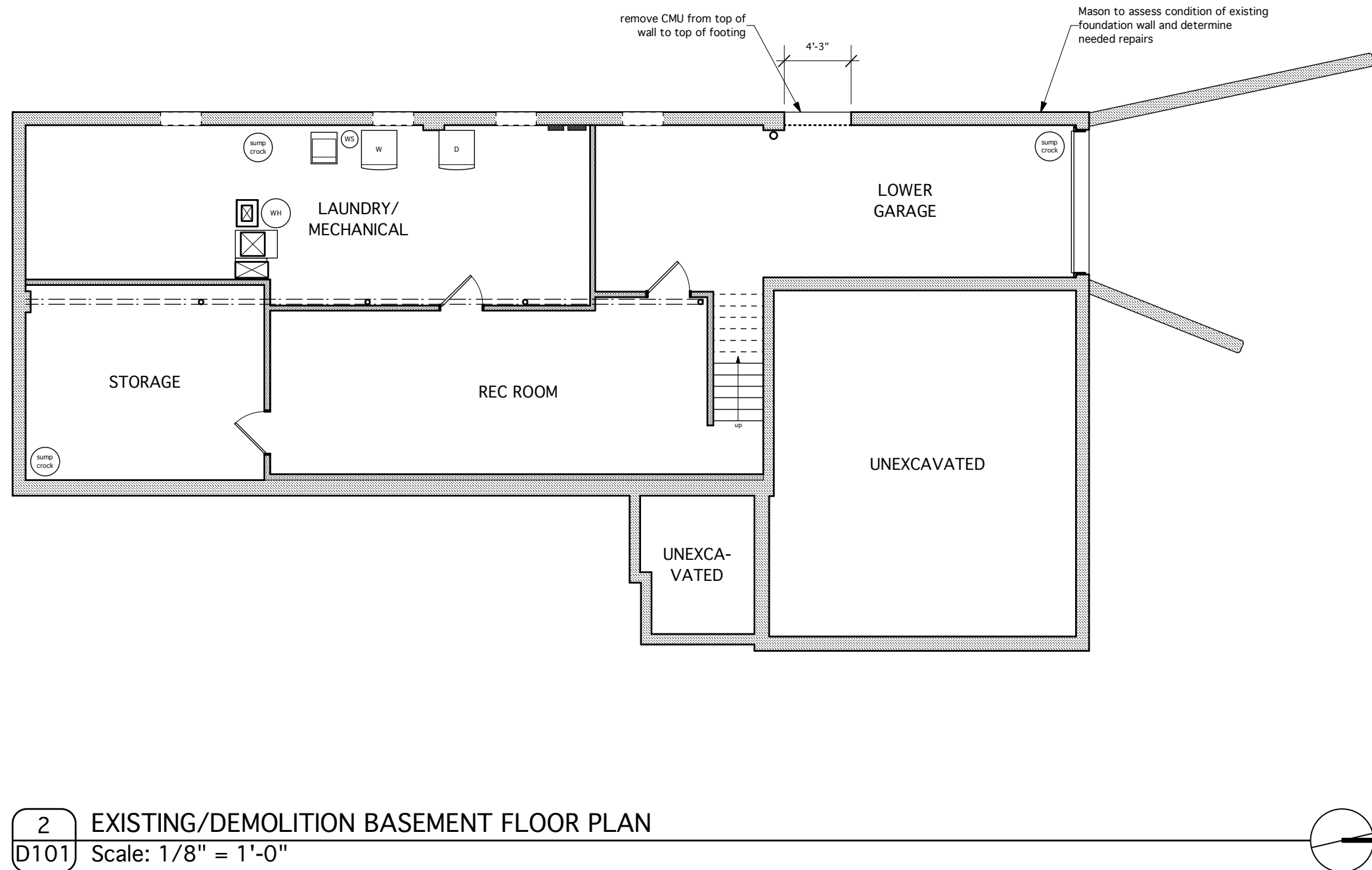


2 PROPOSED SITE PLAN
Scale: 1" = 10'-0"

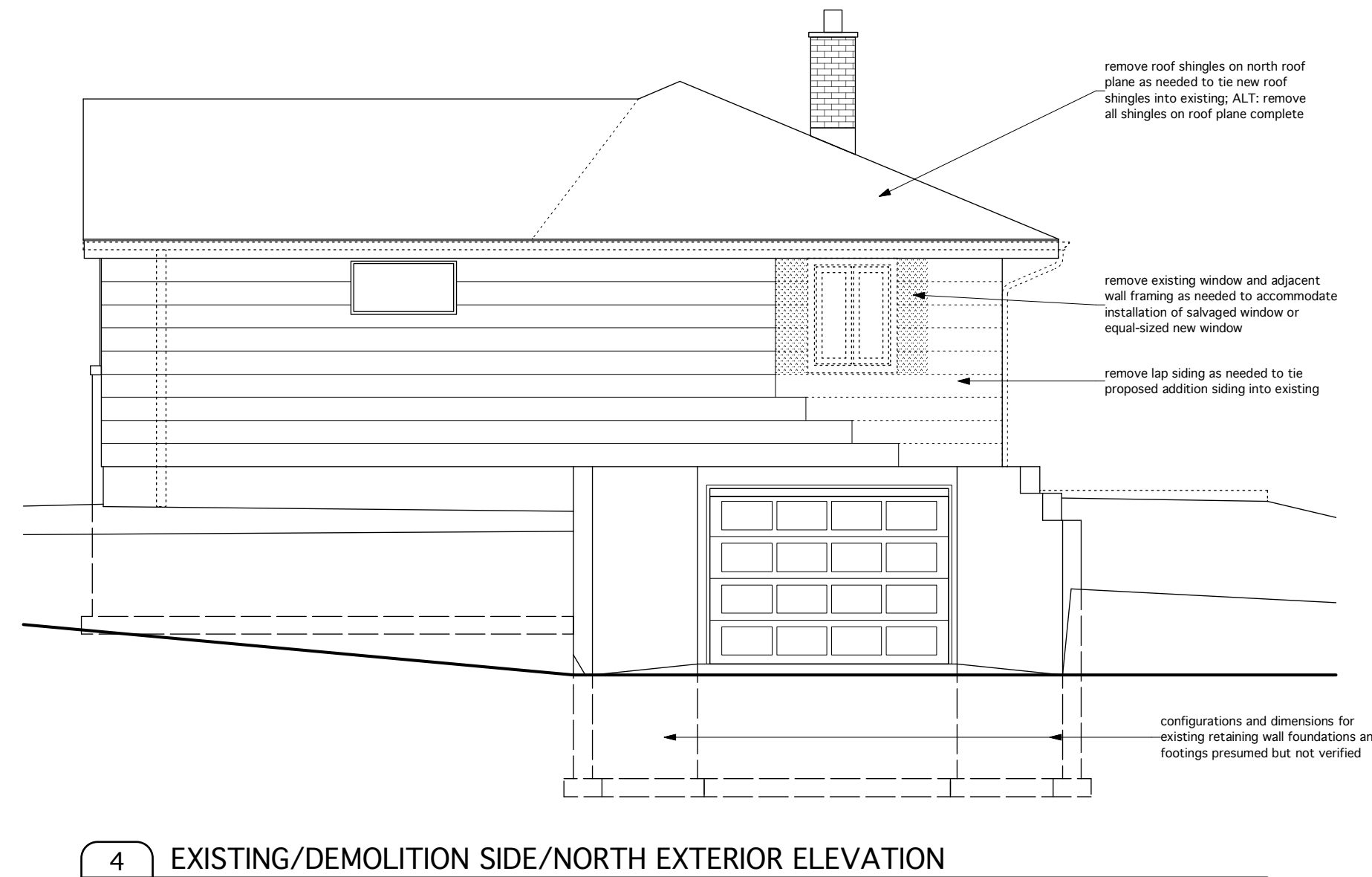


1 EXISTING/DEMOLITION FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

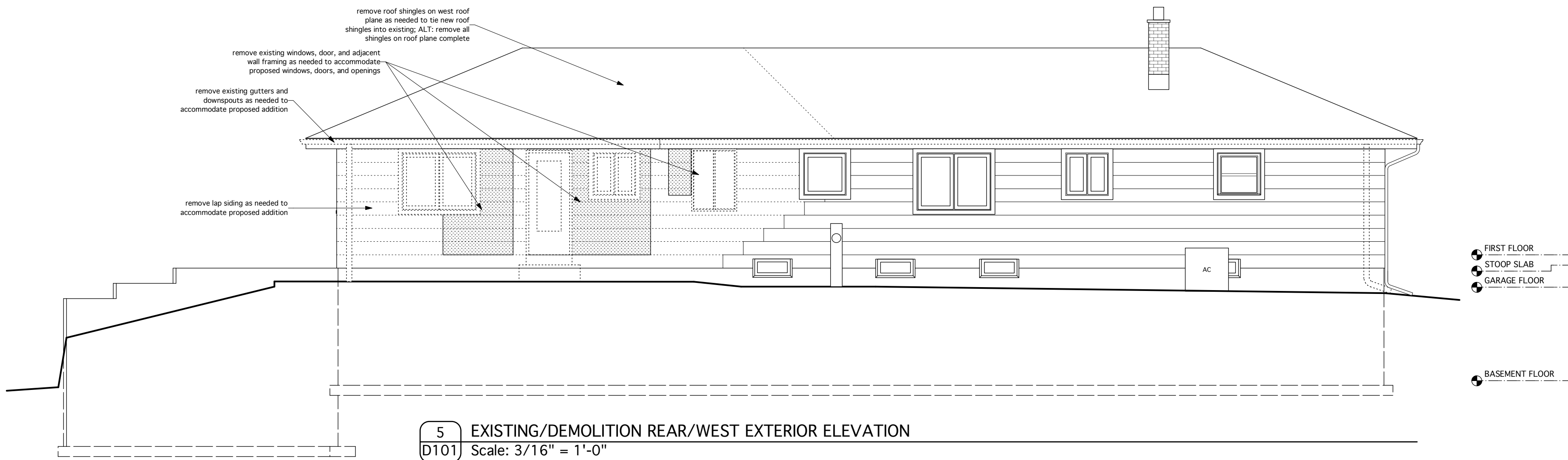
2 EXISTING/DEMOLITION BASEMENT FLOOR PLAN
Scale: 1/8" = 1'-0"



