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 9, 2023
6:00 PM
City Hall – Lower Conference Room

Agenda

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

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

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

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

1) Call to Order, Roll Call

2) Approval of Meeting Minutes
Action requested: review and approve

   a. Meeting Minutes from December 12, 2022

3) Architectural Board Applications

1. **Veridian Homes LLC** — **New Single-Family Residence**
   10608 N. Coneflower Drive
   Subdivision: The Enclave — Contractor: Veridian Homes LLC
   District 3 – 6:00 pm — Architect: Veridian Homes LLC

2. **Tim Hren** — **Roof Changes**
   11243 N. Revere Road
   Subdivision: Paul Revere — Contractor: A&N Contracting LLC
   District 5 – 6:05 pm — Architect: Trenkle Architecture

3. **Peter Lanigan, Jr.** — **New Single-Family Residence**
   Lot #2 - N. Lake Shore Drive (12500 Block)
   Subdivision: N/A — Contractor: Mikkelson Builders
   District 5 – 6:10 pm — Architect: Fred Dahms, Jr.

   Note: Original plans approved on April 11, 2022 (Resubmitted plans include an addition)

4. **Jim & Martha Suttmiller** — **Addition: Sunroom**
   9835 N. Courtland Drive
   Subdivision: Maplefield Estates — Contractor: Seymour Custom Builders
   District 8 – 6:15 pm — Architect: Meg Baniukiewicz

4) Adjourn

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

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

www.ci.mequon.wi.us **Office of Architectural Board**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **January 9, 2023**
SUBJECT: **Meeting Minutes from December 12, 2022**

Attachments:
12.12 (PDF)

11333 N. Cedarburg Road
Mequon, Wisconsin 53092
Phone: (262) 236-2903
Fax: (262) 242-9819

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, December 12, 2022
6:00 PM
Lower-Level Conference Room

Minutes

Attachment: 12.12 (8039 : Meeting Minutes from December 12, 2022)

1. **Call to Order, Roll Call**

Present:	Chairman Scott Reed
Members at Large:	John Mikkelson, Michael Wade, Curtis Helm, Janet Ehn, Bluma Lotman
Building Inspector:	Greg Golden

2. **Meeting Minutes**

Minutes from the November 14, 2022, meeting were approved by District Representative Janet Ehn and seconded by District Representative Michael Wade.
Minutes were approved unanimously.

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 3 6:00 pm	**New Single-Family Residence**	Veridian Homes LLC 10539 N. Coneflower Drive Subd: The Enclave	Cont: Veridian Homes LLC Arch: Veridian Homes LLC

Moved to Approve: Mikkelson
Seconded by: Ehn
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted with the condition that window grids (2x2) are consistent on all elevations.

2)	Dist. 4 6:05 pm	**Addition:** **Attached Garage**	Bryon Baker 9815 N. Melrose Court Subd: Huntington Park #2	Cont: Great Day Improvements Arch: Great Day Improvements

Moved to Approve: Reed
Seconded by: Wade
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted with the condition that the new roof should match the existing structure (shingles over foam).

3)	Dist. 4 6:15 pm	**Addition:** **Attached Garage**	Kevin Eggert 11006 N. Sherwood Drive Subd: Assessor's Plat	Cont: Owner Arch: KMG

Moved to Approve: Ehn
Seconded by: Reed
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted.
Note: Siding on house will eventually be replaced with LP Board or Hardy Plank while keeping the cedar trim to ensure that all elevations will be consistent.

Attachment: 12.12 (8039 : Meeting Minutes from December 12, 2022)

4)	Dist. 6 6:25 pm	**New Single-Family Residence**	Stephen & Karly Sheperd Lot #6 on Pine Tree Circle Subd: Eschrich Park	Cont: TBD Arch: New Horizon Ventures

Moved to Approve: Reed
Seconded by: Wade
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted.

5)	Dist. 7 6:30 pm	**New Single-Family Residence**	Jessica Roberts 10538 N. Gazebo Hill Parkway Subd: Gazebo Hill	Cont: Victory Homes of WI Arch: David Pluim

Moved to Approve: Wade
Seconded by: Ehn
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted with the condition that the four tall-profile windows on the rear elevation bump-out (Hearth Room) include transom windows to be consistent with all other elevations.

6)	Dist. 7 6:35 pm	**Re-submittal for Addition: Sunroom** Tabled at 8/8/22 Meeting	Brian Immel 3404 W. Burgundy Court Subd: La du Cours	Cont: Homeowner Arch: Drexel Building Supply

Moved to Approve: Wade
Seconded by: Reed
Approved: Yes
Vote: Unanimously

Conditions: Re-submitted plans approved.

Attachment: 12.12 (8039 : Meeting Minutes from December 12, 2022)

7)	Dist. 8 6:45 pm	**Re-submittal for Addition: Sunroom and Attached Garage** Tabled at 11/14/22 Meeting	Joseph Miller 230 W. Highview Drive Subd: Sunset Ridge Estates	Cont: George Homes LLC Arch: Christopher Max

Moved to Approve: Wade
Seconded by: Ehn
Approved: Yes
Vote: Unanimously

Conditions: Re-submitted plans approved.

4. **Action:**

District Representative Michael Wade made a motion to adjourn the meeting. District Representative Janet Ehn seconded the motion.

A vote was taken; vote passed unanimously.

Meeting adjourned at 6:40 p.m.

Attachment: 12.12 (8039 : Meeting Minutes from December 12, 2022)

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 10, 2023**
SUBJECT: **Veridian Homes LLC - New Single-Family Residence at 10608 N. Coneflower Drive**

Attachments:
Plans (PDF)
Site Plan (PDF)

NOTE:
ALL WINDOWS NOT IN MASONRY 1X4 SMART TRIM ALL ELEVATIONS
PATIO DOOR AND GARAGE DOORS 1X4 SMART TRIM
ALL CORNERS 1X6 SMART TRIM ALL ELEVATIONS

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

Custom Designed For: SHERRI AND DERRICK VAN ZUIDAM
Homesite / Neighborhood: 55 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10608 N. CONEFLOWER COURT
MEQUON, WI 53097
Customer Approval:
SPF Dec 15 2022
©Copyright 2008 Vendian Management Solutions LLC Protected Under Architectural Works Copyright Protection Act of 1990.

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

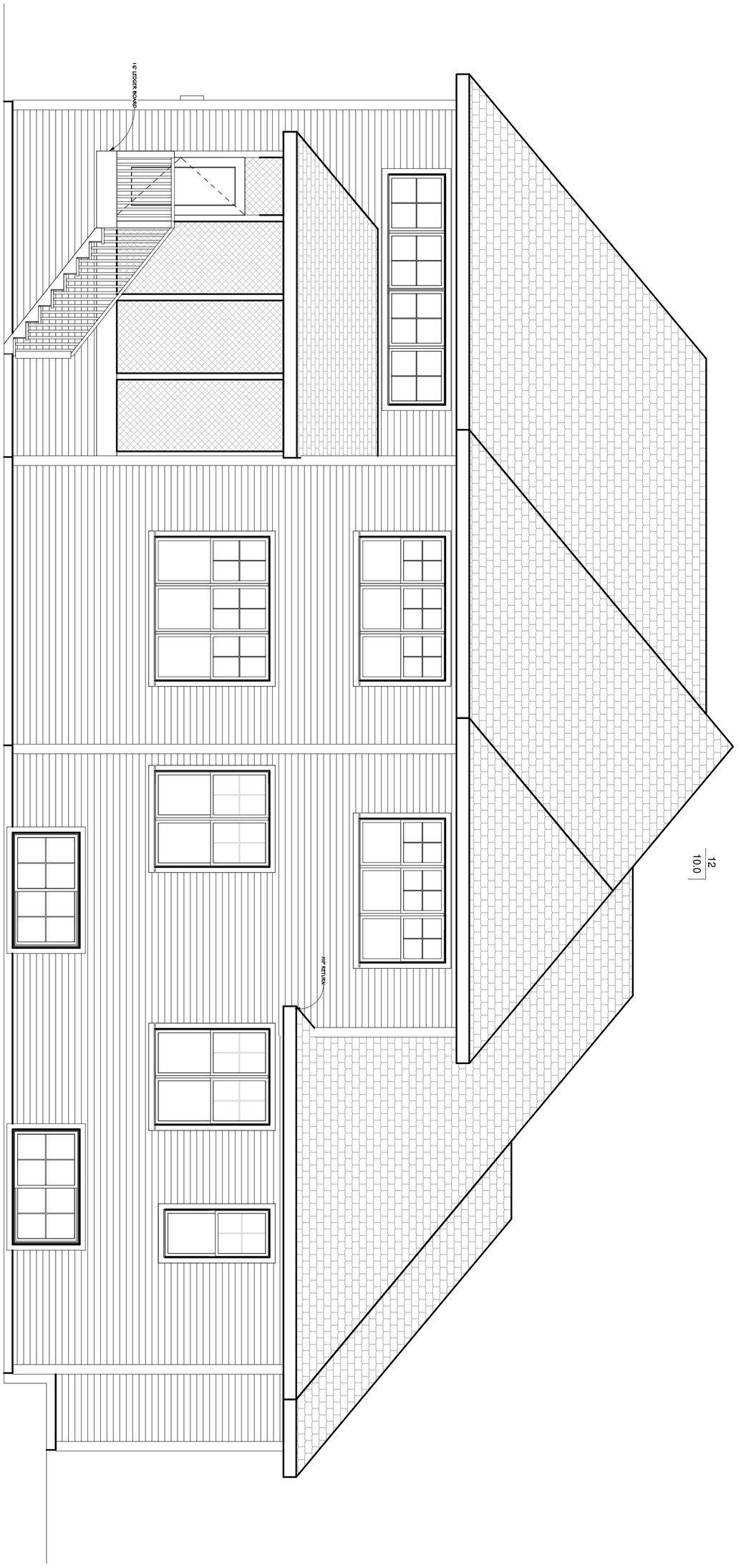
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Model: OLIVE
Elevation: ARB
Revised Base Plan:
Drawn By: MSP/MVL Date: 12/02/2022

Print Date:
12/15/2022
1:59:57 PM
Revisions:

Drawing No.:
ARB1

Attachment: Plans (8040 : Veridian Homes LLC)



Rear Elevation - ARB

1/4" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from 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.

Drawing No.: ARB2

Revisions:

Print Date: 12/15/2022 12:59:02 PM

Model: OLIVE

Elevation: ARB

Revised Base Plan:

Drawn By: MSF/MVL Date: 12/02/2022

VERIDIAN HOMES

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

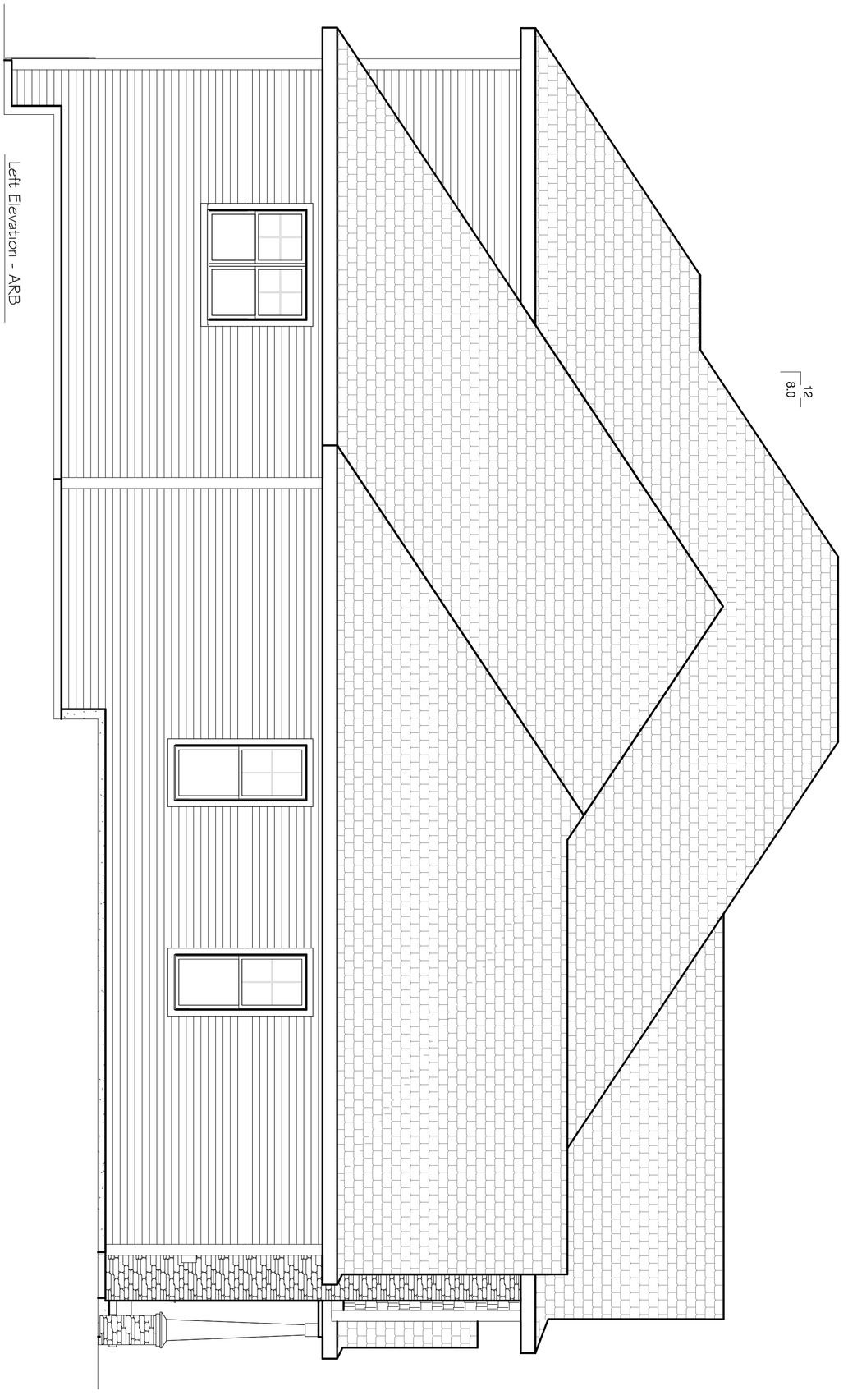
Custom Designed For: SHERRI AND DERRICK VAN ZUIDAM

Homesite / Neighborhood: 55 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: 10608 N. CONEFLOWER COURT
MEQUON, WI 53097

Customer Approval: **SPF Dec 15 2022**

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



Left Elevation - ARB

1/4" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from 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.

Drawing No.: ARB3

Revisions:

Print Date: 12/15/2022 12:59:02 PM

Model: OLIVE

Elevation: ARB

Revised Base Plan:

Drawn By: MSF/MVL Date: 12/02/2022

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

Custom Designed For: SHERRI AND DERRICK VAN ZUIDAM

Homesite / Neighborhood: 55 ENCLAVE AT MEQUON PRESERVE SOUTH

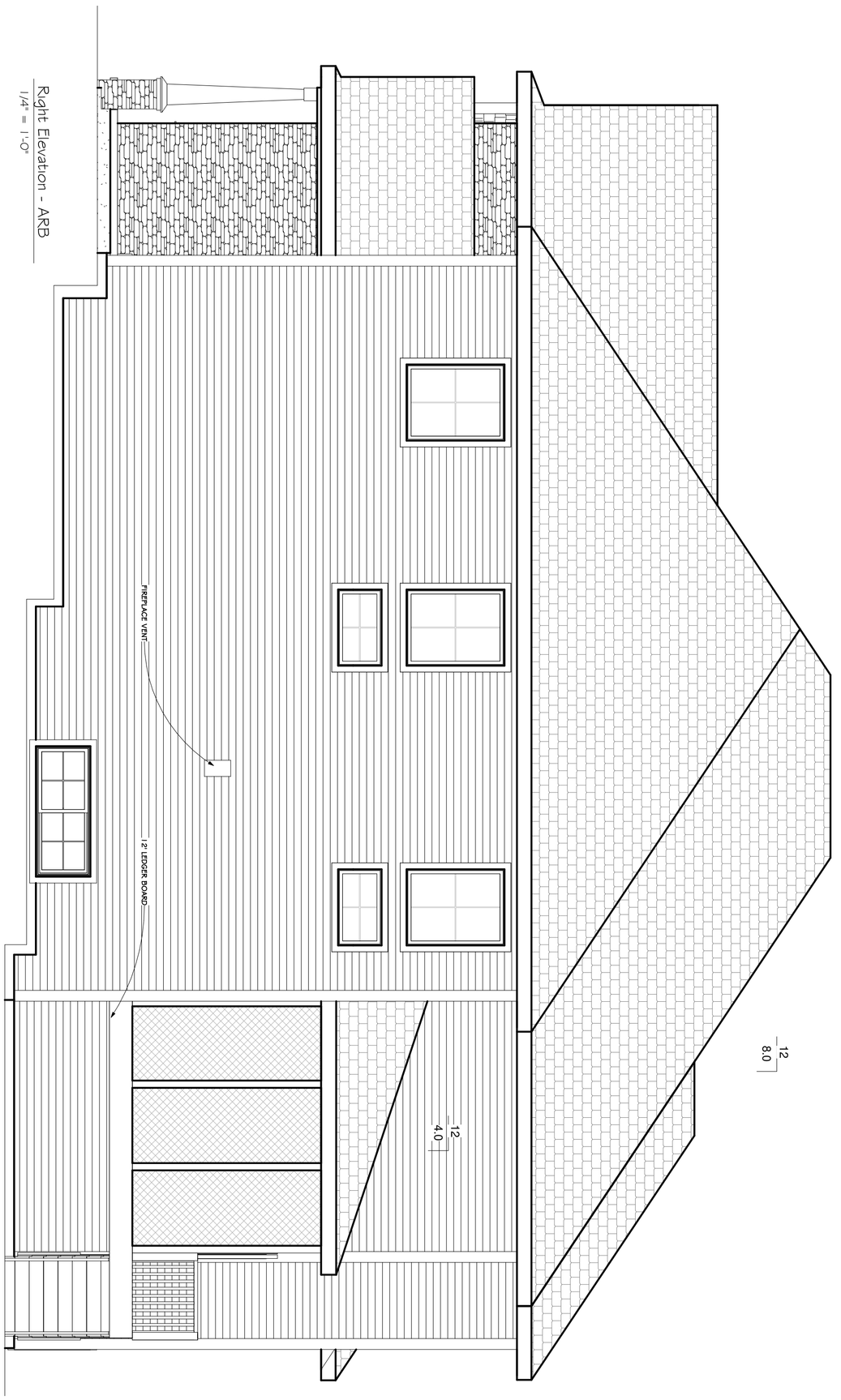
Address: 10608 N. CONEFLOWER COURT
MEQUON, WI 53097

Customer Approval: **SPF Dec 15 2022**

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

Right Elevation - ARB

1/4" = 1'-0"



