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, March 13, 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 February 13, 2023

3) Architectural Board Applications

1. **Wade & Ashley Williams** — **New Single-Family Residence**
   11045 N. Cedarburg Road
   Subdivision: N/A — Contractor: TBD
   District #4 – 6:00 pm — Architect: MFP Design

2. **Ron & Tara Blecha** — **Exterior Changes: Roofline**
   10923 N. Cedarburg Road
   Subdivision: N/A — Contractor: DJB Constructs LLC
   District 4 – 6:05 pm — Architect: Drexel

3. **Vikram & Rupika Nangia** — **Addition: Mother-In-Law Suite**
   12060 N. Lake Shore Drive
   Subdivision: N/A — Contractor: Gabor Design Build
   District 5 – 6:15 pm — Architect: Bryan Wick

4. **Michael & Jenna Sullivan** — **New Single-Family Residence**
   299 W. Hemlock Lane
   Subdivision: Hemlock Lane — Contractor: Mikkelson Builders
   District 5 – 6:25 pm — Architect: Fred Dahms, Jr.

5. **Jason & Kylli Schneider** — **New Single-Family Residence**
   13151 N. Oriole Lane
   Subdivision: N/A — Contractor: Anderson Homes
   District 5 – 6:30 pm — Architect: Anderson Homes

6. **Mark Gierl** — **Shed**
   1051 W. Pioneer Road
   Subdivision: N/A — Contractor: MW Sheds/Owner
   District 5 – 6:35 pm — Architect: MW Sheds

7. **Samuel & Nina Kirk** — **New Single-Family Residence**
   13418 N. Lakewood Drive
   Subdivision: N/A — Contractor: Owners
   District 5 – 6:45 pm — Architect: Kristin Dedering

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: **March 13, 2023**
SUBJECT: **Meeting Minutes from February 13, 2023**

Attachments:
2.13 (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, February 13, 2023
6:00 PM
Lower-Level Conference Room

Minutes

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

Present:	Vice-Chairman Paul Apfelbach
Members at Large:	Michael Wade, Curtis Helm, Janet Ehn, Bluma Lotman
Building Inspector:	Greg Golden

2. **Meeting Minutes**

Minutes from the January 9, 2023, meeting were approved by District Representative Janet Ehn and seconded by District Representative Michael Wade.
Minutes were approved unanimously.

Attachment: 2.13 (8254 : Meeting Minutes from February 13, 2023)

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 6 6:00 pm	**Addition: Kitchen & Garage**	Adam Tietyen 12504 N. Portland Avenue Subd: River Oaks Est. #1	Cont: Platz Custom Homes Arch: Fritsch Design LLC

Moved to Approve: Apfelbach
Seconded by: Wade
Approved: Yes
Vote: Unanimous

Conditions: Plans approved as submitted.

2)	Dist. 8 6:10 pm	**Window Changes**	Patrick Laske & Kate Flood 9922 N. Lake Shore Drive Subd: N/A	Cont: M. Schueller Const. Arch: Chris Chambliss

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

Conditions: Plans approved as submitted.

3)	Dist. 1 6:20 pm	**New Single-Family Residence**	Victory Homes of WI 10127 W. Farmdale Est. Ct. Subd: Farmdale Estates	Cont: Victory Homes of WI Arch: David Pluim

Moved to Approve: Helm
Seconded by: Wade
Approved: Yes
Vote: Unanimous

Conditions: Plans approved as submitted.

Attachment: 2.13 (8254 : Meeting Minutes from February 13, 2023)

4. **Action:**

District Representative Janet Ehn made a motion to adjourn the meeting. Vice-Chairman Paul Apfelbach seconded the motion.

A vote was taken; vote passed unanimously.

Meeting adjourned at 6:17 p.m.

Attachment: 2.13 (8254 : Meeting Minutes from February 13, 2023)

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: **March 13, 2023**
SUBJECT: **Wade & Ashley Williams - New Single-Family Residence at 11045 N. Cedarburg Road**

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

Statement of Intent

11045 N. Cedarburg Rd.,

Mequon, WI 53092

The intent of this project is to construct a 2-story single-family residence including an attached garage, approx. 2677 sf footprint, on a vacant 2.21-acre lot located within a R-4 zoning district at 11045 N. Cedarburg Rd., Mequon WI 53092. All specifications correlating with the R-4 district have been considered and included in the overall design, including but not limited to setbacks, structure square footage, structure height, and lot coverage. According to the Ozaukee GIS, the proposed structure will not affect or be affected by any floodplains, wetlands, or other environmental considerations. The design aesthetics and functionality of the home is meant to compliment the very diverse architecture of the surrounding/neighboring homes, while maintaining the integrity of desirable tree species and vegetation.

For more information regarding this project, please reach out to Wade Williams using the contact information below.

Sincerely,

Wade Williams

920-579-0929

Wiwa0801@yahoo.com

Attachment: Statement of Intent (8245 : Wade & Ashley Williams)

Wade Williams

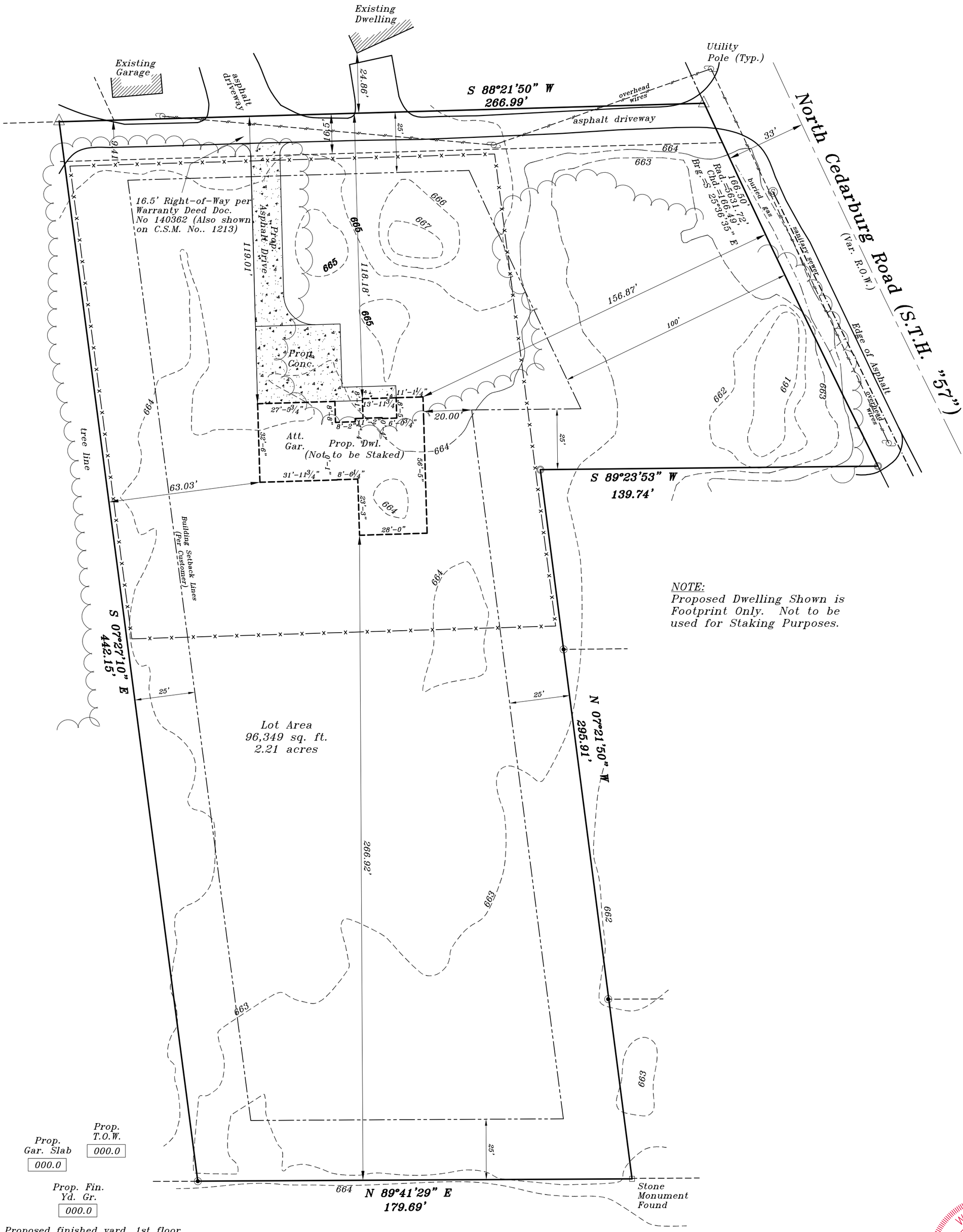
PLAT OF SURVEY

LOCATION: 11045 North Cedarburg Road, Mequon, Wisconsin

LEGAL DESCRIPTION: Lot 12 in Block 4 in **ASSESSOR'S PLAT**, being a part of the Northwest 1/4 of Section 26, Town 9 North, Range 21 East, in the City of Mequon, County of Ozaukee, State of Wisconsin.

June 24, 2022

Survey No. 113564



NOTE:
Proposed Dwelling Shown is Footprint Only. Not to be used for Staking Purposes.

Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner and/or the builder.

METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS

9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — *Denotes Iron Pipe Found*
◎ — *Denotes Iron Pipe Set*
△ — *Denotes Mag Nail Set*

N
W E
S

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR

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, BOUNDARY 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 _____

Dennis C. Sauer
Professional Land Surveyor S-2421

Attachment: Survey (8245 : Wade & Ashley Williams)

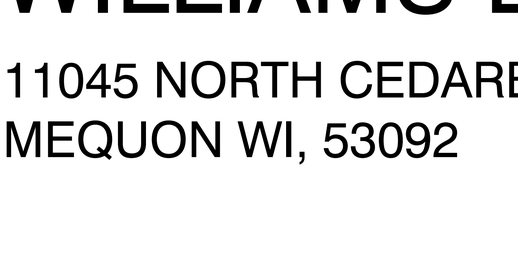
FRONT VIEW

BACK VIEW

WILLIAMS ESTATE

11045 NORTH CEDARBURG ROAD
MEQUON WI, 53092

DRAWING INDEX



DRAWING INDEX

A-SITE	
AS01	ARCHITECTURAL SITE PLAN
ARCHITECTURAL	
A100	BASEMENT PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A121	ROOF PLAN
A200	ELEVATIONS
A300	SECTIONS
A500	DETAILS
A600	SCHEDULES

OWNER MAILING ADDRESS

ASHLEY AND WADE WILLIAMS
1037 S 5TH ST, MILWAUKEE, WI 53204

PLAN REVISIONS

ALL SHEETS

REV	DESCRIPTION	SHEETS	DATE

Attachment: Plans (8245 : Wade & Ashley Williams)

2218 N SUMMIT AVE
MILWAUKEE, WI 53202
414-531-5534

REVISIONS

NOTES:

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COVER SHEET & PLAN REVIEW INFORMATION

T101

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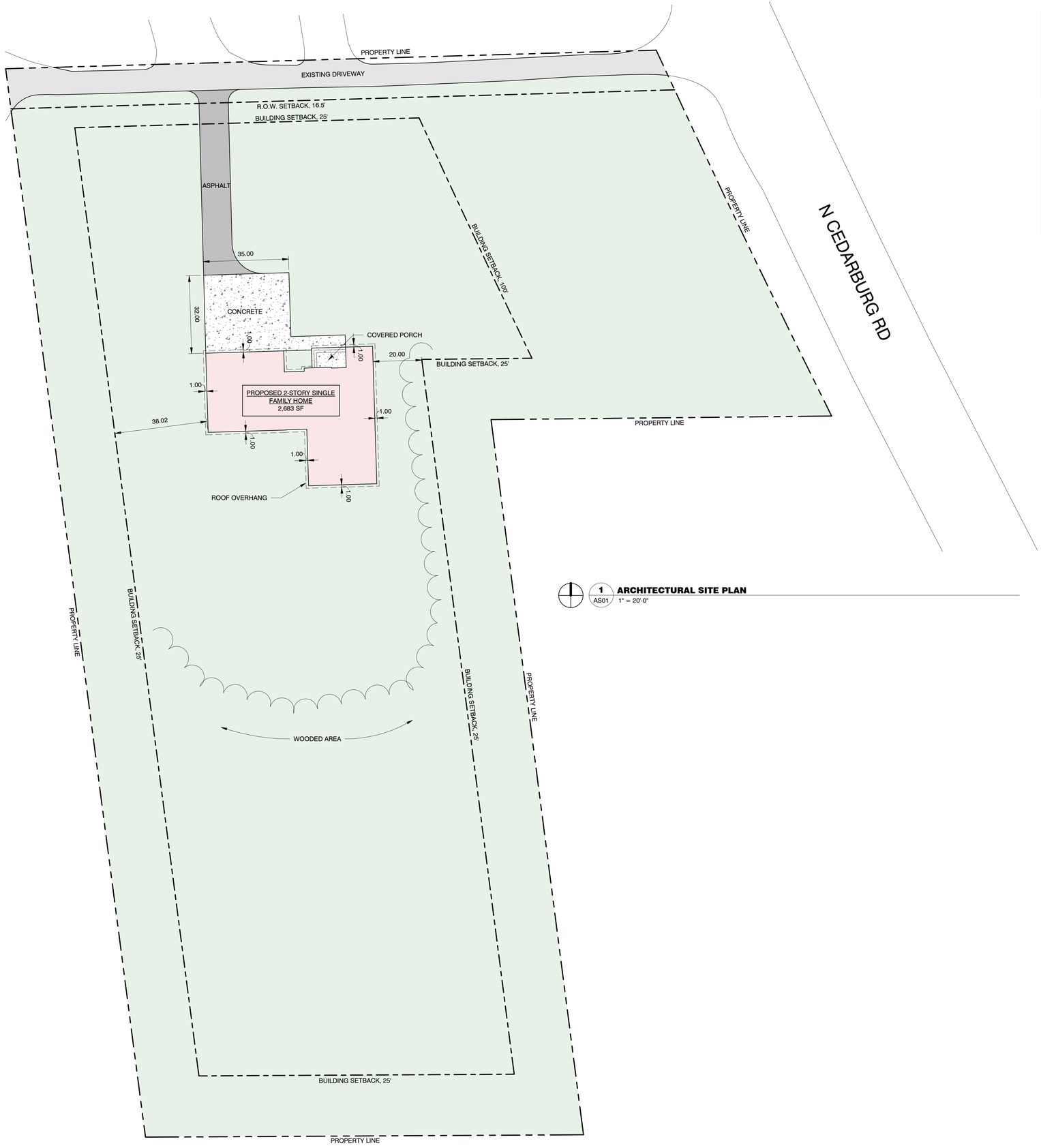

1 AS01 **ARCHITECTURAL SITE PLAN**
1" = 20'-0"

ZONING

ZONED:	R-4
MIN. BUILDING SETBACKS (FT):	STREET YARD: 100' INTERIOR SIDE YARD: 25' REAR YARD: 25'
MAX. BUILDING HEIGHTS (FT):	PRINCIPAL BUILDING: 42' ACCESSORY BUILDING: 15'

SITE STATISTICS

NAME	AREA	AREA RATIO
IMPERVIOUS SURFACE		
ASPHALT	953 SF	1%
CONCRETE	1,354 SF	1%
PROPOSED 2-STORY SINGLE FAMILY HOME	2,683 SF	3%
IMPERVIOUS SURFACE	4,991 SF	5%
PERMEABLE SURFACE		
LANDSCAPE	91,059 SF	95%
PERMEABLE SURFACE	91,059 SF	95%
GRAND TOTAL	96,051 SF	100%

GENERAL SITE NOTES:

1. VISIT JOB SITE TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. MEET WITH GENERAL CONTRACTOR PRIOR TO STARTING.

2. REMOVE EXISTING TREES ALONG WITH ROOTS AS REQUIRED @ PROPOSED BUILDING AND PAVING AREAS.

3. STRIP AND REMOVE ALL REMAINDER VEGETATION & X"+/- TOP SOIL FROM WITHIN THE BUILDING AND PAVING AREAS. STOCKPILE REUSABLE, UNCOTAMINATED TOPSOIL AND PROVIDE FOR ALL EXCESS MATERIAL TO BE TRUCKED OFF SITE. RESPREAD SALVAGED TOPSOIL OVER DISTURBED AREAS TO APPROX. 4" DEPTH AFTER CONSTRUCTION IS FINISHED.

4. CUT (OR FILL) THE BUILDING AREA +5.0' BEYOND PERIMETER OF THE BUILDING

5. CUT THE FLOOR AREA TO THE SUB-GRADE ELEVATION. (THE PERIMETER FOUNDATION FOOTINGS TO BE EXCAVATED BY CONC. CONTR. TO THE REQUIRED DEPTHS PER THE FOUNDATION PLAN). BENCH GRADE BACK PER CURRENT OSHA CODE STANDARDS PART #1926 IF REQ'D BY THE G.C. FOR THE PROJECT

6. PROOF ROLL BUILDING AREA FOR ANY SOFT MATERIALS. REPORT ANY SOFT SPOTS TO THE GENERAL CONTRACTOR.

7. ALL FILL MATERIAL FOR BRINGING GRADES UP TO SUB-GRADE ELEVATIONS SHALL BE GRANULAR OR CLEAN COMPACTABLE CLAY AND APPROVED BY ANDERSON-ASHTON.

8. ALL EXTERIOR BACKFILL MATERIAL FOR STANDARD FROST FOUNDATION WALLS SHALL BE CLEAN COMPACTABLE CLAY.
INTERIOR BACKFILL MATERIAL SHALL BE 3/4" CLEAR STONE.

9. PREPARE THE PAVING AREA AS SHOWN ON THE CONSTRUCTION DOCUMENTS to +/- 0.10'

10. PREPARE ALL SWALES AS SHOWN ON PLAN TO PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION.

11. RETURN AFTER THE BUILDING IS ENCLOSED & FINISH GRADE AND TOPSOIL AROUND PERIMETER OF BUILDING. ALSO, FINISH GRADE AROUND ELECTRICAL, TELEPHONE, GAS, SEWER, WATER AND UTILITY TRENCHES.

12. GRADING CONTRACTOR SHALL FIX AND REPAIR DRIVES AS REQUIRED AFTER UTILITY AND OTHER WORK THAT MAY DISTURB THE SOIL AND/OR GRAVEL BASE BEOFRE PAVING BEGINS. GRADING CONTRACTOR SHALL SMOOTH DRUM ROLL ALL PARKING AREAS AND DRIVES BEFORE PAVING BEGINS.

13. GRADING CONTRACTOR SHALL BE PREPARRED TO HANDLE ALL SPOILS WHICH MAY INCLUDE ON SITE STORAGE AND TRUCKING OFF SITE. GRADER TO GET PRIOR APPROVAL FROM G.C. FOR PLACEMENT OF STOCKPILE SITES PRIOR TO STARTING STRIPPING OF TOPSOIL.

14. AWARDED GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE LABOR AND MATERIAL NEEDED FOR SUPPLYING ANY TRAFFIC CONTROL BARRIERS OR SIGNS AS NEEDED PER LOCAL OR D.O.T. CODES & REGULATIONS DUE TO ANY ROAD WORK OUTSIDE OF PROPERTY LINES

15. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MIN DISTANCE OF 10' MEASURED PERP. TO THE FACE OF THE FOUNDATION WALL.

ASPHALT PAVING WORK

1. FURNISH AND INSTALL A 8" CRUSHED AGGREGATE BASE AT THE ASPHALT PAVING PARKING AREAS.

2. FINE GRADE AND COMPACT STONE BASE.

3. FURNISH AND INSTALL A 4" (TWO LIFT) AVG. THICKNESS COMPACTED ASPHALT PAVEMENT AT TRUCK/DRIVE AREAS

WILLIAMS' ESTATE

11045 N CEDARBURG RD
WI

Attachment: Plans (8245 : Wade & Ashley Williams)

NP design
2218 N SUMMIT AVE
MILWAUKEE, WI 53202
414-531-5534

[redacted]

REVISIONS

NOTES:

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ARCHITECTURAL SITE PLAN

AS01

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WILLIAMS ESTATE

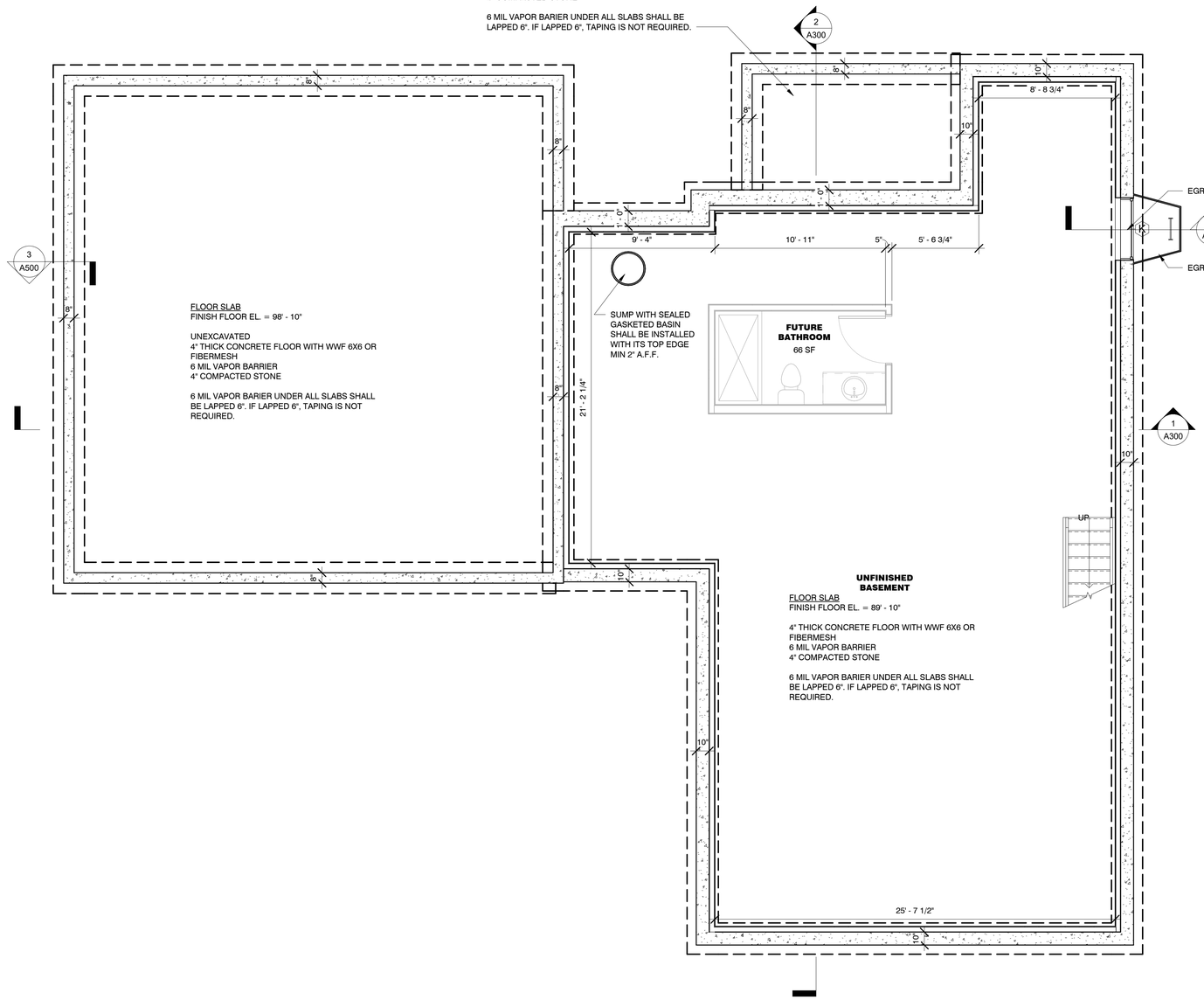
11045 NORTH CEDARBURG ROAD
82

Attachment: Plans (8245 : Wade & Ashley Williams)

CONCRETE STOOP
FINISH FLOOR EL. = 100' - 0"

UNEXCAVATED
4" THICK CONCRETE FLOOR WITH WWF 6X6 OR FIBERMESH
6 MIL VAPOR BARRIER
4" COMPACTED STONE

6 MIL VAPOR BARIER UNDER ALL SLABS SHALL BE LAPPED 6". IF LAPPED 6", TAPING IS NOT REQUIRED.



FLOOR SLAB
FINISH FLOOR EL. = 98' - 10"

UNEXCAVATED
4" THICK CONCRETE FLOOR WITH WWF 6X6 OR FIBERMESH
6 MIL VAPOR BARRIER
4" COMPACTED STONE

6 MIL VAPOR BARIER UNDER ALL SLABS SHALL BE LAPPED 6". IF LAPPED 6", TAPING IS NOT REQUIRED.

UNFINISHED BASEMENT

FLOOR SLAB
FINISH FLOOR EL. = 89' - 10"

4" THICK CONCRETE FLOOR WITH WWF 6X6 OR FIBERMESH
6 MIL VAPOR BARRIER
4" COMPACTED STONE

6 MIL VAPOR BARIER UNDER ALL SLABS SHALL BE LAPPED 6". IF LAPPED 6", TAPING IS NOT REQUIRED.

1 A100 **BASEMENT**
1/4" = 1'-0"

NMP design
2218 N SUMMIT AVE
MILWAUKEE, WI 53202
414-531-5534

[redacted]

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BASEMENT PLAN

A100

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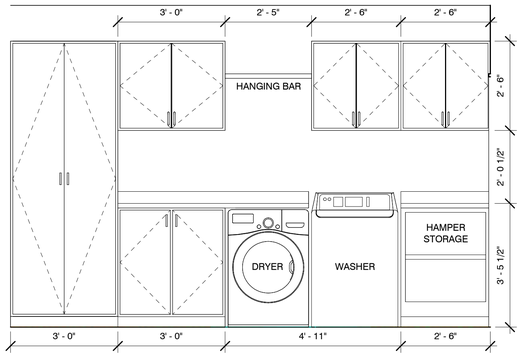
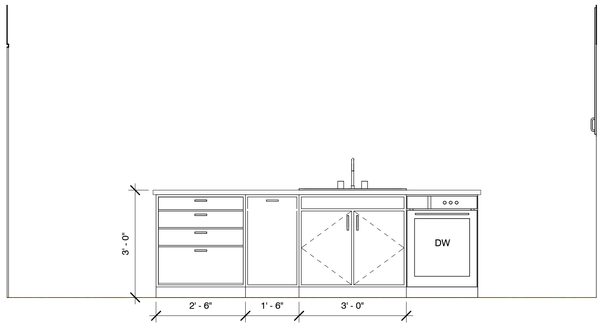
WILLIAMS ESTATE

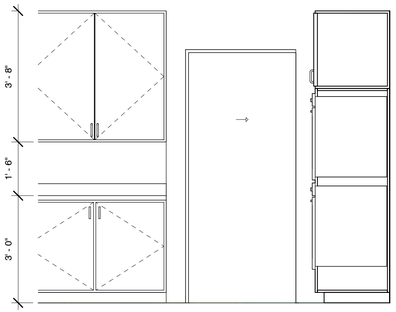
11045 NORTH CEDARBURG ROAD
82



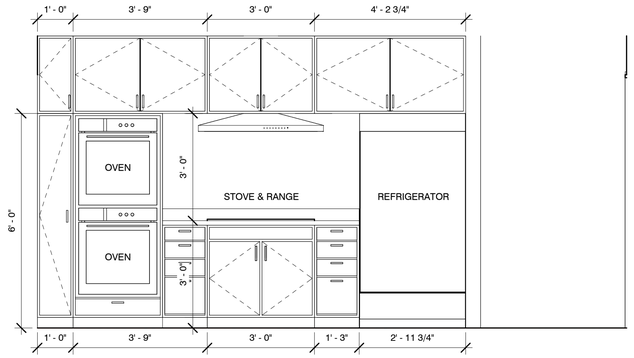
5 LAUNDRY WEST INTERIOR ELEVATION
A101 1/2" = 1'-0"



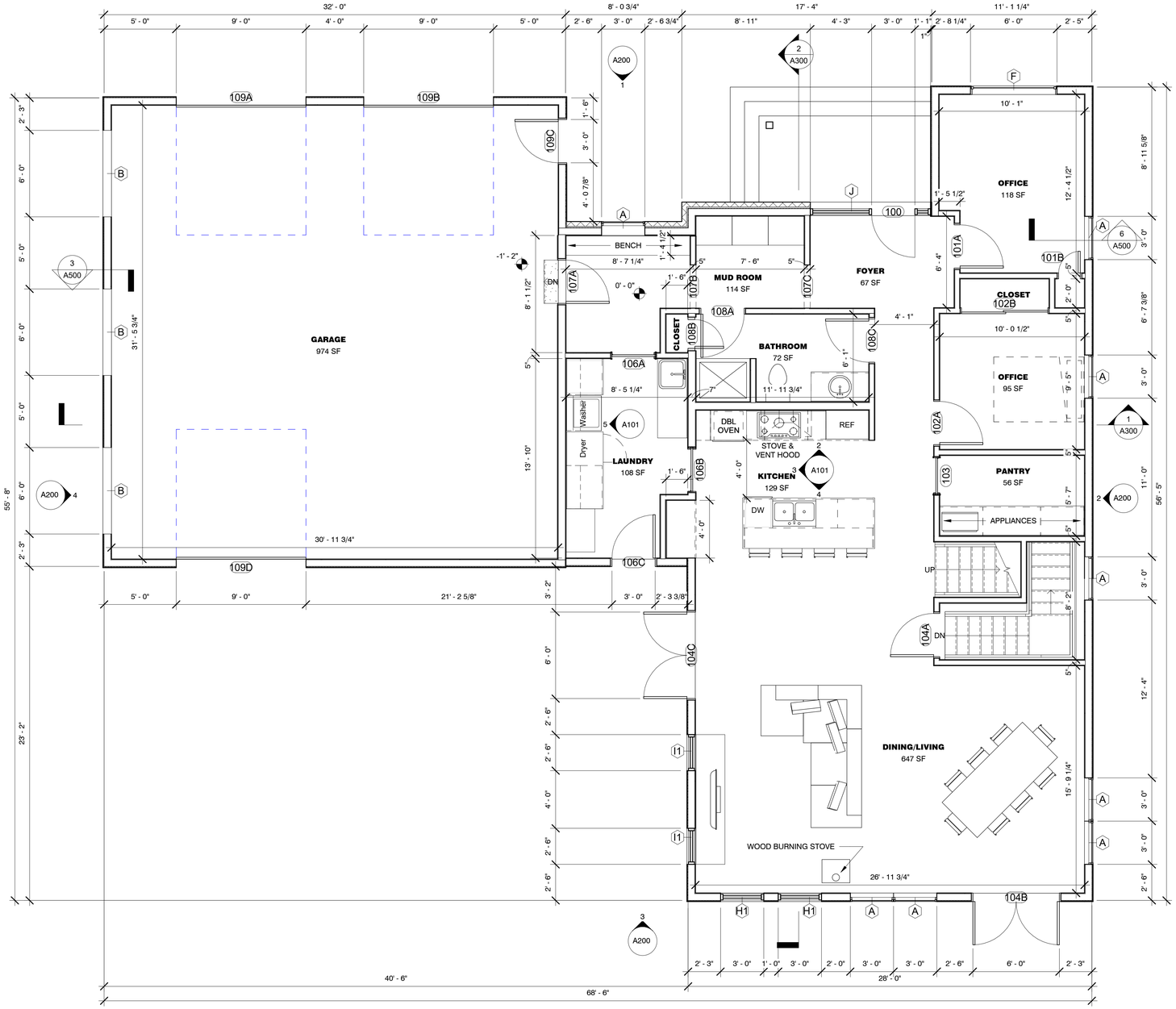
4 KITCHEN SOUTH INTERIOR ELEVATION
A101 1/2" = 1'-0"



3 KITCHEN WEST INTERIOR ELEVATION
A101 1/2" = 1'-0"



2 KITCHEN NORTH INTERIOR ELEVATION
A101 1/2" = 1'-0"



1 FLOOR PLAN
A101 1/4" = 1'-0"

2218 N SUMMIT AVE
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414-531-5534

[redacted]

REVISIONS

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FIRST FLOOR PLAN

A101

Attachment: Plans (8245 : Wade & Ashley Williams)

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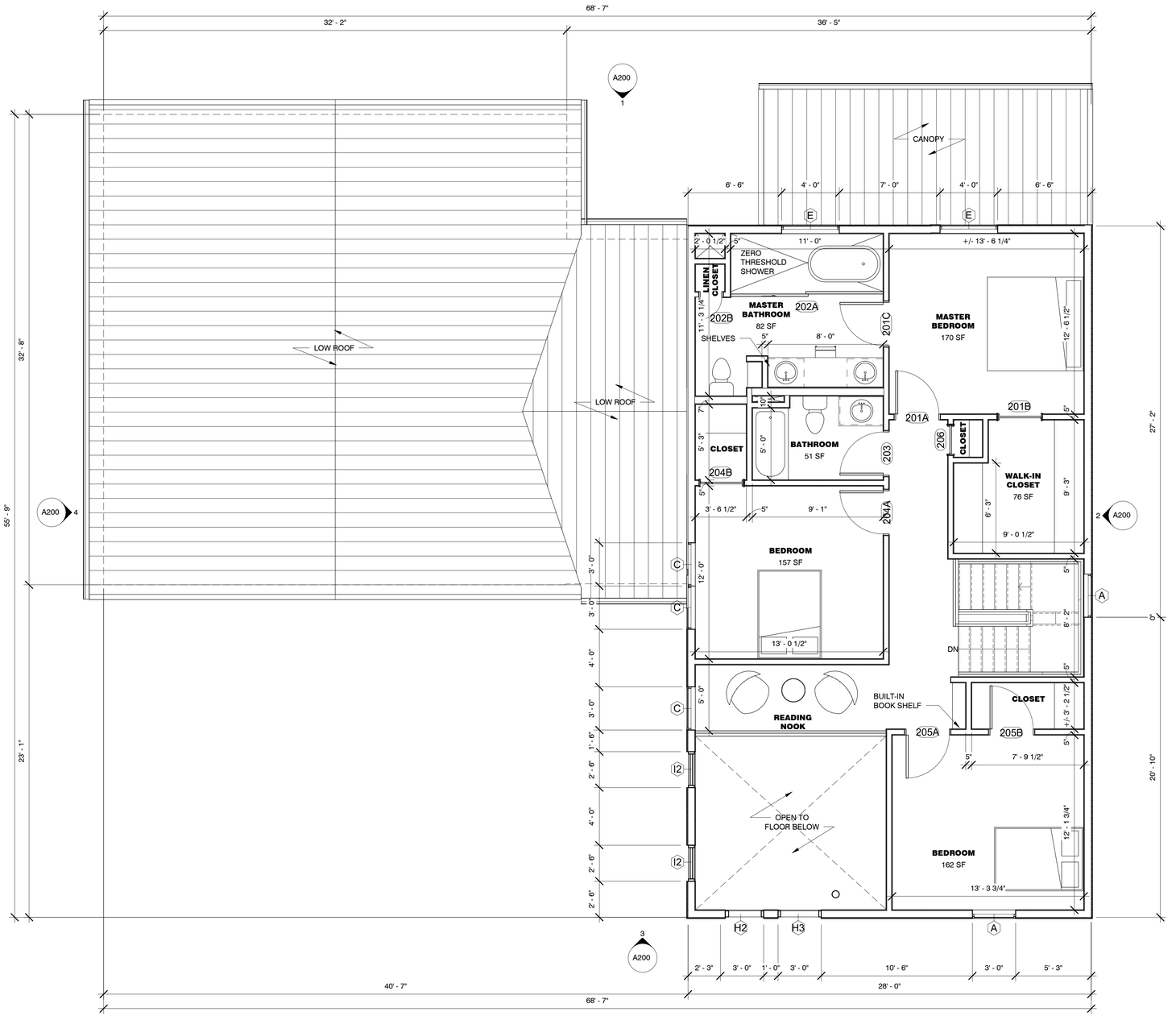
WILLIAMS ESTATE

11045 NORTH CEDARBURG ROAD
82

Attachment: Plans (8245 : Wade & Ashley Williams)