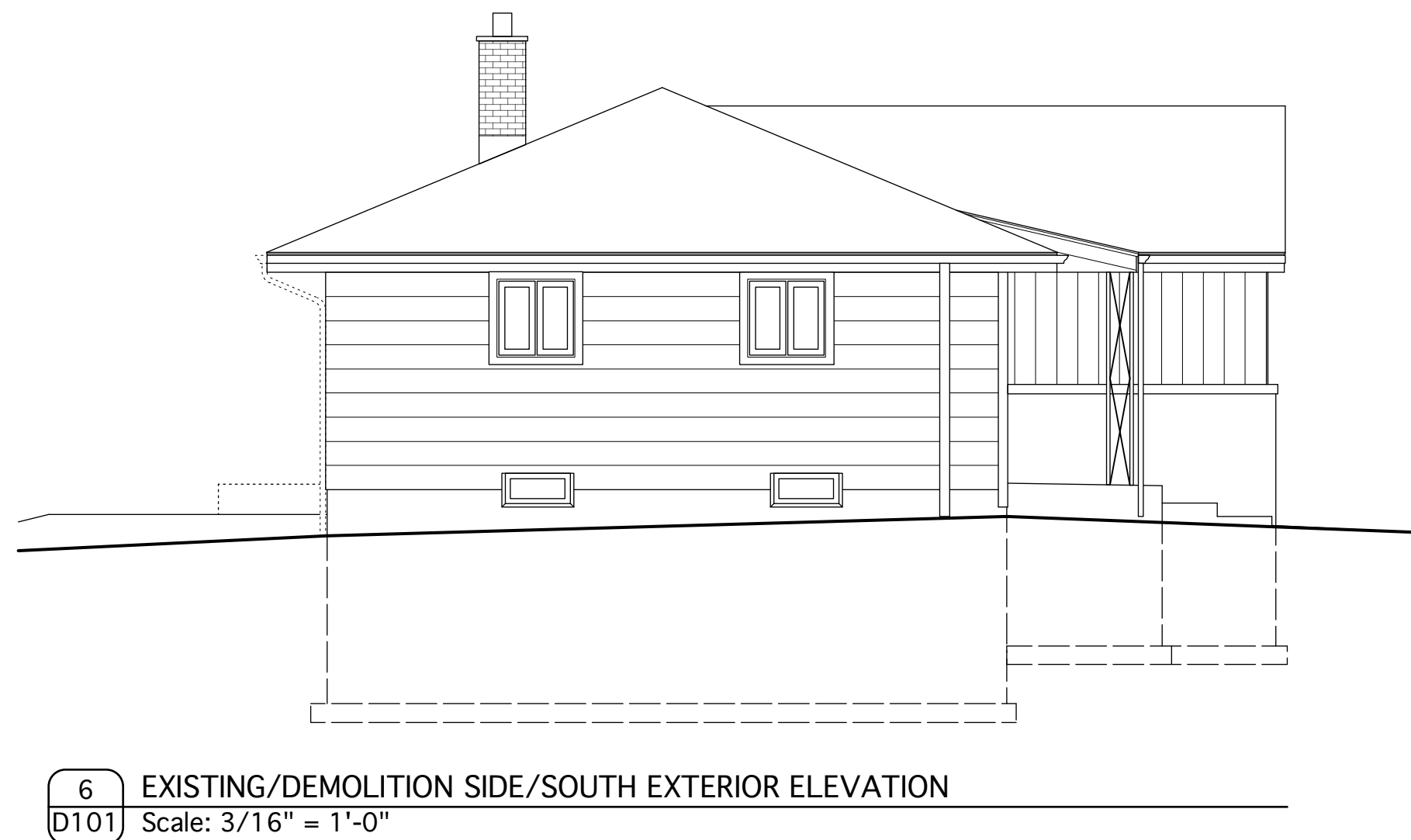
3 EXISTING/DEMOLITION FRONT/EAST EXTERIOR ELEVATION
Scale: 3/16" = 1'-0"



4 EXISTING/DEMOLITION SIDE/NORTH EXTERIOR ELEVATION
Scale: 3/16" = 1'-0"



5 EXISTING/DEMOLITION REAR/WEST EXTERIOR ELEVATION
Scale: 3/16" = 1'-0"



6 EXISTING/DEMOLITION SIDE/SOUTH EXTERIOR ELEVATION
Scale: 3/16" = 1'-0"

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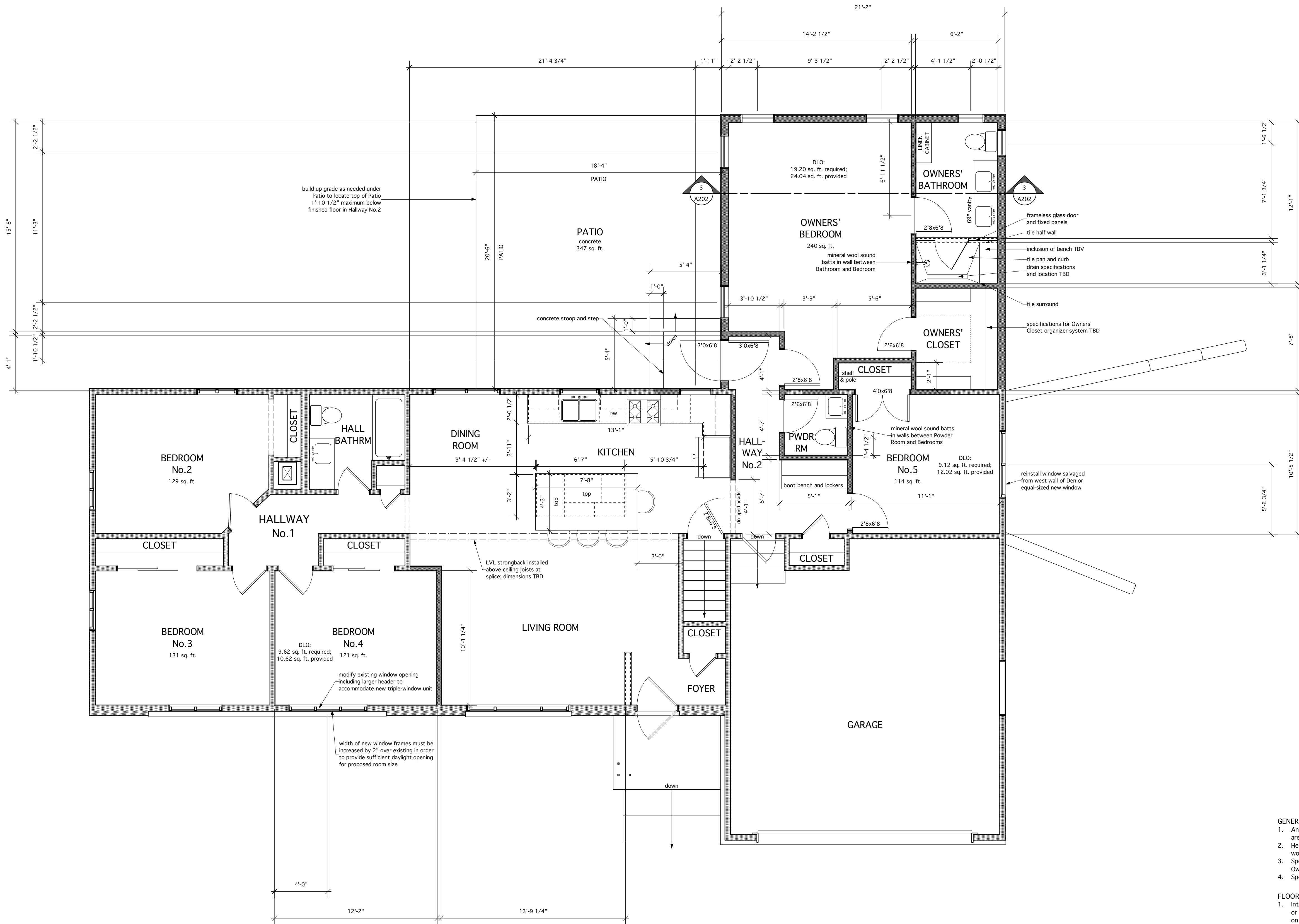
EXISTING/DEMOLITION FLOOR PLANS

DEMOLITION WALL FILL KEY

EXISTING/DEMOLITION EXTERIOR ELEVATIONS

SHEET D101

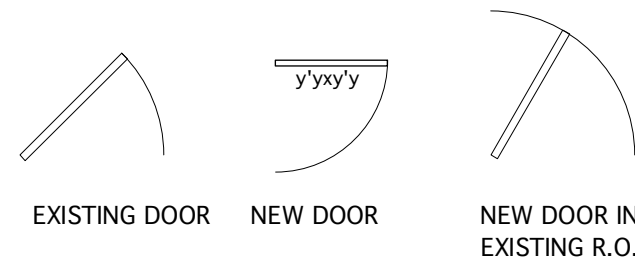
drawings are not to scale
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1 PROPOSED FIRST FLOOR PLAN
A101 Scale: 1/4" = 1'-0"

WALL FILL KEY

	EXISTING MASONRY WALLS TO REMAIN
	EXISTING MASONRY VENEER TO REMAIN
	EXISTING FRAME WALLS TO REMAIN
	NEW CIP CONCRETE WALLS
	NEW CMU WALLS
	NEW FRAME WALLS
	NEW STONE OR BRICK VENEER



GENERAL NOTES

- Any structural designs and specifications shown on these Design Review/Permit Documents are subject to revision after interior demolition work is substantially complete
- Heating/cooling, electrical, and plumbing systems to be Design-Build by MEP Subcontractors working in conjunction with the GC and Owners
- Specifications for plumbing fixtures, decorative light fixtures, door hardware, etc. per Owners' Scope of Work
- Specifications for floor, wall, and ceiling finishes per Owners' Scope of Work

FLOOR PLAN DIMENSIONING NOTES

- Interior dimensions for new wood-framed walls and existing wood-framed walls with plaster or drywall finish removed are measured to and from face of framing unless noted otherwise on Proposed Floor Plans
- Dimensions measured to and from face of existing plaster or drywall on Proposed Floor Plans are indicated with "finish" note on dimension lines
- Interior dimensions measured to and from existing plaster or drywall finishes as noted on Proposed Floor Plans assume 1/2" thick material
- Exterior dimensions for existing exterior walls are measured to and from outside face of wall sheathing unless noted otherwise

INSULATION SPECIFICATIONS

- Addition basement walls: 2" R-10 rigid foam installed on inside face of walls; exposed faces protected with approved flame barrier
- Addition box sills: R-21 closed-cell spray foam or equal
- Existing 2x4 exterior walls with accessible stud bays: R-13 high-density fiberglass batts or equal
- New 2x6 exterior walls and existing 2x6 exterior walls with accessible stud bays: R-21 high-density fiberglass batts or equal
- Addition attic: R-49 loose-fill fiberglass or equal
- Interior walls at Owners' Bath and Powder Room: 3" mineral wool sound batts
- Vapor barriers to be provided per insulation Manufacturers' specifications or as required by code

LATERAL BRACING NOTES

- All house addition exterior walls to be laterally-braced using CS-WPS method per Table 321.25-G in UDC or per Engineer's specifications

2 MISCELLANEOUS NOTES
A101 NO SCALE

DESIGN REVIEW DOCUMENT
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Attachment: Plans (9050 : Patrick Hodgins)

sheet contents:

PROPOSED FIRST FLOOR PLAN

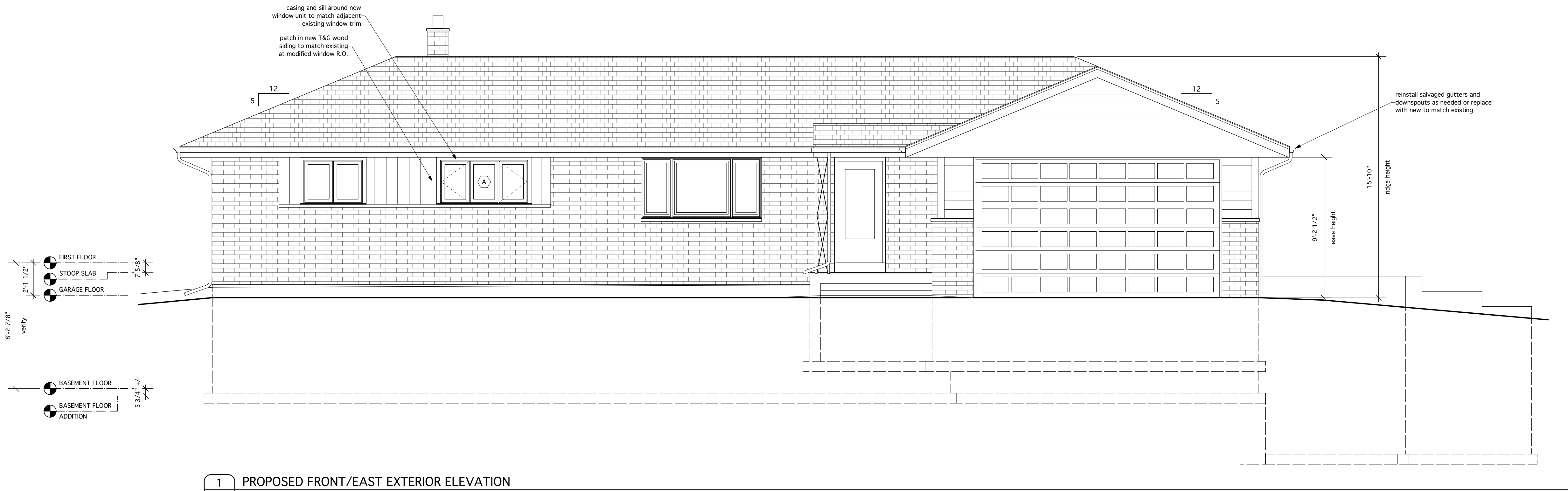
WALL FILL KEY

DOOR SYMBOL KEY

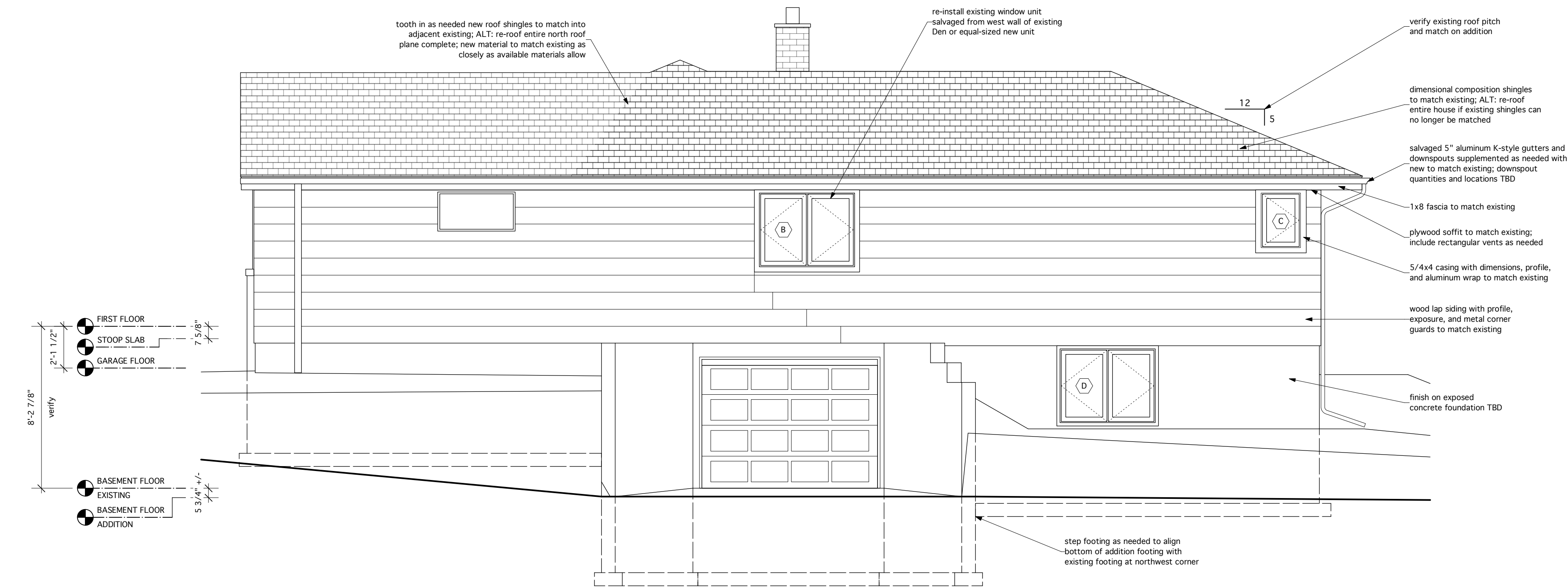
MISCELLANEOUS NOTES

SHEET A101

drawings are not to scale
if line does not measure
10'-0" in 1/4" scale



1 PROPOSED FRONT/EAST EXTERIOR ELEVATION
A201 Scale: 1/4" = 1'-0"



2 PROPOSED SIDE/NORTH EXTERIOR ELEVATION
A201 Scale: 1/4" = 1'-0"

WINDOW AND EXTERIOR DOOR SCHEDULE				
UNIT MARK	BRAND	TYPE	Unit Number/Size	NOTES
A	match existing if possible	casement	increase frame width by 2" over	factory-mulled triple unit
B	N/A	casement	N/A existing	reinstall salvaged existing unit
C	match existing if possible	casement	2'-0" w X 2'-9" t frame	adjust height as needed to match kitchen sink window
D	match existing if possible	casement	2'-5" w X 3'-9" t frame each	factory-mulled double unit
E	match existing if possible	casement	2'-5" w X 3'-9" t frame	
1	TBD	in-swing entry door	3'-0" w X 6'-8" t panel	full-view prime door with full-view screen door

DIVISION 8 WINDOW AND EXTERIOR DOOR NOTES

- Field-verify dimensions for existing windows that are to be matched by new windows
- For new windows not specified to match an existing window size, choose stock sizes from Manufacturer's catalog as close to specified sizes as possible. If existing window brand is unavailable
- Window Vendor to verify that specified windows meet any and all egress, daylight opening, and natural ventilation codes
- Multi-window groupings to be factory-mulled units as noted
- Muntin grids per Elevation Drawings
- All glazing to be thermal glass with low-E coating and Argon gas fill
- Tempered glass adjacent to doors per code
- Tempered glass in or adjacent to interior and exterior stairways and steps per code
- Tempered glass over or adjacent to tubs and showers per code
- Dashed arrows on casement and awning windows indicate direction of opening; casements and awnings with no arrows indicate fixed units
- Exterior window and door color to match existing
- Operable windows to have full screens

3 WINDOW AND EXTERIOR DOOR SCHEDULE AND DIVISION 8 NOTES
A201 NO SCALE

ABBREVIATIONS

AFF: Above Finished Floor
Alum.: Aluminum
ALT: Alternate/Alternative
Cap.: Carpenter
CE: Civil Engineer
CIP: Cast In Place (Concrete)
Conc.: Concrete
Config.: Configuration
Cont.: Continuous
D: Dishwasher
DLO: Daylight Opening
DW: Dishwasher
DBL: Double
DWO: Double Wall Ovens
ERV: Energy Recovery Ventilation
Exstg: Existing
Ext.: Exterior
GC: General Contractor
GWB: Gypsum Wall Board
HVAC: Heating, Ventilation, and Air Conditioning
IBC: International Building Code
IEBC: International Existing Building Code
Int.: Interior
Kips: 1,000 pounds
KSI/KS: Kips per Square Inch
LVL: Laminated Veneer Lumber
MEP: Mechanical, Electrical, Plumbing
M.O.: Masonry Opening
NEC: National Electrical Code
O.C.: On Center
O.D.: Outside Diameter
OSB: Oriented Strand Board
PE: Structural Engineer
P.T.: Pressure Treated
R.O.: Rough Opening
Subfr: Subflooring
T&G: Tongue and Groove
TBD: To Be Determined
TBV: To Be Verified
Typ.: Typical
UBC: Uniform Building Code
UDC: Uniform Dwelling Code
UNO: Unless Noted Otherwise
VB: Vapor Barrier
W: Washing Machine
WIC: Walk-In Closet

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PROPOSED EXTERIOR ELEVATIONS