Do Not Scale Note: All dimensions are stud to stud

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

Drawing No.: ARB4

Revisions:

Print Date: 12/15/2022 12:59:03 PM

Model: OLIVE

Elevation: ARB

Revised Base Plan:

Drawn By: MSF/MVL Date: 12/02/2022

VERIDIAN HOMES

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

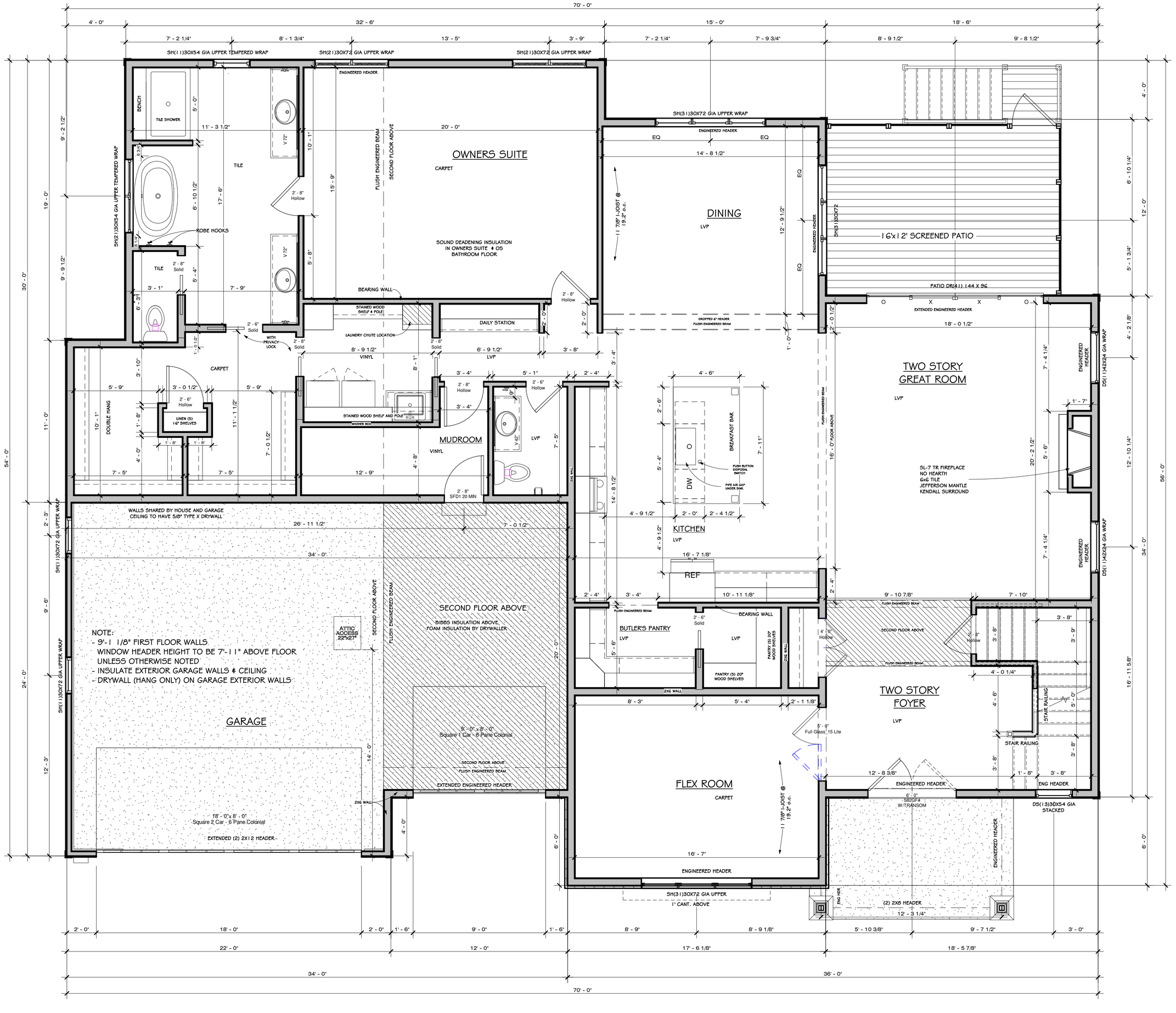
Custom Designed For: SHERRI AND DERRICK VAN ZUIDAM

Homesite / Neighborhood: 55 ENCLAVE AT MEQUON PRESERVE SOUTH

Address: 10608 N. CONEFLOWER COURT
MEQUON, WI 53097

Customer Approval: **SPF Dec 15 2022**

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



First Floor - ARB

1/4" = 1'-0"

Area Schedule (Cottage)	
Name	Area
First Floor	2493 SF
Lower Level	1913 SF
Second Floor	1571 SF
	5978 SF

Custom Designed For: SHERRI AND DERRICK VAN ZUIDAM
Homesite / Neighborhood: 55 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10608 N. CONEFLOWER COURT MEQUON, WI 53097
Customer Approval:
SPF Dec 15 2022
©Copyright 2008 Veridian Management Solutions LLC Protected Under Architectural Works Copyright Protection Act of 1990.

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

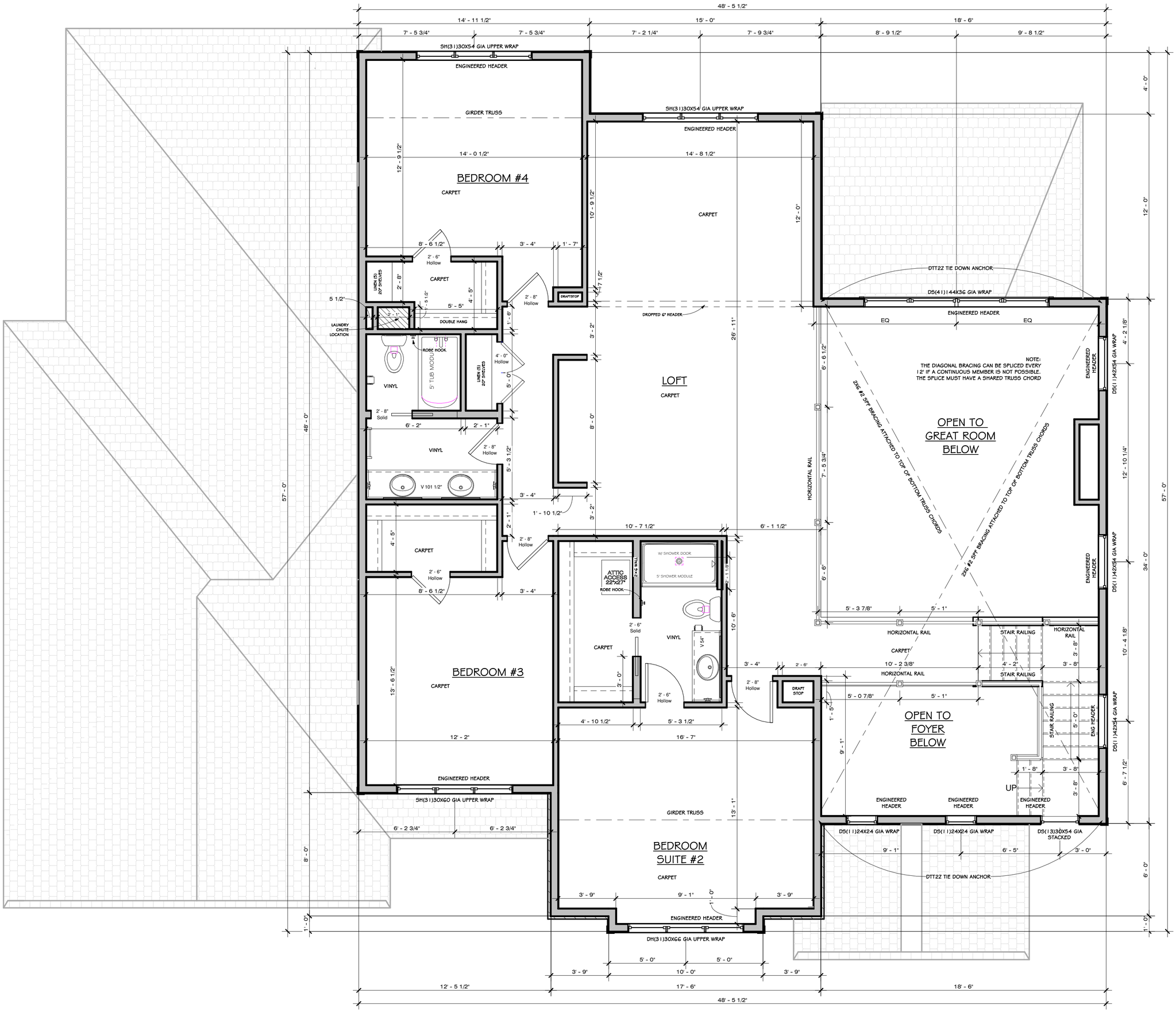
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: OLIVE
Elevation: ARB
Revised Base Plan:
Drawn By: MSP/MVL Date: 12/2/2022

Print Date:
12/15/2022
12:59:05 PM
Revisions:

Drawing No.:
ARB5

Attachment: Plans (8040 : Veridian Homes LLC)



Second Floor - ARB

1/4" = 1'-0"

Area Schedule (Cottage)	
Name	Area
First Floor	2493 SF
Lower Level	1913 SF
Second Floor	1571 SF
	5978 SF

Custom Designed For: SHERRI AND DERRICK VAN ZUIDAM
Homesite / Neighborhood:
Address: 10608 N. CONEFLOWER COURT
MEQUON, WI 53097
Customer Approval:
SPF Dec 15 2022
©Copyright 2006 Veridian Management Solutions LLC Protected Under Architectural Works Copyright Protection Act of 1990.

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

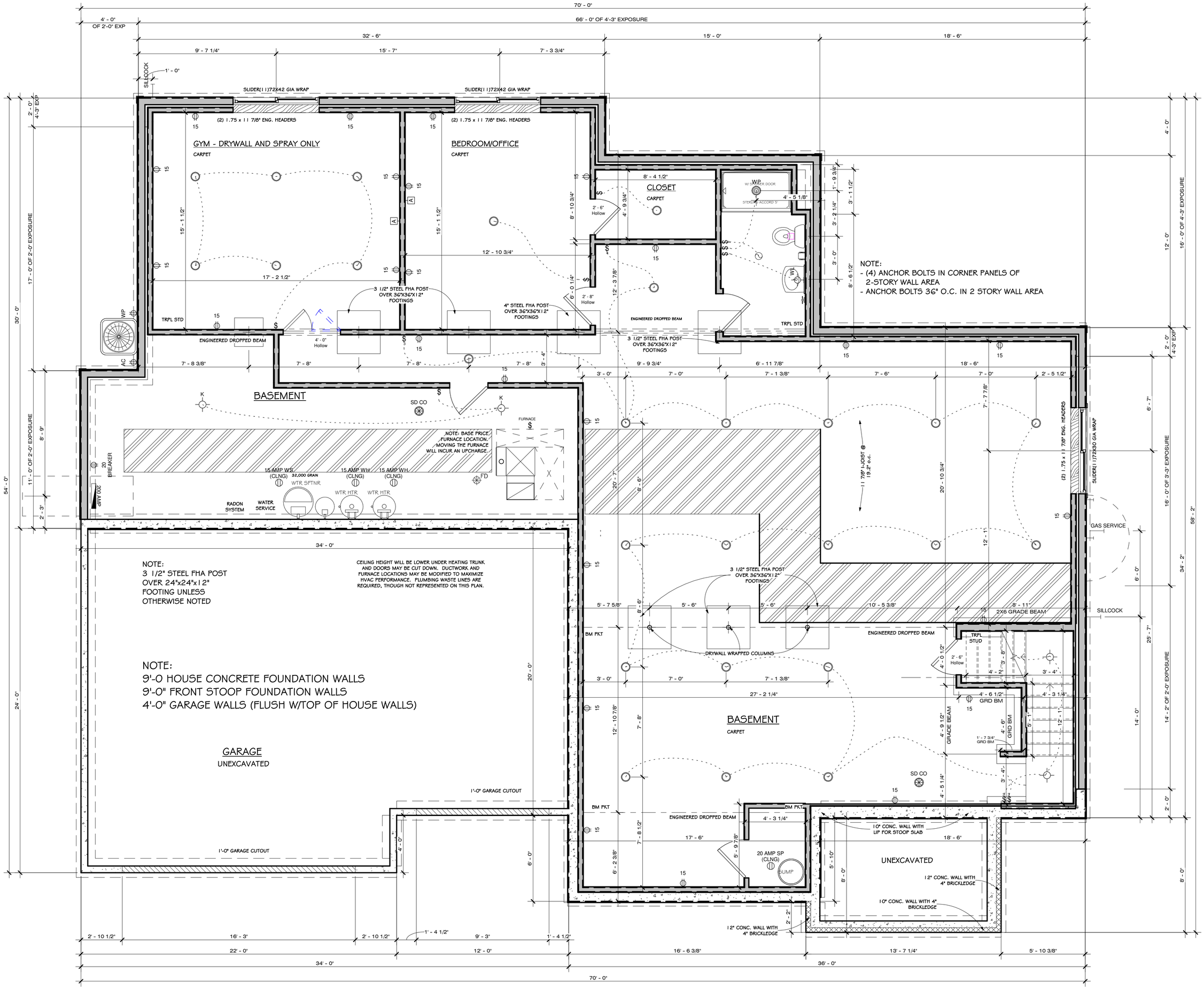
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: OLIVE
Elevation: ARB
Revised Base Plan:
Drawn By: MSFMVL Date: 12/02/2022

Print Date:
12/15/2022
12:59:06 PM
Revisions:

Drawing No.:
ARB6

Attachment: Plans (8040 : Veridian Homes LLC)



Foundation Plan

1/4" = 1'-0"

Area Schedule (Cottage)	
Name	Area
First Floor	2493 SF
Lower Level	1913 SF
Second Floor	1571 SF
	5978 SF

Custom Designed For: SHERRI AND DERRICK VAN ZUIDAM
Homesite / Neighborhood: 55 ENCLAVE AT MEQUON PRESERVE SOUTH
Address: 10608 N. CONEFLOWER COURT
MEQUON, WI 53097
Customer Approval:
SPF Dec 15 2022

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

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

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

Model: OLIVE
Elevation: ARB
Revised Base Plan:
Drawn By: MSP/MVL Date: 12/02/2022

Print Date:
12/15/2022
12:59:08 PM
Revisions:

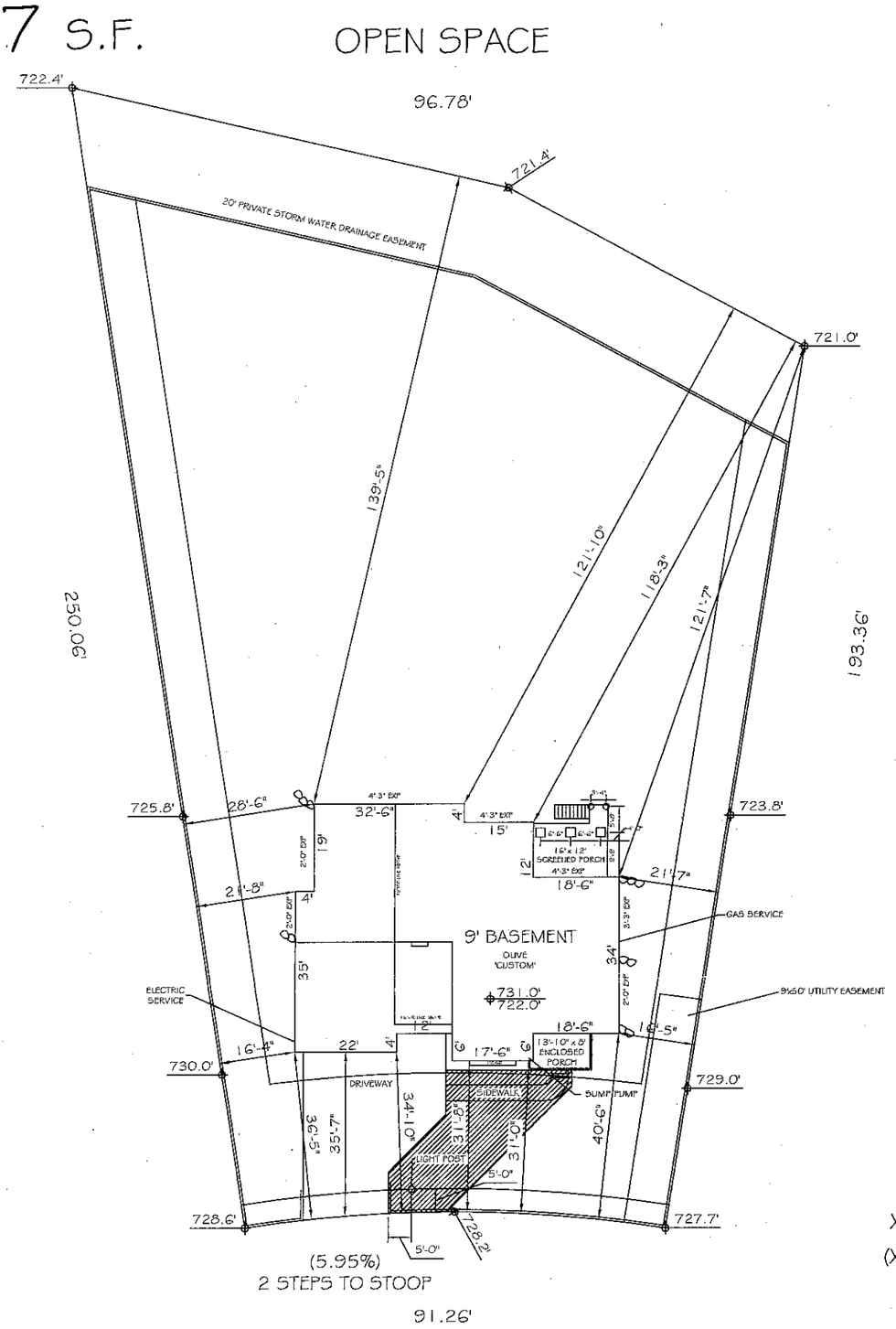
Drawing No.:
ARB7

Attachment: Plans (8040 : Veridian Homes LLC)

Attachment: Site Plan (8040 : Veridian Homes LLC)

PHASE 1
LOT 55
27,887 S.F.