1 SECOND FLOOR
A102 1/4" = 1'-0"

2218 N SUMMIT AVE
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SECOND FLOOR PLAN

A102

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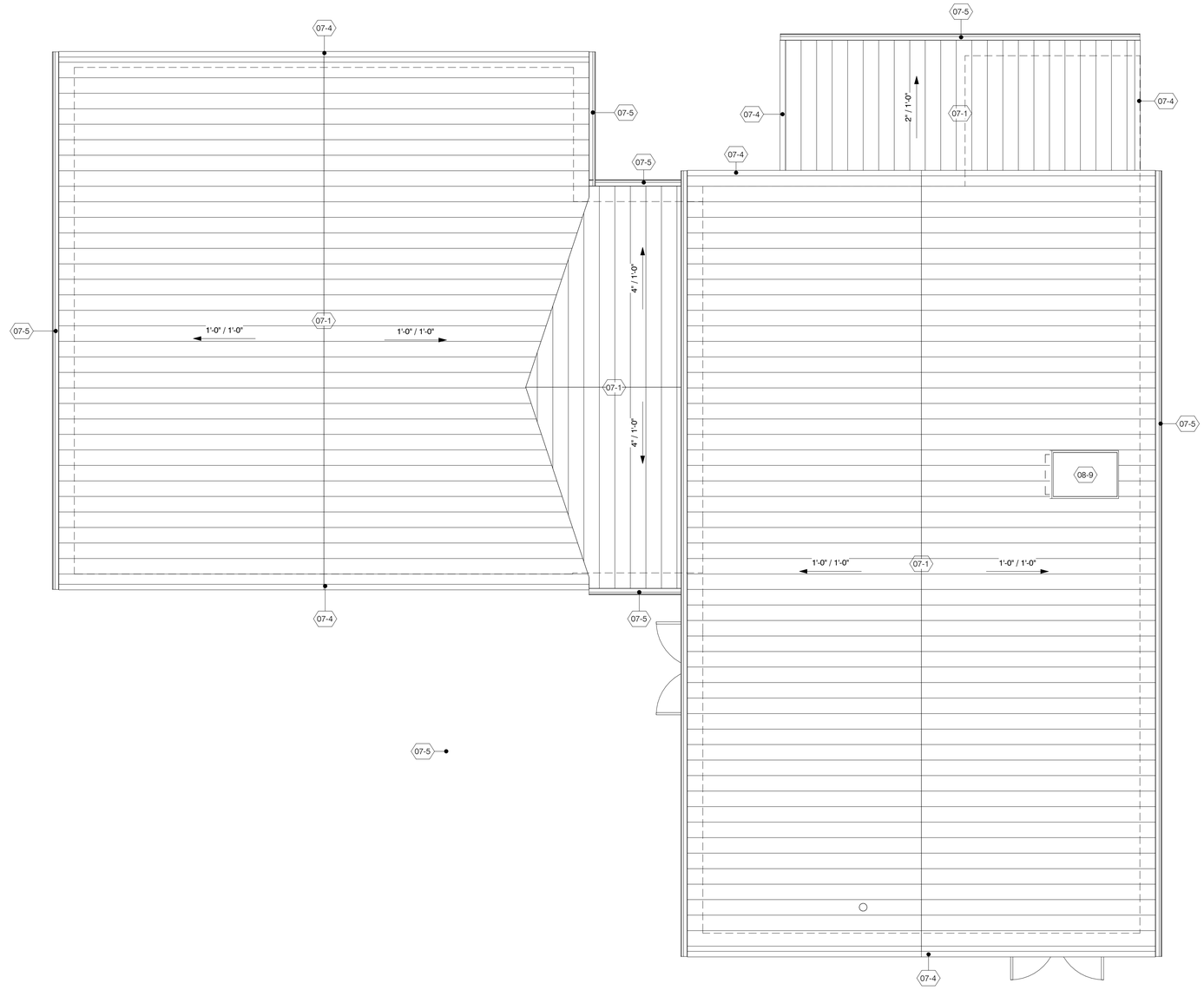
WILLIAMS ESTATE

11045 NORTH CEDARBURG ROAD

Attachment: Plans (8245 : Wade & Ashley Williams)

KEYNOTE LEGEND	
ELEVATION KEY	DESCRIPTION
07-1	STANDING SEAM METAL ROOF PANEL - COOL ONYX BLACK
07-4	PREFINISHED COPING
07-5	PREFINISHED GUTTER/DOWNSPOUT
08-9	ALUMINUM CLAD WOOD SKYLIGHT W/ COMPOSITE TRIM; BLACK FINISH; CLEAR ANODIZED W/ 1" LOW-E GLAZING



1 A121 **ROOF PLAN**
1/4" = 1'-0"

2218 N SUMMIT AVE
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ROOF PLAN

A121

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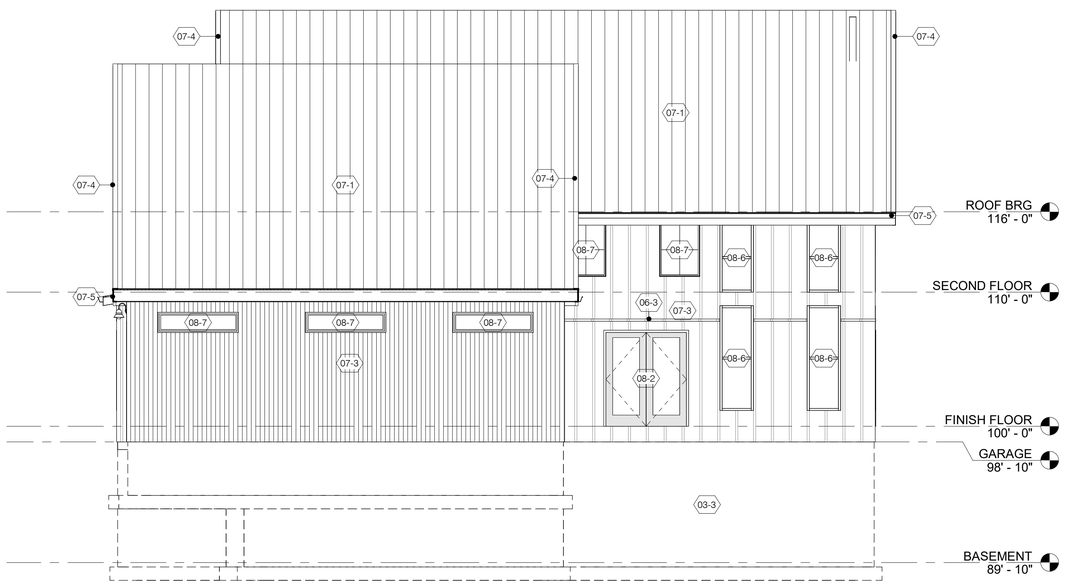
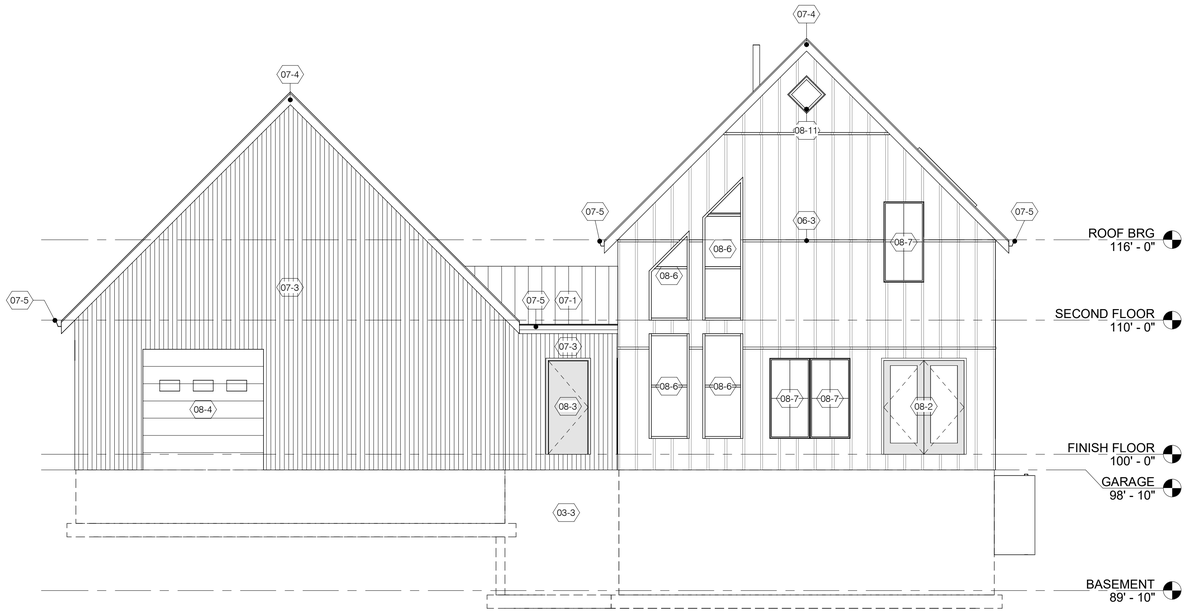
KEYNOTE LEGEND

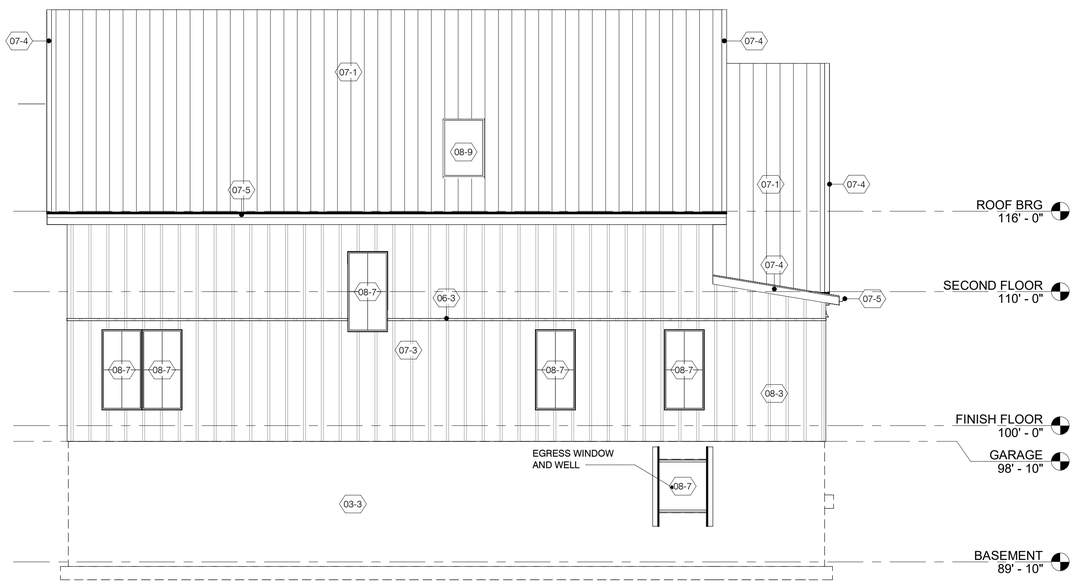
ELEVATION KEY	DESCRIPTION
03-3	CAST-IN-PLACE FOUNDATION WALL
04-3	STRIP STONE VENEER; LIGHT GRAY
06-3	2" BOARD AND BATTEN TRIM; MATCH ADJACENT BOARD AND BATTEN FINISH
07-1	STANDING SEAM METAL ROOF PANEL - COOL ONYX BLACK
07-2	TONGUE AND GROOVE SIDING - CEDAR, NATURAL FINISH
07-3	BOARD AND BATTEN SIDING - FIBER CEMENT BOARD, BLACK FINISH; VERTICAL
07-4	PREFINISHED COPING
07-5	PREFINISHED GUTTER/DOWNSPOUT
08-2	WOOD DOOR AND FRAME; CEDAR NATURAL FINISH W/ FULL LITE
08-3	WOOD DOOR AND FRAME; BLACK FINISH
08-4	OVERHEAD DOOR (OHD); 9'-0" X 9'-0"; FACTORY FINISHED WITH VISION WINDOWS
08-6	ALUMINUM STOREFRONT WINDOW SYSTEM
08-7	ALUMINUM CLAD WOOD WINDOWS W/ COMPOSITE TRIM; BLACK FINISH; CLEAR ANODIZED W/ 1" LOW-E GLAZING
08-8	ALUMINUM CLAD WOOD WINDOWS W/ COMPOSITE TRIM; BLACK FINISH; FROSTED ANODIZED W/ 1" LOW-E GLAZING
08-9	ALUMINUM CLAD WOOD SKYLIGHT W/ COMPOSITE TRIM; BLACK FINISH; CLEAR ANODIZED W/ 1" LOW-E GLAZING
08-11	SPANDREL PANEL



4 EAST ELEVATION
A200 3/16" = 1'-0"



3 SOUTH ELEVATION
A200 3/16" = 1'-0"



2 WEST ELEVATION
A200 3/16" = 1'-0"

1 NORTH ELEVATION
A200 3/16" = 1'-0"

WILLIAMS ESTATE

11045 NORTH CEDARBURG ROAD
82

Attachment: Plans (8245 : Wade & Ashley Williams)

2218 N SUMMIT AVE
MILWAUKEE, WI 53202
414-531-5534

REVISIONS

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ELEVATIONS

A200

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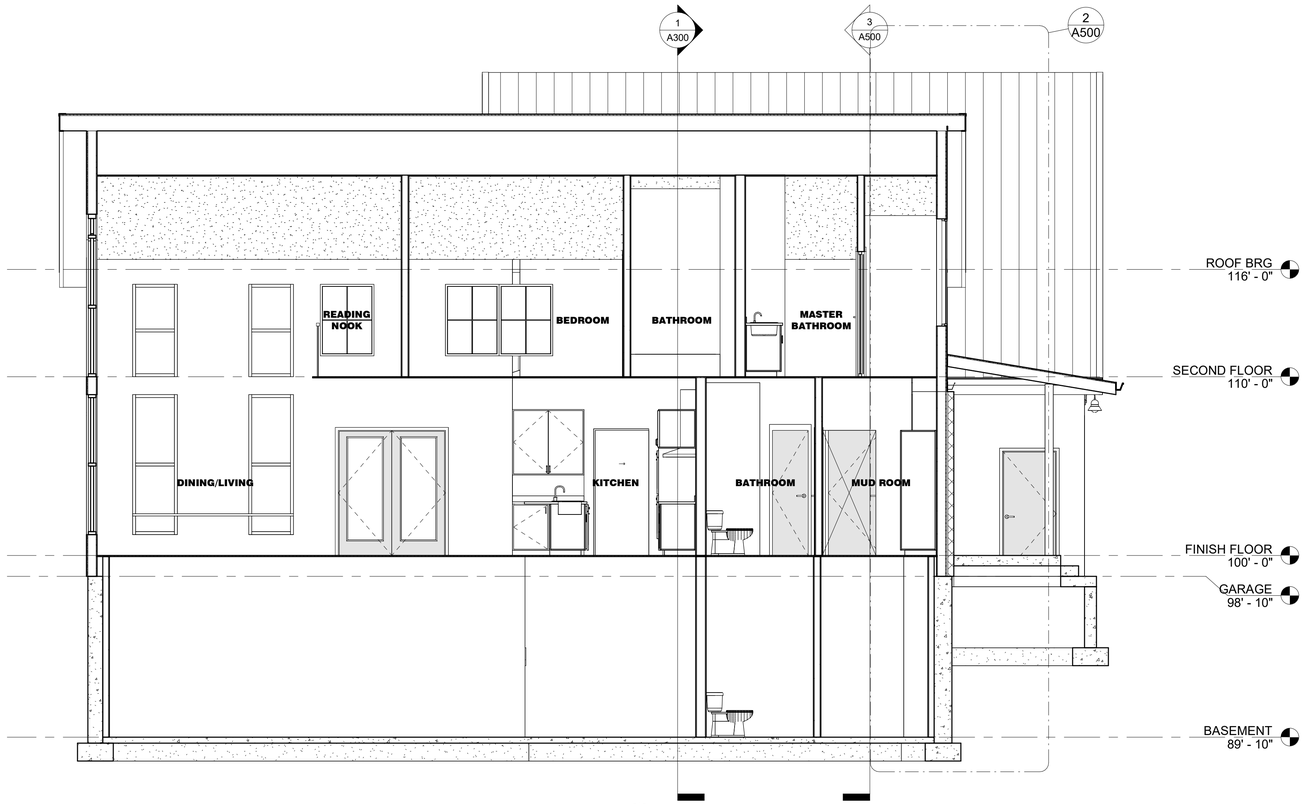
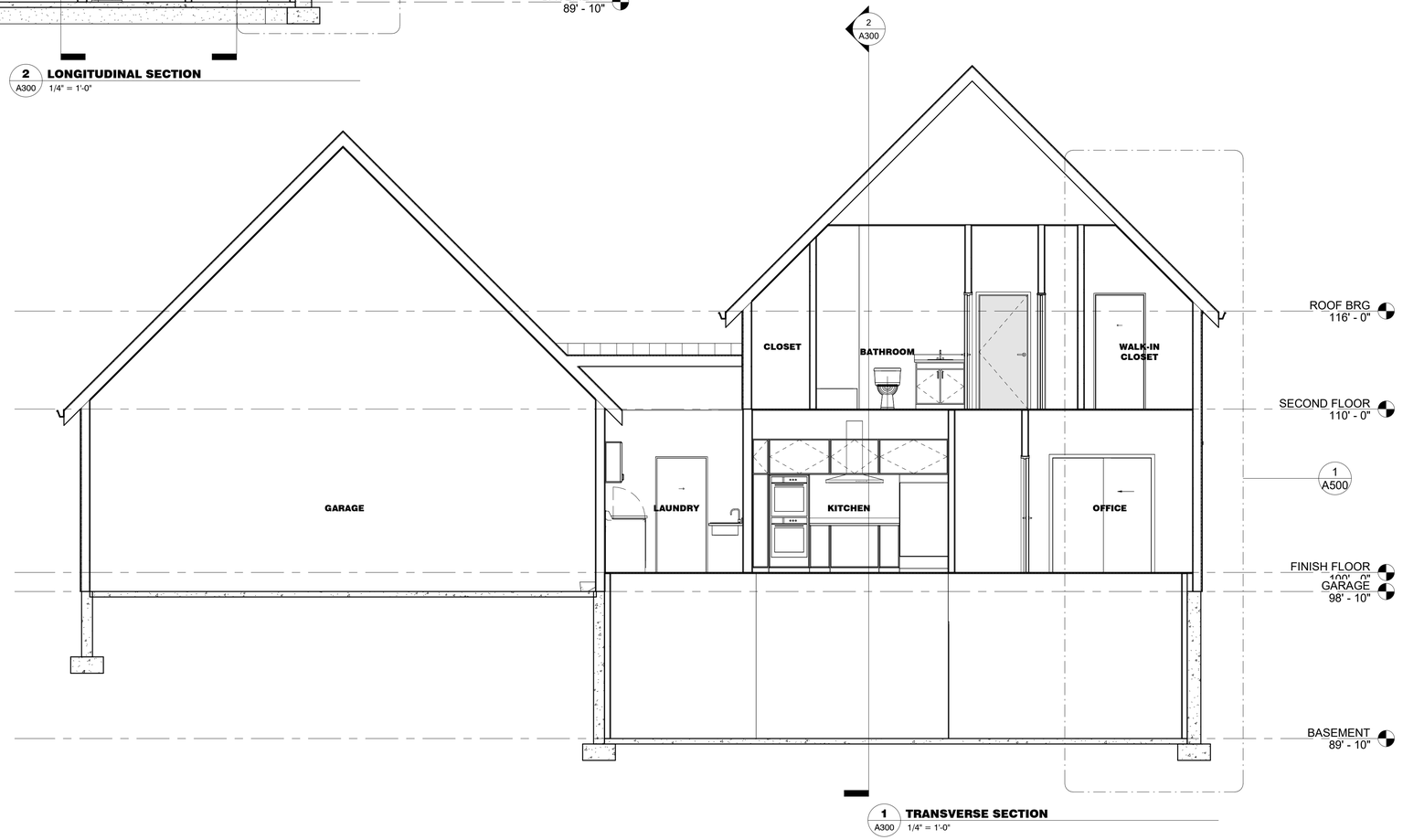
WILLIAMS ESTATE

11045 NORTH CEDARBURG ROAD
82



2 LONGITUDINAL SECTION
A300 1/4" = 1'-0"



1 TRANSVERSE SECTION
A300 1/4" = 1'-0"

Attachment: Plans (8245 : Wade & Ashley Williams)

MP design
2218 N SUMMIT AVE
MILWAUKEE, WI 53202
414-531-5534

REVISIONS

NOTES:

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SECTIONS

A300

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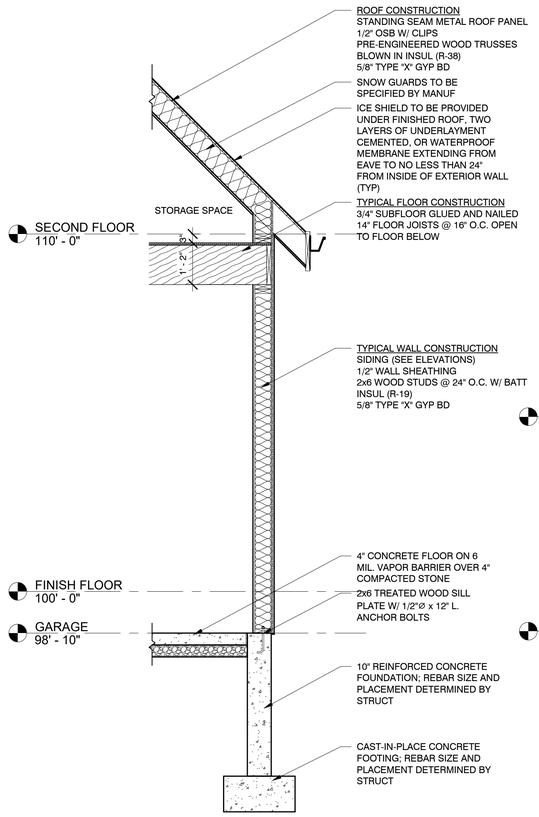
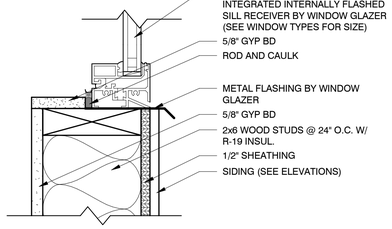
Attachment: Plans (8245 : Wade & Ashley Williams)

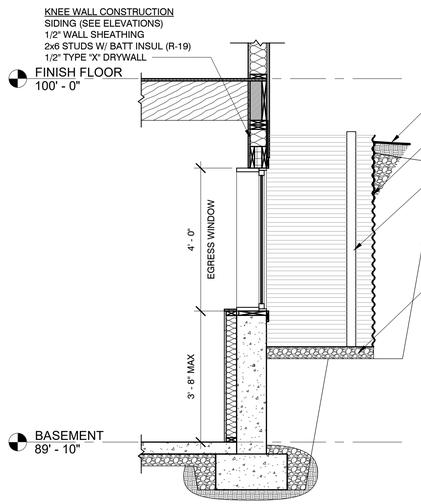


3 TYP WALL SECTION @ GARAGE
A500 1/2" = 1'-0"

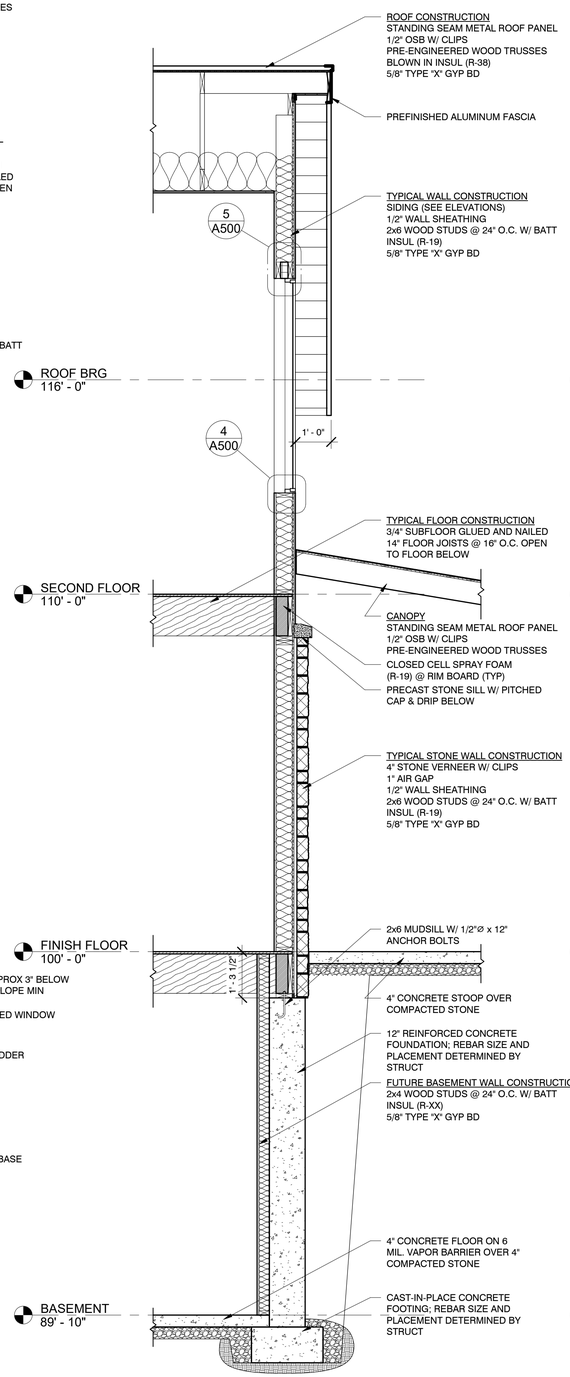
5 TYP WINDOW HEADER DETAIL
A500 3" = 1'-0"



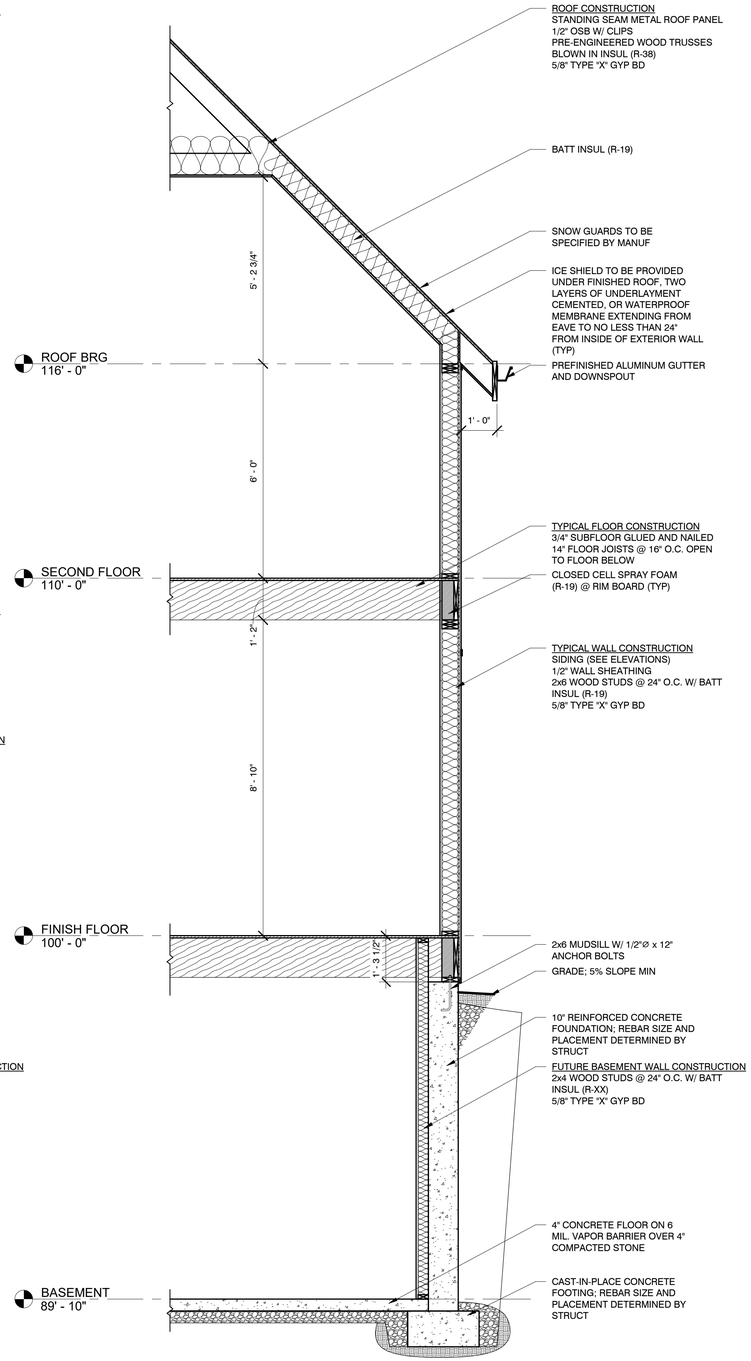
4 TYP WINDOW SILL DETAIL
A500 3" = 1'-0"



6 EGRESS WINDOW SECTION
A500 1/2" = 1'-0"



2 TYP WALL SECTION @ STONE
A500 1/2" = 1'-0"



1 TYP WALL SECTION @ SIDING
A500 1/2" = 1'-0"

NP design
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MILWAUKEE, WI 53202
414-531-5534

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DETAILS

A500

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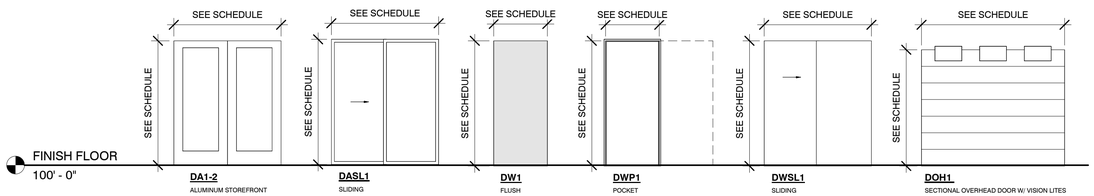
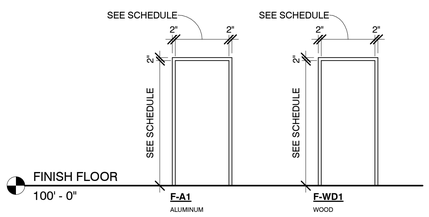
DOOR SCHEDULE

NUMBER	LOCATION	FIRE RATING	DOOR SIZE	DOOR STYLE	DOOR FINISH	FRAME STYLE	FRAME FINISH	HARDWARE GROUP	COMMENTS
GARAGE									
109A	GARAGE		9' - 0" X 9' - 0"	DOH1	PF	MANUF	PF		
109B	GARAGE		9' - 0" X 9' - 0"	DOH1	PF	MANUF	PF		
109C	GARAGE		3' - 0" X 7' - 0"	DW1	PF	F-WD1	PF		
109D	GARAGE		9' - 0" X 9' - 0"	DOH1	PF	MANUF	PF		
FINISH FLOOR									
100	FOYER		3' - 0" X 7' - 0"	DW1	TBD	F-WD1			
101A	OFFICE		3' - 0" X 7' - 0"	DW1	TBD	F-WD1			
101B	OFFICE		1' - 6" X 7' - 0"	DW1	TBD	F-WD1			
102A	DINING/LIVING		3' - 0" X 7' - 0"	DW1	TBD	F-WD1			
102B	CLOSET		6' - 0" X 7' - 0"	DWSL1	TBD	F-WD1			
103	PANTRY		2' - 6" X 7' - 0"	DWP1	TBD	F-WD1			
104A	DINING/LIVING		3' - 0" X 7' - 0"	DW1	TBD	F-WD1			
104B	DINING/LIVING		6' - 0" X 7' - 0"	DA1-2	TBD	F-A1			
104C	DINING/LIVING		6' - 0" X 7' - 0"	DA1-2	TBD	F-A1			
106A	MUD ROOM		3' - 0" X 7' - 0"	DWP1	TBD	F-WD1			
106B	KITCHEN		3' - 0" X 7' - 0"	DWP1	TBD	F-WD1			
106C	LAUNDRY		3' - 0" X 7' - 0"	DW1	TBD	F-WD1			
107A	MUD ROOM		3' - 0" X 7' - 0"	DW1	TBD	F-WD1			
107B	MUD ROOM		0' - 0" X 0' - 0"	OPNG	- -	- -	- -	- -	
107C	MUD ROOM		0' - 0" X 0' - 0"	OPNG	- -	- -	- -	- -	
108A	BATHROOM		3' - 0" X 7' - 0"	DW1	TBD	F-WD1			
108B	BATHROOM		2' - 0" X 7' - 0"	DW1	TBD	F-WD1			
108C	BATHROOM		3' - 0" X 7' - 0"	DW1	TBD	F-WD1			
SECOND FLOOR									
201A	MASTER BEDROOM		3' - 0" X 7' - 0"	DW1	TBD	F-WD1			
201B	WALK-IN CLOSET		3' - 0" X 7' - 0"	DWP1	TBD	F-WD1			
201C	MASTER BATHROOM		3' - 0" X 7' - 0"	DW1	TBD	F-WD1			
202A	MASTER BATHROOM		10' - 7" X 7' - 0"	DASL1	PF	MANUF	PF		
202B	MASTER BATHROOM		1' - 6" X 7' - 0"	DW1	TBD	F-WD1			
203	BATHROOM		3' - 0" X 7' - 0"	DW1	TBD	F-WD1			
204A	BEDROOM		3' - 0" X 7' - 0"	DW1	TBD	F-WD1			
204B	CLOSET		3' - 0" X 7' - 0"	DWP1	TBD	F-WD1			
205A	BEDROOM		3' - 0" X 7' - 0"	DW1	TBD	F-WD1			
205B	CLOSET		3' - 0" X 7' - 0"	DW1	TBD	F-WD1			
206	CLOSET		2' - 0" X 7' - 0"	DWP1	TBD	F-WD1			



DOOR TYPE DETAILS



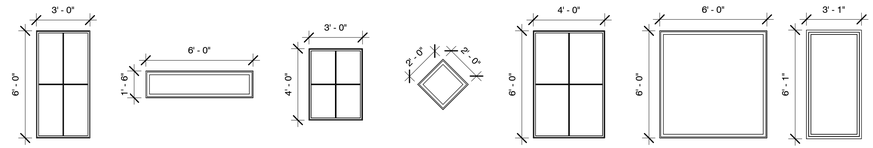
FRAME TYPE DETAILS

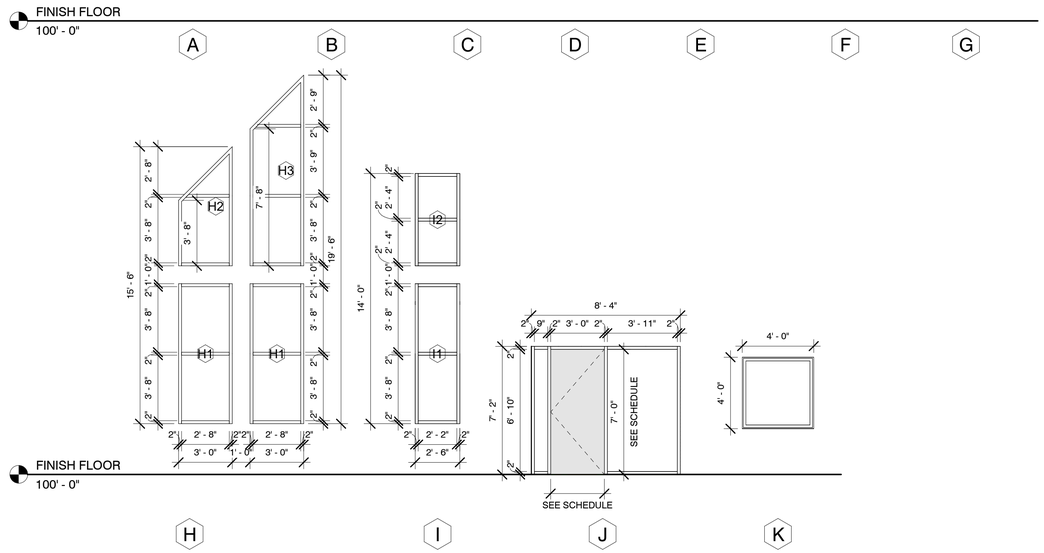
WINDOW SCHEDULE (CURTAIN WALL)

MARK	QTY	LENGTH	HEIGHT	GLASS TYPE	GLASS COLOR	FRAME MATERIAL	FRAME FINISH	Comments
H1	1	SEE DETAIL	SEE DETAIL	1" LOW E	CLEAR	ALUMINUM	EXTRA DARK BRONZE	
H1	1	SEE DETAIL	SEE DETAIL	1" LOW E	CLEAR	ALUMINUM	EXTRA DARK BRONZE	
H2	1	SEE DETAIL	SEE DETAIL	1" LOW E	CLEAR	ALUMINUM	EXTRA DARK BRONZE	
H3	1	SEE DETAIL	SEE DETAIL	1" LOW E	CLEAR	ALUMINUM	EXTRA DARK BRONZE	
I1	1	SEE DETAIL	SEE DETAIL	1" LOW E	CLEAR	ALUMINUM	EXTRA DARK BRONZE	
I1	1	SEE DETAIL	SEE DETAIL	1" LOW E	CLEAR	ALUMINUM	EXTRA DARK BRONZE	
I2	1	SEE DETAIL	SEE DETAIL	1" LOW E	CLEAR	ALUMINUM	EXTRA DARK BRONZE	
I2	1	SEE DETAIL	SEE DETAIL	1" LOW E	CLEAR	ALUMINUM	EXTRA DARK BRONZE	
J	1	SEE DETAIL	SEE DETAIL	1" LOW E	CLEAR	ALUMINUM	EXTRA DARK BRONZE	

WINDOW SCHEDULE

MARK	QTY	SIZE WIDTH	SIZE HEIGHT	GLASS TYPE	GLASS COLOR	FRAME MATERIAL	FRAME FINISH	COMMENTS
A	10	3' - 0"	6' - 0"	1" LOW E	CLEAR	VINYL	EXTRA DARK BRONZE	
B	3	6' - 0"	1' - 6"	1" LOW E	CLEAR	VINYL	EXTRA DARK BRONZE	
C	3	3' - 0"	4' - 0"	1" LOW E	CLEAR	VINYL	EXTRA DARK BRONZE	
D	2	2' - 0"	2' - 0"	1" LOW E	CLEAR	VINYL	EXTRA DARK BRONZE	
E	2	4' - 0"	6' - 0"	1" LOW E	CLEAR	VINYL	EXTRA DARK BRONZE	
F	1	6' - 0"	6' - 0"	1" LOW E	CLEAR	VINYL	EXTRA DARK BRONZE	
G	1	3' - 0"	6' - 0"	1" LOW E	CLEAR	VINYL	EXTRA DARK BRONZE	
K	1	4' - 0"	4' - 0"	1" LOW E	CLEAR	VINYL	EXTRA DARK BRONZE	EGRESS WINDOW





WINDOW TYPE DETAILS

ENERGY NOTES:

- A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL.CERTIFICATE SHALL BE COMPLETED BY THE BUILDER, AND SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION, AND DUCTS OUTSIDE CONDITIONED SPACES
- ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES
- NEW WOOD BURNING FIREPLACES SHALL HAVE GASKETED DOORS AND OUTDOOR COMBUSTION AIR WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 D AND A COOLING TEMPERATURE NO LOWER THAN 78 D
- NO SUPPLY DUCTS SHALL BE RUN IN UNCONDITIONED ATTIC
- ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M 160.4.1 OF IRC
- BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR
- INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING
- THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION
- CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED
- KNEE WALLS SHALL BE SEALED
- RECESSED LIGHTING INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LIGHTING SHALL BE GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVER
- INSULATION FOR HOT WATER PIPE WITH A MINIMUM THERMAL RESISTANCE OF R-3 SHALL BE APPLIED TO THE FOLLOWING:
  1. PIPING LARGER THAN 3/4"
  2. PIPING SERVING MORE THAN ONE DWELLING UNIT
  3. PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS
  4. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE
  5. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD
  6. PIPING LOCATED UNDER A FLOOR SLAB
  7. BURIED PIPING
  8. SUPPLY AND RETURN PIPING IN RECIRCULATING SYSTEMS
  9. PIPING WITH RUN LENGTHS GREATER THAN THE MAXIMUM RUN
- LENGTHS FOR THE NOMINAL PIPE GIVEN: 3/8" = 30', 1/2" = 20', 3/4" = 10', >3/4" = 5

TERMAL AND MOISTURE NOTES:

- ALL INSULATION SYSTEMS TO MEET 2015 INTERNATIONAL ENERGY CODE MINIMUMS.
- SEE MATERIAL SCHEDULE AND ASSEMBLIES SHEET FOR WEATHER RESISTIVE BARRIER AND INSULATION SPECIFICATIONS.
- PROVIDE WATER RESISTIVE BARRIER AT EXTERIOR WALLS. SEE EXTERIOR MATERIAL SCHEDULE FOR PRODUCT SPECIFICATION AT DIFFERING CLADDING MATERIALS. INSTALL PER MANUF. RECOMMENDATIONS. OVERLAP ALL JOINTS 6" MIN, INSTALL FROM BOTTOM UP, OVERLAPPING UPPER LAYERS OVER LOWER, SHALL BE CONTINUOUS UP TO THE UNDERSIDE OF THE ROOF RAFTER.
- SEAL ALL PENETRATIONS (ELEC. BOXES, HOSE BIBS, VENTS, ETC) WITH LIQUID FLASHING, SELF-SEALING FLASHING TAPE, AND/OR SILICONE CAULK.
- BASEMENT SLAB: SEAL CONTROL JOINTS AND OTHER JOINTS IN CONCRETE BASEMENT SLAB WITH URETHANE CAULK.