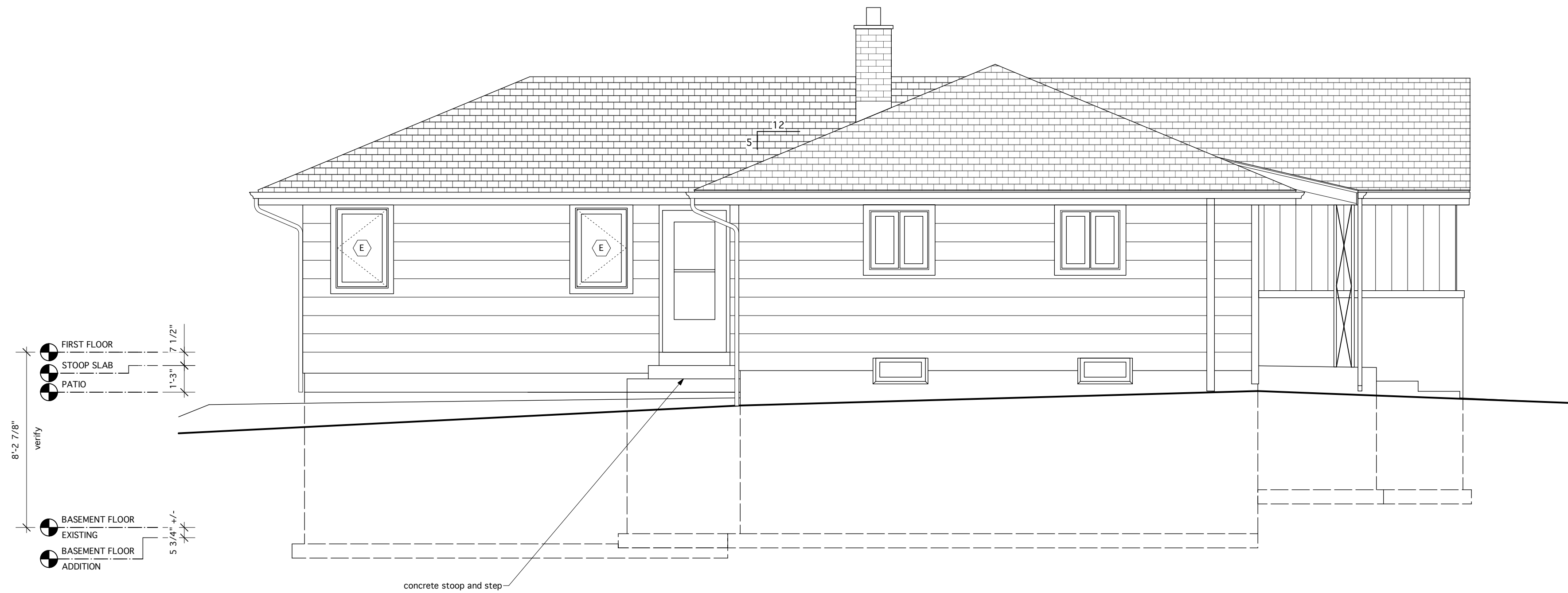
WINDOW AND EXTERIOR DOOR SCHEDULE

DIVISION 8 WINDOW AND EXTERIOR DOOR
NOTES

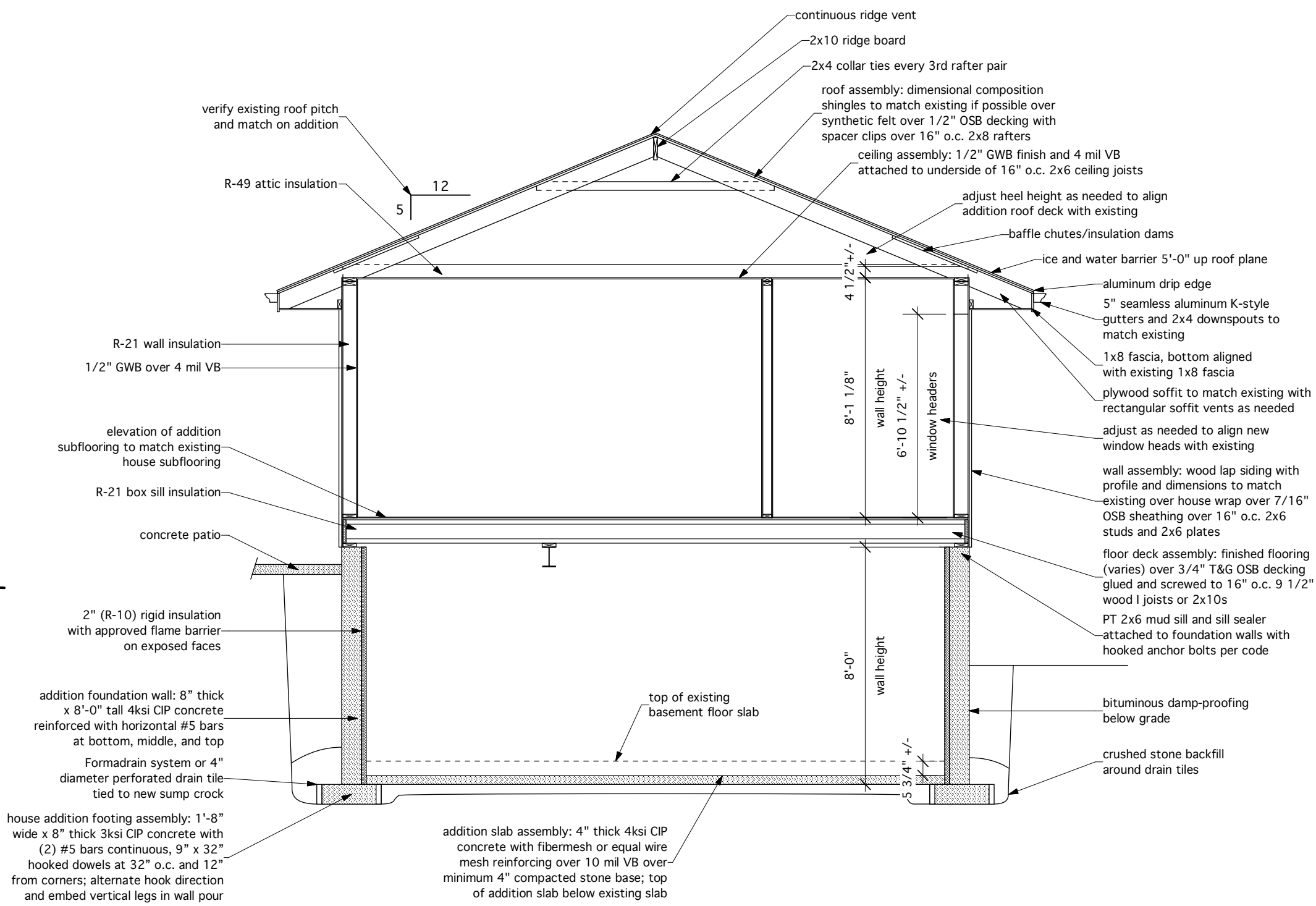
ABBREVIATIONS LIST

SHEET A201

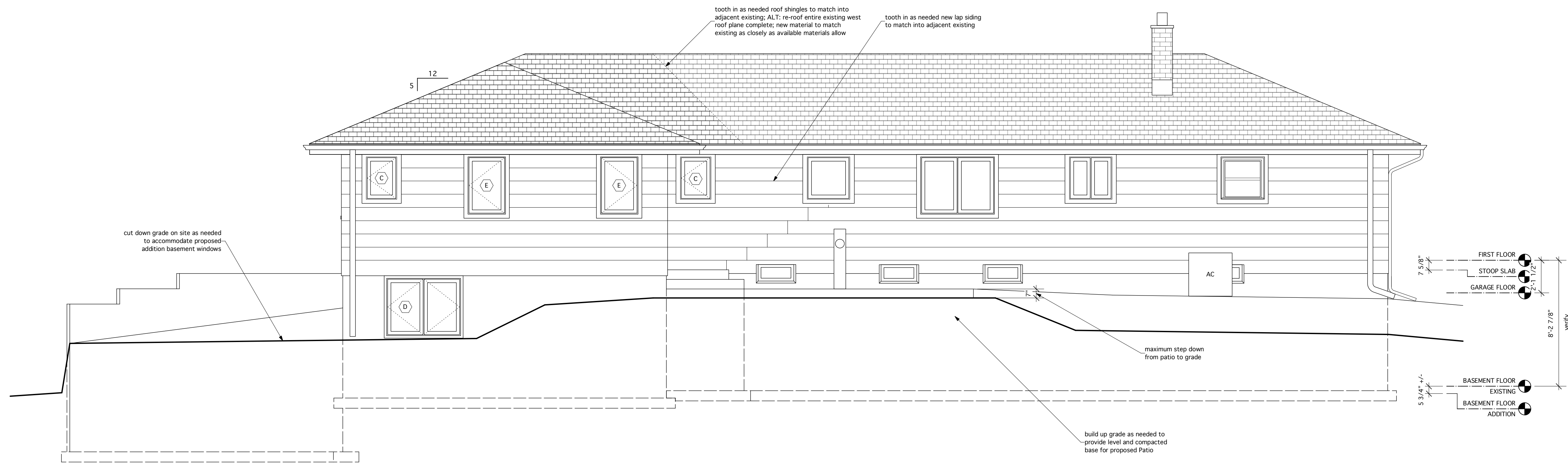
drawings are not to scale
if line does not measure
10'-0" in 1/4" scale



1 PROPOSED SIDE/SOUTH EXTERIOR ELEVATION
A202 Scale: 1/4" = 1'-0"



3 BUILDING SECTION AT PROPOSED ADDITION
A202 Scale: 1/4" = 1'-0"



2 PROPOSED REAR/WEST EXTERIOR ELEVATION
A202 Scale: 1/4" = 1'-0"

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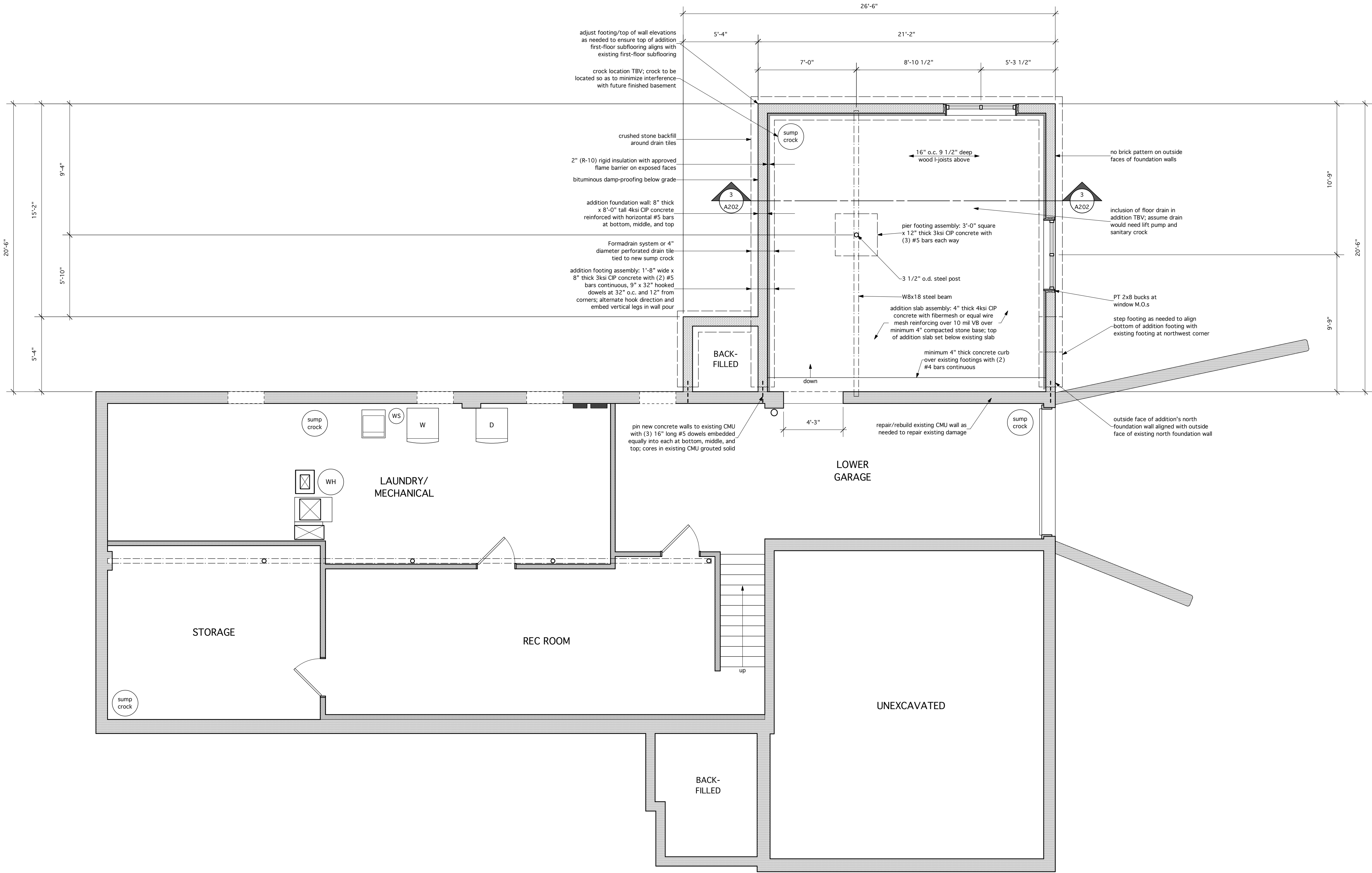
DRAWN BY:

REVISIONS	DATE	DESCRIPTION
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sheet contents:
PROPOSED EXTERIOR ELEVATIONS
BUILDING SECTION AT PROPOSED ADDITION

SHEET A202

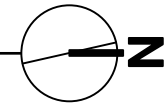
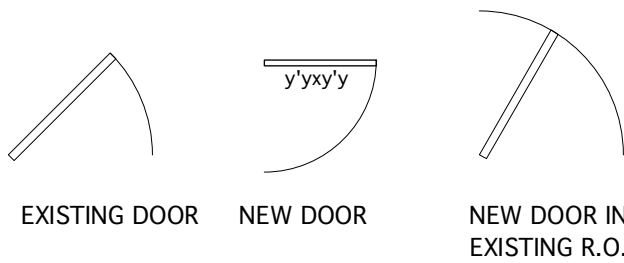
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1 PROPOSED FOOTING/FOUNDATION PLAN
S101 Scale: 1/4" = 1'-0"

WALL FILL KEY

- EXISTING MASONRY WALLS TO REMAIN
- EXISTING MASONRY VENEER TO REMAIN
- EXISTING FRAME WALLS TO REMAIN
- NEW CIP CONCRETE WALLS
- NEW CMU WALLS
- NEW FRAME WALLS
- NEW STONE OR BRICK VENEER



DESIGN REVIEW DOCUMENT
ISSUE DATE: 10/23/2023

KL CONSTRUCTION

1010 West Armour Avenue
Milwaukee, Wisconsin 53221
p.(414) 841-3211

document type:
DESIGN REVIEW/PERMIT DOCUMENTS for an
ADDITION and INTERIOR ALTERATIONS at
11427 NORTH MEADOWBROOK DRIVE in
MEQUON, WISCONSIN

document released for design review and permitting

FIELD VERIFY DIMENSIONS
AND CONDITIONS

DRAWN BY:

REVISIONS

DESCRIPTION

DATE

#

sheet contents:
PROPOSED FOOTING/FOUNDATION PLAN

WALL FILL KEY

DOOR SYMBOL KEY

SHEET S101

drawings are not to scale
if line does not measure
10'-0" in 1/4" scale



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

www.ci.mequon.wi.us

Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: January 8, 2024
SUBJECT: Brandon & Erika Strand, Exterior Remodel at 2111 W. Rael Drive

Attachments:

Statement of Intent (PDF)

Pictures (PDF)

Plans (PDF)



LETTER OF INTENT

DECEMBER 8, 2023

RE: 2111 WEST RAE DRIVE EXTERIOR SIDING- STRAND RESIDENCE

To: Architectural Review Board- Mequon

While maintaining the character and charm of the existing 3-bedroom 2-bathroom home, Coach House Homes proposes to re-side the existing home to create a brighter and updated look. The project will include a new wood grain garage door, white lap siding combined with board and batten surrounding the bay window, a cedar shake detail in the gables, new window boxes, and gutters to complete the project. To update the home and improve the look of the front elevation, we plan to remove the clipped roof and brick wing wall on the North side of the house. Once the brick is toothed in and repaired, we plan to paint the brick white. We're excited to be able to help this family achieve a house that they're proud to call home!