NO PORCH ENCROACHMENTS



GL
1'-0"
CUT

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

N. CONEFLOWER COURT

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=731.0'
TOP OF FOOTING=722.0'
GARAGE FLOOR ELEV.=730.5'
DRIVEWAY SLOPE=5.95%
HALF EXPOSURE=4'-3" EXP: 726.25'
YARD GRADE=7.00%

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: 55
CUSTOMER: SHERRI & DERRICK VAN ZUIDAM
NEIGHBORHOOD: ENCLAVE at MEQUON PRESERVE SOUTH
ADDRESS: 10608 N. CONEFLOWER COURT
MEQUON, WI 53097
MODEL: OLIVE CUSTOM
SITE AREA: 27,887 SQ. FT.
IMPERVIOUS AREA: 4,312 SQ. FT.
SCALE: 1"=30'-0"
DRAWN BY: MSF/MVL
DATE: 12/02/2022

CUSTOMER APPROVAL:
DATE: / /22
DATE: / /22
VH APPROVAL:
DATE: / /22

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

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:
SUBJECT: **Tim Hren - Roof Changes at 11243 N. Revere Road**

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

11243 North Revere Rd Alteration

The proposed project is to alter the interior kitchen and living room and change the East elevation of the house. We will be changing from a hip style roof to a gable roof allowing for additional windows to be added. The intent of the project is to enhance the view of the back yard and allow for more natural light into the home.

Attachment: Statement of Intent (8041 : Tim Hren)

PLAT OF SURVEY

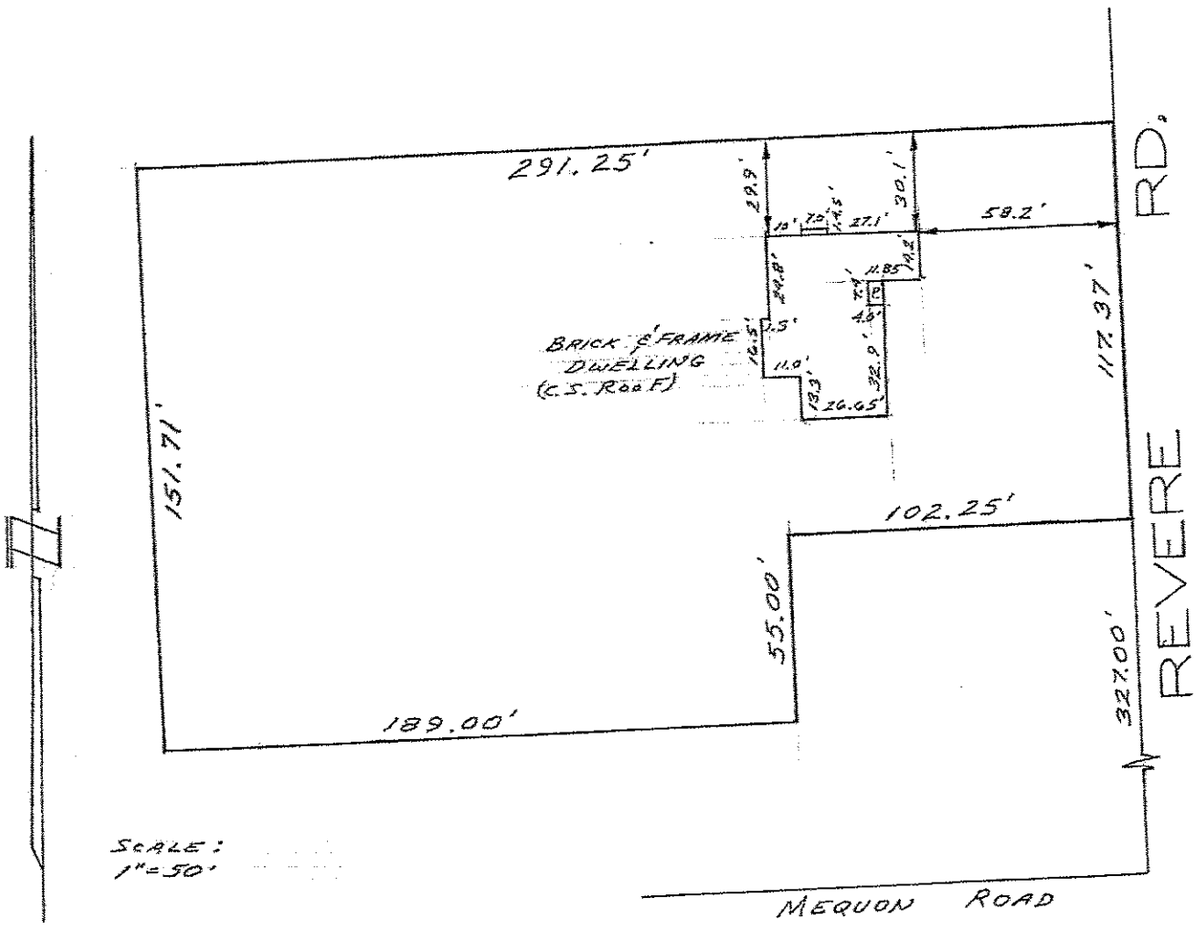
BADGER SURVEYING CO., INC.

7970 NORTH 47TH ST. BROWN DEER, WISCONSIN 53223
PHONE 354-9080

CLARENCE H. PIEPENBURG, PRESIDENT
REGISTERED LAND SURVEYOR

PROPERTY AT 11243 N. Revere Road John A. Kellett OWNER.

LEGAL DESCRIPTION — Lot 9, in Block 1, in Paul Revere Subd.,being a subdivision of part of the South West 1/4 of the South East Fractional 1/4 of Section 20, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.



Prepared for FIRST WISCONSIN NATIONAL BANK

State of Wisconsin, } ss.
County of Milwaukee }

I hereby certify that on the 11TH day of MAY, 19 73, I have accurately surveyed the above described property and that the above plat is a correct representation thereof and shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

Plat No. 73-423

Signed Clarence H. Piepenburg
Registered Land Surveyor

Attachment: Survey (8041 : Tim Hren)

Attachment: Pictures (8041 : Tim Hren)

Attachment: Pictures (8041 : Tim Hren)

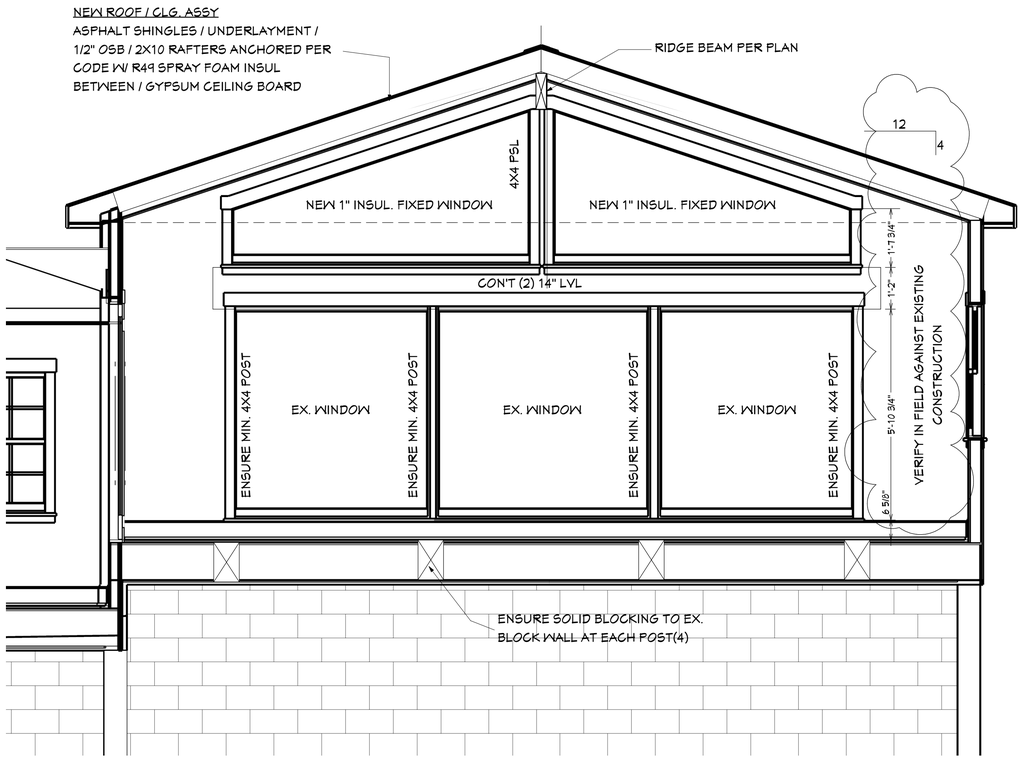
Attachment: Pictures (8041 : Tim Hren)

Attachment: Pictures (6941 : Tim Hren)

Attachment: Pictures (8041 : Tim Hren)

Attachment: Pictures (8041 : Tim Hren)

INTERIOR PERSPECTIVE



1
A-4

INTERIOR ELEVATION / BLDG SECTION

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

T

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

ADDITION & REMODELING
HREN RESIDENCE
11243 N. REVERE RD
MEQUON, WI

SECTION ELEVATION

TRENKLE ARCHITECTURE

DATE:
12/19/2022

SCALE:

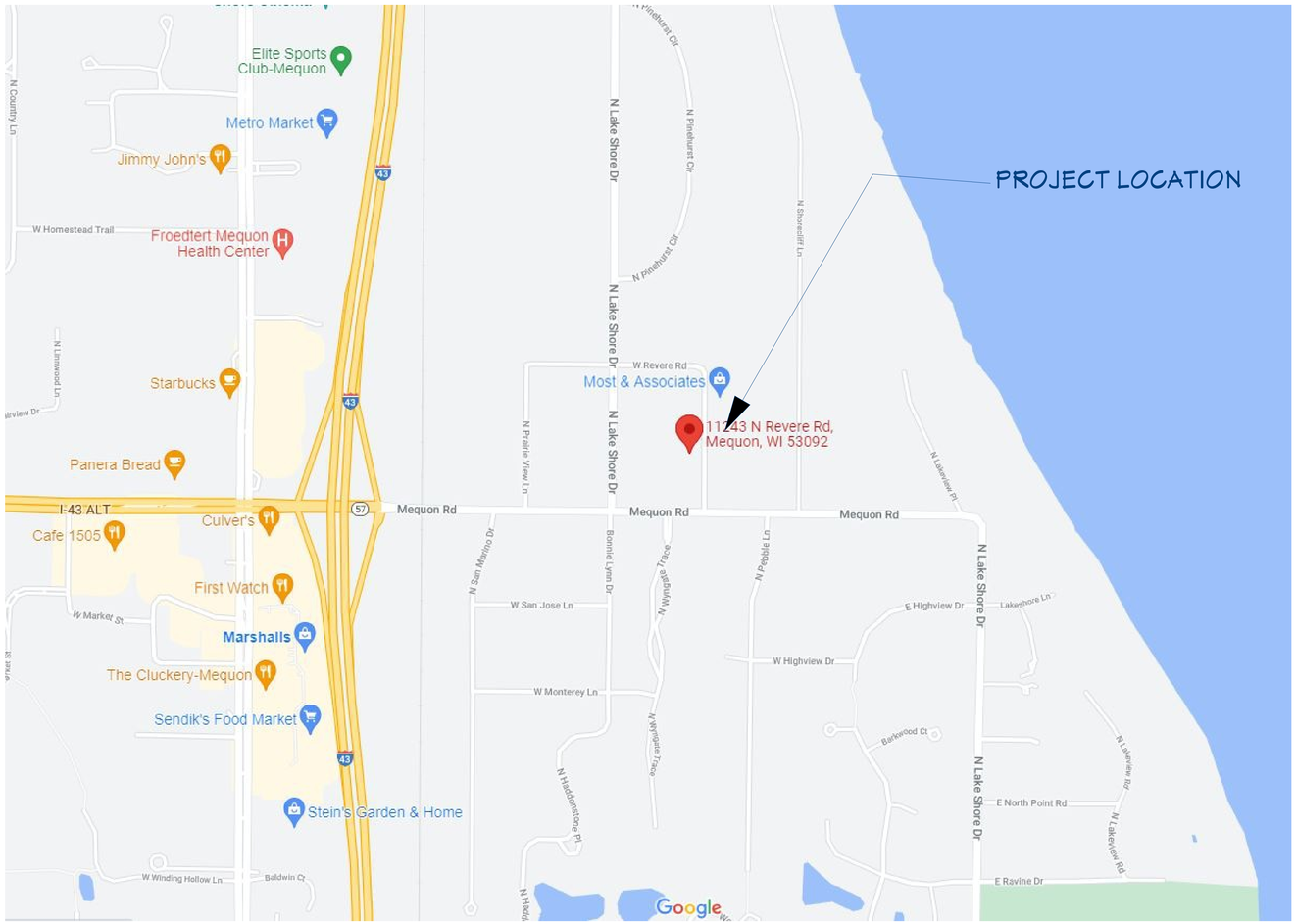
SHEET:
A-4

Attachment: Plans (8041 : Tim Hren)

ADDITION AND REMODELING

TIM HREN

11243 N. REVERE RD, MEQUON WI



ISSUED FOR: BIDDING AND PERMIT

DATE: 2/02/22

PROJECT INFORMATION

Description

The project work is completely within the existing house footprint. There is no exterior work included other than placement of 3 new custom clerestory windows. This project is limited to kitchen remodeling, roof re-structuring, new windows and minor ancillary work and refinishing.

OWNER

Tim Hren
414-897-1901
brickpubandgrill@gmail.com

ARCHITECT:

MATT TRENKLE, R.A.
TRENKLE ARCHITECTURE & CONSTRUCTION, LLC
11414 W. PARK PL. STE. 202
MILWAUKEE WI 53224
P:414-209-7694
E: MATT@TRENKLEARCHITECTURE.COM

CONTRACTOR

TBD

T

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

ADDITION & REMODELING
HREN RESIDENCE
11243 N. REVERE RD
MEQUON, WI

TITLE SHEET

TRENKLE ARCHITECTURE

DATE:
2/2/2022

SCALE:

SHEET:
T-1

Attachment: Plans (8041 : Tim Hren)

ELECTRICAL - DATA - AUDIO LEGEND

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

GENERAL NOTES

1. It is the responsibility of the contractor to become fully aware of any and all conditions related to the site and existing conditions that may effect the cost of scheduling construction activities, prior to submitting a bid. Contractor will be responsible for any additional costs during construction for failure to verify a dimension or condition except for unforeseen conditions that could not be readily observed by Contractor during bidding.
2. Contractor shall verify all dimensions and conditions at the job site including soil conditions, and conditions related to the existing utilities and services before commencing work and be responsible for same. All discrepancies shall be reported to the owner immediately.
3. The presence of any instruction, detail, drawing or any element on one of the construction documents indicating a scope of work, whether on architectural sheets, mechanical, plumbing, electrical or any other engineering discipline, or on specifications or contract documents shall be construed as being on all sheets and will be interpreted to be as valid and binding as if it were present on all sheets. Contractor responsible for reviewing all construction documents and correlation with all trades during bidding and construction.
4. Do not scale drawings or details — Use given dimensions. Check details for location of all items not dimensioned on plans. Dimension on plans are to face of framing or center line of columns typically. Door and cased openings without dimensions are to be six (3) inches from face of adjacent wall or centered between walls.
5. The drawings indicate general and typical details of construction. The design intent of the drawings shall supersede actual construction assemblies used. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the architect and structural engineer.
6. Building systems and components not specifically detailed shall be installed, as per minimum manufacturers recommendations. Notify the architect of any resulting conflicts.
7. The Owner will not be required to pay for any additional changes to the contract for construction if a change was made in time or cost without consultation with the Architect.
8. All work shall conform to applicable building codes and ordinances. In case of any conflict wherein the methods or standards of installation or the materials specified do no equal or exceed the requirements of the laws or ordinances, the laws or ordinances shall govern.
9. Install dust barriers and other protection as required to protect installed finishes and facilities.
10. Plumbing, mechanical and electrical drawings, etc. are supplementary to the architectural drawings. It shall be in the responsibility of each contractor to check with the architectural drawings before installation of their work. Any discrepancy between the architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the owner's attention in writing.
11. Contractor shall minimize exposed pipe, conduits, ducts, vents, etc. All such lines shall be concealed or furred and finished as much as possible, unless noted as exposed construction on drawings. Offset studs where required, so that finished wall surface will be flush.
12. All wood framing details not shown otherwise shall be constructed to the minimum standards of the IBC
13. All wood in direct contact with concrete or steel or exposed to weather shall be pressure treated with an approved preservative unless decay resistant heartwood of cedar or redwood is used. Fasteners for pressure treated wood shall be hot dipped galvanized steel, stainless steel, silicon bronze, or copper.
14. Nail gypsum wallboard to all studs, top and bottom plates and blocking with cooler nails @ 7 inches o.c. maximum spacing unless shown otherwise. Use 5d for 1/2 wallboard, 6d for 5/8 inch wallboard.
15. Provide galvanic insulation between dissimilar metals.
16. Electrical and mechanical notes are located within this set of drawings.
17. No materials from the work are to be stock piled on public right-of-ways. All rubbish and debris is to be removed from the site.
18. Adjacent properties, streets and walks are to be protected from damage at all times.
19. All dimensions are face of stud wall, centerline of column, or face of concrete unless noted otherwise.
20. The contractor shall secure permits required by the fire department prior to building occupation.
21. The contractor shall take all necessary precautions to ensure the safety of the occupants and workers at all times during the course of the project.
22. Approved plans shall be kept protected in a plan box or other means and shall not be used by any workmen. All construction sets shall reflect the same information. The contractor shall also maintain in good condition, one complete set of plans with all revisions, addenda and changes orders on the premises at all times. Said plans are to be under the care of the job superintendent.
23. The contractor and/or the sub-contractors shall apply for , obtain and pay for all required permits and fees including the building permit.
24. All construction shall comply with all applicable local and municipal codes, ordinances and standards.
25. Construction hours, per jurisdiction, are to be observed for all phases of the project. Coordinate with building owner to ensure no disruption to operation of the existing apartment spaces adjacent to the work
26. Wall covering products sensitive to adverse weather shall not be installed until adequate weather protection for the installation is provided. Exterior sheathing shall be dry before applying exterior cover.
27. Interior coverings or wall finishes shall be installed in accordance with the IBC and Wisconsin amendments
28. Where conflicts occur between the IBC and the conditions of listing or the manufacturer's installation instructions occur, the provisions of the code shall apply.
29. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.
30. THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR. BY SUBMITTING A BID FOR THIS PROJECT THE CONTRACTOR HAS VERIFIED THAT ALL CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED.

ELECTRICAL NOTES

1. All electrical work is to be BIDDER DESIGNED. The final design shall be based on the electrical drawings and specifications contained in this set, and shall comply with all applicable CODES, including but not limited to the CODES referenced in general notes.
2. The electrical work must adhere to all requirements of the construction documents.
3. Each Contractor shall obtain his/her ancillary permit(s) as required.
4. Wiring methods shall be as permitted by CODE and installation per NFPA standards.
5. All devices to be specification grade.
6. All receptacles shall be at 20" from finished floor to bottom of box unless noted otherwise.
7. All switches shall be at 42" from finished floor to bottom of box unless noted otherwise.
8. TENANT SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.
9. CIRCUITS SHALL BE VERIFIED WITH TENANT AND OWNER PRIOR TO WIRE INSTALLATION.
10. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH TENANT
11. FIXTURES TO BE SELECTED BY TENANT

MECHANICAL & ENERGY NOTES

1. All mechanical work is to be BIDDER DESIGNED. The final design shall be based on the mechanical drawings and specifications contained in this set, and shall comply with all applicable CODES, including but not limited to the 2015 IMC or state amendments.
2. The mechanical work must adhere to all requirements of the construction documents.
3. It shall be the responsibility of each Contractor to check with the Architectural drawings before installation of their work.
4. Each Contractor shall obtain his/her ancillary permit(s) as required.
5. Ventilation of all areas shall be in conformance with the 2015 IRC and the current Wisconsin State Amendments.
6. All exterior joints around windows and doors, openings between walls and roof or foundations, openings at penetrations, and all other such openings shall be sealed, caulked, gasketed or weather stripped to limit air leakage.