WINDOW & DOOR NOTES:

- SEE PLANS & ELEVATIONS FOR DIRECTION OF OPERABLE DOORS & WINDOWS
- IT IS THE RESPONSIBILITY OF BOTH THE GENERAL CONTRACTOR (OR OWNER IF ACTING AS GENERAL CONTRACTOR) AND THE DOOR / WINDOW SUPPLIER TO VERIFY THAT ALL ROUGH / MASONRY OPENINGS AND DIMENSIONS ARE CORRECT AND ADEQUATE FOR THE PROPER INSTALLATION OF ALL DOORS / WINDOWS SUPPLIED.
- WINDOWS SHALL BE VINYL TYPE WINDOWS AND SHALL BE OF SIZE AND OPERATION AS INDICATED ON THE DRAWINGS.
- ANY ADDITIONAL WORK REQUIRED, INCLUDING CAULKING, PANNING, BUCKING, AND ADDITIONAL MASONRY OR CARPENTRY WORK TO PROVIDE A COMPLETELY FINISHED DOOR / WINDOW INSTALLATION IS THE RESPONSIBILITY OF THE SUPPLIER UNLESS THE ARCHITECT IS SPECIFICALLY NOTIFIED, IN WRITING, OF ALTERNATE ARRANGEMENTS.
- NO ALTERATION TO THE DOORS OR WINDOWS THAT ALTER THE AMOUNT OF LIGHT OR VENTILATION PROVIDED ARE ALLOWED UNLESS APPROVED, IN WRITING, BY THE ARCHITECT. IT IS THE WINDOW SUPPLIER'S RESPONSIBILITY TO PROVIDE LIGHT AND VENTILATION INFORMATION FOR ALL WINDOWS UPON SUBMISSION FOR PROPOSAL.
- PROVIDE AND INSTALL BLOCKING AND PANNING AT ALL DOOR AND WINDOW HEADS. BLOCKING TO BE PRESERVATIVE TREATED TYP.
- ALL GLAZED DOORS, SKYLIGHTS AND ALL GLAZED PANELS MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHERE THE SILL OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR, SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS.
- ALL WINDOWS TO BE VINYL WITH THERMAL BREAK WITH 1" INSULATION GLASS.

FIRESTOPPING NOTES:

- FIRESTOPPING SHALL BE PROVIDED IN ALL WALLS AND PARTITIONS TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH HORIZONTAL AND VERTICAL AND TO PROVIDE AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN THE UPPER STORY AND ROOF SPACE.
- IN BUILDINGS OF CONSTRUCTION TYPES IV, AND V, ALL STUD PARTITIONS AND WALLS SHALL BE FIRESTOPPED AT THE FLOOR AND CEILING AND AT INTERMEDIATE POINTS AS MAY BE REQUIRED TO LIMIT ANY ENCLOSED VERTICAL SPACE TO EIGHT (8) FEET IN HEIGHT. IN BUILDINGS OF CONSTRUCTION TYPES IV, AND V, WHERE WALLS ARE FURRED, THE SPACE BETWEEN THE INSIDE OF THE FURRING AND THE FACE OF THE WALL SHALL BE FIRESTOPPED FOR THE FULL DEPTH OF THE COMBUSTIBLE FLOOR OR ROOF JOISTS.
- WHEN THE FLOOR FINISH IS NOT LAID DIRECTLY ON THE FLOOR SLAB OR BASE, THE SPACE BETWEEN THE FLOOR FINISH AND THE SLAB OR BASE SHALL BE FIRESTOPPED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOOR FINISH WHICH WILL EXCEED 100 SQ. FT. IN AREA. FLOORS CONSTRUCTED OF COMBUSTIBLE MATERIALS SHALL BE FIRESTOPPED AT WALLS AND PARTITIONS. ALL FLOORS SHALL BE FIRESTOPPED WHERE OPENINGS THROUGH THE FLOOR OCCUR. WHEN JOISTS RUN PARALLEL TO THE WALL, THE JOIST NEAREST THE WALL SHALL BE TIGHT AGAINST THE WALL.

FLOOR NOTES:

- WHEN THE FLOOR FINISH IS NOT LAID DIRECTLY ON THE FLOOR SLAB OR BASE, THE SPACE BETWEEN THE FLOOR FINISH AND THE SLAB OR BASE SHALL BE FIRESTOPPED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOOR FINISH WHICH WILL EXCEED 100 SQ. FT. IN AREA.
- FLOORS CONSTRUCTED OF COMBUSTIBLE MATERIALS SHALL BE FIRESTOPPED AT WALLS AND PARTITIONS. ALL FLOORS SHALL BE FIRESTOPPED WHERE OPENINGS THROUGH THE FLOOR OCCUR.
- WHEN JOISTS RUN PARALLEL TO THE WALL, THE JOIST NEAREST THE WALL SHALL BE TIGHT AGAINST THE WALL

ATTIC SPACES

- IN BUILDINGS OF CONSTRUCTION TYPES IV AND V, ATTIC SPACES SHALL BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3,000 SQ. FT. BY MEANS OF PARTITIONS OF NOT LESS THAN ONE-HALF(1/2) HOUR FIRE RESISTIVE CONSTRUCTION. TIGHTLY FITTED AROUND DUCTS OR OTHER ASSEMBLIES PIERCING SUCH SUCH PARTITIONS. ANY DOORS IN SUCH PARTITIONS SHALL BE OF INCOMBUSTIBLE CONSTRUCTION OF AFFORD PROTECTION EQUAL TO THE ASSEMBLY IN WHICH THEY EXIST SUCH DOORS SHALL BE TIGHT FITTING.

STAIR NOTES:

- WHEN STAIRS ARE OF COMBUSTIBLE CONSTRUCTION, THE SPACE BETWEEN STAIR STRINGERS SHALL BE FIRESTOPPED AT TOP AND BOTTOM AND AT LEAST ONCE IN THE MIDDLE OF EACH RUN, AND FIRESTOPPING SHALL ALSO BE PROVIDED BETWEEN STUDS OF ADJOINING STUD PARTITIONS ALONG AND IN LINE WITH THE RUN OF THE STAIRWAY.
- OPENINGS IN FLOORS, WALLS AND ROOFS
- ALL VERTICAL OPENINGS THROUGH FLOORS AND CEILINGS NOT SPECIFICALLY MENTIONED ABOVE SUCH AS SPACES AROUND PIPES CONDUITS, POWER SHAFTING OR DUCTS SHALL BE FIRE-STOPPED.OPENINGS FOR BELTS AND CONVEYORS SHALL BE PROVIDED WITH INCOMBUSTIBLE SLOTTED DOORS OR BE OTHERWISE CLOSED OFF.

BATHROOM NOTES:

- ALL BATH AND TUB SHOWER WALLS SHALL BE CERAMIC TILE OVER CEMENT BOARD, WITH WATER REPELLENT-SEALED GROUT, PROVIDING A DENSE, SMOOTH, AND WATER REPELLENT SURFACE AS PRESCRIBED BY CODE, TYPICAL.
- NOTE:
  1. ALL CERAMIC TILE FLOORING SHALL BE: CERAMIC TILE ON UNMODIFIED THINSET MORTAR BED OVER "SCHLUTER DITRA" UNCOUPLING WATERPROOFING MEMBRANE APPLIED TO THINSET MORTAR BED ON PLYWOOD /OSB SUBSTRATE (PER MANUF. SPECIFICATIONS.)

3.1.c

WILLIAMS ESTATE

11045 NORTH CEDARBURG ROAD

Attachment: Plans (8245 : Wade & Ashley Williams)

2218 N SUMMIT AVE
MILWAUKEE, WI 53202
414-531-5534

REVISIONS

NOTES:

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SCHEDULES

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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: **March 13, 2023**
SUBJECT: **Ron & Tara Blecha - Exterior Changes: Roofline at 10923 N. Cedarburg Road**

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

Statement of Intent

To whom it may concern:

We are proposing to remodel the center section of 10923 N Cedarburg road, Mequon, WI. Our goal is to remove the flat roof that currently exists and replace it with a pitched roof. The old roof is in need of serious repair. This will allow us to not be worried with the winters that we get here. We will also be remodeling the kitchen at the time of changing the roof pitch and door leading to the porch.

Thank you for your consideration,

Dan Barnes (Contractor)

Ron & Tara Blecha (Homeowner)

Attachment: Statement of Intent (8247 : Ron & Tara Blecha)

Attachment: Pictures (8247 : Ron & Tara Blecha)

Attachment: Pictures (8247 : Ron & Tara Blecha)

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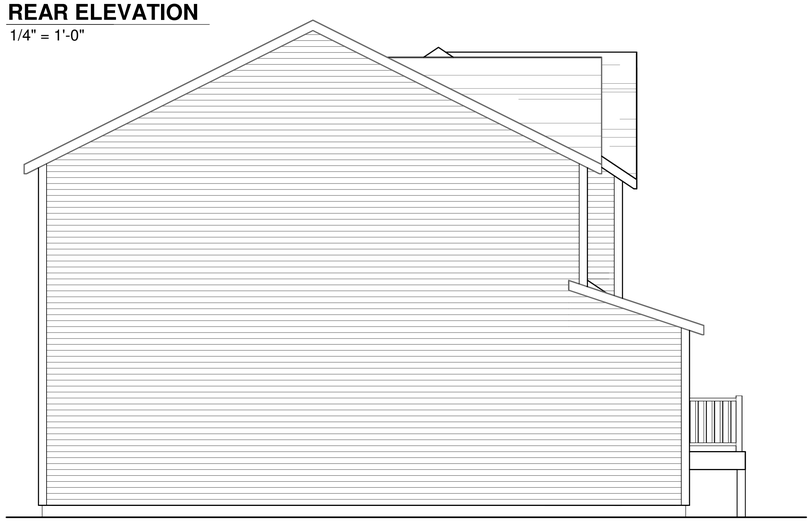
FRONT ELEVATION
1/4" = 1'-0"

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



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

SIDING COLOR AND STYLE TO MATCH EXISITNG

SHINGLE COLOR AND STYLE TO MATCH EXISITNG

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

FIRST FLOOR AREA	518 SF
TOTAL AREA	**518 SF**

FINAL PLAN

BLECHA RESIDENCE

10923 CEDARBURG RD
MEQUON, WI 53092

DJB CONST.

Drexel
DrexelTeam.com

A	PRELIMINARY PLAN	7/7/22 HEA
A	REVISION	7/19/22 HEA
A	FINAL PLAN	7/29/22 HEA
A	REVISIONS	02/13/23 KRF

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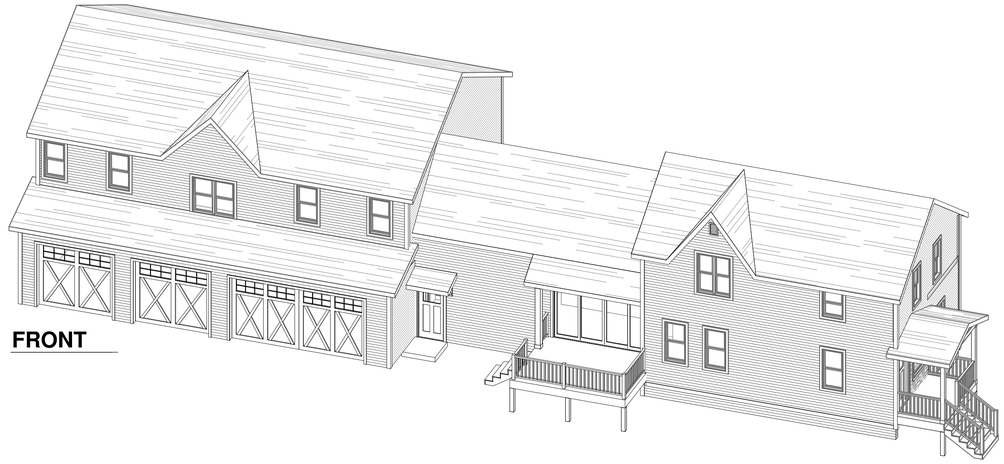
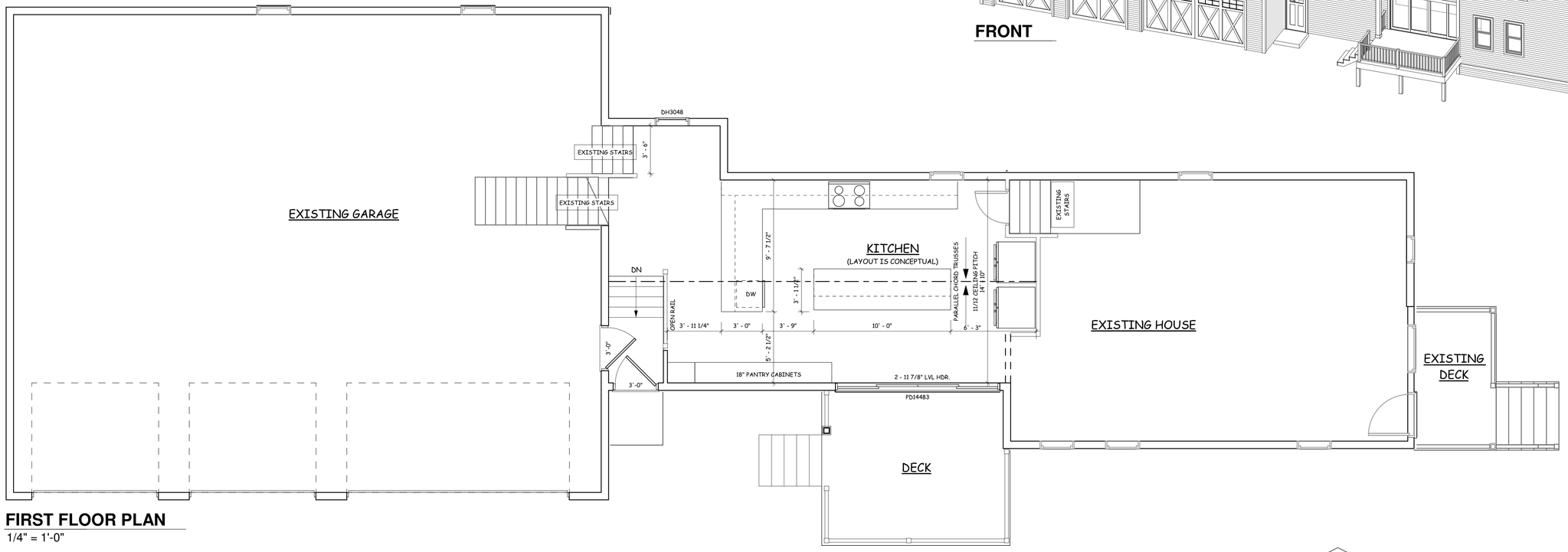
DRAWN BY:	SCALE:	SHEET NO.	PROJECT NO.
KMS	1/4" = 1'-0"	A1	A22-269-C

Attachment: Plans (8247 : Ron & Tara Blecha)



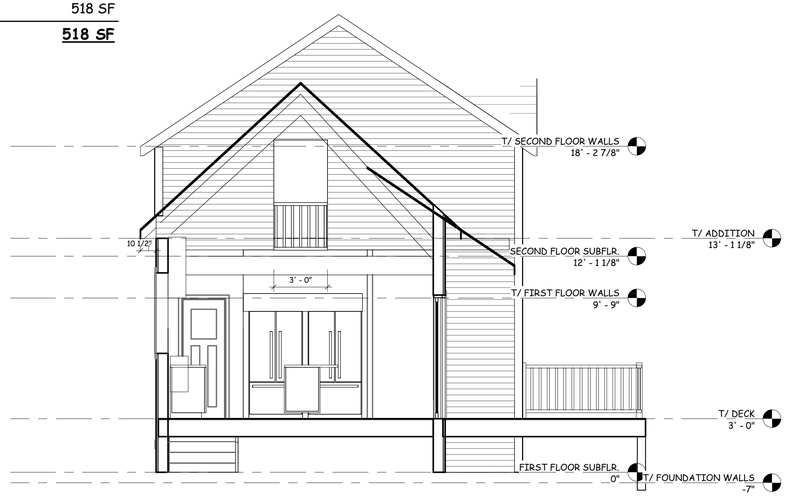
FRONT



FIRST FLOOR PLAN

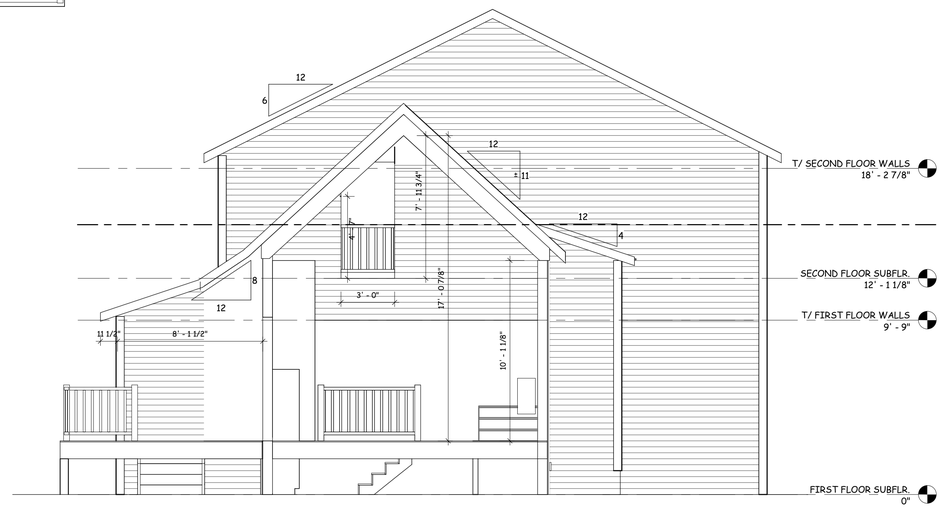
1/4" = 1'-0"

FIRST FLOOR AREA	518 SF
TOTAL AREA	**518 SF**



SIDING COLOR AND STYLE TO MATCH EXISITNG

SHINGLE COLOR AND STYLE TO MATCH EXISITNG



FINAL PLAN

A	PRELIMINARY PLAN	7/7/22 HEA
A	REVISION	7/19/22 HEA
A	FINAL PLAN	7/29/22 HEA
A	REVISIONS	02/13/23 KRF

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BLECHA RESIDENCE

10920 CEDARBURG RD
MEQUON, WI 53092

DJB CONST.

Drexel™
DrexelTeam.com

DRAWN BY:	KMS	PROJECT NO:	A22-269-C
SCALE:	1/4" = 1'-0"	SHEET NO:	A2

Attachment: Plans (8247 : Ron & Tara Blecha)

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: **March 13, 2023**
SUBJECT: **Vikram & Rupika Nangia - Addition: Mother-In-Law Suite at 12060 N. Lake Shore Drive**

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

GABOR DESIGN BUILD

2.20.2023

Nangia Residence
12060 N. Lake Shore Drive
Mequon, WI 53092

Statement of Intent

The proposed project consists of an addition to the back of the home that will house a mother-in-law suite. The architectural language including all exterior materials, colors, roof slope, siding, windows, and shutters are to match the existing home.

Attachment: Statement of Intent (8249 : Vikram & Rupika Nangia)

www.gabordesignbuild.com W156N11238 Pilgrim Road Germantown, WI 53022 (262) 437-2100

BENCHMARK FOR ELEVATIONS:

Concrete Monument with Brass Cap Marking the Southwest Corner of the Southeast 1/4 of Section 17-9-22. Elevation : 688.24' NGVD 1929 Datum

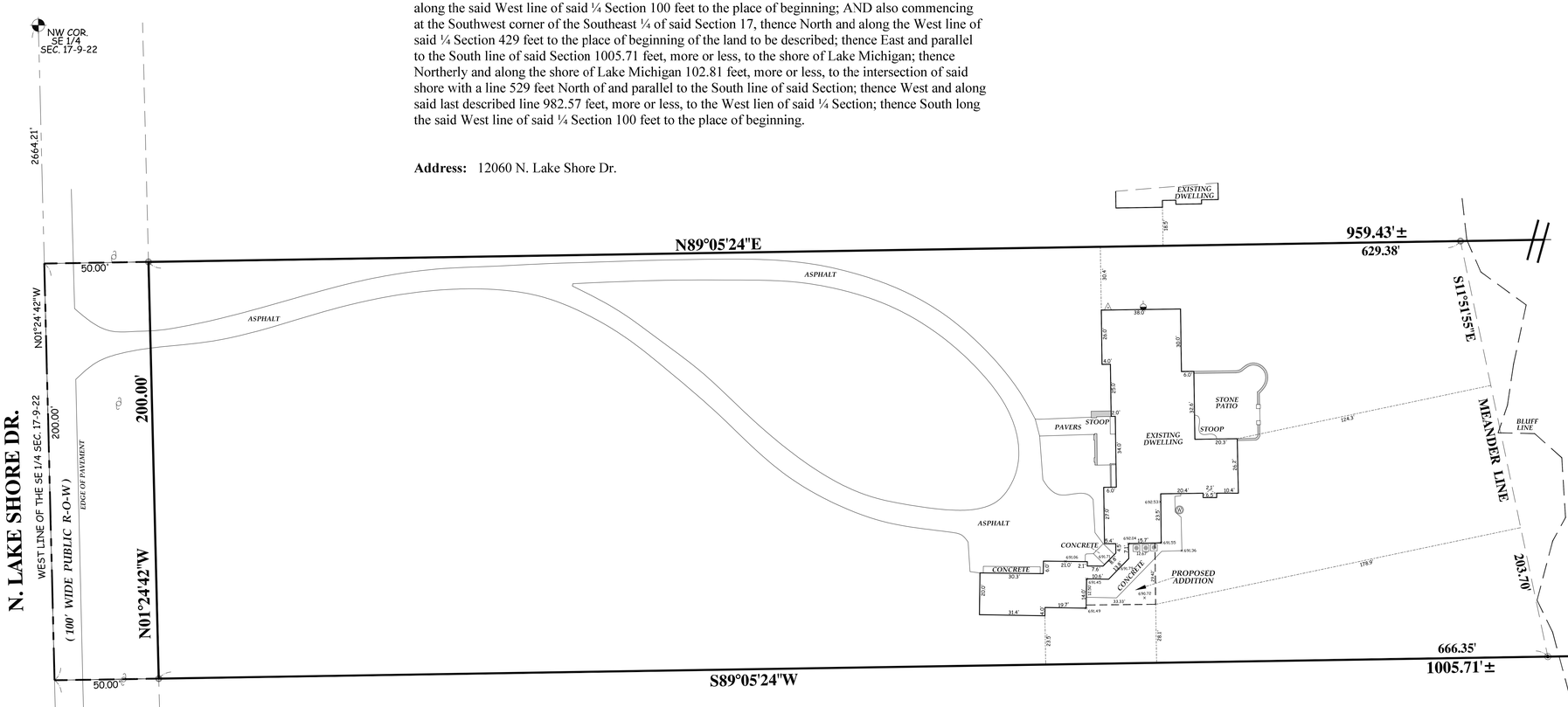
PLAT OF SURVEY

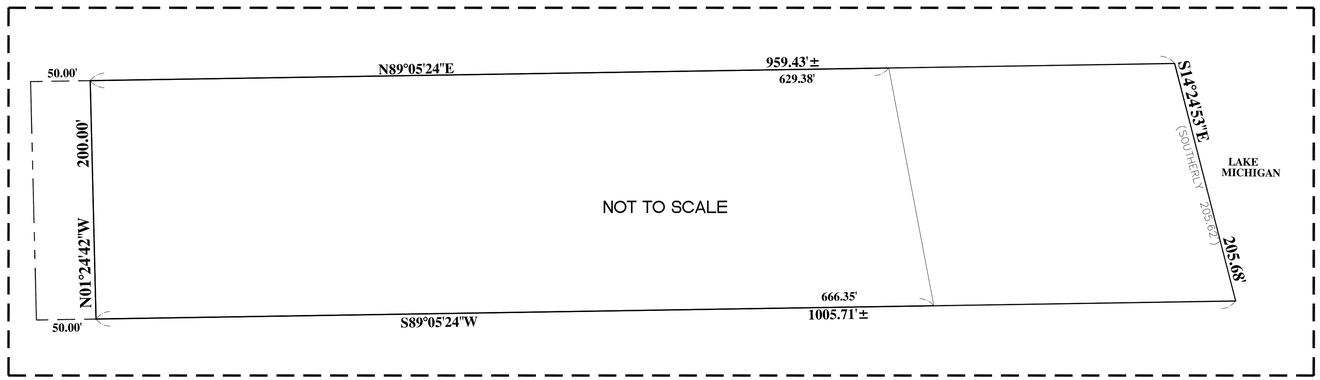
That part of the South 50 acres of Lot 2 in the Southeast ¼ of Section 17, in Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, described as follows: Commencing at the Southwest corner of the Southeast ¼ of the said Section 17, thence North and along the West line of said ¼ Section 529 feet to the place of beginning of the land to be described; thence East and parallel to the South line of said Section 982.57 feet, more or less, to the 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 629 feet North of and parallel to the South line of said Section; thence West and along said last described line 959.43 feet, more or less, to the West line of said ¼ Section; thence South and along the said West line of said ¼ Section 100 feet to the place of beginning; AND also commencing at the Southwest corner of the Southeast ¼ of said Section 17, thence North and along the West line of said ¼ Section 429 feet to the place of beginning of the land to be described; thence East and parallel to the South line of said Section 1005.71 feet, more or less, to the 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 529 feet North of and parallel to the South line of said Section; thence West and along said last described line 982.57 feet, more or less, to the West lien of said ¼ Section; thence South long the said West line of said ¼ Section 100 feet to the place of beginning.

Address: 12060 N. Lake Shore Dr.

LEGEND

- Denotes Set 3/4" Iron Rebar
- Denotes Found Iron Pipe
- Denotes Existing Air Conditioner Unit
- Denotes Existing Gas Meter
- Denotes Existing Electric Meter
- Denotes Existing Power Pole
- Denotes Existing Well
- 967.00 – Denotes Existing Contour Line





GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

WISCONSIN MARC C. PASSARELLI S-2817 FRANKLIN, WI LAND SURVEYOR

NOTE - THIS IS NOT AN ORIGINAL SURVEY UNLESS THIS SEAL IS RED.

WISCONSIN REGISTERED LAND SURVEYOR

REVISION NO.	DESCRIPTION	DATE	BY

FIELD WORK BY	MWW/JE	DATE	02/08/23
DRAWN BY	MWW	DATE	02/10/23
APPROVED BY		DATE	
CADFILE			
XREF			
LMAN			

BOUNDARY / TOPOGRAPHIC SURVEY
GABOR SEISGN BUILD
12060 N. LAKE SHORE DR.
MEQUON, WI. 53092

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

SURVEYING ASSOCIATES, INC.
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
sai@wi.rr.com
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443
MARC C. PASSARELLI P.L.S.

KEY PROJECT NUMBER	35936
PROJECT SCALE	1" = 30'
SHEET NUMBER	1 of 1

Attachment: Survey (8249 : Vikram & Rupika Nangia)

GABOR DESIGN BUILD

Existing West Elevation

Existing East Elevation

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Attachment: Pictures (8249 : Vikram & Rupika Nangia)

Existing Partial South Elevation

Existing Partial South Elevation

Attachment: Pictures (8249 : Vikram & Rupika Nangia)

Existing Partial North Elevation

Existing Partial North Elevation

Attachment: Pictures (8249 : Vikram & Rupika Nangia)

NANGIA

PROPOSED SOUTHEAST EXTERIOR ELEVATION

GABOR
DESIGN BUILD

Attachment: Plans (8249 : Vikram & Rupika Nangia)

NANGIA ADDITION

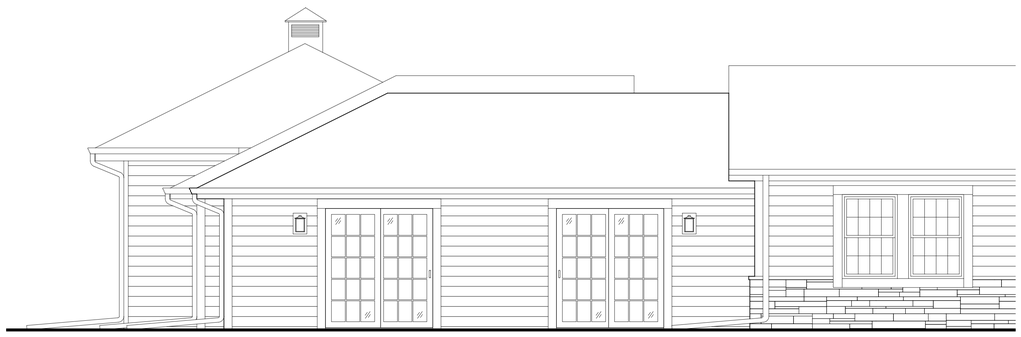
12060 N LAKE SHORE DR
MEQUON, WI 53092

GABOR
DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

SHEET INDEX

		REVISION DATE				
		02/17/23				
T1.0	TITLE SHEET	●				
-	SITE SURVEY	●				
A2.0	FOUNDATION PLAN	●				
A2.1	FIRST FLOOR PLAN	●				
A2.2	ROOF PLAN	●				
A4.1	EXTERIOR ELEVATIONS	●				
A5.1	BUILDING SECTION	●				
S2.1	WALL BRACING PLAN	●				



ARCHITECTURAL SYMBOLS

- ELEVATION HEIGHT
- PLAN NOTE REFERENCE
- DOOR NUMBER
- WINDOW NUMBER
- BUILDING SECTION REFERENCE DRAWING NUMBER
- WALL SECTION OR ELEVATION REFERENCE DRAWING NUMBER
- DETAIL REFERENCE DRAWING NUMBER
- INTERIOR ELEVATION REFERENCE DRAWING NUMBER
- REVISION REFERENCE

PLAN ABBREVIATION KEY

ABV	ABOVE
AFF	ABOVE FINISH FLOOR
BLDG	BUILDING
BO	BOTTOM OF
CC	CLOTHES CHUTE
DIA	DIAMETER
DW	DISHWASHER
DWSP	DOWNSPOUT
ETR	EXISTING TO REMAIN
EQ	EQUAL DISTANCE
FLR	FLOOR
GD	GARBAGE DISPOSAL
GYP	GYPSUM BOARD
HWD	HARDWOOD
INSUL	INSULATION
LVP	LUXURY VINYL PLANK
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
MIN	MINIMUM
N/A	NOT APPLICABLE
OC	ON CENTER
PG	PAINT GRADE
PT	PRESSURE TREATED
SG	STAIN GRADE
SS	SELECTIONS SHEET
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TYP	TYPICAL AT MULTIPLE LOCATIONS
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
w/	WITH
WH	WATER HEATER

CONSTRUCTION DOCUMENTS

DATE OF ISSUANCE: 02/17/2023

NANGIA ADDITION
12060 N LAKE SHORE DR
MEQUON, WI 53092

REVISIONS

DRAWING TITLE

TITLE SHEET

DRAWING NUMBER

T1.0

02/17/2023 BW

Attachment: Plans (8249 : Vikram & Rupika Nangia)

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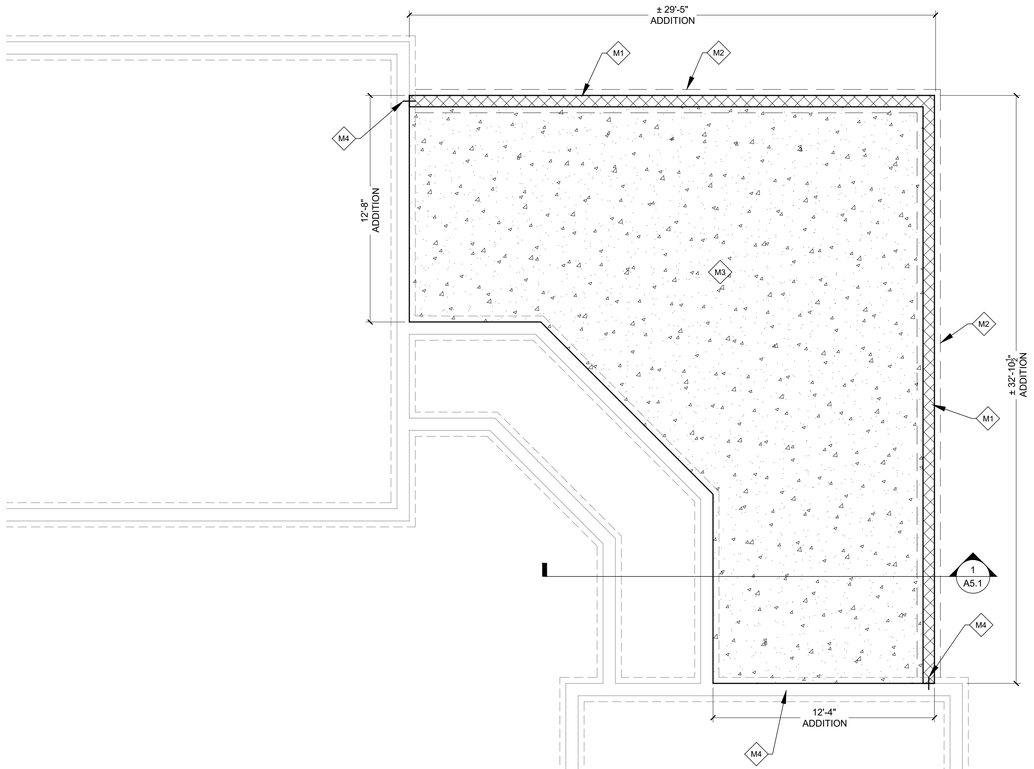
PHONE: (262) 437-2100



MX MASONRY KEYNOTES

-- (ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.