We appreciate your consideration of this project.

Kindly,

Kate Schley, Coach House Homes, LLC

Attachment: Statement of Intent (9052 : Brandon & Erika Strand)



Attachment: Pictures (9052 : Brandon & Erika Strand)



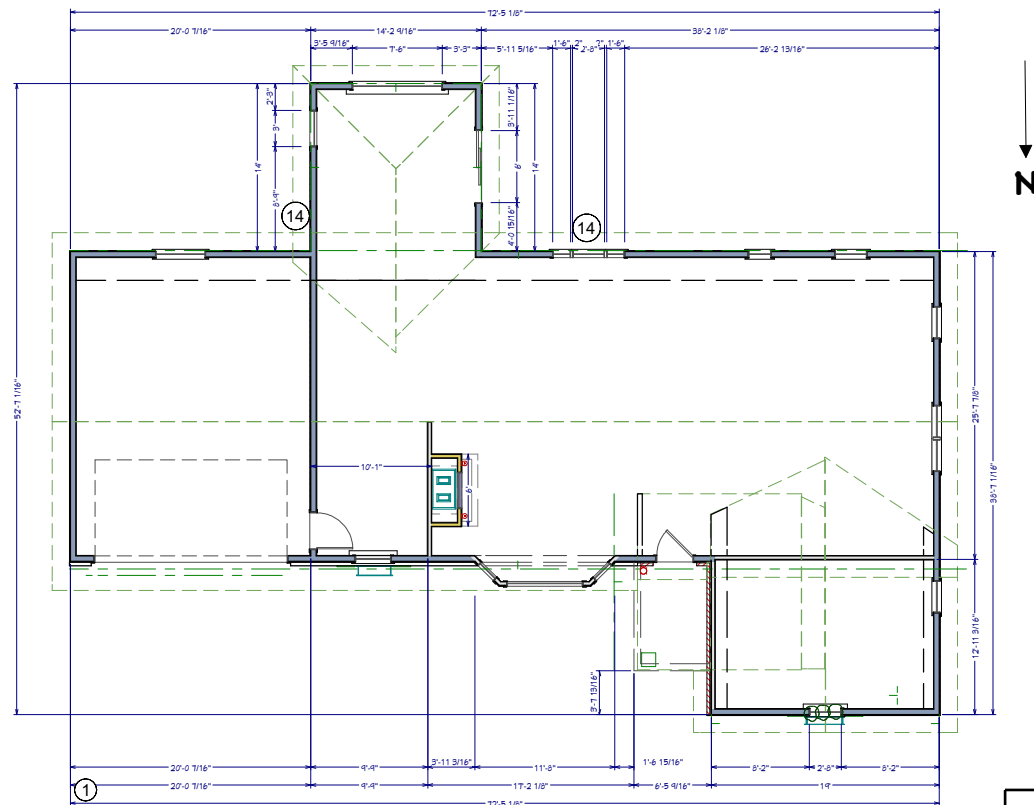
Attachment: Pictures (9052 : Brandon & Erika Strand)





Attachment: Pictures (9052 : Brandon & Erika Strand)

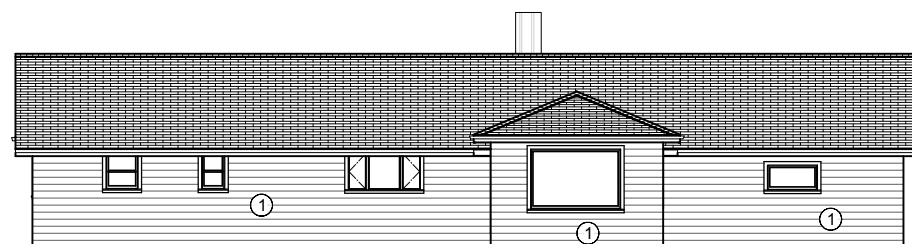
New Exterior



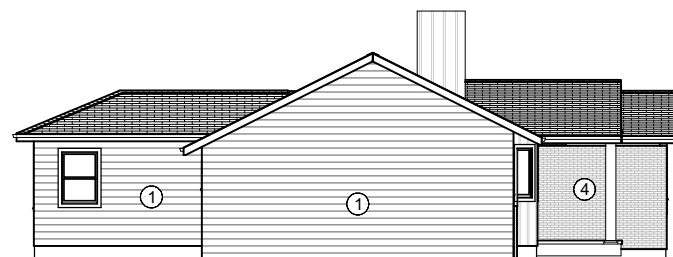
- Notes:
1. Replace all exterior lap siding with new (color TBD)
 2. Replace double gable attic walls in NW front section of house with shingle style siding (two colors TBD to match cedar post).
 3. Remove stone on bay window and replace with vertical board and batten siding
 4. Paint all existing brick on front facade
 5. Paint existing front entry door (color to match garage door TBD)
 6. Add corbel at peak of front extended gable roof color to match cedar post
 7. Wrap existing post in wood to be stained
 8. Remove extended roofline and brick wall/posts on NW side of house and replace gutters (see photos)
 9. Add metal chimney tube to code height above high peak in roof (client may add decorative chimney at later date). See pic
 10. Replace garage door with selected door Wood Grain Accents Mahogany
 11. Replace 4 shutters on Mudroom and bedroom windows with paneled shutters, color TBD to match garage door
 12. Wrap existing window and front door trim in white aluminum
 13. Install framing for future window boxes under two front windows. Paint to match siding.
 14. Frame/replace siding where prior doors existed.
 15. Replace gutters/downspouts, color TBD



West Elevation



South Elevation

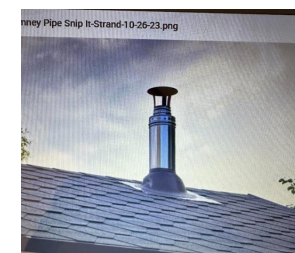


East Elevation

All of the roof lines are approximate and no work is being done to the roof.



Existing Exterior Photos



**Dimensions may not be exact.
All contractors to field verify all measurements prior to construction and/or fabrication.



1 Strand Proposed Exterior Plan 12.12.23



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Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: January 8, 2024
SUBJECT: Chad Hoke, Addition: Breezeway at 12066 N. Lake Shore Drive

Attachments:

Plans, Pictures, Site Survey and Survey (PDF)

A 3D architectural rendering of a long, single-story building with a stone-textured facade. The building features several windows, including a large set of glass doors on the right side. A small, gabled roof structure is visible above the glass doors. The building is set on a green lawn under a clear sky.

- A0.0 Cover Sheet
- A0.1 Photos Of Existing Structure, 3D Model Views
- Existing Property Survey
- AS1.0 Architectural Site Plan
- D1.0 As-built / Demo Floor Plans
- D2.0 As-built / Demo Exterior Elevations
- A2.1 As-built / Demo Exterior Elevations
- A2.2 As-built / Demo Exterior Elevations
- A1.1 Proposed Floor Plan, Roof Plan
- A2.0 Proposed Exterior Elevations
- A3.0 Sections, Details

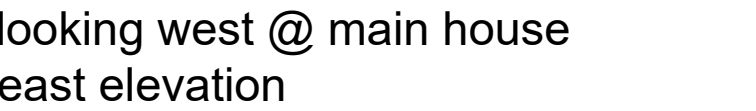
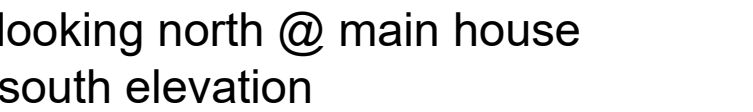
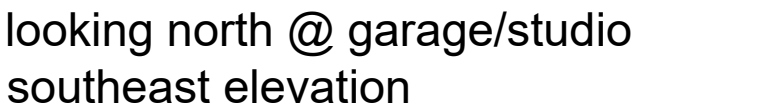
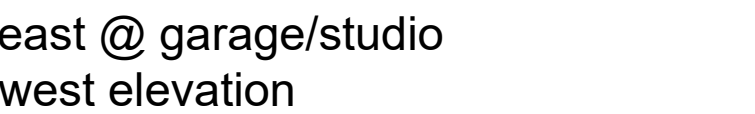
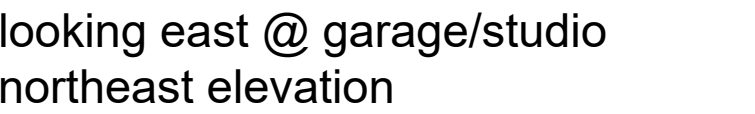
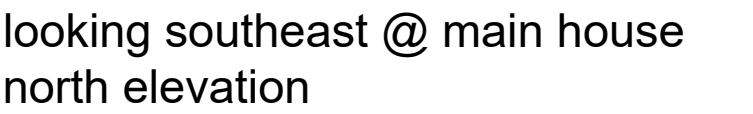
1. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD
2. NOT USED
3. ALL PRODUCTS AND MATERIALS TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS.
4. NOT USED
5. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
6. ALL CONTRACTORS SHALL SECURE AND PAY FOR ALL REQUIRED APPROVALS, PERMITS, FEES, AND LICENSES AS IT APPLIES TO HIS/HER DISCIPLINE PRIOR TO EXECUTION OF WORK.
7. ALL WORK IS TO BE COMPLETED USING ACCEPTABLE CONSTRUCTION PRACTICES AND QUALITY MATERIALS. IF QUESTIONS ARISE AS TO THE SPECIFIC MATERIALS TO BE USED, THE CONTRACTOR MAY PRESENT SUBSTITUTIONS TO THE OWNER AND THE ARCHITECT FOR THEIR REVIEW AND APPROVAL. ANY SUBSTITUTIONS MUST BE APPROVED BY THE OWNER AND THE ARCHITECT.
8. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLAIFICATIONS OR ADDITIONAL DIMENSIONS ARE REQUIRED THE CONTRACTOR SHOULD VERIFY WITH THE ARCHITECT.