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ADJ	ADJUSTABLE
AB	ANCHOR BOLT
AHJ	AUTHORITY HAVING JURISDICTION
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
BM	BENCH MARK
BLK	BLOCK
BLKG	BLOCKING
BLDG	BUILDING
BO	BOTTOM OF
CB	CATCH BASIN
CLG	CEILING
CT	CERAMIC TILE
CL	CENTER LINE
CLR	CLEAR
COL	COLUMN
COMP	COMPOSITE
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS OR CONTINUE
CONSTR	CONSTRUCTION
CJ	CONTROL JOINT
DBL	DOUBLE
DEMO	DEMOLISH / DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DR	DOOR
DWG	DRAWING / DRAWINGS
DWR	DRAWER
DF	DRINKING FOUNTAIN
DS	DOWNSPOUT
EA	EACH
ELEC	ELECTRIC
EL	ELEVATION
EQ	EQUAL
EX	EXISTING
EXIST	EXISTING
EB	EXPANSION BOLT
EMB	EMBED
EJ	EXPANSION JOINT
ETR	EXISTING TO REMAIN
EXT	EXTERIOR
EX	EXISTING
EN	END NAIL
EIFS	EXTERIOR INSULATION FINISH
SYSTEM	
EQPM	EQUIPMENT
EXP	EXPOSED
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FRAMING
FIN	FINISH
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FEC	FIRE EXTINGUISHER AND CABINET
FD	FLOOR DRAIN
FLR	FLOOR OR FRAMING
FTG	FOOTING
FN	FIELD NAIL
FNDN	FOUNDATION
FOIC	FURNISHED BY OWNER, INSTALLED
BY CONTRACTOR	
FOIO	FURN BY OWNER, INSTALL BY
OWNER	
FV	FIELD VERIFY
GA	GAGE
GALV	GALVANIZED
GB	GRAB BAR
GEN	GENERATOR
GL	GLASS
GLB	GLU-LAM BEAM
GR	GUARD RAIL
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HC	HANDICAPPED
HD	HOLD DOWN
HDR	HEADER
HDW	HARDWARE
HR	HAND RAIL
HVAC	HEATING, VENTILATING AND
AIR CONDITIONING	
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HW	HOT WATER
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
LAV	LAVATORY
LT WT	LIGHT WEIGHT
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
ME	MATCH EXISTING
MECH	MECHANICAL
MH	MANHOLE
MFR	MANUFACTURER
MAT	MATERIAL
MTL	METAL
MIN	MINIMUM
MLD	MOLDING
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O/	ON
O.C.	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OH	OVERHEAD
PTD	PAPER TOWEL DISPENSER
PVMT	PAVEMENT
PERF	PERFORATED
PLAM	PLASTIC LAMINATED
PVC	POLYVINYL CHLORIDE
PT	PRESSURE TREATED
PL	PROPERTY LINE
PLY	PLYWOOD
REF	REFRIGERATOR
REINF	REINFORCED
REQ'D	REQUIRED
ROW	RIGHT OF WAY
RM	ROOM
RO	ROUGH OPENING
RB	RUBBER BASE
RS	ROUGH SAWN
SIM	SIMILAR
SHT	SHEET
SAT	SUSPENDED ACOUSTICAL TILE
STL	STEEEL
SPEC	SPECIFICATION
SF	SQUARE FEET
STOR	STORAGE
SUSP	SUSPENDED
SYS	SYSTEM
TEL	TELEPONE
T&G	TONGUE & GROOVE
THK	THICK
TB	TOWEL BAR
TOB	TOP OF BEAM
TOS	TOP OF STEEL
TOW	TOOP OF WALL
TPD	TOILET PAPER DISPENSOR
TPL	TOP PLATE
TO	TOP OF
TYP	TYPICAL
UNO	UNLESS OTHERWISE NOTED
UR	URINAL
VB	VAPOR BARRIER
VENT	VENTILATION
VERT	VERTICAL
VIF	VERIFY IN FIELD
VG	VERTICAL GRAIN
W/	WITH
WB	WEATHER BARRIER
W/O	WITHOUT
WP	WATERPROOFING
WWF	WELDED WIRE FABRIC
WR	WATER RESISTANT
WND	WINDOW
WD	WOOD

T

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

ADDITION & REMODELING
HREN RESIDENCE
11243 N. REVERE RD
MEQUON, WI

GENERAL INFORMATION

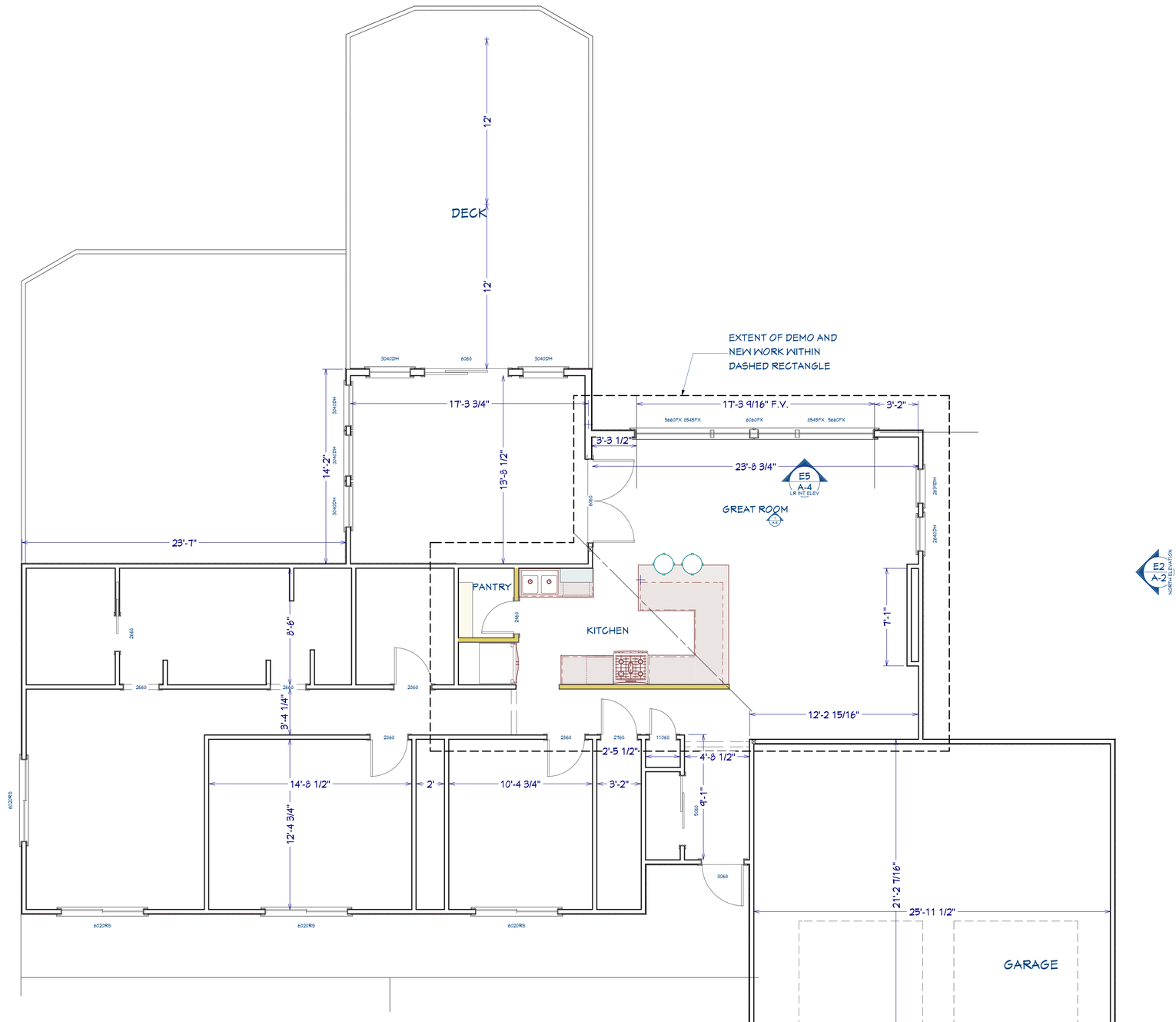
TRENKLE ARCHITECTURE

DATE:
2/2/2022

SCALE:

SHEET:
G-1

Attachment: Plans (8041 : Tim Hren)



1 A-1 OVERALL FIRST FLOOR PLAN

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

N

T

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

ADDITION & REMODELING
HREN RESIDENCE
11243 N. REVERE RD
MEQUON, WI

OVERALL FIRST FLOOR PLAN

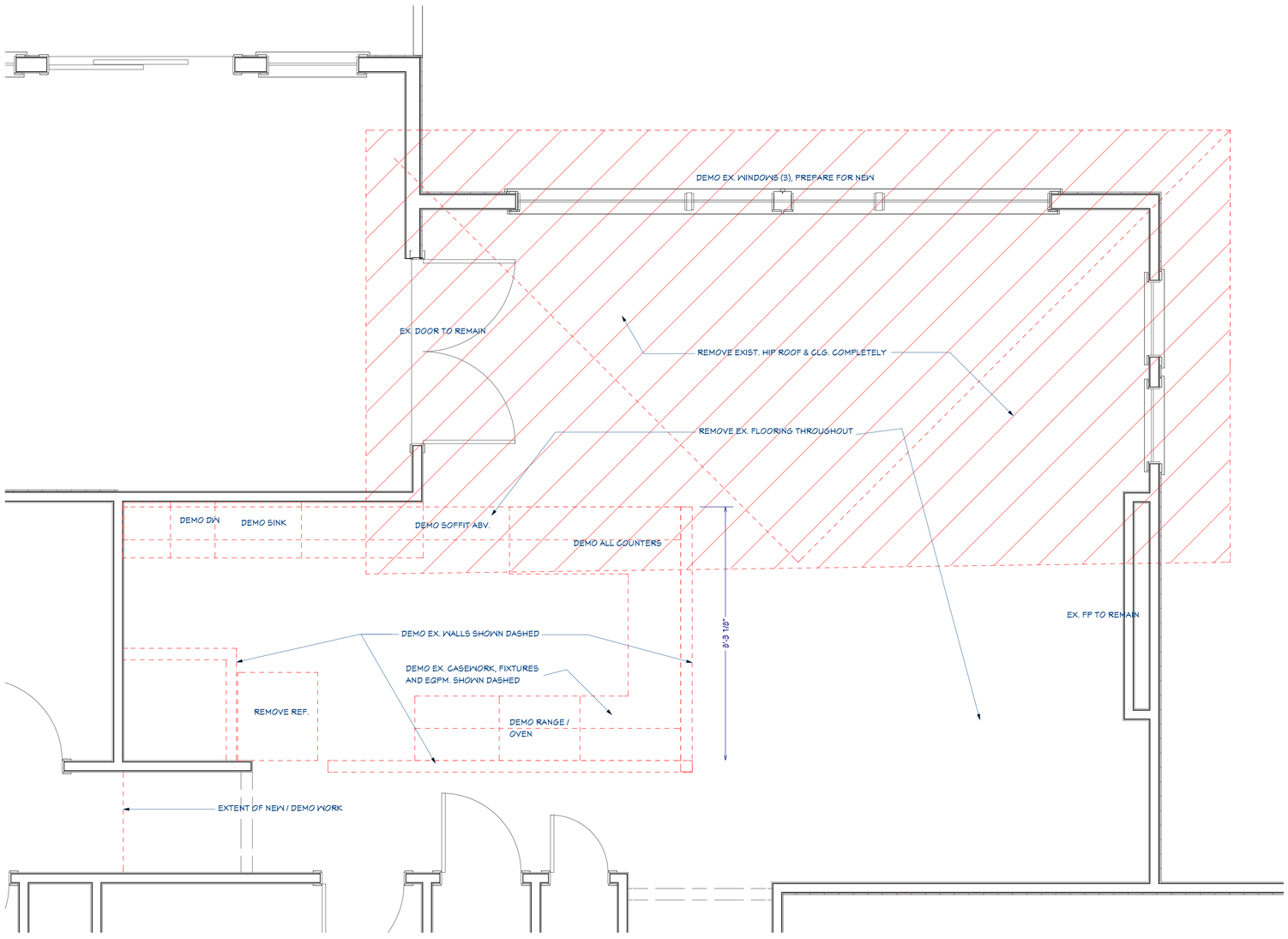
TRENKLE ARCHITECTURE

DATE:
2/2/2022

SCALE:

SHEET:
A-1

Attachment: Plans (8041 : Tim Hren)



1 A-2 ENLARGED DEMO PLAN

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

DEMO PLAN GENERAL NOTES

1 PROTECT EXISTING EQUIPMENT, FURNITURE AND FIXTURES FROM DAMAGE
2 ALL DEMOLITION DEBRIS TO BE LEGALLY DISPOSED OF OFF SITE
3 EXERCISE CAUTION NOT TO DAMAGE EXISTING FINISHES, ADJACENT MATERIALS AND UNDER-LAYING SURFACES THAT ARE TO REMAIN DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE
4 PATCH / REPAIR ALL EXISTING WALL SURFACES PRIOR TO PAINTING
5 SEQUENCE WORK WITH OWNER AND ARCHITECT DURING CONSTRUCTION AND PROVIDE TEMPORARY ENCLOSURE AS REQUIRED TO PROTECT EXISTING SPACE TO REMAIN FROM WEATHER AND ALLOW OWNER'S CONTINUOUS USE
6 SHORE EXISTING STRUCTURE ABOVE WHEN REMOVING ANY PORTION OF A BEARING WALL
7 FIELD VERIFY FULL EXTENT OF DEMOLITION WORK DURING MANDATORY PRE-BID MEETING AND TOUR

T

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

ADDITION & REMODELING
HREN RESIDENCE
11243 N. REVERE RD
MEQUON, WI

ENLARGED DEMO PLAN

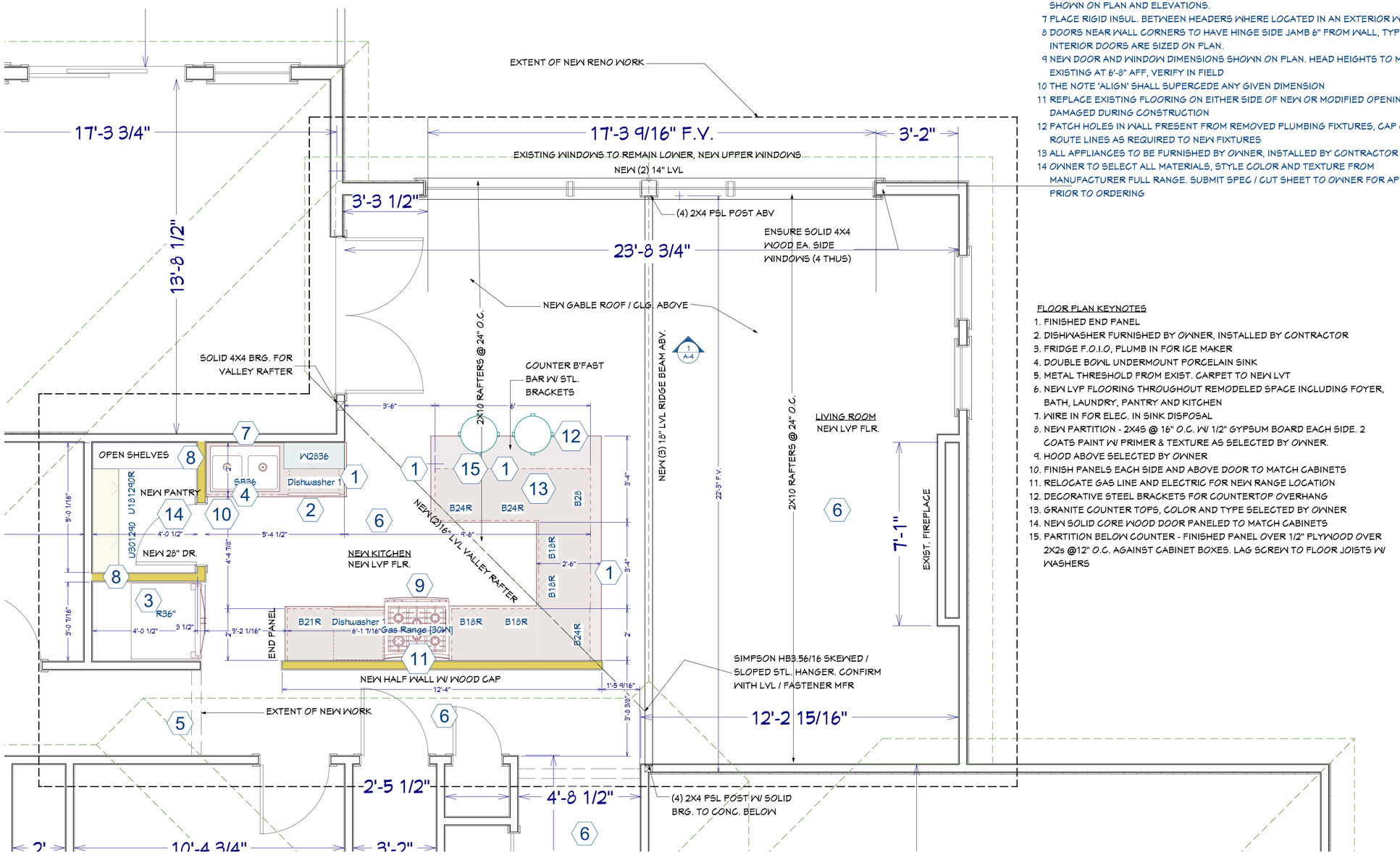
TRENKLE ARCHITECTURE

DATE: 2/2/2022

SCALE:

SHEET: A-2

Attachment: Plans (6041 : Tim Hren)