1. NEW FOUNDATION WALL PER DETAIL 1/A5.1.
2. NEW CONCRETE FOOTING PER DETAIL 1/A5.1.
3. NEW INSULATED CONCRETE FLOOR SLAB PER DETAIL 1/A5.1.
4. DOWEL NEW FOUNDATION TO EXISTING W/ #5 BARS.

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

N

NANGIA ADDITION
12060 N LAKE SHORE DR
MEQUON, WI 53092

REVISIONS

DRAWING TITLE

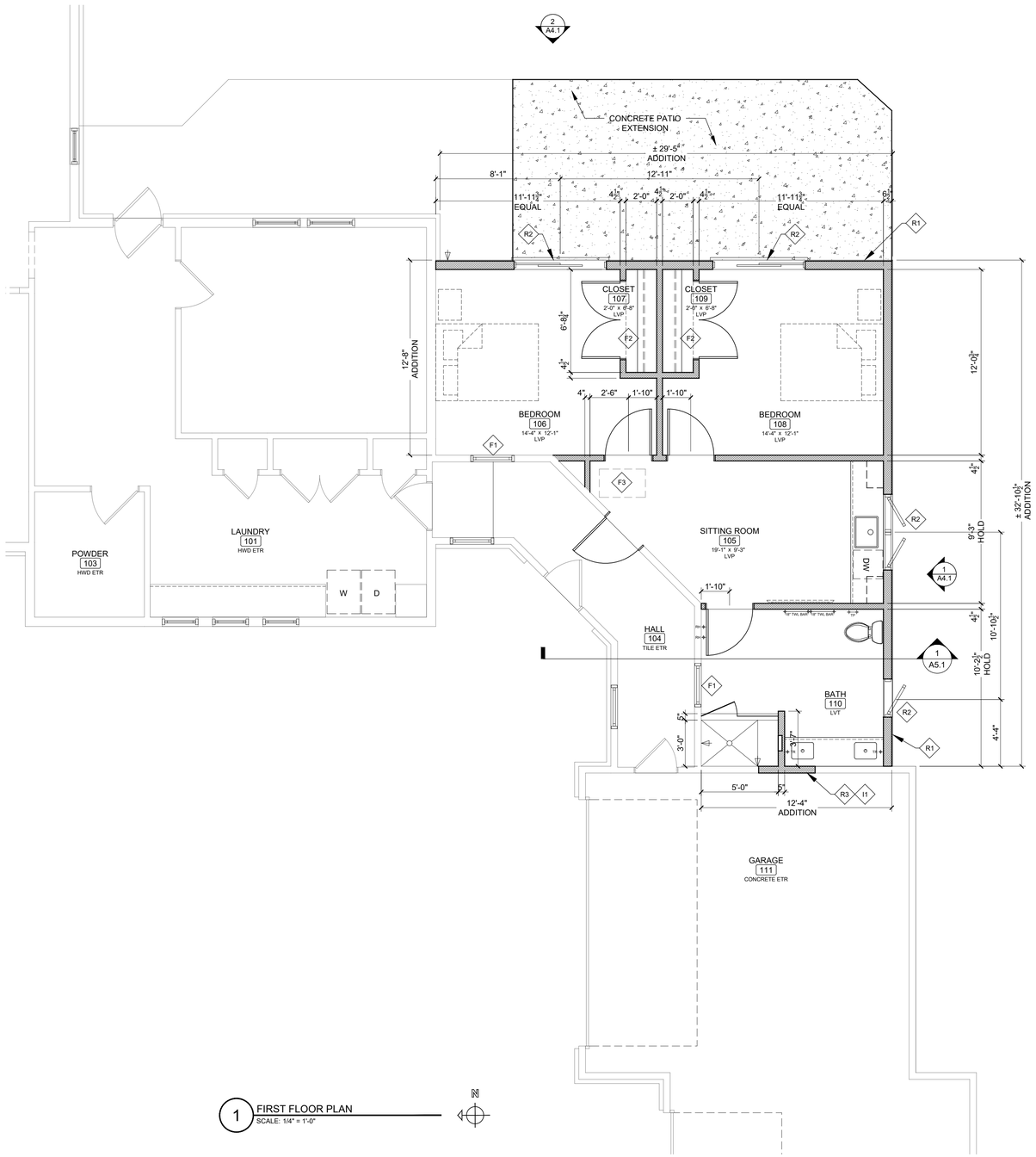
FOUNDATION PLAN

DRAWING NUMBER

A2.0

02/17/2023 BW

Attachment: Plans (8249 : Vikram & Rupika Nangia)



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

N

WALL SYMBOLS KEY

- EXISTING STUD OR MASONRY WALL TO REMAIN
- EXISTING STUD WALL WITH NEW DRYWALL ONE SIDE
- EXISTING STUD WALL WITH NEW DRYWALL BOTH SIDES
- 2x4 STUD WALL, USE AT ALL NEW INTERIOR WALLS UNLESS NOTED OTHERWISE
- W6 — 2x6 STUD WALL
- 2x4 STUD HALF WALL

RX ROUGH CARPENTRY KEYNOTES

-- (ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.

- ROUGH CARPENTER TO PROVIDE ANY BLOCKING NEEDED FOR ANY CABINETRY, ELECTRICAL FIXTURES, PLUMBING FIXTURES, MIRRORS AND / OR BATH HARDWARE.
- CHECK FOR FIRE BLOCKING & FRAMING REPAIR PER CODE
- ROUGH CARPENTER TO FRAME FIRST FLOOR WALLS INCLUDING DOOR & WINDOW OPENINGS, HEADERS, ROOF RAFTERS, & ROOF / WALL SHEATHING.

1. (01) - FRAME NEW 2X6 EXTERIOR WALL. ALSO SEE SECTION 1/A5.1.
2. (116) - NEW WOOD HEADER PER ENGINEERING.
3. (116) - INFILL EXISTING OPENING W/ LIKE MATERIALS.

IX INSULATION KEYNOTES

-- (ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.

- 5-1/2" R-21 FIBERGLASS BATT INSULATION IN NEW EXTERIOR WALLS. ALSO SEE DETAIL 1/A5.1.
- R-38 BLOWN-IN FIBERGLASS ATTIC INSULATION.

1. (110) - 3-1/2" R13 FIBER GLASS BATT INSULATION AT WALL INFILL.

FX FINISH KEYNOTES

-- (ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.

- ALL MILLWORK & DRYWALL FINISHES PER SPEC. ALSO SEE SHEET A8.1.

1. (106, 110) - NEW PAINTED INTERIOR EXTENSION JAMBS AND CASING AT EXISTING WINDOW.
2. (107, 109) - INSTALL NEW SHELF AND POLE IN CLOSET.
3. (105) - ATTIC ACCESS SCUTTLE: DRYWALL OVER PLYWOOD, FRAMED W/ PAINTED CASING.

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GERMANTOWN, WI 53022
PHONE: (262) 437-2100

NANGIA ADDITION

12060 N LAKE SHORE DR
MEQUON, WI 53092

Attachment: Plans (8249 : Vikram & Rupika Nangia)

REVISIONS

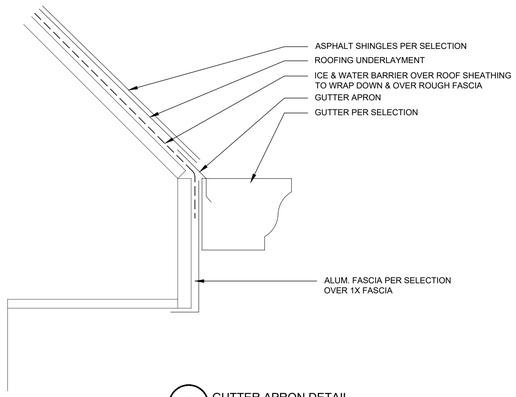
DRAWING TITLE

FIRST FLOOR PLAN

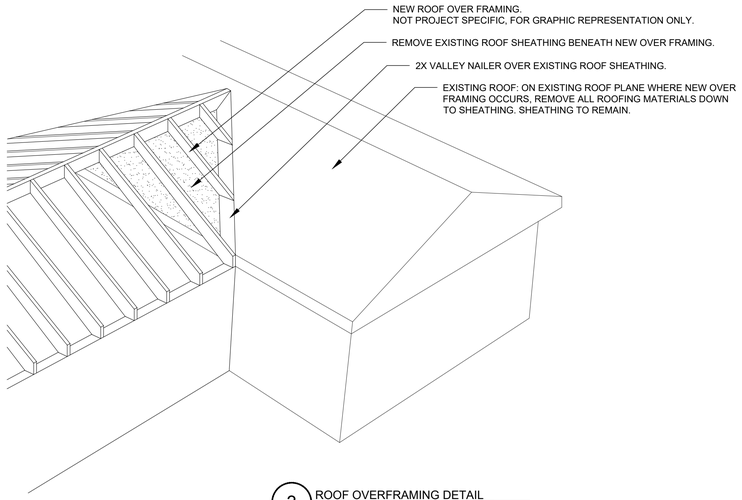
DRAWING NUMBER

A2.1

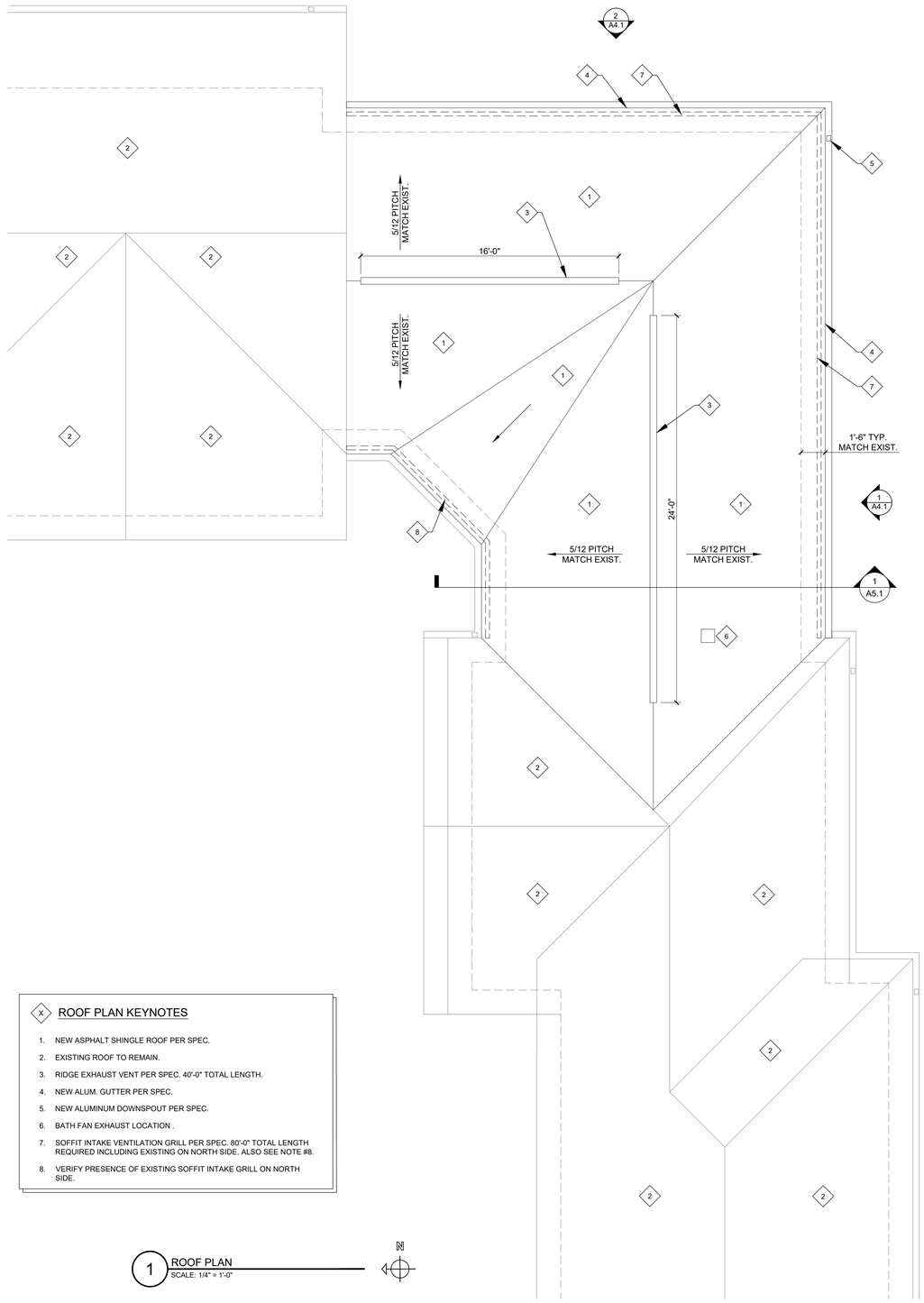
02/17/2023 BW



2 GUTTER APRON DETAIL
SCALE: 3" = 1'-0"



3 ROOF OVERFRAMING DETAIL
SCALE: 1/2" = 1'-0"



ROOF PLAN KEYNOTES

1. NEW ASPHALT SHINGLE ROOF PER SPEC.
2. EXISTING ROOF TO REMAIN.
3. RIDGE EXHAUST VENT PER SPEC. 40'-0" TOTAL LENGTH.
4. NEW ALUM. GUTTER PER SPEC.
5. NEW ALUMINUM DOWNSPOUT PER SPEC.
6. BATH FAN EXHAUST LOCATION .
7. SOFFIT INTAKE VENTILATION GRILL PER SPEC. 80'-0" TOTAL LENGTH REQUIRED INCLUDING EXISTING ON NORTH SIDE. ALSO SEE NOTE #8.
8. VERIFY PRESENCE OF EXISTING SOFFIT INTAKE GRILL ON NORTH SIDE.

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

N

GABOR
DESIGN BUILD LLC
W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

NANGIA ADDITION
12060 N LAKE SHORE DR
MEQUON, WI 53092

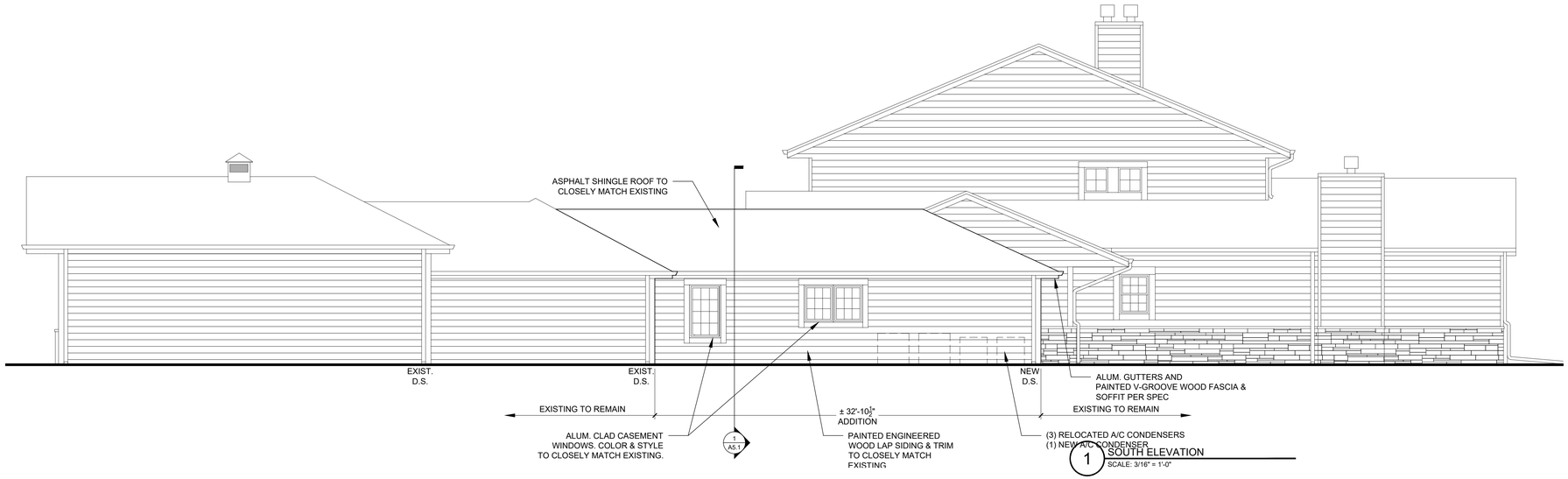
REVISIONS

DRAWING TITLE
ROOF PLAN

DRAWING NUMBER
A2.2

02/17/2023 BW

Attachment: Plans (8249 : Vikram & Rupika Nangia)



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

GABOR
DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

NANGIA ADDITION
12060 N LAKE SHORE DR
MEQUON, WI 53092

Attachment: Plans (8249 : Vikram & Rupika Nangia)

REVISIONS

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A4.1

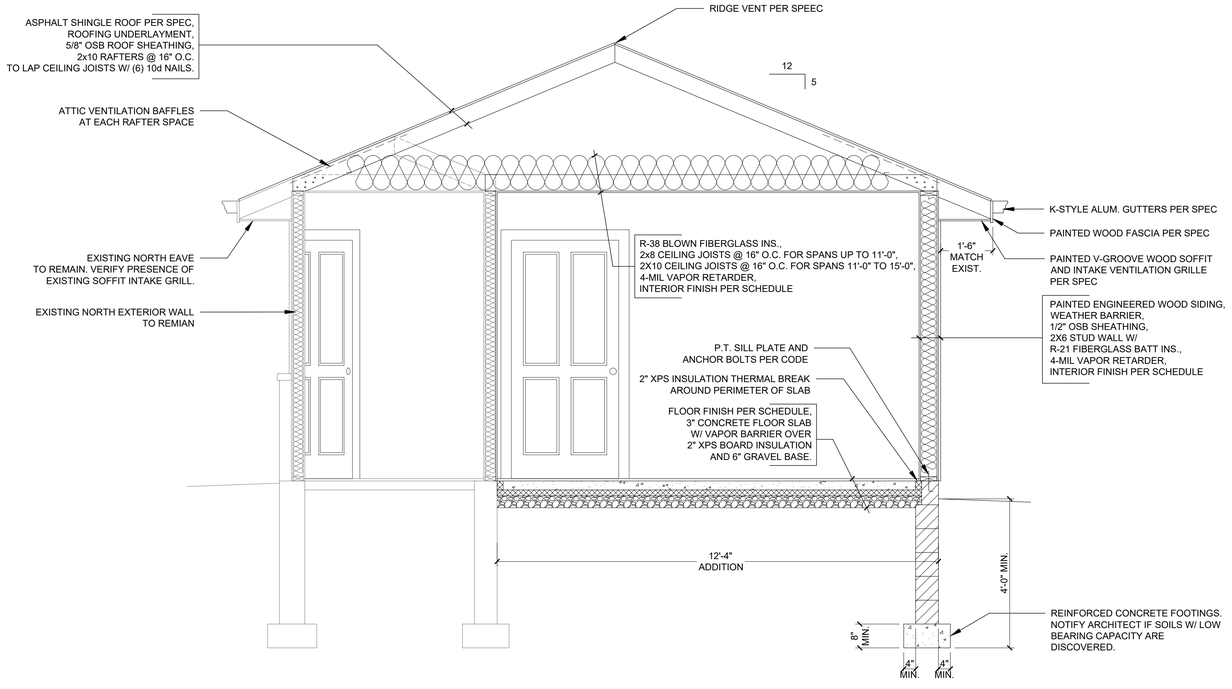
02/17/2023 BM

GABOR
DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

NANGIA ADDITION
12060 N LAKE SHORE DR
MEQUON, WI 53092

Attachment: Plans (8249 : Vikram & Rupika Nangia)



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

REVISIONS

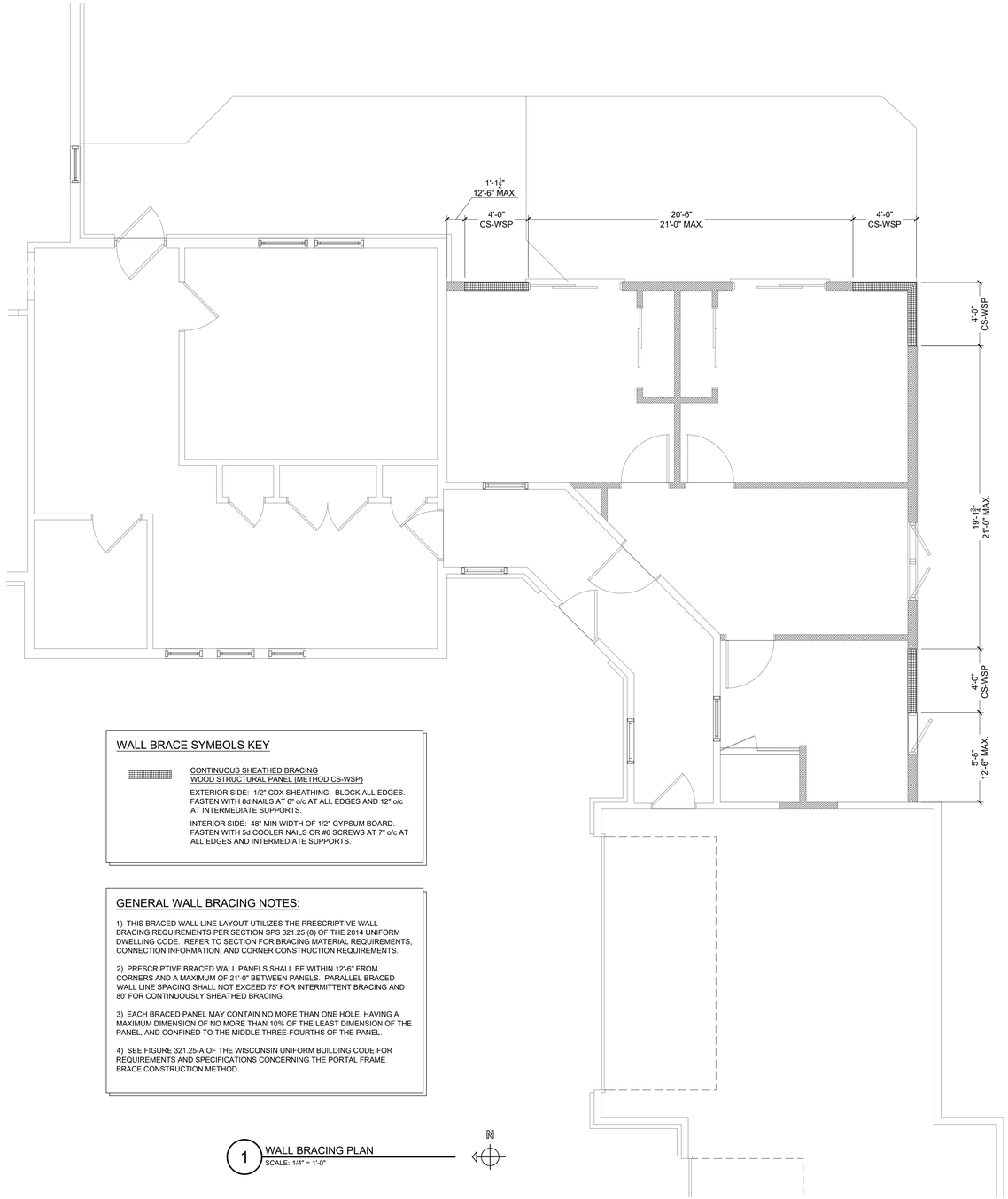
DRAWING TITLE

BUILDING SECTION

DRAWING NUMBER

A5.1

02/17/2023 BW



WALL BRACE SYMBOLS KEY

CONTINUOUS SHEATHED BRACING
WOOD STRUCTURAL PANEL (METHOD CS-WSP)

EXTERIOR SIDE: 1/2" CDX SHEATHING. BLOCK ALL EDGES. FASTEN WITH 8d NAILS AT 6" o/c AT ALL EDGES AND 12" o/c AT INTERMEDIATE SUPPORTS.

INTERIOR SIDE: 48" MIN WIDTH OF 1/2" GYPSUM BOARD. FASTEN WITH 5d COOLER NAILS OR #6 SCREWS AT 7" o/c AT ALL EDGES AND INTERMEDIATE SUPPORTS.

GENERAL WALL BRACING NOTES:

1) THIS BRACED WALL LINE LAYOUT UTILIZES THE PRESCRIPTIVE WALL BRACING REQUIREMENTS PER SECTION SPS 321.25 (8) OF THE 2014 UNIFORM DWELLING CODE. REFER TO SECTION FOR BRACING MATERIAL REQUIREMENTS, CONNECTION INFORMATION, AND CORNER CONSTRUCTION REQUIREMENTS.

2) PRESCRIPTIVE BRACED WALL PANELS SHALL BE WITHIN 12'-6" FROM CORNERS AND A MAXIMUM OF 21'-0" BETWEEN PANELS. PARALLEL BRACED WALL LINE SPACING SHALL NOT EXCEED 75' FOR INTERMITTENT BRACING AND 80' FOR CONTINUOUSLY SHEATHED BRACING.

3) EACH BRACED PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN 10% OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FOURTHS OF THE PANEL.

4) SEE FIGURE 321.25-A OF THE WISCONSIN UNIFORM BUILDING CODE FOR REQUIREMENTS AND SPECIFICATIONS CONCERNING THE PORTAL FRAME BRACE CONSTRUCTION METHOD.

1 WALL BRACING PLAN
SCALE: 1/4" = 1'-0"

N

GABOR
DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

NANGIA ADDITION
12060 N LAKE SHORE DR
MEQUON, WI 53092

Attachment: Plans (8249 : Vikram & Rupika Nangia)

REVISIONS

DRAWING TITLE

WALL BRACING PLAN

DRAWING NUMBER

S2.1

02/17/2023 BW

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: **March 13, 2023**
SUBJECT: **Michael & Jenna Sullivan - New Single-Family Residence at 299 W. Hemlock Lane**

Attachments:
Statement of Intent (PDF)
Site Plan (PDF)
Site Plan 2 (PDF)
Plans (PDF)

Statement of Intent

Mikkelson Builders proposes to build a new single-family home on Lot 2 of Hemlock Lane. The lot slopes down from the road to a wetland that spans the entire property from West to East. The house has been designed to blend into the existing slope to preserve and complement the natural features of the wetland.

Attachment: Statement of Intent (8250 : Michael & Jenna Sullivan)

Attachment: Site Plan (8250 : Michael & Jenna Sullivan)

HEMLOCK LANE

255'

51'

712

14'

710

87'

50' SETBACK

240'

PROPOSED DRIVE

NOOK

FRONT ENTRY

DINING

KITCHEN

FOYER

708

16'x32' POOL

709.5

GARAGE

PROPOSED MOUND LOCATION

21'x18' DECK

GREAT ROOM

BED 3

BED 2

PRIMARY BEDROOM

HEMLOCK 30'

210'

708

707

706

705

704

703

702

50' SETBACK

100'

50'

35' SETBACK

268'

174'

WETLANDS

WETLANDS

697

N

BIRCHWOOD LANE

H O U S E O N L O T

1"=20'-0"

NIELSON BUILDERS
1029 W. GLEN OAKS LANE #202
MEQUON, WI. 53092
262-241-8140

SULLIVAN RESIDENCE

HOUSE ON LOT

1" = 20'-0"

1-27-23

2022-15

DRAWN BY: P.M.D.
E-MAIL: mail@nielsonbuilders.com
PHONE: 414-241-8140

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

A7

ARC™
(262) 542-8200

FORM ARC-101

CERTIFIED SURVEY MAP NO. 4093

PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

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

0 100 150 200 300

SCALE 1" = 100'

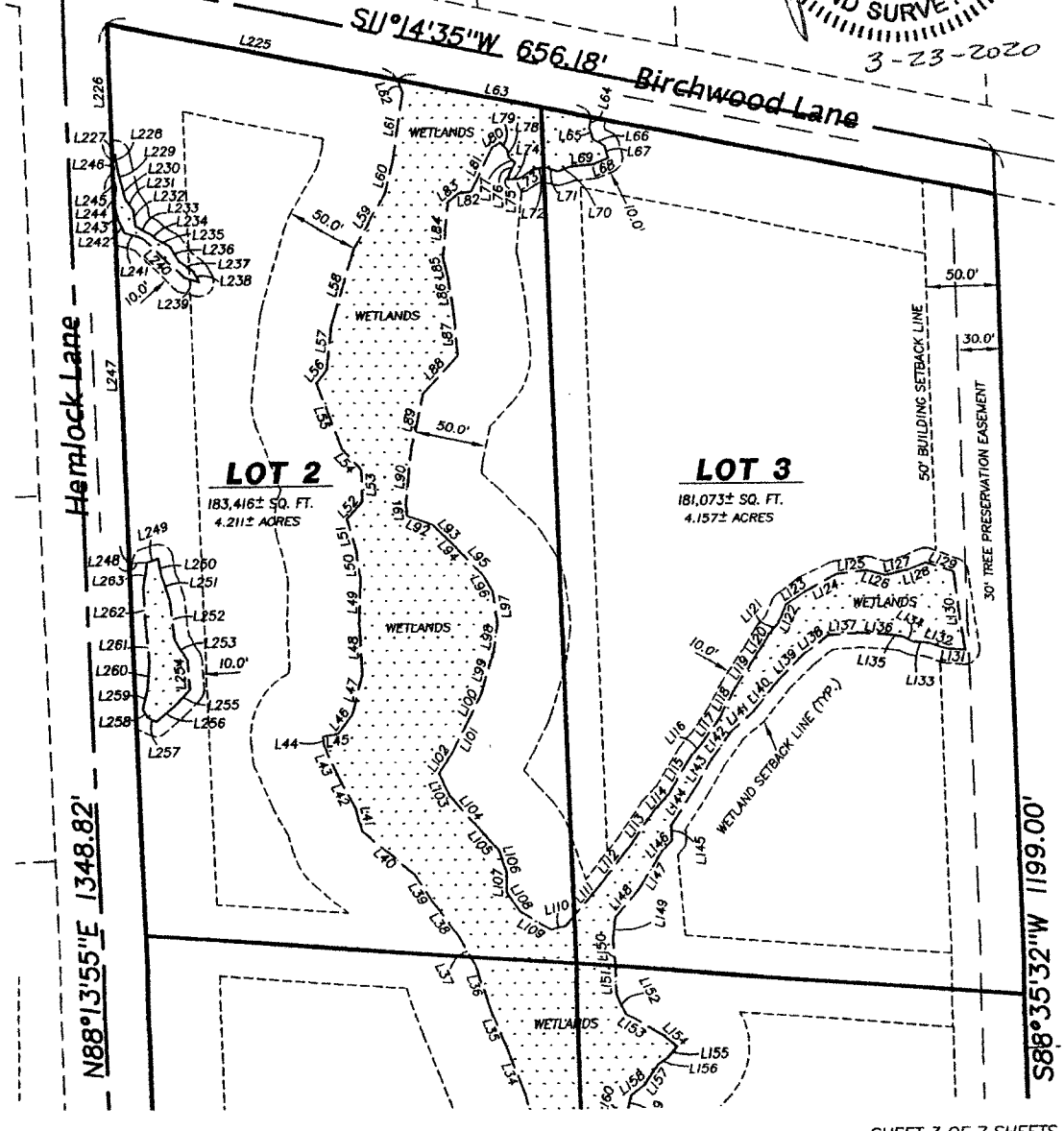
N

WETLANDS EXHIBIT

SETBACK NOTE :
FRONT YARD = 50.0'
REAR YARD = 25.0'
SIDE YARD = 25.0'

WISCONSIN
JAMES G. SCHNEIDER
S-1127
MEQUON
WI
LAND SURVEYOR

3-23-2020



THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 3 OF 7 SHEETS

Attachment: Site Plan 2 (8250 : Michael & Jenna Sullivan)

ROOF TRUSS HEEL HEIGHTS

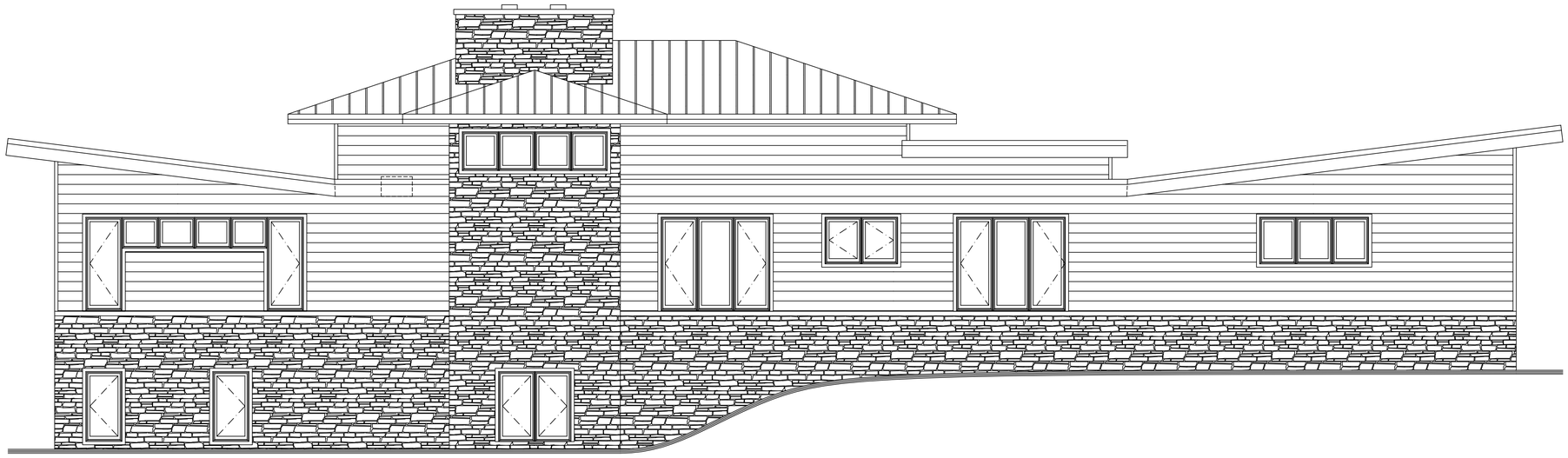
4 / 12 PITCH – 18" HEEL – 36" OVHG

EXTERIOR SIDING NOTES:

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

UPDATES

12/29/22 PRELIMINARY ELEVATIONS
2/8/23 ROOF LINE, FOYER, LAUNDRY
2/12/23 FLOOR PLAN UPDATES
2/20/23 ELEVATIONS, LAUNDRY



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

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

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

SULLIVAN RESIDENCE

ELEVATIONS

1"=4'-0"

2-20-23

2022-13

DRAWN BY: F.M.D.
E-MAIL: kristin@mikelsonhomes.com
PHONE: 414-218-7067

NOTE:
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A1

Attachment: Plans (8250 : Michael & Jenna Sullivan)

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

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

MIKELSON BUILDERS
1029 W. OLIVE CIRCLE LANE #202
MERIDIAN, ID. 83642
262-248-8740

SULLIVAN RESIDENCE

ELEVATIONS

1/4"=1'-0"