AREA OF EXISTING HOUSE: 4,770.92 SQ. FT.
AREA OF NEW BREEZEWAY ADDITION: 108.78 SQ. FT.
TOTAL PROPOSED BUILDING AREA: 4,879.70 SQ. FT.

 new construction
 existing construction to remain
 existing construction to demo
 existing door
 new door

[illegible]

Photos Of Existing Structure



3D Model Views



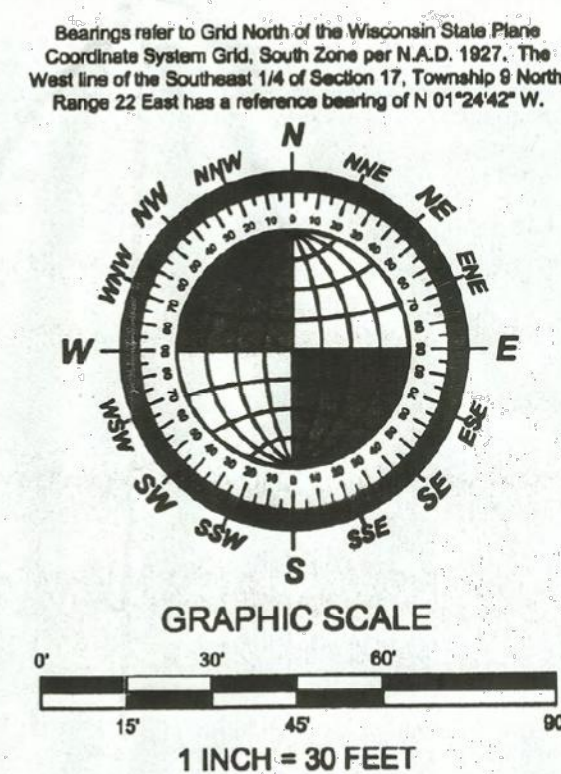
**Remodeling & Addition for
Chad Hoke & Elina Peduzzi
120666 N. Lake Shore Dr. Mequon, WI 53092**

DRAWN BY: WF
CHECKED BY: WF
DATE: November 14, 2023
JOB NUMBER: 23023

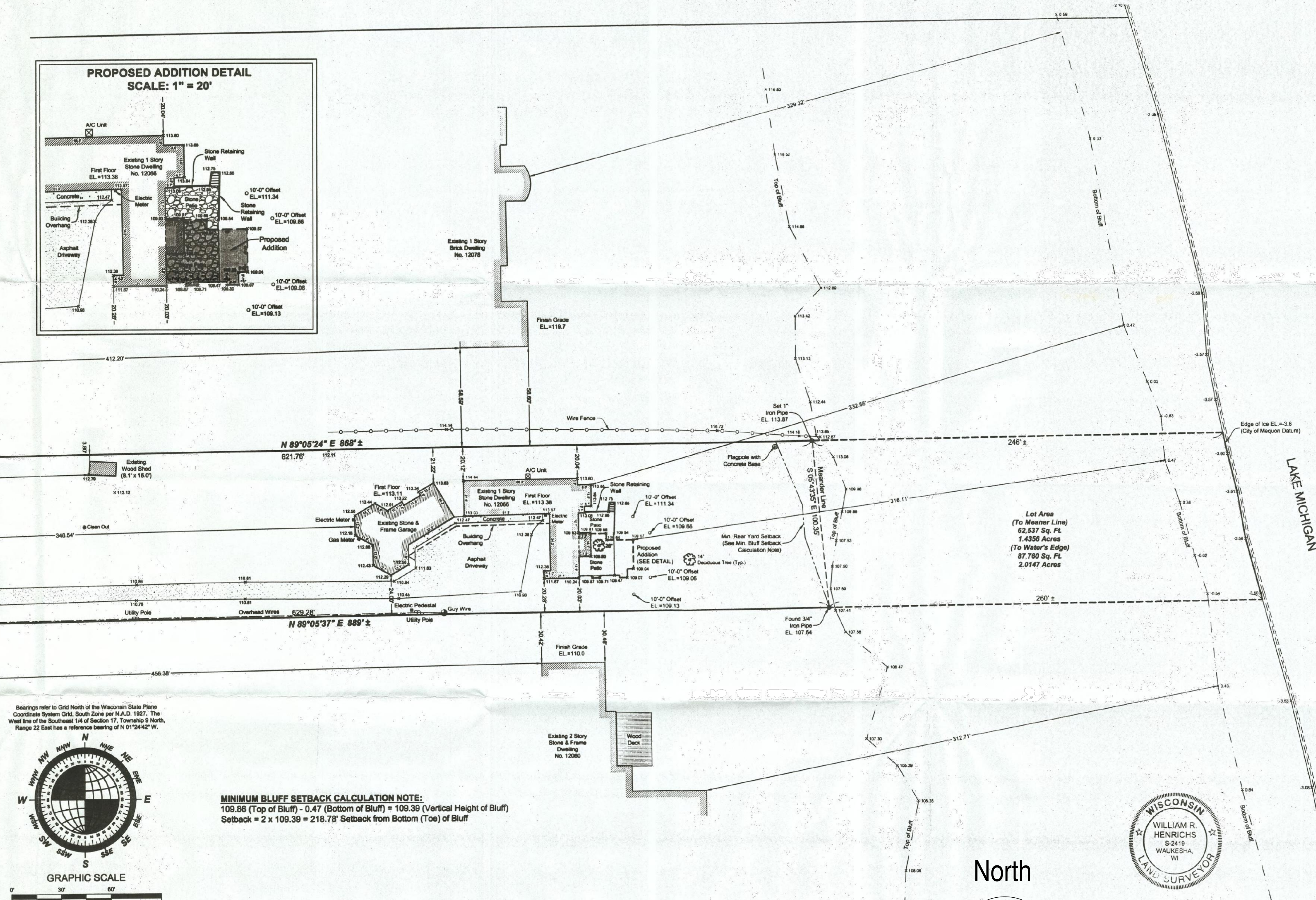
Photos Of Existing Structure, 3D Model Views

THAT PART OF THE SOUTH 50 ACRES OF LOT 2 IN SECTION 17, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN, TOGETHER WITH ALL RIPARIAN RIGHTS APPURTENANT THERETO, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE NORTH AND ALONG THE WEST LINE OF SAID 1/4 SECTION 629 FEET TO THE PLACE OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 959.43 FEET, MORE OR LESS, TO THE LAKE SHORE OF LAKE MICHIGAN; THENCE NORTHERLY AND ALONG THE SHORE OF LAKE MICHIGAN 102.81 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID SHORE WITH A LINE 72.9 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION; THENCE WEST AND ALONG SAID LAST DESCRIBED LINE 936.28 FEET, MORE OR LESS, TO THE WEST LINE OF SAID 1/4 SECTION; THENCE SOUTH AND ALONG THE SAID WEST LINE OF SAID 1/4 SECTION 100 FEET TO THE PLACE OF BEGINNING, EXCEPTING AND RESERVING THEREFROM THE WESTERLY 50 FEET THEREOF FOR HIGHWAY PURPOSES, TOGETHER WITH THE RIGHT TO DEDICATE AND CONVEY THE SAME FOR A PUBLIC HIGHWAY.

PLAT OF SURVEY



MINIMUM BLUFF SETBACK CALCULATION NOTE:
 $109.86 \text{ (Top of Bluff)} - 0.47 \text{ (Bottom of Bluff)} = 109.39 \text{ (Vertical Height of Bluff)}$
 $\text{Setback} = 2 \times 109.39 = 218.78' \text{ Setback from Bottom (Toe) of Bluff}$



The seal is circular with a double-lined border. The word "WISCONSIN" is arched across the top, and "LAND SURVEYOR" is arched across the bottom. Two five-pointed stars are positioned on the left and right sides, separating the top and bottom text. In the center of the seal, the text "WILLIAM R. HENRICHS" is printed on two lines, followed by "S-2419" on the next line, and "WAUKESHA, WI" on the final line.

LANDCRAFT SURVEY AND ENGINEERING, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
2077 South 116th Street, West Allis, WI 53227
PH. (414) 604-0674 FAX (414) 604-0677
INFO@LANDCRAFTSE.COM

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BARRIER FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED William R. Henrichs
William R. Henrichs, Registered Land Surveyor S-2419

DRAWING BY: BL
FIELD WORK BY: MG

Remodeling & Addition for
Chad Hoke & Elina Peduzzi
12066 N. Lake Shore Dr. Mequon, WI 53092

Attachment: Plans, Pictures, Site Survey and Survey (9053 : Chad Hoke)

DRAWN BY: WF
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Existing
Property
Survey

Survey

[illegible]

Remodeling & Addition for
Chad Hoke & Elina Peduzzi
120666 N. Lake Shore Dr. Mequon, WI 53092

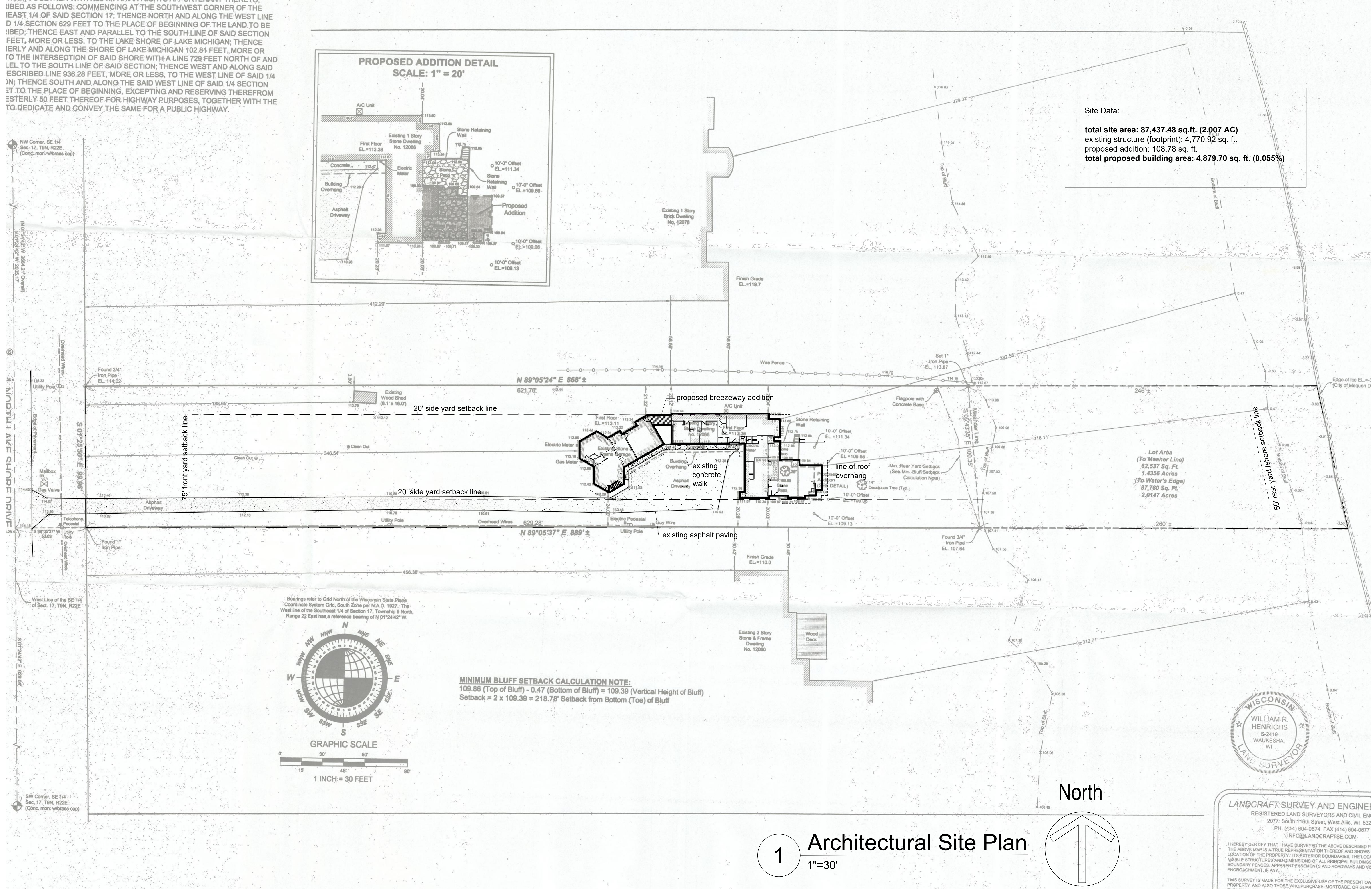
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Architectural Site Plan