FLOOR PLAN GENERAL NOTES

1 ALL WALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED (CENTERLINES OF POSTS). WINDOWS AND DOORS ARE GENERALLY DIMENSIONED TO ROUGH OPENINGS. CONTRACTOR TO VERIFY ACTUAL ROUGH OPENINGS OF THE WINDOWS AND DOORS DURING LAYOUT.
2 PROVIDE TREATED WOOD WHERE IN CONTACT WITH CONCRETE OR STEEL.
3 ALL INTERIOR FINISHES, PLANES, LINES AND CORNERS MUST BE STRAIGHT, NEAT AND CLEAN. ANY SAME MATERIALS ABUTTING EACH OTHER MUST ALIGN. EDGES SHALL BE SHARP AND TRUE.
4 INTERIOR PARTITIONS TO BE 2X4 STUD CONSTRUCTION AT 16" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE AND PAINTED, UNLESS NOTED OTHERWISE.
5 MECHANICAL, ELECTRICAL AND PLUMBING WORK TO BE DESIGN-BUILD. COORDINATE PLACEMENT OF ALL M.E.P. EQUIPMENT WITH OWNER.
6 WINDOWS TO BE INSULATED VINYL DOUBLE HUNG WITH LITES AND DIMENSIONS SHOWN ON PLAN AND ELEVATIONS.
7 PLACE RIGID INSUL. BETWEEN HEADERS WHERE LOCATED IN AN EXTERIOR WALL.
8 DOORS NEAR WALL CORNERS TO HAVE HINGE SIDE JAMB 6" FROM WALL, TYP. INTERIOR DOORS ARE SIZED ON PLAN.
9 NEW DOOR AND WINDOW DIMENSIONS SHOWN ON PLAN. HEAD HEIGHTS TO MATCH EXISTING AT 6'-8" AFF, VERIFY IN FIELD
10 THE NOTE 'ALIGN' SHALL SUPERCEDE ANY GIVEN DIMENSION
11 REPLACE EXISTING FLOORING ON EITHER SIDE OF NEW OR MODIFIED OPENINGS DAMAGED DURING CONSTRUCTION
12 PATCH HOLES IN WALL PRESENT FROM REMOVED PLUMBING FIXTURES, CAP OFF / RE-ROUTE LINES AS REQUIRED TO NEW FIXTURES
13 ALL APPLIANCES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
14 OWNER TO SELECT ALL MATERIALS, STYLE COLOR AND TEXTURE FROM MANUFACTURER FULL RANGE. SUBMIT SPEC / CUT SHEET TO OWNER FOR APPROVAL PRIOR TO ORDERING

FLOOR PLAN KEYNOTES

1. FINISHED END PANEL
2. DISHWASHER FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
3. FRIDGE F.O.I.O, PLUMB IN FOR ICE MAKER
4. DOUBLE BOWL UNDERMOUNT PORCELAIN SINK
5. METAL THRESHOLD FROM EXIST. CARPET TO NEW LVT
6. NEW LVP FLOORING THROUGHOUT REMODELED SPACE INCLUDING FOYER, BATH, LAUNDRY, PANTRY AND KITCHEN
7. WIRE IN FOR ELEC. IN SINK DISPOSAL
8. NEW PARTITION - 2X4S @ 16" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE. 2 COATS PAINT W/ PRIMER & TEXTURE AS SELECTED BY OWNER.
9. HOOD ABOVE SELECTED BY OWNER
10. FINISH PANELS EACH SIDE AND ABOVE DOOR TO MATCH CABINETS
11. RELOCATE GAS LINE AND ELECTRIC FOR NEW RANGE LOCATION
12. DECORATIVE STEEL BRACKETS FOR COUNTERTOP OVERHANG
13. GRANITE COUNTER TOPS, COLOR AND TYPE SELECTED BY OWNER
14. NEW SOLID CORE WOOD DOOR PANELED TO MATCH CABINETS
15. PARTITION BELOW COUNTER - FINISHED PANEL OVER 1/2" PLYWOOD OVER 2X2s @12" O.C. AGAINST CABINET BOXES. LAG SCREW TO FLOOR JOISTS W/ WASHERS

1 A-3 ENLARGED NEW WORK PLAN
SCALE= 1/2"-1'-0"

T

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

ADDITION & REMODELING
HREN RESIDENCE
11243 N. REVERE RD
MEQUON, WI

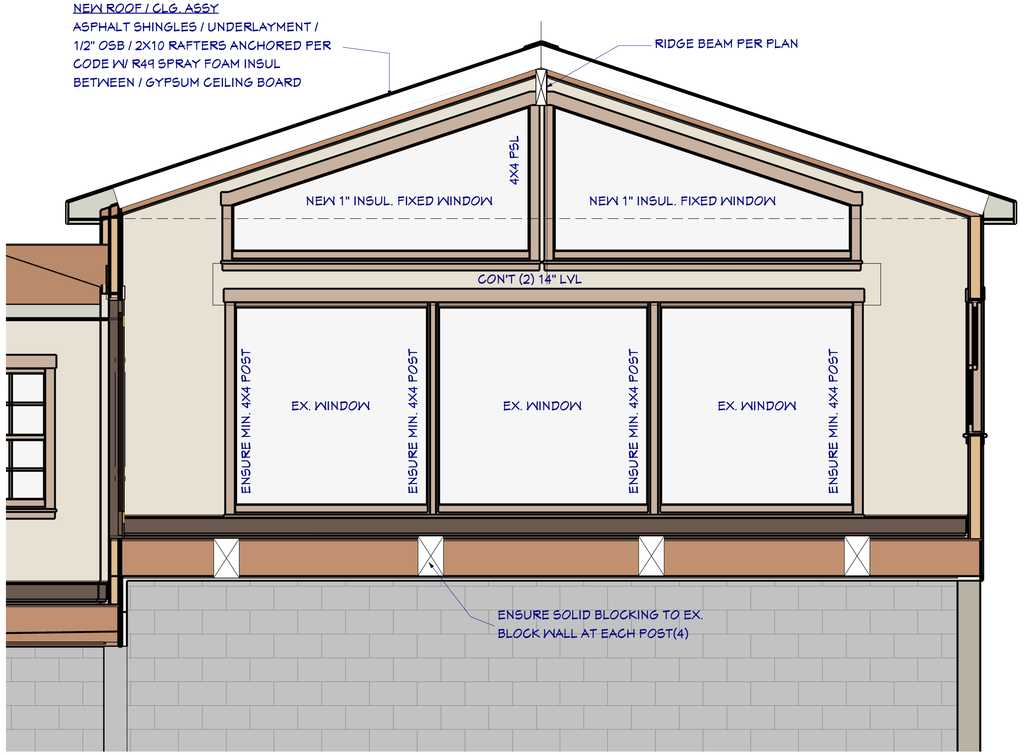
ENLARGED NEW WORK PLAN

TRENKLE ARCHITECTURE

DATE: 2/2/2022
SCALE:
SHEET: A-3

Attachment: Plans (8041 : Tim Hren)

INTERIOR PERSPECTIVE



1 / A-4 INTERIOR ELEVATION / BLDG SECTION

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

T

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

ADDITION & REMODELING
HREN RESIDENCE
11243 N. REVERE RD
MEQUON, WI

SECTION ELEVATION

TRENKLE ARCHITECTURE

DATE:
2/2/2022

SCALE:

SHEET:
A-4

Attachment: Plans (6041 : Tim Hren)

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 9, 2023**
SUBJECT: **Peter Lanigan, Jr. - New Single-Family Residence on Lot #2 - N. Lake Shore Drive (12500 Block). Original plans approved at April 11, 2022 meeting - (Addition added)**

Attachments:
Statement of Intent (PDF)
Site Plan (PDF)
Plans (PDF)

Statement of Intent

Mikkelson Builders proposes to build a new single-family home in a proposed new subdivision on N. Lake Shore Drive. The home will be a single-story ranch and with the intent of maintaining the existing wooded landscape as much as possible.

Attachment: Statement of Intent (8042 : Peter Lanigan, Jr.)

Building Setback

Solid Black Line on North side

PROPOSED SHARED PRIVATE DRIVEWAY

S 1°41'09"E 2665.79'

BUILDING SETBACK (TYP.)

PROP. HOUSE

FUTURE DRIVEWAY

PROP. MOUND

LOT 3

LOT 4

LOT 1

50' WETLAND SETBACK (TYP.)

WETLANDS

WETLAND CROSSING #1
1,638 SQ. FT.
WETLAND DISTURBANCE

WETLAND CROSSING #2
(SHARED DRIVEWAY)
1,049 SQ. FT.
WETLAND DISTURBANCE

WETLAND CROSSING #3
1,817 SQ. FT.
WETLAND DISTURBANCE

WETLAND CROSSING #4
(FUTURE DRIVEWAY)
855 SQ. FT.
WETLAND DISTURBANCE

PROPOSED LOT LINE (TYP.)

12531 N LAKE SHORE DR

12501 N LAKE SHORE DR

N. LAKE SHORE DRIVE

PROPOSED SHARED PRIVATE DRIVEWAY

35'

25'

22'

38.7'

23+24" CULV.
N. INV. = 602.78
S. INV. = 602.66

0+00 0+50 1+00 1+50 2+00 2+50 3+00 4+00 4+50 5+00 5+50 6+00 6+50 7+00 7+50 8+00 8+50 9+00 9+50 10+00

N

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

REVISIONS				
MK	DATE	BY	REVISION	CHK'D
1	-	-	-	-

CITY OF MEQUON
OZAUKEE COUNTY WISCONSIN

MIKKELSON BUILDERS
12500 BLOCK OF N. LAKE SHORE DR.

WETLAND CROSSING EXHIBIT FOR PROPOSED SHARED DRIVEWAY

DESIGNED:	DRAWN: J.M.B.	CHECKED: J.G.S.	SHEET Ex
DATE: 11-17-2022	SCALE: H: 1" = 40'		
APPROVED:	PROJECT #: 4857-21		

Attachment: Site Plan (8042 : Peter Lanigan, Jr.)

ROOF TRUSS HEEL HEIGHTS

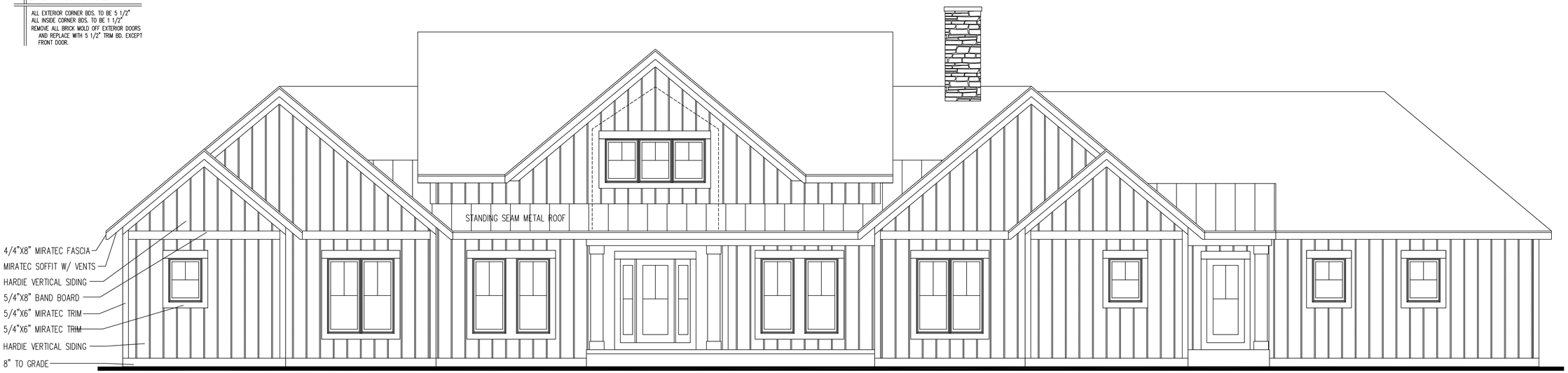
10 / 12 PITCH - 12" HEEL - 16" OVHG

EXTERIOR SIDING NOTES:

ALL EXTERIOR CORNER BDS. TO BE 5 1/2"
ALL INSIDE CORNER BDS. TO BE 1 1/2"
REMOVE ALL BRICK MOLD OFF EXTERIOR DOORS AND REPLACE WITH 5 1/2" TRIM BD. EXCEPT FRONT DOOR.

UPDATES

10/8/21	UPDATED FLOORING FITNESS ADDED LOWER LEVEL
12/29/21	FLOORING UPDATE HWF TO LVT ROOF PLAN UPDATE LAUNDRY STOOP ADDED
12/07/22	VARIOUS FLOORPLAN UPDATES KITCHEN APPLIANCES UPDATED
12/11/22	GUEST SUITE ADDED
12/12/22	BED 4 CLOSETS, GARAGE ELEVATION



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

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

ROOF TRUSS HEEL HEIGHTS

10 / 12 PITCH - 13" HEEL - 16" OVHG

EXTERIOR SIDING NOTES:

ALL EXTERIOR CORNER BDS. TO BE 5 1/2"
ALL INSIDE CORNER BDS. TO BE 1 1/2"
REMOVE ALL BRICK MOLD OFF EXTERIOR DOORS AND REPLACE WITH 5 1/2" TRIM BD. EXCEPT FRONT DOOR.

JOHN F. MIKKELSON
ARCHITECT

MIKKELSON BUILDERS
1029 W. GLEN OAKS LANE #202
MEQUON, WI. 53092
262-241-8740

LANIGAN RESIDENCE

ELEVATIONS

1"=4'-0"

12-11-22

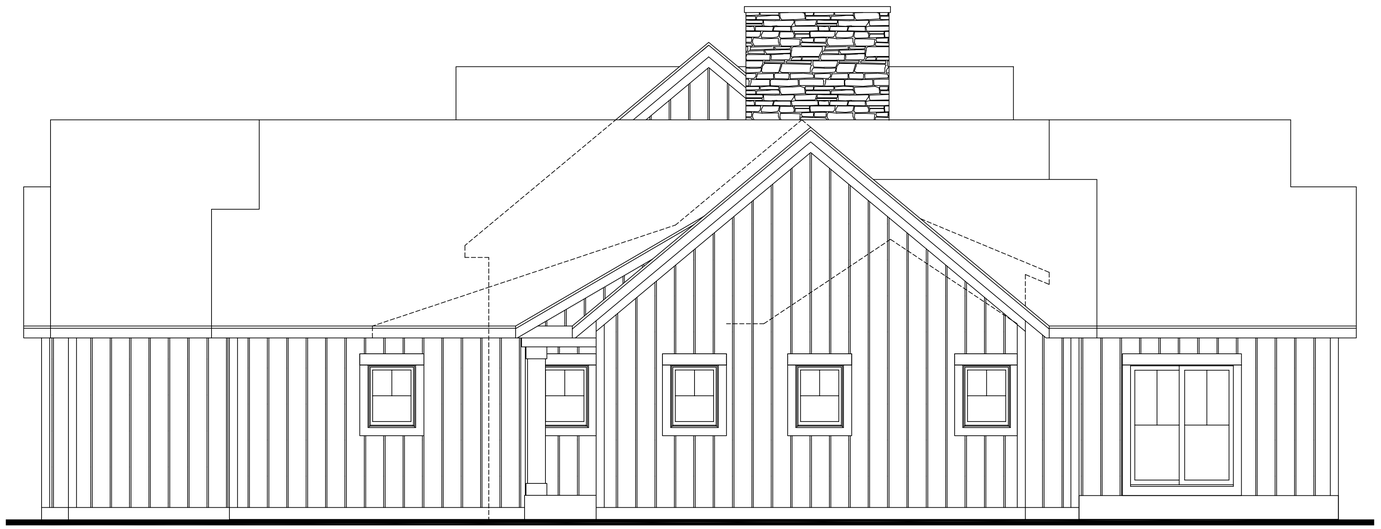
2021-10

DRAWN BY: F.M.J.
E-MAIL: frankmjr@wi.rr.com
PHONE: 414-218-8283

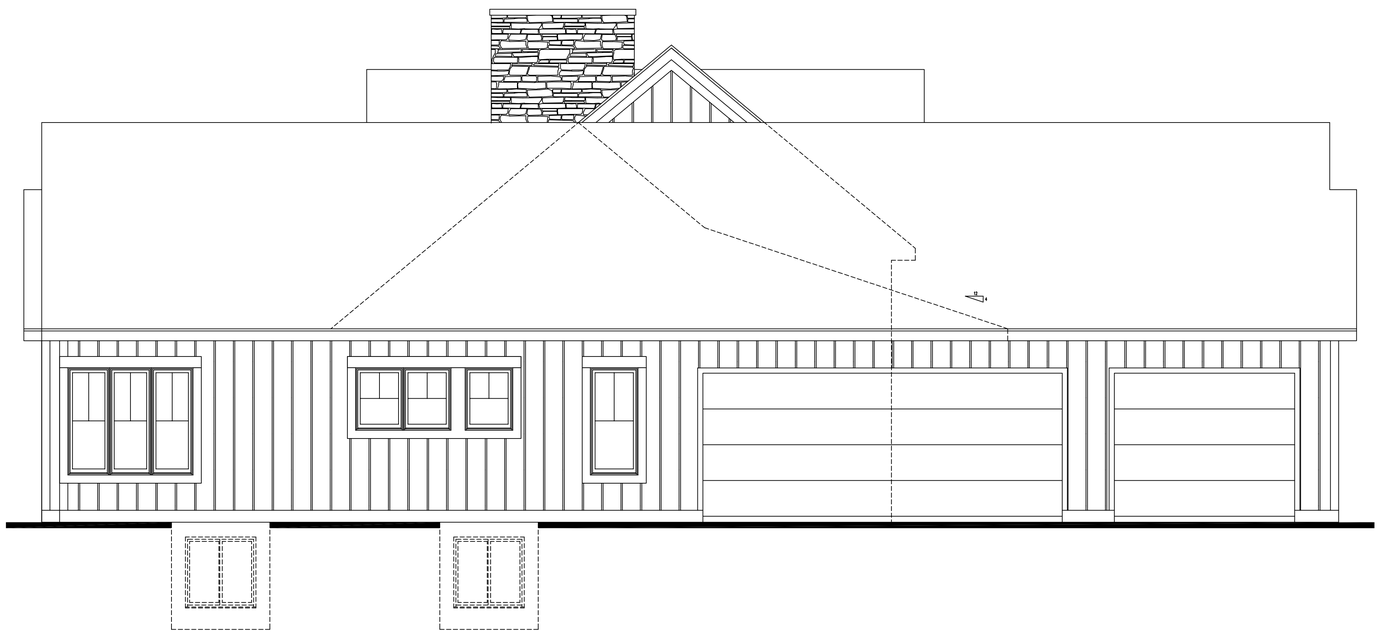
NOTE:
THESE PLANS ARE THE PROPERTY OF MIKKELSON BUILDERS, AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT PERMISSION FROM MIKKELSON BUILDERS.

A1

Attachment: Plans (8042 : Peter Lanigan, Jr.)



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



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

ROOF TRUSS HEEL HEIGHTS

10 / 12 PITCH - 13" HEEL - 16" OVHG

EXTERIOR SIDING NOTES:

ALL EXTERIOR CORNER BDS. TO BE 5 1/2"
ALL INSIDE CORNER BDS. TO BE 1 1/2"
REMOVE ALL BRICK MOLD OFF EXTERIOR DOORS AND REPLACE WITH 5 1/2" TRIM BD. EXCEPT FRONT DOOR.