2-20-23

2022-13

DRAWN BY: F.M.D.
E-MAIL: fred@mikelsonbuilders.com
MOBILE: 484-248-8967

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A2

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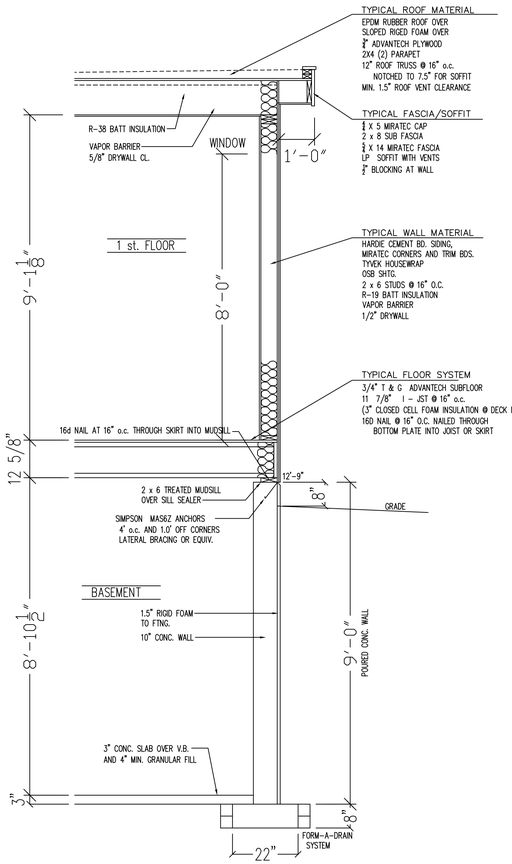
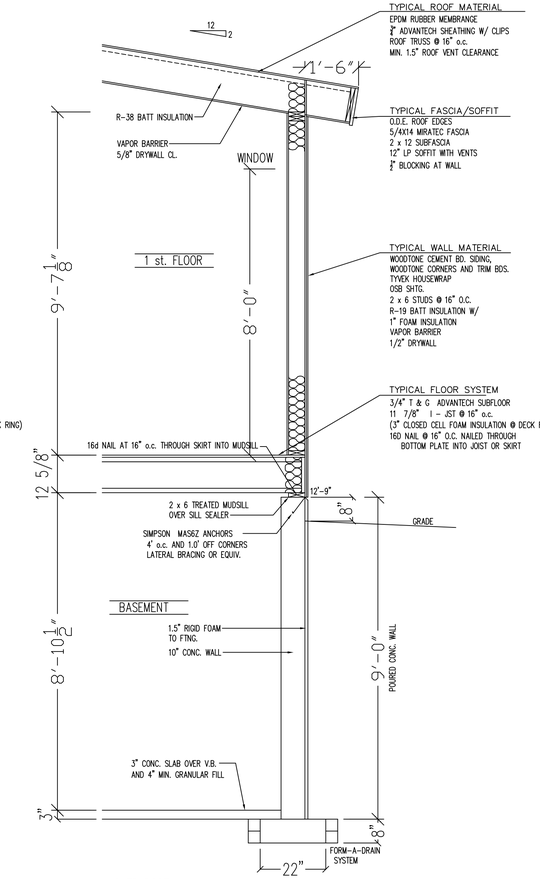


FLAT ROOF

TYP. WALL SECTION

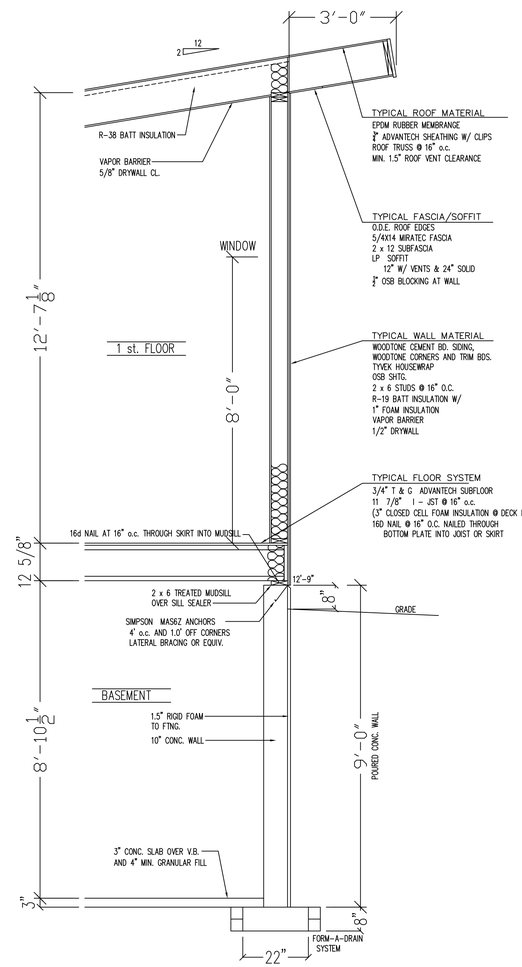
1/2"=1'-0"



SHED ROOF 1

TYP. WALL SECTION

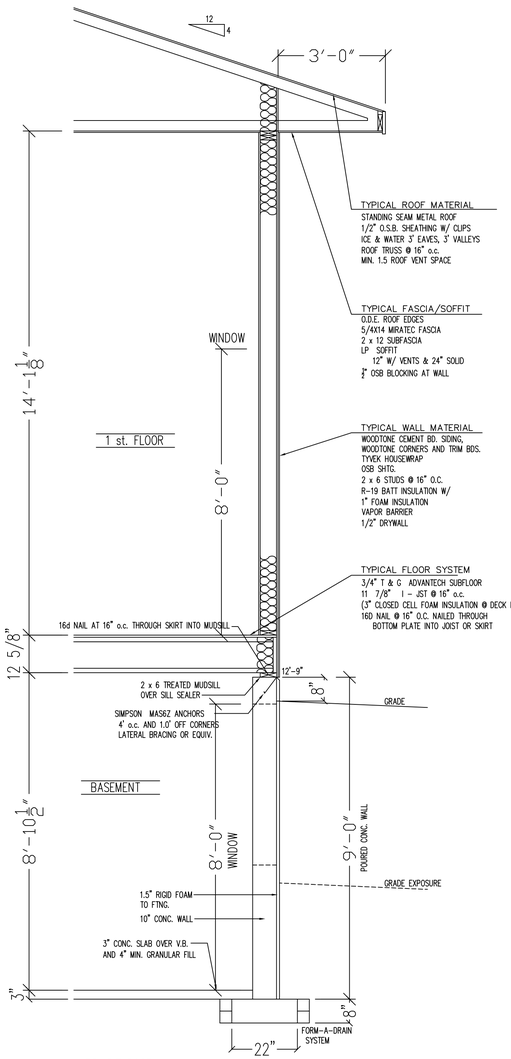
1/2"=1'-0"



SHED ROOF 2

TYP. WALL SECTION

1/2"=1'-0"



PRAIRIE ROOF

TYP. WALL SECTION

1/2"=1'-0"

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

SULLIVAN RESIDENCE

SECTIONS

1/4"=1'-0"

2-20-23

2022-13

DRAWN BY: F.M.D.
E-MAIL: fred@mikelsonbuilders.com
PHONE: 414-218-8740

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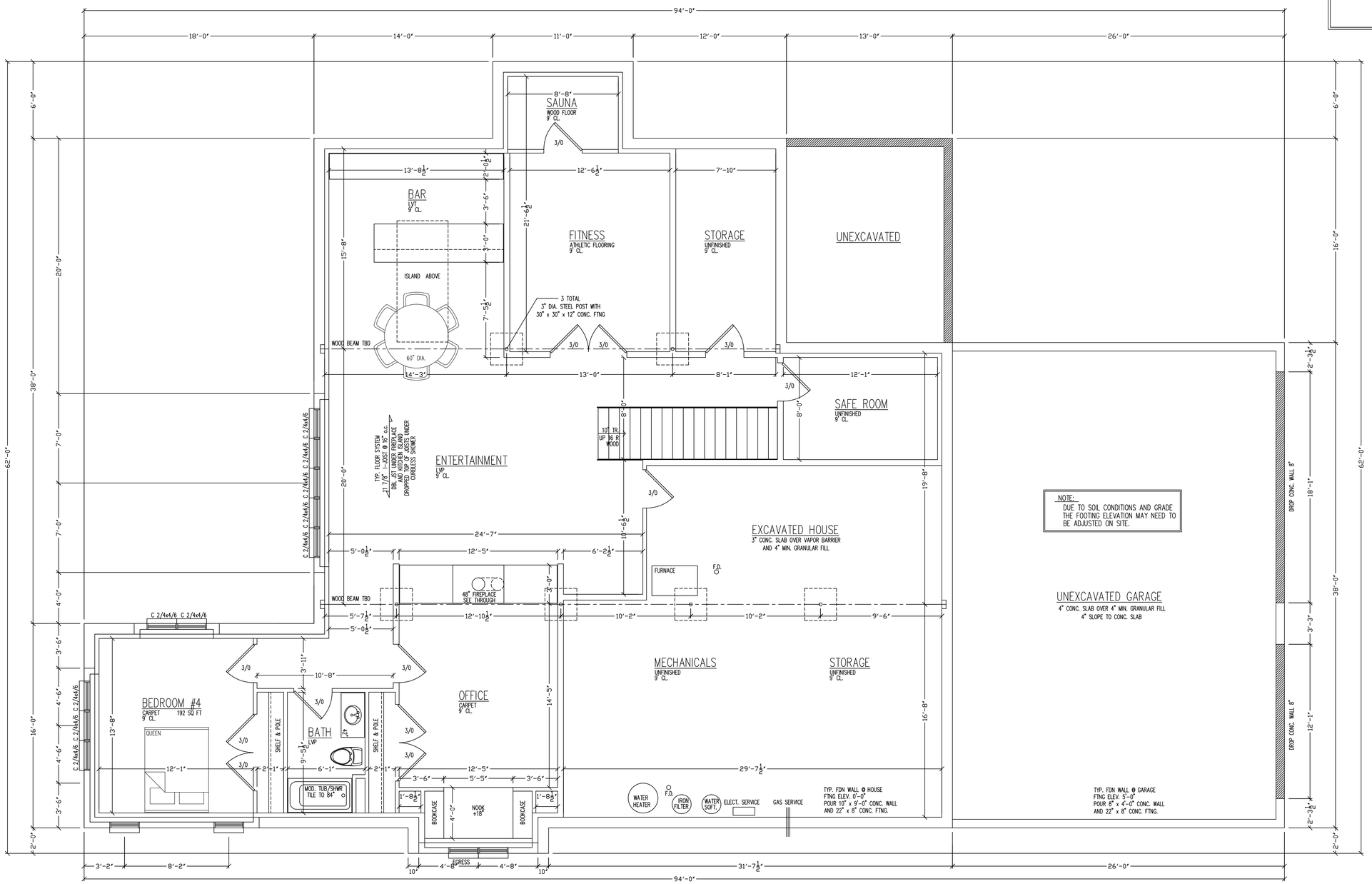
A3

Attachment: Plans (8250 : Michael & Jenna Sullivan)

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



FOUNDATION PLAN

1,917 SQ. FT. 1/4"=1'-0"

FIRST FLOOR 2,868 SQ. FT.
LOWER LEVEL 1,917 SQ. FT.

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

SULLIVAN RESIDENCE

FOUNDATION

1/4"=1'-0"

2-20-23

2022-15

DRAWN BY: F.M.D.
E-MAIL: fred@madisonbuilder.com
SCALE: 1/4"=1'-0"

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FRED A. MEYER, SOUTH.

A4

Attachment: Plans (8250 : Michael & Jenna Sullivan)

NOTE:

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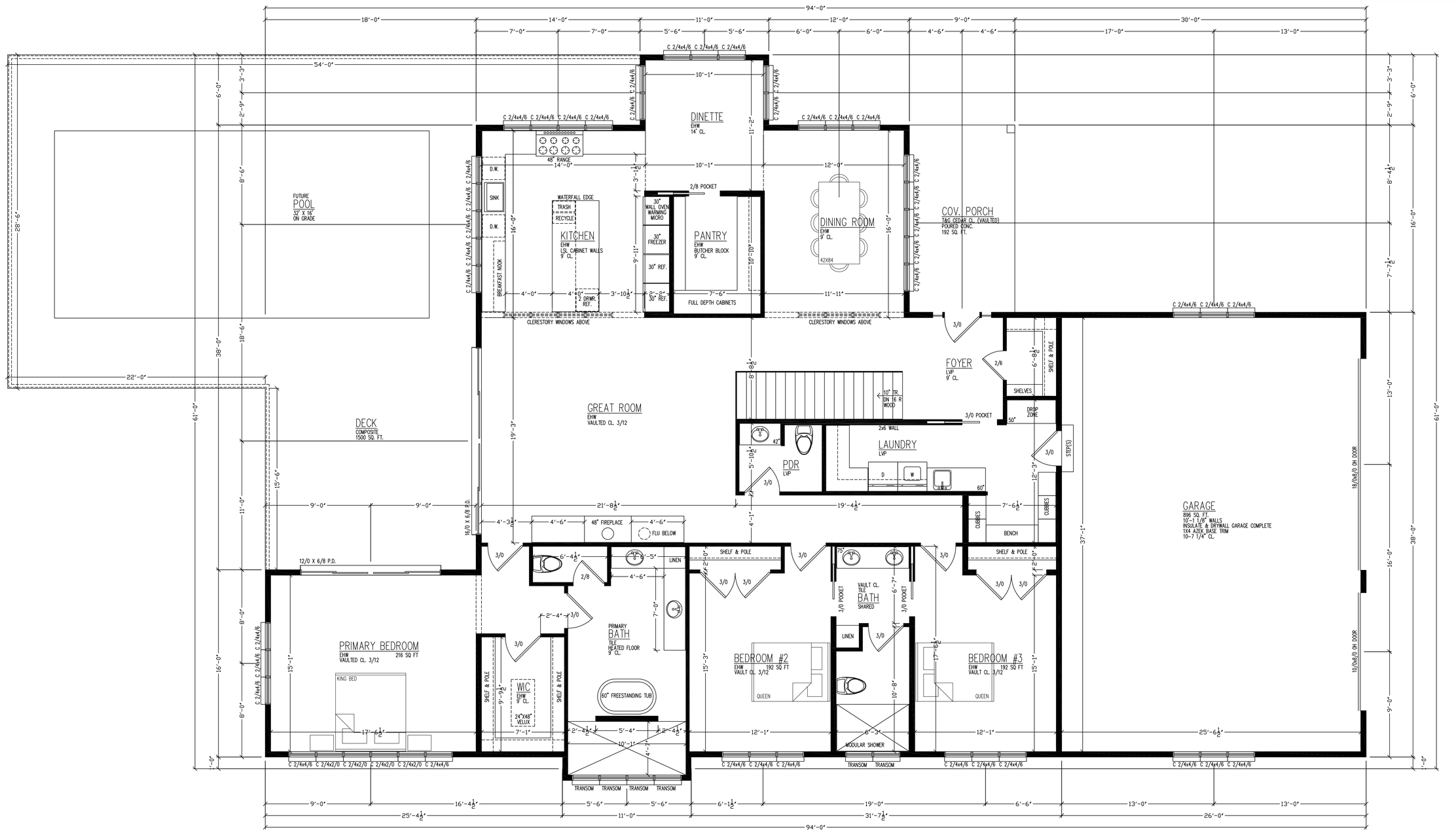
94'-0"
DINETTE
EHW
14" CL.
48" RANGE
D.W.
SINK
WATERFALL EDGE
TRASH
RECYCLE
KITCHEN
EHW
LSL CABINET WALLS
9' CL.
BREAKFAST NOOK
2/8 POCKET
30" WALL OVEN
WARMING
MICRO
30" FREEZER
30" REF.
2'-2" 30" REF.
PANTRY
EHW
BUTCHER BLOCK
9' CL.
FULL DEPTH CABINETS
DINING ROOM
EHW
9' CL.
42X84
COV. PORCH
T&G CEDAR CL. (VAULTED)
POURED CONC.
192 SQ. FT.
CLERESTORY WINDOWS ABOVE
FUTURE
POOL
32' X 16'
ON GRADE
FOYER
LVP
9' CL.
10" TRD.
RN 16 R
WOOD
3/0 POCKET
2x6 WALL
SHELF & POLE
SHELVES
DROP
ZONE
50"
STEP(S)
LAUNDRY
LVP
PDR
LVP
42"
60"
GREAT ROOM
EHW
VAULTED CL. 3/12
DECK
COMPOSITE
1500 SQ. FT.
16/0 X 6/8 P.D.
12/0 X 6/8 P.D.
48" FIREPLACE
FLU BELOW
LINEN
BENCH
CUBBIES
GARAGE
896 SQ. FT.
10'-1 1/8" WALLS
INSULATE & DRYWALL GARAGE COMPLETE
1X4 AZEK BASE TRIM
10-7 1/4" CL.
18/0x8/0 SW DOOR
10/0x8/0 SW DOOR
PRIMARY BEDROOM
EHW
VAULTED CL. 3/12
216 SQ FT
KING BED
WIC
EHW
9' CL.
24"X48"
VELUX
PRIMARY
BATH
TILE
HEATED FLOOR
9' CL.
60" FREESTANDING TUB
VAULT CL.
TILE
BATH
SHARED
MODULAR SHOWER
BEDROOM #2
EHW
VAULT CL. 3/12
192 SQ FT
QUEEN
BEDROOM #3
EHW
VAULT CL. 3/12
192 SQ FT
QUEEN
TRANSOM
C 2/4x4/6 C 2/4x4/6 C 2/4x4/6 C 2/4x4/6
C 2/4x4/6 C 2/4x4/6 C 2/4x4/6 C 2/4x4/6 C 2/4x4/6
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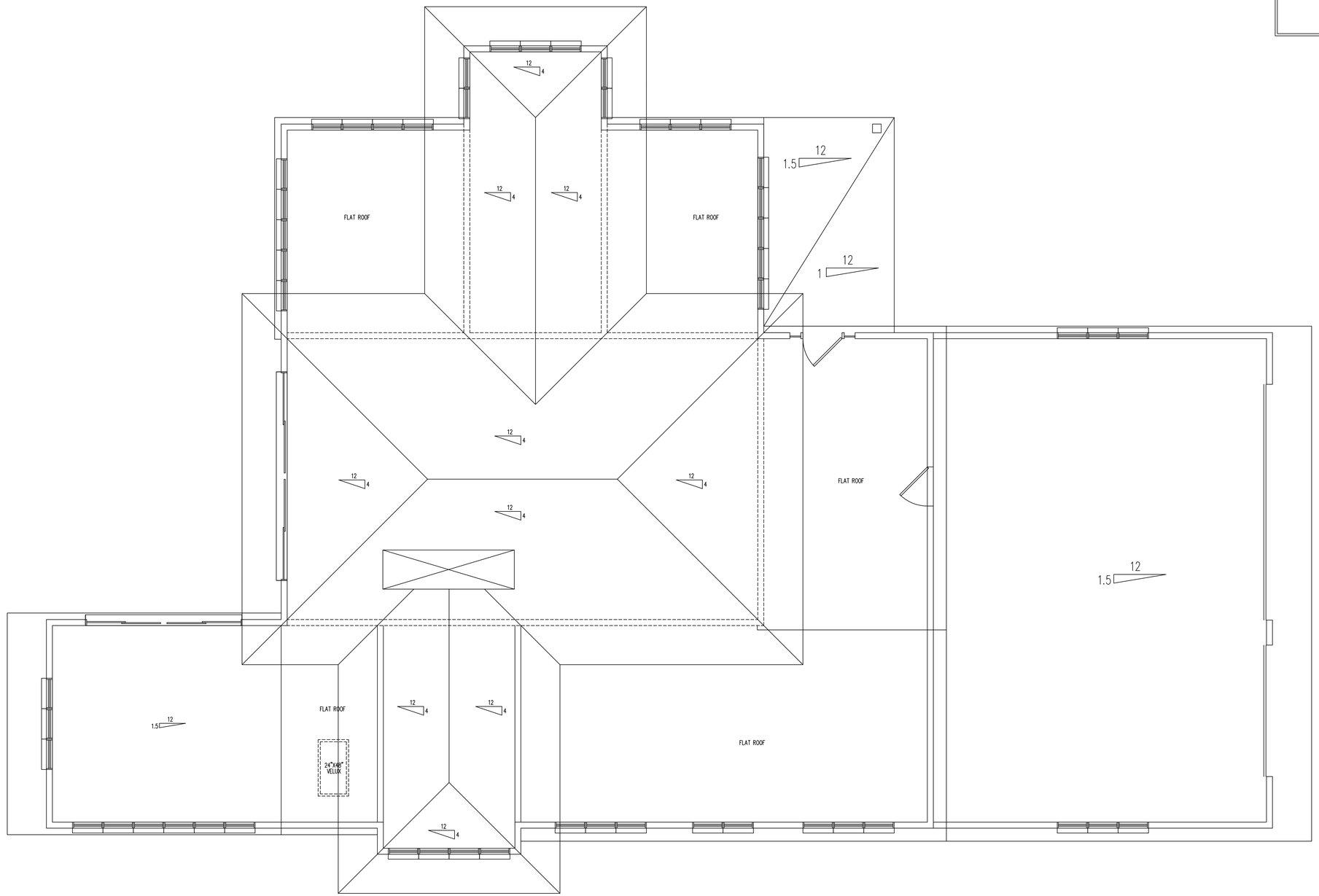

ROOF PLAN
1/4"=1'-0"

MIKELSON BUILDERS
1029 W. QUEEN CREEK LANE #202
MESA, AZ. 85210
262-246-8740

SULLIVAN RESIDENCE

ROOF PLAN

1/4" = 1'-0"

2-20-23

2022-13

DRAWN BY: F.M.D.
E-MAIL: frank@mikelsonbuilders.com
PHONE: 480-246-8740

NOTE:
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A6

Attachment: Plans (8250 : Michael & Jenna Sullivan)

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: **Jason & Kylli Schneider - New Single-Family Residence at 13151 N. Oriole Lane**

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

ANDERSON HOMES

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

To Whom it may concern,

Anderson Homes LLC's intent is to construct a single-family dwelling for the Schneider Residence on North Oriole Lane. The goal is to set the house back away from North Oriole Lane and remove the appropriate number of trees to do a proper build. The house will consist of a Story and a half home with the master bedroom on the first floor and an attached three car garage. We designed a custom home that we feel is suitable for this size lot and fits the customers needs.

Any questions or concerns please feel free to reach out.

Sincerely,

Kevin Emmer
Anderson Homes LLC

Attachment: Statement of Intent (8251 : Jason & Kylli Schneider)

PRELIMINARY LAYOUT

UNPLATTED LANDS BEING PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION 07-09-22; THENCE SOUTH 44°37' WEST, 55.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44°37' WEST, 646.49 FEET; THENCE EAST, 465.86 FEET, THENCE NORTH 01°12' WEST, 462.42 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 107,564 SQUARE FOOT/2.47 ACRES OF LAND, MORE OR LESS.

HOUSE DETAIL

0' 30' 60'

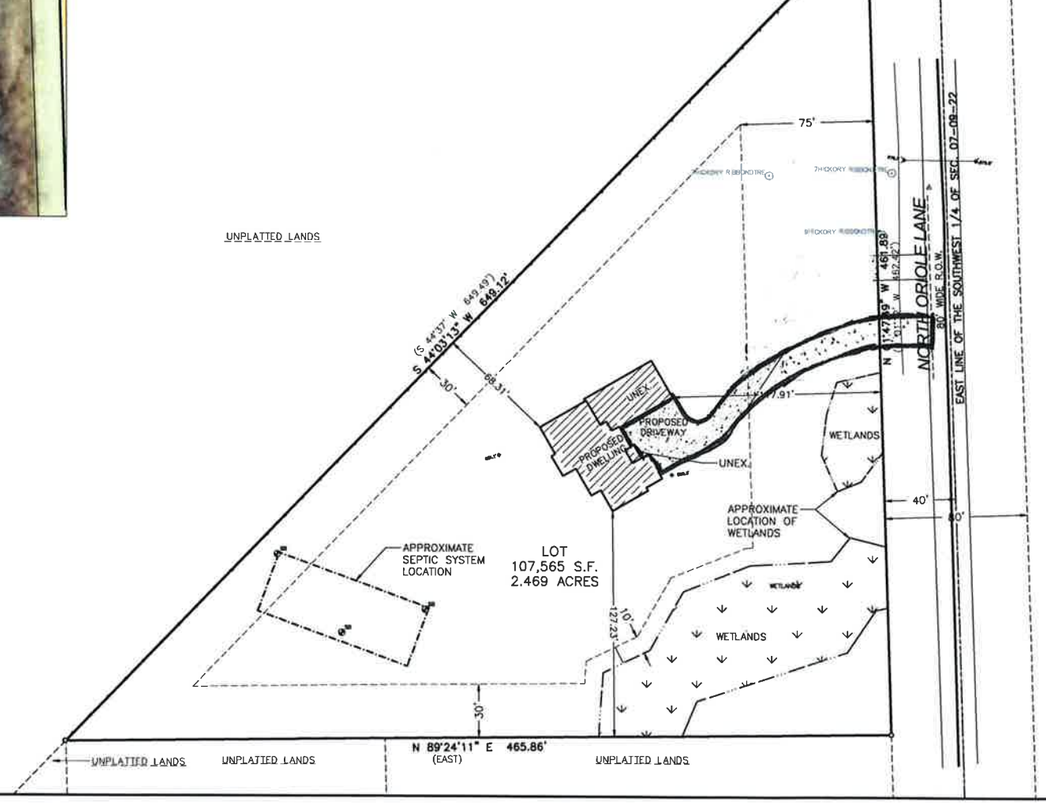
1 INCH = 30 FEET

SETBACK REQUIREMENTS
FRONT YARD = 75'
SIDE YARD = 30'
REAR YARD = 30'

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

0' 50' 100'

1 INCH = 50 FEET



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

REV.	01/15/2022 MOVED HOUSE LOCATION
REV.	
REV.	
REV.	

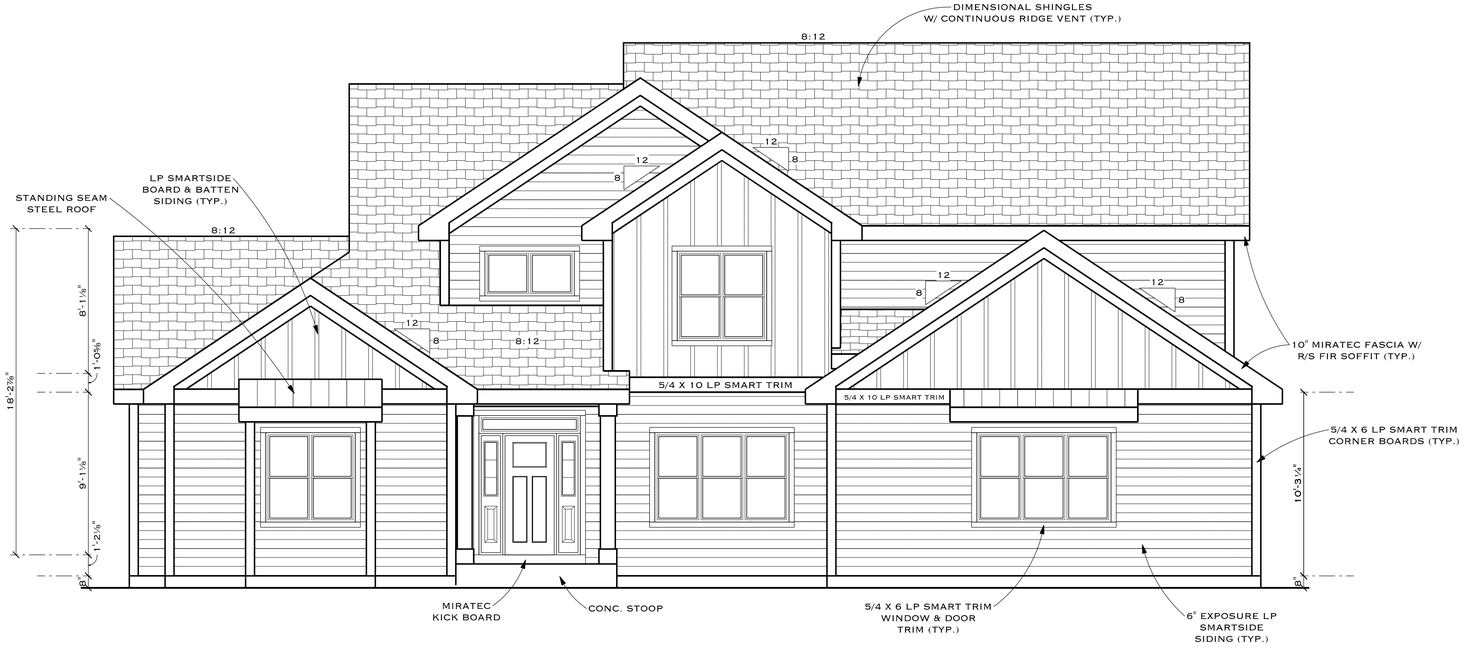
LOCATION: NORTH ORIOLE LANE CITY OF MEQUON

DRAWN BY: JIL | CHECKED BY: MTD

CLIENT: ANDERSON HOMES
PROJECT: JASON SCHNEIDER
LAYOUT: PLAT OF SURVEY
DRAWING: 22007_SURVEY.DWG

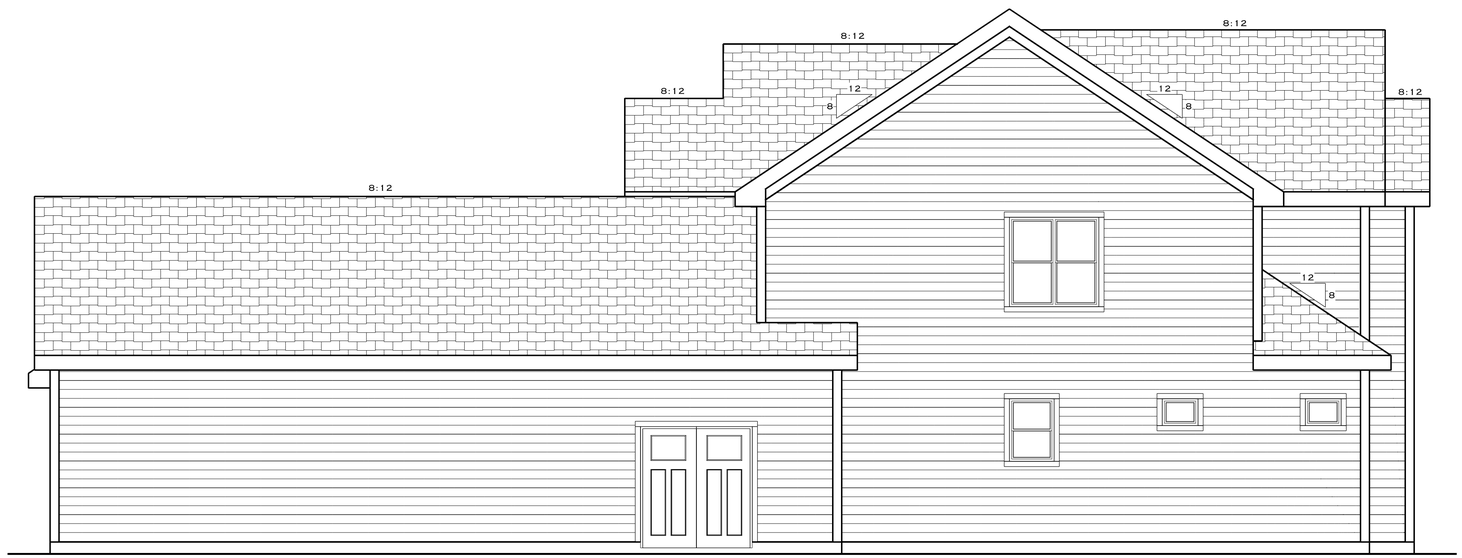
DATE: 12/15/2021
JOB NO.: 22007
SHEET: 1 OF 1

Attachment: Site Plan (8251 : Jason & Kylli Schneider)



FRONT ELEVATION

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



RIGHT ELEVATION

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

FINAL PLAN
FOR CONSTRUCTION

ANDERSON HOMES
585 RYAN STREET. PEWAUKEE WI 53072
ANDERSONHOMESWI.COM 262-746-9999

THE SCHNEIDER RESIDENCE

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PROJECT DATE:
12. 07. 2021

REVISIONS:

SHEET NUMBER:
A-1

Attachment: Plans (8251 : Jason & Kyill Schneider)

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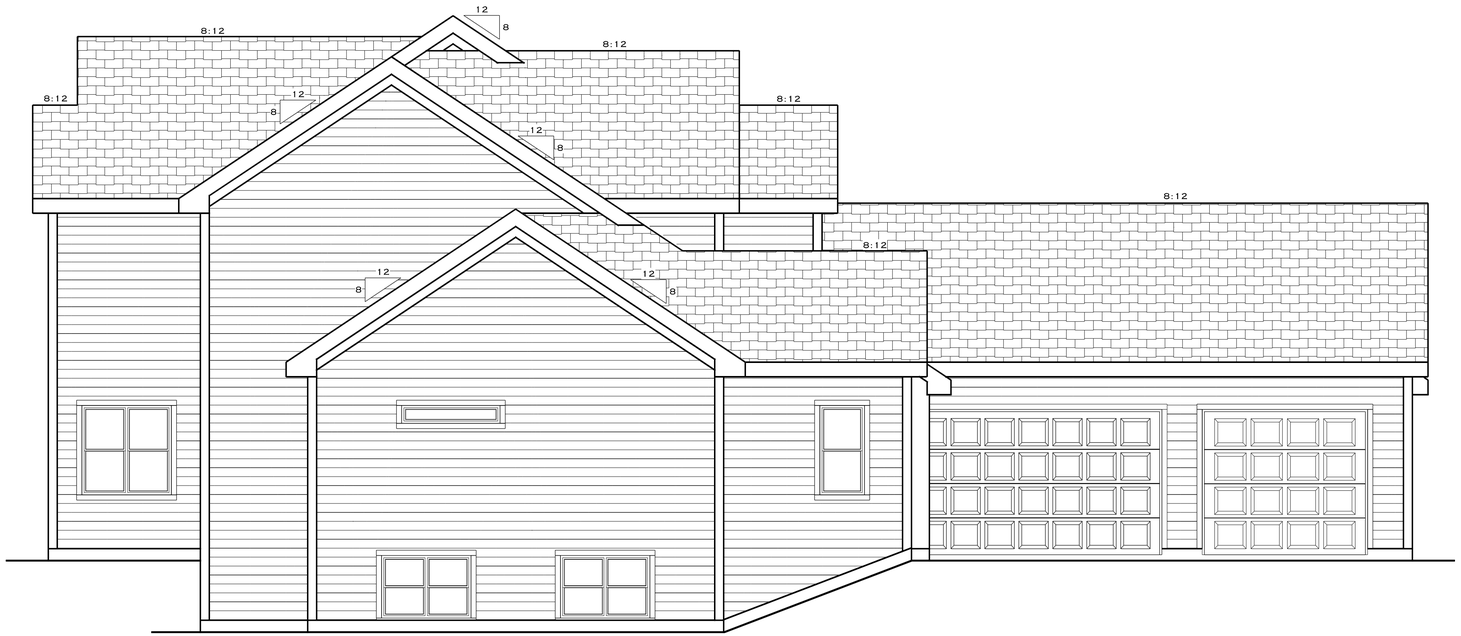
REAR ELEVATION

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



LEFT ELEVATION

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

FINAL PLAN
FOR CONSTRUCTION

ANDERSON HOMES

585 RYAN STREET. PEWAUKEE WI 53072

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ANDERSON HOMES

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PROJECT DATE:
12. 07. 2021

REVISIONS:
12. 07. 2021

SHEET NUMBER:
A-2

Attachment: Plans (8251 : Jason & Kyili Schneider)

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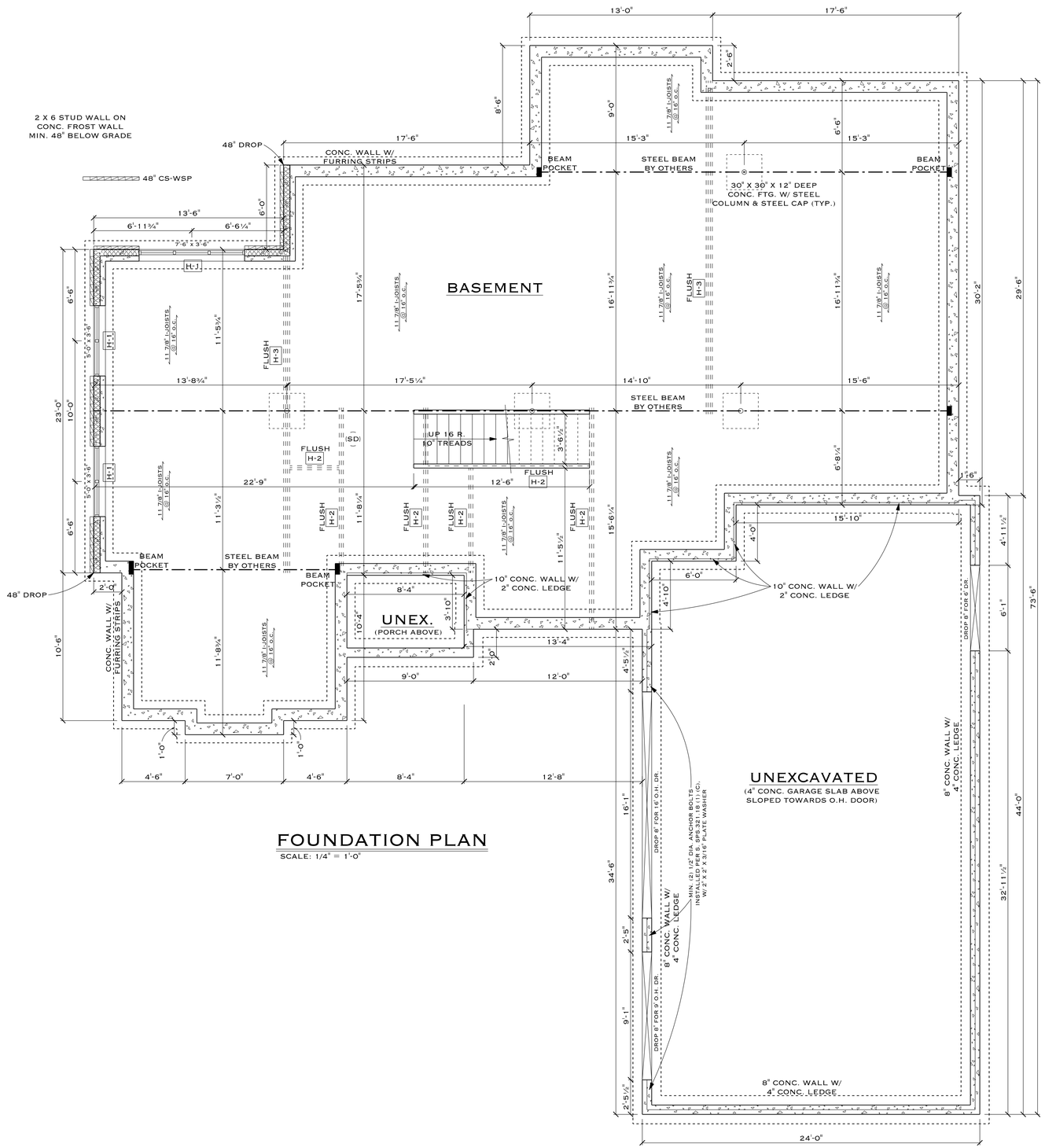

FOUNDATION PLAN

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

NOTE: FINAL FLOOR BEAMS & HEADERS MAY CHANGE PER I-JOIST LAYOUT. FOLLOW I-JOIST LAYOUT WHEN CONSTRUCTING FLOOR.