AS1.0



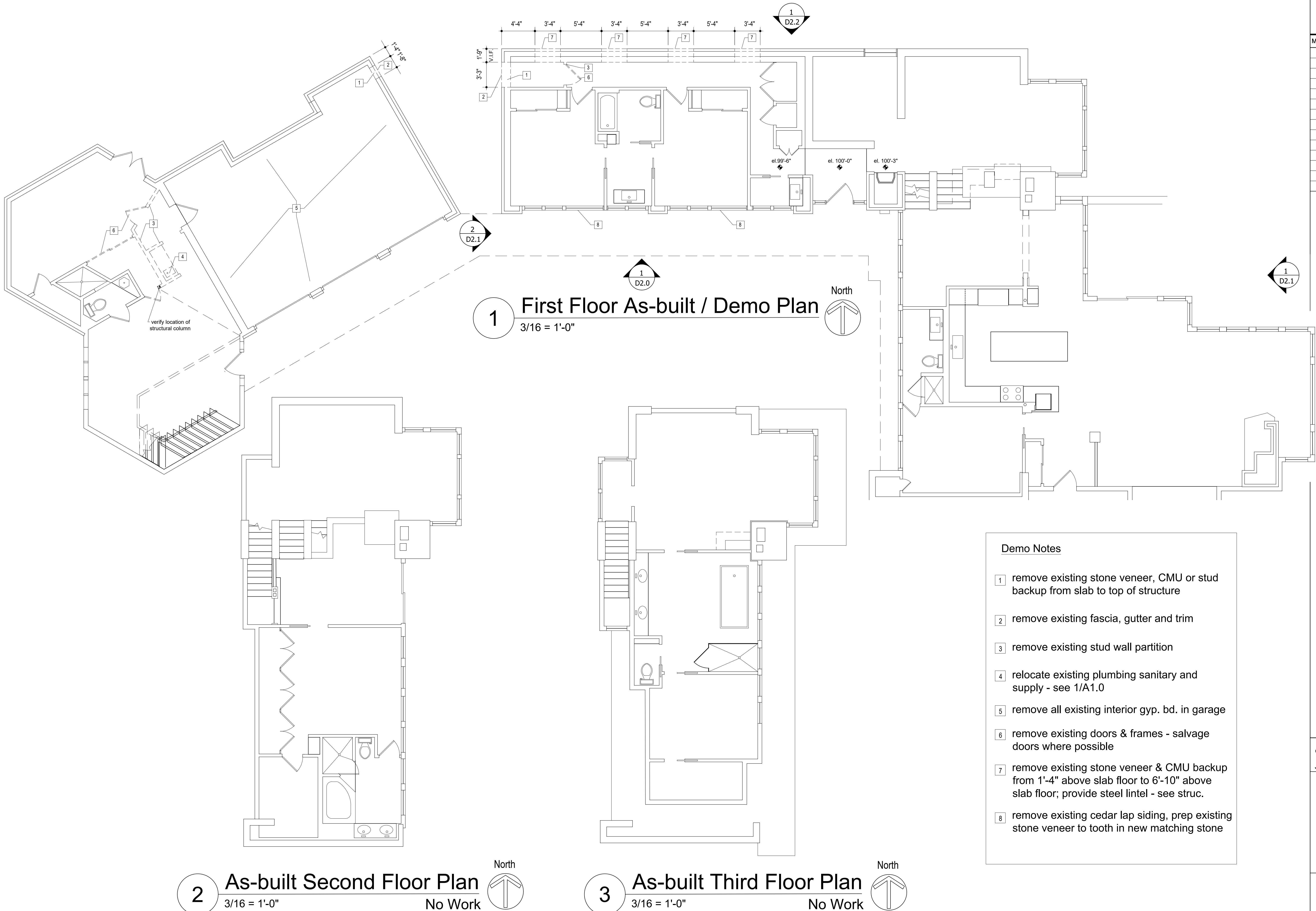
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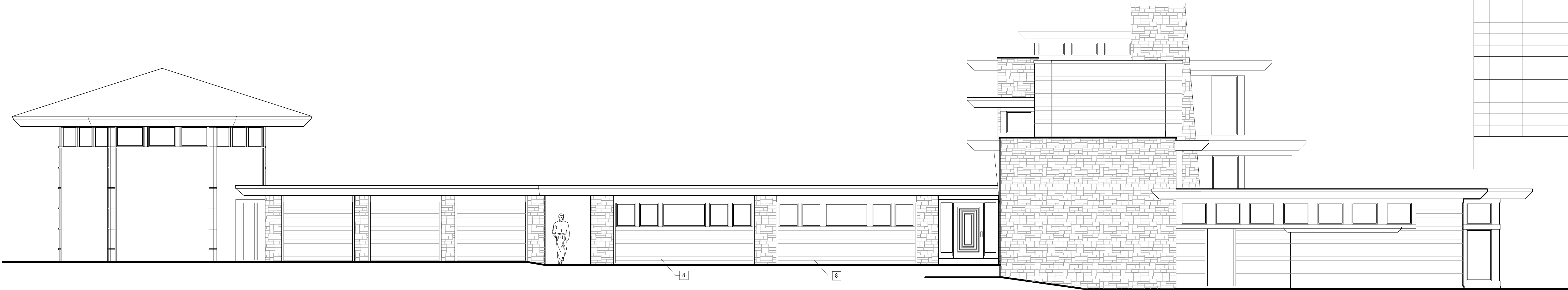
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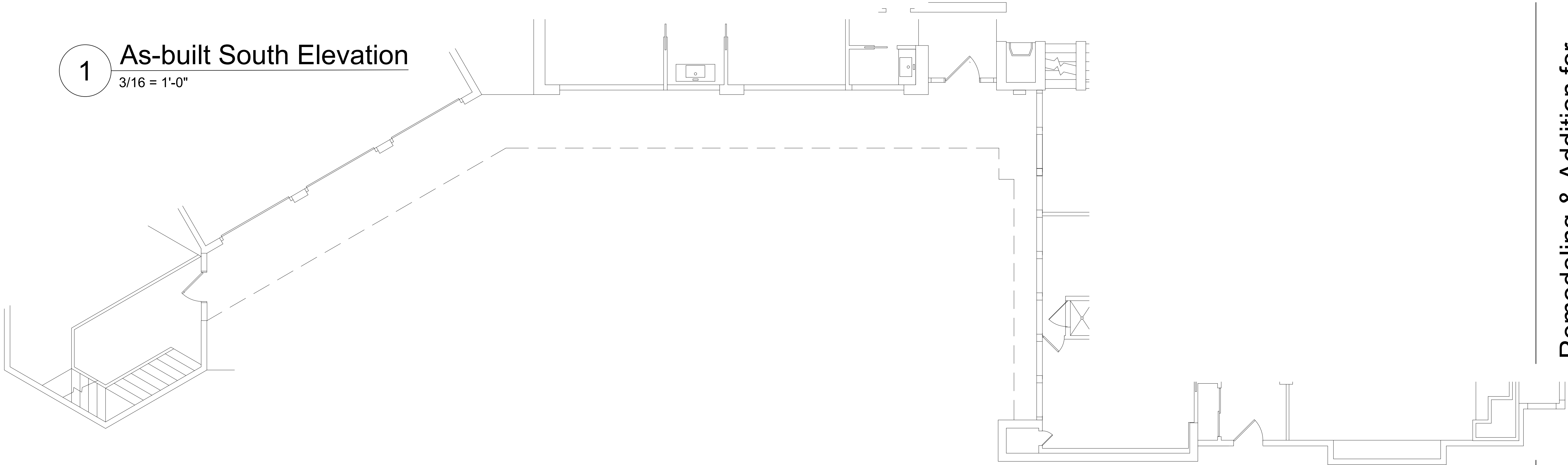
As-built /
Demo Floor
Plans, Demo
Notes

D1.0



[illegible]

1 As-built South Elevation
3/16" = 1'-0"

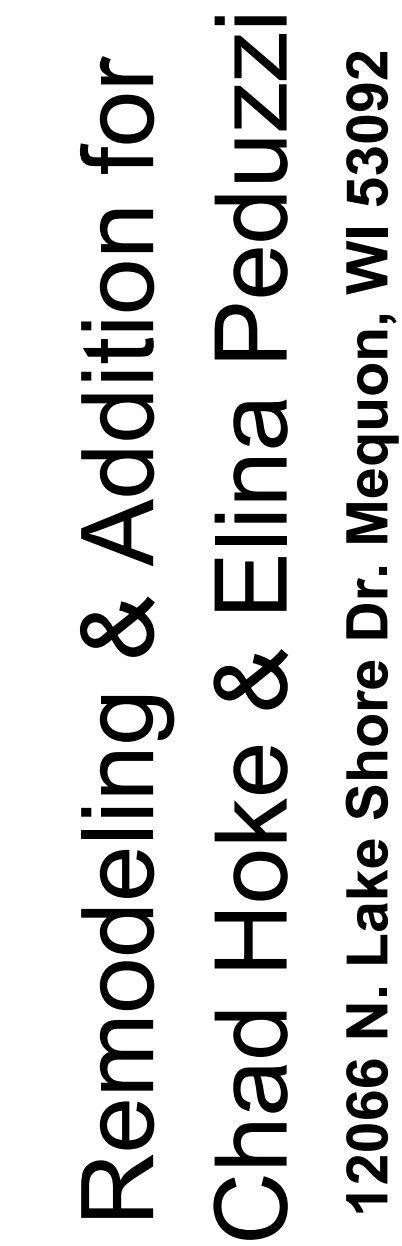


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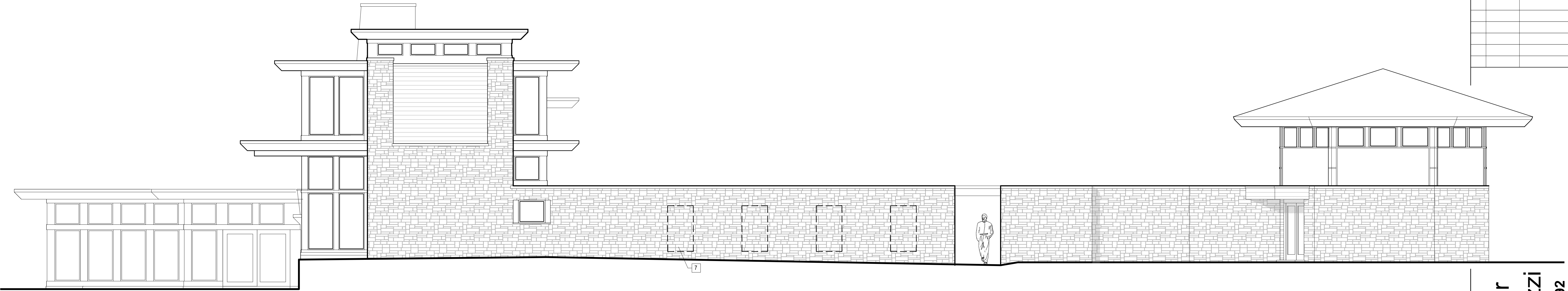
As-built/Demo Elevations

D2.0

[illegible]

As-built/Demo Elevations

D2.1

[illegible]

1 As-built North Elevation
3/16 = 1'-0"

Remodeling & Addition for
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12066 N. Lake Shore Dr. Mequon, WI 53092

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As-built/Demo Elevations

D2.2

[illegible]