JOHN F. MIKKELSON
ARCHITECT

MIKKELSON BUILDERS
1029 W. GLEN OAKS LANE #202
MEQUON, WI. 53092
262-241-8740

LANIGAN RESIDENCE

ELEVATIONS

1"=4'-0"

12-11-22

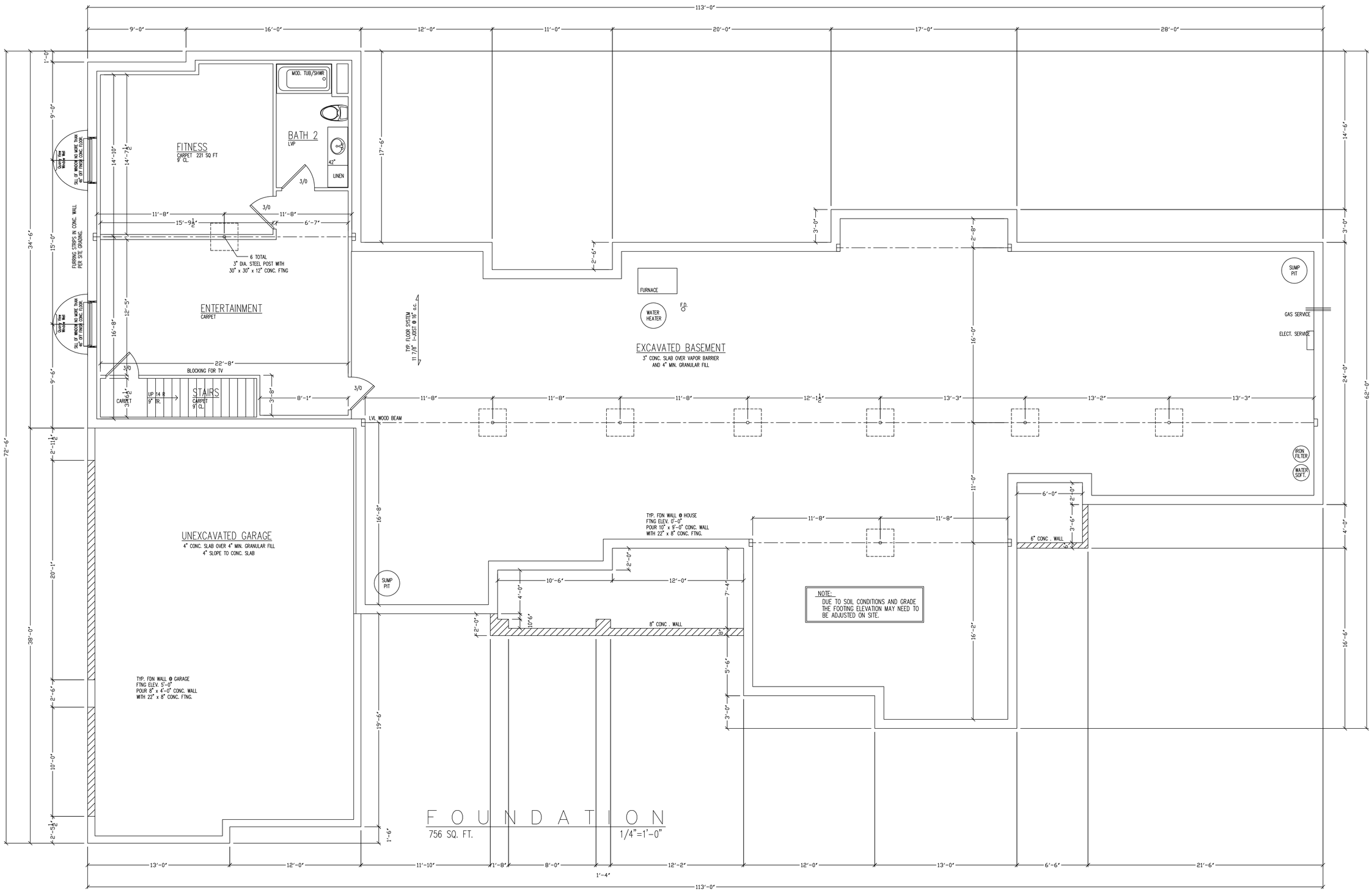
2021-10

DRAWN BY: F.M.J.
E-MAIL: fmjmikkelson@wi.rr.com
PHONE: 414-218-8740

NOTE:
THESE PLANS ARE THE PROPERTY OF FRED A. MIKKELSON, INC. AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT PERMISSION FROM FRED A. MIKKELSON INC.

A2

Attachment: Plans (8042 : Peter Lanigan, Jr.)



FOUNDATION

756 SQ. FT.

1/4"=1'-0"

JOHN F. MIKKELSON
ARCHITECT

MIKKELSON BUILDERS
1029 W. GLEN OAKS LANE #202
MEQUON, WI. 53092
262-241-8740

LANIGAN RESIDENCE

1" = 4'-0"

12-11-22

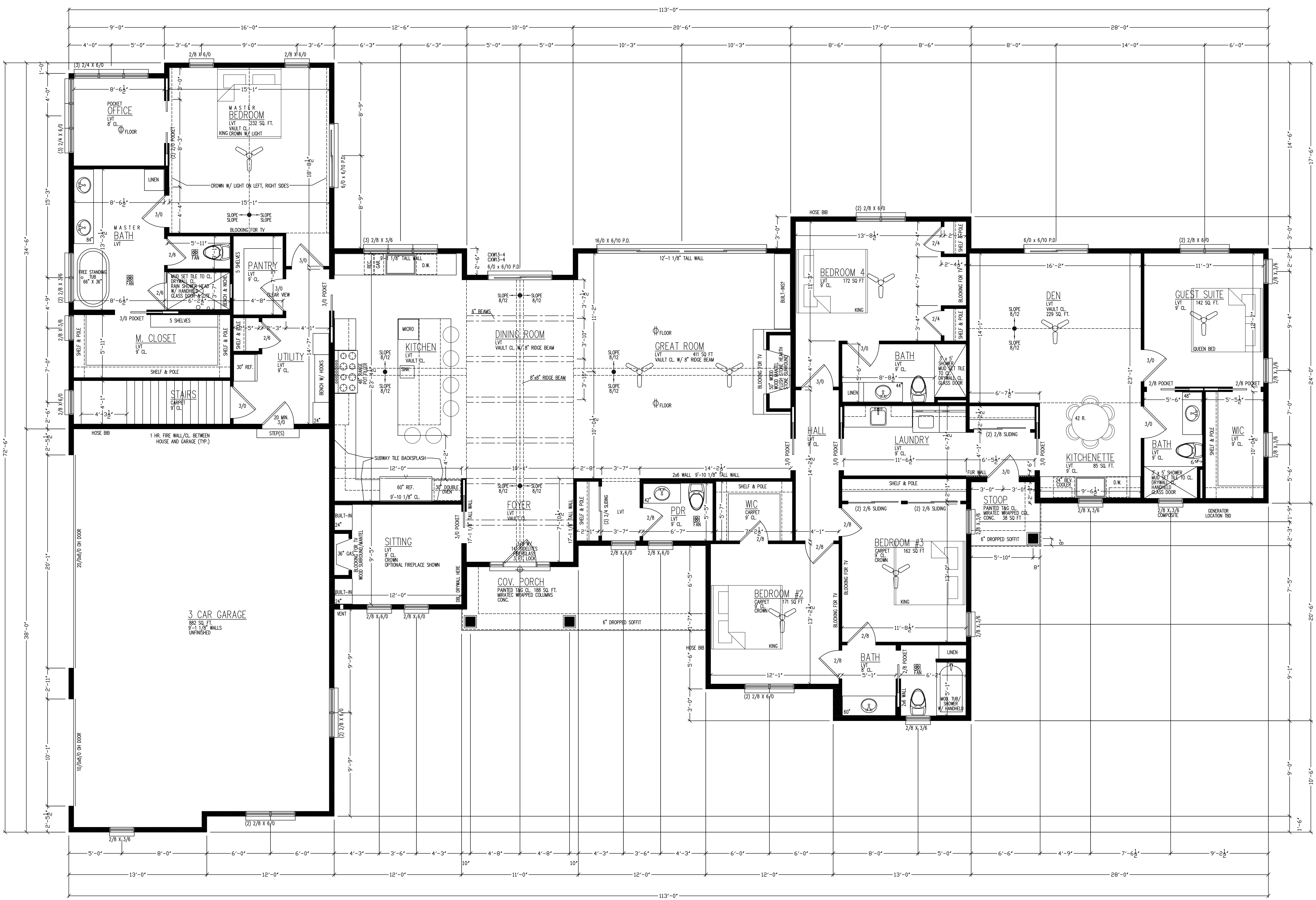
2021-10

DRAWN BY: F.M.D.
E-MAIL: fmd@mikkelsonbuilders.com
PHONE: 414-218-0060

NOTE
THESE PLANS ARE THE PROPERTY OF
FRED A. MIKKELSON, INC. AND MAY NOT
BE REPRODUCED OR USED IN ANY FORM
WITHOUT PERMISSION FROM
FRED A. MIKKELSON, INC.

A3

Attachment: Plans (8042 : Peter Lanigan, Jr.)



FIRST FLOOR

3697 SQ. FT. 1/4"=1'-0"

JOHN F. MIKKELSON ARCHITECT

MIKKELSON BUILDERS
1025 W. GLEN OAKS LANE #202
MEQUON, WI. 53092
262-241-8740

LANIGAN RESIDENCE

FLOOR PLANS

1"=4'-0"

12/11/22

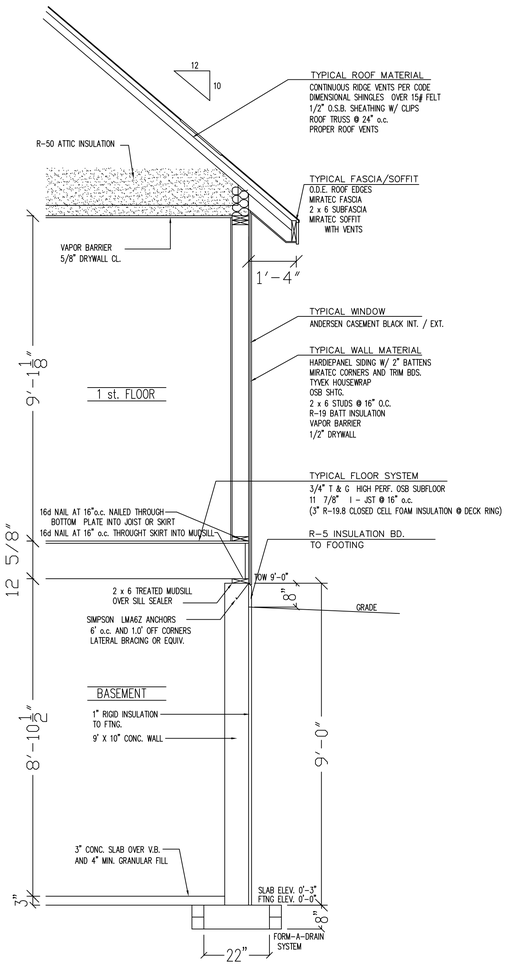
2021-10

DRAWN BY: F.M.D.
E-MAIL: fred@mikkelsonbuilders.com
MOBILE: 414-241-8910

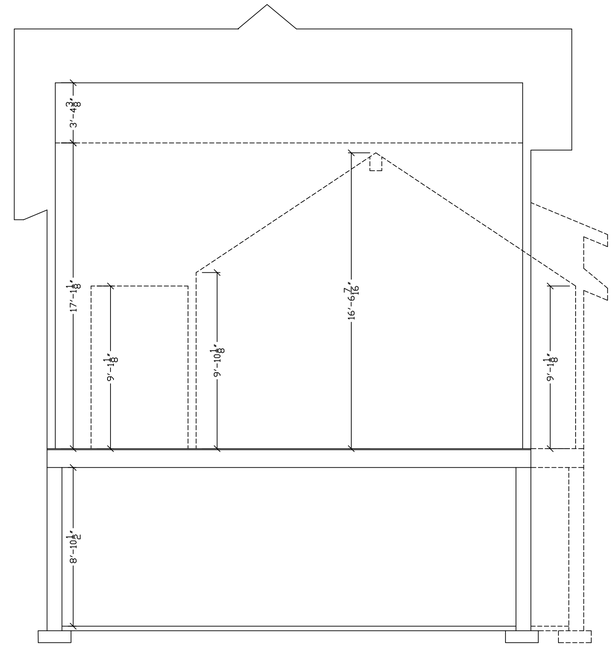
NOTE:
THESE PLANS ARE THE PROPERTY OF FRED A. MIKKELSON INC. AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT PERMISSION FROM FRED A. MIKKELSON INC.

A4

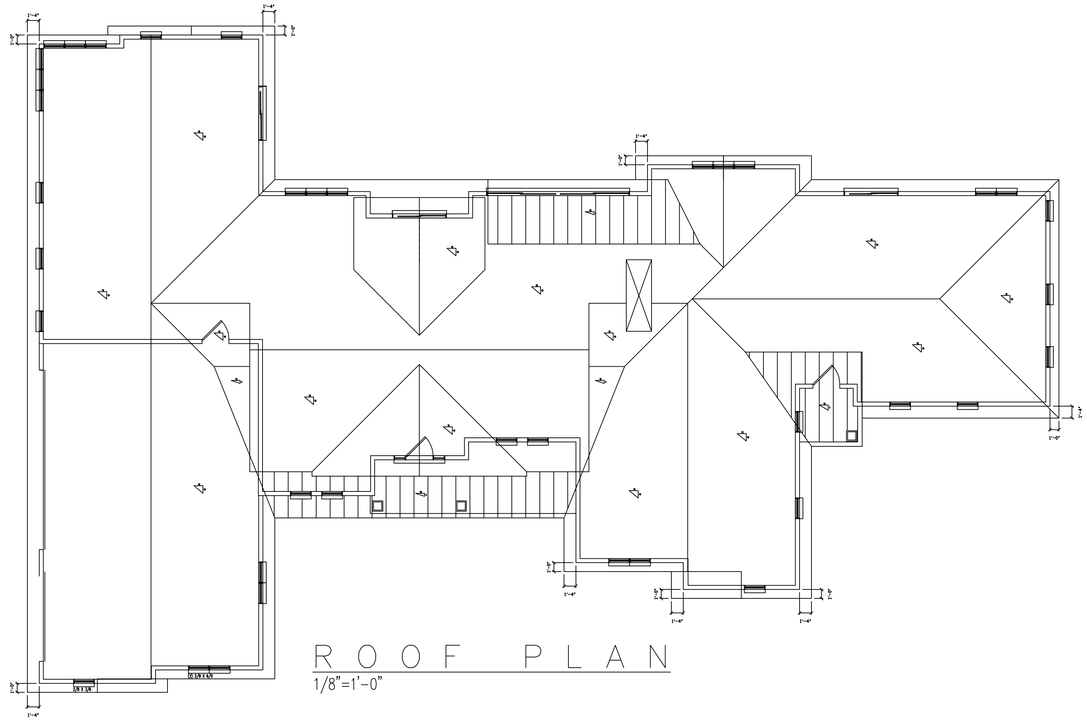
Attachment: Plans (8042 : Peter Lanigan, Jr.)



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



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



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

JOHN F. MIKKELSON ARCHITECT

MIKKELSON BUILDERS
1029 W. GLEN OAKS LANE #202
MEQUON, WI. 53092
262-241-8740

LANIGAN RESIDENCE

ROOF PLAN

12-11-22

2021-10

DRAWN BY: F.M.M.
E-MAIL: fmmikkelson@wi.rr.com
PHONE: 414-241-8740

NOTE:
THESE PLANS ARE THE PROPERTY OF FRED A. MIKKELSON, AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESS WRITTEN PERMISSION OF FRED A. MIKKELSON.

A5

Attachment: Plans (8042 : Peter Lanigan, Jr.)

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 9, 2023**
SUBJECT: **Jim & Martha Suttmiller - Addition at 9835 N. Courtland Drive**

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

HB DESIGNS LLC
CUSTOM RESIDENTIAL ARCHITECTURE

December 14, 2022

Statement of Intent
Suttmiller Residence
9835 N Courtland Dr
Mequon, WI 53092

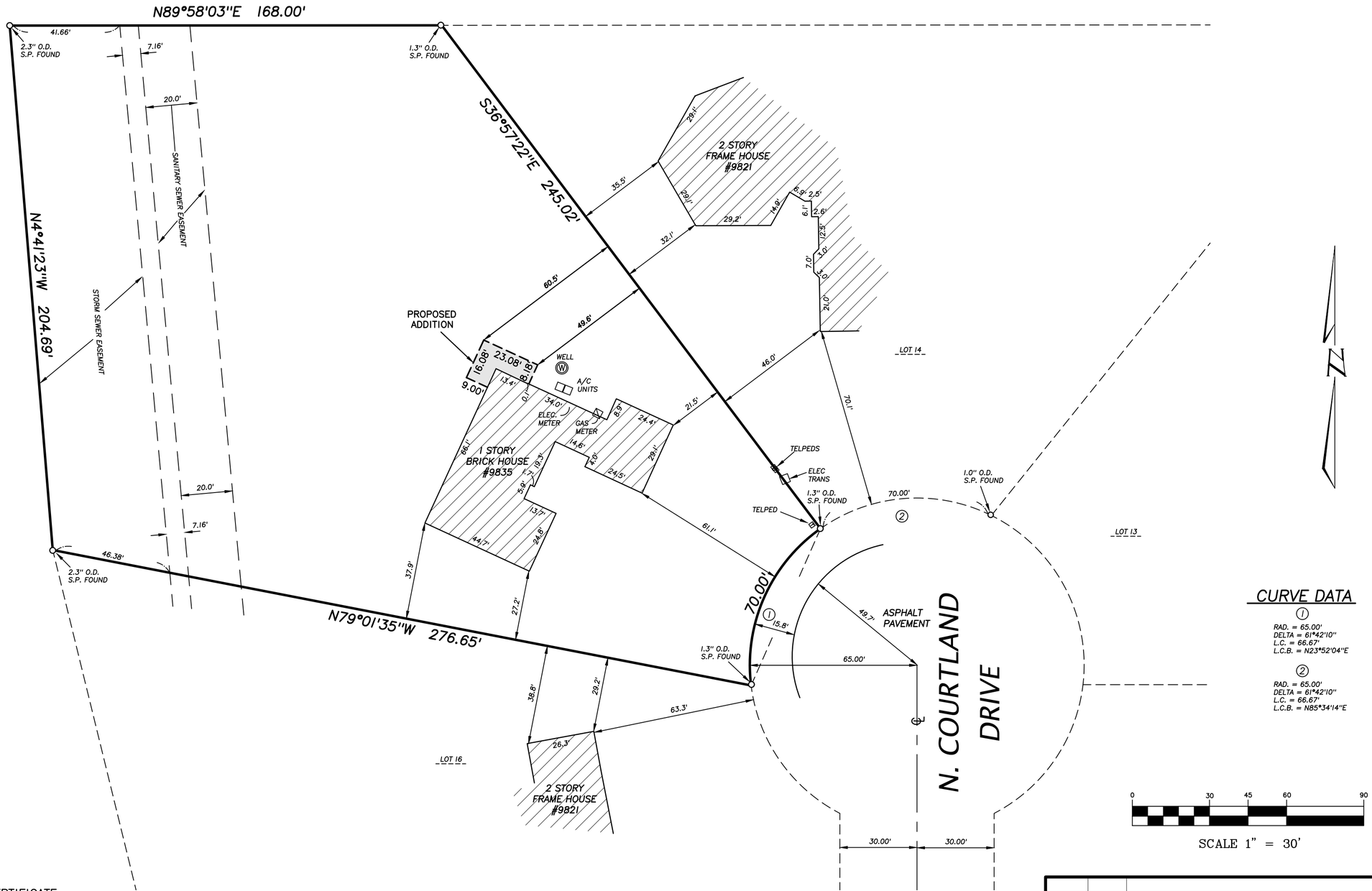
This project is to include building a one story sunroom addition to the northwest corner of the home. The addition will feature Marvin Windows and doors to match the existing house. The exterior will be clad with hard plank smooth panels with molding to replicate the existing panel moldings below the windows on the front. Engaged columns will flank all the corners of the Sunroom.