NOTE: FINAL DIMENSIONS FOR STEP IN FOUNDATION FOR EXPOSED BASEMENT WALL TO BE DETERMINED BY CONTRACTOR.

FOUNDATION NOTES:

- FOUNDATION WALLS:
  HOUSE: 10" POURED CONC. WALLS 9'-0" HIGH ON 24" X 8" CONC. FOOTINGS
  GARAGE/PORCH: 8" POURED CONC. WALLS MIN. 48" BELOW GRADE
- 3" CONC. SLAB W/ 6 MIL. VAPOR RETARDER & MIN. 4" CRUSHED STONE
- THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE CONTRACTOR:
  - BASEMENT WINDOWS
  - ELECTRIC SERVICES
  - SUMP PIT & PUMP
  - FLOOR DRAINS
  - WATER HEATER
  - FURNACE
- BUILDER TO PROVIDE HEADERS AT BASEMENT WINDOWS IF NOT NOTED ON THE FOUNDATION PLAN.
- POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURED SOIL BELOW THE FROST LINE.
- STEEL COLUMNS TO SUPPORT 12,000 LBS. UNLESS NOTED.
- FINAL SIZES OF CONC. WALLS AND FOOTINGS TO BE VERIFIED BY OTHERS.
- ALL LUMBER IN PERMANENT CONTACT WITH CONCRETE MUST BE PRESSURE TREATED LUMBER.
- FINAL SIZES OF CONC. FOOTINGS & WALLS TO BE DETERMINED BY OTHERS.

NOTE: FINAL LOCATION OF FRAMING AROUND PLUMBING FIXTURES TO BE VERIFIED W/ MANUFACTURER'S SPECS.

NOTE: FINAL KITCHEN LAYOUT PER KITCHEN DESIGNER. FINAL KITCHEN LAYOUT MAY DIFFER FROM LAYOUT ON THIS FLOOR PLAN. VERIFY KITCHEN WINDOW LOCATION W/ FINAL KITCHEN LAYOUT.

NOTE: ALL GIRDER TRUSS LOCATIONS & SIZES TO BE DETERMINED BY TRUSS MANUFACTURER. HEADERS SPECIFIED ARE SUBJECT TO CHANGE W/ GIRDER PLACEMENT

HEADER NOTE: HEADERS SPECIFIED MAY BE SUBSTITUTED W/ ANY HEADER MATERIAL W/ EQUAL OR GREATER DESIGN VALUES. FINAL HEADER SIZES PER MATERIAL SUPPLIER

HEADER SCHEDULE

H-1	(2) 2 X 10'S HEM FIR S.S. W/ 2 X 6 PLATE
H-2	(2) 1 3/4" X 11 7/8" LVL 2.0E
H-3	(3) 1 3/4" X 11 7/8" LVL 2.0E

FINAL PLAN
FOR CONSTRUCTION

ANDERSON HOMES

THE SCHNEIDER RESIDENCE

ANDERSON HOMES
585 RYAN STREET, PEWAUKEE WI 53072
ANDERSONHOMESWI.COM 262-746-9999

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PROJECT DATE:
12. 07. 2021

REVISIONS:
12. 07. 2021

SHEET NUMBER:
A-3

3.5.c
Attachment: Plans (8251 : Jason & Kyill Schneider)
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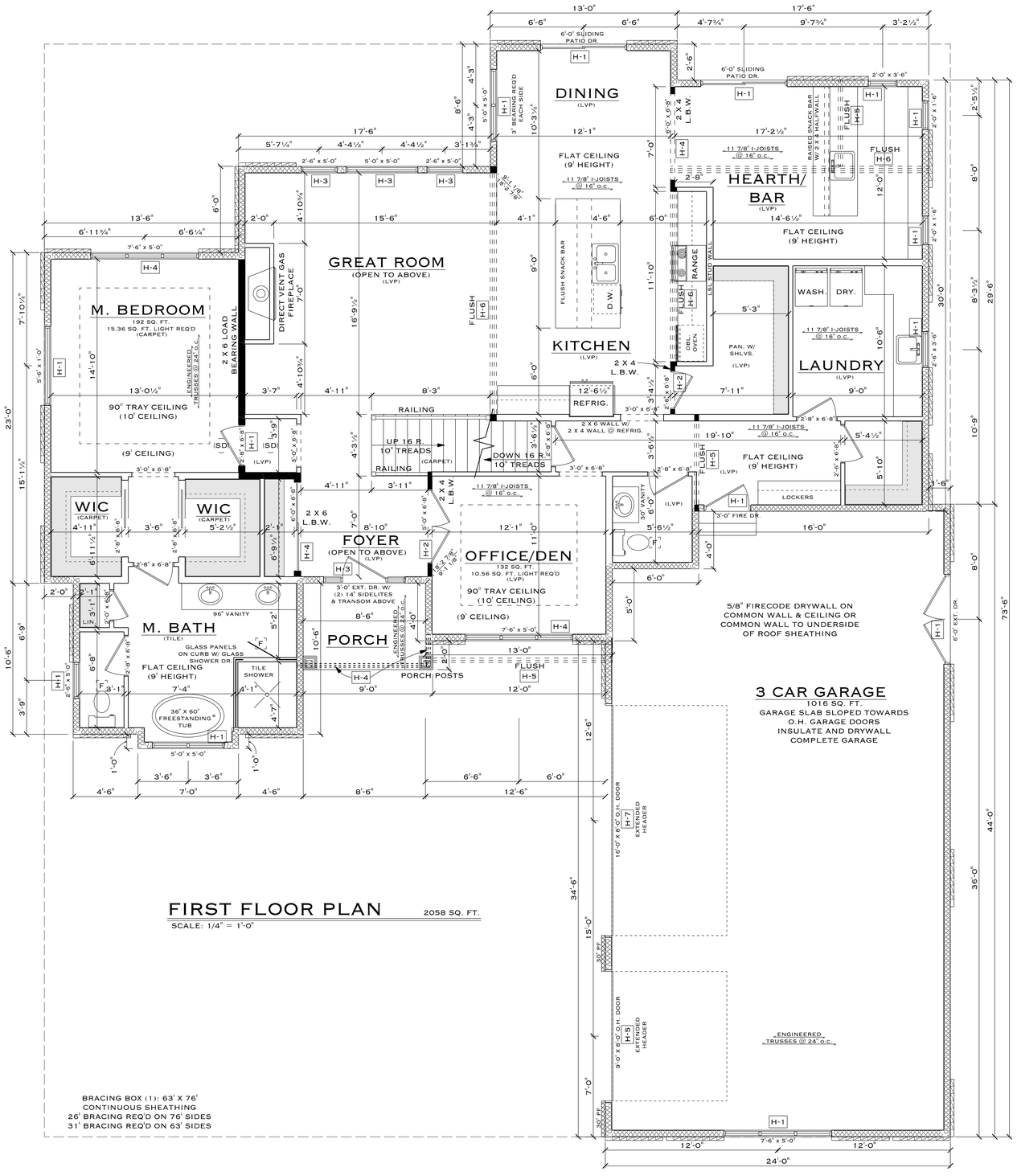
Packet Pg. 61



FIRST FLOOR PLAN

2058 SQ. FT.

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

48" CS-WSP
ALL BRACING PANELS SHOWN ARE CS-WSP 48" UNLESS NOTED

HOUSE WALL HT.: 9'-1 1/8"
GARAGE WALL HT.: 10'-3 1/4"
EXTERIOR STUD SPACING: 16" O.C.
EAVE TO RIDGE HT.: 11'-0"
WIND SPEED: 90 (ASCE 7-05)
WIND EXPOSURE CATEGORY: B

NOTE: FINAL LOCATION OF FRAMING AROUND PLUMBING FIXTURES TO BE VERIFIED W/ MANUFACTURER'S SPECS.

NOTE: FINAL KITCHEN LAYOUT PER KITCHEN DESIGNER. FINAL KITCHEN LAYOUT MAY DIFFER FROM LAYOUT ON THIS FLOOR PLAN. VERIFY KITCHEN WINDOW LOCATION W/ FINAL KITCHEN LAYOUT.

NOTE: ALL GIRDER TRUSS LOCATIONS & SIZES TO BE DETERMINED BY TRUSS MANUFACTURER. HEADERS SPECIFIED ARE SUBJECT TO CHANGE W/ GIRDER PLACEMENT

HEADER NOTE: HEADERS SPECIFIED MAY BE SUBSTITUTED W/ ANY HEADER MATERIAL W/ EQUAL OR GREATER DESIGN VALUES. FINAL HEADER SIZES PER MATERIAL SUPPLIER

HEADER SCHEDULE

H-1	(2) 2 X 10'S SPF #2 & BTR. W/ 2 X 6 PLATE
H-2	(2) 2 X 10'S SPF #2 & BTR.
H-3	(2) 1 3/4" X 9 1/2" LVL 2.0E W/ 2 X 6 PLATE TOP & BOTTOM
H-4	(2) 1 3/4" X 9 1/2" LVL 2.0E
H-5	(2) 1 3/4" X 11 7/8" LVL 2.0E
H-6	(3) 1 3/4" X 11 7/8" LVL 2.0E
H-7	(2) 1 3/4" X 16" LVL 2.0E

PLAN SPECIFICATIONS

WALLS:
- 1ST FLOOR EXT. WALLS: 2 X 6 X 104 5/8" STUDS @ 16" O.C. SPACING UNLESS NOTED
- 1ST FLOOR INT. WALLS: 2 X 4 X 104 5/8" STUDS @ 16" O.C. SPACING UNLESS NOTED
- 2ND FLOOR EXT. WALLS: 2 X 6 X 92 5/8" STUDS @ 16" O.C. SPACING UNLESS NOTED
- 2ND FLOOR INT. WALLS: 2 X 4 X 92 5/8" STUDS @ 16" O.C. SPACING UNLESS NOTED

FLOOR JOISTS:
- 1ST FLOOR: 11 7/8" I-JOISTS
- 2ND FLOOR: 11 7/8" I-JOISTS
- SPACING: 16" O.C. UNLESS NOTED
- FLOOR LOADING: LL = 40#
  DL = 12#
- FLOOR DURATION: 1.00%
- FLOOR DEFLECTION: LL = /480
  TL = /240
- IN AREAS WITH TILE FLOORING ADD A MIN. 10# ADDITIONAL LOAD TO DL AND DESIGN FLOOR WITH A L/360 TL DEFLECTION MIN.

ROOF TRUSS
- SPACING: 24" O.C. UNLESS NOTED
- ROOF LOADING: TL = 50# (ZONE 2)
  TCLL = 30#
  TCDL = 10#
  BCDL = 10#
- DURATION: 1.15%
- ROOF PITCH: 8:12
- EAVE OVERHANGS (INCLUDING 2 X FASCIA): 16"
- GABLE OVERHANGS (INCLUDING 2 X FASCIA): 12"
- HEEL HEIGHTS: 12"

- ALL DIMENSIONS ARE FROM ROUGH FRAMING UNLESS NOTED

- FOUNDATION WALL AND FOOTING SIZES ARE RECOMMENDATIONS ONLY, FINAL SIZES TO BE DETERMINED BY CONTRACTOR

- FOUNDATION WALL HEIGHT: 9'-0"

- WINDOWS MANUFACTURED BY:
- VERIFY WINDOW AND DOOR ROUGH OPENINGS WITH MANUFACTURER'S SPECS

- 3060 TOTAL SQUARE FEET FINISHED

NOTE:
- ALL WINDOWS SHALL BE MANUFACTURED BY:
- SMOKE ALARM EACH LEVEL & BEDROOMS INTERCONNECTED & HOUSE WIRED
- CO DETECTOR EACH LEVEL INTERCONNECTED & HOUSE WIRED
- ALL DIMENSIONS ARE TO ROUGH STUD:
  EXTERIOR: 2 X 6 (5 1/2")
  INTERIOR: 2 X 4 (3 1/2")
- EXHAUST FANS SHALL TERMINATE OUTSIDE OF STRUCTURE (MIN. 50 CFM)
- STAIRS TO HAVE CONTINUOUS RAIL FROM TOP TO BOTTOM

FINAL PLAN
FOR CONSTRUCTION

ANDERSON HOMES

THE SCHNEIDER RESIDENCE

585 RYAN STREET, PEWAUKEE WI 53072

ANDERSONHOMESWI.COM 262-746-9999

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PROJECT DATE:
12. 07. 2021

REVISIONS:
12. 07. 2021

SHEET NUMBER:
A-4

Attachment: Plans (8251 : Jason & Kyill Schneider)

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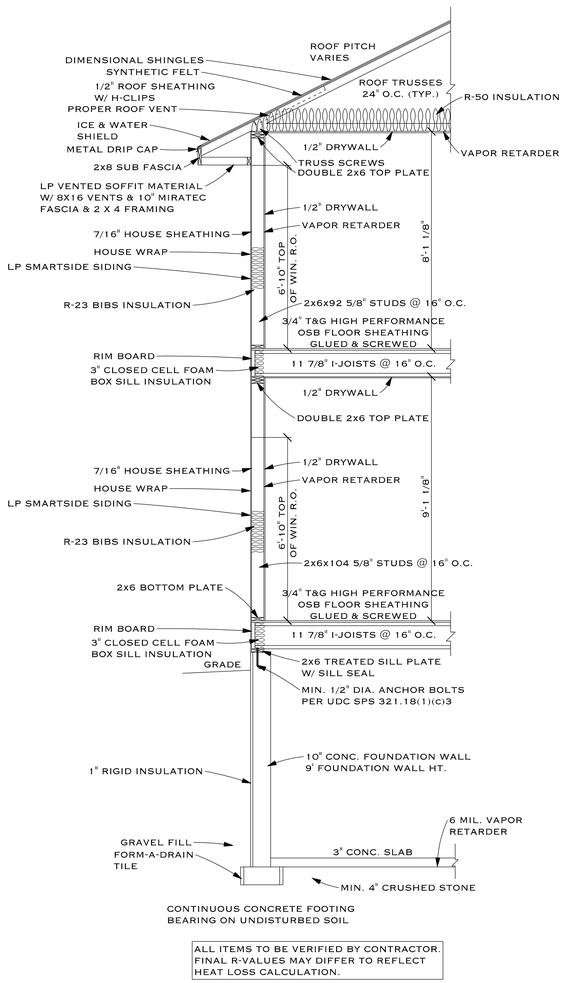
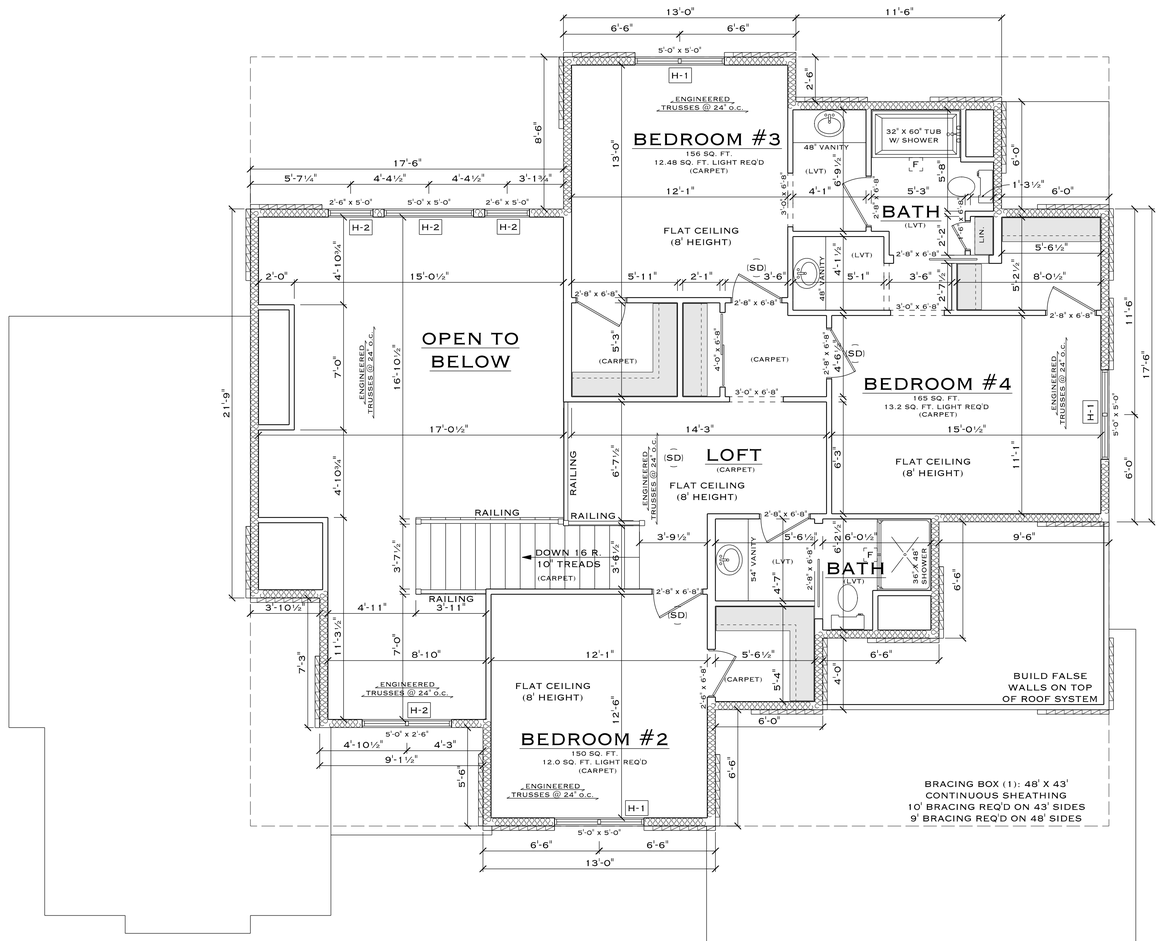


ALL ITEMS TO BE VERIFIED BY CONTRACTOR. FINAL R-VALUES MAY DIFFER TO REFLECT HEAT LOSS CALCULATION.

TYPICAL SECTION

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



SECOND FLOOR PLAN

1002 SQ. FT.

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

48" CS-WSP
ALL BRACING PANELS SHOWN ARE CS-WSP 48" UNLESS NOTED

HOUSE WALL HT.: 8'-1 1/8"
GARAGE WALL HT.: NA
EXTERIOR STUD SPACING: 16" O.C.
EAVE TO RIDGE HT.: 11'-0"
WIND SPEED: 90 (ASCE 7-05)
WIND EXPOSURE CATEGORY: B

NOTE: FINAL LOCATION OF FRAMING AROUND PLUMBING FIXTURES TO BE VERIFIED W/ MANUFACTURER'S SPECS.

NOTE: FINAL KITCHEN LAYOUT PER KITCHEN DESIGNER. FINAL KITCHEN LAYOUT MAY DIFFER FROM LAYOUT ON THIS FLOOR PLAN. VERIFY KITCHEN WINDOW LOCATION W/ FINAL KITCHEN LAYOUT.

NOTE: ALL GIRDER TRUSS LOCATIONS & SIZES TO BE DETERMINED BY TRUSS MANUFACTURER. HEADERS SPECIFIED ARE SUBJECT TO CHANGE W/ GIRDER PLACEMENT

HEADER NOTE: HEADERS SPECIFIED MAY BE SUBSTITUTED W/ ANY HEADER MATERIAL W/ EQUAL OR GREATER DESIGN VALUES. FINAL HEADER SIZES PER MATERIAL SUPPLIER

HEADER SCHEDULE	
H-1	(2) 2 X 10'S SPF #2 & BTR. W/ 2 X 6 PLATE
H-2	(2) 1 3/4" X 9 1/2" LVL 2.0E W/ 2 X 6 PLATE TOP & BOTTOM

FINAL PLAN
FOR CONSTRUCTION

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ANDERSON HOMES

THE SCHNEIDER RESIDENCE

ANDERSON HOMES
585 RYAN STREET, PEWAUKEE WI 53072
ANDERSONHOMESWI.COM 262-746-9999

Attachment: Plans (8251 : Jason & Kyili Schneider)

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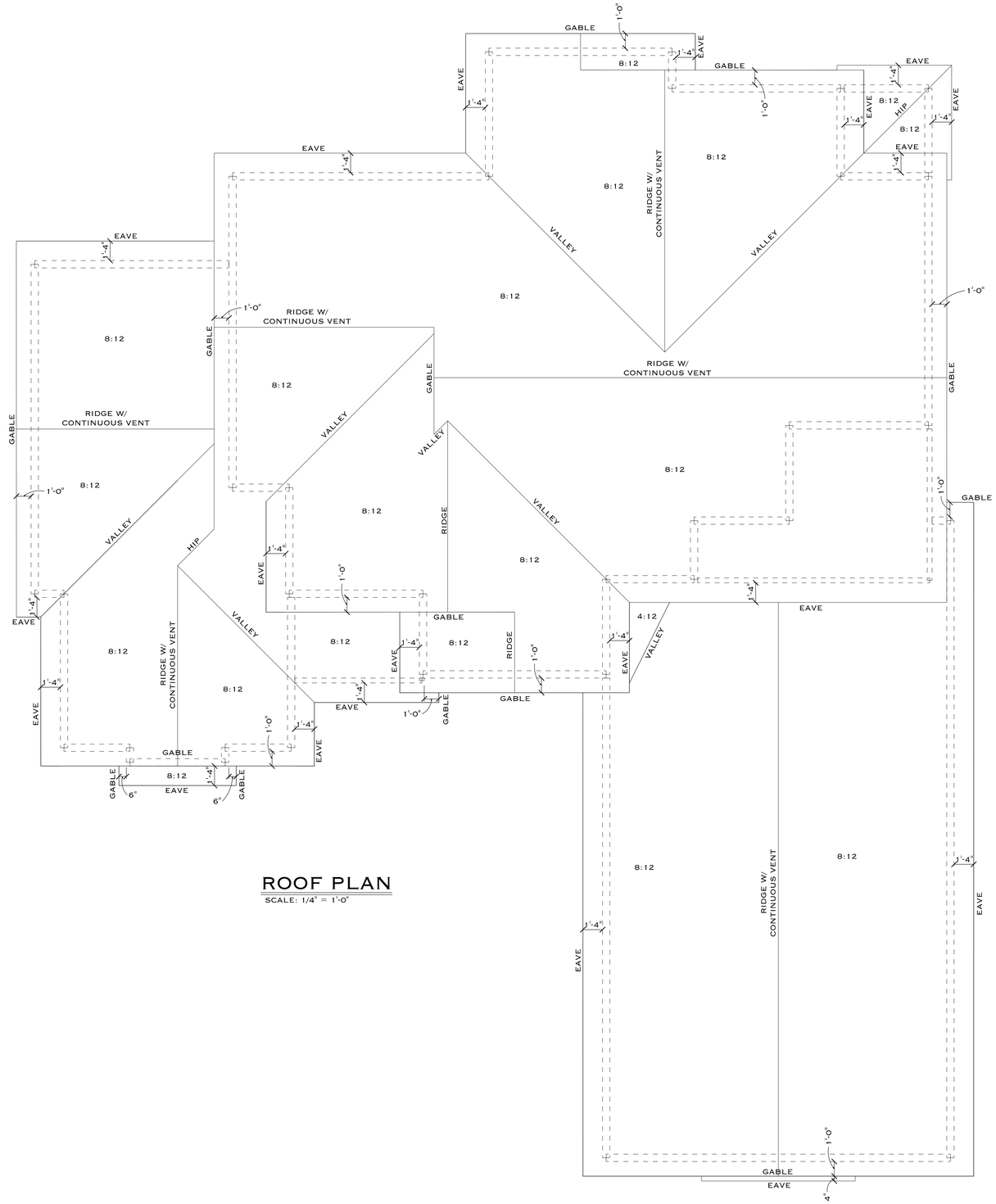
PROJECT DATE:
12. 07. 2021

REVISIONS:
12. 07. 2021

SHEET NUMBER:
A-5



ROOF PLAN

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

FINAL HEEL HTS.
TO BE VERIFIED BY
TRUSS MANUFACTURER

FINAL PLAN
FOR CONSTRUCTION

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ANDERSON HOMES

THE SCHNEIDER RESIDENCE

ANDERSON HOMES
585 RYAN STREET, PEWAUKEE WI 53072
ANDERSONHOMESWI.COM 262-746-9999

Attachment: Plans (8251 : Jason & Kyill Schneider)

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PROJECT DATE:
12. 07. 2021

REVISIONS:
12. 07. 2021

SHEET NUMBER:
A-6

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: **March 13, 2023**
SUBJECT: **Mark Gierl - Shed at 1051 W. Pioneer Road**

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Site Survey (PDF)
Plans (PDF)
Spec Sheet (PDF)

Last fall I was approved for a storage shed on this site. It is used as a garage to protect farm equipment. The zoning code also permits an additional outbuilding. The garage has been painted to match the decor of the outbuilding before you tonight. Farm work is muddy and tiresome. A rest, cleaning and warm up area is required. The back 23 acres I designated as a nature preserve. Much work is also needed to both protect and maintain this area.

Attachment: Statement of Intent (8252 : Mark Gierl)

LAKESHORE ESTATES

Being a part of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

VICINITY SKETCH
SCALE: 1"=1000'

PIONEER ROAD
COUNTY TRUNK HIGHWAY "C"
INTERSTATE HIGHWAY 43
RAILROAD
NORTH LAKE SHORE DRIVE
NW 1/4 SEC. 5 T9N, R22E
NORTH SHADY LANE

NOTES:
1. SEE NOTES ON SHEET 2.
2. SEE WETLAND LINE TABLE ON SHEET 3.

Draft Print
08/23/2021 8:44:55 AM

www.pinnacle-engr.com

Attachment: Survey (8252 : Mark Gierl)

PIONEER ROAD
COUNTY TRUNK HIGHWAY "C"
NORTH LAKE SHORE DRIVE
UNION PACIFIC RAILROAD
UNNAMED TRIBUTARY TO UNNAMED TRIBUTARY NO. 1 TO ULAO CREEK
FLOODPLAIN FROM FIRM MAPS
FLOODWAY FROM FIRM MAPS

LOT 1 624,400 SF 5.1515 ACRES
LOT 2 224,403 SF 5.1515 ACRES
LOT 3 254,363 SF 5.1775 ACRES
LOT 4 245,357 SF 5.6326 ACRES
LOT 5 218,448 SF 5.0151 ACRES
LOT 6 200,765 SF 5.0835 ACRES
LOT 7 220,922 SF 5.0717 ACRES
LOT 8 1,220,803 SF 28.0269 ACRES
LOT 9 217,800 SF 5.0000 ACRES

BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983), THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 22 EAST HAS A BEARING OF S 01°57'37" E.

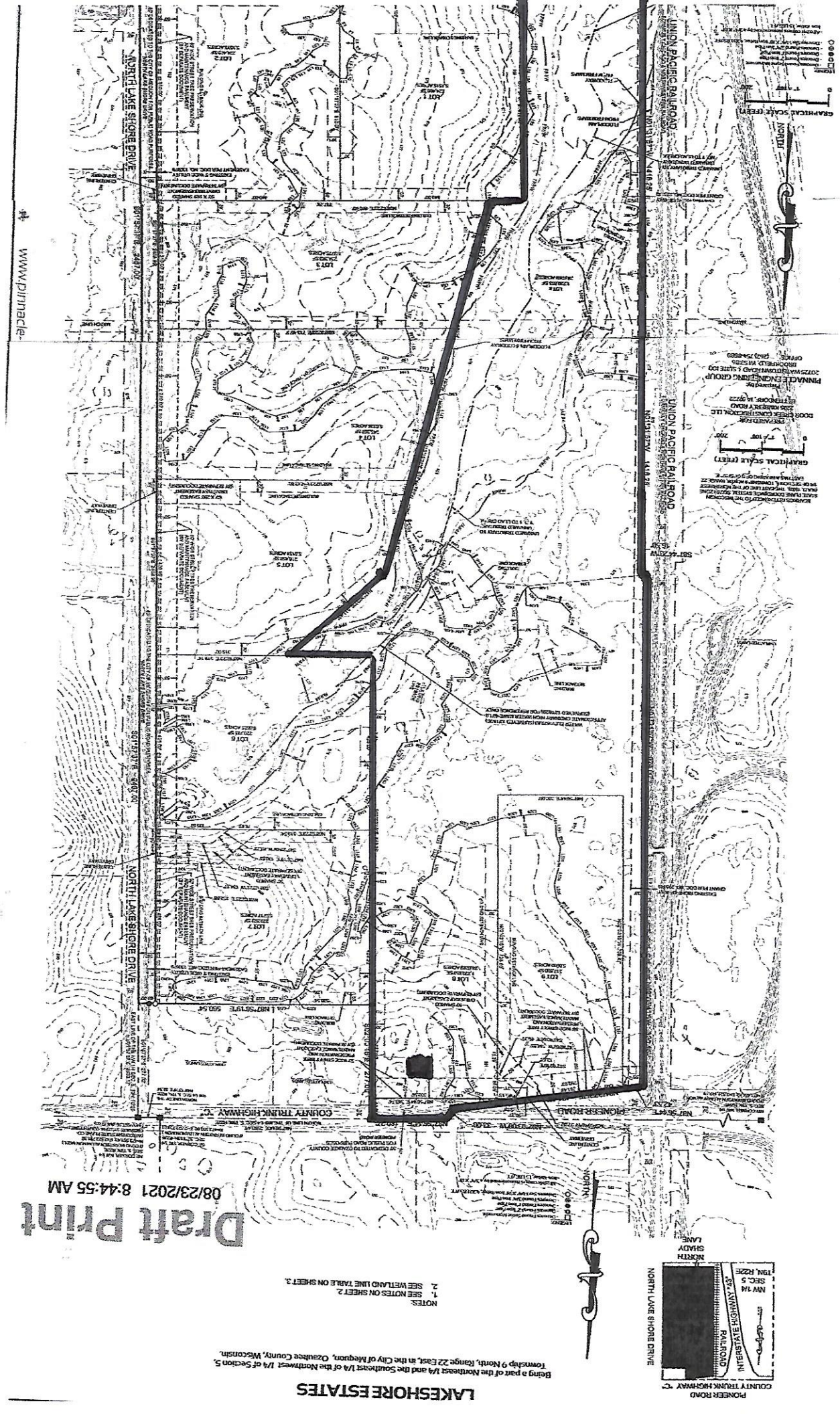
GRAPHICAL SCALE (FEET)
0 1" = 100' 200'

PREPARED FOR:
DOOR CREEK CONSTRUCTION, LLC
2205 KIMBERLY ROAD
BETTENDORF, IA 52722

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

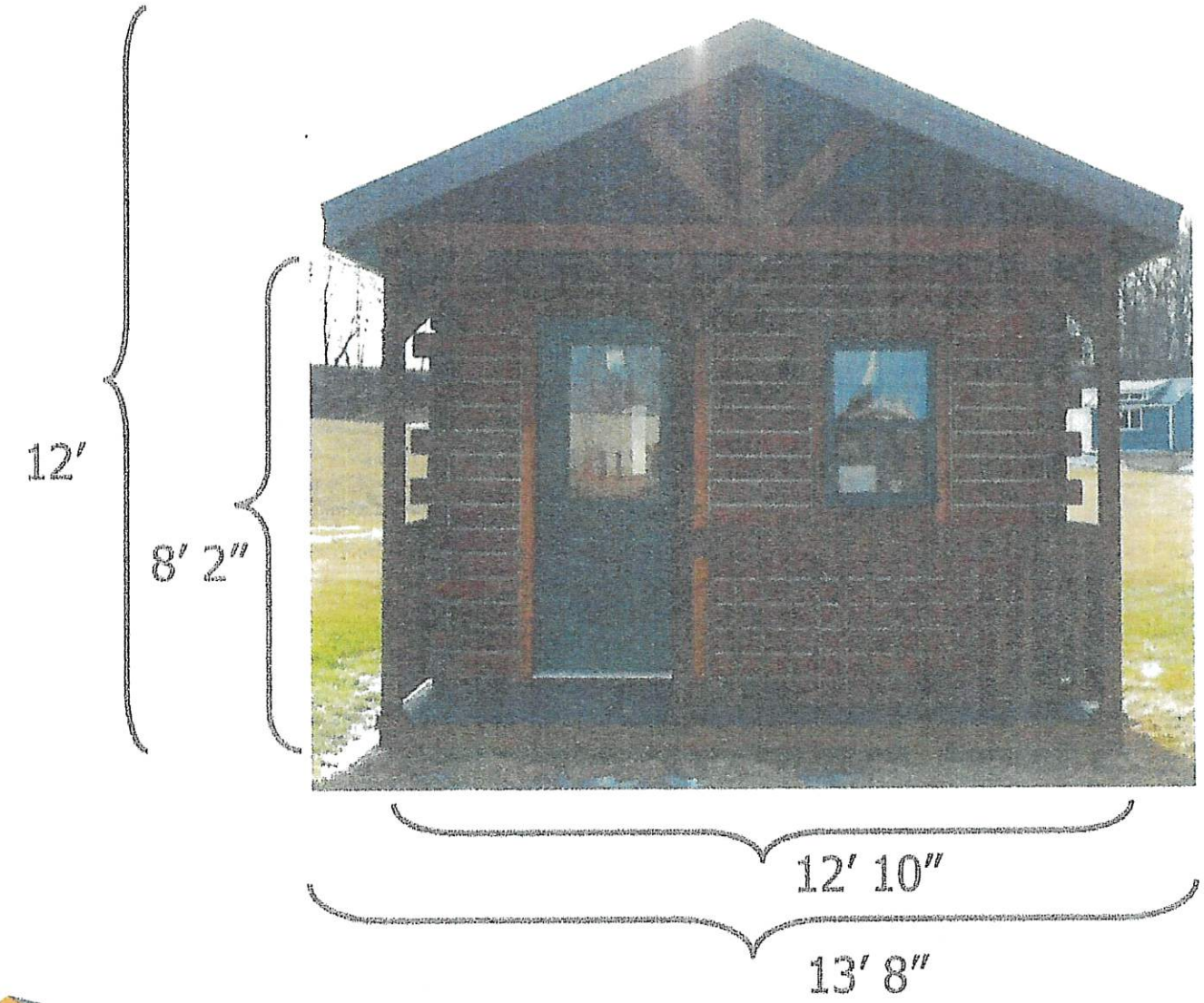
LEGEND:
- Denotes Found Stone Monument
- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Pipe
- Denotes Found 3/4" Iron Rebar
- Denotes Set 1-1/4" X 18" Iron Rebar, 4.303 lbs/FT

All point corners monumented by a 3/4" X 18" Iron Rebar, 1.5 LBS./FT.