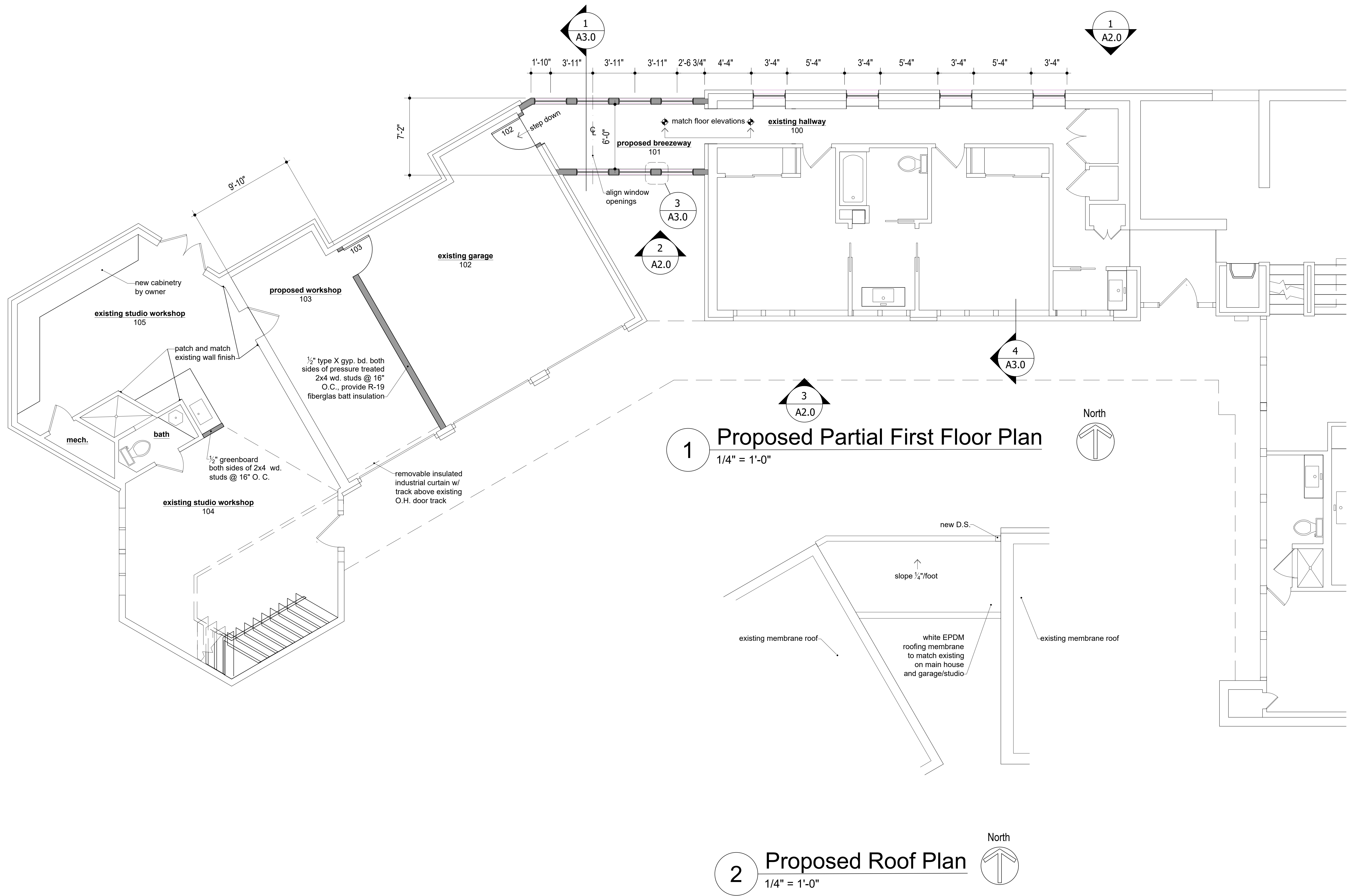
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Proposed Floor Plan, Roof Plan

A1.1



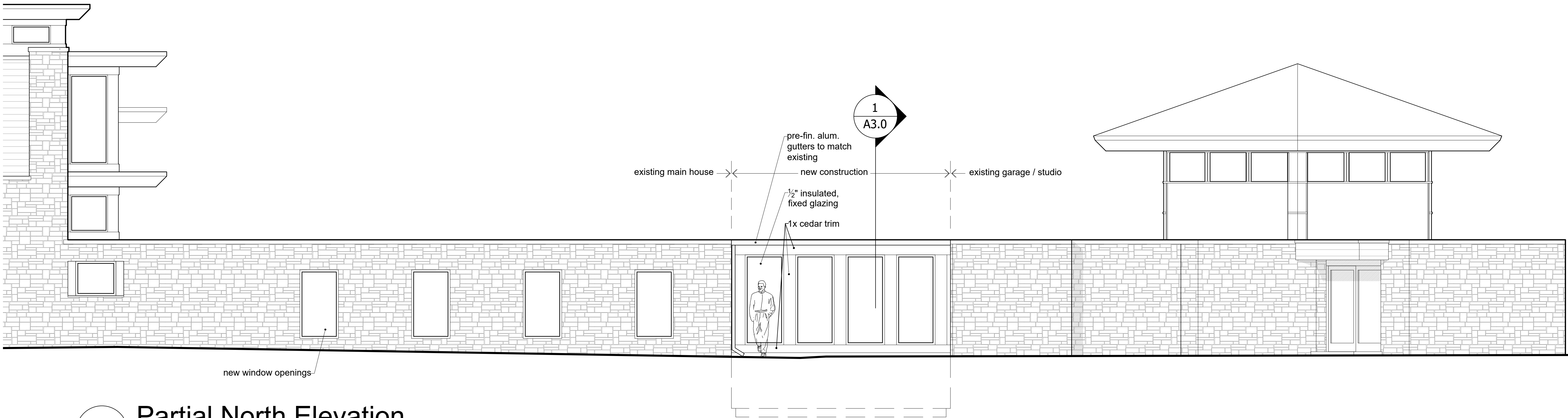
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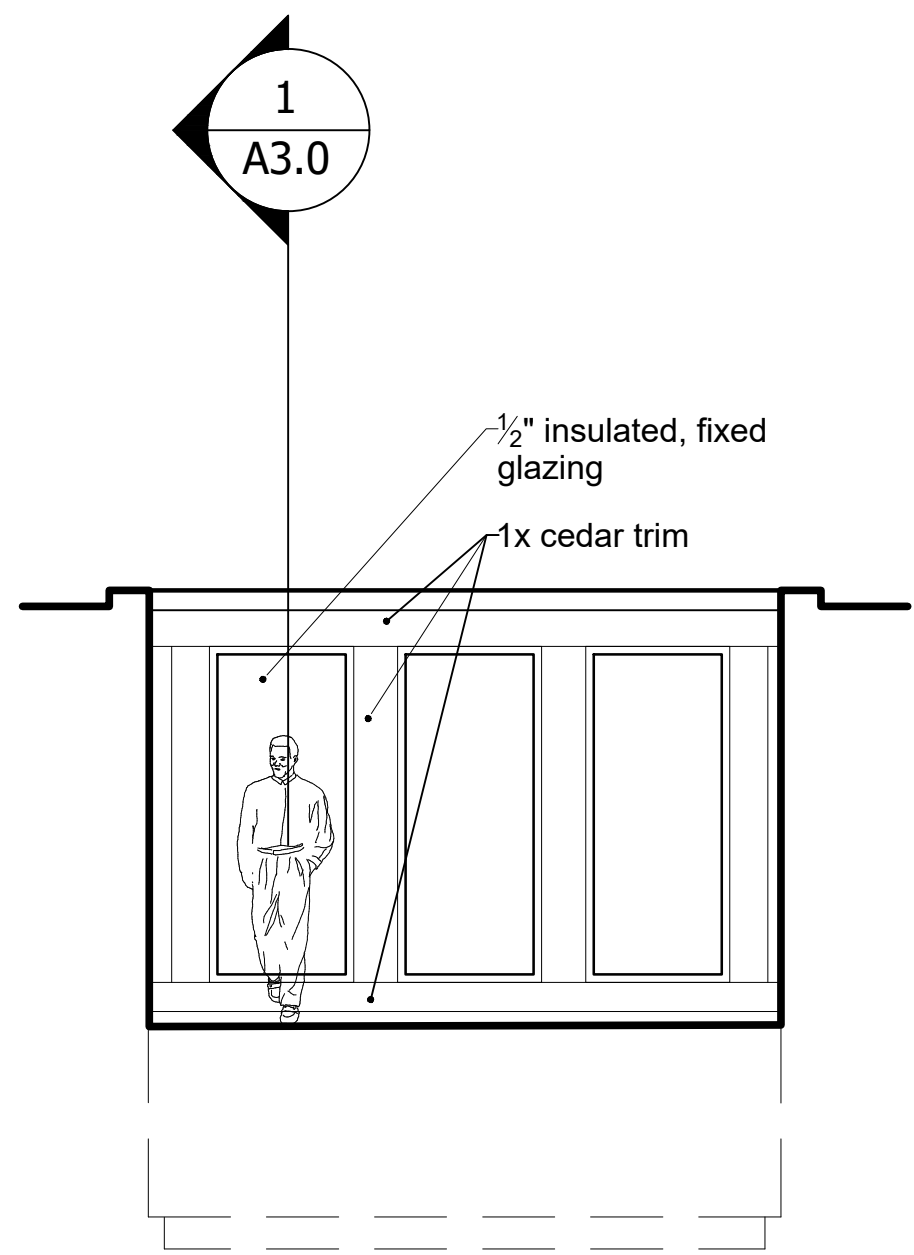
Proposed Partial Elevations

A2.0

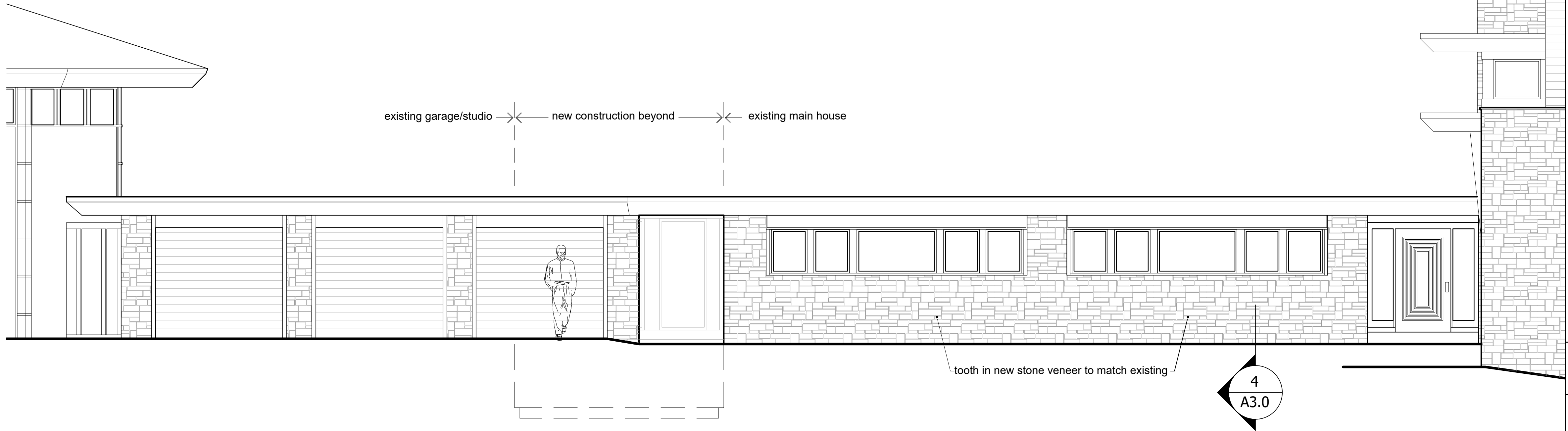


1 Partial North Elevation

1/4" = 1'-0"



2 Partial South Elevation



3 Partial South Elevation

1/4" = 1'-0"

[illegible]

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Sections, Details

A3.0