Attachment: Statement of Intent (8043 : Jim & Martha Suttmiller)

5419 NORTH BERKELEY BOULEVARD, WHITEFISH BAY, WISCONSIN 53217 414-467-1494 MBANIUKIEWICZ@WI.GMAIL.COM

LEGAL DESCRIPTION :
Lot fifteen (15) in "MAPLEFIELD ESTATES", being a subdivision of a part of the Southwest 1/4 of Section 32, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 55,553 sq. ft/1.28 acres of land, more or less.



SURVEY CERTIFICATE

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

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

Dated at City of Mequon, State of Wisconsin this 22nd day of March, 2022.

James G. Schneider
Surveyor – S–2127

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

NOTE :

1. ALL BEARINGS REFERENCED TO THE NORTH LINE OF LOT 15, WHICH BEARS N89°58'03"E, PER "MAPLEFIELD ESTATES".

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

MARK	DATE	REVISION	BY	AP'VD
1	12/13/22	ADD PROPOSED ADDITION	J.R.S.	J.G.S.

"PROPERTY SURVEY"

for

James & Martha Suttmiller

9835 N. Courtland Drive
Mequon, WI

DATE:	MARCH 22, 2022	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5211-22

Attachment: Survey (8043 : Jim & Martha Suttmiller)

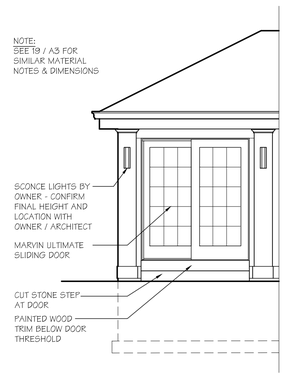
Attachment: Pictures (3863 : Jim & Kathy Schmitz)

Attachment Preview: 23052 - Jim & Martha Summers

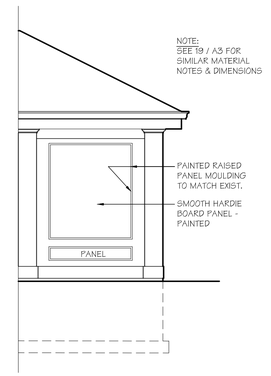
Attachment: Photos (6063 : Jim & Anita Summit)

Attachment: Pictures (6943 : Jim & Martha Sutmiller)

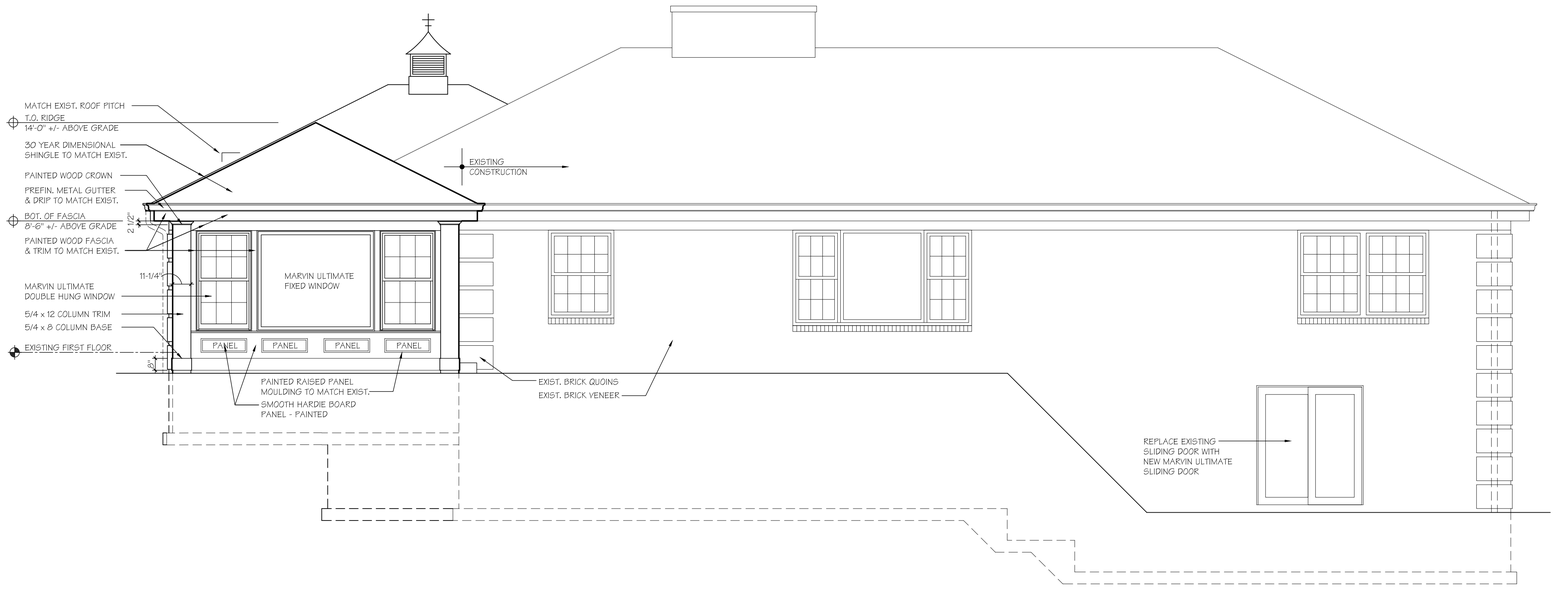
8 East Elevation
Scale: 1/4" = 1'-0"



10 Partial West Elevation
Scale: 1/4" = 1'-0"



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



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

© Meg Baniukiewicz, AIA
HB Designs LLC 2022

DATE:
DECEMBER 13, 2022

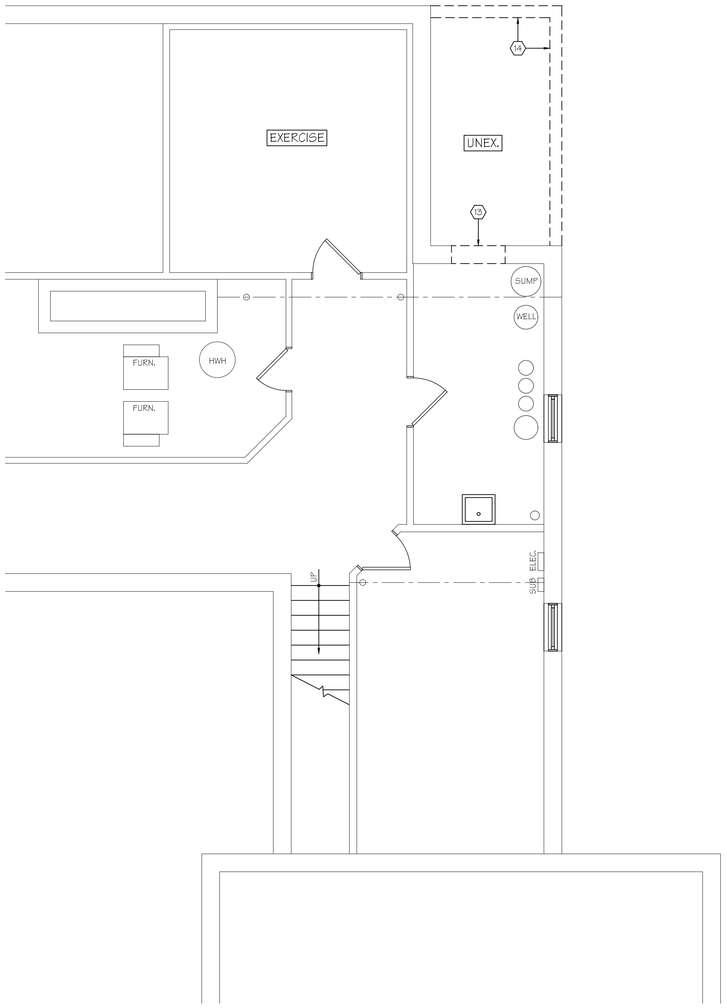
PROJECT:
SUTTMILLER RESIDENCE
9835 N. COURTLAND DR.
MEQUON, WI 53092

SHEET TITLE:
EXTERIOR ELEVATIONS
BUILDING SECTION

HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH 414.763.6748

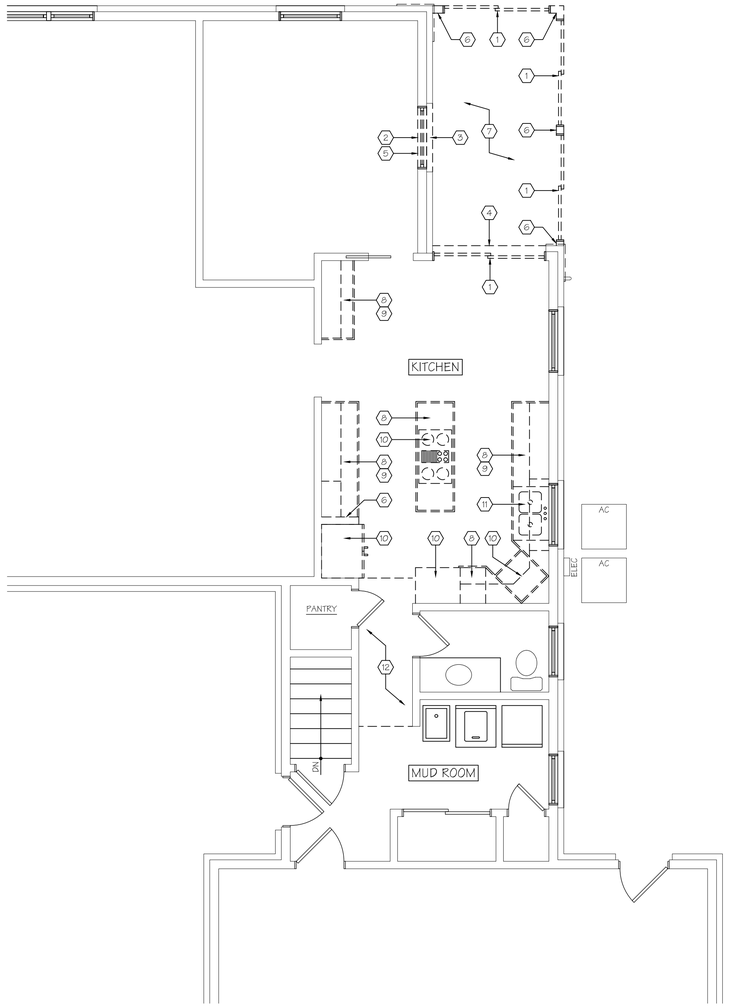
SHEET NO:
A3

Attachment: Plans (8043 : Jim & Martha Suttmiller)



12 Existing Basement Plan
Scale: 1/4" = 1'-0"

PLAN NORTH



14 Existing Basement Plan
Scale: 1/4" = 1'-0"

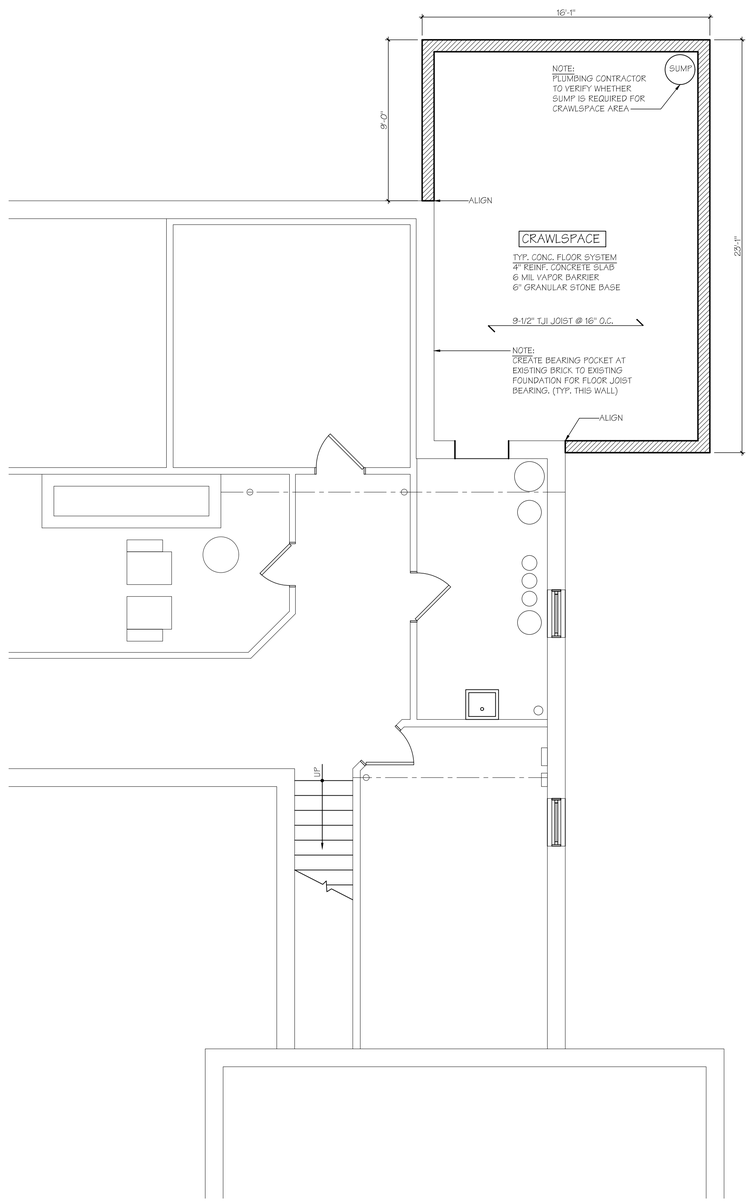
PLAN NORTH

DEMOLITION KEY NOTES:

1. REMOVE EXISTING DOOR ASSEMBLY
2. REMOVE EXISTING WINDOW ASSEMBLY
3. REMOVE EXISTING BRICK SILL AND BRICK VENEER TO PROPOSED FINISHED FLOOR. PATCH BRICK COURSING AT JAMBS.
4. REMOVE EXISTING CONCRETE STEP.
5. REMOVE PORTION OF EXISTING STUD WALL TO PROPOSED FINISH FLOOR.
6. REMOVE EXISTING WALL FRAMING.
7. REMOVE EXISTING CEILING FRAMING, RAFTER FRAMING AND ROOF SYSTEM FOR NEW WORK.
8. REMOVE EXISTING BASE CABINET, UPPER CABINET, AND COUNTER TOP.
9. REMOVE EXISTING DRYWALL SOFFIT OVER EXISTING UPPER CABINETS.
10. REMOVE EXISTING APPLIANCE
11. REMOVE EXISTING PLUMBING FIXTURE.
12. REMOVE EXIST SOFFIT, RAISE CEILING TO MEET KITCHEN AND MUDROOM.
13. REMOVE PORTION OF EXIST. FOUNDATION WALL FOR NEW CRAWLSPACE ACCESS
14. REMOVE EXISTING FOUNDATION

GENERAL DEMOLITION NOTES:

1. DASHED LINES INDICATE WALLS / DOORS / MILLWORK TO BE REMOVED
2. ALL EXISTING AREAS NOT AFFECTED BY CONTSTRUCTION TO BE PROPERLY PROTECTED INCLUDING EXISTING WALLS, CEILINGS, FLOORS, DOORS AND WINDOWS.
3. PROVIDE TEMPORARY CONSTRUCTION BARRIERS DURING CONSTRUCTION. ALL TEMPORARY BARRIERS TO BE APPROVED WITH OWNER PRIOR TO INSTALLATION.
4. SALVAGE ALL APPLIANCES, CABINETS AND DOORS FOR REUSE BY OWNER OR IN PROJECT.