Attachment: Site Survey (8252 : Mark Gierl)

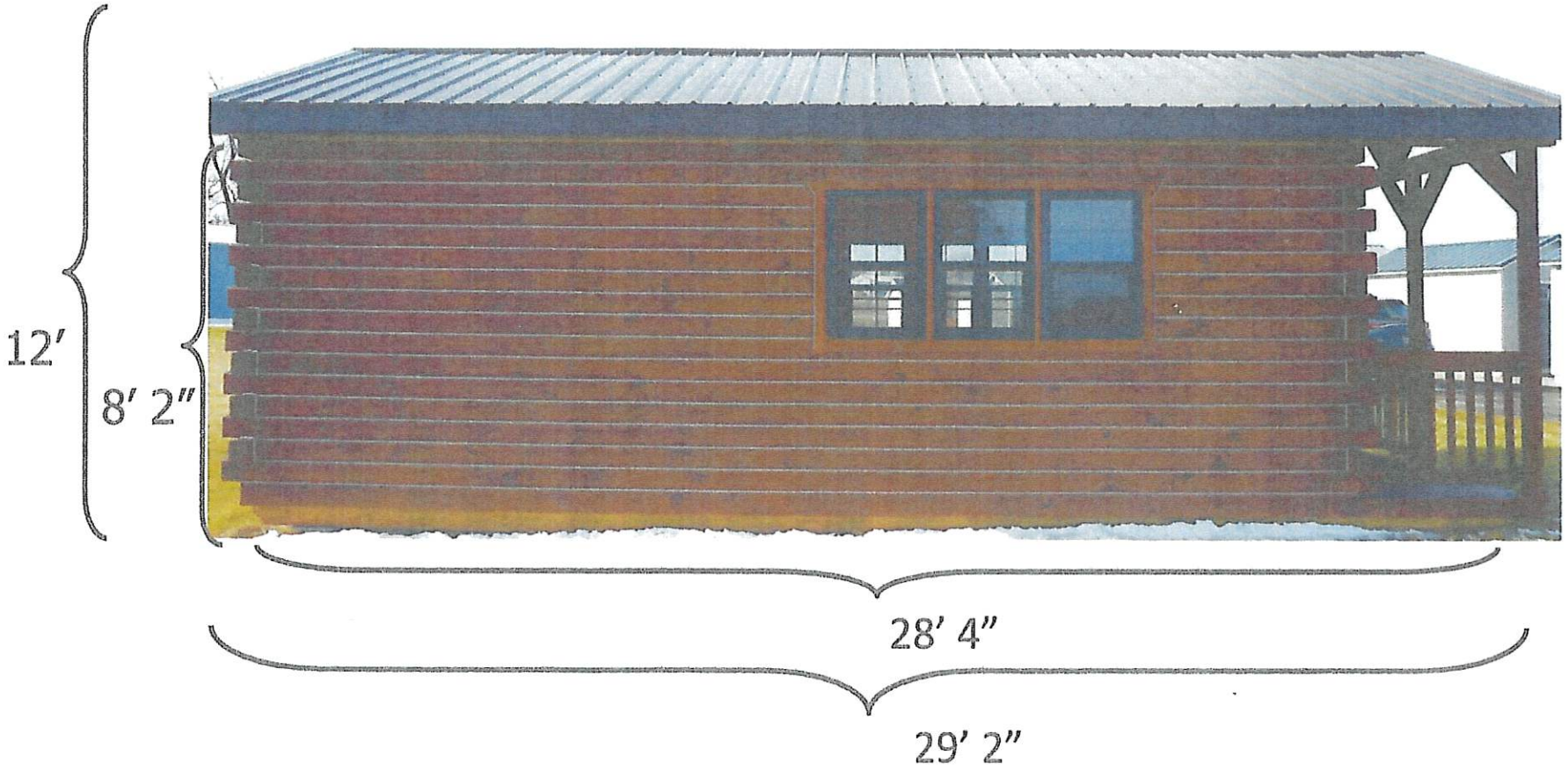
12x28 Cabin Specifications



Front Elevation

Attachment: Plans (8252 : Mark Gierl)

12x28 Cabin Specifications

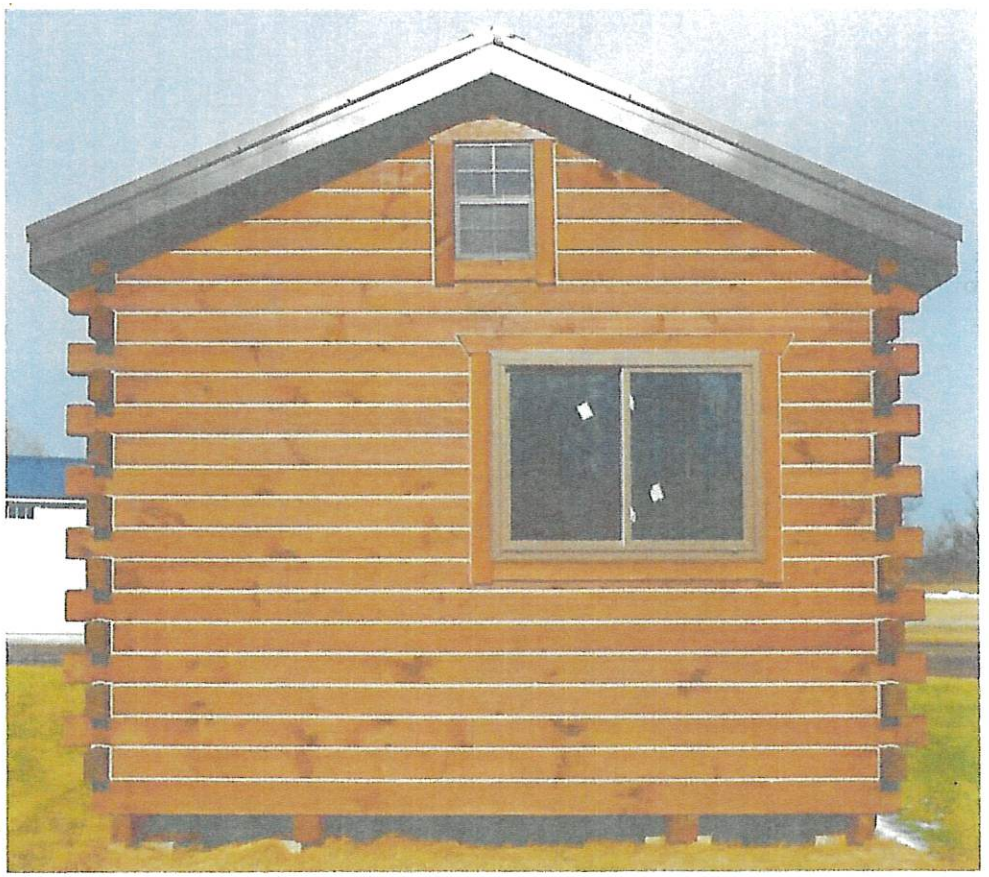


MW SHEDS

Left Elevation

Attachment: Plans (8252 : Mark Gierl)

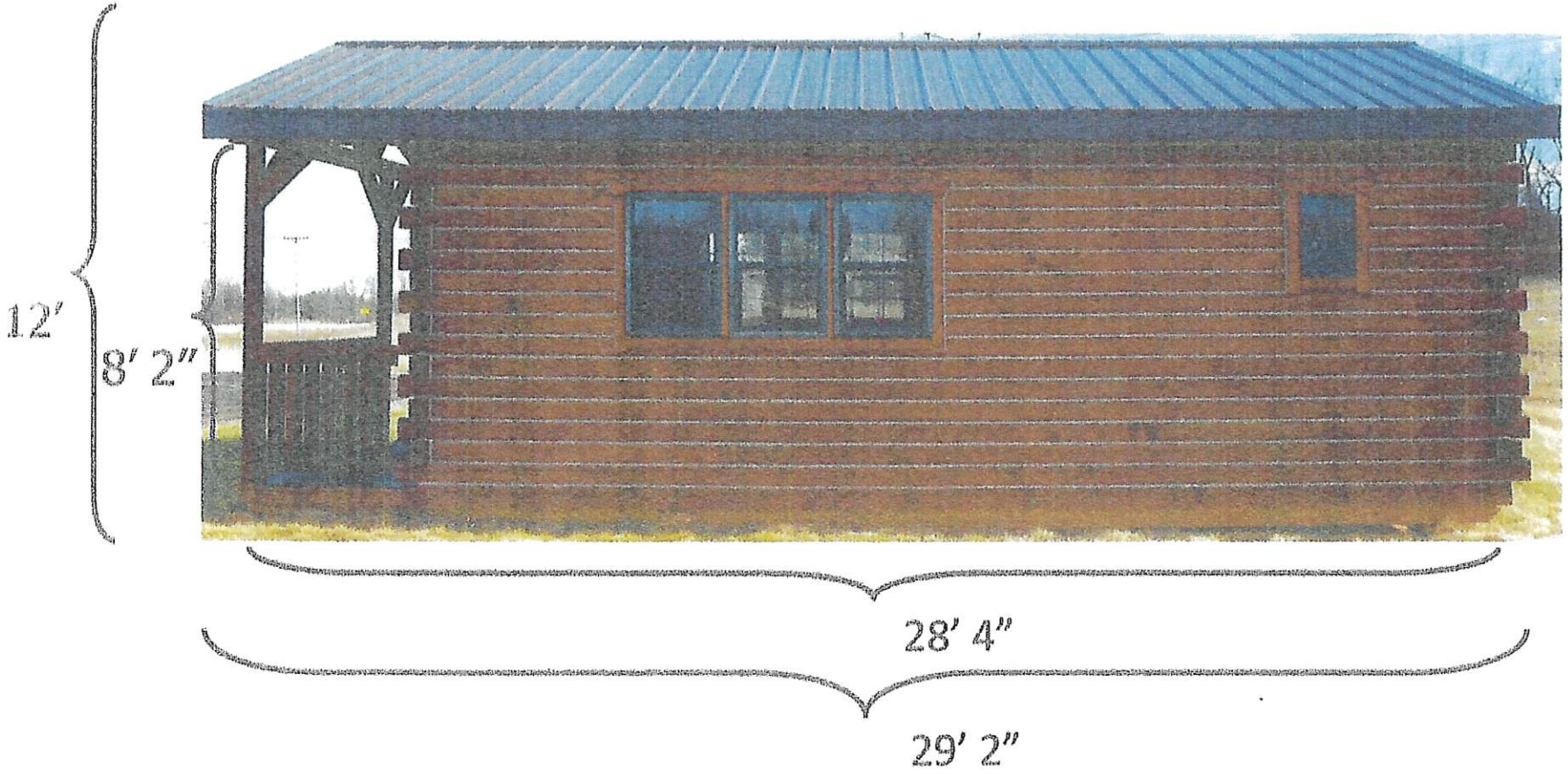
12x28 Cabin Specifications



Rear Elevation

Attachment: Plans (8252 : Mark Gierl)

12x28 Cabin Specifications



Right Elevation

Attachment: Plans (8252 : Mark Gierl)

12x28 Cabin Specifications

Feature	Specification
Floor joist system	2"x6" wood joists 16" OC on 2 - 6"x6" and 2---4"x6" treated skids
Floor decking	3/4" tongue and groove plywood
Roof framing	2"x4" wood rafters 24" OC joined w/gussets
Roof decking	1"x6" yellow pine boards
Roof finish	29 gauge steel
Wall framing	2"x4" wood studs 16" OC
Exterior siding	4"x6" pine logs
Service door	36"x80" steel entry door

Attachment: Spec Sheet (8252 : Mark Gierl)

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: **March 13, 2023**
SUBJECT: **Samuel & Nina Kirk - New Single-Family Residence at 13418 N. Lakewood Drive**

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

Statement of Intent – 13418 N. Lakewood Drive

We plan on building our forever home at 13418 North Lakewood Drive. It will be a two story, 4000 sq ft home. The home is a traditional style with Tudor accents. On the main level there will be two powder rooms, a mudroom, open concept kitchen, breakfast nook, and living room with a fire place. There will be a formal dining room with a butler's pantry along with an office. Off of the living room will be a covered patio/deck. Upstairs will have a laundry room, 5 bedrooms, 4 bathrooms (including a Jack and Jill). Each bedroom will have a spacious closet and two of the four have lake views. The primary bedroom and bath will have a balcony and lake views. Ceiling height will be 11' for the first floor an 9' for the second floor. There is a primary stairwell and a secondary stairwell. The exterior of the home will be stone with copper accents and plenty of windows. There will be a 3 car garage.

We bought this lot a year and a half ago. There is currently a home that is not habitable. The septic system failed 12 years ago. It has been sitting there unoccupied for over 10 years. Water running off the bluff from a broken pipe has expedited the erosion. We will do our best to slow the erosion by directing the water away from the bluff. We are from the Milwaukee area (Glendale and Bayside) and plan to raise a family in this home. We both work in Mequon, less than 5 minutes away from our future home!

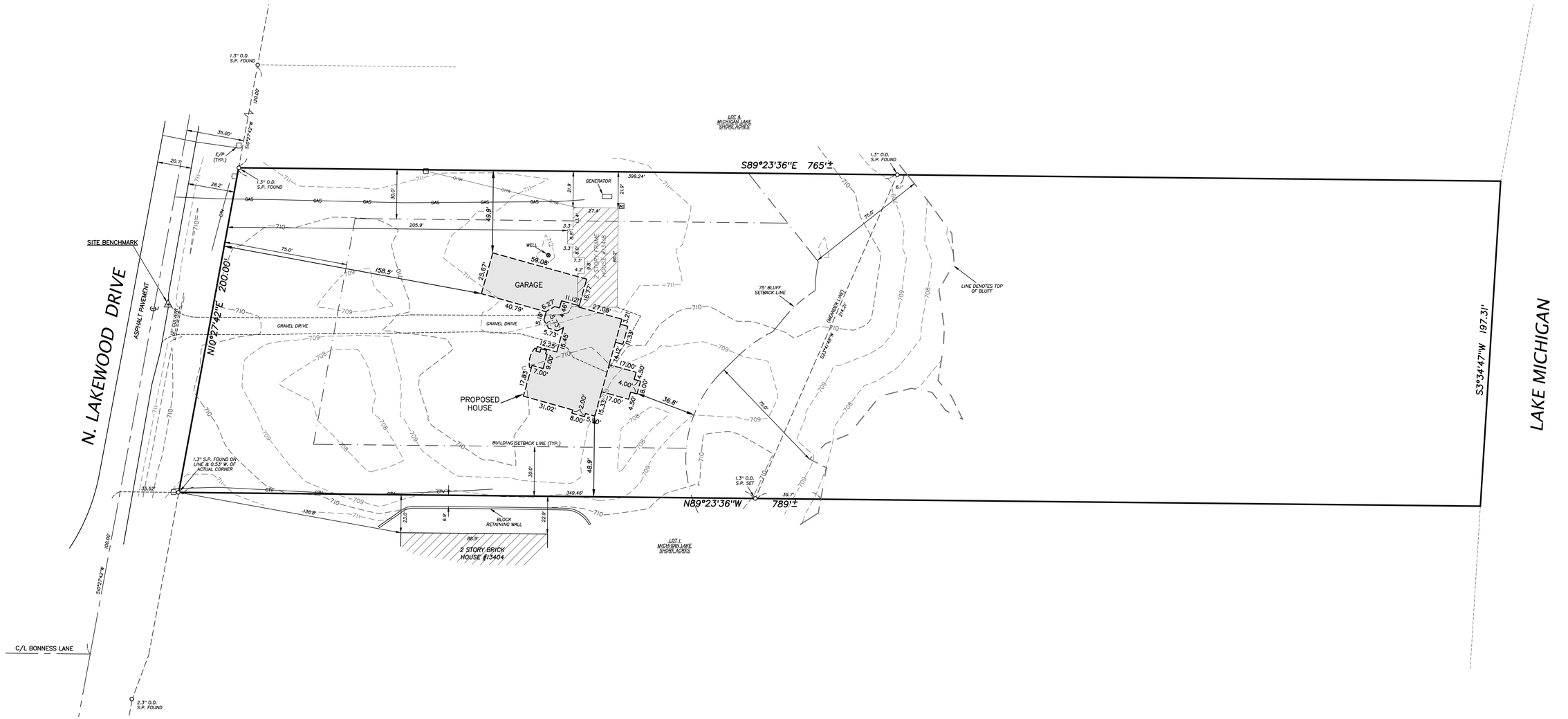
Our architect worked for Kohler for over 30 years and helped us design the home of our dreams. Our vision was to have a traditional, timeless style home that would fit in with the existing homes in the neighborhood and that would be able to resell for a high value if ever needed. We are so excited to become Mequon residents and add value to the community!

Sam and Nina Kirk

Attachment: Statement of Intent (8253 : Samuel & Nina Kirk)

LEGAL DESCRIPTION :
Lot 2 and 3, in "MICHIGAN LAKE SHORE ACRES", being a Subdivision of part of Government Lot 1, in the Northeast 1/4 Section 8, Township 9 North, Range 22 East, in the Town (now City) of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 153,108 sq. ft/3.515 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 14th day of February, 2023.

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

N

0 30 45 60 90

SCALE 1" = 30'

NOTE :

1. *ALL BEARINGS REFERENCED TO REFERENCED TO THE EAST LINE OF N. LAKEWOOD DRIVE, WHICH BEARS N10°27'42"E, PER "MICHIGAN LAKE SHORE ACRES", SUBDIVISION.*
2. *SITE BENCHMARK ON MAG NAIL IN ASPHALT PAVEMENT LOCATED IN ASPHALT PAVEMENT ON NORTH SIDE OF DRIVE ENTRANCE AS SHOWN ON SURVEY. TOP OF MAG NAIL ELEVATION = 712.00 (NGVD–1929)*

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	APVD
1	3/3/23	ADD PROPOSED HOUSE	JGS	JWH

"PROPERTY SURVEY"

for
Sam & Nina Kirk

13418 N. Lakewood Drive
Mequon, WI

DATE:	February 14, 2023	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5446-23

Attachment: Survey (8253 : Samuel & Nina Kirk)

NOTICE:
Although every effort has been made in designing and preparing these plans and checking them for accuracy, the installer, owner, or contractor must check all details and dimensions and be responsible for any changes or adjustments required during actual construction. The installer is also responsible to follow all state and local codes.

NOTE:
All dimensions are face of stud to face of stud 2x4 (3 1/2"), 2x6 (5 1/2")
All window header heights to be set at 6'-10 7/8" unless otherwise noted.
All bearing headers to be (2) 2x12's, unless otherwise noted.
All exterior window and door sizes are Rough Openings
All wall heights to be 9'-1 1/8" unless otherwise noted.

SAM & NINA KIRK

DRAWING INDEX

A001 TITLE PAGE
A002 ELEVATIONS - WEST/NORTH
A003 ELEVATIONS - EAST/SOUTH
A004 FOUNDATION/FIRST FLOOR - 3/8" SCALE
A005 SECOND FLOOR/ROOF PLAN- 3/8" SCALE
A006 FOUNDATION PLAN
A007 MAIN FLOOR PLAN
A008 SECOND FLOOR PLAN
A009 FOUNDATION -GARAGE
A010 FIRST/SECOND FLOOR -GARAGE
A011 SECTIONS
A012 SECTIONS/DETAILS
A013 SECTION/ GARAGE STAIR ISOMETRIC/ EXTERIOR ISOMETRICS

BID DOCUMENT

NOTICE:
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OOSTBURG LUMBER COMPANY, INC.

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www.oostburglumber.com
E-mail to:
kristinlederingr@oostburglumber.com

OOSTBURG LUMBER COMPANY, Inc.
1218 Center Ave.
Oostburg, WI 53070
Phone: (920) 564-2378
Fax: (920) 564-3040

PROJECT FOR:
SAM & NINA KIRK
13418 N. LAKEWOOD DRIVE
MEQUON WI

DATE: 09/23/2022	REV.: 02/20/2023
REV.: 10/20/2022	REV.: 03/03/2023
REV.: 11/17/2022	
REV.: 12/20/2022	
REV.: 01/13/2023	
REV.: 01/17/2023	

Page: 1 of 13

Drawn by:: A.N.
Checked by: K.D.

Attachment: Plans (8253 : Samuel & Nina Kirk)

NOTICE:
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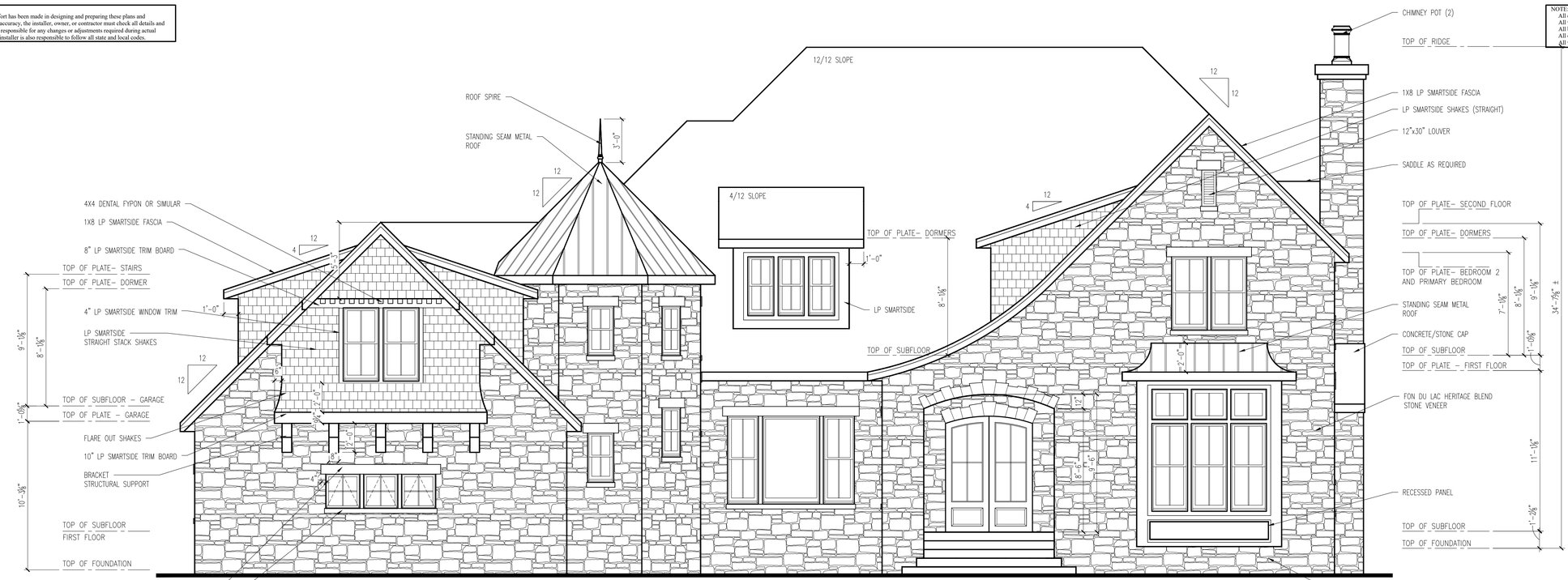

1 A001 WEST ELEVATION
SCALE: 1/4"=1'-0"

NOTE:
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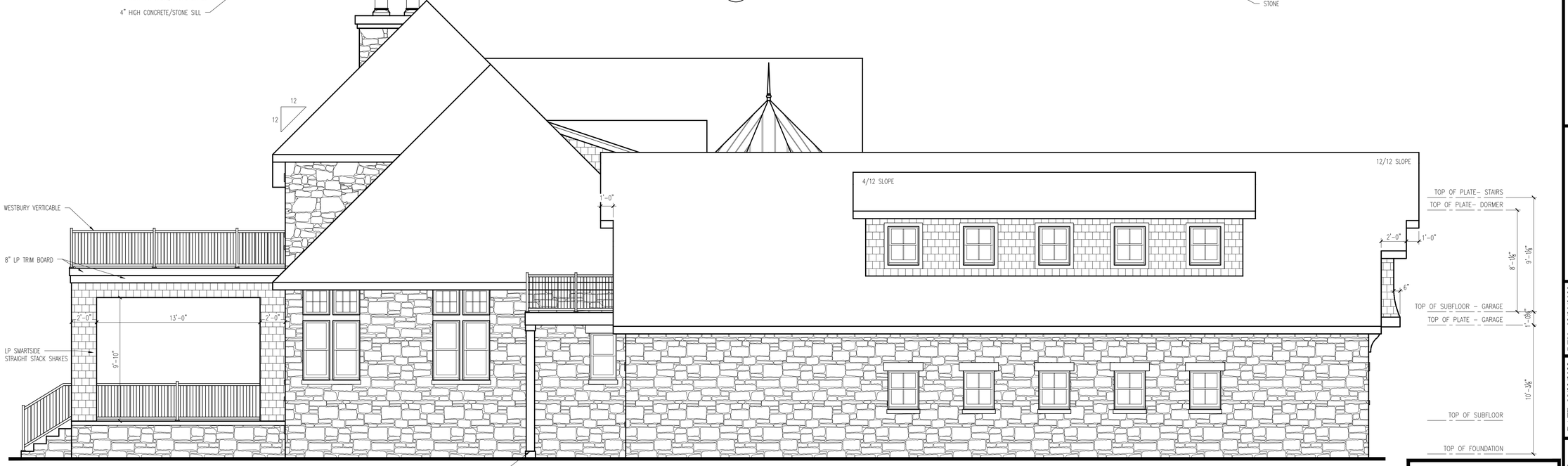

2 A001 NORTH ELEVATION
SCALE: 1/4"=1'-0"

0 2' 4' 8'

BID DOCUMENT

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PROJECT FOR:
SAM & NINA KIRK
13418 N. LAKEWOOD DRIVE
MEQUON WI

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Page: 2 of 13
Drawn by: A.N.
Checked by: K.D.

Attachment: Plans (8253 : Samuel & Nina Kirk)

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1 A002 EAST ELEVATION
SCALE: 1/4"=1'-0"

2 A002 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

0 2' 4' 8'

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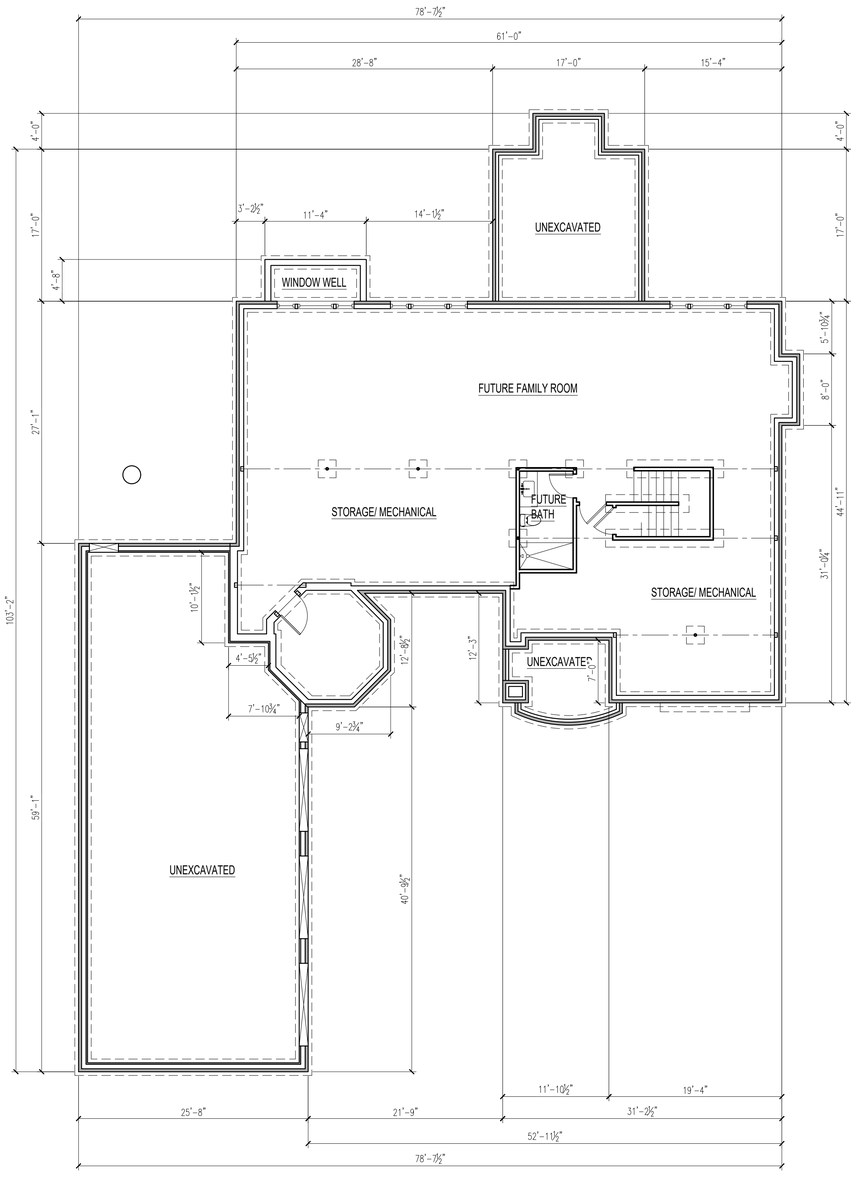

1 A004 FOUNDATION PLAN
SCALE: 1/8"=1'-0"

NOTE:
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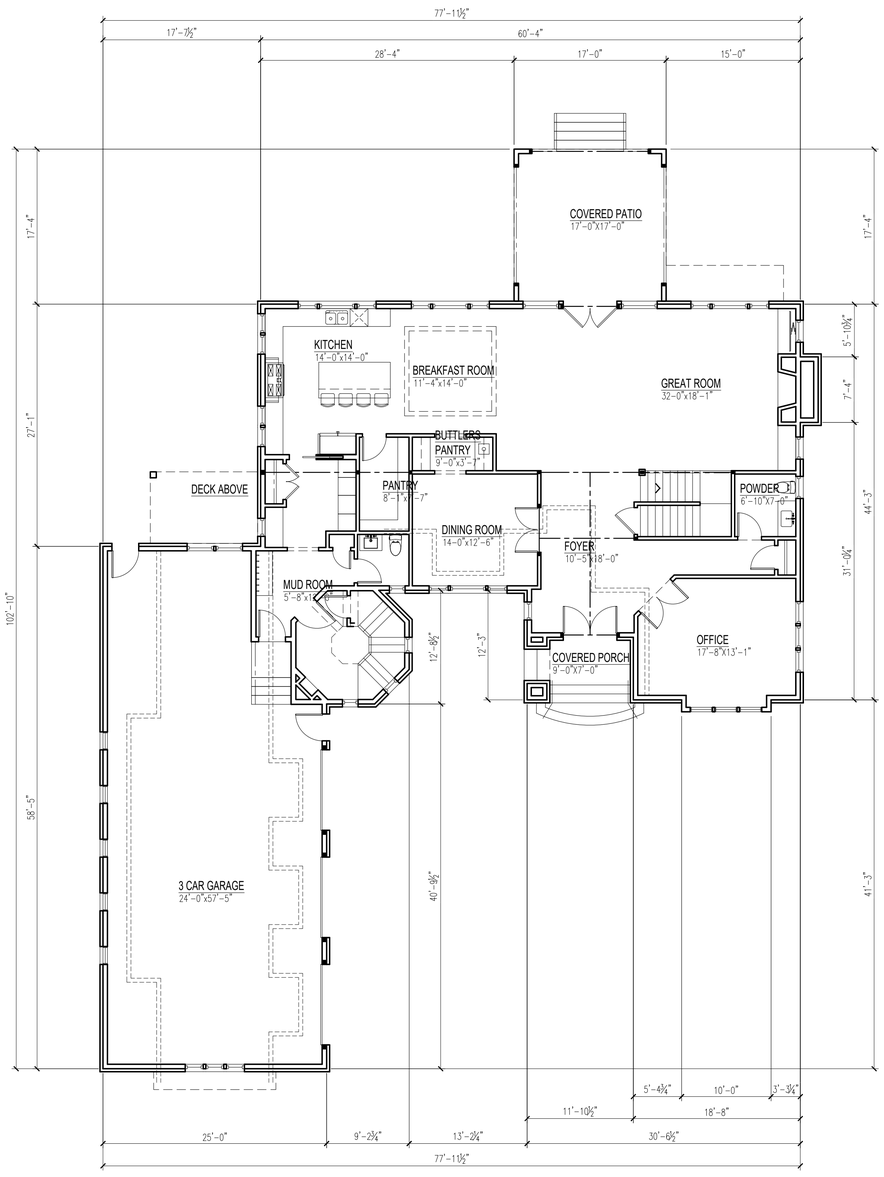

2 A004 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

N
0 2' 4' 8'

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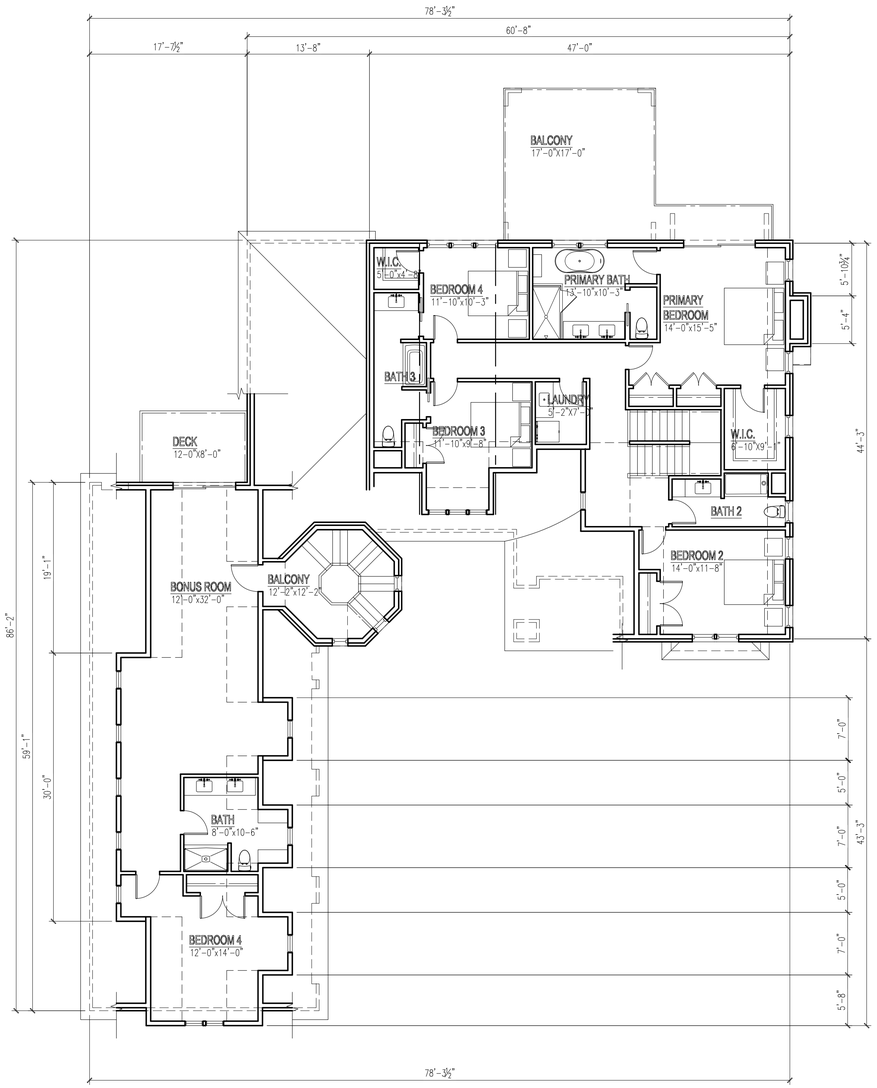

1 A005 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

NOTE:
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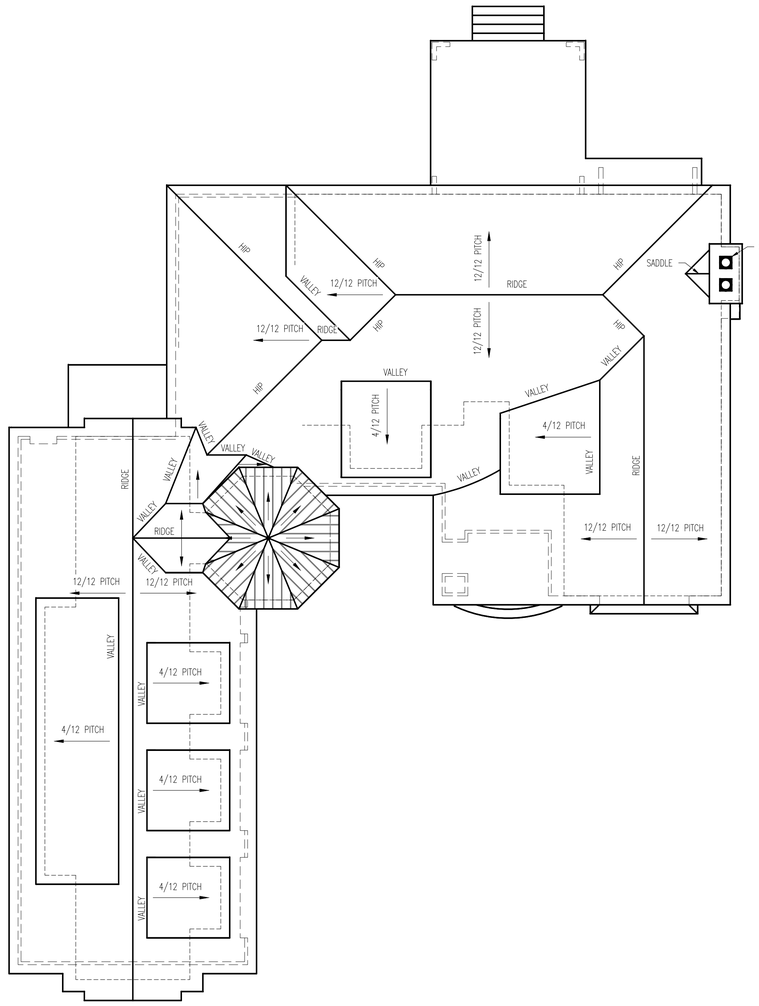

2 A005 ROOF PLAN
SCALE: 1/8"=1'-0"

N
0 2' 4' 8'

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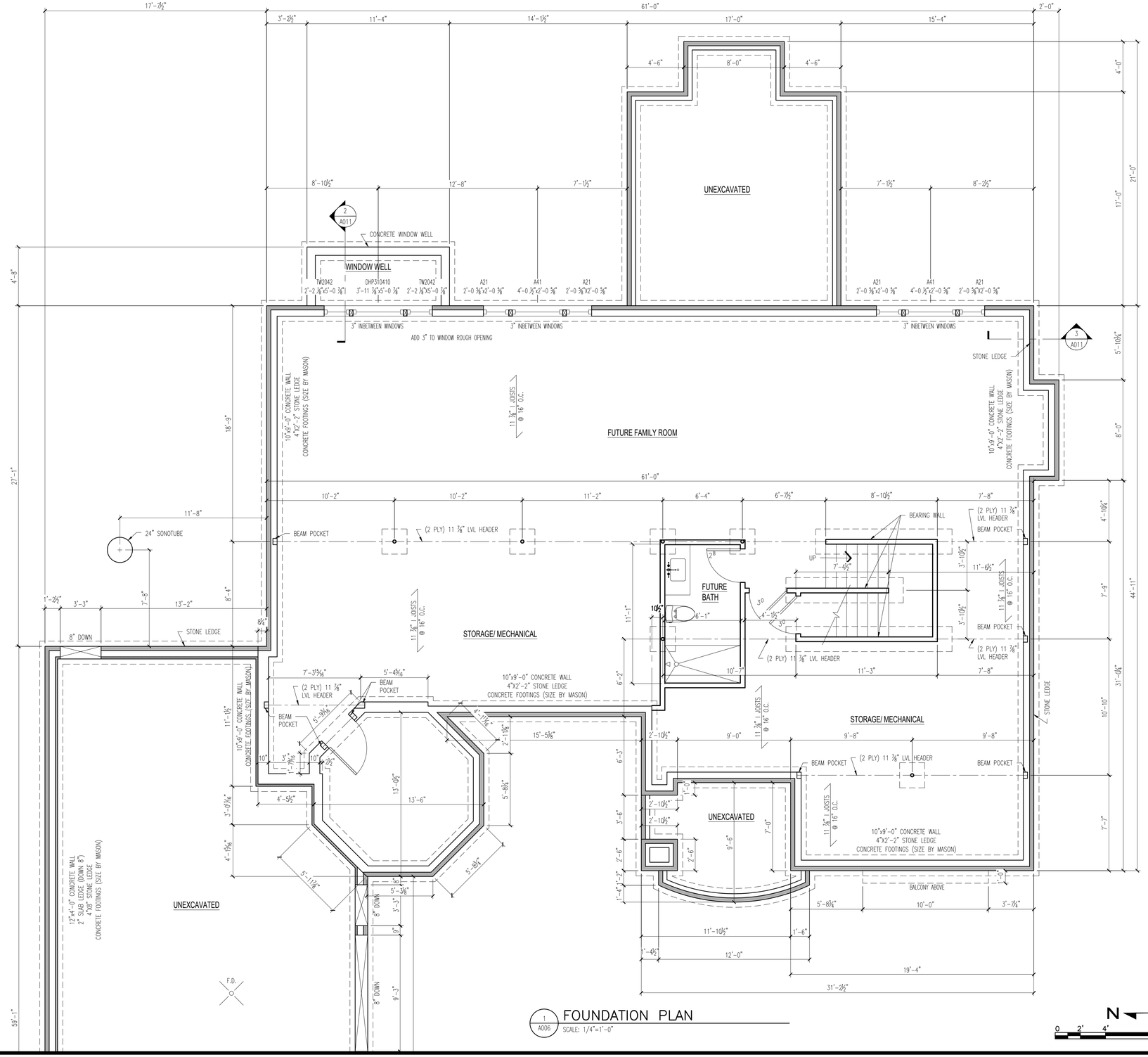

1 A006 FOUNDATION PLAN
SCALE: 1/4"=1'-0"

N
0 2' 4' 8'

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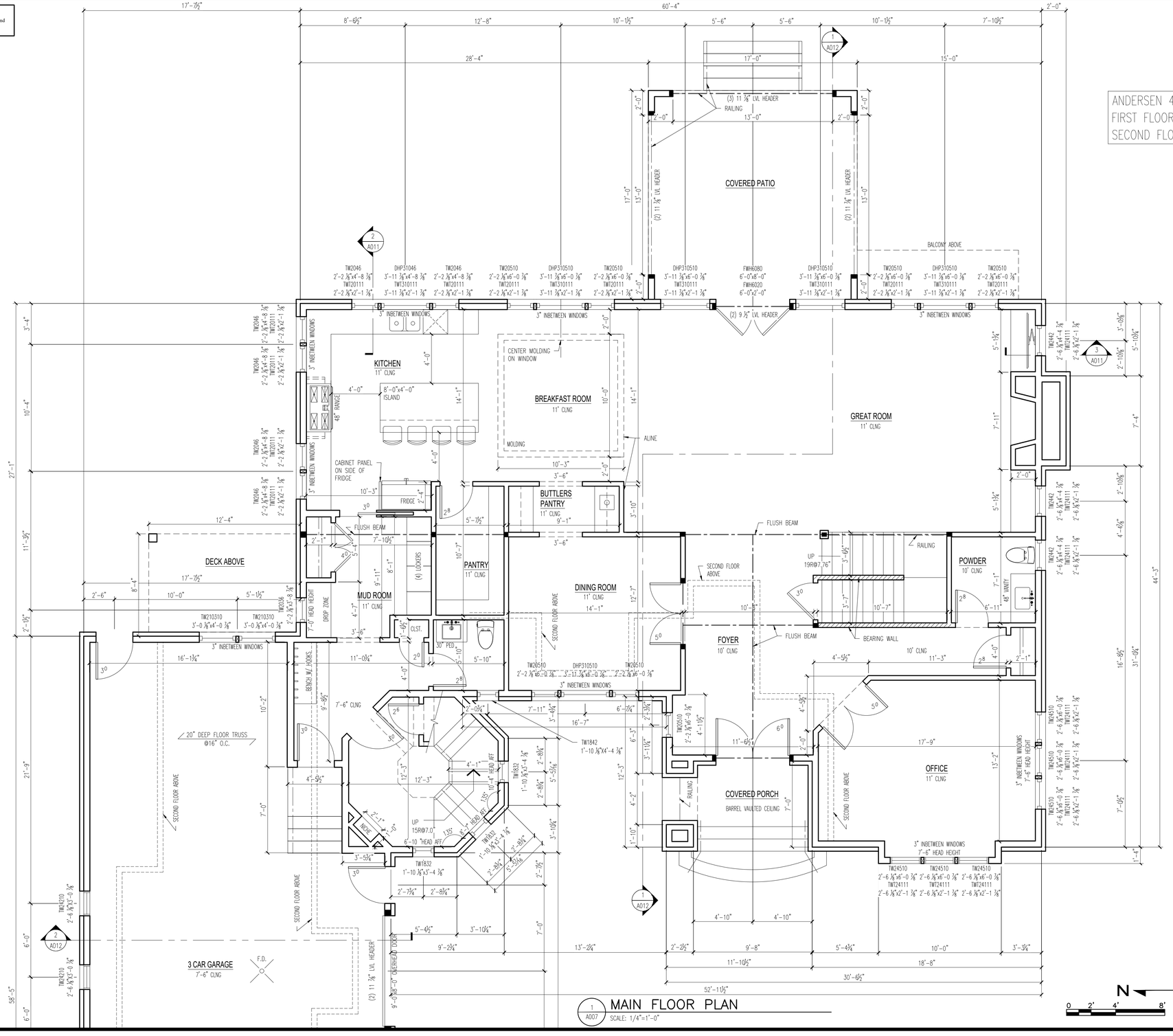
ANDERSEN 400 SERIES
FIRST FLOOR 8'-0" AFF
SECOND FLOOR 6'-10" AFF



FIRST FLOOR	2208 SF
SECOND FLOOR	1512 SF
TOTAL	3720 SF
SECOND FLOOR – GARAGE	1102 SF

1 A007 MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

N
0 2' 4' 8'

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Attachment: Plans (6253 : Samuel & Nina Kirk)

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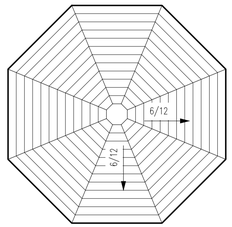
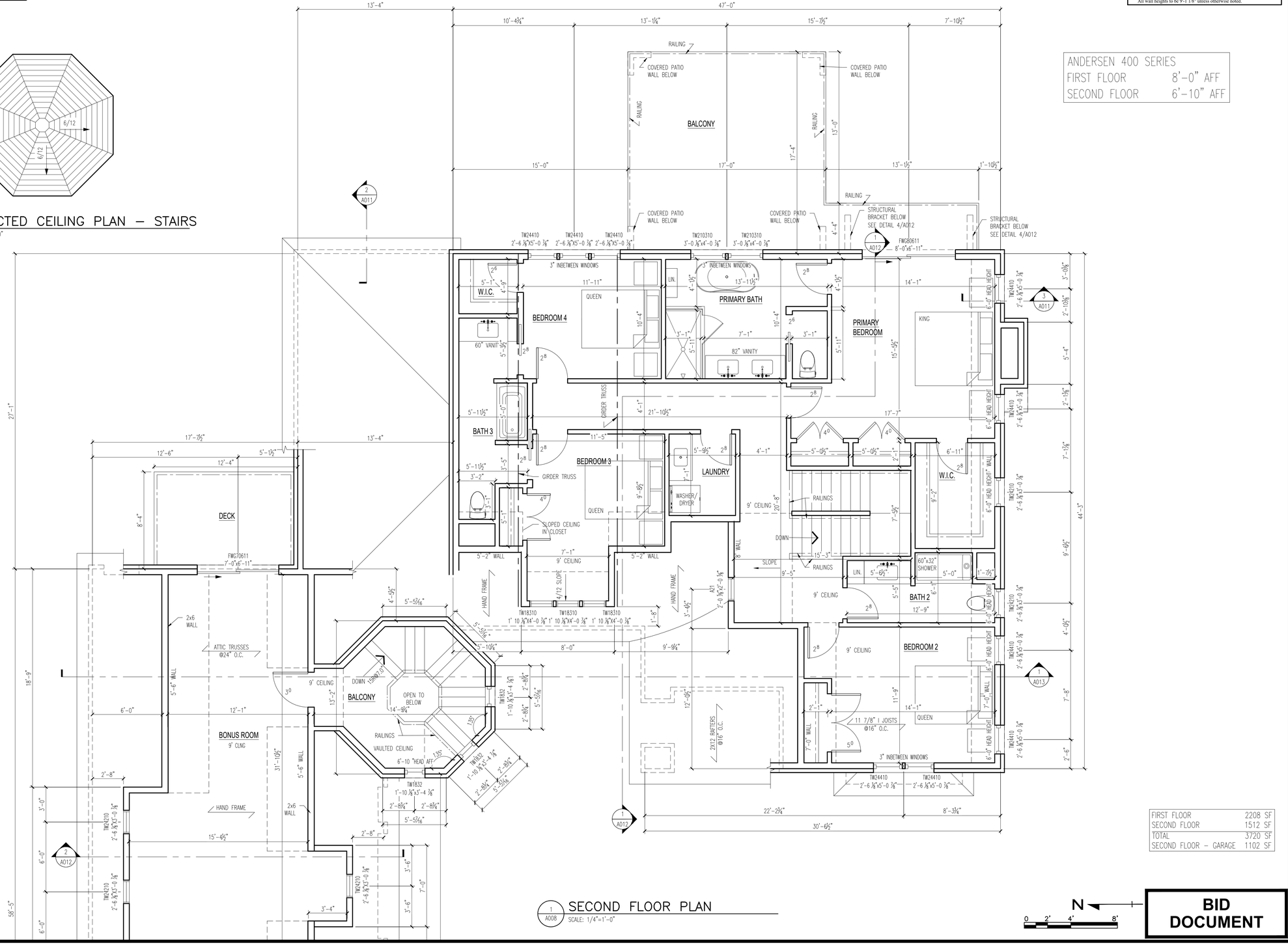


2 A008 REFLECTED CEILING PLAN – STAIRS
SCALE: 1/4"=1'-0"

ANDERSEN 400 SERIES
FIRST FLOOR 8'-0" AFF
SECOND FLOOR 6'-10" AFF



1 A008 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

FIRST FLOOR	2208 SF
SECOND FLOOR	1512 SF
TOTAL	3720 SF
SECOND FLOOR – GARAGE	1102 SF

N
0 2' 4' 8'

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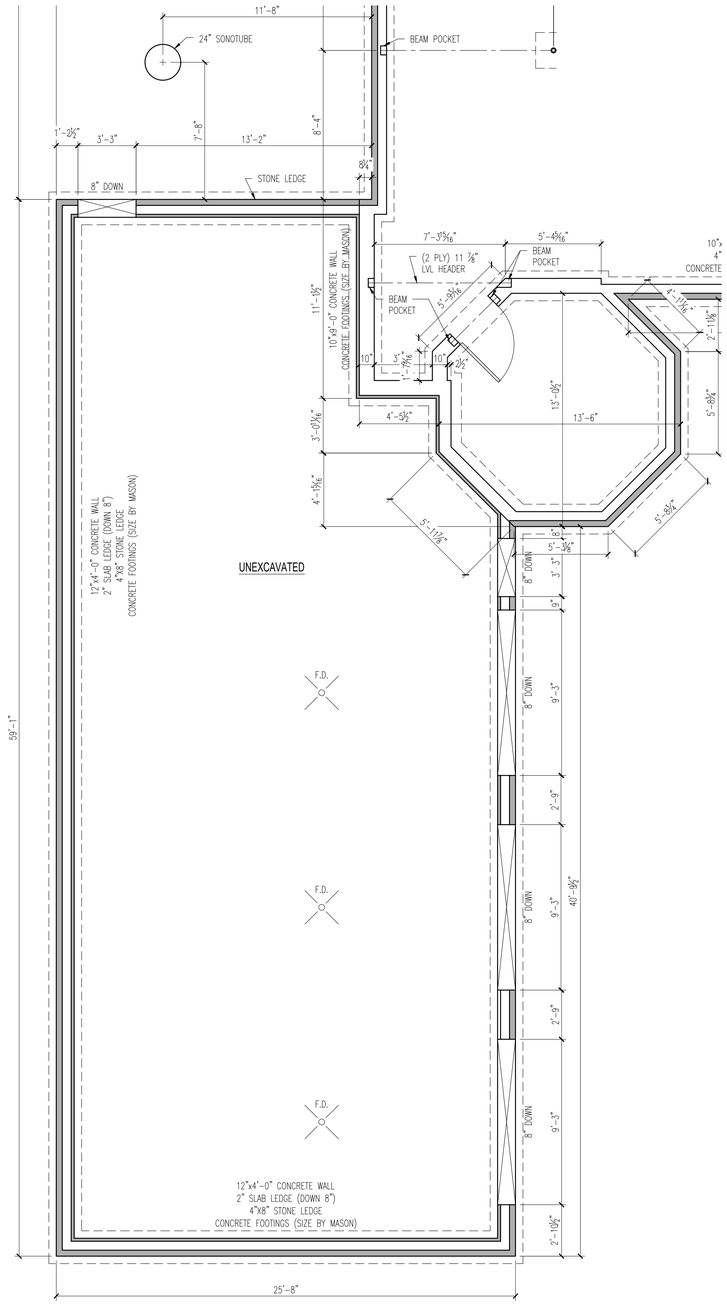

1 A009 FOUNDATION – GARAGE
SCALE: 1/4"=1'-0"

NOTE:
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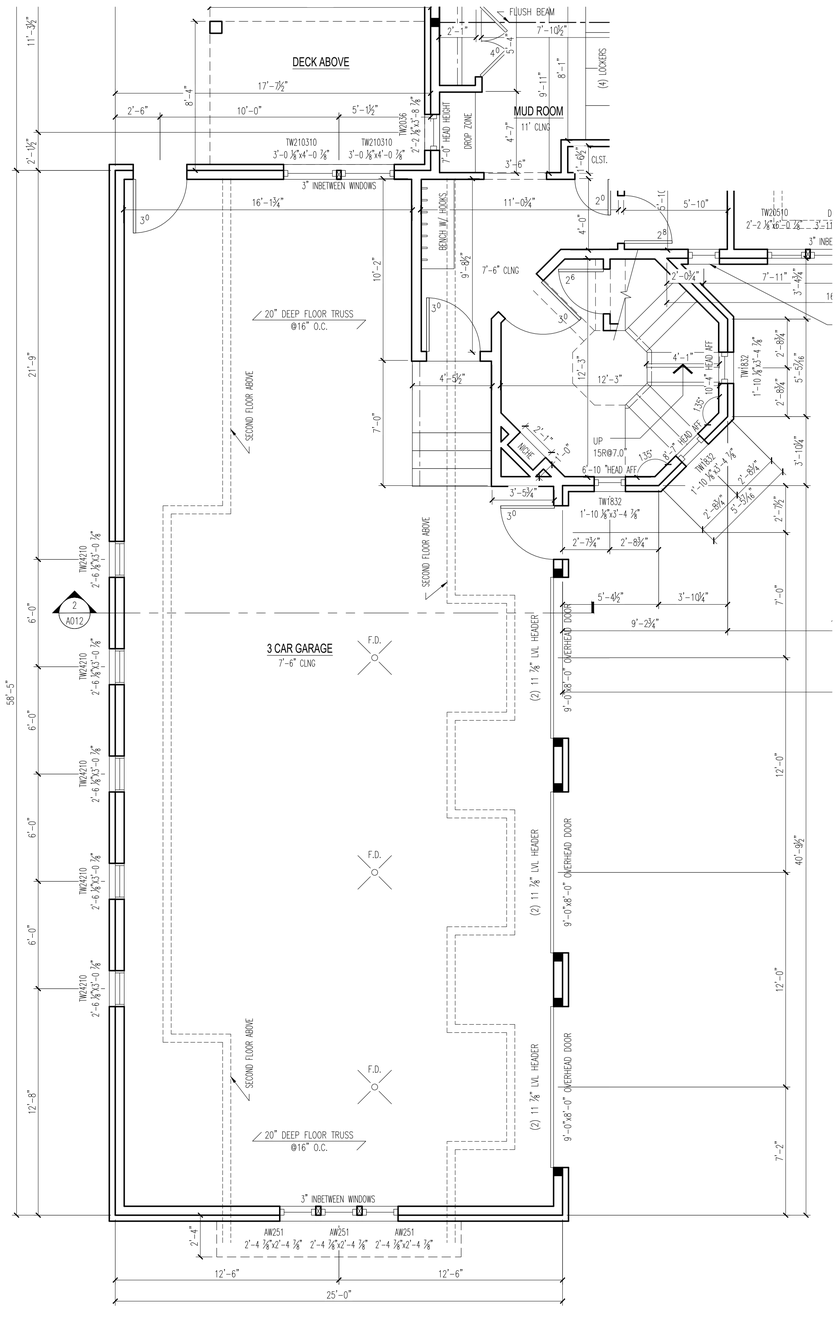

1 A009 FIRST FLOOR – GARAGE
SCALE: 1/4"=1'-0"

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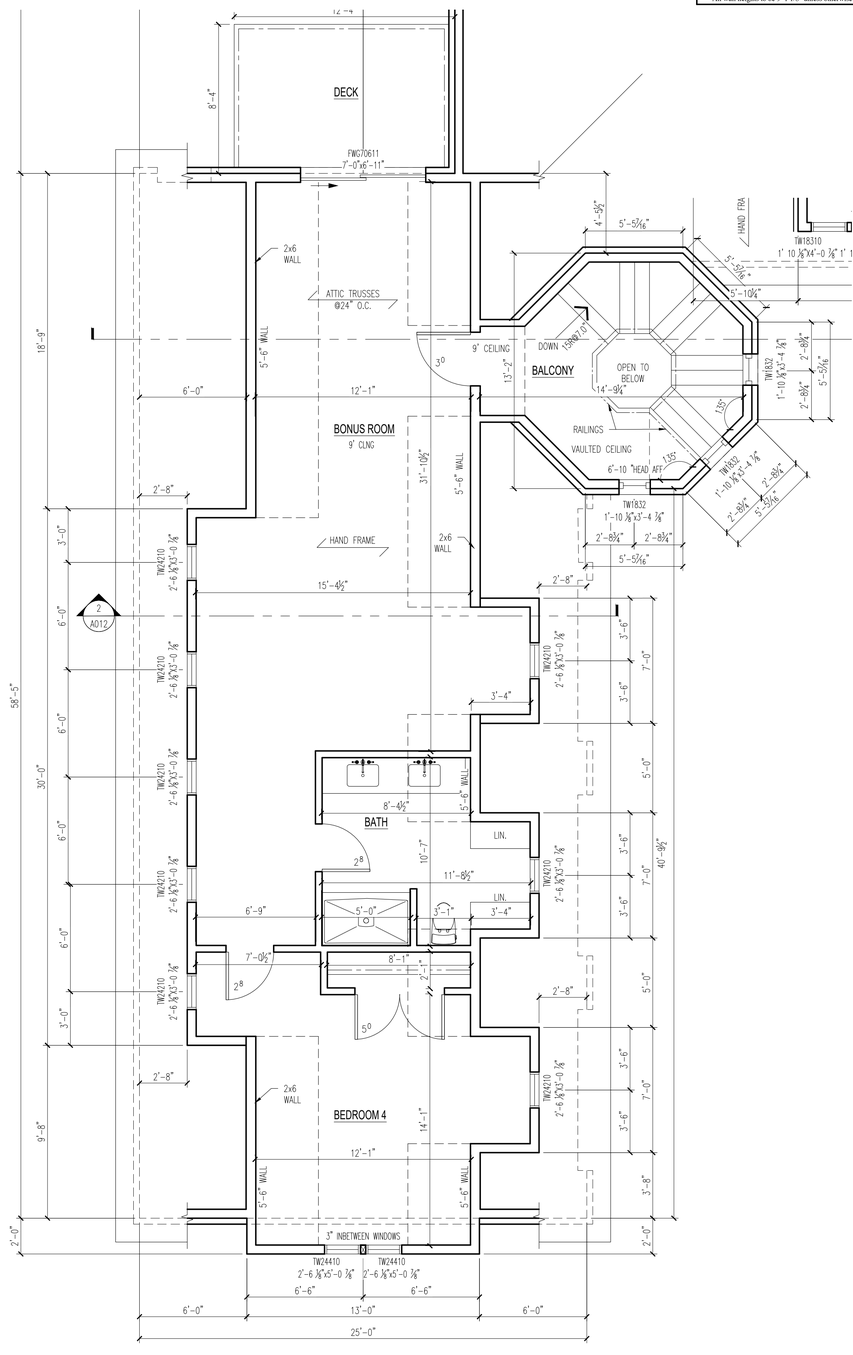

2 A009 SECOND FLOOR – GARAGE
SCALE: 1/4"=1'-0"

N

0 2' 4' 8'

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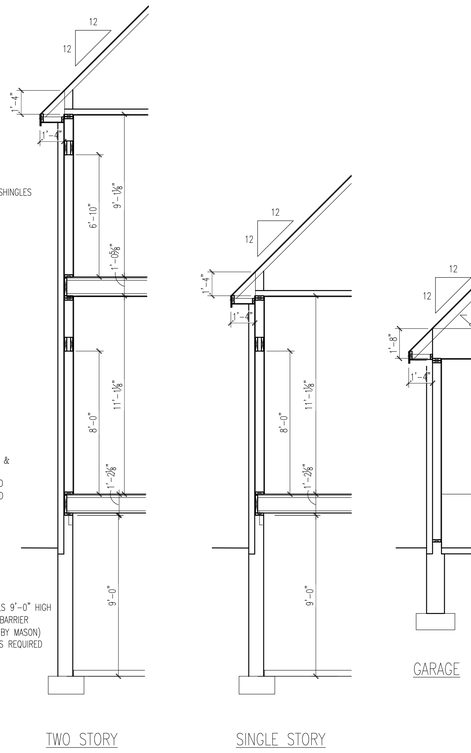


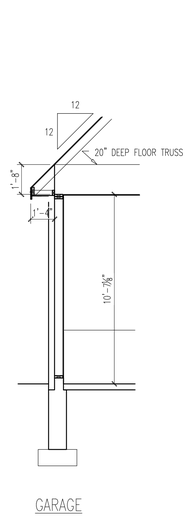
ROOF SYSTEM
CONTINUOUS RIDGE VENT
CERTAINTEED LANDMARK 30 SHINGLES
SYNTHETIC FELT
½" O.S.B. ROOF SHEATHING
ROOF TRUSSES 24" O.C
12/12 PITCH
16" HEEL
R-50 INSULATION
VAPOR BARRIER

SOFFIT SYSTEM
2X6 SUB FASCIA
8" LP SMART FASCIA
8" LP SMART FRIEZE BOARD
LP SMART SOFFIT SYSTEM

FLOOR SYSTEM
¾" T&G OSB SUBFLOOR
11 ⅞" I-JOISTS @16" O.C.
2x6 TREATED SILL PLATE
SPRAYFOAM @ BOXSILLS

WALL SYSTEM
SIDING LP SMARTSIDE SIDING & BOARD AND BATTEN
8" LP SMART FRIEZEBOARD
10" LP SMART SKIRTBOARD
TYVEK HOUSE WRAP
⅞" O.S.B.
2X6 STUDS @16" O.C.
R-23 INSULATION
VAPOR BARRIER
½" D.W.

FOUNDATION
10" POURED CONCRETE WALLS 9'-0" HIGH
4" CONC SLAB WITH VAPOR BARRIER
CONCRETE FOOTINGS (SIZED BY MASON)
DRAINTILES AND BLEEDERS AS REQUIRED

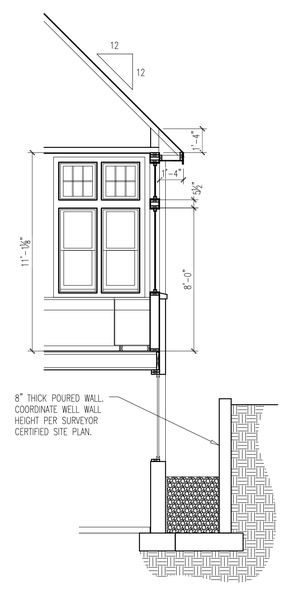


GARAGE

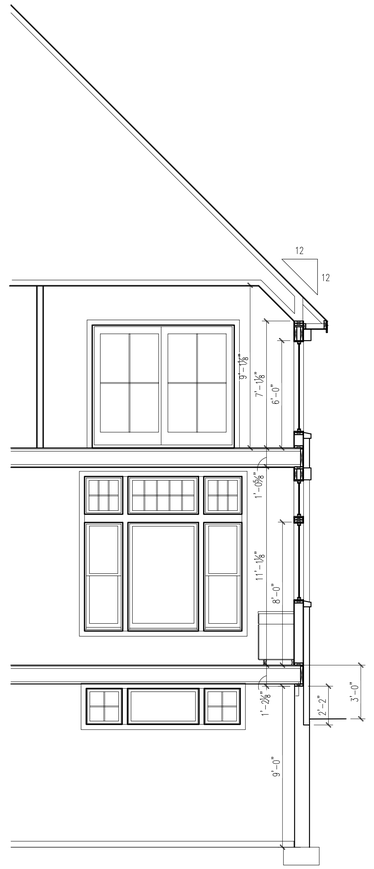
TWO STORY

SINGLE STORY

1 A011 TYPICAL SECTIONS
SCALE: 1/4"=1'-0"



2 A011 SECTION – THRU KITCHEN/WINDOW WELL
SCALE: 1/4"=1'-0"



3 A011 SECTION – THRU MASTER BEDROOM
SCALE: 1/4"=1'-0"

0 2' 4' 8'

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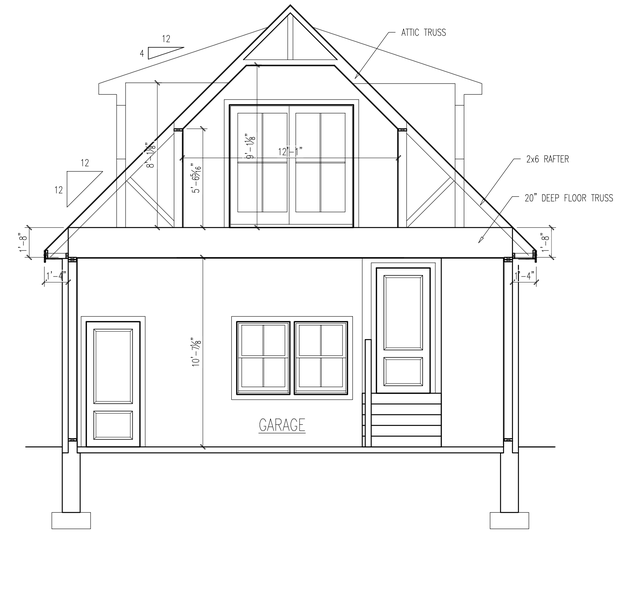
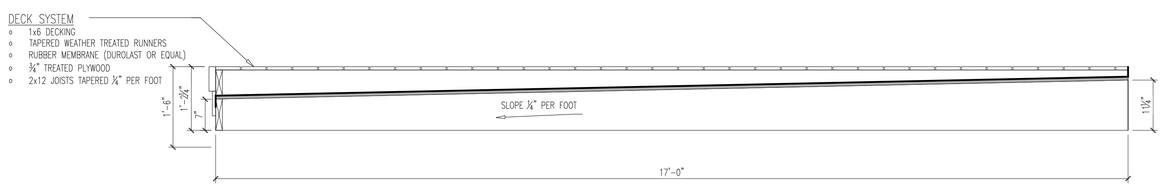
1 A012 SECTION – THRU HOUSE
SCALE: 1/4"=1'-0"

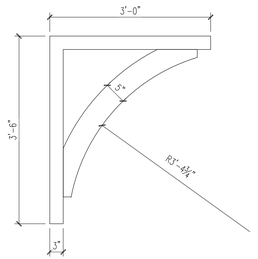
NOTE:
All dimensions are face of stud to face of stud 2x4 (3 1/2"), 2x6 (5 1/2")
All window header heights to be set at 6'-10 7/8" unless otherwise noted.
All bearing headers to be (2) 2x12's, unless otherwise noted.
All exterior window and door sizes are Rough Openings
All wall heights to be 9'-1 1/8" unless otherwise noted.



2 A012 SECTION – THRU GARAGE
SCALE: 1/4"=1'-0"



3 A012 TYPICAL DECK DRAINAGE
SCALE: 3/4"=1'-0" ABOVE FINISHED SPACE



4 A012 STRUCTURAL BRACKET
SCALE: 3/4"=1'-0"

0 2' 4' 8'

BID DOCUMENT

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Oostburg, WI 53070
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Fax: (920) 564-3040

PROJECT FOR:
SAM & NINA KIRK
13418 N. LAKEWOOD DRIVE
MEQUON WI

DATE: 09/23/2022	REV.: 10/20/2022	REV.: 11/17/2022	REV.: 12/20/2022	REV.: 01/13/2023	REV.: 01/17/2023
REV.: 02/20/2023	REV.: 03/03/2023				

Page: 12 of 13
Drawn by: A.N.
Checked by: K.D.

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1 A013 SECTION – THRU HOUSE
SCALE: 1/4"=1'-0"

NOTE:
All dimensions are face of stud to face of stud 2x4 (3 1/2"), 2x6 (5 1/2")
All window header heights to be set at 6'-10 7/8" unless otherwise noted.
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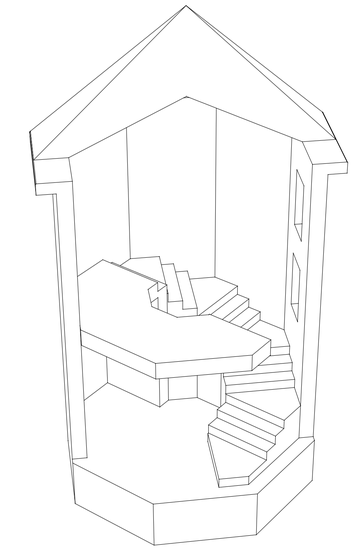
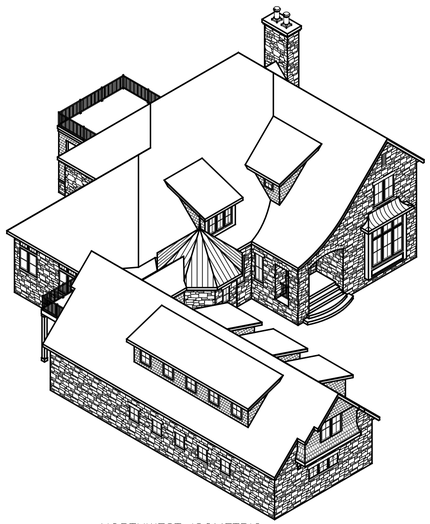
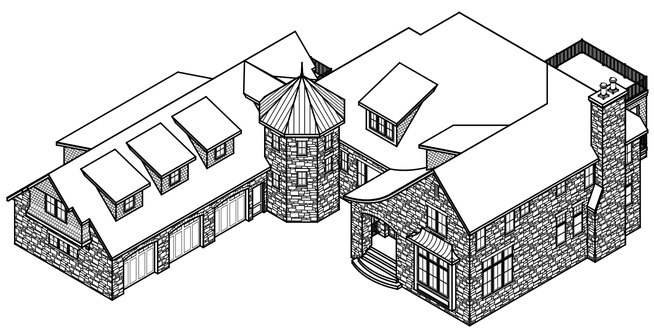


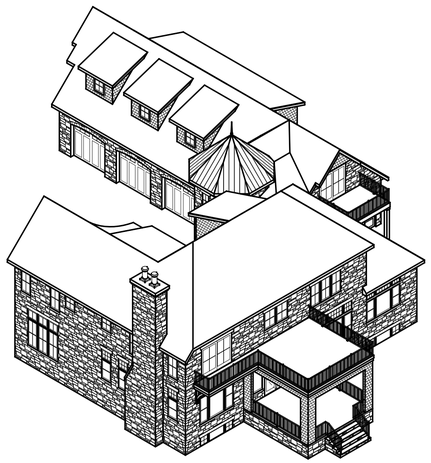
2 A013 GARAGE STAIRS – ISOMETRIC
SCALE: NTS



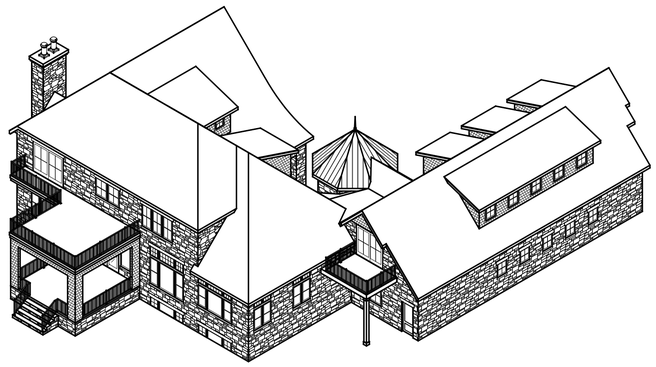
NORTHWEST ISOMETRIC
N.T.S



SOUTHWEST ISOMETRIC
N.T.S



SOUTHWEST ISOMETRIC
N.T.S



NORTHEAST ISOMETRIC
N.T.S

0 2' 4' 8'

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