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

PLAN NORTH

© Meg Baniukiewicz, AIA
HB Designs LLC 2022

DATE:
DECEMBER 13, 2022

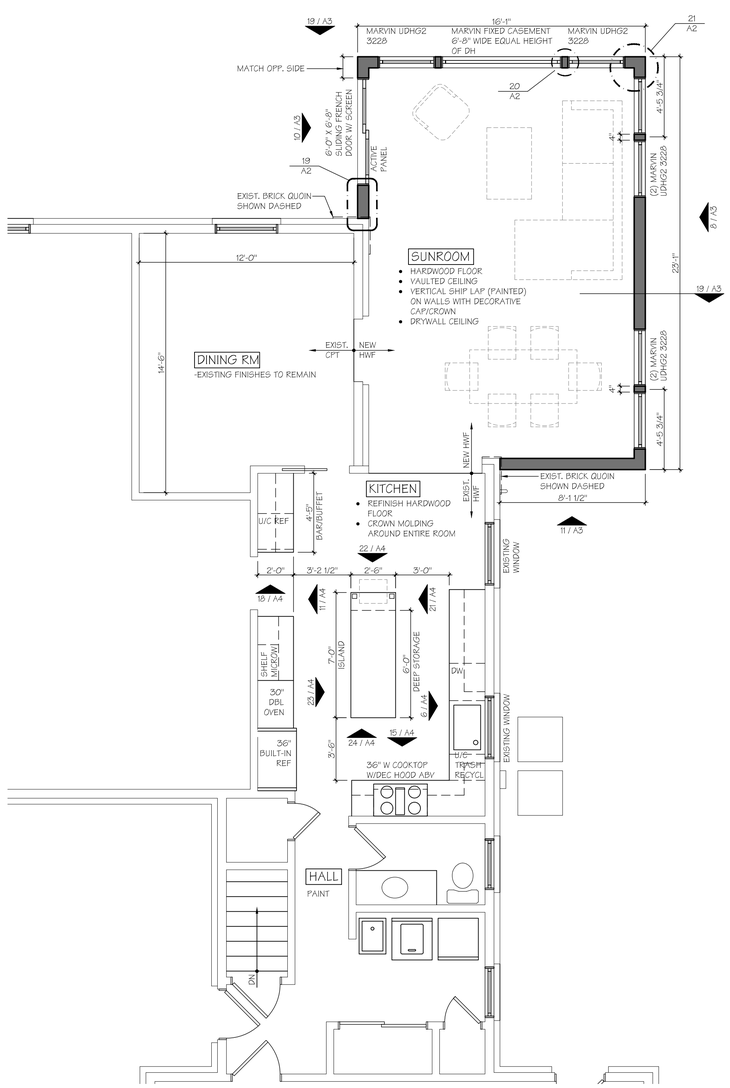
PROJECT:
SUTTMILLER RESIDENCE
9835 N. COURTLAND DR.
MEQUON, WI 53092

SHEET TITLE:
EXISTING FLOOR PLANS

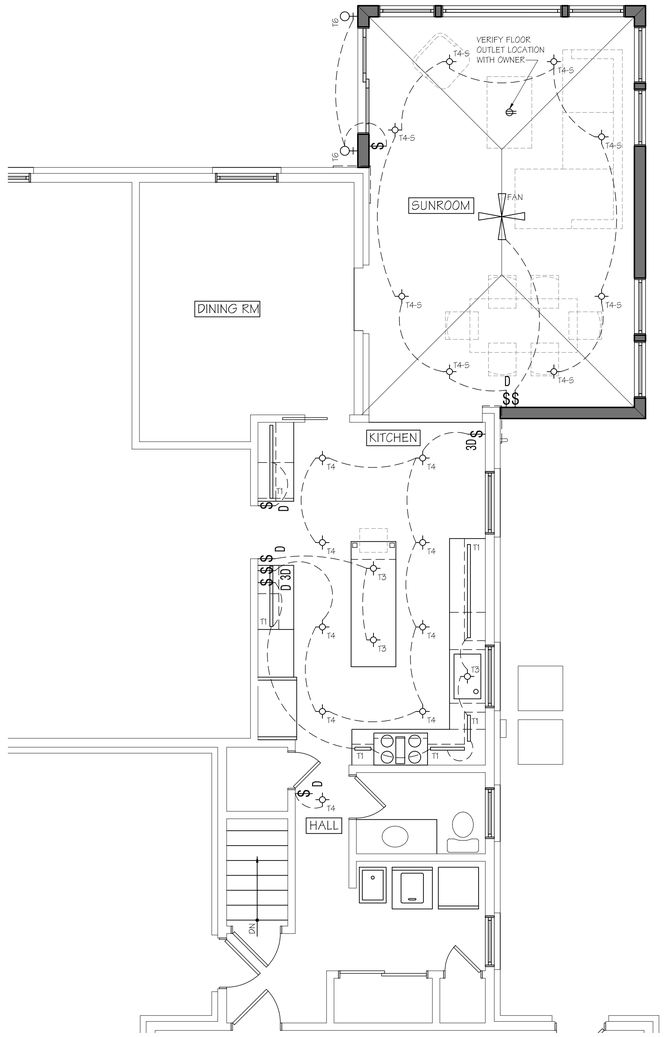
HB DESIGNS, LLC
5410 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH 414.961.6748

SHEET NO:
A1

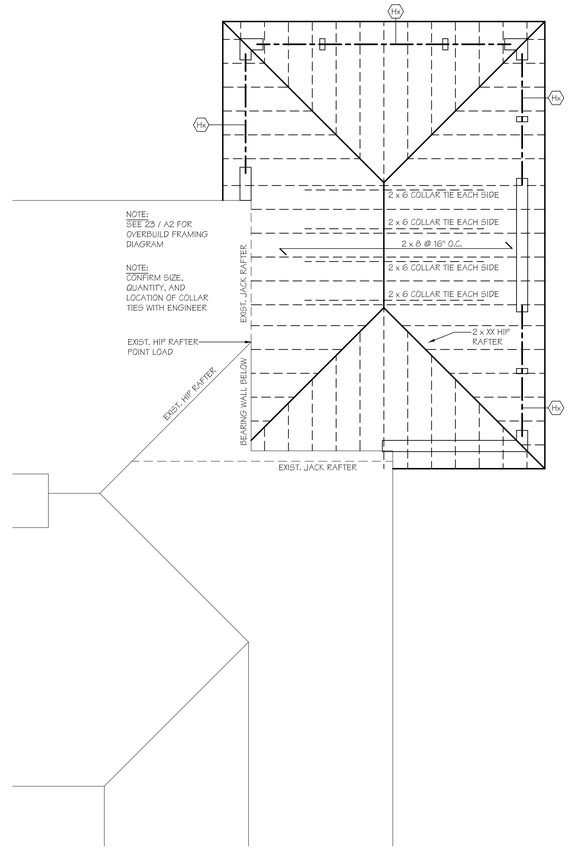
Attachment: Plans (8043 : Jim & Martha Suttmiller)



11 Partial First Floor - Proposed
Scale: 1/4" = 1'-0"



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



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

	HEADER SCHEDULE	NOTES
H1	(2) 2 x 8 SPF NO. 2	
H2	(2) 2 x 10 SPF NO. 2	
H3	(2) 1-3/4" x 9-1/2" LVL	1
H4	(2) 1-3/4" x 11-7/8" LVL	1

NOTE:
1. E = 2,000,000 PSI, Fb = 2600 PSI

ELECTRICAL GENERAL NOTES:
1. THIS SHEET IS FOR FIXTURE TYPE & LOCATION ONLY. ELECTRICAL SYSTEM IS DESIGN BUILD BY CONTRACTOR

2. ELECTRICAL CONTRACTOR TO COMPLY WITH ALL STATE & LOCAL CODES

3. ELECTRICAL CONTRACTOR TO NOTIFY OWNER OF ANY DISCREPENCIES OR CHANGES PRIOR TO INSTALLATION.

T1 — ELECTRICAL CONTRACTOR TO PROVIDE & INSTALL LED UNDER CABINET LIGHT FIXTURES. FIXTURES SHALL BE WHITE IN COLOR (UNLESS NOTED OTHERWISE), NOT MORE THAN 1 INCH IN OVERALL DEPTH AND SHALL BE DIMMABLE

T2 — PENDANT LIGHT FIXTURE BY OWNER, ELEC CONTRACTOR TO INSTALL. ELEC CONTRACTOR TO VERIFY REQ SUPPORT FOR FIXTURE

T3 — 3" RECESSED LED CAN LIGHT BY ELEC CONTRACTOR

T4 — 4" RECESSED LED CAN LIGHT BY ELEC CONTRACTOR

T4-S — SLOPE CEILING TRIM

T5 — 5" RECESSED LED CAN LIGHT BY ELEC CONTRACTOR

T6 — WALL SCONCE BY OWNER, ELEC CONTRACTOR TO INSTALL, CONFIRM HT WITH OWNER PRIOR TO INSTALL

CEILING FAN BY OWNER - CONTRACTOR TO INSTALL

$ — ONE WAY SWITCH

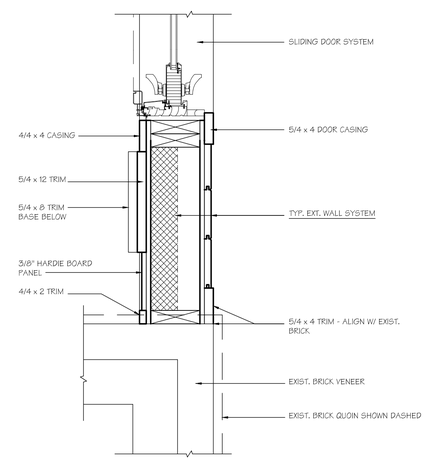
$3 — THREE WAY SWITCH

$D — ONE WAY SWITCH W/DIMMER

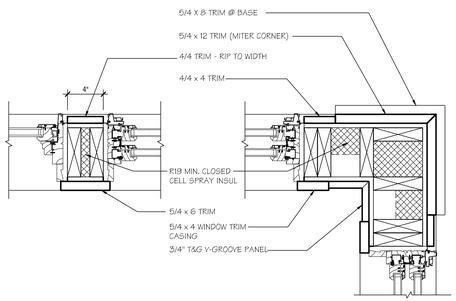
DUPLEX RECEPTACLE

TEL — TELEPHONE JACK

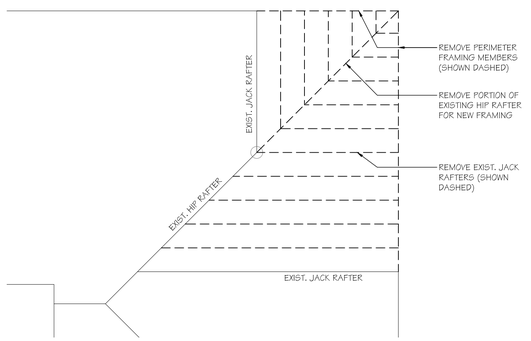
CBL — CABLE RECEPTACLE



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

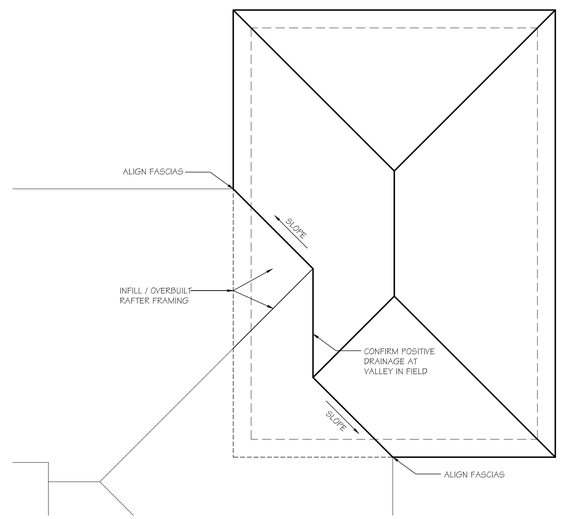


20 Mullion Detail
Scale: 1-1/2" = 1'-0"



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

22 Roof Plan - Demo Diagram
Scale: 1/4" = 1'-0"



23 Roof Plan - Overbuilt Diagram
Scale: 1/4" = 1'-0"

PLAN NORTH

© Meg Baniukiewicz, AIA
HB Designs LLC 2022

DATE:
DECEMBER 15, 2022

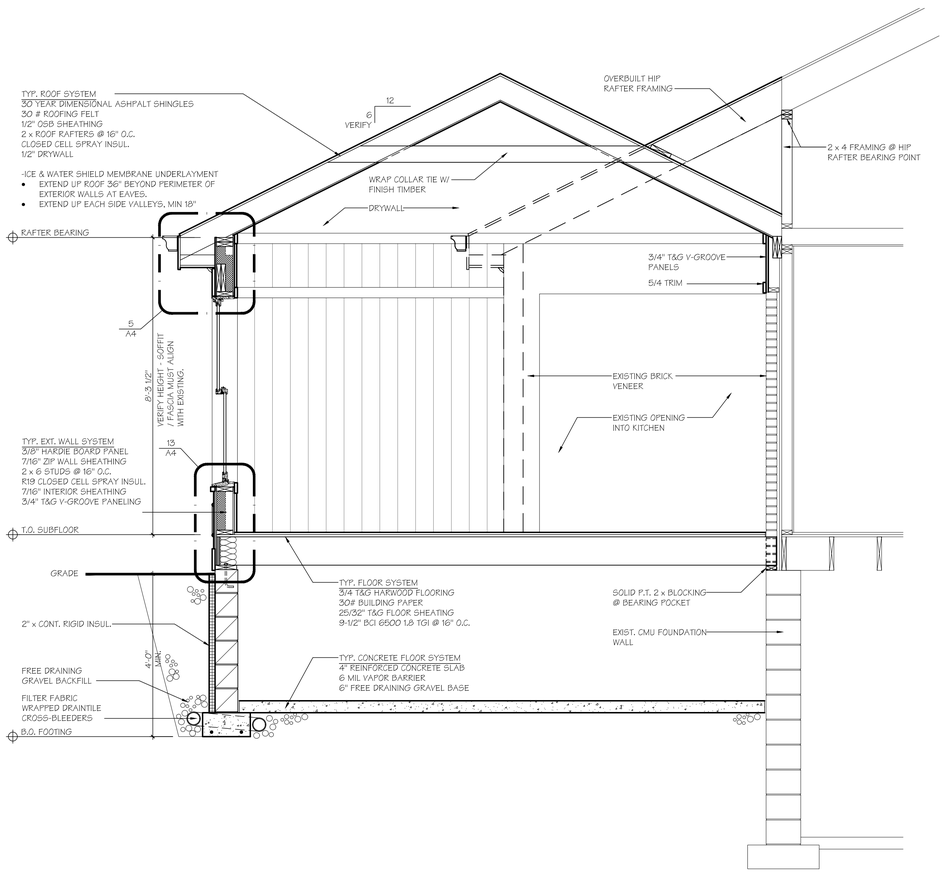
PROJECT:
SUTTMILLER RESIDENCE
9855 N. COURTLAND DR.
MEQUON, WI 53092

SHEET TITLE:
PROPOSED FLOOR PLANS
INTERIOR ELEVATIONS

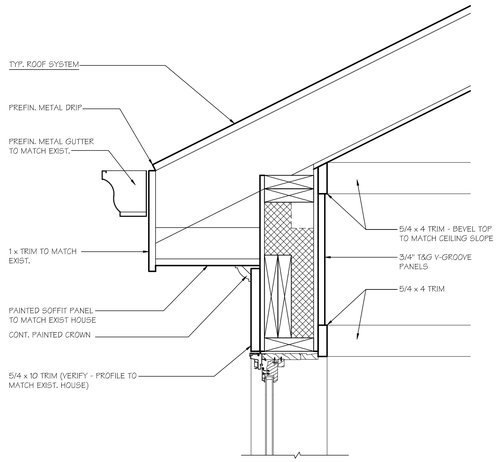
HB DESIGNS, LLC
5470 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH 414.761.6948

SHEET NO:
A2

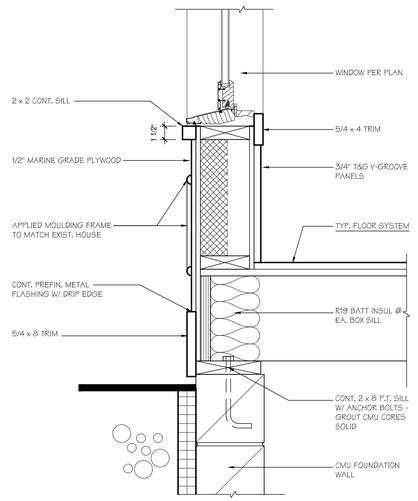
Attachment: Plans (8043 : Jim & Martha Suttmiller)



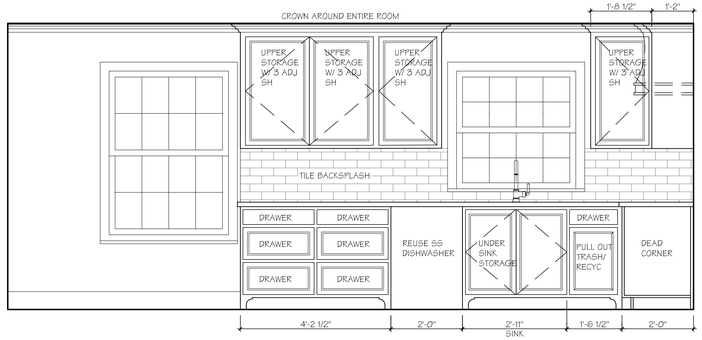
7 South Elevation Kitchen
Scale: 1/2" = 1'-0"



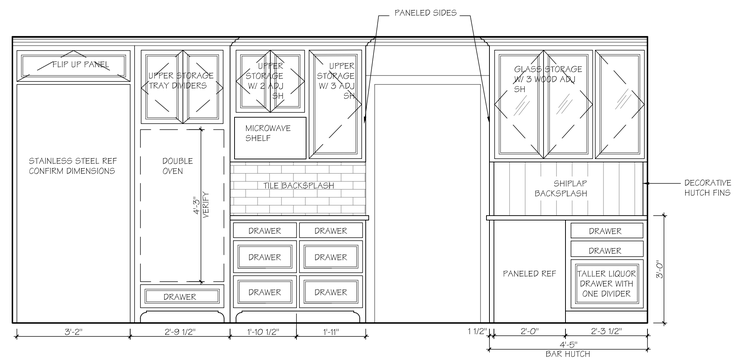
5 Wall Detail
Scale: 1-1/2" = 1'-0"



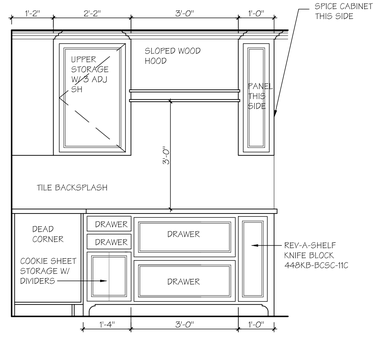
13 Wall Detail
Scale: 1-1/2" = 1'-0"



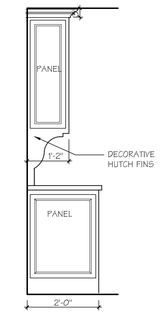
6 East Elevation Kitchen
Scale: 1/2" = 1'-0"



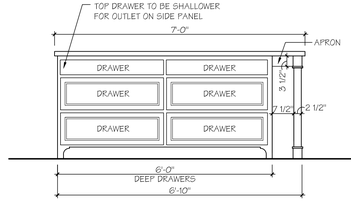
11 West Elevation Kitchen
Scale: 1/2" = 1'-0"



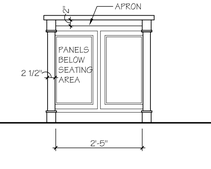
15 South Elevation Kitchen
Scale: 1/2" = 1'-0"



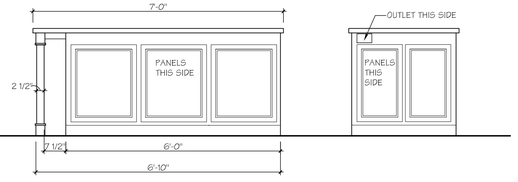
18 Side Elevation
Scale: 1/2" = 1'-0"



21 Island Elevation
Scale: 1/2" = 1'-0"



22 End Elevation
Scale: 1/2" = 1'-0"



23 Island Elevation
Scale: 1/2" = 1'-0"

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

© Meg Baniukiewicz, AIA
HB Designs LLC 2022

DATE:
DECEMBER 13, 2022

PROJECT:
SUTTMILLER RESIDENCE
9835 N. COURTLAND DR.
MEQUON, WI 53092

SHEET TITLE:
SECTIONS & INTERIOR ELEVATIONS

HB DESIGNS, LLC
3419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH 414.761.6948

SHEET NO:
A4

Attachment: Plans (8043 : Jim & Martha Suttmiller)